



The City of Oklahoma City  
 Development Services Department, Subdivision and Zoning  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR SPUD ReZONING

**Simplified Planned Unit Development District**  
 217 NW150th St.

Project Name

217 NW 150th St.

Address / Location of Property (Provide County name & parcel no. if unknown)

Office/commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1672
Case No.: SPUD -	8-29-24
File Date:	W7
Ward No.:	The Lakes at Traditions
Nbhd. Assoc.:	Edmond
School District:	PUD-1136
Extg Zoning:	Overlay:

.6 acres MOL  
 ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Signature of Applicant*  
 Williams, Box, Forshee & Bullard, P.C. on behalf of the Applicant

*Applicant's Name (please print)*

522 Colcord Dr.

*Applicant's Mailing Address*

Oklahoma City, OK 73102

*City, State, Zip Code*

405-232-0080

*Phone*

dmbbox@wbfbllaw.com; kturner@wbfbllaw.com;

asilbarg@wbfbllaw.com

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

20200504010616430  
DEED 05/04/2020  
03:48:16 PM Book:14333  
Page:488 PageCount:2  
Filing Fee:\$20.00  
Doc. Tax:\$127.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



**(Limited Liability Company Form)  
WARRANTY DEED  
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **BSW Properties, LLC, an Oklahoma limited liability company**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **James Investment Properties, LLC, an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 208261020**

Lot Three (3), in Block One (1), of THE LAKES AT TRADITIONS OFFICE PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered May 1, 2020.

BSW Properties, LLC, an Oklahoma limited liability company

BY: Brian Webb  
Brian Webb  
Manager

Return to:  
Chicago Title Oklahoma  
210 Park Ave., Suite 210  
Oklahoma City, OK 73102  
File # 7107020003105

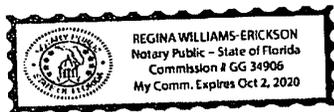
The State of FLORIDA

LLC ACKNOWLEDGMENT

County of LEE

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1 day of May, 2020 personally appeared Brian Webb, Manager of BSW Properties, LLC, an Oklahoma limited liability company, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Regina Williams-Erickson  
Notary Public in and for the State of FLORIDA  
Notary's Printed Name: REGINA WILLIAMS-ERICKSON  
Notary's Commission Expires: 10.02.2020

**(Limited Liability Company Form)**  
**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

**Mail Deed and Tax Statements To:**  
James Investment Properties, LLC, an Oklahoma  
limited liability company

15209 Fairview Farm Rd  
Edmond, OK 73013

**Presented for filing by and return to:**

Chicago Title Oklahoma Co.  
210 Park Ave, Ste 210  
Oklahoma City, OK 73102  
File No.: 710702000365  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.

Lot Three (3), Block One (1) of THE LAKES AT TRADITIONS-OFFICE PARK, being a part of the SE ¼ of section 14, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma, according to the recorded Plat thereof. Recorded in Document No. 2007104787; Book 65, Pages 30-31, Official office of the Oklahoma County Clerk, State of Oklahoma.

Containing 21,664+/- Sq. Ft. or 0.4973+/- Acres or less.

**LETTER OF AUTHORIZATION**

James Investment Properties, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 217 NW 150th St Edmond, OK 73013

By: 

Title: Manager

Date: 8-16-2024



OWNERSHIP REPORT  
ORDER 2890121-OK99

DATE PREPARED: AUGUST 26, 2024  
EFFECTIVE DATE: AUGUST 20, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3614	R208261020	JAMES INVESTMENT PROPERTIES LLC		15209 FAIRVIEW FARM RD	EDMOND	OK	73013	THE LAKES AT TRADITIONS OFFICE PARK	1	3	THE LAKES AT TRADITIONS OFFICE PARK 001 003 (SUBJECT PROPERTY)	UNKNOWN OKLAHOMA COUNTY
3614	R208261005	4HILLS HOLDINGS LLC		8700 E COVELL RD	ARCADIA	OK	73007	THE LAKES AT TRADITIONS OFFICE PARK	1	1	THE LAKES AT TRADITIONS OFFICE PARK 001 001	301 NW 150TH ST OKLAHOMA CITY
3614	R208261010	JAMES INVESTMENT PROPERTIES LLC		15209 FAIRVIEW FARM RD	EDMOND	OK	73013	THE LAKES AT TRADITIONS OFFICE PARK	1	2	THE LAKES AT TRADITIONS OFFICE PARK 001 002	225 NW 150TH ST OKLAHOMA CITY
3614	R208521800	THE LAKES AT TRADITIONS HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE LAKES AT TRADITIONS SEC 1	0	0	THE LAKES AT TRADITIONS SEC 1 000 000 COMMON AREA B C D E F G H L & PRIVATE STREETS	205 NW 153RD ST OKLAHOMA CITY
3614	R208521450	SINGH ANIL	KUMARI KSHAMA	15204 KESTRAL LAKE DR	EDMOND	OK	73013-9696	THE LAKES AT TRADITIONS SEC 1	1	46	THE LAKES AT TRADITIONS SEC 1 001 046	15204 KESTRAL LAKE DR OKLAHOMA CITY
3614	R208521460	FURNISH RYAN	FURNISH LAURA	15200 KESTREL LAKE DR	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	47	THE LAKES AT TRADITIONS SEC 1 001 047	15200 KESTREL LAKE DR OKLAHOMA CITY
3614	R208521470	HACKLER LAURA		200 NW 151ST PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	48	THE LAKES AT TRADITIONS SEC 1 001 048	200 NW 151ST PL OKLAHOMA CITY
3614	R208521480	NAYAB MOHAMMED M & SHABANA M		11705 MAHER LN	HUNTERSVILLE	NC	28078	THE LAKES AT TRADITIONS SEC 1	1	49	THE LAKES AT TRADITIONS SEC 1 001 049	204 NW 151ST PL OKLAHOMA CITY
3614	R208521490	MOON JOONSHIK	CHEONG HEYCHEON	208 NW 151ST PL	EDMOND	OK	73013-1163	THE LAKES AT TRADITIONS SEC 1	1	50	THE LAKES AT TRADITIONS SEC 1 001 050	208 NW 151ST PL OKLAHOMA CITY
3614	R208521500	WOLFE MICHAEL & MEREDITH		212 NW 151ST PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	51	THE LAKES AT TRADITIONS SEC 1 001 051	212 NW 151ST PL OKLAHOMA CITY
3614	R208521510	KHAN TAHA JAWAID	JAWAID TAHIR	216 NW 151ST PL	OKLAHOMA CITY	OK	73013-1163	THE LAKES AT TRADITIONS SEC 1	1	52	THE LAKES AT TRADITIONS SEC 1 001 052	216 NW 151ST PL OKLAHOMA CITY
3614	R208521520	MYERS MISTY TRS	MYERS MISTY TRUST	300 NW 151ST PL	EDMOND	OK	73013-1164	THE LAKES AT TRADITIONS SEC 1	1	53	THE LAKES AT TRADITIONS SEC 1 001 053	300 NW 151ST PL OKLAHOMA CITY
3614	R208521630	WELCH MICHAEL B & CANDICE JO LOVE		301 NW 151ST PL	EDMOND	OK	73013-1162	THE LAKES AT TRADITIONS SEC 1	2	5	THE LAKES AT TRADITIONS SEC 1 002 005	301 NW 151ST PL OKLAHOMA CITY

