

OWNER: 322 COMMERCIAL, L.L.C.
CONTACT: WILLIAM A. LEET
918 W. ELMIRA ST
BROKEN ARROW, OKLAHOMA 74008
PHONE: 918-408-2311

ENGINEER: JR DONELSON, INC.
12820 SO. MEMORIAL DR., #100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@TULSACOXMAIL.COM

ALLEY CLOSED BY
ORDINANCE NO. 2932
DEC. 26, 2007

EXISTING CONTOUR LINES

NOTE: THE ENTRANCE WITHIN THE CITY RIGHT-OF-WAY OFF CEDAR, SHALL BE BUILT TO CITY STANDARDS

NOTE: THE ENTRANCE WITHIN THE CITY RIGHT-OF-WAY OF SOUTH BIRCH SHALL BE BUILT TO CITY STANDARDS.

DATA

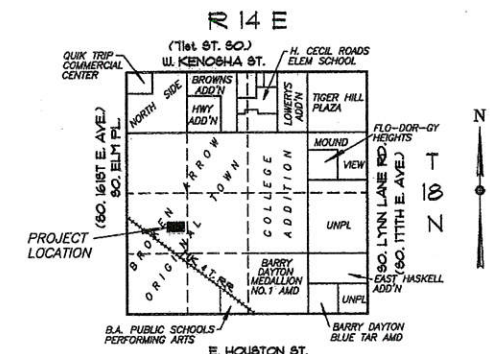
PARKING: 45 SPACES
PARKING SPACES: 32 SPACES REQ'D
BUILDING SQUARE FOOTAGE: BUILDING SF - 2201 per Unit

LOT AREA: 42,000 SF OR 0.964 AC
INCREASED HARD SURFACE: 32,206 SF OR 77%
TOTAL HARD SURFACE: 35,572 SF OR 85%

ZONING: DM
OCCUPANCY GROUP: R-2, TWO AND THREE STORY RESIDENTIAL
CONSTRUCTION TYPE: III B

NOTE:

- Stormwater detention accommodations for this site are provided by Fee-In Lieu Of Detention Determination # DD-42916-07. Proposed increased impervious area for this site is 32,206 square feet. The fee shall be paid to the City of Broken Arrow prior to, or at the time of, building permit issuance.
- Each Residence will have a Trash Can.
- All taps to Public Water Main will be done by the City of Broken Arrow at the contractor's expense.
- No Light Poles are to be placed on the site. Flush Mount Light Racks on the Building.
- Sign Plan to be submitted when sign permit is applied for.
- All non-paved areas will be solid slab sod.
- Proposed increased Impervious Area = 32,206 sf



