

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on May 11, 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



### **NOTICE AND AGENDA OF MEETING**

Monday  
May 15, 2023  
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available, and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at  
[CityofEufaulaOK.com](http://CityofEufaulaOK.com)

Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

AGENDA  
Planning and Zoning Commission  
May 15, 2023  
5:30 p.m.

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
  - A. Planning and Zoning Commission meeting February 27, 2022.
4. Discussion of the parking and sidewalk codes in the Downtown District.
5. Adjournment.



Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on February 22, 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **MINUTES OF MEETING**

Monday  
February 27, 2023  
5:30 p.m.

### **Planning and Zoning Commission / Board of Adjustment**

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

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Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman  
Member Dennis Henson

MINUTES  
Planning and Zoning Commission  
February 27, 2023  
5:30 p.m.

1. Call to Order -5:45 PM Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Linstead, Pennington, Sylvester. Absent: Hickman
3. Approval of Minutes.  
A. Planning and Zoning Commission meeting November 21, 2022.  
Motion to Approve Minutes by Pennington, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.
4. Discussion of the parking and sidewalk codes in the Downtown District.  
Discussion. Motion to Strike until more information can be gathered by Linstead, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.
5. Adjournment.  
Motion to Adjourn by Pennington, 2<sup>nd</sup> by Linstead. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.



Planning and Zoning Item No. 4

Meeting Date: May 15, 2023

## **Agenda Item Memo**

**Item Title:** Discussion of the parking and sidewalk codes in the Downtown District

**Initiator:** Brandon Linstead.

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Brandon Linstead has proposed a discussion of the downtown parking and side walks.

**Attachment:** Chapter 23 Downtown District Code.

## **CHAPTER 23**

### **DT - DOWNTOWN DISTRICT**

2300	General Description
2305	Permitted Principal Uses
2310	Permitted Accessory Uses and Structures
2315	Uses Permitted by Special Exception
2320	Minimum Yard Requirements
2325	Minimum Lot Width
2330	Maximum Intensity of Use
2335	Maximum Height
2340	Design Criteria
2345	Reserved for Future Use
2350	Signs
2355	Parking
2360	Use of Sidewalk

#### **SECTION 2300 GENERAL DESCRIPTION**

The Downtown (DT) district is defined as all properties bound within and or fronting J.C. Watts/High Street to Pine Street and Front Street to 1<sup>st</sup> Street.

The Downtown district is intended primarily to provide areas for commercial development compatible with the scale, character and streetscape of the traditional downtown area of the city. Appropriate land uses include public facilities, commercial retail, primarily on the street and pedestrian level, with office and/or residential uses above or below the street level. Portions of the area may be appropriate for inclusion in a local or other cultural resource designation. The uses, structures, and project design should focus on providing an interesting pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

#### **SECTION 2305 PERMITTED PRINCIPAL USES**

- (a) Any use permitted in the CG Commercial General district.
  - 1. Open area to include push carts and kiosks.
- (b) Residential.

#### **SECTION 2310 PERMITTED ACCESSORY USES AND STRUCTURES**

- (a) Any accessory use or structure permitted in the CG Commercial General district.

### **SECTION 2315 USES PERMITTED BY SPECIAL EXCEPTION**

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 18.

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.
- (b) Day nursery.

### **SECTION 2320 MINIMUM YARD REQUIREMENTS**

The minimum yard requirements for the DT Downtown district are as follows:

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2325 MINIMUM LOT WIDTH**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2330 MAXIMUM INTENSITY OF USE**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2335 MAXIMUM HEIGHT**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2340 DESIGN CRITERIA**

Use building materials that are similar to those used traditionally. Brick, stone, and painted wood are appropriate as primary materials. New products that convey a scale, finish, and character similar to traditional materials that have a proven durability in the city climate also may be considered. A large featureless surface or panelized products that lack a sense of scale are prohibited. A plaster finish may be used, when its detail expresses visual interest and conveys a sense of human scale. Coverage shall not exceed forty (40) percent of any exposed wall surface on the front of the building.

Site plan review is required for all development in the Downtown District. The applicant shall submit a complete site plan application pursuant to Chapter 21 (Site Plan Review).

### **SECTION 2345 RESERVED FOR FUTURE USE**

### **SECTION 2350 SIGNS**

All sign requirements in Chapter 15. The following signs do not require a sign permit:

1. One A-frame sign per business; A-frame sign not to exceed two (2) feet by three (3) feet with no encroachment on the minimum pedestrian traffic walkway. The sign must be kept in good repair and will only be allowed during the business's hours of operation.
2. Blade sign/Pedestrian sign may be no lower than 7 feet or higher than 9 feet and must be only 36 inches from building. Shall not be used in calculating signage use requirements for business.

#### **SECTION 2355 PARKING**

1. Conditional use based on need.
2. New Business/New Construction will need to submit parking plan with application
3. All applications will be considered on a case by case basis.

#### **SECTION 2360 USE OF SIDEWALK**

All provisions within the Eufaula Code of Ordinances that pertain to the use of sidewalks in the downtown area. In addition to those regulations, the following applies:

1. Outdoor displays, benches and seating may not be permanently affixed to the public sidewalk.
2. The business owner is responsible for the cleanliness and maintenance of the outdoor display area.
3. Operators conducting business outdoors on public sidewalks shall not make any loud or unreasonable noise of any kind by vocalizing or otherwise for the purpose of advertising or attracting to the operator's wares.
4. Mobile vending within the public right-of-way on publicly owned property is prohibited without the approval of the City council or in conjunction with a Special Event Permit.
5. Business owner will obtain approval for outdoor seating in conjunction with their business permit. Applicants will provide a sketch of the proposed seating area with dimensions, the location and size of the table and chairs, the proposed hours of operation of the outdoor seating area must be included in application.
6. No additional parking is required for outdoor seating subject to these regulations.
7. Sidewalk use permits are for food service establishments, restaurants, breweries and wineries located in the downtown area that would like to provide outdoor seating and service on a public sidewalk. Two categories of Sidewalk Use Permits: Type A for restaurants, breweries and wineries serving alcohol outside on the public sidewalk, and Type B for food service establishments that do not serve alcohol outside on the public sidewalk.
  - (i) Type A Sidewalk Lease Agreement: for businesses that hold a valid Oklahoma Alcoholic Beverage Permit. A complete application must be submitted to the City of Eufaula with the following: Site Plan of proposed seating drawn to scale with

measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.

1. Copy of liability insurance and copy of Oklahoma Alcohol Beverage Permit
2. Application fee/Renewal fee: to be set and amended by resolution in the fee schedule by the City Council.
3. Fence Installation Permit fee: to be set and amended by resolution in the fee schedule by the City Council.
4. Signage must be posted indicating alcoholic beverages may not be removed from area.
5. City of Eufaula may revoke a sidewalk permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision will be final.
6. Sidewalk use Permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty of any alleged violation of this ordinance.

(ii) Type B Sidewalk Use and Fence Lease Agreement: for businesses that do not sell alcoholic beverages.

1. A complete application submitted to the City of Eufaula of proposed seating drawn to scale with measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.
2. Permit applicant must be the owner or lessor of a food service, establishment located with the Type B Sidewalk Use and Fence Permit Zone.
3. Copy of Liability Insurance
4. Application fee/Renewal Fee: to be set and amended by resolution in the fee schedule by the City Council.
5. Fence Installation Permit Fee: to be set and amended by resolution in the fee schedule by the City Council.
6. Barriers if erected must receive a written determination of suitability from the City of Eufaula prior to installation. Said barriers may include but not be limited to fencing that reaches a height of 36 inches, or benches or other barriers that reach a minimum of 20 inches in height and a maximum of 42 inches in height. Living plant screens shall not be an acceptable barrier material.
7. The City of Eufaula may revoke a sidewalk use and fence permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision shall be final.
8. A sidewalk use and fence permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty or no contest and/or has not been convicted of any alleged violation of this ordinance.

**Agenda**  
**Board of Adjustment**  
**May 15, 2023**  
**5:30 p.m.**

**Board of Adjustment**

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
  - A. Board of Adjustment meeting February 27, 2022
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance in the number of parking spaces required for the construction of a new commercial building at the following location: for Lots 67 through 69, inclusive, and Lot 66 less and except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of Oklahoma. AND A tract of land situated in the S1/2 of Section 2, Township 9 North, Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the NW corner of said Lot 72 of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along the West line of said Southmore Addition a distance of 245.80 feet; thence N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to the Point of Beginning. Less and Except the following:  
A tract described as: Beginning at the Southwest corner of said Lot 70; thence N79°24'16"W a distance of 13.30 feet; thence N01°09'53"E a distance of 146.43 feet; thence S88°47'38"E a distance of 33.65 feet to the Northwest corner of Lot 72, Southmore Addition to the City of Eufaula; thence S09°02'00"W along the West line of said Lots 70, 71, and 72, Southmore Addition to the City of Eufaula a distance of 150.00 feet to the Point of Beginning. AND A strip, piece or parcel of land lying in part of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State of Oklahoma more particularly described by metes and bounds as follows:



Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwesterly along the abandoned Right of Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition a distance of 165.33 feet to a Set 3/8" Iron Pin with cap and the True Point of Beginning; thence continuing Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence Southeasterly a distance of 49.70 feet to a Found 1/2" Iron Pin with cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwesterly a distance of 50.00 feet to the True Point of Beginning.

Commonly known as the 600 Block South Main St.

- a) Conduct a public hearing.
- b) Take action.

5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance to place a mobile home at following location: a tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE Corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet; Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point beginning.

Commonly known as 1653 McGill Cr.

- a) Conduct a public hearing.
- b) Take action.

