

SHEET NO. TITLE

SP1	DETAILED SITE PLAN COVER
SP2	DETAILED SITE PLAN PHASE I
SP3	DETAILED SITE PLAN PHASE II
SP4	SITE PLAN DETAILS
SP5	DETAILED SITE FIRE PLAN

LEGEND

- FOUND 3/8" IRON PIN
- SET 1/2" IRON PIN WITH CAP STAMPED COWAN GRP CA 6414 UNLESS NOTED OTHERWISE
- GMQ GAS METER
- PLM PIPELINE MARKER
- OIL LINE
- FO FIBER OPTIC LINE MARKER
- MHFO FIBER OPTIC MANHOLE
- FO FIBER OPTIC LINE
- G GAS LINE
- WV WATER VALVE
- FHC FIRE HYDRANT
- MUTUAL ACCESS EASEMENT

DEVELOPER:
 Stoney Creek Hospitality Corp.
 5291 Stoney Creek Ct
 Johnston, Iowa 50131
 515-559-2200

ARCHITECT:
 Mike Hughes Architects
 6945 S. 69th E. Ave.
 Tulsa, Oklahoma 74133
 918-481-9000

ENGINEER / SURVEYOR:
 Cowan Group Engineering, Inc.
 5416 South Yale, Ste 210
 Tulsa, Oklahoma 74135
 918-949-6171

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	156.19'	178.00'	50°16'32"	N83°47'43"E	151.23'
C2	148.81'	142.00'	60°03'06"	S88°41'00"W	142.11'
C3	757.20'	530.00'	81°51'28"	N74°03'54"W	694.43'

LOCATION MAP

DETAIL SITE PLAN SUMMARY TABLE

Project Name	Stoney Creek Hotel & Conference Center
Site Address	Hotel - 200 W. Albany Street Conf Center - 300 W. Albany Street
Zoning	Underlying CH Zoning
PUD No.	PUD-156F
Proposed Use	
Phase 1 -	Hotel (187 Rooms)
Phase 1 -	Conference Center
Phase 2 -	Event Center
Phase 2 -	Boutique Hotel (91 Rooms)
Site Area (Overall)	653,552 Sq Ft (15.0035 Acres)
Phase 1	381,282 Sq Ft (8.7530 Acres)
Phase 2	272,270 Sq Ft (6.2505 Acres)
Building Height	
Hotel	62 Ft West Side; 50 Ft East Side
Conference Center	25 Ft
Event Center	30 Ft
Boutique Hotel	80 Ft
Building Area	
Phase 1 - Hotel	149,000 Sq Ft +/-
Phase 1 - Pool Building	3,300 Sq Ft +/-
Phase 1 - Conference Center	27,000 Sq Ft +/-
Phase 2 - Event Center	50,000 Sq Ft +/-
Phase 2 - Boutique Hotel	15,000 Sq Ft +/-
Floor Area Ratio	
Phase 1	0.274 - Bldg Area to Overall Site Area
With Phase 2	0.374 - Bldg Area to Overall Site Area
Minimum Building Setbacks	
From Arterial Right of Way	50 feet
From High-Pressure Pipelines	50 feet
From Boundary of Property	10 feet
From Internal Boundaries	0 feet
Parking Required	
Phase 1 - Hotel & Conference Center	400 spaces
with Phase 2 - Event Center & Boutique Hotel	991 spaces total
Parking Provided	
Phase 1 Construction:	425 + 7 HC + 2 Van Acc = 434 spaces
Note:	22 Shared Parking Spaces NOT included in Phase 1 count
with Phase 2 Construction:	1,019 + 17 HC + 4 Van Acc = 1,040 spaces
Note:	300 spaces in Phase 2 Pkg Structure, including HC spaces
Note:	22 Shared Parking Spaces NOT included in overall total count
Impervious Area	
Phase 1 Construction:	278,195 Sq Ft
Phase 1 Ratio to Site	0.426 Impervious Ratio to Entire Site
Phase 2 Construction:	Adds 214,217 Sq Ft Impervious Area
Phases 1 & 2 Ratio to Site	0.753 Impervious Ratio to Entire Site
Landscaping Required:	10% of net lot area
Phase 1	38,128 Sq Ft
Phase 2	27,227 Sq Ft
Provided in Phase 1	38,388 Sq Ft
Provided in Phase 2	28,386 Sq Ft