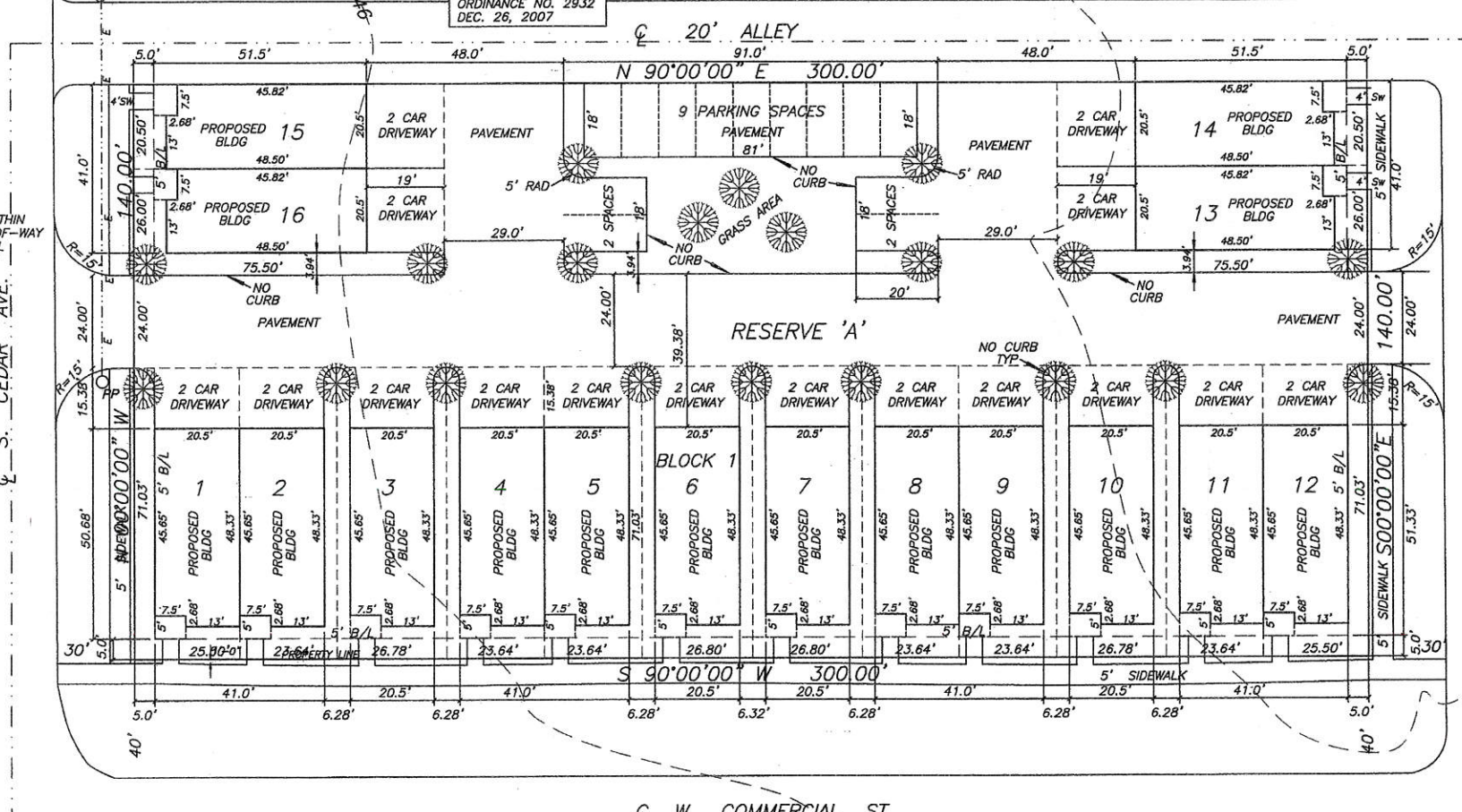
SECTION II
LOCATION MAP

SCALE: 1"=2000'
LOT DATA
AREA: 42,000 SF OR 0.964 ACRES
DATE: 5/23/16
FILE: LEET, LEETSITE2.DWG

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
RAD	RADIUS
BLDG	BUILDING
DOC	DOCUMENT
SF	SQUARE FEET
ROW	RIGHT OF WAY
tc	TOP OF CURB
tp	TOP OF PAVEMENT
TYP	TYPICAL
7707	ADDRESS
℄	CENTERLINE

MIN. 2" AMUR MAPLE



TYPICAL PAVEMENT SECTIONS

SITE ADDRESS:
302-322 W. Commercial St.

LEGAL DESCRIPTION OF PROPERTY:
LOTS 13 THRU 24, BLOCK 40, BROKEN ARROW
ORIGINAL TOWN, TULSA COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.

- All work shall be in strict conformance with Oklahoma Department of Transportation (ODOT) specifications.
- Pavement subgrade shall be stripped and proof-rolled. Any unstable areas shall be removed and replaced with engineered fill or stabilized in-place. Pavement subgrade shall then be scarified and compacted as required.
- All fill shall be placed in lifts not to exceed 9" and compacted as required.
- Prior to placement of pavement, subgrade shall be proof rolled.

