

EXPRESS OIL - OWASSO, OK

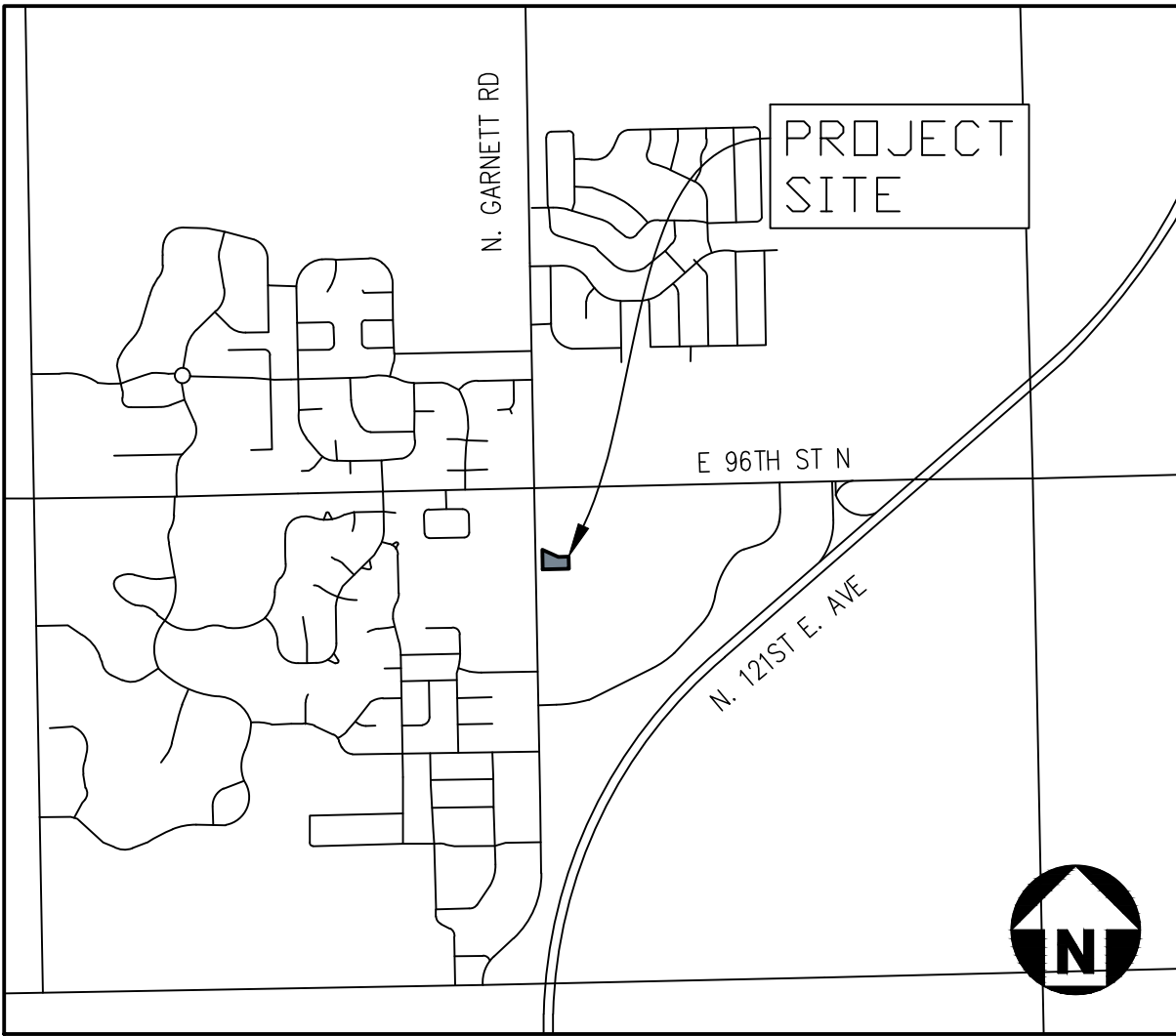
9401 N. GARNETT ROAD
CITY OF OWASSO
TULSA COUNTY, OKLAHOMA
SMITH FARM VILLAGE FINAL PLAT
LOT 3, BLOCK 8
0.999 ACRES
ZONING: COMMERCIAL SHOPPING (CS)

CONSTRUCTION PLANS

PROJECT NUMBER: EXO24008
DATE: FEBRUARY 2025

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VICINITY MAP
1" = 2000'

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

ALVIN FRUGA
CHAIR

LYNDELL DUNN
VICE CHAIR

DOUG BONEBRAKE
TRUSTEE

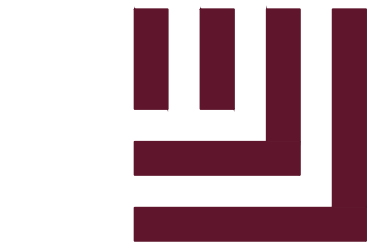
PAUL LOVING
TRUSTEE

CODY WALTER
TRUSTEE



CITY OF OWASSO DEPARTMENT OF PUBLIC WORKS

Checked by:	Date:
Checked by:	Date:
Checked by:	Date:
APPROVED:	
City Engineer:	Date:
EXPRESS OIL - OWASSO, OK	EXO24008



McAdams

The John R. McAdams Company, Inc.
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LICENSE NUMBER: 3597
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CONTACT

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PHONE: 972.436.9712

CLIENT

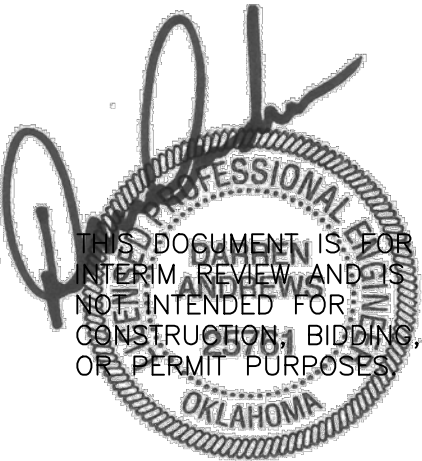
EXPRESS OIL CHANGE & TIRE ENGINEERS
1880 SOUTHPARK DRIVE
BIRMINGHAM, AL, 35244
205-206-9006
TYLER HENDON
TYLER.HENDON@EXPRESSOIL.COM



PROJECT DIRECTORY

GEOTECHNICAL
TERRACON
521 CLEMSON ROAD
COLUMBIA, SOUTH CAROLINA 29229
803-741-9000
TERRACON PROJECT NO. 04245169

ENGINEER OF RECORD
MCADAMS
DARREN ANDREWS
DANDREWS@MCADAMSCO.COM
PHONE: 972-436-9712
4400 STATE HIGHWAY STE 800



I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF OWASSO GOVERNING WATER FACILITIES, SEWER FACILITIES, STREETS, AND DRAINAGE FACILITIES; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THE ABOVE AND THE FOREGOING PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF OWASSO TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

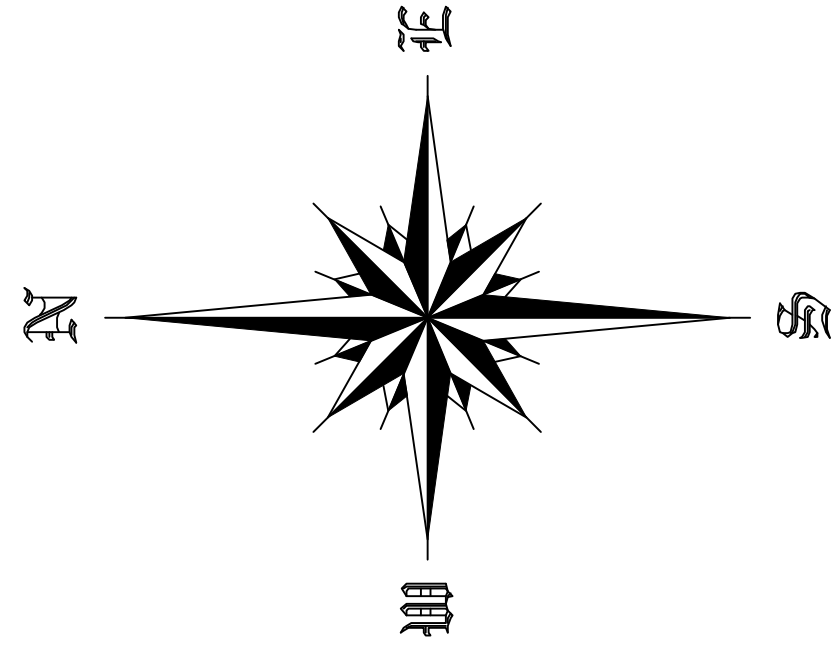
REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
4		
5		
6		

CONSTRUCTION PLANS FOR:

EXPRESS OIL - OWASSO, OK
CITY OF OWASSO, OKLAHOMA, 74055
PROJECT NUMBER: EXO24008

ALTA LAND TITLE SURVEY



LEGEND

- SET IRON PIN
- CHAIN IRON PIN
- SET PAVL

PROPERTY ADDRESS: 9401 NORTH GARNETT ROAD, OWASSO, OK 74055
DATE OF LAST VISIT: 12-6-2024

ALTRANS LAND TITLE SURVEYS
(Effective August 21, 2024)
Title Commitment No. 3062405292

Property Address: 9401 North Garnett Road, Owasso, OK 74055

7. Certification - The plat or map of an ALTANSPS Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above:

To: JCSU Properties, LLC, a Texas limited liability company, Fidelity National Title Insurance Company and Express OK Change, L.L.C., this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The fieldwork was completed on _____ (date).

Date of Plat or Map: _____ (Surveyor's signature, printed name and seal with Registration/License Number)

Process No Adjust Results
2024 11:38:48 AM
Thu, Dec 12

Coordinate File:

Closure Results
Starting Point 12: N 477064.656 E 2602665.855 Z 687.610
CALC
Ending Point 12: N 477064.655 E 2602665.856 Z 687.610
CALC

Azimuth Of Error: 134°28'27"

North Error : -0.00051

East Error : 0.00052

Vertical Error : 0.00029

Hx Dist Error : 0.00073

Sl Dist Error : 0.00078

Traverse Lines : 5

SideShots : 0

Store Points : 1

Horiz Dist Traversed: 918.829

Slope Dist Traversed: 1987.019

Closure Precision: 1 in 1261978.2

Starting Point 12: N 477064.656 E 2602665.855 Z 687.610
CALC

Point Horizontal Vertical Slope Northing Easting
Elevation
No. Angle Angle DistDescription

10 AZ113.3132 -2.5628 187.386 476989.958
2602837.439 677.995
CALC

8 AZ88.4524 0.0000 110.000 476992.345
2602947.413 677.995
FIP TEP CA 531

20 AZ178.4714 -79.0029 690.666 476860.684
2602950.200 0.000

21 AZ268.4637 0.0000 280.007 476854.708
2602670.257 0.000

12 AZ358.4756 73.0103 718.961 477064.655
2602665.856 687.610
CALC

Sideshots

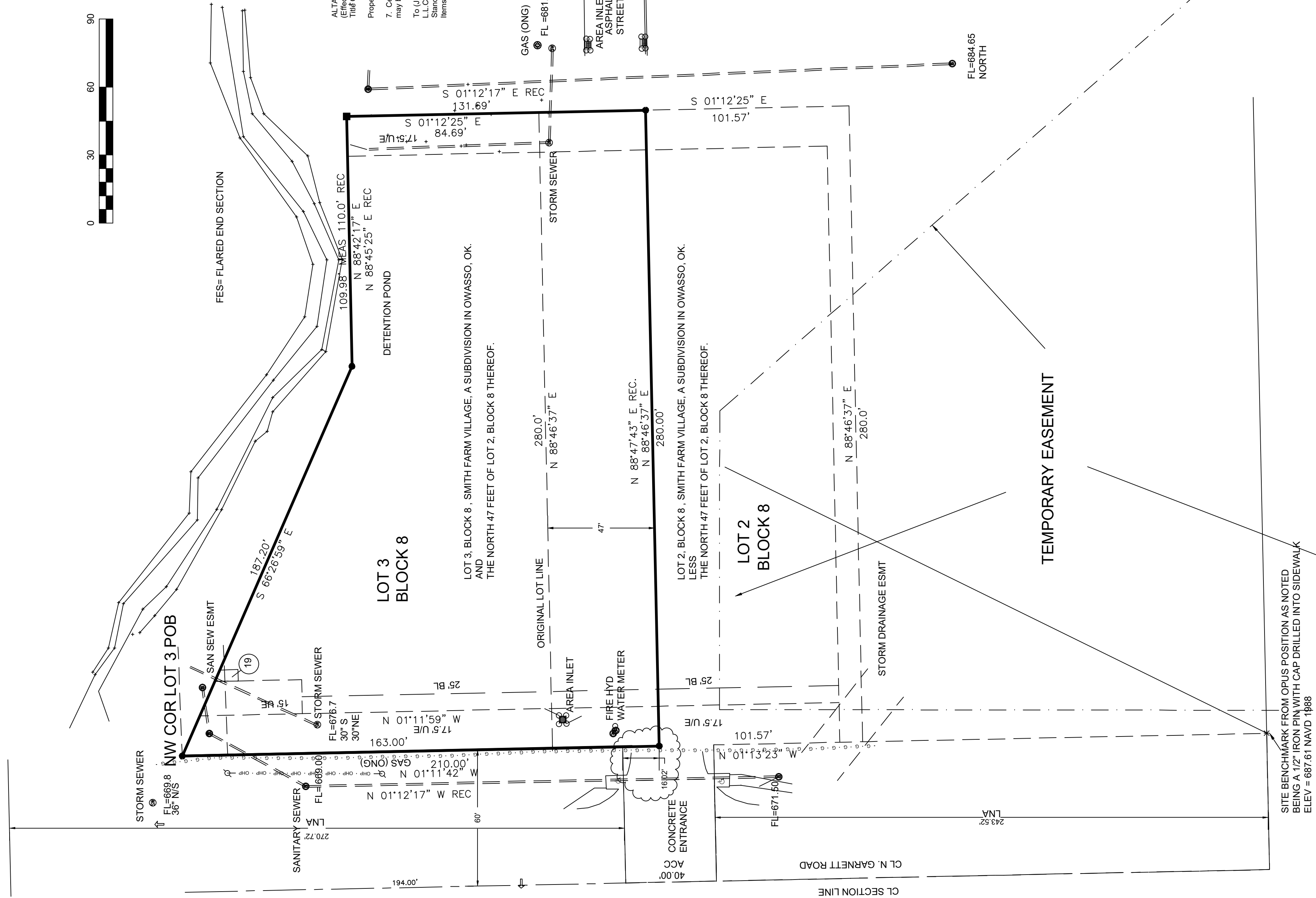
SCHEDULE B

- Section line RW does affect - Not shown on final Plat
- Covenants for Plat No. 7018 - Does Affect
- Assignment and Assumption of Real Property in favor of One Gas, Inc. - Does Affect - Blanket description.
- Storm Drainage Easement B in favor of City of Owasso, Ok. - Does Not Affect.
- Storm Drainage Easement - Does Not Affect - Plotted
- Storm Drainage Easement - Does Not Affect - Plotted
- Storm Drainage Easement in favor of City of Owasso - Does Not Affect.
- Reciprocal Access Agreement - Site Plan Covers RESERVE H.
- Storm Drainage Easement in favor of City of Owasso. Ok - Does Affect Plotted
- Utility Easement in favor of the City of Owasso, Ok - Does Not Affect.

CERTIFICATION

I, Micheal J. Huddleston, a registered land surveyor in the State of Oklahoma, do hereby certify that on the 6th day of September 2024, I conducted the survey of the property described herein and that this Plat meets or exceeds the Oklahoma minimum standards for boundary surveys. Witness my hand and seal:

DRAWN	DATE	Huddleston Land Surveying, Inc.
APPROVED	DATE 12/03/24	1000 E. Highway 100, Suite 100, Owasso, OK 74055
SCALE	DATE 12/03/24	Ph 918/451-1925
1"=30'	SHEET	CA 1613 EXP 6/30/25
	1 OF 2	PROJECT NO.



MEASURED LEGAL DESCRIPTION

A piece, parcel or tract of land located in Lot 3 and part of Lot 2, Block 8, Smith Farm Village, a Subdivision to the City of Owasso, Tulsa County, Ok. more particularly described as follows:

Beginning at the NW corner of said Lot 3;

thence S 88°46'37" W a distance of 110.00';

thence S 01°12'46" E a distance of 131.69';

thence S 88°46'37" W a distance of 280.00';

thence N 01°12'04" W a distance of 210.00';

which is the point of beginning;

having an area of 43521.8 Square Feet, 0.999 Acres

NOTE: ELEVATION = NAVD 1988 FROM ONSITE OPUS SOLUTION

ALTRANS LAND TITLE SURVEYS
(Effective August 21, 2024)
Title Commitment No. 3062405292

Property Address: 9401 North Garnett Road, Owasso, OK 74055

7. Certification - The plat or map of an ALTANSPS Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above:

To: JCSU Properties, LLC, a Texas limited liability company, Fidelity National Title Insurance Company and Express OK Change, L.L.C., this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The fieldwork was completed on _____ (date).

Date of Plat or Map: _____ (Surveyor's signature, printed name and seal with Registration/License Number)

Z:\2016\Projects\1301024008\04-Production\Engineering\Drawings\1301024008-GN1.dwg, 2/25/2025 5:06:50 PM, Jesse E. Emold

GENERAL NOTES:

1. THE TERM MUNICIPALITY REFERS TO THE CITY OF OWASSO.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE OKLAHOMA ASSOCIATION OF REGIONAL COUNCILS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH OKLAHOMA LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
- 10.THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF OKLAHOMA. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
- 11.WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
- 12.ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
- 13.ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
- 14.CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 15.THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
- 16.THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE OKLAHOMA HISTORICAL SOCIETY AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
- 17.ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 18.IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
- 19.ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 20.CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

- 21.THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO ODOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
- 22.THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- 23.WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
- 24.ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
- 25.THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
- 26.THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
- 27.PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
- 28.ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
- 29.THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
- 30.THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT DEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE ODOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE

- VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

OKLAHOMA ACCESSIBILITY STANDARDS/AMERICAN WITH DISABILITIES ACT REQUIREMENTS

1. THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
2. THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5%, UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25%, MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
3. SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
4. LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
6. CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
7. TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
8. ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
9. A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 - 9.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - 9.2. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
 - 9.2.1. AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - 9.2.2. BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
 - 9.2.3. BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE OKLAHOMA ACCESSIBILITY STANDARDS, 502.6; AND
 - 9.2.4. BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
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TBPE: 19762 TBPLS: 10194440
LICENSE NUMBER: 3597
www.mcadamsco.com

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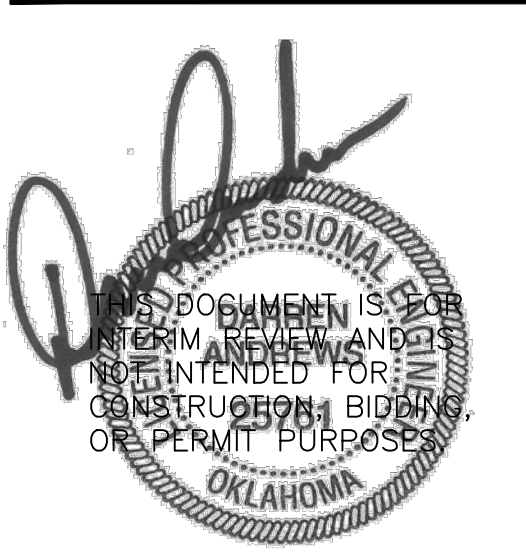
EXPRESS OIL CHANGE & TIRE ENGINEERS
1880 SOUTH PARK DRIVE
BIRMINGHAM, ALABAMA 35244
(205) 206-9006
TYLER HENDON



EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055

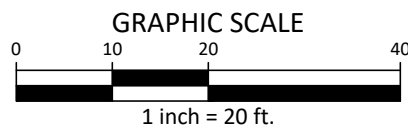
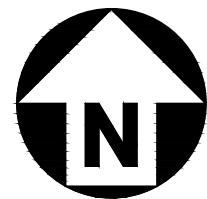
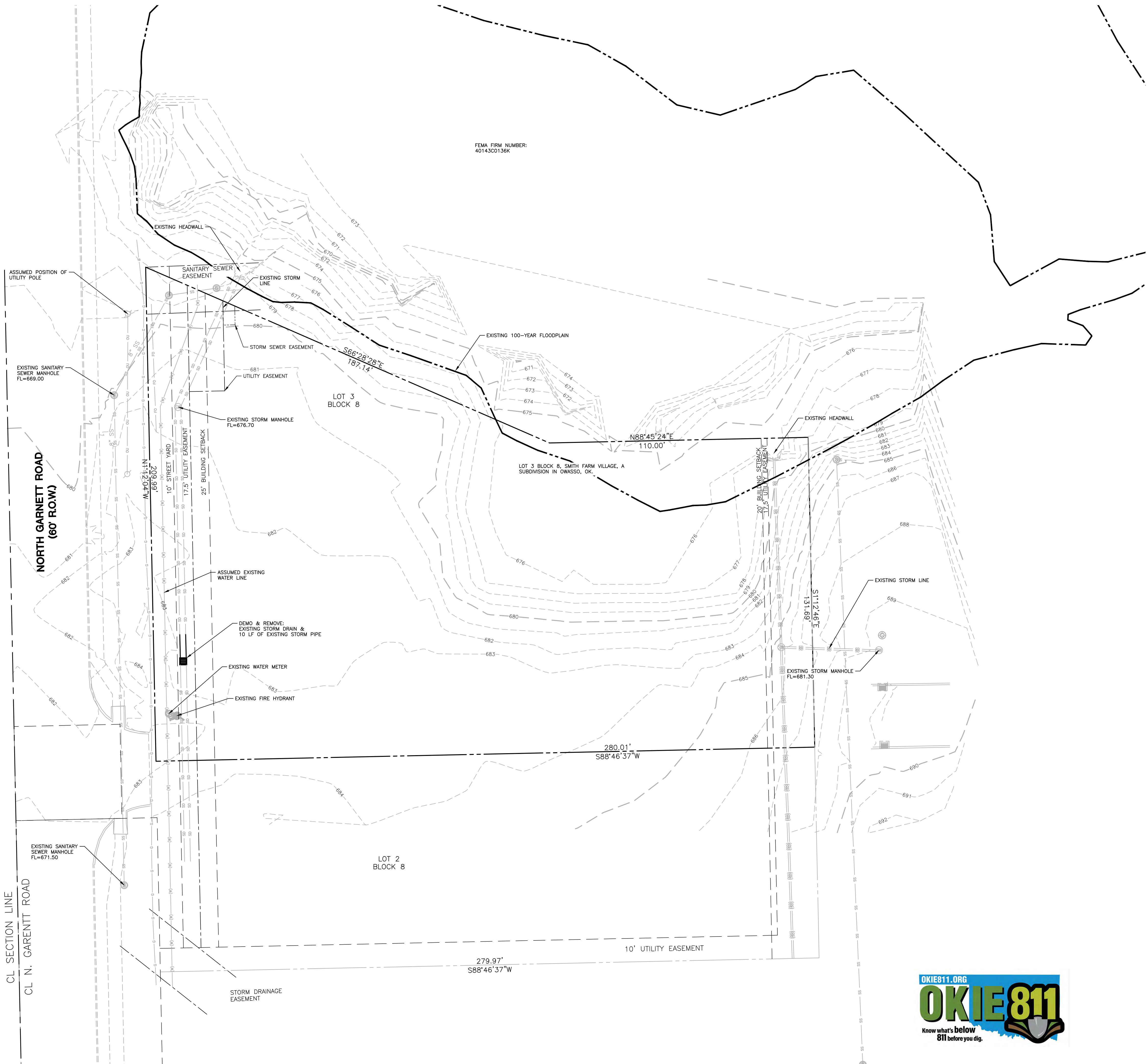


REVISIONS		
NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
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PLAN INFORMATION		
PROJECT NO.	EX024008	
FILENAME	EX024008-GN1.DWG	
CHECKED BY	TL	
DRAWN BY	CT	
SCALE	N.T.S.	
DATE	02/25/2025	
SHEET		

GENERAL NOTES

C0.01

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BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

EXISTING CONDITIONS NOTES:

1. THIS IS AN EXISTING CONDITIONS PLAN PREPARED TO MEET ENTITLEMENTS AND PERMITTING REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND USED TO INFORM PRELIMINARY SITE DESIGN. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY PREPARED AND SEALED BY A LICENSED PROFESSIONAL, UNLESS OTHERWISE INDICATED.
2. EXISTING CONDITIONS WERE COMPILED FROM A SURVEY OF THE SITE PREPARED BY HUDDLESTON LAND SURVEYING, INC., DATED 11/23/2024. ALTHOUGH EFFORT HAS BEEN MADE TO ACCURATELY LOCATE EXISTING CONDITIONS, ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL CONDITIONS AS THEY EXIST ON SITE.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREIN. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ACTUAL LOCATION, SIZE, AND DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 40143C0136K DATED 08/03/2009.
5. AS-BUILT NAMED "WATER PLANS FOR SMITH FARM VILLAGE" CREATED BY ROUTE 66 ENGINEERING, L.L.C. APPROVED BY CITY OF OWASSO PUBLIC WORKS DEPARTMENT ON 06/20/2022 USED IN DETERMINATION OF ASSUMED WATER LINE LAYOUT.
6. SUE NOT PERFORMED OR VERIFIED BY MCADAMS.

