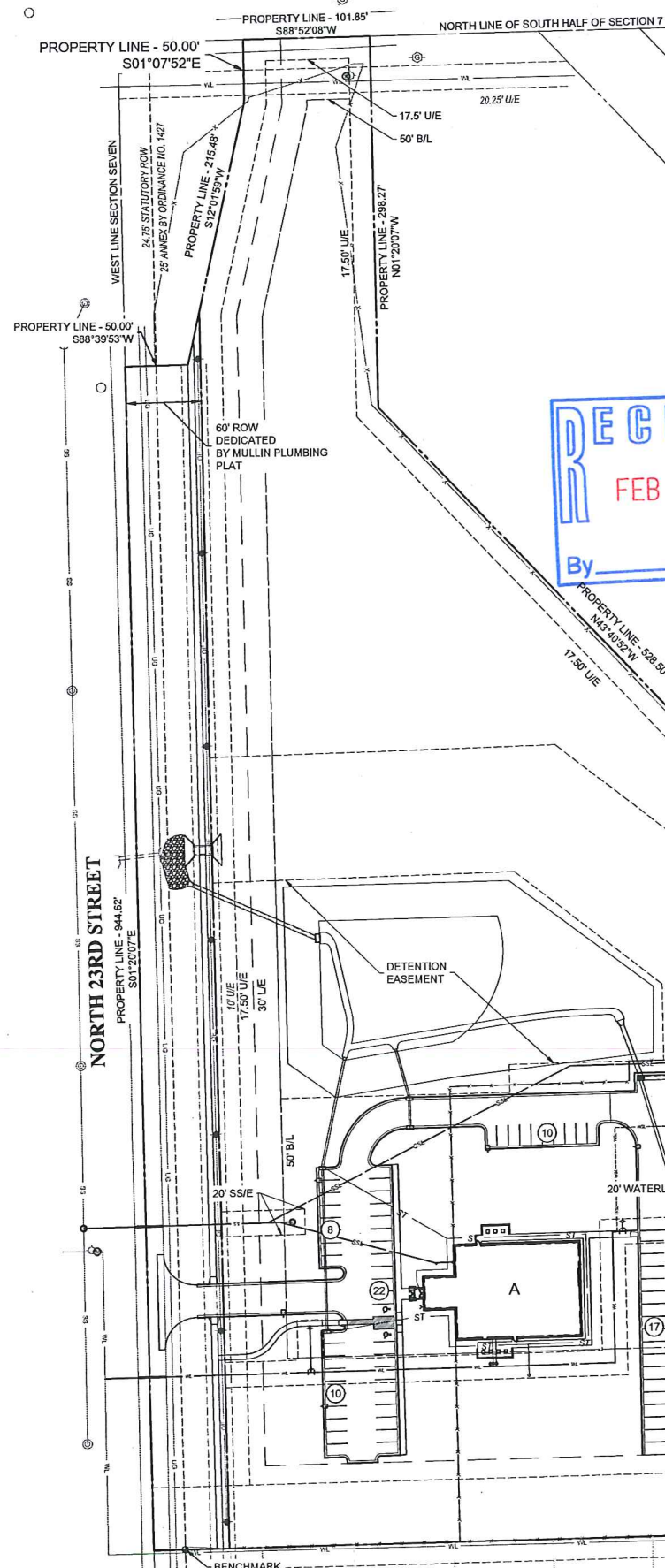


EAST COLLEGE STREET



RECEIVED
FEB 17 2016
By _____

Site Data

Land Area Summary
LAND AREA BEFORE ROW DEDICATION
NET LAND AREA

847,917.11SF (19.47 ACRES)
790,839.33SF (18.16 ACRES)

Impervious Area

TOTAL SITE AREA: 790,839.33SF (18.16 ACRES)
TOTAL DISTURBED AREA: 455,725SF (10.47 ACRES)
EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 190,942.30 SF
NET INCREASE: 190,942.30 SF

Site Data

ZONING: IL
PLANNED UNIT DEVELOPMENT: 231

Building Data

ALLOWED BUILDING FLOOR AREA: 400,343.91 SF
PROPOSED BUILDING FLOOR AREA: 12,231 SF
ALLOWED BUILDING HEIGHT: 40.00'
PROPOSED BUILDING HEIGHT: 27.25'

