

OWNER INFORMATION

CYPRESS PLACE, LLC
116 S. 1ST STREET
JENKS, OK 74037
918-706-5674
JOSH MCFARLAND

ZONING DATA

- ZONING: CG, COMMERCIAL GENERAL
- PUD UNDER CONSIDERATION: PUD-000956-2023 FOR 5,000 SQ.FT. MAKERSPACE WITH REMAINDER CG

PARKING DATA

- BUILDING AREA = 22,180 SQ.FT.
- PARKING AREA RATIO REQUIRED 1:300
- NO. PARKING REQUIRED = 74 SPACES
- NO. PARKING PROVIDED = 77 SPACES
- NO. HC SPACES REQUIRED = 2 SPACES
- NO. HC SPACES PROVIDED = 4 SPACES

LANDSCAPING DATA

- TOTAL LOT AREA: 82,170 SQ.FT.
- LANDSCAPE AREA PROVIDED (11%) = 9,435 SQ.FT.

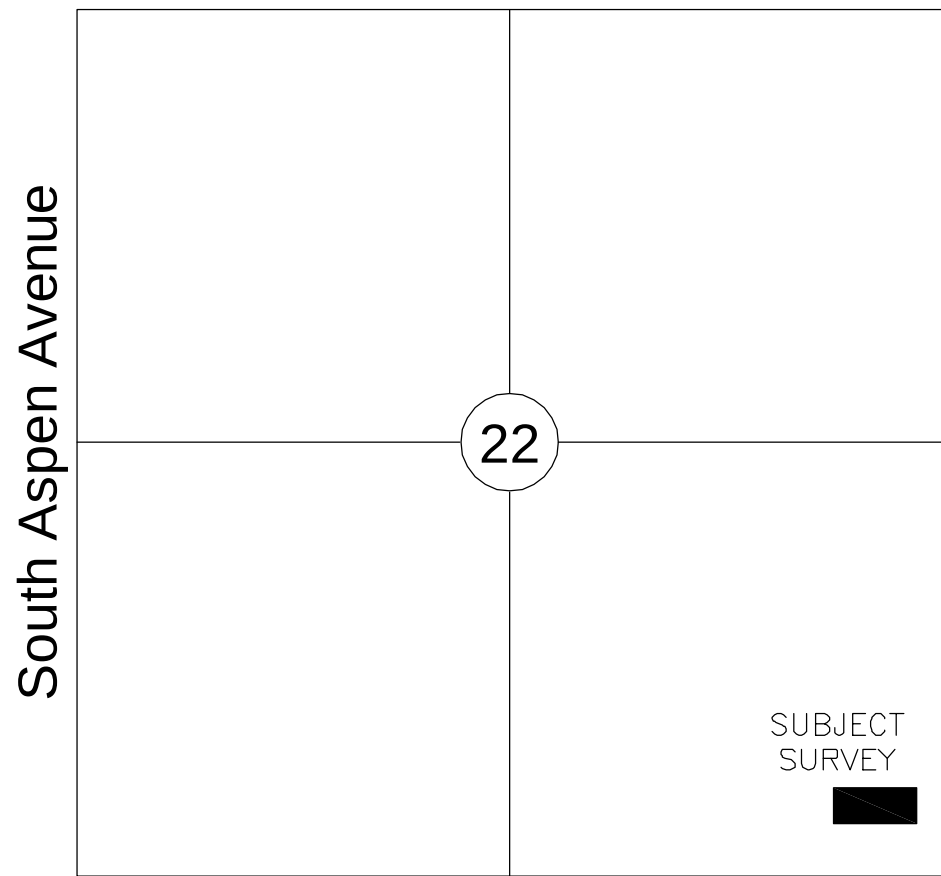
LIGHTING DATA

- LIGHT FIXTURES SHALL BE SHIELDED AND ARRANGED SUCH THAT NO DIRECT LINE WILL SHINE BEYOND THE SUBJECT PROPERTY. LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF ZONING ORDINANCE SECTION 5.6. SEE LIGHTING PLAN SHEET FOR POLES AND FIXTURES USED.

