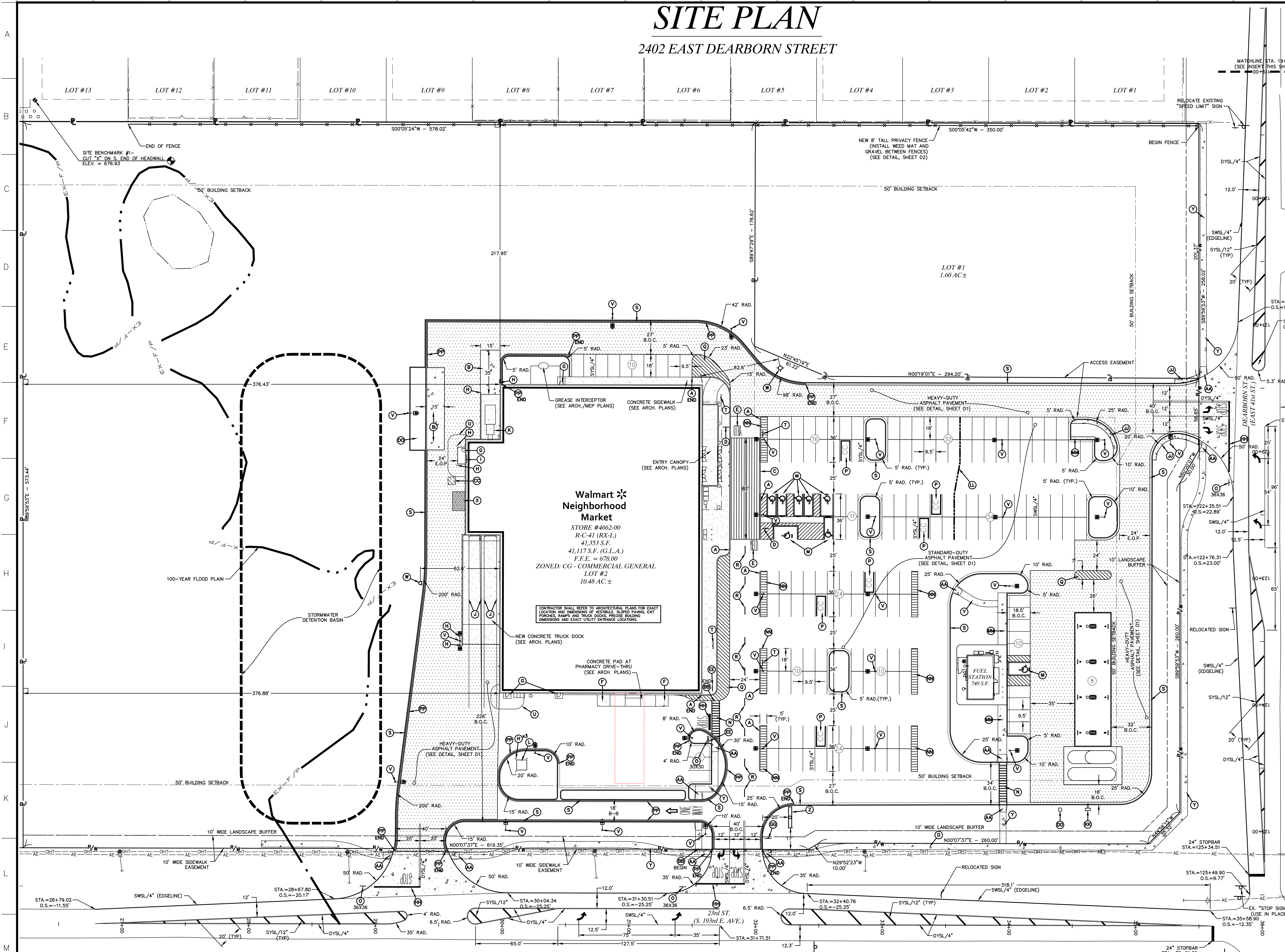


SITE PLAN

2402 EAST DEARBORN STREET



APRIL, 2016

LEGEND

EXISTING	PROPOSED

WALMART PARKING DATA

WALMART BUILDING	41,353 S.F.
STANDARD SPACES	161 SPACES
ACCESSIBLE SPACES	7 SPACES
TOTAL PARKING SPACES	168 SPACES
PARKING RATIO	4.06/1000 S.F.

