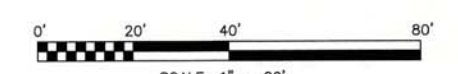
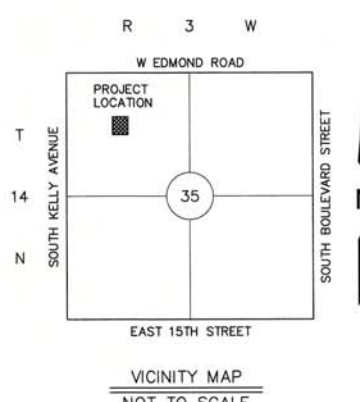
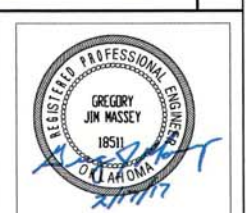


- Grading Plan**
GENERAL CONSTRUCTION NOTES
- All work performed and materials supplied shall conform to the Site Work Specifications. Any work not covered in the Site Work Specifications shall conform to the City of Edmond City Standard Specifications or "Standard Specifications for Highway Construction, Oklahoma Department of Transportation, Latest Edition and supplements.
 - 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.
 - Unless otherwise specified, the contractor shall be responsible for his own Construction Staking.
 - All topsoil shall be removed and stockpiled in an area designated by the owner. Upon completion of construction, topsoil, a minimum of 4" in depth, shall be spread over areas disturbed by construction.
 - All pavement removal contiguous to pavement remaining, shall be sawed in straight lines to the full depth of the existing pavement. All debris from removal operations shall be removed from the site at the time of excavation. Stockpiling of debris will not be permitted.
 - Prior to placement of fill, the ground shall be stripped of vegetation, scarified and recompact. Fill shall be placed in maximum 9" lifts and compacted to a dry density of at least 98% of the maximum dry density obtained by the Standard Compaction Test (ASTM D-698) at a water content within 3 percent of optimum.
 - In areas of excavation, the subgrade shall be scarified to the depth shown on the detail, and recompact in accordance with the above specification.
 - The contractor shall provide a medium broom finish on all concrete walks, ramps and paved surfaces.
 - Unless otherwise stated in the General Conditions, the contractor shall be responsible for all testing. The results of the tests shall be forwarded to the engineer for his review and approval. The soils laboratory shall determine the suitability of existing on site material prior to beginning any fill operations.
 - The contractor shall be responsible for erecting and maintaining barricades and other traffic control devices as necessary around the perimeter and adjacent to public streets or highways.
 - During construction and until such time as vegetation is reestablished, the contractor shall keep exposed dirt areas within the limits of construction and in stockpile areas, damped to prevent blowing due to wind.
 - The contractor shall be responsible for providing and maintaining adequate erosion protection during construction and following construction, until such time as proper vegetation is reestablished. The contractor shall construct and maintain a combination hay bale and filter fabric barrier as shown on the attached Detail Sheet.
 - The contractor shall be responsible for the demolition and removal of all concrete, foundations, walls, trees and other debris indicated on the survey or specified in the Site Work Specifications.
 - Construction access to the site shall be from public streets or highways unless otherwise directed by the engineer or the City.

ABADAN CREEK MULTI-FAMILY
6TH & STATE
EDMOND, OK
GRADING PLAN

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PRELIMINARY REVIEW



APPROVAL OF THESE PLANS BY THE CITY OF EDMOND DOES NOT PRECLUDE THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THE ACCURACY AND CORRECTNESS OF THE PLANS.
REVIEWED BY THE CITY OF EDMOND:
 BY: *[Signature]*
 CITY ENGINEER

Red Plains Professional, Inc.
 2933 S. Bryant Avenue
 Edmond, Oklahoma, 73013
 Telephone: (405) 341-4031
 FAX: (405) 341-4037

CERTIFICATE OF AUTHORIZATION
 NO. 2926
 JUNE 30, 2017

NO.	DATE	REVISIONS / DESCRIPTION



Red Plains Professional, Inc.
2933 S. Bryant Avenue
Edmond, Oklahoma, 73013
Telephone: (405) 341-4031
FAX: (405) 341-4037
CERTIFICATE OF AUTHORIZATION
NO. 2926
JUNE 30, 2017

