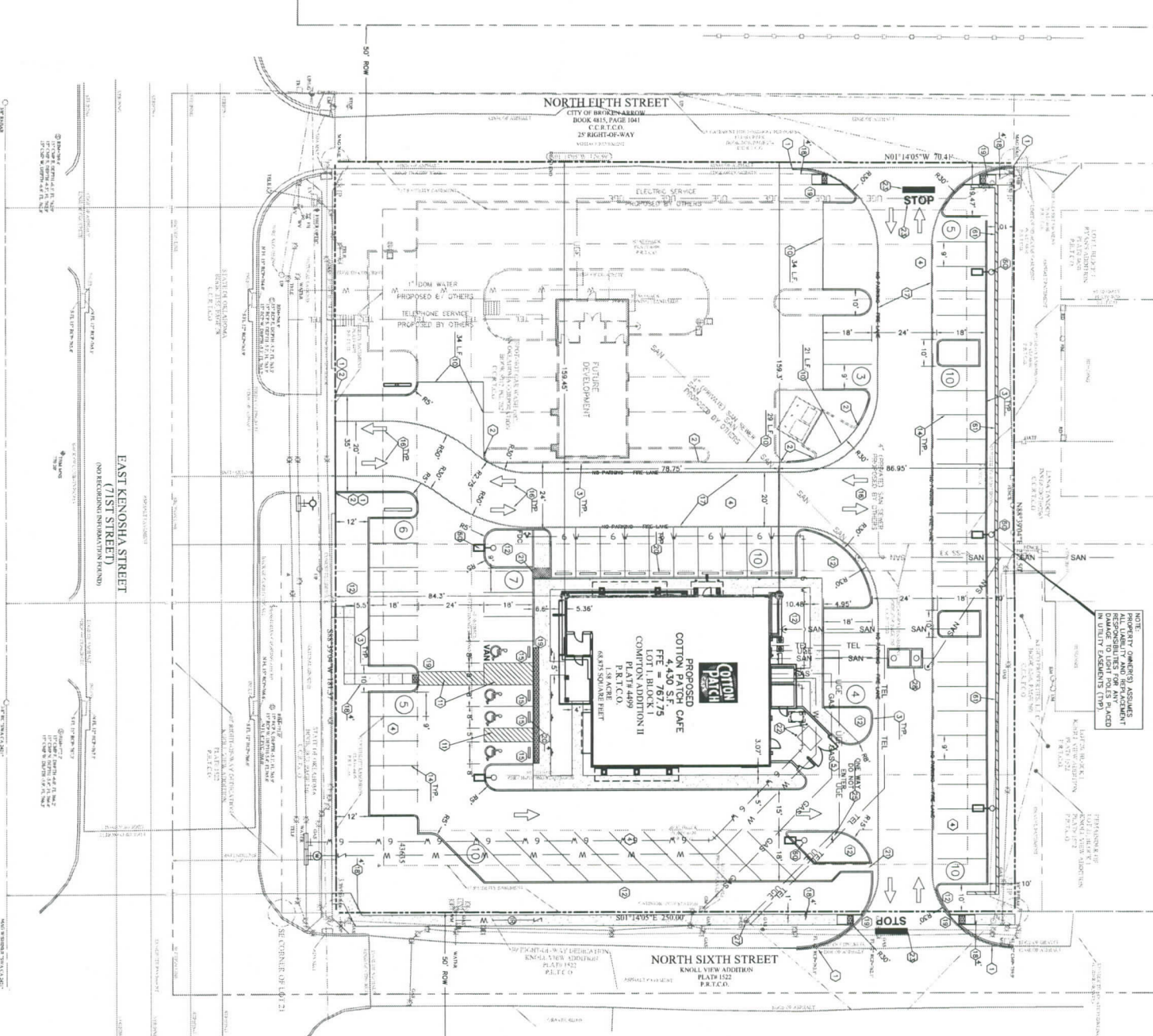


IMPERVIOUS VS. PERVIOUS TABLE	
PRE-CONDITIONS - EXISTING SITE (GARWASH)	45,700 SF.
IMPERVIOUS AREA (EXISTING GARWASH)	66,48%
IMPERVIOUS (EXISTING GARWASH)	21,085 SF / 23.52%
OPEN SPACE (PRE DEVELOPED)	
POST-CONDITIONS - PROP. COTTON PATCH & TAKE 5	53,486 SF.
IMPERVIOUS AREA (DEVELOPED)	77.66%
IMPERVIOUS (DEVELOPED)	15,389 SF / 28.54%
NET-CONDITIONS - DIFFERENCE BETWEEN PRE & POST	+1,686 SF.
IMPERVIOUS AREA	-5,296 SF.
OPEN SPACE	

