LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4 NW/4) OF SAID SECTION TWENTY-SIX (26); THENCE EAST 309.76 FEET; THENCE NORTHWEST 267.59 FEET; THENCE WEST 183.4 FEET; THENCE SOUTH 240 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE WEST 35 FEET THEREOF FOR STREET.

GENERAL NOTES

A. NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR, THEREFORE, NO CERTIFICATION IS MADE OR IMPLIED THAT ALL EASEMENTS, DEDICATIONS OR ENCUMBRANCES ARE SHOWN OR NOTED HEREON.

B. DATE OF LAST FIELD VISIT: NOVEMBER 7, 2016.

C. ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW CAP (YPC) STAMPED "TLS CA 6038", UNLESS OTHERWISE NOTED.

D. BASIS OF BEARING SHOWN HEREON BEING THE WEST LINE OF THE NW/4 OF SECTION 26 T-19-N R 11-E, BEING A BEARING OF SOUTH 00°26'05" EAST.

E. THE PROPERTY DESCRIBED HEREON CONTAINS 50,573 SQUARE FEET OR 1.161 ACRES.

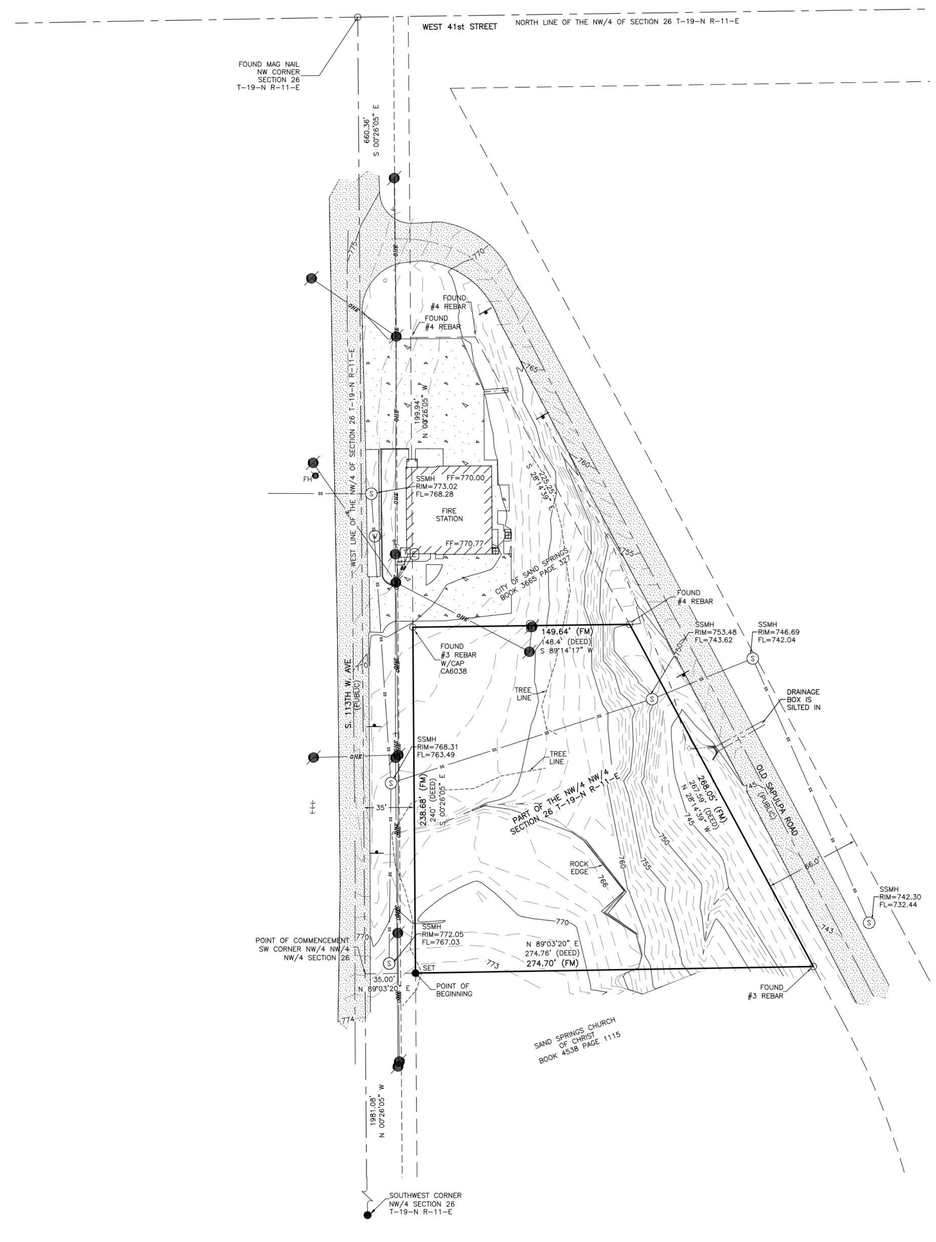
F. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO CERTIFICATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL OKIE TICKET NO.16083011131319 WAS ISSUED ON AUGUST 30, 2016.

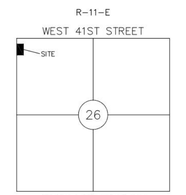
G. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

H. SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP #40143C0326L, EFFECTIVE DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED INSIDE ZONE X, SHOWN AND NOTED HEREON FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- ASPHALT
- CONCRETE
- UT — UNDERGROUND TELEPHONE
- SS — UNDERGROUND SANITARY SEWER
- UG — UNDERGROUND GAS
- UC — UNDERGROUND CABLE
- WTR — UNDERGROUND WATER
- STM — UNDERGROUND STORM SEWER
- OHE — OVERHEAD ELECTRIC
- x — FENCE
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- SHRUB
- PP — POWER POLE
- GUY WIRE
- T — TELEPHONE PEDESTAL
- SIGN
- G — GAS METER
- E — ELECTRIC METER
- S — SANITARY SEWER MANHOLE
- STM — STORM SEWER MANHOLE
- FOUND MONUMENTS
- SET MONUMENTS
- (FM) — FIELD MEASURED DISTANCE
- (DEED) — DISTANCE PER DEED





VICINITY MAP
1" = 2000'

1" = 40'

0' 40' 80' 120'

BENCHMARK

#3 REBAR W/CAP 6038 LOCATED APPROXIMATELY 65.5' SOUTH & 64.6' WEST OF NORTHWEST PROPERTY CORNER.

ELEV. = 770.82' (NAVD '88)

TOPOGRAPHIC SURVEY

OF

PART OF THE NW/4 NW/4

SECTION 26, T-19-N, R-11-E

TULSA COUNTY, STATE OF OKLAHOMA

I, JOSHUA R. LAMB, HEREBY STATE THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

JOSHUA R. LAMB
OKLAHOMA PLS NO. 1678

LICENSED PROFESSIONAL LAND SURVEYOR — Joshua R. Lamb — 1678 — OKLAHOMA

TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2017

DATE PREPARED: AUGUST 18, 2016
TLS NO. 13-079 SS – PRATT FIRE

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

FOR REFERENCE ONLY - NOT TO SCALE

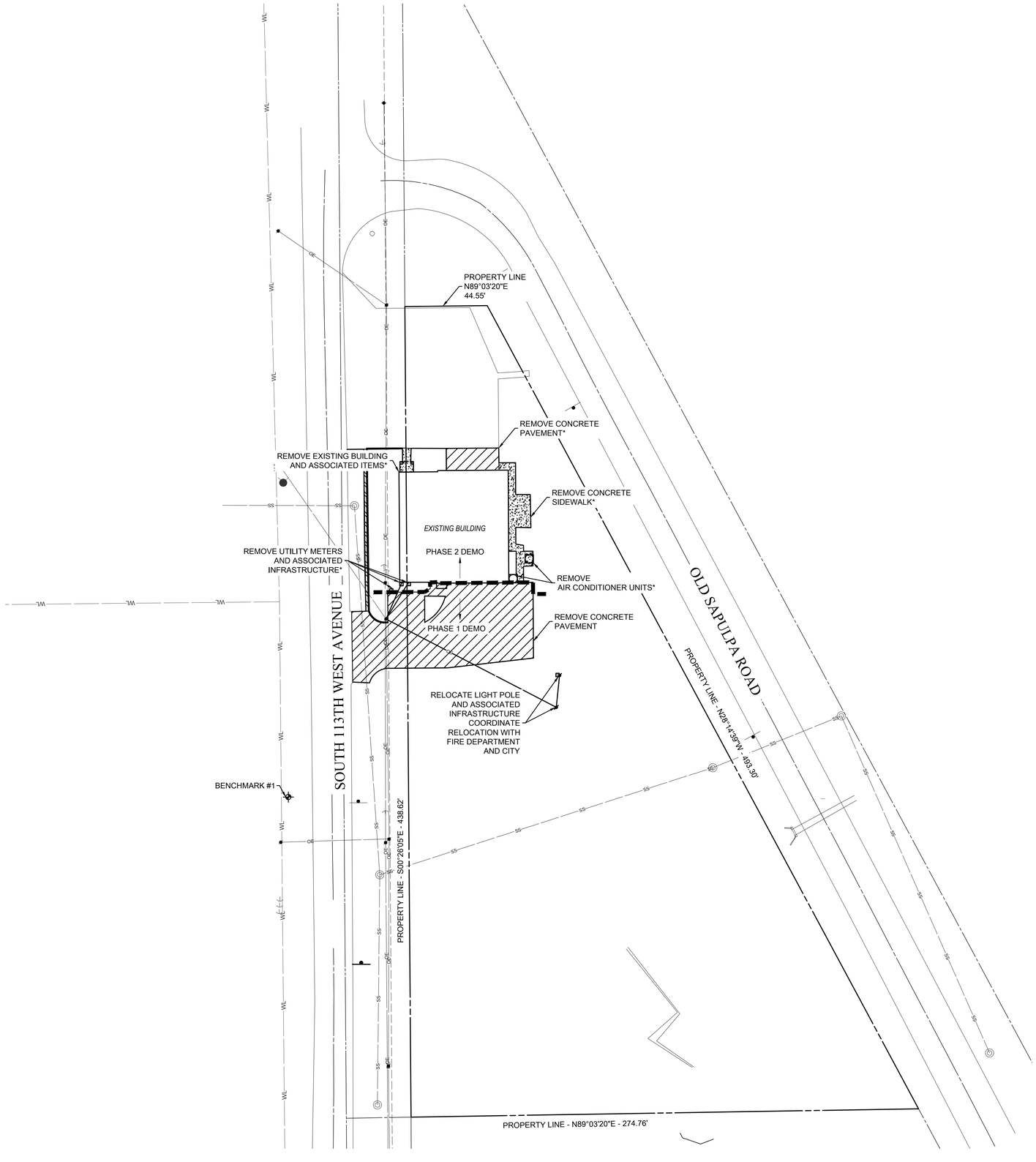
ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C00