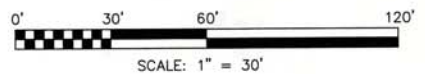
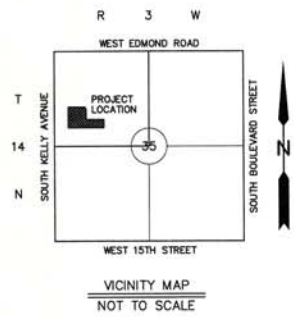
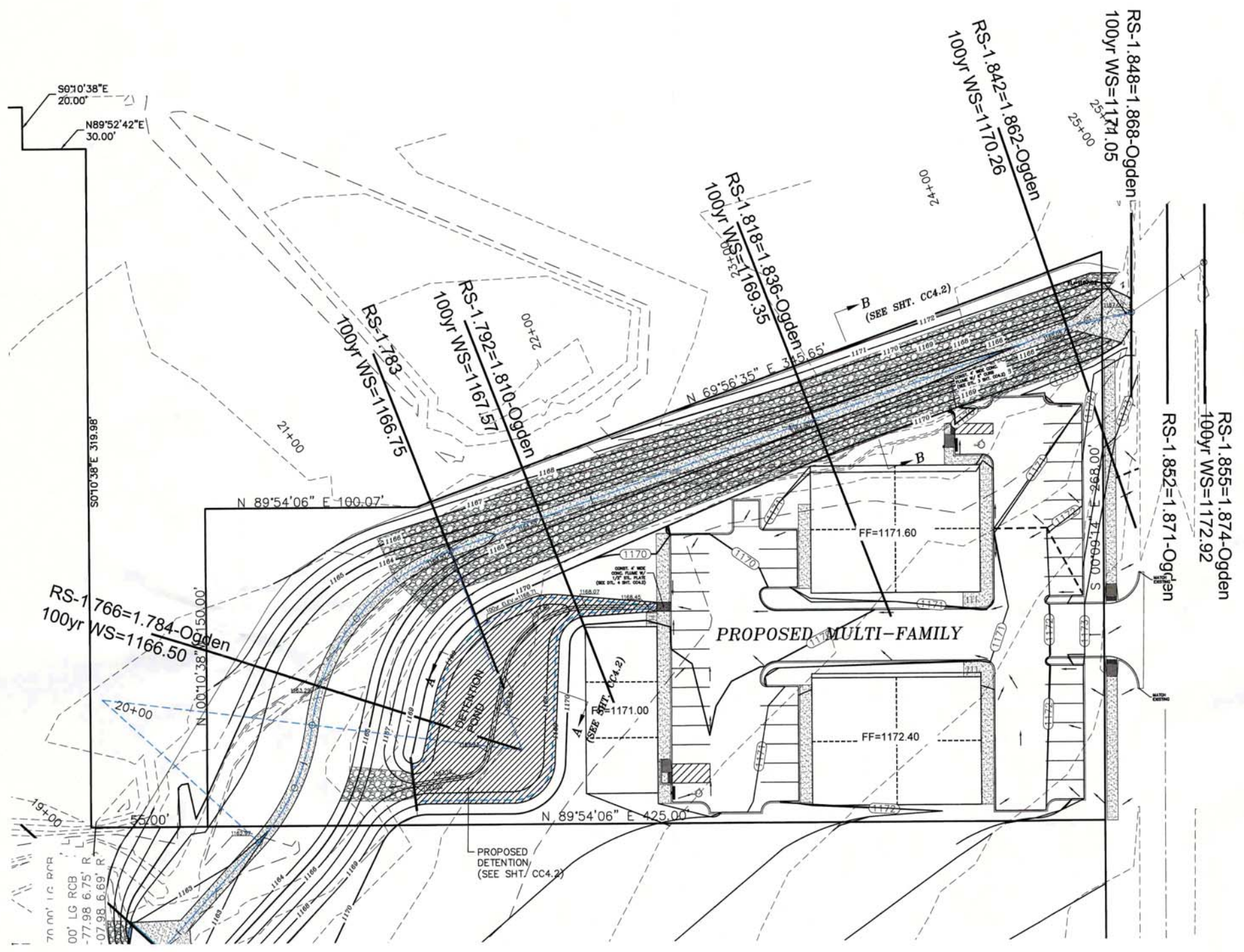
NO.	DATE	REVISIONS DESCRIPTION

Proj. 21025

LEGEND:

- 1999 COE FLOOD
- STUDY LIMITS-
- PROPOSED FLOOD
- PLAIN LIMITS-
- PROPOSED
- DETENTION AREA

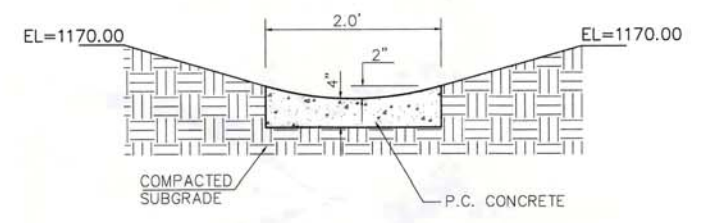
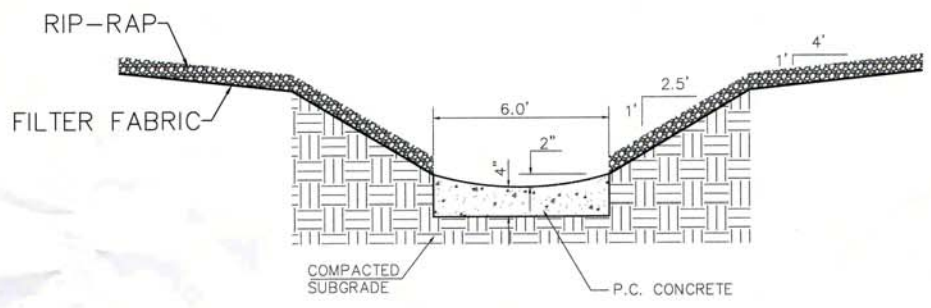
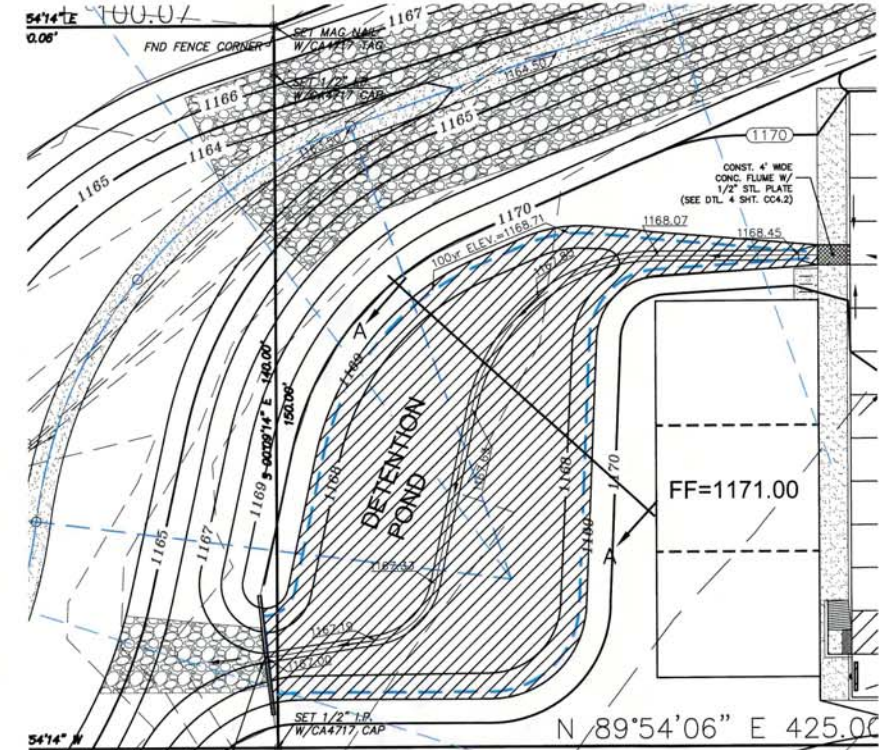
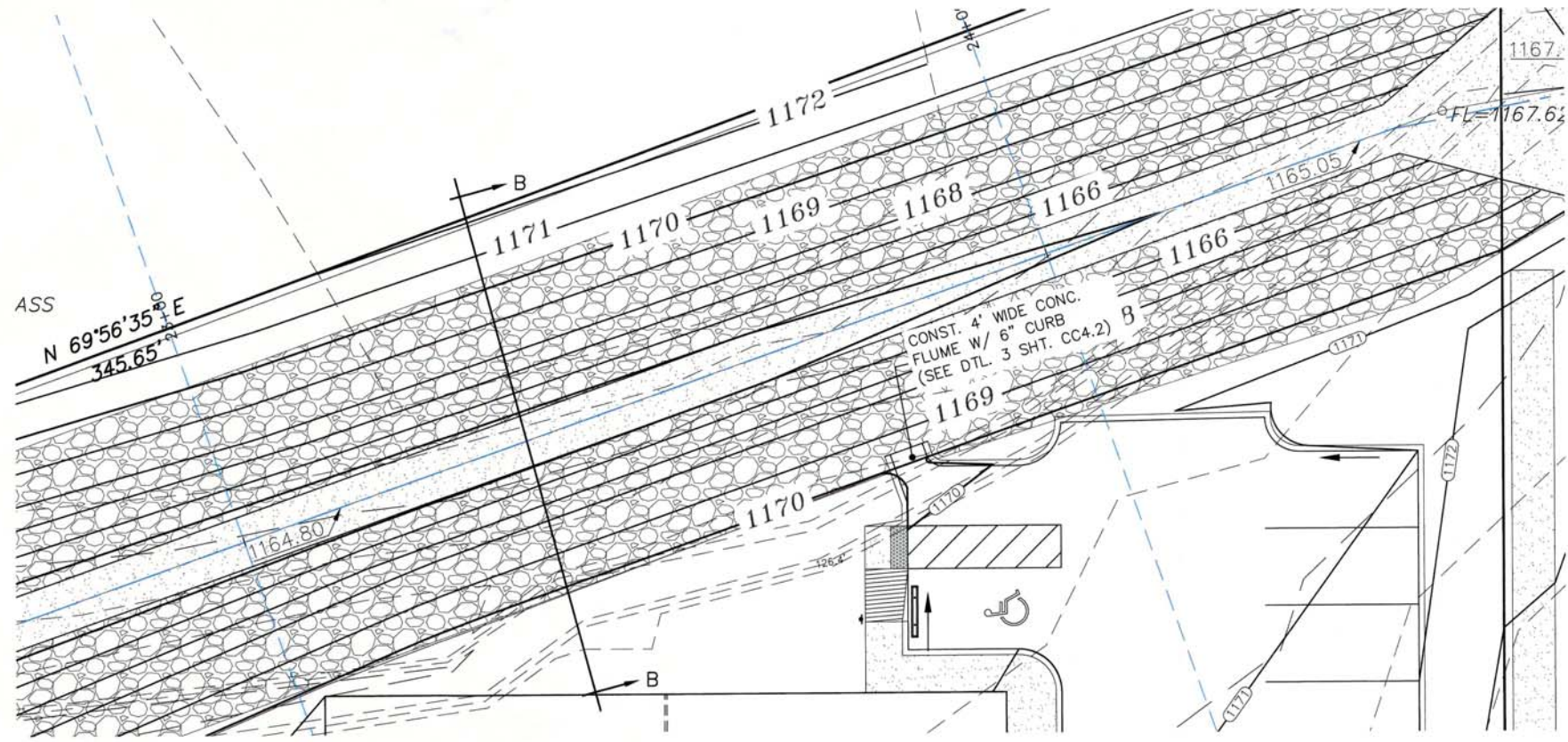
NOTE:
NO FEMA FLOODPLAINS
INDICATED ON MAPS.



