

UTILITY/GOVERNING AUTHORITIES CONTACT LIST

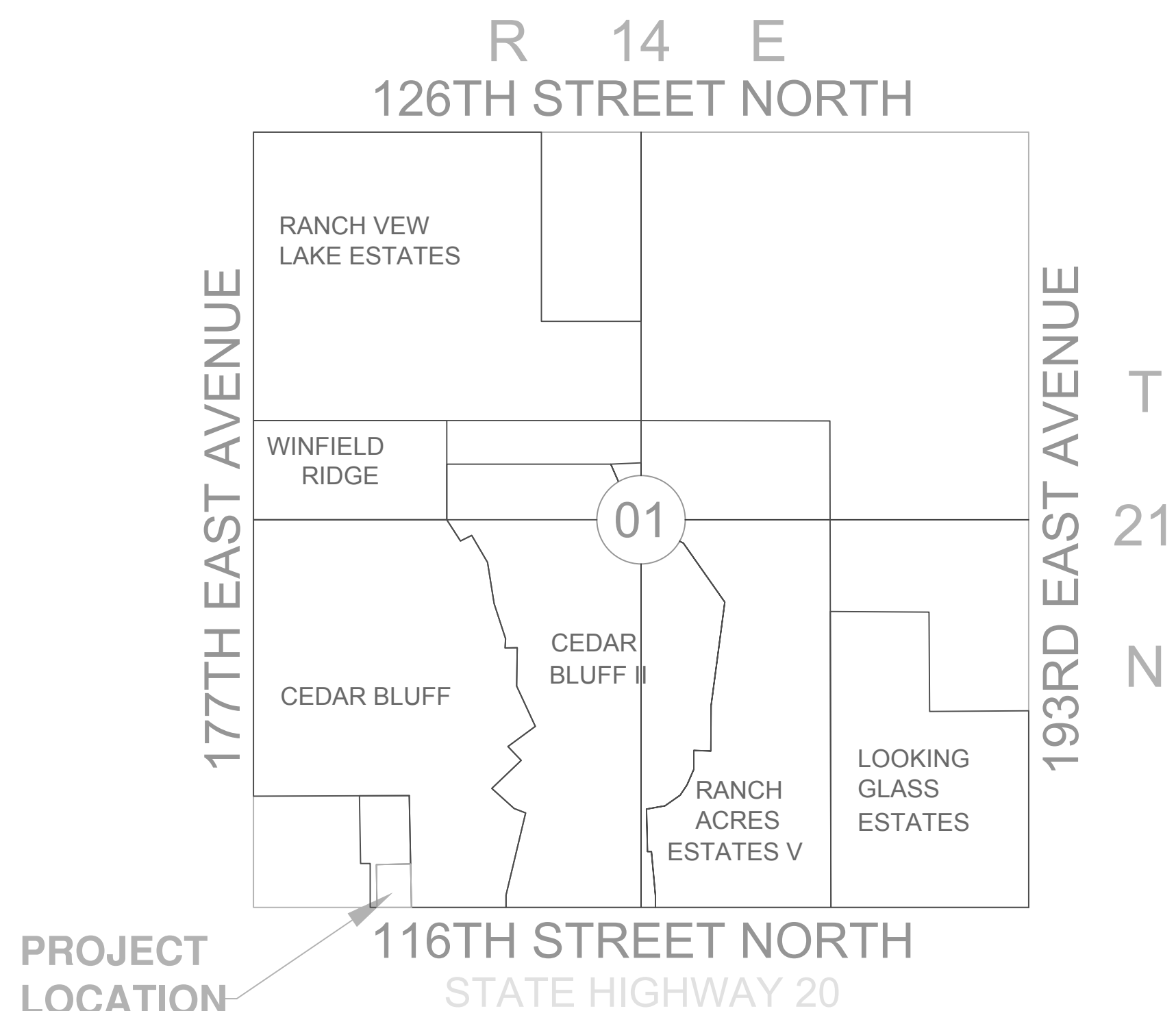
LEGEND OF SYMBOLS

— PRES. R/W	RIGHT-OF-WAY LINES - PRESENT
—	PROPOSED ROADS
—	SECTION LINES
—	QUARTER SECTION LINES
-X-X-	FENCES
—	EXISTING GRADE
—	EXISTING ROADS
—TVUG	COMMUNICATION LINES (EXISTING)
—PW	POWER LINES (EXISTING)
—OHE	OVERHEAD POWER LINES (EXISTING)
—PUG	POWER UNDER GROUND LINES (EXISTING)
—G	GAS LINE (EXISTING)
—SS	SANITARY SEWER LINES (EXISTING)
—ST	STORM SEWER LINES (EXISTING)
—W	WATER LINES (EXISTING)
—FO	FIBER OPTIC LINES (EXISTING)
—TUG	COMMUNICATION LINES (PROPOSED)
—OHE	POWER LINES (PROPOSED)
—PUG	POWER LINES (PROPOSED)
—G	GAS LINE (PROPOSED)
—SS	SANITARY SEWER LINES (PROPOSED)
—ST	STORM SEWER LINES (PROPOSED)
—W	WATER LINES (PROPOSED)
—FO	FIBER OPTIC LINES (PROPOSED)
—620	EXISTING CONTOUR
—620	PROPOSED CONTOUR

PROPOSED THE SHOPS

SHEET NO.	TITLE
C1	TITLE SHEET
C2	GENERAL NOTES
C3	GRADING & STORM SEWER PLAN

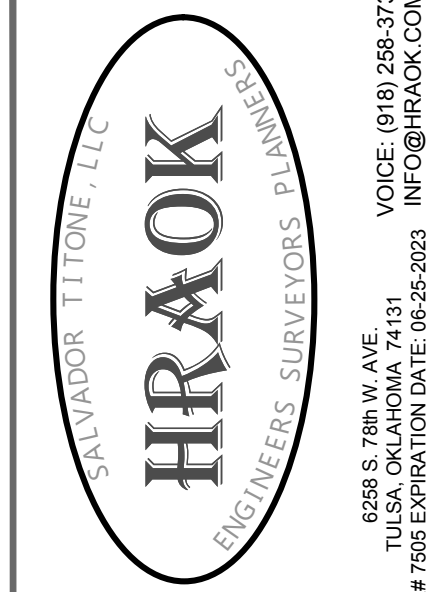
SITE PLANS ROGERS COUNTY, OKLAHOMA MARCH 2021



LOCATION MAP

LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SW CORNER OF SW/4 SW/4, THENCE E ALONG THE SOUTHERLY LINE OF SECTION 1 FOR 825.50 FEET TO THE POINT OF BEGINNING; THENCE N 227.00 FEET; THENCE E FOR 244.00 FEET; THENCE S FOR 227.00 FEET; THENCE W FOR 244.00 FEET TO THE POINT OF BEGINNING LESS THE SOUTH 65 FEET FOR HIGHWAY RIGHT OF WAY.



