

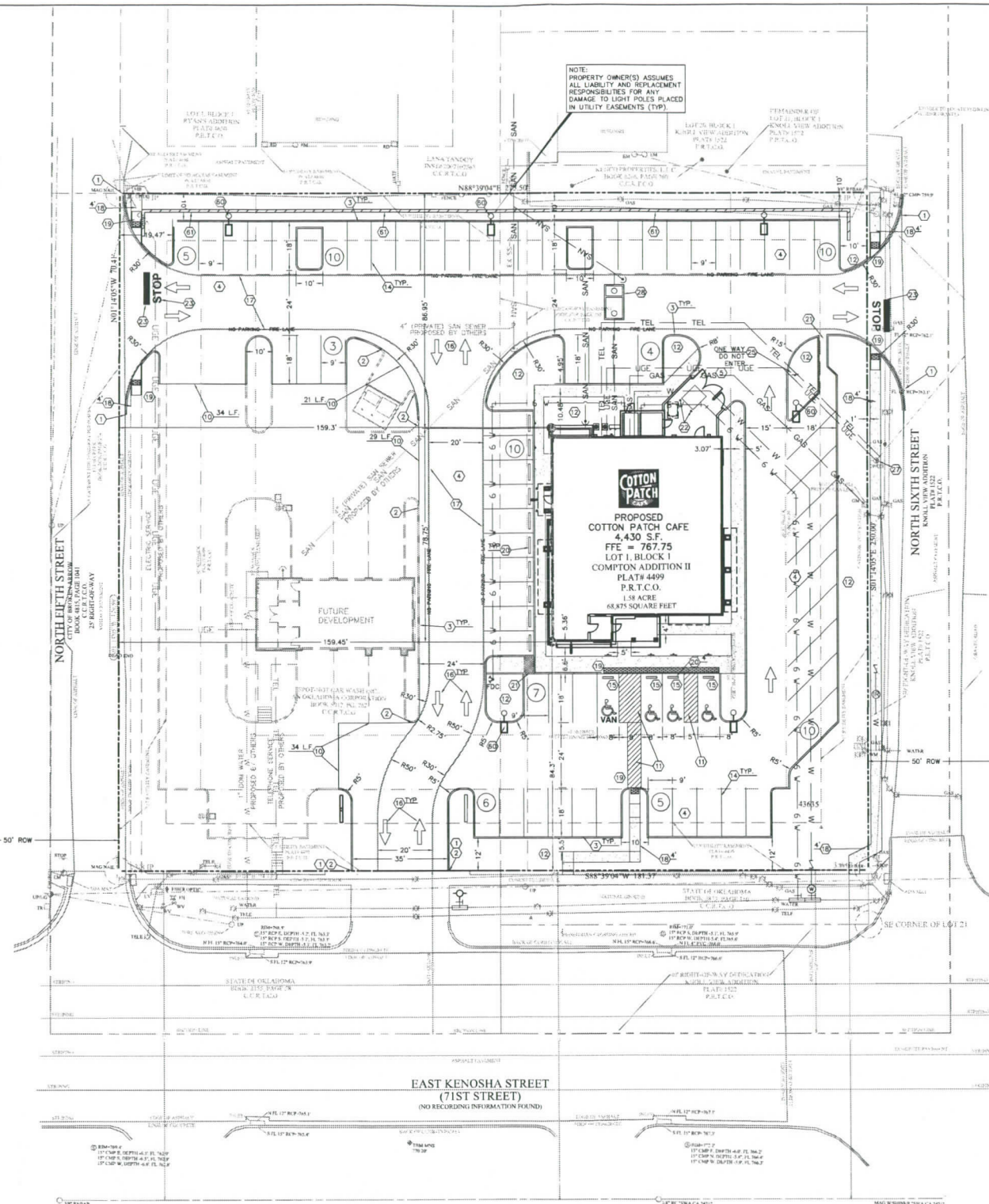
IMPERVIOUS VS. PERVIOUS TABLE	
PRE-CONDITIONS - EXISTING SITE (CARWASH)	
IMPERVIOUS AREA (EXISTING CARWASH)	45,790 S.F.
% IMPERVIOUS (EXISTING CARWASH)	66.48%
OPEN SPACE (PRE DEVELOPED)	21,085 S.F./33.52%
POST-CONDITIONS - PROP COTTON PATCH & TAKE 5	
IMPERVIOUS AREA (DEVELOPED)	53,486 S.F.
% IMPERVIOUS (DEVELOPED)	77.66%
OPEN SPACE (DEVELOPED)	15,389 S.F./22.34%
NET-CONDITIONS - DIFFERENCE BETWEEN PRE & POST	
IMPERVIOUS AREA	+7,696 S.F.
OPEN SPACE	-5,296 S.F.

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	6.4%

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 T.A.S. 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 OKLAHOMA AREA OFFICE.



SITE PLAN

1"=20'



CITY OF BROKEN ARROW
Development Services Dept.

Planning

Date

Stormwater

Date

Fire Marshal

Date

Dev. Svcs.

Date

Release to Permitting

DD-022417-04
Case # ST-103

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	DESCRIPTION	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
1	1" IN NEW CURB TO MATCH EXISTING CURB	N/A
2	TRANSITION CURB FROM 6" TO 0" OVER 2' HORIZONTALLY	N/A
3	NEW CONCRETE CURB AND GUTTER	2A
4	NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-4.0
5	NEW HEAVY DUTY CONCRETE PAVING-SEE PAVING PLAN	C-4.0
6	THICKENED EDGE OF PAVEMENT	1C
7	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	N/A
8	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-1.0	N/A
9	4" WIDE PAINTED YELLOW TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	N/A
10	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	N/A
11	ACCESSIBLE PARKING SPACE (TYP)	PER ADA
12	TRAFFIC FLOW ARROWS (TYP)	4D
13	FIRE LANE-SEE PAVING PLAN	4A
14	SIDEWALK (SEE WIDTH THIS SHEET)	7A
15	BARRIER FREE RAMP - SEE DETAIL SHEETS	7C
16	WHEEL-STOPS	8A
17	2" WIDE CURB OPENING	N/A
18	CONCRETE BOLLARD	N/A
19	PAINTED STOP BAR	4C
20	TRAFFIC CONTROL SIGNAGE - SEE NOTE THIS SHEET	6C
21	PROP POLE MOUNTED TRANSFORMER - SEE UTILITY PLAN C-6.0	N/A
22	PROP GREASE INTERCEPTOR PER LOCAL CODES	N/A
23	PROP LIGHT POLE	N/A
24	PROP RETAINING WALL	C-7.1

SCALE:	
DRAWN BY:	
DATE:	12.21.16
BASE FILE:	
PROJECT NUMBER: 16-289	
#	DATE: DESCRIPTION:
△	12.22.16 BID ADDENDUM
△	01.11.17 HEALTH DEPT.
△	01.20.17 OWNER CHANGES
△	03.17.17 OWNER/PLANNING
△	03.17.17 BUILDING



The Bousquet Group, Inc.
501 S. Canal Blvd.
Ste. 201
Denton, TX 76201
940.566.0088
940.566.0088 fax
Oklahoma C.U.A. #6880

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

SITE PLAN

PROJECT: DAVID A. UDROW
Architect
11881 NORTH 113TH WAY
SCOTTSDALE, ARIZONA 85259
T 480.614.3365
F 480.614.0209
email: david@audrow.com

ideation
DESIGN GROUP
4885 E. WASHINGTON STREET
PHOENIX, ARIZONA 85034
Tel: 602.702.1844



SHEET NO: **C-3.0**

REVISED PERMIT SET 03/17/17