OWNER: M. ROSE HOMES, LLC
ADDRESS: P.O. BOX 5811
EDMOND, OK. 73083
PHONE: 405-850-5561

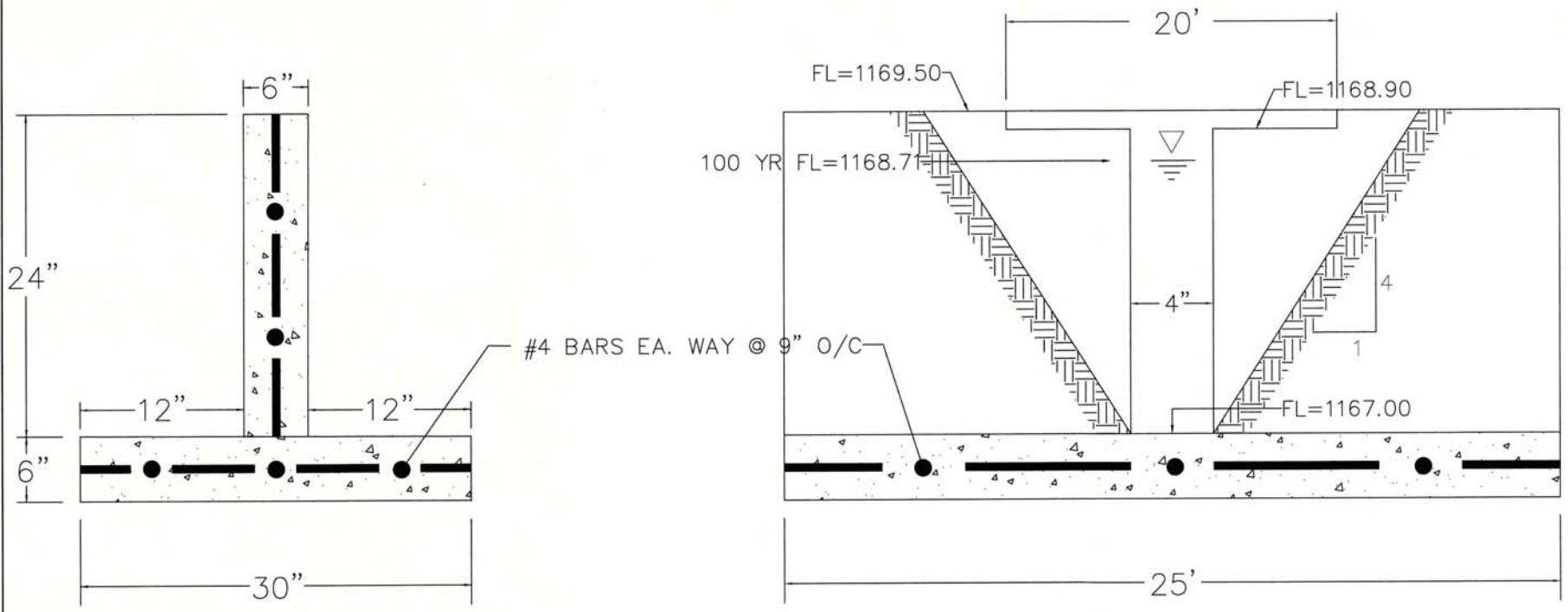
APPROVAL OF THESE PLANS BY THE CITY OF EDMOND DOES NOT PRECLUDE THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THE ACCURACY AND CORRECTNESS OF THE PLANS.
REVIEWED BY THE CITY OF EDMOND:
BY: *[Signature]* 4/12/17
CITY ENGINEER

OVERALL LEGAL DESCRIPTION:
Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma.
Further described as a partial replat of Ingleside Addition of Edmond, Oklahoma, Lots 1 through 36 and vacated alleyway of Block 9, Lots 1 through 18 of Block 10, Lots 1 through 18 of Block 11, and the vacated portions of Fifth, Sixth, Howard and the west half of Hamilton Streets which are adjacent to said lots, containing 8.712 acres or 379,496 square feet more or less.

