



CYNTERGY ENGINEERING, PLLC
CA # 3537
EX-05/29/2020
W. CHARLES MITCHELL, P.E.
ENGINEER OF RECORD



ROSE DISTRICT MIXED USE

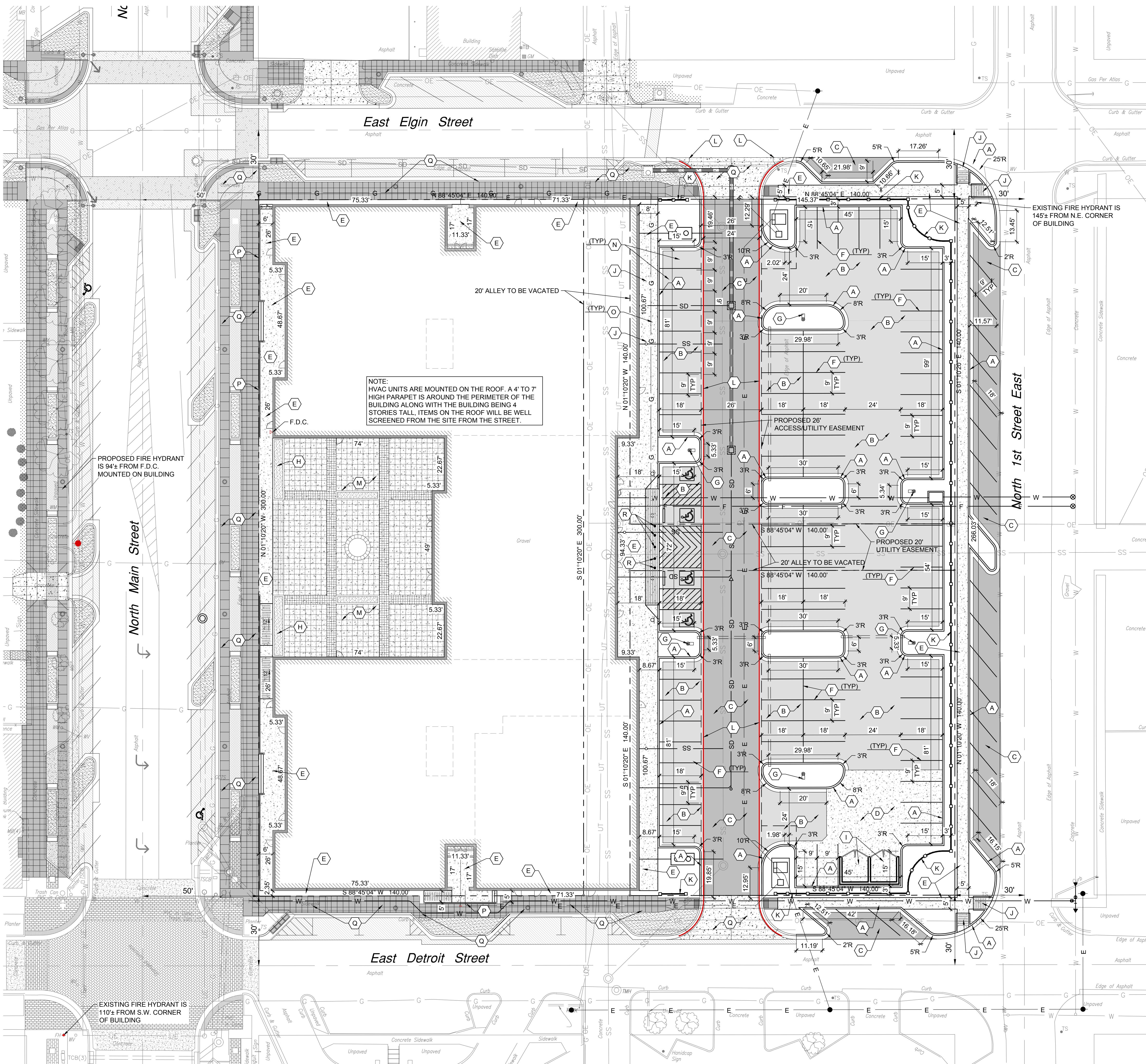
305 NORTH MAIN STREET
BROKEN ARROW, OK 74012

ISSUES / REVISIONS	6/29/2018 SITE PLAN PERMIT

ISSUE DATE: 06/29/2018
PROJECT NO: CTBA17001001
CHECKED BY: SAT
DRAWN BY: CDC

SHEET NAME: SITE PLAN

SHEET NUMBER: CS101



PROJECT CONTACT LIST:

DEVELOPER
MILES ECONOMIC LLC
220 SOUTH UTICA PLACE, SUITE 100 (74114)
P.O. BOX 3465
TULSA, OKLAHOMA 74101-3465
TEL: (918) 582-2220
FAX: (918) 584-8922

OWNER
BROKEN ARROW ECONOMIC
DEVELOPMENT AUTHORITY
210 NORTH MAIN, SUITE C
BROKEN ARROW, OK 74012
TEL: (918) 251-1518
FAX: (918) 251-1777

ARCHITECT OF RECORD
CYNTERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
TEL: (918) 877-6000
FAX: (918) 877-4000

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED IN ZONE "X", "FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FEMA F.I.R.M. COMMUNITY PANELS NO. 40143C0391L WITH EFFECTIVE DATES OF SEPTEMBER 30, 2016.

