

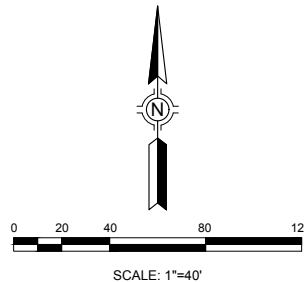
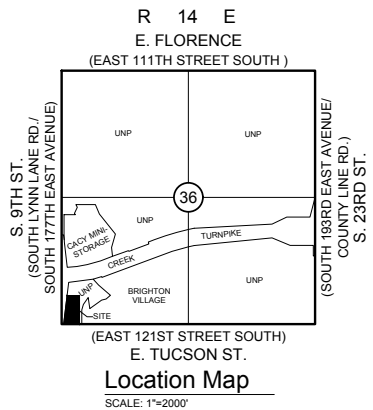
Site Plan
Lot 1, Block 1
Top Dog Training Facility

A SUBDIVISION OF PART OF THE SW/4 OF
SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 264

Owner:
Indian Creek, LLC
An Oklahoma Limited Liability Company
5407 South Lewis Avenue
Tulsa, OK, 74105
Phone: (918) 557-6405
Contact: Mr. John Day

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600



Site Plan Statistics

NET LAND AREA:	144,623 SF	3.320 ACRES
ZONING:	A-1 (PUD 264)	
PROPOSED USE:	ANIMAL HOSPITAL, ANIMAL TRAINING SCHOOL, KENNEL, AND VETERINARY CLINIC	
LOT COVERAGE		
MAX. BUILDING COVERAGE:	30%	(43,387 SF)
PROPOSED:	9,563 SF	(6.6%)
PAVED AREAS:	17,283 SF	
MAXIMUM BUILDING HEIGHT:	30 FEET	
PROPOSED:	22 FEET	
MINIMUM BUILDING SETBACKS:		
WEST BOUNDARY		
FROM THE CENTERLINE 9TH STREET (SOUTH LYNN LANE):		
WITHIN THE 350 FEET OF THE INTERSECTION OF 9TH STREET	115 FEET	
AND E. TUSCON STREET	100 FEET	
REMAINDER OF WEST BOUNDARY		

OFF-STREET PARKING:

PARKING RATIO KENNEL:	1 PER 200 OF FLOOR AREA
KENNEL AREA:	3,524 SF
MIN. REQUIRED FOR KENNEL:	20 PARKING SPACES*
*PLUS 2 MORE SPACES PER DIRECTORS APPROVAL (11-17-2017)	
PROVIDED:	18 PARKING SPACES 2 ACCESSIBLE SPACE 20 TOTAL PARKING SPACES

SIGNAGE:
SIGN TO BE A MAXIMUM OF 8' TALL & 32 SF IN SIZE.

LIGHTING:
NO PARKING LOT LIGHTING PROPOSED.

LANDSCAPE AREAS: 118,302 SF

Fire Flow Test

WESTERN FIRE PROTECTION INC.
OK LIC #0311
918-227-3893

HYDRANT # & LOCATION: East of Top Dog location

DATE: 11/29/2017
TEST BY: Steve Dilday
Day of Week: Wednesday
TIME OF DAY: 11:45 AM
WATER SUPPLIED BY: City of Broken Arrow
PURPOSE OF TEST: Broken Arrow Recycling & Transfer

DATA
AT
SIZE OPENING: 2.5
COEFFICIENT: 0.9
PITOT READING: 85

FLOW DURING TEST: 1550 GPM
STATIC READING: 119 PSI
RESULTS: AT 20 PSI RESIDUAL 3332GPM AT 0 PSI 3680 GPM

PLEASE SEE REFERENCED REPORT

PROPERTY ADDRESS: 1050 E. TUCSON ST. / 6401 N. 9th ST.

