

***Chase Bank- 1651 N. 9th Street
Planned Unit Development
PUD-282***

Prepared For:
The City of Broken Arrow Planning Commission
Broken Arrow, Oklahoma

Prepared By:
Cumulus Design
The logo for Cumulus Design features the word "CUMULUS" in a large, bold, blue sans-serif font. The letters are slightly rounded and have a thin gold outline. Below it, the word "DESIGN" is written in a smaller, bold, black sans-serif font, also with a thin gold outline. The "U" and "D" in "CUMULUS" are positioned slightly higher than the other letters.

2080 North Highway 360
Suite 240
Grand Prairie, Texas
75050-1493

JULY 2018

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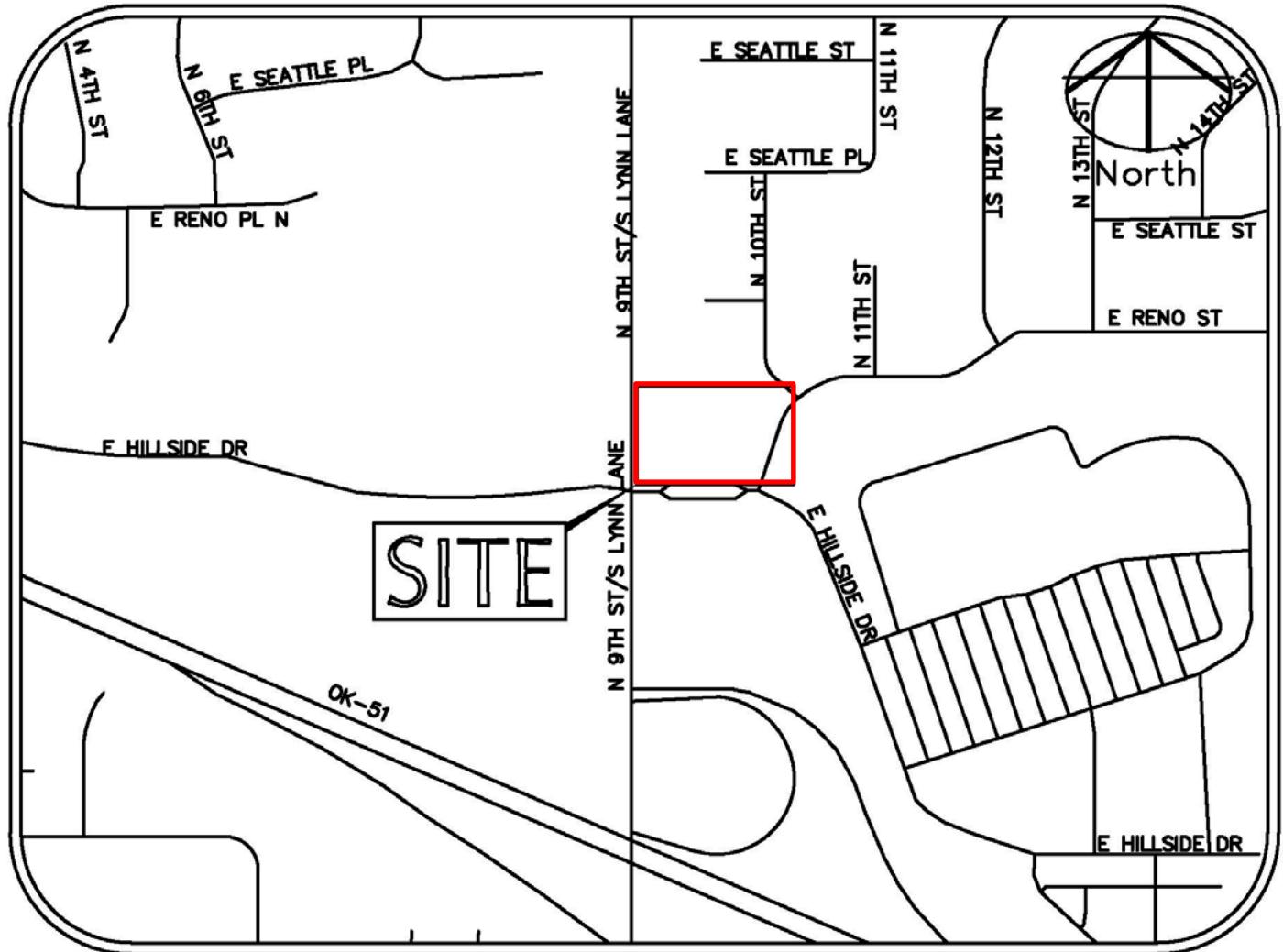
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Outline Development Plan

Topography

Existing Utilities

Landscape Plan



I. DEVELOPMENT CONCEPT

The project is proposed to be a single story building (approx. 3,558 sq. ft.) on 1.35 acres of land. The site currently is undeveloped and platted. Based on the zoning ordinance, the proposed development would require 12 parking spaces. However based on the existing traffic at other Bank locations and projected needs for this site, 40 parking spaces are preferred as part of this development. In order to request the additional parking, a PUD permit is being requested. The site plan provided as part of this PUD shows the orientation of the building to the streets, existing utilities, topography and the proposed signage for the development. Additionally, based on the fact that this site faces three streets, we are requesting total of two ground signs (Pylon, maximum of 20 feet in height), which is one more sign than is permitted in Section 5.7.D.13.b of the zoning ordinance.

