SPUD-1461 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.

This site will be developed in accordance with the regulation of the C-3 Community Commercial District (OKC Zoning Ordinance, 2020 as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

Automotive and Equipment Heavy Repairs, Heavy Equipment (8300.15)
Automotive and Equipment: Cleaning and Repairs, Light Equipment. (8300.14)

1. Maximum Building Height: 35’ & 1 story.

2. Maximum Building Size: 16,125 S.F.

3. Maximum Number of Buildings: 1

4. Building Setback Lines

   Front: 25'

   Rear: None

   Sides: None

5. Sight-proof Screening: Not required.

6. Landscaping: As required by current code.

7. Signs: As required by current code.

8. Access: Existing 36' common access drive from N.W. 10th Street.

II. Other Development Regulations:

1. Architecture: See attached building elevations.

2. Open Space: Not required.

3. Street Improvements: Not required.

4. Other: Not required.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Zoning Exhibit
Exhibit C: Conceptual Site Plan
Exhibit D: Conceptual Landscape Plan
Exhibit E: Conceptual Grading Plan
Exhibit F: Conceptual Drainage Plan
Exhibit G: Conceptual Water & Sewer Plan
Exhibit H: Conceptual Building Elevations

EXHIBIT A

S.P.U.D. RECORD DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter;

THENCE North 89°53'03" East, along the north line of said Northwest Quarter, a distance of 580.00 feet to the Northeast corner of Lot 1, Block 1, N.W. 10TH STREET SCHLOTZSKY'S, a subdivision to the City of Oklahoma City recorded in Book 9 of Plats, Page 716 and the POINT OF BEGINNING;

THENCE continuing North 89°53'03" East, along said north line, a distance of 40.00 feet;

THENCE South 00°07'43" East, parallel with the east line of said Lot 1, a distance of 607.37 feet;

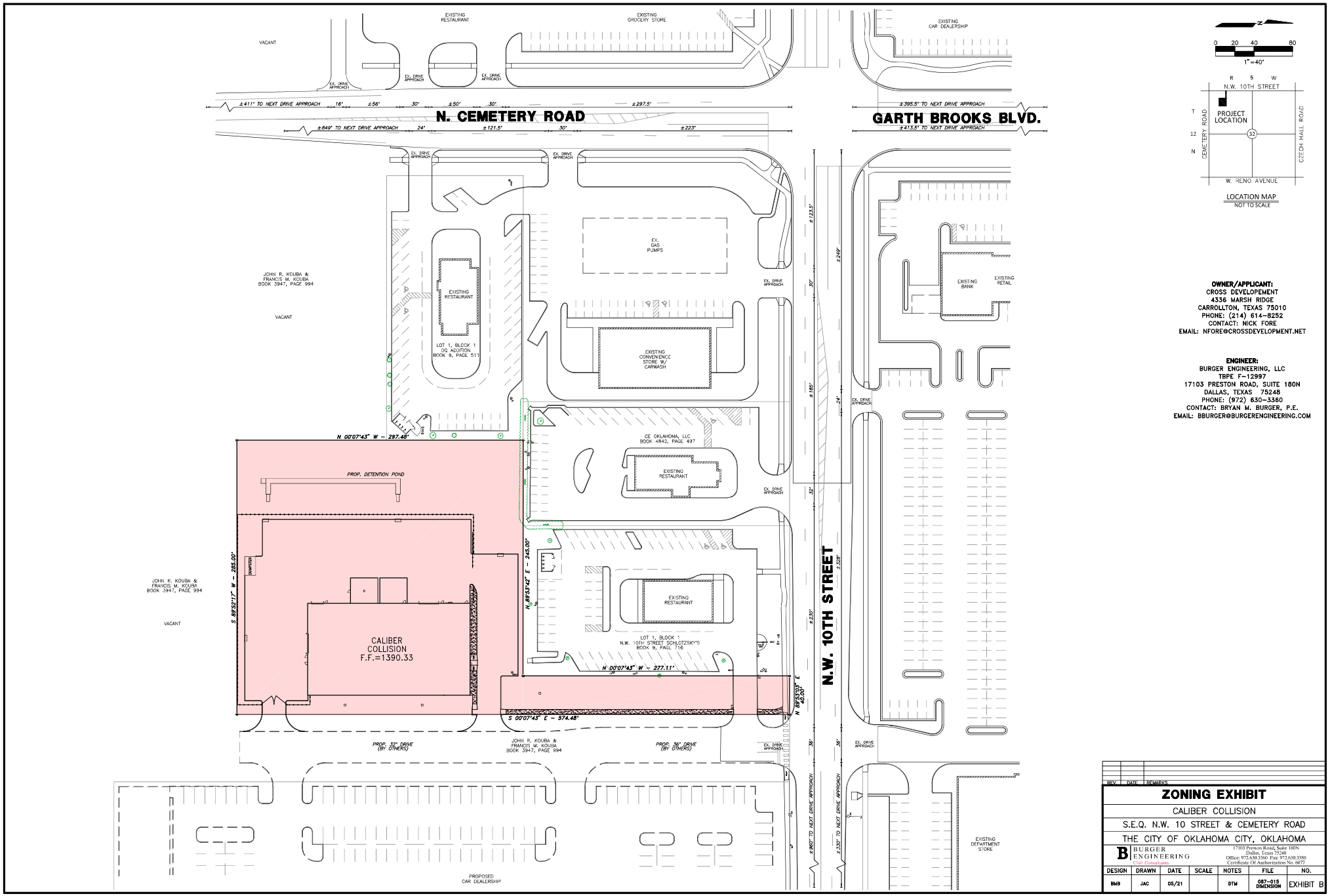
THENCE South 89°52'17" West a distance of 285.00 feet to the intersection with the east line of Lot 1, Block 1, DQ ADDITION, a subdivision to the City of Oklahoma City recorded in Book 9 of Plats, Page 511 extended;

THENCE North 00°07'43" West, along said extended line and the east line of said Lot 1, a distance of 297.48 feet to the Northeast corner of said Lot 1 and a point of intersection with the south line of said Lot 1, Block 1, N.W. 10TH STREET SCHLOTZSKY'S extended;

THENCE North 89°53'50" East, along said extended line and the south line of said Lot 1, a distance of 245.00 feet to the Southeast corner of said Lot 1;

THENCE North 00°07'43" West, along the east line of said Lot 1, a distance of 310.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 97,165 square feet or 2.2306 acres and a net area, less streets rights of way, of 95,151 square feet or 2.1844 acres, more or less.