DETENTION DETERMINATION
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-31115-05

FLOOD INFORMATION
 THIS PROPERTY IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 40143C0385L BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH AN EFFECTIVE DATE OF OCT 16, 2012, FOR COMMUNITY 400236, BROKEN ARROW, TULSA COUNTY, OK. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THIS PROPERTY. ZONE "X" (UNSHADED) DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAN.

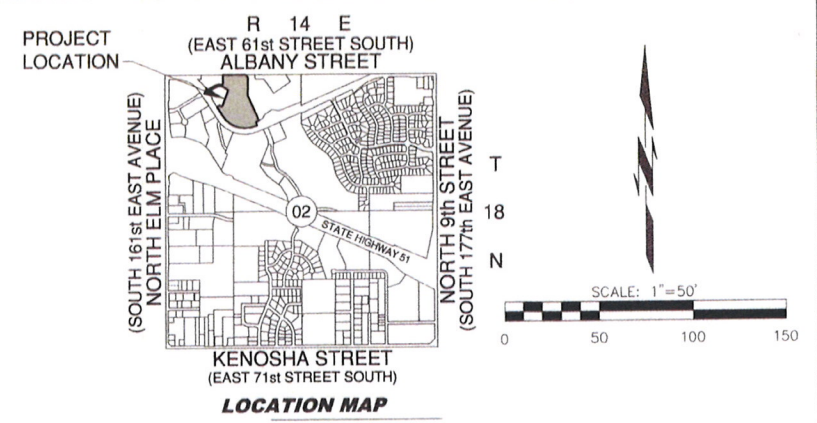
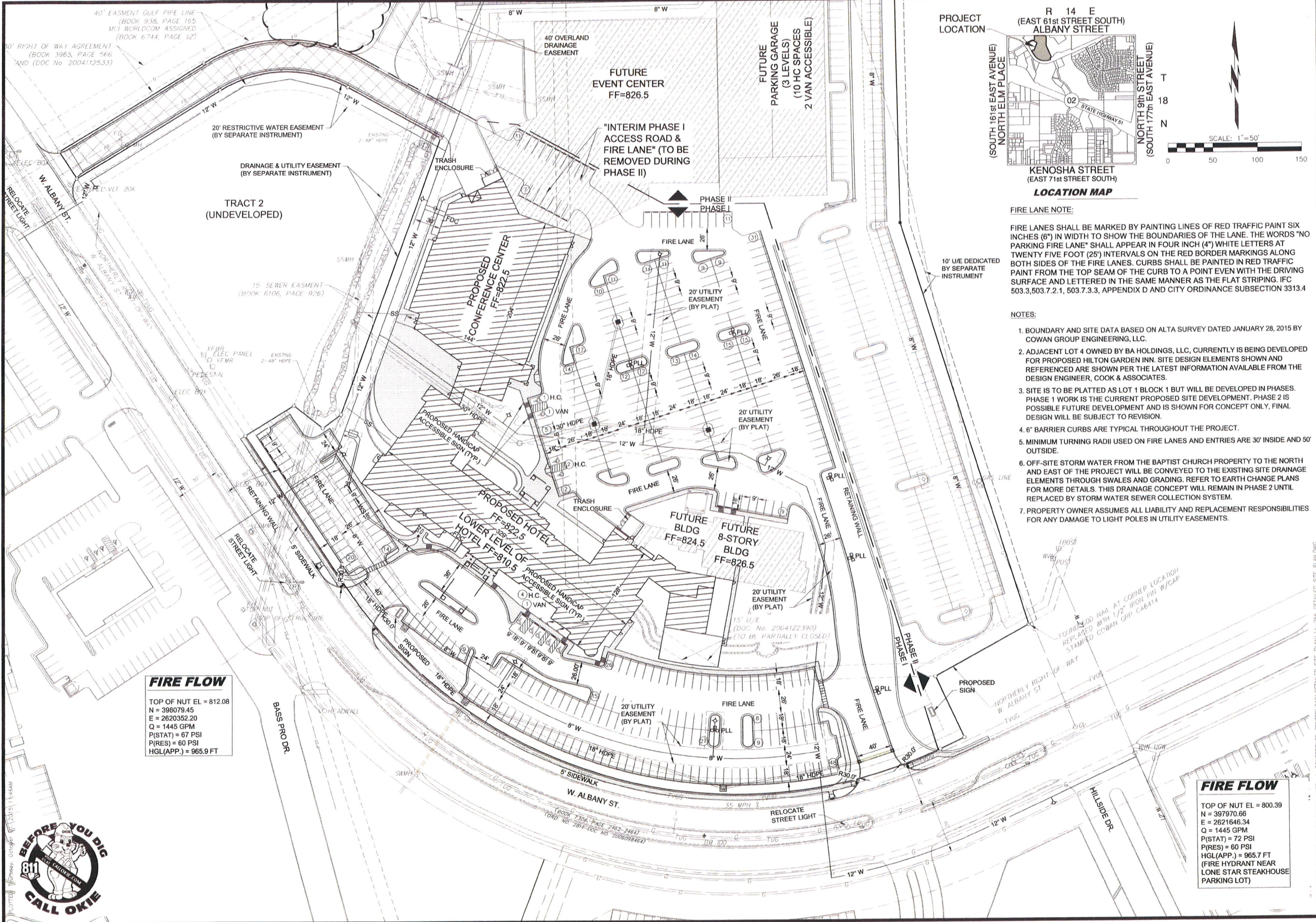
COWAN GROUP ENGINEERING
 5416 S. YALE AVENUE, SUITE 210
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 918-949-6171
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 CA# 6414 EXPIRES 6/30/2016

