

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE IN STRICT ACCORDANCE THE CITY OF NORMAN, OKLAHOMA STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF ANY OTHER ENTITIES HAVING JURISDICTION OVER THESE IMPROVEMENTS. IN THE CASE OF A DISCREPANCY BETWEEN THE ABOVE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PROVIDE ALL BONDS REQUIRED FOR THIS WORK INCLUDING, BUT NOT LIMITED TO, UTILITY CONNECTIONS, BUILDING AND SITE CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT FEES, DUMP FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE JURISDICTIONAL AUTHORITIES. THE ENGINEER AND THE JURISDICTIONAL AUTHORITIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE CITY OF NORMAN, UTILITY SERVICE COMPANIES AND/OR ANY OTHER AUTHORITIES HAVING JURISDICTION SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND FINAL CONNECTION OF SERVICES.
5. ALL WASTE OR SPOIL SHALL BE TAKEN TO A CITY APPROVED SITE OR SPREAD IN AREAS OUTSIDE OF THE STREET RIGHTS-OF-WAY AS DIRECTED BY THE OWNER AND ENGINEER.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.
7. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES AREA REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENTS AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.
8. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE AND FOR THE CONTRACTOR'S GUIDANCE ONLY.
9. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OR THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL "CALL OKIE" TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-522-6543 OR 811) NO SOONER THAN TEN DAYS NOR LATER THAN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) PRIOR TO EXCAVATION.
10. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING LOCATED FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATION.
11. BEFORE PROCEEDING, THE CONTRACTOR SHALL SATISFY HIMSELF THAT A CONFLICT DOES NOT EXISTING AND THAT THE UNDERGROUND WORK CAN BE PERFORMED AS SHOWN ON THE PLANS. IF, IN THE OPINION OF THE CONTRACTOR, A CONFLICT DOES EXIST, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT.
12. THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
13. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPIES OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO ADJACENT PROPERTY OWNERS.
14. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WORKING SIGNS, LIGHTS, FLASHERS AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE.
15. ALL DEBRIS AND SOILS, DERIVED FROM THE CONTRACTOR'S OPERATIONS, FOUND IN THE PUBLIC RIGHT-OF-WAY OR CAUSING NUISANCE TO OPERATIONS, SHALL BE CLEANED AND REMOVED ON A DAILY BASIS, WHEN NOTIFIED BY THE AUTHORITY HAVING JURISDICTION OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.
17. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS, CODES AND O.S.H.A. STANDARDS.
18. EXISTING INFORMATION SHOWN ON THIS PLAN IS REPRESENTED BASED ON SURVEY COMPLETED BY OLSSON, INC. (405) 242-6600.
19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL BUILT ELEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, PARKING SPACES AND ACCESS RAMPS COMPLY WITH THE CITY OF NORMAN ADA STANDARD REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OR ENGINEER'S DESIGNEE IF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION AND THE CITY OF NORMAN STANDARD REQUIREMENTS PRIOR TO CONSTRUCTION.
20. CONSTRUCTION ACTIVITIES THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, OR LESS THAN ONE (1) ACRE IF THEY ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT TOTALS AT LEAST ONE (1) ACRE MUST ALSO OBTAIN A PERMIT FROM ODEQ (FORM 606-002A) (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF OKLAHOMA, AT THE CONTRACTOR'S EXPENSE.
22. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), HORIZONTAL DATUM NAD 83, OKLAHOMA STATE PLANE NORTH - US FOOT, UNLESS OTHERWISE NOTED.
23. CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITY WITH ANY ADJACENT PROJECTS AND NOTIFY OWNER AND ENGINEER OF DISCREPANCIES BETWEEN THESE PLANS AND WORK NECESSARY.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT FROM THE CITY PRIOR TO STARTING DEMOLITION ACTIVITIES. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH THE DEMOLITION PERMIT.
2. THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE CODES (LOCAL, STATE AND FEDERAL) FOR DEMOLITION, DUST CONTROL, EROSION CONTROL AND DISPOSAL OF DEMOLITION MATERIAL AND DEBRIS.
3. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPERTY AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE USED FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.
6. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.
7. CONTRACTOR SHALL FULL DEPTH SAW CUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN.
8. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERTY DISPOSED OF. THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY OR DEMOLISHED TO 3' BELOW EXISTING GRADE.

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL PAVING MATERIALS & CONSTRUCTIONS METHODS SHALL BE IN ACCORDANCE WITH CITY OF NORMAN STANDARD DRAWINGS AND SPECIFICATIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ACCURACY AND LOCATION OF SITE BOUNDARY AND DIMENSIONS. ANY DISCREPANCIES DISCOVERED BETWEEN FIELD VERIFIED LOCATIONS AND PLAN LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING.
5. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. MAXIMUM PANEL SIZE SHALL BE 12' X 12'. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.
7. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN STANDARD SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
8. CONCRETE FOR INLETS, CURB AND GUTTER, SIDEWALKS AND MANHOLES SHALL BE IN ACCORDANCE WITH THE CITY OF NORMAN STANDARD SPECIFICATIONS.
9. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS USING MATERIAL CONFORMING TO ASTM DESIGNATION 1190, STANDARD SPECIFICATION FOR JOINT AND CRACK SEALANTS, HOT-APPLIED.

GRADING NOTES:

1. NEW CONTOURS DENOTE TOP OF FINISHED PAVING OR GRADED AREA AS INDICATED. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE. SUBTRACT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.
2. NOTIFY ENGINEER IF EXISTING GROUND CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. NO PONDING OF WATER SHALL BE ALLOWED. THE CONTRACTOR SHALL GRADE ALL AREAS TO POSITIVELY DRAIN AWAY FROM BUILDINGS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEWATER AND STABILIZE ANY SOFT SOILS AS NEEDED TO REACH OPTIMUM SOIL CONDITIONS.
5. ALL DISTURBED AREAS SHALL BE SODDED. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDED AREAS UNTIL GROWTH IS ESTABLISHED.
6. BUILDING SITES ARE SHOWN FOR GRADING INFORMATION ONLY. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE AND FOUNDATION PREPARATION DIRECTION.
7. TOPSOIL SHALL BE STRIPPED, STOCKPILED ON-SITE AND SPREAD AFTER GRADING OPERATIONS. TOPSOIL SHALL BE SPREAD TO A DEPTH NOT EXCEEDING 6 INCHES AND COORDINATED WITH THE LANDSCAPE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
9. DENSITY TESTING WILL BE PROVIDED BY THE CONTRACTOR. ANY FAILING TEST SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE UNTIL PASSING TESTS ARE OBTAINED.
10. THE EARTHWORK CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.
11. OFF-SITE BORROW SOILS SHALL BE EVALUATED AND APPROVED BY THE OWNER PRIOR TO USE ON THE SITE. ALL PROPOSED FILL SOILS SHALL BE TESTED AND APPROVED PRIOR TO PLACEMENT.

GRADING NOTES:

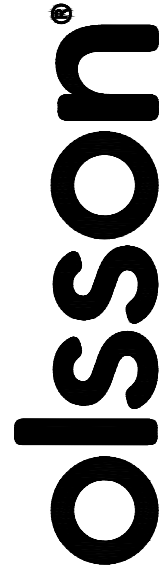
12. ALL DIMENSIONS OR ELEVATIONS MARKED TO MATCH EXISTING SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE DRAWINGS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.
14. ALL COMPACTION FOR EARTHWORK OPERATIONS AND SUBGRADE PREPARATION FOR PAVEMENT, DRIVEWAYS AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
15. SUITABLE FILL MATERIALS SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS AND SHALL HAVE A MAXIMUM PARTICLE SIZE LESS THAN 2 INCHES. IF FINE GRAINED SILT OR CLAY SOIL IS USED FOR FILL, CLOSE MOISTURE CONTROL WILL BE REQUIRED TO ACHIEVE THE RECOMMENDED COMPACTION.
16. WHEN RUBBLE IS ENCOUNTERED, IT SHALL BE OVER-EXCAVATED AND REMOVED, AND LAWFULLY DISPOSED OF. THE OVER-EXCAVATED AREAS SHALL BE RE-FILLED WITH STRUCTURAL FILL.

UTILITY NOTES:

- THE FOLLOWING IS A MINIMUM DEPTH OF COVER OVER THE UTILITY PIPES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE COVER WITH THE JURISDICTIONAL AUTHORITIES: WATER – 36", SANITARY–36".
2. EXISTING UTILITIES SHOWN ON THESE PLANS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION OF THESE UTILITIES BEFORE COMMENCING EXCAVATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS AND MAINTAIN VIABLE TRENCH SAFETY SYSTEMS AT ALL TIMES.
4. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION OF PRIVATE WATER AND SEWER CONNECTION.
5. CONTRACTOR TO COORDINATE THE INSTALLATION OF UTILITY SERVICES WITH UTILITY COMPANIES BEFORE THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB & GUTTER, AND OTHER PERMANENT FEATURES.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS, PERMITS AND INSPECTIONS; PAYING REQUIRED FEES AND POSTING ANY REQUIRED BONDS, PRIOR TO BEGINNING ANY DEMOLITION OR CONSTITUTION.
7. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXCESS TRENCHING MATERIAL FROM THE SITE OR STOCKPILING ACCEPTABLE MATERIAL FOR ROUGH GRADING.
8. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
9. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COSTS, CONNECTION FEES, OR RELOCATED FEES WILL BE PAID BY THE CONTRACTOR.
10. ALL VALVES, FITTINGS, AND WATER LINE DISINFECTION SHALL CONFIRM THE CITY OF NORMAN STANDARD SPECIFICATIONS.
11. TRENCH BACKFILL SHALL BE FREE OF BRICK, STONE OR CONCRETE RUBBLE, AND ANY TRASH, DEBRIS, ORGANIC MATERIAL OR ANY OTHER MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
12. THE TRENCHES SHALL BE KEPT FREE OF WATER AT ALL TIMES AND THE TRENCH LIMITS SHALL BE MAINTAINED AS DETAILED BY THE PLANS. THE COST OF ALL DEWATERING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. ALL STORM, SANITARY, AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED PER THE CITY OF YUKON STANDARD SPECIFICATIONS, AND THE SPECIFICATIONS AND REQUIREMENTS OF ANY OTHER ENTITIES HAVING JURISDICTION OVER THESE IMPROVEMENTS. IN THE CASE OF A DISCREPANCY BETWEEN THE ABOVE REQUIREMENT, THE MOST STRINGENT REQUIREMENT SHALL BE FOLLOWED.
14. PRIVATE HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR STORM SEWERS SHALL COMPLY WITH THE FOLLOWING:
 1. AASHTO M294 TYPE S CORRUGATED EXTERIOR AND SMOOTH INTERIOR.
 2. MINIMUM PIPE STIFFNESS AT 5% DEFLECTION ACCORDING TO ASTM D2142.
 3. ASTM D3530 MINIMUM RESIN CELL CLASSIFICATION 335420C.
 4. INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS COMPLYING WITH ASTM F477.
 5. MINIMUM 5% DEFLECTION OF THE AVERAGE INSIDE DIAMETER BY TESTING AFTER INSTALLATION.
15. POLYVINYL CHLORIDE (PVC) FOR STORM SEWERS SHALL COMPLY WITH THE FOLLOWING:
 1. TYPES OF PIPES:
 - A. CORRUGATED EXTERIOR, SMOOTH INTERIOR: ASTM F949.
 - B. SOLID WALL: ASTM D3034 OR ASTM F679.
 - C. CLOSED PROFILE: ASTM F1803.
 - D. COMPOSITE: ASTM D2680.
 2. PVC PLASTIC MEETING ASTM D1784, CELL CLASSIFICATION 12454.
 3. MINIMUM PIPE STIFFNESS OF 46 PSI.
 4. INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS ACCORDING TO ASTM D3212 AND ASTM F477.
16. POLYVINYL CHLORIDE (PVC) CONDUIT SHALL COMPLY WITH THE FOLLOWING:
 1. PIPE MATERIAL: SCHEDULE 40 CONDUIT IN ACCORDANCE WITH UL-651.
 2. SOLVENT CEMENT TO JOIN CONDUIT: ASTM D 2564.
17. ALL PRIVATE WATER SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (IFC 507.2.1)

