

IMPERVIOUS AREA DATA	
EXISTING IMPERVIOUS AREA:	119,138 S.F.*
PROPOSED IMPERVIOUS AREA:	212,149 S.F.
TOTAL CHANGE IN IMP. AREA:	93,011 S.F.

* INCLUDES 43,659 S.F. OF COMPACTED AGGREGATE ROCK

SIGN TABLE				
MARK TYPE	HEIGHT	AREA	ILLUMINATION	
A	POLE	20'-3"	55 S.F.	INTERNAL
B	POLE	20'-3"	55 S.F.	INTERNAL
C	POLE	16'-4"	47 S.F.	INTERNAL

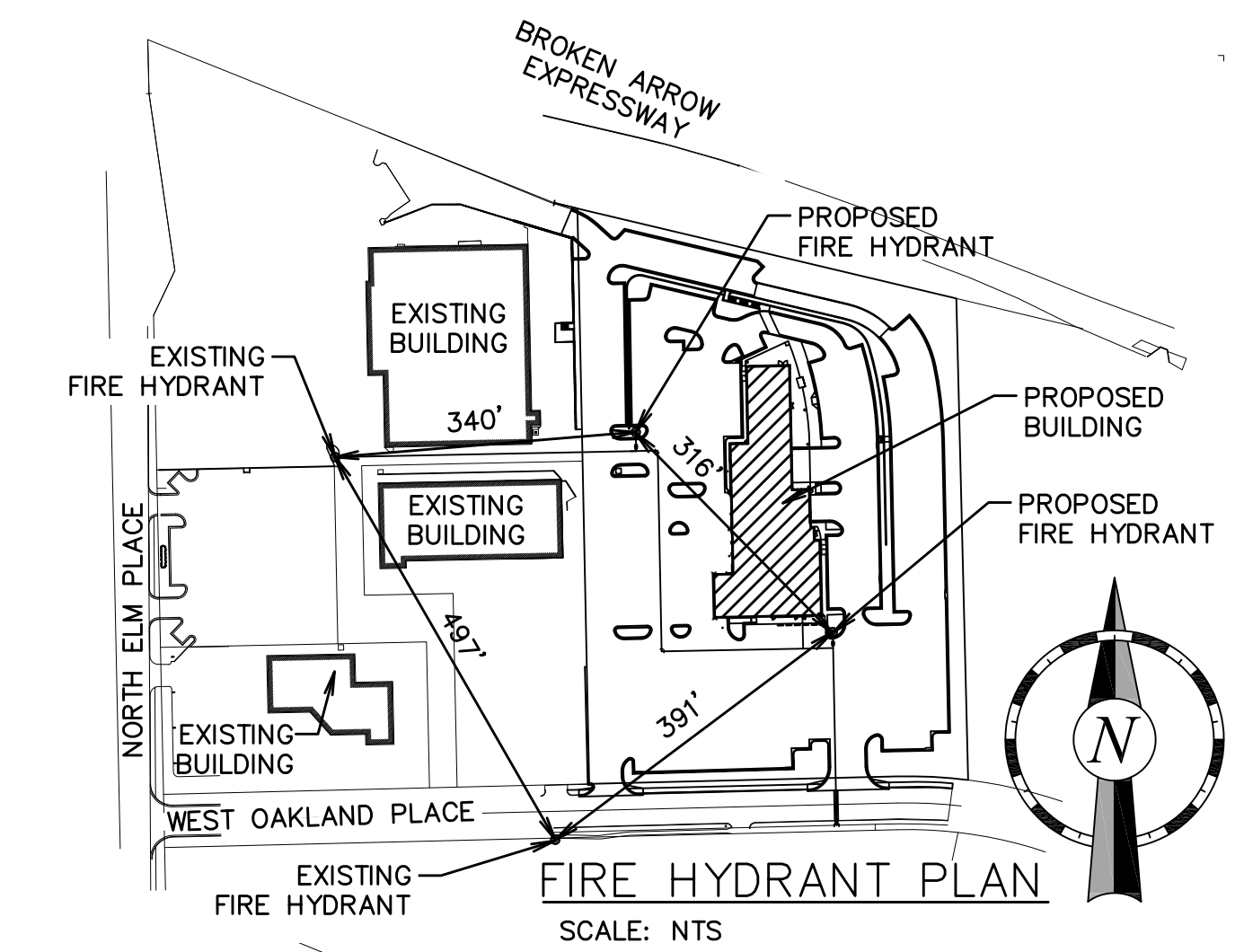
LIGHT POLE DATA
 TYPE -LSI GREENBRIER, FULL-CUT OFF LENSES
 20' TALL WITH 2' CONCRETE BASE (22' ABOVE FINISHED GRADE).

