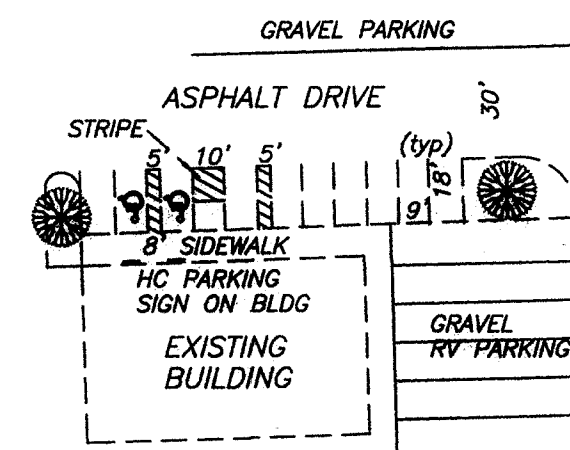


CONTACT:

CONTACT: JR DONELSON  
EMAIL: JRDON@TULSACOXMAIL.COM  
PHONE: 918-394-3030  
FAX: 918-394-3030

OWNER:

ASPEN SQUARE, INC.  
P.O. BOX 1861  
MUSKOGEE, OKLAHOMA 74402  
CONTACT: CARLILE ROBERTS  
EMAIL: RCARLILEROBERTS@ME.COM  
PHONE: 918-360-2925



ENLARGEMENT CUSTOMER PARKING  
SCALE: 1"=50'

SITE DATA:

PARKING 8 SPACES AND 2 HANDICAP = 10 SPACES  
BUILDING 3400 SF  
EXISTING BUILDING TO REMAIN

VEHICLE PARKING SPACES: 296 SPACES, 10'x50'  
GRAVEL

NO OUTDOOR LIGHT POLES.  
NO FREESTANDING SIGNS.

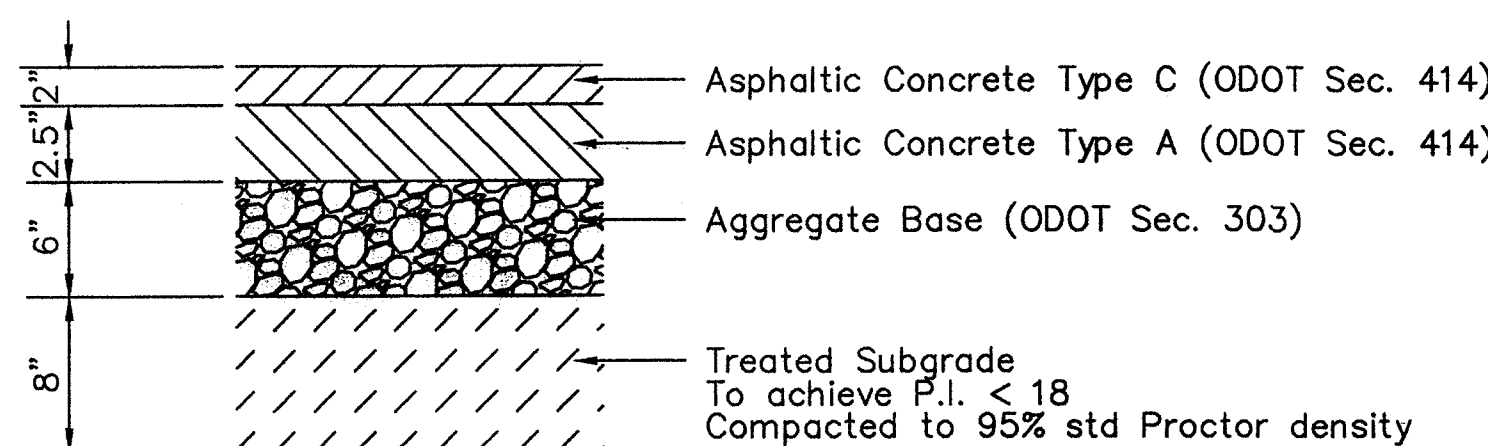
NOTE:

1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION #DD-102010-20. PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 113,224 SQUARE FEET. THE FEE SHALL BE PAID TO THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF, BUILDING PERMIT ISSUANCE.

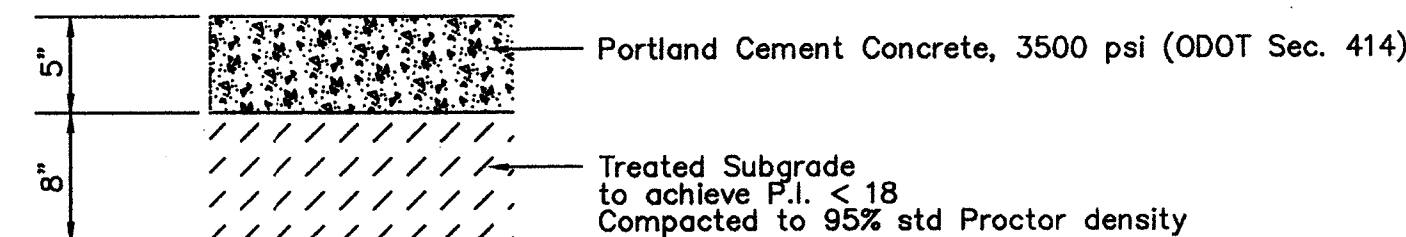
BENCHMARK:

ADS 3" ALUMINUM CAP STAMPED BA #25  
ON THE NORTH SIDE OF E. 91ST ST. APPROX.  
0.45 MILE EAST OF S. 225TH E. AVE. (EVANS  
ROAD) AND APPROX. 125' EAST OF HASKELL DR.  
ELEVATION: 718.17 (NAVD 1988)

BASIS OF BEARINGS OKLAHOMA HIGHWAY  
DEPARTMENT STATE PLANE COORDINATE SYSTEM.