EROSION CONTROL NOTES:

- ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE EXECUTION OF ANY DEMOLITION OR GRADING WORK AND SHALL BE MAINTAINED BY THE GRADING CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. THE CONSTRUCTION ENTRANCE SHALL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
3. THE CONTRACTOR SHALL CONSTRUCT AS A MINIMUM ONE STABILIZED CONSTRUCTION ENTRANCE. IF ADDITIONAL INGRESS OR EGRESS TO THE CONSTRUCTION SITE IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THESE ADDITIONAL STABILIZED ENTRANCES WITH THE CONSTRUCTION MANAGER. USAGE OF NON-STABILIZED POINTS FOR INGRESS AND EGRESS WILL NOT BE PERMITTED. THE STABILIZED ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY AND PAVED DRIVING LANES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT. REPAIR OF THE ENTRANCE(S) OR CLEANING OF THE RIGHT-OF-WAY AND PAVED DRIVING LANES THAT HAVE BEEN SOILED SHALL BE PERFORMED BY THE CONTRACTOR AT HIS OWN EXPENSE, SATISFACTORY TO THE CONSTRUCTION MANAGER. WHEN NECESSARY, VEHICLE WHEELS AND TIRES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO PUBLIC RIGHT-OF-WAY AND PUBLIC STREETS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
4. UNDERGROUND UTILITIES - SEDIMENT BARRIERS WILL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. FINAL GRADING - SEDIMENT BARRIERS WILL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION AND REMOVED UPON COMPLETION OF ON-SITE STABILIZATION.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OR UPON PERMANENT STABILIZATION OF THE DISTURBED AND GRADED AREAS, WHICHEVER OCCURS LAST.
7. THE ACTUAL SCHEDULE FOR IMPLANTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS. DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED.
8. SEDIMENT FILTER, SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED PER LOCAL JURISDICTIONAL REQUIREMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
11. SEDIMENT FILTERS AND SEDIMENT FENCES SHALL BE INSPECTED AND MAINTAINED NO LESS THAN WEEKLY OR WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND/OR REPLACEMENT.
12. SEDIMENT COLLECTED BEHIND THE SEDIMENT FILTERS AND SILT FENCES SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE BARRIER.
13. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
15. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
16. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF NORMAN, OKLAHOMA AND THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY, STORM WATER QUALITY DIVISION, MOST CURRENT EDITIONS.
17. AT ANY TIME DURING CONSTRUCTION THE CITY ENGINEER MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO ADDRESS PROBLEM SITUATIONS OBSERVED ON THE SITE. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY ENGINEER'S VERBAL OR WRITTEN ORDER.
18. CONTRACTOR IS RESPONSIBLE FOR THE PHASING, MOVING, ADDING, REMOVING, AND REPLACING OF SILT FENCE AND ANY SAFETY FENCE IN SUCH A WAY AS TO MAINTAIN PERIMETER SEDIMENTATION CONTROL AND PUBLIC SAFETY AT ALL TIMES THROUGHOUT CONSTRUCTION.



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GENERAL NOTES	
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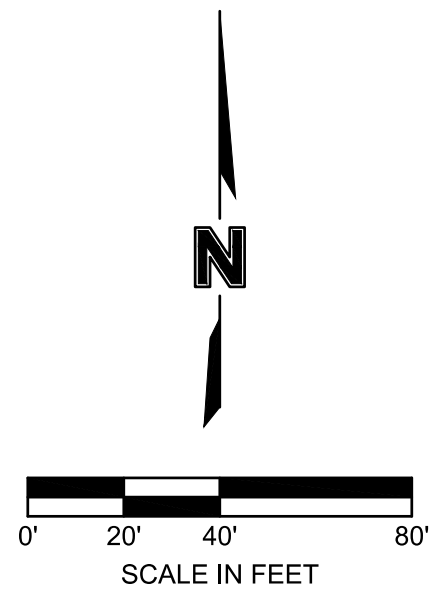
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—CAUTION—

THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.



OKIE 811
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EXISTING COND. & DEMO

BRAKES PLUS
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





















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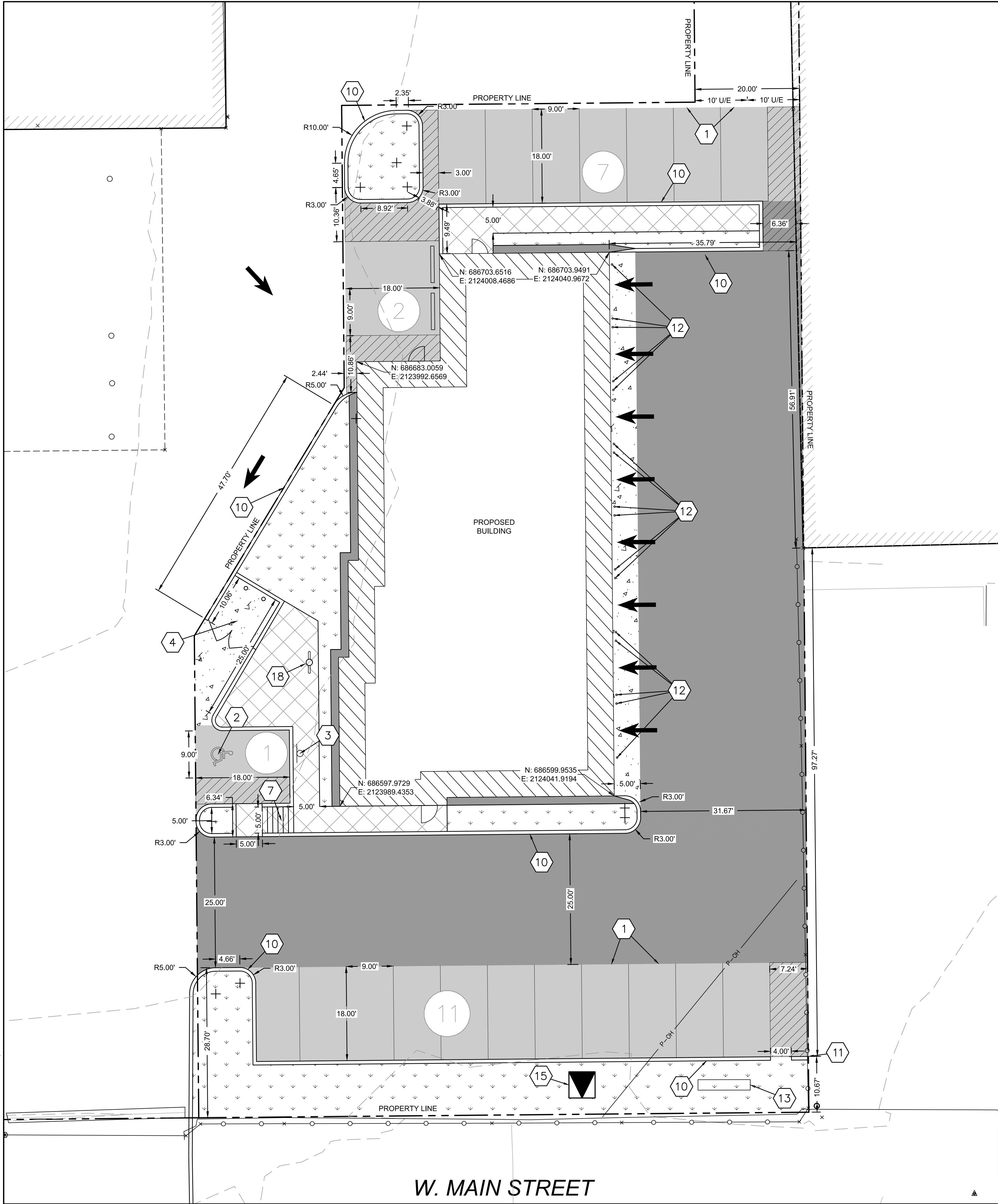
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	BILLBOARD
	COLUMN
	CONTROL POINT
	DECIDUOUS TREE
	ELECTRIC BOX
	ELECTRIC OUTLET
	FLARED END SECTION
	FIRE HYDRANT
	FLAG POLE
	FOUND MONUMENT
	FIBER OPTIC BOX
	GAS METER
	GRATE INLET
	GAS VALVE
	LIGHT POLE
	METAL COVER
	ROOF DRAIN
	SECTION CORNER
	STORM DRAIN MANHOLE
	SIGN
	STEEL POST
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	TRANSFORMER
	WATER METER
	WATER FAUCET
	WATER VALVE

	BOUNDARY LINE
	PROPERTY LINE
	ROAD CENTER LINE
	EASEMENT LINE
	SECTION LINE
	STATUTORY R/W LINE
	GAS LINE
	CABLE TV LINE
	FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	RETAINING WALL
	BUILDING OUTLINE

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SITE CONTROL:

SET MAG NAIL
SOUTH QUARTER
SECTION 26, T9N-R3W
N:686445.3314
E:2123629.9893

FOUND MAG NAIL SE CORNER
SECTION 26, T9N-R3W
N:686449.7459
E:2124110.9058



—CAUTION—

THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.

