

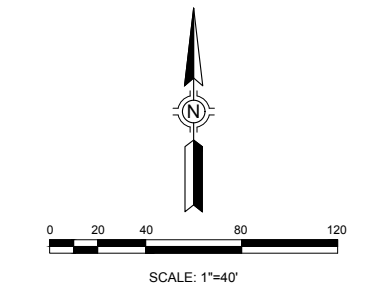
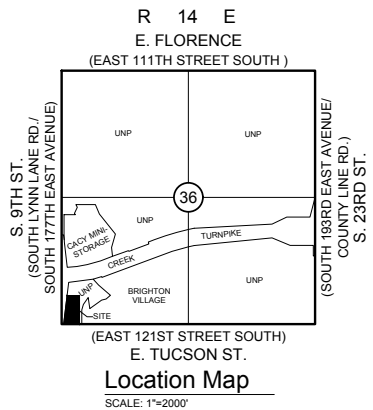
Site Plan
Lot 1, Block 1
Top Dog Training Facility

A SUBDIVISION OF PART OF THE SW/4 OF
SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 264

Owner:
Indian Creek, LLC
An Oklahoma Limited Liability Company
5407 South Lewis Avenue
Tulsa, OK, 74105
Phone: (918) 557-6405
Contact: Mr. John Day

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2019
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600



Site Plan Statistics

NET LAND AREA:	144,623 SF	3.320 ACRES
ZONING:	A-1 (PUD 264)	
PROPOSED USE:	ANIMAL HOSPITAL, ANIMAL TRAINING SCHOOL, KENNEL, AND VETERINARY CLINIC	
LOT COVERAGE		
MAX. BUILDING COVERAGE:	30%	(43,387 SF)
PROPOSED:	9,563 SF	(6.6%)
PAVED AREAS:	17,283 SF	
MAXIMUM BUILDING HEIGHT:	30 FEET	
PROPOSED:	22 FEET	
MINIMUM BUILDING SETBACKS:		
WEST BOUNDARY		
FROM THE CENTERLINE 9TH STREET (SOUTH LYNN LANE):		
WITHIN THE 350 FEET OF THE INTERSECTION OF 9TH STREET	115 FEET	
AND E. TUSCON STREET	100 FEET	
REMAINDER OF WEST BOUNDARY		

OFF-STREET PARKING:

PARKING RATIO KENNEL:	1 PER 200 OF FLOOR AREA
KENNEL AREA:	3,524 SF
MIN. REQUIRED FOR KENNEL:	20 PARKING SPACES*
*PLUS 2 MORE SPACES PER DIRECTORS APPROVAL (11-17-2017)	
PROVIDED:	18 PARKING SPACES 2 ACCESSIBLE SPACE 20 TOTAL PARKING SPACES

SIGNAGE:
SIGN TO BE A MAXIMUM OF 8' TALL & 32 SF IN SIZE.

LIGHTING:
NO PARKING LOT LIGHTING PROPOSED.

LANDSCAPE AREAS: 118,302 SF

Fire Flow Test

WESTERN FIRE PROTECTION INC.
OK LIC #0311
918-227-3893

HYDRANT # & LOCATION: East of Top Dog location

DATE: 11/29/2017
TEST BY: Steve Dilday
Day of Week: Wednesday
TIME OF DAY: 11:45 AM
WATER SUPPLIED BY: City of Broken Arrow
PURPOSE OF TEST: Broken Arrow Recycling & Transfer

DATA
AT
SIZE OPENING: 2.5
COEFFICIENT: 0.9
PITOT READING: 85

FLOW DURING TEST: 1550 GPM
STATIC READING: 119 PSI
RESULTS: AT 20 PSI RESIDUAL 3332GPM AT 0 PSI 3680 GPM

PLEASE SEE REFERENCED REPORT

PROPERTY ADDRESS: 1050 E. TUCSON ST. / 6401 N. 9th ST.