The project site and the adjacent residential district are separated by El Reno Street right-of-way. Currently, El Reno Street is undeveloped/unpaved, and there is an existing screening wall on the south side of the residential development. El Reno Street consists of multiple easements preventing construction of a screening wall. Therefore, we are proposing a waiver to Section 5.2.E.2.c which requires the installation and maintenance of a fence by a non-residential district development located next to a residential district.

In addition, it is requested that access to El Reno Street be granted, because currently there is an El Reno Street right-of-way no-access agreement in place. This request would allow the development to construct an access drive leading to South Lynn Lane which will help minimize the increase in traffic To East Hillside Drive. As well as the proposed drive

the development proposes to install and maintain the landscape area in the existing El Reno Street right-of-way.

Approval of this PUD will provide the public with easier access to the site. It will also minimize traffic increase to East Hillside Drive. The additional parking requested will allow for the necessary parking for Bank operations. This will also help institute congestion and patrons on the adjacent streets and in the neighborhood.

II. DEVELOPMENT STANDARDS

a. Minimum Lot Frontage Requirements

FRONTAGE	REQUIRED	PROVIDED
South Lynn Lane	100'	178'
East Hillside Drive	100'	254'
North 10 th Street	100'	254'

b. Sign Details

On-site signage will be installed per the requirements and limitations specified in the PUD based on Section 5.7.D.13.b and Section 5.7.C.6.d of the Zoning Ordinance (see exhibits A-D)

Section 5.7.D.13.b of the Zoning Ordinance limits the number of ground signs to one ground sign, however we are requesting to have two pylon ground signs. The pylon signs will be constructed with a masonry base complimenting the surrounding proposed building, at a maximum height of 20 feet (Exhibit A) and will be landscaped around the base.

Wall signs will be constructed per the required maximum dimensions described in Section 5.7.C.6.d of the Zoning Ordinance (Exhibit B).

Additional signage is exemplified as Exhibit C and D.

c. Building Elevations

See Exhibit A for elevations.

d. Parking

Section 5.4.D Table 5.4.1 in the Zoning Ordinance states that there must be a minimum of 1 parking space per 300 square feet of building, plus stacking spaces per Section 5.4.E. for a financial institution with a drive thru. We have provided a total of 40 spaces in order to accommodate for the minimum number of spaces desired (see Outline Development Plan).

e. Minimum Setback Requirements

FRONTAGE	REQUIRED	PROVIDED
South Lynn Lane	50'	80'
East Hillside Drive	50'	80'
North 10 th Street	50'	120'
El Reno Street	50'	60'

III. DIMENSIONAL AND DENSITY REQUIREMENTS

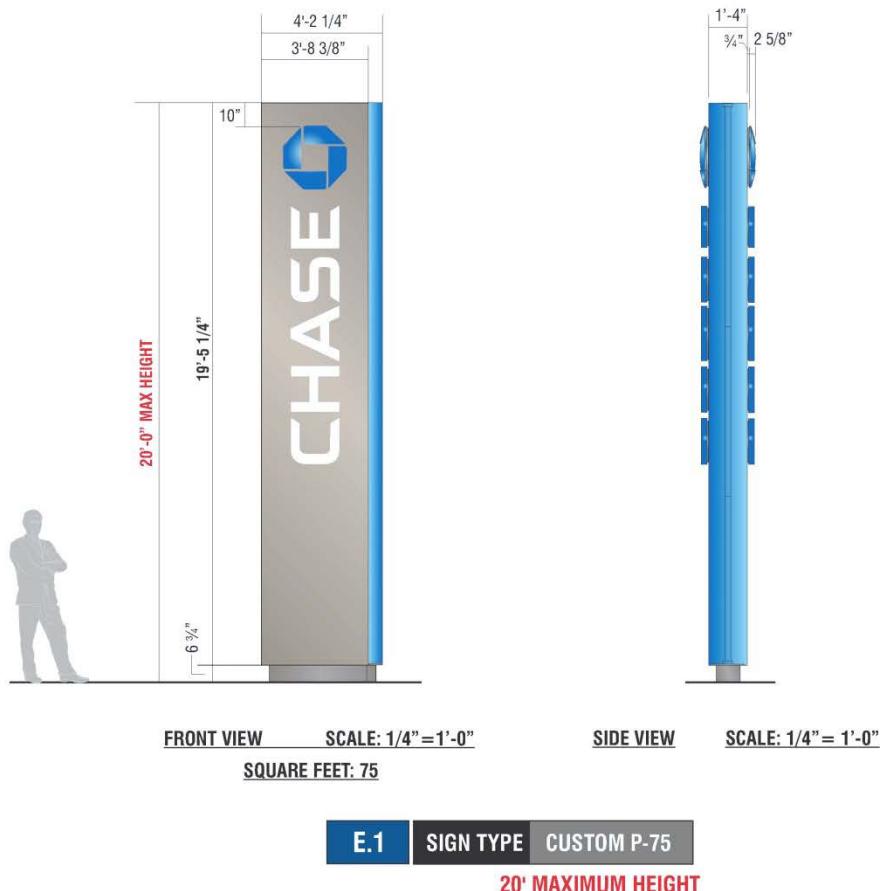
a. Lot Dimensions and Height Requirements