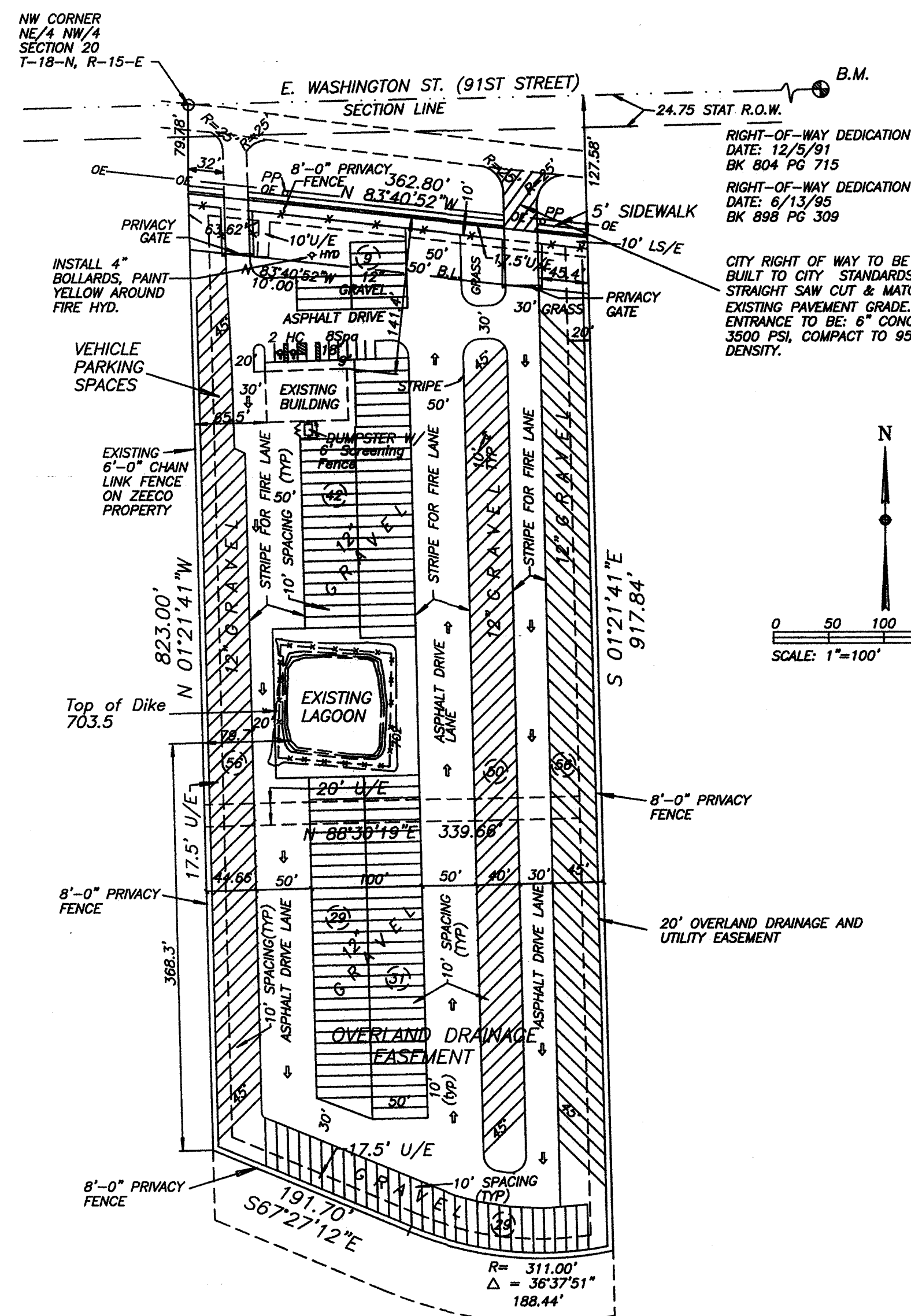


HEAVY DUTY ASPHALT

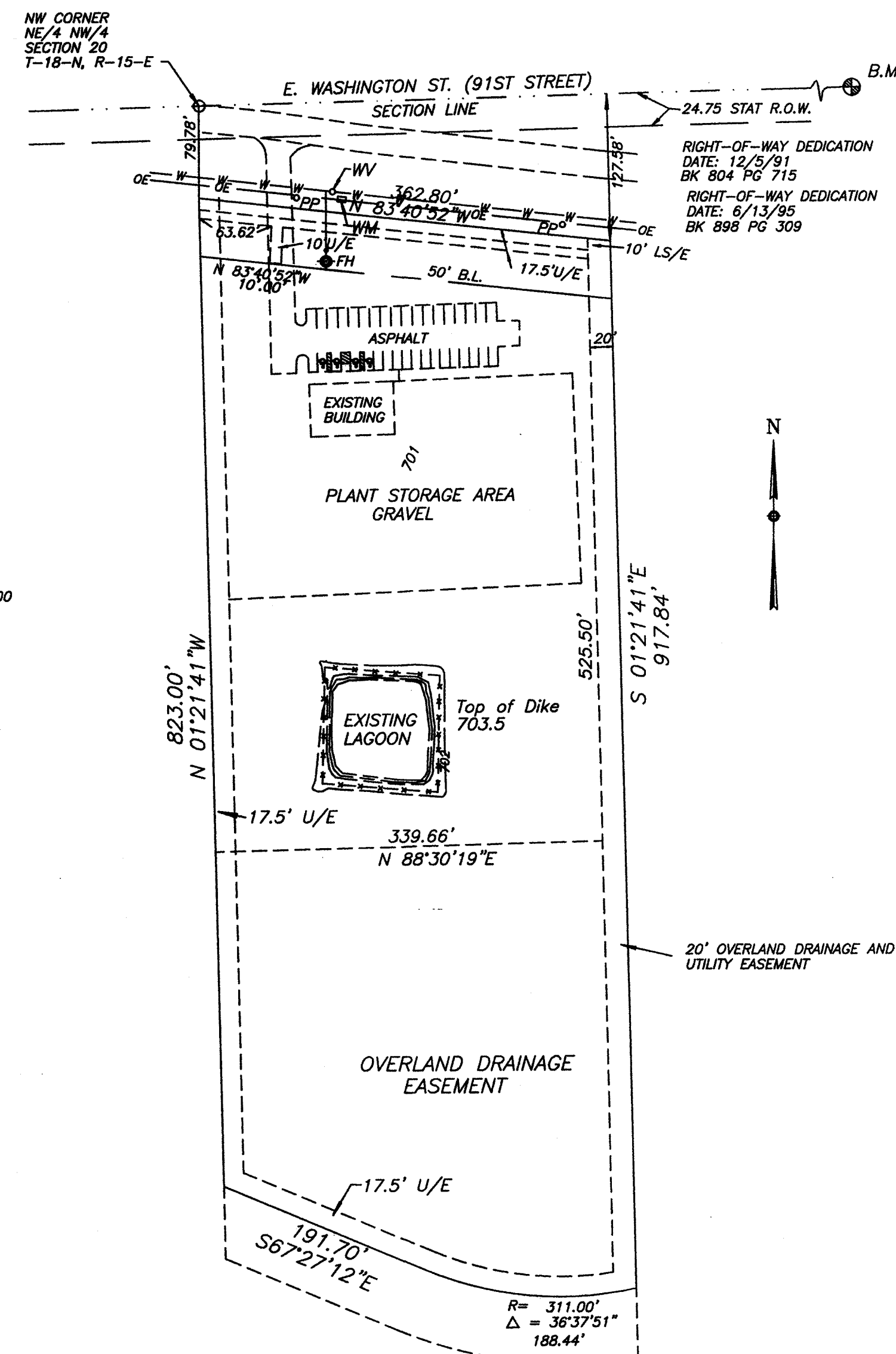


LIGHT DUTY CONCRETE

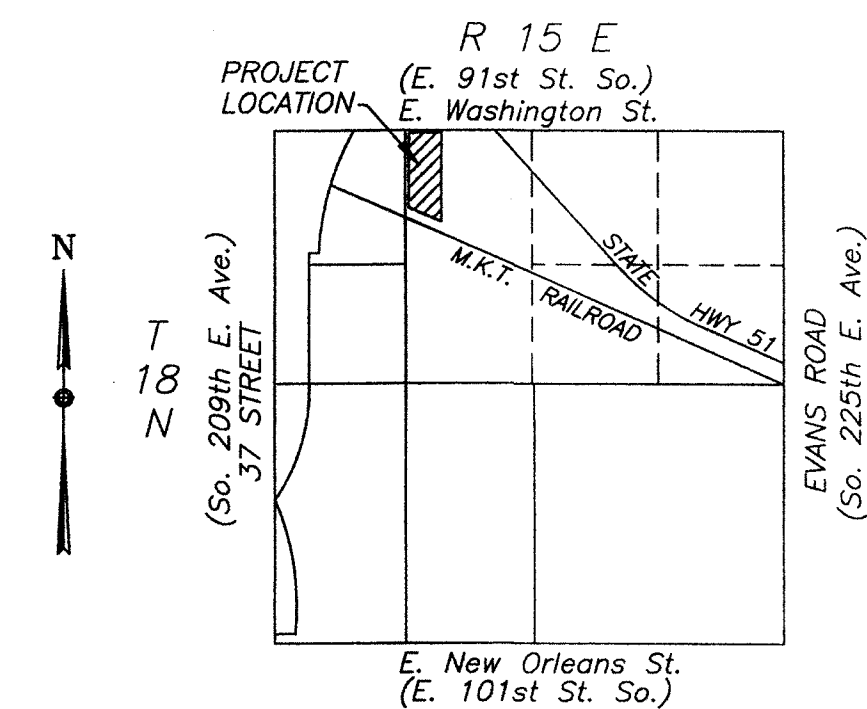
Paving Option



PROPOSED SITE PLAN  
SCALE: 1"=100'



EXISTING SITE PLAN  
SCALE: 1"=100'



SECTION 20  
LOCATION MAP  
SCALE: 1"=2000'

LEGEND

LS/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
WV	WATER VALVE
WM	WATER METER
W	EXISTING WATER LINE
HYD	EXISTING FIRE HYDRANT
OE	EXISTING OVERHEAD ELECTRIC
PP	EXISTING POWER POLE

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, BLUEBIRD GARDEN CENTER  
PLC 5 - 414B  
PLAT FILED: 2/1/2012

PUD:

249  
BAZ: 1952  
ZONING: "IL" LIGHT INDUSTRIAL  
LAND AREA: 283,137 OR 6.50 ±

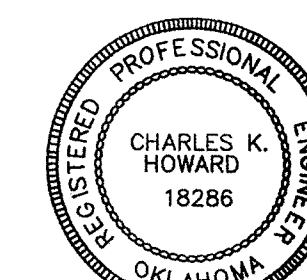
ADDRESS:

4201 E. WASHINGTON STREET

NOTE:

THE ESTIMATED FLOW FOR THIS SMALL PUBLIC SEWAGE SYSTEM IS 400 GAL/DAY  
THE LAGOON WAS SHOWN AS A N OPTION FOR THE PROJECT.  
THE SEPTIC TANK WITH A LIQUID CAPACITY OF 1000 GALLONS AND A LAGOON WITH  
BOTTOM DIMENSION OF 58 FEET BY 58 FEET IS SHOWN AS THE OPTION.  
THE REPORT FOR THE LAGOON OPTION IS INCLUDED WITH THE PLANS.