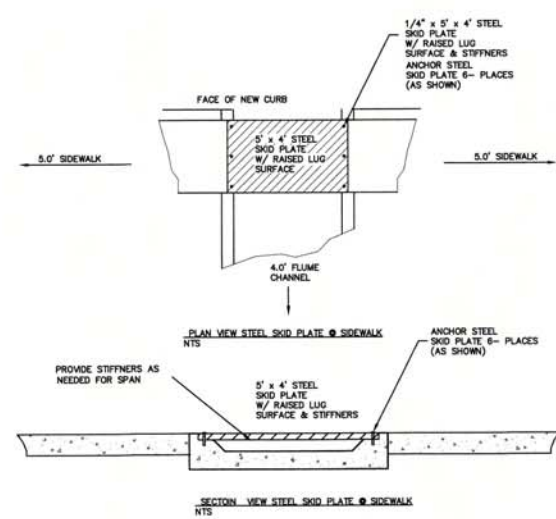


1 DETAIL B-B
SCALE: NONE

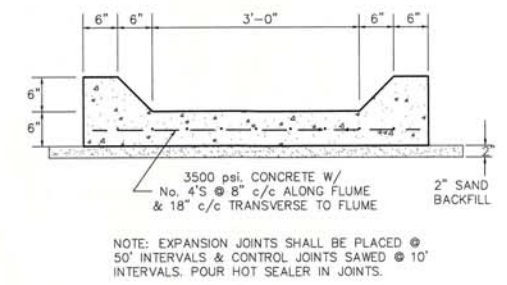
2 DETAIL A-A
SCALE: NONE



3 DETAIL
SCALE: NONE



4a DETAIL
FLUME WITH PLATE
SCALE: NONE



4b DETAIL
FLUME WITHOUT PLATE
SCALE: NONE

APPROVAL OF THESE PLANS BY THE CITY OF EDMOND DOES NOT PRECLUDE THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THE ACCURACY AND CORRECTNESS OF THE PLANS.

Reviewed By: *[Signature]* Date: 4/12/17

ABADAN CREEK MULTI-FAMILY
6TH & STATE
EDMOND, OK
DETENTION DETAILS

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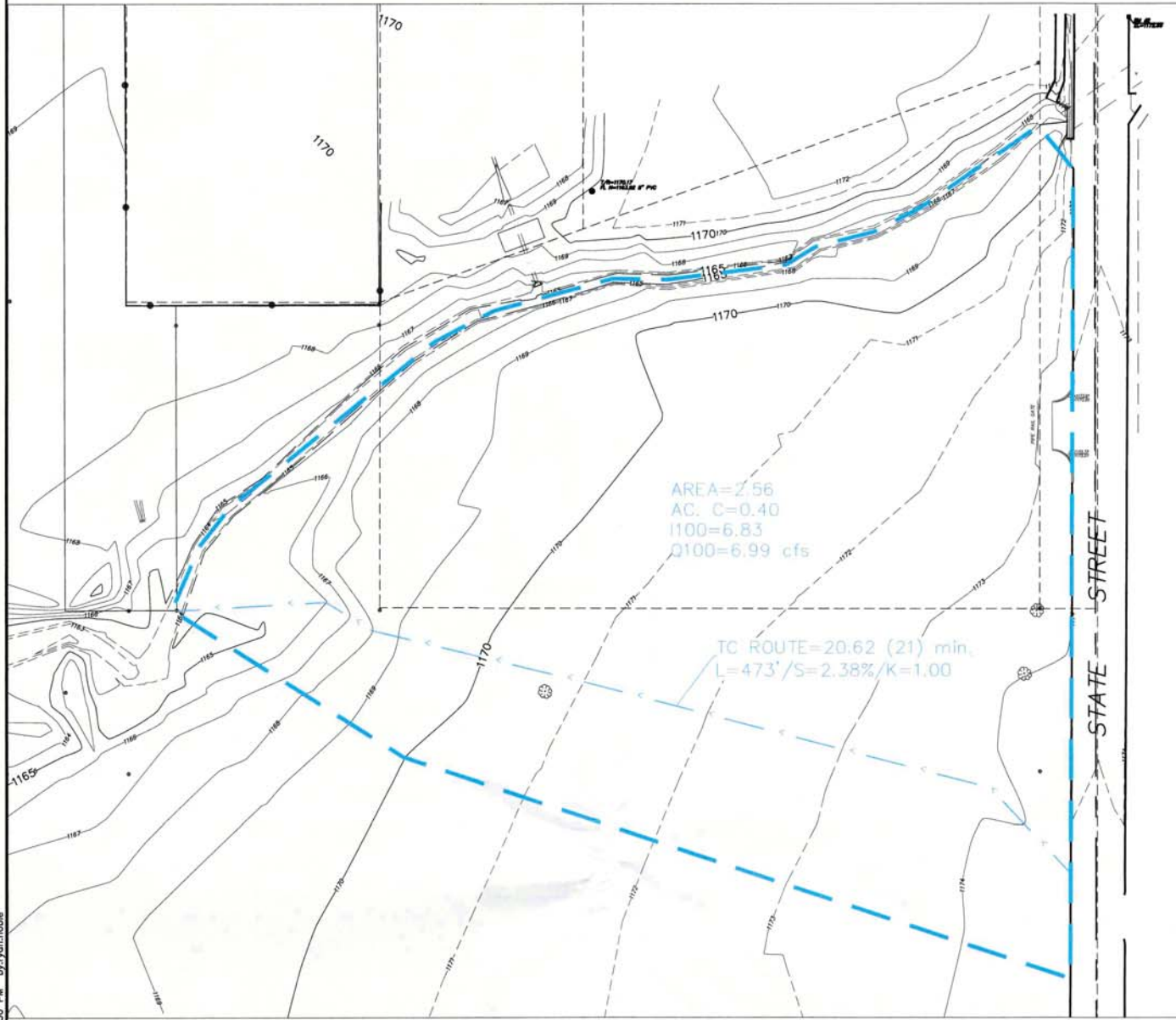
NO.	DATE	DESCRIPTION