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3614	R208521640	LEGATE THOMAS JAMES & HALEY KATHERINE		209 NW 151ST PL	EDMOND	OK	73013- 1161	THE LAKES AT TRADITIONS SEC 1	2	6	THE LAKES AT TRADITIONS SEC 1 002 006	209 NW 151ST PL OKLAHOMA CITY
3614	R208521650	LONG BRADLEY THOMAS		201 NW 151ST PL	EDMOND	OK	73013- 1161	THE LAKES AT TRADITIONS SEC 1	2	7	THE LAKES AT TRADITIONS SEC 1 002 007	201 NW 151ST PL OKLAHOMA CITY
3614	R212021140	THE LAKES AT TRADITIONS HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE LAKES AT TRADITIONS SEC 3	0	0	THE LAKES AT TRADITIONS SEC 3 000 000 COMMON AREAS A B & C PLUS PRIVATE STREET	0 UNKNOWN OKLAHOMA CITY
3614	R212021050	ZAFAR SAMEER	SHARIF HAJRA	15209 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	0	THE LAKES AT TRADITIONS SEC 3 BLK 001 LOT 000 LOT 6 & S/2 OF LOT 7	15209 SALEM CREEK PL OKLAHOMA CITY
3614	R212021000	DOCKINS LANCE C & KATHRYN M TRS	DOCKINS LANCE & KATHRYN LIV TRUST	15101 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	1	THE LAKES AT TRADITIONS SEC 3 001 000 LOT 1 & S/2 OF LOT 2	15101 SALEM CREEK PL OKLAHOMA CITY
3614	R212021020	WANG ZHUO		15113 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	3	THE LAKES AT TRADITIONS SEC 3 001 000 N/2 OF LOT 2 & ALL OF LOT 3	15113 SALEM CREEK PL OKLAHOMA CITY
3614	R212021030	PAPPAS GEORGE M & LINDA BETH		15201 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	4	THE LAKES AT TRADITIONS SEC 3 001 004	15201 SALEM CREEK PL OKLAHOMA CITY
3614	R212021040	WIGGINS CHRISTI S	WIGGINS JEREMY	15205 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	5	THE LAKES AT TRADITIONS SEC 3 001 005	15205 SALEM CREEK PL OKLAHOMA CITY
3614	R212021070	LANG JARON & JENNIFER		15217 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	8	THE LAKES AT TRADITIONS SEC 3 BLK 001 LOT 000 LOT 8 & N/2 OF LOT 7	15217 SALEM CREEK PL OKLAHOMA CITY
3614	R212021080	WILLETS LANDON		15301 SALEM CREEK PL	EDMOND	OK	73013- 5869	THE LAKES AT TRADITIONS SEC 3	1	9	THE LAKES AT TRADITIONS SEC 3 001 009	15301 SALEM CREEK PL OKLAHOMA CITY
3614	R211861740	AHMAD NAZIR	JAVED ISMA NUSRAT	208 NW 151ST ST	EDMOND	OK	73013- 2133	THE LAKES AT TRADITIONS SEC 4	9	6	THE LAKES AT TRADITIONS SEC 4 009 006	208 NW 151ST ST OKLAHOMA CITY
3614	R211861750	MEHAFFEY EVAN	MEHAFFEY BRITTANY	204 NW 151ST ST	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 4	9	7	THE LAKES AT TRADITIONS SEC 4 009 007	204 NW 151ST ST OKLAHOMA CITY

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3633	R202251320	COLLINS FAMILY REV LIV TRUST		15020 SALEM CREEK RD	EDMOND	OK	73013- 2454	MESA POINTE SEC 1	2	1	MESA POINTE SEC 1 002 001	15020 SALEM CREEK RD OKLAHOMA CITY
3633	R202251330	PICKETT WAYMOND & TERESA		15016 SALEM CREEK RD	EDMOND	OK	73013- 2454	MESA POINTE SEC 1	2	2	MESA POINTE SEC 1 002 002	15016 SALEM CREEK RD OKLAHOMA CITY
3633	R140564515	MESA POINTE HOMEOWNERS	ASSICIATION INC	PO BOX 5186	EDMOND	OK	73083- 5186	UNPLTD PT SEC 09 13N 3W	0	0	UNPLTD PT SEC 09 13N 3W 000 000 PT NE4 SEC 9 13N 3W BEG 704.70FT W OF NE/C NE4 TH S210.25FT SELY188.69FT E85FT S558.35FT SWLY211.67FT W328.99FT N1025.02FT E336.15FT TO BEG CONT 10.60ACRS MORE OR LESS	UNKNOWN

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**217 NW 150<sup>th</sup> St.**

**August 28, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

## SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses permitted in the O-2 District, the following uses shall also be permitted on this site:

- |         |   |
|---------|---|
| 8300.14 | Automotive and Equipment: Cleaning and Repairs, Light Equipment |
| 8300.21 | Automotive and Equipment: Storage                               |
| 8300.60 | Personal Storage  |

2. **Maximum Building Height:**  
The maximum building height shall be in accordance with the base zoning district.
3. **Maximum Building Size:**  
The maximum building size shall be 5,000 square feet.
4. **Maximum Number of Buildings:**  
The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Northwest: 15 feet  
East: 15 feet  
Southwest: 25 feet

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from the existing access drive off of NW 150<sup>th</sup> St.