6. Adjournment.

**Minutes**  
**Board of Adjustment**  
**February 27, 2023**  
**5:30 p.m.**

**Board of Adjustment**

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman  
Member Dennis Henson

1. Call to Order – 5:30pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Pennington, Sylvester, Linstead. Absent: Hickman.
3. Approval of Minutes.
  - A. Board of Adjustment meeting December 19, 2022  
Motion to Approve Minutes by Pennington, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting permission to temporarily live in an RV on the applicants property while they complete remodel work on his home that was damaged by fire at the following location: Lots 78, 105 and 106 in River Oaks Estates, a subdivision located in the S/2 SE/4 and the SW/4 of Section 1, Township 9 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma. Commonly known as 647 Cherokee Drive.
  - a) Conduct a public hearing.
  - b) Take action.  
Discussion. Jack Lane. Motion to Approve Special Exception with the time limit of 3 months by Linstead, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.
5. Adjournment.  
Motion to Adjourn by Linstead, 2<sup>nd</sup> by Pennington. Roll Call Vote: Yes- Pennington, Sylvester, Linstead.



Board of Adjustment Item No. 4

Meeting Date: May 15, 2023

## Agenda Item Memo

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance in the number of parking spaces required for the construction of a new commercial building at the following location: for Lots 67 through 69, inclusive, and Lot 66 less and except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of Oklahoma. AND A tract of land situated in the S1/2 of Section 2, Township 9 North, Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the NW corner of said Lot 72 of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along the West line of said Southmore Addition a distance of 245.80 feet; thence N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to the Point of Beginning. Less and Except the following:

A tract described as: Beginning at the Southwest corner of said Lot 70; thence N79°24'16"W a distance of 13.30 feet; thence N01°09'53"E a distance of 146.43 feet; thence S88°47'38"E a distance of 33.65 feet to the Northwest corner of Lot 72, Southmore Addition to the City of Eufaula; thence S09°02'00"W along the West line of said Lots 70, 71, and 72, Southmore Addition to the City of Eufaula a distance of 150.00 feet to the Point of Beginning. AND A strip, piece or parcel of land lying in part of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State of Oklahoma more particularly described by metes and bounds as follows:

Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwesterly along the abandoned Right of Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence

Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition a distance of 165.33 feet to a Set 3/8" Iron Pin with cap and the True Point of Beginning; thence continuing Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence

Southeasterly a distance of 49.70 feet to a Found 1/2" Iron Pin with cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwesterly a distance of 50.00 feet to the True Point of Beginning.

Commonly known as the 600 Block South Main St.

**Initiator:** Hankins Development, LLC.

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** The Family Dollar is building a new location. They submitted an application on April 11, 2023 requesting a variance for the number of required parking spaces.

**Attachment:** Application, Sale Contract, Site Plans, Title Survey, Indian Journal Publication, Radius Letters, Map.

CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: 4/11/23

Address or General Description: 600 Block of S. Main St. (directly south of and adjacent to the McDonald's)

Present Zoning : Commercial C-1 Owner of Record: Beth McClain

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: See attached

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If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other). Attach documentation of interest and documentation from the owner of record authorizing this specific use permit. Purchaser

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Are there any private or deed restrictions controlling use of tract (If yes, explain) : No

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Responsible party for advertising, zoning variance application fee (\$150.00), and any additional fees:

Name: Hankins Development LLC

Address: 419 Alamo St., Lake Charles, LA 70601

Phone: 337-522-7510

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed:  Date: 4/11/23

Printed Name: Garrett Carter Phone: 337-522-7510

Address: 600 Block of S. Main St. (directly south of and adjacent to the McDonald's)

## A. General Description of Property

Size in Acres or Square Feet: 54,136 sq. ft.

Current Use: Vacant

Topography (Flat, Rolling Hills, Etc.): elevations change about 8'-9' from back to front.

Frontage Road (Name and Description): S. Main Street

Identify structures and improvements on property: Lot is currently vacant but has electrical utility lines and poles that cross towards the rear of the site that restrict the usability of the entire lot.

City Water: YES X NO \_\_\_\_\_

City Sewer: YES X NO \_\_\_\_\_

Identify the use(s) intended for the subject property: New retail store to be leased by Family Dollar/Dollar Tree

## B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: \_\_\_\_\_

McDonalds to the north is located about 65' from our property line.

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Explain the surrounding land uses: Restaurant to the north and vacant land to the south is under contract to be occupied by a convenient store

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## C. Zoning Variance / Special Exception Request

Is there extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship? The power lines that dissect the rear of our property make the rear ¼ of the property unusable for buildings due to the easement and spacing required for safety. The elevation difference between the front and rear of the site creates a difficult space to utilize and can barely accommodate a drive lane that access the rear street.

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Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: Not necessarily because the elevations aren't as severe in other areas and the angle/curvature of the rear street causes the powerlines to dissect our property.

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If the variance is granted will it cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan? Explain: I don't believe it will cause any issues. Family Dollar/Dollar Tree operate over 15,000 stores and only require 1/350 for parking. For freestanding buildings in rural markets, they only require 30 parking spaces total.

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Describe the variance/special exception as it pertains to your property: We are requesting a parking variance and reduction to 30 total spaces which is 1/350 ratio.

---

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: Less concrete leads to more aesthetically pleasing green spaces instead of empty parking lots. It also reduces the amount of stormwater water runoff and reduces the likelihood of flooding.

---

Identify how well suited the subject property is for the requested variance/special exception. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: All utilities run along the rear of the property. The hill at the rear of the site creates the issues for design/construction but allow for the natural ground to flow and drain the stormwater as it currently does. Having access to the front and rear streets would reduce congestion that would be experienced at a single point of entry/exit.

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Explain how the variance/special exception request will affect the road system(s) serving your area: The reduction in parking allows for additional space to have access along the front and rear streets which would reduce congestion that would be experienced at a single point of entry/exit.

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Give an estimated traffic count (average daily trips) for the variance/special exception request. How will the potential traffic resulting from the increased use or activity be controlled? We usually don't experience more than 200 VPD at these stores. The variance requested doesn't actually allow us to generate more traffic but our proposed site design does reduce congestion by allowing customers to access the site from the front and rear streets.

---



Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? I believe it does align with surrounding uses and the larger store with Dollar Tree offerings would be a great addition to the city.

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How will the variance/special exception request be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: I don't believe it would cause any adverse effects in city. The 1/225 parking requirement is quite strenuous and is among the most restrictive we encountered for retail other than the 1/200 requirement that some municipalities use. 1/300 is a more common ratio we see and Dollar Tree/Family Dollar's experience as a retail operator of 15,000+ stores shows that 1/350 is more than adequate for their operations and doesn't cause any problems at their other locations.

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**Applicant: Do NOT Write Below This Line**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Tract Acreage: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_

Range: \_\_\_\_\_ Present Zoning: \_\_\_\_\_

Application Number: \_\_\_\_\_ Fee Receipt No: \_\_\_\_\_

**Board of Adjustment Recommendation**

Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

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Vote: \_\_\_\_\_

Provisions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract if not understood, seek advice from an attorney

## SELLER'S COUNTEROFFER

Date of Counteroffer August 10th, 20 22

1. **COUNTEROFFER.** The undersigned Seller(s) offers to sell the following described real estate, located (legal description) at:  
1.05 Acres M/L, 45,621 SQFT Legal to be provided after Survey

Legal to be provided after survey - North end next to McDonald's

\_\_\_\_\_, County, Oklahoma,  
which property address is Main Street Eufaula OK 74432

in accordance with the terms and conditions of the Oklahoma Uniform Contract of Sale of Real Estate and, if included, Financing Supplement signed by Michael Hankins Hankins Development Buyer(s), attached and made a part of the Oklahoma Uniform Contract of Sale of Real Estate and, if included, the Financing Supplement are **amended and modified** as follows:

(Where appropriate, reference should be made by number to the specific paragraph of the Contract of Sale of Real Estate and, if included, Financing Supplement which is amended or modified—please number each item.)

Contract of Sale of Real Estate:  
-Purchase price shall be \$335,000.00

\*All other terms shall remain the same.\*\*

KF

Financing Supplement: \_\_\_\_\_

2. **OTHER TERMS.** All the other terms and conditions of the attached Contract of Sale of Real Estate and, if included, the Financing Supplement shall remain the same. In the event of a conflict between the terms and conditions in this Counteroffer and the terms and conditions of the attached Contract of Sale of Real Estate and, if included, Financing Supplement, the terms and conditions of the Counteroffer shall govern.

3. The Buyer and Seller authorize their respective Brokers, if applicable, to accept delivery of acceptance of offer or counteroffer.

4. **ACCEPTANCE TIME.** The foregoing Counteroffer is made subject to acceptance in writing by Buyer, and the return of an executed copy to Seller's Broker, if applicable, on or before this date and time Aug 15th, 20 22, at 5:00 PM, at which time this counteroffer will terminate, unless withdrawn prior to acceptance or termination.

Jan Jordan  
(Print or Type Seller's Name)

Jan Jordan 08/10/2022 Seller  
(Signature)

Karla Fournier  
(Print or Type Seller's Name)

Karla Fournier Seller  
(Signature)

5. **BUYER'S ACCEPTANCE OF COUNTEROFFER.** Buyer accepts the foregoing Counteroffer and agrees to purchase the above-described Property on terms and conditions set forth in the Counteroffer.

Accepted this date 8-16-22 as amended 22, 20\_\_\_\_\_, at \_\_\_\_\_m.

Michael Hankins  
(Print or Type Buyer's Name)

Michael Hankins Buyer  
(Signature)

Hankins Development  
(Print or Type Buyer's Name)

Hankins Development Buyer  
(Signature)

6. **BUYER'S REJECTION OR MODIFICATION OF SELLER'S COUNTEROFFER.**

\_\_\_\_\_, (Buyer's initials) By initializing these blanks the Buyer(s): (check only one)

☐ REJECTS foregoing counteroffer.

☐ MODIFIES Seller's Counteroffer is modified as indicated by the Buyer's Counteroffer to Seller's Counteroffer form.