Hatch Legend

- DEMO CONCRETE PAVEMENT
- DEMO CONCRETE SIDEWALK
- DEMO CURB AND GUTTER

Demo Notes

*CONTRACTOR TO MAINTAIN ALL UTILITY SERVICES TO EXISTING BUILDING THROUGHOUT CONSTRUCTION. NOTIFY OWNER 72 HOURS IN ADVANCE OF ANY DISRUPTIONS.

EXISTING BUILDING TO BE PROTECTED AND IN USE DURING PHASE 1 DEMO AND CONSTRUCTION OF NEW STATION.

PHASE 1 DEMO INCLUDES RELOCATION OF LIGHT POLE AND ASSOCIATED INFRASTRUCTURE, AND REMOVAL OF SOUTH PAVING.

NEW STATION TO BE CONSTRUCTED BEFORE PHASE 2 DEMO.

PHASE 2 DEMO INCLUDES REMOVAL OF EXISTING BUILDING AND RELOCATION OF UTILITIES.

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

NORTH

0 15' 30' 45'

Scale: 1"= 30'

Legend

AC	ACRE
BIL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4279 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
DEMOLITION PLAN

SHEET NUMBER
C01

Site Plan Notes:

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
6. COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8. ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
9. HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
10. THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPLIED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY TULSA SURVEYING LLC DATED 8/18/2016.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
13. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
15. VERTICAL DATUM BASED ON GPS DATA (NAVD88)
16. HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
17. FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Site Data:

Land Area Summary

NET LAND AREA	69976.83 SF (1.61 AC)

Site Data

ZONING	RS-1

Building Data

EXISTING BUILDING AREA	3,500 SF
PROPOSED BUILDING ADDITION	6,030 SF
TOTAL BUILDING AREA	6,030 SF

Off-Street Parking Requirements

REQUIRED: 4/EMERGENCY VEHICLE BAY @ 2	8 PARKING SPACES
PROVIDED:	9 PARKING SPACES
REQUIRED:	1 HANDICAP ACCESSIBLE
PROVIDED:	1 HANDICAP ACCESSIBLE

Impervious Area

TOTAL SITE AREA:	69,976.83 SF (1.61 AC)
TOTAL DISTURBED AREA:	43,407.68 SF (0.99 AC)
EXISTING IMPERVIOUS AREA:	20,987.78 SF
PROPOSED IMPERVIOUS AREA:	22,885.75 SF
NET INCREASE:	1897.97 SF

Legal Description

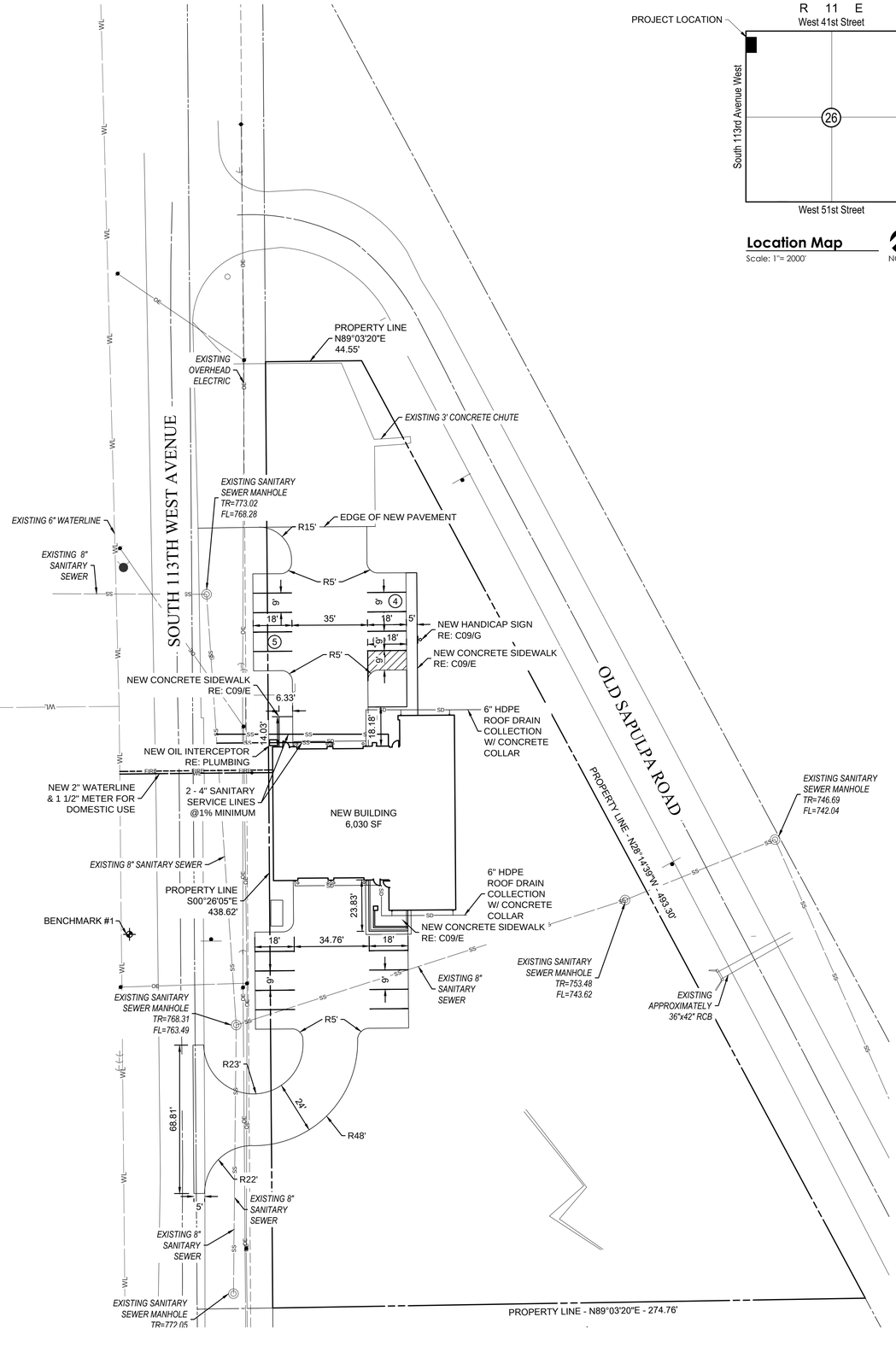
A PART OF THE NW/4 OF THE NW/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA, COUNTY, STATE OF OKLAHOMA

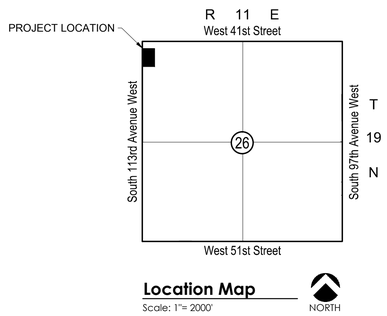
General Construction Notes:

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SAID LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
3. AFTER CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS SHALL BE RESEEDED ACCORDING TO CITY SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
5. BUILDING SITES ARE SHOWN HEREON FOR FINAL GRADING INFORMATION ONLY. KKT, INC. HAS NOT DESIGNED SUBGRADES OR FOUNDATIONS, OR DETERMINED THE SUITABILITY OF THE LOCAL SOIL TO BE USED IN BUILDING SUBGRADES. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICS.
6. 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.
7. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK IN THE CITY RIGHT-OF-WAY. CALL 918-596-7344 FOR PERMIT INFORMATION.
8. ALL GRADES ARE BASED ON NAVD 1988 U.S.G.S. VERTICAL DATUM.

Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
W/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER





Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
SITE PLAN

SHEET NUMBER
C02

Site Plan Notes:

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
6. COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8. ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
9. HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
10. THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPLIED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY TULSA LAND SURVEYING LLC DATED 8/18/2016.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
13. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
15. VERTICAL DATUM BASED ON GPS DATA (NAVD88)
16. HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
17. FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Site Data:

Land Area Summary

NET LAND AREA	69976.83 SF (1.61 AC)

Site Data

ZONING	RS-1

Building Data

EXISTING BUILDING AREA	3,500 SF
PROPOSED BUILDING ADDITION	6,030 SF
TOTAL BUILDING AREA	6,030 SF

Off-Street Parking Requirements

REQUIRED: 4/EMERGENCY VEHICLE BAY @ 2	8 PARKING SPACES
PROVIDED:	9 PARKING SPACES
REQUIRED:	1 HANDICAP ACCESSIBLE
PROVIDED:	1 HANDICAP ACCESSIBLE

Impervious Area

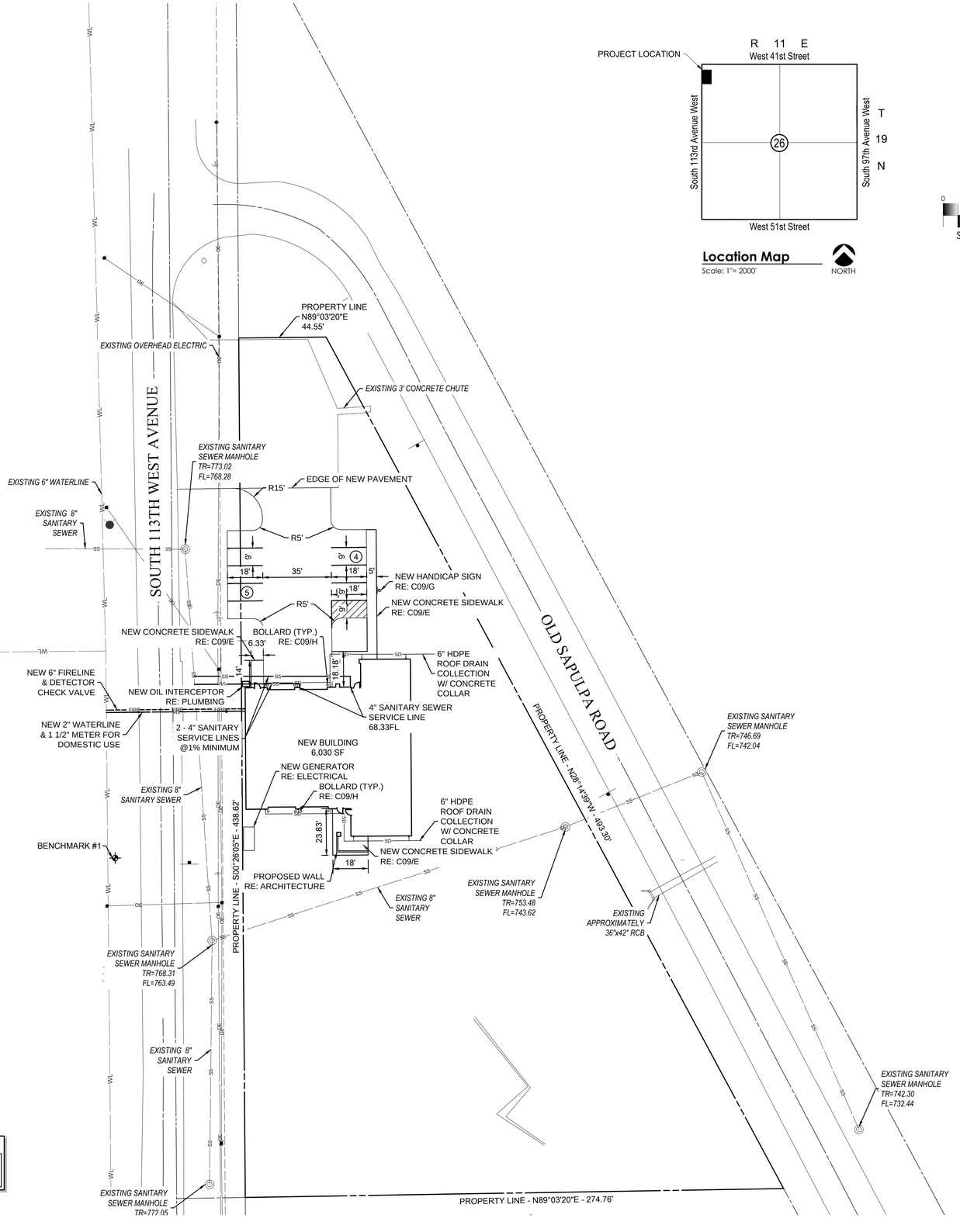
TOTAL SITE AREA:	69,976.83 SF (1.61 AC)
TOTAL DISTURBED AREA:	29,061.42 SF (0.67 AC)
EXISTING IMPERVIOUS AREA:	20,987.78 SF
PROPOSED IMPERVIOUS AREA:	16,252.76 SF
NET DECREASE:	4,735.02 SF

Legal Description

A PART OF THE NW/4 OF THE NW/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA, COUNTY, STATE OF OKLAHOMA

General Construction Notes:

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SAID LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
3. AFTER CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS SHALL BE RESEEDED ACCORDING TO CITY SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
5. BUILDING SITES ARE SHOWN HEREON FOR FINAL GRADING INFORMATION ONLY. KKT, INC. HAS NOT DESIGNED SUBGRADES OR FOUNDATIONS, OR DETERMINED THE SUITABILITY OF THE LOCAL SOIL TO BE USED IN BUILDING SUBGRADES. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICS.
6. 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.
7. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK IN THE CITY RIGHT-OF-WAY. CALL 918-596-7344 FOR PERMIT INFORMATION.
8. ALL GRADES ARE BASED ON NAVD 1988 U.S.G.S. VERTICAL DATUM.



Location Map
Scale: 1"= 2000'
NORTH

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

Legend

AC	ACRE
BL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WLE	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
ALTERNATE SITE PLAN

SHEET NUMBER
C02A

Grading Notes

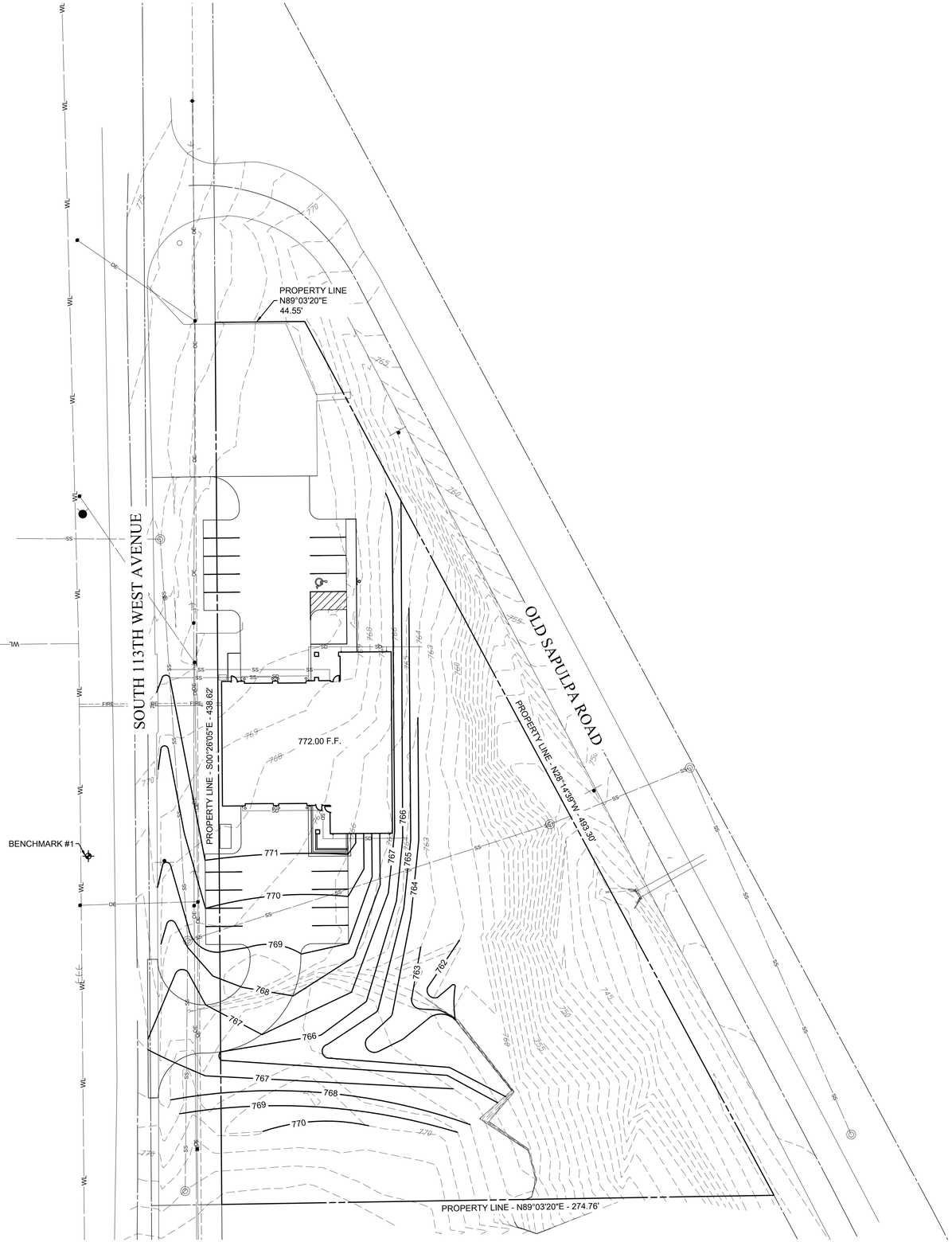
1. ALL GRADING SHALL MEET OR EXCEED THE CITY CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
2. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
3. TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
4. SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
5. CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
6. UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
7. CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
8. STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE SUBSURFACE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED THEREIN.
9. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL IN-PLACE FINAL TRIM AREAS TO CONDITION PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE PLACED AND ACCEPTED PRIOR TO THE PLACEMENT OF SOD.
11. THE SIDEWALK CONTRACTOR IS RESPONSIBLE FOR ALL REMAINING FINAL TRIM.
12. FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO STORM SEWER MANHOLE LIDS, WATER METER LIDS AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATION.
13. TRANSFORMER PADS AND PEDESTALS ARE TO BE LEVEL AND PLUMB.
14. CARE SHALL BE TAKEN TO ADJUST GAS METERS AND MANIFOLDS SO AS TO APPEAR CORRECTLY POSITIONED.
15. GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS, SHALL ACCEPT THE CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.
16. PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
17. CORRECTIVE MEASURES DIRECTED BY THE ENGINEER MAY INCLUDE COMPLETE REMOVAL AND REPLACEMENT AT NO COST TO OWNER IN CASES OF POOR WORKMANSHIP OR UNSATISFACTORY IN-PLACE CONDITIONS.
18. 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.
19. CONTRACTOR SHALL BE OBLIGATED TO KEEP DUST AT A MINIMUM AS REQUIRED BY CITY ENGINEER.
20. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST ARE MADE TO THE CITY TO THIS REGARD.
21. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENT AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.

