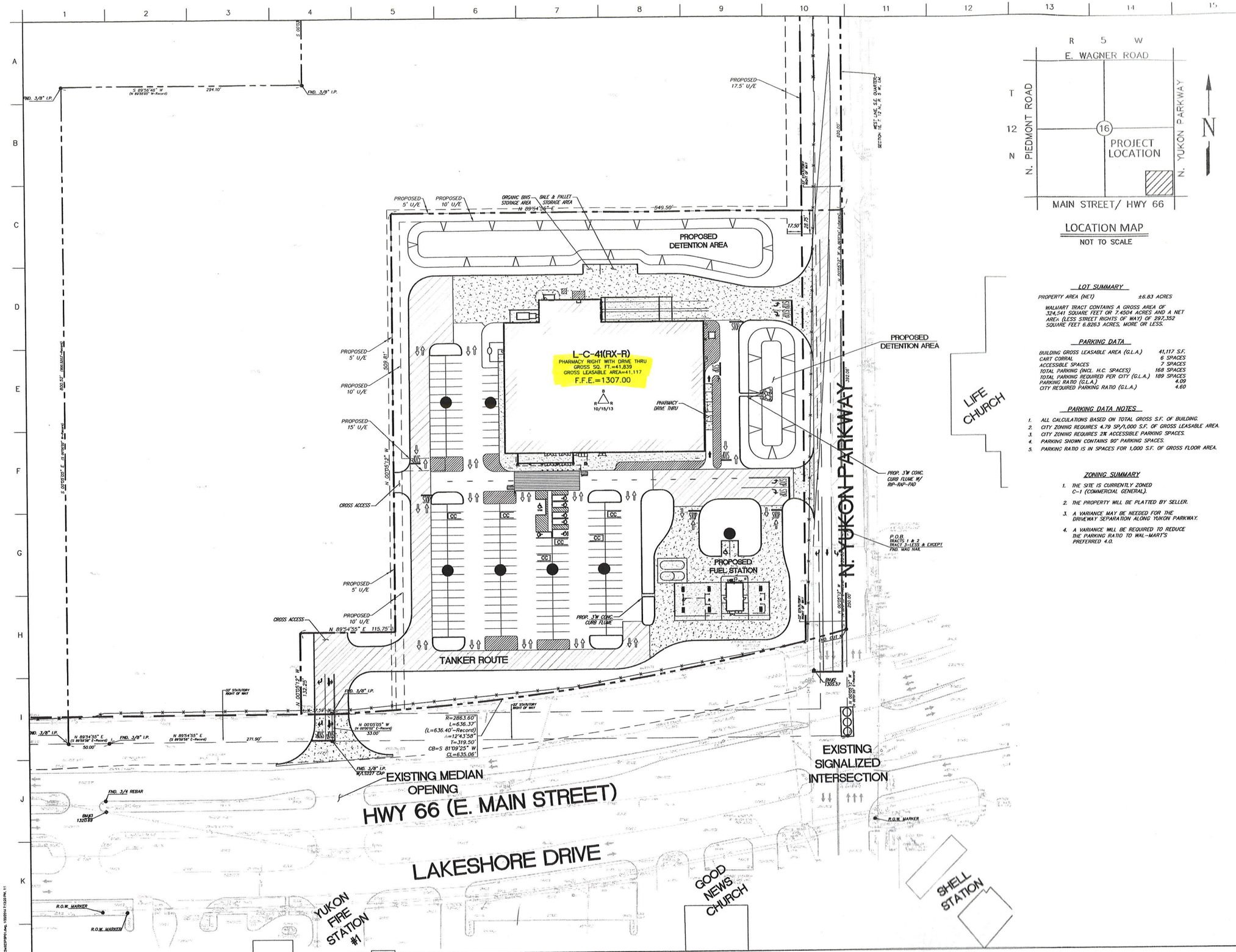

R 5 W

E. WAGNER ROAD

T 12 N

N. PIEDMONT ROAD

N. YUKON PARKWAY

16

PROJECT LOCATION

MAIN STREET/ HWY 66

N

LOCATION MAP

NOT TO SCALE

LOT SUMMARY

PROPERTY AREA (NET)	±6.83 ACRES

WALMART TRACT CONTAINS A GROSS AREA OF 324,741 SQUARE FEET OF 7.4504 ACRES AND A NET AREA (LESS STREET RIGHTS OF WAY) OF 297,352 SQUARE FEET 6.8263 ACRES, MORE OR LESS.

PARKING DATA

BUILDING GROSS LEASABLE AREA (G.L.A.)	41,117 S.F.
CART CORRAL	6 SPACES
ACCESSIBLE SPACES	7 SPACES
TOTAL PARKING (INCL. H.C. SPACES)	168 SPACES
TOTAL PARKING REQUIRED PER CITY (G.L.A.)	189 SPACES
PARKING RATIO (G.L.A.)	4.09
CITY REQUIRED PARKING RATIO (G.L.A.)	4.60

PARKING DATA NOTES

1. ALL CALCULATIONS BASED ON TOTAL GROSS S.F. OF BUILDING.
2. CITY ZONING REQUIRES 4.79 SP/1,000 S.F. OF GROSS LEASABLE AREA.
3. CITY ZONING REQUIRES 2% ACCESSIBLE PARKING SPACES.
4. PARKING SHOWN CONTAINS 90° PARKING SPACES.
5. PARKING RATIO IS IN SPACES FOR 1,000 S.F. OF GROSS FLOOR AREA.

ZONING SUMMARY

1. THE SITE IS CURRENTLY ZONED C-1 (COMMERCIAL GENERAL).
2. THE PROPERTY WILL BE PLATTED BY SELLER.
3. A VARIANCE MAY BE NEEDED FOR THE DRIVEWAY SEPARATION ALONG YUKON PARKWAY.
4. A VARIANCE WILL BE REQUIRED TO REDUCE THE PARKING RATIO TO WAL-MART'S PREFERRED 4.0.

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N

Walmart

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

WALMART

NEIGHBORHOOD MARKET
STORE #85847

HWY 66 & MUSTANG ROAD
YUKON, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
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OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4161 EXP. 06/30/15

No.	Revision	By	Date

PROJECT NO.: 4923.00
DATE: 01/10/14
SCALE: 1"=40'
DRAWN BY: MDS
ENGINEER: TERRANCE L. HAYNES
P.E. NUMBER: 18920

PRELIMINARY SITE PLAN

SHEET NO. 1