

# CONSTRUCTION DOCUMENTS FOR 222 SOUTH MAIN PARKING LOT

LOCATED AT COMMERCIAL & ASH

## GENERAL:

CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.

ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.

UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA STANDARDS, OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND OKLAHOMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, AND TAP FEES, ETC.

ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER BEFORE ANY UTILITY RELOCATION.

NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

## OKIE:

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) AND CALL "OKIE" AT 1-800-522-6543.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

## SITE WORK AND GRADING:

ALL FEATURES OF THIS PROJECT INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND CURB RAMPS SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE INTERIM FINAL RULES FOR PUBLIC RIGHT-OF-WAY, PUBLISHED IN THE FEDERAL REGISTER, SEPTEMBER 2010. WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THIS ACT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK WHICH IS NOT IN FULL COMPLIANCE WITH THE ADA WITHOUT PRIOR, WRITTEN PERMISSION FROM THE ENGINEER. ANY WORK WHICH IS NOT PERFORMED WITHIN THE GUIDELINES OF THE ADA, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CROSS SLOPES FOR SIDEWALKS SHALL NOT EXCEED 1:50  
RAMP SLOPES SHALL NOT EXCEED 1:12  
GRADES EXCEEDING 5% WILL BE TREATED AS A RAMP SLOPE

FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.

## GEOTECHNICAL:

SEE GEOTECHNICAL REPORTS PREPARED BY BUILDING & EARTH SCIENCES, DATED 4.4.2014.

## SURVEY:

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WHITE SURVEYING, DATED 3.26.2015.

## EROSION CONTROL NOTES:

ALL EROSION CONTROL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE ODEQ BEST MANAGEMENT PRACTICES AND CITY OF BROKEN ARROW STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, AND FOR CLEANING OF VEHICLE WHEELS IN ACCORDANCE WITH THE CITY OF BROKEN ARROW STANDARDS AND SPECIFICATIONS.

SILT FENCES: PLACEMENT OF SILT FENCES SHALL BE AS SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN. FENCING WHICH BECOMES DAMAGED SHALL BE REPLACED PROMPTLY. DEPOSITS OF SILT WHICH BUILD UP BEHIND DIKES MAY BE DISKED INTO THE SITE BEFORE PLACEMENT OF TEMPORARY COVER. AFTER TEMPORARY COVER IS PLACED OR AFTER LANDSCAPING COMMENCES, SILT SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.

## TEMPORARY EROSION CONTROL:

ALL DISTURBED EARTH SURFACES WHICH ARE NOT PAVED OR BUILDING PADS SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY COVER, DEPENDING ON THE PLANTING SEASON, AS OUTLINED BELOW.

PLANT TYPE	PER ACRE	PER 1000 SQ. FT.	PLANTING DATE	DEPTH OF SEEDING
ANNUAL RYEGRASS	40 LBS.	0.9 LBS.	09/05-11/30	1#4 INCH
ELBON RYE	2 BU.	3.0 LBS.	08/15-11/30	2 INCH
WHEAT	2 BU.	3.0 LBS.	08/15-11/30	2 INCH
OATS	3 BU.	2.5 LBS.	08/15-11/30	2 INCH
SORGHUMS	60 LBS.	1.4 LBS.	03/01-09/15	2 INCH
SUDAN GRASS	60 LBS.	1.4 LBS.	04/01-09/15	2 INCH

PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SHALL BE INSTALLED.

THE SUBGRADE SHALL BE LOOSENEED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 LBS. PER 1000 SQ. FT. OR 450 LBS. PER ACRE) SHALL BE MIXED WITH THE LOOSENEED SOIL BY DISKING OR OTHER SUITABLE MEANS.

SOIL SHALL BE TESTED AND LIME TREATED IF REQUIRED BY TESTING FIRM.

SEEDS MAY BE DRILLED OR BROADCAST UNIFORMLY.

SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE SLOPE TO MINIMIZE EROSION.

MULCH SHALL BE USED ON ALL SLOPES GREATER THAN 5 PERCENT OR AS NEEDED.

THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS EXCEED 1 INCH IN HEIGHT.

## PERMANENT EROSION CONTROL PRACTICES:

BERMUDA GRASS SOLID SLAB SOD SHALL BE USED ON THIS PROJECT IN ALL DISTURBED AREAS.

LAWN AREAS SHALL BE FERTILIZED ACCORDING TO TIME OF INSTALLATION

MAY 1 - AUGUST 31: APPLY 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1000 SQ FT TO LAWN AREAS

SEPTEMBER 1 - APRIL 30: APPLY 10-20-10 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1000 SQ FT TO LAWN AREAS

SOIL SHALL BE LOOSENEED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND FERTILIZER SHALL BE MIXED WITH THE LOOSENEED SURFACE SOIL BY DISKING OR OTHER SUITABLE MEANS.

SOIL SHALL BE TESTED FOR PH AND SHALL BE TREATED WITH LIME AS REQUIRED.

THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE OR ONE MONTH.

SODDED AREAS SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH CITY OF BROKEN ARROW SPECIFICATIONS. STAKE SOD ON SLOPES GREATER THAN 4:1.