PAVING LEGEND

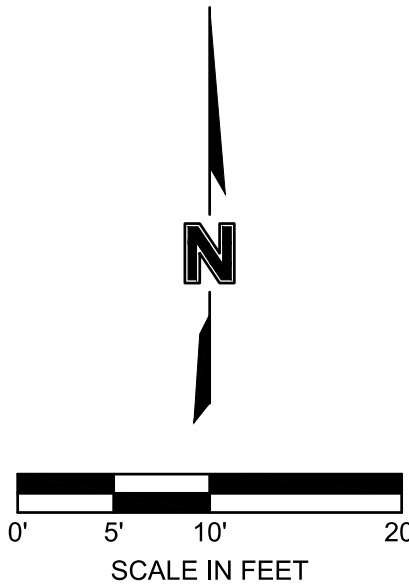
- # PARKING STALL COUNT
- PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- INTEGRAL 6" PCC CURB (REF DETAIL, SHEET C4.0)
- PROPOSED SIDEWALK PCC PAVEMENT (REF DETAIL, SHEET C4.1)
- PROPOSED DRIVE AISLE PCC PAVEMENT (REF DETAIL, SHEET C4.1)
- PROPOSED PARKING STALL PCC PAVEMENT (REF DETAIL, SHEET C4.1)
- PROPOSED HEAVY DUTY PCC PAVEMENT (REF DETAIL, SHEET C4.1)
- PROPOSED RIP RAP (REF DETAIL, SHEET C4.1)
- GRASS (SOD)

SITE PLAN KEYNOTES

- 1 PROPOSED WHITE PAVEMENT STRIPING, TYP. (CONFORM TO LATEST MUTCD VERSION STANDARDS AND SPECIFICATIONS)
- 2 PROPOSED ADA PAVEMENT MARKING (REF DETAIL SHEET C4.0)
- 3 PROPOSED ADA SIGNAGE (REF DETAIL SHEET C4.0)
- 4 PROPOSED TRASH ENCLOSURE (REF ARCHITECTURAL PLANS)
- 5 PROPOSED 6" BOLLARD (REF DETAIL SHEET C4.0)
- 6 PROPOSED PERPENDICULAR ADA RAMP (REF DETAIL SHEET C4.0)
- 7 PROPOSED IN-LINE ADA RAMP (REF DETAIL SHEET C4.0)
- 8 PROPOSED CURBED ADA RAMP.
- 9 PROPOSED 6" INTEGRAL SIDEWALK/CURB (REF DETAIL SHEET C4.0)
- 10 PROPOSED 6" INTEGRAL CURB (REF DETAIL SHEET C4.0)
- 11 TRANSITION TO 0" CURB (REF DETAIL SHEET C4.0)
- 12 PROPOSED 4" BOLLARD (REF DETAIL SHEET C4.0)
- 13 PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS FOR SIGN DETAILS. SEPARATE SIGN PERMIT IS REQUIRED.
- 14 PROPOSED LIGHT POLES, REFERENCE ELECTRICAL PLANS BY OTHERS.
- 15 PROPOSED ELECTRICAL, REFERENCE MEP PLANS
- 16 PROPOSED CONCRETE FLUME, REFERENCE DETAIL SHEET C4.1
- 17 PROPOSED RIP RAP
- 18 PROPOSED BIKE RACK "INVERTED U", CITY OF NORMAN STANDARD

NOTES:
ALL AREAS TO BE GRASS ARE TO BE SODDED, NOT SEEDED

PARKING PROVIDED
ADA STALLS= 1 (11' x 18' WITH 5' AISLE)
STANDARD STALLS = 20 (9' x 18')



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BY		DESCRIPTION	DATE	REV. NO.	2024	REVISIONS
SITE PLAN			BRAKES PLUS 2505 W MAIN ST			
			NORMAN, OK			

drawn by: _____ CLS
designed by: _____ CLS
project no.: 023-07612
date: 05.17.2024

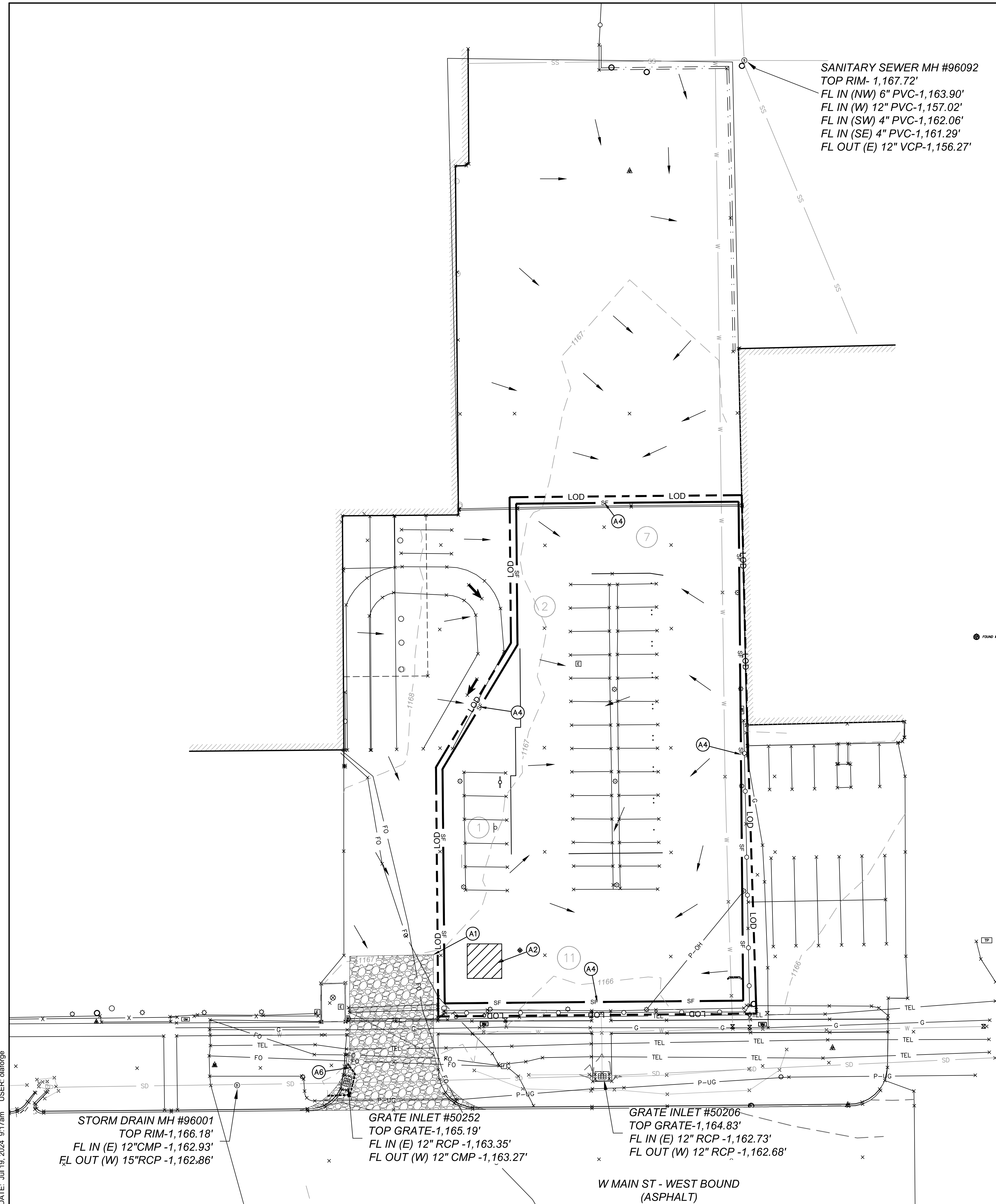
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Know what's **below**
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SANITARY SEWER MH #96092
TOP RIM- 1,167.72'
FL IN (NW) 6" PVC-1,163.90'
FL IN (W) 12" PVC-1,157.02'
FL IN (SW) 4" PVC-1,162.06'
FL IN (SE) 4" PVC-1,161.29'
FL OUT (E) 12" VCP-1,156.27'

STORM DRAIN MH #96001
TOP RIM-1,166.18'
FL IN (E) 12"CMP -1,162.93'
FL OUT (W) 15"RCP -1,162.86'

GRATE INLET #50252
TOP GRATE-1, 165.19'
FL IN (E) 12" RCP -1, 163.35'
FL OUT (W) 12" CMP -1, 163.27'

GRATE INLET #50206
TOP GRATE-1,164.83'
FL IN (E) 12" RCP -1,162.73'
FL OUT (W) 12" RCP -1,162.68'

W MAIN ST - WEST BOUND
(ASPHALT)

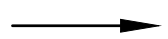
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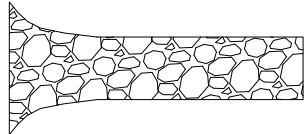
LIMITS OF DISTURBANCE