CITY OF BROKEN ARROW Development Services Dept.	
Planning	Date 11/1/17
Stormwater	Date 11/1/17
Fire Marshal	Date 11/1/17
City Svcs.	Date 11/1/17
Release to Permitting	Date 12/20/16



INDEX

1. SITE PLAN/PROPOSED PLAN
2. GRADING AND EROSION CONTROL PLAN
3. LANDSCAPE PLAN
4. DRAINAGE RUNOFF

CASE NUMBER: ST11-104A

8-26-16	SITE PLAN	JID
Date	Notes	By

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

JR DONELSON, INC.  
PLANNING and DESIGN  
C.A. NO. 5611  
12820 South Memorial Drive Office 100 Bixby, Oklahoma 74008  
Exp. Date: 6/30/17  
(918) 394-3030 Fax (918) 394-3030 Email: jrdon@tulsacoxmail.com

4201 E. WASHINGTON STREET  
LOT 1, BLOCK 1  
BLUEBIRD GARDEN CENTER  
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.  
SITE PLAN  
BLUEBIRD STORAGE FACILITIES

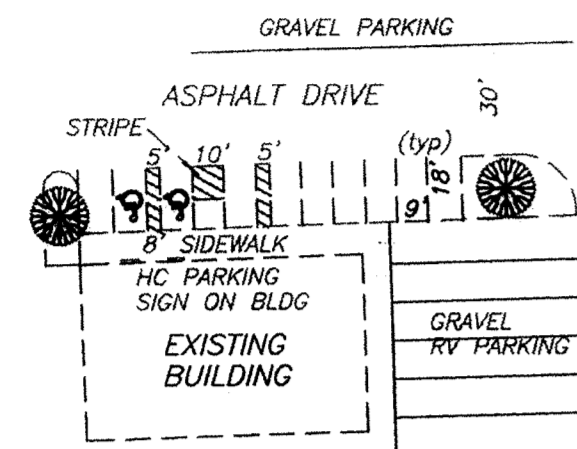
JOB NO:  
Bluebirdgardengrading2  
SCALE:  
1" = 100'  
SHEET:  
1 OF 4

## CONTACT:

CONTACT: JR DONELSON  
EMAIL: JRDON@TULSACOXMAIL.COM  
PHONE: 918-394-3030  
FAX: 918-394-3030

## OWNER:

ASPEN SQUARE, INC.  
P.O. BOX 1861  
MUSKOGEE, OKLAHOMA 74402  
CONTACT: CARLILE ROBERTS  
EMAIL: RCARILEROBERTS@ME.COM  
PHONE: 918-360-2925



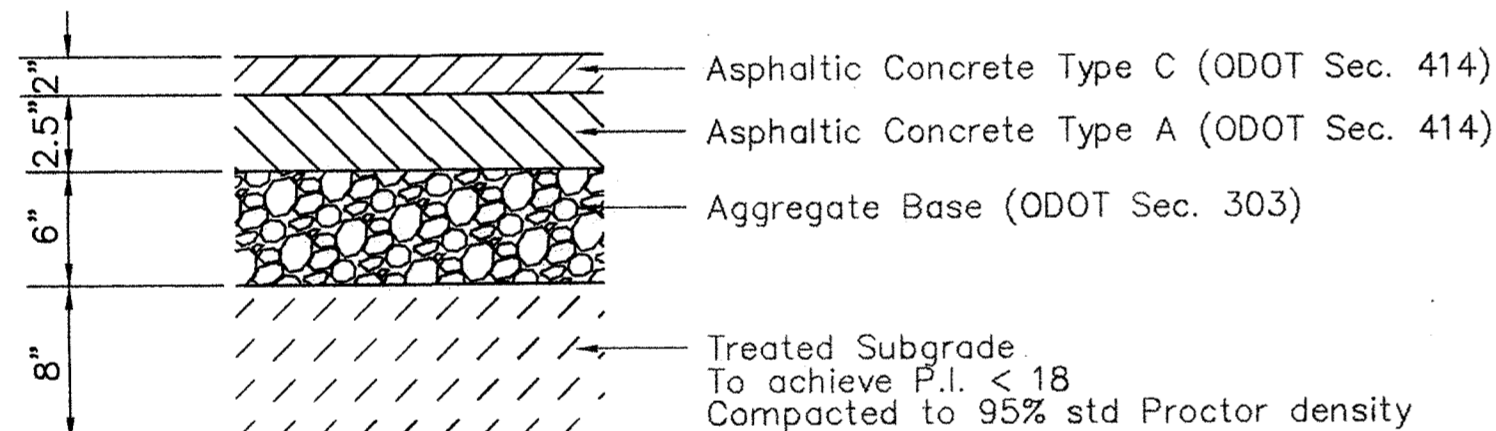
1 ENLARGEMENT CUSTOMER PARKING  
SCALE: 1"=50'

- NOTE:
1. THE EXISTING LAGOON TO REMAIN.
  2. THE EXISTING BUILDING AND PARKING ON THE NORTH SIDE OF THE BUILDING TO REMAIN.

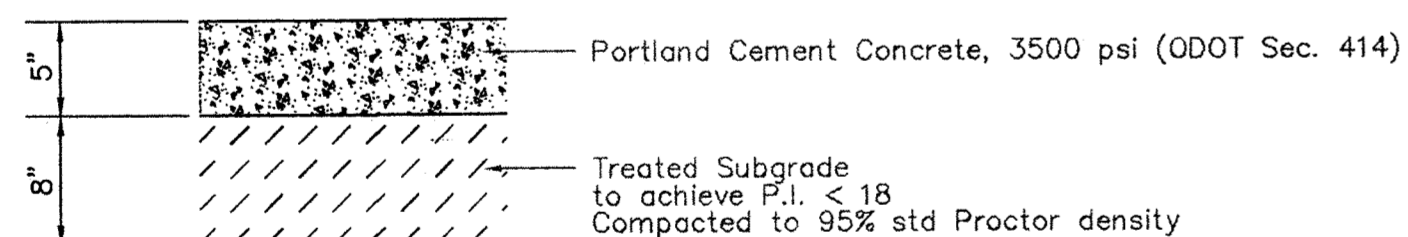
BENCHMARK:  
ADS 3" ALUMINUM CAP STAMPED BA #25  
ON THE NORTH SIDE OF E. 91ST ST. APPROX.  
0.45 MILE EAST OF S. 225TH E. AVE. (EVANS  
ROAD) AND APPROX. 125' EAST OF HASKELL DR.  
ELEVATION: 718.17 (NAVD 1988)

BASIS OF BEARINGS  
BASIS OF BEARINGS OKLAHOMA HIGHWAY  
DEPARTMENT STATE PLANE COORDINATE SYSTEM.

NOTE:  
1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE  
PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION  
#DD-102010-20. PROPOSED INCREASED IMPERVIOUS AREA FOR  
THIS SITE IS 113,224 SQUARE FEET. THE FEE SHALL BE PAID TO  
THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF,  
BUILDING PERMIT ISSUANCE.