NOTE: All amendments and modifications to the submitted Contract of Sale of Real Estate and, if included, supplement(s) and related addenda should be set forth on this Counteroffer only. Seller should only sign this Counteroffer and the Acknowledgement and Confirmation of Disclosures form. If applicable, Seller should also sign the FHA Real Estate Certification at the bottom of the FHA Financing Agreement.

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.



## AGREEMENT TO BUY AND SELL

**PROPERTY DESCRIPTION:** The undersigned ("BUYER" and "SELLER" as designated on the signature page) offer and agree to Buy/Sell the following property located in Eufaula, McIntosh County, Oklahoma and described as follows, to-wit:

***Appx 170' x 235' start at the northern property boundary of the Boomarang Diner fronting on Main St. in Eufaula with the rear of the property along Anderson Bel St. See attached Exhibit***

**MINERAL RIGHTS:** Mineral rights are to be conveyed to BUYER. At closing, surface rights shall be conveyed to BUYER.

**PRICE:** The Property will be sold and purchased subject to title and zoning restrictions, servitudes of record, and law or ordinances affecting the Property for the sum of **Three Hundred Twenty Thousand AND NO/100 DOLLARS (\$320,000)** (the "Sales Price").

**TYPE OF SALE:** BUYER chooses to close this purchase using **Cash or existing credit facility**, with no financing contingencies.

If BUYER chooses to close using cash, BUYER warrants that BUYER shall have the funds available on the date of Act of Sale (as defined below) to complete the sale of the Property including, but not limited to, the Sales Price less the Deposit amount.

If BUYER chooses a **Conventional Mortgage**, then BUYER agrees to make a good faith application to a certified lender, which includes ordering and paying for an appraisal and a credit report if required for loan approval, within **10** calendar days of acceptance of this offer by both BUYER and SELLER. Should BUYER be unable to obtain firm, written loan approval by **N/A**, 2011, this Agreement shall be null and void. Written loan approval shall consist of receipt of a completed appraisal and positive credit report and no other contingencies than those that will be cleared at closing. This sale is conditioned upon the ability of BUYER to borrow upon this property as security the sum of **N/A** by a Mortgage loan or loans at an initial rate of interest not to exceed **N/A**% per annum payable in equal monthly installments. Said mortgage shall be for a term of or on such other terms that may be acceptable to BUYER, so long as such terms create no additional cost to SELLER and do not affect the closing date.

BUYER'S Initials



SELLER'S Initials

Page 1 of 8

**DEPOSIT:** Upon acceptance of this Agreement, SELLER and BUYER shall be bound by all terms and conditions of this Agreement, and BUYER will deliver immediately, if not already done, upon notice of acceptance a deposit (the "Deposit") delivered to BUYER's Title Company in the amount of **One Thousand AND NO/100 DOLLARS (\$1,000)** by check to be applied to the sale price and/or closing costs at Act of Sale and to be held by BUYER's title company. Failure to deliver the Deposit shall be considered a breach of this Agreement. The Deposit **IS NOT** to be considered earnest money and is to be placed in the Title Company's non-interest-bearing escrow account. The Deposit is to be placed in any Federally insured Banking or Savings & Loan Association without responsibility on the part of Agent/Broker in cases of failure or suspension of such institution.

**APPRAISAL:** This sale is not conditioned on an appraisal being equal or greater than the Sales Price.

**ABSTRACT AND SURVEY:** SELLER **shall** provide an abstract if they are in possession. SELLER **shall not** provide a survey.

**PRORATIONS/OTHER COSTS:** Real estate taxes for the current year shall be paid for by BUYER. Act of Sale costs, title insurance and any other costs shall be paid by BUYER, unless otherwise stated herein. All necessary tax, conveyance and release certificates or cancellation, if any, shall be paid by BUYER. SELLER shall pay all previous years' taxes. All special assessments bearing against the Property, other than those to be assumed as of the date of sale are to be paid by SELLER.

**MERCHANTABLE TITLE/CURATIVE WORK:** SELLER warrants that SELLER has merchantable title to the Property. BUYER shall have the length of the due diligence period to determine acceptability with the title. If BUYER finds a problem with the title, BUYER will immediately notify SELLER in writing describing such problem in detail.

In the event curative work in connection with the title to the Property is required, the parties agree to and do extend the date for passing the Act of Sale to a date not more than sixty (60) calendar days from the date of the Act of Sale stated herein. SELLER's title shall be merchantable and free of all liens and encumbrances except those that can be satisfied at Act of Sale. All costs and fees required to make title merchantable shall be paid by SELLER. SELLER shall make good faith efforts to deliver merchantable title.

SELLER's inability to deliver merchantable title within the time stipulated herein shall render this Agreement null and void, reserving unto BUYER the right to demand the return of the Deposit and to recover from SELLER actual costs incurred in title processing of sale.

BUYER'S Initials   MH   SELLER'S Initials \_\_\_\_\_ Page 7 of 8



**LEASES:** SELLER warrants that there are no leases on the Property that will interfere with the sale of the property as outlined in this agreement.

**ACT OF SALE:** The Act of Sale is to be executed before a settlement agent or Notary Public to be chosen by BUYER, on or before **See Other Terms and conditions.**

**INSPECTION AND DUE DILIGENCE:** BUYER ACKNOWLEDGES THAT THE SALES PRICE OF THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S CURRENT CONDITION. ACCORDINGLY, SELLER IS NOT OBLIGATED TO MAKE ANY CHANGES TO THE PROPERTY. THE SELLER IS RESPONSIBLE FOR MAINTAINING THE PROPERTY IN SUBSTANTIALLY THE SAME OR BETTER CONDITION AS IT WAS WHEN THE AGREEMENT WAS FULLY EXECUTED. BUYER may, at BUYER'S expense, have an inspection(s) made by experts or others of his choosing. Such inspection(s) may include, but are not limited to environmental, wetlands, and any determination of adequate utilities being available to the property line. The BUYER acknowledges that the benefits of conducting a professional inspection have been explained. Due Diligence Period shall be 120 days.

Upon completion of the inspection(s), if BUYER is not satisfied with the present condition of the property as reflected in the inspection reports, BUYER may indicate in writing his rejection of the property or request, in writing, that SELLER remedy the deficiencies. BUYER shall also provide SELLER with a copy of the inspection report(s) showing deficiencies. SELLER shall have **72** hours from receipt of BUYER's "Property Condition Inspection Form" to respond, in writing, to BUYER's list of deficiencies. Should SELLER fail to agree to remedy deficiencies listed by BUYER, then BUYER shall have **72** hours from receipt of SELLER's response to do one of the following (1) accept SELLER's response as written; (2) accept the property in its present condition; or (3) terminate the Agreement. BUYER's response shall be in writing. If BUYER fails to respond within the deadline set forth above, this Agreement shall be terminated. All requests and responses shall be in writing using the "Property Condition Response Form".

BUYER hereby agrees to hold SELLER, AGENTS, and BROKERS harmless from any and all losses, liabilities (including but not limited to personal injury and death), claims, expenses, costs, damages and mechanic's liens which may be brought or which may be filed against the land by reason of the performance of any of the acts herein mentioned which are performed by BUYER or under BUYER's direction, and to defend any action brought by reason of any such acts and reimburse SELLER for reasonable attorney's fees and costs incurred by SELLER by reason of any such action.

**FLOOD/WETLANDS DISCLOSURE:** BUYER acknowledges that he has been

BUYER'S Initials



SELLER'S Initials

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made aware by the Agent/Broker that this property is subject to laws governing the use of "Wetlands" as defined by the "Federal Manual for delineating Jurisdictional Wetlands" or by some other governmental rules or regulations; and is subject to Flood Plain or Floodway laws and regulations as defined by the Federal Emergency Management Agency (FEMA) or other government agencies.

**RETURN OF DEPOSIT:** The Deposit shall be returned to the BUYER and this Agreement declared null and void without demand in consequence of the following event: If SELLER is not able to deliver a merchantable title to BUYER.

**DEFAULT OF AGREEMENT BY SELLER:** In the event of any default of this Agreement by SELLER, BUYER shall at BUYER'S option have the right to declare this Agreement null and void with no further demand. BUYER shall be entitled to the return of the Deposit.

**DEFAULT OF AGREEMENT BY BUYER:** In the event of any default of this Agreement by BUYER, SELLER shall have at SELLER's option the right to declare this Agreement null and void with no further demand. SELLER shall be entitled to retain the Deposit.

**CHOICE OF LAW:** This Agreement shall be governed by and shall be interpreted in accordance with the laws of the State of Oklahoma.

**DEADLINES: TIME IS OF THE ESSENCE,** and all deadlines are final, except where modifications, changes, or extensions are made in writing and signed by all parties to this Agreement. All "calendar days" as used in this Agreement shall end at 12:00 midnight in Oklahoma.

**CONTRACT:** This is a legally binding contract when signed by both SELLER and BUYER. READ IT CAREFULLY. If you do not understand the effect of any part of this Agreement seek legal advice before signing this contract or attempting to enforce any obligation or remedy provided herein.

**SINGULAR – PLURAL USE:** Wherever the word BUYER or the word SELLER occurs in this Agreement or is referred to, the same shall be construed as singular or plural, masculine or feminine or neuter, as the case may be.

**ACCEPTANCE:** Acceptance of this Agreement occurs upon BUYER and SELLER signing below. Notice of this acceptance may be communicated by electronic or facsimile transmission. This Agreement and any supplement addendum or modification relating hereto, including any photocopy, facsimile or electronic transmission thereof, may be executed in two or more counterparts, all of which shall constitute one and the same Agreement.