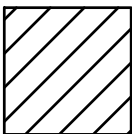
SILT FENCE PER SUDAS
DETAIL 9040.119



DRAINAGE ARROW



STABILIZED CONSTRUCTION
ENTRANCE PER SUDAS
DETAIL 9040.120



CONCRETE WASHOUT AREA
SEE DETAIL SHEET



EXISTING MAJOR CONTOUR

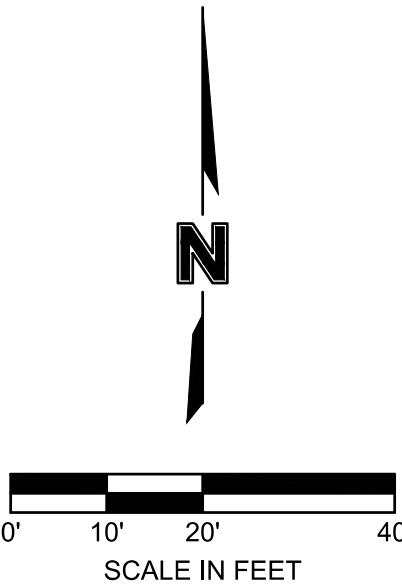


PROPOSED MAJOR CONTOUR



PROPOSED INLET PROTECTION

EROSION CONTROL CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
A-PRE CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE	C	INSTALL AS SHOWN PER SUDAS DETAIL 9040.120
	A2	CONCRETE WASHOUT	C	INSTALL AS SHOWN SEE DETAIL SHEET C4.1
	A3	TEMPORARY STAGING/STOCKPILE AREA	B	CONTRACTOR IS TO DESIGNATE THE LOCATION OF THE STAGING AND STOCKPILE AREAS
	A4	TRIANGULAR SILT DIKE	C	INSTALL AS SHOWN PER DETAIL SHEET C4.1
	A5	SITE MASS GRADING	B	GRADE AS INDICATED ON PLANS
	A6	INLET PROTECTION	C	INSTALL AS SHOWN SEE DETAIL SHEET C4.1



—CAUTION—

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BY

DESCRIPTION

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EROSION CONTROL

**BRAKES PLUS
2505 W MAIN ST**

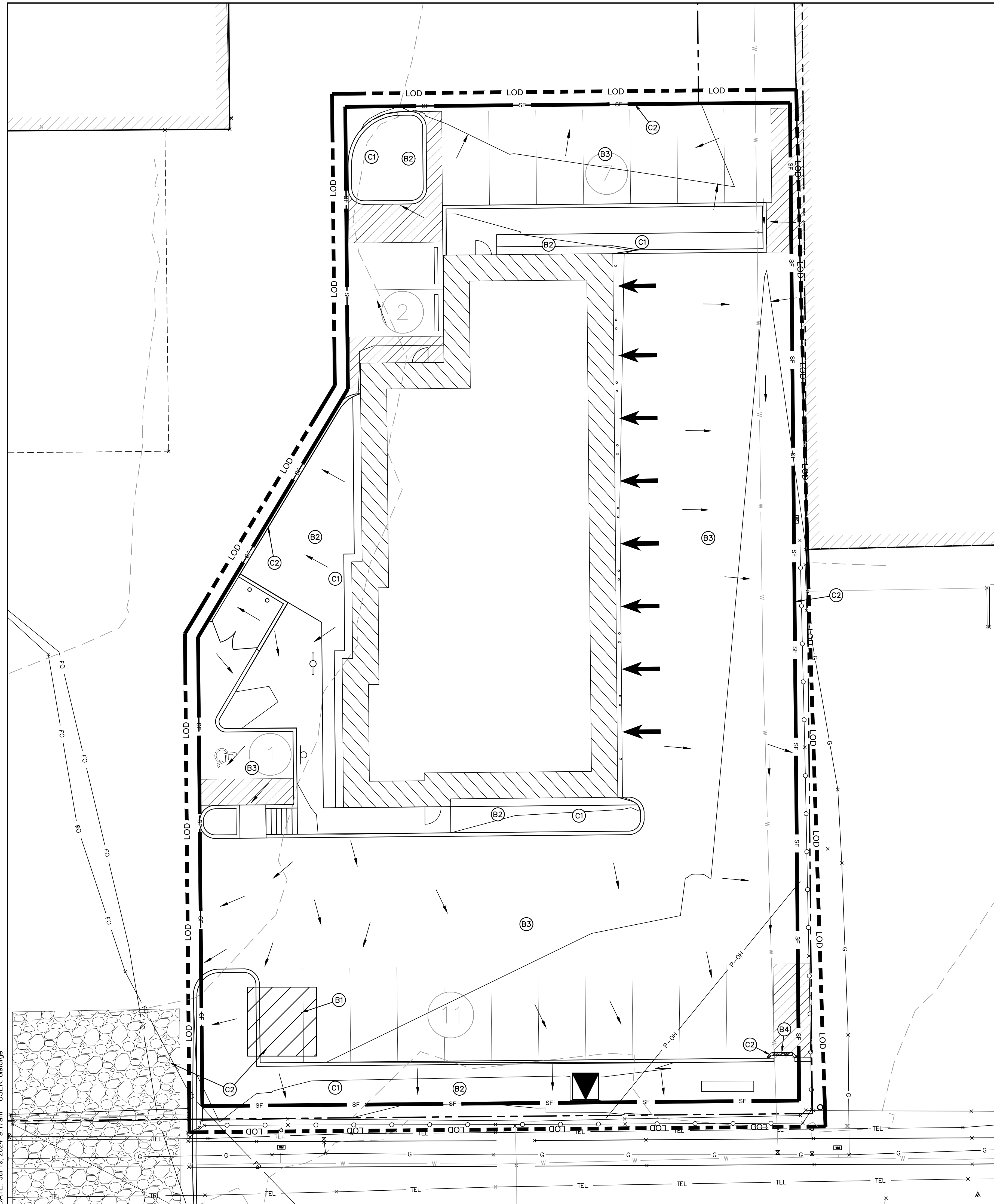
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2024

DEVISIONS












drawn by: _____ CL
designed by: _____ CL
project no.: _____ 023-0761
date: _____ 05.17.202

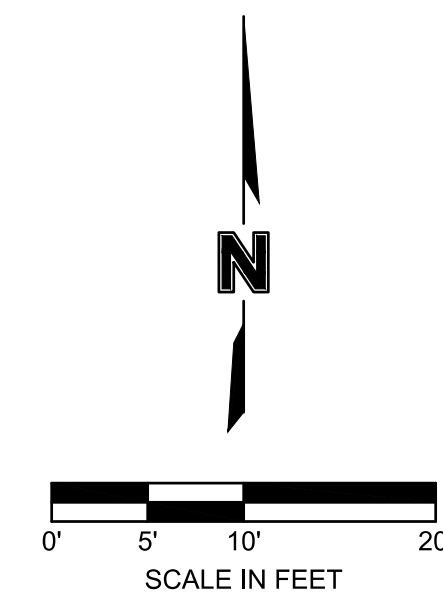
SHEET
C2.1



EROSION CONTROL CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
B - CONSTRUCTION	B1	TEMPORARY CONCRETE WASHOUT	B	INSTALL AS INDICATED ON PLANS
	B2	APPLY PERENNIAL SEEDING	N/A	INSTALL AS INDICATED ON LANDSCAPE PLANS
	B3	PAVING	N/A	PAVE AS INDICATED ON SITE PLANS
	B4	TEMPORARY FLUME PROTECTION	B	INSTALL AS INDICATED ON PLANS
	B5	INSTALL RIP RAP	N/A	INSTALL AS INDICATED ON PLANS
C- POST CONSTRUCTION: FINAL STABILIZATION	C1	REPLACE TOPSOIL, MULCH, SOD, LANDSCAPE	N/A	PER LANDSCAPE PLAN
	C2	REMOVAL OF BMPS	N/A	REMOVE ANY TEMPORARY BMPS ON SITE

LEGEND:

 LOD 	LIMITS OF DISTURBANCE
 SF 	SILT FENCE PER SUDAS DETAIL 9040.119
	DRAINAGE ARROW
	STABILIZED CONSTRUCTION ENTRANCE PER SUDAS DETAIL 9040.120
	CONCRETE WASHOUT AREA, SEE DETAIL SHEET
 910 	EXISTING MAJOR CONTOUR
 910 	PROPOSED MAJOR CONTOUR



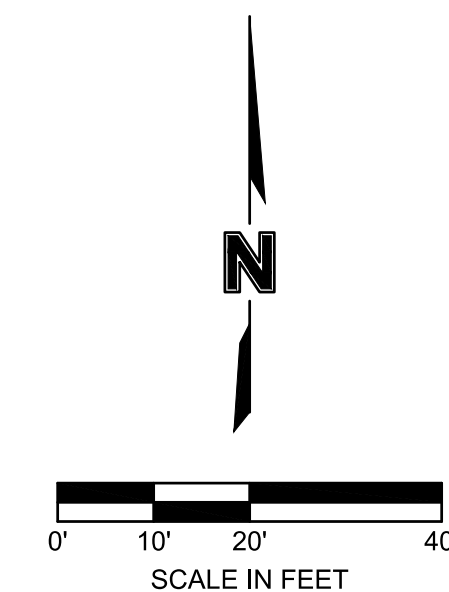
THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.



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- NO FLOOR DRAINS IN BUILDING, MOP SINK TIED TO OIL/WATER SEPARATOR WITHIN BUILDING. REFERENCE MEP PLANS.



