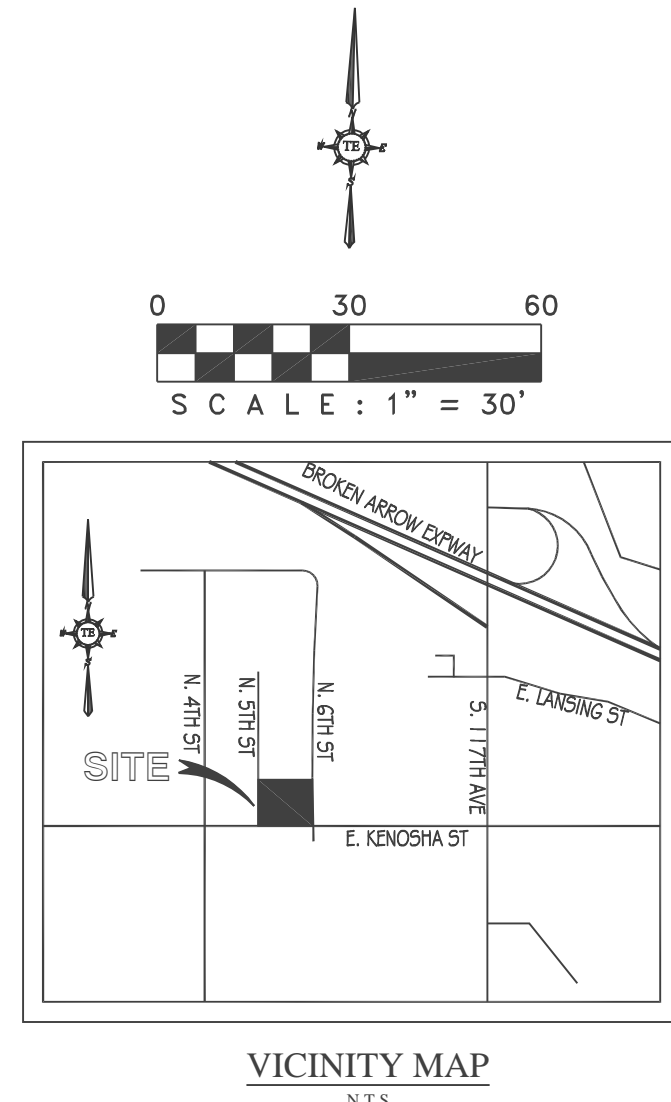


TAKE 5 OIL CHANGE SITE DEVELOPMENT PLANS

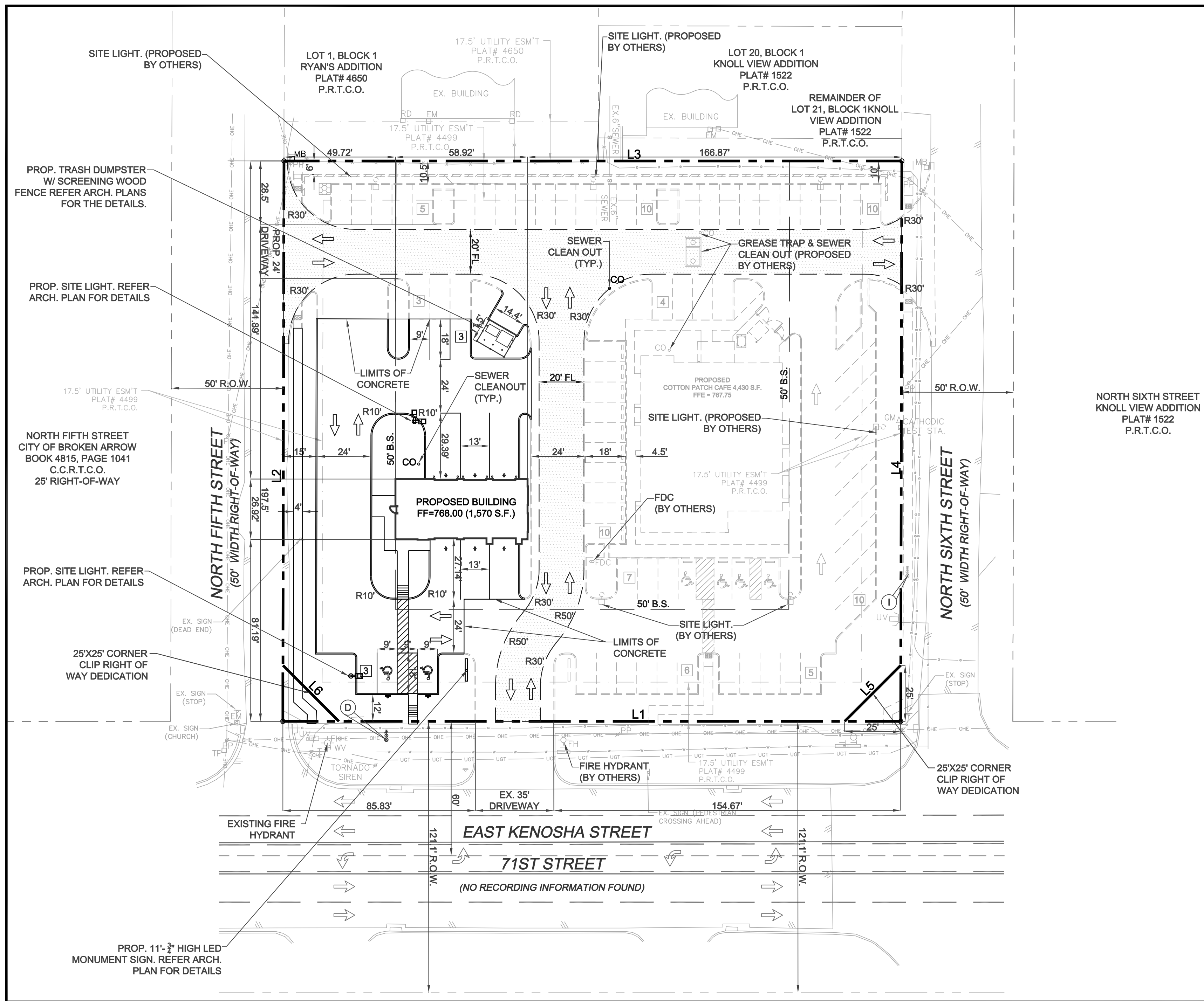
LOT 1, BLOCK 1 COMPTON ADDITION II,
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



VICINITY MAP
N.T.S.

LEGEND	
EXISTING BOUNDARY	---
EXISTING CURB	---
EXISTING WATER MAIN	4" WTR
EXISTING SANITARY SEWER	8" SEWER
EXISTING SEWER MANHOLE	SSMH
EXISTING CLEANOUT	C.C.O.
EXISTING ELECTRIC	E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	EX. 24" RCP
EXISTING FIRE HYDRANT	FH
EXISTING STORM INLET	STM INLET
EXISTING FENCE	X
EXISTING WATER METER	WM
EXISTING GAS METER	GM
EX. TELEPHONE	TELEPHONE
EXISTING TELEPHONE BOX	TELE BOX
EXISTING ELECTRICAL BOX	EB
EXISTING STREET LIGHT POLE	SLP
EXISTING PETROLEUM LINE	PETROLEUM
EXISTING TRAFFIC SIGNS	TS
EXISTING GAS LINE	GAS
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED SAW-CUT	---
PROPOSED AREA LIGHT	AL
PROPOSED HANDICAP SIGN	HS
PROPOSED HANDICAP LOGO	HL
PROPOSED WATER METER	WM
PROP. CONCRETE WHEEL STOP	CS
PROP. MONUMENT/POLE SIGN	MS
PROP. BACK FLOW PREVENTER	BFP
ROCK RIP RAP	RR
PROP. STORM INLET	SI
PROP. FIRE HYDRANT	FH
PROP. SEWER MH & CLEAN OUT	SSMH C.C.O.