LEGEND		SYMBOL LEGEND	
RF	= REBAR FOUND	SM	= SANITARY MANHOLE
CRS	= CAPPED REBAR SET	DMH	= DRAIN MANHOLE
CRF	= CAPPED REBAR FOUND	DN	= DRAIN
CSW	= CONCRETE SIDEWALK	PC	= PROPERTY CORNER MONUMENT
TN	= TOP OF WATER VALVE NUT	OH	= OPEN HOLE
FH	= FIRE HYDRANT	FW	= FIRE HYDRANT
ROW	= RIGHT-OF-WAY	WV	= WATER VALVE
DMH	= DRAIN MANHOLE	RS	= ROAD SIGN
SMH	= SANITARY MANHOLE	CE	= CEDAR ELM
RCP	= REINFORCED CONCRETE PIPE	DME	= DRAINAGE MAINTENANCE EASEMENT
CE	= CEDAR ELM		
DME	= DRAINAGE MAINTENANCE EASEMENT		

LINETYPE LEGEND	
---	= BOUNDARY LINE
----	= ADJOINER BOUNDARY LINE
----	= MAJOR CONTOUR (5' INTERVAL)
----	= MINOR CONTOUR (1' INTERVAL)
----	= SANITARY SEWER EASEMENT
----	= DRAINAGE EASEMENT
----	= FEMA ZONE "AE"
----	= FEMA REGULATORY FLOODWAY
---	= EXISTING SANITARY SEWER LINE
---	= EXISTING WATER LINE
---	= EXISTING STORM SEWER LINE
---	= EXISTING FIBER OPTIC LINE
---	= EXISTING GAS LINE
---	= EXISTING OVERHEAD ELECTRIC LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CITY OF OWASSO, OKLAHOMA, 74055



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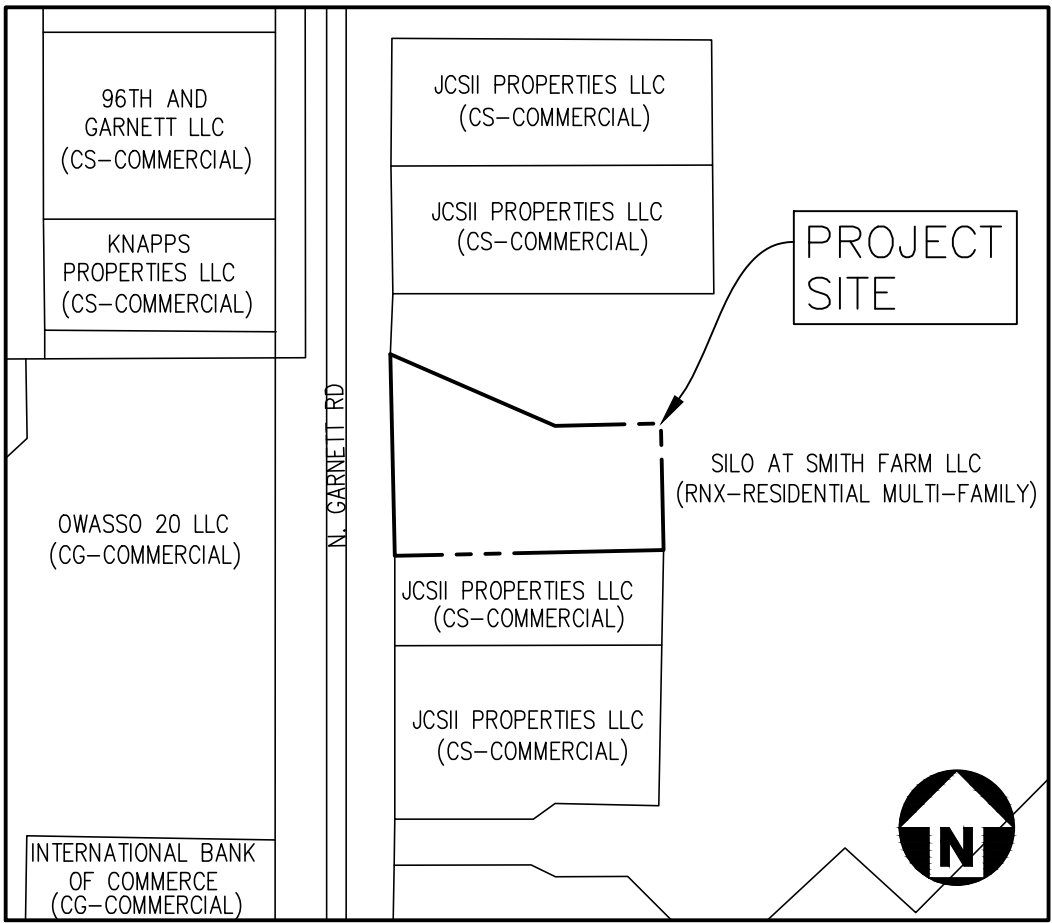
PLAN INFORMATION

PROJECT NO. EXO24008
FILENAME EXO24008-DM1.DWG
CHECKED BY TL
DRAWN BY CT
SCALE 1" = 20'
DATE 02/25/2025

SHEET

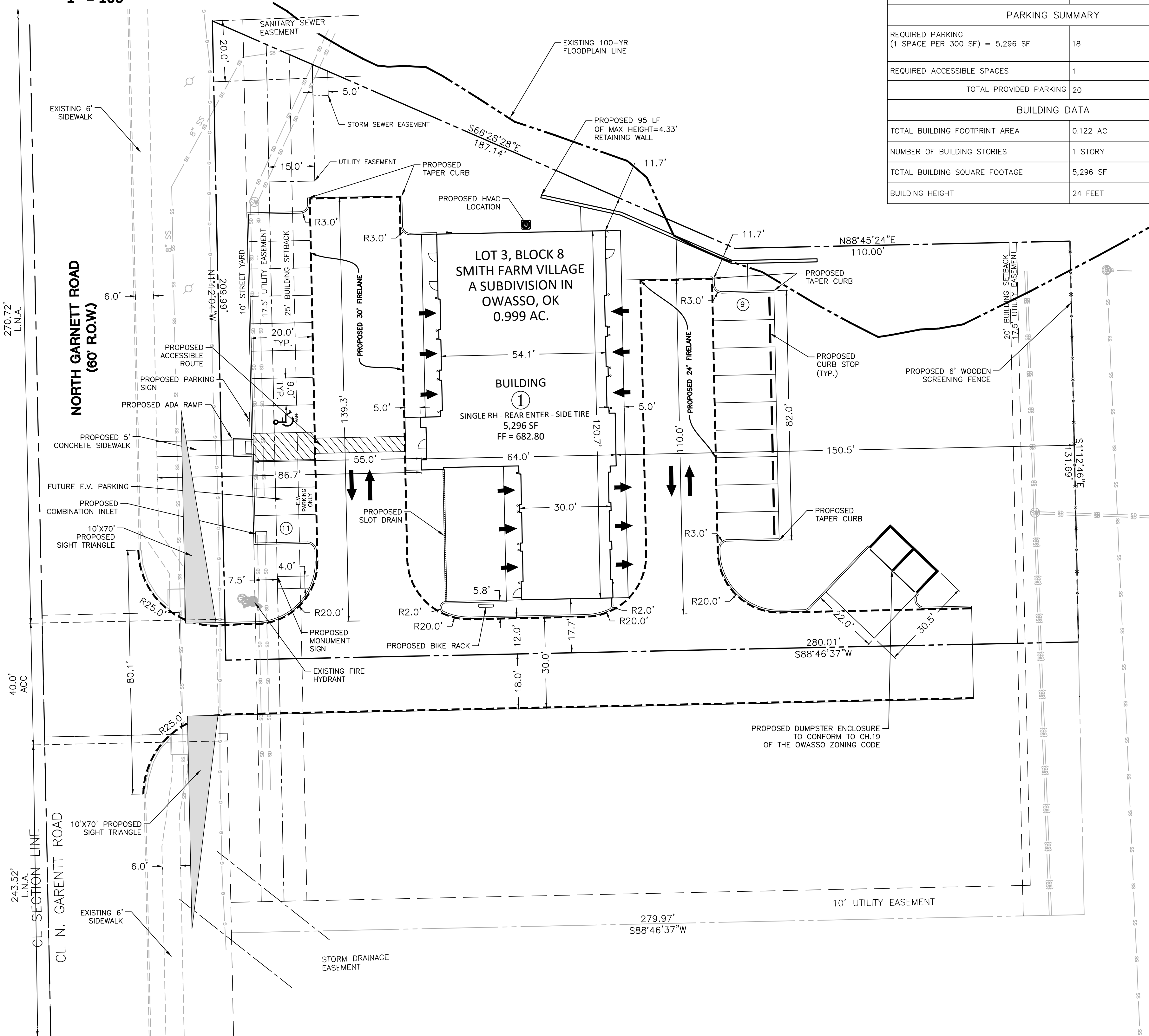
EXISTING CONDITIONS

C1.00



VICINITY MAP

1" = 100'



SITE DATA TABLE	
PHYSICAL ADDRESS	9401 N. GARNETT ROAD
GROSS SITE AREA	0.999 ACRES
NET SITE AREA	0.999 ACRES
ZONING	COMMERCIAL SHOPPING (CS) & OVERLAY DISTRICT US-169 (OPUD 21-02)
CURRENT USE	NONE
PROPOSED USED	AUTOMOTIVE REPAIR AND MAINTENANCE (SUP24-03)
FRONT SETBACK	25'
SIDE SETBACK	0'
REAR SETBACK	20'
LANDSCAPE BUFFER	10' STREET YARD
LOT COVERAGE DATA	
BUILDING COVERAGE	0.122 AC 12.2%
IMPERVIOUS AREA	0.699 AC 69.9%
PERVIOUS AREA	0.301 AC 30.1%
PARKING SUMMARY	
REQUIRED PARKING (1 SPACE PER 300 SF) = 5,296 SF	18
REQUIRED ACCESSIBLE SPACES	1
TOTAL PROVIDED PARKING	20
BUILDING DATA	
TOTAL BUILDING FOOTPRINT AREA	0.122 AC
NUMBER OF BUILDING STORIES	1 STORY
TOTAL BUILDING SQUARE FOOTAGE	5,296 SF
BUILDING HEIGHT	24 FEET

BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVIEWING AUTHORITY AND/OR ODOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "OKIE811" (811) OR 1-800-522-6543 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "OKIE811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE REVIEWING AUTHORITY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND/OR MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF REVIEWING AUTHORITY AND OKLAHOMA SPECIFICATIONS AND STANDARDS.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- HVAC/MECHANICAL EQUIPMENTS SHALL BE FULLY SCREENED IN ACCORDANCE WITH CHAPTER 19 OF THE OWASSO ZONING CODE.

STANDARD HOURS OF OPERATION:

M-F: 8:00 AM - 6:00 PM
SAT: 8:00 AM - 5:00 PM
SUN: CLOSED

- ALL HVAC EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 19 OF THE OWASSO ZONING CODE.
- EXPRESS OIL SHALL CONFORM TO OWASSO CODE OF NOISE ORDINANCE, PART 10 CHAPTER 10.
- DUMPSTER ENCLOSURE TO BE ARCHITECTURALLY COMPATIBLE WITH MAIN STRUCTURE.
- SITE LIGHTING TO BE PROVIDED BY WALL PACKS ON PROPOSED BUILDING.
- SEE L.1 FOR DETAILED LANDSCAPE PLAN.

SITE LEGEND

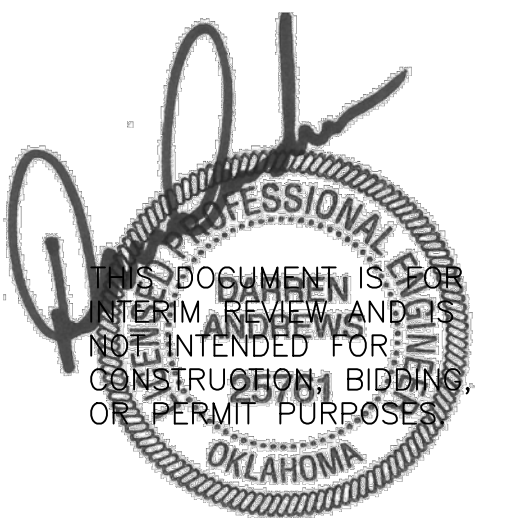
	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	100-YR FLOODPLAIN LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

CLIENT

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PLAN INFORMATION

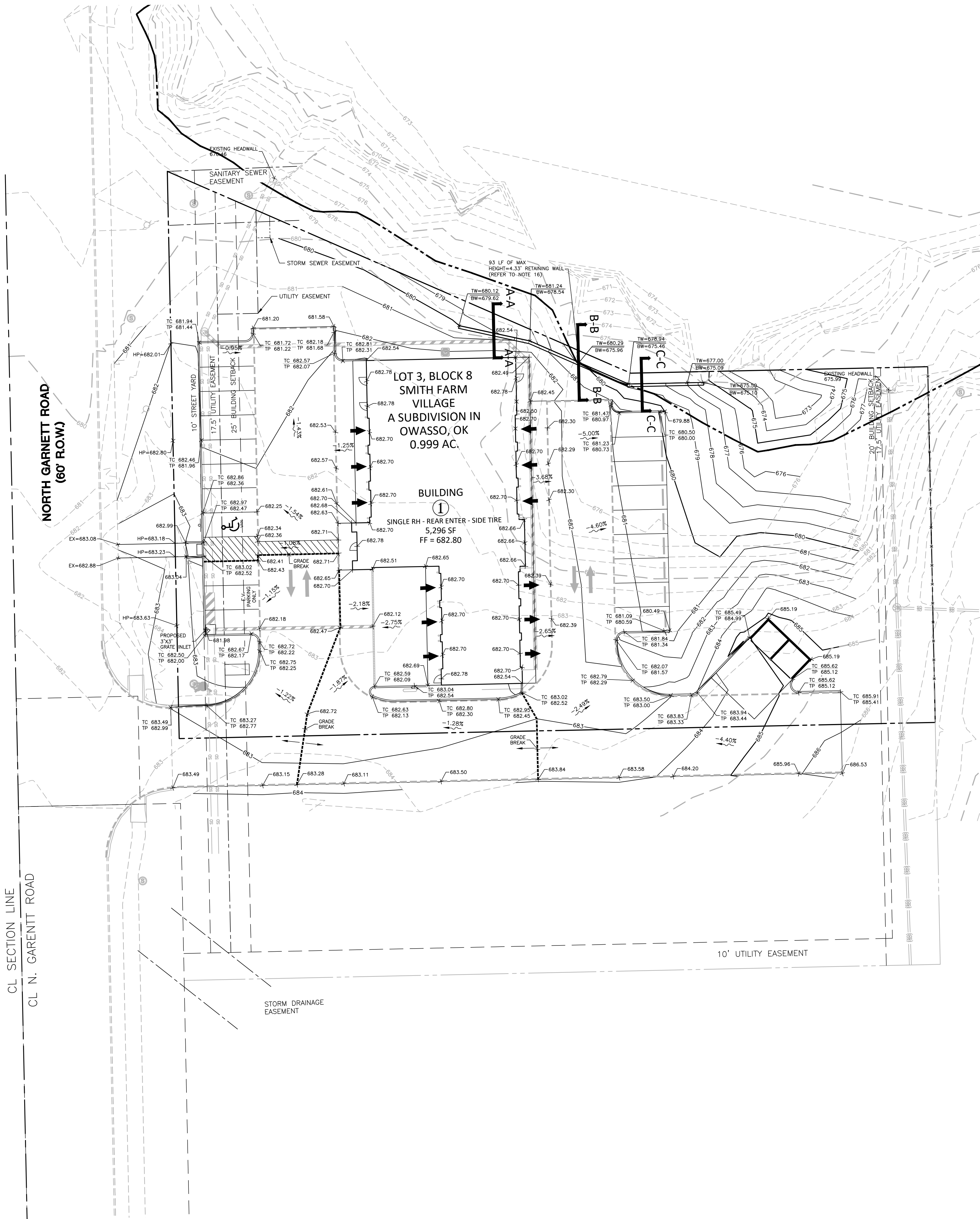
PROJECT NO. EXO24008
FILENAME EXO24008-S1.DWG
CHECKED BY TL
DRAWN BY CT
SCALE 1" = 20'
DATE 02/25/2025

SHEET

SITE PLAN

C2.00

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BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

GENERAL NOTES:

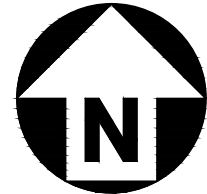
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- PRIOR TO BEGINNING GRADING ACTIVITIES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STORMWATER AND EROSION CONTROL DEPARTMENT, A REPRESENTATIVE OF THE ENGINEER, AND A REPRESENTATIVE OF THE OWNER.
- AT CRITICAL LOCATIONS WHERE PROPOSED ELEMENTS TIE INTO EXISTING CONDITIONS, CONTRACTOR SHALL FIELD VERIFY THAT THE FIELD SURVEY MATCHES THE DESIGN SURVEY, REPORTING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. TIE-IN LOCATIONS TO FIELD VERIFY ARE INDICATED ON THE PLANS AND MAY INCLUDE BUT ARE NOT LIMITED TO UTILITY CONNECTIONS, PAVEMENT, WALLS, OR FOUNDATIONS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S, FIELD CHANGES, BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO DRAIN TOWARDS THE BUILDING SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN COST.
- CONTRACTOR SHALL PROVIDE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND NON-PERVIOUS PAVED AREAS.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). RAMP CONDITIONS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (1:12) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). ON CURVED SIDEWALKS AND RAMPS, MAXIMUM LONGITUDINAL SLOPE SHALL BE MEASURED USING THE INSIDE/MOST STRINGENT PART OF THE CURVE AND MAXIMUM LONGITUDINAL RUNS ON RAMPS SHALL BE MEASURED USING THE OUTSIDE PART OF THE CURVE. MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
 - 5'X5' LANDING WITH A MAXIMUM OF 2% SLOPE IN ANY DIRECTION AT ALL DOORS.
 - ALL ADA CROSSWALK TO BE A MAXIMUM OF 5% SLOPE LONGITUDINAL AND 2% SLOPE CROSS SECTION
- PROVIDE A MINIMUM OF (0.5%) CROSS SLOPE AND (1.75%) MAXIMUM CROSS SLOPE ON WALKWAYS, LANDINGS, AND TRAILS IN A MANNER THAT ENSURES POSITIVE DRAINAGE AND AVOIDS POOLING ON, OR ADJACENT TO, THESE SURFACES.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, WRITTEN PERMISSION AND TEMPORARY CONSTRUCTION EASEMENT MUST BE OBTAINED IN WRITING FROM THE AFFECTED PROPERTY OWNERS.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- TRANSFORMER POLES SHALL BE PROTECTED SUCH THAT NO GRADING OPERATIONS SHALL BE PERFORMED WITHIN [25'] OF A TRANSMISSION POLE AND CLEARANCE REQUIREMENTS ARE MET.
- CONTRACTOR TO FOLLOW DRAINAGE PATTERNS AND INSTALL SPILL CURB WHERE APPROPRIATE.
- ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AHJ ON AS-BUILT REQUIREMENTS.
- CONTRACTOR TO BE RESPONSIBLE FOR THE DESIGN AND BUILD SCOPE OF RETAINING WALL AND MAY REQUIRE SEPARATE PERMIT.

VOLUME ANALYSIS

TOTAL SITE CUT IN 100-YR FLOODPLAIN = 55.48 CY
TOTAL SITE FILL IN 100-YR FLOODPLAIN = 36.29 CY
TOTAL SITE NET IN 100-YR FLOODPLAIN = 19.19 CY (CUT)

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-RAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
	TOP OF PAVEMENT SPOT ELEVATION
	EXISTING GRADE SPOT ELEVATION
	HIGH POINT SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	100-YR FLOODPLAIN LINE



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



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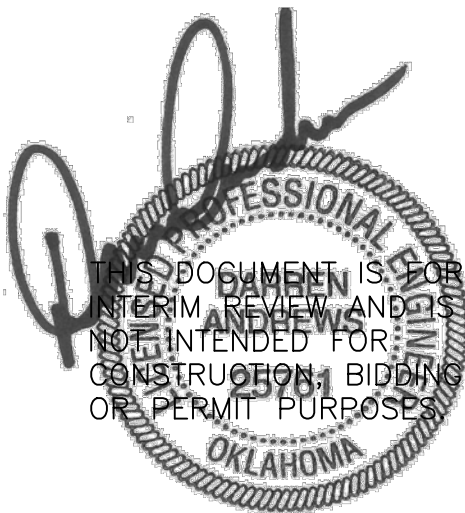
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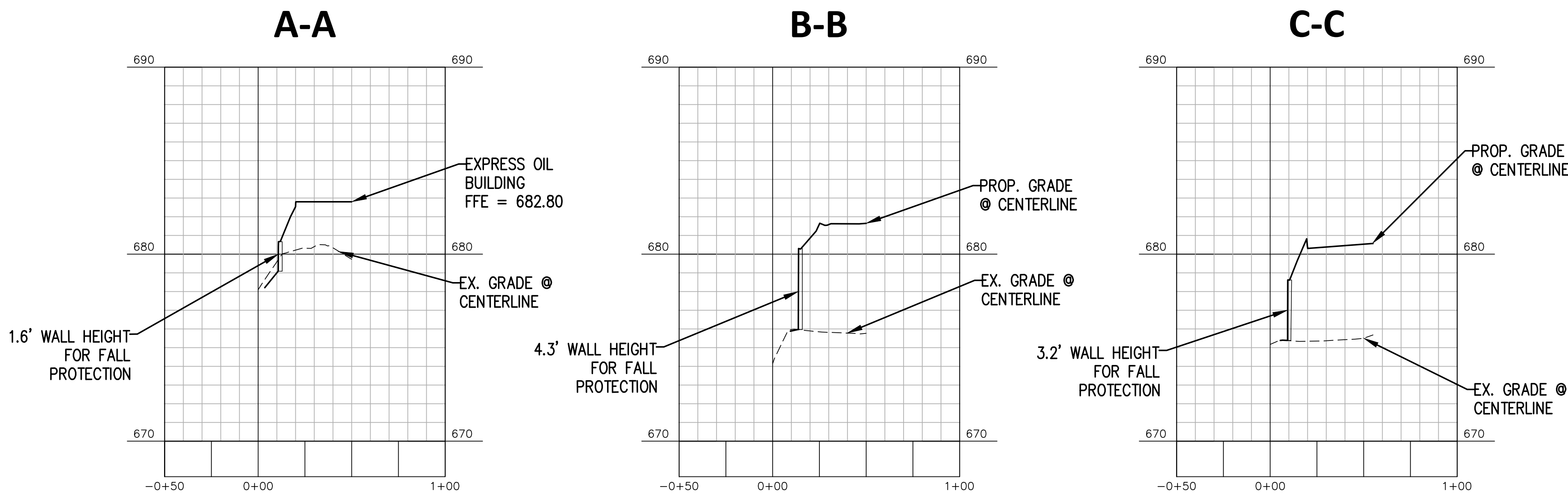
SHEET

GRADING PLAN

C3.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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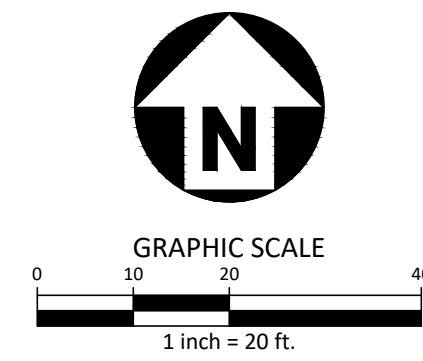


BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855
ELEV: 687.610 NAVD1988

RETAINING WALL NOTES:

1. RETAINING WALL PLANS SHOWN FOR HORIZONTAL AND VERTICAL ALIGNMENT ONLY.
2. STRUCTURAL DESIGN OF RETAINING WALLS TO BE PREPARED BY OTHERS THAN MCADAMS. RETAINING WALL DESIGN SHALL INCLUDE GLOBAL STABILITY ANALYSIS AND DESIGN CONSIDERING ANY PROPOSED BUILDING OVERBURDEN.





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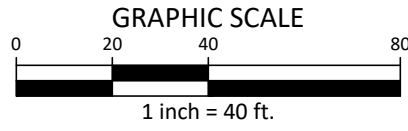
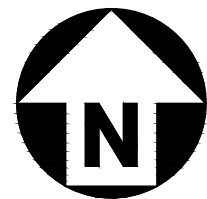
RETAINING WALL CROSS
SECTIONS

C3.01

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EXISTING DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A	0.97	0.35	5	10.92	3.69	SHEET FLOW TO OFFSITE CATCH BASIN
B	0.03	0.35	5	10.92	0.12	SHEET FLOW TO EXISTING GRATE INLET
OS1	1.81	0.35	5	10.92	6.93	SHEET FLOW TO AREA A
OS2	0.05	0.35	5	10.92	0.17	SHEET FLOW TO AREA A
TOTAL	2.86				10.92	

RAINFALL INTENSITY VALUES FROM OWASSO DRAINAGE MANUAL



BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988



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TBPE: 19762 TBPLS: 10194440

LICENSE NUMBER: 3597

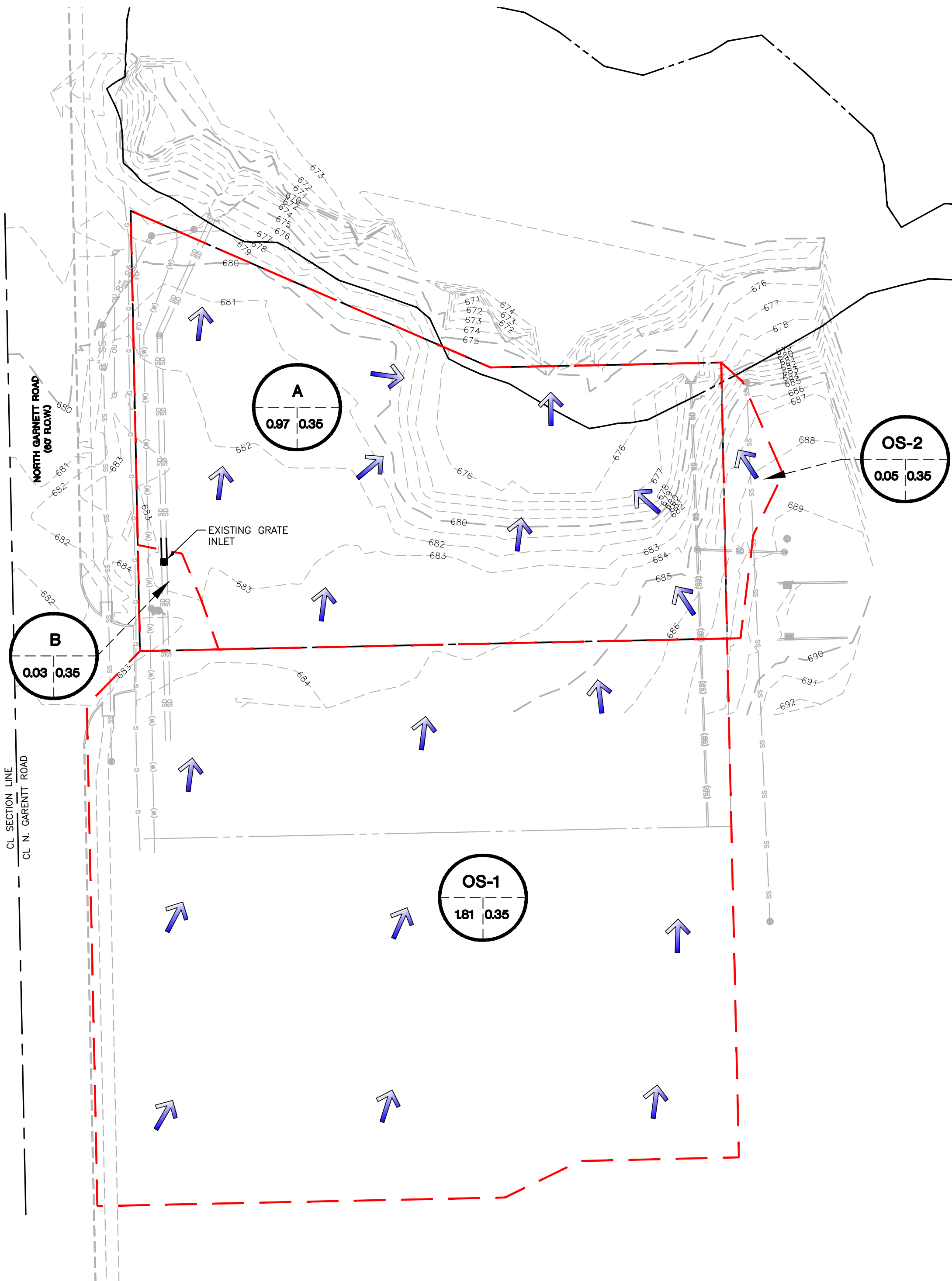
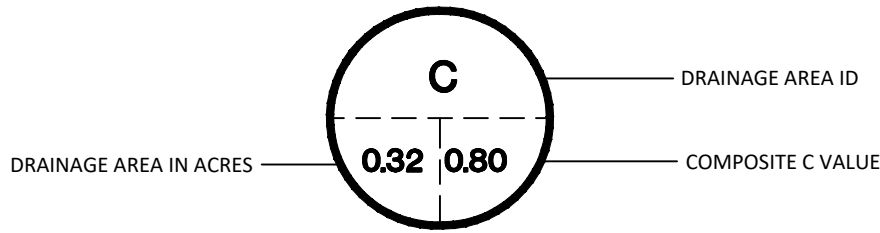
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EXPRESS OIL CHANGE & TIRE ENGINEERS
1880 SOUTH PARK DRIVE
BIRMINGHAM, ALABAMA 35244
(205) 206-9006
TYLER HENDON