PARKING DATA	
BUILDING AREA (SF)	26,040
CAR DISPLAY AREA (SF)	37,400
PARKING REQUIRED BY CODE* 103	ADA SPACES REQUIRED: 6
PARKING PROVIDED	173
DIFFERENCE	+70
ADA SPACES PROVIDED:	6

* TABLE 5.4.1: OFF-STREET PARKING SCHEDULE A - VEHICLES AND EQUIPMENT:
VEHICLE SALES AND RENTAL:
 1 SPACE PER 400 SQUARE FEET OF OFFICE/SALES AREA, PLUS 1 SPACE PER 1,000 SQUARE FEET OUTDOOR DISPLAY AREA.
VEHICLE SERVICE AND REPAIR, MAJOR: 1 SPACE PER 400 SQUARE FEET.

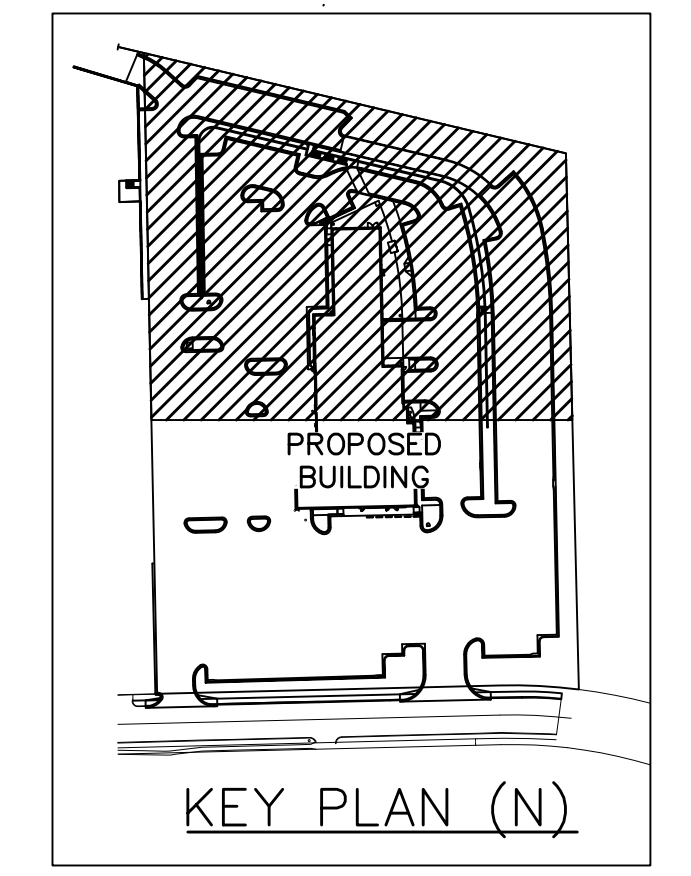
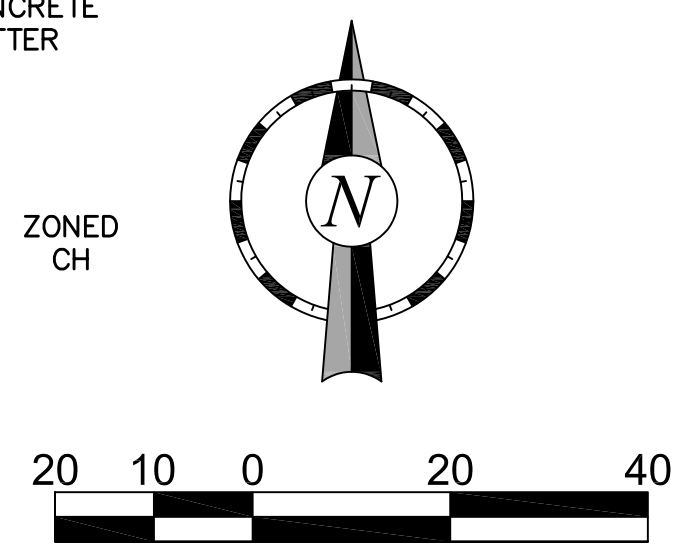
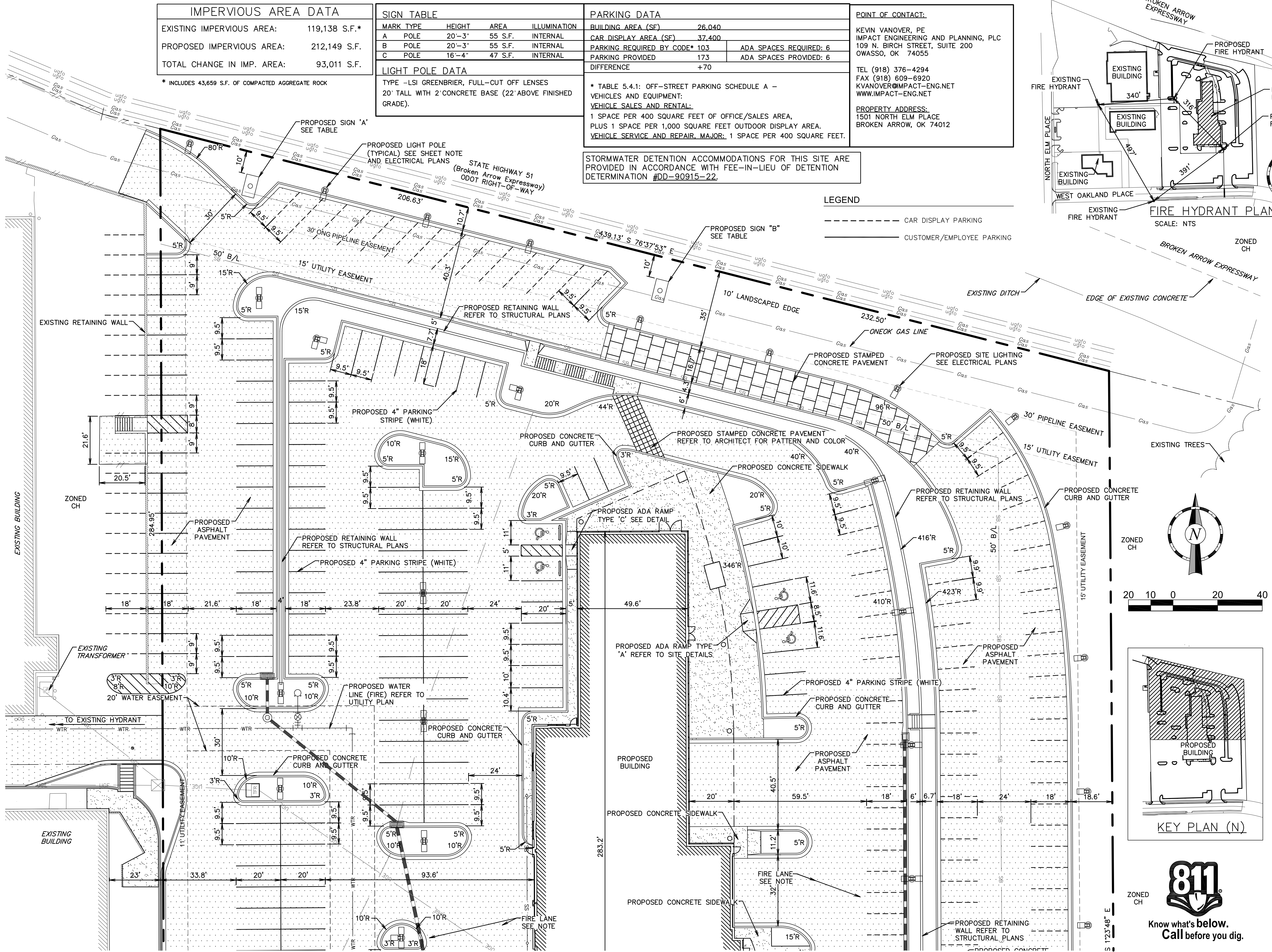
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-90915-22.