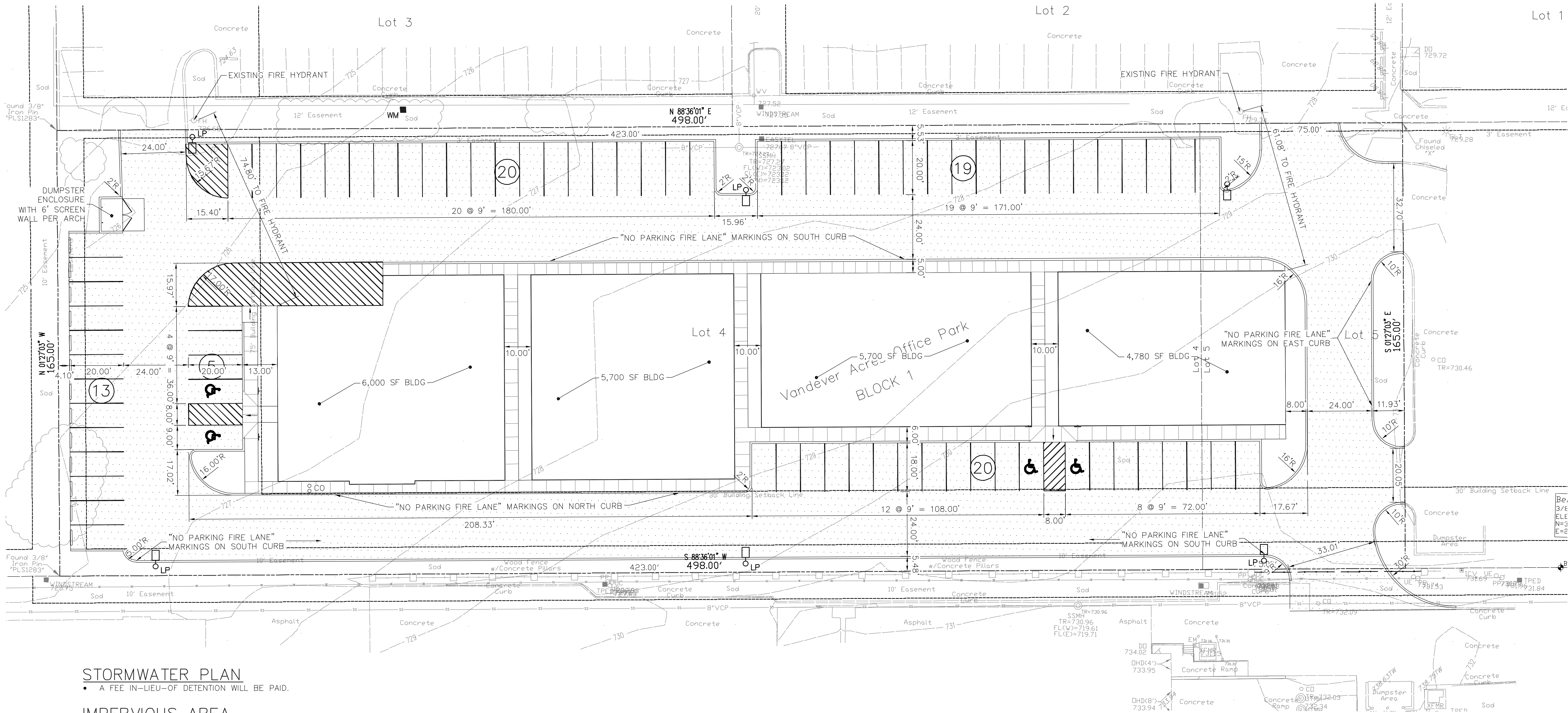
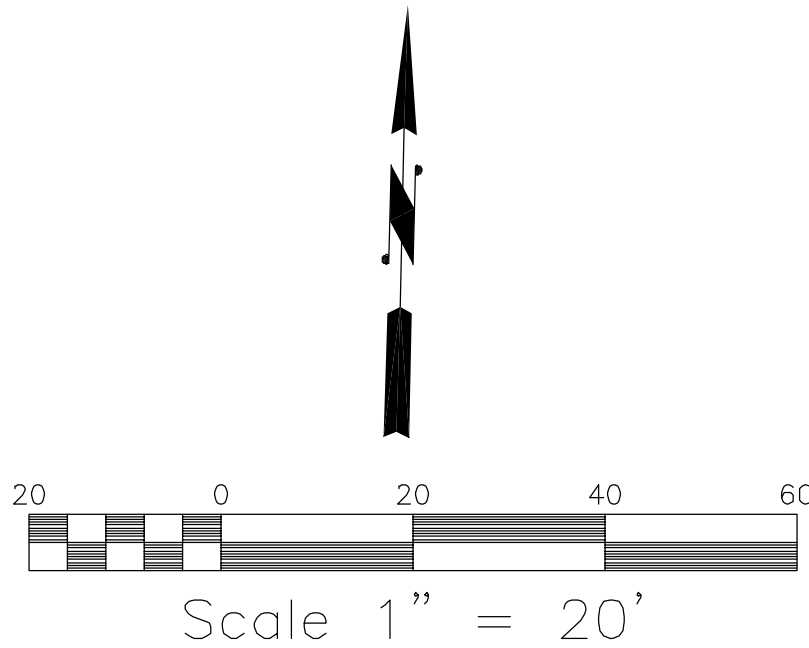
OTHER SITE DATA