LEGEND

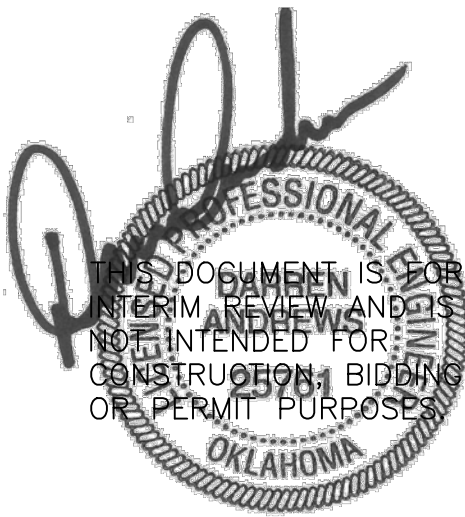


EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD

CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	EX024008
FILENAME	EX024008-EDAM1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	1" = 40'
DATE	02/25/2025

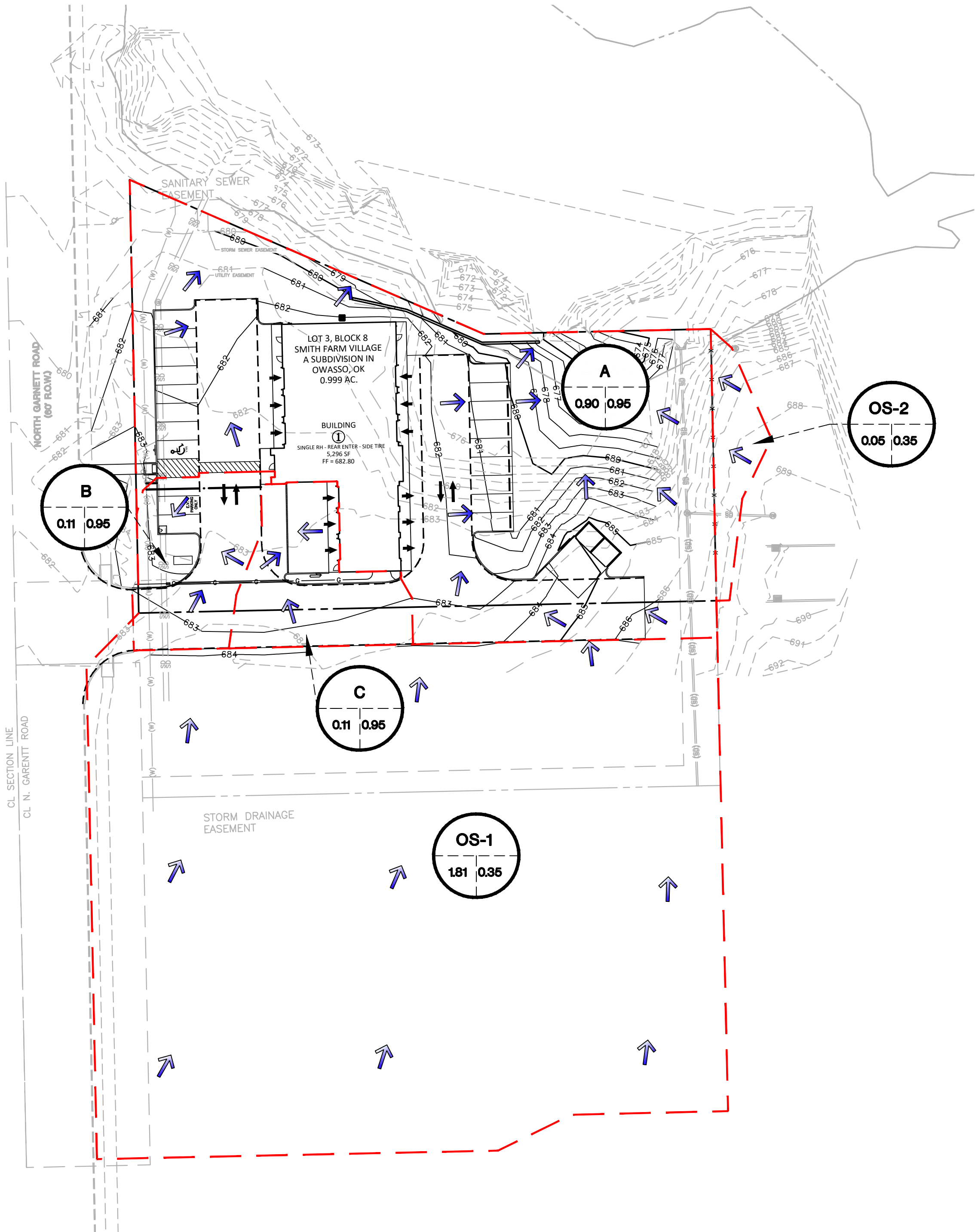
SHEET

EXISTING DRAINAGE
AREA MAP

C3.02

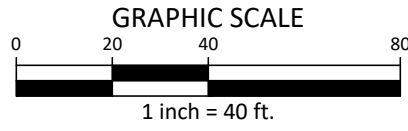
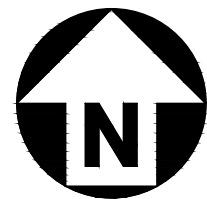
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PROPOSED DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A	0.90	0.95	5	10.92	9.36	SHEET FLOW TO OFFSITE CHANNEL & ROOF TO STORM OUTLET
B	0.11	0.95	5	10.92	1.09	SHEET FLOW TO CURB INLET
C	0.11	0.95	5	10.92	1.13	SHEET FLOW TO TRENCH DRAIN
OS1	1.81	0.35	5	10.92	6.93	SHEET FLOW TO AREA A
OS2	0.05	0.35	5	10.92	0.17	SHEET FLOW TO AREA A
TOTAL	2.98				18.69	

RAINFALL INTENSITY VALUES FROM OWASSO DRAINAGE MANUAL

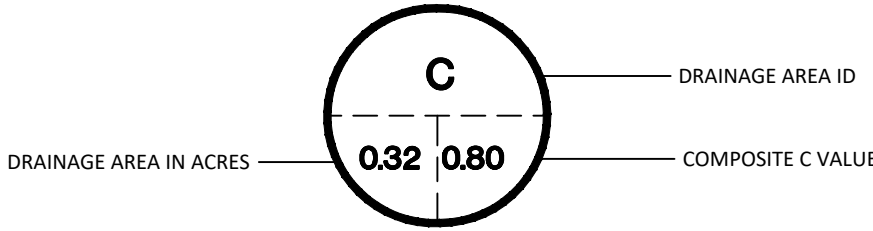


BENCHMARKS:

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ELEV: 687.610 NAVD1988

LEGEND



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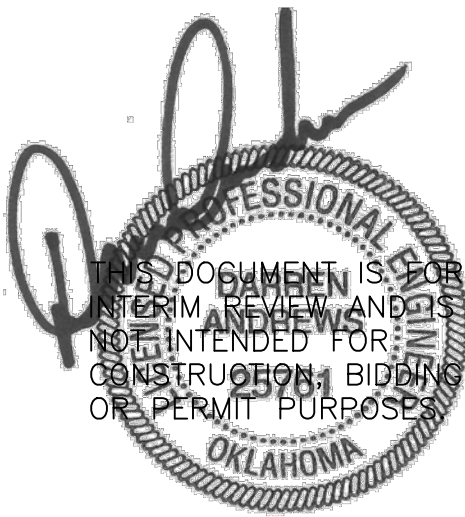
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EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	EX024008
FILENAME	EX024008-PDAM1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	1" = 40'
DATE	02/25/2025

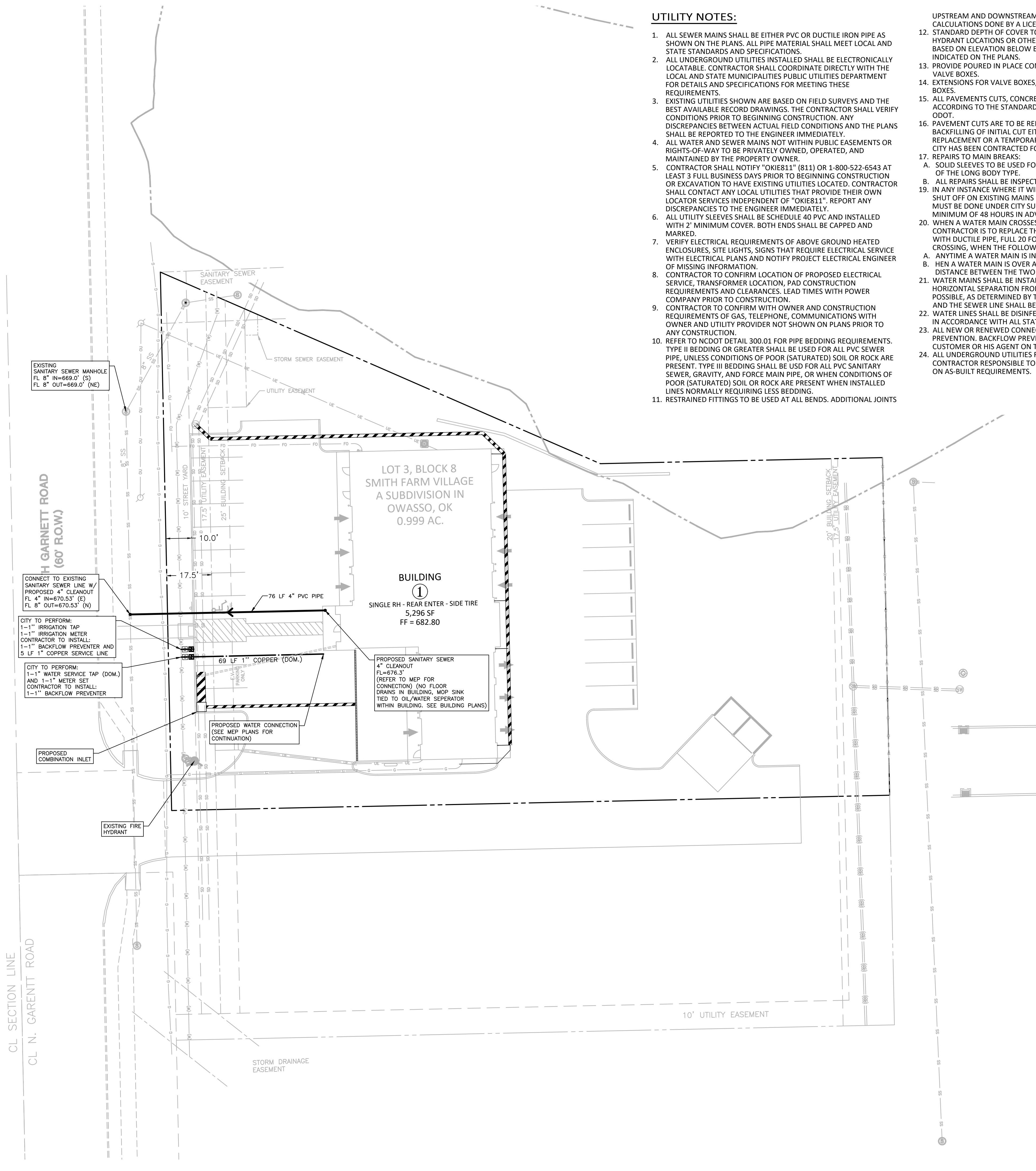
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PROPOSED DRAINAGE
AREA MAP

C3.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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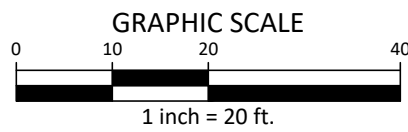
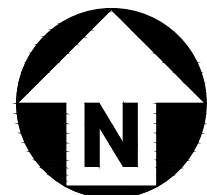
UTILITY NOTES:

- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET LOCAL AND STATE STANDARDS AND SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY "OKIE811" (811) OR 1-800-522-6543 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "OKIE811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- REFER TO NCDOT DETAIL 300.01 FOR PIPE BEDDING REQUIREMENTS. TYPE II BEDDING OR GREATER SHALL BE USED FOR ALL PVC SEWER PIPE, UNLESS CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT. TYPE III BEDDING SHALL BE USED FOR ALL PVC SANITARY SEWER, GRAVITY, AND FORCE MAIN PIPE, OR WHEN CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT WHEN INSTALLED LINES NORMALLY REQUIRING LESS BEDDING.
- RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS

- UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.
- STANDARD DEPTH OF COVER TO BE 3 FEET EXCEPT AT VALVE OR HYDRANT LOCATIONS OR OTHER SPECIAL SITUATIONS. COVER IS BASED ON ELEVATION BELOW EDGE OF PAVEMENT OR AS IS INDICATED ON THE PLANS.
 - PROVIDE POURED IN PLACE CONCRETE PADS (18" X 18" X 6") AT ALL VALVE BOXES.
 - EXTENSIONS FOR VALVE BOXES, WHEN REQUIRED, ARE TO BE VALVE BOXES.
 - ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY THE ODOT.
 - PAVEMENT CUTS ARE TO BE REPLACED IMMEDIATELY AFTER BACKFILLING OF INITIAL CUT EITHER WITH A PERMANENT REPLACEMENT OR A TEMPORARY REPLACEMENT OF 10" OF BASE IF CITY HAS BEEN CONTRACTED FOR PAVEMENT REPLACEMENT.
 - REPAIRS TO MAIN BREAKS:
 - SOLID SLEEVES TO BE USED FOR CONNECTING SPIGOT ENDS SHALL BE OF THE LONG BODY TYPE.
 - ALL REPAIRS SHALL BE INSPECTED BY CITY BEFORE BACKFILLING. IN ANY INSTANCE WHERE IT WILL BE NECESSARY TO HAVE THE WATER SHUT OFF ON EXISTING MAINS IN ORDER TO MAKE TIE-IN, THE WORK MUST BE DONE UNDER CITY SUPERVISION, AND SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.
 - WHEN A WATER MAIN CROSSES AN EXISTING SEWER MAIN, THE CONTRACTOR IS TO REPLACE THE SEWER PIPE SPANNING THE DITCH WITH DUCTILE PIPE, FULL 20 FOOT STICK CENTERED ON THE CROSSING, WHEN THE FOLLOWING CONDITIONS OCCUR:
 - ANYTIME A WATER MAIN IS INSTALLED UNDER A SEWER MAIN.
 - WHEN A WATER MAIN IS OVER A SEWER MAIN AND THE VERTICAL DISTANCE BETWEEN THE TWO MAINS IS 18" OR LESS.
 - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM SEWER LINES. WHERE THIS IS NOT POSSIBLE, AS DETERMINED BY THE DIRECTOR, BOTH THE WATER LINE AND THE SEWER LINE SHALL BE DUCTILE IRON PIPE.
 - WATER LINES SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH ALL STATE AND CITY OF KING REQUIREMENTS.
 - ALL NEW OR RENEWED CONNECTIONS REQUIRE BACKFLOW PREVENTION. BACKFLOW PREVENTION SHALL BE INSTALLED BY THE CUSTOMER OR HIS AGENT ON THE CUSTOMER'S SIDE OF THE METER.
 - ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITY ON AS-BUILT REQUIREMENTS.

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE
	100-YR FLOODPLAIN LINE



BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988



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EXPRESS OIL - OWASSO, OK
SITE PLAN
9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
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3		
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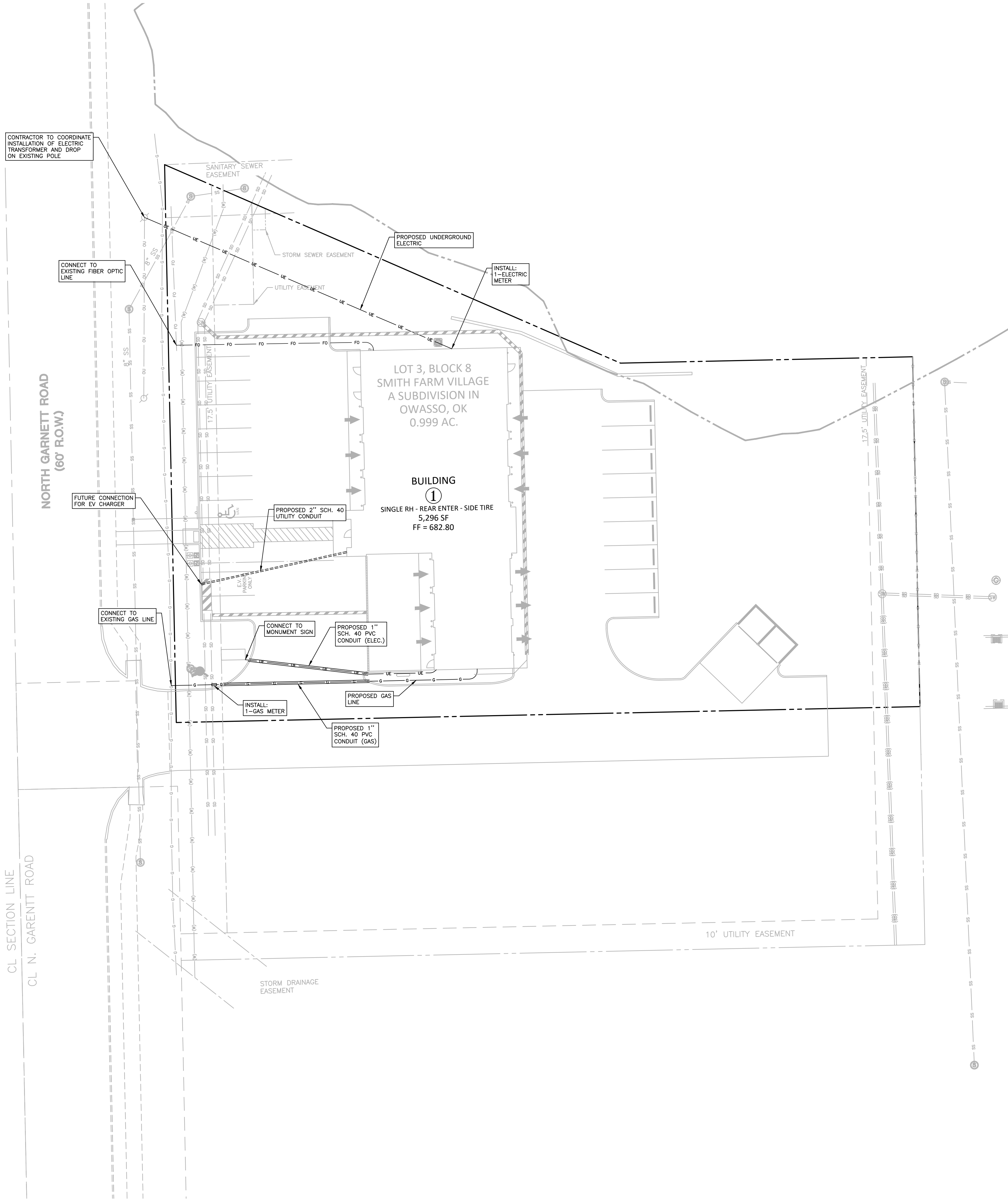
PLAN INFORMATION

PROJECT NO.	EXO24008
FILENAME	EXO24008-U1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	1" = 20'
DATE	02/25/2025

SHEET

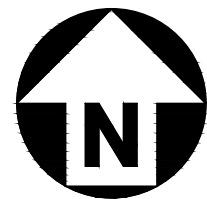
WATER AND SEWER
PLAN
C4.00

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UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE
	100-YR FLOODPLAIN LINE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

UTILITY NOTES:

- ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) OR DUCTILE IRON PIPE TO THE WATER METER. (SEE PLANS)
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET LOCAL AND STATE STANDARDS AND SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
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- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.



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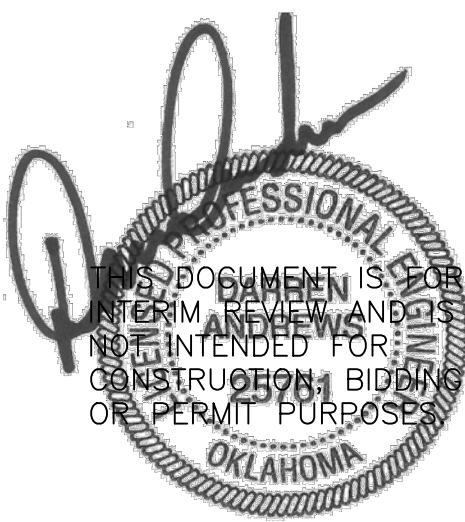
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EXPRESS OIL - OWASSO, OK

SITE PLAN

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PLAN INFORMATION

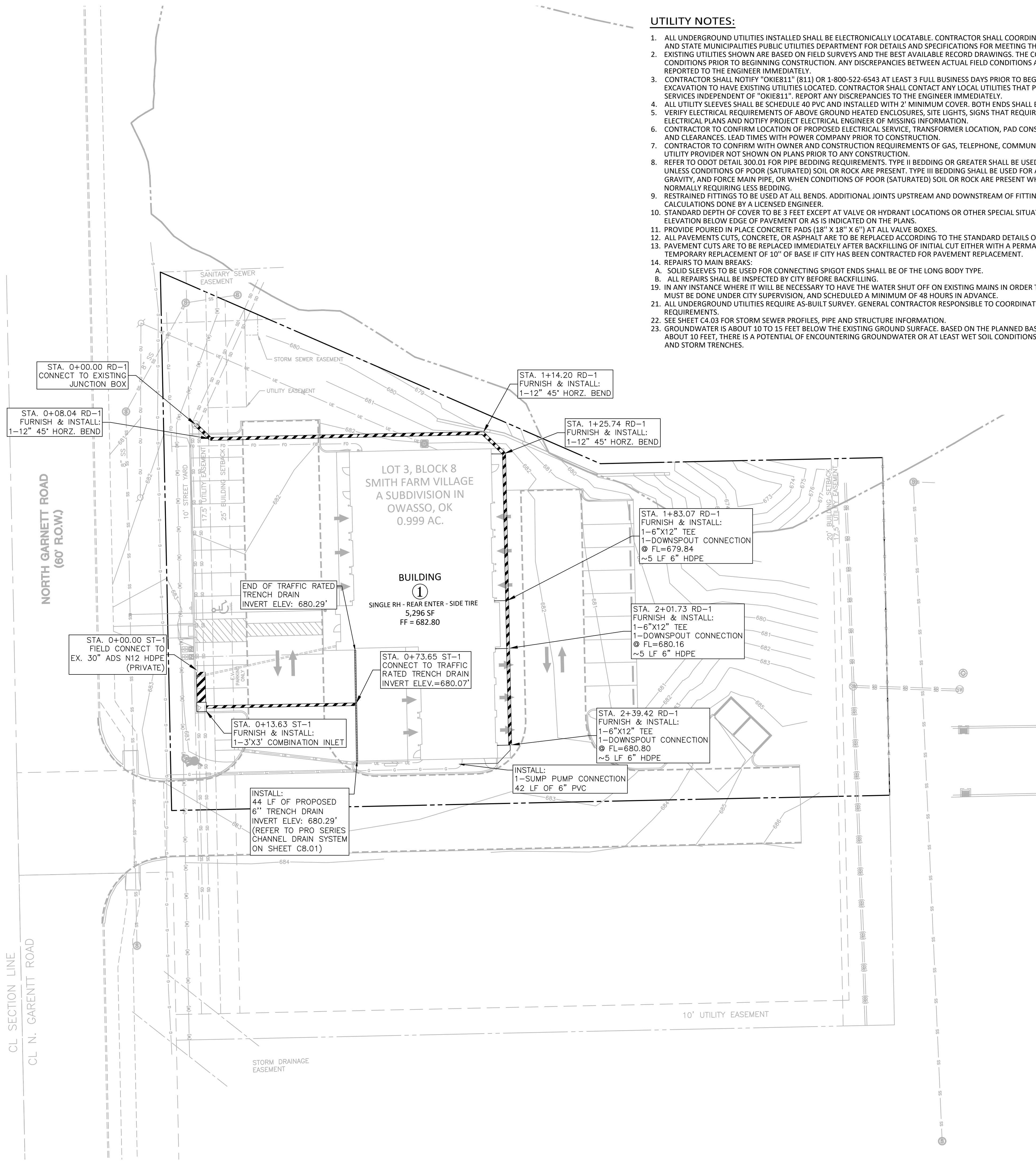
PROJECT NO. EXO24008
FILENAME EXO24008-U2.DWG
CHECKED BY TL
DRAWN BY CT
SCALE 1" = 20'
DATE 02/25/2025

SHEET

FRANCHISE UTILITY PLAN

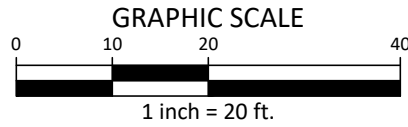
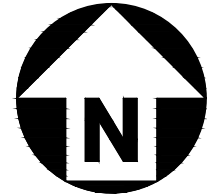
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UTILITY NOTES:

- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
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- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- REFER TO ODOT DETAIL 300.01 FOR PIPE BEDDING REQUIREMENTS. TYPE II BEDDING OR GREATER SHALL BE USED FOR ALL PVC SEWER PIPE, UNLESS CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT. TYPE III BEDDING SHALL BE USED FOR ALL PVC SANITARY SEWER, GRAVITY AND FORCE MAIN PIPE, OR WHEN CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT WHEN INSTALLED LINES NORMALLY REQUIRING LESS BEDDING.
- RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.
- STANDARD DEPTH OF COVER TO BE 3 FEET EXCEPT AT VALVE OR HYDRANT LOCATIONS OR OTHER SPECIAL SITUATIONS. COVER IS BASED ON ELEVATION BELOW EDGE OF PAVEMENT OR AS IS INDICATED ON THE PLANS.
- PROVIDE POURED IN PLACE CONCRETE PADS (18" X 18" X 6") AT ALL VALVE BOXES.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY THE ODOT.
- PAVEMENT CUTS ARE TO BE REPLACED IMMEDIATELY AFTER BACKFILLING OF INITIAL CUT EITHER WITH A PERMANENT REPLACEMENT OR A TEMPORARY REPLACEMENT OF 10" OF BASE IF CITY HAS BEEN CONTRACTED FOR PAVEMENT REPLACEMENT.
- REPAIRS TO MAIN BREAKS:
 - SOLID SLEEVES TO BE USED FOR CONNECTING SPIGOT ENDS SHALL BE OF THE LONG BODY TYPE.
 - ALL REPAIRS SHALL BE INSPECTED BY CITY BEFORE BACKFILLING.
- IN ANY INSTANCE WHERE IT WILL BE NECESSARY TO HAVE THE WATER SHUT OFF ON EXISTING MAINS IN ORDER TO MAKE TIE-IN, THE WORK MUST BE DONE UNDER CITY SUPERVISION, AND SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AHI ON AS-BUILT REQUIREMENTS.
- SEE SHEET C4.03 FOR STORM SEWER PROFILES, PIPE AND STRUCTURE INFORMATION.
- GROUNDWATER IS ABOUT 10 TO 15 FEET BELOW THE EXISTING GROUND SURFACE. BASED ON THE PLANNED BASEMENT EXCAVATION OF ABOUT 10 FEET, THERE IS A POTENTIAL OF ENCOUNTERING GROUNDWATER OR AT LEAST WET SOIL CONDITIONS AT THE BASE OF EXCAVATION AND STORM TRENCHES.



BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	STORM PIPE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
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	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE
	CONDUIT SLEEVE
	100-YR FLOODPLAIN LINE



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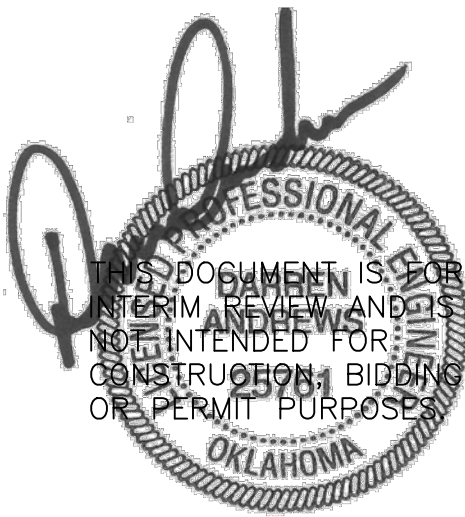
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(205) 206-9006
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EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
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PLAN INFORMATION

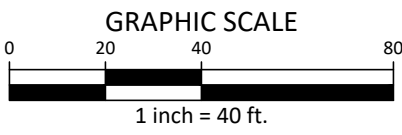
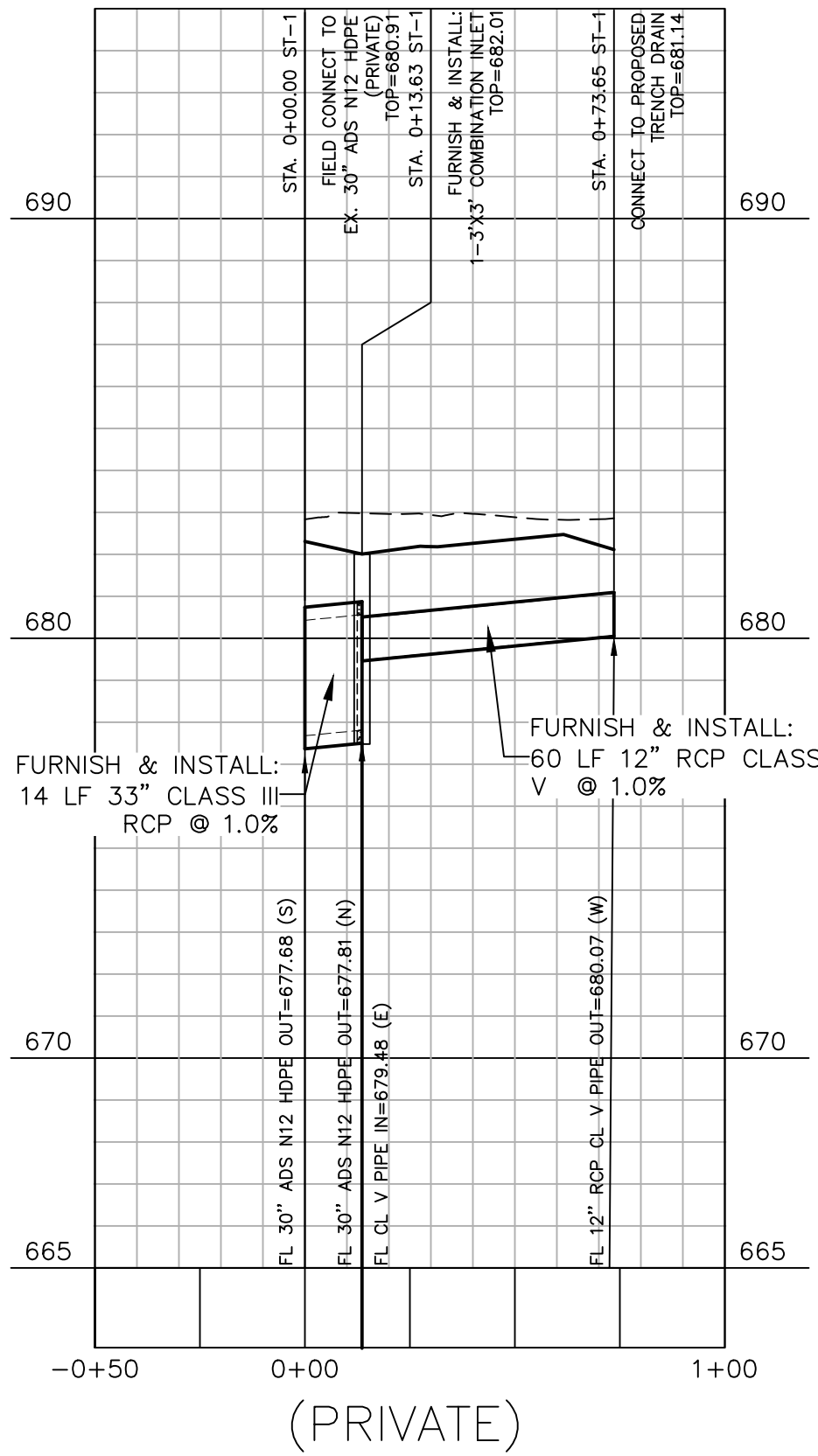
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FILENAME	EXO24008-U3.DWG
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DRAWN BY	CT
SCALE	1" = 20'
DATE	02/25/2025

SHEET

STORM SEWER PLAN

C4.02

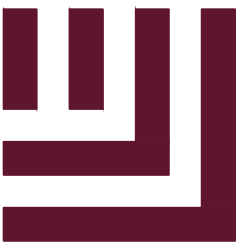
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BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988



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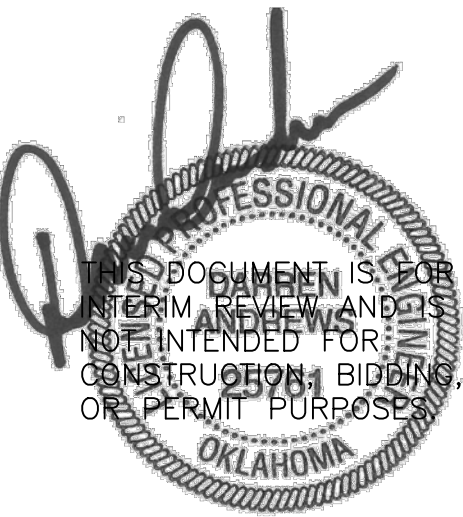
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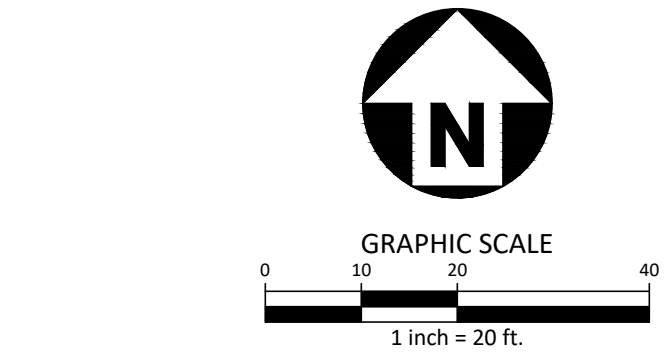
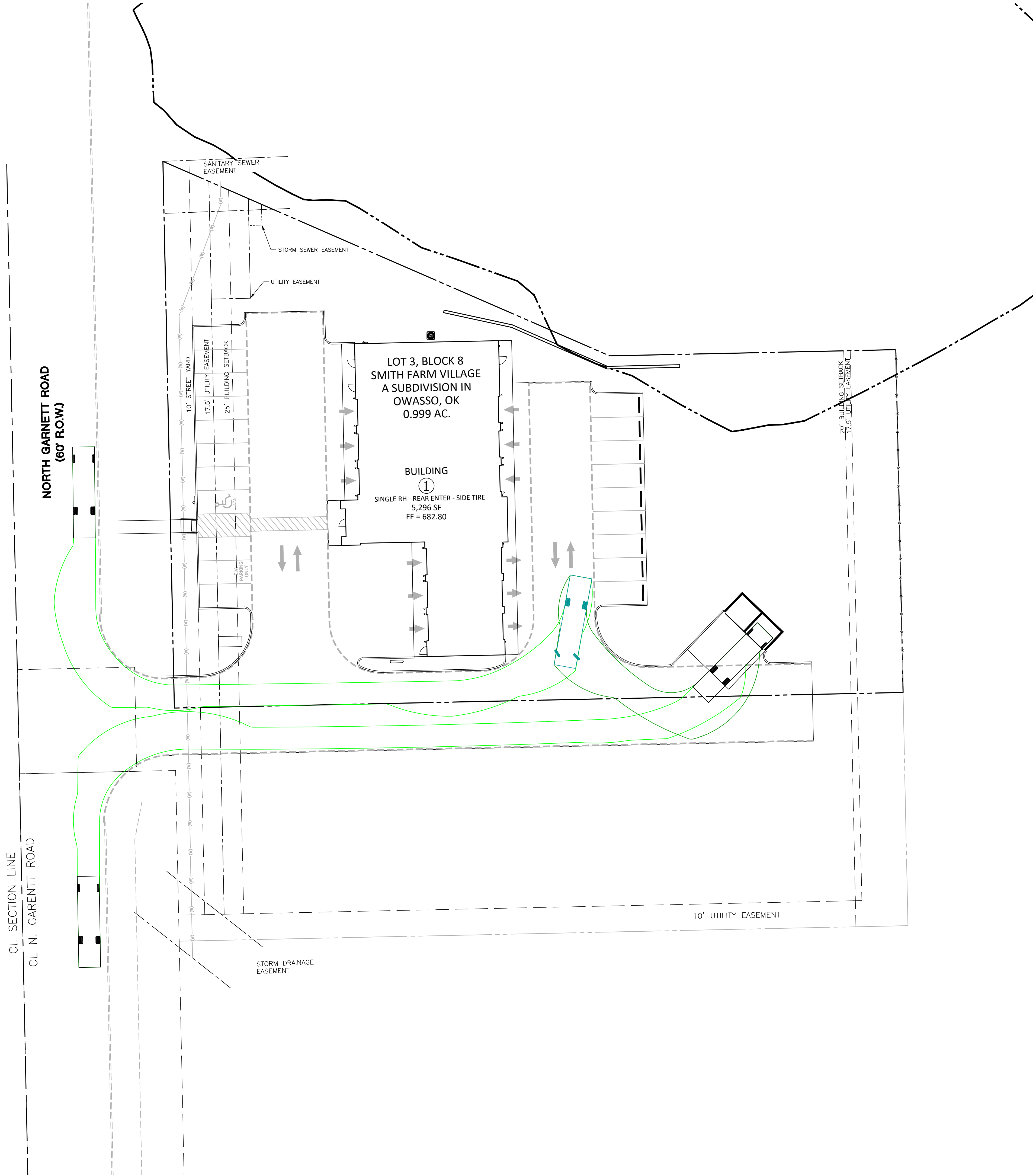
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FILENAME EXO24008-P1.DWG
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DRAWN BY CT
SCALE 1" = 40'
DATE 02/25/2025

SHEET

STORM SEWER PROFILE

C4.03

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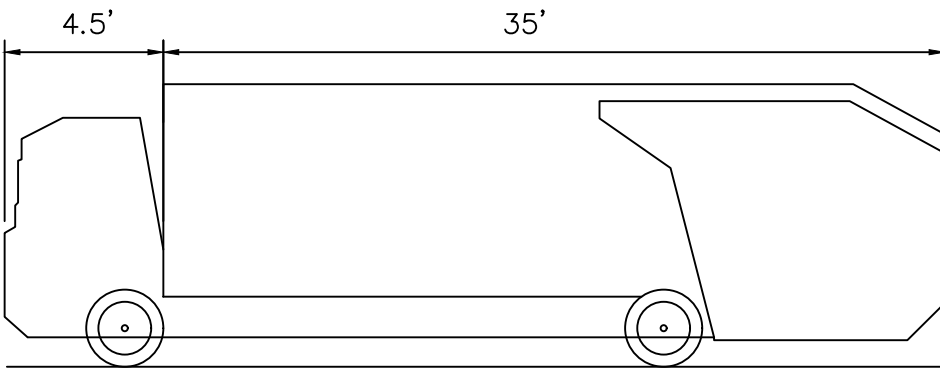


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Vehicle Used for Simulation



Rear-Load Garbage Truck	
Overall Length	35.000 ft
Overall Width	8.375 ft
Overall Body Height	10.546 ft
Min Body Ground Clearance	1.000 ft
Track Width	8.375 ft
Lock-to-lock time	6.00 s
Curb to Curb Turning Radius	29.300 ft



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PLAN INFORMATION

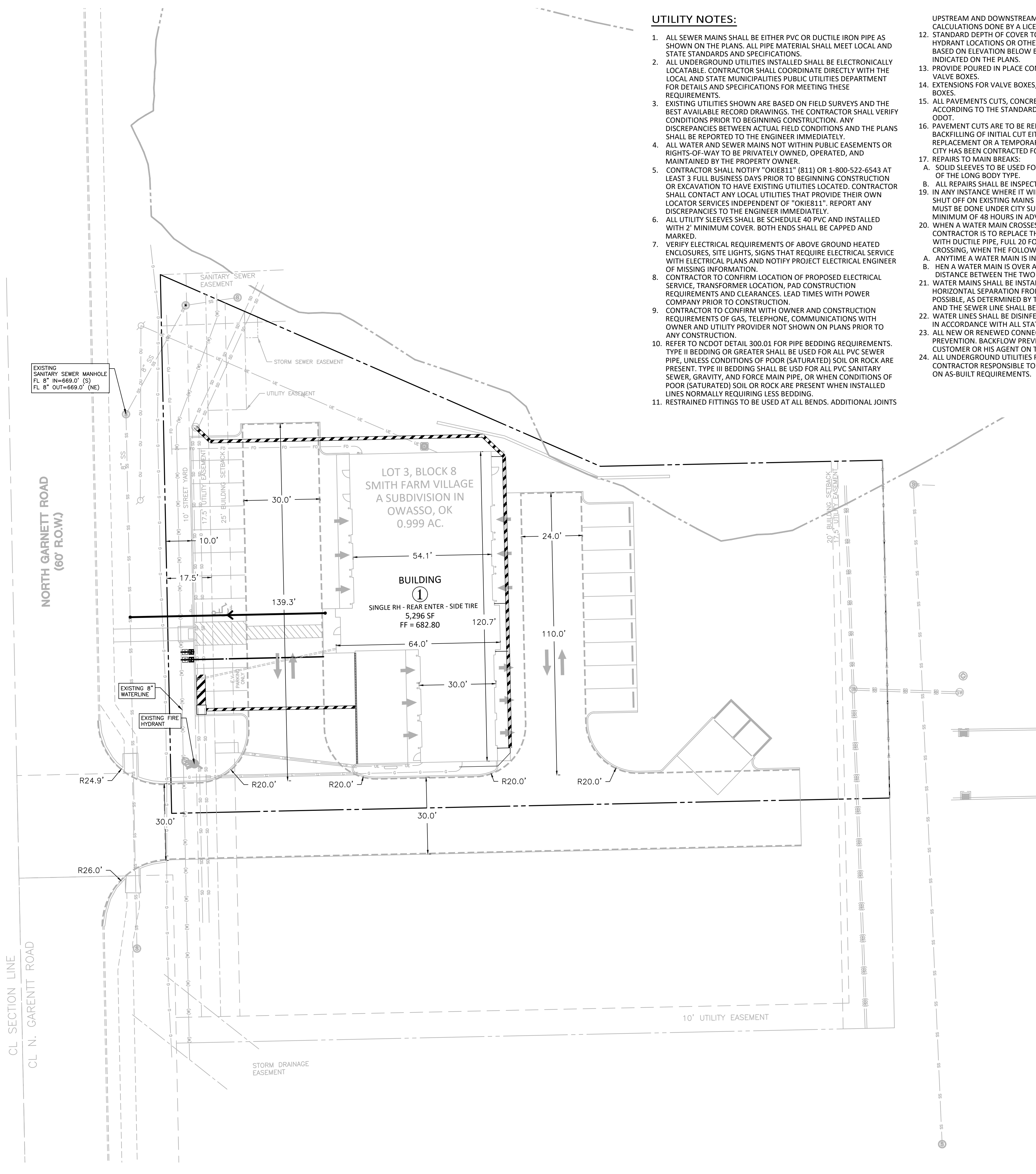
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FILENAME	EX024008-E1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	1" = 20'
DATE	02/25/2025

SHEET

GARBAGE TRUCK TURN
EXHIBIT

C5.00

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UTILITY NOTES:

- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET LOCAL AND STATE STANDARDS AND SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY "OKIE811" (811) OR 1-800-522-6543 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "OKIE811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- REFER TO NCDOT DETAIL 300.01 FOR PIPE BEDDING REQUIREMENTS. TYPE II BEDDING OR GREATER SHALL BE USED FOR ALL PVC SEWER PIPE, UNLESS CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT. TYPE III BEDDING SHALL BE USED FOR ALL PVC SANITARY SEWER, GRAVITY, AND FORCE MAIN PIPE, OR WHEN CONDITIONS OF POOR (SATURATED) SOIL OR ROCK ARE PRESENT WHEN INSTALLED LINES NORMALLY REQUIRING LESS BEDDING.
- RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS

- UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.
- STANDARD DEPTH OF COVER TO BE 3 FEET EXCEPT AT VALVE OR HYDRANT LOCATIONS OR OTHER SPECIAL SITUATIONS. COVER IS BASED ON ELEVATION BELOW EDGE OF PAVEMENT OR AS IS INDICATED ON THE PLANS.
 - PROVIDE POURED IN PLACE CONCRETE PADS (18" X 18" X 6") AT ALL VALVE BOXES.
 - EXTENSIONS FOR VALVE BOXES, WHEN REQUIRED, ARE TO BE VALVE BOXES.
 - ALL PAVEMENTS CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY THE ODOT.
 - PAVEMENT CUTS ARE TO BE REPLACED IMMEDIATELY AFTER BACKFILLING OF INITIAL CUT EITHER WITH A PERMANENT REPLACEMENT OR A TEMPORARY REPLACEMENT OF 10" OF BASE IF CITY HAS BEEN CONTRACTED FOR PAVEMENT REPLACEMENT.
 - REPAIRS TO MAIN BREAKS:
 - SOLID SLEEVES TO BE USED FOR CONNECTING SPIGOT ENDS SHALL BE OF THE LONG BODY TYPE.
 - ALL REPAIRS SHALL BE INSPECTED BY CITY BEFORE BACKFILLING. IN ANY INSTANCE WHERE IT WILL BE NECESSARY TO HAVE THE WATER SHUT OFF ON EXISTING MAINS IN ORDER TO MAKE TIE-IN, THE WORK MUST BE DONE UNDER CITY SUPERVISION, AND SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.
 - WHEN A WATER MAIN CROSSES AN EXISTING SEWER MAIN, THE CONTRACTOR IS TO REPLACE THE SEWER PIPE SPANNING THE DITCH WITH DUCTILE PIPE, FULL 20 FOOT STICK CENTERED ON THE CROSSING, WHEN THE FOLLOWING CONDITIONS OCCUR:
 - ANYTIME A WATER MAIN IS INSTALLED UNDER A SEWER MAIN.
 - WHEN A WATER MAIN IS OVER A SEWER MAIN AND THE VERTICAL DISTANCE BETWEEN THE TWO MAINS IS 18" OR LESS.
 - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM SEWER LINES. WHERE THIS IS NOT POSSIBLE, AS DETERMINED BY THE DIRECTOR, BOTH THE WATER LINE AND THE SEWER LINE SHALL BE DUCTILE IRON PIPE.
 - WATER LINES SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH ALL STATE AND CITY OF KING REQUIREMENTS.
 - ALL NEW OR RENEWED CONNECTIONS REQUIRE BACKFLOW PREVENTION. BACKFLOW PREVENTION SHALL BE INSTALLED BY THE CUSTOMER OR HIS AGENT ON THE CUSTOMER'S SIDE OF THE METER.
 - ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITY ON AS-BUILT REQUIREMENTS.

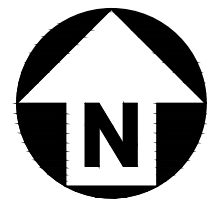
UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	FM
	OU
	OE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	T
	TELEPHONE
	EASEMENT LINE
	100-YR FLOODPLAIN LINE

FIRE MARSHAL

DATE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988



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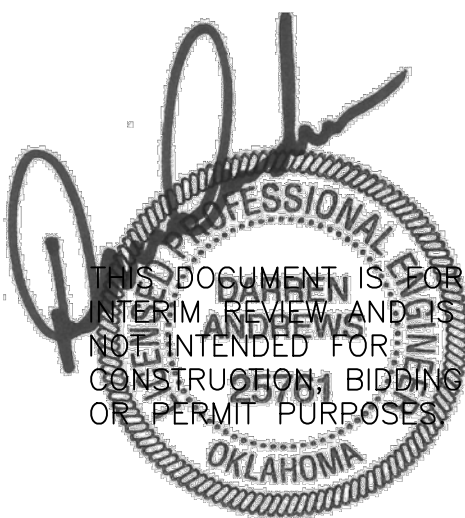
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PLAN INFORMATION

PROJECT NO. EXO24008
FILENAME EXO24008-F1.DWG
CHECKED BY TL
DRAWN BY CT
SCALE 1" = 20'
DATE 02/25/2025

SHEET

OWASSO FIRE
DEPARTMENT CIVIL PLAN

C5.01

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EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS AND SPECIFICATIONS.
2. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE OWASSO EROSION CONTROL DEPARTMENT OR DOT.
3. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (STEEPER THAN 3H:1V OR GREATER THAN 50 FT IN LENGTH) WITHIN 7 DAYS, 14 DAYS FOR MODERATE SLOPES (3H:1V OR FLATTER).
4. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DEEDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE ON THE PLAN.
5. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
6. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY THE (MUNICIPAL) SEDIMENTATION AND EROSION CONTROL (SEC) ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
8. CONTRACTOR SHALL INSPECT ALL SEDIMENT / EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
9. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
10. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
11. ANY GRADING BEYOND THE DEEDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
13. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
14. A CONSTRUCTION SEQUENCE HAS BEEN PROVIDED. INSTALLATION OF ALL PROPOSED SEDIMENTATION & EROSION CONTROL MEASURES IN THE SEQUENCE(S) PROVIDED AND MAINTENANCE OF THOSE DEVICES IS REQUIRED. THE CONTRACTOR MAY BE ALLOWED, WITH PRIOR APPROVAL FROM THE OWNER, TO COORDINATE CHANGES TO THE PLAN WITH THE ON-SITE SEDIMENTATION & EROSION CONTROL INSPECTOR AND THE ENGINEER.
15. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
16. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
17. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
18. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
19. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
20. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED AND SEEDING AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION.
21. SILT FENCES, SILT SACKS, AND OTHER BEST MANAGEMENT PRACTICES SHALL BE USED AS SHOWN AND AS DIRECTED BY THE ENGINEER TO CONTROL SOIL EROSION.
22. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES, SEDIMENT INLET TRAPS, AND OTHER BEST MANAGEMENT PRACTICES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTROLS SHOWN ON THE PLAN ARE THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
23. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE ADED STORM WATER CONSTRUCTION GENERAL PERMIT FOR ALL EROSION CONTROL DURING CONSTRUCTION ACTIVITIES.
24. PROVISIONS SHALL BE MADE TO PROTECT DOWNSTREAM WATERCOURSES (I.E., STORM SEWER SYSTEMS, DITCHES, WETLANDS, ETC.) FROM SEDIMENT RUNOFF DEVELOPED FROM THE CONSTRUCTION PROCESS. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO, STRUCTURAL CONTROLS SUCH AS SILT FENCING, GEOTEXTILE FABRIC PROTECTION OF STORM SEWERS, HAY BALES, DIKES AND SANDBAG BERM, AND/OR VEGETATION CONTROLS SUCH AS SEEDING OR EXISTING VEGETATIVE BUFFER STRIPS (MINIMUM 25 FEET WIDE).
25. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATIONS SHOWN ON PLANS.
26. ABSOLUTELY NO DIRT, MUD, DUST OR SEDIMENT SHALL MOVE INTO ANY STORM DRAIN APPURTENANCES AND PUBLIC STREETS.
27. CONTRACTOR SHALL PERFORM DAILY STREET CLEANING ON ROADS AND STREETS ADJACENT TO THE PROJECT WHICH ARE USED AS ACCESS ROUTES FOR CONSTRUCTION TRAFFIC IF DIRT AND MUD ARE NOT ADEQUATELY REMOVED FROM VEHICLES AT THE CONSTRUCTION EXIT. WASHING OF STREETS IS PROHIBITED.

28. LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. USE A MINIMUM 60 MIL POLYETHYLENE LINER UNDER ABOVE GROUND STORAGE TANKS. USE 2 FOOT HIGH BERMS AROUND FUEL STORAGE AREAS.
29. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL ENVIRONMENTAL LAWS.
30. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF FUELS, MATERIALS AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
31. CONTRACTOR SHALL INSPECT ALL STRUCTURAL CONTROLS WITHIN 24 HOURS AFTER ANY STORM EVENT (THAT MEETS OR EXCEEDS 0.5 INCHES OF RAINFALL IN A 24 HOUR PERIOD). DURING PROLONGED RAINFALL EVENTS, CONTRACTOR SHALL INSPECT STRUCTURAL CONTROLS ON A DAILY BASIS. AT A MINIMUM, STRUCTURAL CONTROLS SHOULD BE INSPECTED ONCE EVERY CALENDAR WEEK. A QUALIFIED REPRESENTATIVE OF THE CONTRACTOR, AS APPROVED BY THE OWNER, SHALL PROVIDE THESE INSPECTIONS. SHOULD CONTROLS BECOME INEFFECTIVE, NECESSARY REPAIRS SHALL BE PERFORMED TO RETURN THE INTEGRITY OF THE STRUCTURAL CONTROLS.
32. CONTRACTOR WILL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS AND OTHER POTENTIALLY TOXIC MATERIALS.
33. EQUIPMENT STAGING AREA TO BE DESIGNATED BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO CONSTRUCTION.
34. THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL NECESSARY FOR UTILITY CONSTRUCTION, EVEN IF THE UTILITIES ARE OUTSIDE THE LIMITS OF GRADING OPERATIONS.
35. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE AND SILT DIKE WHEN IT REACHES A MAXIMUM DEPTH OF 50% OF THE STRUCTURAL CONTROL'S CAPACITY. THE FENCE AND DIKE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
36. THE CONTRACTOR SHALL SUBMIT PHASED EROSION CONTROL PLANS TO THE ENGINEER FOR REVIEW AS NEEDED TO CONTROL SEDIMENT AND EROSION DURING CONSTRUCTION.
37. TEMPORARY SEEDING MAY BE REQUIRED TO PERMANENT SODDING TO ASSIST IN COMPLYING WITH THE CONSTRUCTION GENERAL PERMIT.
38. THE CONTRACTOR MUST FOLLOW ALL REGULATIONS DETAILED IN THE ISWM CONSTRUCTION CONTROLS TECHNICAL MANUAL. THE EROSION/SEDIMENTATION CONTROL PLAN, PROVIDED IN THE CONSTRUCTION DOCUMENTS, SHOWS THE MINIMUM REQUIRED BMP MEASURES TO PROTECT THE SITE. ADDITIONAL TEMPORARY BMP MEASURES MAY BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER, DUE TO CONSTRUCTION MEANS AND METHODS UNDER THE CONTROL OF THE GENERAL CONTRACTOR. SEVERAL OF THESE SUCH ITEMS, BY NO MEANS ALL-INCLUSIVE, INCLUDE: SCHEDULING/PHASING OF WORK, LOCATION OF ON AND OFF-SITE STORAGE AREAS, STOCKPILE LOCATIONS, UNFORESEEN WORK OUTSIDE CONSTRUCTION LIMITS, TRUCK/HAIL ROUTES AND ETC. THE PLAN MAY BE MODIFIED BY THE CONTRACTOR, WITH THE OWNER'S REPRESENTATIVE AND/OR GOVERNMENT'S PERMISSION, IN ORDER TO PREVENT CONSTRUCTION DEBRIS AND RUN-OFF FROM LEAVING THE SITE AND VIOLATING THE GENERAL PERMIT.
39. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION.)
40. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE SEDIMENT AND EROSION SITE PLANS OR SITE PERMITS, PLATONOR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY THE FEDERAL, STATE, TRIBAL OR LOCAL OFFICIALS. CHANGES TO THE PLAN SHALL BE APPROVED BY THE ENGINEER. THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITIES INSPECTING THE SITE.
41. IF OFF-SITE BORROW OF SOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND THE EROSION CONTROL PLAN UPDATED BY THE CONTRACTOR TO SHOW LOCATION OF SUCH SITES. OFF-SITE BORROW AND SPILL AREAS ARE TO BE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH REQUIREMENTS IN NOTE THREE ABOVE. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THIS PROJECT.
42. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON SITE, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT(S)/OWNER'S REP. AND THE LOCAL GOVERNING AUTHORITY AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES. THE CONTRACTOR SHALL NOTIFY THE ABOVE NOTED PARTIES AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
43. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENTATION CONTROLS FOR THE DURATION OF THE PROJECT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ENGINEER OR THE LOCAL GOV. AUTHORITY. SHOULD THE ENGINEER/OWNER NOT AGREE WITH THE LEVEL OF MAINTENANCE, THE A/E/OWNER SHALL HAVE THE OPTION OF WITHHOLDING SCHEDULED PAYMENTS UNTIL SUCH TIME AS SATISFACTION IS REACHED.
44. ANY MAJOR VARIATION IN MATERIALS OR LOCATION OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, OWNER'S REP., GOV. AUTHORITY OR AN AGRICULTURIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. MINOR CHANGES MAY BE MADE AS FIELD REVISIONS BY THE CONTRACTOR, AND ANY CHANGES NOTED ON PLAN.
45. ALL CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR DURING CONSTRUCTION AT LEAST ONCE EVERY 7 CALENDAR DAYS ON THE SAME DAY OF THE WEEK (MONDAY OR TUESDAY) AND THE NECESSARY MODIFICATIONS COMPLETED. CONTRACTOR SHALL ALSO INSPECT ALL CONTROL MEASURES AFTER FINAL STABILIZATION (PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED ON THE SITE WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER).
27. STOCKPILES ARE REQUIRED ON SITE. INSTALL SEDIMENT FENCING/BARRIER CONTROL AT TOE OF SLOPE. DURING WET WEATHER SEASON, STOCKPILES SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL MIN. THICKNESS AND HELD TIGHTLY IN PLACE BY USING SANDBAGS OR ROPES OR OTHER APPROVED METHODS.
28. SOIL RETENTION BLANKETS SHALL BE INSTALLED ON ALL GRADED EARTH SLOPES 6:1 AND STEEPER.
29. ALL DISTURBED EARTH SHALL BE PERMANENTLY SODDED TO MATCH EXISTING GRASS WHEN THE PROJECT IS COMPLETED. THE SPECIFIC PLANT MATERIAL PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS.
30. AS INLETS ARE CONSTRUCTED ON SITE, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED TO PROTECT AGAINST CONSTRUCTION RUN-OFF FROM ENTERING STORM SEWER SYSTEM.
31. CONTRACTOR SHALL NOT CLEAN VEHICLES ON SITE UNLESS A CLEANING/WASH STATION FOR SEDIMENT CONTROL IS CONSTRUCTED.
32. CONTRACTOR SHALL USE APPROPRIATE SEDIMENT CONTROL WHILE DEWATERING ON SITE. A SEDIMENT TANK OR PUMP PIT DEWATERING STRUCTURE MAY BE USED.
33. CONTRACTOR SHALL HAVE ADDITIONAL FILTER DIKES AVAILABLE TO INSTALL ON SITE, AS REQUIRED FOR UNFORESEEN EMERGENCY USE DURING CONSTRUCTION, WHERE ADDITIONAL EROSION/SEDIMENTATION PROTECTION IS NEEDED.
34. PRIOR TO FINAL ACCEPTANCE BY THE OWNER/OWNER REP., ANY HAIL ROADS AND/OR WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED AND THE AREA RESTORED TO THE ORIGINAL GRADE AND RE-VEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.
35. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR FURTHER INVESTIGATION.
36. IF THE EROSION CONTROL PLANS, AS APPROVED, CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION, IT IS REQUIRED, BY THE GENERAL OCEG PERMIT, THAT THE PLAN BE REVISED AND ADDITIONAL EROSION CONTROL DEVICES BE INSTALLED. ADDITIONAL TEMPORARY BMP MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AT HIS OWN EXPENSE.
37. THE ENGINEER/OWNER OR GOV. AUTHORITY HAS THE AUTHORITY TO DIRECT THE CONTRACTOR TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH OCEG RULES AND PERMIT REGULATIONS.
38. THE GENERAL CONTRACTOR SHALL COORDINATE SCHEDULES WITH SUBCONTRACTORS FOR INSTALLATION AND REMOVAL OF SEDIMENT CONTROLS WITH THE ENGINEER'S/OWNER'S AND GOV. AUTHORITY'S APPROVAL.

DISTURBED ACREAGE=1.15 ACRES

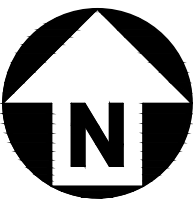
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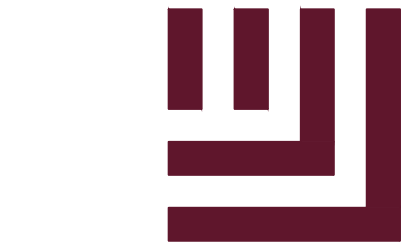
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EROSION CONTROL LEGEND

- | | |
|--|--|
| | SILT FENCE OUTLET |
| | INLET PROTECTION |
| | INLET PROTECTION FOR EXISTING STRUCTURES |
| | TEMPORARY SLOPE DRAIN |
| | FILTER BERM |
| | CHECK DAM |
| | SILT FENCE |
| | TREE PROTECTION FENCE |
| | LIMITS OF DISTURBANCE |
| | SILT FENCE/ LIMITS OF DISTURBANCE |
| | WOODED AREA |
| | DIVERSION DITCH |
| | 100-YR FLOODPLAIN LINE |



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.



McAdams

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TBPE: 19762 TBPLS: 10194440

LICENSE NUMBER: 3597

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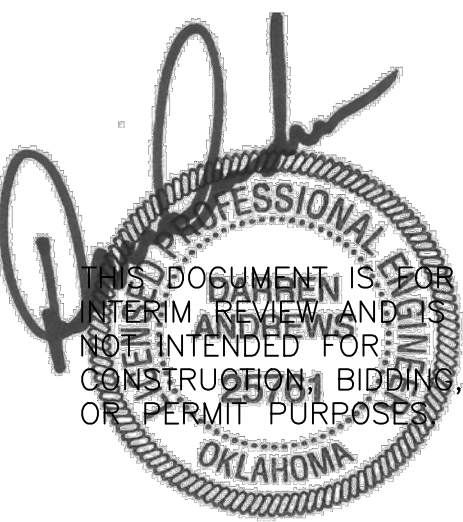
EXPRESS OIL CHANGE & TIRE ENGINEERS
1880 SOUTH PARK DRIVE
BIRMINGHAM, ALABAMA 35244
(205) 206-9006
TYLER HENDON



EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
4		
5		
6		

PLAN INFORMATION

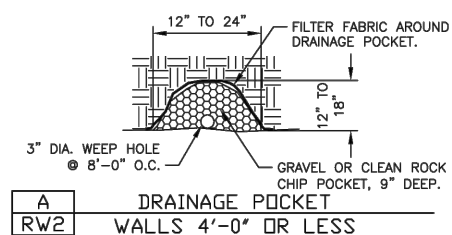
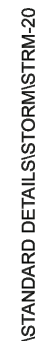
PROJECT NO.	EXO24008
FILENAME	EXO24008-EC1.DWG
CHECKED BY	TL
DRAWN BY	CT
SCALE	1" = 20'
DATE	02/25/2025

SHEET

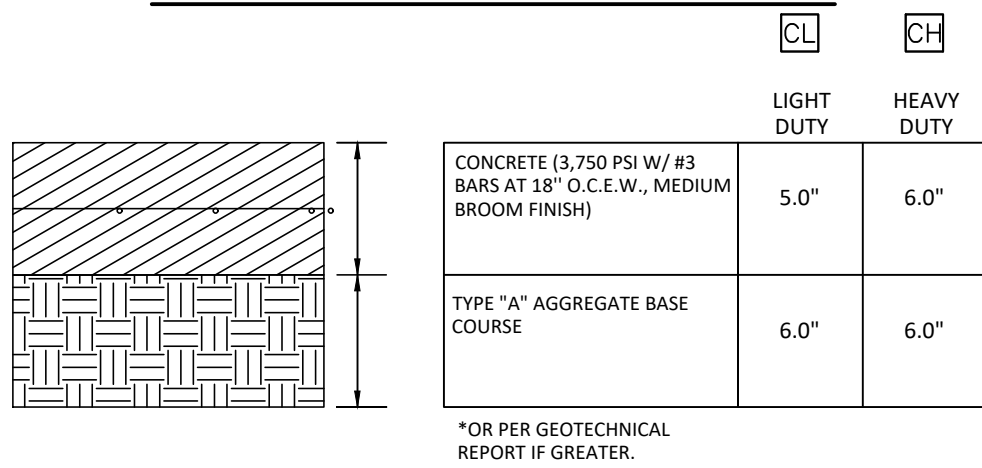
EROSION CONTROL PLAN

C6.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

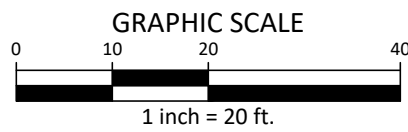
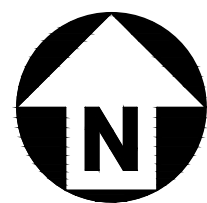


CONCRETE PAVEMENT SECTIONS



GENERAL PAVEMENT AND MARKING NOTES:

- CONTRACTOR TO VERIFY CONCRETE PAD FOR TRANSFORMER. TRANSFORMER PAD SHALL BE STANDARD LIGHT DUTY CONCRETE UNLESS OTHERWISE REQUIRED BY POWER COMPANY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TULSA COUNTY AND ODOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- CONTRACTOR SHALL NOTIFY "OKIE811" (811) OR 1-800-522-6543 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF OKIE811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL AND STATE MUNICIPALITY AND ODOT, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, LOCAL AND STATE MUNICIPALITY AND ODOT.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN ARE INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENTS. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE LOCAL AND STATE MUNICIPALITY AND ODOT STANDARDS AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PREPARING, GRADING, SHAPING, AND COMPACTION OF SUBGRADE SOILS SHOULD BE PERFORMED IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS. PREPARING, GRADING, SHAPING, AND COMPACTION OF AGGREGATE BASE COURSE (ABC) STONE SHOULD BE PERFORMED IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS. PLACEMENT AND COMPACTION OF THE BITUMINOUS CONCRETE SHOULD BE PERFORMED IN ACCORDANCE ODOT STANDARD SPECIFICATIONS. PROPER SUBGRADE COMPACTION, ADHERENCE TO THE ODOT SPECIFICATIONS, AND COMPLIANCE WITH PROJECT PLANS AND SPECIFICATIONS ARE CRITICAL TO THE PERFORMANCE OF THE CONSTRUCTED PAVEMENT.
- THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ADEQUATE THICKNESS REQUIRED FOR INTERMEDIATE PAVING. INCREASES IN THE DESIGN PAVEMENT SECTION TO FACILITATE INTERMEDIATE PAVING SHALL BE PROVIDED AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.
- THE CONTRACTOR SHALL ENSURE THAT THE POWER POLE IS NOT DAMAGED DURING SIDEWALK INSTALLATION.
- SIGNAGE TO BE PERMITTED SEPARATELY BY SIGN COMPANY.

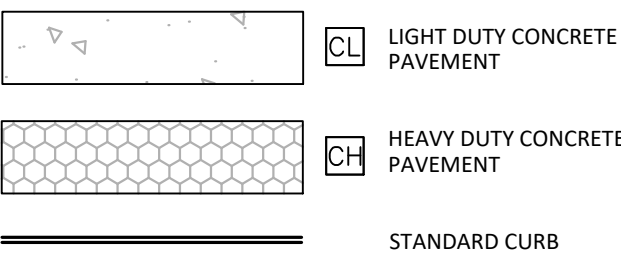


BENCHMARKS:

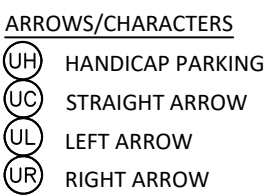
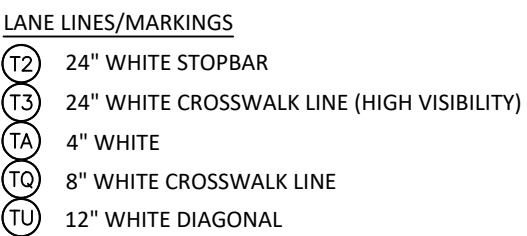
B.M. #1 IRON PIN: N 477064.656 E 2602665.855

ELEV: 687.610 NAVD1988

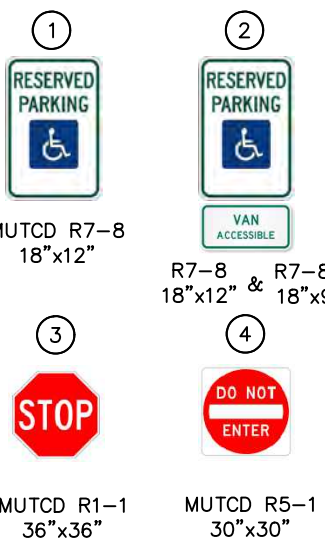
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PAVEMENT MARKING LEGEND

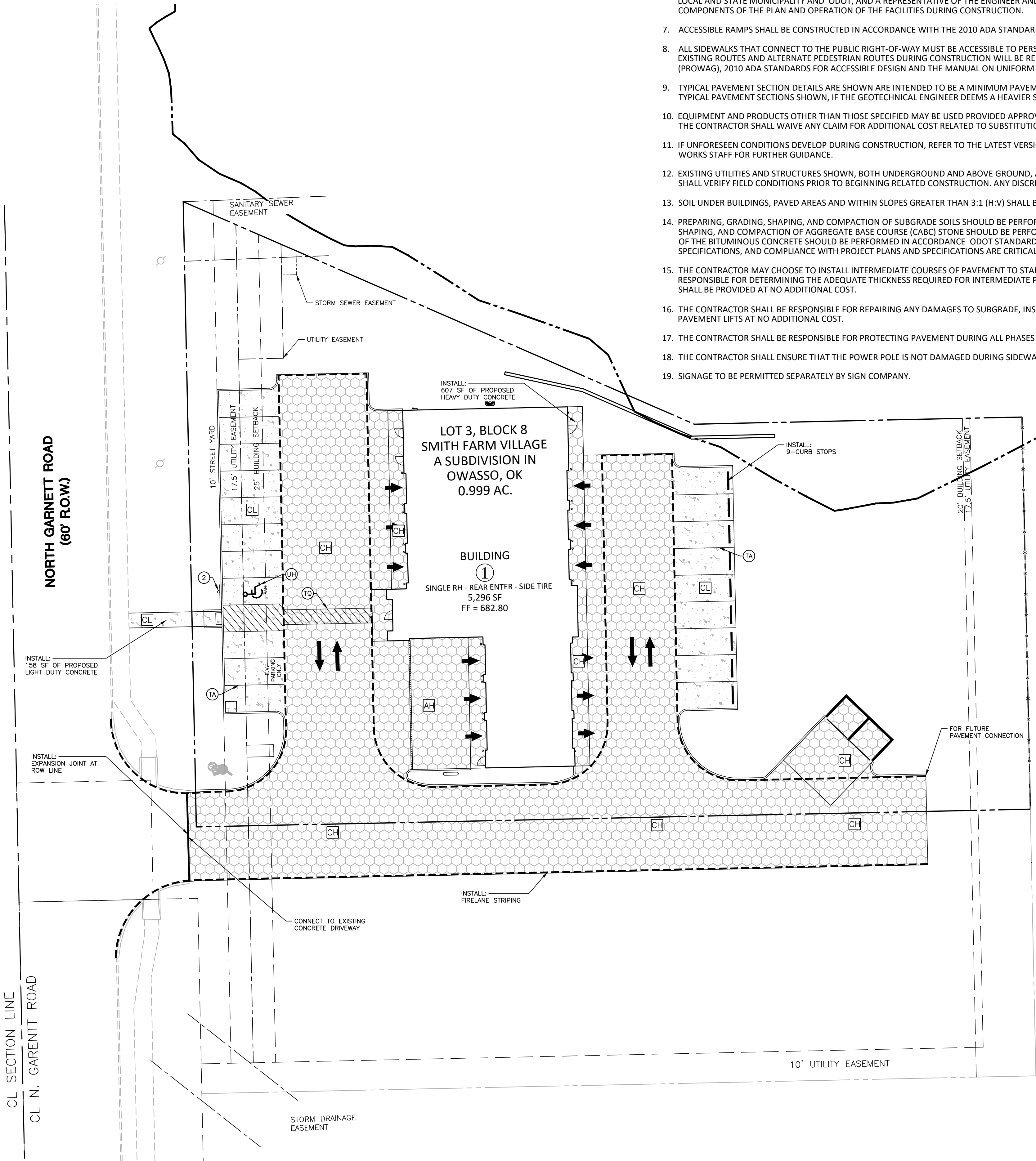


SIGN LEGEND:



NORTH GARNETT ROAD
(60' ROW)

CL SECTION LINE
CL N. GARNETT ROAD



McAdams

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4400 State Highway 121, Suite 800
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TYLER HENDON

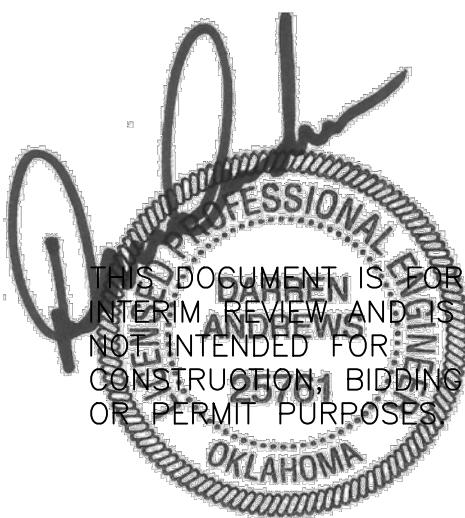


EXPRESS OIL - OWASSO, OK

SITE PLAN

9401 N. GARNETT ROAD

CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
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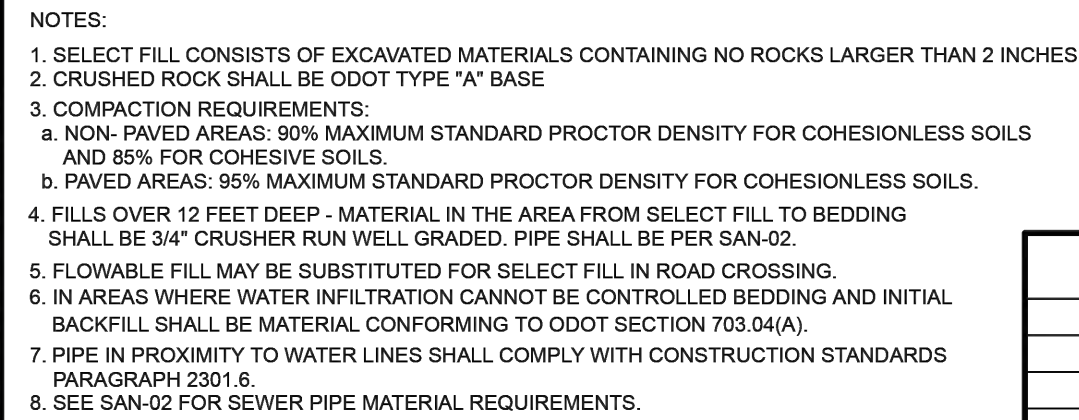
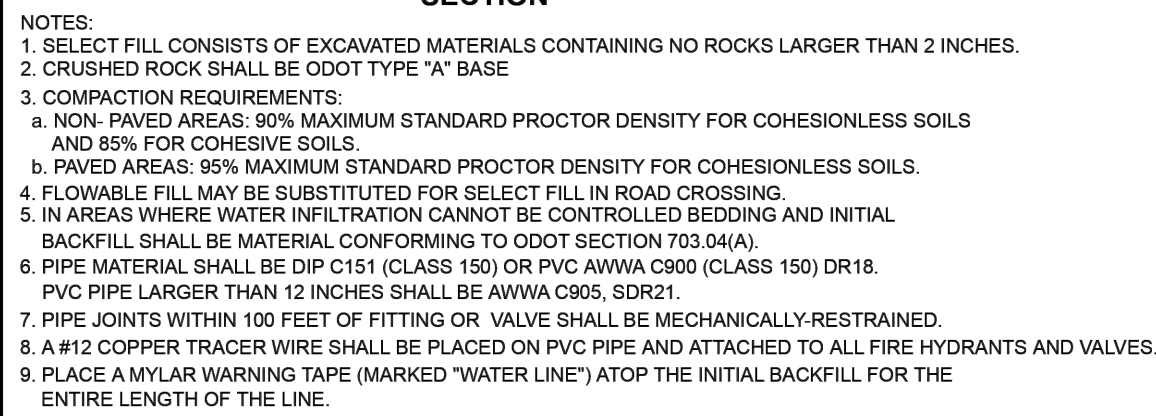
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FILENAME EXO24008-PV1.DWG
CHECKED BY TL
DRAWN BY CT
SCALE 1" = 20'
DATE 02/25/2025

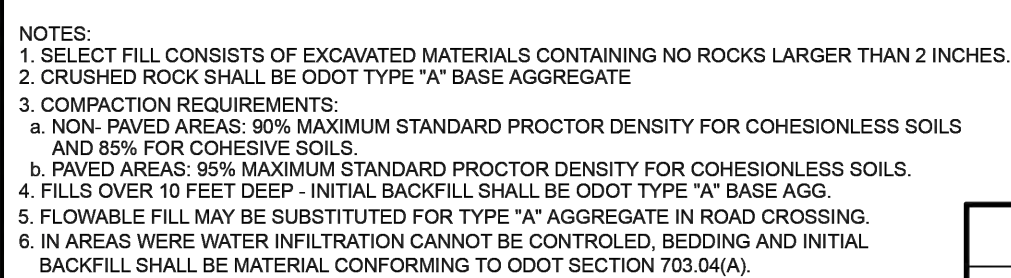
SHEET

PAVING, STRIPING AND
SIGNAGE PLAN

C7.00

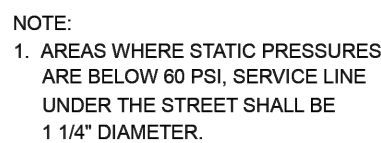
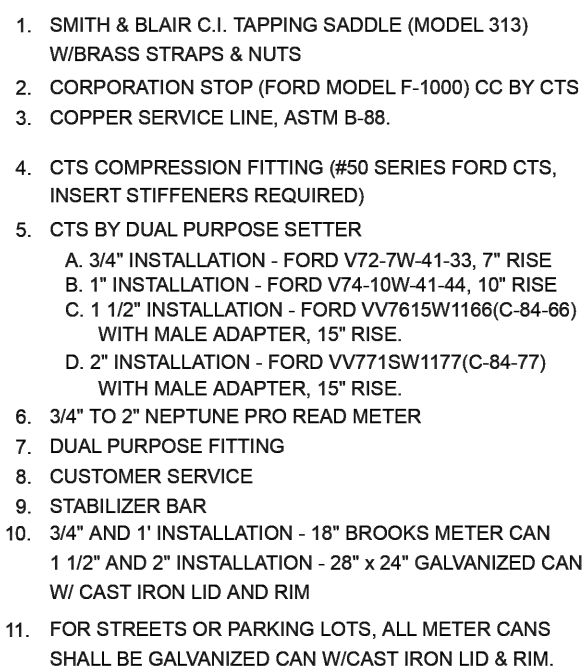
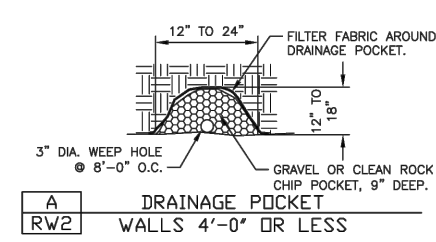
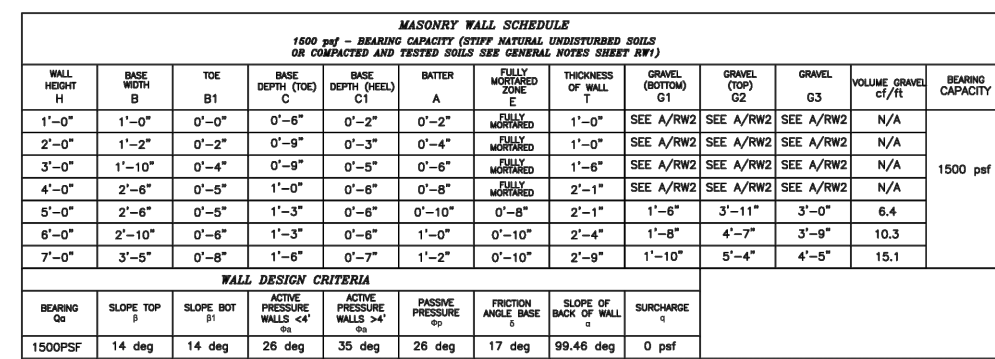
C:\STANDARD DETAILS\SEWER\SAN-01.dwgSTANDARD DETAILS\WATER\WAT-01

NOTE: ALL WATER LINES UNDER
PAVEMENT SHALL BE SLEEVED.