**10. Sidewalks**

The existing sidewalk along NW 150<sup>th</sup> St. shall be permitted to remain and deemed to conform to applicable regulations.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except there shall be a maximum of six (6) parking spaces.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

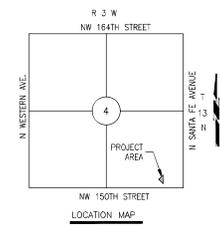
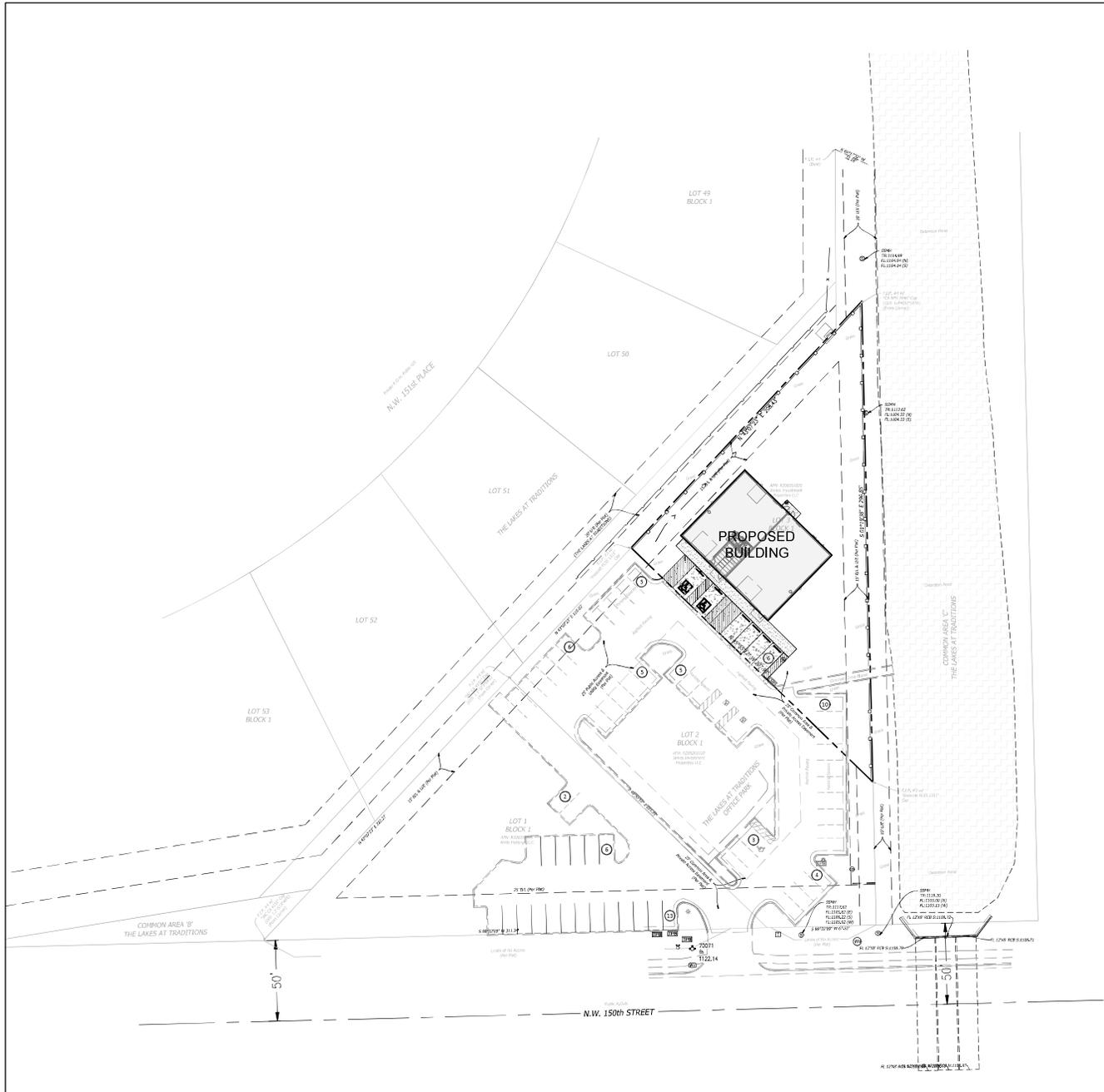
Exhibit B: Conceptual Site Plan

Exhibit C: Topographic Survey

Exhibit A  
Legal Description

Lot Three (3), Block One (1) of THE LAKES AT TRADITIONS-OFFICE PARK, being a part of the SE ¼ of section 14, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma, according to the recorded Plat thereof. Recorded in Document No. 2007104787; Book 65, Pages 30-31, Official office of the Oklahoma County Clerk, State of Oklahoma.

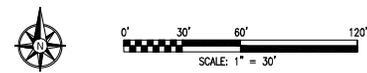
Containing 21,664+/- Sq. Ft. or 0.4973+/- Acres or less.



PARKING TABLE

STANDARD PARKING SPACE 9'x18'	60
ADA PARKING SPACE 11'x18'	5
TOTAL	65

Exhibit B



**UTILITY WARNING:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER UNUSUAL FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



PG Rev 2/1993  
 Oklahoma City,  
 OK 73158  
 P: 405.536.1810  
 F: 405.536.0592  
 www.prairiedesign.com