**STONEY CREEK HOSPITALITY
 HOTEL AND CONFERENCE CENTER
 BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

DETAILED SITE PLAN COVER

DESIGNED BY	CGE
DRAWN BY	CGE
REVIEWED BY	CGE
PROJECT NUMBER	#14-256
DATE	10/01/2015
REVISIONS	
SHEET NUMBER	SP1

BASIS OF BEARINGS
 GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SEC. 2-118N-R14E (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET



FIRE LANE NOTE:
 FIRE LANES SHALL BE MARKED BY PAINTING LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT TWENTY FIVE FOOT (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 AS THE FLAT STRIPING. IFC 503.3.503.7.2.1, 503.7.3.3, APPENDIX D AND CITY ORDINANCE SUBSECTION 3313.4

- NOTES:**
- BOUNDARY AND SITE DATA BASED ON ALTA SURVEY DATED JANUARY 28, 2015 BY COWAN GROUP ENGINEERING, LLC.
 - ADJACENT LOT 4 OWNED BY BA HOLDINGS, LLC, CURRENTLY IS BEING DEVELOPED FOR PROPOSED HILTON GARDEN INN. SITE DESIGN ELEMENTS SHOWN AND REFERENCED ARE SHOWN PER THE LATEST INFORMATION AVAILABLE FROM THE DESIGN ENGINEER, COOK & ASSOCIATES.
 - SITE IS TO BE PLATTED AS LOT 1 BLOCK 1 BUT WILL BE DEVELOPED IN PHASES. PHASE 1 WORK IS THE CURRENT PROPOSED SITE DEVELOPMENT. PHASE 2 IS POSSIBLE FUTURE DEVELOPMENT AND IS SHOWN FOR CONCEPT ONLY. FINAL DESIGN WILL BE SUBJECT TO REVISION.
 - 6" BARRIER CURBS ARE TYPICAL THROUGHOUT THE PROJECT.
 - MINIMUM TURNING RADII USED ON FIRE LANES AND ENTRIES ARE 30' INSIDE AND 50' OUTSIDE.
 - OFF-SITE STORM WATER FROM THE BAPTIST CHURCH PROPERTY TO THE NORTH AND EAST OF THE PROJECT WILL BE CONVEYED TO THE EXISTING SITE DRAINAGE ELEMENTS THROUGH SWALES AND GRADING. REFER TO EARTH CHANGE PLANS FOR MORE DETAILS. THIS DRAINAGE CONCEPT WILL REMAIN IN PHASE 2 UNTIL REPLACED BY STORM WATER SEWER COLLECTION SYSTEM.
 - PROPERTY OWNER ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT POLES IN UTILITY EASEMENTS.