THE SHOPS
 17795 E 116TH STREET N, OWASSO, OK

TITLE SHEET

DESIGNED BY	HRAOK
DRAWN BY	HRAOK
REVIEWED BY	DKS
PROJECT NUMBER	200617
DATE	MARCH 2021

REVISIONS

SHEET NUMBER **C1**

PLOTTED: Tuesday, December 21, 2021 08:12AM



K:\18863_BARGSA_PLAT\PRELIMINARY_DRAWINGS\200617.DWG

DEMOLITION NOTES

- LOCATIONS OF UNDERGROUND UTILITY LINES SHOWN ON THESE PLANS WERE OBTAINED FROM THE FIELD MARKINGS OF THE UTILITY OWNERS PER OKIE LOCATES, MEASUREMENTS TAKEN IN THE FIELD, AND SITE OBSERVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL PUBLIC, PRIVATE, AND FRANCHISE UTILITIES PRIOR TO COMMENCING WITH DEMOLITION ACTIVITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN LOCATED AS NEARLY AS PRACTICABLE FROM THE INFORMATION AVAILABLE. THEY ARE SHOWN FOR THE PURPOSE OF ADVISING THE CONTRACTOR THAT SAID UTILITIES AND APPURTENANCES NEED TO BE COORDINATED WITH THE WORK TO BE PERFORMED. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE PRIVATE, PUBLIC AND/OR FRANCHISE UTILITIES OR "CALL OKIE (OKLAHOMA ONE-CALL)", NO GREATER THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO THE START OF WORK, TO REQUEST FIELD LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL PRIVATE AND FRANCHISE UTILITY LINES AND CROSSINGS PRIOR TO COMMENCING WORK, SUCH AS PARKING LOT LIGHTING, GAS SERVICE, IRRIGATION, SANITARY SEWER SERVICE, DRAIN LINES, AND FIBER OPTIC LINES, WHICH HAVE BEEN SHOWN TO THE EXTENT KNOWN. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND ELEVATIONS OF THE EXISTING PRIVATE UTILITY AND SERVICE LINES HAVE BEEN LOCATED AS NEARLY AS PRACTICABLE FROM SURFACE INDICATIONS AS MAY EXIST AT THE SITE, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. SUCH INFORMATION IS SHOWN FOR THE PURPOSE OF ADVISING THE CONTRACTOR THAT THEY MAY INTERFERE WITH THE WORK TO BE DONE HEREUNDER, BUT NOT FOR THE PURPOSE OF INDICATING THAT THE WORK CAN BE PERFORMED WITHOUT SUCH INTERFERENCE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- ALL EROSION AND SOIL SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO EXECUTION OF ANY DEMOLITION WORK THAT WOULD EXPOSE SOIL TO RUNOFF. EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ITEMS WITH THE APPROPRIATE PUBLIC OR FRANCHISE UTILITY. THE DISCONNECTION OF EXISTING PARKING LOT LIGHTING AND REMOVAL OR CAPPING OF ELECTRICAL WIRING MUST BE PERFORMED PER THE REQUIREMENTS OF THE ELECTRICAL FRANCHISE UTILITY.
- ALL MATERIALS FROM THE DEMOLITION WORK SUCH AS CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, VEGETATION, ETC., SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE WASTE LOCATION. THERE SHALL BE NO MATERIALS BURIED ON-SITE.
- THE PROJECT SITE IS ADJACENT TO AN EXISTING BUSINESS THAT IS TO REMAIN IN USE DURING CONSTRUCTION OF THE NEW FACILITY. THE CONTRACTOR SHALL ONLY USE DESIGNATED AREAS TO STORE MATERIALS OR FOR PARKING OF PERSONAL/BUSINESS VEHICLES OR EQUIPMENT. ALL VEHICLES, EQUIPMENT, AND MATERIALS SHALL BE KEPT WITHIN THE PROJECT LIMITS OR IN AN AREA SPECIFICALLY DESIGNATED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST AND DEBRIS MIGRATING OFF THE SITE. THE CONTRACTOR SHALL USE ANY AND ALL NECESSARY CONTROL MEASURES TO LIMIT THE AMOUNT OF DUST AND DEBRIS FROM LEAVING THE SITE. ANY DAMAGE FROM DUST AND DEBRIS LEAVING THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS AND REMEDY.
- CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION BARRICADES, LIGHTS, AND SIGNAGE TO ALERT THE PUBLIC OF CONSTRUCTION HAZARDS AND PREVENT THEM FROM ENTERING THE PROJECT AREA. THIS ALSO APPLIES TO THE WORK WITHIN THE PUBLIC RIGHT-OF-WAY, SPECIFICALLY WORK ON OR ADJACENT TO PUBLIC SIDEWALKS.

EROSION CONTROL NOTES:

- SILT FENCE SHALL BE MAINTAINED AND SEDIMENT BUILD-UP REGULARLY REMOVED UNTIL EARTHWORK OPERATIONS ARE COMPLETE AND/OR SEEDING IS IN PLACE OR 75% VEGETATION STABILIZATION IS OBTAINED.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH PLANS.
- ALL FLOW LINES THAT ARE TO BE FILLED SHALL BE THOROUGHLY COMPACTED TO 95% STANDARD PROCTOR DENSITY BEFORE CONSTRUCTION OR EXTENSION OF DRAINAGE STRUCTURES.
- IN ORDER TO ALLEVIATE DUST CONDITIONS LIMITS DURING EARTHWORK OPERATIONS, AND AFTER EARTHWORK OPERATIONS ARE COMPLETED, BUT BEFORE FINISHED GRADING, PAVEMENT AND/OR PERMANENT EROSION CONTROL WORK IS STARTED, THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE CITY.
- CONTRACTOR SHALL PROVIDE INLET EROSION CONTROL PROTECTION IN ACCORDANCE WITH DETAILS AS SHOWN ON THIS SHEET.
- BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
- STABILIZED CONSTRUCTION SHALL BE CONSTRUCTED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH CITY STANDARDS.
- ALL SILT FENCING SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF DISTURBED EARTH.
- LEAVE ONE ROCKBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT ROGERS COUNTY ENGINEERING DESIGN CRITERIA, SPECIFICATIONS AND STANDARDS, ALL CURRENT ROGERS COUNTY ORDINANCES, AND THE 2009 EDITION OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EACH APPLICABLE CRITERIA, ORDINANCE, ETC. FOR THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PRODUCING AN ACCEPTABLE END PRODUCT IN SUBSTANTIAL CONFORMANCE WITH THE CRITERIA, ORDINANCES, SPECIFICATIONS AND THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL PUBLIC, PRIVATE, AND FRANCHISE UTILITIES. LOCATIONS OF UNDERGROUND UTILITY LINES WERE OBTAINED FROM THE PUBLIC AND FRANCHISE UTILITY COMPANIES, AND PRIVATE USERS, AND HAVE BEEN SHOWN TO THE EXTENT KNOWN. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN LOCATED AS NEARLY AS PRACTICABLE FROM INFORMATION FURNISHED BY THE VARIOUS PUBLIC AND FRANCHISE UTILITY COMPANIES, FROM SUCH SURFACE INDICATIONS AS MAY EXIST AT THE CONSTRUCTION SITE, AND WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. THEY ARE SHOWN FOR THE PURPOSE OF ADVISING THE CONTRACTOR THAT SAID OBSTRUCTIONS NEED TO BE COORDINATED WITH THE WORK TO BE PERFORMED, BUT NOT FOR THE PURPOSE OF INDICATING THAT THE WORK CAN BE PERFORMED WITHOUT POSSIBLE INTERFERENCE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE PUBLIC AND FRANCHISE COMPANY OR "CALL OKIE (OKLAHOMA ONE-CALL)", NO SOONER THAN TEN (10) DAYS NOR LATER THAN FORTY-EIGHT (48) HOURS PRIOR TO THE START OF WORK, TO REQUEST FIELD LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES.
- THE GRADING CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AND COMPLETING THE PROPER FORMS, SUBMITTING THE REQUIRED DOCUMENTS, ADDRESSING ANY COMMENTS, AND OBTAINING THE APPROVALS REQUIRED TO OBTAIN THE NECESSARY WORK ORDERS AND PERMITS FROM THE WAGONER COUNTY. CONTRACTOR SHALL ATTEND ANY REQUIRED PRE-WORK CONFERENCE AND FINAL INSPECTION.
- ANY CONSTRUCTION CHANGE MADE AT THE REQUEST OF THE ROGERS COUNTY INSPECTION DEPARTMENT, WHICH MATERIALLY INCREASES THE QUANTITIES AND/OR CONSTRUCTION COST WILL BE CONSIDERED THE CONTRACTOR'S EXPENSE **UNLESS** SUCH CHANGE IS APPROVED BY THE OWNER **PRIOR TO THE WORK BEING PERFORMED**. NO ADDITIONAL PAYMENT WILL BE MADE UNLESS SUCH CHANGE IS APPROVED IN WRITING BY THE OWNER.
- ALL EROSION AND SOIL SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO EXECUTION OF ANY GRADING THAT WOULD EXPOSE SOIL TO RUNOFF. EROSION CONTROL SHALL BE MAINTAINED BY THE PROJECT CONTRACTOR FOR THE DURATION OF THE WORK, AS REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN. IT IS IMPORTANT THAT THE CONTRACTOR MANAGE THE SITE DRAINAGE AND USE ADEQUATE CONSTRUCTION MEASURES TO PREVENT PONDING OF MOISTURE ON SITE DURING CONSTRUCTION, IN PARTICULAR AT THE PROPOSED PAVEMENT AREAS. WATER PERMITTED TO POND WITHIN THIS AREA MAY RESULT IN SUBGRADE AND PAVEMENT FAILURE.
- AFTER REMOVING THE EXISTING VEGETATION AND STOCKPILE THE TOPSOIL WITHIN THE PROJECT CONSTRUCTION AREA AND MAKING SURE THAT ALL REMNANTS FROM THE SITE'S PREVIOUS USES HAVE BEEN REMOVED, THE CONTRACTOR MAY PROCEED WITH GRADING OPERATIONS. ANY TOPSOIL TO BE SAVED FOR LATER USE SHALL BE STOCKPILED AT A LOCATION ON SITE. PRIOR TO PLACEMENT OF ANY FILL MATERIAL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK WEIGHING AT LEAST 25 TONS TO EVALUATE THE PRESENCE OF ANY SOFT, UNSTABLE SOILS. WHERE RUTTING OR PUMPING IS OBSERVED, THE UNSTABLE SOILS SHALL BE OVEREXCAVATED AND REPLACED WITH APPROVED LOW VOLUME CHANGE SOIL, IF THEY CANNOT BE STABILIZED PROPERLY IN-PLACE.
- AFTER SUCCESSFUL PROOFROLLING, THE EXPOSED SUBGRADE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST 9 INCHES. THE SCARIFIED SOILS SHALL BE ADJUSTED TO A WORKABLE MOISTURE CONTENT THAT IS AT OR ABOVE ITS OPTIMUM VALUE, AS DETERMINED BY TEST METHOD ASTM D-698 (STANDARD PROCTOR), PRIOR TO BEING COMPACTED TO AT LEAST 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-698. TEST DATA FOR THE SOIL PROCTORS AND COMPACTION AND DENSITY TEST REPORTS SHOWING COMPLIANCE OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR TO THE PROJECT ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT LICENSED GEOTECHNICAL FIRM TO OBSERVE THE PROOFROLLING AND PERFORM THE SOIL TESTING.
- IF ANY FILL MATERIAL IS REQUIRED TO BE BROUGHT ON SITE, IT SHALL CONSIST OF AN APPROVED, LOW VOLUME CHANGE (LVC) MATERIAL HAVING A PLASTICITY INDEX OF 8 TO 18, CONTAINING AT LEAST 15% FINES, AND CLASSIFYING AS CLAYEY SAND (SC) OR LEAN CLAY (CL). ALTERNATIVELY, LIME MODIFIED, ON-SITE CLAYS WITH A PI LESS THAN OR EQUAL TO 18 AFTER MODIFICATION CAN BE USED AS LVC MATERIAL. THE CONTRACTOR MUST HAVE PRIOR APPROVAL OF THE USE OF THE MATERIAL BEFORE BRINGING ON SITE. SOILS ANALYSIS AND OPTIMUM MOISTURE DENSITY TESTS PERFORMED BY A LICENSED GEOTECHNICAL FIRM MUST BE PROVIDED AS PART OF THE SUBMITTAL DATA.
- APPROVED FILL SHALL BE PLACED IN HORIZONTAL LOOSE LIFTS NOT EXCEEDING 9 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MAXIMUM LABORATORY DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-698. FILL SHALL BE PLACED AND COMPACTED AT A MOISTURE CONTENT OF -1% TO +3% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. ALL EROSION AND SOIL SEDIMENTATION CONTROL SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT, AND SHALL BE CHECKED PERIODICALLY AND REPAIRED PROMPTLY AS NEEDED.
- CONTRACTOR MUST KEEP PROJECT EQUIPMENT AND MATERIALS WITHIN THE PROJECT LIMITS, AND THE CONTRACTOR'S VEHICLES AND EMPLOYEE VEHICLES MUST BE KEPT IN DESIGNATED AREAS. NO VEHICLES ARE TO BE IN UNAUTHORIZED PARKING LOTS OR IN ANY SPACES FOR ADJACENT PROPERTIES.

