

**2 SCHEDULE OF SITE DATA**  
RE: THIS SHEET

PARKING SPACES REQUIRED		
	REQUIRED	PROVIDED
REGULAR PARKING RETAIL	200	201
REGULAR PARKING RESTAURANT	90	91
ACCESSIBLE PARKING (INCLUDED ABOVE)	8	8

LAND USE	ZONING
GENERAL RETAIL	C2

SETBACK			
	FRONT	SIDE	REAR
BUILDING SETBACK	50'	50'	50'
PARKING SETBACK	10'	5'	0'

SITE AREA			
	SQ. FT.	ACRES	PERCENTAGE
RETAIL	48,875.0	1.12	18%
RESTAURANT	9,000.0	0.21	3%
TOTAL BUILDING AREA	57,875.0	1.33	21%
LANDSCAPE AREA	45,597.0	1.05	17%
PAVED AREA	167,972.9	3.85	62%
TOTAL SITE AREA	271,444.92	6.23	100%

PROPOSED BUILDING HEIGHT (SEE ARCHITECTURAL PLANS)

**3 SCHEDULE OF GENERAL NOTES**  
RE: THIS SHEET

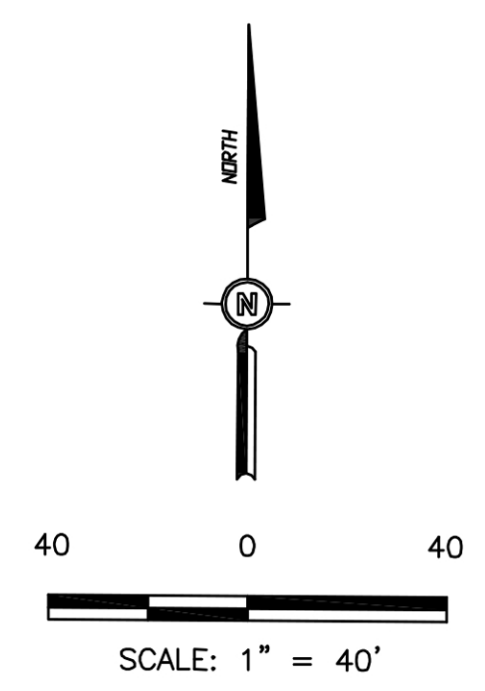
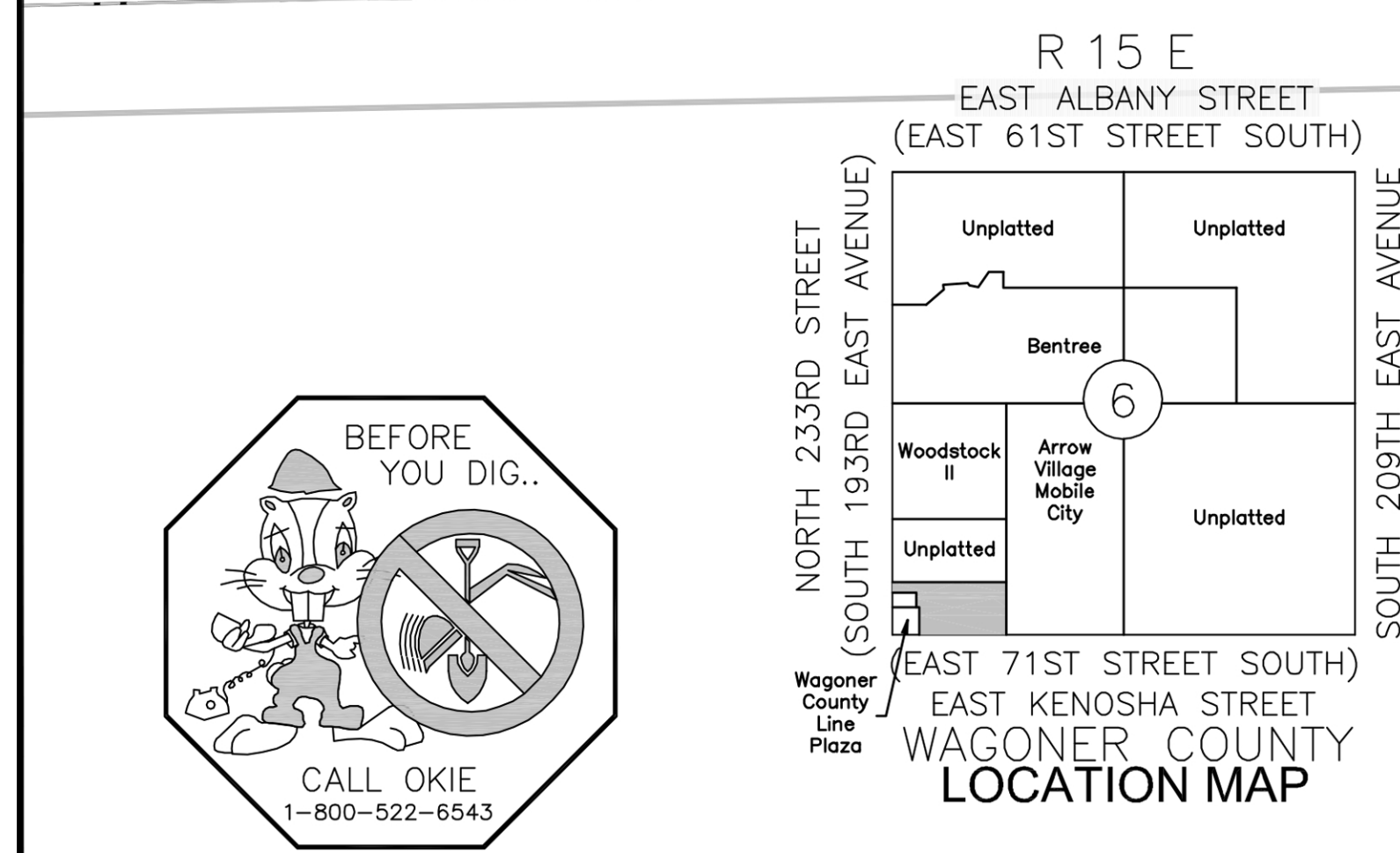
- THE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITY LOCATING SERVICE "OKIE" AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
- EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF PAINT STRIPES AND/OR TO THE FACE OF CURB, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
- EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
- FIRE LANE DESIGNATOR: PAINT CURB RED, TEXT SHALL BE 4" WIDE WHITE PAINT, TEXT: "NO PARKING-FIRE LANE". PAINT COLOR MUST BE APPROVED BY THE FIRE MARSHALL.
- THE NON-ASTRONOMIC BEARINGS FOR THIS SURVEY ARE BASED ON A RECORDED PLAT BEARING OF N 01°19'23" W ALONG THE WEST LINE OF BLOCK 1, "FLEMING ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.
- THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE 'X', WHICH IS DEFINED AS AN AREA OF MINIMAL FLOODING, AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 40143C0542 H, PANEL 542 OF 725 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON SEPTEMBER 22, 1999.
- LANDSCAPE PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION BY SEPARATE COVER.