OWNER/APPLICANT:
CROSS DEVELOPEMENT
4336 MARSH RIDGE
CARROLLTON, TEXAS 75010
PHONE: (214) 614-8252
CONTACT: NICK FORE
EMAIL: NFORE@CROSSDEVELOPMENT.NET

ENGINEER:
BURGER ENGINEERING, LLC
TBPE F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

REV.	DATE	REMARKS

ZONING EXHIBIT

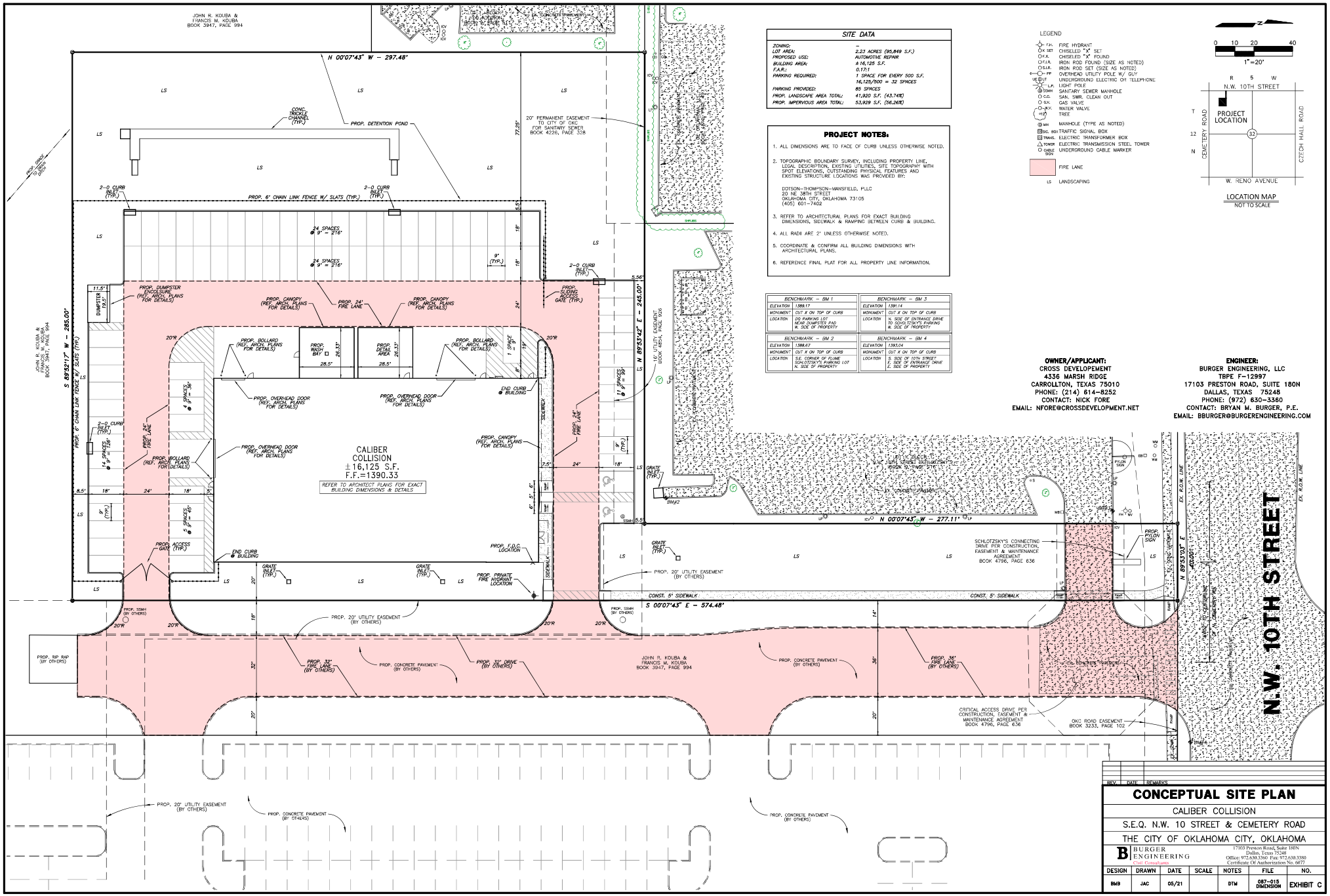
CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 6077

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	05/21		DTM	087-015 DIMENSION	EXHIBIT B



SITE DATA

ZONING:	–
LOT AREA:	2.23 ACRES (95,849 S.F.)
PROPOSED USE:	AUTOMOTIVE REPAIR
BUILDING AREA:	±16,125 S.F.
F.A.R.:	0.17:1
PARKING REQUIRED:	1 SPACE FOR EVERY 500 S.F. 16,125/500 = 32 SPACES
PARKING PROVIDED:	85 SPACES
PROP. LANDSCAPE AREA TOTAL:	41,920 S.F. (43.74%)
PROP. IMPERVIOUS AREA TOTAL:	53,929 S.F. (56.26%)

PROJECT NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

   DOTSON–THOMPSON–MANSFIELD, PLLC
   20 NE 38TH STREET
   OKLAHOMA CITY, OKLAHOMA 73105
   (405) 601–7402
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
4. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
5. COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
6. REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.