PROJ. NO. 21025

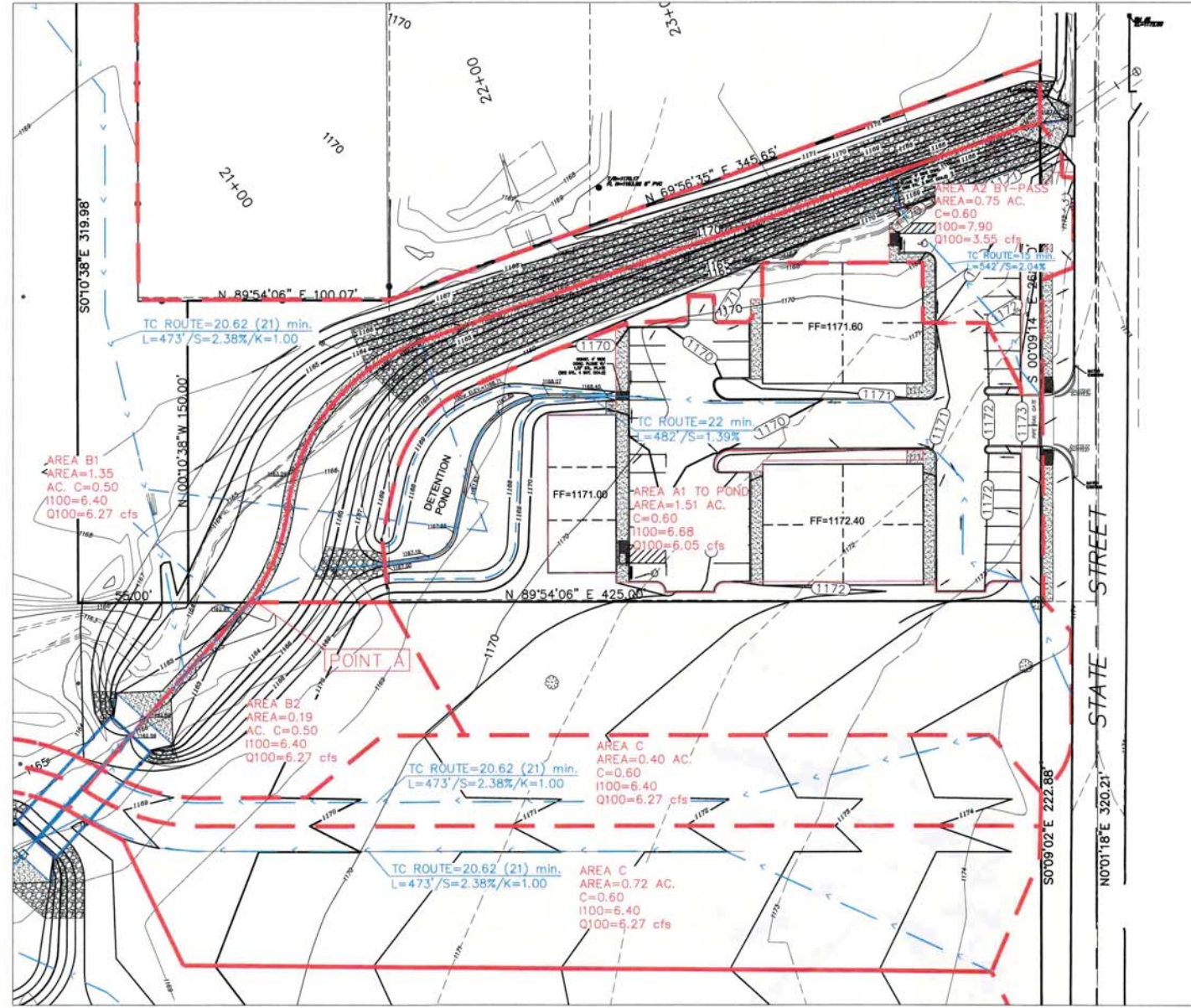
SHEET NO. CC4.2

PRELIMINARY REVIEW

ENGINEERING PROJECTS\21025 - MAINT - 6TH & STATE\CAO SHEETS\GENERAL\MULTI-FAMILY\DRAINAGE MAP.DWG 2/20/2017 4:11:50 PM brydan.noble



EXISTING DRAINAGE



PROPOSED DRAINAGE

HISTORIC:
 Drainage Area = 2.56 ac.
 Runoff Coef. "C" = 0.40
 Time (Tc) = 21 min.
 Intensity (100yr) = 6.83
 Hist. Q(100yr) FLOW TO PT. A = 6.99 cfs