Grading Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)



Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

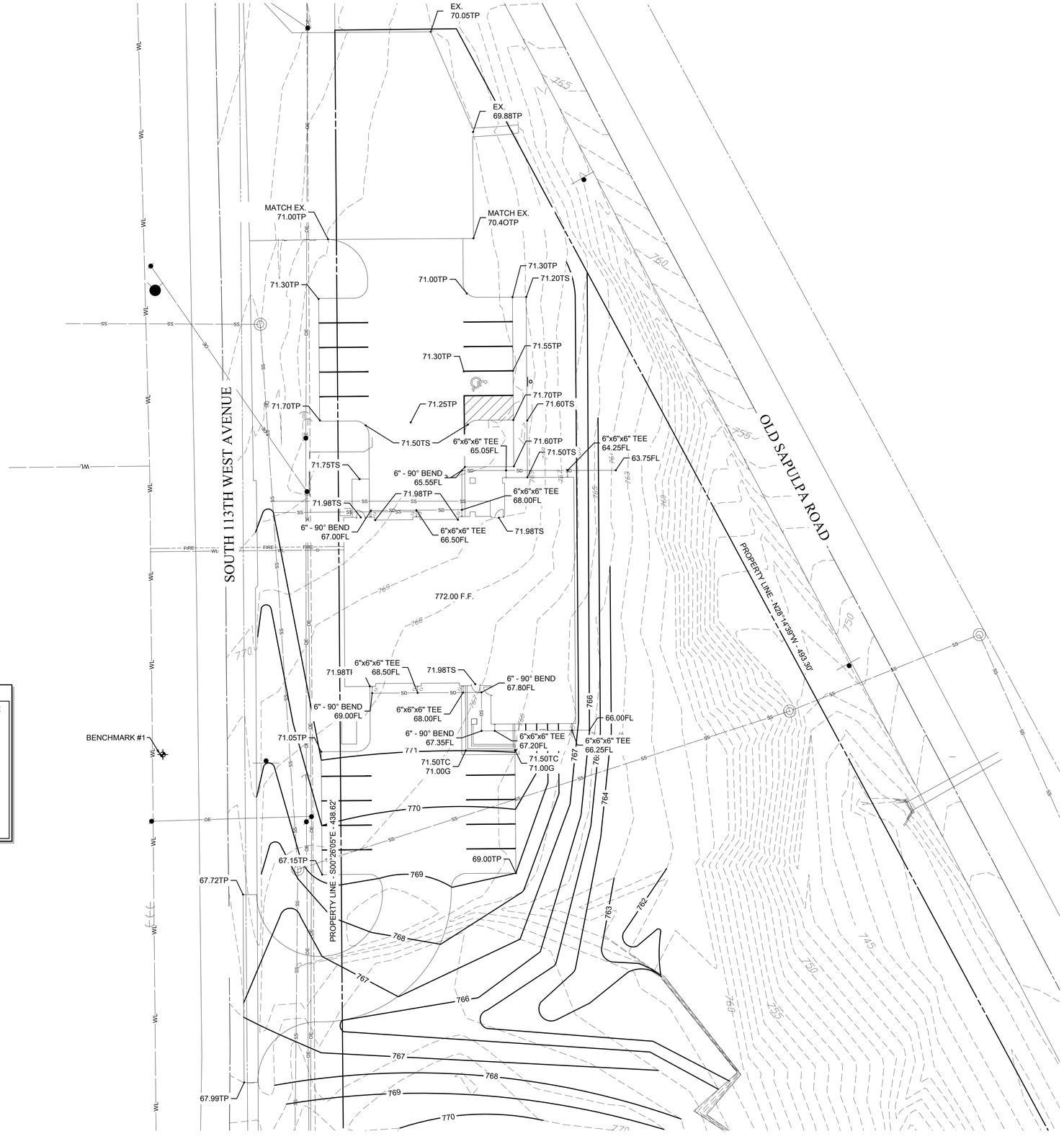
ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
OVERALL GRADING PLAN

SHEET NUMBER
C03



Grading Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

NORTH

0 10' 20' 30'

Scale: 1"= 20'

Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

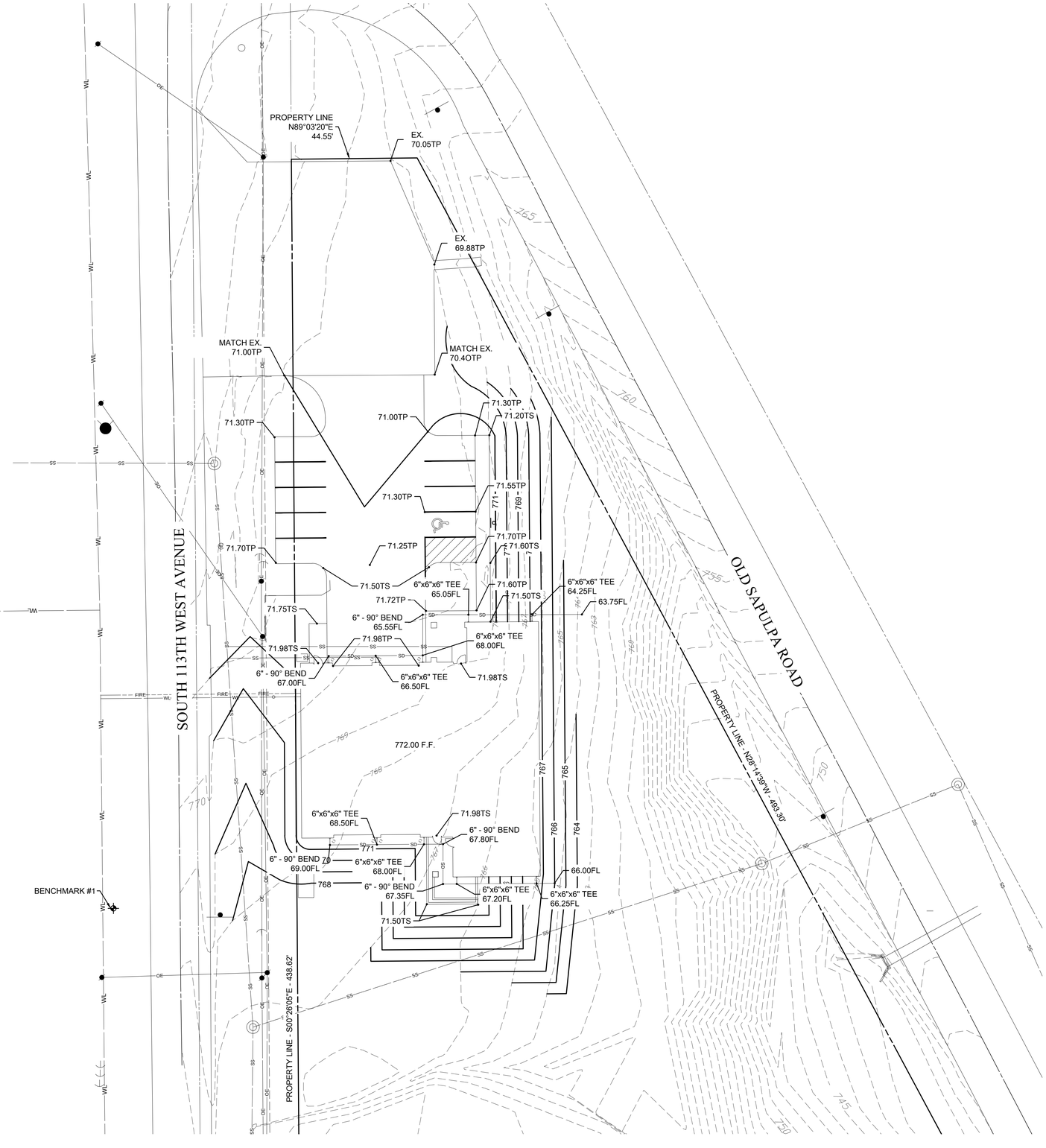
REVIEWED BY ANW
DRAWN BY TBW

TITLE

DETAILED GRADING PLAN

SHEET NUMBER

C04



NORTH

0 10' 20' 30'

Scale: 1"= 20'