- EXISTING USE: VACANT
- PROPOSED USE: IN ACCORDANCE WITH PROPOSED PUD
- BUILDING SETBACKS: AS SHOWN (PROPOSED BUILDINGS COMPLY)
- LOT AREA: 82,170 SF = 1.89 ACRES
- BUILDING HEIGHT: LESS THAN 30'
- HVAC UNITS SHALL BE SCREENED.
- ALL LOTS IN EXISTING PLATTED VANDEVER ACRES AREA (LOTS 1 THRU 5) HAVE SHARED ACCESS
- AND PARKING PER 1977 VANDEVER ACRES PLAT.
- MUTUAL ACCESS AGREEMENT BEING ESTABLISHED WITH LOT TO THE SOUTH AS PART OF THIS PROJECT.
- MASONRY TYPES AND PERCENTAGES SHALL CONFORM TO REQUIREMENTS OF ZONING AND PUD.
- NO HIGH-PRESSURE PIPELINES OR PIPELINE EASEMENTS EXIST ON THIS LOT.
- NO FREE-STANDING ADVERTISING SIGNS ARE PROPOSED.
- NO NEW PERIMETER FENCING REQUIRED OR PROVIDED DUE TO ADJACENT CG ZONING.

R 14 E
East 91st Street South



East 101st Street South
TULSA COUNTY
LOCATION MAP



STORMWATER PLAN

- A FEE IN-LIEU-OF DETENTION WILL BE PAID.

IMPERVIOUS AREA

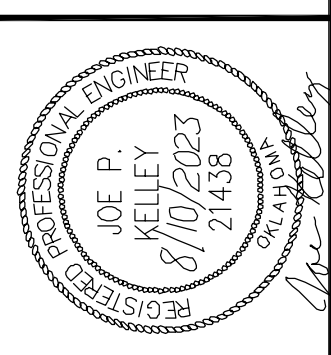
- INCREASED IMPERVIOUS AREA: 72,735 SQ.FT.

FEMA FLOODPLAIN

- PER APPLICABLE FEMA MAP 40143C0393M DATED SEPT. 30, 2016, THERE ARE NO REGULATORY FLOODPLAINS ON THIS SITE.

DETENTION NUMBER: DD-

JC Engineering, PC
10035 N. 177th E. Ave. • Owasso, OK 74055-7841
(918) 998-5979 • www.jc-engineering.com
Oklahoma CA No. 5686 Expires June 30, 2024

