



SITE PLAN NOTES

- 1 FIELD VERIFY ALL DIMENSIONS, GRADES AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY CONTRACTOR OF DISCREPANCIES/ CONFLICTS PRIOR TO BEGINNING AFFECTED PHASE OF WORK.
- 2 MAINTAIN EXISTING DRAINAGE PATTERN OF SURFACE WATER FROM SITE. SLOPE GRADE AWAY FROM BUILDING FINISHED FLOOR ELEVATION.
- 3 CONSTRUCT NEW CONCRETE ENTRY DRIVES (6" PORTLAND CEMENT @ 3000 PSI OVER 2" COMPACTED SAND BASE) AS SHOWN.
- 4 RUN NEW WATER AND SEWER LINES FROM EXISTING MAINS TO SERVE NEW BUILDING. COORDINATE NEW ELECTRICAL AND NATURAL GAS SERVICE WITH UTILITY COMPANIES. SEE CIVIL PLANS FOR UTILITIES DETAILS.
- 5 CONSTRUCT NEW CONCRETE PARKING AREA: 4" PORTLAND CEMENT @ 3000 PSI W/ FIBERMESH REINFORCING OVER 2" COMPACTED SAND BASE. EXPANSION JOINTS @ 25' O.C. CONSTRUCTION JOINTS @ 12'-6" O.C. 6" CURB @ PERIMETER OF PAVING. STRIPE PARKING LOT AS SHOWN. PLACE SIGNS INDICATING HC ACCESSIBLE PARKING.

SITE PLAN

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN NORTH (11N), RANGE FIVE WEST (5W), OF THE INDIAN MERIDIAN (I.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SE¼; THENCE SOUTH 89°03'07" WEST ALONG THE SOUTH LINE OF SAID SE¼ A DISTANCE OF 343.02 FEET; THENCE NORTH 00°12'04" WEST A DISTANCE OF 673.94 FEET; THENCE NORTH 89°45'41" EAST A DISTANCE OF 343.06 FEET TO A POINT ON THE EAST LINE OF SAID SE¼; THENCE SOUTH 00°12'04" EAST ALONG SAID EAST LINE A DISTANCE OF 673.87 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 231,450 SQ FT OR 5.31 ACRES, MORE OR LESS.

ZONING
C-3 COMMERCIAL

CODE

BUILDING: INTERNATIONAL BUILDING CODE, 2015
ELECTRICAL: NATIONAL ELECTRIC CODE, 2008
HANDICAP ACCESS: ICC/ANSI A117.1, 2009
MECHANICAL: INTERNATIONAL MECHANICAL CODE, 1996
PLUMBING: INTERNATIONAL PLUMBING CODE, 2000

ALL ELECTRICAL, MECHANICAL, PLUMBING, FENCE, SIGN, SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR AND SHALL CONFORM TO THE RESPECTIVE CODE REQUIREMENTS FOR EACH.

PROPERTY INFORMATION		BUILDING AND REQUIREMENTS		DRAWING STATUS		STAMP/SEAL		REVISIONS		STRUCTURAL SYSTEMS OF OKC													
<p>OCCUPANCY: RETAIL SHOPPING MALL (TWO 11,844 SF BUILDINGS)</p> <p>DEVELOPMENT PARCEL: 335.00' x 600.00' = 79,866 SQUARE FEET</p> <p>CONSTRUCTION: BUILDING SHELL PRE-ENGINEERED METAL BUILDING INTERIOR FINISH METAL STUD FRAME TYPE SB, UNPROTECTED FIRE SUPPRESSION SPRINKLER SYSTEM NONE REQUIRED</p>		<p>BUILDINGS – TWO 63' x 188' RETAIL SHOPPING FACILITY = 11,844 SF TOTAL EACH BUILDING</p> <p>PARKING – REQUIRED FOR THE FIRST 12,000 SF: 1 SPACE PER 200 SF GLA = 60 SPACES PER BUILDING = 120 SPACES TOTAL</p> <p>TOTAL REQUIRED PARKING = 120 SPACES W/ 5 REQUIRED TO BE HC ACCESSIBLE PROVIDED: 112 REGULAR AND 8 HC = 120 TOTAL PARKING SPACES</p> <p>LANDSCAPING: SEE LANDSCAPE PLAN</p>		<p><input type="checkbox"/> APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED 'FOR CONSTRUCTION' CAN BE CONSIDERED AS COMPLETE.</p> <p><input type="checkbox"/> PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED 'FOR CONSTRUCTION' CAN BE CONSIDERED AS COMPLETE.</p> <p><input type="checkbox"/> FOR CONSTRUCTION: FINAL DRAWINGS.</p>				<table><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>4/2021</td><td>4 PARKING SPACES ADDED SO TOTAL EQUALS 120 PARKING SPACES (60 PER BUILDING)</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		DATE	DESCRIPTION	4/2021	4 PARKING SPACES ADDED SO TOTAL EQUALS 120 PARKING SPACES (60 PER BUILDING)							<p>328 SOUTH EAGLE LANE OKLAHOMA CITY, OK (405) 495-0812</p>			
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								4/2021	4 PARKING SPACES ADDED SO TOTAL EQUALS 120 PARKING SPACES (60 PER BUILDING)														
DESCRIPTION		SITE PLAN																					
SIZE		TWO - 63' X 188' X 22' (PARAPET) HT. BUILDINGS																					
CUSTOMER		COUNTY LINE RETAIL / CHERYL FINCHER																					
LOCATION		4409 & 4309 S. COUNTY LINE ROAD, OKLAHOMA CITY, OKLAHOMA																					
JOB NUMBER		SCALE	1" = 30 FEET	DATE	DECEMBER 2020	SHEET NUMBER																	
20606600		DRAWN BY		TRUE IMAGE DRAFTING		A1																	