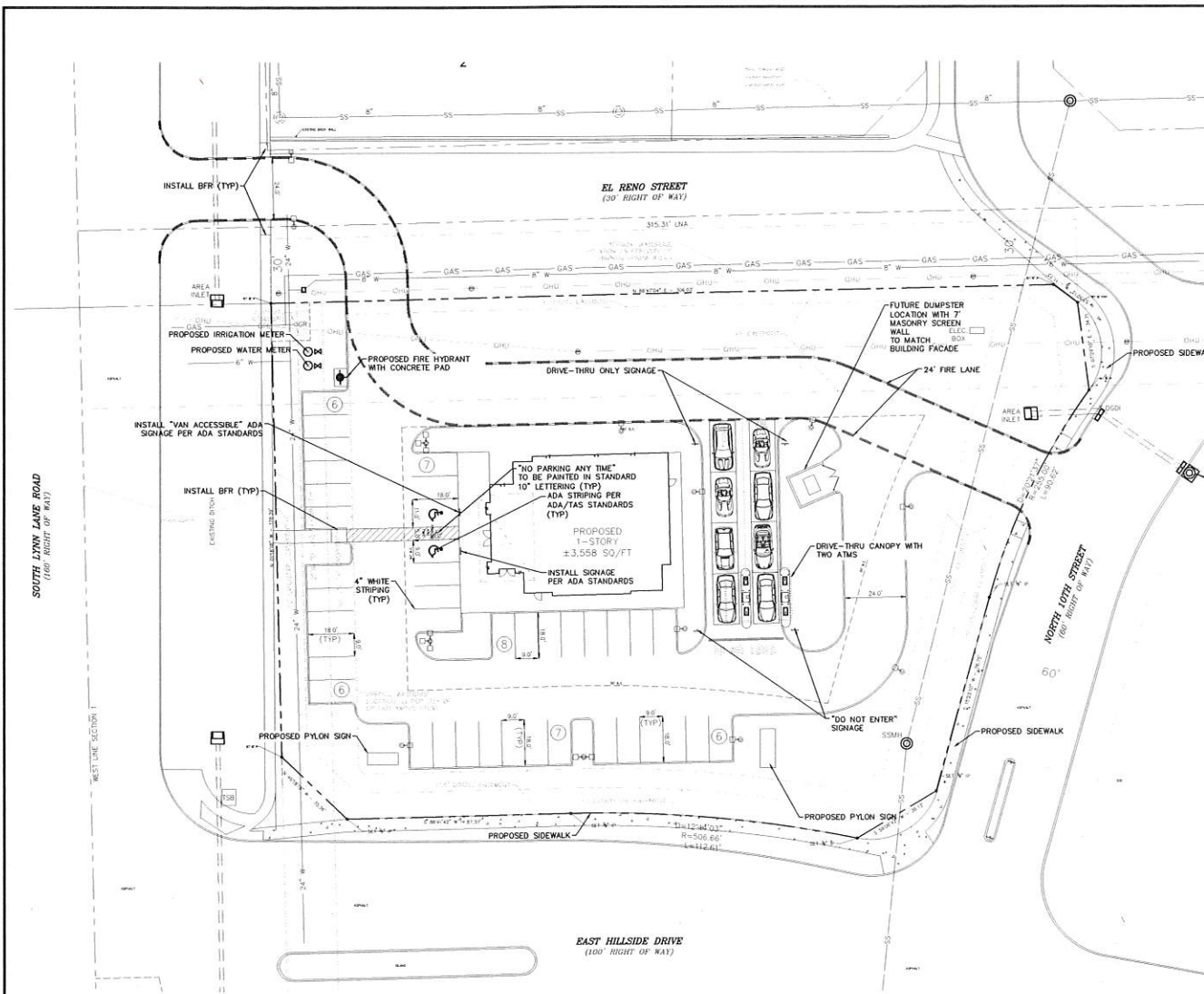




- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - (E) — PARKING COUNT
 - PROPOSED FIRELANE
 - PROPOSED SIDEWALK
 - PROPOSED LIGHT POLE

- PUD NOTE:**
1. SUBMITTING PUD IN ORDER TO REQUEST EXCESS PARKING
 2. SUBMITTING PUD IN ORDER TO REQUEST A REVISION TO EXISTING NO ACCESS AGREEMENT ALONG EAST RENO STREET, TO INSTALL A NEW ACCESS DRIVE ALONG SOUTH LYNN LANE, AND TO PROVIDE MAINTENANCE ALONG REMAINING LANDSCAPE AREA.
 3. TREES ARE NOT LOCATED ON THE PROPERTY.
 4. THE PROPERTY IS NOT LOCATED ON A FLOOD PLAN.
 5. THIS SITE WILL NOT REQUIRE PHASING
 6. AFTER PUD AND PERMIT APPROVAL, THE CONSTRUCTION PERIOD IS TYPICALLY ONE YEAR (12 MONTHS) LONG

SITE DATA TABLE	
EXISTING ZONING: HIGH DENSITY COMMERCIAL DISTRICT (CH)	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACRES:	1.35 ACRES (58,800 SQ FT)
BUILDING FOOT PRINT (TOTAL):	3,558 SQUARE FEET
PARKING REQUIRED (1 PER 300 SQ. FT. OF PROPOSED BUILDING):	12 SPACES
SITE COVERAGE:	3,558/44,738 : 6.1%
OPEN SPACE:	0.6 ACRES (26,156 SQ FT)
PARKING PROVIDED:	40 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES

ZONING TABLE		
	REQUIRED:	PROVIDED:
MINIMUM LOT FRONTAGE (EAST):	100'	254'
MINIMUM LOT FRONTAGE (SOUTH):	100'	254'
MINIMUM LOT FRONTAGE (WEST):	100'	178'
EAST FRONTAGE SETBACK:	50'	125'
SOUTH FRONTAGE SETBACK:	50'	84'
WEST FRONTAGE SETBACK:	50'	80'
NORTH FRONTAGE SETBACK:	50'	62'

**!!! CAUTION !!!
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

OUTLINE DEVELOPMENT PLAN (PUD-282)

1651 NORTH 9TH STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA



PLOT DATE
07/19/18
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CDC18079
SHEET NUMBER

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW CRAGG, P.E.
NO. 26409 ON 07/19/18