BENCHMARK – BM 1	
ELEVATION	1389.17
MONUMENT	CUT X ON TOP OF CURB
LOCATION	DG PARKING LOT NEAR DUMPSTER PAD W. SIDE OF PROPERTY

BENCHMARK – BM 2	
ELEVATION	1388.67
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S.E. CORNER OF FLUME SCHLOTZSKY'S PARKING LOT N. SIDE OF PROPERTY

BENCHMARK – BM 3	
ELEVATION	1391.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. SIDE OF ENTRANCE DRIVE TO SCHLOTZSKY'S PARKING W. SIDE OF PROPERTY

BENCHMARK – BM 4	
ELEVATION	1393.04
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF 10TH STREET E. SIDE OF ENTRANCE DRIVE E. SIDE OF PROPERTY

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- O.H.P. OVERHEAD UTILITY POLE W/ GUY
- U.E. U.T. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.MH. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- M.H. MANHOLE (TYPE AS NOTED)
- T.S.B. TRAFFIC SIGNAL BOX
- T.R.M.E. ELECTRIC TRANSFORMER BOX
- T.O.W.P. ELECTRIC TRANSMISSION STEEL TOWER
- C.M.B.S. UNDERGROUND CABLE MARKER
- FIRE LANE
- LS LANDSCAPING

0 10 20 40
1"=20'

LOCATION MAP
NOT TO SCALE

OWNER/APPLICANT:
CROSS DEVELOPEMENT
4336 MARSH RIDGE
CARROLLTON, TEXAS 75010
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CONTACT: NICK FORE
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ENGINEER:
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PHONE: (972) 630–3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

REV.	DATE	REMARKS

CONCEPTUAL SITE PLAN

CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
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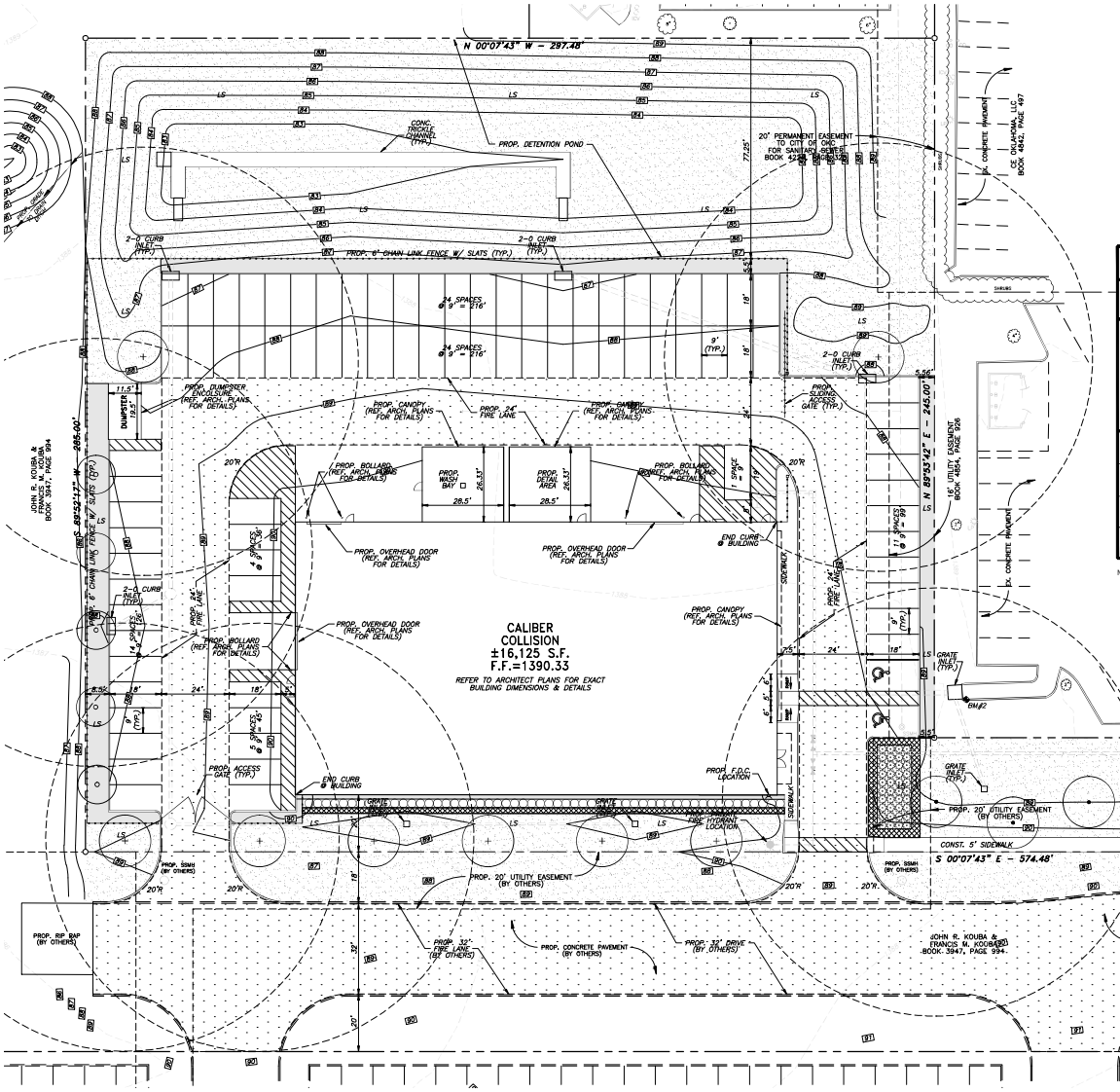
Certificate Of Authorization No. 6077

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	05/21		DTM	087–015 DIMENSION	EXHIBIT C

EXHIBIT D

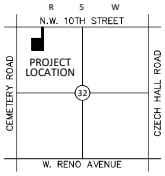


LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
2. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
3. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
4. All plant material which dies shall be replaced with plant material of equal or better value.
5. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.