DETENTION DETERMINATION  
# DD-42115-08

GAS  
OKLAHOMA NATURAL GAS (GOVT RELOCATIONS)  
RANDY STALCUP  
5854 EAST 15TH STREET  
TULSA, OK 74112  
918/831-8259  
918/831-8236 (FAX)

OKLAHOMA NATURAL GAS (EXISTING CONST.)  
BILL MORGAN  
P.O. BOX 871  
TULSA, OK 74102  
918/451-3814  
918/451-0899 (FAX)

ELECTRIC  
AEP/PSO  
DUSTIN PHILLIPS  
5223 S GARNETT  
TULSA, OK 74149  
918/250-6241  
918/247-8466 (FAX)

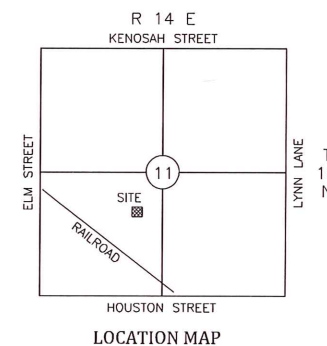
COMMUNICATIONS  
WINDSTREAM COMMUNICATIONS  
GEORGE WHITE  
2300 S 1ST PLACE  
BROKEN ARROW, OK 74012  
918/451-3431  
918/451-1865 (FAX)

CABLE  
COX COMMUNICATIONS  
GARY HAMILTON  
4340 S. MINGO RD.  
TULSA, OK 74145  
918/286-4666  
918/286-4018 (FAX)

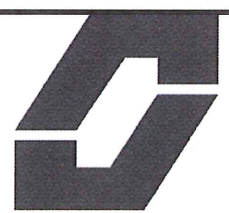
Revised Site Plan  
City of Broken Arrow  
July 9, 2015  
Received

## LEGEND

---	660	---	EXISTING MAJOR CONTOUR	o CO	CLEANOUT
---	662	---	EXISTING MINOR CONTOUR	←	DOWN GUY
---	660	---	NEW MAJOR CONTOUR	→	FIRE DEPT CONNECTION
---	662	---	NEW MINOR CONTOUR	⊕ FH	FIRE HYDRANT
---	x	---	FENCE	⊕ GM	GAS METER
---	T	---	TELEPHONE OVERHEAD	⊕ LP	LIGHT POLE
---	OE	---	POWER LINE OVERHEAD	⊕	POWER POLE
---	G	---	GAS LINE	⊕ PB	PULL BOX
---	PUG	---	POWER UNDERGROUND	⊕ SS	SANITARY MANHOLE
---	TUG	---	TELEPHONE UNDERGROUND	⊕ S	STORM MANHOLE
---	W	---	WATER LINE	⊕ T	TELEPHONE MANHOLE
---	SS	---	SANITARY SEWER LINE	⊕ TPED	TELEPHONE PEDESTAL
---	S	---	STORM SEWER LINE	⊕ XFMR	TRANSFORMER PAD
---	---	---	FLOW LINE DITCH	⊕ V	VALVE
---	SF	---	SILT FENCE	⊕ WM	WATER METER
BC	BOT OF CURB	PAVT	PAVEMENT		
CLR	CLEAR	PVC	POLY VINYL CHLORIDE		
DGDI	DOUBLE GRATE CURB INLET	R	RADIUS		
DO	DOOR OPENING	RD	ROOF DRAIN		
EL	ELEVATION	R/W	RIGHT OF WAY		
FF	FINISH FLOOR	RCP	REINF CONCRETE PIPE		
FG	FINISH GRADE	SGDI	SINGLE GRATE CURB INLET		
FL	FLOWLINE	SF	SQUARE FEET		
HB	HOSE BIB	TC	TOP OF CURB		
HOPE	HIGH DENSITY POLYETHYLENE	TP	TOP OF PAVEMENT		
IRR	IRRIGATION	TS	TOP OF SIDEWALK		
LF	LINEAR FEET	UNO	UNLESS NOTED OTHERWISE		



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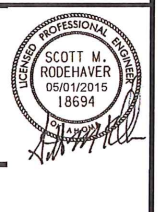
REV	DESCRIPTION	DATE



**CAUTION**  
NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

wallace  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
TULSA, OK 74103  
(918) 584-9559  
OKLAHOMA CA #1460  
EXP DATE 6/30/15