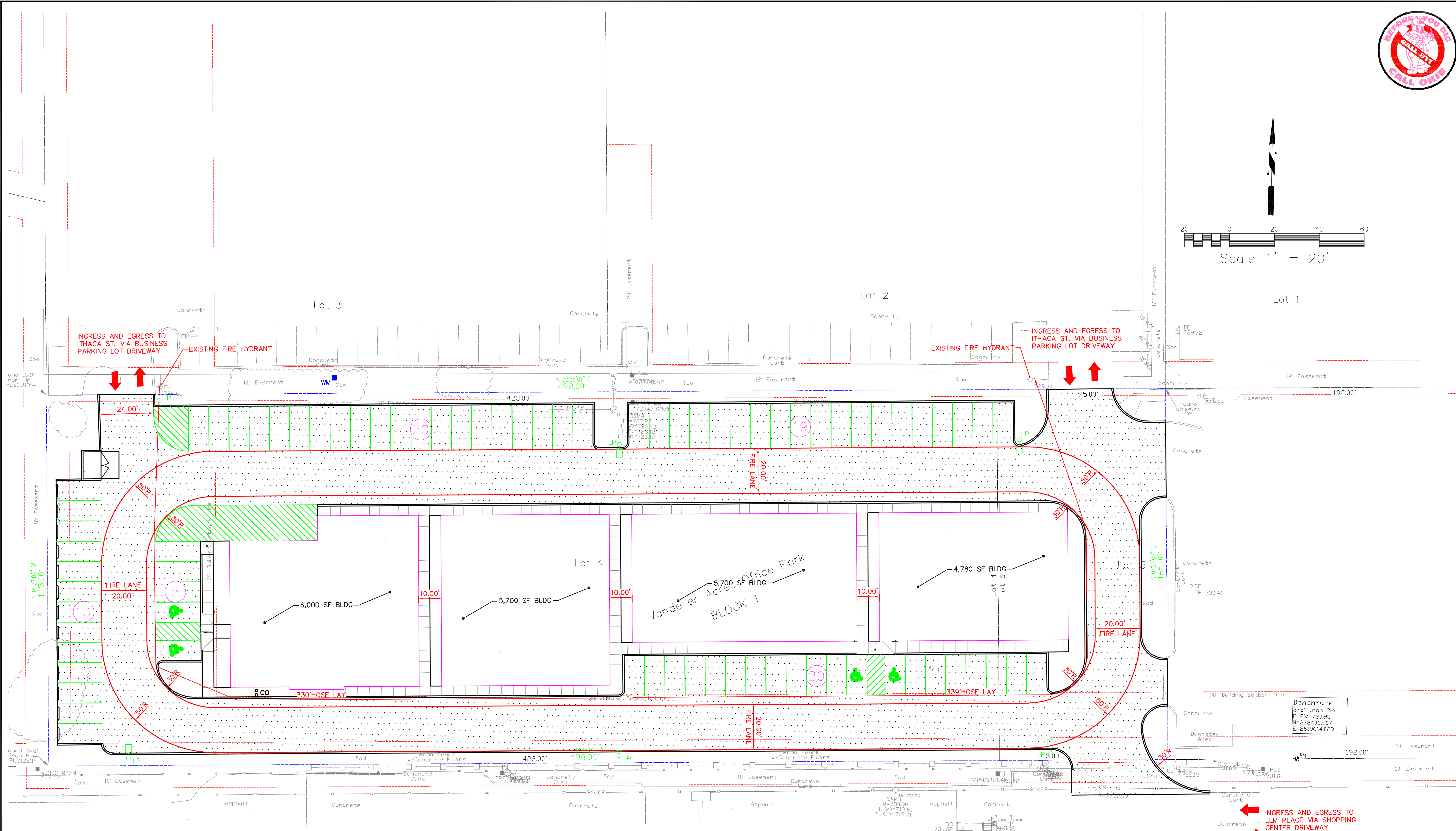
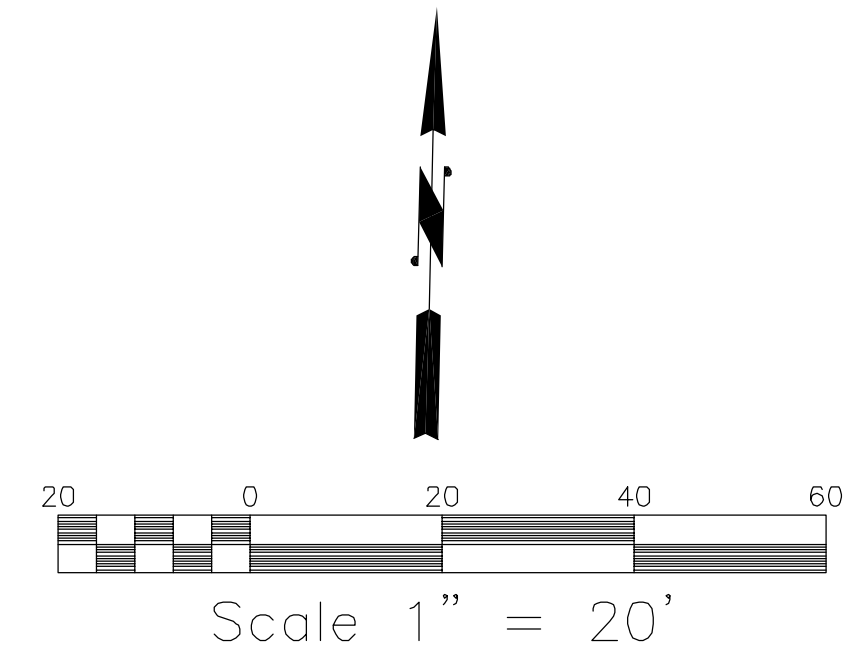


REVISIONS	NO.	DATE	BY	DESCRIPTION

APPROVALS	DEPT.	SIGNATURE

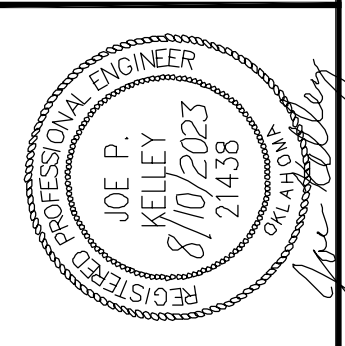
PROJECT CYPRESS BUSINESS PARK 3240 S. ELM PL. CLIENT CYPRESS PLACE, LLC	SITE PLAN	SHEET TITLE C400
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- FIRE DATA**
- LARGEST BUILDING AREA = 6,000 SQ.FT.
 - UNSPRINKLERED BUILDINGS, TYPE IIB CONSTRUCTION
 - UNGATED SITE
 - 6" CONCRETE BARRIER CURBS ON-SITE
 - BUILDINGS LESS THAN 30' TALL
 - FIRE MANEUVERING LANES SHOWN IN RED
 - ALL DRIVE AISLES ARE 24' WIDE

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REVISIONS		APPROVALS	
NO.	DATE	BY	DESCRIPTION

PROJECT
CYPRESS BUSINESS PARK
3240 S. ELM PL.

CLIENT
CYPRESS PLACE, LLC

SHEET TITLE
FIRE SITE PLAN

SHEET NO.
C401