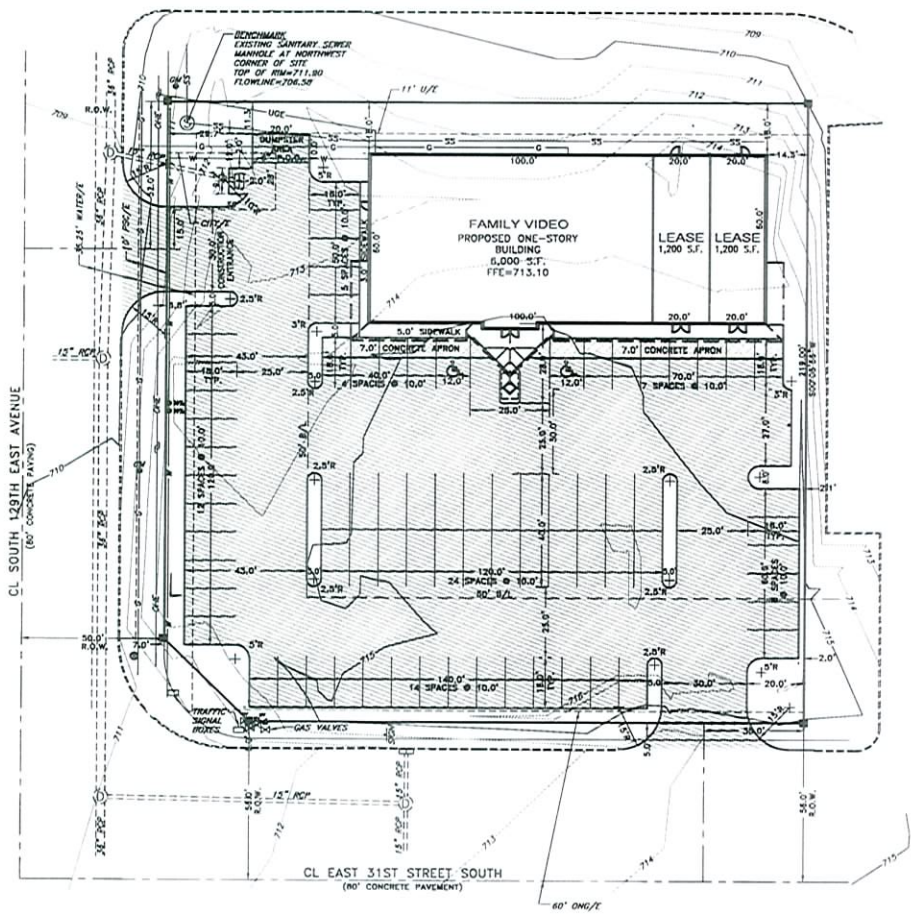

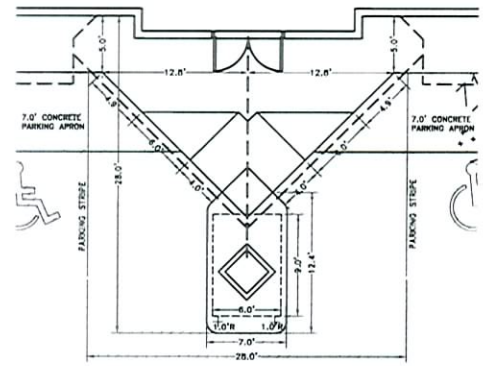

RAMP DETAIL
1"=5'

SCALE: 1"=20'

CURRENT ZONING
GENERAL COMMERCIAL

LOT AREA
48,874 S.F. (1.1220 AC)

CURRENT USE
EXISTING BANK

REQUIRED PARKING SPACES

PROPOSED PARKING
2 HANDICAP SPACES
72 STANDARD SPACES
74 TOTAL SPACES

OWNER/DEVELOPER
FAMILY VIDEO MOVIE
1022 E. ADAMS
SPRINGFIELD, IL 62703
(847) 904-9000

EXISTING IMPERVIOUS AREA
39,353 S.F. (80.6%)

PROPOSED IMPERVIOUS AREA
39,821 S.F. (81.5%)

DIFFERENCE IMPERVIOUS AREA
468 S.F.

DETERMINATION HAS BEEN MADE THAT THE DEVELOPER SHALL BE ALLOWED TO PAY A FEE IN LIEU OF DETENTION FOR THE ADDITIONAL IMPERVIOUS AREA

LEGAL DESCRIPTION

LOT ONE (1), BLOCK ONE (1), 500NER ACRES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4561, LESS AND EXCEPT A PART OF LOT 1, LOCK 1, 500NER ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°58'47" W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 184.98 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°04'43", A DISTANCE OF 47.17 FEET; THENCE N 00°05'56" E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 5.00 FEET; THENCE S 45°53'46" E A DISTANCE OF 41.74 FEET; THENCE S 89° 58'47" E AND PARALLEL WITH AND 6.00 FEET FROM THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 194.97 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S 00°05'56" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

BENCHMARK:

EXISTING SANITARY SEWER MANHOLE AT THE NORTHWEST CORNER OF THE SITE. TOP OF RIM=711.90, FLOWLINE ELEVATION=706.58

CITY OF TULSA

R 14 E
EAST 21ST STREET SOUTH
PROJECT LOCATION
EAST 31ST STREET SOUTH
LOCATION MAP

LEGEND
SANITARY SEWER LINE
WATER LINE
OVERHEAD ELECTRIC
EXISTING GAS SERVICE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
POWER POLE
GUY ANCHOR
LIGHT POLE
FIRE HYDRANT
WATER VALVE
WATER METER
GAS VALVE
GAS METER
ELECTRIC METER
TELEPHONE PEDESTAL
MONITOR WELL
SIGN
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
FENCE
SET IRON PIN
FOUND IRON PIN
BENCHMARK

SITE PLAN
TO SERVE
FAMILY VIDEO
A PART OF THE SW/4, SEC. 16, T19N, R14E, I.M.
CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

MORRIS
CONSULTING ENGINEERS
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REGISTERED PROFESSIONAL ENGINEER
ROSS C. MORRIS
16837
OKLAHOMA
C.A. 3568 EXP. 6.30.08

SITE PLAN
TO SERVE
FAMILY VIDEO
TULSA
1"=20'
4840.03

SHEET NO. 4 OF 9