222 SOUTH MAIN PARKING LOT  
**GENERAL NOTES**  
PROJECT NO. 1440053  
SHEET NO. 1 OF 7





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REV	DESCRIPTION	DATE

**BEFORE YOU DIG CALL OKIE**

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wallace

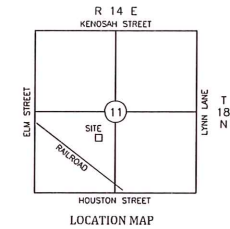
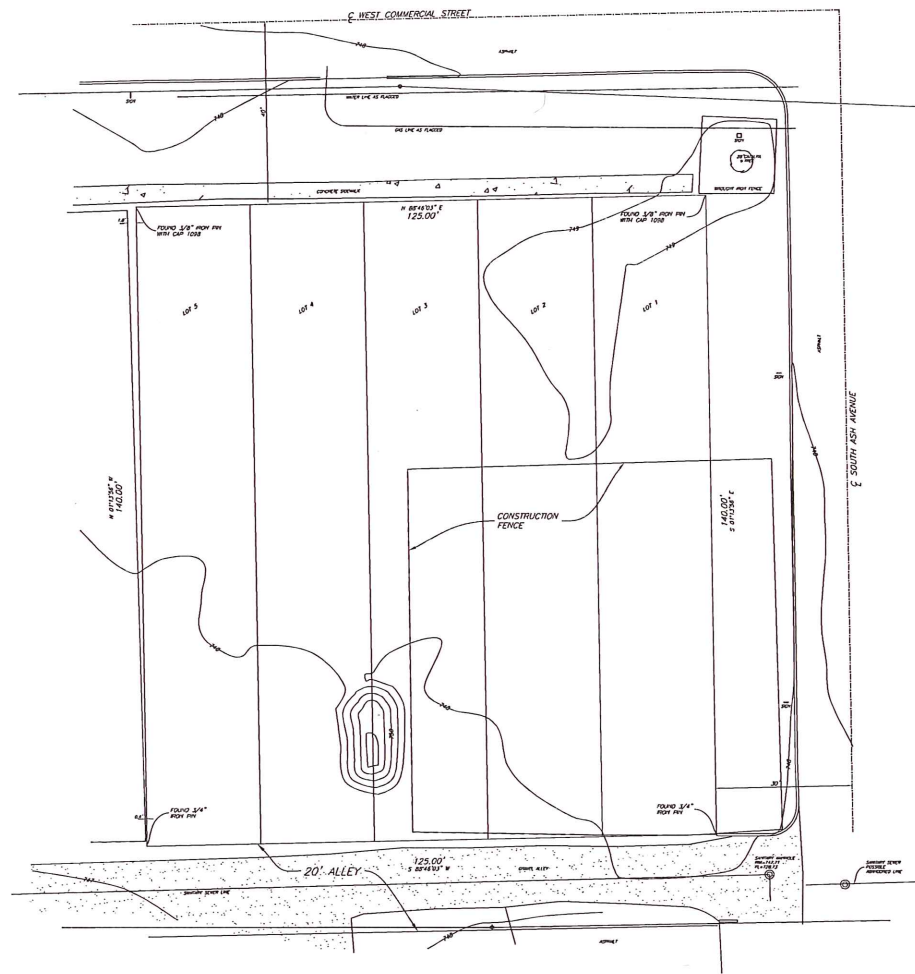
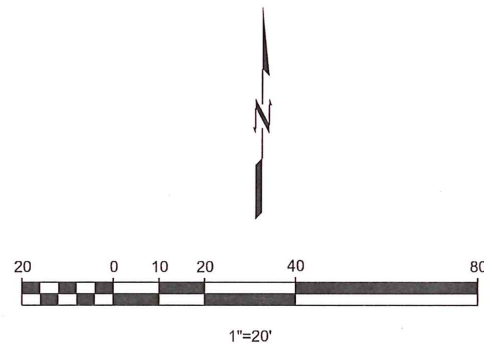
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
TULSA, OK 74103  
(918) 584-5859  
OKLAHOMA CA #1460  
EXP DATE 6/30/15

222 SOUTH MAIN PARKING LOT

**SURVEY**

PROJECT NO. 1440053

SHEET NO. 2 OF 7



- LEGEND**
- ⊙ SEWER MANHOLE
  - SS SANITARY SEWER LINE
  - POWER POLE
  - ★ LIGHT POLE
  - OVERHEAD UTILITIES
  - FENCE LINE
  - CONCRETE
  - ASPHALT

BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. 1-800-522-6543

**GENERAL NOTES**

INVOICE NO. STK 14-70892

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 48 BEING N 89°52'20" E.

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.402 ACRES, MORE OR LESS.

THIS PROPERTY LIES IN ZONE X UN-SHADED FLOOD HAZARD AREA PER F.A.R.M. COMMUNITY PANEL NO. 400236 0391K, AS LAST REVISED AUGUST 3, 2009.

NO EASEMENTS OR BUILDING SETBACK LINES ARE SHOWN ON THE PLAT OF D.T. BROKEN ARROW.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO, METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THERE WAS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

**INSTRUMENT NOTES**

ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CASE NO. 1901532-11002, EFFECTIVE DATE JANUARY 31, 2014 AT 7:30 A.M., ARE SHOWN HEREON.

THE PROPERTY DESCRIBED HEREON IS INCLUDED IN THE DEED OF DEDICATION RECORDED IN BOOK 35 AT PAGE 22. DEDICATES STREETS AND ALLEY WAYS TO THE PUBLIC.

**ALTA/ACSM LAND TITLE SURVEY**

OF:  
202 WEST COMMERCIAL STREET  
LOTS ONE (1), TWO (2), THREE (3), FOUR (4) & FIVE (5), BLOCK FORTY-DIGHI (48), ORIGINAL TOWN OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 82.

**CERTIFICATE**  
WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:  
  
222 INVESTMENTS, L.L.C.  
ROSS GROUP

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 11A, AND 1B OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2014.

