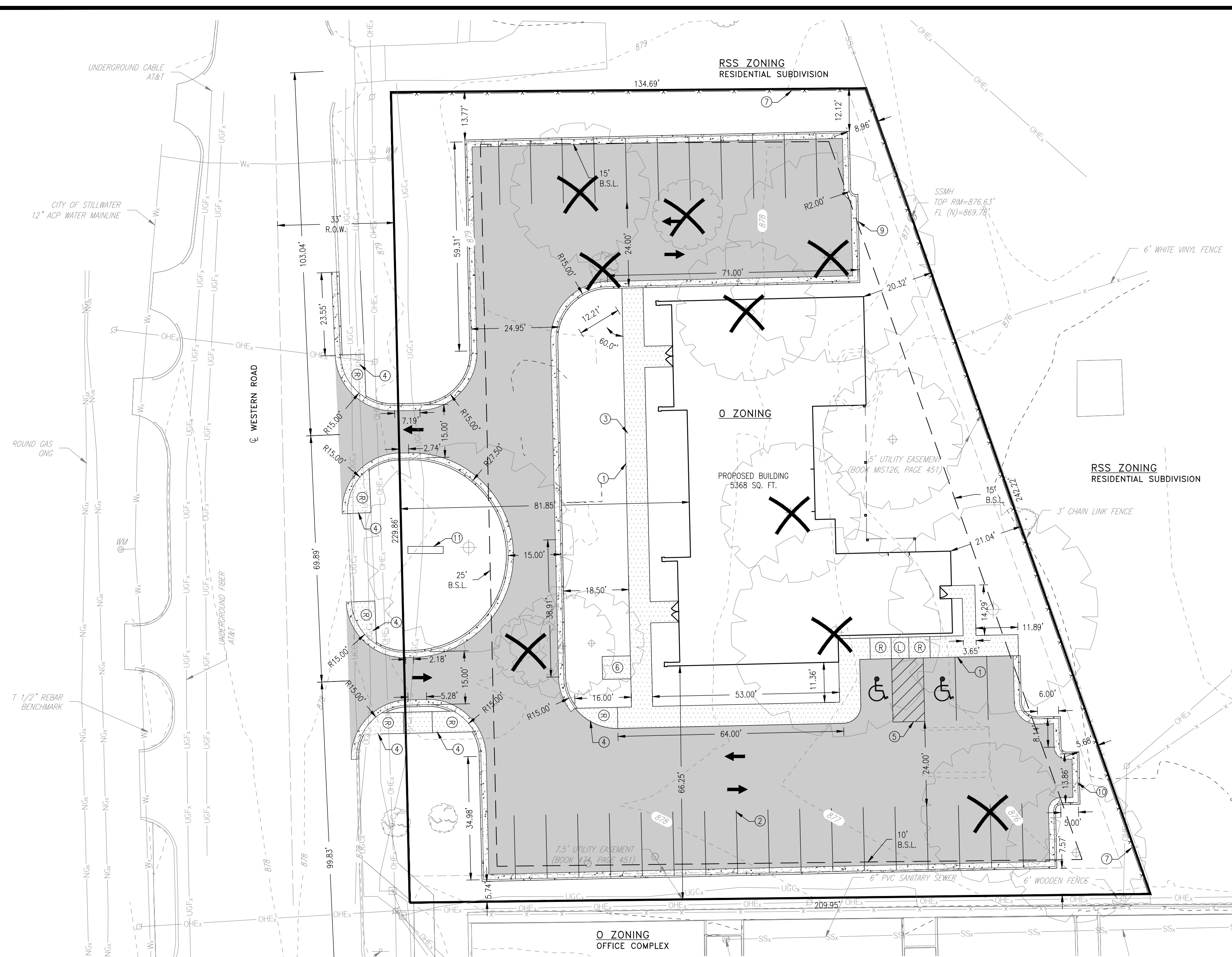


File: G:\Civil_3D_Projects\GLO_Salon_108832\03_LDWG\01_Sheets\88320101.dwg Saved: 5/10/2018 10:15 AM By: KHARRIS



PROPERTY DESCRIPTION

LOTS 12 AND 13 AND THE SOUTH 50 FEET OF LOT 14 OF BLOCK 5 IN REDBUD ADDITION, AN ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
SAID TRACT CONTAINS APPROXIMATELY 0.91 ACRES MORE OR LESS AND IS SUBJECT TO ALL RECORDED EASEMENTS.