TRAFFIC CONTROL NOTES

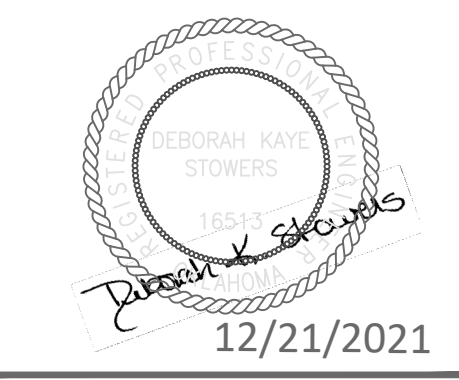
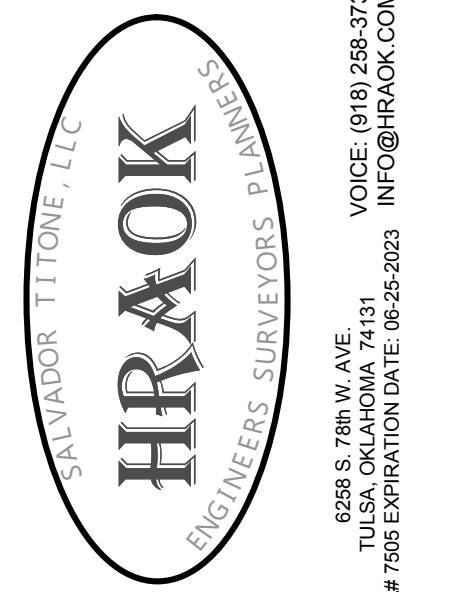
- ODOT MUST BE NOTIFIED BEFORE INSTALLING TRAFFIC CONTROL.
- TRAFFIC CONTROL MUST BE REMOVED EACH DAY.
- TRAFFIC CONTROL CAN NOT BE INSTALL BEFORE 9AM AND MUST BE REMOVED BY 3PM ON MONDAY THROUGH FRIDAY.
- WHEN TRAFFIC CONTROL IS NOT IN EFFECT NO SIGNS ARE TO BE VISIBLE TO THE PUBLIC /DRIVERS.

PAVING NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT ROGERS COUNTY ENGINEERING DESIGN CRITERIA, SPECIFICATIONS AND STANDARDS, ALL CURRENT COUNTY ORDINANCES, AND THE 2019 EDITION OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EACH APPLICABLE CRITERIA, ORDINANCE, ETC. FOR THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PRODUCING AN ACCEPTABLE END PRODUCT IN SUBSTANTIAL CONFORMANCE WITH THE CRITERIA, ORDINANCES, SPECIFICATIONS AND THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL PUBLIC, PRIVATE, AND FRANCHISE UTILITIES. LOCATIONS OF UNDERGROUND UTILITY LINES WERE OBTAINED FROM THE PUBLIC AND FRANCHISE UTILITY COMPANIES, AND PRIVATE USERS, AND HAVE BEEN SHOWN TO THE EXTENT KNOWN. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN LOCATED AS NEARLY AS PRACTICABLE FROM INFORMATION FURNISHED BY THE VARIOUS PUBLIC AND FRANCHISE UTILITY COMPANIES, FROM SUCH SURFACE INDICATIONS AS MAY EXIST AT THE CONSTRUCTION SITE, AND WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. THEY ARE SHOWN FOR THE PURPOSE OF ADVISING THE CONTRACTOR THAT SAID OBSTRUCTIONS NEED TO BE COORDINATED WITH THE WORK TO BE PERFORMED, BUT NOT FOR THE PURPOSE OF INDICATING THAT THE WORK CAN BE PERFORMED WITHOUT POSSIBLE INTERFERENCE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE PUBLIC AND FRANCHISE COMPANY OR "CALL OKIE (OKLAHOMA ONE-CALL)", NO SOONER THAN TEN (10) DAYS NOR LATER THAN FORTY-EIGHT (48) HOURS PRIOR TO THE START OF WORK, TO REQUEST FIELD LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES.
- THE PAVING CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AND COMPLETING THE PROPER FORMS, SUBMITTING THE REQUIRED DOCUMENTS, ADDRESSING ANY COMMENTS, AND OBTAINING THE APPROVALS REQUIRED TO OBTAIN THE NECESSARY WORK ORDERS AND PERMITS FROM ROGERS COUNTY. CONTRACTOR SHALL ATTEND ANY REQUIRED PRE-WORK CONFERENCE AND FINAL INSPECTION.
- ANY CONSTRUCTION CHANGE MADE AT THE REQUEST OF THE ROGERS COUNTY INSPECTION DEPARTMENT, WHICH MATERIALLY INCREASES THE QUANTITIES AND/OR CONSTRUCTION COST WILL BE CONSIDERED THE CONTRACTOR'S EXPENSE UNLESS SUCH CHANGE IS APPROVED BY THE OWNER PRIOR TO THE WORK BEING PERFORMED. NO ADDITIONAL PAYMENT WILL BE MADE UNLESS SUCH CHANGE IS APPROVED IN WRITING BY THE OWNER.
- SCOPE OF PAVEMENT WORK SHALL INCLUDE THE FINE GRADING, PLACEMENT OF AGGREGATE BASE, ASPHALT PAVING, CONCRETE PAVING, ETC. AS SHOWN ON THE PLANS. THE PAVING CONTRACTOR SHALL SUBMIT ALL MATERIAL DATA SHEETS AND MIX DESIGNS FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER OR OWNER'S AUTHORIZED AGENT. MIX DESIGNS AND MATERIAL DATA SHEETS SHALL BE SUBMITTED FOR APPROVAL AT LEAST 3 BUSINESS DAYS PRIOR TO PLACEMENT.
- PAVING CONTRACTOR SHALL REVIEW THE SITE AND THE BASE WORK PERFORMED BY OTHERS PRIOR TO MOBILIZATION TO THE SITE. CONTRACTOR SHALL PROMPTLY ADVISE THE PROJECT ENGINEER OR OWNER'S AGENT IF THERE ARE ANY ISSUES WITH THE SITE THAT MAY NEGATIVELY IMPACT THE ABILITY OF THE CONTRACTOR TO INSTALL THE PAVEMENT AND HAVE THE PAVEMENT PERFORM AS DESIGN. COMMENCEMENT OF PAVEMENT INSTALLATION SHALL CONVEY ACCEPTANCE OF THE SITE AND EXISTING CONDITIONS, UNLESS OTHERWISE ADVISED.
- PAVING CONTRACTOR'S MATERIAL, EQUIPMENT, AND WORKER'S VEHICLES SHALL BE LOCATED IN DESIGNATED AREAS. CONTRACTOR MAY NOT NEGATIVELY IMPACT ADJACENT PROPERTIES AND BUSINESSES. THERE SHALL BE NO PARKING OR STORAGE OF MATERIALS IN PUBLIC RIGHT OF WAY.
- THE PAVING CONTRACTOR SHALL COORDINATE INSTALLATION WITH OTHER SCOPES OF WORK. CONDUITS FOR VARIOUS TYPES OF WIRING OR IRRIGATION PIPES AND/OR CONTROL WIRING SHALL ALL BE INSTALLED PRIOR TO THE PLACEMENT OF PAVEMENT. CONTRACTOR SHALL NOTIFY AT LEAST 3 BUSINESS DAYS IN ADVANCE OF PLANNED START OF PAVEMENT