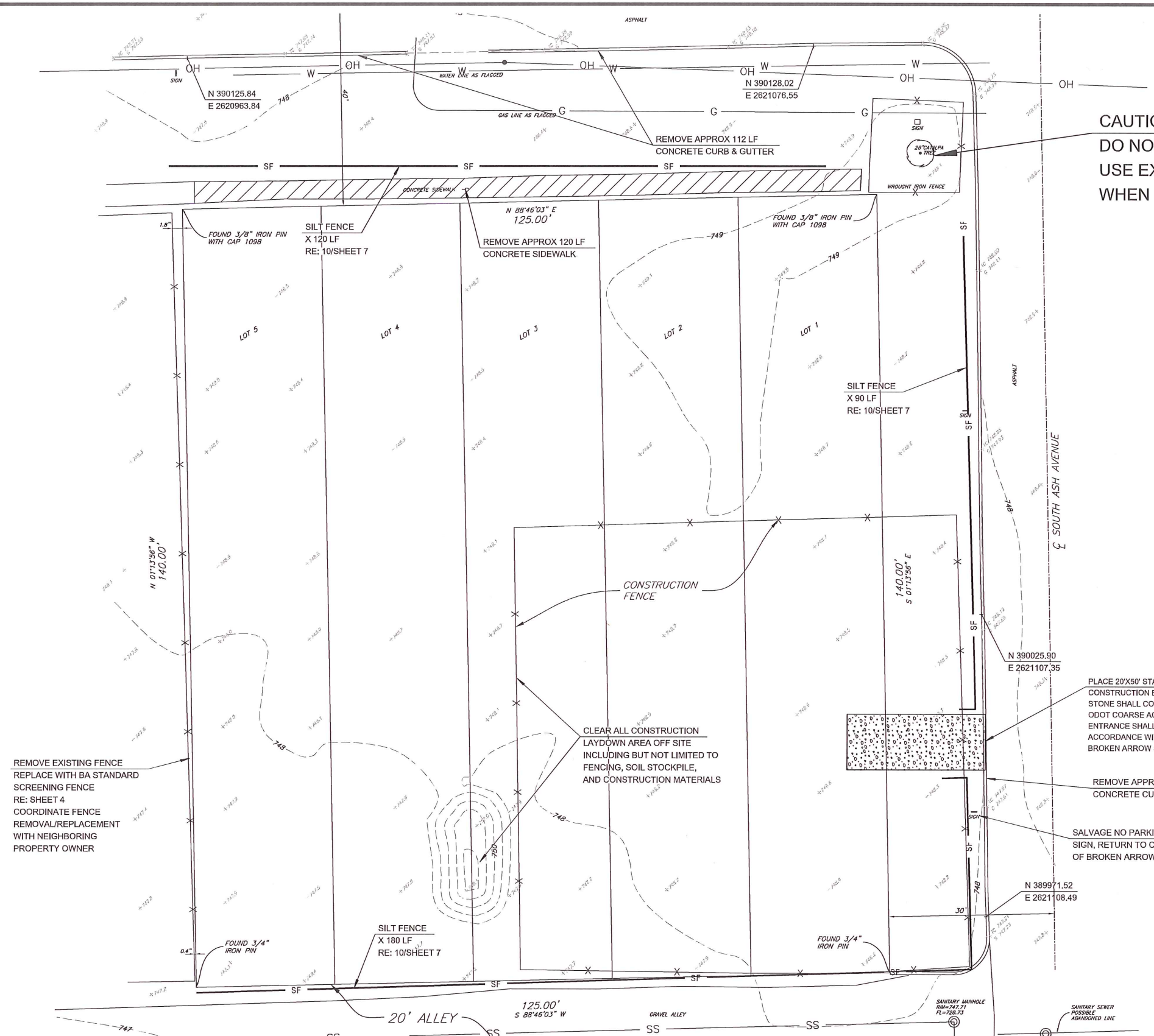
WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION NO. CA109B  
(RENEWAL 8/30/2015)

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1052

**WHITE SURVEYING COMPANY**  
providing land surveying services since 1940  
9936 E. 55th Place • Tulsa, OK 74148 • 918.663.6924 • 918.664.8366 fax

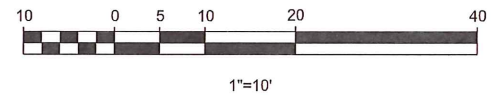
Revised Site Plan  
City of Broken Arrow  
July 9, 2015  
Received *KJF*

THIS SHEET WAS PRODUCED FOR THE CONVENIENCE OF THE CONTRACTOR. IT IS INTENDED FOR GENERAL SURVEY INFORMATION ONLY. WALLACE ENGINEERING HAS NOT CONFIRMED ITS ACCURACY. SURVEY INFORMATION WAS REPRODUCED BY ELECTRONIC TRANSFER FROM THE SURVEYOR. ORIGINAL SURVEY DRAWINGS AVAILABLE UPON REQUEST FROM THE SURVEYOR.



CAUTION - HISTORIC TREE  
DO NOT DISTURB  
USE EXTREME CAUTION  
WHEN WORKING IN THIS AREA

Revised Site Plan  
City of Broken Arrow  
July 9, 2015  
Received *KJF*



**GENERAL DEMOLITION NOTES**

1. ALL CONCRETE AND ASPHALT SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.

REMOVE EXISTING FENCE  
REPLACE WITH BA STANDARD  
SCREENING FENCE  
RE: SHEET 4  
COORDINATE FENCE  
REMOVAL/REPLACEMENT  
WITH NEIGHBORING  
PROPERTY OWNER

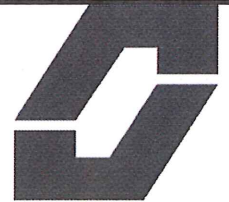
CLEAR ALL CONSTRUCTION  
LAYDOWN AREA OFF SITE  
INCLUDING BUT NOT LIMITED TO  
FENCING, SOIL STOCKPILE,  
AND CONSTRUCTION MATERIALS

PLACE 20'X50' STABILIZED  
CONSTRUCTION ENTRANCE  
STONE SHALL CONSIST OF 8" MIN  
ODOT COARSE AGGREGATE NO. 357  
ENTRANCE SHALL BE MAINTAINED IN  
ACCORDANCE WITH CITY OF  
BROKEN ARROW STANDARDS

REMOVE APPROX 55 LF  
CONCRETE CURB & GUTTER

SALVAGE NO PARKING  
SIGN, RETURN TO CITY  
OF BROKEN ARROW

I:\civil-server\projects\1440053\222 S Main Parking Lot\Dgn\C0303Demo.dgn 5/1/2015 11:37:02 AM