POINT OF CONTACT:
 KEVIN VANOVER, PE
 IMPACT ENGINEERING AND PLANNING, PLC
 109 N. BIRCH STREET, SUITE 200
 OWASSO, OK 74055
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 WWW.IMPACT-ENG.NET
PROPERTY ADDRESS:
 1501 NORTH ELM PLACE
 BROKEN ARROW, OK 74012



LEGEND

- - - - - CAR DISPLAY PARKING
- - - - - CUSTOMER/EMPLOYEE PARKING



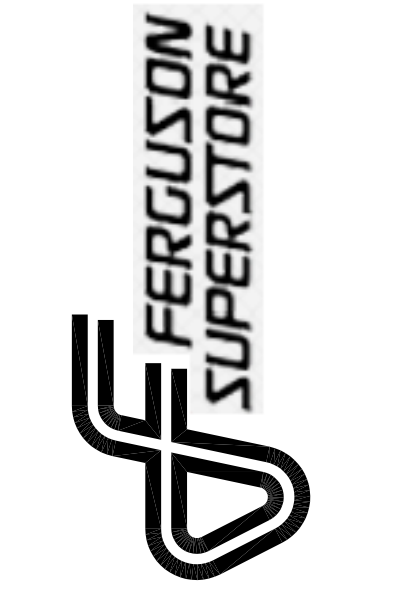
811
 Know what's below.
 Call before you dig.

DATE: JULY 16, 2015
 SHEET: SITE PLAN (NORTH)
C-104



Impact Engineering & Planning, PLC
 109 N. Birch Street, Suite 200
 Owasso, OK 74055
 (918) 376-4294
 www.impact-eng.net
 Certificate of Auth. No. CAS798
 Expiration Date: 06/30/2027