	REQUIRED	PROVIDED
Building Coverage %	None	6.0%
Maximum Height (ft)	None	28' (Exhibit B)

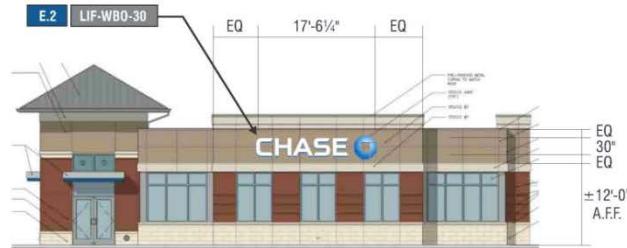
IV. DEVELOPMENT SCHEDULING

This site does not require phasing. The construction period is typically an approximation of 6 months upon approval of the PUD, site permit, and building permit.

SIGNAGE OVERVIEW



SIGNAGE OVERVIEW



SOUTH ELEVATION



WEST ELEVATION

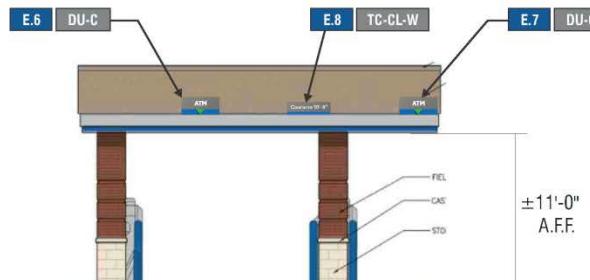


NORTH ELEVATION



EAST ELEVATION

SIGNAGE OVERVIEW



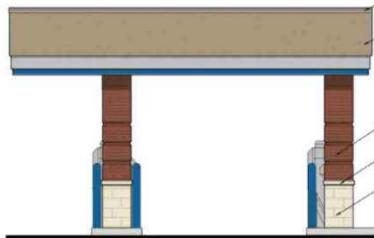
NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

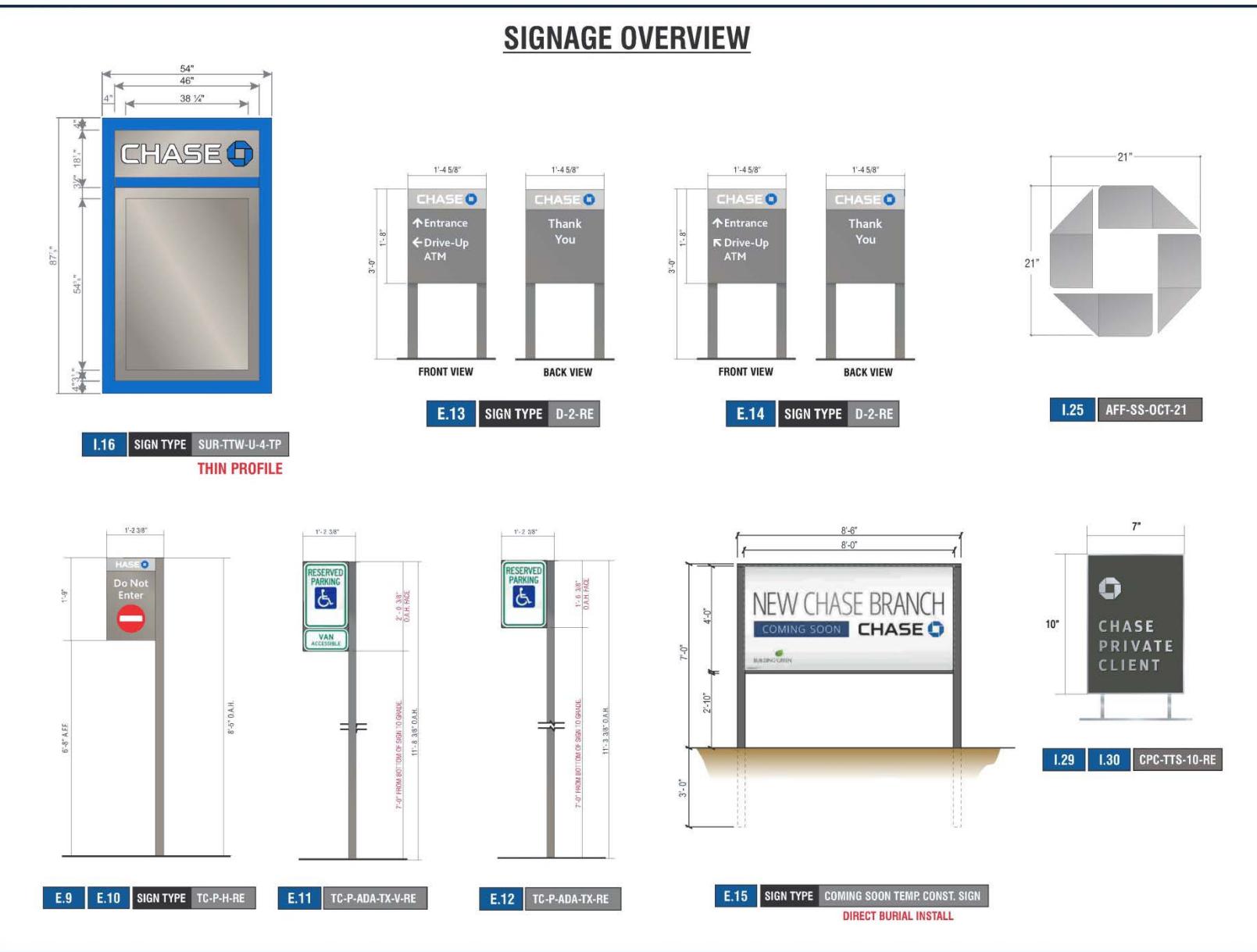
SCALE: 1/16"=1'-0"