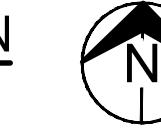
STORM WATER DISPOSITION NOTE:
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # DD110613.20

LEGAL DESCRIPTION:
WARRANTY DEED DOOR 2017074271

LOTS ONE(1) THRU TWENTY-TWO (22), BLOCK EIGHTEEN (18), ORIGINAL TOWN OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

1 SITE PLAN

SCALE: 1" = 20'



ZONING REQUIREMENTS:

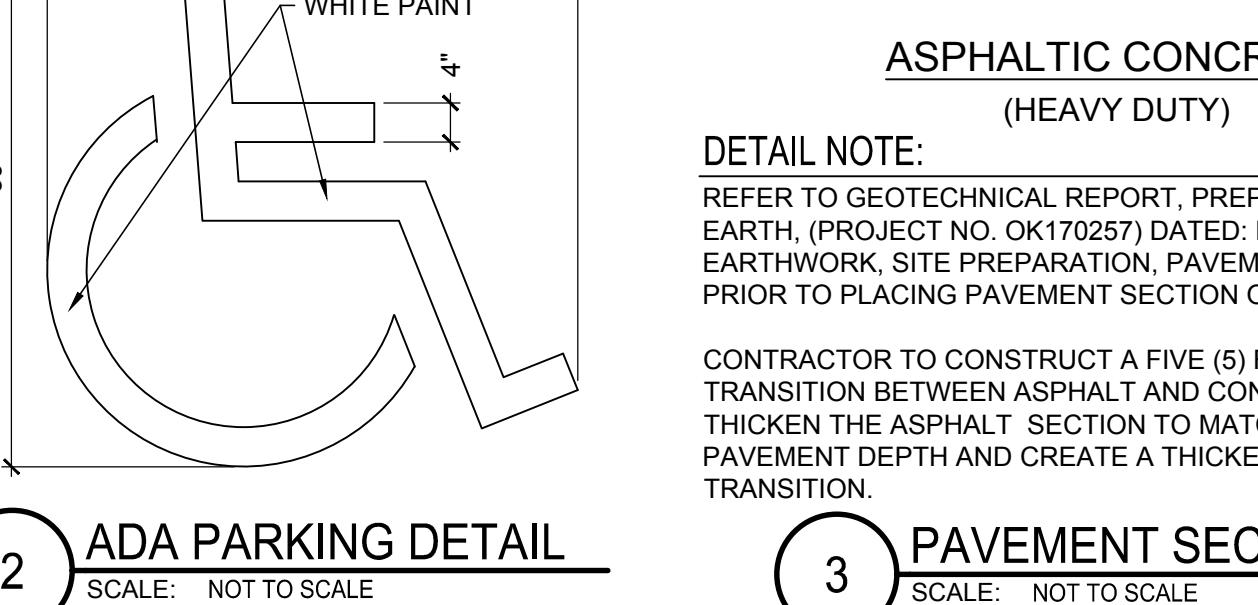
PROPOSED USE:	DM - DOWNTOWN MIXED USE CORE DISTRICT
LOT AREA	NONE
MIN LOT FRONTAGE	REQUIRED - 70% PROVIDED - 98.6%
BUILDING COVERAGE	REQUIRED - 50% MIN. PROVIDED - 42%
SETBACKS	FRONT - 6' SIDE / REAR - 0'
MAX HEIGHT	REQUIRED - 2 STORIES MIN. PROVIDED - 4 STORIES 57.71' (NOT INCLUDING PARAPET)

2 SITE CRITERIA:

1st FLOOR AREA (RETAIL)	37,778 S.F.
2nd FLOOR AREA (MULTIFAMILY)	35,916 S.F.
3rd FLOOR AREA (MULTIFAMILY)	35,916 S.F.
4th FLOOR AREA (MULTIFAMILY)	35,916 S.F.
COURTYARD	6,719 S.F.
TOTAL FLOOR AREA	145,526 S.F.
LAND AREA	90,423 S.F. (2.07 ACRES)
FLOOR TO AREA RATIO (FAR)	1.42 (2.78/200.000)
EXISTING IMPERVIOUS AREA	71,193 S.F. 79.10%
PROPOSED IMPERVIOUS AREA	84,430 S.F. 93.81%
PARKING	
REGULAR SPACES PROVIDED	132
ACCESSIBLE SPACES PROVIDED	5
TOTAL SPACES PROVIDED	137
TOTAL SPACES REQUIRED	0