**EXPIRATION OF OFFER:** This offer remains binding and irrevocable until **August 3<sup>rd</sup>, 2022, at 12:00 PM Noon CST.**

**OTHER TERMS AND CONDITIONS:**

BUYER'S Initials



SELLER'S Initials

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**Buyer shall have an inspection and due diligence period of 120 days from the execution of the contract. During this and subsequent due diligence periods, the buyer may elect to terminate the contract for any reason with full refund of the deposit.**

**Buyer may extend the contract for one (1) 90 day period by making the deposit "hard" and nonrefundable to the buyer. The deposit and any other deposits shall be fully applicable to the sales price. Buyer shall close the transaction within 30 days of the end of the due diligence period.**

**Michael Hankins is a Louisiana Licensed Real Estate Salesperson and a principal of Hankins Development. Stuart Graham with CBRE will represent the Buyer on this transaction and shall be due a 3% fee from Seller's gross proceeds at closing.**

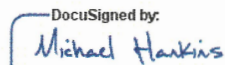
**IF ANY OF THE PRE-PRINTED PORTIONS OF THIS AGREEMENT VARY OR ARE IN CONFLICT WITH THIS SECTION OF "OTHER TERMS AND CONDITIONS", ANY ADDITIONAL, MODIFIED TERMS, OR ADDENDUM SHALL BE ACCEPTED TERMS.**

**This contract is assignable in part or in whole at buyer's option.**

**ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between the parties, and any other agreements not incorporated herein in writing are void and of no force and effect.

This offer is accepted by BUYER when signed below.

**BY:**

DocuSigned by:  


Michael Hankins for Hankins Development

7/26/2022

Date/Time

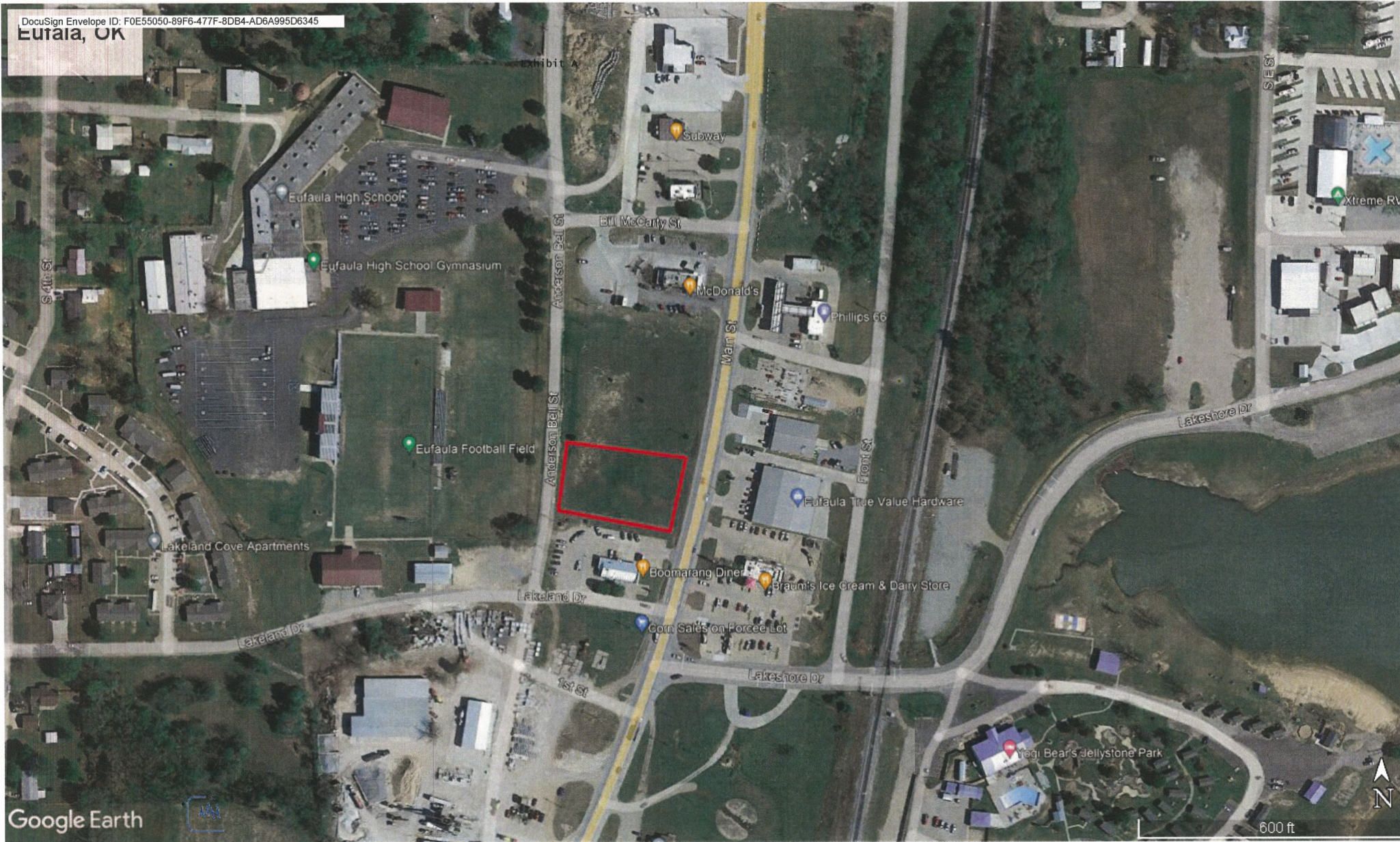
This offer is accepted by SELLER when signed below.

**By:**

Date/Time



Eufaula, OK



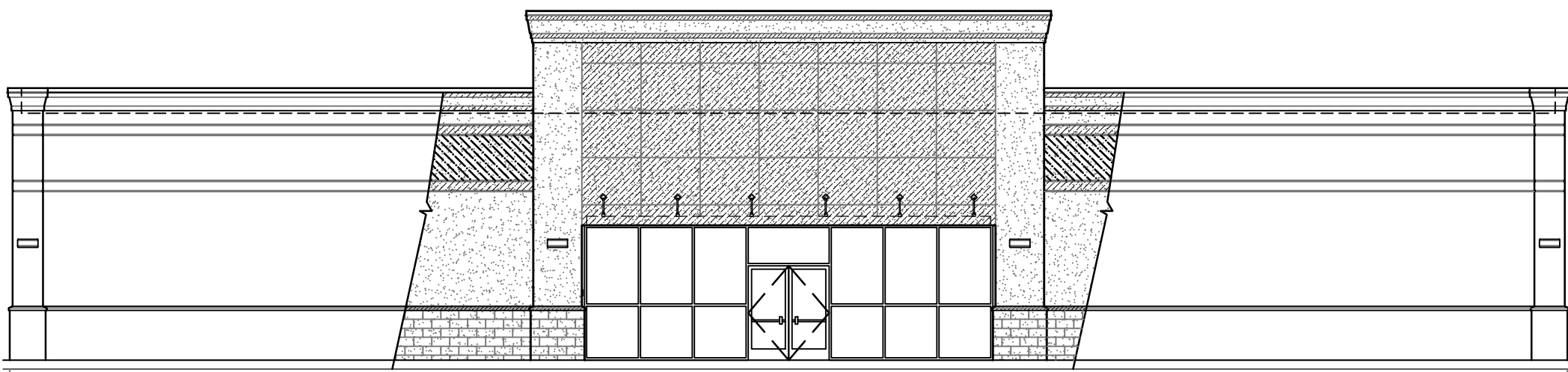


**WARRANTY REQUIREMENTS**

**VERIFY ALL BUILDING WARRANTY REQUIREMENTS WITH DOLLAR TREE PRIOR TO SUBMITTING BID/PRICING.**

**ABBREVIATIONS**

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
ARCH	ARCHITECT(URAL)
@	AT
BLK	BLOCK(ING)
BOT	BOTTOM
BLDG	BUILDING
CLG	CEILING
C	CENTER LINE
CIRC	CIRCUIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	COUNTER
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EQPT	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EIFS	EXTERIOR INUL. FINISH SYSTEM
FT(I)	FEET, FOOT
FIN	FINISHED
FL	FLOOR(ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
F.R.	FIRE RATED
F.E.	FIRE EXTINGUISHER
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HM	HOLLOW METAL
IN(")	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
LL	LANDLORD
MANUF	MANUFACTURE(R)
MFG	MANUFACTURE(R)
MECH	MECHANICAL
MISC	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NUM	NUMBER
OFF	OFFICE
OC	ON CENTER(S)
OPNG	OPENING
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
PNT	PAINT(ED)
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POL	POLISHED
PROJ	PROJECT
P	PLATE
RE	REFERENCE
REF	REFRIGERATOR
REM	REMOVE(D)ABLE
REQ'D	REQUIRED
REV	REVISION(S) REVISED
RM	ROOM
RO	ROUGH OPENING
RD	ROUND
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION(S)
SS	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TYP	TYPICAL
THRU	THROUGH
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDB	WOOD BASE



**Prepared for HANKINS DEVELOPMENT, LLC**

NATIONAL VENDORS					
HVAC UNITS:	CARRIER	315-432-7942	DEBBIE JOBIN	EMAIL: DEBBIE.JOBIN@CARRIER.COM	
DOORS AND HARDWARE:	YORK	405-419-6498	WILLIAM PRATER	EMAIL: WILLIAM.ALBERT.PRATER@YCI.COM	
	COOK & BOARDMAN	757-532-9872	JILL FLORIO	EMAIL: JFLORIO@COOKANDBOARDMAN.COM	
LIGHTS / ELECTRICAL EQUIPMENT	NATIONAL ENERGY & LIGHT, INC.	603-718-1639	ALYSSA LANIGAN	EMAIL:ALANIGAN@NELCOMPANY.COM	
INTERIOR / EXTERIOR LIGHTS, EXIT SIGNS, EM LIGHTS, SWITCHGEAR, ELECTRICAL PANELS					
PLUMBING FIXTURES	HAINES, JONES & CADBURY	800-459-7099	BARRY BRYANT	EMAIL:BARRY.BRYANT@HJCIN.COM	
TOILETS, LAVATORIES, MOP SINK, WATER FOUNTAIN, WATER HEATER, STOPS, DRAINS, ACCESSORIES					
FIRE MONITORING	ADT	509-319-3643	TED BROOKS	EMAIL:TBROOKS@ADT.COM	
METAL BUILDING	WHIRLWIND STEEL	443-309-4068	MIKE BETZ	EMAIL: MIKE.BETZ@WHIRLWINDSTEEL.COM	
CONSTRUCTION CAMERAS	OXBLUE CORPORATION	404-554-1461	JP SCHAAF	EMAIL: JPSCHAAF@OXBLUE.COM	
SITE LIGHTING CALCULATIONS	NATIONAL ENERGY & LIGHT, INC.	603-718-1639	ALYSSA LANIGAN	EMAIL:ALANIGAN@NELCOMPANY.COM	