Top Dog Training Facility
Detail Site Plan

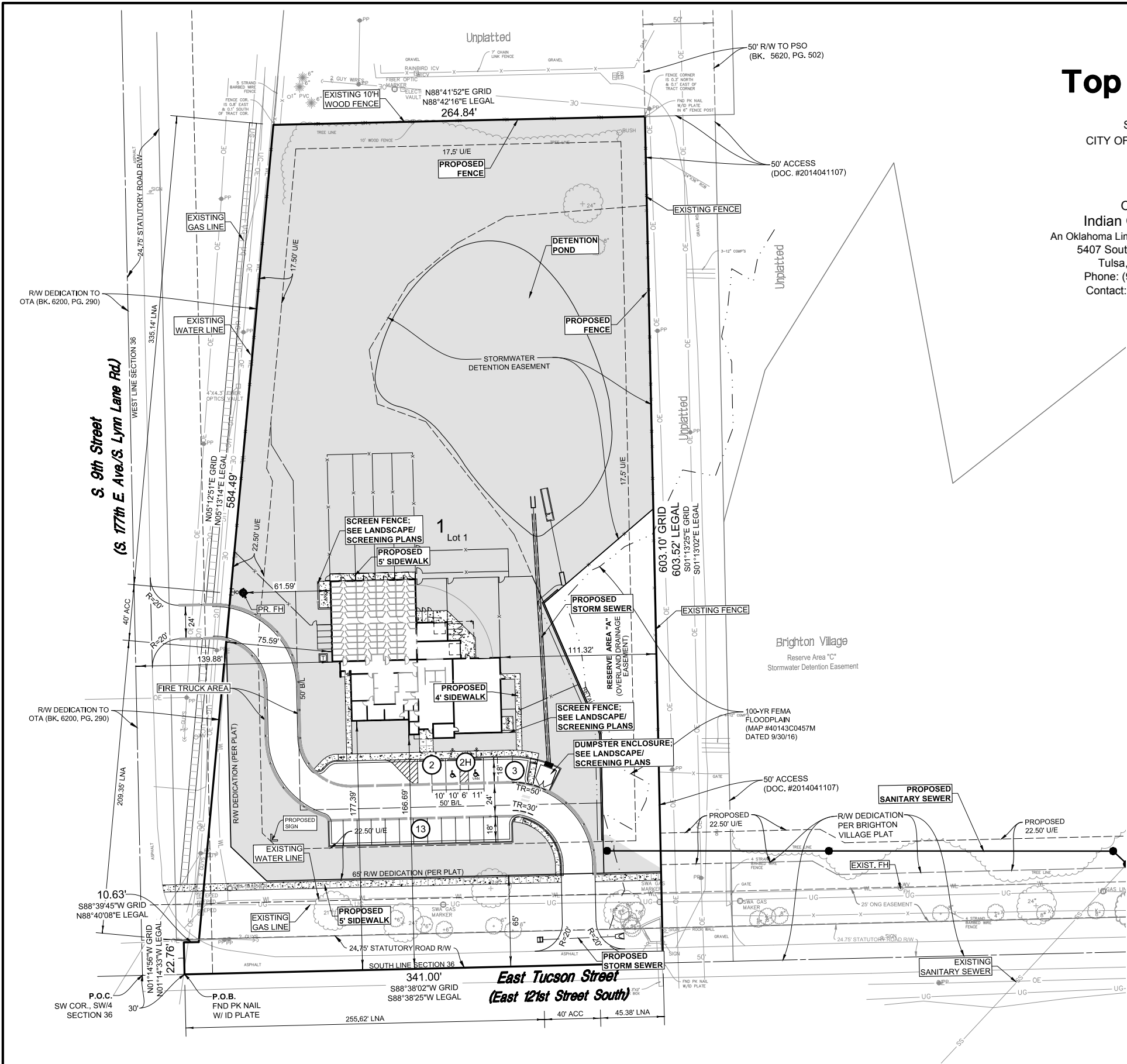
DEVELOPMENT NO. : ST17-1322 DETENTION DETERMINATION NO: DD-121517-43

Legend

- LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK/PAVEMENT
- PARKING STALL COUNTS
- HANDICAP PARKING STALL COUNTS
- TURNING RADIUS FOR FIRE TRUCK
- FH = FIRE HYDRANT
- FIRE TRUCK AREA (NOT STRIPED)

Impervious Note:

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-121517-43. PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 51,353 SQUARE FEET. STORMWATER DETENTION IS PROVIDED ON SITE.



C:\Users\jason\appdata\local\temp\Asp\jason_328079707\ST17-1322.dwg SHEET 1 of 1 11/29/2017 9:52:20am SISEMORE WEISZ & ASSOCIATES, INC. 2018

DATE	REVISIONS

**CITY OF
BROKEN ARROW**
Where opportunity lives

**BEFORE YOU DIG
CALL 811**

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS

Sisemore Weisz & Associates, Inc.
6111 EAST 32ND PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8968
EXP. DATE 6/30/19

DESIGN	DATE	DRAFTED	DATE
GTW	2-21-18	LAD	2-21-18
REVIEWED	DATE	APPROVED	DATE
GTW	2-21-18		
DRAWING NAME:	SHEET	1	WORK ORDER NO.
7970DTL-STPLN	OF	1	17970