

SITE SUMMARY	
PROPOSED USE	COTTON PATCH CAFE
TOTAL LOT AREA	48,685 S.F.
TOTAL ACREAGE	1.118 ACRES
OPEN AREA	4,550 S.F.
IMPERVIOUS AREA	44,135 S.F.
% IMPERVIOUS	90.6%

PARKING SUMMARY	
RESTAURANT (1/100 S.F.)	45 SPACES
PARKING PROVIDED	70
H/C PARKING REQUIRED	4 SPACES
H/C PARKING PROVIDED	4 SPACES

BUILDING SUMMARY	
NO. OF STORIES	1
BUILDING AREA	4,430 S.F.
BUILDING COVERAGE	9.1%

SITE GENERAL NOTES:

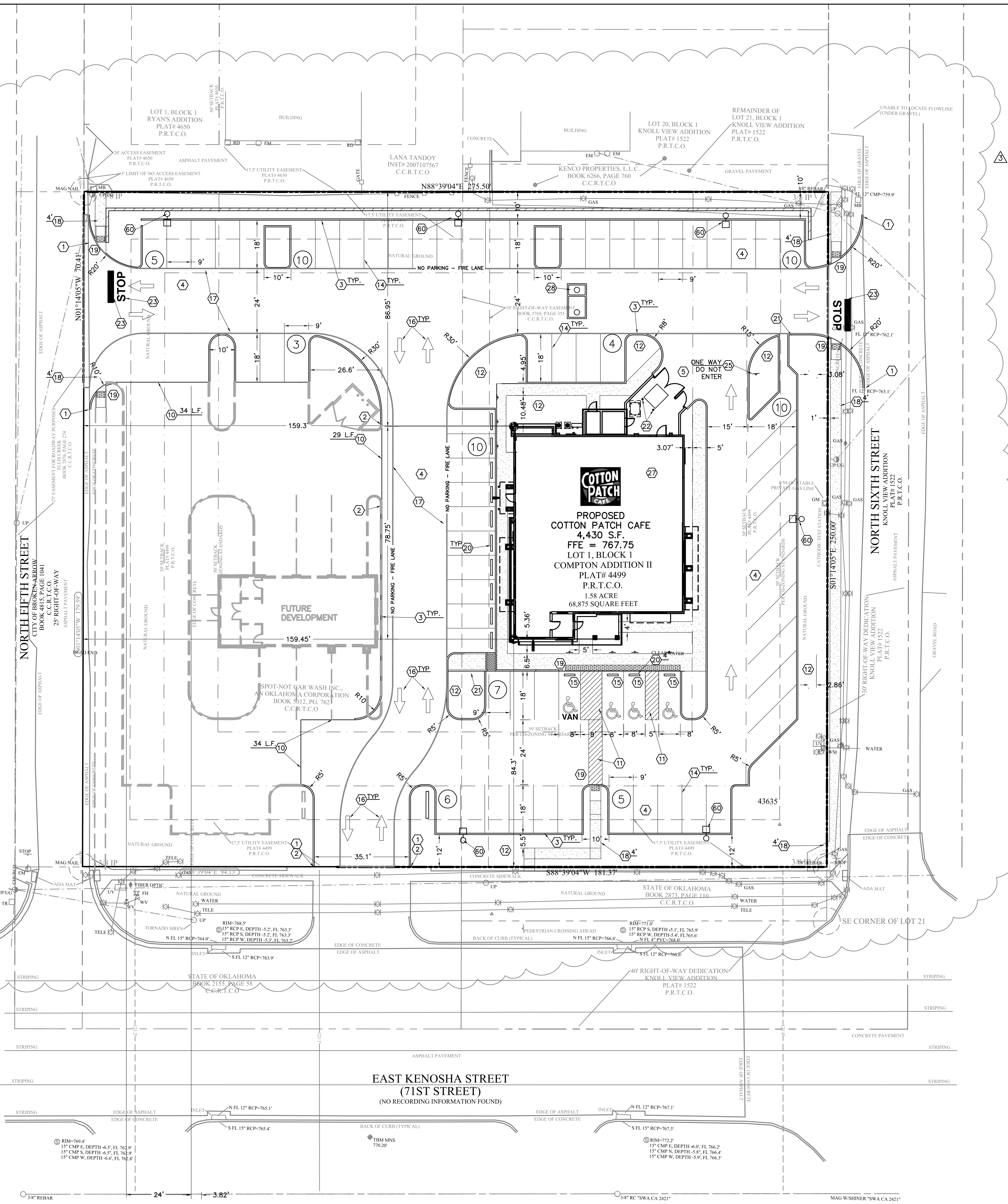
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3' RADI, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: JPH LAND SURVEYING, INC..
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN TEXAS SHALL BE APPROVED BY A TAS SPECIALIST).
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE OKLAHOMA MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL OKLADOT AREA OFFICE.