**GENERAL NOTES:**

SIGN FOR GROUND UP STORES

SIGN FOR IN-LINE STORES



SMOKE FREE NOTE: PROVIDE SIGNAGE SHOWN ABOVE WITH LETTERS MOUNTED AT 5'-0" A.F.F. AT EVERY ENTRY POINT ON EXTERIOR WALL INTO THE BUILDING PER THE GROUND UP OR IN-LINE STORE TYPE ABOVE. SIGNS MUST BE 10"X7" W" IN SIZE. THE MATERIAL IS PREFERRED TO BE ALUMINUM. SIGNS MAY BE FOUND AT WWW.compliancesigns.com

**PEMB AND DESIGNER NOTE:**

-PEMB ENGINEER SHALL DESIGN METAL BLDG. STRUCTURE PER LOCAL AND STATE CODES  
-INTERIOR CLEAR DIMENSIONS ARE DESIGNED USING 8" PEMB GIRT FRAME WALL THICKNESS AT THE SIDES AND FRONT AND 10" GIRT FRAME AT THE REAR WALL. IF WIND OR SEISMIC LOADS REQUIRE GREATER THAN 8" THICKNESS, EXPAND OVERALL BUILDING DIMENSIONS AS REQUIRED TO MAINTAIN REQUIRED INTERIOR SALES AND BACK OF HOUSE DIMENSIONS.

**CERTIFICATE OF OCCUPANCY**

THE CONTRACTOR IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY" FOR THE "VANILLA BOX" BUILDING.

**KNOX BOX NOTE:**

IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE CODES GOVERNING THE CONSTRUCTION OF THE PROJECT, PROVIDE A RECESSED KNOX BOX BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT. LOCATE PER LOCAL CODE REQUIREMENTS. KNOX BOX CONTACT - 866-625-4563

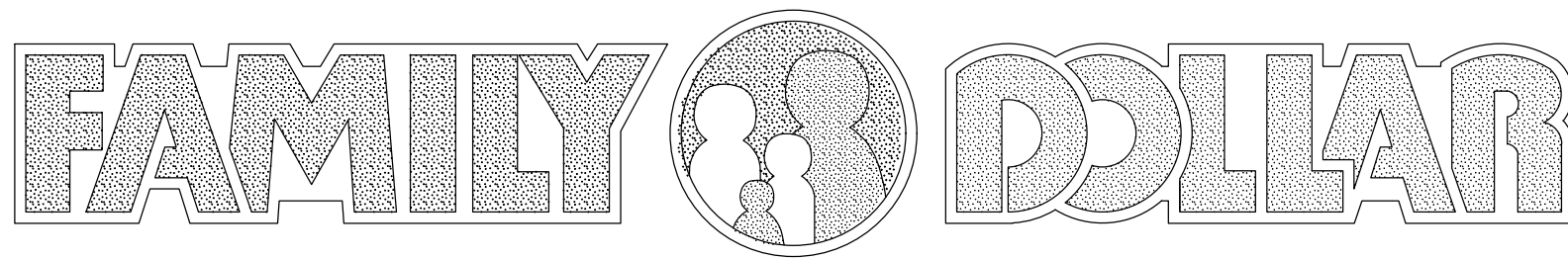
NO PLUMBING LINES SHALL PASS UNDER THE SALES FLOOR SLAB. PLUMBING LINES CAN PASS UNDER THE TOILET, OFFICE & SUPPORT AREAS.

**NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE CONSTRUCTION AND WITH THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

**CONSTRUCTION CAMERA NOTE**

ALL PROJECTS:  
CONTRACTOR SHALL INCLUDE A JOBSITE MONITORING CAMERA SYSTEM WITH NECESSARY POWER FOR THE DURATION OF THE CONSTRUCTION, INCLUDING ANY SITE WORK.  
CONTACT:  
OXBLUE CORPORATION  
ATTN: JP SCHAAF  
1777 ELLSWORTH INDUSTRIAL BLVD NW  
ATLANTA, GA 30318  
888-849-2582-TOLL FREE  
404-917-0200  
FAMILYDOLLAR@OXBLUE.COM  
ALLOW 4 WEEKS FOR ORDERING & DELIVERY OF CAMERAS



**EUFAULA, OK-10,431 SF GROSS  
6b-PEMB TRADITIONAL-FD/DT-VANILLA BOX (VB)**

**VB DEVELOPER:**

**HANKINS DEVELOPMENT, LLC**  
**419 ALAMO STREET**  
**LAKE CHARLES, LA 70601**  
**ATTN: GARRETT CARTER**  
**PHONE: 337-564-6501**

**VB ARCHITECT:**

**OAKLINE STUDIO, LLP**  
**421 PENMAN STREET**  
**SUITE 200**  
**CHARLOTTE, NORTH CAROLINA 28203**  
**ATTN: VICTOR WORONTSOFF**  
**PHONE: 704-373-1900**

**VB PME ENGINEER:**

**SHULTZ ENGINEERING GROUP**  
**212 NORTH McDOWELL STREET**  
**SUITE 204**  
**CHARLOTTE, NC 2820**  
**ATTN: DON DEESE**  
**PHONE: 980-202-5647**

**FUTURE TENANT:**

**DOLLAR TREE STORES, INC.**  
**500 VOLVO PARKWAY**  
**CHESAPEAKE, VA 23320**  
**ATTN: STEVEN McMAHON**  
**PHONE: 757-321-5000**  
**EMAIL: smcmahon@dollartree.com**

**VB FOUNDATION ENGINEER:**

**WALTMAN'S RETAIL DESIGN GROUP**  
**8710 SOUTH PAULETTES PLACE**  
**BILOXI, MS 39532**  
**ATTN: FLOYD WALTMAN**  
**PHONE: 228-990-3082**

**VB CIVIL ENGINEER:**

**WALTMAN'S RETAIL DESIGN GROUP**  
**8710 SOUTH PAULETTES PLACE**  
**BILOXI, MS 39532**  
**ATTN: FLOYD WALTMAN**  
**PHONE: 228-990-3082**

**THE FOLLOWING ITEMS SHALL BE PROVIDED:**

1. CONTRACTOR SHALL PROVIDE AND INSTALL A MAIL BOX IF LOCAL POST OFFICE REQUIRES. COORDINATE WITH FAMILY DOLLAR FOR MAIL BOX SIZE REQUIREMENTS.
2. FINISHED FLOOR SHALL BE MIN. 1'-0" ABOVE THE 100 YEAR FLOOD PLAIN MARK AS DETERMINED BY THE ARMY CORPS OF ENGINEERS.
3. PROVIDED AN IRRIGATION SYSTEM ON A SEPARATE METER FOR ALL PLANTED AREAS. REFER TO CIVIL DRAWINGS FOR EXTENT OF PLANTED AREAS.

