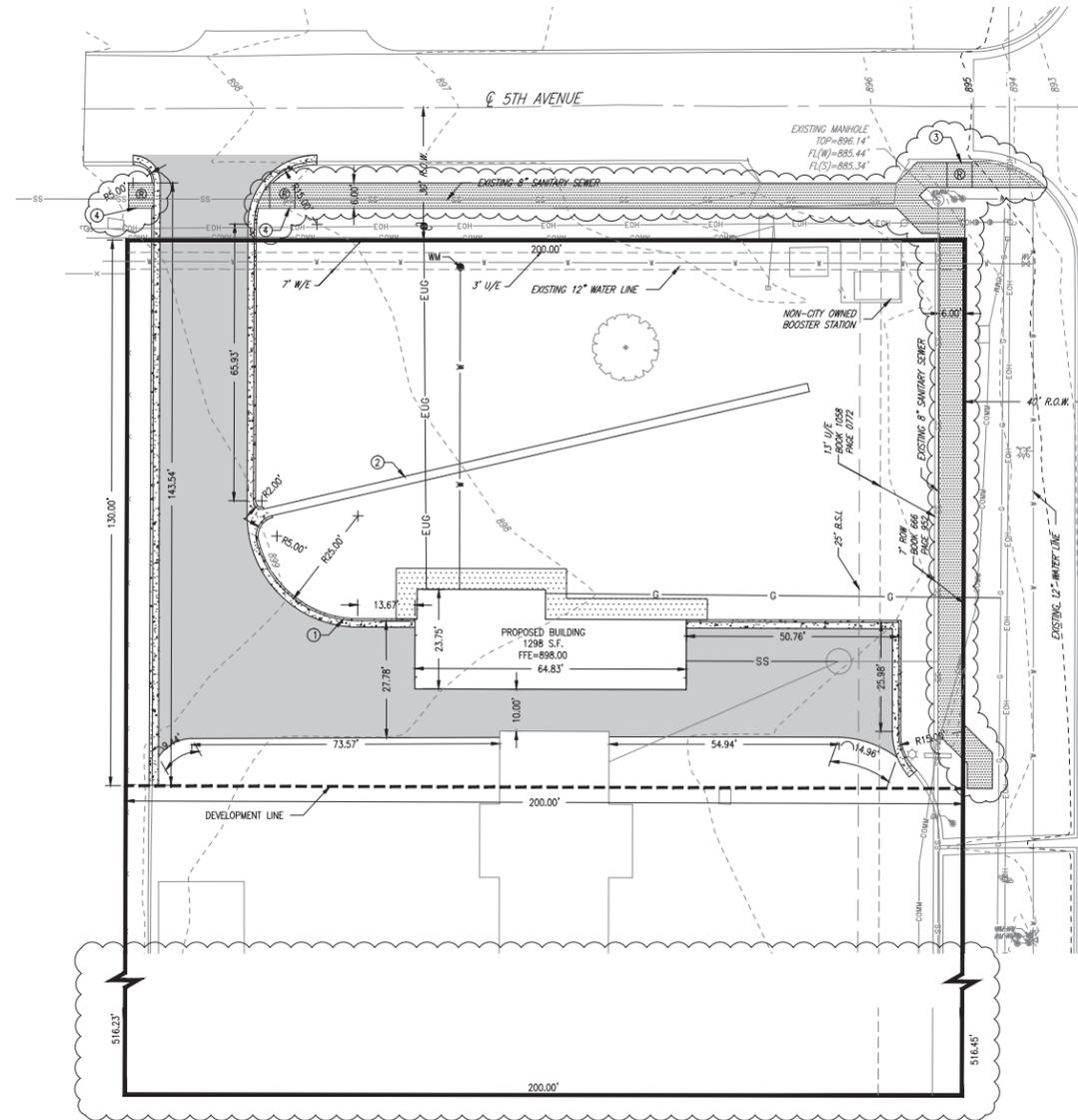


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**PROPERTY DESCRIPTION**  
 A particular tract of land located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 19 North, Range 2 East of the Indian Meridian, City of Stillwater, Payne County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows:  
 Commencing at the Southeast corner of the said Southeast Quarter of the Southeast Quarter; thence, a distance of 190.95 feet, on a bearing of N00°00'00"W, along the East line of said Southeast Quarter of the Southeast Quarter; thence a distance of 40.00 feet, on a bearing of N90°00'00"W, to a Point of Beginning; thence, N00°00'00"W, a distance of 516.45' feet; thence, N90°00'00"W, a distance of 200.00 feet; thence, S00°00'00"W, a distance of 516.23 feet; thence, N90°00'00"E, a distance of 200.00 feet, to the Point of Beginning.  
 Said tract containing 2.37 acres, more or less, and being subject to all Easements and Rights-of-Way of record.  
 Development Area: 0.55 acres

**ENGINEER'S CERTIFICATION**  
 This site plan, to the best of my knowledge and ability, has been designed and prepared in accordance with the Zoning Ordinances of the City of Stillwater, the Comprehensive Plan, and other applicable ordinances, laws, and regulations governing the development of land within the City of Stillwater.  