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designed by: _____ CLS
project no.: _____ 023-07612
date: _____ 05.17.2024

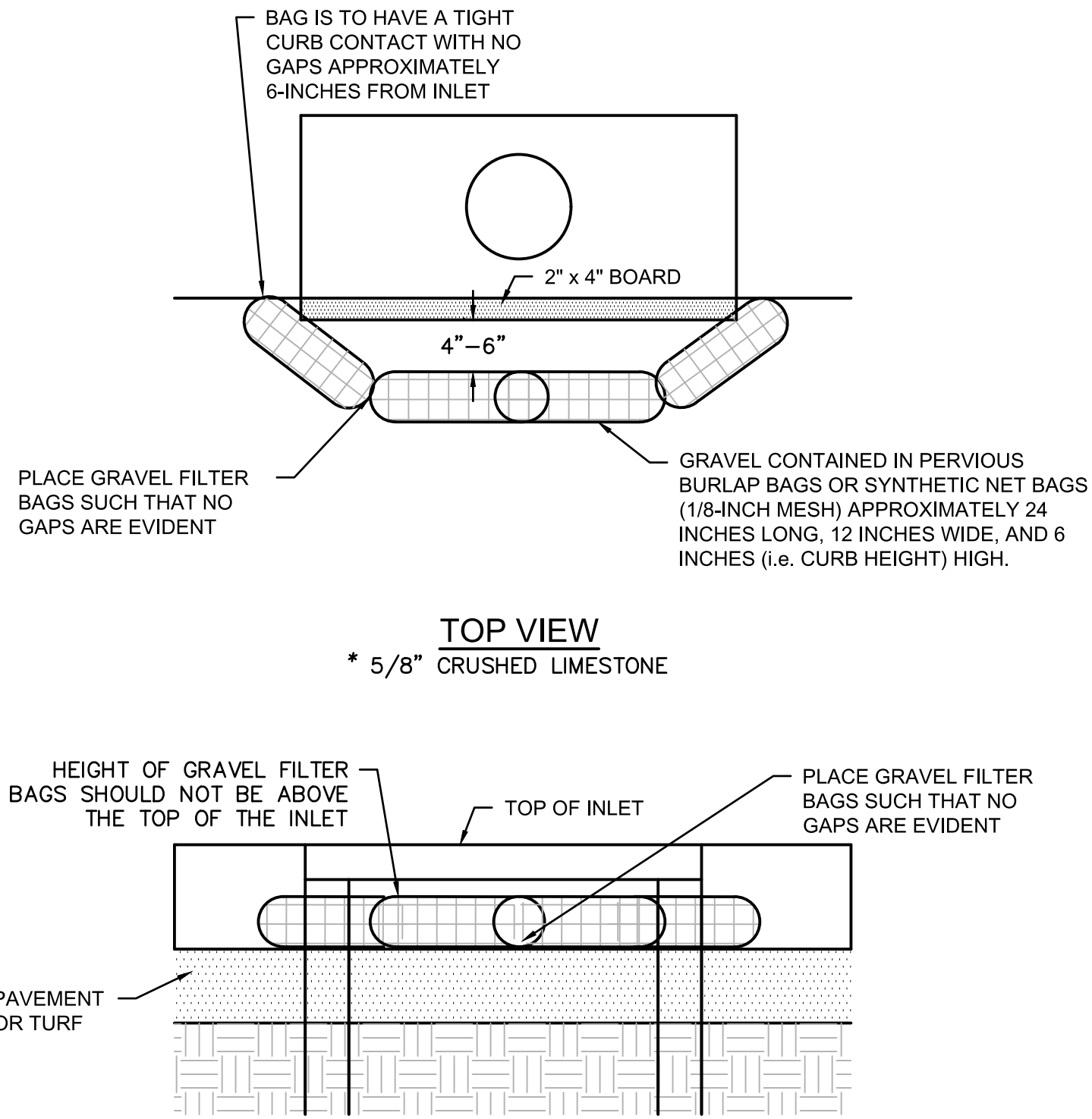
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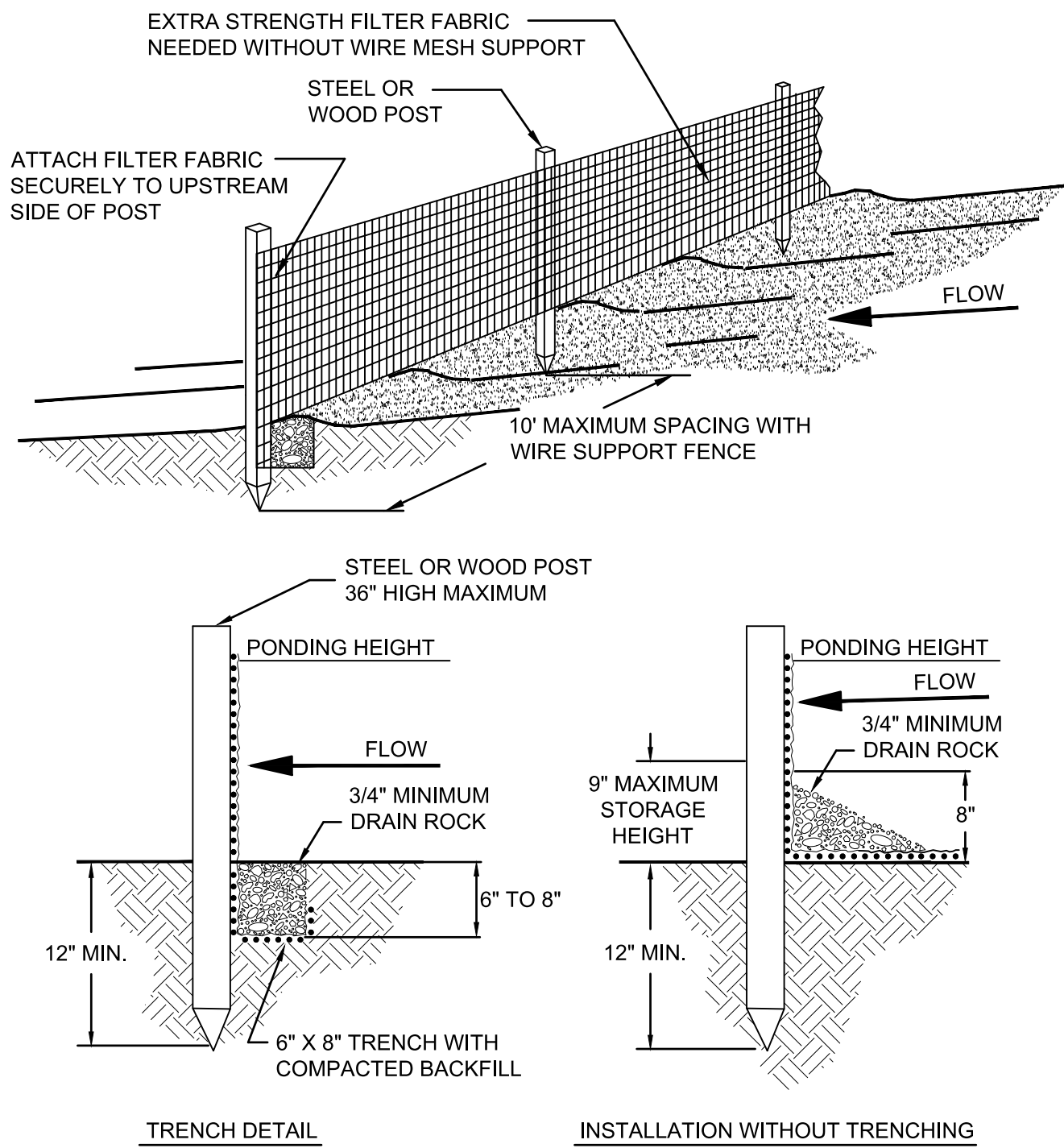