REVISION	BY	DATE	STORM SEWER PIPE INSTALLATION STANDARD DETAILS	
			CITY OF OWASSO, OKLAHOMA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
			DATE: 05/05	STANDARD NO. STRM-01

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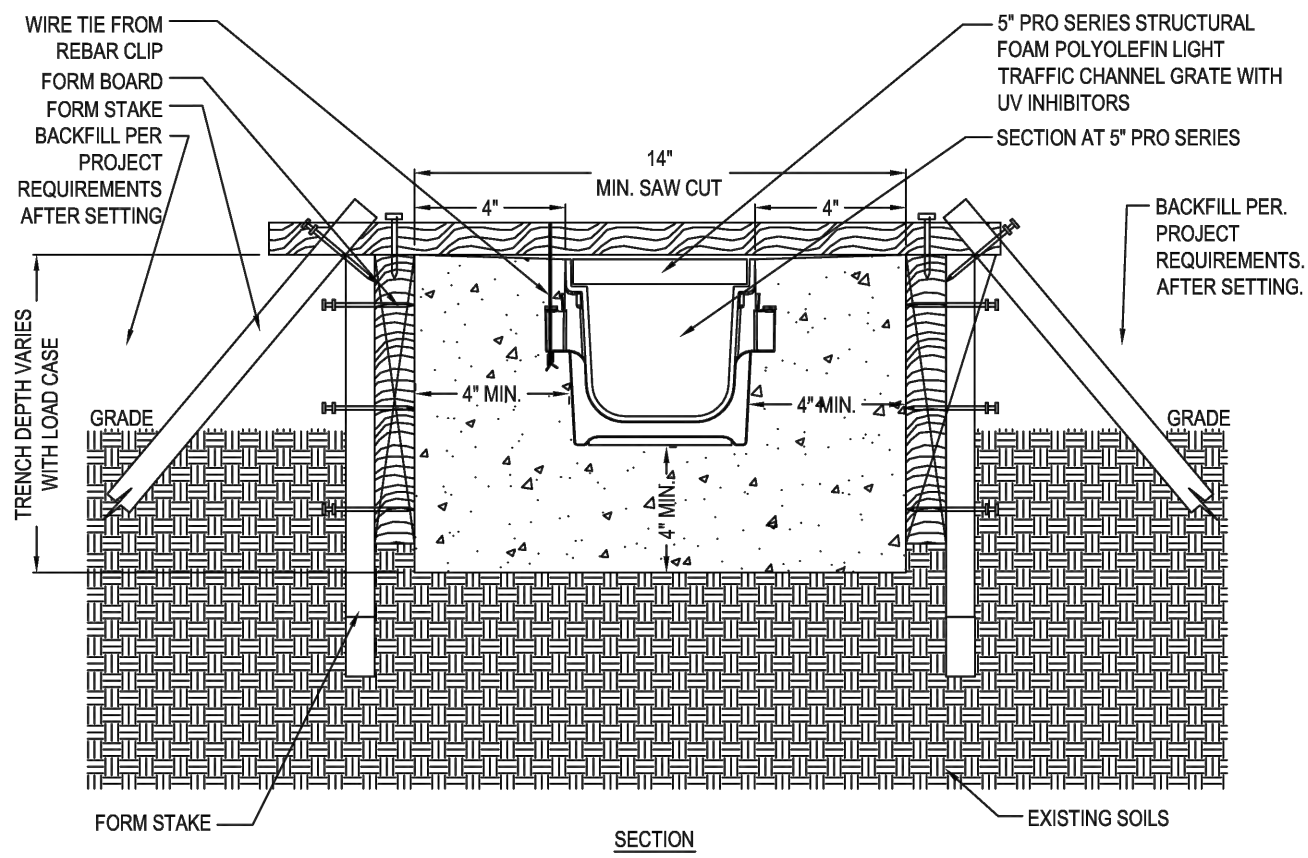
:STANDARD DETAILS\WATER\ VIAT-07:STANDARD DETAILS\WATER\ VIAT-07

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





NDS, INC.
851 NORTH HARVARD AVE.
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TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

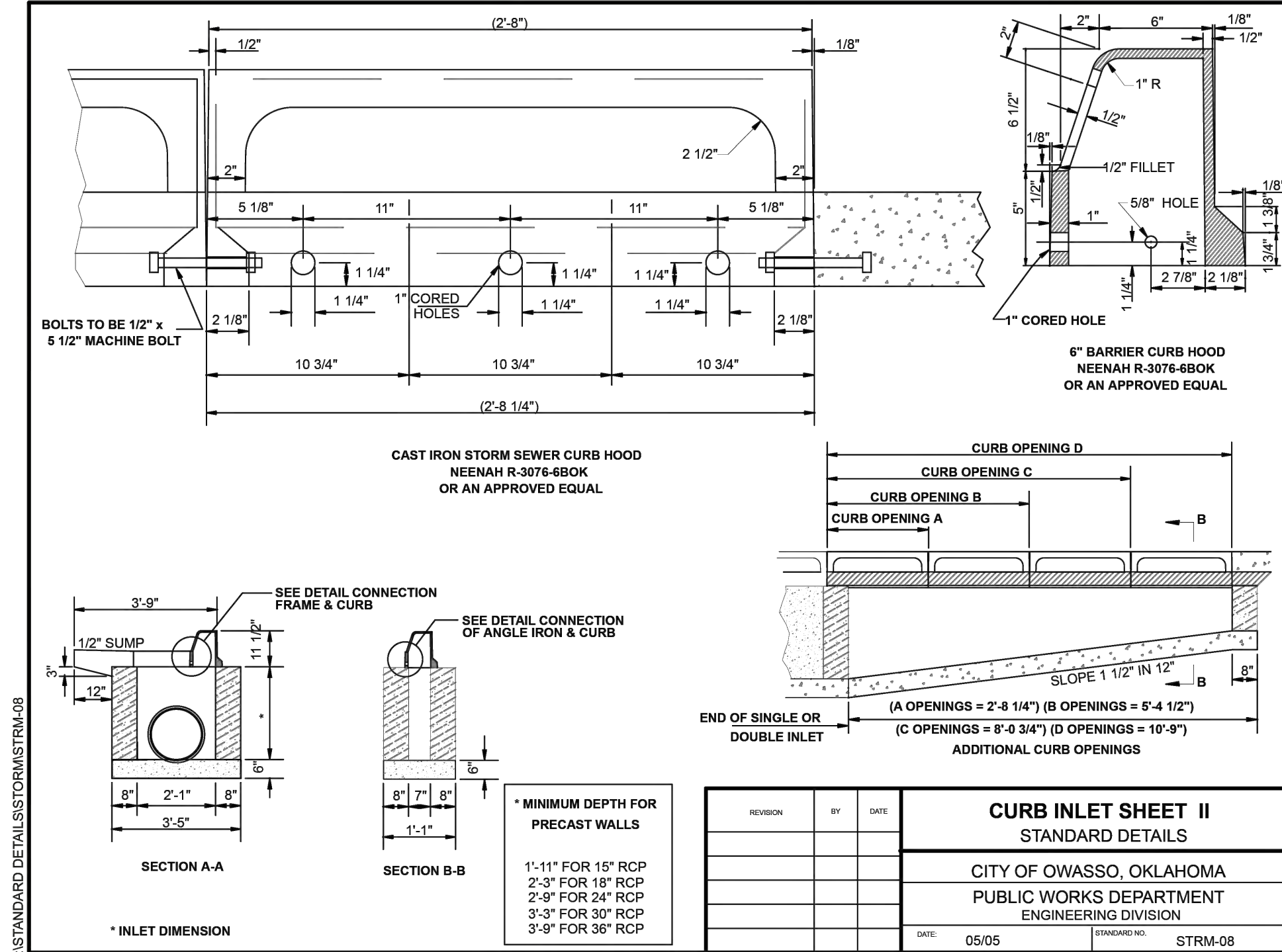


- NOTES:
- CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

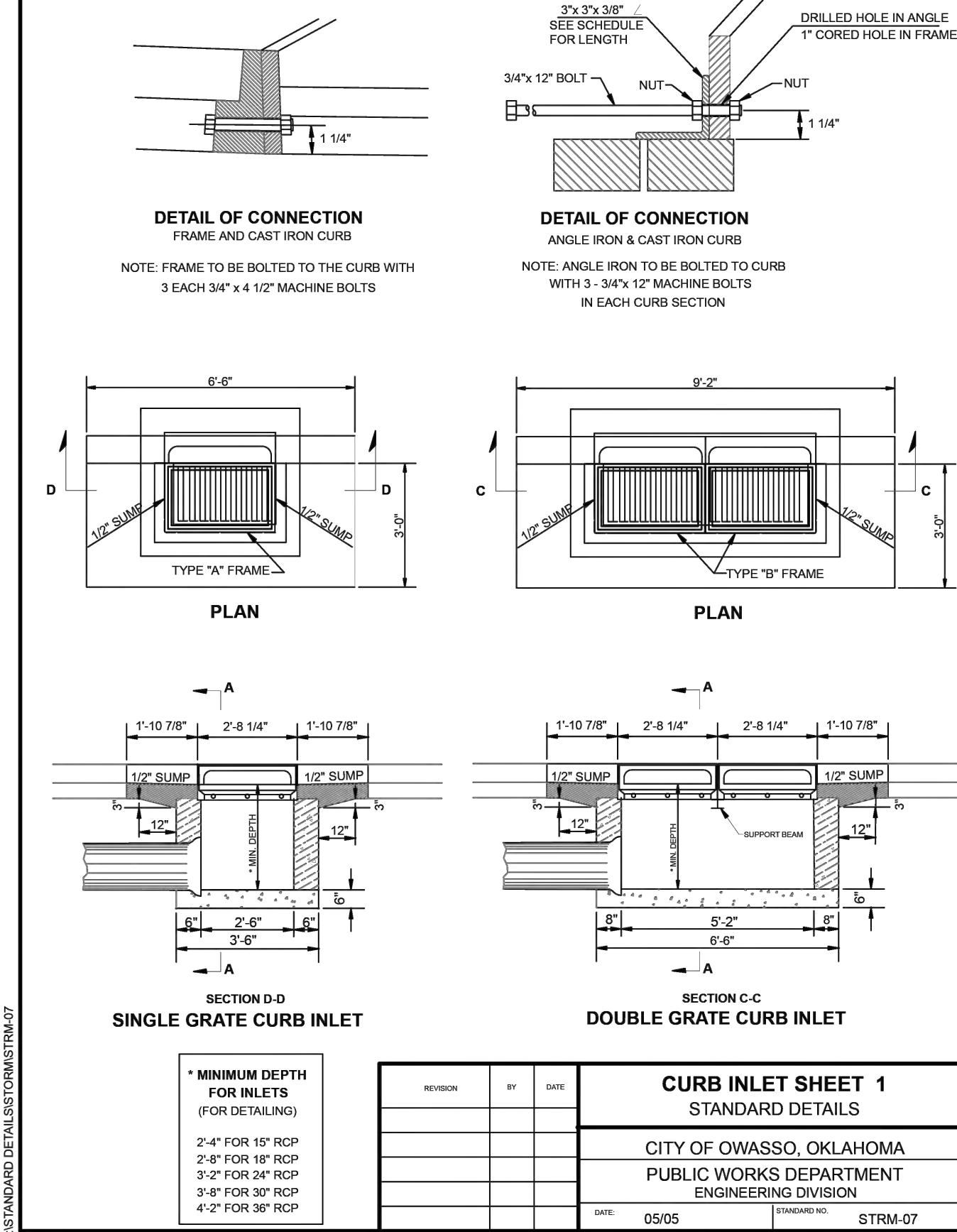
PRO SERIES CHANNEL DRAIN SYSTEM

5' PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'A' & 'B' - 4" ENCASEMENT - FORM BOARD SUSPENSION

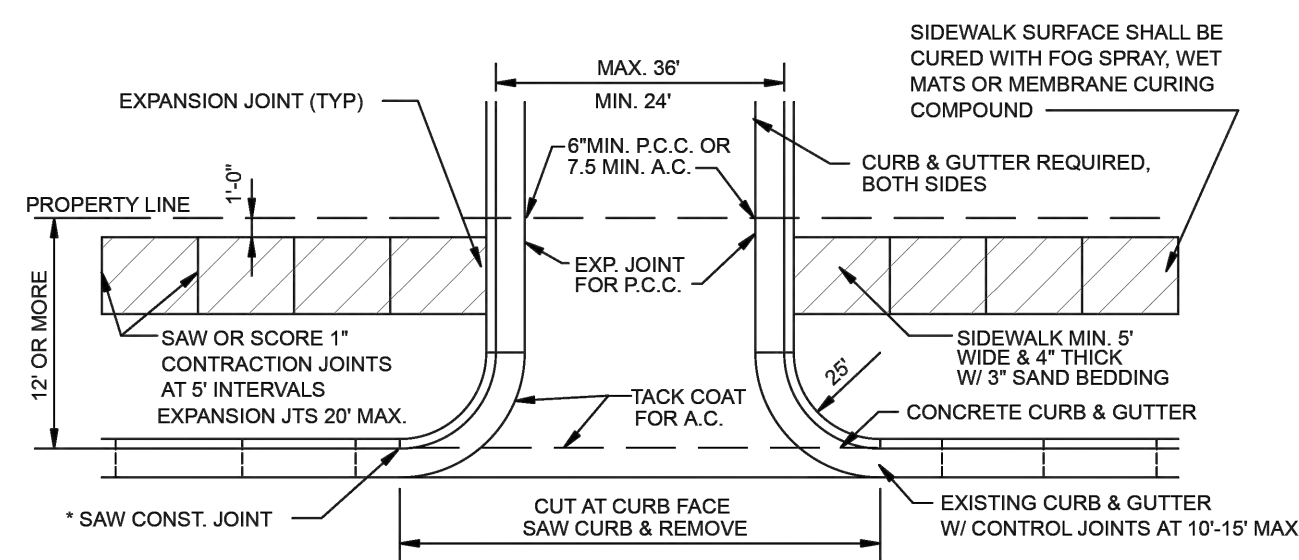
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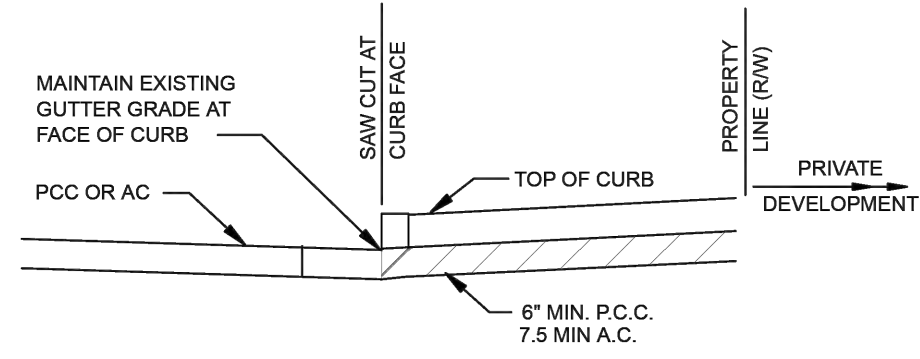
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CITY OF OWASSO, OKLAHOMA			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
DATE:	05/05	STANDARD NO.	STRM-08



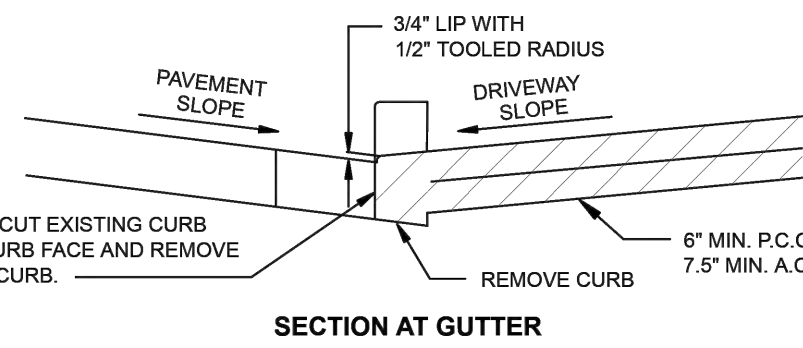
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CITY OF OWASSO, OKLAHOMA			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
DATE:	05/05	STANDARD NO.	STRM-07



REGULAR DRIVE



STREET/DRIVEWAY SECTION

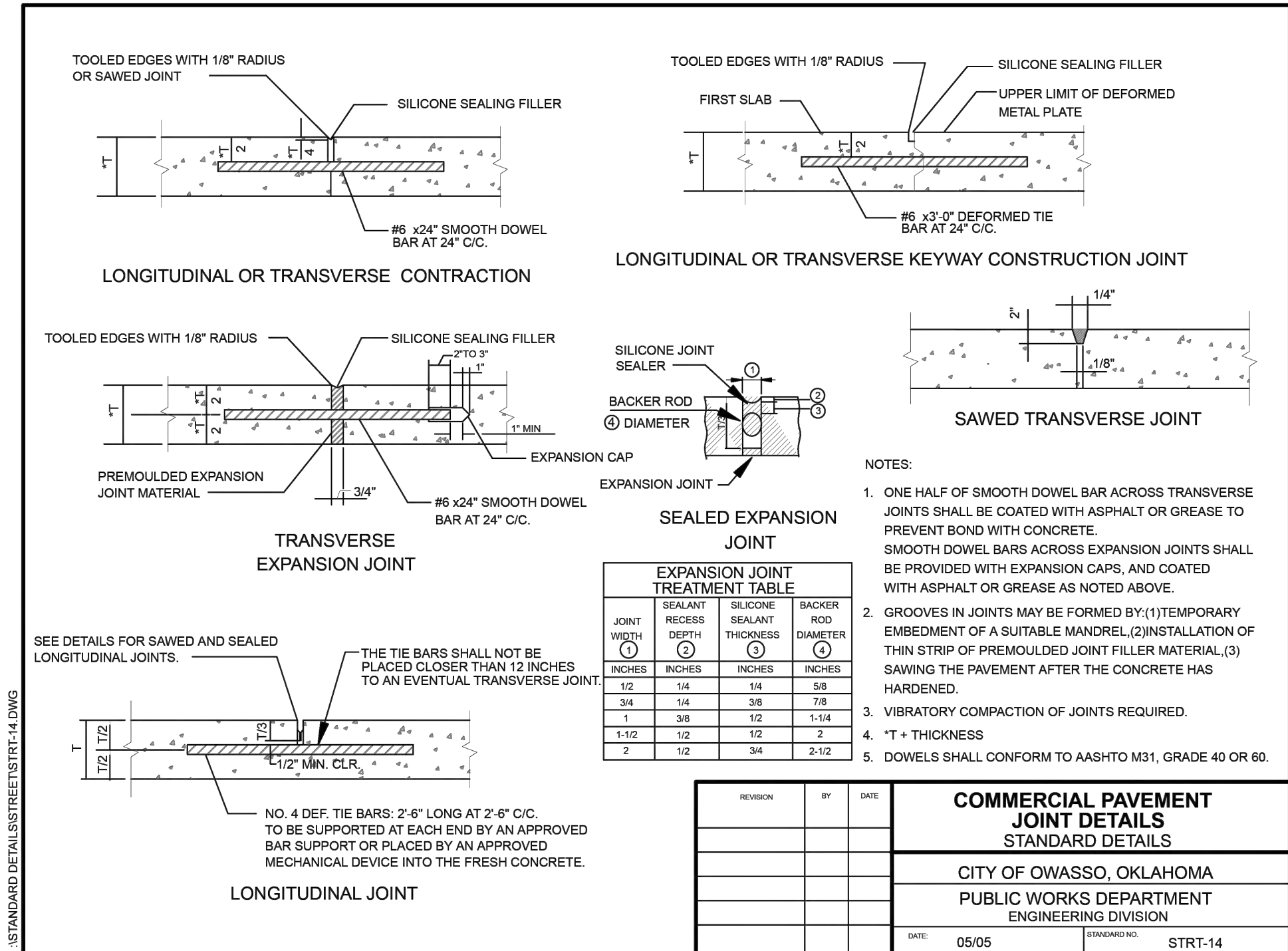


SECTION AT GUTTER

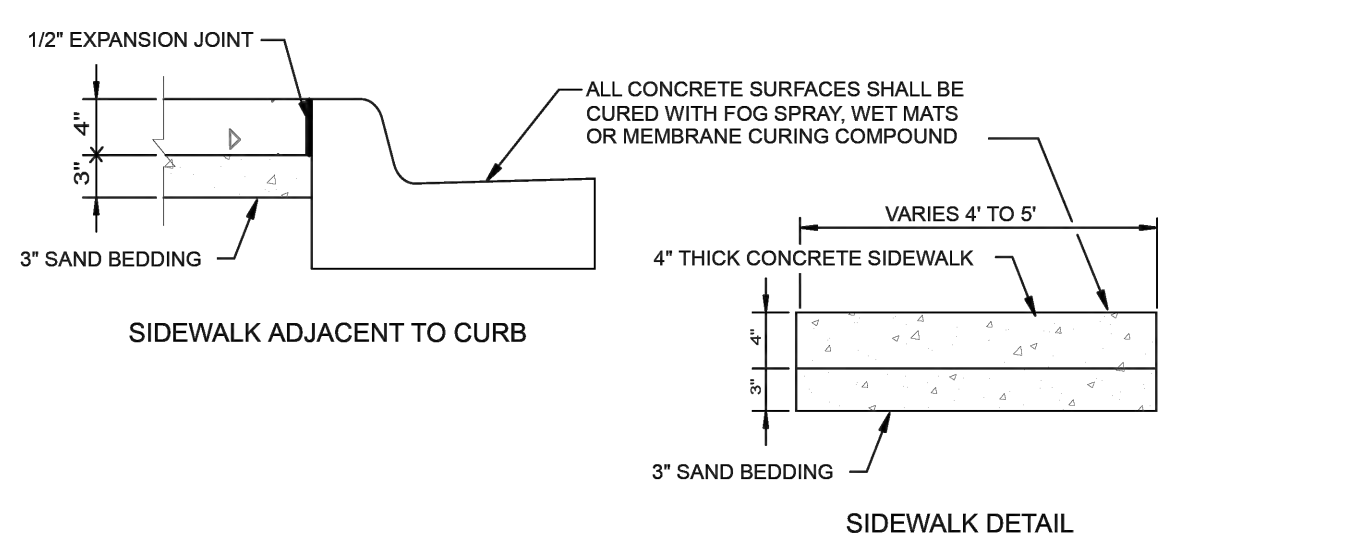
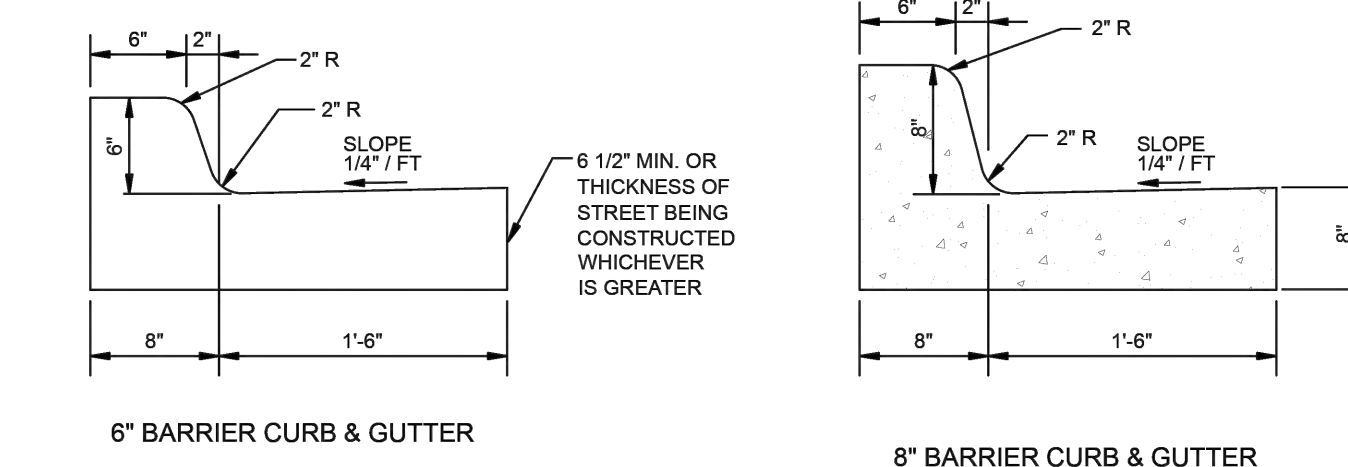
NOTE: DRIVEWAY SHALL BE DESIGNED FOR HEAVIEST RECURRING LOAD POSSIBLE.

COMMERCIAL DRIVEWAY STANDARD DETAILS			
CITY OF OWASSO, OKLAHOMA			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
DATE:	05/05	STANDARD NO.	STRM-06

* IF CURB CUT IS WITHIN 18" OF EXISTING CURB CONTRACTION JOINT, REMOVE EXISTING CURB TO THE CONTRACTION JOINT AND REPLACE WITH NEW CURB RETURN PLACEMENT.



COMMERCIAL PAVEMENT JOINT DETAILS STANDARD DETAILS			
CITY OF OWASSO, OKLAHOMA			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
DATE:	05/05	STANDARD NO.	STRM-14



- NOTES:
- #6 X 24" DOWELS AT 24"-30" MAX C/C REQUIRED WHEN PAVEMENT SECTION IS NOT PLACED INTEGRALLY WITH CURB AND GUTTER.
 - FOR ASPHALTIC CONCRETE PAVEMENTS, SAW CURB AND GUTTER JOINTS 10'-15' MAX C/C WITH EVERY 8TH JOINT A 3/4" EXPANSION JOINT. FOR CONCRETE PAVEMENTS, CURB JOINT SHALL MATCH PAVEMENT JOINTS.
 - CONCRETE SHALL BE 4,000 PSI (DOT CLASS AA)
 - EXPANSION JOINTS ARE REQUIRED AT INTERSECTION WITH STORMWATER INLETS BOXES.

CURB, GUTTER AND SIDEWALK STANDARD DETAILS			
CITY OF OWASSO, OKLAHOMA			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
DATE:	05/05	STANDARD NO.	STRM-07



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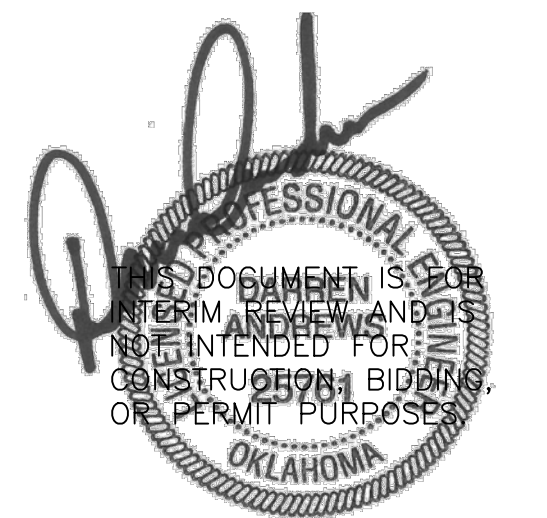
CLIENT

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EXPRESS OIL - OWASSO, OK

SITE PLAN
9401 N. GARNETT ROAD
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PLAN INFORMATION

PROJECT NO. EXO24008
FILENAME EXO24008-D1.DWG
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STANDARD
CONSTRUCTION DETAILS
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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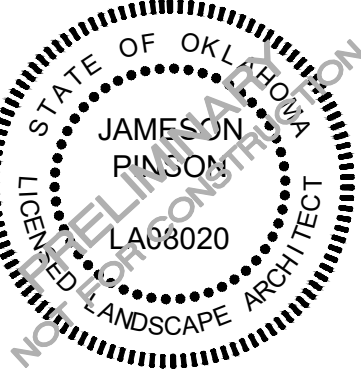
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CITY OF OWASSO, OKLAHOMA, 74055



PLANTING SPECIFICATIONS:

- GENERAL**
- REFER TO CIVIL DRAWINGS FOR NOTES AND DETAILS ON SITE GRADING AND EROSION AND SEDIMENT CONTROL. REFER TO SEEDING AND SODDING NOTES FOR TURF GRASS INSTALLATION.
 - CONTRACTOR TO SUBMIT A LIST OF PLANT MATERIALS AND SOURCES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. CONTRACTOR TO COORDINATE ANY DISCREPANCIES OR DISCREPANCIES WITH LANDSCAPE ARCHITECT.
 - DURING DELIVERY, STORAGE AND HANDLING, CONTRACTOR TO PROTECT AND MAINTAIN PLANT LIFE UNTIL PLANTED. PROVIDE PROTECTIVE COVERING OVER ALL PLANTINGS DURING TRANSPORT. ADEQUATELY PROTECT PLANTS FROM DRYING OUT, EXPOSURE OF ROOTS TO SUN, WIND OR EXTREMES OF HEAT AND COLD TEMPERATURES. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, STORE PLANTS IN LOCATION PROTECTED FROM SUN AND WIND AND PROVIDE ADEQUATE WATER TO THE ROOT BALL PACKAGE. PLANT MATERIAL DAMAGED AS A RESULT OF DELIVERY, STORAGE OR HANDLING WILL BE REJECTED.
 - PLANTS, INCLUDING TREES, SHRUBS, GROUNDCOVERS, VINES AND ORNAMENTAL GRASSES, TO BE INSTALLED BETWEEN THE FOLLOWING DATES:
SPRING PLANTING SEASON: MARCH 15 TO JUNE 1
FALL PLANTING SEASON: SEPTEMBER 15 TO DECEMBER 1
 - PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT. PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS. PROTECT LAWN AREAS TO REMAIN AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.
 - CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL, RECORD AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS, AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY OBSTRUCTIONS THAT WOULD NEGATIVELY IMPACT UNDERGROUND CONDITIONS OR THE HEALTH OF THE PLANTINGS.