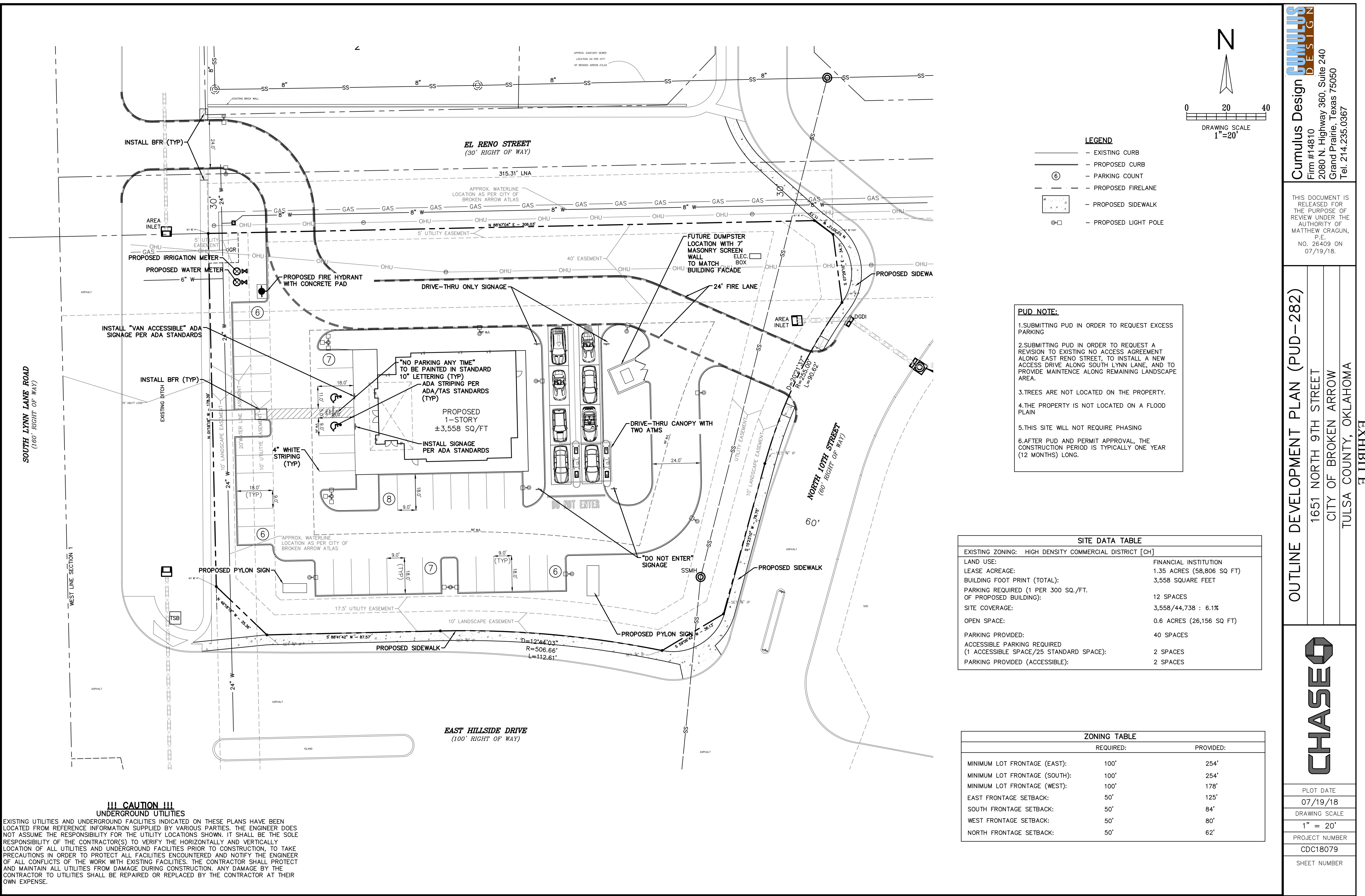


EAST ELEVATION

SCALE: 1/16"=1'-0"

SIGNAGE OVERVIEW





