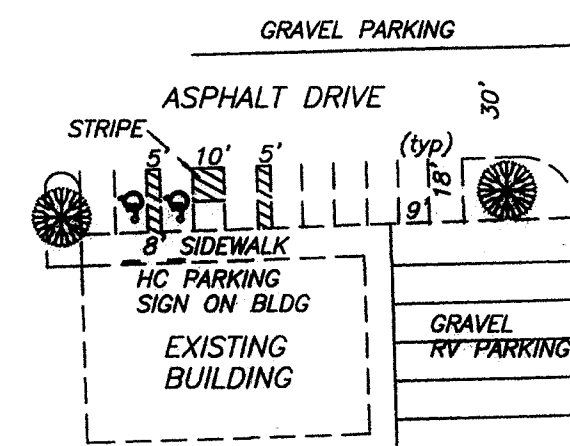


CONTACT:

CONTACT: JR. DONELSON
EMAIL: JRDON@TULSACOXMAIL.COM
PHONE: 918-394-3030
FAX: 918-394-3030

OWNER:

ASPEN SQUARE, INC.
P.O. BOX 1861
MUSKOGEE, OKLAHOMA 74402
CONTACT: CARLILE ROBERTS
EMAIL: RCARLILEROBERTS@ME.COM
PHONE: 918-360-2925



ENLARGEMENT CUSTOMER PARKING
SCALE: 1"=50'

SITE DATA:

PARKING 8 SPACES AND 2 HANDICAP = 10 SPACES
BUILDING 3400 SF
EXISTING FENCING TO REMAIN

VEHICLE PARKING SPACES: 296 SPACES, 10'x50'
GRAVEL

NO OUTDOOR LIGHT POLES.
NO FREESTANDING SIGNS.

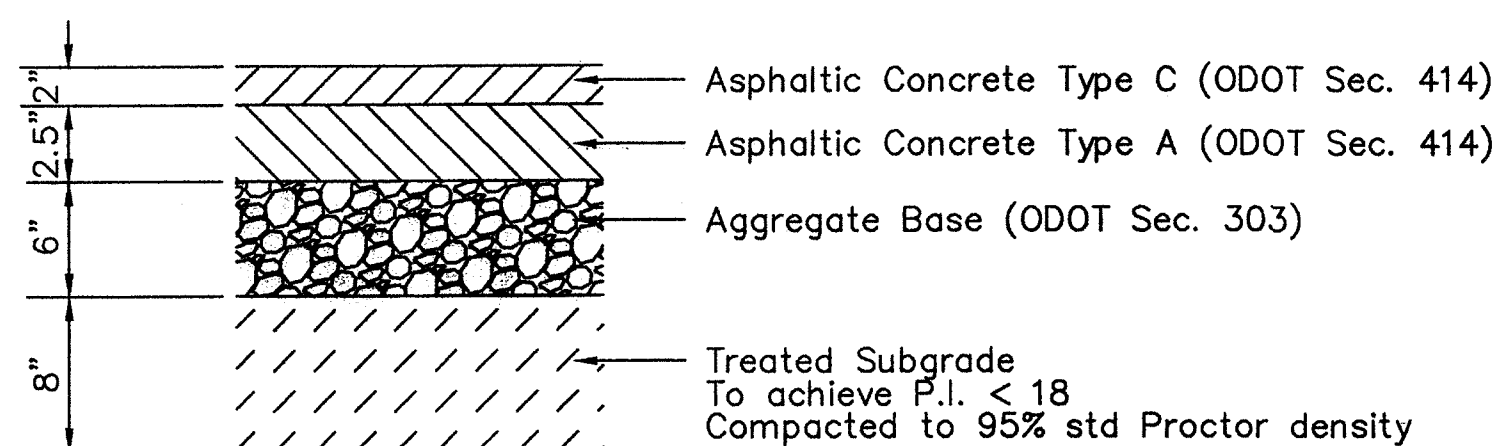
NOTE:

1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION #DD-102010-20. PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 113,224 SQUARE FEET. THE FEE SHALL BE PAID TO THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF, BUILDING PERMIT ISSUANCE.

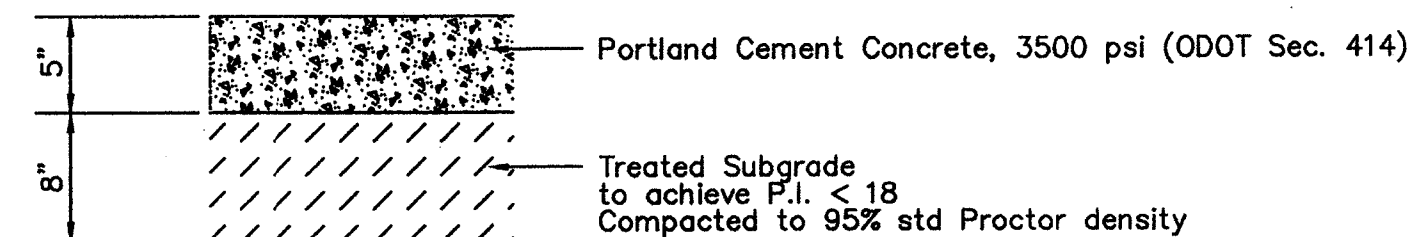
BENCHMARK:

ADS 3" ALUMINUM CAP STAMPED BA #25
ON THE NORTH SIDE OF E. 91ST ST. APPROX.
0.45 MILE EAST OF S. 225TH E. AVE. (EVANS
ROAD) AND APPROX. 125' EAST OF HASKELL DR.
ELEVATION: 718.17 (NAVD 1988)

BASIS OF BEARINGS OKLAHOMA HIGHWAY
DEPARTMENT STATE PLANE COORDINATE SYSTEM.