* SPACES OCCUPIED BY CART CORRALS ARE NOT INCLUDED IN THE OVERALL PARKING COUNT OR PARKING RATIO.

FUEL STATION PARKING DATA

FUEL STATION KIOSK	740 S.F.
STANDARD SPACES	17 SPACES
ACCESSIBLE SPACES	1 SPACES
TOTAL PARKING SPACES	18 SPACES

SITE DATA

WALMART TRACT (LOT #2)	10.48 AC. ±
LOT #1	1.00 AC. ±
LOT #3	4.54 AC. ±
R.O.W. DEDICATION	1.52 AC. ±
TOTAL	18.14 AC. ±

- #### SITE PLAN NOTES
- The artwork on this project shall meet or exceed the City of Broken Arrow and Walmart standards and specifications.
 - Bearing system OK State Plane Coordinate System using South 89°50'53" West, per the deed of record, along the west half of Government Lot 4 of the Southwest Quarter (SW/4) of Section 19, Township 19 North, Range 15 East of the Indian Meridian.
 - Project Benchmark Monument BA 37, 5/8" rebar - 1 1/2" Aluminum cap set in concrete at the Northeast corner of 193rd Ave. & 41st St. Wagoner County, Elev. = 674.5 (NAVD) 1988. Site Benchmark is a cut "X" on the south end of the concrete headwall east side of property between lots 13 and 14. Elev. = 676.93.
 - Said described property is located within an area having Zone Designations "AE" and "X" (unshaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40145C0085, with a date of identification of January 9, 2015 for Community No. 400236, in Wagoner County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Flood Zone Definitions:

Zone AE - is a Special Flood Hazard Area that is subject to flooding by the 1% annual chance flood and has Base Flood Elevations determined. The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

Zone X (unshaded) - is a Non Special Flood Hazard area that has been determined to be outside the 0.2% annual chance floodplain.

- Underground structures, facilities and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
- Contractor to contact telephone, electric, gas, water and cable companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- All unexcavated areas are to receive 4 inches of topsoil. Contractor to soil, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. The Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- All dimensions are to back of curb (B.O.C.) unless otherwise noted.
- Parking is to be striped with 4" wide painted yellow lines as indicated.
- Parking spaces shown are 9.5' wide x 18' long.
- Refer to architectural plans for site lighting electrical plans.

PAINT STRIPING LEGEND

SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE
SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE
SYSL/12" - SINGLE YELLOW SOLID LINE / 12" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE

GREEN SPACE DATA

TOTAL GREEN SPACE SHOWN	5.75 AC. ±
TOTAL IMPERVIOUS AREA SHOWN	4.73 AC. ±
PERCENTAGE OF GREEN SPACE SHOWN	55%
REQUIRED PERCENTAGE OF GREEN SPACE	20%

SITE PLAN PREPARED FOR:
OWNER: WALMART STORES, INC.
ADDRESS: 2001 SOUTH EAST 10TH STREET
BENTONVILLE, AR 72716
CONTACT: DAVID LOVELAND
PHONE#: (479) 277-8039