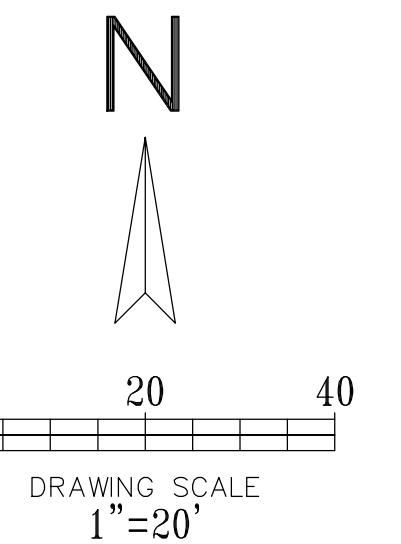


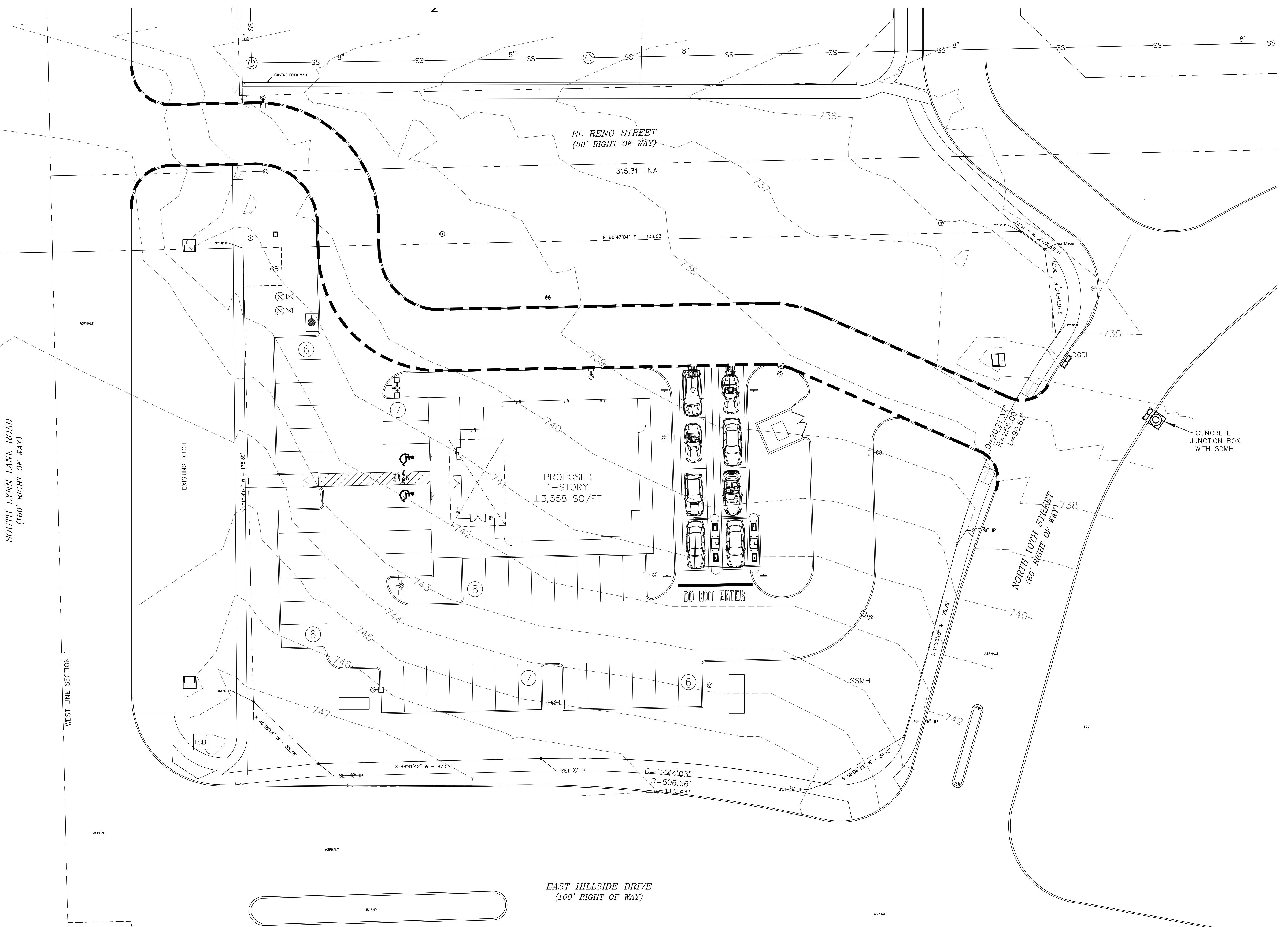
EXHIBIT F
EXISTING TOPOGRAPHIC PLAN (PUD-282)