HEAVY DUTY ASPHALT

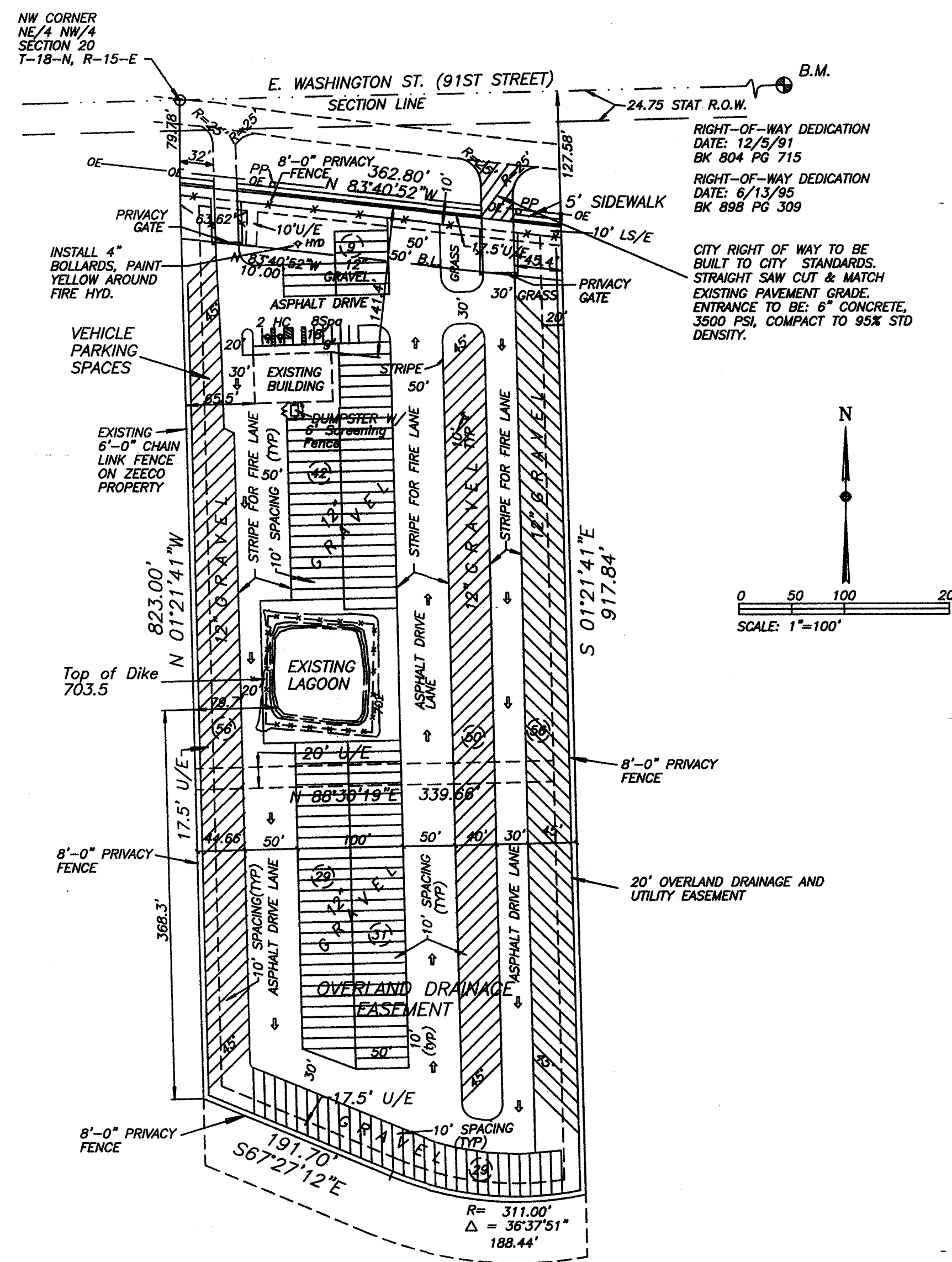


LIGHT DUTY CONCRETE

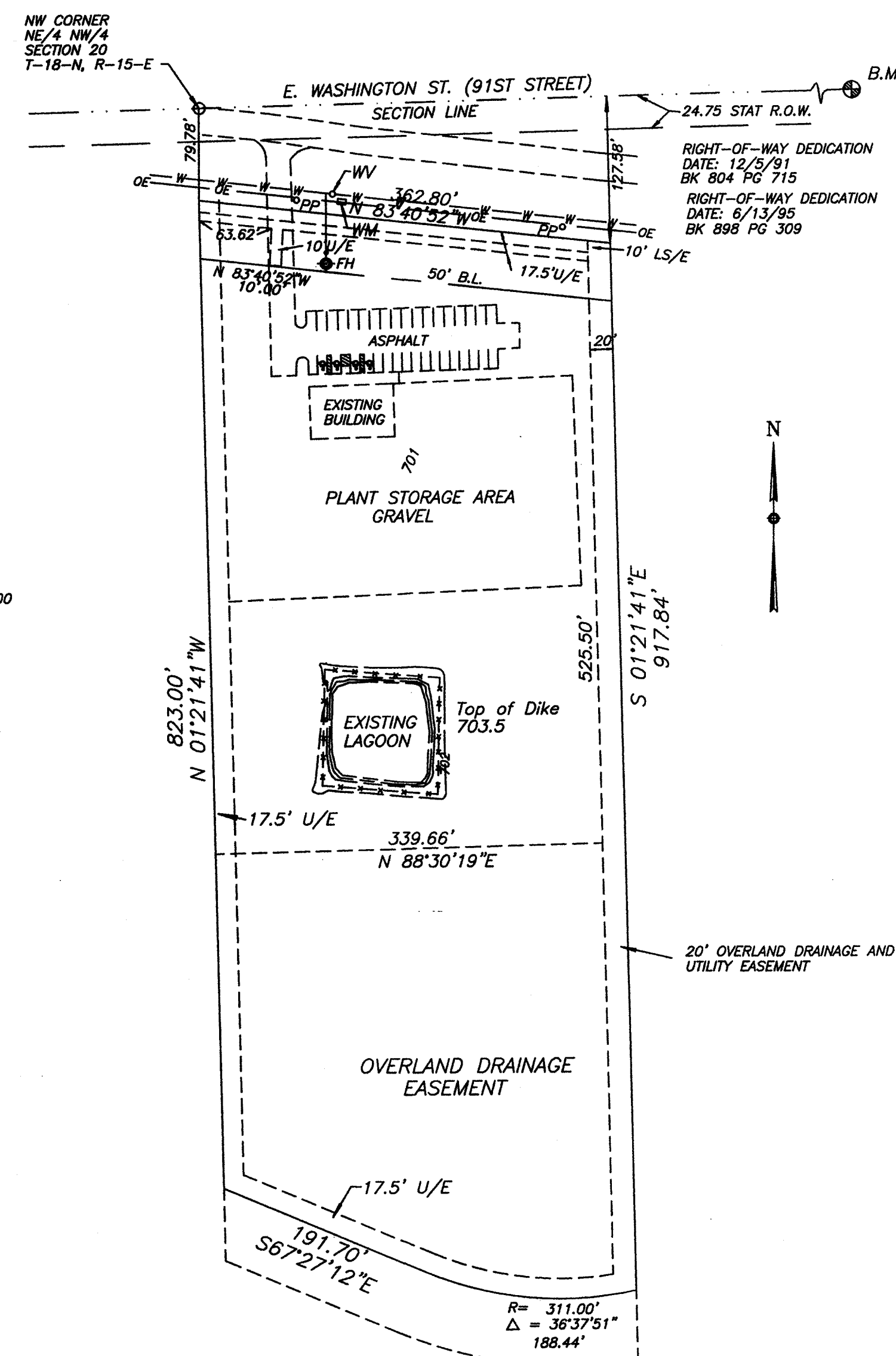
Paving Option

INDEX

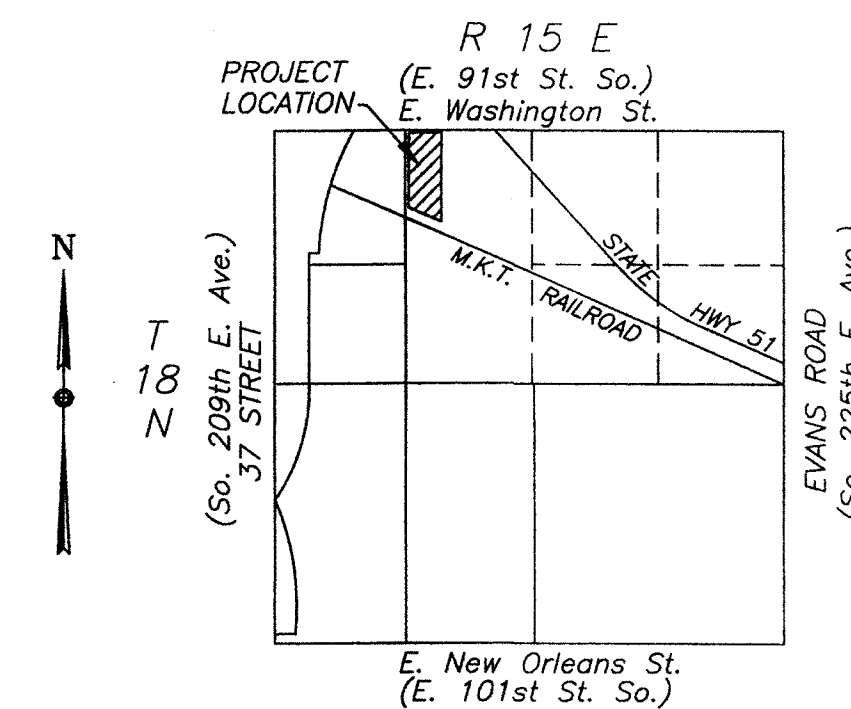
1. SITE PLAN/PROPOSED PLAN
2. GRADING AND EROSION CONTROL PLAN
3. LANDSCAPE PLAN
4. DRAINAGE RUNOFF