**CONTRACTOR MANAGER**  
 R&R Contracting Inc.  
 401 NW 50th St  
 Oklahoma City, Oklahoma 73107  
 P: 405.274.0007

**Civil**  
 DWB Engineering LLC  
 PO Box 21726  
 Okemaw, OK 73063  
 P: 405.274.2222

**STRUCTURAL**  
 Structural Concepts  
 3127 S. W. Grand Blvd.  
 Okemaw, OK 73063  
 P: 405.412.3894

**JAMES INVESTMENT PROPERTIES OFFICE RETAIL**  
 Oklahoma City, Oklahoma

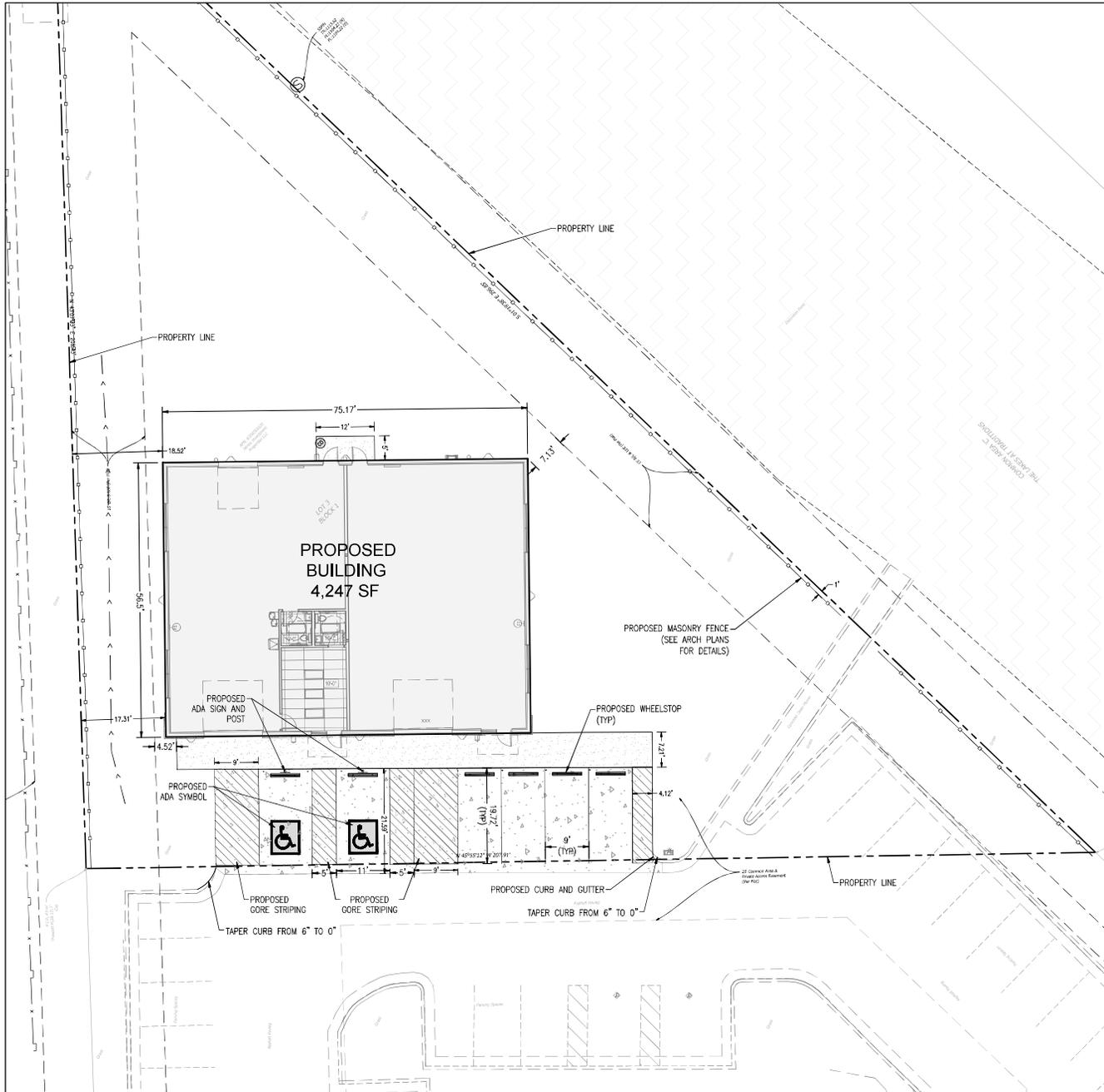
Owner:  
 Project Number:  
 23005.0



BRYAN W. RICHARDS, P.E.  
 License: 117387/2024  
 Date: 7/12/2024

Revisions:  
 Sheet Title:  
 OVERALL SITE PLAN

Sheet Number:  
**C1.0**



**GENERAL CONSTRUCTION NOTES**

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE CITY OF OKLAHOMA CITY "STANDARDS AND SPECIFICATIONS" AND THE "SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS".
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM PAVEMENT CONTROL DEVICES, LATEST EDITION.
5. ALL PAVEMENT STRIPS SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE COLOR UNLESS SHOWN OTHERWISE ON THE PLANS.
6. IN DRIVE AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ADJUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
7. UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALLS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING)
8. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OKLAHOMA CITY, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
9. REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR SHEDDING PROTECTION.
10. ANY AND ALL QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR MUNICIPAL OR OWNER PLANNING PURPOSES ONLY. THE CONTRACTOR(S) IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. PRICE BID SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT AND FURNISH A FULLY FUNCTIONAL AND COMPLETE SITE.
11. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURE PLANS FOR THE RETAINING WALL, STAIRS AND FINISH.
12. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURE PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHES.
13. THE CONTRACTOR SHALL OBTAIN A COPY OF THE OMC APPROVED WA, SA, AND DP PLANS FOR COORDINATION OF ALL WORK WITH THE PUBLIC 8-10" OR UTILITY EXTENSIONS.
14. CONTRACTOR SHALL FIELD VERIFY NEW SIDEWALKS ADJUT WITH EXISTING BUILDING COORINATS.