CITY OF BROKEN ARROW
Development Services Department
 No Exceptions Taken Make Corrections Noted
 Rejected Revise and Resubmit
Walter Spots
PROJECT ENGINEER
Date: 11-14-16

CITY OF BROKEN ARROW

NOV 07 2016

RECEIVED



Charles K. Howard 11/4/16
REGISTERED PROFESSIONAL ENGINEER SEAL

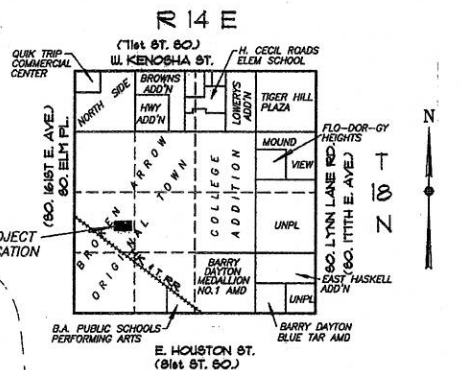
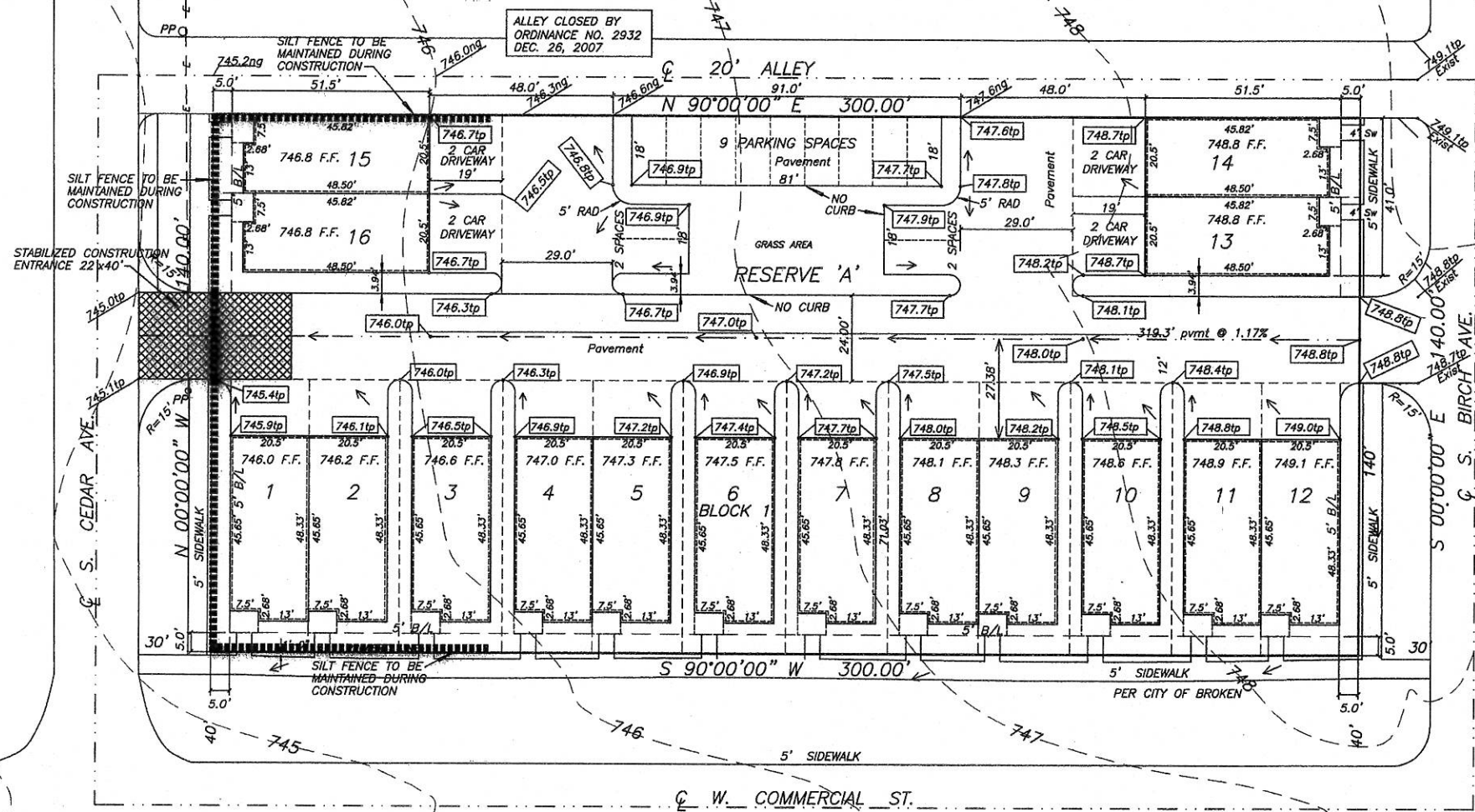