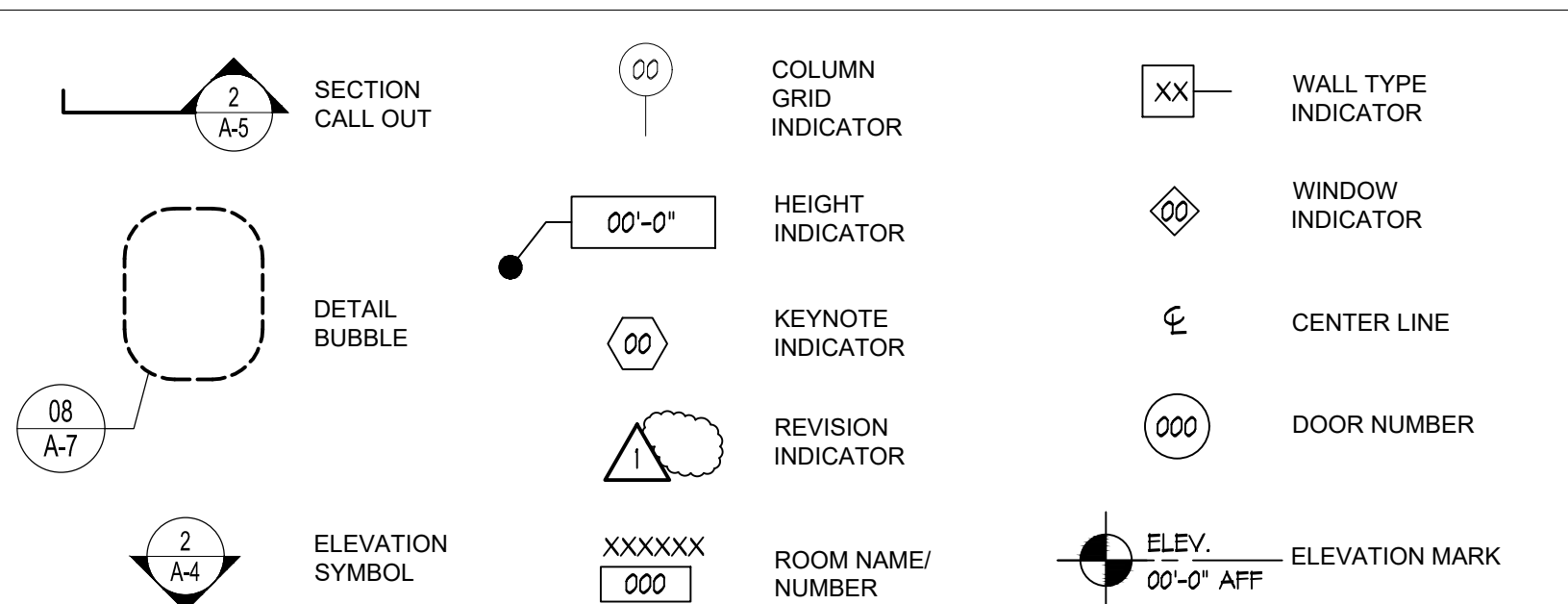
**CONSTRUCTION NOTES**

1. PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODES AND ORDINANCES.
2. DO NOT SCALE THE DRAWINGS.
3. SUPPLY AND INSTALL ALL REQUIRED BLOCKING, SUPPORT, BACKING AND FRAMING FOR LIGHT FIXTURES, WALL MOUNTED MILLWORK, FURNITURE, EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME WITHIN THE WALLS, FLOOR AND CEILING. PROVIDE FIRE TREATED WOODBLOCKING WHERE BLOCKING IS REQUIRED. THIS SHALL INCLUDE BLOCKING FOR ALL OWNER AND CONTRACTOR SUPPLIED ITEMS.
4. COMPLY WITH CORPORATE STANDARDS AS PROVIDED BY FAMILY DOLLAR.
5. THE USE OF THE WORD "PROVIDE" SHALL ALWAYS MEAN FURNISH AND INSTALL, CONNECT OR SECURE AS REQUIRED.
6. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAMEPROOF IN A MANNER APPROVED BY CODE OFFICIAL.
8. GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS AS TO EXACT SIZE AND QUANTITY OF EQUIPMENT FURNISHED BY THE OWNER AND BE RESPONSIBLE FOR ALL ROUGH IN CONNECTIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT WORK AND SHALL HAVE EXISTING CONTRACTOR ON THE JOB REPAIR SAID DAMAGE AT THEIR OWN EXPENSE.
10. ERECT AND MAINTAIN ALL BARRICADES AND DUST/DEBRIS CONTROL AS REQUIRED BY LOCAL AUTHORITIES.
13. COORDINATE ANY EQUIPMENT INSTALLATION WITH EQUIPMENT SUPPLIER.

**WALL SYSTEMS**

1. PROVIDE TAPED, SANDED, FEATHERED SMOOTH GYPSUM BOARD WALLS, LEVEL 4 FINISH WHERE EXPOSED UNLESS NOTED OTHERWISE.
2. ALL DRYWALL CORNERS TO HAVE METAL CORNER BEADS. ALL CORNERS AND JOINTS TO BE MUDDED, TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

**SYMBOLS LEGEND**



**PROJECT INFORMATION:**

BASED ON 2009 IBC, IMC, IPC, IFC  
2011 NEC  
2010 ADA

PROJECT DESCRIPTION: NEW FREE STANDING "VANILLA BOX ONLY" "PEMB TRADITIONAL" RETAIL BUILDING FOR FUTURE TENANT UPFIT FAMILY DOLLAR. NOTE: INTERIOR UPFIT TO BE PERMITTED SEPARATELY.  
PROJECT LOCATION: MAIN STREET, EUFAULA, OK

**OCCUPANCY TYPE :**

NON-SEPARATED MIXED OCCUPANCY - GROUP M - MERCANTILE & GROUP S-1 - STORAGE  
OCCUPANT LOAD :  
1P/60 GROSS SQ. FT. FOR SALES AREA 8,840/60 = 148P  
1P/100 GROSS SQ. FT. FOR OFFICE 352/100 = 4P  
1P/300 GROSS SQ. FT. FOR MERCANTILE STOR. 1,239/300 = 5P  
TOTAL OCCUPANTS.....= 157P

TYPE OF CONSTRUCTION: V-B  
SPRINKLERED: NO

Frontage area increases from Section 506.2 are computed thus:  
a.Perimeter which fronts a public way or open space having 30 feet minimum width = 319.5' (F)  
b.Total Building Perimeter = 411' (P)  
c.Ratio (F/P) = 319.5/411 (F/P)  
d.W = Minimum width of public way = 20' (W)  
e.Percent of frontage increase I<sub>a</sub> = 100 [(F/P - 0.25) x W/30 = .77 - .25 = .52 (%)  
I = 100 [.77 - 0.25] x 1 = 52 (%)

**9,000 SF + (.52 X 9,000) 4,680 = 13,680 GROSS ALLOWABLE > 10,431 SF ACTUAL**

**ALLOWABLE AREA (SQ.FT.) :** 13.680 GROSS TABLE 506.2 + CALCULATION ABOVE 10,431 SF - ACTUAL

**ALLOWABLE HEIGHT :** 1 STORY AND 40 FEET PER 504.3  
ACTUAL - 1 STORY @ ± 18'-4" A.F.F.  
PARAPET HEIGHT = A.F.F. 25'-5"

**FIRE REQUIREMENTS :** NON-SPRINKLERED REQUIRED PER 903.2.7 GROUP M  
NOTE: THERE SHALL BE NO HIGH-PILED STORAGE.

**EXITING :** NUMBER OF EXITS REQUIRED = 2 PER TABLE 1006.2.1  
PROVIDED: 3 (1 FROM SALES SUPPORT, 2 FROM SALES)  
BUILDING DIAGONAL = 146'-4" / 2 = 73'-2" REQD.  
EXIT DOOR SEPARATION = 101'-9" PRVD. FROM SALES  
PER A.D.A REQUIREMENTS - EACH EXIT SHALL PROVIDE A 32" OR GREATER CLEAR OPENING.

MAXIMUM TRAVEL DISTANCE ALLOWED = 200 FT. 114'-0" PRVD.)  
MAXIMUM COMMON PATH OF TRAVEL = 75 FEET. 25'-1" PRVD.  
MINIMUM EGRESS WIDTH = 0.2 INCHES PER OCCUPANT.  
152 PEOPLE (SALES + OFFICE) X .2" = 30.4" REQD. 66" PRVD.  
5 PEOPLE (SUPPORT) X .2" = 1.0" REQD. 66" PRVD.

EXIT SIGNAGE TO COMPLY WITH SECTION 1013

**INTERIOR FINISHES:** EXITWAYS TO HAVE A CLASS "A" FLAME SPREAD CLASSIFICATION (MIN)  
EXIT CORRIDORS TO HAVE A CLASS "B" FLAME SPREAD CLASSIFICATION (MIN)  
OTHER ROOMS TO HAVE A CLASS "C" FLAME SPREAD CLASSIFICATION (MIN)

CLASS A = 0-25 FLAME SPREAD INDEX; 0-450 SMOKE DEVELOPED INDEX  
CLASS B = 26-75 FLAME SPREAD INDEX; 0-450 SMOKE DEVELOPED INDEX  
CLASS C = 76-200 FLAME SPREAD INDEX; 0-450 SMOKE DEVELOPED INDEX

2009-IBC =  
WATER CLOSETS-1 PER 500  
LAVATORIES-1 PER 750  
WATER FOUNTAINS-1 PER 1000  
SERVICE SINKS-1 REQUIRED, 1 PROVIDED

**PLUMBING FIXTURE REQUIREMENTS SECTION 411**

OCCUPANCY	WATER CLOSETS		URINALS		LAVATORIES		SHOWERS/ TUBS		DRINKING FOUNTAINS	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	REGULAR	ACCESSIBLE
TOTAL 157 OC	78 OC	79 OC								
REQUIRED	1	1	0	1	1	0	1	1	1	1
PROVIDED	1	1	0	1	1	0	1	1	1	1

**SEISMIC DESIGN CATEGORY "B" PER STRUCTURAL DESIGNER**

**SCHEDULE OF SPECIAL INSPECTION SERVICES**

☐ No special inspections required for this project ☒ SPECIAL INSPECTIONS REQUIRED

The following sheets comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> IT -1 Verification of Soils                        | <input type="checkbox"/> IT -12 Welding   |
| <input checked="" type="checkbox"/> IT -2 Excavation and Fill                          | <input type="checkbox"/> IT -13 High Strength Bolts & Steel Framing Insp.                     |
| <input type="checkbox"/> IT -3 Piling and Drilling Piers                               | <input type="checkbox"/> IT -14 Sprayed Fire-Resistance Materials                             |
| <input type="checkbox"/> IT -4 Modular Retaining Walls                                 | <input checked="" type="checkbox"/> IT -15 <u>WRB</u> Under Exterior Insulation Finish System |
| <input checked="" type="checkbox"/> IT -5 Reinforced Concrete                          | <input type="checkbox"/> IT -16 Seismic Resistance  |
| <input type="checkbox"/> IT -6 Post Tension Slab                                       | <input type="checkbox"/> IT -17 Smoke Control   |
| <input type="checkbox"/> IT -7 Pre-cast Concrete Erection                              | <input type="checkbox"/> IT -18 Dentention Basin  |
| <input type="checkbox"/> IT -8 Pre-stressed Concrete                                   | <input type="checkbox"/> IT -19 Special Cases   |
| <input type="checkbox"/> IT -9 Inspection of Pre-cast Fabricators                      |   |
| <input checked="" type="checkbox"/> IT -10 Inspection of Structural Steel Fabrications |   |
| <input type="checkbox"/> IT -11 Structural Masonry                                     |   |

NOTE:  
Check the above boxes for the special inspection required for this project and list below specific special inspections required under chapter 17.

NOTE: CONTRACTOR SHALL FOLLOW THE 2009 IBC AND SHALL FULFILL ALL REQUIREMENTS OF STATEMENT OF SPECIAL INSPECTIONS FOR THIS PROJECT AS APPROVED BY THE BUILDING OFFICIAL.