BENCH MARK

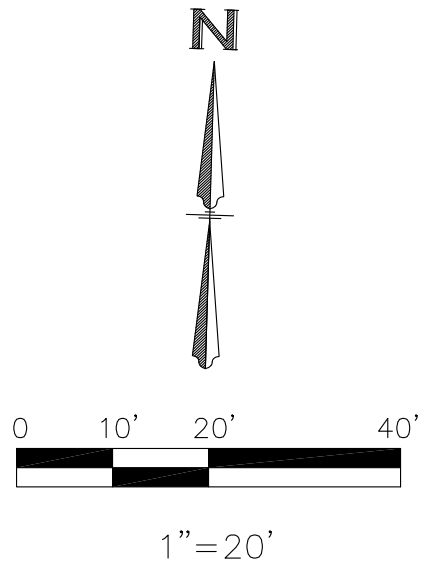
BENCHMARK:

The site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set along the north line of a concrete sidewalk located approximately 120 feet southeast of the intersection of North Fifth Street and East Kenosha Street and bears SOUTH 58°02'36" EAST, a distance of 196.44 feet from the southeast corner of the subject tract. The benchmark has the following values X = 2,623,548.77 | Y = 393,653.30 (Oklahoma Coordinate System of 1983, North Zone) | Z = 770.20 (NAVD83). See vicinity map for general location.



SITE PLAN

1"=20'



SITE LEGEND (PROPOSED):

	PROPERTY LINE
	PROPOSED PARKING STALLS
	BUILDING CORNER
	NEW FIRE LANE – PER LOCAL CODES
	ELECTRIC TRANSFORMER PAD – PER LOCAL CODES
	SIGNAGE
	PAINTED SOLID TRAFFIC FLOW ARROWS
	NEW CURB AND GUTTER
	STOP BAR
	SIDEWALK
	RETAINING WALL

SITE NOTES AND DETAILS:

NOTE NUMBER	COORESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
①	TIE IN NEW CURB TO MATCH EXISTING CURB
②	TRANSITION CURB FROM 6" TO 0" OVER 2' HORIZONTALLY
③	NEW CONCRETE CURB AND GUTTER
④	NEW CONCRETE PAVING – SEE PAVING PLAN FOR DETAILS
⑤	NEW HEAVY DUTY CONCRETE PAVING-SEE PAVING PLAN
⑥	THICKENED EDGE OF PAVEMENT
⑦	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°
⑧	LANDSCAPE AREA – SEE LANDSCAPE PLAN L-1.0
⑨	4" WIDE PAINTED YELLOW TRAFFIC STRIPE (SEE LENGTH THIS SHEET)
⑩	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)
⑪	ACCESSIBLE PARKING SPACE (TYP)
⑫	PER ADA
⑬	TRAFFIC FLOW ARROWS (TYP)
⑭	4D
⑮	FIRE LANE-SEE PAVING PLAN
⑯	4A
⑰	SIDEWALK (SEE WIDTH THIS SHEET)
⑱	7A
⑲	BARRIER FREE RAMP – SEE DETAIL SHEETS
⑳	7C
㉑	WHEEL-STOPS
㉒	8A
㉓	2" WIDE CURB OPENING
㉔	N/A
㉕	CONCRETE BOLLARD
㉖	N/A
㉗	PAINTED STOP BAR
㉘	4C
㉙	TRAFFIC CONTROL SIGNAGE – SEE NOTE THIS SHEET
㉚	6C
㉛	PROPOSED TRANSFORMER PAD – SEE UTILITY PLAN C-6.0
㉜	N/A
㉝	PROPOSED GREASE INTERCEPTOR PER LOCAL CODES
㉞	N/A
㉟	PROPOSED LIGHT POLE
㊱	N/A

SCALE:	
DRAWN BY:	TJB
DATE:	12.01.16
BASE FILE:	
PROJECT NUMBER:	16-289

#	DATE:	DESCRIPTION:
1	12.22.16	BID ADDENDUM
2	01.11.17	HEALTHY DEPT.
3	01.20.17	OWNER CHANGES



Engineer Information:
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 940.566.0088 fax
 Oklahoma C of A #6680

COTTON PATCH CAFE
 600 E. KENOSHA STREET
 BROKEN ARROW, OK 74012-2001

SITE PLAN

PROJECT:
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SHEET NO:

C-3.0

CONSTRUCTION SET 01/20/17

February 07, 2017