- PRODUCTS**
- TREE AND SHRUB MATERIAL: FURNISH NURSERY-GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL GROWTH HABIT, WELL-DEVELOPED BRANCH STRUCTURE, HEALTHY FOLIAGE, AND VIGOROUS ROOT SYSTEMS IN ACCORDANCE WITH AVAILABLE REQUIREMENTS IN ANSIZ60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL BE FREE FROM DEFECTS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASION OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, FIRE ANTS, AND ALL FORMS OF INFECTION.
 - SOIL: ASTM D 5268 TOPSOIL, pH RANGE OF 5.5 TO 7, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - SOIL AMENDMENTS:
 - ORGANIC COMPOST: WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4" SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMS/M; NOT EXCEEDING 0.3 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
 - INORGANIC SOIL AMENDMENTS: COMMERCIAL GRADE, FREE OF TOXIC MATERIALS.
 - FERTILIZER: GRANULAR OR PELLET SLOW-RELEASE FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHOROUS AND POTASSIUM IN THE COMPOSITION AS DIRECTED BY SOIL ANALYSIS TESTING.
 - ORGANIC MULCH: SHREDDED HARDWOOD IN NATURAL BROWN COLOR; 3" MAXIMUM SIZE IN LONGEST DIMENSION; FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR A TOP DRESSING OF TREES AND SHRUBS.
 - STAKES AND GUYS: DEEPTROOT ARBORITE STAKING AND GUYING MATERIAL OR APPROVED EQUAL.

WARRANTY AND MAINTENANCE:

- WARRANTY**
- INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE BUT ARE NOT LIMITED TO:
- DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- PLANTS THAT DO NOT MEET THESE REQUIREMENTS SHALL BE DEFINED AS DEFECTIVE. ANY DEFECTIVE PLANTS SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE LANDSCAPE ARCHITECT AND REPLACED WITHOUT COST TO THE OWNER AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.
- MAINTENANCE**
- INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM AND SHALL INCLUDE:
- TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE TO INSECTS AND DISEASE. TREES AND SHRUBS TO BE PRUNED TO RESTORE NATURAL SHAPE TYPICAL OF THEIR SPECIES OR VARIETY IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPLICABLE REQUIREMENTS IN ANSIZ60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
 - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED PLANTINGS.

PLANTING INSTALLATION:

- EXAMINATION AND PREPARATION**
- INSTALLER TO EXAMINE AREAS TO RECEIVE EXTERIOR PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. REFER TO CIVIL DRAWINGS FOR EROSION AND SEDIMENT CONTROL MEASURES.
 - LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS PER PLANTING PLAN, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING AND MAKE MINOR ADJUSTMENTS AS NEEDED.
- PLANTING BED ESTABLISHMENT**
- VERIFY SITE GRADING PRIOR TO DIGGING. LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. APPLY TOP SOIL, FERTILIZER, LIME AND SOIL AMENDMENTS AND THOROUGHLY BLEND PLANTING SOIL MIX TO CREATE ACCEPTABLE PLANTING SOIL AS DESCRIBED THROUGHOUT.
 - EXCAVATE CIRCULAR PITS AND TRENCHES WITH SIDES SLOPED INWARD, LEAVING THE CENTER AREA RAISED SLIGHTLY TO SUPPORT THE ROOT BALL AND ASSIST IN DRAINAGE. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK. SCARIFY PIT OR TRENCH WALLS.
- TREE, SHRUB, VINE, ORNAMENTAL GRASS AND GROUND COVER PLANTING**
- SET BALLED AND BURLAPPED OR CONTAINER-GROWN STOCK PLUMB AND CENTER OF PIT OR TRENCH WITH ROOT BALL 1 INCH ABOVE ADJACENT FINISHED GRADES.
 - REMOVE WIRE AND PALLETS ENTIRELY FROM ROOT BALL. REMOVE BURLAP FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES BUT DO NOT REMOVE FROM UNDER ROOT BALL.
 - PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. WATER AGAIN AFTER FINISHING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
 - APPLY 3-INCH MINIMUM AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH OR TO EDGE OF BEDLINE. DO NOT PLACE MULCH WITH 3 INCHES OF ROOT FLARE, TRUNK OR STEMS.
 - PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE AND TO RETAIN NATURAL CHARACTER. DO NOT CUT TREE LEADERS. REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES.
 - INSTALL GUYING AND STAKING PER MANUFACTURER'S SPECIFICATIONS. REMOVE GUY WIRES AND STAKES AFTER TWO PLANTING ESTABLISHMENT SEASONS.
 - DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

IRRIGATION SPECIFICATIONS:

- GENERAL**
- PROVIDE A COMPLETE AND OPERATING LAWN SPRINKLER INSTALLATION AS SHOWN ON THE PLANS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
 - PIPE AND FITTINGS
 - SPRINKLER HEADS
 - CONTROL SYSTEM AND CONNECTION TO ELECTRICAL SUPPLY
 - TRENCHING, INSTALLATION OF SYSTEM, CONNECTION TO WATER SOURCE, TESTING, AND BACKFILLING
- GENERAL CONDITIONS SPECIFICALLY FOR LANDSCAPE IRRIGATION**
- THE CONTRACTOR WILL FLAG THE LOCATION OF ALL HEADS, ELECTRIC VALVES, QUICK COUPLER VALVES, GATE VALVES, AUTOMATIC CONTROLLERS, BACKFLOW PREVENTERS, ETC., PRIOR TO CONSTRUCTION FOR THE REPRESENTATIVE'S APPROVAL. THE CONTRACTOR SHALL REPORT TO THE REPRESENTATIVE ANY DEVIATIONS BETWEEN THE IRRIGATION PLAN, SPECIFICATIONS, AND TO THE SITE. FAILURE TO DO SO PRIOR TO THE INSTALLATION OF EQUIPMENT (WHICH SUBSEQUENTLY REQUIRES REPLACEMENT OR RELOCATION OF THE EQUIPMENT) WILL RESULT IN THE WORK BEING DONE AT THE CONTRACTOR'S EXPENSE.
 - ALL LOCAL, MUNICIPAL AND STATE LAWS, ORDINANCES, CODES AND REGULATIONS RELATING TO, OR GOVERNING OF ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND WILL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR MUST HAVE A VALID LICENSE, AS ISSUED BY THE TEXAS BOARD OF IRRIGATORS, MUST CARRY SUFFICIENT INSURANCE COVERAGE, AND MUST BE ACTIVE IN IRRIGATION INSTALLATION FOR A MINIMUM OF 5 YEARS.
 - ANY PERMITS NEEDED FOR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT, WHICH IS REQUIRED BY ANY LEGALLY CONSTITUTED AUTHORITY HAVING JURISDICTION, SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PAY FOR ALL COSTS IN CONNECTION WITH ANY INSPECTIONS OR EXAMINATIONS REQUIRED BY THESE AUTHORITIES. THE REPRESENTATIVE WILL BE NOTIFIED WHEN THESE INSPECTIONS ARE REQUIRED. ANY NECESSARY WORK NEEDED TO BE DONE BY THE CONTRACTOR AS A RESULT OF THESE INSPECTIONS WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. COPIES OF ALL PERMITS AND INSPECTIONS REPORTS SHALL BE FORWARDED TO THE REPRESENTATIVE.

- GUARANTEE AND MAINTENANCE**
- MATERIAL AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION INSPECTION; REPLACEMENT OF DEFECTIVE MATERIAL OR REPAIR OF WORK SHALL BE DONE AT NO EXPENSE TO THE OWNER DURING THE FIRST YEAR, EXCEPT FOR REPAIR OR REPLACEMENTS NECESSITATED BY DAMAGE OF ANY KIND NOT OF THE CONTRACTOR'S MAKING. ANY REIMBURSEMENT FOR REPAIRS MUST HAVE PRIOR APPROVAL OF THE REPRESENTATIVE.

- SUBSTITUTIONS**
- THE SPRINKLER SYSTEM HAS BEEN DESIGNED ACCORDING TO THE OPERATING CHARACTERISTICS OF THE SPECIFIED EQUIPMENT. THEREFORE, NO SUBSTITUTIONS OF EQUIPMENT WILL BE ALLOWED EXCEPT WITH WRITTEN APPROVAL.

PRODUCTS

POLYVINYL CHLORIDE PIPE

POLYVINYL CHLORIDE PIPE (HEREINAFTER REFERRED TO AS PVC PIPE) SHALL HAVE BEEN MANUFACTURED IN ACCORDANCE WITH THE PRODUCT STANDARDS AS FOLLOWS: PRODUCT STANDARD PS-22 TO SHALL APPLY AND BE THE GOVERNING AUTHORITY AS APPLICABLE TO MAIN LINE PIPING AND SHALL BE SDR-21 (CLASS 200) SPECIFICATION, 2 1/2" AND SMALLER MAIN LINE AND LATERAL LINE PIPING WILL BE SOLVENT WELDED JOINTS.

PIPE FITTINGS

2 1/2" AND SMALLER PIPE FITTINGS SHALL BE PVC SCHEDULE 40, AS MANUFACTURED BY THE LASCO COMPANY, OR EQUAL. ALL PVC FITTINGS SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH THE PVC PIPE FURNISHED. ONLY SOLVENT RECOMMENDED BY THE MANUFACTURER OF THE PVC PIPE AND THE MANUFACTURER OF THE PVC FITTINGS SHALL BE USED.

WIRE

ALL VALVE WIRING SHALL BE 16 GAUGE COPPER SINGLE-CONDUCTOR WIRE WITH 4/64" VINYL INSULATION AS APPROVED FOR DIRECT UNDERGROUND BURIAL IN 30 VOLT AC OR LESS SERVICE BY THE NATIONAL ELECTRICAL CODE. WHERE VALVE WIRING FROM TWO OR MORE CONTROLLERS ARE IN THE SAME DITCH, WIRE ARE TO BE COLOR CODED. THIS COLOR CODING TO BE NOTED ON RECORD DRAWINGS.

EXPANSION COILS

EXPANSION COILS, WHICH ARE TO CONSIST OF APPROXIMATELY 10 WRAPS OF WIRE AROUND 1" PIPE, WILL BE PROVIDED ON EACH WIRE APPROXIMATELY EVERY 100 FEET. WIRES ARE TO BE BUNDLED AND TAPED TOGETHER EVERY 10 FEET. PROVIDE EXPANSION COIL AT EACH ELECTRIC VALVE INSIDE THE VALVE BOX.

WIRE SPLICES

ALL WIRE SPLICES SHALL BE MADE WITH A MECHANICAL CONNECTOR AND WATERPROOFED ACCORDING TO THE MANUFACTURER'S SPECIFICATION. THE WIRE SPUCE SHALL BE SPEAR'S "DRY SPLICE", 3M "SCOTCH LOCK", OR 3M DBY WIRE SPUCE. ALL WIRE SPLICES SHALL BE IN VALVE BOXES, AND NOT DIRECTLY BURIED OR UNDERGROUND SPLICES WILL BE ACCEPTED.

EXECUTION

INSTALLATION GENERAL

- BEFORE INSTALLATION IS STARTED, THE CONTRACTOR SHALL PLACE A FLAG WHERE EACH SPRINKLER HEAD, QUICK COUPLER VALVE, AND ELECTRIC VALVES ARE TO BE LOCATED IN ACCORDANCE WITH THE PLANS. THE FLAGGING SHALL BE APPROVED BY THE REPRESENTATIVE BEFORE THE INSTALLATION IS STARTED. SHOULD A DISCREPANCY IN THE PLANS BECOME APPARENT AT THIS TIME, SUCH DISCREPANCY SHALL BE POINTED OUT TO THE REPRESENTATIVE. WORK MUST NOT PROCEED UNTIL THE REPRESENTATIVE APPROVES ANY DESIGN CHANGES MADE NECESSARY BY SUCH DISCREPANCY. SHOULD SUCH CHANGES CREATE EXTRA COST TO THE CONTRACTOR, APPROVAL FOR EXTRA COMPENSATION SHALL BE OBTAINED IN WRITING FROM THE REPRESENTATIVE BEFORE COMMENCING WORK. SHOULD SUCH CHANGES CREATE A SAVINGS IN COST TO THE CONTRACTOR, A WRITTEN REDUCTION IN THE CONTRACT PRICE SHALL BE APPROVED BY THE REPRESENTATIVE IN WRITING BEFORE COMMENCING WORK.
- THE CONTRACTOR IS CAUTIONED TO PROVIDE ADEQUATE PROTECTION TO THOSE USING THE SITE. PROVIDE BARRICADES AS NECESSARY.
- ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS THAT SHALL BE CONSIDERED A SUPPLEMENT TO THE SPECIFICATIONS.
- PIPING LAYOUT INDICATED IS DIAGRAMMATIC ONLY. ROUTE PIPING TO AVOID PLANTS AND STRUCTURES. PROVIDE FULL AND COMPLETE COVERAGE.
- REVIEW LAYOUT REQUIREMENTS WITH OTHER EFFECTED WORK. COORDINATE LOCATIONS OF SLEEVES (UNDER PAVING) TO ACCOMMODATE SYSTEM.

EXCAVATION, BACKFILL, AND PROTECTION OF PLANT MATERIALS

ALL EXCAVATION IN THIS CONTRACT SHALL BE UNCLIPPED AND IS TO INCLUDE EARTH, LOOSE ROCK, ROCK, OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. ALL TRENCHES SHALL BE BACKFILLED WITH THE MATERIAL REMOVED, EXCEPT THAT NO ROCK OR DEBRIS THAT CAN DAMAGE THE PIPE SHALL BE USED AS BACKFILL. IN THIS CASE, THE SPECIAL BACKFILL SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THIS GENERAL SPECIFICATION (SEE 3.07). ALL TRENCH BACKFILL SHALL BE WATER SETTLED AND COMPACTED IN ORDER TO PREVENT AFTER SETTLING. USE ONLY THE MINIMUM AMOUNT OF WATER NECESSARY TO SETTLE DITCHES. FLOODING DITCHES WITHOUT COMPACTION WILL NOT BE PERMITTED. ALL TRENCHES AND ADJOINING AREAS SHALL BE HAND RAKED TO FINISH GRADE. REMOVE ROCKS, EXCESS DIRT, AND DEBRIS FROM THE SITE.

PIPE INSTALLATION

- MAIN LINE PIPING: PIPE SHALL BE INSTALLED IN A 4" WIDE (MINIMUM) TRENCH WITH A MINIMUM OF 18" COVER.
- LATERAL PIPING: ALL PVC LATERAL LINE PIPING SHALL BE SOLVENT WELD TYPE. INSTALL IN 4" WIDE (MINIMUM) TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE LESS THAN 12" OF COVER FOR ROTARY AND/OR SPRAY ZONE LATERALS.
- PVC PIPE INSTALLATION ALL LUMBER, RUBBISH, AND LARGE ROCKS (OVER 2" IN DIAMETER) SHALL BE REMOVED FROM THE LINE TO PREVENT UNEVEN SETTLEMENT. PIPE SHALL HAVE A FIRM UNIFORMED BEARING FOR THE ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. PIPES SHALL BE CLEANED WITH HIGH PRESSURE WATER. NEVER LAY PVC PIPE WHERE THERE IS WATER IN THE TRENCH. NEVER LAY PVC PIPE WHEN THE TEMPERATURE IS 32 DEGREES F. OR BELOW. MAXIMUM 2 PIPES PER TRENCH, WITH 1" HORIZONTAL CLEARANCE BETWEEN PIPES.
- PVC PIPE AND FITTING ASSEMBLY: CONTRACTOR SHALL USE ONLY THE SOLVENT SUPPLIED AND RECOMMENDED BY THE MANUFACTURER OF THE PVC PIPE TO BE INSTALLED ON THIS PROJECT SITE TO MAKE ANY SOLVENT WELDED JOINTS. THE PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT. PVC PIPE AND FITTINGS SHALL BE CLEANED WITH PVC PRIMER OR SANDER'S CLOTH BEFORE SOLVENT WELDING. THE CONTRACTOR SHALL MAKE SOLVENT WELDS WITH A NON-SYNTHETIC BRISTLY BRUSH. WHERE THREADED PVC CONNECTIONS ARE REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED. TEFLON TAPE WILL BE USED ON THREADS.

AUTOMATIC CONTROLLER

AUTOMATIC CONTROLLER SHALL BE SUPPLIED IN ACCORDANCE WITH THE MATERIALS LIST AND SHALL BE LOCATED AS SHOWN ON THE PLAN. CONTRACTOR SHALL PROVIDE SERVICE INTO THE CONTROLLERS AS PART OF THIS CONTRACT.

ELECTRIC VALVES

ELECTRIC REMOTE VALVES SHALL BE SUPPLIED IN ACCORDANCE WITH THE SPECIFICATIONS VALVES SHALL BE INSTALLED DEEP ENOUGH SO THAT THERE WILL BE AT LEAST 10" OF COVER FOR THE VALVE SUPPLIED SHALL BECOME PART OF THESE SPECIFICATIONS. A GREEN PLASTIC TOP SHALL BE INSTALLED ON THE VALVE BOX FLUSH WITH THE FINAL GRADE. PLACE 6" OF GRAVEL UNDER EACH VALVE BEFORE INSTALLING VALVE BOX.

HEAD INSTALLATION

THE HEAD OF EACH PIPE SHALL BE SPECIALLY TAMPED UNDER THE HEAD FLANGE AND AROUND THE HEAD FOR A DISTANCE OF ONE FOOT BY A SUITABLE MEANS, AFTER TRENCH BACKFILL HAS DRIED FROM WATER SETTLING. THE PURPOSE IS TO ELIMINATE LOOSE HEADS IN THE GROUND THAT WOULD MOVE WHEN RUN OVER WITH MOWERS THEREBY CREATING A POSSIBLE SOURCE OF DAMAGE. ALL SPRINKLER HEADS SHALL BE LOCATED 4" FROM BACK OF VEHICULAR CURB USING A FULL SWING JOINT WITH SCHEDULE 40 PVC. THE HEAD SHALL BE 80 PVC NIPPLES. THE TOP OF THE HEAD SHALL BE NO MORE THAN 1/4" ABOVE FINISHED GRADE. ADJUST PARTIAL CIRCLE ARCS AS REQUIRED TO COMPLETE COVERAGE.

FINAL CLEAN-UP

UPON COMPLETION OF THE WORK AND BEFORE ACCEPTANCE AND FINAL PAYMENT WILL BE MADE, THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE SITE OF THE WORK, HIS SURPLUS AND DISCARDED MATERIALS, TEMPORARY STRUCTURES AND DEBRIS OF EVERY KIND. HE SHALL LEAVE THE SITE OF THE WORK IN A NEAT AND ORDERLY CONDITION EQUAL THE SITE SHALL BE DISPOSED AT LOCATIONS SATISFACTORY TO THE REPRESENTATIVE.

SYSTEM DEMONSTRATION

INSTRUCT OWNERS PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

CONCRETE PAVING SPECIFICATIONS:

GENERAL

- THIS SECTION INCLUDES THE FOLLOWING:
 - WALKWAYS
- CONTRACTOR TO SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT AND DESIGN MIXTURES.
- CONTRACTOR TO BUILD MOCKUPS OF FULL-THICKNESS SECTIONS OF CONCRETE PAVING TO DEMONSTRATE TYPICAL SURFACE FINISH, TEXTURE, AND COLOR; CURING; AND STANDARD OF WORKMANSHIP. MOCKUPS SHALL BE NO LESS THAN 96 INCHES BY 96 INCHES. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
- PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY HOT TEMPERATURES OR COLD TEMPERATURES, INCLUDING FROST AND FREEZING.

PRODUCTS

- CONCRETE MATERIALS
 - PORTLAND CEMENT: ASTM C 150, TYPE I OR II, GRAY, SUPPLEMENT WITH FLY ASH MEETING ASTM C 618.
 - NORMAL WEIGHT AGGREGATE: ASTM C 33, WITH COARSE AGGREGATE AS FOLLOWS: CLASS 4M MAXIMUM SIZE 3/4 INCH, COARSE AGGREGATE, UNIFORMLY GRADED. PROVIDE FROM SINGLE SOURCE.
 - WATER: ASTM C 94/C 94M.
 - AIR ENTRAINING ADMIXTURE: ASTM C 260. ADD ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE. AIR CONTENT 6 PERCENT FOR 3/4 INCH MAXIMUM AGGREGATE.
 - CHEMICAL ADMIXTURE: ASTM C 494/C 494 M, OF TYPE SUITABLE FOR APPLICATION, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IRON BY MASS OF CEMENTIOUS MATERIAL.
 - FORMS: PLYWOOD, METAL, OR OTHER APPROVED PANEL-TYPE MATERIAL TO PROVIDE FULL-DEPTH, CONTINUOUS, STRAIGHT AND SMOOTH EXPOSED SURFACES. FORM RELEASE AGENT COMMERCIALY FORMULATED THAT WILL NOT BOND WITH, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.
- STEEL REINFORCEMENT
 - PLAIN-STEEL WELDED WIRE REINFORCEMENT: ASTM A 185 FABRICATED FROM STEEL WIRE INTO FLAT SHEETS.
 - REINFORCING BARS: ASTM A 615/A 615M, GRADE 60, DEFORMED.
 - PLAIN STEEL WIRE: ASTM A 82 AS DRAWN
 - BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING BARS, WELDED WIRE REINFORCEMENT, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE". EQUIP WIRE BAR SUPPORTS WITH SAND PLATES OR HORIZONTAL RUNNERS WHERE BASE MATERIAL WILL NOT SUPPORT CHAIR LEGS.
- CURING MATERIALS:
 - ABSORPTIVE COVER: AASHTO M 182, CLASS 2, BURLAP CLOTH.
 - MOISTURE RETAINING COVER: ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET.
 - WATER: POTABLE.
 - EVAPORATION RETARDER: WATERBORNE, NON MOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
 - CLEAR WATERBORNE MEMBRANE-FORMING CURING COMPOUND: ASTM C309, TYPE 1, CLASS B, DISSIPATING.
 - WHITE WATERBORNE MEMBRANE-FORMING CURING COMPOUND: ASTM C 309, TYPE 2, CLASS B.
 - EXPANSION AND ISOLATION JOINT FILLER STRIPS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER.
- CONCRETE MIXTURES
 - PREPARE DESIGN MIXES TO ACI 211.1 AND ACI 301 FOR EACH TYPE AND STRENGTH OF NORMAL-WEIGHT CONCRETE. USE QUALIFIED INDEPENDENT TESTING AGENCY FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS FOR THE TRIAL BATCH METHOD.
 - PROPORTION MIXES TO PROVIDE CONCRETE WITH THE FOLLOWING PROPERTIES:
 - COMPRESSIVE STRENGTH (28 DAYS) HEAVY DUTY: 4000 PSI
 - COMPRESSIVE STRENGTH (28 DAYS) LIGHT DUTY: 3500 PSI
 - MAXIMUM WATER-CEMENTIOUS MATERIALS RATIO: 0.45
 - SUMP LIMIT: 4 INCHES
 - CONCRETE MIXING: READY MIX CONCRETE. MEASURE, BATCH AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M AND ASTM C 1116.

INSTALLATION

- PREPARATION: PROOF-ROLL SUBBASE WITH GEOTECHNICAL ENGINEER IN ATTENDANCE TO CHECK FOR UNSTABLE AREAS AND VERIFY NEED FOR ADDITIONAL COMPACTION. PROCEED WITH PAVEMENT ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED. PROOF ROLL WITHIN 72 HOURS OF CONCRETE PLACEMENT. FINAL OKAY OF SUBGRADE BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. REMOVE LOOSE MATERIAL FROM COMPACTED SUBGRADE IMMEDIATELY BEFORE PLACING CONCRETE.
- FORMWORK: SET, BRACE AND SECURE EDGE FORMS AND GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES AND ELEVATIONS. INSTALL FORMS TO ALLOW FOR CONTINUOUS PROGRESS OF WORK SO NO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT. CLEAN FORMS AFTER EACH USE.
- STEEL REINFORCEMENT: COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING REINFORCEMENTS WITH RECOMMENDATIONS IN CRSI'S "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT. MAINTAIN MINIMUM COVER TO REINFORCEMENT.
- JOINTS AND SCORE LINES: CONSTRUCT EXPANSION JOINTS, CONTROL JOINTS AND SCORE LINES TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. STRAIGHTNESS, LOCATION AND TYPE APPROVED BY LANDSCAPE ARCHITECT.
 - EXPANSION JOINTS: AS INDICATED ON PLANS AND DETAILS.
 - INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES WHERE INDICATED.
 - CONTROL JOINTS: SAW CUT AS INDICATED ON PLANS AND DETAILS.
- CONCRETE PLACEMENT: BEFORE PLACEMENT, INSPECT FORMWORK AND STEEL REINFORCEMENT. COMPLY WITH ACI 304R FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE.
- CONCRETE FINISHING: MEDIUM TO COARSE TEXTURED BROOM FINISH. PROVIDE A COARSE FINISH BY STRATING FLOAT-FINISHED CONCRETE SURFACE 1/16 TO 1/8 INCH DEEP WITH A STIFF-BRISTLED BROOM PERPENDICULAR TO LINE OF TRAFFIC.
- TOLERANCES:
 - ELEVATION: 1/4 INCH
 - THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - SURFACE: GAP BELOW 10-FOOT-LONG, UNLEVELLED STRAIGHTEDGE NOT TO EXCEED 1/4 INCH
 - JOINT AND SCORING SPACING: 1/2 INCH
 - CONTRACTION JOINT DEPTH: PLUS 1/4 INCH, NO MINUS
 - JOINT WIDTH: PLUS 1/8 INCH, NO MINUS
 - JOINT AND SCORING LINES SHOULD BE IN STRAIGHT ALIGNMENT
- REPAIRS AND PROTECTION: REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED OR DEFECTIVE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT AND OTHER FOREIGN MATERIAL.

PERMANENT SODDING SCHEDULE:

SEEDING DATE	SOD MIXTURE	PAD SIZES
AUG 25 - OCT (BEST)	LOCALLY GROWN	MIN. 48 INCHES X 30 INCHES
FEB - APR 15 (POSSIBLE)	BUFFALO GRASS	MAX. 5% DEVIATION IN SIZE BROKEN PADS UNACCEPTABLE

PRODUCT

PROVIDE STRONGLY ROOTED SOD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. MACHINE CUT TO PAD THICKNESS OF 3/4 INCH, EXCLUDING TOP GROWTH AND THATCH. SOD SHALL BE HEALTHY AND GREEN WITH NO DEAD OR DISCOLORED SPOTS LARGER THAN 6".

SUBMITTALS

SUBMIT DATA FOR SOD AND SOURCE.

DELIVERY, STORAGE, HANDLING

DELIVER SOD ON PALLETS IN ROLLS. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 4,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 1000 LB/AC 10-10-10 FERTILIZER.

MAINTENANCE

INSPECT AND REPAIR SOD AS NEEDED. REFERTILIZE IN LATE WINTER OF THE FOLLOWING YEAR; USE SOIL TESTS OR APPLY 150 LB/AC 10-10-10 FERTILIZER. MOW REGULARLY TO A HEIGHT OF 2.4 INCHES.