PROPOSED SITE PLAN
SCALE: 1"=100'



EXISTING SITE PLAN
SCALE: 1"=100'



SECTION 20
LOCATION MAP
SCALE: 1"=2000'

LEGEND

LS/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
WV	WATER VALVE
WM	WATER METER
W	EXISTING WATER LINE
HYD	EXISTING FIRE HYDRANT
OE	EXISTING OVERHEAD ELECTRIC
PP	EXISTING POWER POLE

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, BLUEBIRD GARDEN CENTER
PLC 5 - 414B
PLAT FILED: 2/1/2012

PUD:

249

BAZ:

1952

ZONING:

"IL" LIGHT INDUSTRIAL

LAND AREA:

283,137 OR 6.50 ±

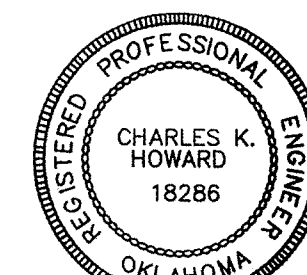
ADDRESS:

4201 E. WASHINGTON STREET

NOTE:

THE ESTIMATED FLOW FOR THIS SMALL PUBLIC SEWAGE SYSTEM IS 400 GAL/DAY. THE LAGOON WAS SHOWN AS A N OPTION FOR THE PROJECT. THE SEPTIC TANK WITH A LIQUID CAPACITY OF 1000 GALLONS AND A LAGOON WITH BOTTOM DIMENSION OF 58 FEET BY 58 FEET IS SHOWN AS THE OPTION. THE REPORT FOR THE LAGOON OPTION IS INCLUDED WITH THE PLANS.

CITY OF BROKEN ARROW	
Development Services Dept.	
Planning	Date 11/1/17
Stormwater	Date 11/1/17
Fire Marshal	Date 11/1/17
City Svcs.	Date 11/1/17
Release to Permitting	Date 12/20/16



CASE NUMBER: ST11-104A

8-26-16	SITE PLAN	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	(918) 394-3030
Office 100	Fax (918) 394-3030
Bixby, Oklahoma 74008	Email: jrdon@tulsacoxmail.com

4201 E. WASHINGTON STREET
LOT 1, BLOCK 1
BLUEBIRD GARDEN CENTER
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.
SITE PLAN
BLUEBIRD STORAGE FACILITIES

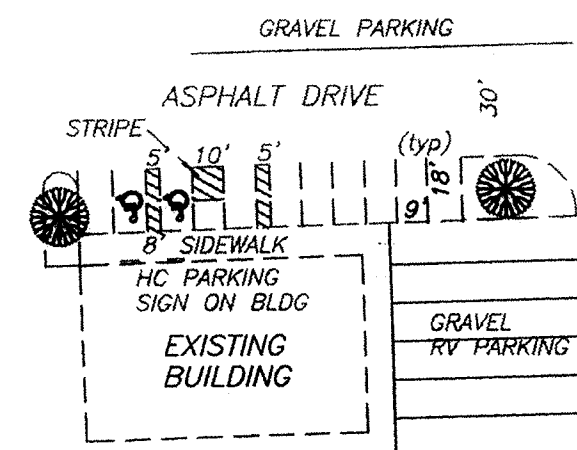
JOB NO:	Bluebirdgardengrading2
SCALE:	1" = 100'
SHEET:	1 OF 4

CONTACT:

CONTACT: JR DONELSON
EMAIL: JRDON@TULSACOXMAIL.COM
PHONE: 918-394-3030
FAX: 918-394-3030

OWNER:

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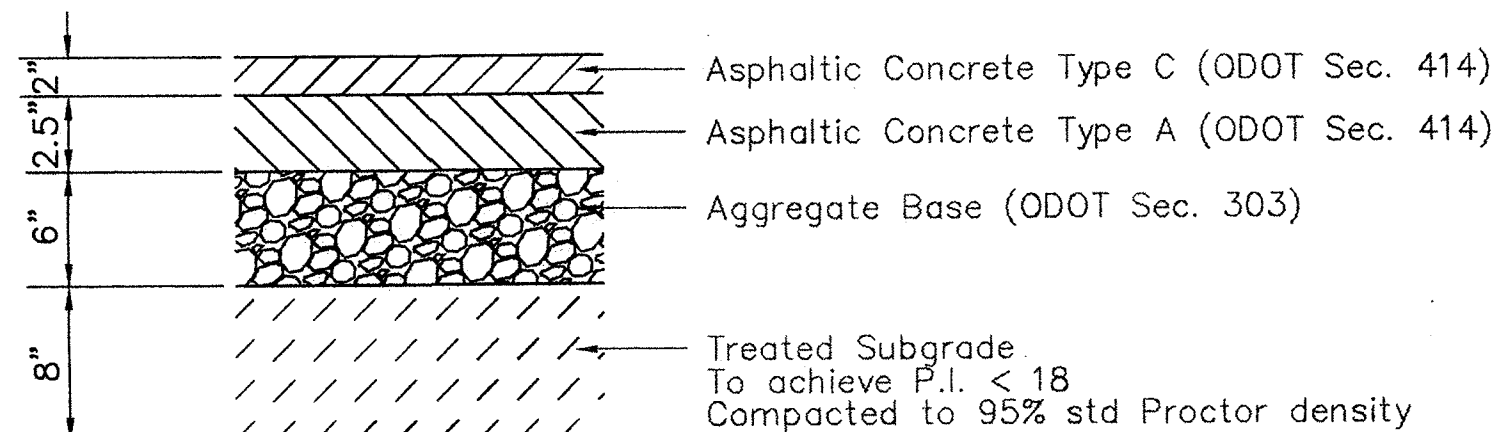
1 ENLARGEMENT CUSTOMER PARKING
SCALE: 1"=50'

- NOTE:
1. THE EXISTING LAGOON TO REMAIN.
 2. THE EXISTING BUILDING AND PARKING ON THE NORTH SIDE OF THE BUILDING TO REMAIN.

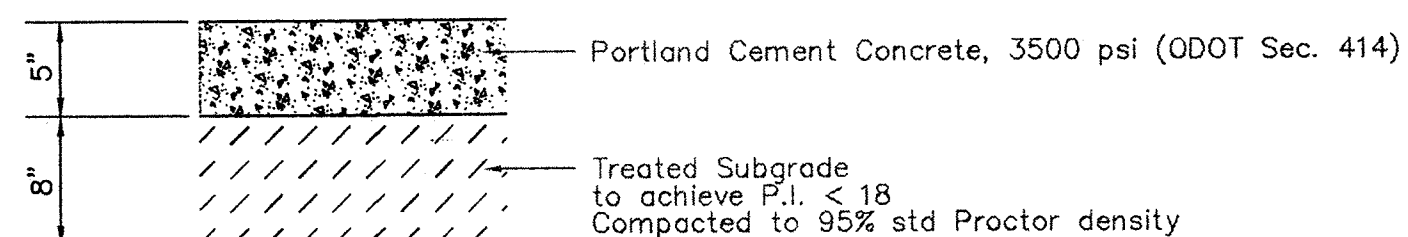
BENCHMARK:
ADS 3" ALUMINUM CAP STAMPED BA #25
ON THE NORTH SIDE OF E. 91ST ST. APPROX.
0.45 MILE EAST OF S. 225TH E. AVE. (EVANS
ROAD) AND APPROX. 125' EAST OF HASKELL DR.
ELEVATION: 718.17 (NAVD 1988)

BASIS OF BEARINGS
BASIS OF BEARINGS OKLAHOMA HIGHWAY
DEPARTMENT STATE PLANE COORDINATE SYSTEM.

