

# SITE PLAN

2402 EAST DEARBORN STREET



APRIL, 2016

## LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	PARKING SETBACK
	GAS MAIN SETBACK
	AERIAL ELECTRIC
	OVERHEAD TELEPHONE
	UTILITY POLE / GUY WIRE
	FIRE HYDRANT
	FLOOD PLAIN LIGHT
	FENCE
	FLOOD PLAIN
	BUILDING CONCRETE
	CONCRETE PAVEMENT
	HEAVY-DUTY PAVEMENT
	ASPHALT PAVEMENT

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.

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 work 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°59'53" 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 Northwest 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. 40145C00853, 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 unsurfaced areas are to receive 4 inches of topsoil. Contractor to sod, 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	
SYSL/8" - SINGLE YELLOW SOLID LINE / 8" WIDE	
SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE	
SYSL/12" - SINGLE YELLOW SOLID LINE / 12" WIDE	
SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE	
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE	

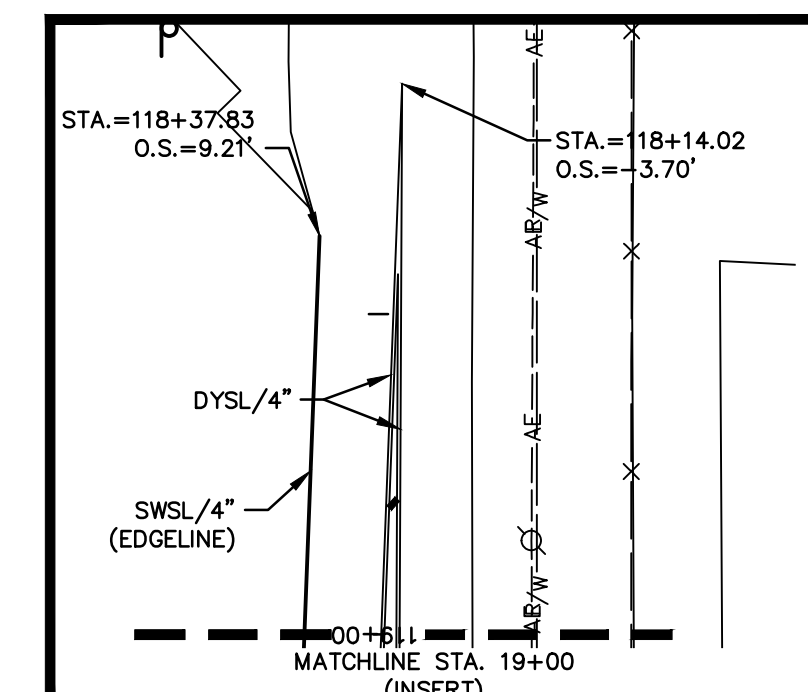
## GREEN SPACE DATA

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

- 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.
- HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET D1. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL, SHEET D1. (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF BUILDING CONCRETE)
- PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- "PEDESTRIAN CROSSING" SIGNAGE TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. SEE DETAIL, SHEET D2.
- "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL, SHEET D1.
- STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET D1)
- 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 OR PORCH IS PRESENT.
- 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL, SHEET D2.
- AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
- 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- TRASH COMPACTOR AND HEAVY DUTY CONCRETE PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- CONCRETE TRANSFORMER PAD WITH BOLLARD PROTECTION. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- ACCESSIBLE PARKING SPACE TYPICAL. SEE "STANDARD PARKING STRIPING", SHEET D1 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN" - INDICATES VAN ACCESSIBLE SPACE)
- 6" WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED SYSL/8" WITH INSIDE STRIPING PAINTED SWSL/4" @ 2'-0" O.C. PERPENDICULAR LINES. (SEE DETAIL, SHEET D1)
- "STOP SIGN" SEE DETAIL, SHEET D2.
- CART CORRAL. TYPICAL. SEE DETAIL, SHEET D2 FOR WALMART CART CORRAL DETAIL.
- AREA STRIPED AT SYSL/4" AT 45° @ 2' O.C.
- 6' LONG STRIPE WITH 18" GAPS, TYPICAL.
- 24" CONCRETE CURB AND GUTTER TYPICAL. SEE TYPE "A" CONCRETE CURB AND GUTTER DETAILS, SHEET D1.
- "NO PARKING FIRE LANE" SIGN. SEE DETAIL, SHEET D2.
- SLOPE PAVEMENT TO MEET STAIR (S/S MAX.).
- LIGHT, TYPICAL. SEE DETAIL, SHEET D2.
- NEW FIRE HYDRANT, TYPICAL. SEE DETAIL, SHEET D4.
- 10' x 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS
- NEW 5' WIDE CONCRETE SIDEWALK. SEE DETAIL, SHEET D1
- PYLON SIGN. (SEE ARCH. PLANS)
- ADA ACCESSIBLE RAMP. SEE DETAIL, SHEET D1.
- ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- 4' PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°.
- 6'X6' PAINTED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE
- AIR STATION (SEE ARCH. PLANS)
- "ONE WAY - DO NOT ENTER" SIGN. SEE PLAN FOR LOCATION
- SOLID ARROW PAVEMENT MARKING TYPICAL. (SEE DETAIL, SHEET D1)
- "NO TRUCKS" SIGN. SEE DETAIL, SHEET D2.
- STOP BAR. SEE DETAIL, SHEET D1.
- 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL, SHEET D2.
- TANK VENT (SEE ARCH. PLANS)
- LIMITS OF ASSOCIATE PARKING. STRIPING FOR ASSOCIATE PARKING SHALL BE WHITE.
- 7' WIDE CONCRETE SIDEWALK
- AREA STRIPED AT SYSL/4" AT 90° @ 2' O.C.
- ORGANICS DUMPSTER REF. ARCH. PLANS FOR SCREENING & PAVEMENT.
- FIRE LANE STRIPING ON SHADED CURB ON DRAWING TO BE PAINTED RED. (SHOWN AS SHARED CURB ON DRAWING)



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  
C2