2 HEAVY DUTY ASPHALT

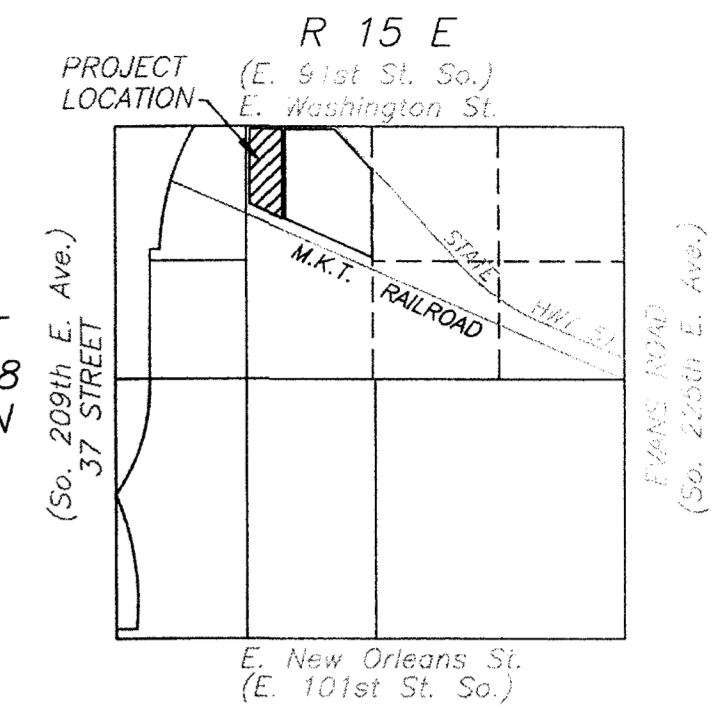
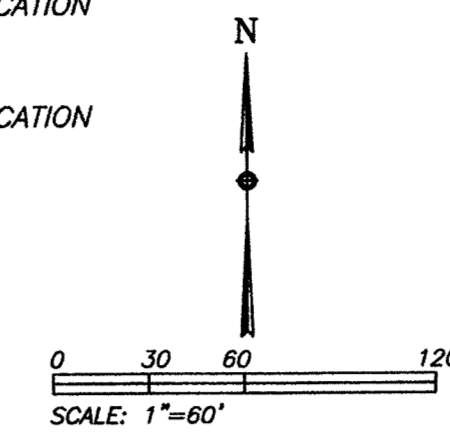


3 LIGHT DUTY CONCRETE  
Paving Option



NW COR NE4 NW4  
SECTION 20  
T-18-N, R-15-E  
(91ST STREET) E. WASHINGTON ST.  
SECTION LINE  
24.75 STAT R.O.W. B.M.

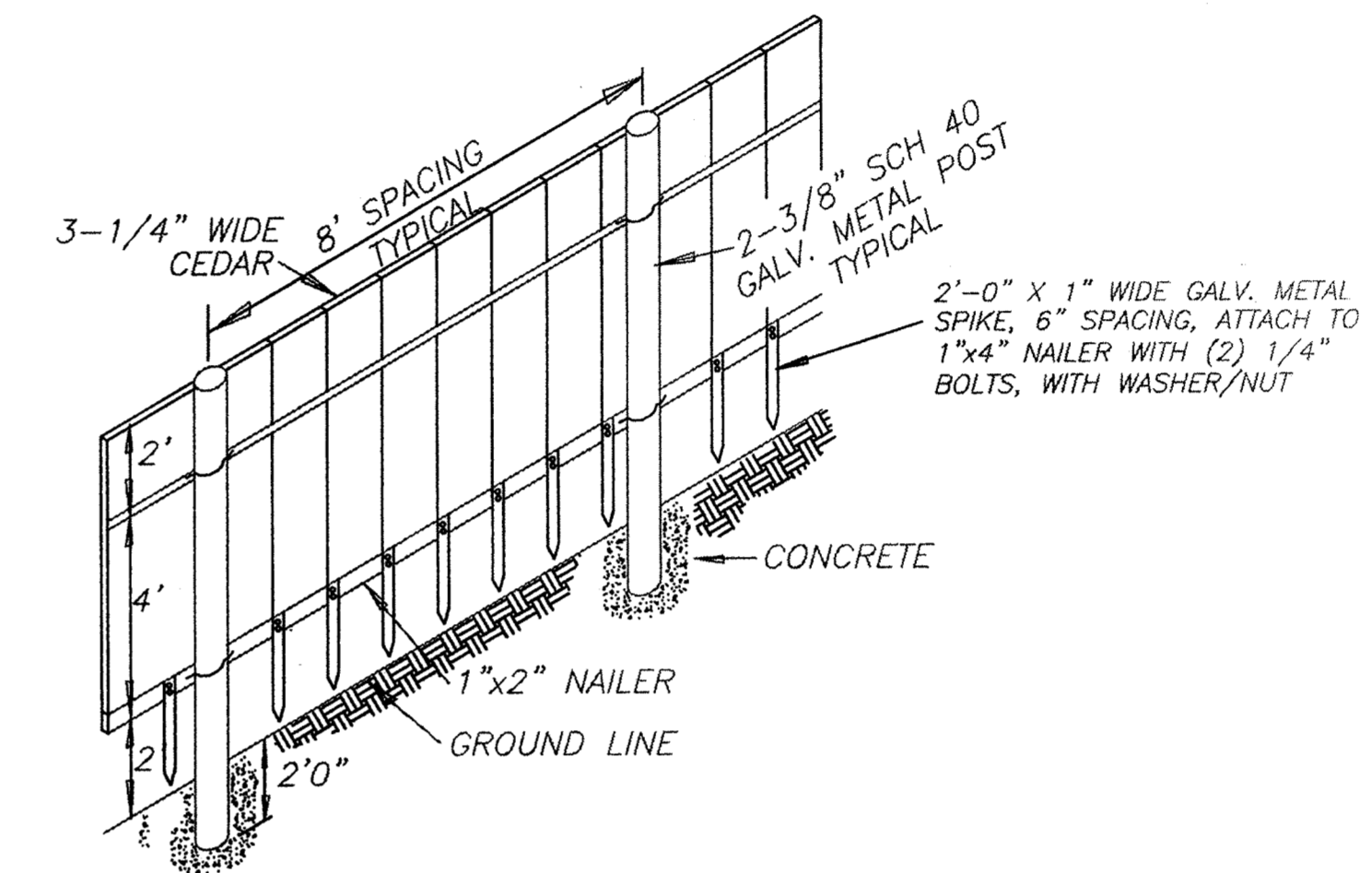
RIGHT-OF-WAY DEDICATION  
DATE: 12/5/91  
BK 804 PG 715  
RIGHT-OF-WAY DEDICATION  
DATE: 6/13/95  
BK 898 PG 309



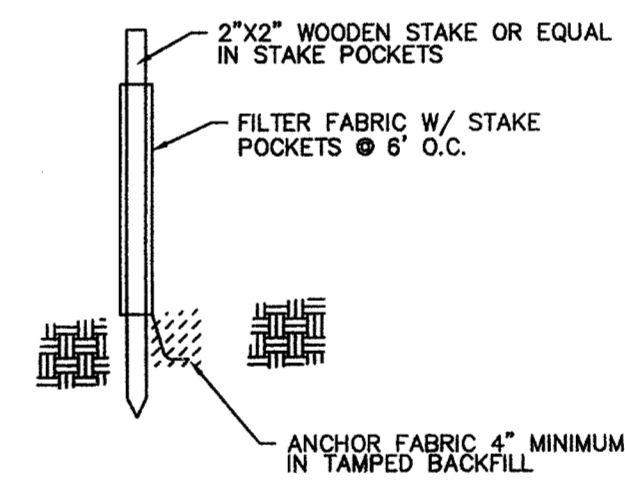
SECTION 20  
LOCATION MAP  
SCALE: 1"=2000'