DEVELOPED M-F:
 Drainage Area to Pond = 1.51 ac.
 Runoff Coef. "C" = 0.60
 Time (Tc) = 22 min.
 Dev. Q(100yr) FLOW TO POND = 6.05 cfs
 Dev. Q(100yr) POND DISCHARGE = 2.46 cfs
 Required (100yr) Storage = 4,634 cu.ft. @ 1168.71
 Available Pond Storage = 5,988 cu.ft. @ 1169.00

Drainage Area By-Passed = 0.75 ac.
 Runoff Coef. "C" = 0.60
 Time (Tc) to Pt. A = 15 min.
 Dev. Q(100yr) BY-PASS TO PT. A = 3.55 cfs

COMBINED Q(100yr) FLOW TO Pt.A = 4.73 cfs



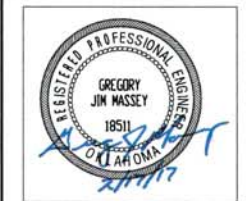
LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

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 REVIEWED BY THE CITY OF EDMOND:
 BY: *[Signature]* 4/12/17
 CITY ENGINEER

**ABADAN CREEK MULTI-FAMILY
 6TH & STATE
 EDMOND, OK
 DRAINAGE MAP**

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PRELIMINARY REVIEW

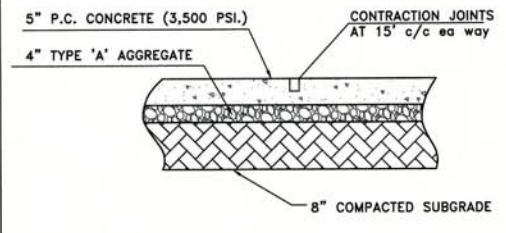


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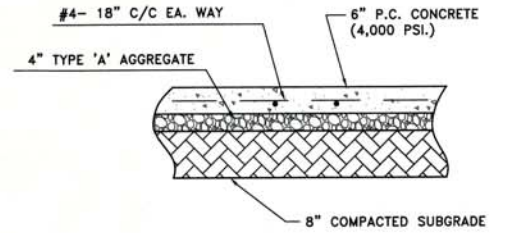
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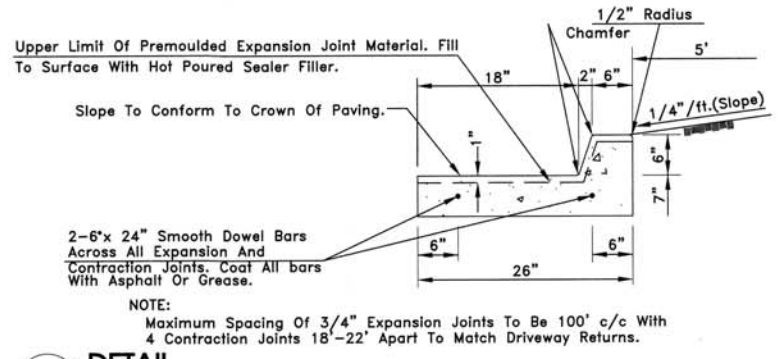
PROJ. NO. 21025
 SHEET NO. CCA 3