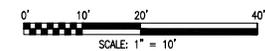
**LEGEND**

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WHEELSTOP

**UTILITY WARNING**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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PO Box 21885  
Oklahoma City,  
OK 73158  
P: 405.256.1610  
F: 405.256.6582  
www.405designgroup.com

**CONTRACT MANAGER**

PRC Consulting, Inc.  
1410 N. Lincoln Blvd.  
Oklahoma City, Oklahoma 73102  
P: 405.256.0902

**CIVIL**

DMR Design Group, LLC  
PO Box 21726  
Oklahoma City, Oklahoma 73121  
P: 405.256.1610

**STRUCTURAL**

Structural Concepts  
20715 N. Quaker Rd.  
Oklahoma City, Oklahoma 73120  
P: 405.412.8884

**JAMES INVESTMENT  
PROPERTIES OFFICE RETAIL**  
Oklahoma City, Oklahoma

Owner:

Project Number:  
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Seal:



BRYAN W. RICHARDS, P.E.  
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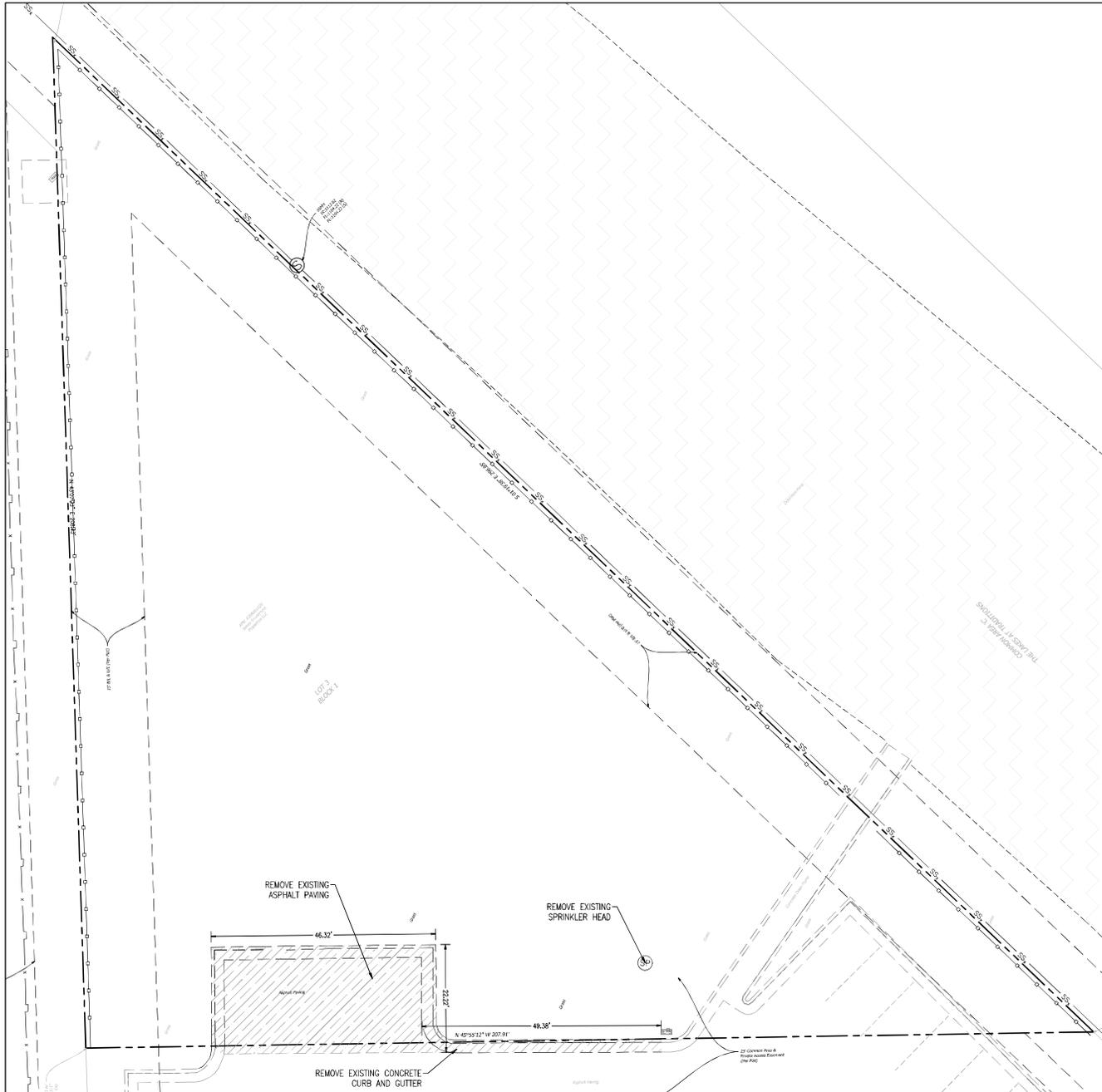
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**SITE PLAN**

Sheet Number:

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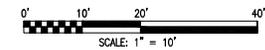


GENERAL DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR RESTRICTING ACCESS TO THE CONSTRUCTION AREAS AT ALL TIMES.
2. CONTRACTOR MUST COORDINATE AND MAINTAIN PUBLIC ACCESS TO ADJACENT BUSINESSES ALONG SHARED DRIVEWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED CONCRETE, ASPHALT, BUILDING, AND OTHER DEBRIS.
4. REMOVAL OF TREES INCLUDE COMPLETE REMOVAL OF TREE & STUMP.
5. CONTRACTOR SHALL NOT DISTURB EXISTING UTILITIES NOT MARKED FOR REMOVAL OR ABANDONMENT.
6. REMOVAL OF NECESSARY POWER POLES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
7. FENCE REMOVAL SHALL INCLUDE FENCE, POST, GATES, AND POST FOOTINGS UNLESS OTHERWISE NOTED.
8. UTILITY REMOVAL INCLUDES BURIED LINES AND COORDINATION WITH UTILITY COMPANIES.
9. PAVEMENT REMOVAL SHALL INCLUDE SAW CUTTING NEAT LINE AND FULL DEPTH REMOVAL OF PAVEMENT AND SUBGRADE MATERIALS.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS AND DEPTHS PRIOR TO CONSTRUCTION ACTIVITY. THE SURVEY INFORMATION SHOWN WAS NOT COLLECTED BY BWR DESIGN GROUP, LLC.
11. NO FILL EMBANKMENT MATERIAL OR MATERIAL STORAGE SHALL BE PERMITTED WITHIN THE FEMA FLOOD PLAIN LIMITS.
12. PRIVATE UTILITY REMOVAL AND RELOCATION SHALL BE COORDINATED WITH THE UTILITY PROVIDER. CONTRACTOR SHALL CONTACT AND COORDINATE.
13. SEE UTILITY PLANS FOR ADDITIONAL REMOVAL REQUIRED FOR INTERCONNECTIONS.

