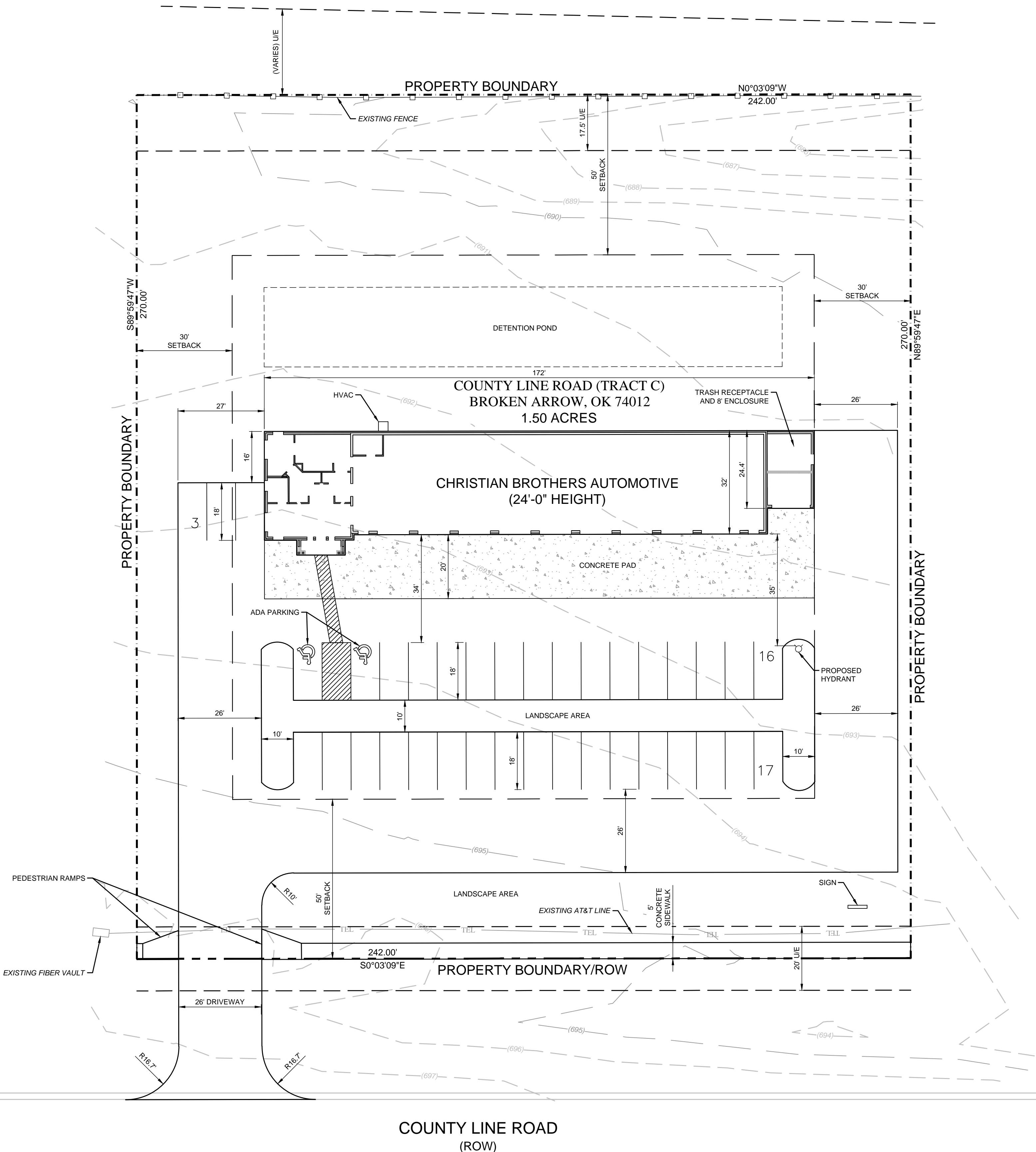
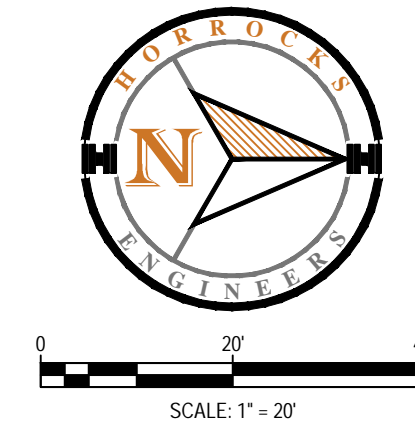


SUBDIVISION FAIRWAY CROSSING  
 LOTS 31 & 32, BLOCK 5  
 SECTION 36, TOWNSHIP 19, RANGE 14



ADJACENT PROPERTY  
(UNPLATTED)

ADJACENT PROPERTY  
(UNPLATTED)

**ENGINEER:**  
**HORROCKS ENGINEERS**  
 5670 Greenwood Plaza Blvd., Ste 125W  
 Greenwood Village, CO 80111  
 (303) 967-0353  
 CONTACT: jennifer.goldman@horrocks.com

**OWNER:**  
 CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
 17725 Katy Freeway, Suite 200  
 Houston, TX 77094  
 (281) 675-6234  
 CONTACT: paula.tolliver@cbac.com

LOT AREA: 1.50 ACRES  
 IMPERVIOUS AREA: 32,463.92 SQ FT  
 IMPERVIOUS AREA: 49.7% OF LOT AREA

**ZONING INFORMATION:**  
 ADDRESS: COUNTY LINE ROAD (TRACT C)  
 BROKEN ARROW, OK 74012  
 EXISTING USE: VACANT LOT  
 PROPOSED USE: AUTOMOTIVE / AUTO REPAIR  
 EXISTING ZONING: AGRICULTURAL (A1)  
 PROPOSED ZONING: COMMERCIAL GENERAL (CG)  
 PROPOSED USE UNITS: 1

**LOT INFORMATION:**  
 LOT SIZE: 65,339.98 SQ FT  
 FRONTAGE: 242 FT  
 AVG. DEPTH: 270 FT  
 PARKING SPACES: 36

**STRUCTURE SETBACK:**  
 STRUCTURE SIZE: 5,329.33 SQ FT  
 FRONT: 133 FT  
 SIDE (NORTH): 30 FT  
 SIDE (SOUTH): 40 FT  
 REAR: 105 FT

**HORROCKS ENGINEERS**  
 2162 West Grove Pkwy., Suite 400  
 Pleasant Grove, UT 84062  
 (801) 763-5100  
 www.horrocks.com

**WARNING**  
 IF THIS BAR DOES NOT  
 MEASURE 2" THEN  
 DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
	12/14/2023	JG	CG	JG	CO-7767-23

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

CHRISTIAN BROTHERS AUTOMOTIVE  
 BROKEN ARROW, OKLAHOMA  
 PRELIMINARY SITE PLAN

**C1.1**  
 PAGE 1