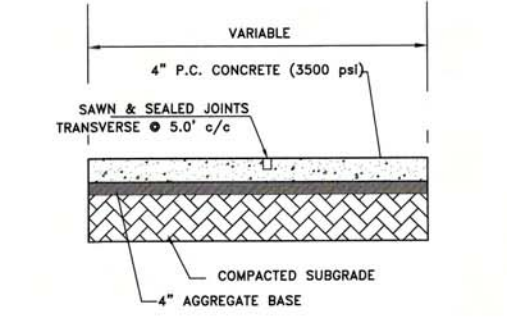
1 DETAIL
CONCRETE PAVING SECTION
SCALE: NONE



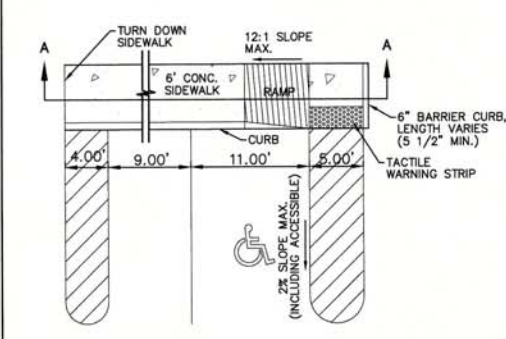
2 DETAIL
CONCRETE PAVING SECTION (REINFORCED)
SCALE: NONE



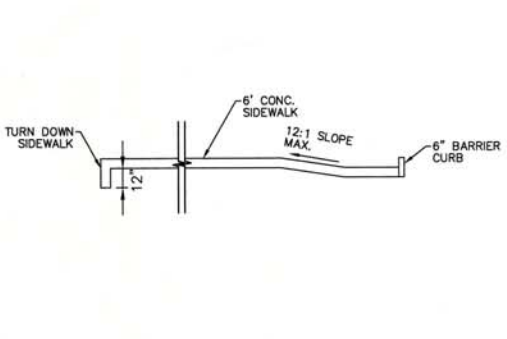
3 DETAIL
CONCRETE CURB & GUTTER DETAIL
SCALE: NONE



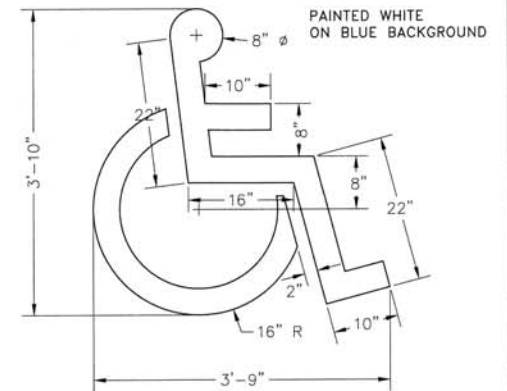
4 DETAIL
SIDEWALK DETAIL
SCALE: NONE



5 DETAIL
HANDICAP RAMP DETAIL
SCALE: NONE



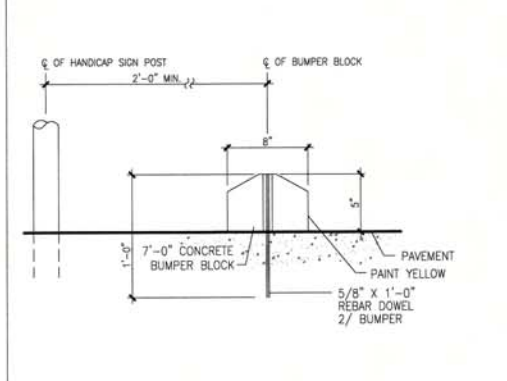
6 DETAIL A-A
HANDICAP RAMP - SECTION
SCALE: NONE



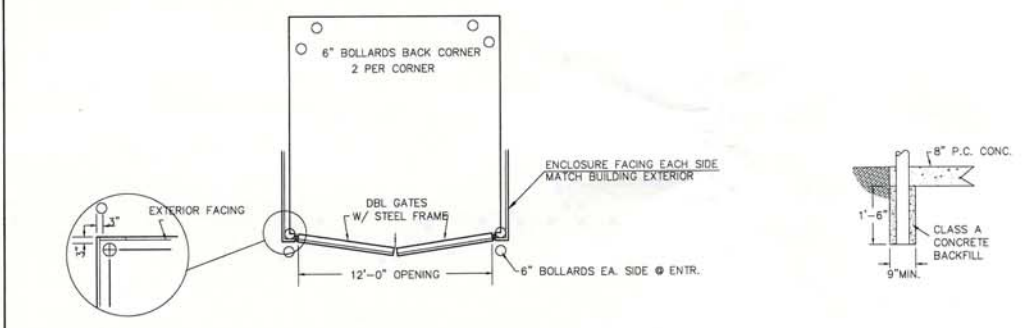
7 DETAIL
HANDICAP MARKING DETAIL
SCALE: NONE



8 DETAIL
HANDICAP SIGN DETAIL
SCALE: NONE



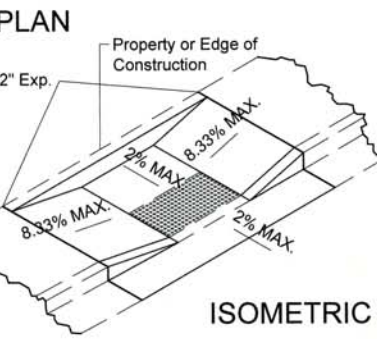
9 DETAIL
CONC. WHEEL STOP DETAIL
SCALE: NONE



10 DETAIL
DUMPSTER ENCLOSURE DETAIL
SCALE: NONE



11 DETAIL
TYPE 'B' PARALLEL RAMP
SCALE: NONE

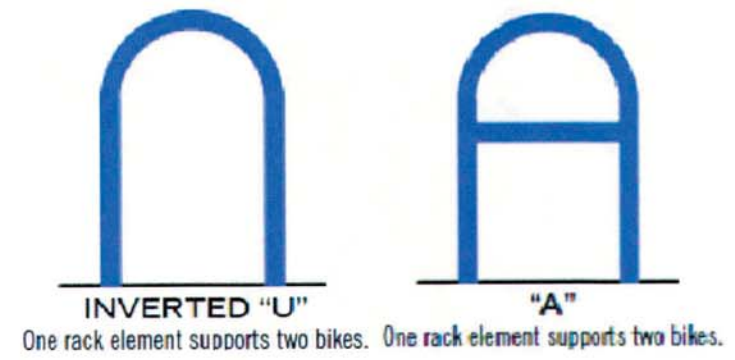


ISOMETRIC

FIGURE 1
THE RACK ELEMENT
Definition: the rack element is the part of the bike rack that supports one bicycle.

The rack element should:

- Support the bicycle upright by its frame in two places
- Prevent the wheel of the bicycle from tipping over
- Enable the frame and one or both wheels to be secured
- Support bicycles without a diamond-shaped frame with a horizontal top (e.g. a mixte frame)
- Allow front-in parking: a U-lock should be able to lock the front wheel and the down tube of an upright bicycle
- Allow back-in parking: a U-lock should be able to lock the rear wheel and seat tube of the bicycle



12 DETAIL
BIKE RACK
SCALE: NONE



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Reviewed By: *[Signature]* Date: 4/12/17
City Engineering Dept.