Grading Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE

ALTERNATE GRADING PLAN

SHEET NUMBER

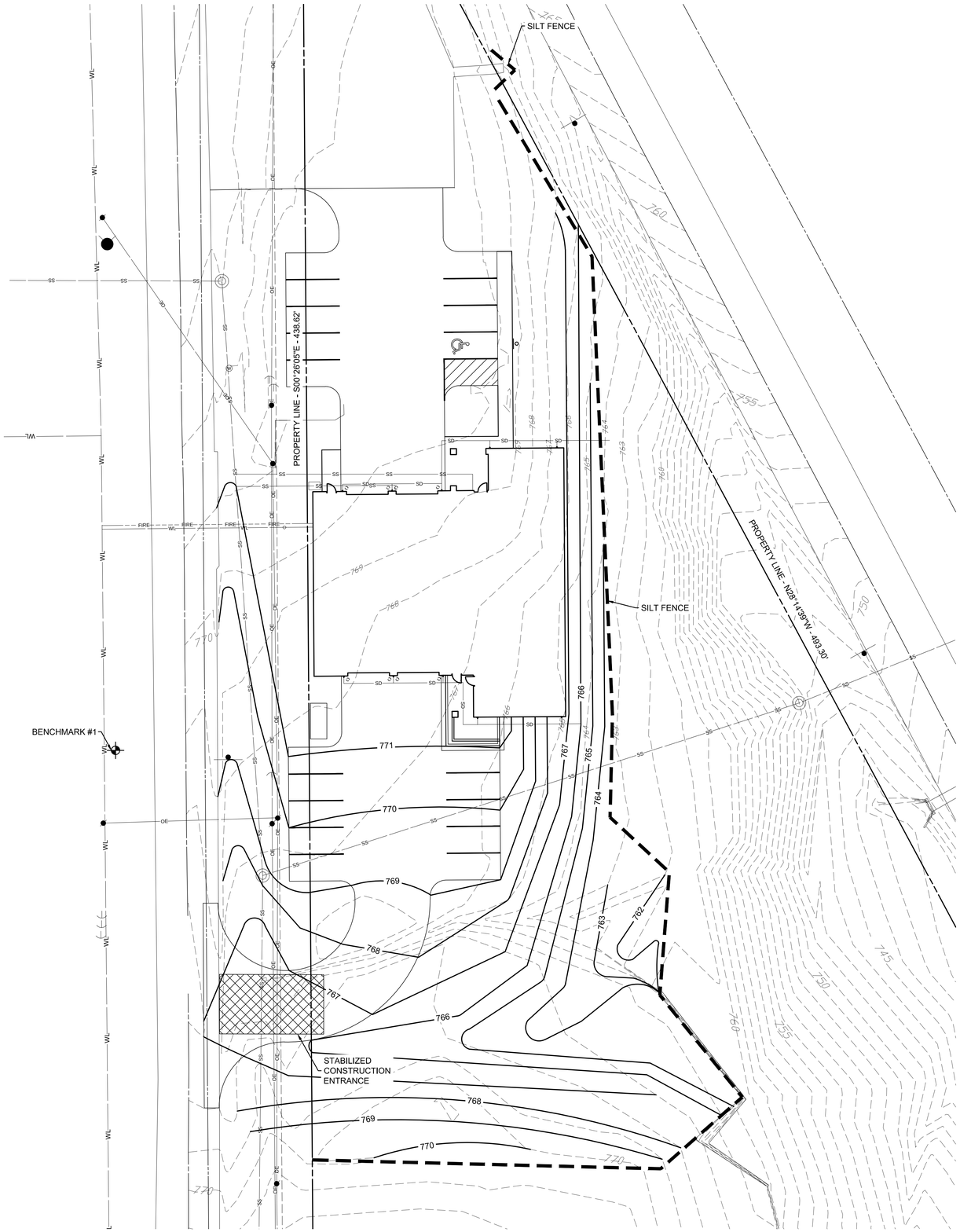
C04A

Erosion Control Notes:

1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH. THE SEED MIX SHALL MATCH THE MIX SPECIFIED ON THE LANDSCAPE PLANS.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO (2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.

Erosion Control Legend

- SILT FENCE (C10/K)
- STABILIZED CONSTRUCTION ENTRANCE (C10/L)



NORTH

0 10' 20' 30'

Scale: 1"= 20'

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)

Legend

AC	ACRE
BIL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UIE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2

4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE

EROSION CONTROL PLAN AND NOTES

SHEET NUMBER

C05

Drainage Summary Chart

DRAINAGE AREA BASIN	DRAINAGE AREA (ACRES)	'C' (WEIGHTED)	OVERLAND REACH (FEET)	OVERLAND SLOPE (%)	OVERLAND VELOCITY (FPS)	PAVEMENT REACH (FEET)	PAVEMENT SLOPE (%)	PAVEMENT VELOCITY (FPS)	TOTAL T_c (MINUTES)	I_{100} (IN./HR.)	Q_{100} (CFS)	INLET DESIGN
1	0.80	0.80	-	-	-	170.00	1.24	1.75	1.62	12.67	2.51	DRAINS TO EXISTING CONCRETE CHUTE
2	1.22	0.60	213.00	15.00	2.75	-	-	-	1.29	12.87	9.41	DRAINS TO THE EAST
R1	0.07	0.95	-	-	-	30.60	0.50	1.50	0.34	13.51	0.87	DRAINS TO ROOF DRAIN COLLECTION SYSTEM
R2	0.07	0.95	-	-	-	30.60	0.50	1.50	0.34	13.51	0.90	DRAINS TO ROOF DRAIN COLLECTION SYSTEM

Legend

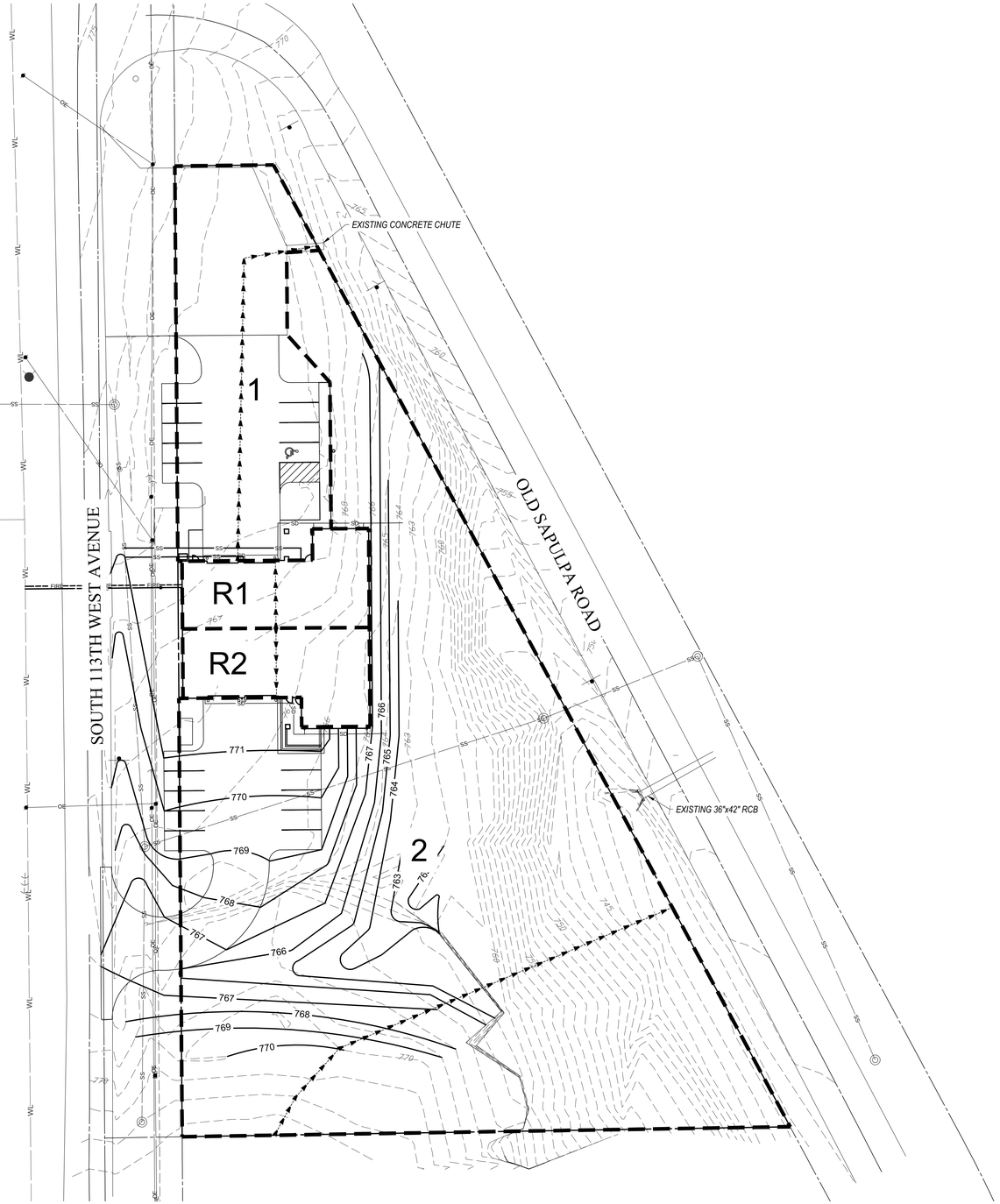
	EXISTING	PROPOSED
INLET	a	a
JUNCTION	1	1
OUTLET	A	A
DRAINAGE AREA LABEL	1	
DRAINAGE AREA BOUNDARY		
DRAINAGE AREA PATH		

Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)



NORTH

0 15' 30' 45'

Scale: 1"= 30'