REV	DESCRIPTION	DATE

**BEFORE YOU DIG CALL OKIE**

**CAUTION NOTICE TO CONTRACTOR**

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*wallace*

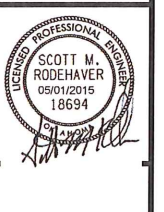
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
TULSA, OK 74103  
(918) 584-0559  
OKLAHOMA CA #1460  
EXP DATE 6/30/15

222 SOUTH MAIN PARKING LOT

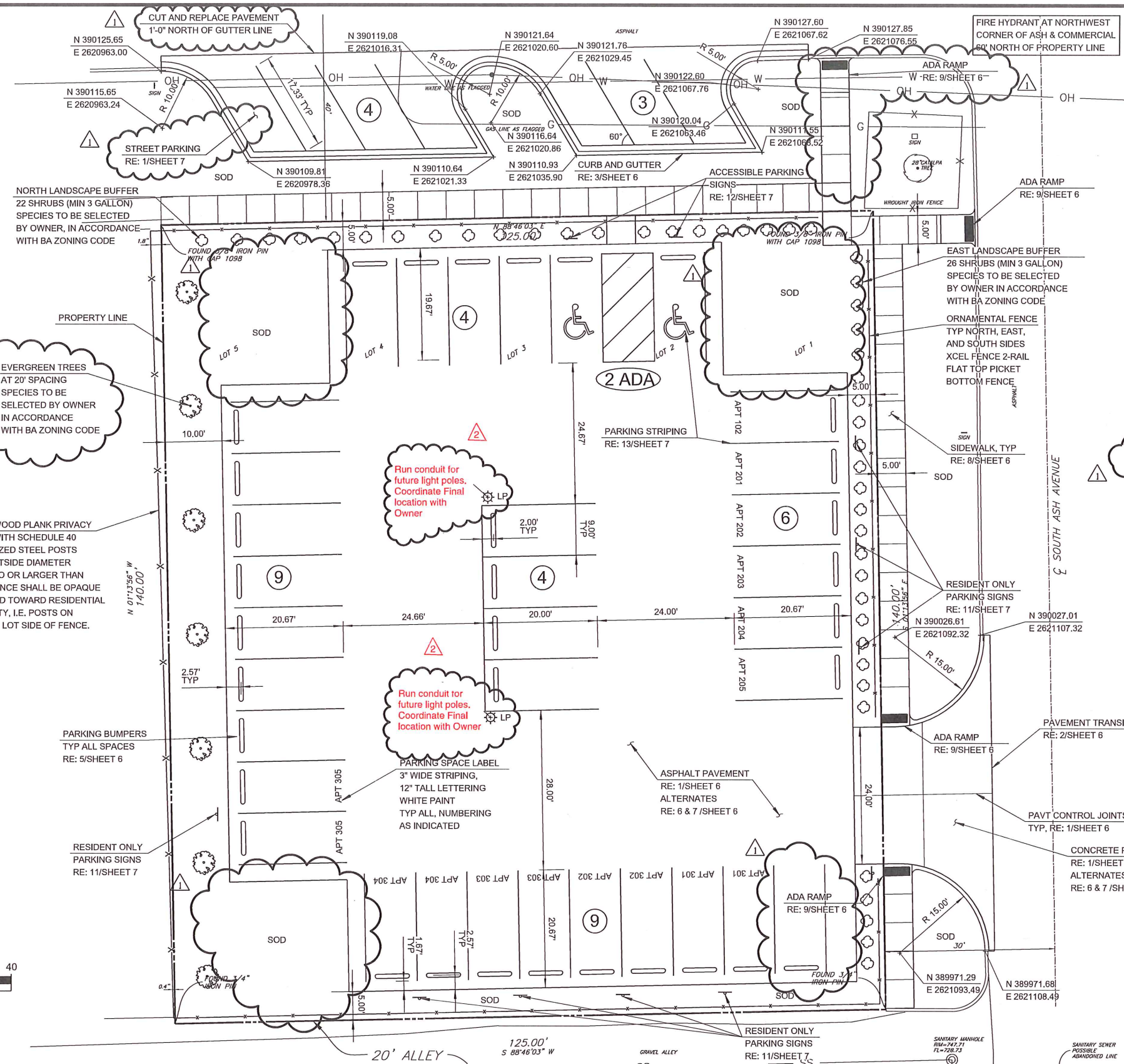
**DEMOLITION  
AND EROSION CONTROL PLAN**

PROJECT NO. 1440053

SHEET NO. 3 OF 7







IMPERVIOUS AREA TABLE	
EXISTING IMPERVIOUS	0 SF
PROPOSED IMPERVIOUS	16,625 SF
INCREASED IMPERVIOUS	16,625 SF
TOTAL PROJECT AREA	24,760 SF

PARKING SUMMARY TABLE	
STREET PARKING	7 SPACES
ON SITE VISITOR	16 SPACES
ON SITE RESIDENT	16 SPACES
ON SITE ADA VAN	2 SPACES
<b>TOTAL</b>	<b>41 SPACES</b>

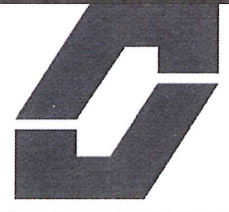
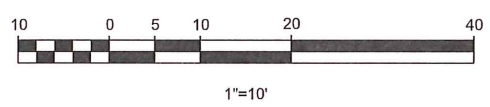
- GENERAL SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
  2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
  3. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
  4. PROPERTY ADDRESS: 202 WEST COMMERCIAL STREET
  5. IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPED AREAS.

Coordinate start of fence location with neighboring wood fence that is to remain and stay visible.