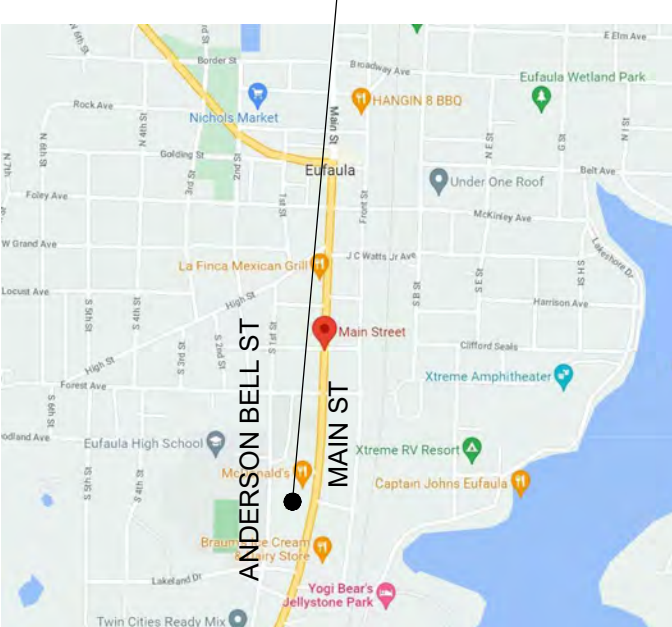
**SHEET INDEX:** (CIVIL, STRUCTURAL & PRE-ENGINEERED METAL BUILDING DRAWINGS SUBMITTED SEPARATELY)

ARCHITECTURAL	
T-1	TITLE SHEET
A-1.0	FLOOR PLAN, DOOR SCHEDULE & DETAILS
A-1.1	ROOF PLAN, NOTES & LIFE SAFETY PLAN
A-1.2	REFLECTED CEILING PLAN
A-1.4	ENLARGED PLANS
A-1.5	INTERIOR ELEVATIONS
A-2.0	EXTERIOR ELEVATIONS
A-2.1	EIFS DETAILS
A-3.0	STOREFRONT ELEVATION & DETAILS
A-3.1	LONGITUDINAL SECTION & NOTES
A-4.0	WALL SECTIONS
A-4.1	WALL SECTIONS
A-5.0	SECTION DETAILS

MEP ENGINEERING	
P-1.0	PLUMBING COVER SHEET
P-2.0	PLUMBING PLANS
M-1.0	MECHANICAL PLAN AND NOTES
M-2.0	MECHANICAL NOTES, SCHEDULES & DETAILS
E-1.0	ELECTRICAL RISER, NOTES & SCHEDULES
E-2.0	ELECTRICAL POWER PLAN
E-3.0	ELECTRICAL LIGHTING PLAN

**VICINITY MAP**

**PROJECT LOCATION**



**THIS PROJECT IS:**  
**-VANILLA BOX ONLY-6b PEMB TRADITIONAL-FD/DT**  
**-BUILT TO SUIT**  
**-RISK CLASS "LOW"**  
**-NEW FREE STANDING GROUND UP STORE**

**HEALTH DEPARTMENT NOTE**

**SUBMITTALS FOR HEALTH DEPARTMENT PERMITS MUST BE DONE THROUGH THE FAMILY DOLLAR COMPLIANCE DEPARTMENT.**

**CONTRACTOR NOTE**

**VANILLA BOX CONTRACTOR SHALL OBTAIN ALL APPROVED EXHIBITS & LOT OF THE LEASE AGREEMENT AND TO INFORM THE OWNER OF ANY SCOPE DISCREPANCIES PRIOR TO FINALIZING PRICING OR COMMENCING WORK.**

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CLIENT:

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CONSULTANTS:



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**FAMILY DOLLAR STORES, INC**

2021-6a-PEMB Traditional

Vanilla Box

Main Street  
EUFAULA, OK

**Project Status**

**REVISION SCHEDULE**

NO:	DESCRIPTION:	DATE:

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: VW CHECKED BY: TA

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SHEET NAME:

TITLE SHEET

SHEET NO:

**T-1.0**

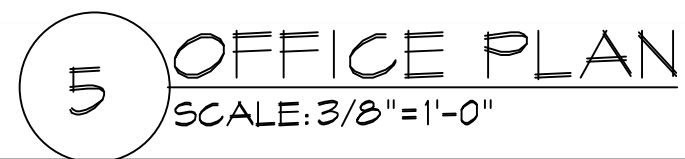
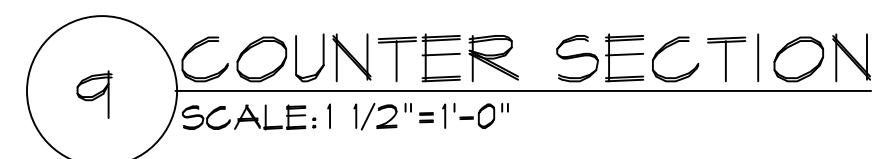
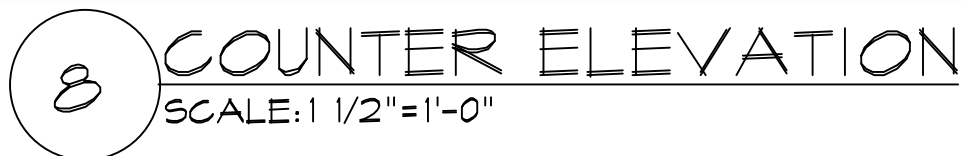












1 REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

## A-1.2



## ACCESSIBLE SIGNAGE LOCATIONS:

WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE PLACED TO THE RIGHT OF THE RIGHT HANDED DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF A DOUBLE DOOR, SIGNAGE SHALL BE ON THE NEAREST ADJACENT WALL. SIGNAGE CONTAINING RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE RAISED CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN CLOSED POSITION AND 45 DEGREE OPEN POSITION (NOTE: SIGNS CONTAINING RAISED CHARACTERS AND BRAILLE SHALL BE PERMITTED TO BE MOUNTED ON THE PUSH SIDE OF A DOOR LEAF WITH AN AUTOMATIC DOOR CLOSER AND WITHOUT A HOLD OPEN DEVICES.)

PICTOGRAM FIELD DEPICTING THE APPROPRIATE ALL-GENDER CHARACTER OF CONTRASTING COLOR TO BACKGROUND; PICTOGRAM FIELD SHALL HAVE A 6" MINIMUM HEIGHT AT RESTROOMS AND WHERE REQUIRED.

TACTILE LETTERING, APPROPRIATE TO THE REQUIREMENTS OF THE GIVEN SIGN, RAISED 1/32" ABOVE THE BACKGROUND. CHARACTERS SHALL BE UPPERCASE, SANS SERIF FONT, BETWEEN 5/8" AND 2" IN HEIGHT. WIDTH SHALL BE BASED ON THE LETTER "O" AND SHALL BE BETWEEN 55% AND 110% OF THE OF THE THE HEIGHT OF THE LETTER "I". STROKE WIDTH SHALL BE BETWEEN 10% AND 30% BASED ON THE LETTER "I" HAVE SHARPLY DEFINED EDGES, AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND.

EXIT SIGNS AT EXIT DOORS SHALL INCLUDE RAISED BRAILLE IN ACCORDANCE WITH 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN SECTION 703 AND 704 AND FOLLOW LOCAL AND STATE CODES. MOUNT PER INTERIOR SIGN HEIGHT NOTES ABOVE.

NOTE 1: PROVIDE ADDITIONAL SIGNS FOR ACCESSIBILITY AS REQUIRED BY THE ADA AND THE GOVERNING JURISDICTIONS(S) SUCH AS PUBLIC USE SAFETY DEVICES (SUCH AS FIRE ALARM STATIONS, FIRE EXTINGUISHERS, MANUAL MECHANISMS FOR ACTIVATING EMERGENCY SIGNAL DEVICES, ETC.).



GRADE 2 BRAILLE SHALL ACCOMPANY ALL ALPHABETIC / NUMERIC CHARACTERS

ALL PARTS OF THE SIGN SHALL HAVE A NON-GLARE FINISH.