LEGEND

 REMOVE PAVEMENT/SIDEWALK/SUBGRADE



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PO Box 21885  
 Oklahoma City,  
 OK 73158  
 P: 405.506.1010  
 F: 405.506.0882  
 www.prairiedesign.com

**CONTRACT MANAGER**  
 BWR Consulting, Inc.  
 4410 N. 100th St.  
 Oklahoma City, Oklahoma 73157  
 P: 405.250.9000

**OWNER**  
 BWR Design Group, LLC  
 PO Box 21720  
 Okemune, OK 73063  
 P: 405.222.2222

**STRUCTURAL**  
 BWR Design Group, LLC  
 4410 N. 100th St.  
 Oklahoma City, Oklahoma 73157  
 P: 405.250.9000

**JAMES INVESTMENT  
 PROPERTIES OFFICE RETAIL**  
 Oklahoma City, Oklahoma

Owner:

Project Number:  
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Seal:



BRYAN W. RICHARDS, P.E.  
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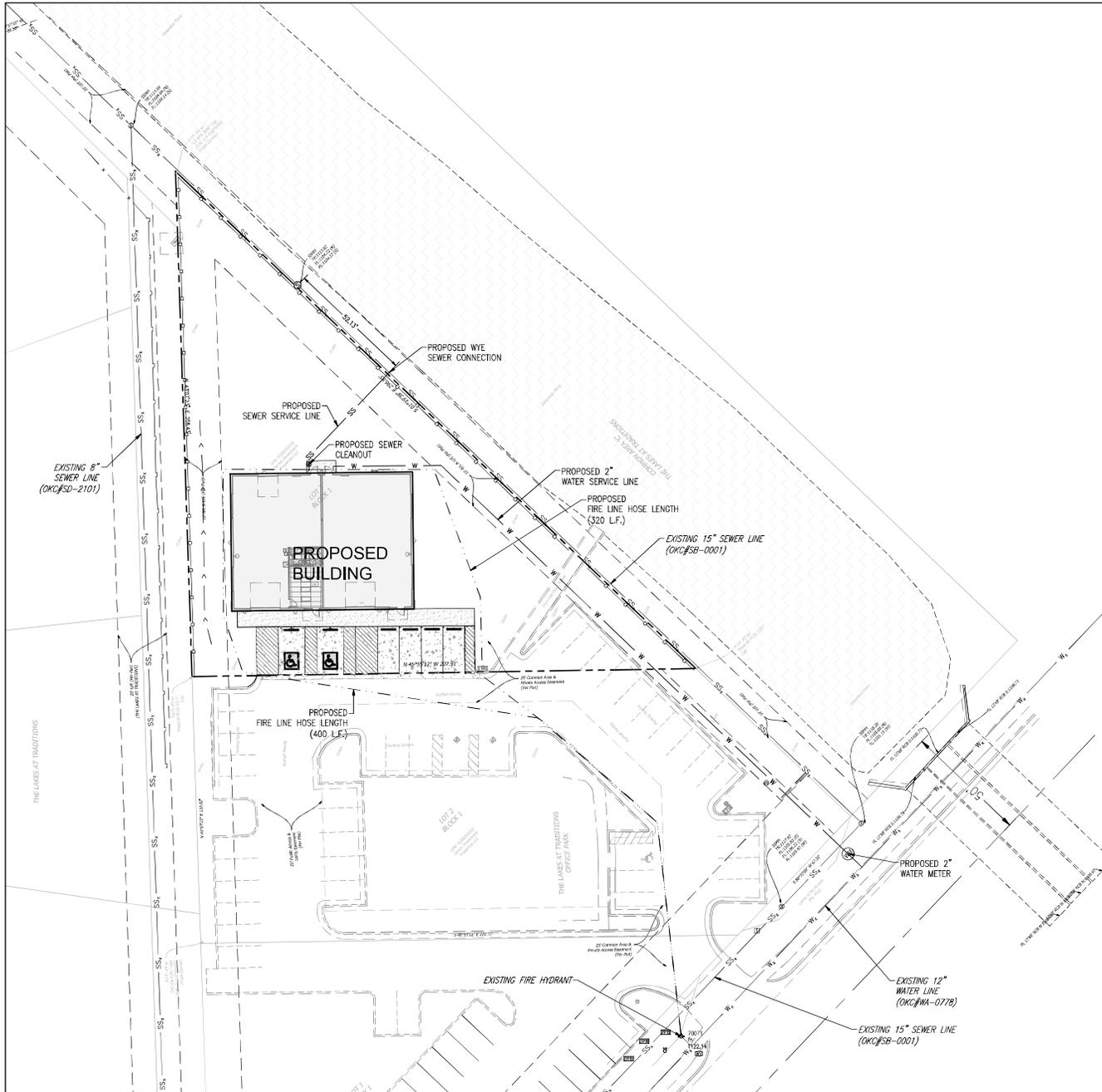
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DEMO PLAN

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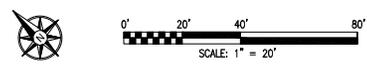


