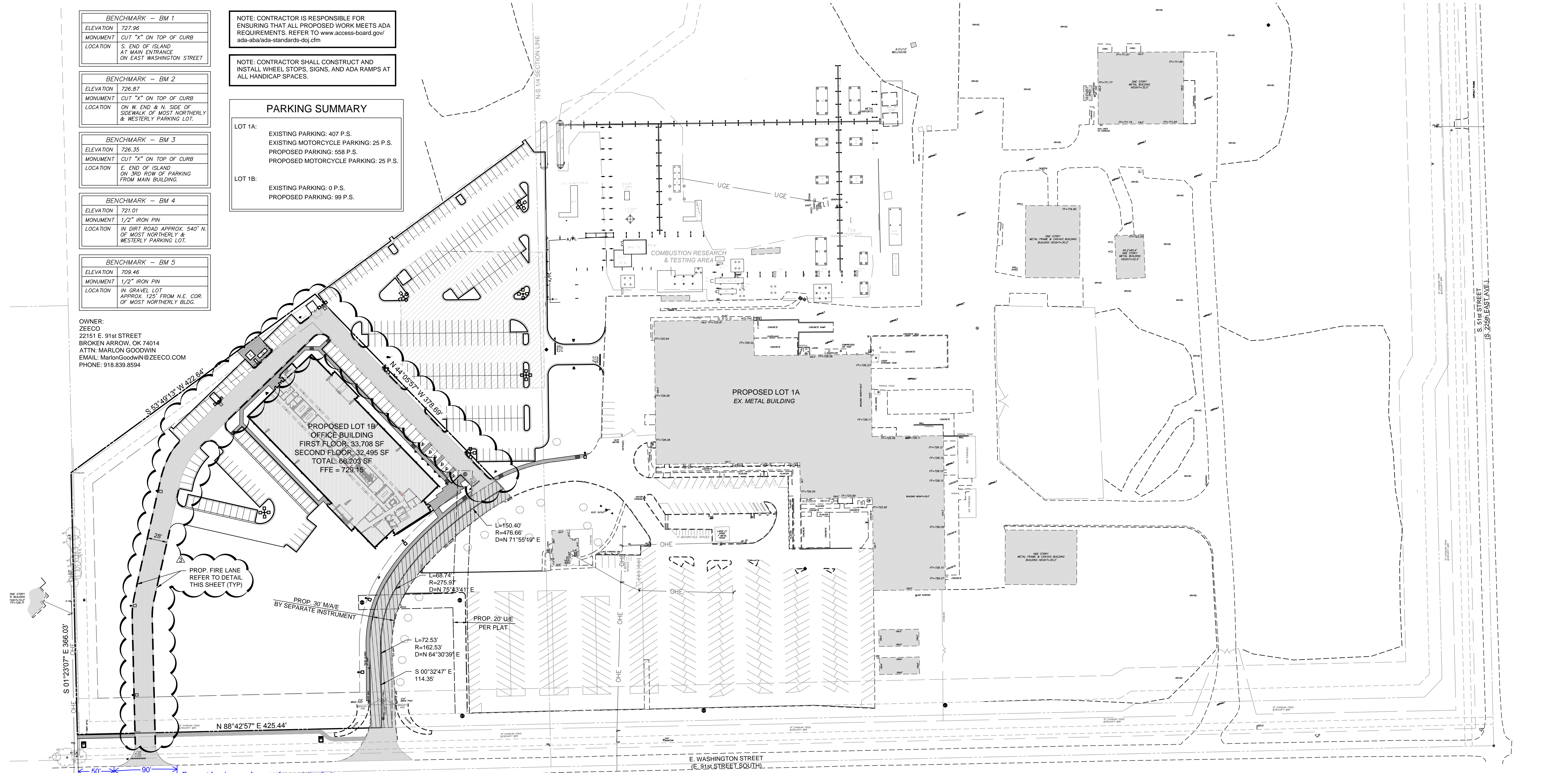




NO.	DESCRIPTION	DATE	ISSUED BY
1	ADDENDUM 1	2015.10.23	
2	PERMIT REVISION	2015.11.12	



BENCHMARK - BM 1

ELEVATION	727.96
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	S. END OF ISLAND AT MAIN ENTRANCE ON EAST WASHINGTON STREET

BENCHMARK - BM 2

ELEVATION	726.87
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	ON W. END & N. SIDE OF SIDEWALK OF MOST NORTHERLY & WESTERLY PARKING LOT.