LOCATION MAP
NOT TO SCALE

LANDSCAPE REQUIREMENTS

DESCRIPTION OF PROPERTY	Developed Area = 95,849 square feet Required Parking Spaces = 32 Proposed Parking Spaces = 85	
REQUIREMENTS	Site Points: one (1) point of landscaping for each 200 square feet of Developed Area Parking Lot Points: one (2) points of landscaping for each required parking space and one (1) point for each additional space	
CALCULATION OF POINTS	Site Points (95,849 / 200)	479
	Parking Lot Points Required parking spaces (32 x 2 = 64) plus Additional parking spaces (53 x 1 = 53)	117
	Total Points Required	571
	Total Points Provided	**1042**
MINIMUM 60% REQUIRED POINTS FRONT & SIDE YARDS	REQUIRED 357.6	PROVIDED 937
MINIMUM 25% REQUIRED POINTS EVERGREEN PLANTING	REQUIRED 149	PROVIDED 282
MAXIMUM 15% REQUIRED POINTS PERENNIALS	MAXIMUM 90	PROVIDED 81
MAXIMUM 25% REQUIRED POINTS TURF GRASS	MAXIMUM 149	PROVIDED 149

NO TREES TO BE LOCATED WITHIN 10' OF A FIRE HYDRANT OR WATER MAIN

PLANT LEGEND and QUANTITIES

- (9) LIVE OAK, 3" cal. (9) @ 15 PTS. = 135 pts
- (8) BALD CYPRESS, 3" cal. (8) @ 15 PTS. = 120 pts
- (5) LOBLOLLY PINE, 3" cal. (5) @ 15 PTS. = 75 pts
- (56) TAM JUNIPER, 5 gal. (56) @ 3 PTS. = 168 pts
- (40) SUNSHINE LIGUSTRUM, 5 gal. (40) @ 3 PTS. = 120 pts
- (13) RED YUCCA, 5 gal. (13) @ 3 PTS. = 39 pts
- (608) GROUNDCOVER 4" pots (608) @ .5 PTS. = 304 pts
- (162) PERENNIALS 4" pots (162) @ .5 PTS. = 81 pts
- LAWN, SOLID SOD BERMUDAGRASS
- CRUSHED UTILITY GRAVEL 3" depth with weed barrier fabric and steel edging border along fence; typical beween BOC and fence' 18" width along building facade

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SITE DATA	
ZONING:	-
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BUILDING AREA:	±16,125 S.F.
F.A.R.:	0.17:1
PARKING REQUIRED:	1 SPACE FOR EVERY 500 S.F. 16,125/500 = 32 SPACES
PARKING PROVIDED:	85 SPACES
PROP. LANDSCAPE AREA TOTAL:	41,922 S.F. (43.74%)
PROP. BUMPER/GUSS AREA TOTAL:	23,618 S.F. (24.26%)

05.08.2022

75' RADIUS

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

REV.	DATE	REMARKS

CONCEPT LANDSCAPE PLAN

CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

BURGER ENGINEERING
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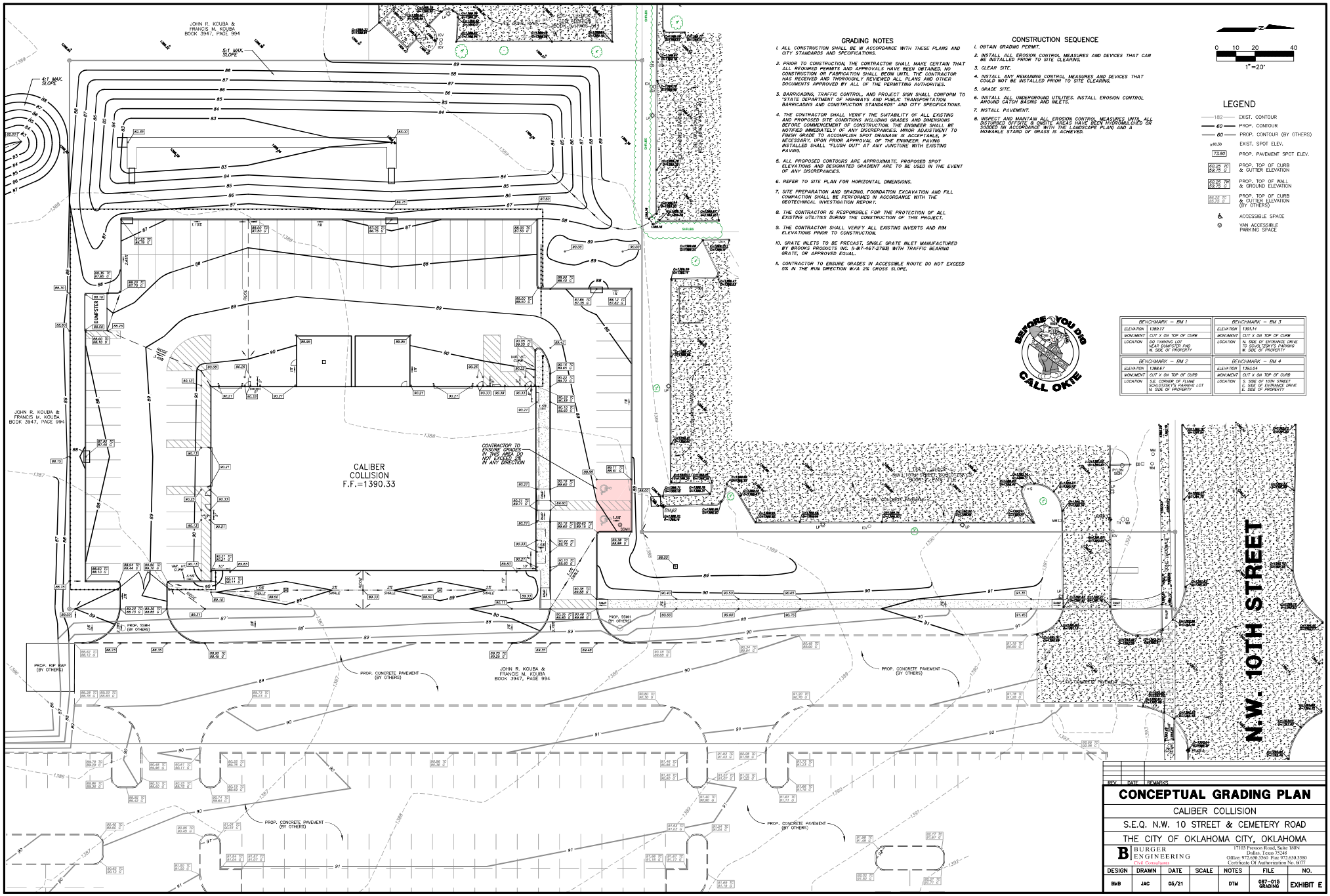
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 6077

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	09/08/22	1"=20'	DTM	087-015 DIMENSION	CLP.1



GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
4. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
5. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCES.
6. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
7. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
10. GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (I-87-467-2783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
11. CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.

CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
3. CLEAR SITE.
4. INSTALL ANY REMAINING CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
5. GRADE SITE.
6. INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
7. INSTALL PAVEMENT.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OFFSITE & ONSITE AREAS HAVE BEEN HYDROMULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND A MOWABLE STAND OF GRASS IS ACHIEVED.

0 10 20 40
1"=20'

LEGEND

182	EXIST. CONTOUR
60	PROP. CONTOUR
60	PROP. CONTOUR (BY OTHERS)
x60.30	EXIST. SPOT ELEV.
73.80	PROP. PAVEMENT SPOT ELEV.
60.25 TC 59.75 G	PROP. TOP OF CURB & GUTTER ELEVATION
60.25 TW 59.75 G	PROP. TOP OF WALL & GROUND ELEVATION
86.25 TC 85.75 G	PROP. TOP OF CURB & GUTTER ELEVATION (BY OTHERS)
♿	ACCESSIBLE SPACE
♿	VAN ACCESSIBLE PARKING SPACE

BENCHMARK – BM 1	
ELEVATION	1389.17
MONUMENT	CUT X ON TOP OF CURB
LOCATION	DD PARKING LOT NEAR DUMPSTER PAD N. SIDE OF PROPERTY

BENCHMARK – BM 2	
ELEVATION	1386.67
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S.E. CORNER OF FLUME SCHOOTZSKY'S PARKING LOT N. SIDE OF PROPERTY

BENCHMARK – BM 3	
ELEVATION	1391.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. SIDE OF ENTRANCE DRIVE TO SCHOOTZSKY'S PARKING W. SIDE OF PROPERTY

BENCHMARK – BM 4	
ELEVATION	1393.04
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF 10TH STREET E. SIDE OF ENTRANCE DRIVE E. SIDE OF PROPERTY

REV.	DATE	REMARKS

CONCEPTUAL GRADING PLAN

CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
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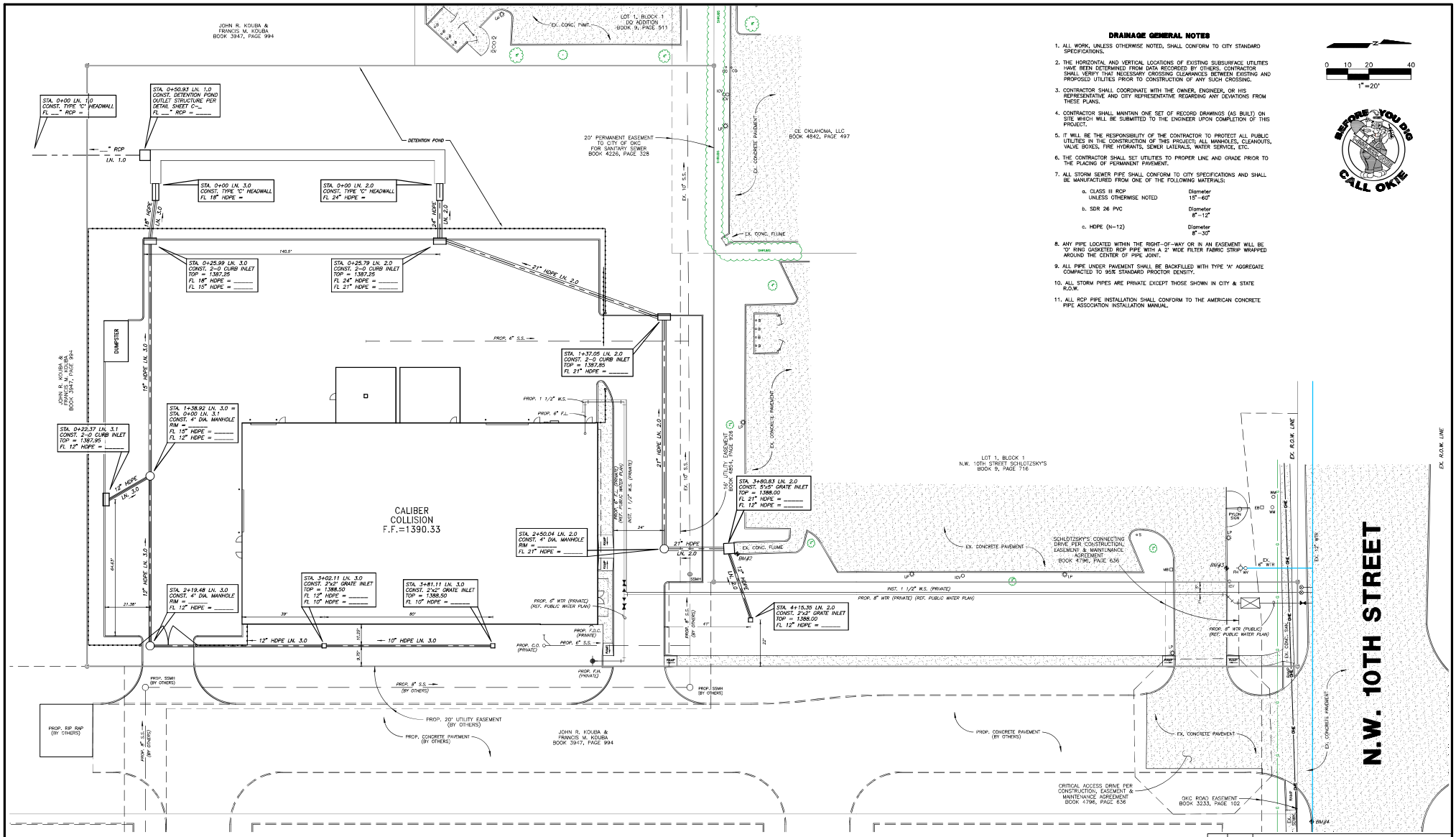
Office: 972.638.3360 Fax: 972.630.3380
Certificate Of Authorization No. 6677