NOTE:
1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE
PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION
#DD-102010-20. PROPOSED INCREASED IMPERVIOUS AREA FOR
THIS SITE IS 113,224 SQUARE FEET. THE FEE SHALL BE PAID TO
THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF,
BUILDING PERMIT ISSUANCE.



2 HEAVY DUTY ASPHALT

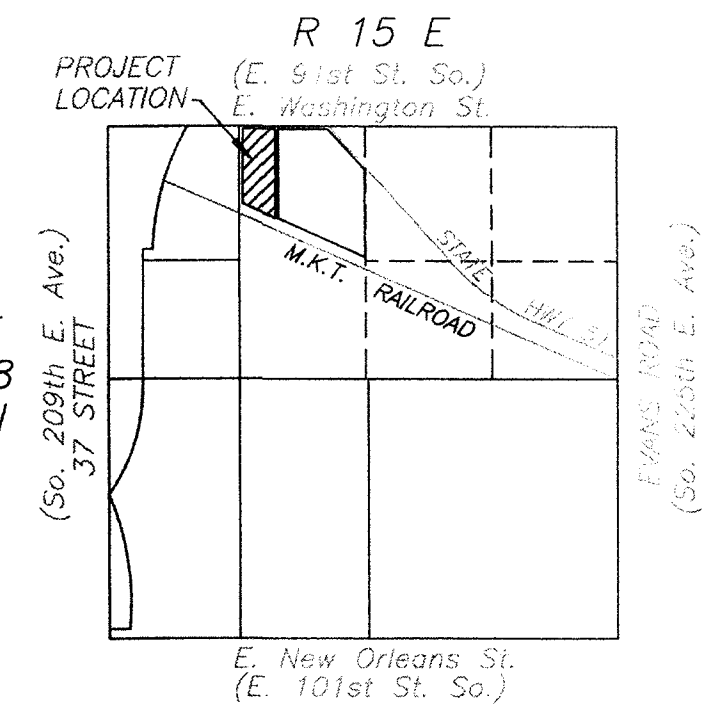
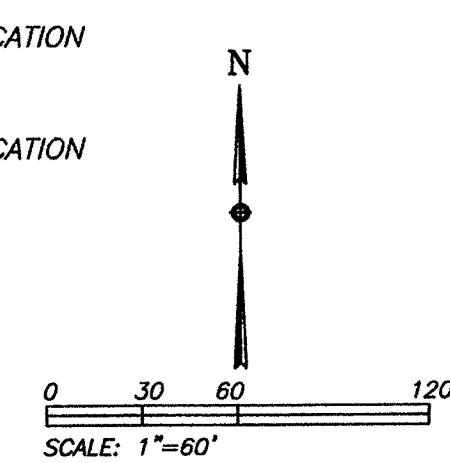


3 LIGHT DUTY CONCRETE
Paving Option



NW COR NE4 NW4
SECTION 20
T-18-N, R-15-E
(91ST STREET) E. WASHINGTON ST.
SECTION LINE
24.75 STAT R.O.W. B.M.

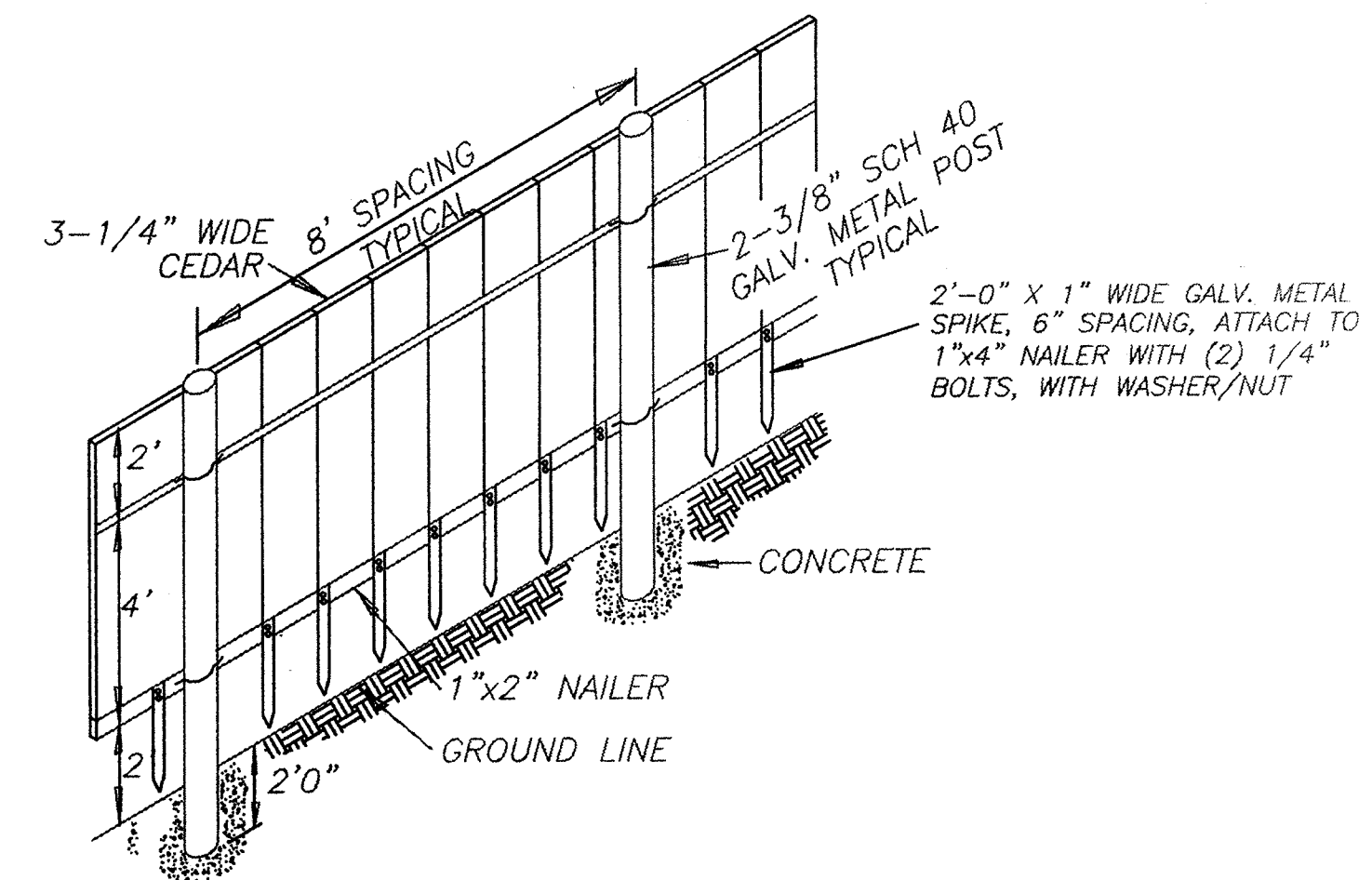
RIGHT-OF-WAY DEDICATION
DATE: 12/5/91
BK 804 PG 715
RIGHT-OF-WAY DEDICATION
DATE: 6/13/95
BK 898 PG 309



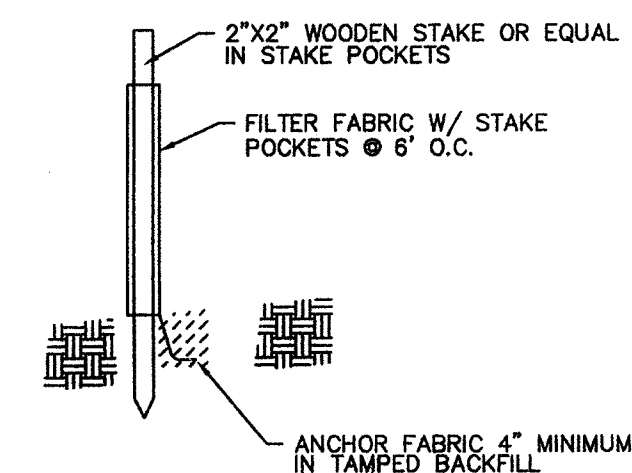
SECTION 20
LOCATION MAP
SCALE: 1"=2000'

