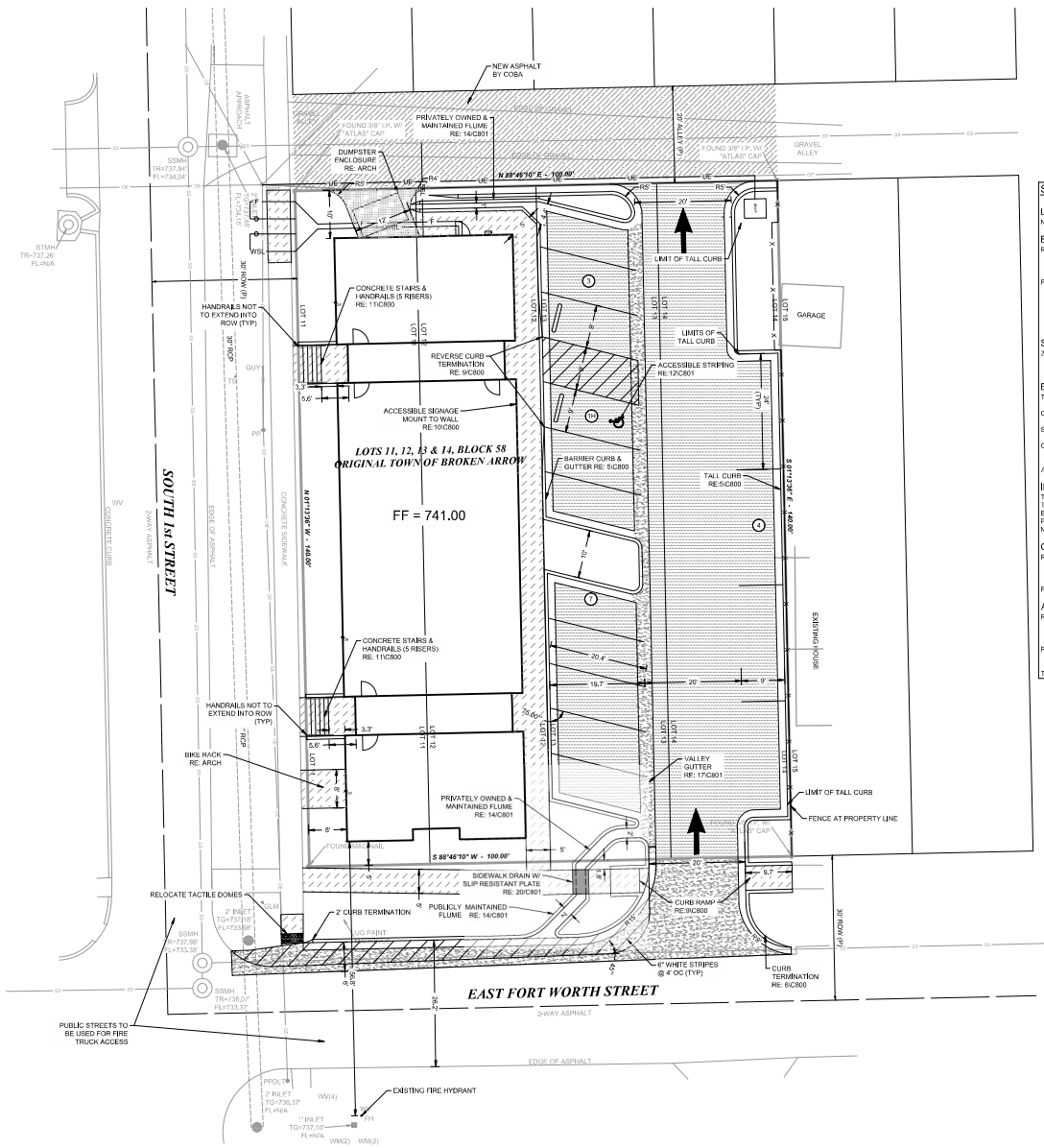
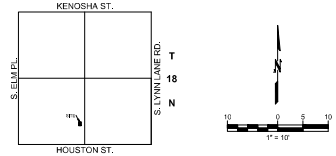


OWNER:
JOEL COGGINS
JOEL COGGINS CONSTRUCTION
1408 W DETROIT STREET
BROKEN ARROW, OK 74012
918.688.0072



LOCATION MAP
SCALE: 1"=200'

SITE DATA:

LAND AREA SUMMARY

NET LAND AREA	14,000 SF (0.32AC)

BUILDING SET BACK

REQUIRED:	FRONT 5' SIDE 5' BACK 10'
PROVIDED:	FRONT 8' SIDE 10' & 5' BACK 55'

SITE DATA

ZONING	DOWNTOWN RESIDENTIAL OVERLAY DISTRICT, AREA 5

BUILDING DATA

TOTAL BUILDING:	13,509 SF
CONSTRUCTION TYPE:	VB
SPRINKLERED	YES
OCCUPANCY	SINGLE OCCUPANCY RESIDENTIAL, GROUP R-2
ACTUAL HEIGHT	37'-8" / 3 STORIES, ACTUAL HEIGHT