- #### SITE LEGEND
- | | | | | | |
|---|--|---|--|--|--|
| 1. 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL, SHEET D1. | 2. HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET D1. CONCRETE JOINTING AND FILERS TO BE COMPLETED PER DETAIL, SHEET D1. (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF BUILDING CONCRETE) | 3. PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-4" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. | 4. "PEDESTRIAN CROSSING" SIGNAGE TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. SEE DETAIL, SHEET D2. | 5. "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL, SHEET D1. | 6. STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET D1) |
| 7. EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STAIRS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STAIR UNLESS CURB IS PRESENT. | 8. 6" WIDE PEDESTRIAN CROSSWALK EDGES LINES PAINTED SYSL/8" WITH INSIDE STRIPING PAINTED SWSL/4" @ 2'-0" O.C. PERPENDICULAR LINES. (SEE DETAIL, SHEET D1) | 9. 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL. | 10. TRASH COMPACTOR AND HEAVY DUTY CONCRETE PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SIZE. | 11. CONCRETE TRANSFORMER PAD WITH BOLLARD PROTECTION. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. | 12. ACCESSIBLE PARKING SPACE TYPICAL. SEE "STANDARD PARKING STRIPING", SHEET D1 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("MAX" - INDICATES VAN ACCESSIBLE SPACE) |
| 13. "NO PARKING FIRE LANE" SIGN. SEE DETAIL, SHEET D2. | 14. SLOPE PAVEMENT TO MEET STAIR (5% MAX.). | 15. LIGHT, TYPICAL. SEE DETAIL, SHEET D2. | 16. NEW FIRE HYDRANT, TYPICAL. SEE DETAIL SHEET D4. | 17. 10' x 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS SHEET D1. | 18. NEW 5' WIDE CONCRETE SIDEWALK. SEE DETAIL, SHEET D1 |
| 19. "NO TRUCKS" SIGN. SEE DETAIL, SHEET D2. | 20. PYLON SIGN. (SEE ARCH. PLANS) | 21. ADA ACCESSIBLE RAMP. SEE DETAIL, SHEET D1. | 22. 24" CONCRETE CURB AND GUTTER TYPICAL. SEE TYPE "A" CONCRETE CURB AND GUTTER DETAILS, SHEET D1. | 23. 4' PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. | 24. 6"X6" PAINTED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE |
| 25. AIR STATION (SEE ARCH. PLANS) | 26. "ONE WAY - DO NOT ENTER" SIGN. SEE PLAN FOR LOCATION | 27. SOLID ARROW PAVEMENT MARKING TYPICAL. (SEE DETAIL, SHEET D1) | 28. ORGANIC DUMPSTER REF. ARCH. PLANS FOR SCREENING & PAINTMENT. | 29. FIRE LANE STRIPING ON CURB, TOP AND FACE OF CURB TO BE PAINTED RED. (SHOW AS SHADED CURB ON DRAWING) | 30. LIMITS OF ASSOCIATE PARKING. STRIPING FOR ASSOCIATE PARKING SHALL BE WHITE. |
| 31. 7' WIDE CONCRETE SIDEWALK | 32. AREA STRIPED AT SYSL/4" AT 90° @ 2' O.C. | 33. ORGANIC DUMPSTER REF. ARCH. PLANS FOR SCREENING & PAINTMENT. | 34. PAINTED RED. (SHOW AS SHADED CURB ON DRAWING) | 35. "NO TRUCKS" SIGN. SEE DETAIL, SHEET D2. | 36. STOP BAR. SEE DETAIL, SHEET D1. |
| 37. 3" HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL, SHEET D2. | 38. TANK VENT (SEE ARCH. PLANS) | | | | |

636-884-0840 (tel.)
 636-884-0842 (fax)
 1000 E. Independence Dr.
COCHRAN
 Civil Engineering
 Land Surveying
 Architecture
 Site Development
 Construction Management
 Master Planning

We warrant only the accuracy of the information provided on this site, contractor shall verify all utility locations information.
 All USHA rules & regulations shall apply to all construction required by these drawings. (See USHA website for more information.)



WALMART NEIGHBORHOOD MARKET #4662-00
CITY OF BROKEN ARROW, OKLAHOMA
WAL-MART STORES, INC., BENTONVILLE, AR

SITE PLAN
 DATE: APRIL, 20, 2016
 SCALE: 1" = 30'
 SHEET NO: 14-5835
 PROJECT NO: C2