LEGEND

U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
HYD	EXISTING FIRE HYDRANT
OE	EXISTING OVERHEAD ELECTRIC
703.0TP	SPOT GRADES
TP	TOP OF PAVEMENT
FG	FINISH GRADE
706	PROPOSED CONTOURS
ARROW	FLOW DIRECTION

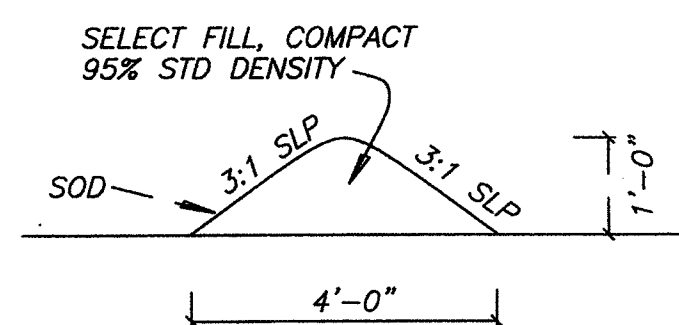


4 FENCE DETAIL
OVERLAND ESMT LOCATION
NO SCALE

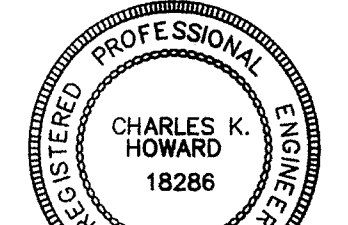


5 SILT FENCE DETAIL

1. STRIP EXISTING GRASS BEFORE CONSTRUCTION.
2. SLAB SOD OR SEED BERM AFTER COMPACTION.



6 BERM DETAIL
NO SCALE



Charles K. Howard
CHARLES K. HOWARD, P.E.
12/29/16

CASE NUMBER: ST11-104A

8-26-16	GRADING AND EROSION CONTROL PLAN	JID
Date	Notes	By

Designed _____
Checked _____
Drawn JID
Approved _____

JR DONELSON, INC.
PLANNING and DESIGN

C.A. NO. 5611
12820 South Memorial Drive
Office 100
Bixby, Oklahoma 74008
Exp. Date: 6/30/17
(918) 394-3030
Fax (918) 394-3030
Email: jrdon@tulsacoxmail.com

4201 E. WASHINGTON STREET
LOT 1, BLOCK 1
BLUEBIRD GARDEN CENTER
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.
GRADING & EROSION CONTROL PLAN
BLUEBIRD STORAGE FACILITIES

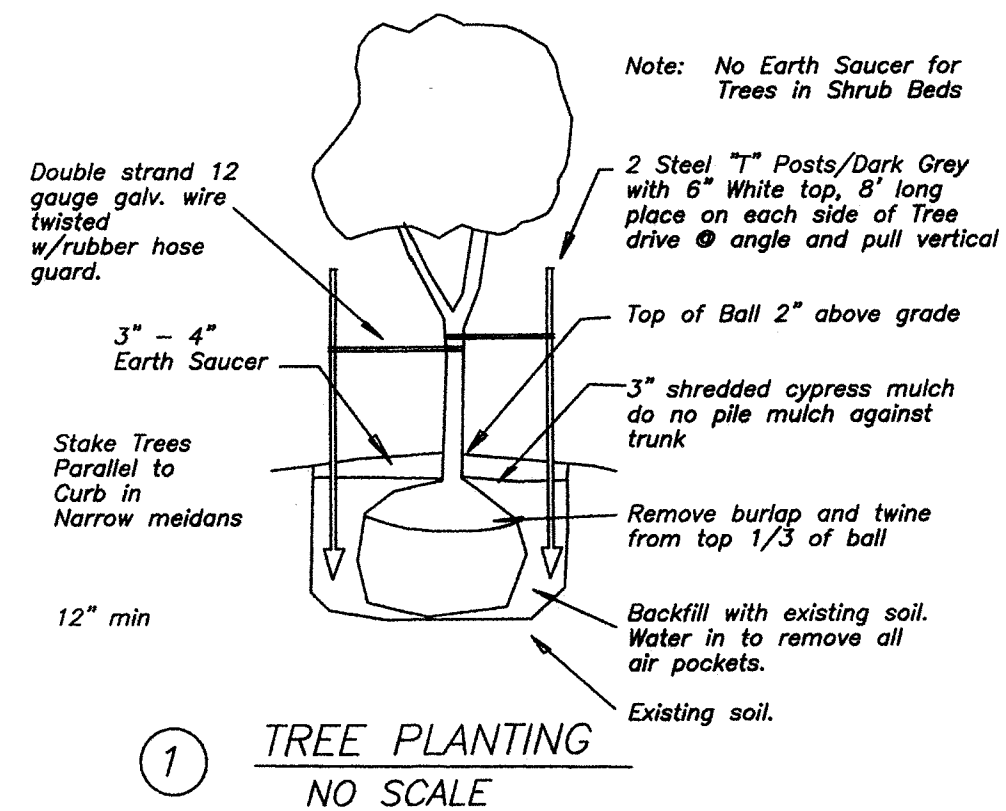
JOB NO:
Bluebirdgardengrading2
SCALE:
1" = 100'
SHEET:
2 OF 4

CONTACT:

CONTACT: JR DONELSON
EMAIL: JRDON@TULSACOXMAIL.COM
PHONE: 918-394-3030
FAX: 918-394-3030

OWNER:

ASPEN SQUARE, INC.
P.O. BOX 1861
MUSKOGEE, OKLAHOMA 74402
CONTACT: CARLILE ROBERTS
EMAIL: RCARLILEROBERTS@ME.COM
PHONE: 918-360-2925