Building Setbacks

REQUIRED: NORTH 23RD STREET 50'
OLD HIGHWAY 51 50'
SOUTH PROPERTY LINE 150'

PROVIDED: NORTH 23RD STREET 148.73'
OLD HIGHWAY 51 145.15'
SOUTH PROPERTY LINE 160.68'

Landscape Buffer Requirements:

REQUIRED: NORTH 23RD STREET 30'
OLD HIGHWAY 51 20'
SOUTH PROPERTY LINE 65'

PROVIDED: NORTH 23RD STREET 77.50'
OLD HIGHWAY 51 20'
SOUTH PROPERTY LINE 65'

Off-Street Parking Requirements

REQUIRED (1 PER 300 SF): 41 PARKING SPACES
PROVIDED: 50 PARKING SPACES
*EAST PARKING LOT TO BE CONSIDERED AS STORAGE AREA

Exterior Lighting:

SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING
MAXIMUM HEIGHT PERMITTED: 20'
PROPOSED HEIGHT: 20'

Legal Description

A TRACT OF LAND SITUATED IN THE SW1/4 OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION SEVEN (7) THENCE 1438.00 FEET NORTH TO THE POINT OF BEGINNING; THENCE S89°50'00"E A DISTANCE OF 1434.35 FEET PARALLEL TO THE SOUTH LINE OF SAID SW1/4 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 51; THENCE N42°17'04"W A DISTANCE OF 974.33 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 51; THENCE S47°38'31"W A DISTANCE OF 299.15 FEET; THENCE N42°21'29"W A DISTANCE OF 528.50 FEET; THENCE N00°00'45"W A DISTANCE OF 288.27 FEET TO POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE N89°48'29"W A DISTANCE OF 101.85 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION SEVEN (7); THENCE S00°11'31"W A DISTANCE OF 50.00 FEET; THENCE S13°21'21"W A DISTANCE OF 215.48 FEET; THENCE S89°59'15"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF SECTION SEVEN (7); THENCE S00°00'45"E A DISTANCE OF 944.62 FEET ALONG THE WEST LINE OF SECTION SEVEN (7) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 847,917.114 SQUARE FEET, OR 19.465 ACRES.

BUILDING LEGEND

A 2-STORY OFFICE BUILDING
B FUTURE 1-STORY MECHANICAL BUILDING
C FUTURE 1-STORY STORAGE BUILDING
D FUTURE 1-STORY COVERED STORAGE
E FUTURE SANITARY SEWER DUMP STATION COVER
F TRASH ENCLOSURE

LEGEND

AC ACRE
BL BUILDING LINE
BM BENCHMARK
CHBS CHISELED BOX, SET
CL CENTERLINE
CO CONCRETE
CONC CONCRETE
COR CORNER
CUBIC YARD
ELEV ELEVATION
ELEV ELEVATION
ESMT EASEMENT
EX EXISTING
FH FIRE HYDRANT
FL FLOWLINE (INVERT)
FNC FENCE
FO FOUND
FP FIRE PROTECTION
G GUTTER
GL GAS LINE
GM GAS METER
GR GROUND
GUY GUY ANCHOR
HHP HORIZONTAL ELLIPTICAL PIPE
IP IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
IRC IRRIGATION
ISC IRRIGATION CONDUIT
LAE LINEAR ACCESS EASEMENT
MAE MUTUAL ACCESS EASEMENT
OHE OVERHEAD ELECTRIC
OT OVERHEAD TELEPHONE
PP POWER POLE
PPW POWER POLE WITH DIP
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RCP REINFORCED CONCRETE PIPE
ROF ROOF DRAIN
RWE RESTRICTED WATERLINE EASEMENT
SD STORM SEWER PIPE
SDMH STORM SEWER MANHOLE
SF SQUARE FEET
SF SANITARY SEWER PIPE
SSMH SANITARY SEWER MANHOLE
ST STORM SEWER
SWGR SWITCHGEAR
SQ SQUARE YARD
TC TOP OF CURB
TG TOP OF GUTTER
TP TOP OF PAVING
TPED TELEPHONE PEDESTAL
TS TOP OF SIDEWALK
TW TOP OF WALL
TYP TYPICAL
UE UTILITY EASEMENT
UE UNDERGROUND ELECTRIC
UT UNDERGROUND TELEPHONE
WL WATER LINE
WLE WATER LINE EASEMENT
WM WATER METER
WMH WATER MANHOLE
WSL WATER SERVICE LINE
WV WATER VALVE
XTF TRANSFORMER