**4 LEGAL DESCRIPTION**

LOT 1, BLOCK 1 OF TIGER PLAZA, A SUBDIVISION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**5 SCHEDULE OF KEYED NOTES**  
RE: THIS SHEET

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|------|---|------|---|
| C101 | PARKING STRIPES PAINTED WITH (2) COATS TRAFFIC WHITE IN SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.   | C114 | PAINTED ACCESSIBILITY SYMBOL. RE: C-4/8   |
| C102 | 4" WIDE STRIPE 45° AT 2' O/C. USE 2 COAT YELLOW TRAFFIC PAINT.  | C115 | FIRE LANE STRIPE- PAINT FACE OF CURB WITH RED PAINT STRIPE PER FIRE MARSHALL REQUIREMENTS. TEXT HEIGHT IS 4" TO READ "NO PARKING-FIRE LANE" |
| C103 | EXISTING 8' WOOD FENCE. SHOULD THE BEARING CAPACITY OF THE SOIL PROVE TO BE INADEQUATE TO SUPPORT THE EXISTING FENCE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND RECONSTRUCTING THE EXISTING FENCE, INCLUDING FOOTINGS. | C116 | UTILITY EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT.  |
| C104 | EXISTING FIRE HYDRANT TO BE RELOCATED.  | C117 | EXISTING CONCRETE SIDEWALK.   |
| C105 | CONCRETE RAMP AT BUILDING. REFER TO SHEETS C-1.2, C-2.1 & C-2.3/3 FOR DETAILS   | C118 | LIMITS OF NEW PAVING THIS CONTRACT.   |
| C106 | LANDSCAPED ISLANDS.   | C119 | EXISTING DRIVEWAY TO REMAIN OPEN TO TRAFFIC.  |
| C107 | SAWCUT AND CONSTRUCT NEW ASPHALT PAVEMENT. MATCH EXISTING PAVEMENT GRADE. SAWCUT ALONG THE NEAREST EXISTING PAVEMENT JOINTS WHEN POSSIBLE.  | C120 | CURB AT SIDEWALK. RE: C-4/3   |
| C108 | CENTER PYLON SIGN TO BE INSTALLED IN ACCORDANCE WITH ZONING ORDINANCE.  | C121 | PIPE BOLLARDS. RE: C-4/9  |
| C109 | NOT USED  | C122 | DRAINAGE STRUCTURE. REFER TO GRADING & DRAINAGE PLAN.   |
| C110 | STANDARD CURB & GUTTER. RE: C-4/1   | C123 | ELECTRICAL TRANSFORMER AND PAD.   |
| C111 | PARKING LOT LIGHT FIXTURE - TYPE A. RE: C-4/13  | C124 | HANDICAPPED ACCESSIBLE RAMP. RE: C-4/14   |
| C112 | PARKING LOT LIGHT FIXTURE - TYPE B. RE: C-4/13  | C125 | COORDINATE WITH LOT 4 DEVELOPERS.   |
| C113 | ACCESSIBILITY SIGN MOUNTED ON BUILDING WALL. RE: C-4/10   | C126 | NEW REINFORCED CONCRETE RETAINING WALL. REFER TO SHEETS C-1.2, C-1.2.1 & 2.3/2 FOR DETAILS  |
|      |   | C127 | CURB OPENING. RE: C-4/5   |
|      |   | C128 | SCREENED TRASH DUMPSTER ENCLOSURE. RE: ARCHITECTURAL PLANS.   |



TIGER PLAZA SHOPPING CENTER  
E. Kenosha Street & S. 193rd E. Avenue  
BROKEN ARROW - TULSA COUNTY - OKLAHOMA

SITE PLAN