FIRE FLOW
 TOP OF NUT EL = 812.08
 N = 398079.45
 E = 2620352.20
 Q = 1445 GPM
 P(STAT) = 67 PSI
 P(PRES) = 60 PSI
 HGL(APP.) = 965.9 FT

FIRE FLOW
 TOP OF NUT EL = 800.39
 N = 397970.66
 E = 2621646.34
 Q = 1445 GPM
 P(STAT) = 72 PSI
 P(PRES) = 60 PSI
 HGL(APP.) = 965.7 FT
 (FIRE HYDRANT NEAR LONE STAR STEAKHOUSE PARKING LOT)

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 CA# 6414 EXPIRES 6/30/2018

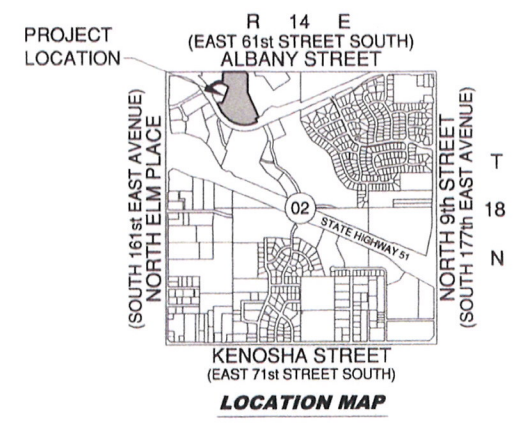
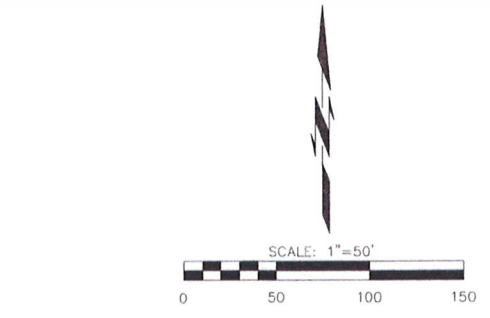
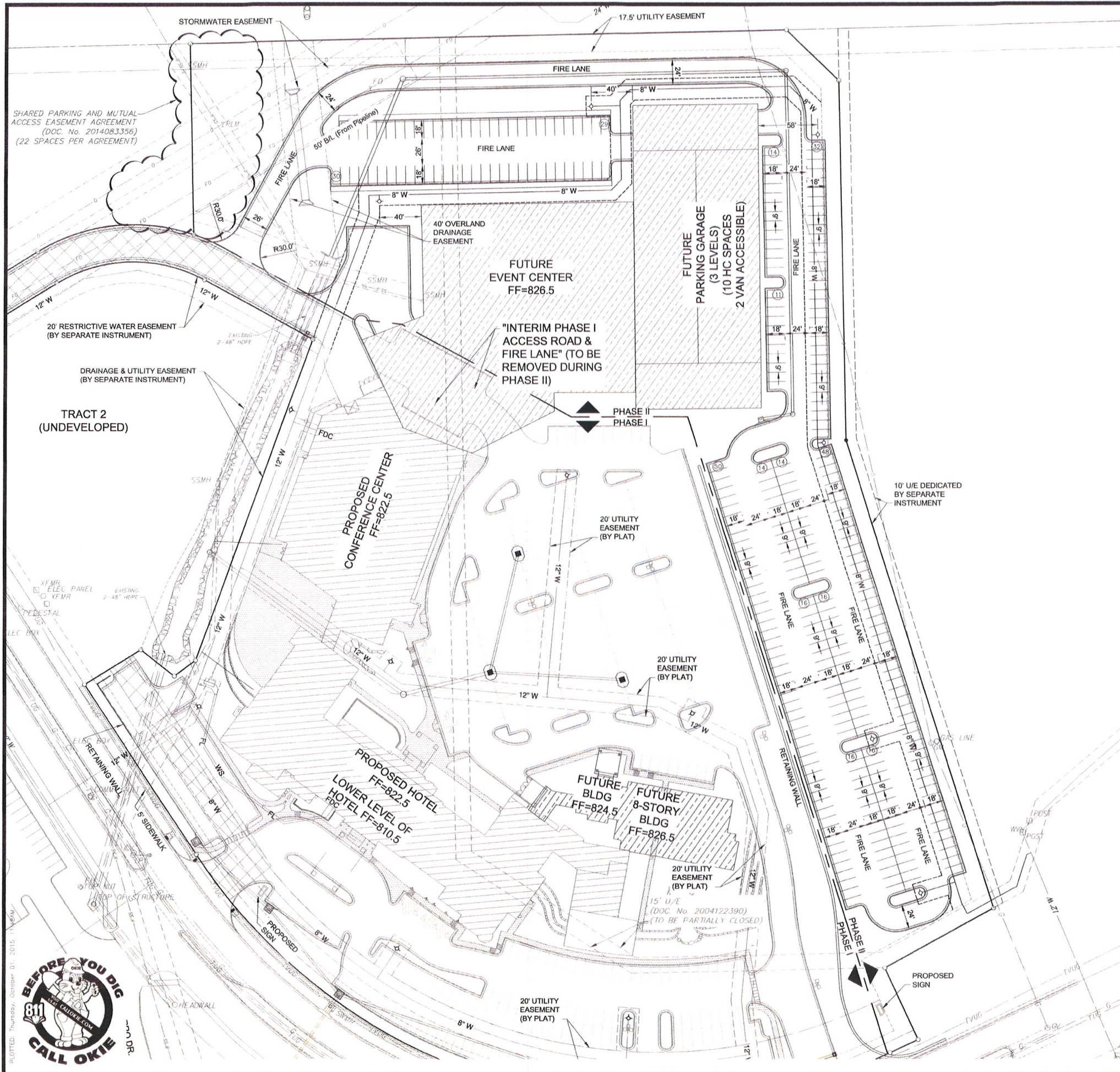
STONEY CREEK HOSPITALITY
HOTEL AND CONFERENCE CENTER
 BROKEN ARROW, TULSA COUNTY, OKLAHOMA

DETAILED SITE PLAN PHASE I

DESIGNED BY	CGE
DRAWN BY	CGE
REVIEWED BY	CGE
PROJECT NUMBER	#14-256
DATE	10/01/2015
REVISIONS	
SHEET NUMBER	SP2



ALL PROJECTS 14-256 STONEY CREEK HOTEL & CONFERENCE CENTER/AD/DETAILED SITE PLAN/14-256 DETAILED SITE PLAN/DWG



FIRE LANE NOTE:

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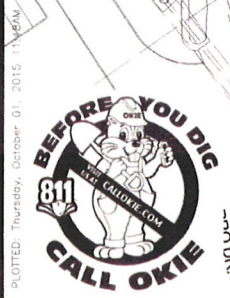
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**STONEY CREEK HOSPITALITY
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BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

**DETAILED SITE
PLAN PHASE II**

DESIGNED BY	CGE
DRAWN BY	CGE
REVIEWED BY	CGE
PROJECT NUMBER	#14-256
DATE	10/01/2015
REVISIONS	
SHEET NUMBER	SP3



PLOTTED: Thursday, October 01, 2015 11:46AM

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