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE

DRAINAGE AREA MAP

SHEET NUMBER

C06

Paving Notes

1. THE PAVING CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING SERVICES DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
3. SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND COMPACTED ACCORDING TO THE PLANS AND SPECIFICATIONS.
4. SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
5. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UNACCEPTABLE SUBGRADE AT ALL UTILITY, CABLE OR CONDUIT CROSSINGS.
6. PAVING CONTRACTOR SHALL INSPECT SUBGRADE PRIOR TO COMMENCING WORK; AND, SHALL REPAIR AREAS WHERE GRADE VARIES MORE THAN 0.1 FEET, WHERE DENSITY IS LESS THAN 95% STANDARD PROCTOR OR WHERE SUBGRADE DRAINAGE IS INADEQUATE, AT THE UNIT PRICE BID FOR FINE GRADING IN THE PROPOSAL. SUBGRADE MODIFICATIONS, WHERE REQUIRED, SHALL NOT COMMENCE UNTIL SUBGRADE REPAIRS HAVE BEEN ACCEPTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
7. SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADES SHALL BE BLUE TOP AND FINE GRADE, LIME OR FLY ASH TREAT AND STABILIZE, AND THEN FINAL FINE GRADING.
8. COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF ONCE EVERY 4,500 SQUARE FEET FOR EACH EIGHT (8) INCH LIFT OF MATERIAL.
9. SUBGRADES SHALL BE PROOFROLLED IF THE STABILITY OF THE MATERIAL IS QUESTIONED. ALSO, THE SUBGRADE EXPOSED AFTER STRIPPING AND COMPLETING ANY CUTS SHALL BE PROOFROLLED ACCORDING TO THE GEOTECHNICAL REPORT.
10. PORTLAND CEMENT CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI, A SLUMP OF NOT MORE THAN 3", AND SHALL CONTAIN SIX PERCENT (6%) AIR + OR - 1%.
11. ASPHALTIC CONCRETE SHALL HAVE DENSITY OF NOT LESS THAN 94% AND NOT MORE THAN 96%, AND HAVE STABILITY OF NOT LESS THAN 40%.
12. THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE:
    - 12.1 FIELD DENSITY TESTS OF EMBANKMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.
    - 12.2 PLASTICITY TESTS OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE ENGINEER.
    - 12.3 MOISTURE DENSITY CURVES FOR MATERIAL TO BE USED FOR EMBANKMENT OR SUBGRADE CONSTRUCTION.
    - 12.4 MIX DESIGNS FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.
    - 12.5 AGGREGATE GRADATION TESTS.
    - 12.6 STABILITY, DENSITY, BITUMEN CONTENT AND GRADATION TESTS OF ASPHALTIC CONCRETE EVERY 200 TONS OR DAILY WHICHEVER IS LESS.
    - 12.7 COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY-EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED FOR EVERY 100 CUBIC YARDS PLACED.
    - 12.8 ONE CORE SAMPLE, AT A LOCATION SPECIFIED BY THE INSPECTOR FOR EVERY 8,000 SQUARE FEET OF PAVEMENT.
13. THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. COPIES OF MATERIAL CERTIFICATION SHALL BE FURNISHED TO THE DEVELOPER PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.
14. THE PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO GRADE AFTER PAVING HAS BEEN COMPLETED.
15. PAVEMENT STRIPING SHALL BE CONTRACTOR GRADE ACRYLIC STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE CAPABLE OF APPLYING AN EVEN COATING AT THE MANUFACTURER'S RECOMMENDED THICKNESS IN AN EVEN WIDTH ACROSS THE STRIPE. MARKING PAINT SHALL BE APPLIED STRAIGHT AND EVEN AT A RATE OF ONE(1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR(4) INCH WIDE STRIPES (OR TO MFG. SPECIFICATION). APPLY MARKING PAINT IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE FIFTY(50) DEGREES F. OR ABOVE (OR MFG. SPECIFICATION) AND ARE ANTICIPATED TO REMAIN ABOVE FIFTY(50) DEGREES F. FOR FOUR(4) HOURS AFTER COMPLETING APPLICATION.

Hatch Legend

- CONCRETE PAVEMENT (C09/A)
- CONCRETE SIDEWALK (C09/E)
- CONCRETE PAVEMENT (C09/A) (DEDUCT ALTERNATE)

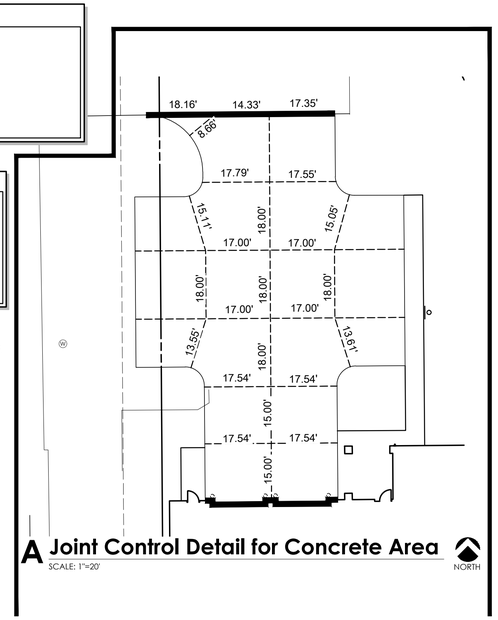
Line Legend

- EXPANSION JOINT (C09/B)
- CONSTRUCTION JOINT (C09/C)
- CONTROL JOINT (C09/D)

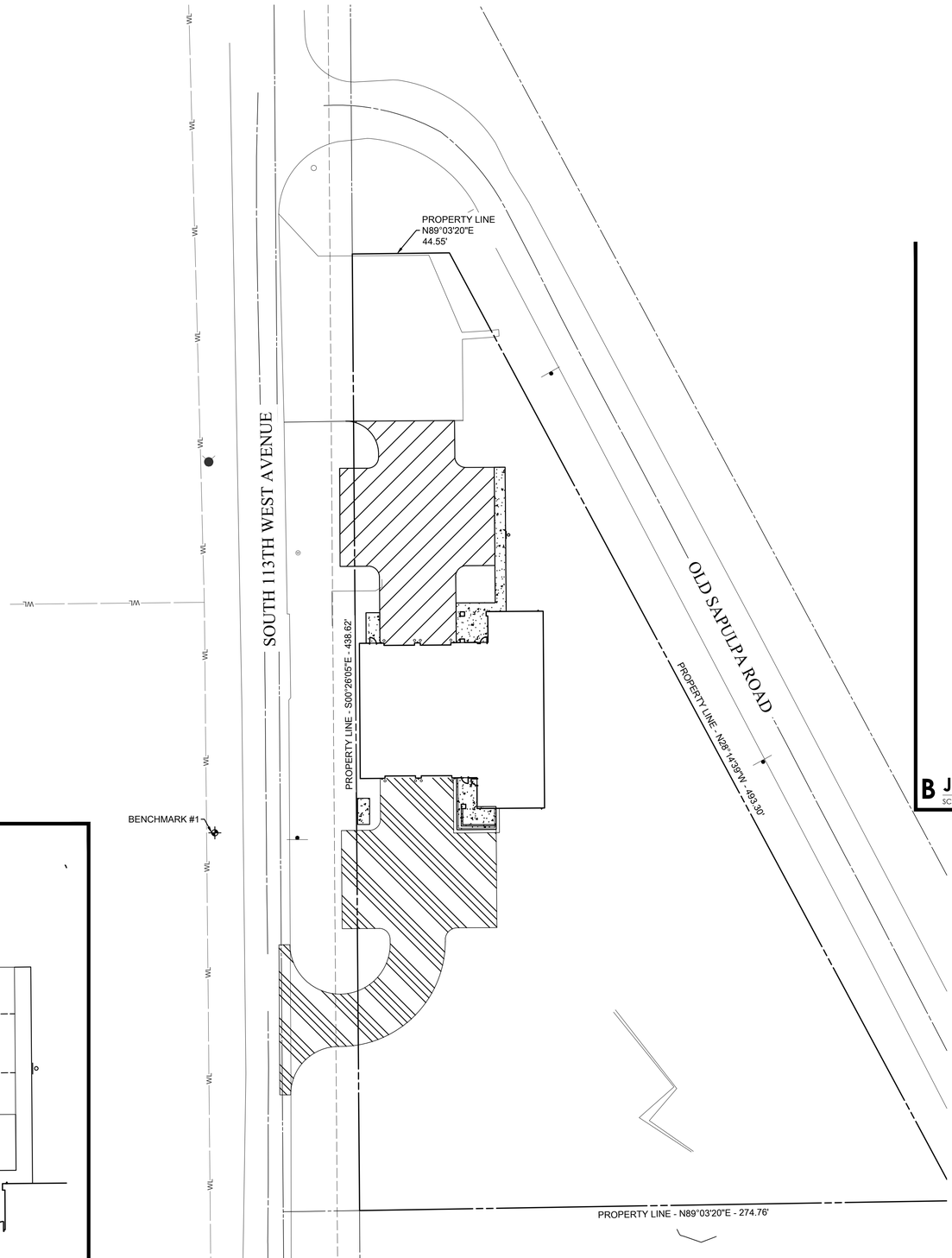
- CURBS ARE SAWCUT IN 10' LENGTHS.
- SIDEWALK AND ALL PAVING TO RECEIVE A BROOM FINISH.