STABILIZED CONSTRUCTION ENTRANCE NOTES:

- CONTRACTOR SHALL REMOVE THE TOP 5" OF TOP SOIL, THEN SCARIFY THE TOP 8" OF SUBGRADE AND RE-COMPACT TO 90% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH ODOT SPECIFICATIONS.
- CONTRACTOR SHALL DAMPEN ACCESS WAY, AS REQUIRED, TO CONTROL DUST. NO SEPARATE PAYMENT SHALL BE MADE. ALL COSTS ASSOCIATED WITH ACCESS WAY SHALL BE INCLUDED IN THE UNIT PRICE BID.
- STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2"), USE CRUSHED STONE.
- LENGTH-AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS-NOT LESS THAN EIGHT (8) INCHES.
- WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS EMPLOYED IN ORDER TO CLEAN WHEELS AS REQUIRED BY PLANS, IT IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STREET, STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CONTROL SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.
- NO SEPARATE PAYMENT WILL BE MADE FOR MAINTENANCE. ALL MAINTENANCE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CONSTRUCTION ENTRANCE.
- CONSTRUCTION ROAD TO BE CONSTRUCTED WITH THE SAME MATERIAL AS THE STABILIZED CONSTRUCTION ENTRANCE.
- HAUL OPERATIONS SHALL ADHERE ALL TRAFFIC CONTROL MEASURES SPECIFIED BY THE MUTCAD, ODOT STANDARDS AND/OR AS SPECIFIED BY THESE PLANS.

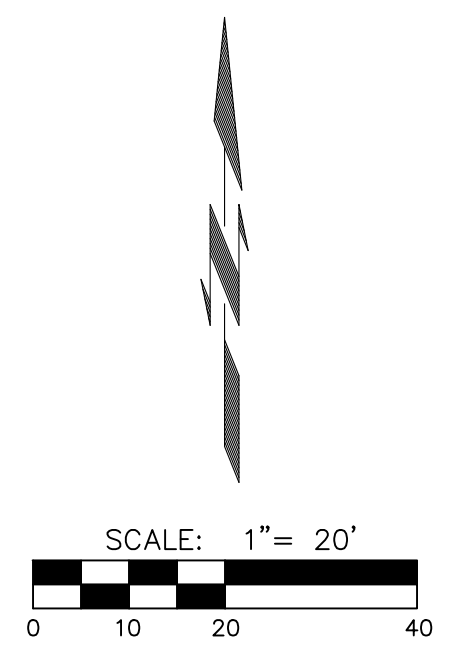
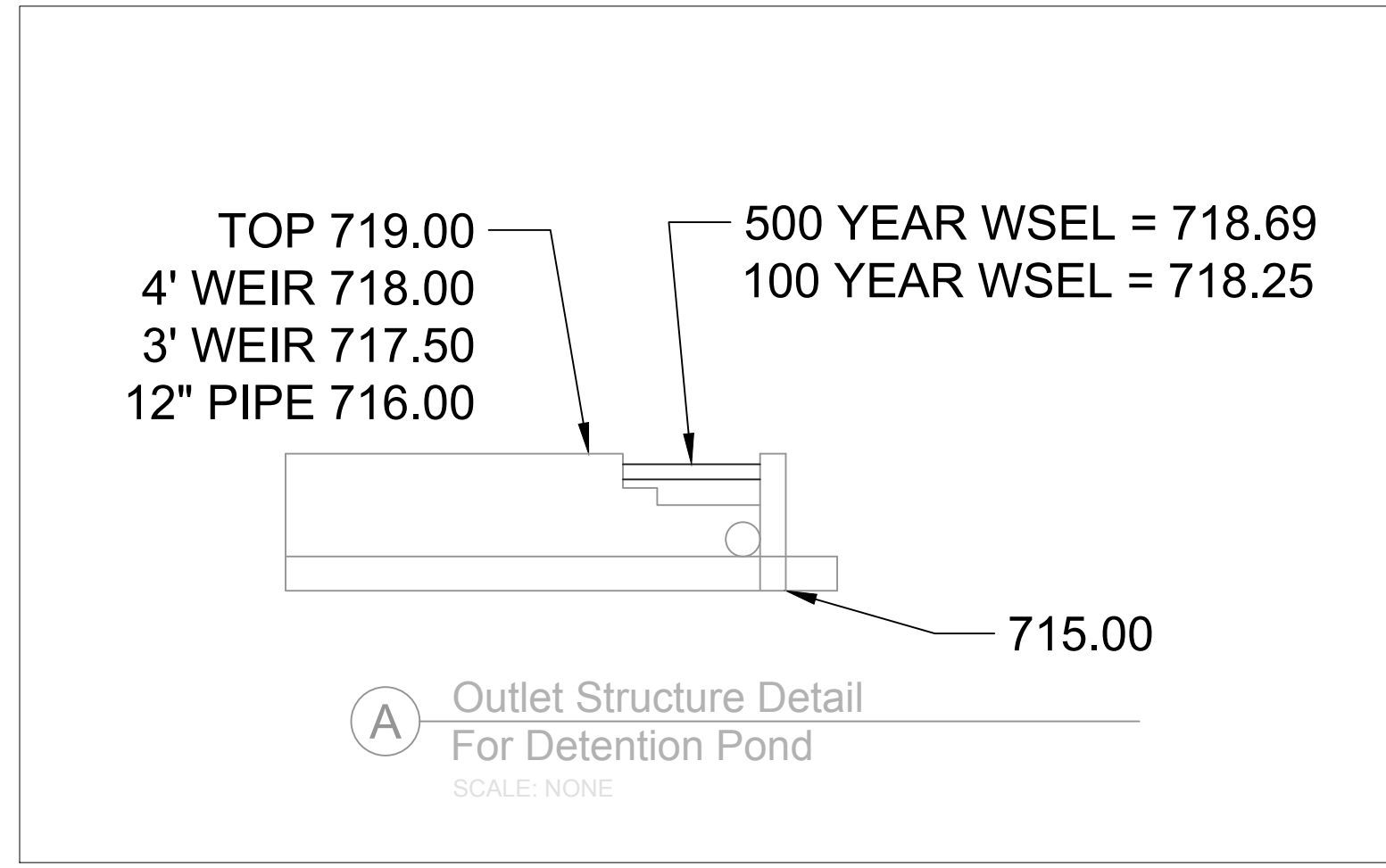
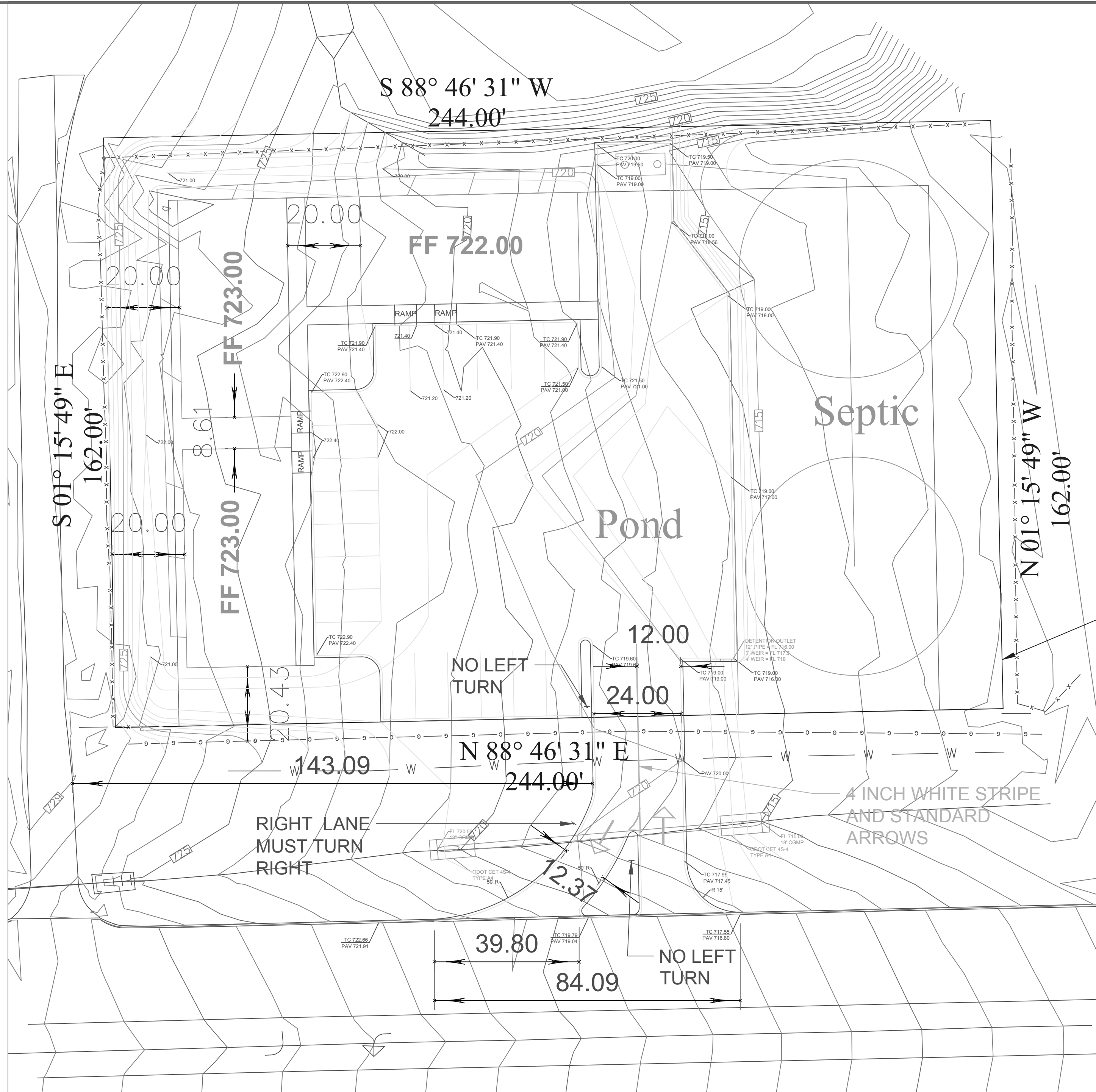