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	05/21		DTM	087-015 GRADING	EXHIBIT E



DRAINAGE GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
3. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, OR HIS REPRESENTATIVE AND CITY REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT; ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, SEWER LATERALS, WATER SERVICE, ETC.
6. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE PLACING OF PERMANENT PAVEMENT.
7. ALL STORM SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED FROM ONE OF THE FOLLOWING MATERIALS:
   - a. CLASS III RCP UNLESS OTHERWISE NOTED — Diameter 15"-60"
   - b. SDR 26 PVC — Diameter 8"-12"
   - c. HDPE (N-12) — Diameter 8"-30"
8. ANY PIPE LOCATED WITHIN THE RIGHT-OF-WAY OR IN AN EASEMENT WILL BE "O" RING GASKETED RCP PIPE WITH A 2' WIDE FILTER FABRIC STRIP WRAPPED AROUND THE CENTER OF PIPE JOINT.
9. ALL PIPE UNDER PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL STORM PIPES ARE PRIVATE EXCEPT THOSE SHOWN IN CITY & STATE R.O.W.
11. ALL RCP PIPE INSTALLATION SHALL CONFORM TO THE AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION MANUAL.

0 10 20 40
1"=20'

BEFORE YOU DIG CALL OKIE

BENCHMARK – BM 1	
ELEVATION	1,389.17
MONUMENT	CUT X ON TOP OF CURB
LOCATION	DQ PARKING LOT NEAR DUMPSTER PAD N. SIDE OF PROPERTY

BENCHMARK – BM 2	
ELEVATION	1388.67
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S.E. CORNER OF FLUME SCHLOTZSKY'S PARKING LOT N. SIDE OF PROPERTY

BENCHMARK – BM 3	
ELEVATION	1,391.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. SIDE OF ENTRANCE DRIVE TO SCHLOTZSKY'S PARKING W. SIDE OF PROPERTY

BENCHMARK – BM 4	
ELEVATION	1,393.04
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF 10TH STREET E. SIDE OF ENTRANCE DRIVE E. SIDE OF PROPERTY

NOTE:
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

IMPORTANT:
CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.

REV.	DATE	REMARKS

CONCEPTUAL DRAINAGE PLAN

CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

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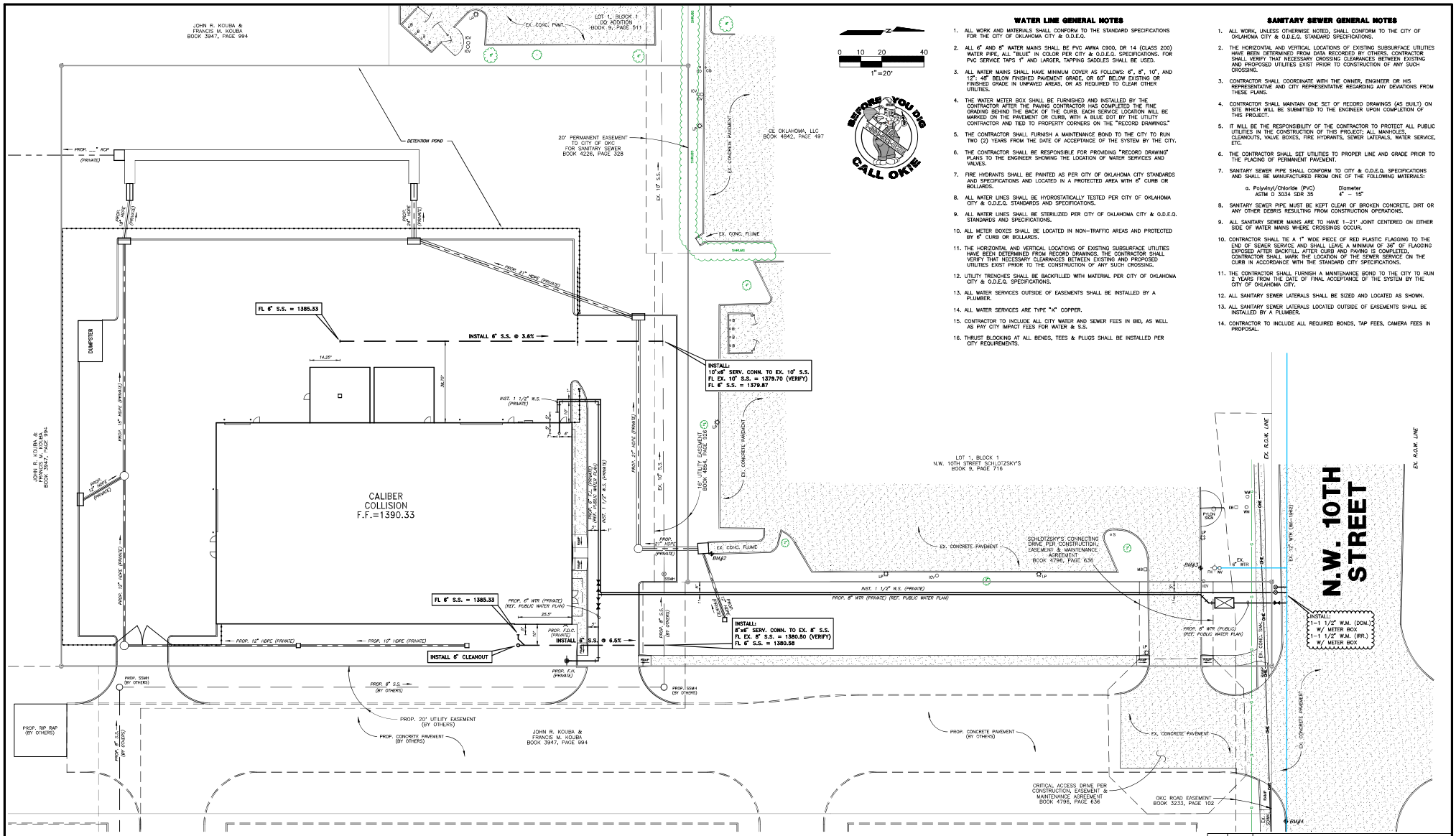
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	05/21		DTM	087-015 DRAINAGE	EXHIBIT F



