

ENGINEER/SURVEYOR:  
JR DONELSON, INC.  
12820 SO. MEMORIAL DRIVE  
OFFICE 100  
BIXBY, OKLAHOMA 74008  
PHONE: 918-394-3030  
C.A. NO. 5611  
EXP. DATE: 6-30-2019  
EMAIL: JRDON@TULSACOXMAIL.COM

OWNER:  
CRS SANDERS INVESTMENTS, LLC  
107 S. ASH AVE.  
BROKEN ARROW, OKLAHOMA 74014  
CONTACT: CHARLES SANDERS  
PHONE: 918-260-7771  
EMAIL: CHARLESSANDERSHOMES@GMAIL.COM

Conceptual Utility Plan  
**BOSTON HEIGHTS**  
A REPLAT OF LOT ONE, BLOCK TWO  
ARROW ACRES, AN ADDITON IN THE CITY OF  
BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

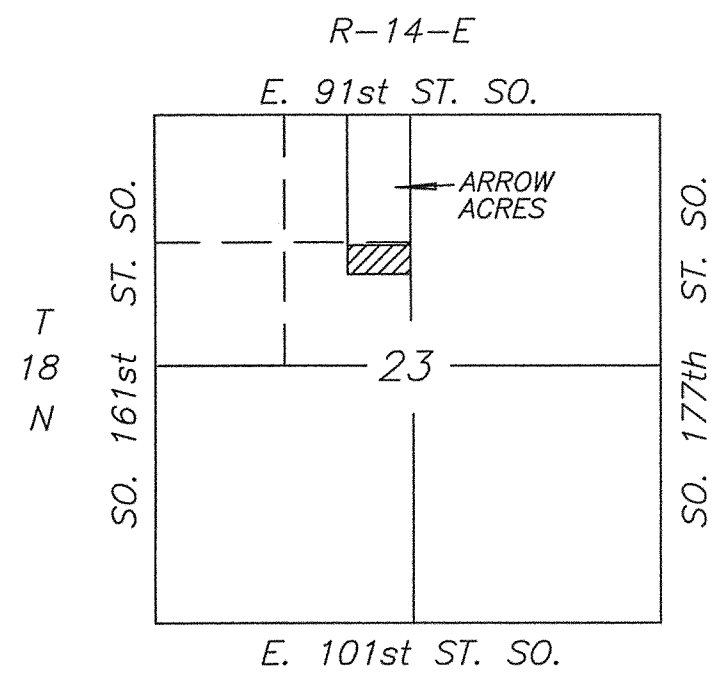
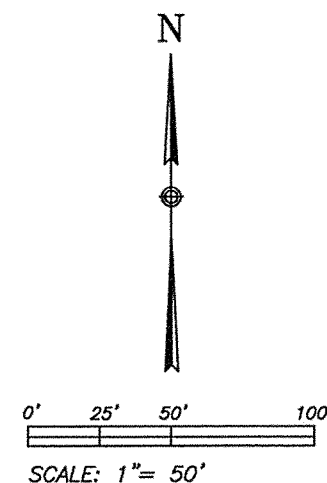
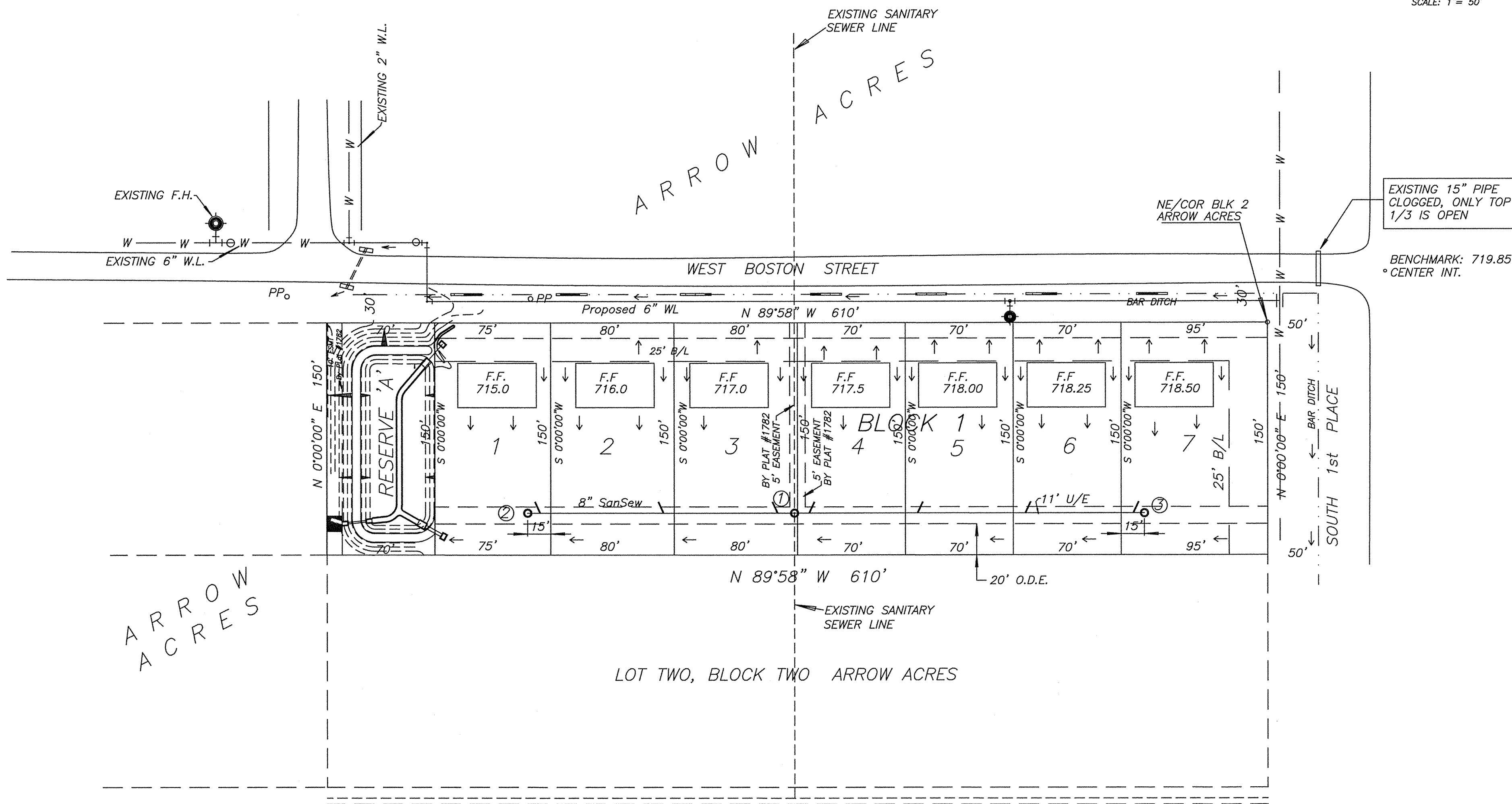
LEGEND

|         |                            |
|---------|----------------------------|
| U/E     | UTILITY EASEMENT           |
| B/L     | BUILDING LINE              |
| BLK     | BLOCK                      |
| NE      | NORTHEAST                  |
| CL      | CENTERLINE                 |
| R.O.W.  | RIGHT-OF-WAY               |
| LNA     | LIMITS OF NO ACCESS        |
| AO      | ACCESS OPENING             |
| U/G     | UNDERGROUND                |
| O.D.E.  | OVERLAND DRAINAGE EASEMENT |
| PP      | POWER POLE                 |
| FF      | FINISH FLOOR               |
| ←       | FLOW DIRECTION ARROW       |
| 716     | EXISTING CONTOUR           |
| SAN SEW | SANITARY SEWER             |
| W.L.    | WATER LINE                 |
| STM     | STORM SEWER LINE           |
| L.F.    | LINEAL FEET                |
| ⊙       | MANHOLE DESIGNATION        |
| ①       | MANHOLE NUMBER             |
| 8"x4"   | 8"x4" RISER                |
| →       | FLOW DIRECTION ARROWS      |