10-2-16	SITE PLAN	JID	Designed _____ Checked _____ Drawn JID Approved _____	JR DONELSON, INC. PLANNING and DESIGN C.A. NO. 5611 Exp. Date: 6/30/17 12820 South Memorial Drive Office 100 Bixby, Oklahoma 74008 (918) 394-3030 Fax (918) 394-3030 Email: jrdon@tulsacoxmail.com	RE-SUB OF LOTS 13-24, BLOCK 40 BROKEN ARROW - ORIGINAL TOWN THE OAKS OFF MAIN CITY OF BROKEN ARROW	322 COMMERCIAL, L.L.C. SITE PLAN THE OAKS OFF MAIN	JOB NO: LEETSITE2.DWG
Date	Notes	By					SCALE: 1" = 20'
							SHEET: C1 OF C4

OWNER: 322 COMMERCIAL, L.L.C.
CONTACT: WILLIAM A. LEET
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BROKEN ARROW, OKLAHOMA 74012
PHONE: 918-408-2311

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12820 SO. MEMORIAL DR., #100
BIXBY, OKLAHOMA 74008
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ALLEY CLOSED BY
ORDINANCE NO. 2932
DEC. 26, 2007

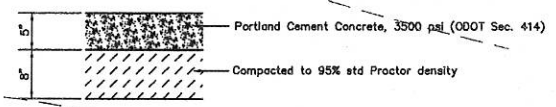


SECTION II
LOCATION MAP
SCALE: 1"=2000'

LOT DATA
AREA: 42,000 SF @ 0.964 ACRES
DATE: 5/03/16
FILE: LEET, LEETSITE2.DWG

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
RAD	RADIUS
BLDG	BUILDING
DOC	DOCUMENT
SF	SQUARE FEET
ROW	RIGHT OF WAY
tc	TOP OF CURB
tp	TOP OF PAVEMENT
TP	TYPICAL
7707	ADDRESS
CL	CENTERLINE



TYPICAL PAVEMENT SECTIONS
PARKING LOT AND ALLEY



SITE ADDRESS:
302-322 W. Commercial St.

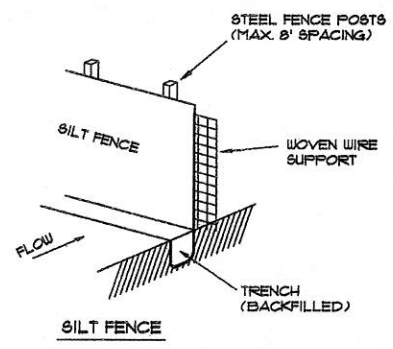
LEGAL DESCRIPTION OF PROPERTY:
LOTS 13 THRU 24, BLOCK 40, BROKEN ARROW ORIGINAL TOWN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPOSED INCREASED IMPERVIOUS AREA = 32,206 SF

NOTE:
1. Stormwater detention accommodations for this site are provided by Fee-In Lieu Of Detention Determination # DD-42916-07. Proposed increased impervious area for this site is 32,206 square feet. The fee shall be paid to the City of Broken Arrow prior to, or at the time of, building permit issuance.

GENERAL SILT FENCE NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 FEET WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 1 ABOVE.
9. SILT SCREEN TO BE: WOVEN WIRE FENCE (14 1/2 GAGE MIN, MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER.
10. HEIGHT OF FILTER 16" MIN.
11. FILTER CLOTH, FILTER X, MIRAFI 100X, STABILINKA T140N OR EQUAL.