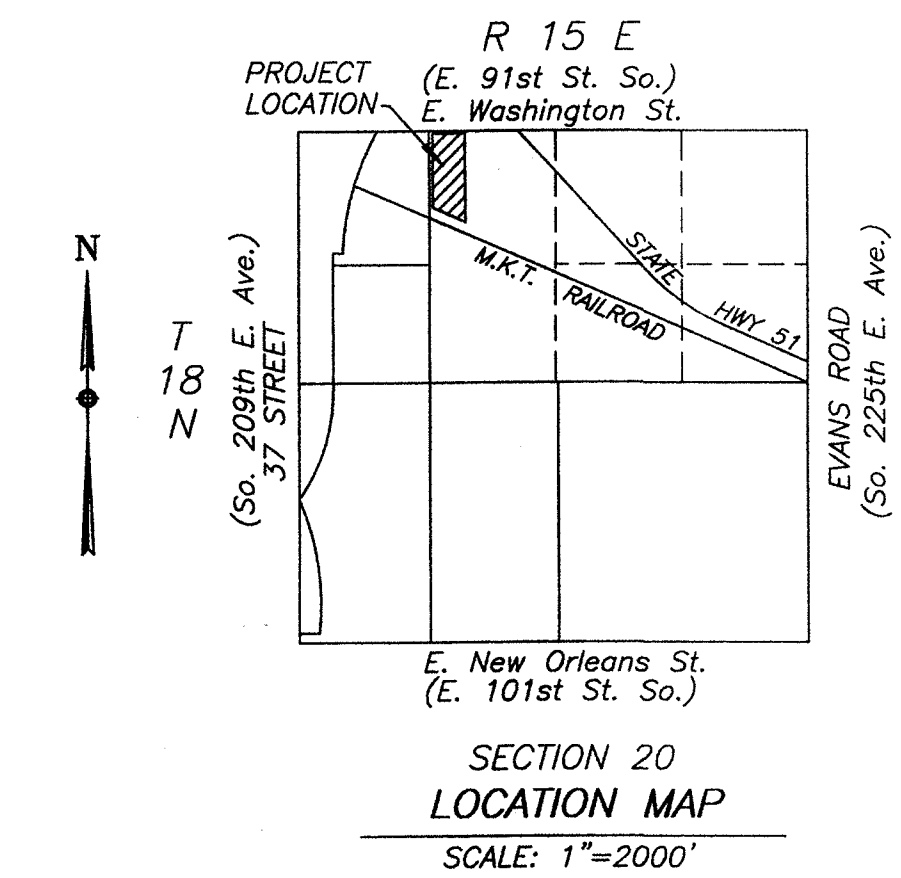
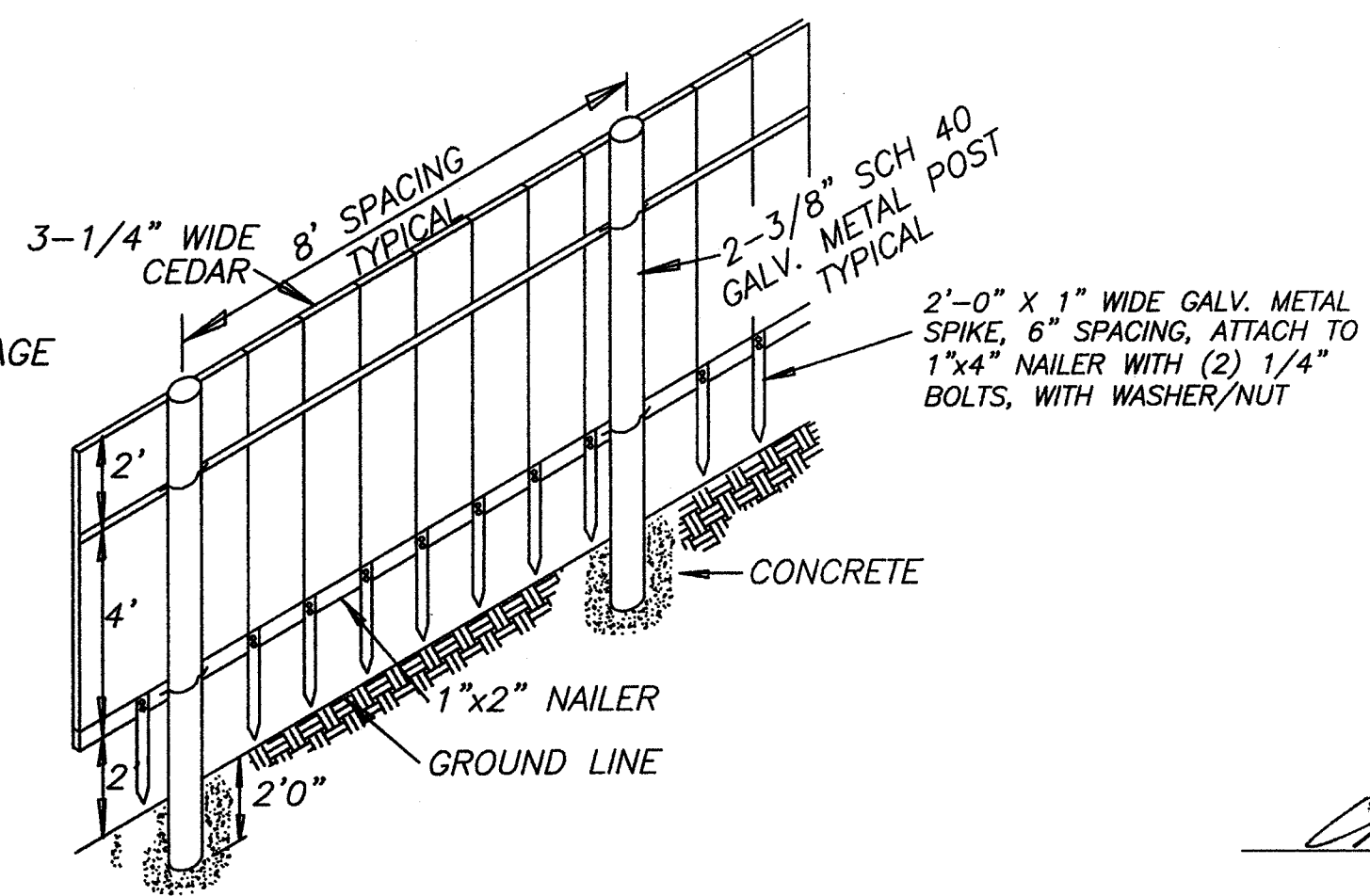
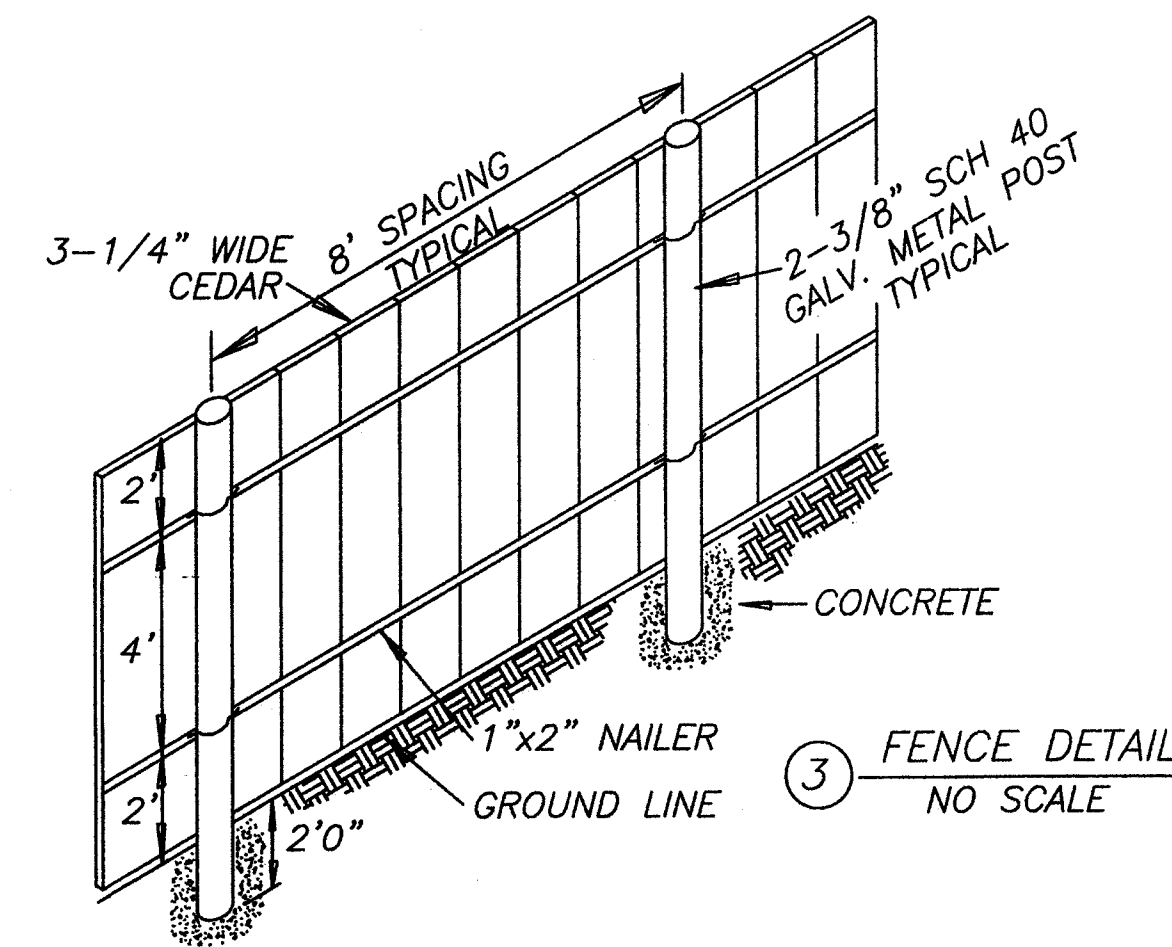
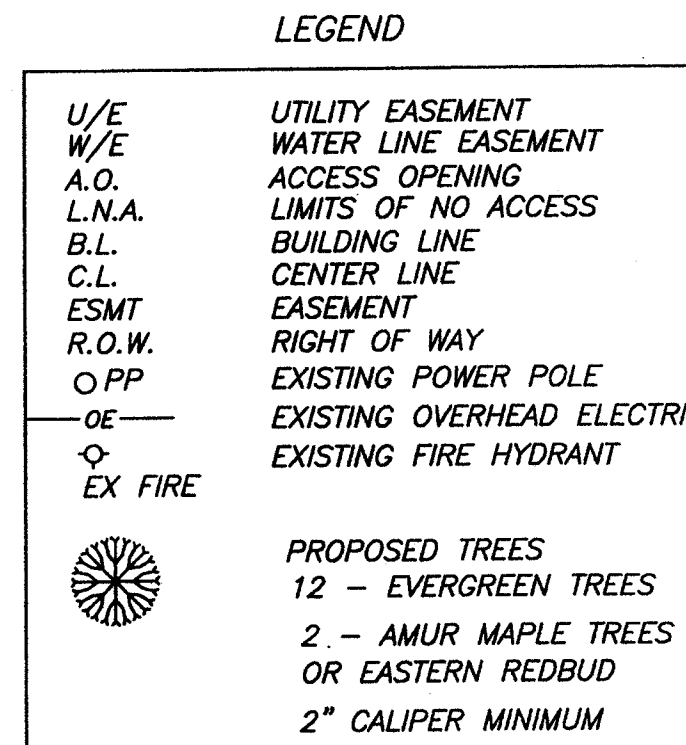
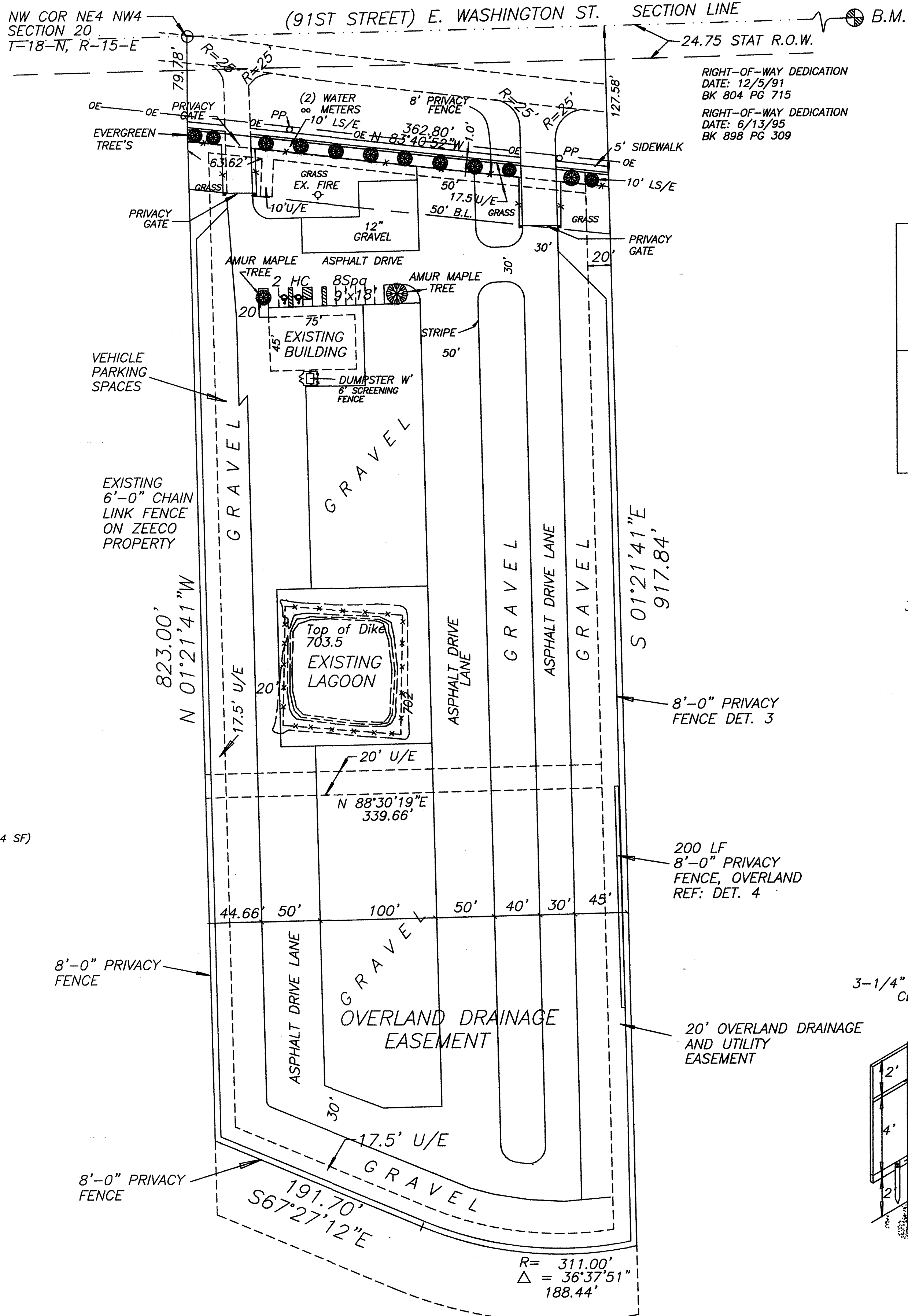
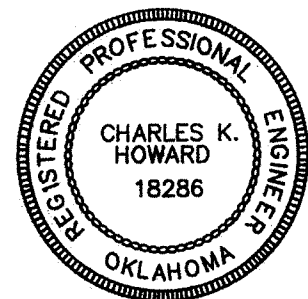
LANDSCAPE NOTE:
NO TREES, OTHER THAN THOSE SPECIES LISTED AS SMALL TREES IN ARTICLE VIII, SECTION 19.14 OF THE ZONING ORDINANCE ARE PLANTED UNDER OR WITHIN TWENTY LATERAL FEET OF ANY OVERHEAD UTILITY WIRE, OR OVER OR WITHIN FIVE LATERAL FEET OF ANY UNDERGROUND PUBLIC UTILITY LINE.