## LEGEND

U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
HYD	EXISTING FIRE HYDRANT
OE	EXISTING OVERHEAD ELECTRIC
703.0TP	SPOT GRADES
TP	TOP OF PAVEMENT
FG	FINISH GRADE
706	PROPOSED CONTOURS
ARROW	FLOW DIRECTION

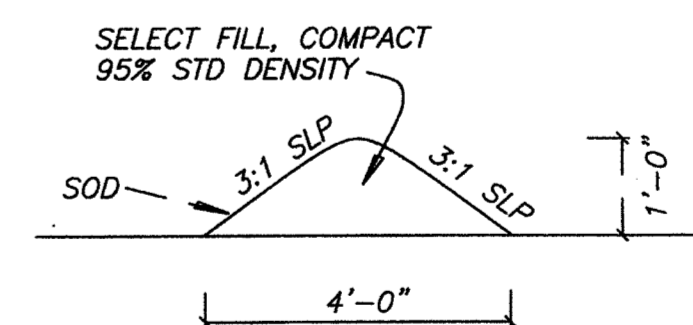


4 FENCE DETAIL  
OVERLAND ESMT LOCATION  
NO SCALE



5 SILT FENCE DETAIL

1. STRIP EXISTING GRASS BEFORE CONSTRUCTION.
2. SLAB SOD OR SEED BERM AFTER COMPACTION.



6 BERM DETAIL  
NO SCALE

CHARLES K. HOWARD, P.E.  
12/20/16

CASE NUMBER: ST11-104A

8-26-16	GRADING AND EROSION CONTROL PLAN	JID
Date	Notes	By

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

JR DONELSON, INC.  
PLANNING and DESIGN

C.A. NO. 5611  
12820 South Memorial Drive  
Office 100  
Bixby, Oklahoma 74008  
Exp. Date: 6/30/17  
(918) 394-3030  
Fax (918) 394-3030  
Email: jrdon@tulsacoxmail.com

4201 E. WASHINGTON STREET  
LOT 1, BLOCK 1  
BLUEBIRD GARDEN CENTER  
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.  
GRADING & EROSION CONTROL PLAN  
BLUEBIRD STORAGE FACILITIES

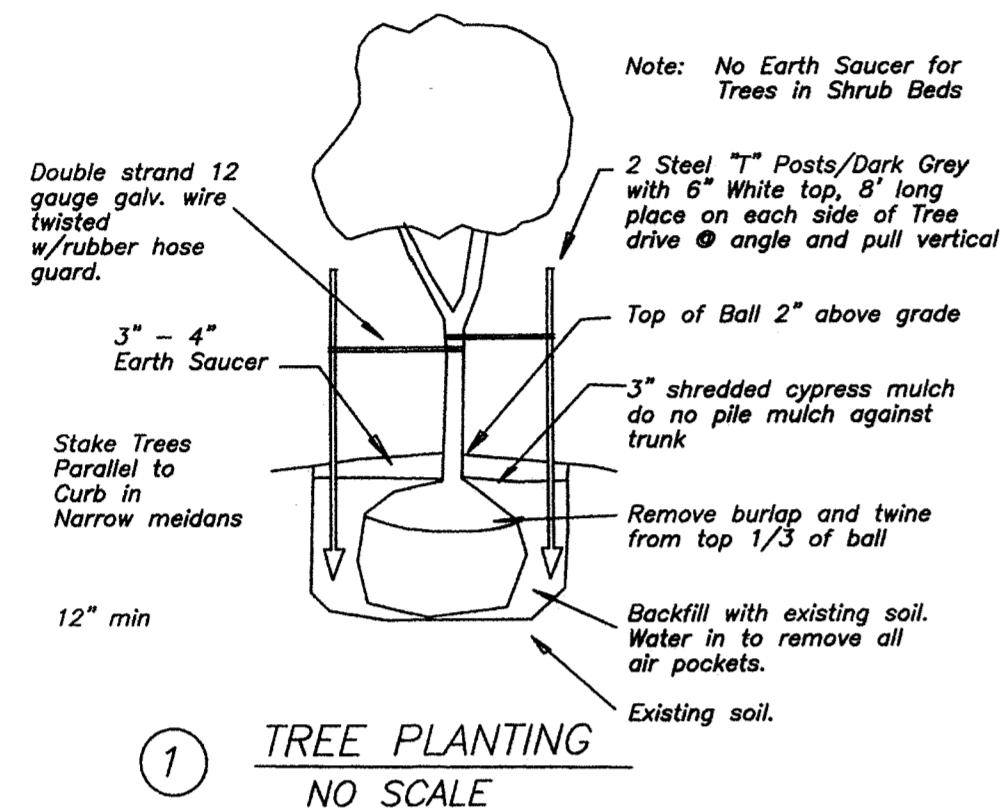
JOB NO:  
Bluebirdgardengrading2  
SCALE:  
1" = 100'  
SHEET:  
2 OF 4

## CONTACT:

CONTACT: JR DONELSON  
EMAIL: JRDON@TULSACOXMAIL.COM  
PHONE: 918-394-3030  
FAX: 918-394-3030

## OWNER:

ASPEN SQUARE, INC.  
P.O. BOX 1861  
MUSKOGEE, OKLAHOMA 74402  
CONTACT: CARLILE ROBERTS  
EMAIL: RCARLILEROBERTS@ME.COM  
PHONE: 918-360-2925