1651 NORTH 9TH STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA

CHASE

PLOT DATE
07/19/18
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CDC18079
SHEET NUMBER

THIS DOCUMENT IS
RELEASED FOR
THE PURPOSE OF
REVIEW UNDER THE
AUTHORITY OF
MATTHEW CRAGUN,
P.E.
NO. 26409 ON
07/19/18.

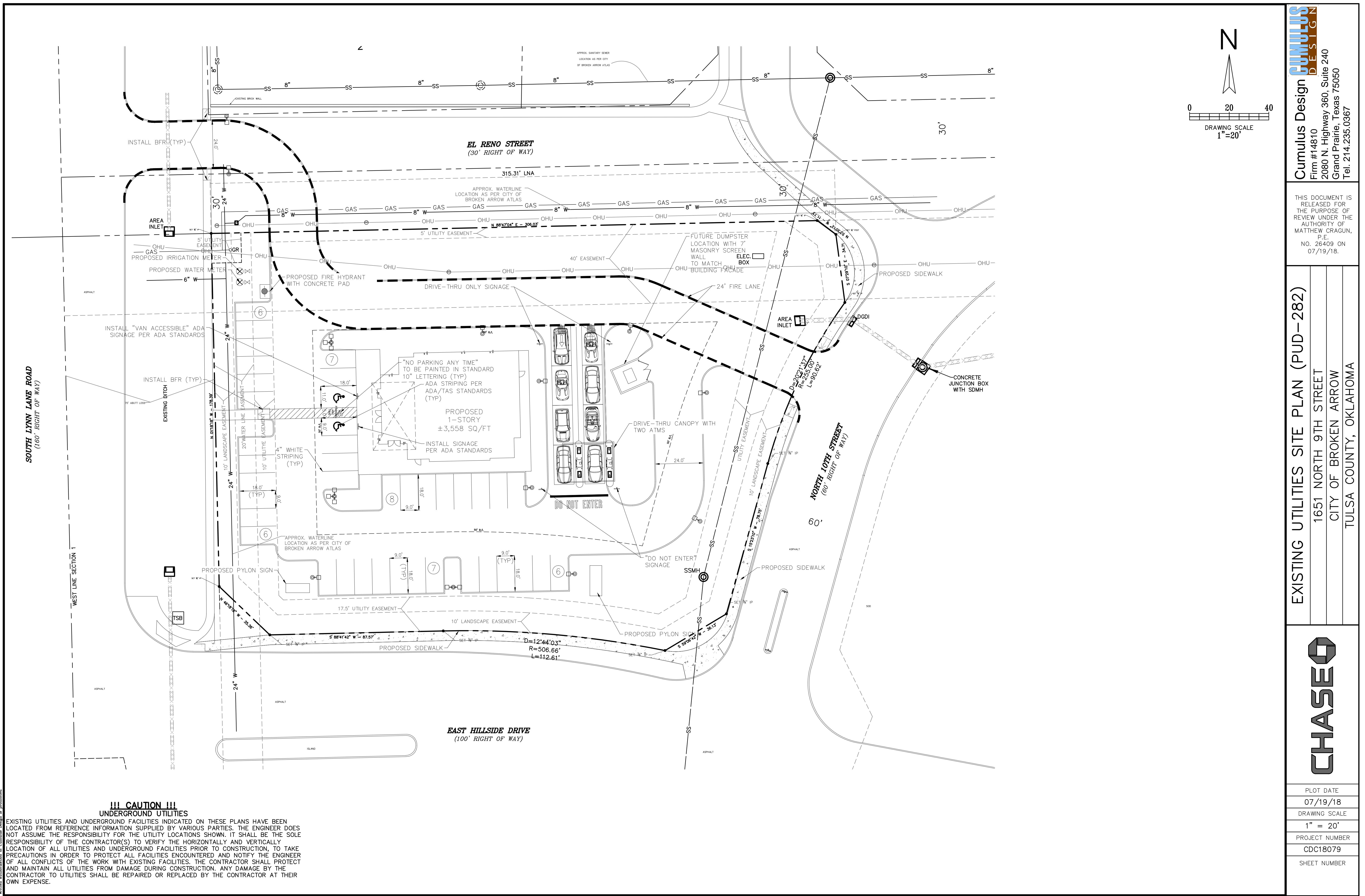


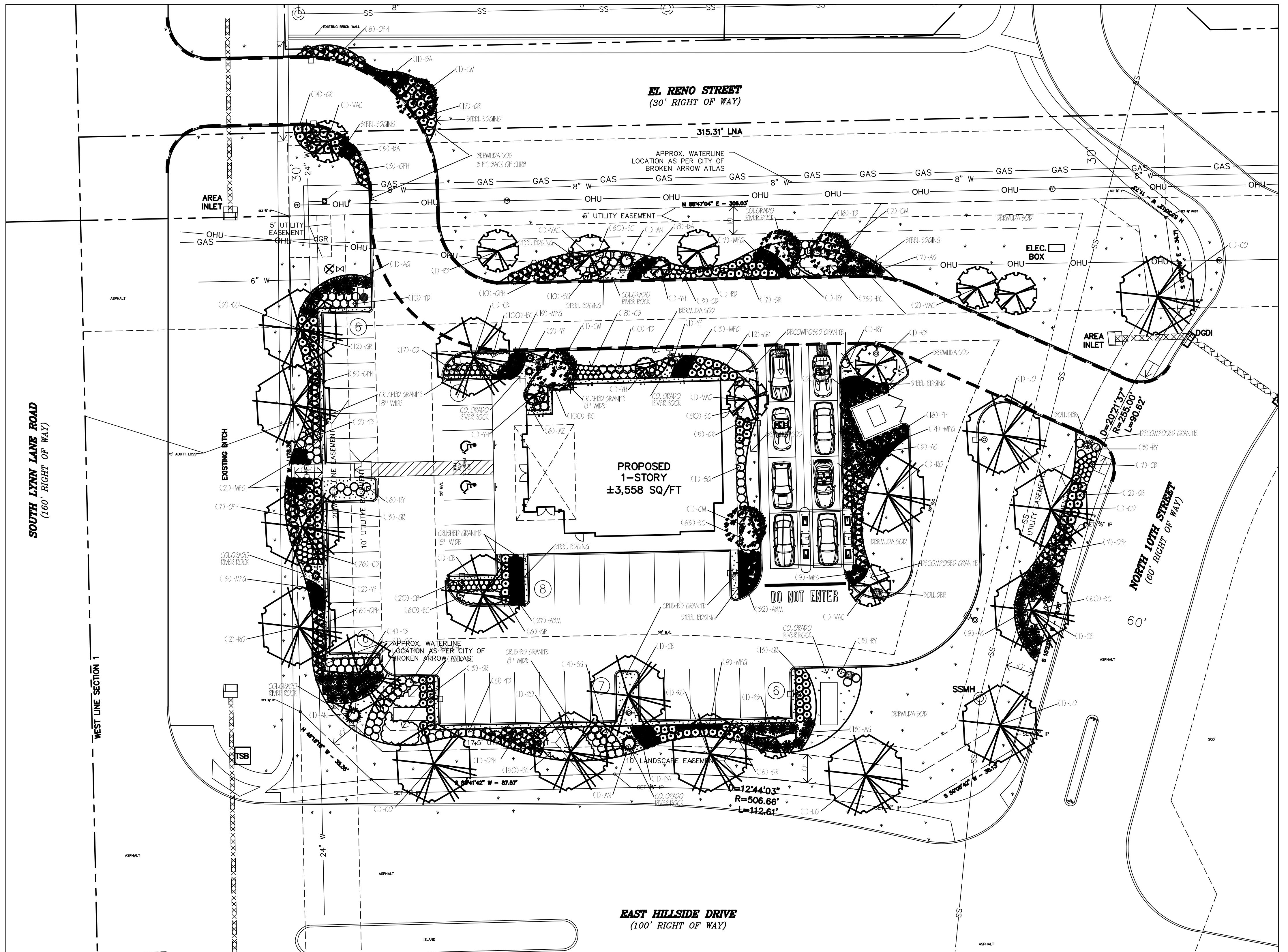
!!! CAUTION !!!