 Kelly D Harris  
 Kelly D. Harris, P.E. No. 24260 Date: 4/28/16



**LEGEND:**

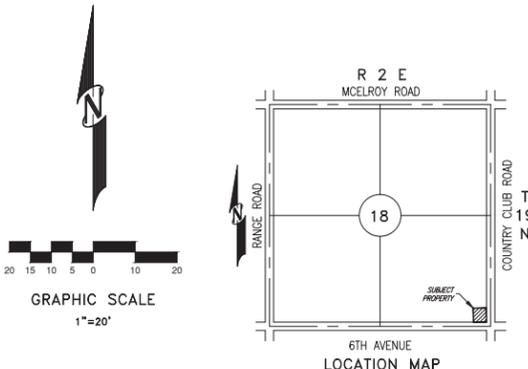
—SS—	EXISTING SANITARY SEWER	○	EXISTING STORM SEWER MANHOLE
—W—	EXISTING WATER LINE	□	EXISTING CLEANOUT
—EUG—	EXISTING UNDERGROUND ELECTRIC	⊙	EXISTING SANITARY SEWER MANHOLE
—EOH—	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING WATER VALVE
—CTS—	EXISTING UNDERGROUND CHICKASAW TELECOMMUNICATIONS	⊕	EXISTING GAS VALVE
—COM—	EXISTING UNDERGROUND TELECOMMUNICATIONS	⊖	EXISTING GAS METER
—G—	EXISTING GAS SERVICE	⊙	EXISTING WATER METER
—FH—	EXISTING FIRE HYDRANT	⊙	EXISTING POWER POLE
—P—	EXISTING PIPE	□	EXISTING TELEPHONE PEDESTAL
—L—	EXISTING LIGHT POLE	—	EXISTING GUY WIRE
—S—	EXISTING SIGN	—	EXISTING FENCE
		■	PROPOSED CONCRETE
		□	PROPOSED 6" BARRIER CURB AND GUTTER
		▨	PROPOSED SIDEWALK

- CONSTRUCTION KEY NOTES**
- 6" BARRIER CURB (SEE DETAIL 2 SHEET C1501)
  - 2' TRICKLE CHANNEL (SEE DETAIL 5 SHEET C1501)
  - ACCESSIBLE RAMP, TYPE 2 (SEE CITY DETAIL 3715A, 3715B, 3715C, 3716)
  - ACCESSIBLE RAMP, TYPE 3 (SEE CITY DETAIL 3715A, 3715B, 3715C, 3716)