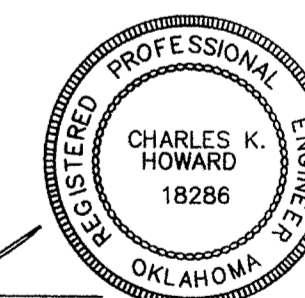
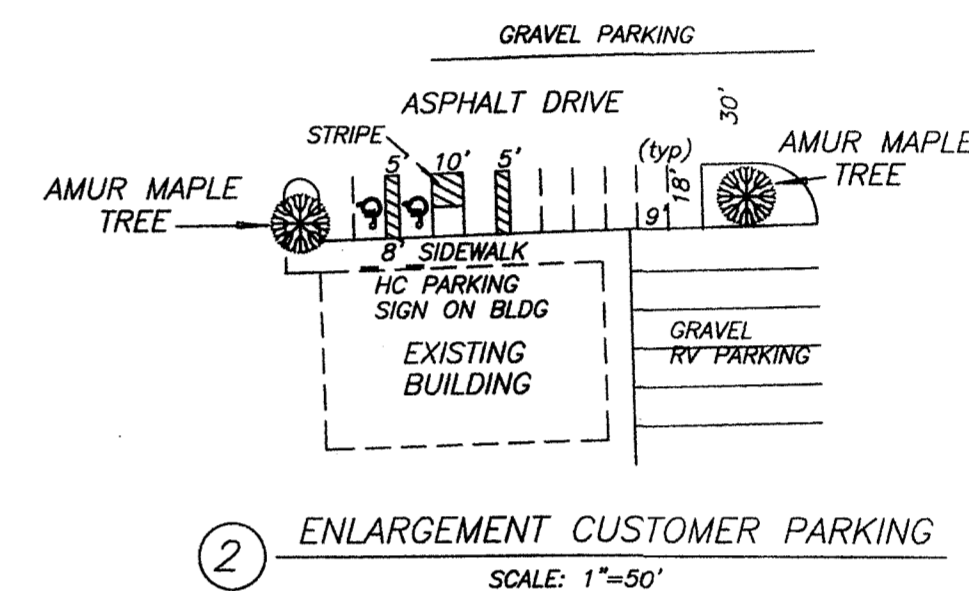
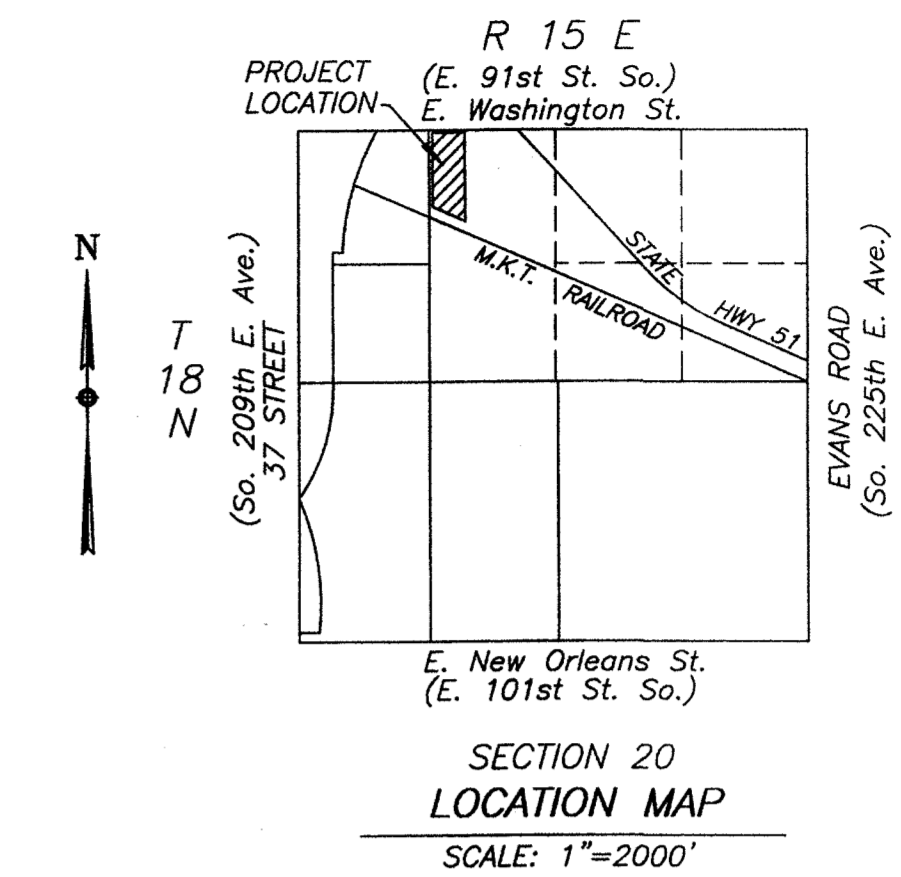
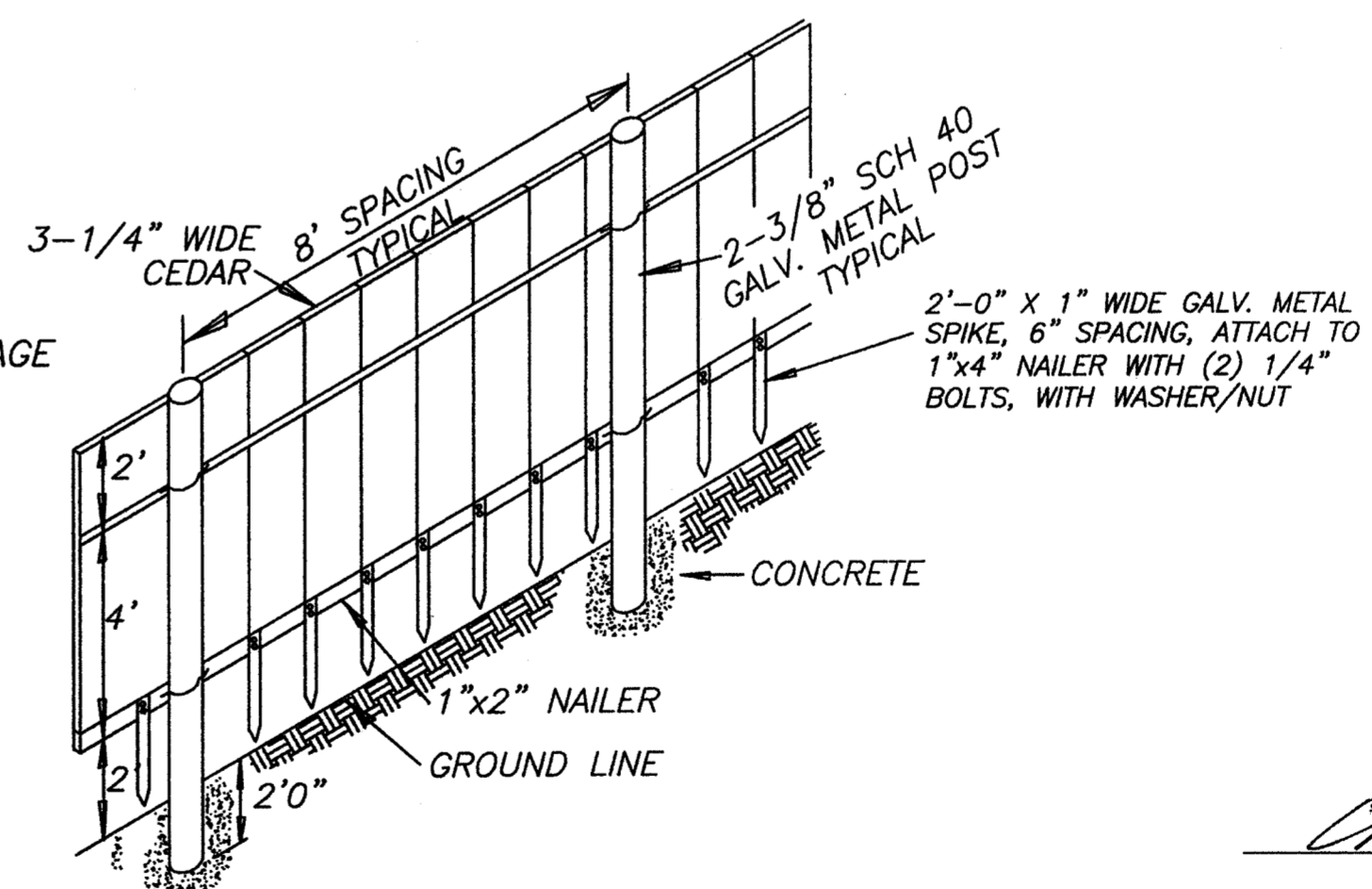
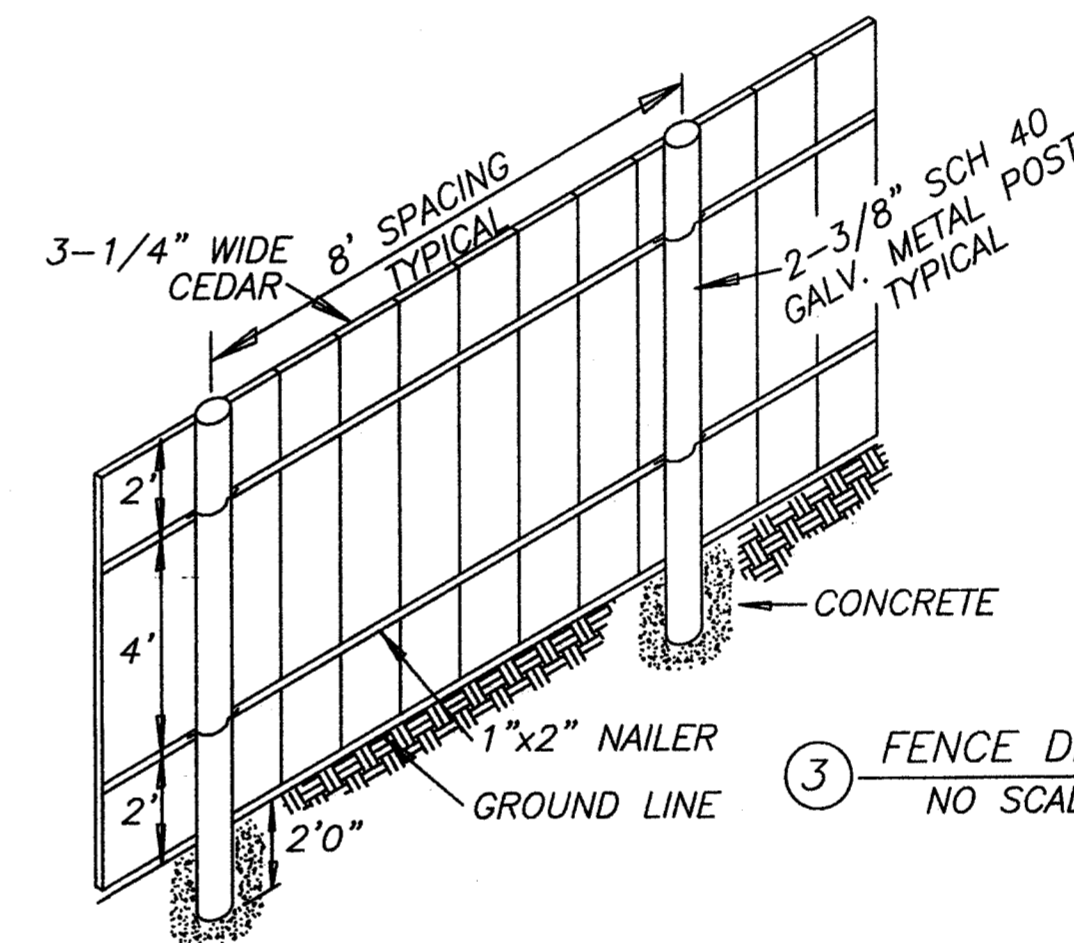
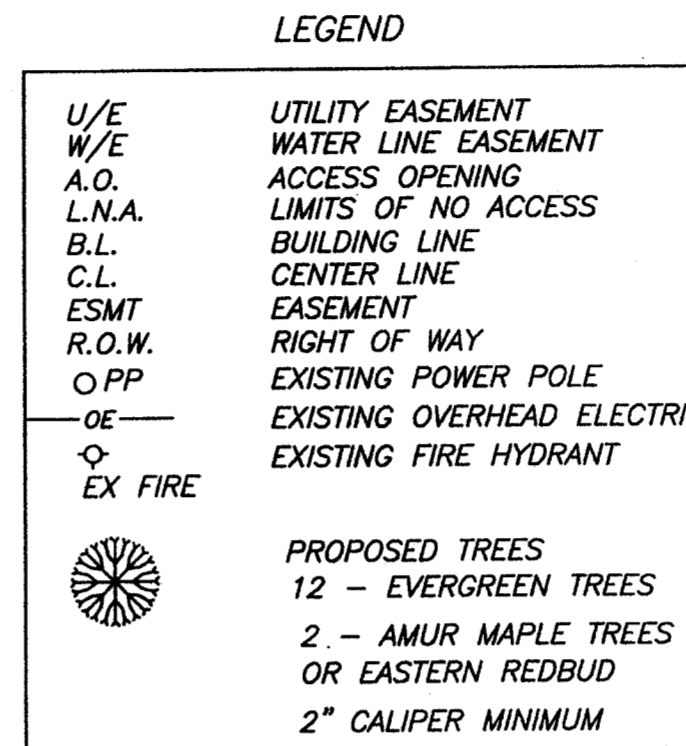
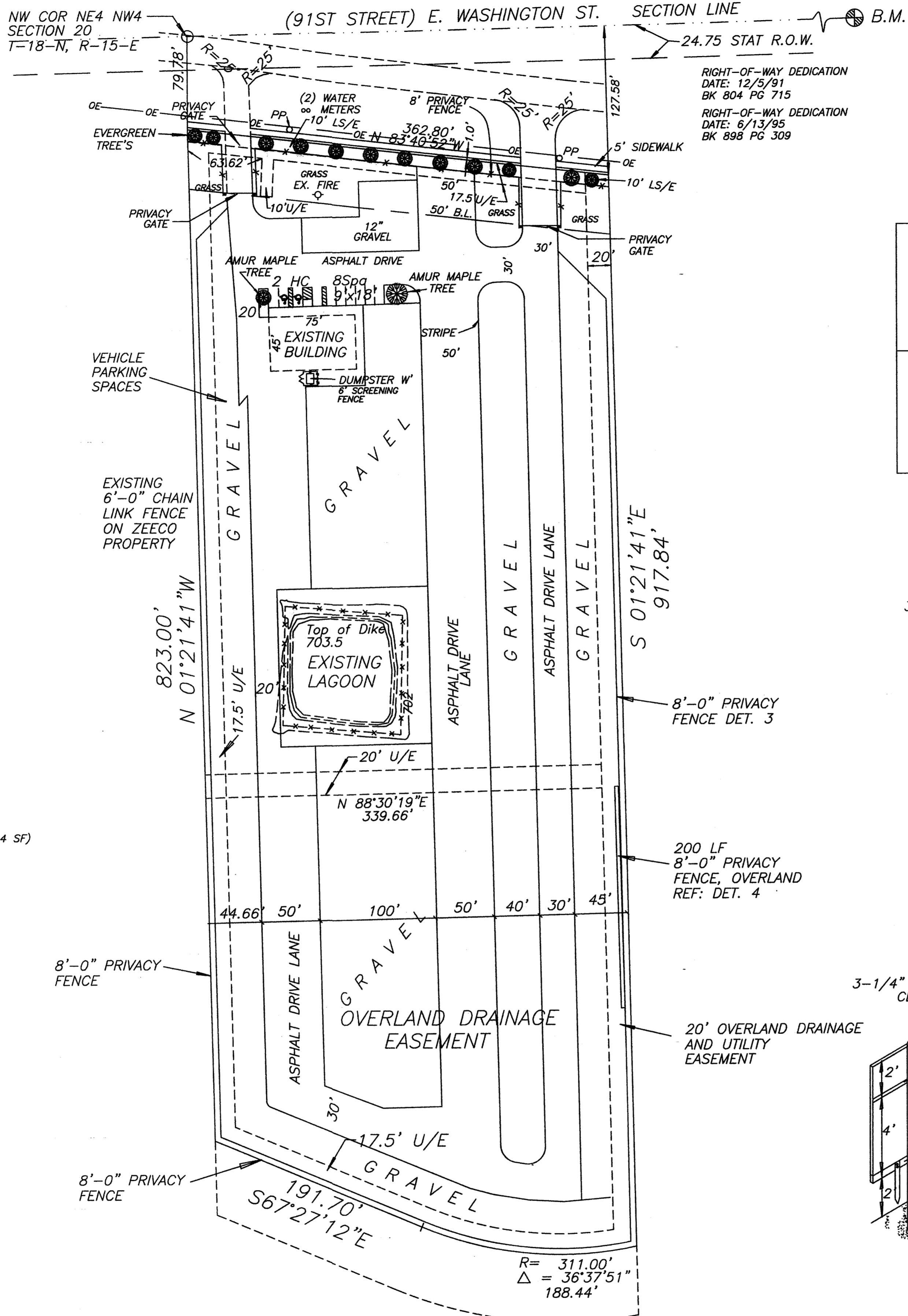
LANDSCAPE NOTE:  
NO TREES, OTHER THAN THOSE SPECIES LISTED AS SMALL TREES IN ARTICLE VIII, SECTION 19.14 OF THE ZONING ORDINANCE ARE PLANTED UNDER OR WITHIN TWENTY LATERAL FEET OF ANY OVERHEAD UTILITY WIRE, OR OVER OR WITHIN FIVE LATERAL FEET OF ANY UNDERGROUND PUBLIC UTILITY LINE.