IMPERVIOUS AREA

TOTAL SITE AREA:	14,000 SF (0.32 AC)
TOTAL DISTURBED AREA:	16,354 SF (0.37 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0.00 AC)
PROPOSED IMPERVIOUS AREA:	12,286 SF (.28 AC)
NET CHANGE:	12,286 SF

OFF-STREET PARKING REQUIREMENTS

REQUIRED: DWELLING, MULTIFAMILY	(1 SPACES PER 1 BEDROOM UNIT)	15 UNITS = 15 SPACES
PROVIDED:		15 PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS

REQUIRED:	1 ACCESSIBLE SPACE
PROVIDED:	1 ACCESSIBLE SPACE
TOTAL:	1 ACCESSIBLE SPACE

BENCHMARKS:

BENCHMARKS PER TOPOGRAPHIC SURVEY COMPLETED BY FRITZ LAND SURVEYING, LLC DATED 04.17.2025

BENCHMARK 1	BENCHMARK 2
3/8" I.P. W/ "ATLAS" CAP	3/8" I.P. W/ "ATLAS" CAP
N:389,236.47	N: 389,240.62
E:2,621,924.26	E: 2,622,024.24

FEMA FLOODPLAIN INFO

FIRM PANEL NUMBER: 40143C0391L 09/30/2016

FEMA ZONE: ZONE X

PROJECT APPLICATIONS:

DETENTION DETERMINATION: DD-042925-25
FEE IN LIEU OF DETENTION: FDD-002180-2025
SITE APPLICATION: SITE-002382-2025
ENGINEERING APPLICATION: ENG-002378-2025
BOA VARIANCE: VAR-002593-2025
ENGINEERING VARIANCE: EV-002561-2025

GENERAL PAVING NOTES:

1. ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).
2. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
4. CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
6. PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
7. CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
8. THE PAVEMENT SECTIONS SHOWN IN DETAIL 7/C800 ARE SHOWN FOR REFERENCE AND WERE PROVIDED BY (HCGC, LLC) BASED ON SITE SPECIFIC CONDITIONS AS OUTLINED IN THEIR REPORT DATED 06.17.2025. ANY QUESTIONS REGARDING THE SUITABILITY OF THESE OR ALTERNATE PAVEMENTS SECTIONS, SPECIFIC PAVEMENT MAINTENANCE REQUIREMENTS, OR POTENTIAL PAVEMENT LIFE SHOULD BE DIRECTED TO (HCGC, LLC), AS THIS IS BEYOND WALLACE'S SCOPE OF SERVICES FOR THIS PROJECT.

CONCRETE PAVEMENT:

9. CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
10. CONCRETE MATERIAL:
    - 10.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
    - 10.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
    - 10.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
    - 10.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT
11. STEEL:
    - 11.1. GRADE 60
    - 11.2. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.
12. JOINTS:
    - 12.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE, WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
    - 12.2. FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS. EXTEND JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
    - 12.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
    - 12.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
13. JOINT SPACING
    - 13.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 6.5" THICK CONCRETE x 30 = 15' MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 15 FEET.
    - 13.2. LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
    - 13.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
14. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS
    - 14.1. ON PANELS WITH RADII, ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
    - 14.2. WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
15. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
16. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
17. INSTALLATION TOLERANCES
    - 17.1. ELEVATION: 1/4 INCH
    - 17.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
    - 17.3. SURFACE: 1/4 INCH IN 10 FEET

PAVEMENT MARKINGS:

18. ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.
19. PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.
20. COLOR AS INDICATED.

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. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.

LEGEND

- STANDARD DUTY CONCRETE PAVEMENT RE: 7/C800
- HEAVY DUTY CONCRETE PAVEMENT RE: 7/C800
- CONCRETE SIDEWALK RE: 8/C800
- (17) PARKING SPACE COUNT
- NEW ASPHALT BY COBA
- REINFORCED CONCRETE PAD RE: 7/C800

811 Know what's below. Call before you dig.

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.

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SHAFFER ARCHITECTURE STUDIO, LLC
T: 918.851.8224
shafferarch.com

ENGINEER
Joel Coggins

LICENSED PROFESSIONAL ENGINEER NICK MASON 31309 OKLAHOMA
01/21/2026

PROJECT
wallace design collective
wallace design collective, pc
structural·civil·landscape·survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma coa1460
exp: 6-30-27

FORT WORTH APARTMENTS

202 E Fort Worth St
Broken Arrow, OK

No.	Description	Date

Project Number 20250003
Date 01/20/2026

SITE PLAN

C400-S

V:\+Partner\Projects\240142 202 E Fort Worth Apartments\04 Production\01 Design Drawings\2D\0142 Site Plan.dwg PLOT 1:1(2" / 2028) 4:49:07 PM ORIG SIZE: 30"X42"