NOTES:

- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23, BEING N 0°00'00"E, ACCORDING TO THE FILED PLAT OF ARROW ACRES FINAL PLAT NO. 1782.
- LEVEL 1 - RURAL RESIDENTIAL COMPREHENSIVE PLAN
- REZONE FROM A-1 TO RS-2 SINGLE FAMILY DISTRICT
- BENCHMARK: CENTERLINE OF INTERSECTION OF SOUTH 1ST PLACE AND E. BOSTON STREET. ELEV: 719.85
- ADDRESS: 2104 SOUTH 1ST PLACE
- FEMA FIRM MAP: 40143C0393M  
PANEL 393 OF 530, DATE: 9/30/16  
ZONE "X"

OKLAHOMA STATE PLANE COORDINATE  
SYSTEM, OKLAHOMA NORTH ZONE  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88



LOCATION MAP

SUBDIVISION CONTAINS  
LOTS: 7  
ACRES: 2.10 ACRES (TOTAL)

FILE: CSANDERS-ARROWACRES-GRADING.DWG  
DATE: 6/1/2018

INDEX

- COVER SHEET
- SANITARY SEWER PLAN
- SANITARY SEWER PROFILES
- SANITARY SEWER DETAILS
- SANITARY SEWER DETAILS
- WATER LINE PLAN
- WATER LINE PROFILES
- WATER LINE DETAILS
- GRADING/EROSION CONTROL PLAN
- DRAINAGE PLAN
- DETENTION POND
- DETAILS

THERE WILL BE NO ADVERSE IMPACT TO OFFSITE ADJACENT PROPERTIES NOR PUBLIC SAFETY HAZARD CREATED BY THE STORM WATER FLOWS CONVEYED FROM THE PROPOSED CONSTRUCTION.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW, PUBLIC WORKS STANDARDS & SPECIFICATIONS.
- THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT FOR A TIME PERIOD AS DETERMINED BY THE CITY OF BROKEN ARROW. HE SHALL PROVIDE A MAINTENANCE BOND IN THE AMOUNT OF PERCENTAGE OF THE CONTRACT AMOUNT FOR THE PERIOD OF TIME DETERMINED BY THE CITY OF BROKEN ARROW.
- ALL BACKFILL UNDER PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" AGGREGATE, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.
- STRIP GRASS FROM AREA TO BE USED FOR DETENTION POND AND STOCKPILE.
- CONSTRUCT DIKE IN 6" LIFTS. COMPACT TO 95% STD. DENSITY.
- SLAB SOD SURFACES OF DETENTION DIKE.
- THE DETENTION POND, LOW FLOW DITCH AND OUTFLOW STRUCTURE IS PRIVATE.
- THE STORM SEWER AND SURFACE INLETS ARE PRIVATE STRUCTURES.

|         |                     |     |
|---------|---------------------|-----|
| 1-05-18 | SANITARY SEWER PLAN | JID |
|         |                     |     |
|         |                     |     |
|         |                     |     |
| Date    | Notes               | By  |

Designed CKH  
Checked \_\_\_\_\_  
Drawn JID  
Approved \_\_\_\_\_

JR DONELSON, INC.  
PLANNING and DESIGN  
12820 South Memorial Drive Office 100 Bixby, Oklahoma 74008  
C.A. NO. 5611  
Exp. Date: 6/30/19  
(918) 394-3030  
Fax (918) 394-3030  
Email: jrdon@tulsacoxmail.com

BOSTON HEIGHTS  
CITY OF BROKEN ARROW

Conceptual Utility Plan

JOB NO:  
BostonHeights-SANSEW  
SCALE:  
50'  
SHEET:  
1 OF