WATER LINE GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA CITY & O.D.E.Q.
2. ALL 6" AND 8" WATER MAINS SHALL BE PVC AWWA C900, DR 14 (CLASS 200) WATER PIPE, ALL "BLUE" IN COLOR PER CITY & O.D.E.Q. SPECIFICATIONS. FOR PVC SERVICE TAPS 1" AND LARGER, TAPPING SADDLES SHALL BE USED.
3. ALL WATER MAINS SHALL HAVE MINIMUM COVER AS FOLLOWS: 6", 8", 10", AND 12": 48" BELOW FINISHED PAVEMENT GRADE, OR 60" BELOW EXISTING OR FINISHED GRADE IN UNPAVED AREAS, OR AS REQUIRED TO CLEAR OTHER UTILITIES.
4. THE WATER METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION WILL BE MARKED ON THE PAVEMENT OR CURB, WITH A BLUE DOT BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
5. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE CITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER SERVICES AND VALVES.
7. FIRE HYDRANTS SHALL BE PAINTED AS PER CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH 6" CURB OR BOLLARDS.
8. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY OF OKLAHOMA CITY & O.D.E.Q. STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE STERILIZED PER CITY OF OKLAHOMA CITY & O.D.E.Q. STANDARDS AND SPECIFICATIONS.
10. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED BY 6" CURB OR BOLLARDS.
11. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING.
12. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER CITY OF OKLAHOMA CITY & O.D.E.Q. SPECIFICATIONS.
13. ALL WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
14. ALL WATER SERVICES ARE TYPE "K" COPPER.
15. CONTRACTOR TO INCLUDE ALL CITY WATER AND SEWER FEES IN BID, AS WELL AS PAY CITY IMPACT FEES FOR WATER & S.S.
16. THRUST BLOCKING AT ALL BENDS, TEES & PLUGS SHALL BE INSTALLED PER CITY REQUIREMENTS.

SANITARY SEWER GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE CITY OF OKLAHOMA CITY & O.D.E.Q. STANDARD SPECIFICATIONS.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
3. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER OR HIS REPRESENTATIVE AND CITY REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT; ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, SEWER LATERALS, WATER SERVICE, ETC.
6. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE PLACING OF PERMANENT PAVEMENT.
7. SANITARY SEWER PIPE SHALL CONFORM TO CITY & O.D.E.Q. SPECIFICATIONS AND SHALL BE MANUFACTURED FROM ONE OF THE FOLLOWING MATERIALS:

   a. Polyvinyl/Chloride (PVC) ASTM D 3034 SDR 35 — Diameter 4" – 15"
8. SANITARY SEWER PIPE MUST BE KEPT CLEAR OF BROKEN CONCRETE, DIRT OR ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
9. ALL SANITARY SEWER MAINS ARE TO HAVE 1-21' JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE CROSSINGS OCCUR.
10. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
11. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN 2 YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE SYSTEM BY THE CITY OF OKLAHOMA CITY.
12. ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATED AS SHOWN.
13. ALL SANITARY SEWER LATERALS LOCATED OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
14. CONTRACTOR TO INCLUDE ALL REQUIRED BONDS, TAP FEES, CAMERA FEES IN PROPOSAL.

BENCHMARK – BM 1	
ELEVATION	1,389.17
MONUMENT	CUT X ON TOP OF CURB
LOCATION	DQ PARKING LOT NEAR DUMPSTER PAD N. SIDE OF PROPERTY

BENCHMARK – BM 3	
ELEVATION	1,391.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. SIDE OF ENTRANCE DRIVE TO SCHOLTZSKY'S PARKING N. SIDE OF PROPERTY

BENCHMARK – BM 2	
ELEVATION	1,388.67
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S.E. CORNER OF FLUME SCHLOTZSKY'S PARKING LOT N. SIDE OF PROPERTY

BENCHMARK – BM 4	
ELEVATION	1,393.04
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF 10TH STREET E. SIDE OF ENTRANCE DRIVE E. SIDE OF PROPERTY

NOTE:
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

IMPORTANT:
CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.

WF-2022-_____

REV.	DATE	REMARKS

CONCEPTUAL WATER & SEWER PLAN

CALIBER COLLISION

S.E.Q. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

BURGER ENGINEERING
Civil Consultants
17703 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 6077

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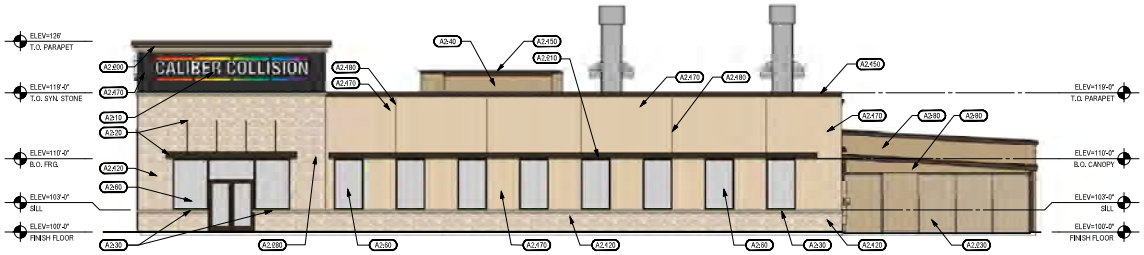
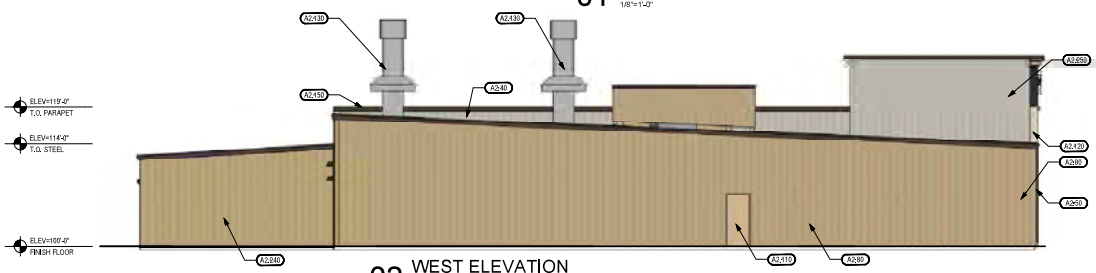
BMB	JAC	05/21		DTM	087-015 WATSEW	EXHIBIT G