Run conduit for future light poles. Coordinate Final location with Owner

Run conduit for future light poles. Coordinate Final location with Owner

Revised Site Plan  
City of Broken Arrow  
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REV	DESCRIPTION	DATE
1	CITY COMMENT REVISIONS	5.19.15

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OKLAHOMA CA #1460  
EXP DATE 6/30/15

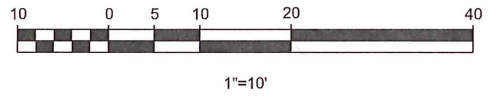
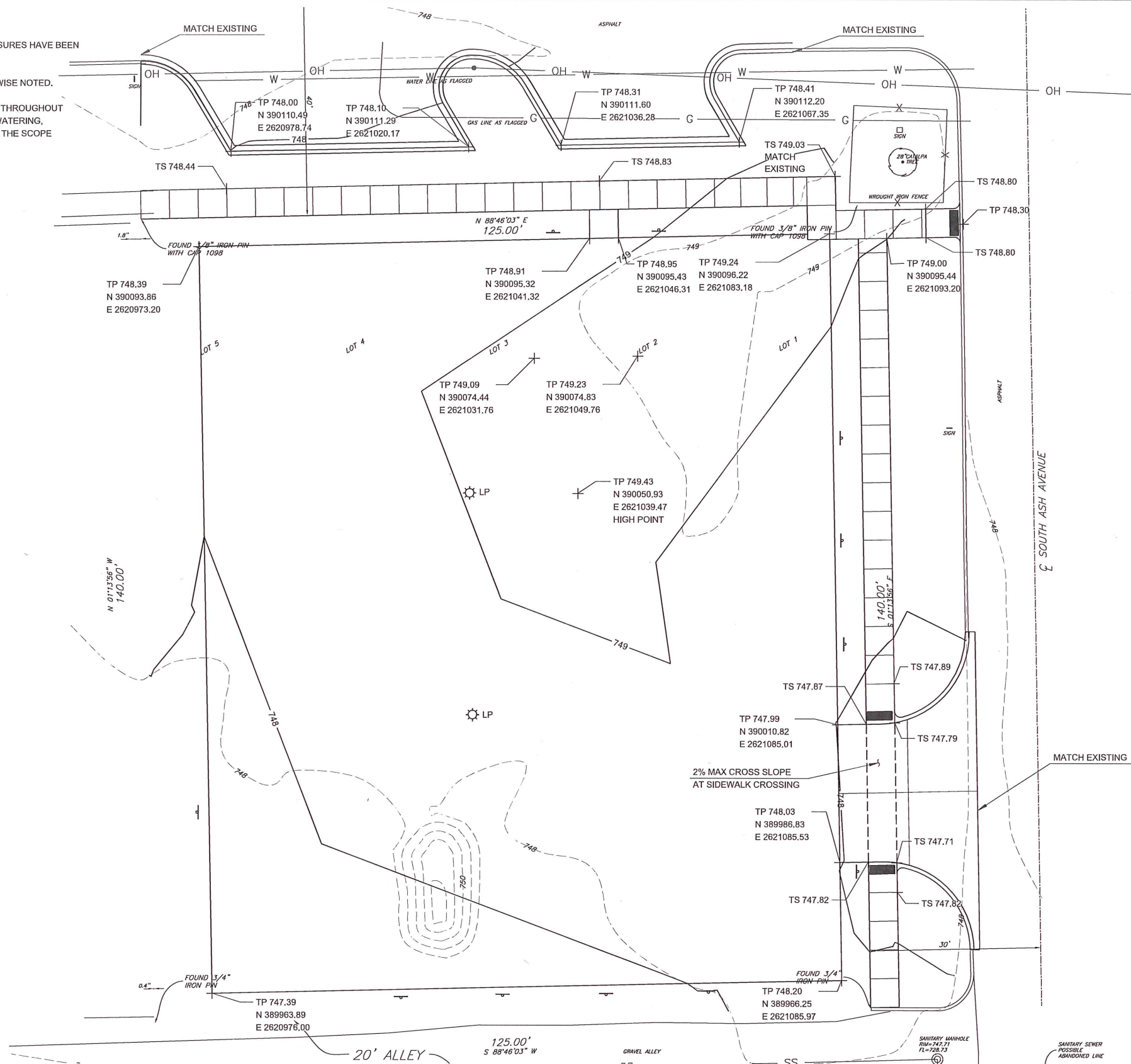
222 SOUTH MAIN PARKING LOT  
**SITE PLAN**  
PROJECT NO. 1440053  
SHEET NO. 4 OF 7

5/19/2015 4:37:20 PM \\d:\server\projects\1440053\222 S Main Parking Lot\Dgn\C04Site.dgn



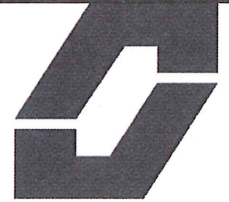
**GENERAL GRADING NOTES**

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
4. SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.