THE SHOPS
17795 E 116TH STREET N, OWASSO, OK

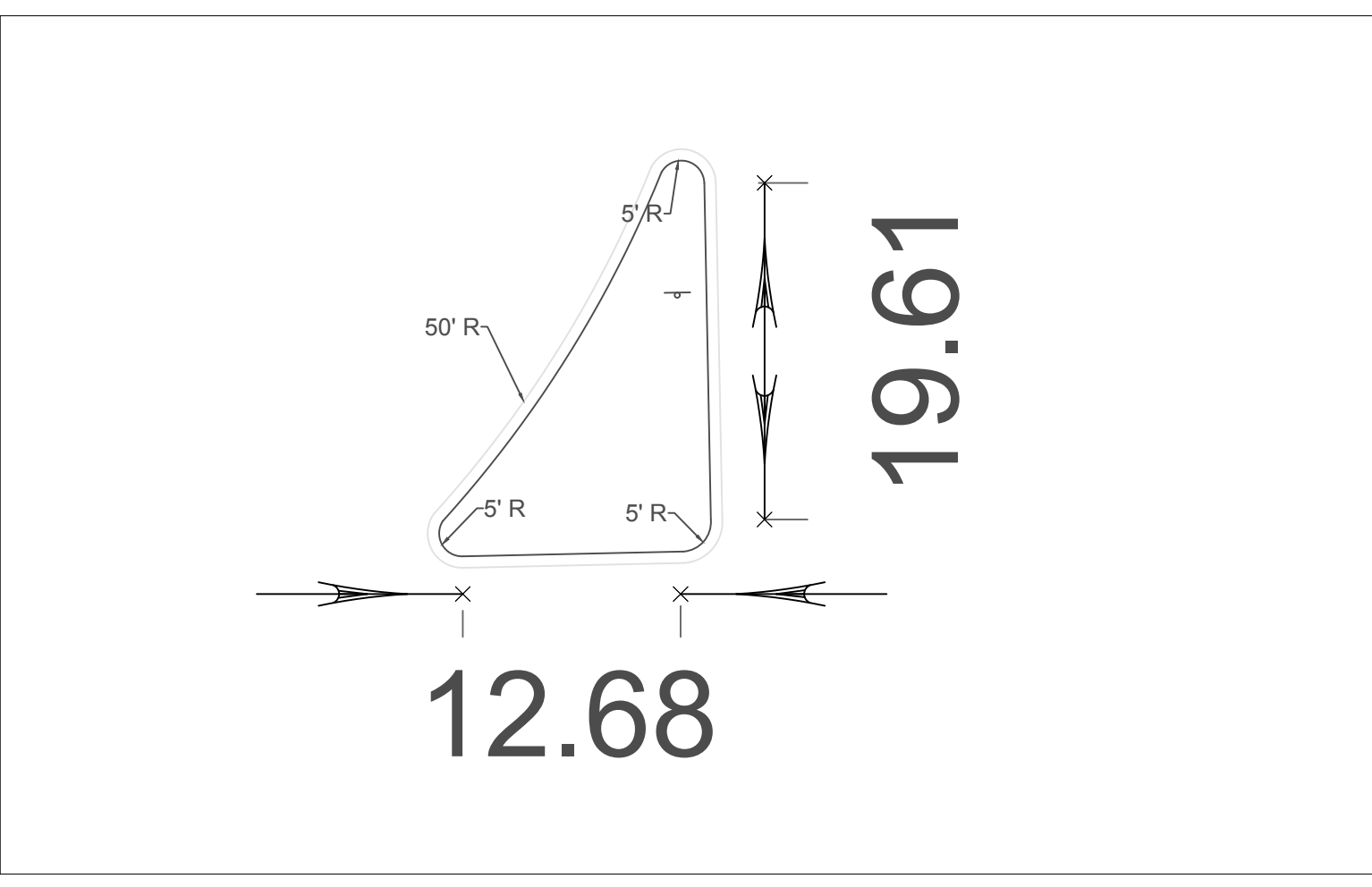
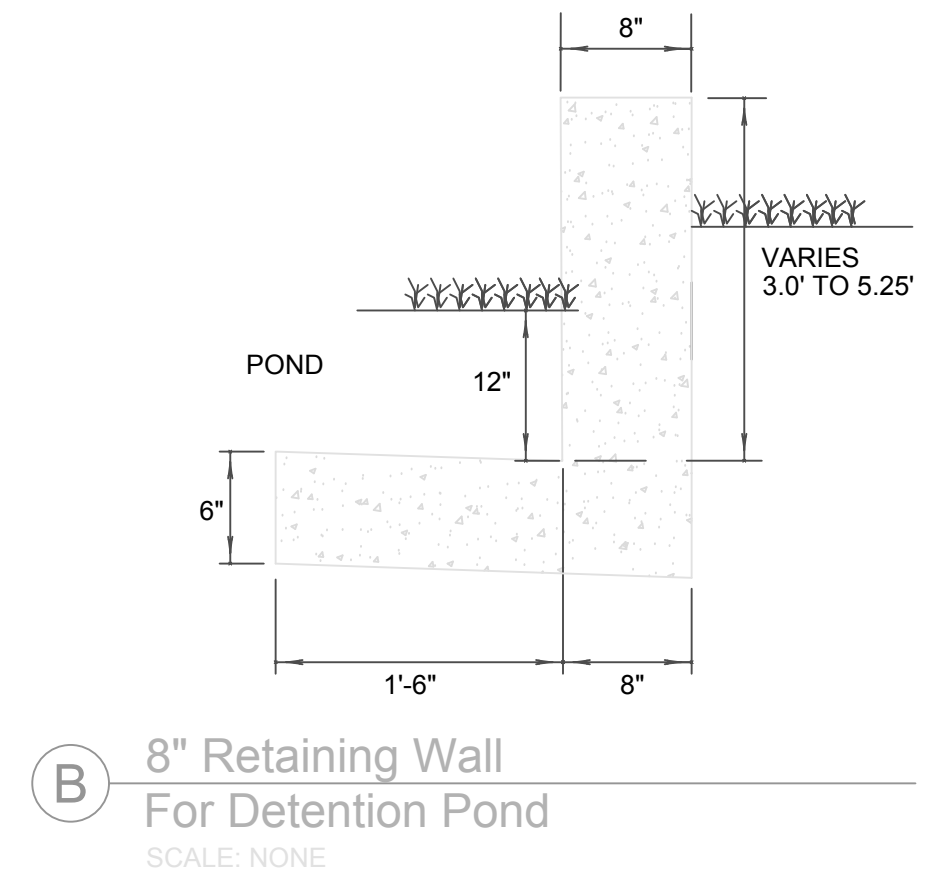
GENERAL NOTES