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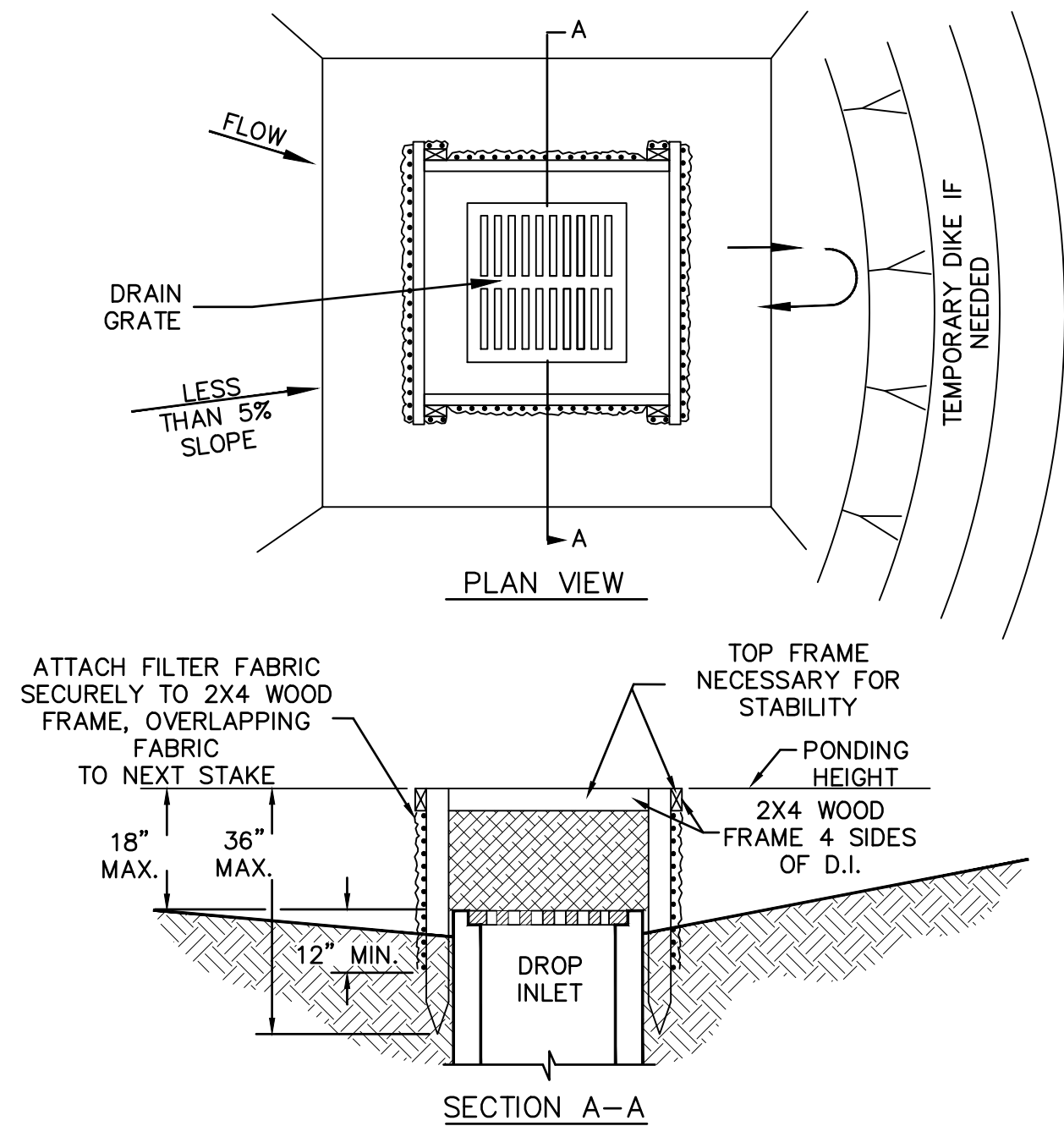
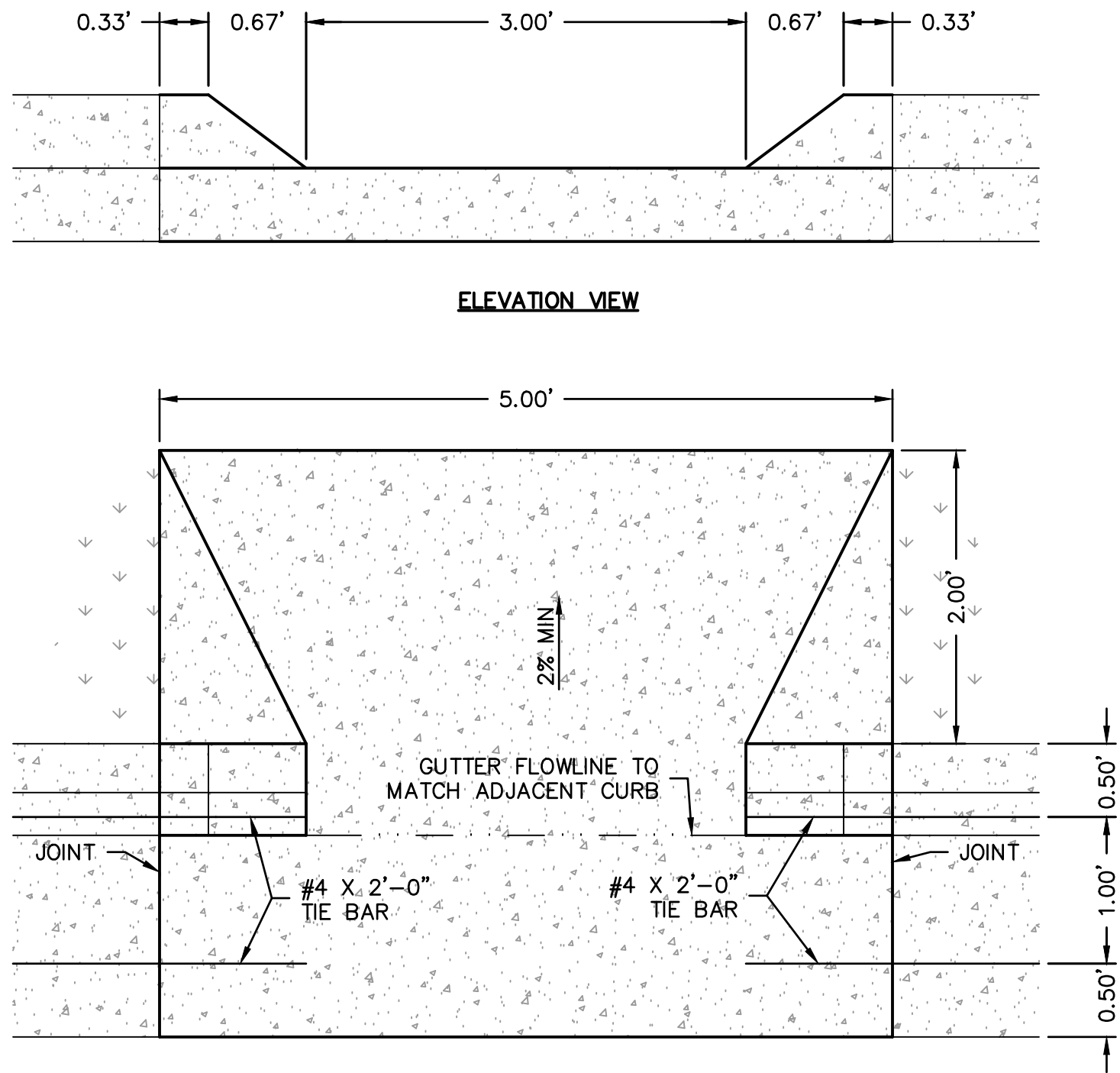
- NOTES:**
1. FILTER SOCK OR RING MAY BE USED IN LIEU OF GRAVEL FILTER BAGS AT CURB OR DROP INLETS.
 2. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.
 3. CONTRACTOR SHALL ENSURE THAT FILTER BAG DOES NOT ENCR OACH WITHIN TRAVEL LANES OF ADJACENT ROADWAY. CONTRACTOR TO COORDINATE WITH CITY AND ODOT ON ALTERNATIVE EROSION/SEDIMENT DEVICES IF TRAVEL LANES ARE ENCR OACHED.
 4. GRAVEL FILTER BAGS FOR INLET PROTECTION PRIOR TO PAVING, ONCE PAVING IS COMPLETE A BELOW GRADE OPTION SHOULD BE INSTALLED.