UNDERGROUND UTILITIES

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LANDSCAPE PLAN

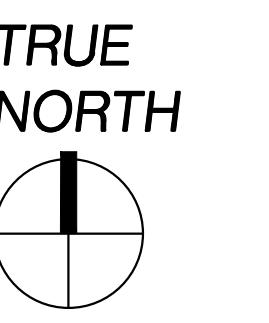
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SCALE: 1" = 20'-0"

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CALL: TEXAS ONE CALL • 811 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



CITY OF BROKEN ARROW LANDSCAPE REQUIREMENTS

SITE AREA = 59,595 SF.
LANDSCAPE EDGE
1. 10 FT. WIDE, ONE (1) TREE PER 50 L.F., 2" MIN. CAL.
2. DRIVES AND LANDSCAPE EDGE, ONE (1) TREE PER 50 L.F.
& TEN (10) SHRUBS 3 GAL.) EVERY 50 L.F.

S. LYNN LANE RD: 178 L.F.

REQUIRED
10' LANDSCAPE EDGE W/ DRIVE
(4) TREES, 2" CAL.
(36) SHRUBS

E. HILL-SIDE DR.: 200 L.F.

REQUIRED
10' LANDSCAPE EDGE
(10) TREES, 3" CAL.
N. 10TH STREET: 170 L.F.

REQUIRED
10' LANDSCAPE EDGE W/ DRIVE
(3) TREES, 2" CAL.
(34) SHRUBS

NE CORNER: 35 L.F.

REQUIRED
10' LANDSCAPE EDGE
(1) TREES, 2" CAL.

NORTH PROPERTY LINE: 306 L.F.

REQUIRED
10' LANDSCAPE EDGE
(6) TREES, 2" CAL.

INTERIOR PARKING LOT
1. ONE (1) LARGE CANOPY TREE WITHIN 50' OF ALL PARKING SPACES.
2. ONE (1) LARGE CANOPY TREE PER 15 SPACES.
2. ONE (1) LARGE CANOPY TREE IN EACH ISLAND (EXCEPTION: WEST UTILITY EASEMENT ISLANDS & SE SIGNAGE)

PARKING SPACES: 42

REQUIRED
(3) TREES, 2" CAL.
36" HT. SCREEN

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	4	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL., MIN. 3' SPREAD, MIN. 10 FT. HT.
CO	6	QUERCUS MUELENBURGII CHINKAPIN OAK	3" CAL., MIN. 3' SPREAD, MIN. 10 FT. HT.
LO	3	QUERCUS VIRGINIANA LIVE OAK	3" CAL., MIN. 4' SPREAD, MIN. 10 FT. HT.
RO	5	QUERCUS SHUMARDII RED OAK	3" CAL., MIN. 4' SPREAD, MIN. 10 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	5	LAGERSTROEMIA INDICA 'PINK VELVET' CRAPAE MYRTLE	30 GAL., 8' HT., MIN. 3 CANES
FH	16	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	20 GAL., 4' HT., 3' SPREAD
RB	4	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	30 GAL., 8' HT., 3' SPREAD
VAC	6	VITEX AGNUS-CASTUS 'SHOAL CREEK' SHOAL CREEK VITEX	30 GAL., 8' HT., 3' SPREAD
YH	3	ILEX VOMITORIA 'FEMALE' YAUPON HOLLY	20 GAL., 4' HT., 3' SPREAD, MULTI-TRK
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
AZ	6	RHODODENDRON AZALEA X 'CONLEP' AZALEA AUTUMN TWIST	5 GAL., MIN. 20" HT., 24" O.C.
GR	150	BERBERIS THUNBERGII 'GOLDEN ROCKET' GOLDEN ROCKET BARBERRY	5 GAL., MIN. 20" HT., 24" O.C.
CB	111	ARONIA MELANOCarpa 'UConnNAM166' CHOKEBERRY	5 GAL., MIN. 15" HT., 24" O.C.
DYH	20	ILEX VOMITORIA 'NANA' DF. YAUPON HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
RY	14	HESPERALOE PARVIFLORIA RED YUCCA	3 GAL., MIN. 15" HT., 36" O.C.
SG	35	SALVIA GREGGII 'PINK PREFERENCE' AUTUMN SAGE	5 GAL., MIN. 15" HT., 30" O.C.
YF	5	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD YUCCA	5 GAL., MIN. 15" HT.
AN	3	YUCCA FILAMENTOSA 'ADAMS NEEDLE' ADAMS NEEDLE YUCCA	3 GAL., MIN. 15" HT., 36" O.C.
OFH	69	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' FALSE HOLLY	5 GAL., MIN. 24" HT., 36" O.C.
TB	73	BERBERIS THUNBERGII 'BAILIJILUA' TOSCANA BARBERRY	5 GAL., MIN. 24" HT., 36" O.C.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	870	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	59	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	3 GAL., FULL PLANT 16" O.C.
AG	64	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO GRASS	3 GAL., FULL PLANT 24" O.C.
BA	35	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	3 GAL., FULL PLANT 24" O.C.
MFG	137	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

CHASE

PLOT DATE

06/28/18

DRAWING SCALE

1:100

PROJECT NUMBER

CDC18079

SHEET NUMBER

L1.01

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LANDSCAPE PLAN
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