Site Plan Notes:

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2) SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY HRA OK, INC SURVEY DATED 7/9/2015.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- VERTICAL DATUM BASED ON GPS DATA (NAVD88)
- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

R 15 E



Location Map

Scale: 1" = 2000'



Benchmark
REBAR & CAP "LS 1283"
(N: 389,988.94 E: 2,630,134.08)
ELEVATION = 717.65' (NAVD88)

CITY OF BROKEN ARROW
Development Services Dept.
Planning *[Signature]* Date *2/19/16*
Stormwater *[Signature]* Date *2-25-16*
Fire Marshal *[Signature]* Date *2/29/16*
Dev. Svcs. *[Signature]* Date *2/29/16*
Release to Permitting *[Signature]* Date *2/29/16*

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WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2017



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH
CITY OF BROKEN ARROW STANDARD CONSTRUCTION
SPECIFICATIONS, 1999 AND ODOT SPECIFICATIONS 2009

NEW ADMINISTRATIVE BUILDING
MULLIN PLUMBING
100 SOUTH 23RD STREET
BROKEN ARROW, OK 74011



HORT SCALE: 1"=60'
VERT SCALE: . . .
ATLAS PAGE NO. . . .
MANAGER: . . . ANW
DRAWN BY: . . . LST
DATE: 2/17/2016

OVERALL SITE PLAN
ST15-127

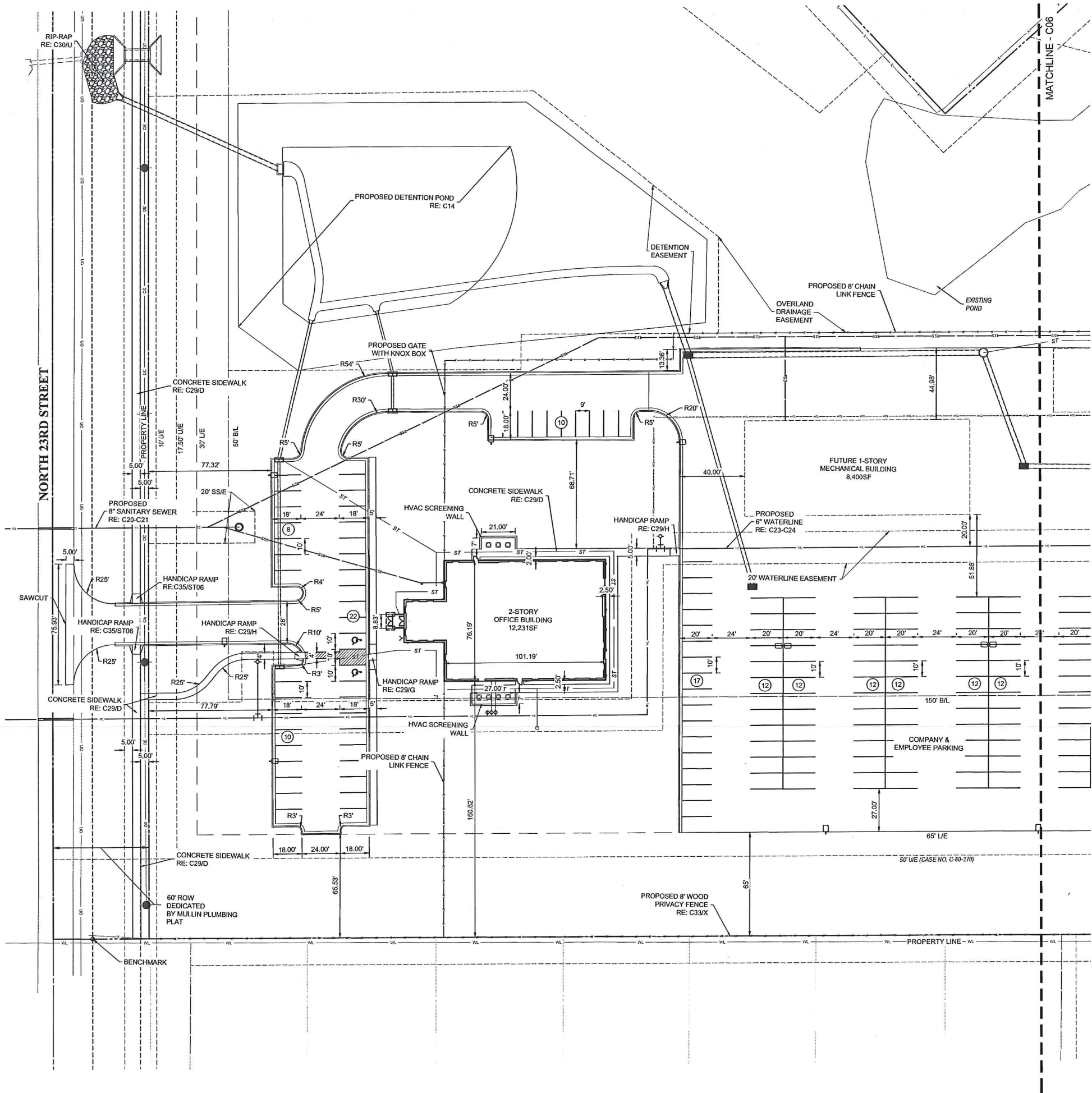
C01



Legend	
AC	ACRE
BL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FL	FIRE HYDRANT
FLW	FLOWLINE (WVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GR	GROUND
GUY	GUY ANCHOR
HSP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
ONE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TPED	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

PLOT DATE: 1/14/2016 FILE: K:\DRAWING FILES\2016\151215\MULLIN PLUMBING - COUNTY LINEN\DRAWING\008 - WEST AND EAST SITE PLAN

Benchmark
REBAR & CAP "LS 1283"
(N: 389.988.94 E: 2.630.134.08)
ELEVATION = 717.65' (NAVD88)



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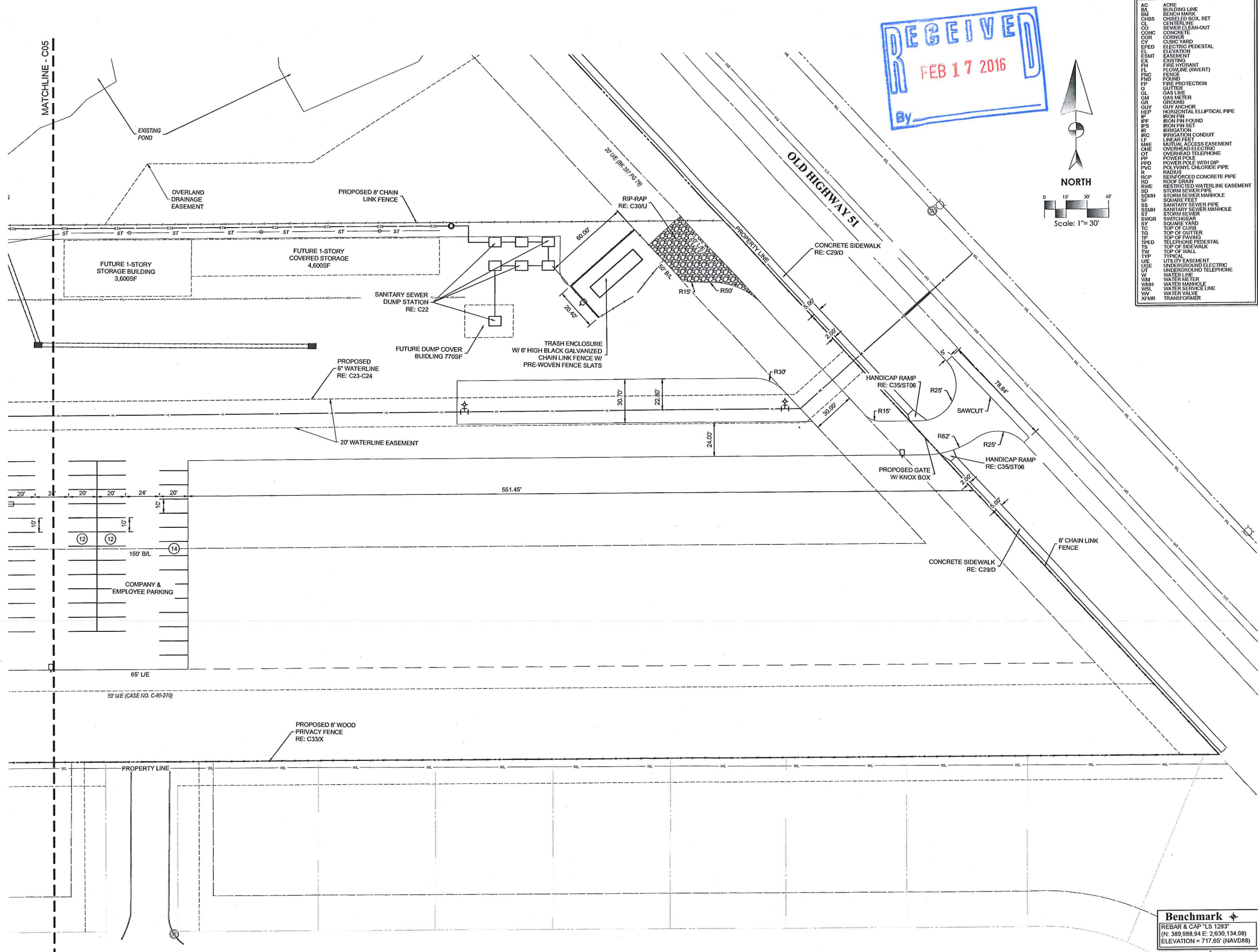