## LANDSCAPE DATA:

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ARTICLE VIII, SECTION 19.14 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW ZONING CODE. REFER TO SECTION 19.5a FOR TREE REQUIREMENTS AND SIZE
- LANDSCAPING WILL BE IRRIGATED WITH A UNDERGROUND SPRINKLER SYSTEM.
- THE INSTALLATION OF LANDSCAPING AND TREES WILL BE DONE ON APPROXIMATELY SEPTEMBER 1, 2016
- TOTAL LOT AREA = 283,137 SF = 6.5 ac
- LANDSCAPE AREA = 10% OF TOTAL AREA (10% \* 283,137 = 28,314 SF) PROVIDED - 28,684 SF = 10.1%
- TREE REQUIRED =  $362/30 = 12 > 12$  TREES  
LANDSCAPE YARD  
PARKING LOT = 2 TREES  
TOTAL PROVIDED = 14 TREES

## LANDSCAPING CERTIFICATE

The Landscape Plan for Bluebird Storage Facilities is in conformance with the requirements of Ordinance No. 2931, Zoning Code of the City of Broken Arrow, Ok.



Charles K. Howard  
12/20/16

CASE NUMBER: ST11-104A

8-26-16	SITE PLAN	JID
Date	Notes	By

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

JR DONELSON, INC.  
PLANNING and DESIGN

C.A. NO. 5811  
Exp. Date: 6/30/17  
12820 South Memorial Drive  
Office 100  
Bixby, Oklahoma 74008  
(918) 394-3030  
Fax (918) 394-3030  
Email: jrdon@tulsacoxmail.com

4201 E. WASHINGTON STREET  
LOT 1, BLOCK 1  
BLUEBIRD GARDEN CENTER  
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.  
LANDSCAPE PLAN  
BLUEBIRD STORAGE FACILITIES

JOB NO:  
Bluebirdgardengrading2  
SCALE:  
1" = 100'  
SHEET:  
3 of 4

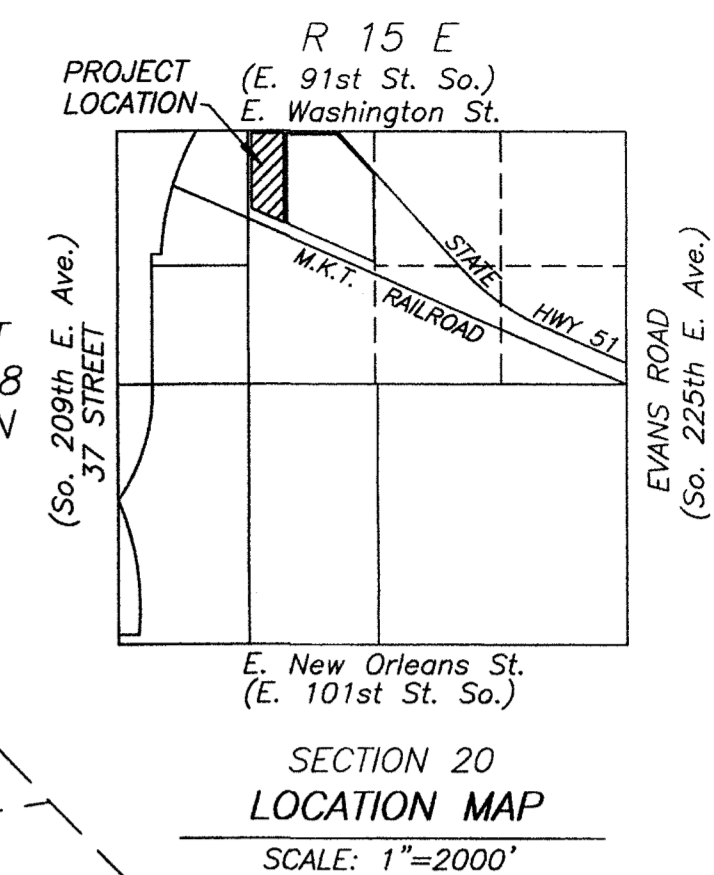
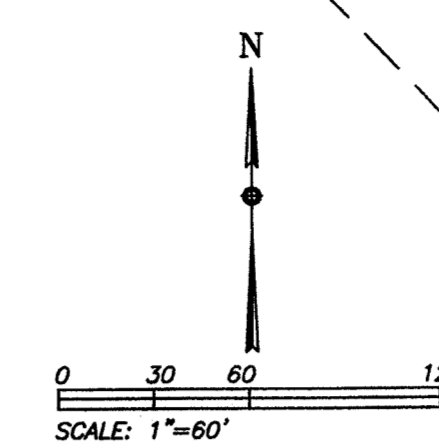
ASPEN SQUARE, INC.  
P.O. BOX 1861  
MUSKOGEE, OKLAHOMA 74402  
CONTACT: CARLILE ROBERTS  
EMAIL: [RCARLILEROBERTS@ME.COM](mailto:RCARLILEROBERTS@ME.COM)  
PHONE: 918-360-2925

NW COR NE4 NW4  
SECTION 20  
T-18-N. R-15-E  
(91ST STREET) E. WASHINGTON ST.  
SECTION LINE  
24.75 STAT R.O.W.

—MATCH THE EXISTING PAVEMENT  
STRAIGHT SAW CUT ASPHALT

RIGHT-OF-WAY DEDICATION  
DATE: 12/5/91  
BK 804 PG 715

RIGHT-OF-WAY DEDICATION  
DATE: 6/13/95  
BK 898 PG 309



VEHICLE  
PARKING  
SPACES

Existing Sw

EXISTING  
6'-0"  
LINK FROM  
ON ZEPHYRUS  
PROPOSED

LEGEND

U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
☉ HYD	EXISTING FIRE HYDRANT
706	EXISTING CONTOURS
OE	EXISTING OVERHEAD ELECTRIC
703.07P	SPOT GRADES
TP	TOP OF PAVEMENT
FG	FINISH GRADE
706	PROPOSED CONTOURS
↙	FLOW DIRECTION ARROW

RUNOFF DEPTH  
 $Q100 = 200+300 = 18.77 \text{ cfs}$   
 RUNOFF LENGTH ALONG EAST PROPERTY LINE  
 $LEN = 910'$   
 SURFACE = GRAVEL  
 $C_n = 0.85$   
 $SLOPE = 0.50\%$   
 $LENGTH \text{ OF LAGOON} = 100' \text{ TOP}$   
 $TOE \text{ IS } 80' \times 85' \text{ ACTUAL}$

OUTSIDE  
BASE LAGOON = 702, TOP = 703.5  
RUNOFF ELEVATION = 702.06  
FOR 18.77 CFS AT THE LAGOON



8'-0" PRIVACY  
FENCE

8'-0" PRIVACY  
FENCE

$$\Delta = \frac{311.00'}{188.44'} = 36^{\circ}37'51''$$

FLOW PATH

AREA 100  
A = 4.60 AC.  
LEN = 625'  
SLOPE = 1.28%  
SURFACE = GRASS  
Cn = 0.24  
TC = 35.8 min.  
I100 = 5.2 in/hr  
Q100 = 5.74 cfs

FLOW PATH

AREA 200  
A = 6.96 AC.  
LEN = 890'  
SLOPE = 1.57%  
SURFACE = GRASS  
Cn = 0.24  
Tc = .40 min.  
1100 = 4.86 in/hr  
Q100 = 8.12 cfs

AREA 300  
A = 9.44 AC.  
LEN = 930'  
SLOPE = 1.29%  
SURFACE = GRASS  
Cn = 0.24  
TC = 43 min.  
I100 = 4.7 in/hr  
Q100 = 10.65 cfs

200 LF  
- 8'-0" PRIVACY  
FENCE, OVERLAND  
REF: DET. 4

20' OVERLAND DRAINAGE AND  
UTILITY EASEMENT

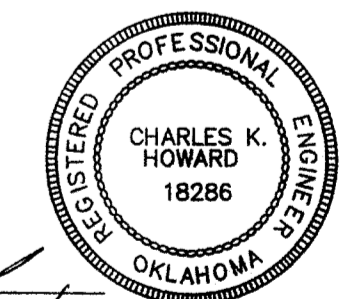
FLOW PATH

JR DONELSON, INC.  
PLANNING and DESIGN

12820 South Memorial Drive  
Office 100  
Bixby, Oklahoma 74008

4201 E. WASHINGTON STREET  
LOT 1, BLOCK 1  
BLUEBIRD GARDEN CENTER  
CITY OF BROKEN ARROW

ASPEN SQUARE, INC.  
DRAINAGE RUNOFF  
BLUEBIRD STORAGE FACILITIES



Charles K. Howard  
CHARLES K. HOWARD, P.E. 12/29/16

CASE NUMBER: ST11-104A

8-26-16	GRADING AND EROSION CONTROL PLAN	JID
Date	Notes	By

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

JOB NO:	Bluebirdgardengrading2
SCALE:	1" = 100'
SHEET:	4 OF 4