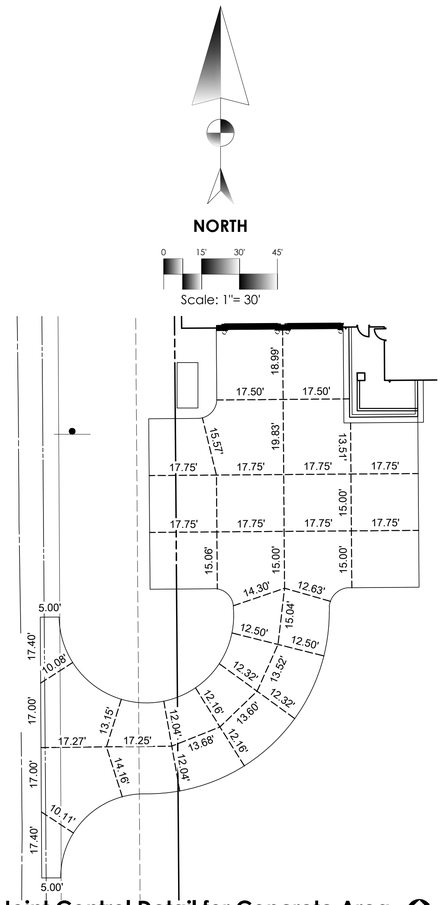
Benchmark #1

#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)



A Joint Control Detail for Concrete Area
SCALE: 1"=20' NORTH





B Joint Control Detail for Concrete Area
SCALE: 1"=20' NORTH

Legend

AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE
PAVING PLAN

SHEET NUMBER
C07

Landscape Notes:

General Notes
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

Soil Preparation
ALL SHRUB, GROUNDCOVER, AND SEASONAL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION / AMENDMENT.

ALL PLANTING BEDS MUST BE SLOPED AWAY FROM ALL STRUCTURES AT A MINIMUM OF 2% SLOPE.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

CULTIVATE SHRUB PLANTING BEDS TO DEPTH OF 8". TILL BACK TO EARTH SOIL CONDITIONER COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. IF THE LANDSCAPE CONTRACTOR ENCOUNTERS ABNORMAL CONDITIONS, THEY SHOULD CONTACT THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT FOR DIRECTION.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

EACH TREE SHALL RECEIVE TWO (2) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS AND AWAY FROM ALL STRUCTURES AT A MINIMUM OF 2%.

Mulch
MULCH ALL PLANTING BEDS AND TREE WELLS WITH A BLACK HARDWOOD MULCH. REFER TO PLANT DETAILS FOR MULCH DEPTH. CONTRACTOR MUST SUBMIT MULCH SAMPLES FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.

PLACE 3" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 3" OF MULCH IN ALL TREE SAUCERS. TOP OF MULCH SHALL BE 6" BELOW FINISHED FLOOR FOR ALL BEDS ABUTTING STRUCTURES WHERE APPLICABLE.

PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE AFTER PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND PER MANUFACTURER'S RECOMMENDATIONS.

Lawn Areas
ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH 419 BERMUDA, UNLESS SHOWN FOR OTHER PLANTINGS.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:

MAY 1 - AUGUST 31: APPLY A 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30: APPLY MILORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

ALL SODDED LAWN AREAS SHALL NOT BE INSTALLED UNTIL ALL FINAL GRADE IS ESTABLISHED AND DRAINING PROPERLY AS INTENDED ON THE GRADING PLAN. CONTRACTOR IS TO PREPARE SOIL FOR SODDED AREAS BY TILLING TO A MINIMUM DEPT OF 3" IN ALL AREAS. PLACE SOD TO ENSURE A GOOD CONTACT WITH THE SOIL AND KEEP MOIST TO ENSURE PROPER ROOT ESTABLISHMENT.

Irrigation Notes
AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS. THE LANDSCAPE CONTRACTOR WILL INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS AND TURF AREAS, INCLUDING THE STREET RIGHT-OF-WAYS. TURF AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.

Planting Notes
PLANTING DATES FOR ALL PLANT MATERIALS, TREES AND SHRUBS, SHALL BE DURING THE SPRING AND FALL MONTHS. IF PLANTING DATES ARE DURING THE SUMMER MONTHS, THE CONTRACTOR IS TO CONTACT THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH INSTALLATION.

QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS FOR CONTRACTOR'S CONVENIENCE AND INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE ALL PLANTS AS SPECIFIED TO LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE RESERVES THE RIGHT TO REVISE PROPOSED PLANT LIST AND/OR LOCATION OF PLANTS AS DEEMED NECESSARY.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

THE LANDSCAPE CONTRACTOR SHALL GRADE ALL PLANTING AND LAWN AREAS TO SMOOTH AND UNIFORM LEVELS OR SLOPE WITHOUT ANY ABRUPT CHANGES. ALL SOIL AREAS, PLANTING BEDS OR LAWNS ADJACENT TO BUILDINGS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AWAY FROM THE BUILDINGS TO EITHER THE PARKING AREAS OR AREA DRAINS. THE FINISH GRADE, IN ALL PLANTING AREAS, AFTER ADDING SOIL AMENDMENT AND SETTLEMENT, SHALL BE ONE INCH BELOW CURBS, SIDEWALKS, AND OTHER PAVING AND SIX INCHES BELOW FINISHED FLOOR. ROUGH GRADING FOR BERMS OR OTHER LAWN FEATURES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS WHERE NOT SPECIFICALLY DEPICTED ON PLANS.

SEASONAL ANNUAL BEDS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION. LANDSCAPE CONTRACTOR SHALL OBTAIN APPROVAL OF TYPE OF ANNUALS BEFORE INSTALLATION FROM THE OWNER'S REPRESENTATIVE..

FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER. EXCEPT FOR ANNUAL AND PERENNIAL BEDS.

5"x3/16" PAINTED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF STEEL EDGING FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS TO ENSURE STEEL EDGING DOES NOT DAM AND CREATE POOLING OF WATER IN THE PLANTING BEDS AND THAT POSITIVE FLOW IS PROVIDED AWAY FROM ALL STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN PLANT'S HEALTHY CONDITION.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.

LANDSCAPE CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE PLANTED AT THE APPROPRIATE PLANTING TIMES.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE CALENDAR YEAR AFTER PROVISIONAL ACCEPTANCE.

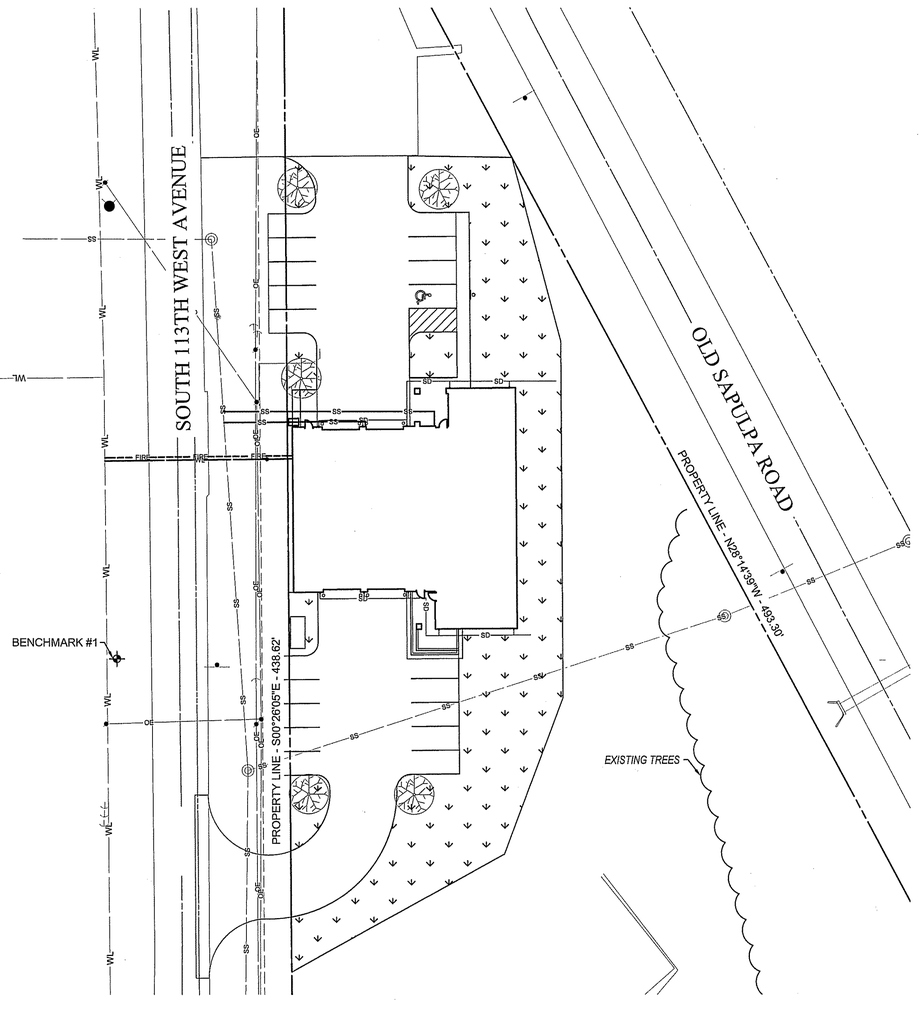
Landscape Requirements

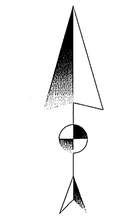
REQUIRED LANDSCAPE AREA: (TOTAL AREA: 69,976.83 SF):	3,498.84 SF (5%)
PROPOSED LANDSCAPE AREA:	16,079 SF (23%)
REQUIRED: STREET YARD: (15% TOTAL STREET YARD)	
SOUTH 113TH WEST AVENUE: (21,930 SF):	3,290 SF (15%)
OLD SAPULPA ROAD: (24,665 SF):	3,700 SF (15%)
REQUIRED: STREET YARD TREES: (1 TREE/1500 SF OF STREET YARD)	
SOUTH 113TH WEST AVENUE: (3,290 SF):	3 TREES
OLD SAPULPA ROAD: (3,700 SF):	3 TREES
PROVIDED: STREET YARD:	
SOUTH 113TH WEST AVENUE:	10,000 SF (46%)
OLD SAPULPA ROAD:	19,415 SF (78%)
PROVIDED: STREET YARD TREES	
SOUTH 85TH EAST AVENUE:	3 TREES
OLD SAPULPA ROAD:	EXISTING
REQUIRED OFF-STREET PARKING (1 TREE/12 PARKING SPACES):	1 TREES
PROPOSED OFF-STREET PARKING:	1 TREES

Landscape Schedule

SYMBOL site function	COMMON NAME botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QTY REQ'D	COMMENTS
	'SHADEMASTER' THORNLESS HONEYLOCUST gleditsia triacanthos var. inermis 'shademaster'	2" CALIPER 6' HT	5	VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
SOD	BERMUDA			
MULCH	CYPRUS MULCH		3" min. Depth around shrubbery 4" min. Depth around trees	

Benchmark #1
#3 REBAR W/CAP 6038
(N:407018.0280, E:2524139.8029)
ELEVATION = 770.82 (NAVD88)





Legend

AC	ACRE
BIL	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WL/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER

I, A. NICOLE WATTS, HEREBY CERTIFY THIS SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 11 OF THE CITY ZONING CODE.