Revised Site Plan  
 City of Broken Arrow  
 July 9, 2015  
 Received *KJF*

5/1/2015 11:38:52 AM \\ark\server\projects\1440053\222 S Main Parking Lot\Drawn\Grading.dgn



REV	DESCRIPTION	DATE

**BEFORE YOU DIG CALL OKIE**

**CAUTION NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

wallace

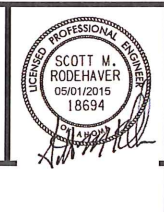
WALLACE ENGINEERING  
 STRUCTURAL CONSULTANTS, INC.  
 200 EAST MATHEW BRADY STREET  
 TULSA, OK 74103  
 (918) 584-5858  
 OKLAHOMA CA #1460  
 EXP DATE 6/30/15

222 SOUTH MAIN PARKING LOT

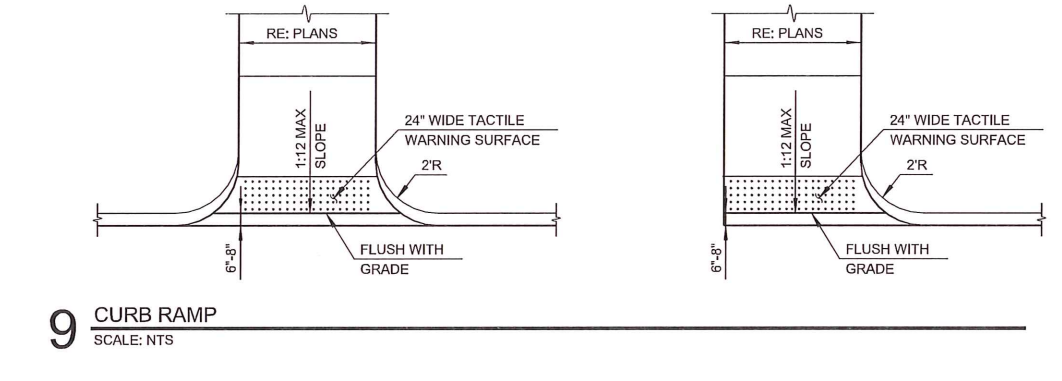
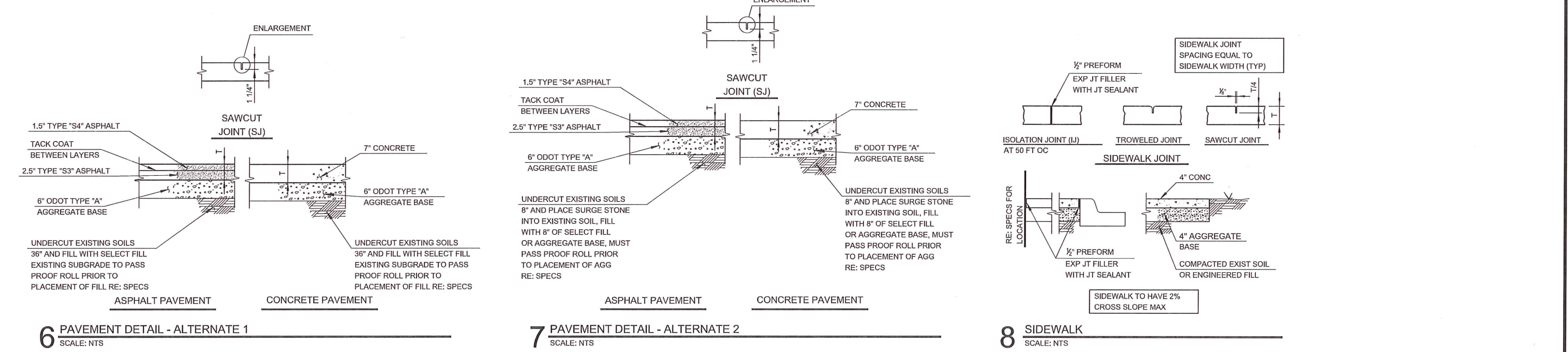
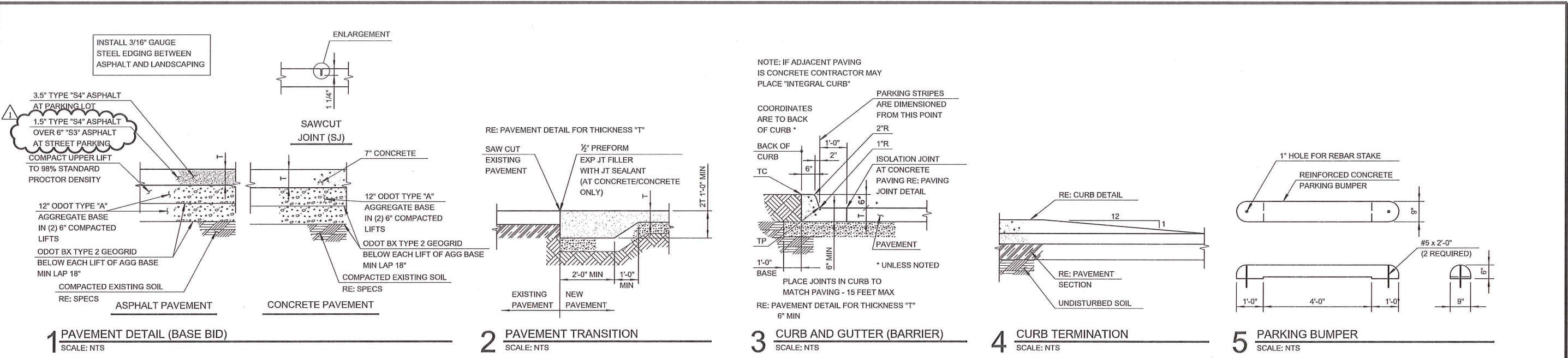
**GRADING PLAN**

PROJECT NO. 1440053

SHEET NO. 5 OF 7







Revised Site Plan  
 City of Broken Arrow  
 July 9, 2015  
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REV	DESCRIPTION	DATE
1	CITY COMMENT REVISIONS	5.19.15