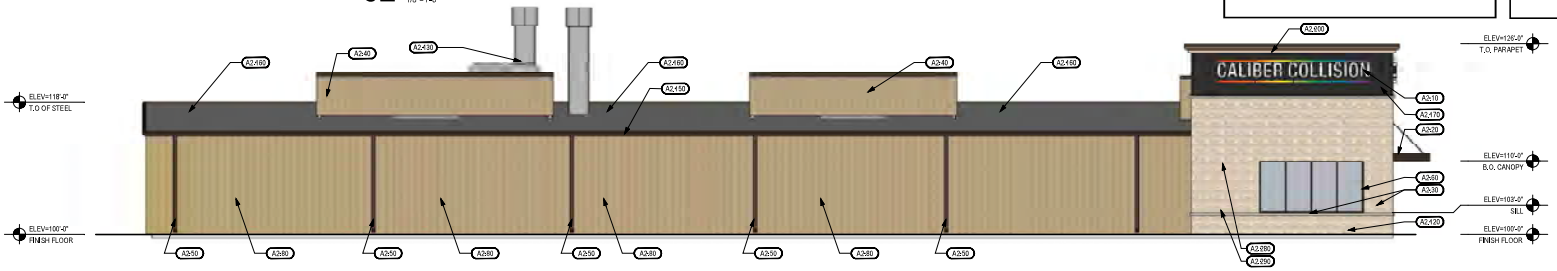
EXHIBIT H



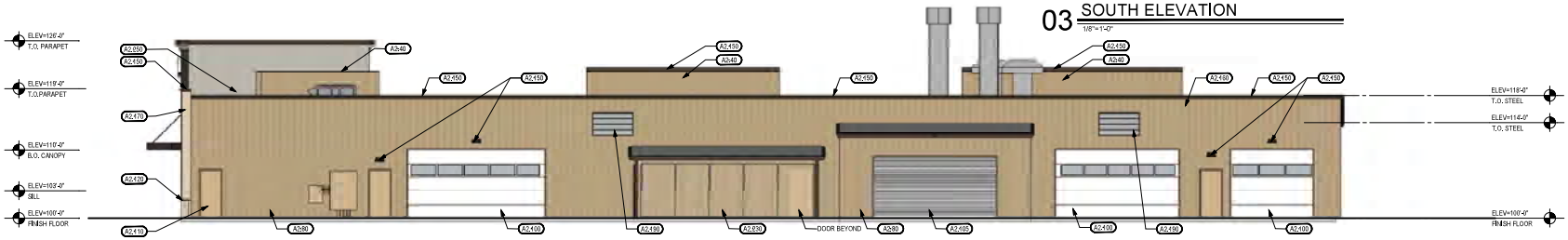
01 EAST ELEVATION
1/8" = 1'-0"



02 WEST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION
1/8" = 1'-0"



04 NORTH ELEVATION
1/8" = 1'-0"

KEY NOTES

A2-10	SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT
A2-20	PRE-MANUFACTURED MTL. AWNING W/TIE RODS BY GC (CP-1)
A2-30	SYNTHETIC STONE SILL / WATER TABLE (CS-1)
A2-40	PRE-FIN R PANEL SIDING AT RTU SCREENING (MTL-3)
A2-50	PRE-FINISHED MTL. GUTTER AND DOWNSPOUTS (MTL-2)
A2-60	STOREFRONT / GLAZING (AL-2)
A2-70	PAINTED STEEL (PT-5)
A2-80	PRE-FINISHED MTL. BUILDING SIDING (MTL-3)
A2-90	PRE-FINISHED MTL. BUILDING EAVE RAKE (MTL-2)
A2-100	FACTORY FINISHED SECTIONAL OH DOOR
A2-105	FACTORY FINISHED COILING OH DOOR (DETAIL BAY)
A2-110	HOLLOW MTL. DOOR AND FRAME (PT-3)
A2-120	MANUFACTURED STONE VENEER (M-1)
A2-130	EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS
A2-140	WALL MOUNTED LIGHT FIXTURE, REF. MEP
A2-150	PRE-FINISHED MTL. COPING (MTL-2)
A2-160	PRE-FINISH METAL BUILDING ROOFING (MTL-1)
A2-170	3-STEP STUCCO INTEGRATED COLOR (ST-1 OR ST-2 PER SCHED.)
A2-180	CONTROL JOINT
A2-190	WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
A2-200	SYN STUCCO CORNICE (TO MATCH ST-1 COLOR)
A2-210	PRE-FAB CANTILEVERED EYEBROW CANOPY BY G.C. (CP-1)
A2-220	PBR ROOF PANELS BY PEMB (MTL-5)
A2-230	CHAIN LINK FENCE W/ PRIVACY SLATS 6'-0" A.F.F. REF. TO SECTION 04/A3.2 FENCE NOTES.
A2-240	PRE-FIN MTL SIDING AT WASH BAY SIDE WALLS (MTL-3)
A2-250	PRE-FIN R PANEL SIDING AT PARAPET REAR (MTL-4)
A2-260	PRE-FIN R PANEL SIDING FROM TOP OF FENCE TO ROOF (MTL-3)
A2-270	SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE
A2-280	J-BOX FOR M/R DEVICE - VERIFY HEIGHT AND LOCATION WITH OWNER
A2-290	KEYDROP WDC-160 w/ADJ. CHUTE

COLOR CHART

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CALIBER COLLISION

YUKON, OK
CC PROTO 161

	DATE	DESCRIPTION

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COLOR ELEVATIONS

F1.0