FOUND MAG NAIL
NORTHWEST CORNER
NE/4, SEC 13
EAST MINGO STREET

SET MAG NAIL
N 387868.87
E 2628863.10

S 89°54'26" E 50.00'

℄ HOUSTON (EAST 81ST STREET SOUTH)
24.75' STATUTORY ROAD R/W

S88°47'23"W 1087.42'

50' RIGHT-OF-WAY
DEDICATED BY PLAT

N88°47'23"E 50.00'

110
600 SET
707.55

106
600 SET
711.80

N01°19'48"W 310.00'

30' MAE BY SEPARATE INSTRUMENT

28' DRIVE
(14' PAVED WITH CONCRETE INITIALLY)

660.82'
S 1°19'48" E

660.81'
S 1°19'48" E

N 387868.57
E 2628849.11

N 387862.27
E 2628835.20

N 88°46'58" E 50.00'

SET 3/8"
IRON PIN

N 387844.12
E 2628922.72

17.5' UTILITY EASEMENT

N 88°46'58" E

20.18'
TO P/L

28' DRIVE

R 28.00'

R 30.00'

R 40.00'

N 387774.57
E 2628856.17

N 387816.14
E 2628923.57

CONCRETE TRUCK PARKING AREA

ADMIXTURE BUILDING
BY OWNER

MODULAR UNIT WALL
BY OWNER

SAND STOCKPILES
BY OWNER

CONCRETE PAVING
RE: 1/C800

GRASS

BERM

N 387646.67
E 2628887.34

19.40'
TO P/L

R 13.00'

SIDEWALK
RE: 4/C800

BATCH PLANT
BY OWNER

OFFICE BUILDING

ACCESSIBLE PARKING
RE: 6/C800

N 387624.77
E 2628935.50

(5) 10'X20' PARKING STALLS

ROCK STOCKPILES
BY OWNER

N 387560.70
E 2628889.32

CONCRETE WASH
AREA

PUMP STRUCTURE

N 387492.81
E 2628862.11

UPPER SETTLEMENT POND
SHALL BE SOD OR CONCRETE

SOD WITHIN EXTENTS OF
DETENTION POND

PRODUCT WATER IMPOUNDMENT PIT
BY OWNER

MOUNTABLE CURB
RE: 3/C800

11.0' UTILITY EASEMENT

N 387343.94
E 2628865.25

EMPLOYEE PARKING LOT
9 SPACES

SSCO

N 1°19'48" W

SET 3/8"
IRON PIN

S 88°46'33" W 1324.36'

THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL,
SIGNED AND SEALED DOCUMENT.

50 0 25 50 100 200
1"=50'

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

BEFORE YOU DIG
811
OKIE811.COM
CALL OKIE

1 ENLARGEMENT
SCALE: 1"=20'

TON STREET

N 388493.89
E 2628939.74

R 40.00'

N 388471.47
E 2628825.54

N 388471.86
E 2628857.05

N 388451.20
E 2628862.47

CONCRETE WING WALL
RE: 12/C800

CABLE CONCRETE
RE:

(3) 10'X4' CONCRETE BOX CULVERT
WITH GUARD RAILS
RE: 12/C800

CONCRETE WING WALL
RE: 12/C800

N 388417.05
E 2628822.01

20.00'

N 388417.70
E 2628863.00

CONCRETE WING WALL
RE: 12/C800

GATE WITH
KNOX BOX

N 388402.61
E 2628858.12

N 388359.66
E 2628872.79

N 388362.29
E 2628855.44

N 388361.99
E 2628841.28

OHE

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, SIGNS, & 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. TEMPORARY CONCRETE WASH PIT TO BE LOCATED BY CONTRACTOR RE: 9/C800
5. AREAS LABELED GRASS MAY BE SOD, SEED, OR HYDROMULCH

PATTERN LEGEND
- CONCRETE PAVING RE: 1/C800
- GRAVEL TO BE PAVED WITH CONCRETE WITHIN 12 MONTHS OF PERMIT ISSUANCE RE: 1/C800
- GRAVEL TO BE PAVED WITH CONCRETE IN FUTURE

PARKING SUMMARY

STANDARD PAVED	4
STANDARD GRAVEL	9
VAN ACCESSIBLE	1
TOTAL SPACES	14

NORTHEAST CORNER
SECTION 13

NORTHEAST CORNER
SECTION 13

100
TUL 9
705.16

111

13

24.75' STATUTORY ROAD R/W

660.66'

N 387860.44
E 2629700.29

1324.24'

POINT OF
BEGINNING

50.00'

SET MAG
NAIL

ALL ITEMS EAST OF FLOODPLAIN BOUNDARY ARE FUTURE AND SHOWN FOR INFORMATION ONLY. TO BE PERMITTED SEPARATELY.

CONCRETE PAVING
NOT IN CONTRACT

N 387832.44
E 2629700.88

CONCRETE HEADWALL
NOT IN CONTRACT

(3) 6'X8' CONCRETE BOX CULVERT
NOT IN CONTRACT

CONCRETE HEADWALL
NOT IN CONTRACT

LAND AREA
13.015 ACRES
ABOVE BASE FLOOD

LAND AREA
7.075 ACRES
BELOW BASE FLOOD

APPROXIMATE LOCATION
FLOOD LIMITS
ZONE AE

UPPER SETTLEMENT POND

FLOODPLAIN BOUNDARY

EXISTING
TREELINE

POND OUTLET STRUCTURE
RE: 10/C800

EXISTING SANITARY
SEWER EASEMENT

DETENTION POND

℄ 23RD (SOUTH 193RD EAST AVENUE)

S 1°20'25" E

660.66'

17.5' UTILITY EASEMENT

17.5' UTILITY EASEMENT

50.00'

SET MAG
NAIL

Conceptual Engineering

wallace
Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918 584-5858 Fax 918 584-8669
www.wallaceeng.com
OKLAHOMA CA #1460
EXP DATE 6/30/19

TWIN CITIES READY MIX PLANT
PHASE 2

2101 EAST HOUSTON STREET
BROKEN ARROW, OK 74012

ISSUED

ISSUE LOG

#	DATE	DESCRIPTION

JOB # : 1640145.01
DWN. BY HCW CHK. BY JDB

SITE PLAN

SHEET NO.
C400

12/8/2017 4:10:18 PM V:\civil-server\projects\1640145 Twin Cities Ready Mix Due Diligence\Dgn\CA00Site.dgn