DESIGNED BY	HRAOK
DRAWN BY	HRAOK
REVIEWED BY	DKS
PROJECT NUMBER	200617
DATE	MARCH 2021
REVISIONS	
SHEET NUMBER	C2

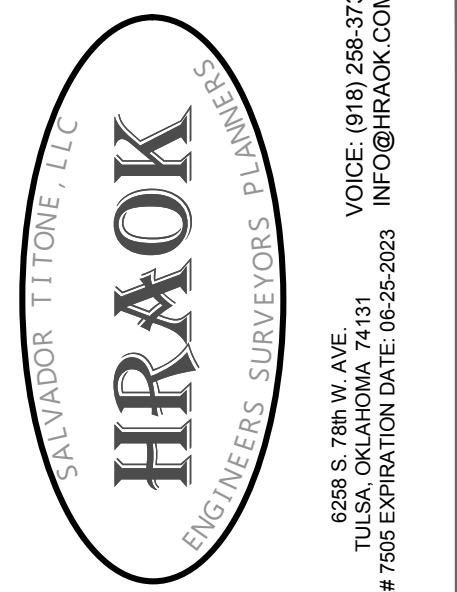
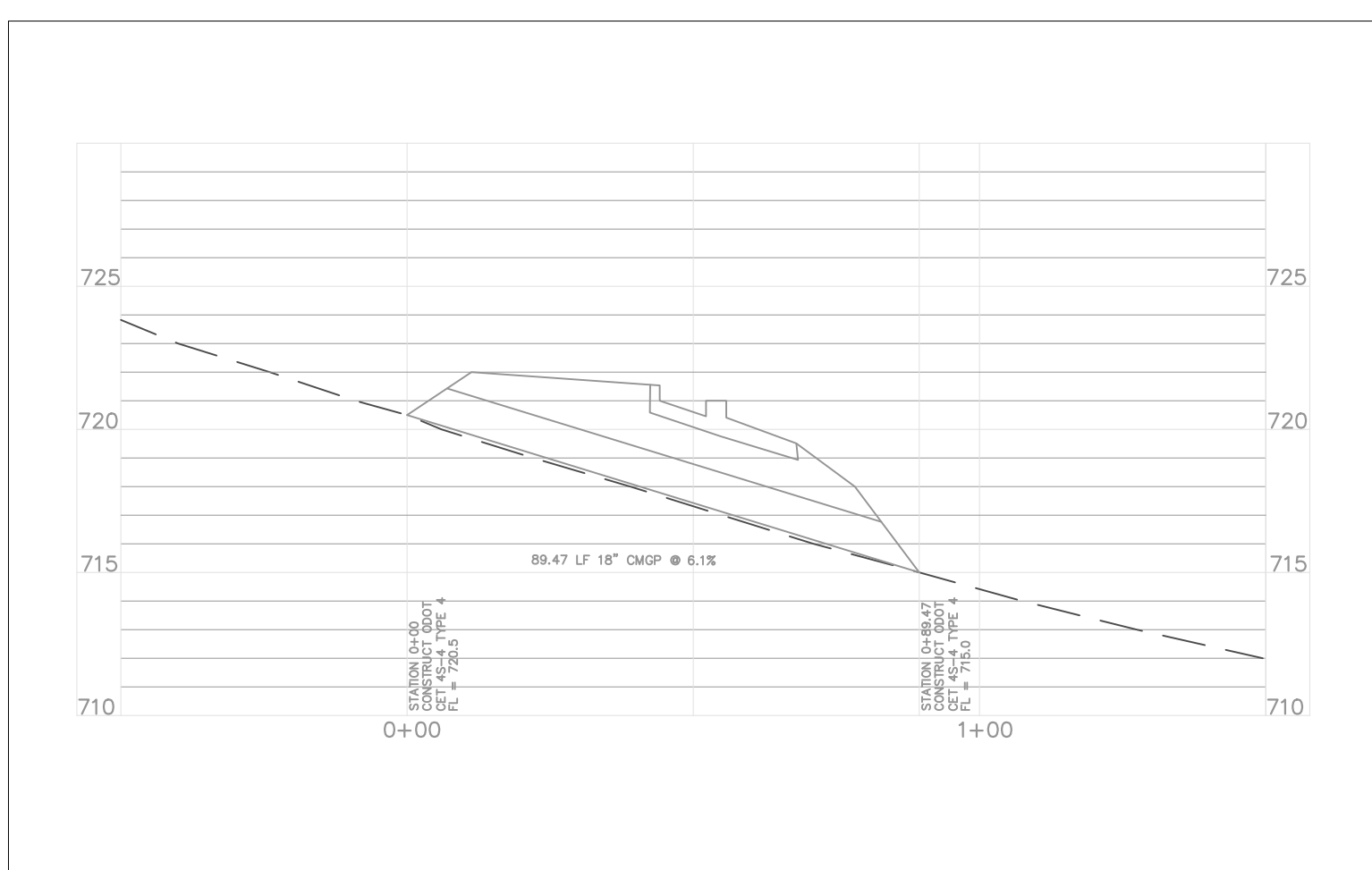




ALL NON-PAVED DISTURBED AREAS TO BE SOLID SLAB SOD UPON COMPLETION OF CONSTRUCTION



ALL TRAFFIC CONTROL MUST BE REVIEWED AND APPROVED BY ODOT



THE SHOPS

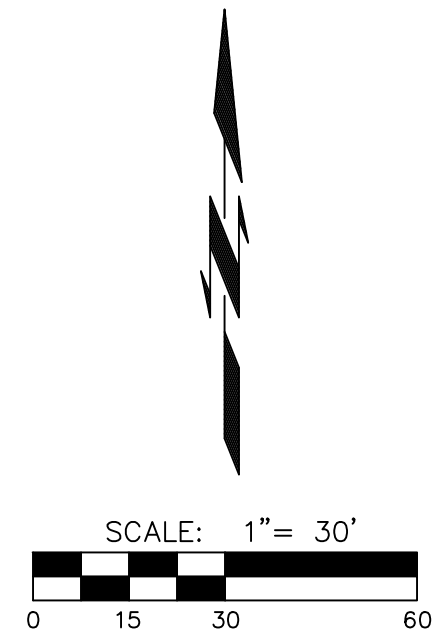
17795 E 116TH STREET N, OWASSO, OK

SITE PLAN	
DESIGNED BY	HRAOK
DRAWN BY	HRAOK
REVIEWED BY	DKS
PROJECT NUMBER	200617
DATE	MARCH 2021
REVISIONS	
SHEET NUMBER	C3

PLOTTED: Tuesday, December 21, 2021 08:14AM



K:\18863_DAROSA_PLAT\PRELIMINARY_DRAWINGS\200617.DWG



Node Description Table	
Basin	Description
Existing	
Pre	Existing area prior to development of lot
Proposed	
Post	Proposed area with the development included.
Pond	Proposed detention facility located in the parking lot.

Curve Number Calculation Summary Table				
Basin	Area (Ac)	Hydrologic Soils Group	Land Use	Weighted CN
Existing				
Pre A	1.19	100% C/D	100% Pasture	81.5
Pre B	0.73	100% C/D	100% Pasture	81.5
Proposed				
Post A	1.19	100% C/D	100% Pasture	81.5
Post B	0.73	100% C/D	100% Commercial	94.5

Lag Time Summary Table				
Basin	Length (ft)	Velocity (fps)	Time of Conc. (min)	Lag Time (min)
Existing				
Pre A	Overland - 150 Waterway - 176	3.65	6.89	4.13
Pre B	Overland - 150 Waterway - 122	4.63	6.46	3.88
Proposed				
Post A	Overland - 150 Waterway - 176	3.65	6.89	4.13
Post B	Overland - 150 Waterway - 122	4.63	6.52	3.91

Discharge Summary Table								
Basin	Area (sq. mi.)	CN	Lag Time (min)	Peak Discharge (cfs)				
				2-yr	5-yr	10-yr	50-yr	100-yr
Existing								
Pre A	0.00185	81.5	4.13	3.68	5.89	7.08	10.18	14.90
Pre B	0.00114	81.5	3.88	2.29	3.67	4.41	6.33	9.26
Junction				5.95	9.57	11.49	16.51	24.15
Proposed								
Post A	0.00185	81.5	4.13	3.68	5.89	7.08	10.18	14.90
Post B	0.00114	94.5	3.88	3.38	4.76	5.48	7.33	10.13
Junction				7.04	10.66	12.55	17.51	25.03
Post A	0.00185	81.5	4.13	3.68	5.89	7.08	10.18	14.90
Post B	0.00114	94.5	3.88	3.38	4.76	5.48	7.33	10.13
Pond				5.74	9.47	11.44	16.50	24.02



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TULSA, OKLAHOMA 74131
CEN 7305 EXPIRATION DATE: 06-25-2023
INFO@HRAOK.COM



12/21/2021

THE SHOPS

17795 E 116TH STREET N, OWASSO, OK

DRAINAGE MAP

DESIGNED BY HRAOK
DRAWN BY HRAOK
REVIEWED BY DKS
PROJECT NUMBER 2006
DATE MARCH 2021

REVISIONS

SHEET NUMBER C4