HORT SCALE	•	1"=30'
VERT SCALE	•	
ATLAS PAGE NO.	•	
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DRAWN BY	•	LST
DATE	•	2/17/2016

WEST SITE PLAN
ST15-127

C02

PLOT DATE: MAR 17 2016 FILE: A:\DRAWING FILES\2016\KING ARCHITECTURAL\PLUMBING - COUNTY LINCOLN\KING ARCHITECTURAL\2016\008 - WEST AND EAST SITE PLAN



Legend	
AC	ACRE
BL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX SET
CL	CENTER LINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
EPED	ELECTRIC PEDESTAL
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HEP	HORIZONTAL ELLIPTICAL PIPE
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IPF	IRON PIN FOUND
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IRC	IRRIGATION CONDUIT
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R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROCK DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
USE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
ZEMR	TRANSFORMER

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NEW ADMINISTRATIVE BUILDING
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100 SOUTH 23RD STREET
BROKEN ARROW, OK 74011



HORI SCALE	1"=30'
VERT SCALE	
ATLAS PAGE NO.	
MANAGER	ANW
DRAWN BY	LST
DATE	2/17/2016

EAST SITE PLAN
ST15-127
C03

Benchmark
REBAR & CAP "LS 1283"
(N: 389,988.94 E: 2,630,134.08)
ELEVATION = 717.65' (NAVD88)

EAST COLLEGE STREET

Fire Flow Calculation

BUILDING AREA - 12,231 SF
TYPE - IIB CONSTRUCTION
NEEDED FIRE FLOW = 2,250 GPM
PER IFC TABLE C105.1, MINIMUM NUMBER OF HYDRANTS - 2

LAY OF A FIRE HOSE

FIRE LINE STRIPE - SHOW 'NO PARKING - FIRE LANE' MARKING. 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 FEET (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.