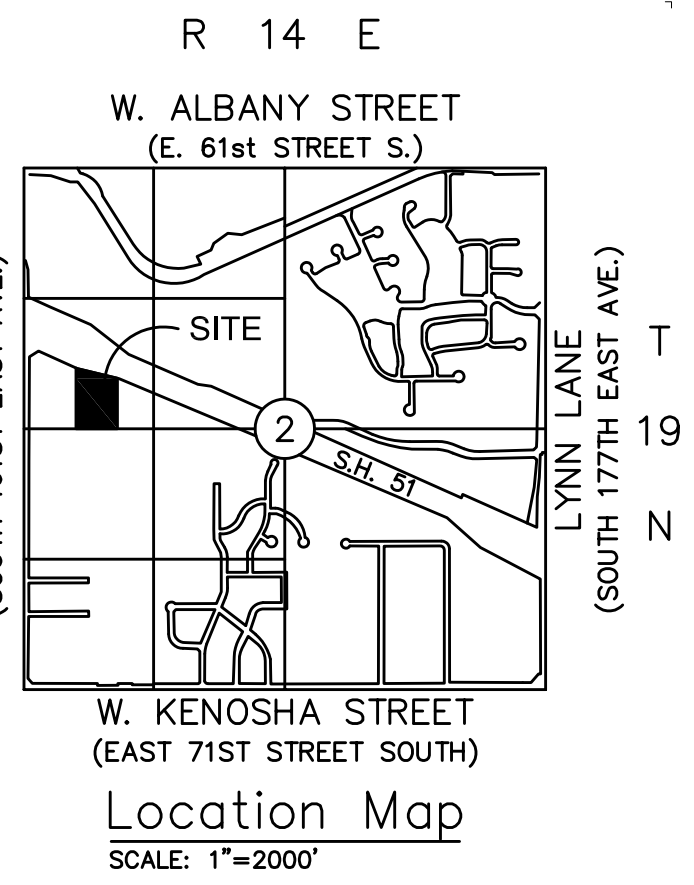
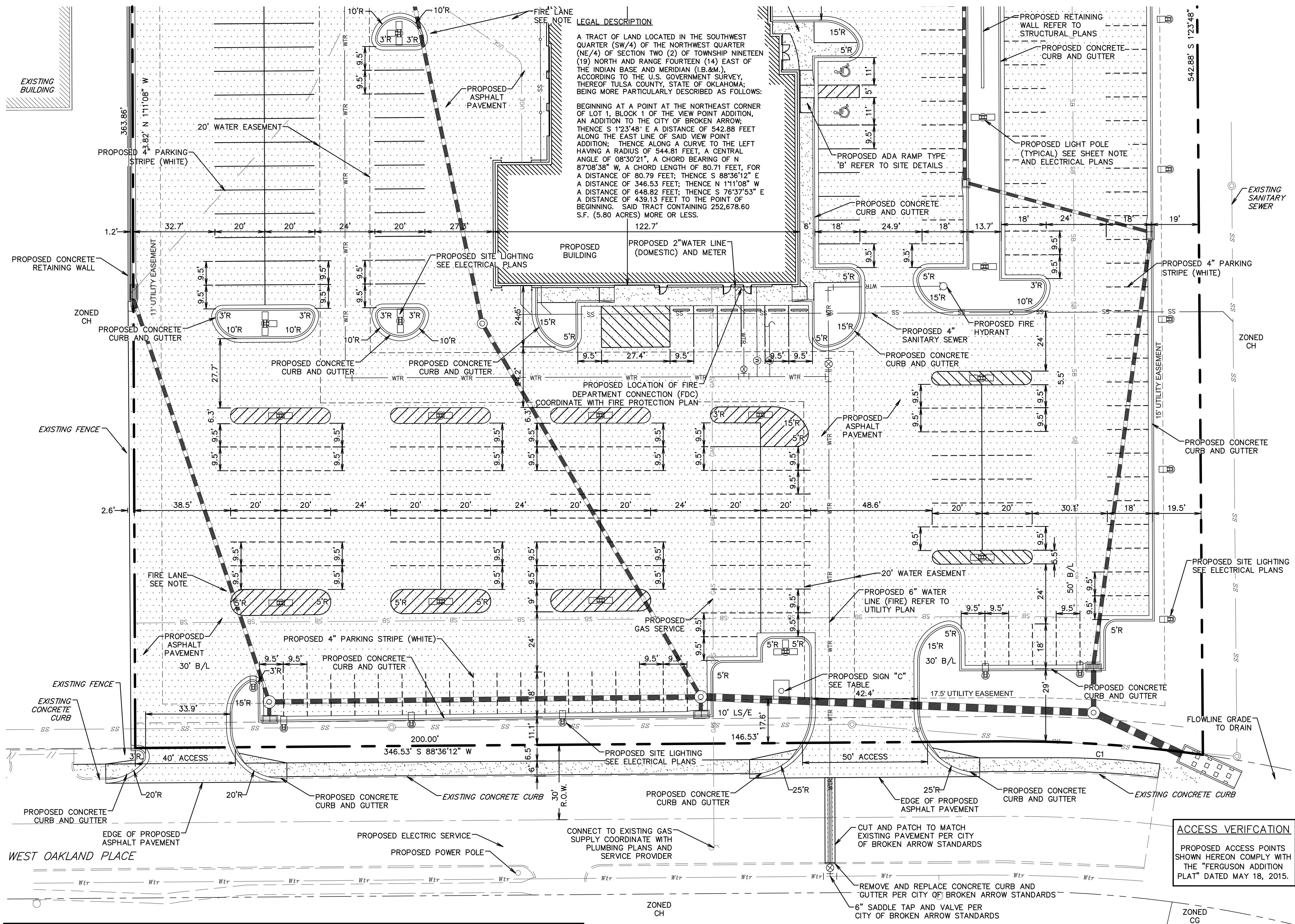
Ferguson Subaru New Facility
 1501 North Elm Place
 Broken Arrow, OK 74012