SILT FENCE



Charles R. Howard 11/4/16
REGISTERED PROFESSIONAL ENGINEER SEAL

10-2-16	GRADING/EROSION CONTROL	JID
Date	Notes	By

Designed _____
Checked _____
Drawn JID
Approved _____

JR DONELSON, INC.
PLANNING and DESIGN

C.A. NO. 5611
Exp. Date: 6/30/17

12820 South Memorial Drive
Office 100
Bixby, Oklahoma 74008

(918) 394-3030
Fax (918) 394-3030
Email: jrdon@tulsacomm.com

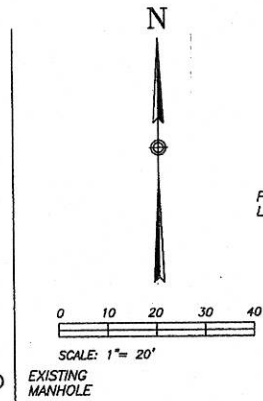
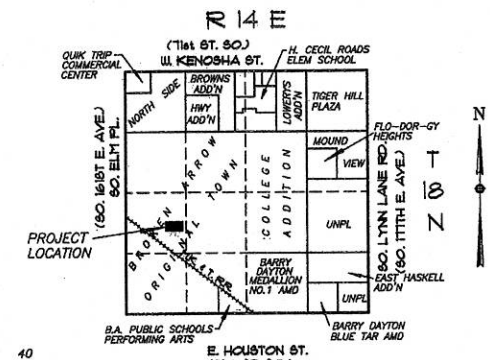
RE-SUB OF LOTS 13-24, BLOCK 40
BROKEN ARROW - ORIGINAL TOWN
THE OAKS OFF MAIN
CITY OF BROKEN ARROW

322 COMMERCIAL, L.L.C.
GRADING AND EROSION CONTROL PLAN
THE OAKS OFF MAIN

JOB NO:	LEETSITE2.DWG
SCALE:	1" = 20'
SHEET:	C2 OF C4

OWNER: 322 COMMERCIAL, L.L.C.
CONTACT: WILLIAM A. LEET
919 W. ELMIRA ST
BROKEN ARROW, OKLAHOMA 74012
PHONE: 918-408-2311

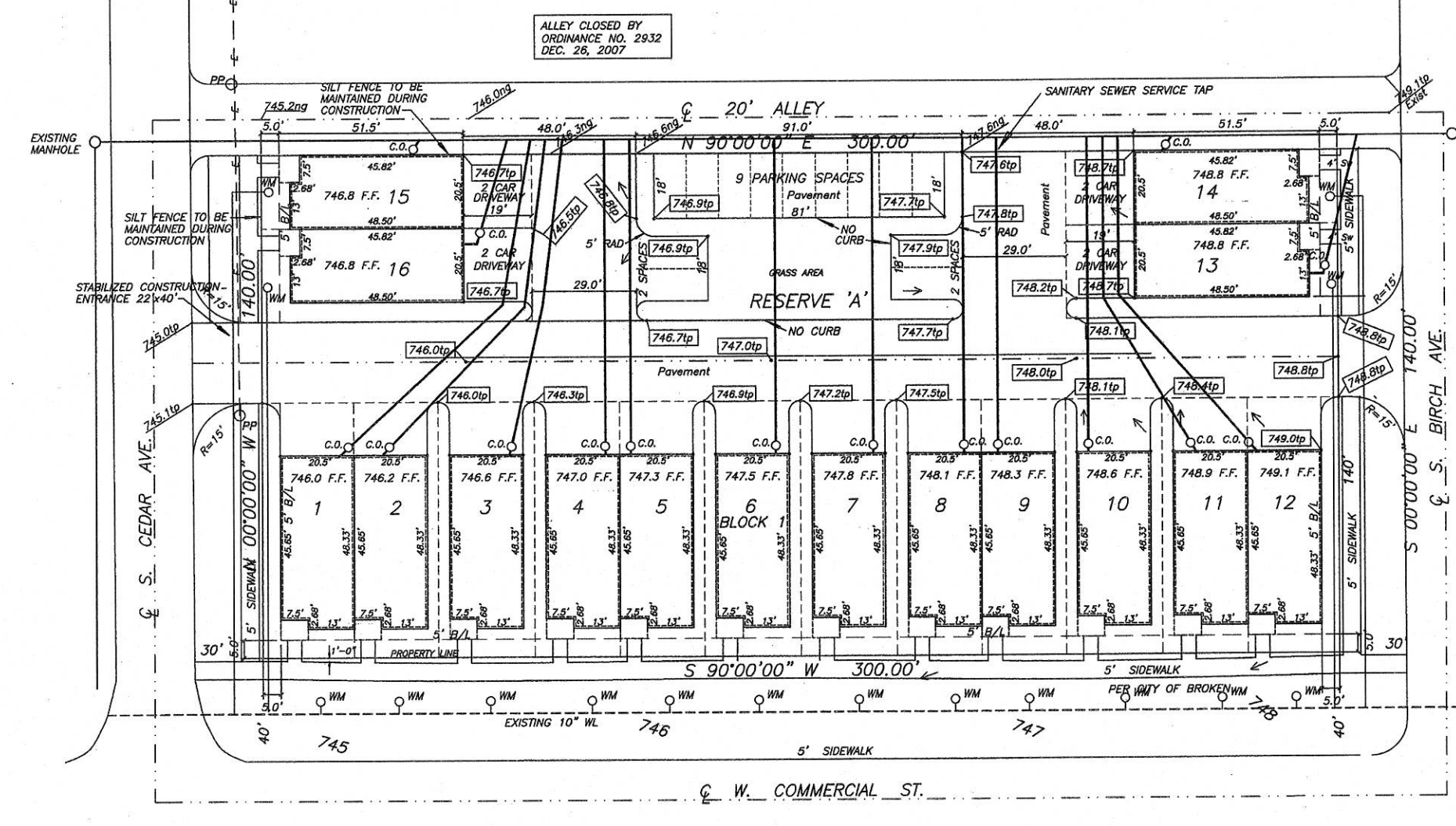
ENGINEER: JR DONELSON, INC.
12820 SO. MEMORIAL DR., #100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@TULSACOMMAIL.COM