3 PAVEMENT SECTIONS

SCALE: NOT TO SCALE



4 SIDEWALK DETAIL

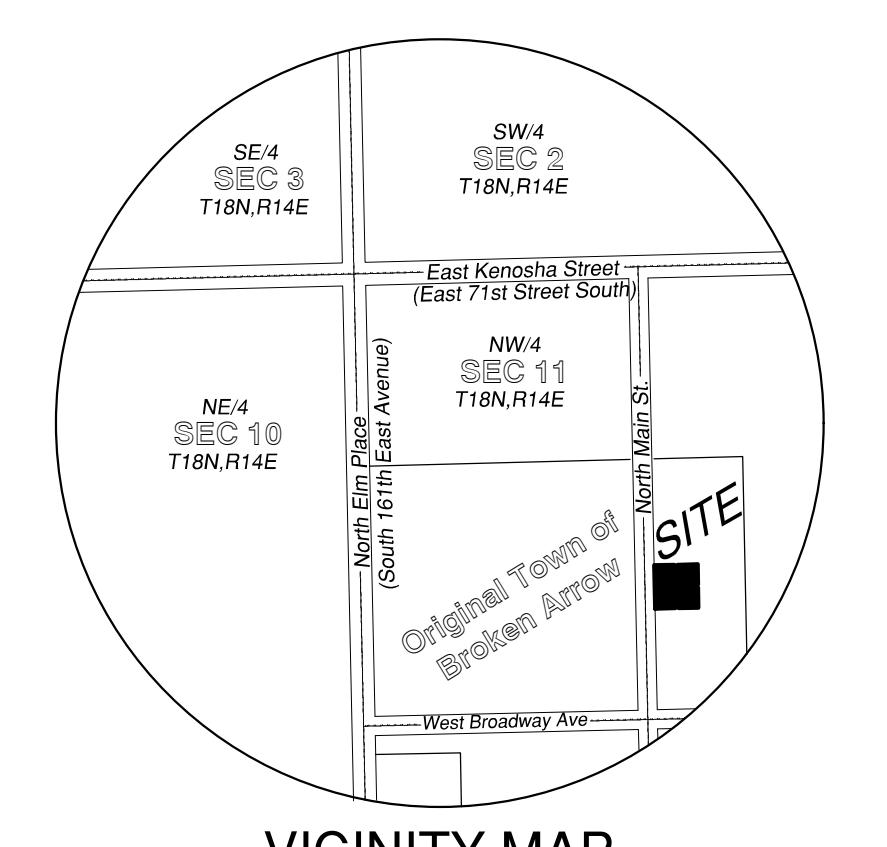
SCALE: NOT TO SCALE

SITE PLAN KEY NOTES	
CONSTRUCT CURB AND GUTTER	A
CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (RE: 3/CS101)	B
CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (RE: 3/CS101)	C
CONSTRUCT HEAVY DUTY P.C.C. PAVEMENT (RE: 3/CS101)	D
CONCRETE SIDEWALK, RE: 4/CS101	E
4" PAINTED WHITE STRIPE	F
NEW LIGHT POLE, RE ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS	G
PLANTER, RE: ARCHITECTURAL PLANS	H
TRASH ENCLOSURE (6'-0" HIGH)	I
ADA SIDEWALK RAMP	J
INSTALL 36" HIGH WROUGHT-IRON FENCE	K
RED FIRE LANE STRIPPING	L
CONSTRUCT STANDARD DUTY P.C.C. PAVEMENT (RE: 3/CS101)	M
ADA STRIPING AND MARKING	N
ADA PARKING SIGN	O
RETAINING WALL WITH HANDRAIL	P
STREETSCAPE (BY OTHERS)	Q
INSTALL PIPE BOLLARDS	R

SITE PLAN NOTES	
1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-552-6543, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.	A
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.	B
3. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE ACCORDING TO THE STRUCTURAL PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED BY BUILDING & EARTH, PROJECT NO. OK170257, DATED DECEMBER 20, 2017 WITH ADDENDUM NO. 1, DATED MAY 17, 2018.	C
4. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW STANDARD DRAWINGS AND SPECIFICATIONS.	D
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL MAINTAIN A SAFETY AND WORKERS COMPENSATION INSURANCE POLICY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.	E
6. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR, AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.	F
7. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.	G
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.	H
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (CE101).	I
10. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.	J
11. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED, RE: SPECIFICATIONS.	K
12. PARKING LOT STRIPPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.	L
13. ALL NEW SIDEWALKS, IF ANY, NOT ADJACENT TO THE BUILDING, SHALL BE 4' WIDE AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.	M

PAVING NOTES

1. ALL CONCRETE SHALL BE 4000 PSI PER THE GEOTECHNICAL REPORT FOR THIS PROJECT.
2. TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CITY OF BROKEN ARROW AND THE LATEST VERSION OF THE MUTCD.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
4. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LISTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.



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06/29/2018

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