SIGNATURE 9.21.2017 DATE

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING
FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
OKLAHOMA
9.21.2017

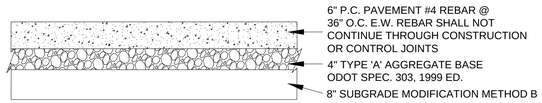
ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

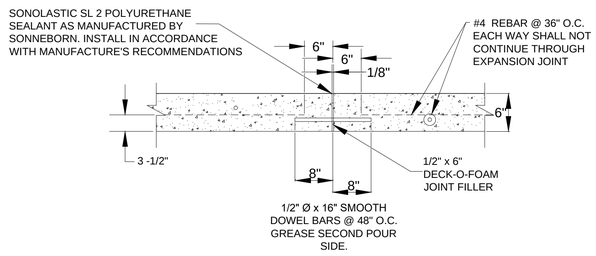
TITLE
LANDSCAPE PLAN

SHEET NUMBER
C08



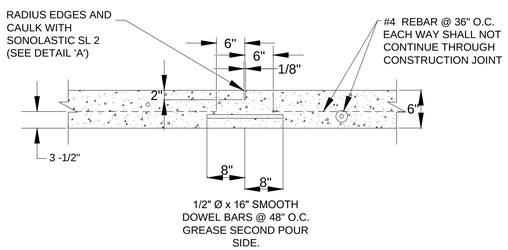
A Concrete Pavement Typical

Scale: NONE



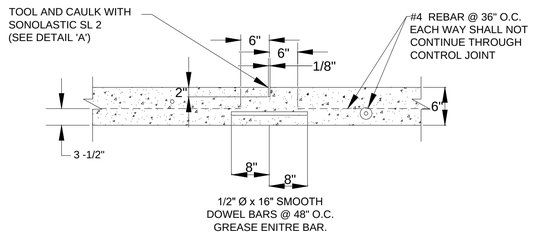
B Concrete Expansion Joint - Detail "A"

Scale: NONE



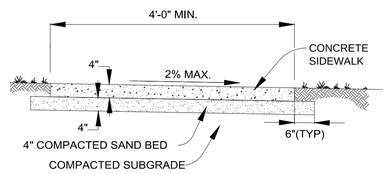
C Concrete Construction Joint - Detail "B"

Scale: NONE



D Concrete Control Joint - Detail "C"

Scale: NONE



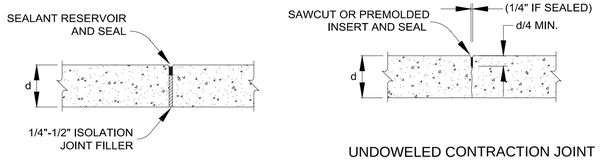
MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 40 FEET.

CONCRETE FOR SIDEWALK SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI AND SHALL BE AIR-ENTRAINED AT SIX PERCENT (6%) ±1%.

CONCRETE SIDEWALK THROUGH DRIVEWAY MUST BE MIN. 6" THICK

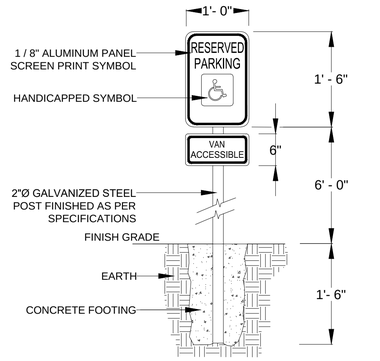
E Concrete Sidewalk Detail

Scale: NONE



F Sidewalk Joint Details

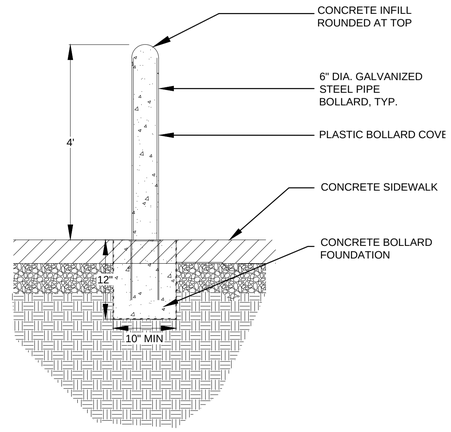
Scale: NONE



NOTE:
HANDICAPPED PARKING SIGNS SHALL:
1. BE CENTERED IN THE HANDICAPPED SPACE.
2. HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM ONE OF THE SIGNS SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. SIGN TO BE MINIMUM OF 32 INCHES ABOVE SIDEWALK.

G HC Parking Sign Deail

Scale: NONE



NOTE:
HANDICAPPED PARKING SIGNS SHALL:
1. BE CENTERED IN THE HANDICAPPED SPACE.
2. HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM ONE OF THE SIGNS SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. SIGN TO BE MINIMUM OF 32 INCHES ABOVE SIDEWALK.

H Bollard Detail

Scale: NONE

FRITZ BAILY
ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4279 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

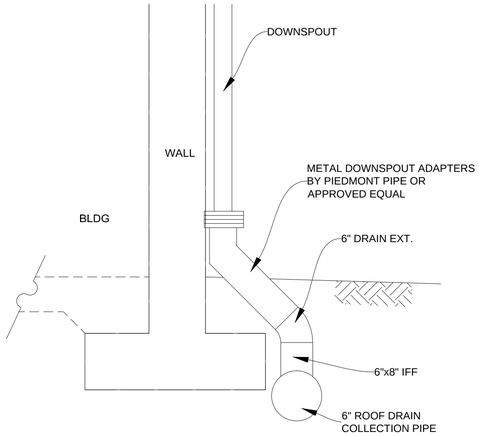
ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

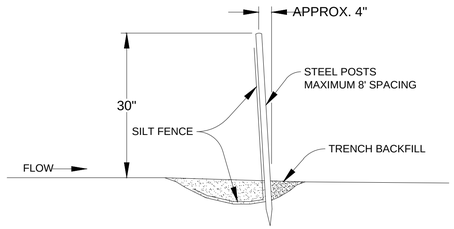
TITLE
DETAIL SHEET 1

SHEET NUMBER
C09



I Downspout Adapter Detail

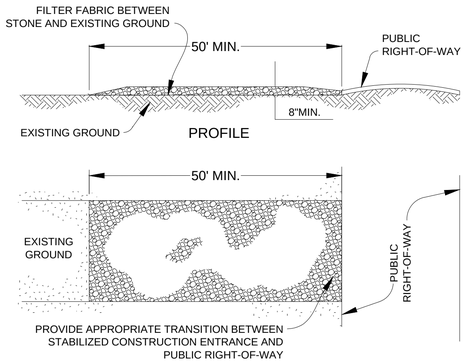
Scale: NONE



1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

K Silt Fence Detail

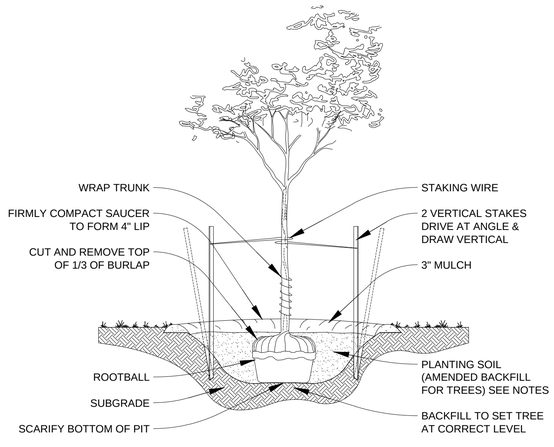
Scale: NONE



1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO.2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT(8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.

L Construction Entrance Detail

Scale: NONE



J Decidous Tree Planting Detail

Scale: NONE

FRITZ BAILY

ARCHITECTURE
INTERIORS
PLANNING

FRITZ BAILY, P.C.
1836 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3994
Web: www.fritzbaily.com
E-Mail: info@fritzbaily.com

KKT
ARCHITECTURE \ INTERIORS \ ENGINEERING
KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019

SAND SPRINGS FIRE DEPARTMENT
FIRE STATION NO. 2
4101 S. 113th West Ave., Sand Springs, OK 74063

REGISTERED PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
9.21.2017

ISSUE DATE
SEPTEMBER 21, 2017

#	ISSUE	DATE

REVIEWED BY ANW
DRAWN BY TBW

TITLE

DETAIL SHEET 2

SHEET NUMBER
C10