

SITE PLAN KEY NOTES

- A CONSTRUCT CURB AND GUTTER
- B TRASH ENCLOSURE PER ARCHITECTURE PLANS.
- C INSTALL ADA PARKING SIGN.
- D INSTALL ADA CURB RAMP.
- E CONCRETE SIDEWALK. PER CITY STANDARDS
- F 4" SOLID WHITE PARKING LINE
- G CONSTRUCT PIPE BOLLARD
- H INSTALL LIGHT POLE PER ELECTRICAL PLANS
- I GREASE INTERCEPTOR
- J PAINTED ISLAND. 4" SOLID WHITE LINE 2' APART @ 45°
- K BIKE RACK.
- L CONCRETE WHEEL STOP.
- M MENU BOARD
- N CONCRETE DRIVE ENTRANCE.
- O PARKING LOT ASPHALT PAVEMENT.

NOTE:  
REFER TO THE OWASSO NOISE ORDINANCE ZONING  
CODE 11.7. OUTDOOR SPEAKERS SHALL BE SUBJECT  
TO APPROVAL BY THE COMMUNITY DEVELOPMENT  
DIRECTOR.

Benchmark  
MAGNETIC NAIL  
ELEV=717.28  
N=483036.694  
E=2611068.148

**PUD**  
OPUD-18

**ZONING**  
CS, COMMERCIAL SHOPPING

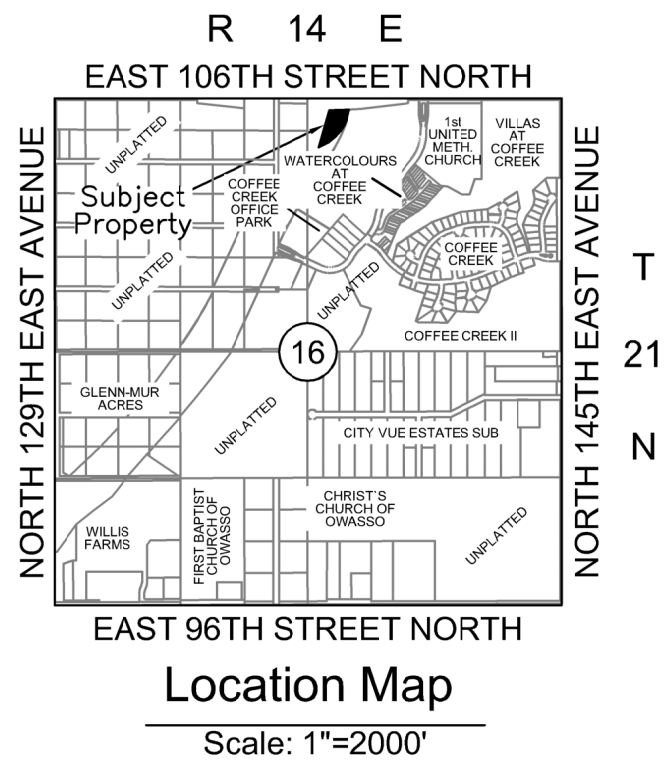
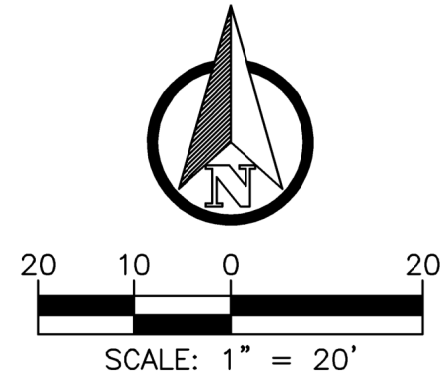
**PARCEL SIZE**  
0.638 ACRES (27,7799 SF)

**IMPERVIOUS AREA**  
15,185 S.F.

**BUILDING AREA**  
450 S.F.

**BUILDING HEIGHT**  
22.0'

**PARKING COUNT**  
13 STANDARD SPACES  
1 ADA SPACE  
14 TOTAL SPACES (5 REQUIRED)



SITE PLAN NOTES

- ALL DIMENSIONS ARE TO CENTERLINE OF PAINT STRIPING, FACE OF CURB, FACE OF BUILDING OR STRUCTURE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL PAVEMENT MARKING OF STRIPES TO BE FOUR INCHES (4") WIDE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH ADA GUIDELINES.
- ALL CURB/SIDEWALK/ADA RAMP CONSTRUCTION SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDE WALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40- FOOT SPACING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC., CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- CONTRACTOR SHALL CALL "OKIE" AT 811 OR (800) 522-6543, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
- ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN NINE INCH (9") LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.
- ALL MATERIALS, CONSTRUCTION AND TESTING TO BE IN STRICT ACCORDANCE WITH CURRENT OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DETAILS.
- NO HAZARDOUS MATERIALS SHALL BE BROUGHT ON SITE OR GENERATED AT THE SITE.

LANDSCAPE NOTES

- ALL PLANTINGS SHALL MEET CITY OF OWASSO LANDSCAPE ORDINANCE

ADA NOTES

- ALL ADA OBJECTS ARE TO BE IN ACCORDANCE WITH THE 2010 ADA STANDARDS.
- ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANCE WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
- ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED AND REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5% THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
- 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

FLOOD INSURANCE RATE MAP (FIRM)

THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0137K, MAP REVISED: AUGUST 3, 2009, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BILLY COX  
P.E.  
ROUTE 66 ENGINEERING, LLC  
CA #8853, DATE 06/30/2023

THIS DOCUMENT IS  
**PRELIMINARY**  
IN NATURE AND IS NOT  
A FINAL, SIGNED AND  
SEALED DOCUMENT

BY									
REVISION									
DATE									

**route 66**  
**engineering**

28 NORTH WATER STREET, SAPULPA, OK 74066

**SITE PLAN**

**ROOTS COFFEE**

CAFFEINE CORNER ADDITION, BLOCK 1, LOT 1  
CITY OF OWASSO - TULSA COUNTY - OKLAHOMA

DRAWN BY:	BD
APPV. BY:	BC
DATE:	04/29/2022

SHEET **CS101**