Top Dog Training Facility
Detail Site Plan

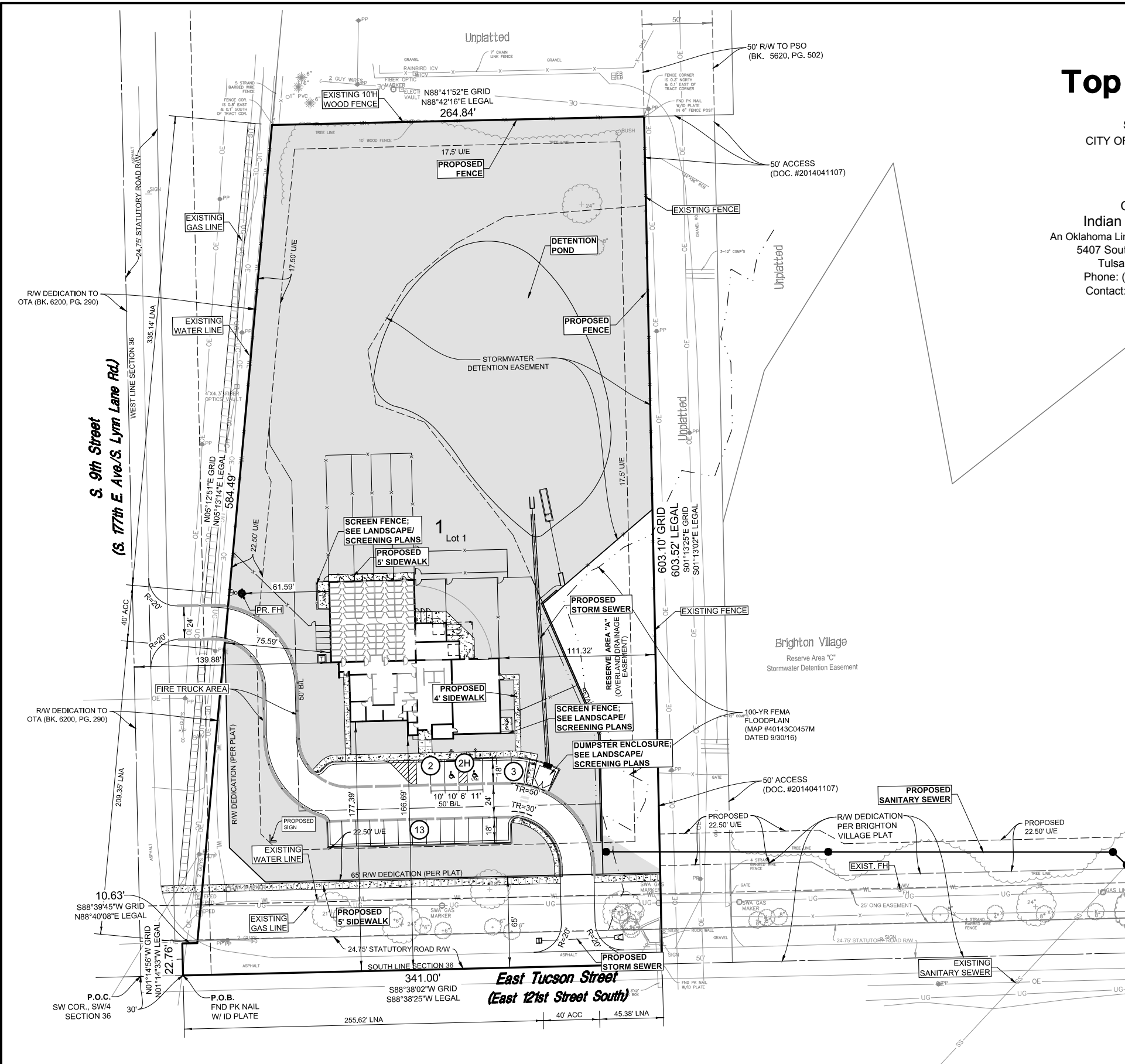
DEVELOPMENT NO. : ST17-1322 DETENTION DETERMINATION NO: DD-121517-43

Legend

- LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK/PAVEMENT
- PARKING STALL COUNTS
- HANDICAP PARKING STALL COUNTS
- TURNING RADIUS FOR FIRE TRUCK
- FH = FIRE HYDRANT
- FIRE TRUCK AREA (NOT STRIPED)

Impervious Note:

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-121517-43. PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 51,353 SQUARE FEET. STORMWATER DETENTION IS PROVIDED ON SITE.



DATE	REVISIONS



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS



Sisemore Weisz & Associates, Inc.
6111 EAST 32ND PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8968
EXP. DATE 6/30/19

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=40'	GTW	2-21-18	LAD	2-21-18
HORZ. N/A	REVIEWED	DATE	APPROVED	DATE
VERT. N/A	GTW	2-21-18		
DRAWING NAME: 7970DTL-STPLN	SHEET 1		WORK ORDER NO.	
	OF 1		17970	