**GENERAL SITE PLAN NOTES**

- ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE CITY'S "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS" OR "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OKLAHOMA DEPARTMENT OF TRANSPORTATION, 2009 EDITION" AND SUPPLEMENTALS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF STILLWATER, INCLUDING BUT NOT LIMITED TO THE RIGHT-OF-WAY PERMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER. ANY WORK WITHIN EXISTING RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, CONTACT DEVELOPMENT SERVICES (405) 742-8213. ANY WORK WHICH WOULD CLOSE OR OBSTRUCT A STREET WILL NEED APPROVAL FOR NOTICE, CONTACT PUBLIC WORKS (405) 742-8263.
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB. STANDARD PAVING DIMENSIONS ARE: CURB RADI ARE 5', DRIVE AISLES ARE 24', ALL SIDEWALKS ARE 5' UNLESS OTHERWISE STATED. ALL CONSTRUCTION SHALL CONFORM TO ADA AND ANSI STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, AND/OR SIZE OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON OBSERVED EVIDENCE ONLY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- TREE PROTECTION FENCE SHALL BE CONSTRUCTED OUTSIDE TREE CANOPY. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).

SITE INFORMATION		CITY OF STILLWATER COMMERCIAL DEVELOPMENT LANDSCAPE REQUIREMENT WORKSHEET			
LOT AREA	26,066 S.F.	TOTAL LOT AREA:	26,066 SQ FT		
BUILDING AREA	1,298 S.F.	LANDSCAPE AREA REQUIRED (Development Area as Defined by Applicant)	2,346 SQ FT		
PAVING AREA	9,234 S.F.	LANDSCAPE AREA REQUIRED (5% of Lot Area)	1,534 SQ FT		
LANDSCAPING AREA	15,534 S.F.	LANDSCAPE AREA PROPOSED:	15,534 SQ FT		
BUILDING HEIGHT	1 STORY	AREA DIFFERENCE (+/-):	+13,188 SQ FT		
NOTES		POINTS REQUIRED:	1,173		
		(Other Areas = 50 pts./100 sq.ft.)			
		(% of LANDSCAPE AREA REQUIRED)			
ZONING	CG	SCHEDULE	SYMBOL	POINTS GIVEN	S.F./# PTS. EARNED
OWNER	TONY FITCH 324 EAST 6TH AVENUE STILLWATER OK 405-334-7373	Berm	BERM	5 pts./10 Linear ft.	15,534 1,553
DEVELOPER		Turf	TF	10 pts./100 sq.ft.	
		Ground Cover	GC	25 pts./100 sq.ft.	
		Small Shrubs	SS	25 pts. each	
		Large Shrubs	LS	75 pts. each	
		Small Trees (15" dia)	ST	100 pts. each	
		Medium Trees (20" dia)	MT	150 pts. each	
		Large Trees (35" dia)	LT	200 pts. each	
		Evergreen Trees	EV	same, by size	
		Existing Trees	ET	SEE ORDINANCE	
		TOTAL:			1,553
		POINT DIFFERENCE (+/-):			+380



**KEYSTONE ENGINEERING and Land Surveying, Inc.**  
 923 SOUTH LOWERY STREET  
 POST OFFICE BOX 436  
 STILLWATER, OK 74076  
 PHONE: (405) 743-3355  
 FAX: (405) 743-3933  
 CA #5877 EXP: 6/30/2017  
 EMAIL: Charris@kystone-cls.com

**REVISIONS**

REV	DATE	DESCRIPTION	BY	APP'D
1	04/28/16	REVISIONS DUE TO CITY COMMENTS		
2	04/28/16	REVISIONS DUE TO CITY COMMENTS		

**BENCHMARK**  
 BM#1 X" IRON PIN: ELEVATION: 892.531'  
 NORTHING: 10185.0299 ; EASTING: 5240.3783'  
 BM#2 IRON PIN: ELEVATION: 896.306'  
 NORTHING: 10101.7071 ; EASTING: 5167.7782'

**KEYSTONE ENGINEERING and Land Surveying, Inc.**  
 SPEEDY SPLASH  
 4810 WEST 6TH AVENUE  
 STILLWATER, OK  
 SITE PLAN  
 DRAWN BY: A/JF DATE: 02/16  
 SCALE: 1"=20' SHEET: C101