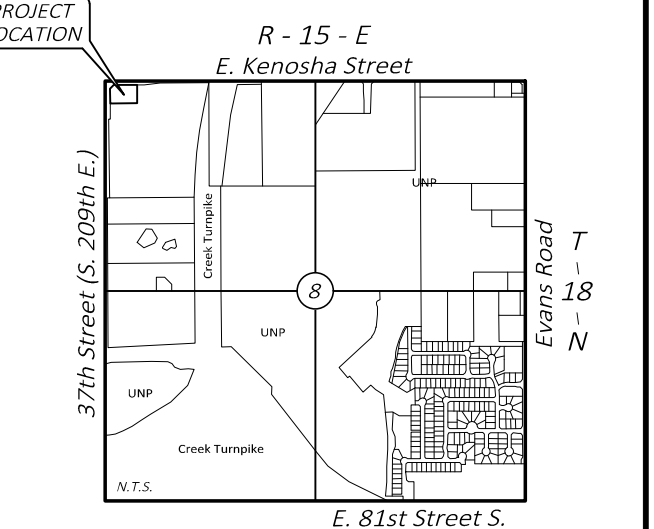


LEGEND	
	Easement Line
	Proposed Building
	Proposed Concrete Pavement With 6" Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)
	Proposed Concrete Sidewalk
	Proposed Public Accessible Ramp With Detectable Warning Device
	Light Pole, Re: Lighting Plan
	Proposed Drainage Pipe
	Proposed 6\"/>
	Proposed 8\"/>
	Proposed 6\"/>
	Proposed 10\"/>
	Proposed 6\"/>
	Proposed 2\"/>
	Proposed 1-1/2\"/>
	Proposed Underground Electric Service
	Proposed Telephone Service Line
	Proposed Fire Hydrant Assembly
	Proposed Sewer Manhole (Public)
	Proposed 1.5\"/>
	1\"/>
	Proposed Gas Meter
	Temporary Construction Easement
	Utility Easement
	Access Easement
	Limits of No Access
	Limits of Access
	Fire Lane Striping
	Heavy Duty Concrete Pavement (Within City Right-Of-Way) Re: Sheet 7
	Underground Storage Tanks Re: Casey's Civil Details, C-601, (2)
	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line
	Existing Gravel
	Existing Concrete
	Existing Asphalt
	Existing Floodplain - Zone AE
	Existing Water Line
	Existing Sanitary Sewer Line
	Existing Gas Line
	Existing Fiber Optic Line
	Existing Overhead Power Line
	Existing Underground Electric
	Existing Drainage Pipes
	Existing Fence Line
	Existing Ditch Line
	Existing Contours
	Existing Railroad Spike
	Existing Rebar
	Existing Nail
	Existing Chiseled \"X\" In Concrete
	Set Mag Nail P5# 1700 Washer
	Set 1/2\"/>
	Existing Water Meter
	Existing Fire Hydrant
	Existing Water Valve
	Existing Sewer Manhole
	Existing Gas Valve
	Existing Utility Pole
	Existing Power Pole
	Existing Light Pole
	Existing Sign



NOTE:	
* PUD Requesting 40' Front Building Set Back For Fueling Bay Canopy	
** PUD Requesting 20' Rear Building Set Back Line	
Proposed Zoning - Commercial General District (CG) With PUD	
Building Setbacks	
Front	Rear
Side Abutting Property In Same District	Side Abutting Property In Non-Res District
Side or Rear Abutting Property In Residential or A-1 District	
1-Story	50' **
Greater than 1-Story	75' **
Less than 75 Feet	75 Feet +
Min. Dist. = to Bldg. Height	
NOTE:	
1. A Required building setback from an abutting street shall be measured from the planned right-of-way as designated by the Transportation Plan as set forth in the Comprehensive Plan	
Lot Area = None	
Min Lot Frontage = 200'	
Building Coverage (%) = None	
Max Height = None	

Revision	By	Date

**MORRISON**

**SHIPLEY**

C.O.A. #3055 Exp. Date: 06.30.2021  
2467 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2289 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By:	KDM
Approved By:	JRW
Date:	07.10.19
Project No:	CAS-119
Vertical Scale:	-
Horizontal Scale:	1" = 50'
Plotting Scale:	1
Drawing Name:	Conceptual

**CASEY'S**

CASEY'S CONSTRUCTION DIVISION  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Broken Arrow, Wagoner County, Oklahoma

EXHIBIT "C"

CONCEPTUAL SITE AND UTILITY PLAN

Issued for Review - 07.10.19

Sheet No:	1
of	1