SECTION II
LOCATION MAP
SCALE: 1"=2000'
LOT DATA
AREA: 42,000 SF @ 0.964 ACRES
DATE: 5/23/16
FILE: LEET1, LEET2, LEET3, LEET4, LEET5, LEET6, LEET7, LEET8, LEET9, LEET10, LEET11, LEET12, LEET13, LEET14, LEET15, LEET16, LEET17, LEET18, LEET19, LEET20, LEET21, LEET22, LEET23, LEET24

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
RAD	RADIUS
BLDG	BUILDING
DOC	DOCUMENT
SF	SQUARE FEET
ROW	RIGHT OF WAY
tc	TOP OF CURB
tp	TOP OF PAVEMENT
TYP	TYPICAL
7782	ADDRESS
⊕	CENTERLINE



ALLEY CLOSED BY ORDINANCE NO. 2932 DEC. 26, 2007

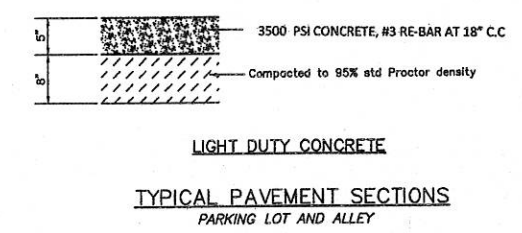


SITE ADDRESS:
302-322 W. Commercial St.

LEGAL DESCRIPTION OF PROPERTY:
LOTS 13 THRU 24, BLOCK 40, BROKEN ARROW ORIGINAL TOWN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND

WM	WATER METER
—	SANITARY SEWER SERVICE
⊕	SANITARY SEWER CLEANOUT



Charles K. Howard 11/4/16
REGISTERED PROFESSIONAL ENGINEER SEAL

10-2-16	GRADING/EROSION CONTROL	JID
Date	Notes	By

Designed _____
Checked _____
Drawn JID
Approved _____

JR DONELSON, INC.
PLANNING and DESIGN

C.A. NO. 5611
Exp. Date: 5/30/17

12820 South Memorial Drive
Office 100
Bixby, Oklahoma 74008

(918) 394-3030
Fax (918) 394-3030
Email: jrdon@tulsacomm.com

RE-SUB OF LOTS 13-24, BLOCK 40
BROKEN ARROW - ORIGINAL TOWN
THE OAKS OFF MAIN
CITY OF BROKEN ARROW

322 COMMERCIAL, L.L.C.
WATER AND SEWER CONNECTIONS
THE OAKS OFF MAIN

JOB NO:	LEETSITE2.DWG
SCALE:	1" = 20'
SHEET:	C3 OF C4

OWNER: 322 COMMERCIAL, L.L.C.
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ALLEY CLOSED BY
 ORDINANCE NO. 2932
 DEC. 26, 2007