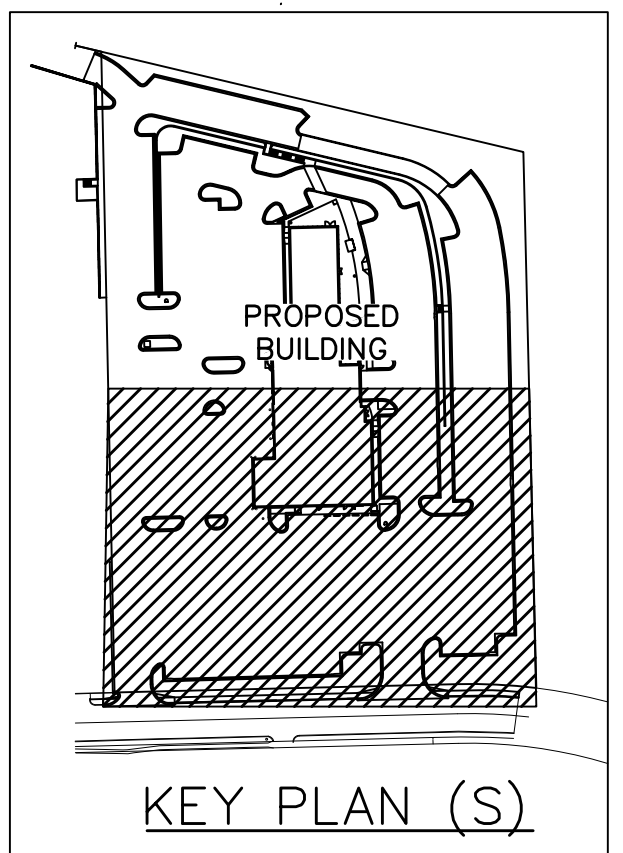
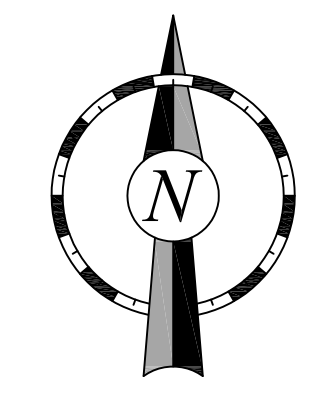
- JOB NUMBER: 2800
 REVISIONS:
 1. Addendum #1
 2. Addendum #2

SEE SHEET C-105

SEE SHEET C-104



- NOTES:**
1. FIRE LANES SHALL BE MARKED BY PAINTING LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS AT 25' INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. CURBS SHALL BE PAINTED IN RED TRAFFIC PAINT FROM THE TOP SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE AND LETTERED IN THE SAME MANNER.
 2. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 3. WATER METERS TO BE FURNISHED BY OWNER AND INSTALLED BY CITY OF BROKEN ARROW.



ZONING COMPLIANCE

CURRENT ZONING:	PUD 236, (CH)	FLOOR TO LOT RATIO:	.103
PROPOSED USE:	"VEHICLE SALES AND RENTAL" (SP 267 APPROVED MARCH 19, 2013)	LOT COVERAGE:	10.3%
BUILDING LINE SETBACKS:	FRONT 50' REAR 30' SIDE (INTERNAL) 0' SIDE (EXTERNAL) 50'	BUILDING HEIGHT:	TWO STORY*

(*THERE IS NO MAXIMUM BUILDING HEIGHT RESTRICTION IN ZONE CH WHEN A PROJECT IS NOT ADJACENT TO A RESIDENTIAL ZONED DISTRICT. THE PROPOSED PROJECT IS NOT ADJACENT TO RESIDENTIAL ZONED DISTRICT.)

LEGEND

	PROPOSED CURB AND GUTTER		EXISTING SANITARY SEWER		CAR DISPLAY PARKING
	PROPOSED ASPHALT PAVEMENT		PROPOSED SANITARY SEWER		CUSTOMER/EMPLOYEE PARKING
	PROPOSED CONCRETE SIDEWALK		PROP. STORMWATER PIPE		DITCH FLOWLINE
	EXISTING ASPHALT PAVEMENT		EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING WATER LINE		FIRE HYDRANT		
	PROPOSED WATER LINE				

CURVE INFORMATION

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	80.79'	8°30'21"	544.81'	80.71'	S 87°08'38" E



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JOB NUMBER
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DATE
JULY 16, 2015
 SHEET
SITE PLAN (SOUTH)

C-105