**BEFORE YOU DIG**  
 CALL OKIE

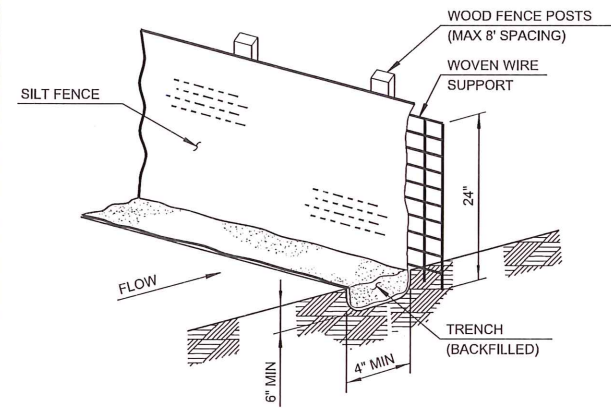
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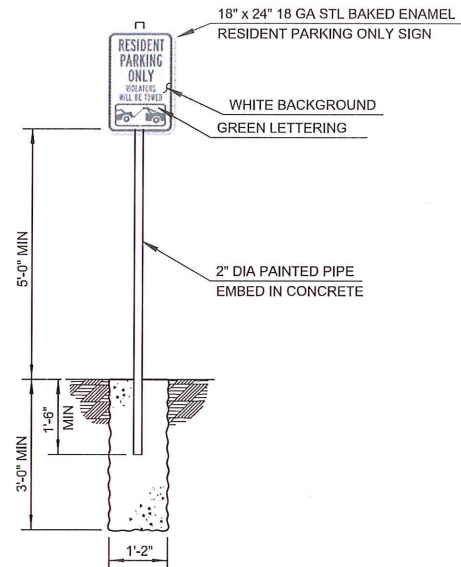
WALLACE ENGINEERING  
 STRUCTURAL CONSULTANTS, INC.  
 200 EAST MATHEW BRADY STREET  
 TULSA, OK 74103  
 (918) 584-5858  
 OKLAHOMA CA #1480  
 EXP DATE 9/30/15

222 SOUTH MAIN PARKING LOT	DETAILS
PROJECT NO. 1440053	SHEET NO. 6 OF 7

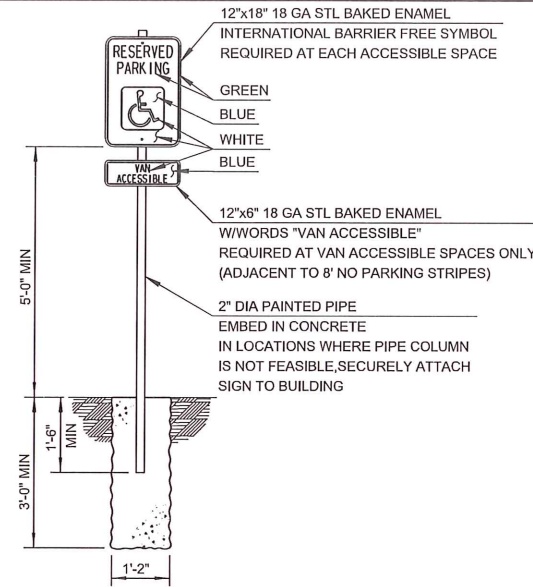




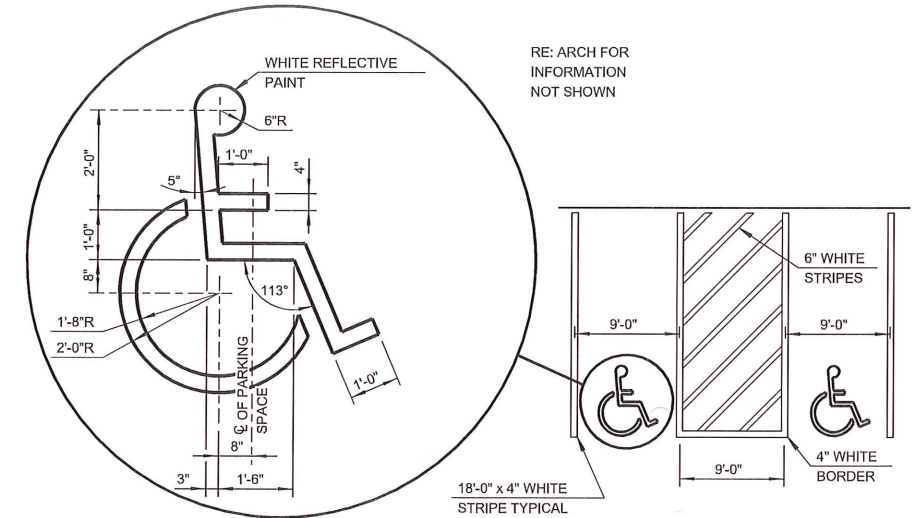
**10** SILT FENCE  
SCALE: NTS



**11** RESIDENT ONLY SIGNAGE  
SCALE: NTS



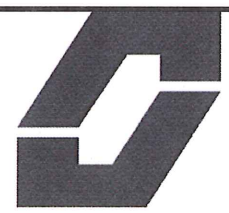
**12** ACCESSIBLE SIGNAGE  
SCALE: NTS



**13** ACCESSIBLE STRIPING  
SCALE: NTS

Revised Site Plan  
City of Broken Arrow  
July 9, 2015  
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REV	DESCRIPTION	DATE

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*wallace*

WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
TULSA, OK 74103  
(918) 584-5558  
OKLAHOMA CA #1460  
EXP DATE 6/30/15

222 SOUTH MAIN PARKING LOT

**DETAILS**

PROJECT NO. 1440053

SHEET NO. 7 OF 7

SCOTT M. RODEHAVER  
05/01/2015  
18634