GRAVEL FILTER BAG AT CURB INLET
NOT TO SCALE

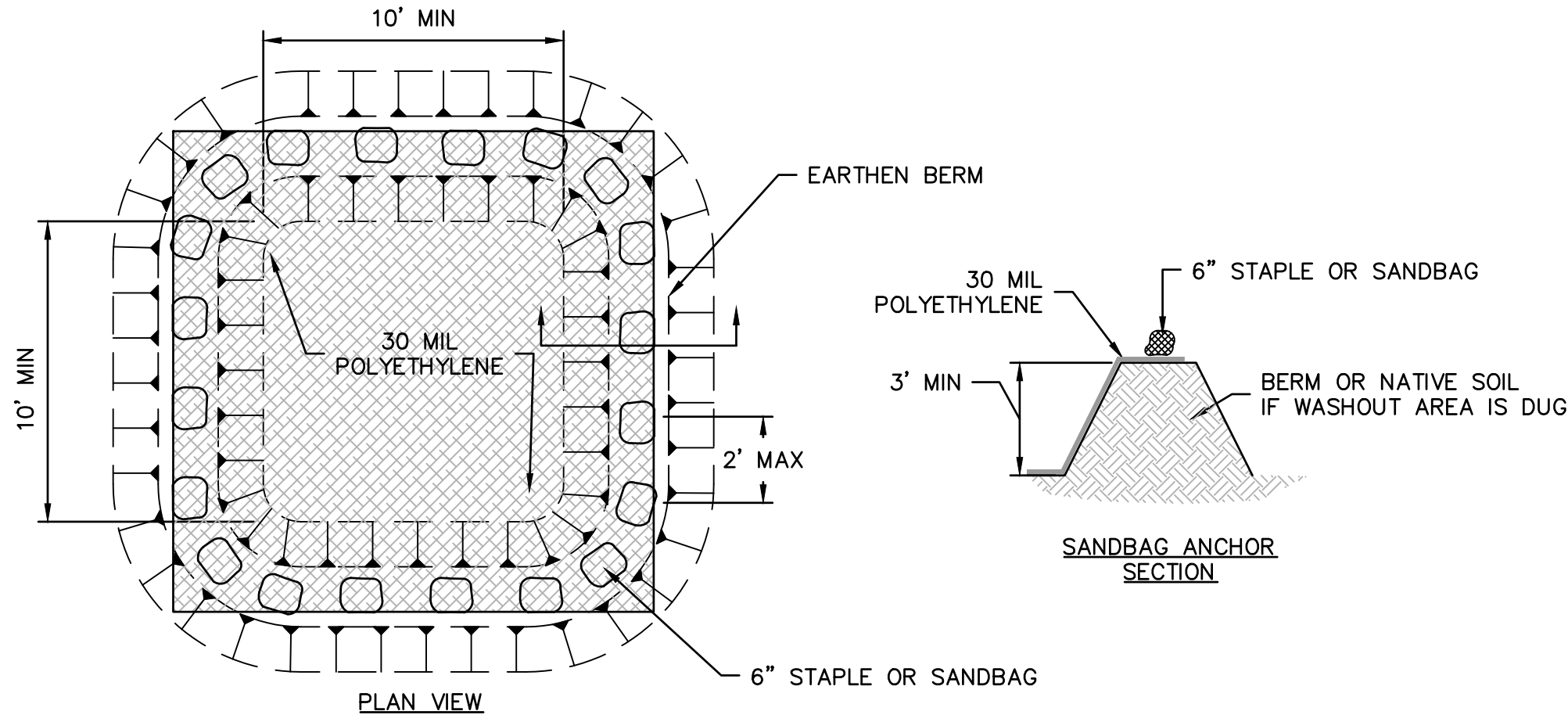


- NOTES:**
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

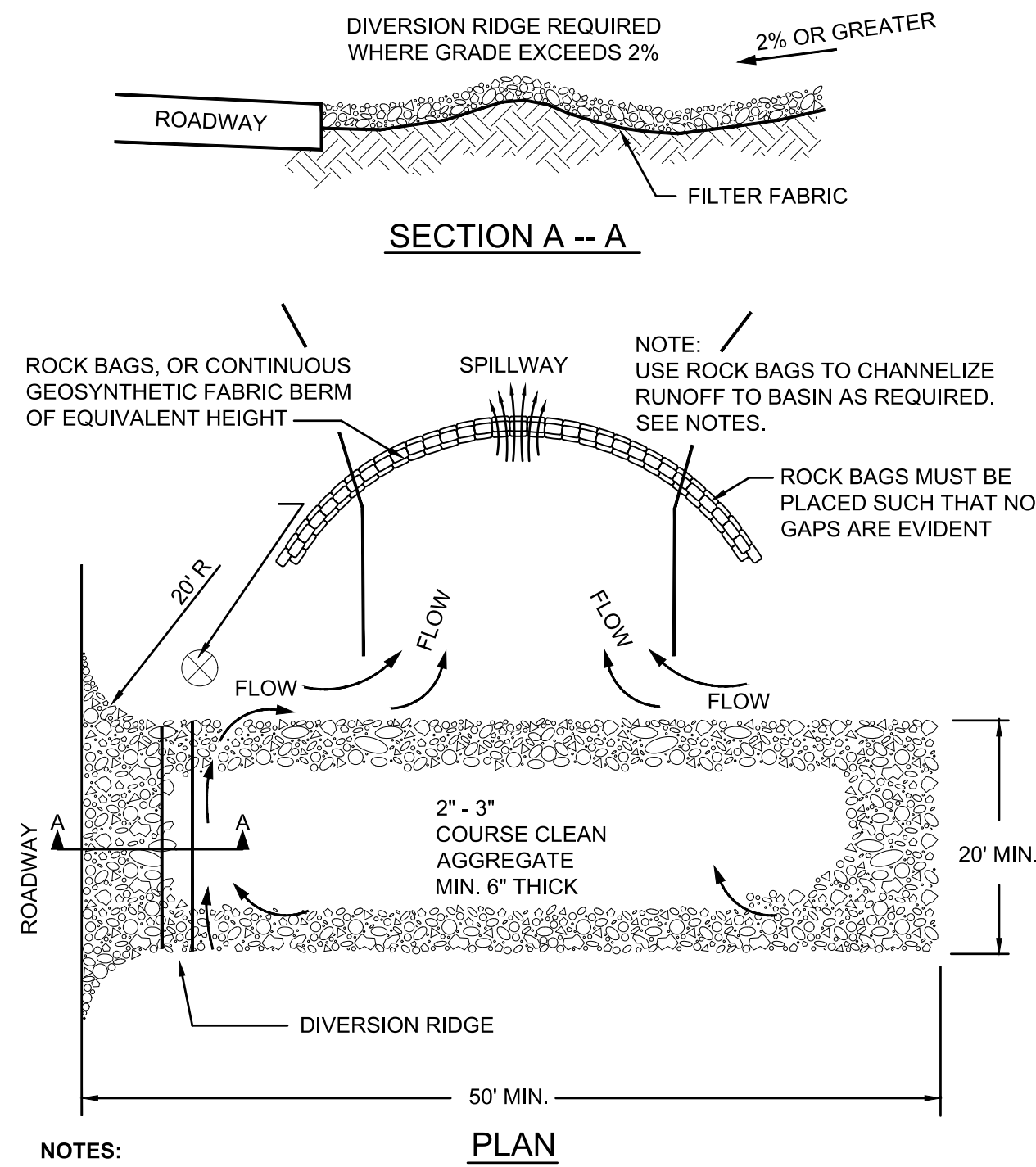
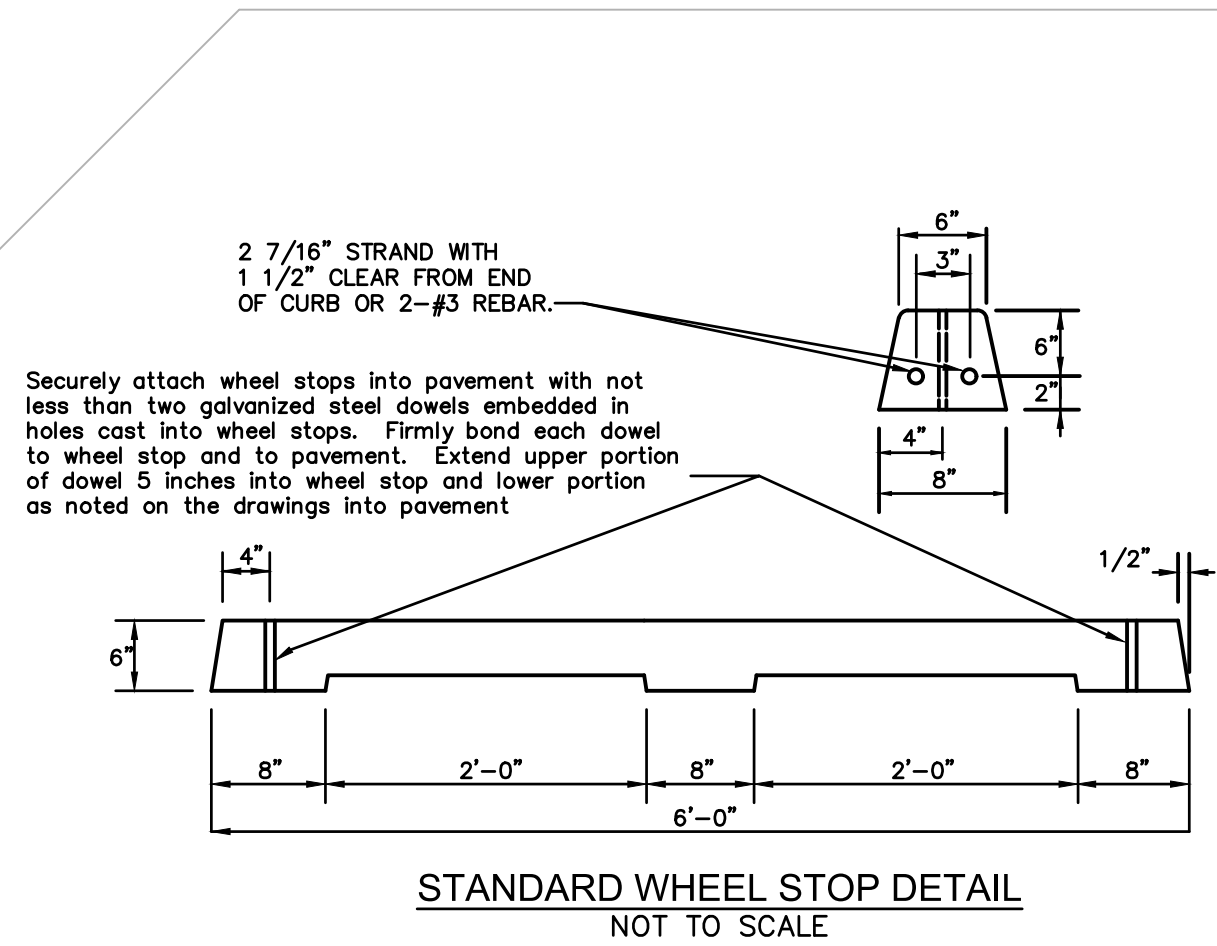
SILT FENCE
NOT TO SCALE



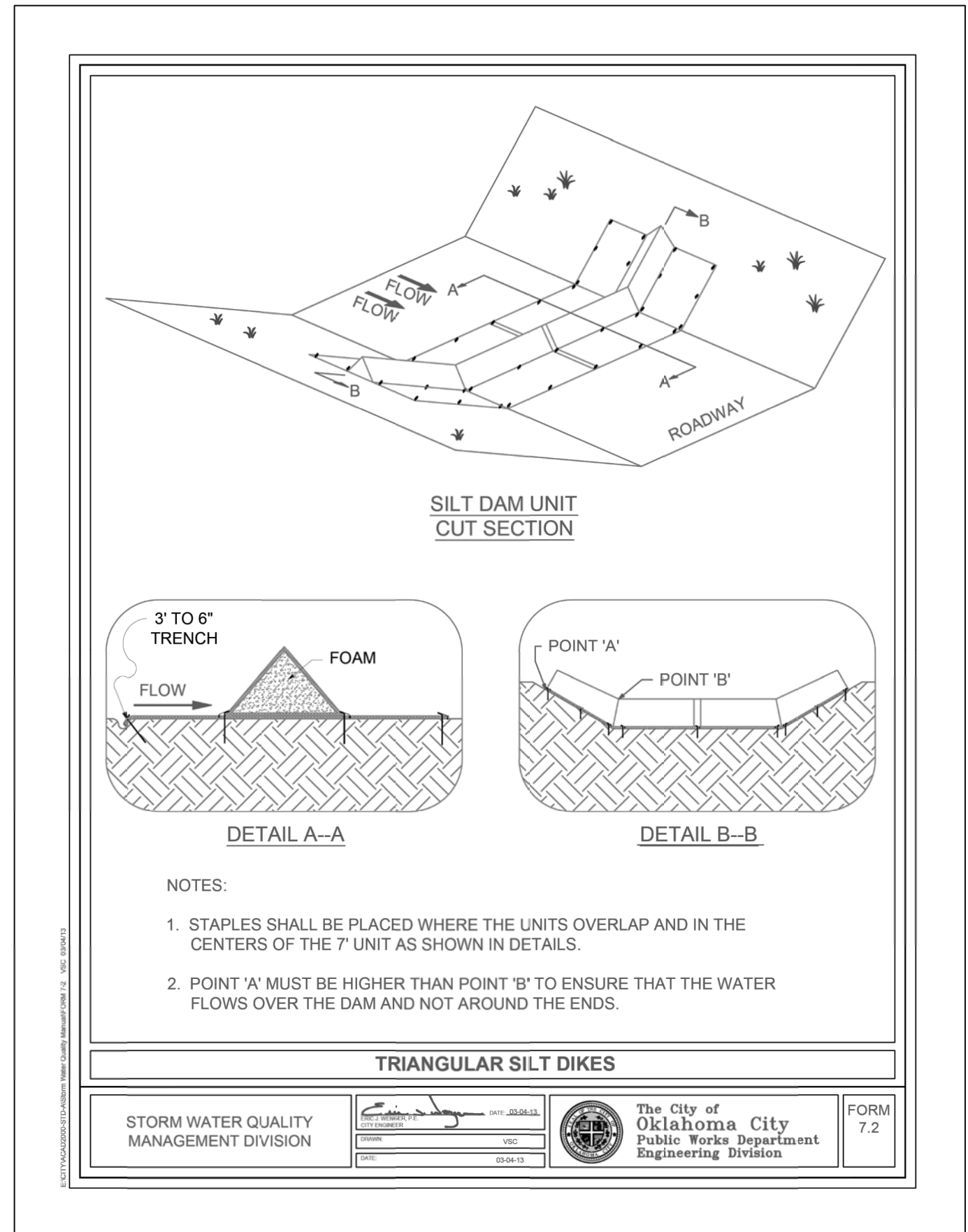
- NOTES:**
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
 2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, 3' MINIMUM LENGTH.
 3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.



NOTES:
FACILITY SHALL BE CLEANED OR RECONSTRUCTED WITH THE HARDENED CONCRETE AND/OR SLURRY IS 1'-6" IN DEPTH.



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT.



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29208
OKLAHOMA
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CONSTRUCTION DETAILS CONT.