LANDSCAPE DATA:

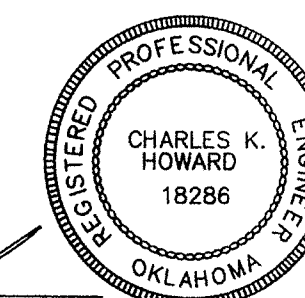
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ARTICLE VIII, SECTION 19.14 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW ZONING CODE. REFER TO SECTION 19.3a FOR TREE REQUIREMENTS AND SIZE
- LANDSCAPING WILL BE IRRIGATED WITH A UNDERGROUND SPRINKLER SYSTEM.
- THE INSTALLATION OF LANDSCAPING AND TREES WILL BE DONE ON APPROXIMATELY SEPTEMBER 1, 2016
- TOTAL LOT AREA = 283,137 SF = 6.5 ac
- LANDSCAPE AREA = 10% OF TOTAL AREA (10% * 283,137 = 28,314 SF) PROVIDED - 28,684 SF = 10.1%
- TREE REQUIRED = $362/30 = 12 > 12$ TREES
LANDSCAPE YARD
PARKING LOT = 2 TREES
TOTAL PROVIDED = 14 TREES

LANDSCAPING CERTIFICATE

The Landscape Plan for Bluebird Storage Facilities is in conformance with the requirements of Ordinance No. 2931, Zoning Code of the City of Broken Arrow, Ok.