**GENERAL UTILITY NOTES**

- CONTRACTOR SHALL COORDINATE WITH THE CITY FOR ALL INTERCONNECTIONS TO PUBLIC UTILITIES.
- CONTRACTOR SHALL CALL ONE HOUR PRIOR TO ANY CONSTRUCTION ACTIVITIES. CALL ONE HOUR TO LOCATE, MARK, SIZE / 1/2-INCH-TO-2-INCH DEEP. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DEPTH INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR UNDEVELOPED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS TO THE BUILDING(S) WITH THE MEP PLANS.
- UNLESS OTHERWISE NOTED, PIPE 3 INCHES AND SMALLER SHALL BE FLEXIBLE OR PVC WATER PIPE.
- ALL VALVES, MANHOLE LIDS, AND SEWER CLEAN-OUTS LOCATED IN PAVED AREAS SHALL BE RATED FOR 10-20 TRAFFIC LOADS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELEVATIONS AND ADJUSTING ALL COVERS AND LIDS IN PAVED AREAS TO FINISHED GRADE. ALL FIELD ADJUSTMENTS SHALL BE NOTED AND BROUGHT TO ENGINEER'S ATTENTION FOR APPROVAL.
- CONTRACTOR SHALL RAISE OR LOWER ALL EXISTING VALVE BOXES AND COVERS, FIRE HYDRANTS, MANHOLES, METER BOXES, TRAPED BOXES, AND OTHER UTILITIES TO MEET THE SPECIFICATIONS OF EACH UTILITY COMPANY RESPECTIVELY.
- ALL 4" SANITARY SEWER SERVICE LINES SHALL HAVE A MINIMUM 2.0% SLOPE WITH CLEANOUTS SET AT 100' ON CENTER. 8" SERVICE LINES SHALL HAVE A MINIMUM 1.25% SLOPE. SERVICE PIPES SHALL BE PVC MATERIAL.
- CONTRACTOR SHALL PROVIDE IRRIGATION CONDUIT AND LIGHTING AS NEEDED. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND MEP PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH STATE, LOCAL AND FEDERAL REGULATIONS RELATING TO TRAPED DEVICES. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS BETWEEN THE NEW AND EXISTING CITY MAINS WITH THE CITY AND ALL OTHER AGENCIES APPLICABLE BY THE CONTRACTOR. THE CONNECTIONS SHALL BE MADE AT A TIME APPROVED BY THE CITY AND ALL ATTACHED AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT APPLICATION AND APPROVEMENT WITH THE CITY. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES.
- THE EXISTING UTILITIES SHALL BE EXPOSED PRIOR TO THE WORK IN ORDER TO VERIFY DEPTH AND SIZE.
- THERE SHALL BE A MINIMUM DEPTH OF BURY OF 36-INCHES FOR PROPOSED PRIVATE WATER LINES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, BENDS, RESTRAINED JOINTS, THROST BLOCKS, PIGS, VALVES, MATERIALS AND EQUIPMENT TO INSTALL A COMPLETE OPERATIONAL PRIVATE WATER SYSTEM. THIS INCLUDES ALL DOMESTIC WATER, FIRE WATER AND FROST FREE HAND HYDRANT WATER LINES AND APPROPRIATELY NEEDED TRENCHING AND TRENCHING.
- CONTRACTOR TO VERIFY ALL WATER AND SEWER SERVICE LINES AND METER WITH THE MEP PRIOR TO CONSTRUCTION.

**LEGEND**

W <sub>1</sub>	EXISTING WATER LINE
⊕	BUILDING HOSE BIB
⊕	EXISTING FIRE HYDRANT
SS <sub>1</sub>	EXISTING SANITARY SEWER LINE
⊙	EXISTING SANITARY SEWER MANHOLE
CH <sub>1</sub>	EXISTING OVERHEAD ELECTRIC LINE
NG <sub>1</sub>	EXISTING NATURAL GAS LINE
TUG <sub>1</sub>	EXISTING COMMUNICATIONS
W	PROPOSED WATER/FIRE LINE
SS	PROPOSED SANITARY SEWER
⊙	PROPOSED SANITARY SEWER CLEAN OUT
C	PROPOSED NATURAL GAS
PUG	PROPOSED ELECTRIC
SD	PROPOSED STORM DRAIN LINE
⊕	PROPOSED GAS METER
⊕	PROPOSED 2" DOMESTIC WATER METER
⊕	PROPOSED 2" RESIDENTIAL FIRE METER
⊕	PROPOSED FROST FREE HAND HYDRANT
⊕	PROPOSED TEE & GATE VALVE ASSEMBLY
⊕	PROPOSED BEND/FITTING



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PO Box 71855  
 Oklahoma City,  
 OK 73156  
 P: 405.536.1610  
 F: 405.536.0582  
 www.prairiedesigngroup.com

**CONTRACTOR MANAGER**  
 Mike Starnes, Inc.  
 4410 N. Lincoln  
 Oklahoma City, Oklahoma 73109  
 P: 405.233.9999

**OWNER**  
 DWR Energy Group LLC  
 PO Box 31720  
 Denver, CO 80202  
 P: 405.722.1111

**STRUCTURAL**  
 Project Consultant  
 3971 S. W. Grand Blvd.  
 Oklahoma City, Oklahoma  
 P: 405.412.8884

**JAMES INVESTMENT  
 PROPERTIES OFFICE RETAIL**  
 Oklahoma City, Oklahoma

Owner:

Project Number:  
 23095.0



BRYAN W. RICHARDS, P.E.  
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 Date: 11/18/2024