WATER METER & SANITARY SEWER SCHEDULE					
ID	TYPE	SIZE	REMARK	NO.	SAN. SEW.
D	DOM.	1"	PROPOSED	1	4"
I	IRR.	1"	EXISTING	1	N/A



- 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: JPH 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 BEGINNING 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 (I.E. PROJECTS IN TEXAS 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.
 - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN 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 ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
 - ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 - ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS 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 WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE OKLAHOMA MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL OKLA DOT AREA OFFICE.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 88°39'04" W	275.50'
L2	N 01°40'05" W	250.00'
L3	N 88°39'04" E	275.50'
L4	S 01°40'05" E	250.00'
L5	S 43°39'04" W	35.38'
L6	N 46°17'30" W	35.32'

SITE DATA SUMMARY CHART	
NUMBER OF LOTS	1
EXISTING ZONING	CH
PROPOSED USE	AUTO SERVICE (COTTON PATCH CAFE)
GROSS ACREAGE	1.58 ACRES OR 68,875 SQ.FT
PROPOSED BLDG FOOT PRINT	1,570 SQ.FT
PROPOSED BLDG. HEIGHT	28'-6 3/4"
REQ. PARKING (1:400SF / 1,570 / 400)	4 SPACES
ONSITE PARKING PROVIDED	6 (2 HANDICAP)
PERCENTAGE OF SITE COVERAGE	6,000 SF OR 8.71%
IMPERVIOUS COVERAGE	53,486 SF OR 77.66%
OPEN SPACE OR LANDSCAPE AREA	15,389 SF OR 22.34%

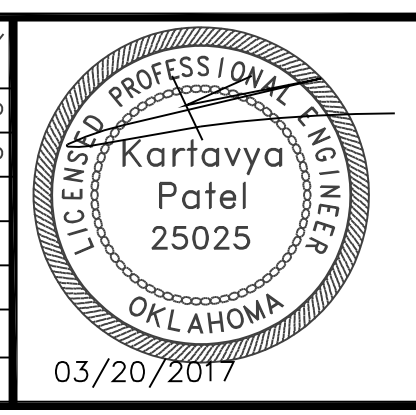
LEGEND	
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE EASEMENT	L.E.
PRESSURE REDUCING VALVE	PRV
PROPOSED FIRE LANE	F.L.
FIRE DEPARTMENT CONNECTION	F.D.C.

IMPERVIOUS VS. PERVIOUS TABLE			
	PRE-CONDITIONS (EXISTING CARWASH)	POST-CONDITIONS (PROP. COTTON PATCH CAFE) (PROP. TAKE 5 OIL CHANGE)	NET-CONDITIONS (DIFFERENCE BETWEEN PRE & POST)
IMPERVIOUS AREA	45,790 SF OR 66.48%	53,486 SF OR 77.66%	(7,696 SF)
OPEN SPACE OR LANDSCAPE AREA	21,085 SF OR 33.52%	15,389 SF OR 22.34%	5,296 SF

NOTE
WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING—FIRE LANE SIGNS COMPLYING WITH THE REQUIREMENTS OF 2015 IFC @ SECTION 503 AND APPENDIX D. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE 20 TO 26 FEET WIDE (6096 TO 7925 MM).

OWNER	ENGINEER	SURVEYOR
VAQUERO VENTURES 3211 WEST 4TH STREET FORTH WORTH, TEXAS 76107 CONTACT: W.A. LANDRETH TEL: (817) 228-5268 FAX: (817) 984-8373	TRIANGLE ENGINEERING LLC 1333 McDERMOTT DRIVE, SUITE 200, ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	JPH LAND SURVEYING, INC 807 BLUEBONNET DR, SUITE C KELLER, TEXAS 76248 CONTACT: JEWEL CHADD, R.P.L.S. TEL: (817) 431-4971

NO.	DATE	DESCRIPTION	BY
1	02/08/17	1st CITY SUBMITTAL	KP
2	03/16/20	PER CITY COMMENTS	KP



DD-022417-04
CASE NUMBER: ST-104
SITE PLAN
TAKE 5 OIL CHANGE
500 EAST KENOSHA STREET
CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RG	02/08/17 SEE SCALE BAR	082-16	3

TX PE FIRM #11525