Charles K. Howard
12/20/16



CASE NUMBER: ST11-104A

8-26-16	SITE PLAN	JID
Date	Notes	By

Designed _____
Checked _____
Drawn JID
Approved _____

JR DONELSON, INC.
PLANNING and DESIGN

C.A. NO. 5811
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

4201 E. WASHINGTON STREET
LOT 1, BLOCK 1
BLUEBIRD GARDEN CENTER
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.
LANDSCAPE PLAN
BLUEBIRD STORAGE FACILITIES

JOB NO:
Bluebirdgardengrading2
SCALE:
1" = 100'
SHEET:
3 of 4

CONTACT:

CONTACT: JR DONELSON
EMAIL: JRDON@TULSACOMMAIL.COM
PHONE: 918-394-3030
FAX: 918-394-3030

OWNER:

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P.O. BOX 1861
MUSKOGEE, OKLAHOMA 74402
CONTACT: CARLILE ROBERTS
EMAIL: RCARLILEROBERTS@ME.COM
PHONE: 918-360-2925

LEGEND

U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
HYD	EXISTING FIRE HYDRANT
708	EXISTING CONTOURS
OE	EXISTING OVERHEAD ELECTRIC
703.0TP	SPOT GRADES
TP	TOP OF PAVEMENT
FG	FINISH GRADE
106	PROPOSED CONTOURS
←	FLOW DIRECTION ARROW

RUNOFF DEPTH
Q100 = 200+300 = 18.77 cfs
RUNOFF LENGTH ALONG EAST PROPERTY LINE
LEN = 910'
SURFACE = GRAVEL
Cn = 0.85
SLOPE = 0.50%
LENGTH OF LAGOON = 100' TOP
TOE IS 80'x85' ACTUAL

OUTSIDE
BASE LAGOON = 702, TOP = 703.5
RUNOFF ELEVATION = 702.06
FOR 18.77 CFS AT THE LAGOON

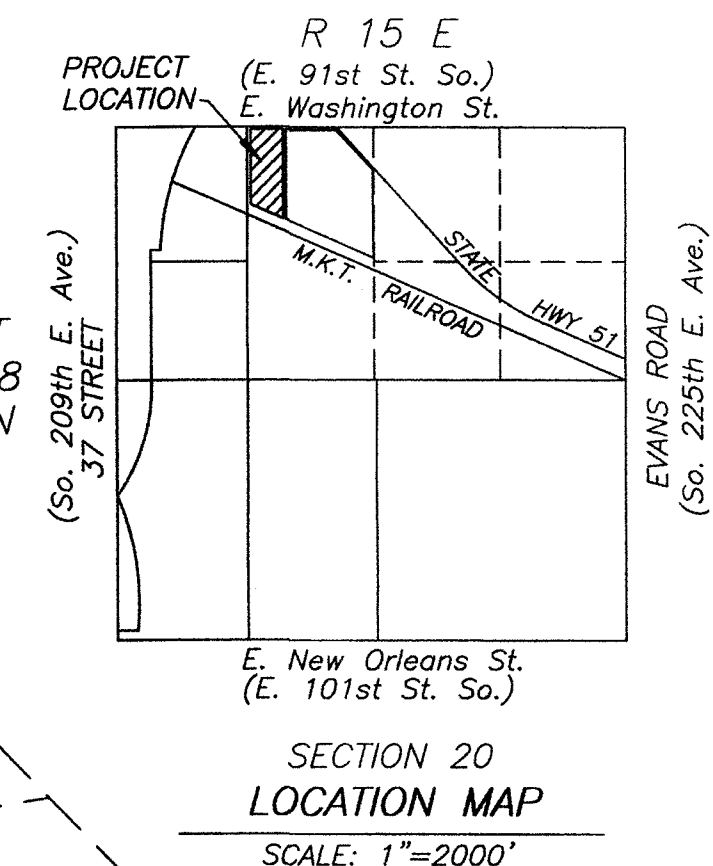


NW COR NE4 NW4
SECTION 20
T-18-N, R-15-E
(91ST STREET) E. WASHINGTON ST.
SECTION LINE
24.75 STAT R.O.W.

MATCH THE EXISTING PAVEMENT
STRAIGHT SAW CUT ASPHALT

RIGHT-OF-WAY DEDICATION
DATE: 12/5/91
BK 804 PG 715
RIGHT-OF-WAY DEDICATION
DATE: 6/13/95
BK 898 PG 309

SCALE: 1"=60'



VEHICLE
PARKING
SPACES

Existing Swale

EXISTING
6'-0" CHAIN
LINK FENCE
ON ZECCO
PROPERTY

450' Berm, refer to
Detail, 4'-0" wide

8'-0" PRIVACY
FENCE

8'-0" PRIVACY
FENCE

FLOW PATH

AREA 100
A = 4.60 AC.
LEN = 625'
SLOPE = 1.28%
SURFACE = GRASS
Cn = 0.24
TC = 35.8 min.
1100 = 5.2 in/hr
Q100 = 5.74 cfs

FLOW PATH

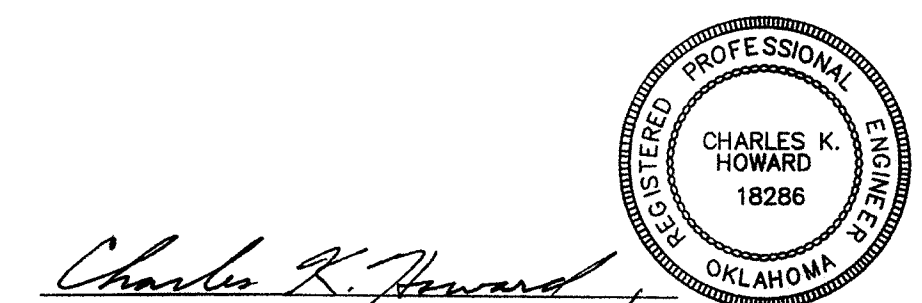
AREA 200
A = 6.96 AC.
LEN = 890'
SLOPE = 1.57%
SURFACE = GRASS
Cn = 0.24
TC = 40 min.
1100 = 4.86 in/hr
Q100 = 8.12 cfs

AREA 300
A = 9.44 AC.
LEN = 930'
SLOPE = 1.29%
SURFACE = GRASS
Cn = 0.24
TC = 43 min.
1100 = 4.7 in/hr
Q100 = 10.65 cfs

200 LF
8'-0" PRIVACY
FENCE, OVERLAND
REF: DET. 4

20' OVERLAND DRAINAGE AND
UTILITY EASEMENT

FLOW PATH



CHARLES K. HOWARD, P.E. 12/29/16

CASE NUMBER: ST11-104A

8-26-16	GRADING AND EROSION CONTROL PLAN	JID
Date	Notes	By

Designed	_____
Checked	_____
Drawn	JID
Approved	_____

JR DONELSON, INC.
PLANNING and DESIGN

12820 South Memorial Drive
Office 100
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ASPEN SQUARE, INC.
DRAINAGE RUNOFF
BLUEBIRD STORAGE FACILITIES

JOB NO:	Bluebirdgardengrading2
SCALE:	1" = 100'
SHEET:	4 OF 4