BENCHMARK - BM 3

ELEVATION	726.35
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	E. END OF ISLAND ON 3RD ROW OF PARKING FROM MAIN BUILDING.

BENCHMARK - BM 4

ELEVATION	721.01
MONUMENT	1/2" IRON PIN
LOCATION	IN DIRT ROAD APPROX. 540' N. OF MOST NORTHERLY & WESTERLY PARKING LOT.

BENCHMARK - BM 5

ELEVATION	709.48
MONUMENT	1/2" IRON PIN
LOCATION	IN GRAVEL LOT APPROX. 125' FROM N.E. COR. OF MOST NORTHERLY BLDG.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-aba/ada-standards-dg1.cfm

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.

PARKING SUMMARY

LOT 1A:	EXISTING PARKING: 407 P.S. EXISTING MOTORCYCLE PARKING: 25 P.S. PROPOSED PARKING: 558 P.S. PROPOSED MOTORCYCLE PARKING: 25 P.S.
LOT 1B:	EXISTING PARKING: 0 P.S. PROPOSED PARKING: 99 P.S.

OWNER:
ZEECO
22151 E. 91st STREET
BROKEN ARROW, OK 74014
ATTN: MARLON GOODWIN
EMAIL: MarlonGoodwin@ZEECO.COM
PHONE: 918.838.8584

PROPOSED LOT 1B
OFFICE BUILDING
FIRST FLOOR: 33,708 SF
SECOND FLOOR: 32,495 SF
TOTAL: 66,203 SF
FFE = 729.15

PROPOSED LOT 1A
EX. METAL BUILDING

SITE NOTES

- CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
- ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.
- BUILDING DIMENSIONS ARE TO OUTSIDE OF CONCRETE PANELS, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- REFER TO ELECTRICAL SITE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
- CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

LEGEND

--- BOUNDARY LINE	--- RIGHT OF WAY LINE	--- EASEMENT LINE	--- EXISTING CONCRETE CURB AND GUTTER	--- PROPOSED CONCRETE CURB AND GUTTER	--- PROPOSED FIRE LANE STRIPING	OHE OVERHEAD ELECTRIC	UGT UNDERGROUND TELEPHONE	FO UNDERGROUND FIBER OPTIC	8"SS SANITARY SEWER	W WATERLINE	B BENCHMARK						
FIRE HYDRANT	WATER VALVE	EX. WATER METER PIT	EX. WATER METER	PROP. WATER METER	EX. SPRINKLER VALVE	EX. AUTO SPRINKLER	EX. ELECT. PEDESTAL	EX. ELECT. TRANSFORMER	EX. ELECT. METER	PROP. ELECT. METER	EX. AIR CONDITIONER	EX. SIGNAGE	EX. LIGHT POLE	PROP. LIGHT POLE	EX. BOLLARD	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	VERTICAL SEPARATION REQUIREMENT
EX. POWER POLE	PROP. POWER POLE	EX. TELEPHONE PED.	EX. TELEPHONE MANHOLE	EX. TRAFFIC SIGNAL LIGHT	EX. TRAFFIC CONTROL BOX	EX. FLAG POLE	EX. YARD LIGHT	EX. GREASE TRAP	EX. SS MANHOLE	PROP. SS MANHOLE	EX. GAS METER	PROP. GAS METER	EX. ELECT. MANHOLE	EX. STORM MANHOLE			