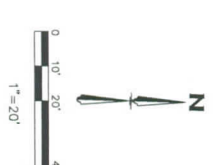
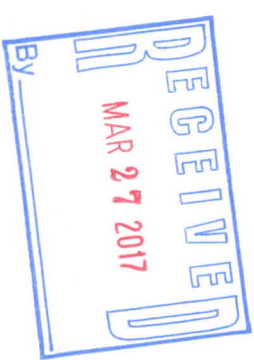
PARKING SUMMARY	
RESTAURANT (1/100 SF.)	45 SPACES
PARKING PROVIDED	70
H/C PARKING REQUIRED	4 SPACES
H/C PARKING PROVIDED	4 SPACES

BUILDING SUMMARY	
NO. OF STORES	1
BUILDING AREA	4,430 SF.
BUILDING COVERAGE	6.1%

- SITE GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
 - USE 3" RADII, UNLESS SHOWN OTHERWISE.
 - THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: PH LAND SURVEYING, INC.
 - THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (IE. PROJECTS IN TEAS) SHALL BE APPROVED BY A T&S SPECIALIST).
 - ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - BEFORE STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGUN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADDING PROPERTY PROTECTED FROM PROPERTY. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
 - ACCESS TO UTILITIES, FIRE DEPARTMENTS, ETC. SHALL REMAIN UNOBTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 - ALL SEPARATE PREPARATION, PLANNING, AND UTILITY RECORDING MUST BE IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE STATE OF OKLAHOMA. A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
 - CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
 - FOR WORK IN OR ADJACENT TO HIGHWAY RIGHT OF WAY, CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE LOCAL AND STATE DEPARTMENTS OF TRANSPORTATION. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL, OKLAHOMA STATE, AND FEDERAL AGENCIES. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL, OKLAHOMA STATE, AND FEDERAL AGENCIES.



SITE PLAN
1"=20'



SITE LEGEND (PROPOSED):

- PROPERTY LINE
- PROPOSED PARKING STALLS
- BUILDING CORNER
- NEW FIRE LINE - PER LOCAL CODES
- ELECTRIC TRANSFORMER PAD - PER LOCAL CODES
- SIGNAGE
- PAINTED SOLID TRAFFIC FLOW ARROWS
- NEW CURB AND GUTTER
- STOP BAR
- STOP
- SIDEWALK
- RETAINING WALL

SITE NOTES AND DETAILS:

- NEW CURB TO MATCH EXISTING CURB
- TRANSITION CURB FROM 6" TO 0" HORIZONTALLY
- NEW CONCRETE CURB AND GUTTER
- NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS
- NEW HEAVY DUTY CONCRETE PAVING - SEE PAVING PLAN
- THICKENED EDGE OF PAVEMENT
- * NEW PAINTED STRIPING @ 2' O.C. AND 45°
- * NEW PAINTED YELLOW TRAFFIC STRIPING (SEE LENGTH THIS SHEET)
- * NEW PAINTED WHITE TRAFFIC STRIPING (SEE LENGTH THIS SHEET)
- ACCESSIBLE PARKING SPACE (TPS)
- TRAFFIC FLOW ARROWS (TF)
- SIDEWALK (SEE WITH THIS SHEET)
- BARBER FEE STALL - SEE DETAIL SHEETS
- WHEEL-STOPS
- * NEW CURB OPENING
- CONCRETE ISOLAND
- PAINTED STOP BAR
- TRAFFIC CONTROL SIGNAGE - SEE NOTE THIS SHEET
- PROP. POLE MOUNTED TRANSFORMER - SEE UTILITY PLAN C-4.0
- PROP. DRIVE INTERSECTION PER LOCAL CODES
- PROP. LIGHT POLE
- PROP. RETAINING WALL

CITY OF BROKEN ARROW
Development Services Dept.

Planning	<i>[Signature]</i>	Date	3/22/17
Stormwater	<i>[Signature]</i>	Date	4-5-17
Fire Marshal	<i>[Signature]</i>	Date	3-28-2017
Dev. Svcs.	<i>[Signature]</i>	Date	4/5/17

Release to Permitting

DD-022417-04
Case # ST-103