PERMANENT SODDING INSTALLATION:

EXAMINATION AND PREPARATION

- INSTALLER TO EXAMINE AREAS TO RECEIVE PERMANENT SEEDING FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - REFER TO CIVIL DRAWINGS FOR EROSION AND SEDIMENT CONTROL MEASURES.
- SOD BED ESTABLISHMENT**
- VERIFY SITE GRADING PRIOR TO INSTALLATION. ELIMINATE UNEVEN AREAS AND LOW SPOTS AND ENSURE POSITIVE DRAINAGE.
 - LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 TO 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. APPLY TOP SOIL, FERTILIZER, LIME AND SOIL AMENDMENTS AND THOROUGHLY BLEND PLANTING SOIL MIX TO CREATE ACCEPTABLE PLANTING SOIL AS DESCRIBED THROUGHOUT.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO SODDING. SOIL SURFACE SHALL BE REASONABLE FREE OF LARGE CLODS, STONES GREATER THAN 3/4 INCH IN THE LONGEST DIMENSION, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANT ESTABLISHMENT.
 - INSTALL EDGING AT PERIPHERY OF SODDED AREAS IN STRAIGHT LINES TO CONSISTENT DEPTH.

LAYING SOD

- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD.
- LAY SOD WITHIN 24 FROM TIME OF STRIPING.
- LAY SOD TIGHT TO FORM A SOLID MASS WITH NO OPEN JOINTS VISIBLE AND NO STRETCHING OR OVERLAPPING. STAGGER END JOINTS 12 INCHES MINIMUM. LEAVE A 36 INCH RADIUS AROUND ALL TREE TRUNKS FOR MULCH. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS.
- SOD ROLL LENGTH SHALL RUN PERPENDICULAR TO ALL SLOPE FALL LINES. PIN OR STAKE SOD STRIPS THAT ARE PLANTED ON SLOPES GREATER THAN 3:1 (33 PERCENT).
- SOD SHALL LAY FLUSH WITH PAVING, CURBS AND IRRIGATION HEADS AND ONE INCH BELOW THE TOP OF STEEL EDGING.
- WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
- AFTER SECOND WATERING AND WHEN SOIL AND SOD ARE MOIST, ROLL SOD LIGHTLY AS SOON AS POSSIBLE AFTER ITS LAID.
- ADD TOPSOIL ALONG EXPOSED EDGES TO MATCH ADJACENT GRADE. FEATHER TOPSOIL OUT APPROXIMATELY ONE FOOT FROM EDGE OF SOD.

SOD MAINTENANCE

- MOW GRASS AT REGULAR INTERVALS. DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT EACH MOWING. PERFORM FIRST MOWING WHEN SEEDLINGS ARE 40 PERCENT HIGHER THAN DESIRED HEIGHT.
- IMMEDIATELY REMOVED CLIPPINGS AFTER MOWING. DO NOT LET CLIPPINGS LAY IN CLUMPS.
- WATER TO PREVENT SOD AND SOIL FROM DRYING OUT.
- INSPECT AND REPAIR ACCORDING TO THE SOD SCHEDULE.

SITE FURNISHING SPECIFICATIONS:

GENERAL

- CONTRACTOR TO SUBMIT PRODUCT DATA FOR FURNISHINGS INDICATED.

INSTALLATION

- COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. COMPLETE FIELD ASSEMBLY OF SITE FURNISHINGS WHERE REQUIRED.
- UNLESS OTHERWISE INDICATED, INSTALL SITE FURNISHINGS AFTER LANDSCAPING AND PAVING HAVE BEEN COMPLETED.
- INSTALL SITE FURNISHINGS LEVEL, PLUMB, TRUE, AND SECURELY ANCHORED AT LOCATIONS INDICATED ON DRAWINGS.
- POST SETTING: SET CAST-IN SUPPORT POSTS IN CONCRETE FOOTING WITH SMOOTH TOP, SHAPED TO SHED WATER. PROTECT PORTION OF POSTS ABOVE FOOT FROM CONCRETE SPALLTER. VERIFY THAT POSTS ARE SET PLUMB OR AT CORRECT ANGLE AND ARE ALIGNED AND AT CORRECT HEIGHT AND SPACING. HOLD POSTS IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS UNTIL CONCRETE IS SUFFICIENTLY CURED.
- POSTS SET INTO VOIDS IN CONCRETE: FORM OR CORE-DRILL HOLES FOR INSTALLING POSTS IN CONCRETE TO DEPTH RECOMMENDED IN WRITING BY MANUFACTURER OF SITE FURNISHINGS AND 3/4 INCH LARGER THAN OUTSIDE DIAMETER OF POST. CLEAN HOLES OF LOOSE MATERIAL. INSERT POSTS, AND FILL ANNUAL SPACE BETWEEN POST AND CONCRETE WITH NONSHRINK, NONMETALLIC GROUT OR ANCHORING CEMENT, MIXED AND PLACED TO COMPLY WITH ANCHORING MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS, WITH TOP SMOOTHED AND SHAPED TO SHED WATER.
- PIPE SLEEVES: USE STEEL PIPE SLEEVES PRESET AND ANCHORED INTO CONCRETE FOR INSTALLING POSTS. AFTER POSTS HAVE BEEN INSERTED INTO SLEEVES, FILL ANNUAL SPACE BETWEEN POST AND SLEEVE WITH NONSHRINK, NONMETALLIC GROUT OR ANCHORING CEMENT, MIXED AND PLACED TO COMPLY WITH ANCHORING MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS, WITH TOP SMOOTHED AND SHAPED TO SHED WATER.
- AFTER COMPLETING SITE FURNISHING INSTALLATION, INSPECT COMPONENTS. REMOVE SPOTS,

LANDSCAPE NOTES:
Contractor to design and install irrigation system.

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

City of Owasso Landscape Compliance Chart

Landscape Element	Development Type	Required	Provided
	Non-Residential Development (Commercial, Office, Multi-Family, Industrial)		
Interior Parking Lot	Non-residential districts: at least one (1) tree and six (6) small shrubs for every fifteen (15) parking spaces. Multi-family districts: at least one (1) tree and (8) small shrubs shall be planted for every ten (10) parking spaces. Planting islands at each terminus of each single row of parking and, when a single row of parking contains more than 15 parking spaces, at intervals between each terminus for lots more than 2.5 acres. (See the Subsection titled "Interior Lots on Non-Residential and Multi-Family Districts".)	6 Parking spaces = 1 Trees and 6 Shrubs. 1 Tree for extra Parking Terminus	Provided 2 Trees and 6 Shrubs
Street Yard	Subsection titled "Interior Lots on Non-Residential and Multi-Family Districts": N/A. Same as non-residential districts Street Yard. Multi-family districts: twenty (20) feet wide. For all other districts: ten (10) feet wide for all other. One (1) shade per fifty (50) linear feet or two (2) ornamental trees per fifty (50) linear feet if overhead power lines are present.	198.21 LF/50 = 4 Trees	Provided 4 Trees
Parking Lot Screening	Required if street yard is less than thirty (30) feet. Opaque screen no higher than four (4) feet. May use plant material, walls or berms to achieve the requirements.	127 LF/4 = 32 Shrubs	Provided 32 Shrubs
Buffer Yard	Ten (10) feet for commercial and office uses abutting residential uses. Twenty (20) feet for industrial Uses abutting residential uses. Screening methods vary.	10 FT	Provided
Service and Loading Areas	Fencing or vegetation to provide year round opaque screen no less than six (6) feet in height.	N/A	N/A
Building Yard	Foundation plantings required. Widths vary in relation to the square footage of the building.	Category 1: 3,000-9,999 SF	Provided
Sign		Required	Provided

CITY OF OWASSO NOTES:
1. INSTALLATION SCHEDULE FOR ALL REQUIRED LANDSCAPING AND APPURTENANCES, WITH ALL MATERIALS (EXCEPT TREES) INSTALLED BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O)
2. THE OWNER IS RESPONSIBLE FOR PLANT SURVIVAL AND MUST REPLACE ANY DEAD PLANT MATERIAL
3. ALL TREES MUST BE INSTALLED AT LEAST FIVE FEET FROM WATER AND SANITARY SEWER LINES

Table 19.2 - Building Yard Landscaping Requirements				
Building Yard Category	Width (Minimum)	Required Shade Tree (Minimum)	Required Ornamental Trees (Minimum)	Required Small or Medium Evergreen Shrubs (Minimum)
1	4 feet	N/A	1 per 30 lf	8 per 30 lf
Required		N/A	120.67" If = 4 Trees	120.67" If = 33 Shrubs
Provided	Provided	N/A	4 Trees	33 Shrubs

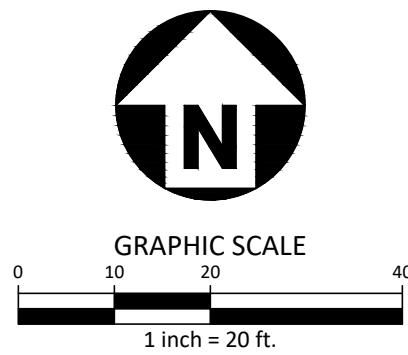
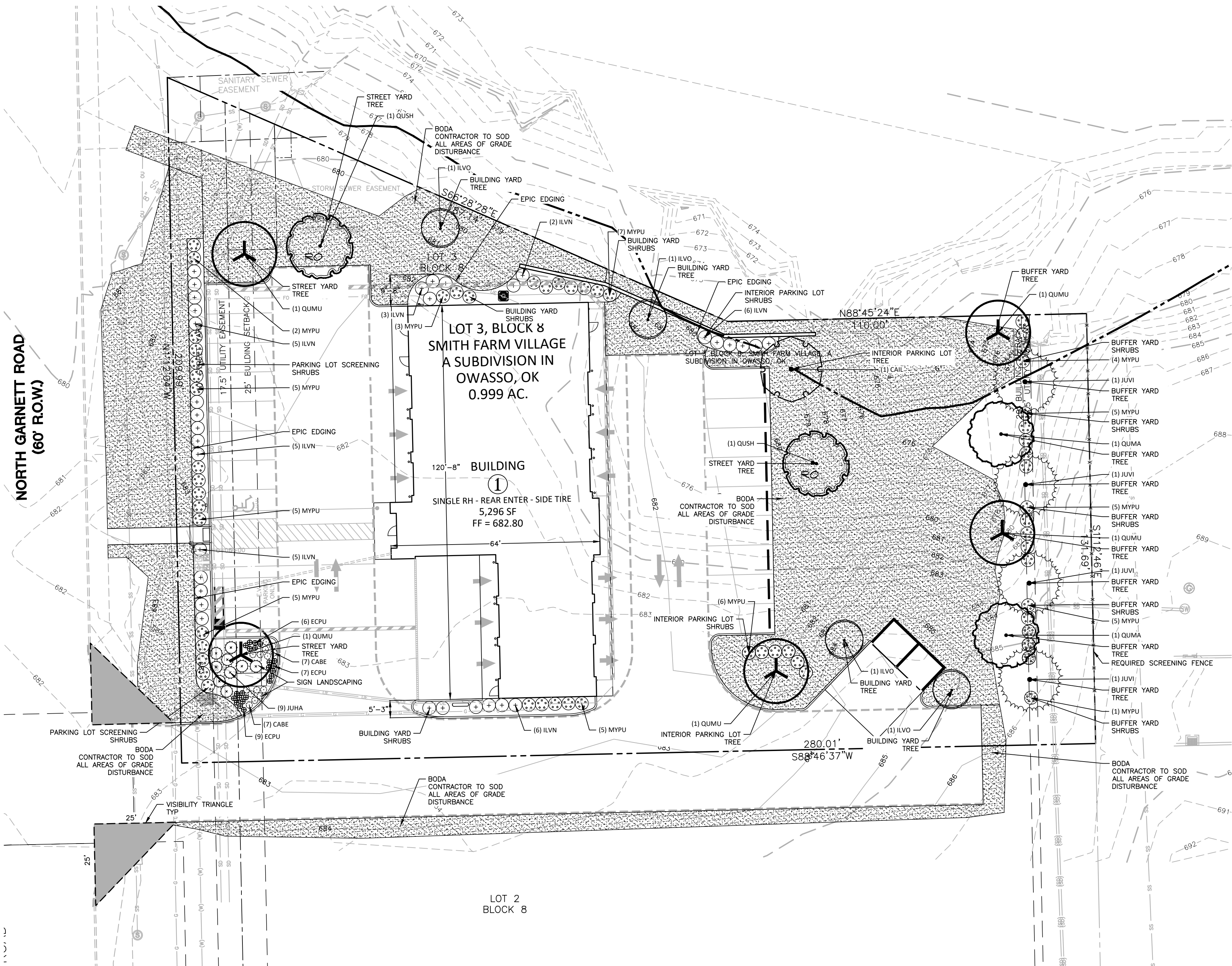


Table 19.5.2 - Buffering of Development Adjacent to Residential Districts and Uses.		
Buffering method	Required	Provided
a. One (1) medium or large evergreen tree or two (2) ornamental trees, plus ten (10) medium shrubs for every thirty (30) linear feet or portion thereof of adjacent exposure to the adjoining lot;	119.91 lf = 4 Evergreen Trees and 40 Medium Shrubs	4 Large Trees, 4 Evergreen Trees and 20 Medium Shrubs
b. One (1) medium to large evergreen tree plus five (5) large shrubs for every thirty (30) linear feet or portion thereof of adjacent exposure to the adjoining lot;		
c. One (1) large evergreen tree plus one (1) large shade tree or two (2) ornamental trees for every thirty (30) linear feet or portion thereof of adjacent exposure to the adjoining lot;		
d. Installation of a berm with a height of no less than four (4) feet (with a three (3) to one (1) ratio side slopes maximum) planted with one (1) medium or large evergreen or shade tree or two (2) ornamental trees, plus five (5) small or medium shrubs for every thirty (30) linear feet or portion thereof of adjacent exposure to the adjoining lot; or		
e. One (1) medium or large evergreen tree, plus (5) five medium or large shrubs for every forty (40) linear feet or portion thereof of adjacent exposure to the adjoining lot.		

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT			REMARKS
LARGE TREE									
	CAIL	1	PECAN	CARYA ILLINOINENSIS	3"	10'-12'			FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUIMA	2	BURR OAK	QUERCUS MACROCARPA	3"	10'-12'			FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUMU	5	CHINGUAPIN OAK	QUERUS MUEHLENBERGII	3"	10'-12'			FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
	QUSH	2	SHUMARD OAK	QUERCUS SHUMARDII	3"	10'-12'			FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
MEDIUM TREE									
	JUVI	4	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	65 GAL				FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER
ORNAMENTAL TREES									
	ILVO	4	YALPON HOLLY	ILEX VOMITORIA	2" MIN	7'-8"			CO-DOMINANT STEM, FULL AND MATCHED
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		REMARKS
SHRUBS									
	ILVN	33	DWARF YALPON	ILEX VOMITORIA 'NANA'	5 GAL	24" - 36"	24" MIN		UNIFORM, FULL
	JUHA	9	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'ANDORRA'	5 GAL	8" MIN	18" MIN		UNIFORM, FULL
	MYPU	58	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL	18" - 24"	18" - 24"		UNIFORM, FULL
PERENNIALS									
	CABE	14	BERLANDIER'S SUNDROPS	CALYOPHUS BERLANDIERI	1 GAL	9" MIN	12" MIN		
	ECPU	22	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL	12"	12" O.C.		
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT			SPACING	REMARKS
GROUND COVERS									
	BODA	16,256 SF	BUFFALO GRASS	BOUTELOUA DACTYLOIDES	SOD				



McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPLS: F-10194440

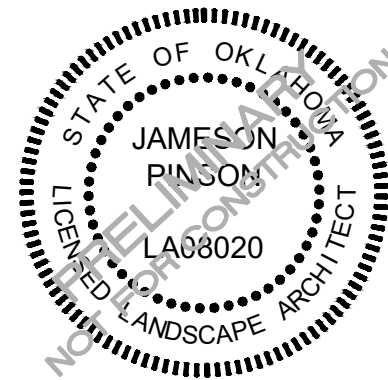
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1880 SOUTH PARK DRIVE
BIRMINGHAM, ALABAMA 35244
(205) 397-1142
JUSTIN DUCK



EXPRESS OIL - OWASSO, OK
CONSTRUCTION PLANS
9401 N. GARNETT ROAD
CITY OF OWASSO, OKLAHOMA, 74055



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/2025	2ND SUBMITTAL
2		
3		
4		
5		
6		

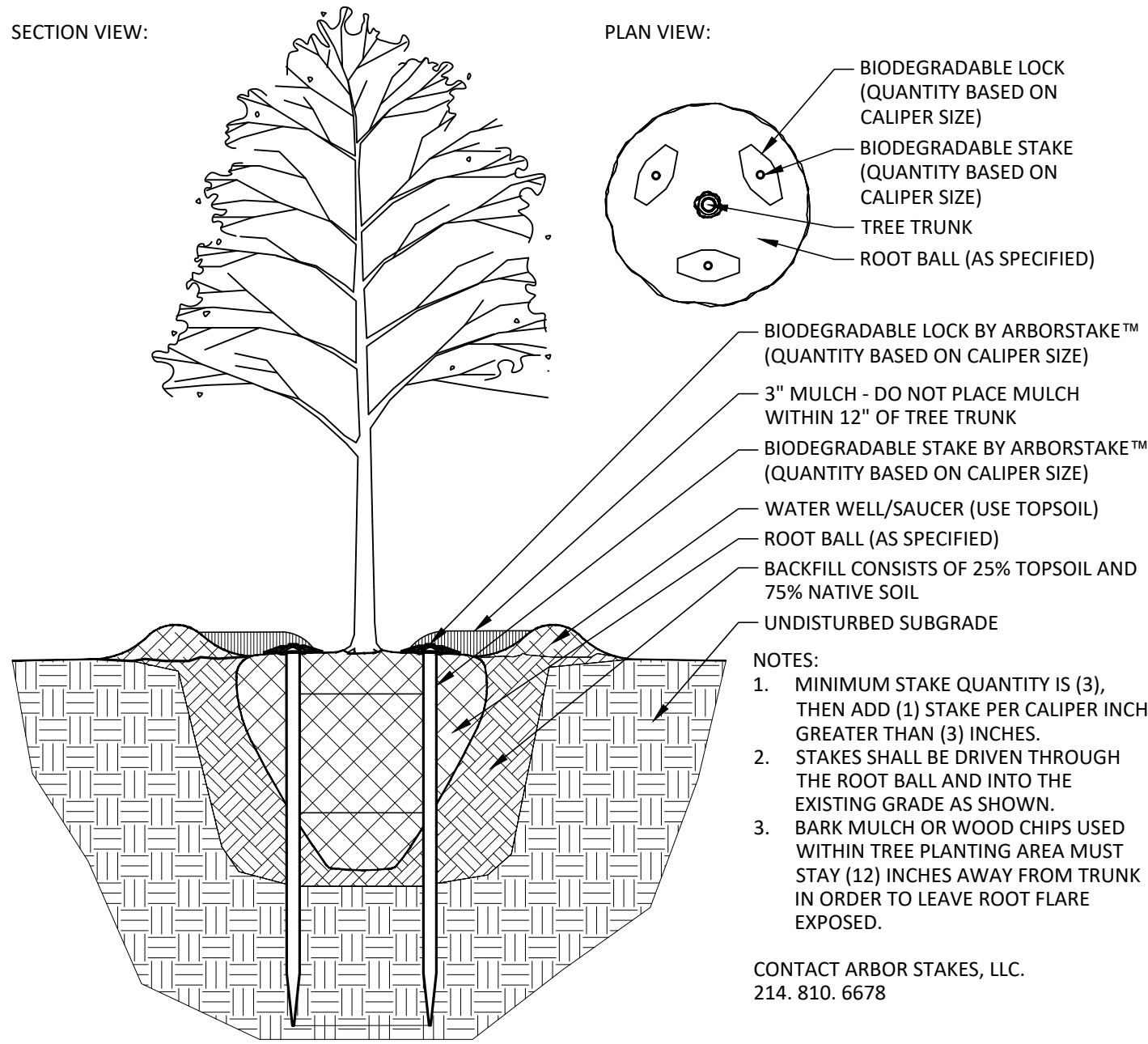
PLAN INFORMATION

PROJECT NO. EXO24008
FILENAME EXO24008-L51.DWG
CHECKED BY JPP
DRAWN BY JEB
SCALE 1" = 20'
DATE 02/25/2025

SHEET

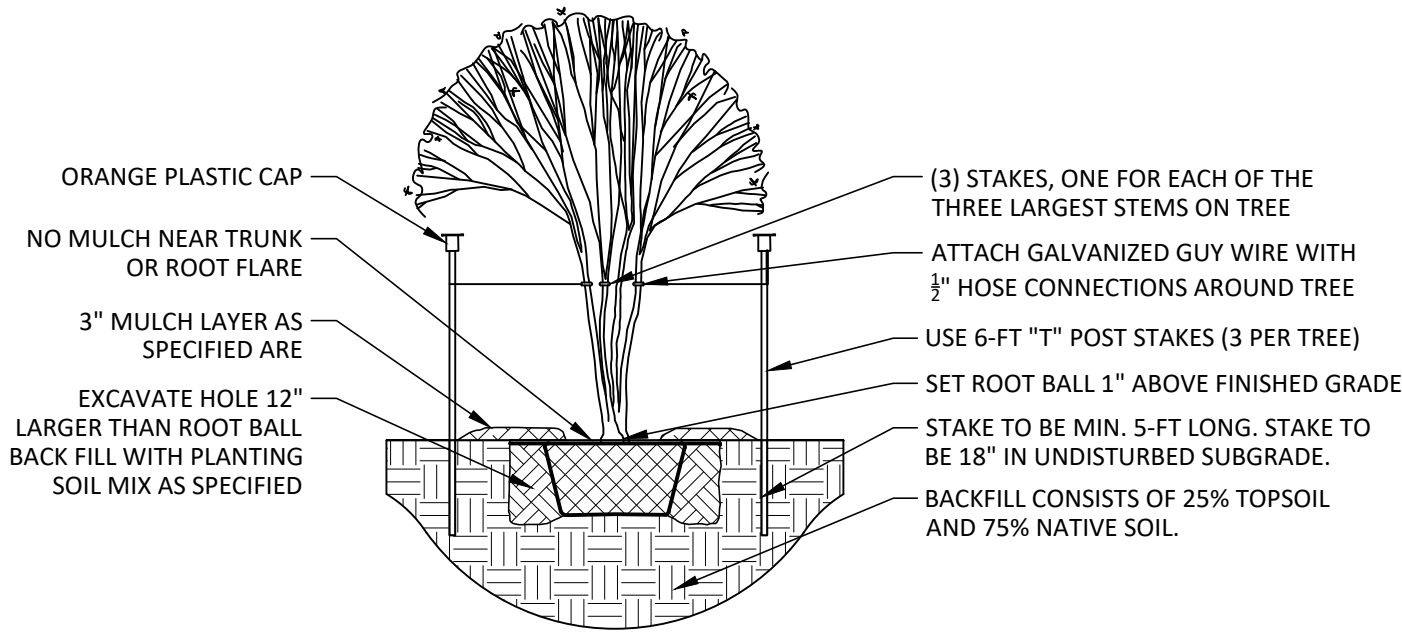
LANDSCAPE PLAN

L5.00



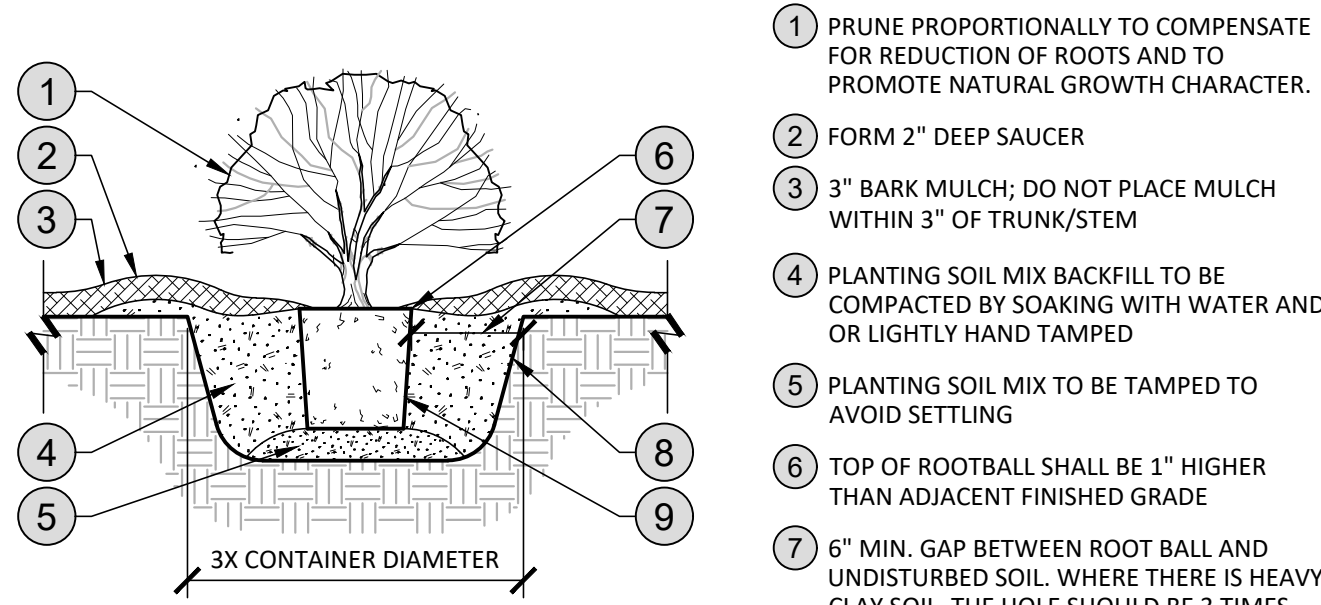
01 BELOW-GROUND TREE STAKING

SCALE: 1/4" = 1'-0"



02 ORNAMENTAL TREE PLANTING

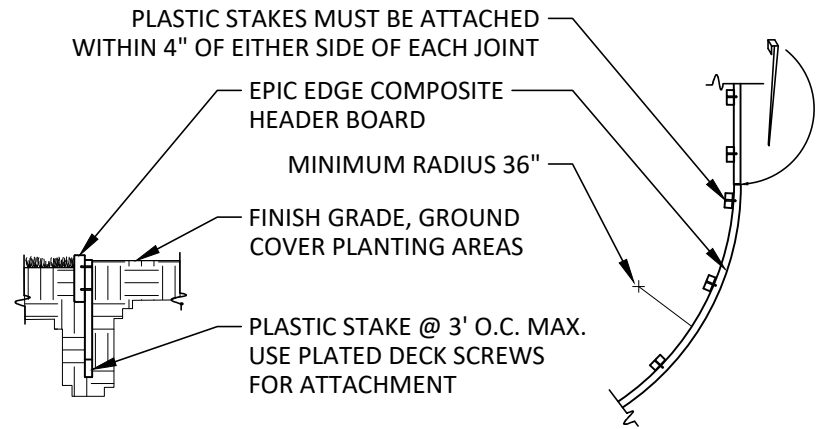
SCALE: 1/4" = 1'-0"



- NOTES:
1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
 2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
 3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
 4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

03 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



SECTION VIEW:			PLAN VIEW:	
HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE	NOTE:	
1X6	5 1/2" X 3/4" X 20'	36"	1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING.	

EPIC EDGE CHART
COLOR OPTIONS: CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

04 EPIC EDGE COMPOSITE HEADER BOARD

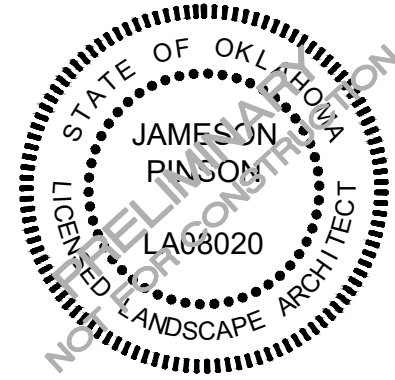
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FILENAME EXO24008-LS1.DWG
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SCALE AS NOTED
DATE 02/25/2025

SHEET

LANDSCAPE DETAILS

L5.01