SITE DATA

LOT 1B INFORMATION:
ZONING: IH
PROPOSED USE: OFFICE BUILDING
LOT SIZE: 5.58 ACRES (243,370.51 SF)
BUILDING SIZE: 66,275 SF (33,780 SF FIRST FLOOR)
ALLOWABLE BUILDING HEIGHT: 36 FEET
PROPOSED BUILDING HEIGHT: 36 FEET
BUILDING LAND COVERAGE: 13.88%

IMPERVIOUS SURFACE AREA LOT 1A:
TOTAL OVERALL AREA: 1,959,877.57 SF
EXISTING IMPERVIOUS AREA: 1,121,974.17 SF (57.24%)
PROPOSED IMPERVIOUS SURFACE AREA: 46,221.05 SF (2.35%)
TOTAL IMPERVIOUS AREA: 1,168,195.22 SF (59.60%)

IMPERVIOUS SURFACE AREA LOT 1B:
TOTAL OVERALL AREA: 243,370.51 SF
EXISTING IMPERVIOUS AREA: 6,057.32 SF (2.48%)
PROPOSED IMPERVIOUS SURFACE AREA: 94,569.86 SF (38.86%)
TOTAL IMPERVIOUS AREA: 100,627.18 SF (41.35%)

INCREASED IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA: 1,128,031.49 SF
TOTAL IMPERVIOUS AREA: 1,268,822.40 SF
INCREASED IMPERVIOUS AREA: 140,790.91 SF

LANDSCAPED AREA 1B:
TOTAL OVERALL AREA: 243,370.51 SF
REQUIRED LANDSCAPE AREA: 24,337 SF (10.00%)
PROPOSED LANDSCAPE AREA: 142,743.33 SF (58.65%)

LOT 1A LEGAL DESCRIPTION:

LOT 1, BLOCK 1 OF ZEECO IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA LESS AND EXCEPT:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF ZEECO IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA ACCORDING TO THE PLAT RECORDED IN BOOK 1737, PAGE 401;
THENCE NORTH 01°23'07" WEST (NORTH 01°09'09" WEST RECORD) ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 366.03 FEET;
THENCE NORTH 53°49'13" WEST (NORTH 54°03'11" EAST RECORD) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 422.64 FEET;
THENCE SOUTH 44°05'57" EAST FOR A DISTANCE OF 378.69 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 476.66 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 51°29'02" WEST, A CHORD DISTANCE OF 149.77 FEET) AN ARC DISTANCE OF 150.40 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.97 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 34°54'45" WEST, A CHORD DISTANCE OF 68.57) AN ARC DISTANCE OF 68.74 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.53 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 12°11'54" WEST, A CHORD DISTANCE OF 71.71 FEET) AN ARC DISTANCE OF 72.30 FEET;
THENCE SOUTH 00°32'47" EAST TO A POINT ON THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 114.35 FEET;
THENCE SOUTH 88°42'57" WEST (SOUTH 88°57'19" WEST RECORD) ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 425.44 FEET TO THE POINT OF BEGINNING.

LOT 1B LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF ZEECO IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA ACCORDING TO THE PLAT RECORDED IN BOOK 1737, PAGE 401;
THENCE NORTH 01°23'07" WEST (NORTH 01°09'09" WEST RECORD) ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 366.03 FEET;
THENCE NORTH 53°49'13" WEST (NORTH 54°03'11" EAST RECORD) ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 422.64 FEET;
THENCE SOUTH 44°05'57" EAST FOR A DISTANCE OF 378.69 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 476.66 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 51°29'02" WEST, A CHORD DISTANCE OF 149.77 FEET) AN ARC DISTANCE OF 150.40 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.97 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 34°54'45" WEST, A CHORD DISTANCE OF 68.57) AN ARC DISTANCE OF 68.74 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.53 FEET (SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 12°11'54" WEST, A CHORD DISTANCE OF 71.71 FEET) AN ARC DISTANCE OF 72.30 FEET;
THENCE SOUTH 00°32'47" EAST TO A POINT ON THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 114.35 FEET;
THENCE SOUTH 88°42'57" WEST (SOUTH 88°57'19" WEST RECORD) ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 425.44 FEET TO THE POINT OF BEGINNING.