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

5/9/18
Date

PROPOSED FEATURES LEGEND

- PROPOSED CONTOUR
- PROPOSED CONCRETE PAVING
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED FUTURE PAVING
- PROPOSED OVERHEAD TELECOM
- PROPOSED UNDERGROUND TELECOM
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- PROPOSED NATURAL GAS MAIN
- PROPOSED NATURAL GAS SERVICE
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY SERVICE
- PROPOSED STORM MAIN
- PROPOSED IRRIGATION CONTROL VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED GAS VALVE
- PROPOSED GAS METER
- PROPOSED UTILITY POLE
- PROPOSED GUY ANCHOR
- PROPOSED LIGHT POLE
- PROPOSED GROUND LIGHT
- PROPOSED ELECTRIC DEVICE AS NOTED
- PROPOSED ELECTRIC MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED HANDICAP SYMBOL

PARKING SUMMARY			
PARKING SPACES	STANDARD	HANDICAP	BIKE
PROPOSED (REQUIRED)	32 (32)	2 (2)	4 (4)

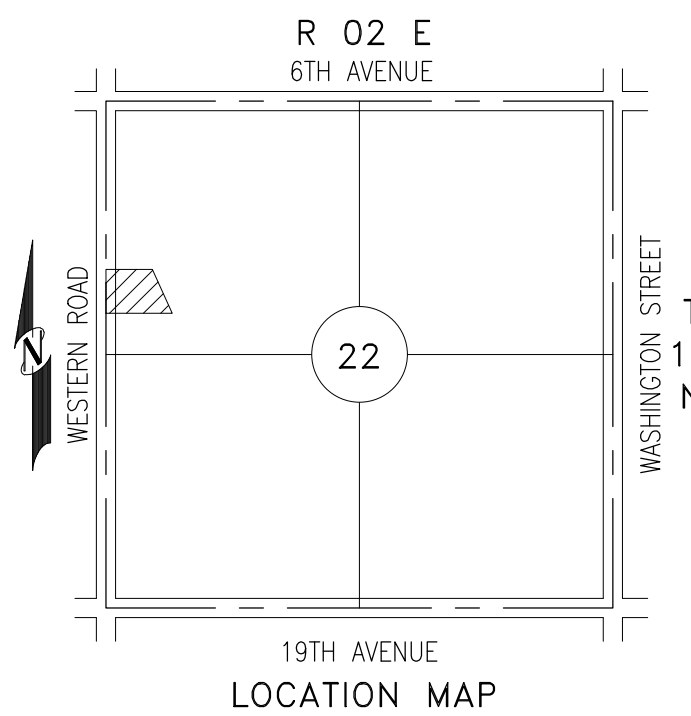
NOTE: REQUIRED PARKING SPACES ARE BASED ON THE FOLLOWING:
BEAUTY PARLOR: 26 SEATS IN THE SALON PLUS 2 ADDITIONAL SPACES
RETAIL: 1598 SQ.FT. FUTURE SPACE = 6 SPACES

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 15', PERPENDICULAR PARKING SPACE DIMENSIONS ARE WIDTH: 9', DEPTH: 18' (WITH 2" BUMPER OVERHANG), ANGLED PARKING SPACE DIMENSIONS ARE DEPTH PERPENDICULAR TO AISLE: 19.00', ALL SIDEWALKS ARE 6' 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.
- ALL FUTURE PHASE 2 BUILDING, CURB, GUTTER, PAVEMENT STRIPING, AND SIDEWALK ARE SHOWN IN DASHED LINES.

CONSTRUCTION KEY NOTES

- HEADER CURB (SEE DETAIL 6 SHEET C1501)
- PARKING STRIPE (SEE DETAIL 7 SHEET C1501)
- HANDICAP RAMP (CITY OF STILLWATER - TYPE 2 RAMP)
- HANDICAP RAMP (CITY OF STILLWATER - TYPE 7 RAMP)
- HANDICAP PARKING (SEE DETAIL 10 SHEET C1501)
- 6.5'x8' BIKE RACK PAD (4 BIKES) (INVERTED U-RACK OR EQUAL)
- 6' WOODEN FENCE
- NOT USED
- NORTH STORMWATER DETENTION CONTROL STRUCTURE (SEE DETAIL 11 SHEET C1502)
- SOUTH STORMWATER DETENTION CONTROL STRUCTURE (SEE DETAIL 12 SHEET C1502)
- MONUMENT SIGN (200 SQ.FT. MAX)



REVISIONS

REV	DATE	DESCRIPTION	BY	APP'D

Keystone Engineering and Land Surveying, Inc.
 923 SOUTHWLOWRY STREET
 POST OFFICE BOX 436
 STILLWATER, OK 74076
 PHONE: (405) 743-3355
 FAX: (405) 743-3933
 CA #5877 EXP: 6/30/2019
 EMAIL: kels@keystone-els.com

GLO SALON AND SPA
 1121 SOUTH WESTERN ROAD
 STILLWATER, OK
 SITE PLAN

DRAWN BY	DATE
AJF	05/18
SCALE	SHEET
1"=20'	C101