STRAIGHT SAW CUT AND MATCH
 PAVEMENT GRADE

NOTE: CITY RIGHT-OF-WAY SHALL
 BE BUILT TO CITY STANDARDS.

NOTE: CITY RIGHT-OF-WAY SHALL
 BE BUILT TO CITY STANDARDS.
 6" CONCRETE, 3500 PSI
 COMPACT TO 95% STD DENSITY
 PROOF ROLL

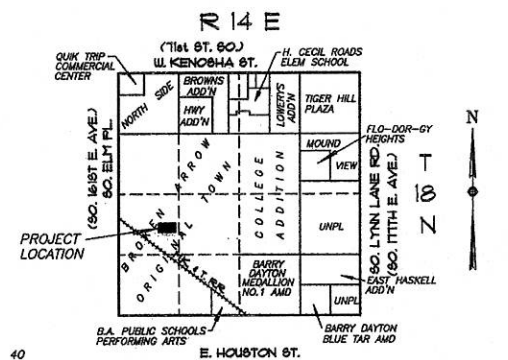
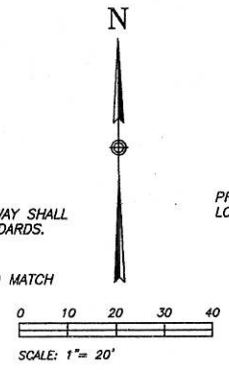
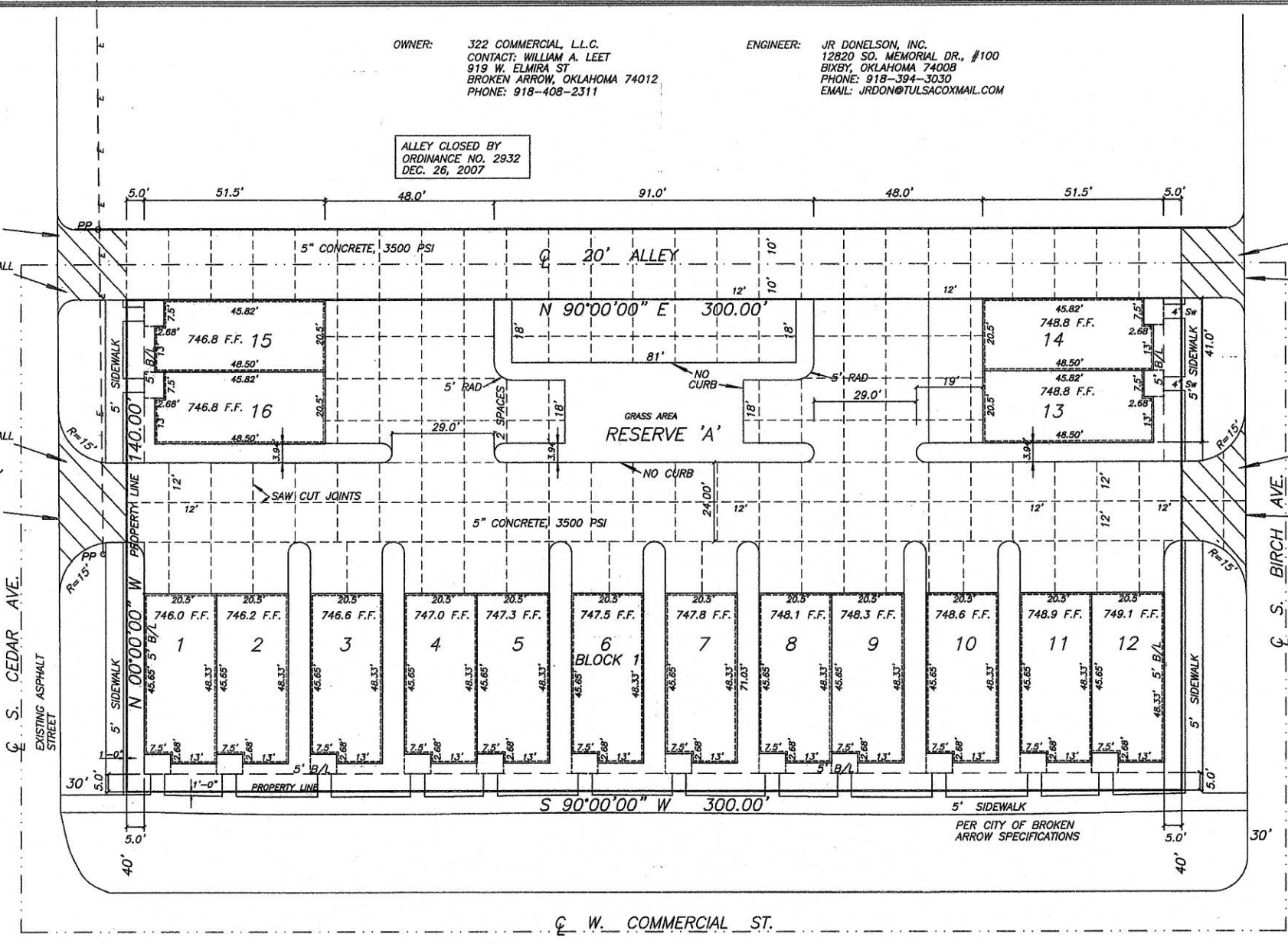
STRAIGHT SAW CUT AND MATCH
 PAVEMENT GRADE