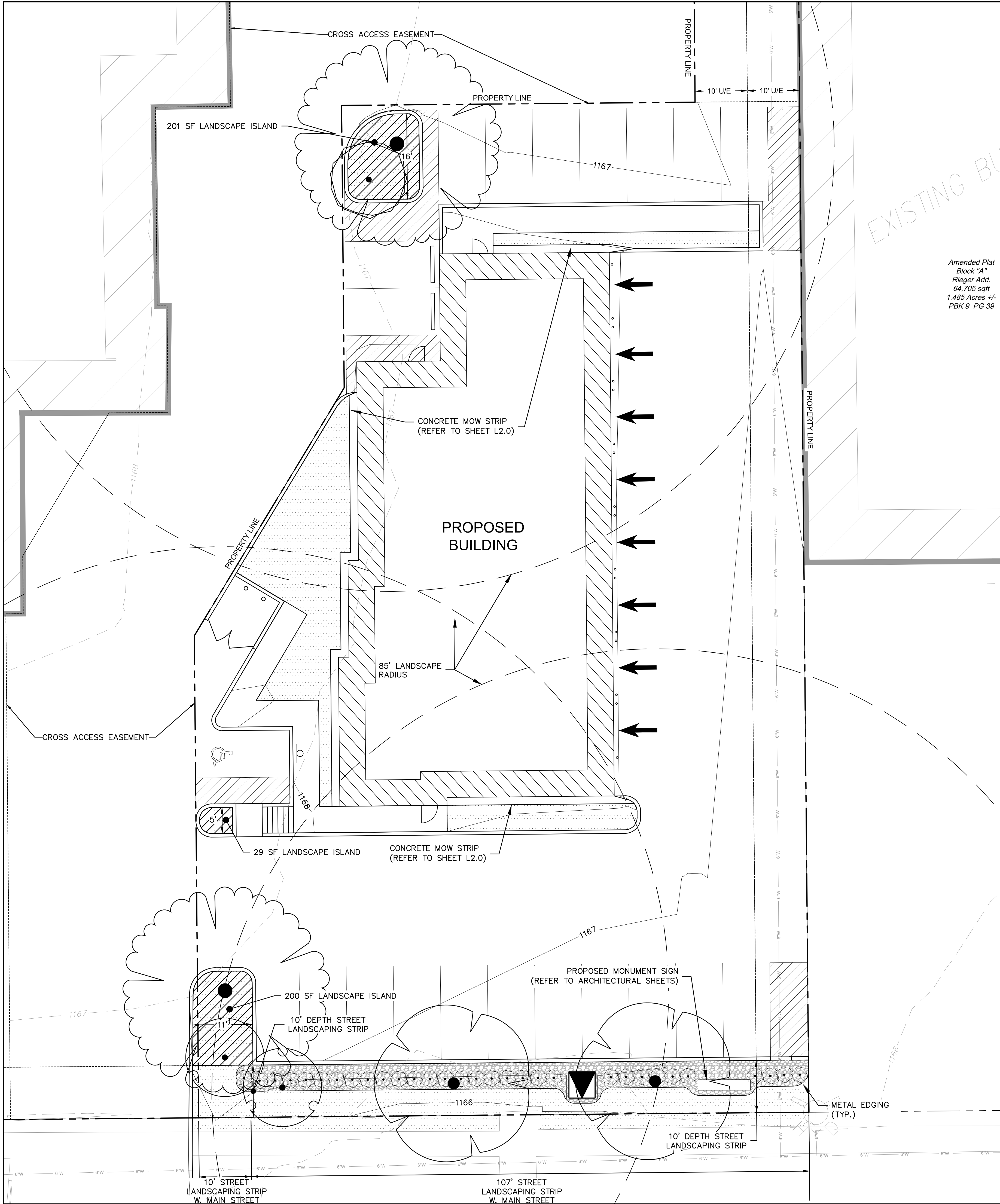
BRAKES PLUS
2505 W MAIN ST

NORMAN, OK

drawn by: CLS
designed by: CLS
project no.: 023-07612
date: 05.17.2024

SHEET C4.1

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DATE: Jun 03, 2024 1:19pm USER: reynolds



Amended Plat
Block "A"
Rieger Add.
64,705 sqft
1.485 Acres +/-
PBK 9 PG 39

Landscape Code Requirements

Zoning
Site - C-2 Outlot

North - General Commercial (C-2)
East - General Commercial (C-2)
South - W. Main Street ROW. Across the street is General Commercial (C-2)
West - General Commercial (C-2)

Peripheral Landscaping

Peripheral landscaping shall be required along any side of a parking area that abuts adjoining property that is not a street or alley right-of-way.

Required: Not applicable

Street Landscaping Requirements

Street landscaping shall be required along any side of a parking lot that abuts the right-of-way of any street, road or highway. A landscaping strip ten feet in depth shall be located between the abutting right-of-way and the parking lot. At least one tree for each 40 linear feet or fraction thereof shall be planted in the landscaping strip. The remaining area must be planted with solid sod or live ground cover. A hedge, landscaped berm, or other living durable plant barrier shall extend the entire length of the landscaping strip. The height of any such barrier or hedge shall be no more than three feet. The first ten feet on both sides of any driveway pavement is excluded from this requirement but shall be planted with grass or ground cover. In lieu of the requirements of subsections (c) and (d) of this section, at least one tree for each 20 linear feet or fraction thereof shall be planted in the landscaping strip.

Street Frontage = 117 LF (10 + 107)

Required: 3 trees, 107 LF hedge, 10' depth street landscaping
Provided: 3 trees, 31 shrubs, 10' depth street landscaping

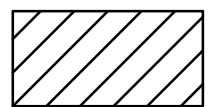
Interior Landscaping Requirements

Off-street parking areas shall have at least 15 square feet of interior landscaping for each parking space. Each separate landscaped area shall contain a minimum of 200 square feet, shall have a minimum dimension of at least five feet, and shall include at least two trees. The remaining area shall be landscaping material not to exceed three feet in height, except for incidental pathways or sidewalks. The total number of trees shall not be less than one for each 100 square feet or fraction thereof of required interior landscaped area. Each row of parking which terminates within the interior of the lot shall be terminated with a landscaped island. No parking space shall be located more than 85 feet from a portion of landscaped open space required by this section.

Total Parking: 21 parking spaces

Required: 315 SF (15 SF x 21 parking spaces), 4 trees
Provided: 430 SF (201 + 29 + 200), 4 trees

HATCH LEGEND



INTERIOR LANDSCAPE ISLAND

PLANT SCHEDULE

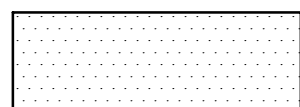
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TREES						
	CC	1	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	1.5" CAL. 8' HT.	B&B
	MP	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL. 8' HT.	B&B
	NS	2	NYSSA SYLVATICA	BLACK GUM	1.5" CAL. 8' HT.	B&B
	QS	2	QUERCUS SHUMARDII	SHUMARD OAK	1.5" CAL. 8' HT.	B&B
SHRUBS						
	AR	31	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	CONTAINER

MEASURE CALIPER 6" ABOVE GRADE
SHRUBS SHALL BE 24" IN HEIGHT AFTER INSTALLATION AND INITIAL PRUNING

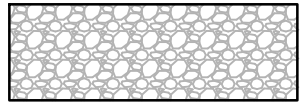
LEGEND

--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT

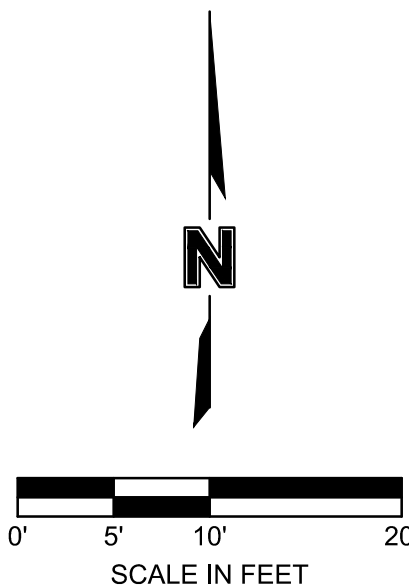
HATCH LEGEND



SOD



ROCK MULCH -
2"-4" WASHED RIVER ROCK



-CAUTION-

THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.

BY

DESCRIPTION

DATE

REV. NO.

PLANTING & CALCULATION PLAN

BRAKES PLUS
2505 W MAIN ST

NORMAN, OK

REVISIONS

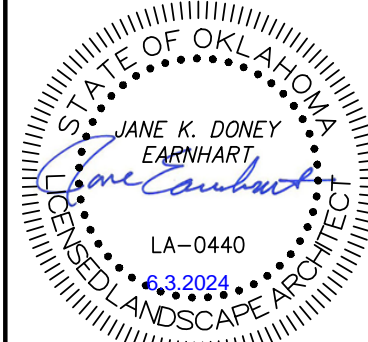
2024

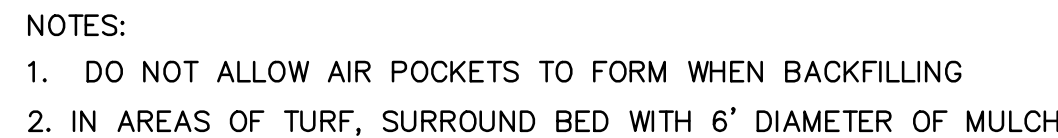
drawn by: CLS
designed by: CLS
project no.: 023-07612
date: 05.17.2024

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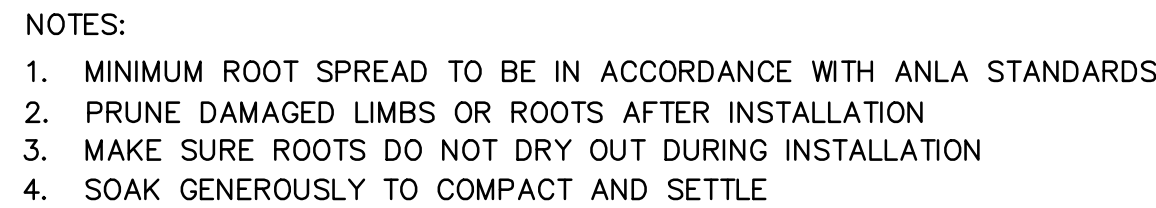
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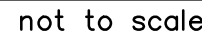




not to scale



not to scale



not to scale

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF NORMAN, OK AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
7. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
8. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
12. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH 2"-4" WASHED RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON PLANS.
13. CULTIVATED LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED OR SEEDED AREAS.
14. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
17. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

REVISIONS

NORMAN, OK

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