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SPECIFICATIONS, 1999 AND ODOT SPECIFICATIONS 2009

NEW ADMINISTRATIVE BUILDING

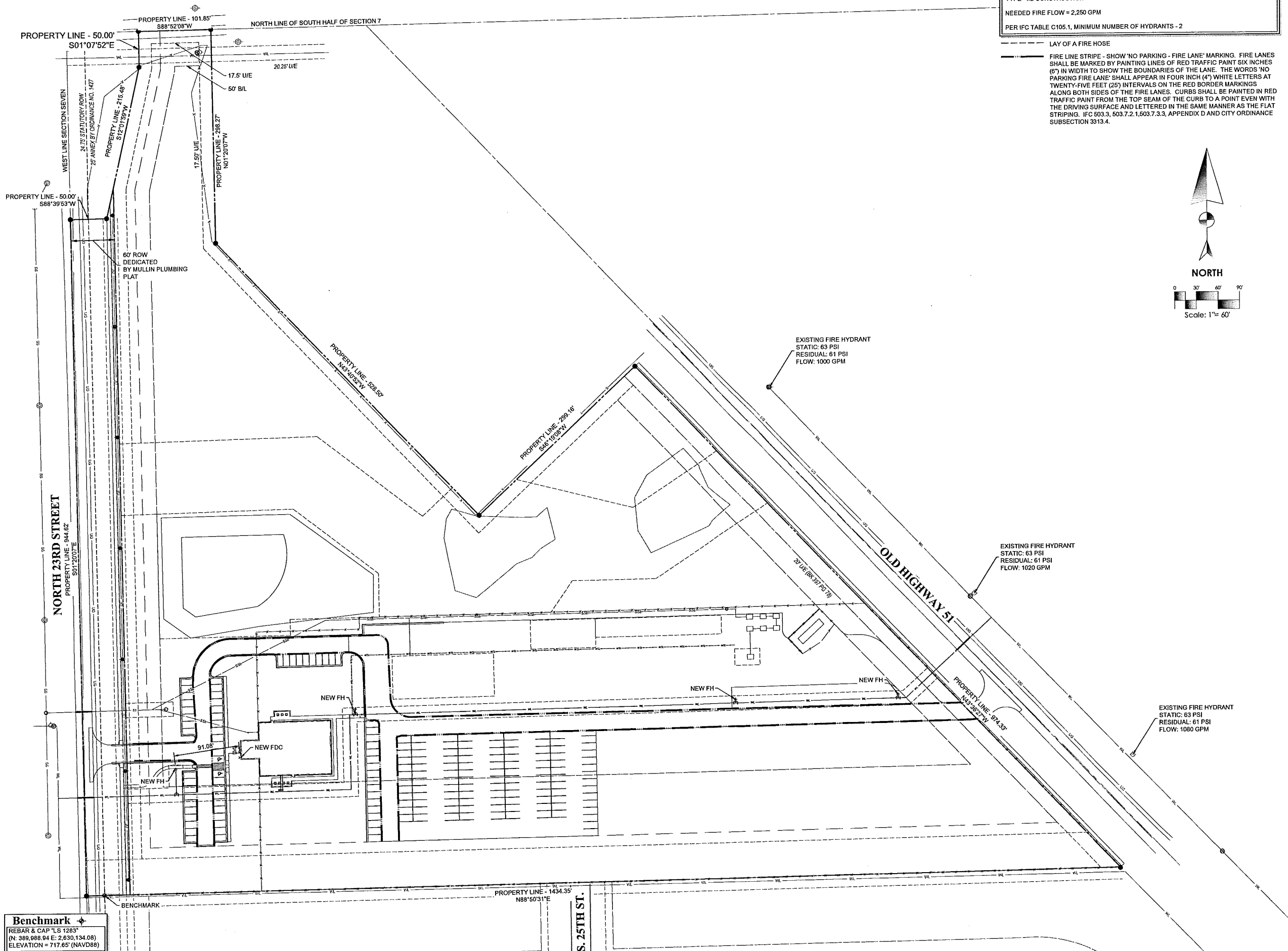
MULLIN PLUMBING
100 SOUTH 23RD STREET
BROKEN ARROW, OK 74011



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VERT SCALE: .
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FIRE FLOW PLAN

C04



Benchmark
REBAR & CAP 'LS 1283'
(N: 389,888.94 E: 2,630,134.08)
ELEVATION = 717.65' (NAVD88)

PLT DATE: Thu, 19 Feb 2016 FILE: X:\DRAWING\BROKEN\MULLIN PLUMBING-COUNTY LUNCH DRAWING\2016 - FIRE FLOW PLAN