NOTE: CITY RIGHT-OF-WAY SHALL
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STRAIGHT SAW CUT AND MATCH
 PAVEMENT GRADE

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STRAIGHT SAW CUT AND MATCH
 PAVEMENT GRADE



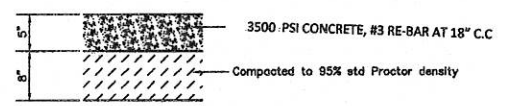
SECTION II
 LOCATION MAP

SCALE: 1"=2000'

LOT DATA
 AREA: 43,000 SF @ 0.964 ACRES
 DATE: 5/03/16
 FILE: LEET, LEETSITE2.DWG

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
RAD	RADIUS
BLDG	BUILDING
DOC	DOCUMENT
SF	SQUARE FEET
ROW	RIGHT OF WAY
tc	TOP OF CURB
tp	TOP OF PAVEMENT
TYP	TYPICAL
7707	ADDRESS
CL	CENTERLINE



LIGHT DUTY CONCRETE
 TYPICAL PAVEMENT SECTIONS
 PARKING LOT AND ALLEY

SITE ADDRESS:
 302-322 W. Commercial St.

LEGAL DESCRIPTION OF PROPERTY:
 LOTS 13 THRU 24, BLOCK 40, BROKEN ARROW
 ORIGINAL TOWN, TULSA COUNTY, OKLAHOMA,
 ACCORDING TO THE RECORDED PLAT THEREOF.

REGISTERED PROFESSIONAL ENGINEER SEAL
 CHARLES K. HOWARD 11/4/16



10-2-16	GRADING/EROSION CONTROL	JID
Date	Notes	By

Designed	_____
Checked	_____
Drawn	JID
Approved	_____

JR DONELSON, INC.
 PLANNING and DESIGN

C.A. NO. 5611
 Exp. Date: 6/30/17

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 Office 100
 Bixby, Oklahoma 74008

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RE-SUB OF LOTS 13-24, BLOCK 40
 BROKEN ARROW - ORIGINAL TOWN
 THE OAKS OFF MAIN
 CITY OF BROKEN ARROW

322 COMMERCIAL, L.L.C.
 PAVING PLAN
 THE OAKS OFF MAIN

JOB NO:	LEETSITE2.DWG
SCALE:	1" = 20'
SHEET:	C4 OF C4