07/12/2024

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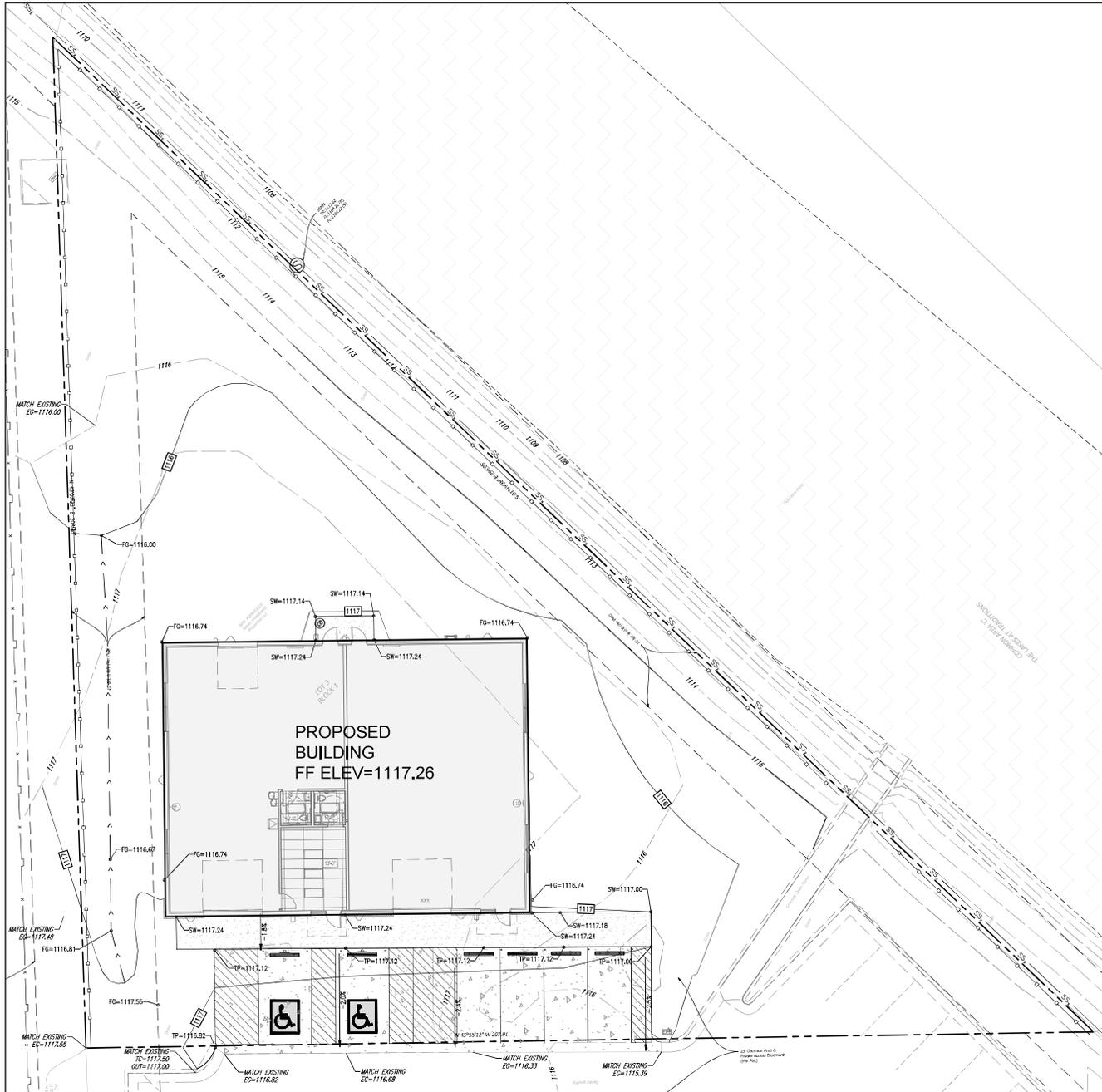
UTILITY PLAN

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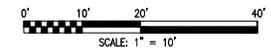


**GENERAL GRADING NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF ANY PLANNED UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO INSURE COMPLIANCE WITH THE PROJECT SCHEDULES. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION UTILITY LINES.
3. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL BE STRIPPED (2" THICK) OF VEGETATION, SCARIFIED AND RECOMPACTED. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST (ASTM D-1557). THE CONTRACTOR SHALL REFER TO THE GEOLOGICAL REPORT AND COORDINATE WITH STRUCTURAL ENGINEER FOR ALL SOIL AND PLACEMENT NEAR OR UNDER BUILDING SLAB.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE PROJECT ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OKLAHOMA CITY, PRIOR TO COMMENCING EXISTING, CLEARING OR DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE SILT FENCE BARRIER AROUND THE LIMITS OF CONSTRUCTION AND AS SHOWN ON THE EROSION PLAN. DURING CONSTRUCTION, UNTIL ALL WORK IS COMPLETE AND VEGETATION IS REESTABLISHED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SUBJECT TO FREQUENT INSPECTION OF ALL METHODS AND MATERIALS FOR EROSION PROTECTION.
7. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL EROSION, BEING CURBS AND ALL OTHER AREAS TO BE LANDSCAPED, WITH A MINIMUM 4" DEPTH OF TOPSOIL. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR SEEDING AND/OR SLAB SOODING AS DIRECTED BY THE OWNER.
8. MAINTENANCE OF SEEDING AND SOODING AREAS SHALL INCLUDE ALL NECESSARY FERTILIZATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
9. ALL ADA ACCESSIBLE PARKING STALL AREAS (INCLUDING THE PARKING STALL AND CONE MARKINGS) SHALL BE CONSTRUCTED TO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION. ALL ACCESSIBLE SIDEWALKS SHALL BE CONSTRUCTED TO NOT EXCEED A 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ALL ADA CURB RAMP SHALL NOT EXCEED A 5% LONGITUDINAL SLOPE AND A MAXIMUM 6-INCH ELEVATION RISE. IN THE EVENT THAT ANY FIELD CONDITIONS WILL DEVIATE FROM THESE MAXIMUM ALLOWABLE SLOPES / CRITERIA, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY.
10. SOLID SLAB SOD ALL DISTURBED AREAS.
11. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECTURAL PLANS FOR FINAL SITE GRADING, PLAYERS, BIRD, ROCK DRAINAGE AREAS, SITE VEGETATION AND GROUND COVER DETAILS.
12. MAXIMUM GRADE SLOPE SHALL BE 3:1.
13. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING ELEVATIONS ALONG ALL PROPERTY LINE TO ENSURE THE PROPOSED GRADING WILL NOT OBSTRUCT THE HISTORIC FLOW OR RUNOFF OR CREATE FLOODING AREAS ON ADJACENT PROPERTIES.

**LEGEND**

- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- > DRAINAGE FLOW ARROW
- GUT GUTTER
- TC TOP OF CURB
- SW TOP OF SIDEWALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FL FLOW LINE ELEVATION
- TG TOP OF GRATE
- EG EXISTING GRADE
- FG FINISH GRADE



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PO Box 21855  
 Oklahoma City,  
 OK 73158  
 P: 405.506.1020  
 F: 405.518.6582  
 www.prairiedesign.com

**CONTRACT MANAGER**  
 J&K Consulting Inc.  
 1418 N. 100th St.  
 Oklahoma City, Oklahoma 73150  
 P: 405.254.9892

**SUBMITTAL**  
 DWG Design Group LLC  
 PO Box 31725  
 Denver, CO 80293  
 P: 405.722.4444

**STRUCTURAL**  
 PROPOSED CONTRACTOR  
 J&K Consulting Inc.  
 1418 N. 100th St.  
 Oklahoma City, Oklahoma 73150  
 P: 405.254.9892

**JAMES INVESTMENT  
 PROPERTIES OFFICE RETAIL**  
 Oklahoma City, Oklahoma

Owner:  
 23095.0



BRYAN W. RICHARDS, P.E.  
 License No. 23079  
 Date: 11/28/2024  
 Date: 11/12/2024

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 GRADING PLAN

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