## GENERAL TOILET ROOM NOTES:

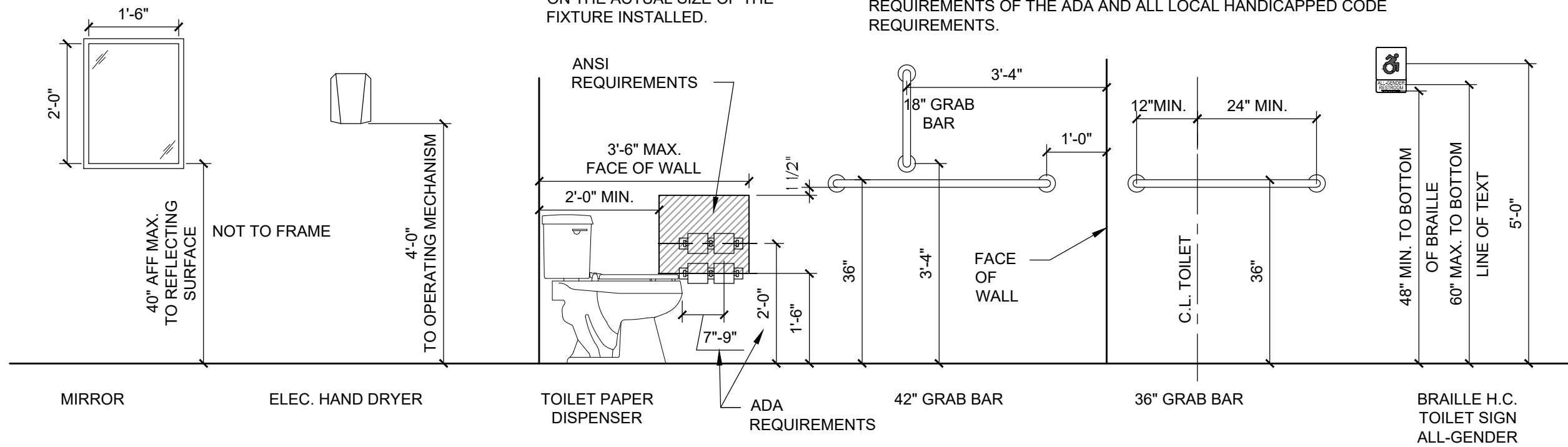
- LAYOUT OF TOILET ROOM FACILITIES SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ALL ADA REQUIREMENTS. SUBMIT ANY MODIFIED LAYOUTS TO FAMILY DOLLAR FOR THEIR REVIEW AND APPROVAL.
- TOILET ROOMS SHALL INCLUDE THE FOLLOWING ACCESSORIES:
  - 18"x36" WALL MIRROR WITH CONCEALED MOUNTING CENTERED OVER EACH LAVATORY. INSTALL W/ BASE OF REFLECTIVE SURFACE @ 40" A.F.F. PER ADA REQUIREMENTS SHOWN ON THIS SHEET.
  - (2) DUAL ROLL TOILET TISSUE DISPENSER, 18 GA. CHROME PLATED STEEL OR APPROVED EQUAL. INSTALL PER ADA REQUIREMENTS SHOWN ON THIS SHEET.
  - STN. STL. COAT HOOK MOUNTED TO DOOR FACE OR APPROVED EQUAL. INSTALL HOOK @ 4'-0" A.F.F. MAX.
  - 1 1/4" x 36" & 42" & 18" STN. STL. CODE APPROVED GRAB BARS MOUNTED TO WALL. INSTALL GRAB BARS PER ADA REQUIREMENTS SHOWN ON THIS SHEET.
  - PROVIDE JUNCTION BOX PER ELECTRICAL DRWGS. FOR TENANT SUPPLIED AND INSTALLED HAND DRYER.
  - SOAP DISPENSER MOUNTED PER ADA REQUIREMENTS SHOWN ON THIS SHEET.
  - CODE APPROVED ROOM IDENTIFICATION SIGN INSTALLED ADJACENT TO STRIKE JAMB/LATCH SIDE OF DOOR W/ HORIZONTAL CENTERLINE @ 60" A.F.F.
- INSTALL CONTINUOUS FIRE RETARDANT TREATED 2x6 BLOCKING BETWEEN STUDS FOR ALL HANDRAILS, GRAB BARS, FIXTURES, BRACKETS, ACCESSORIES, CABINETRY, AND MISC. SPECIALTIES AS REQUIRED, UNLESS NOTED OTHERWISE.
- USE 5/8" MOISTURE RESISTANT G.W.B. (GREENBOARD) FOR TOILET ROOM WALLS.
- DOOR HARDWARE MUST BE MOUNTED BETWEEN 34 (MIN.) & 48 INCHES (MAX.)
- FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

### FRP NOTE:

INSTALL FRP (GLASBORD # 85 WHITE W/ PEBBLED EMBOSSED FINISH, BY CRANE COMPOSITES OR EQUAL) TO 8'-0" A.F.F. ON ALL WALL SURFACES IN THE RESTROOMS. INSTALL FRP TO 4'-0" A.F.F. BEHIND THE MOP SINK AND WATER COOLER A MINIMUM OF 1 FT TO EACH SIDE. COMPLETE FRP W/ TRIP CAP ON TOP, SIDES, CORNERS AND JOINTS, INCLUDING CAULKING AS REQ. BY MFG. VERIFY LOCAL CODE FOR ADDITIONAL APPLICATION IF REQ.

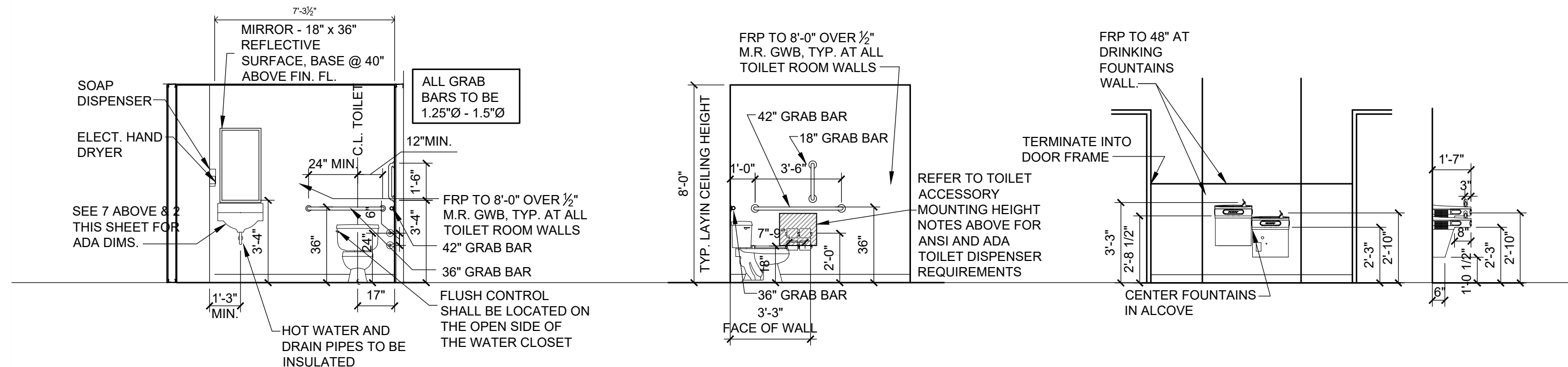
NOTE: CONTRACTOR SHALL LOCATE THE TOILET DISPENSER THAT SATISFIES BOTH THE ANSI AND ADA REQUIREMENTS BASED ON THE ACTUAL SIZE OF THE FIXTURE INSTALLED.

NOTES:  
1. ALL TOILET ACCESSORIES SHALL BE LOCATED AND MOUNTED TO MEET ALL REQUIREMENTS OF THE ADA AND ALL LOCAL HANDICAPPED CODE REQUIREMENTS.



## TOILET ACCESSORY MOUNTING HEIGHTS

SCALE: 1/2" = 1'-0"



## TOILET ELEVATIONS

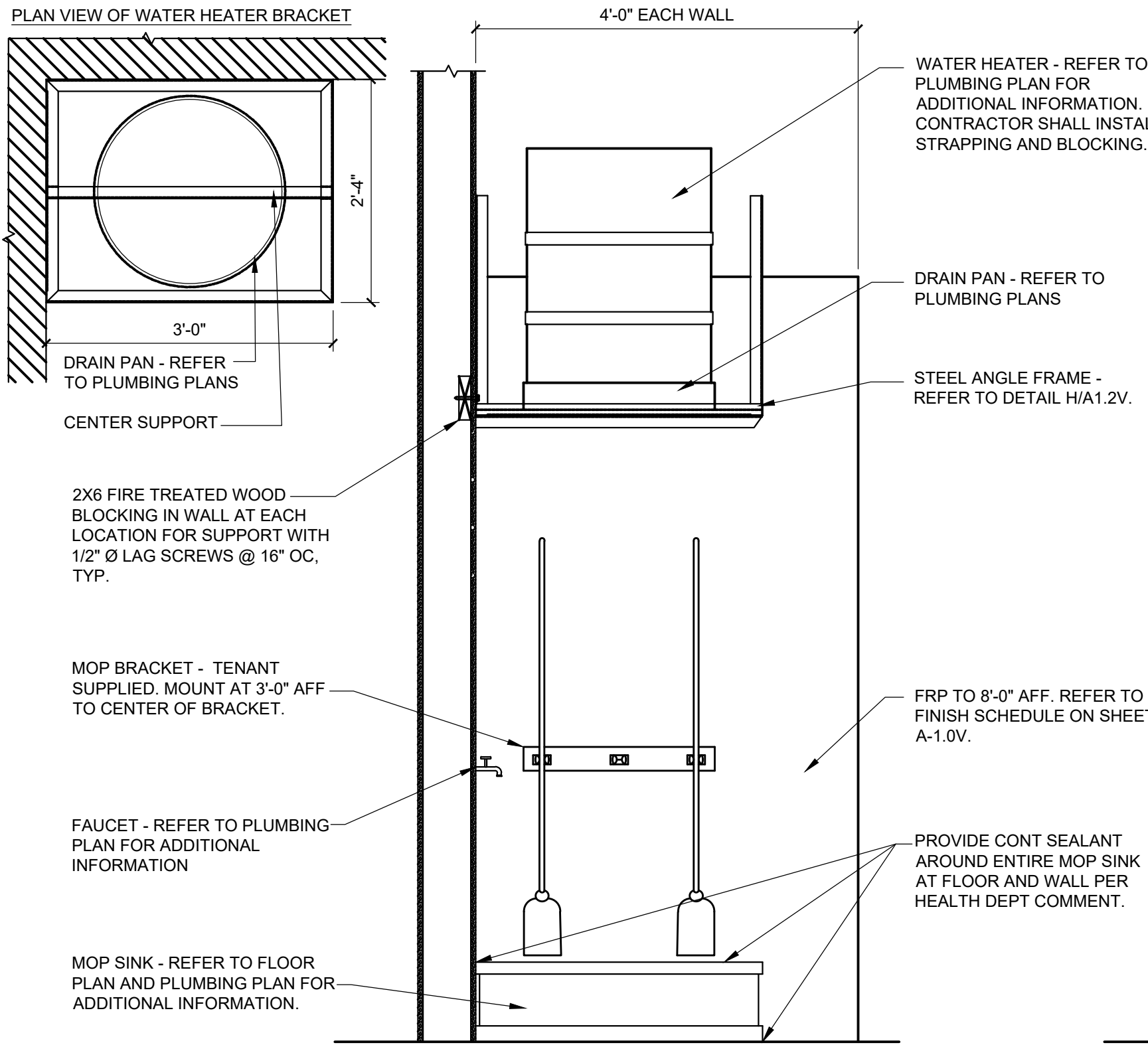
SCALE: 1/4" = 1'-0"

## TOILET ELEVATIONS

SCALE: 1/4" = 1'-0"

## ENC ELEVATIONS

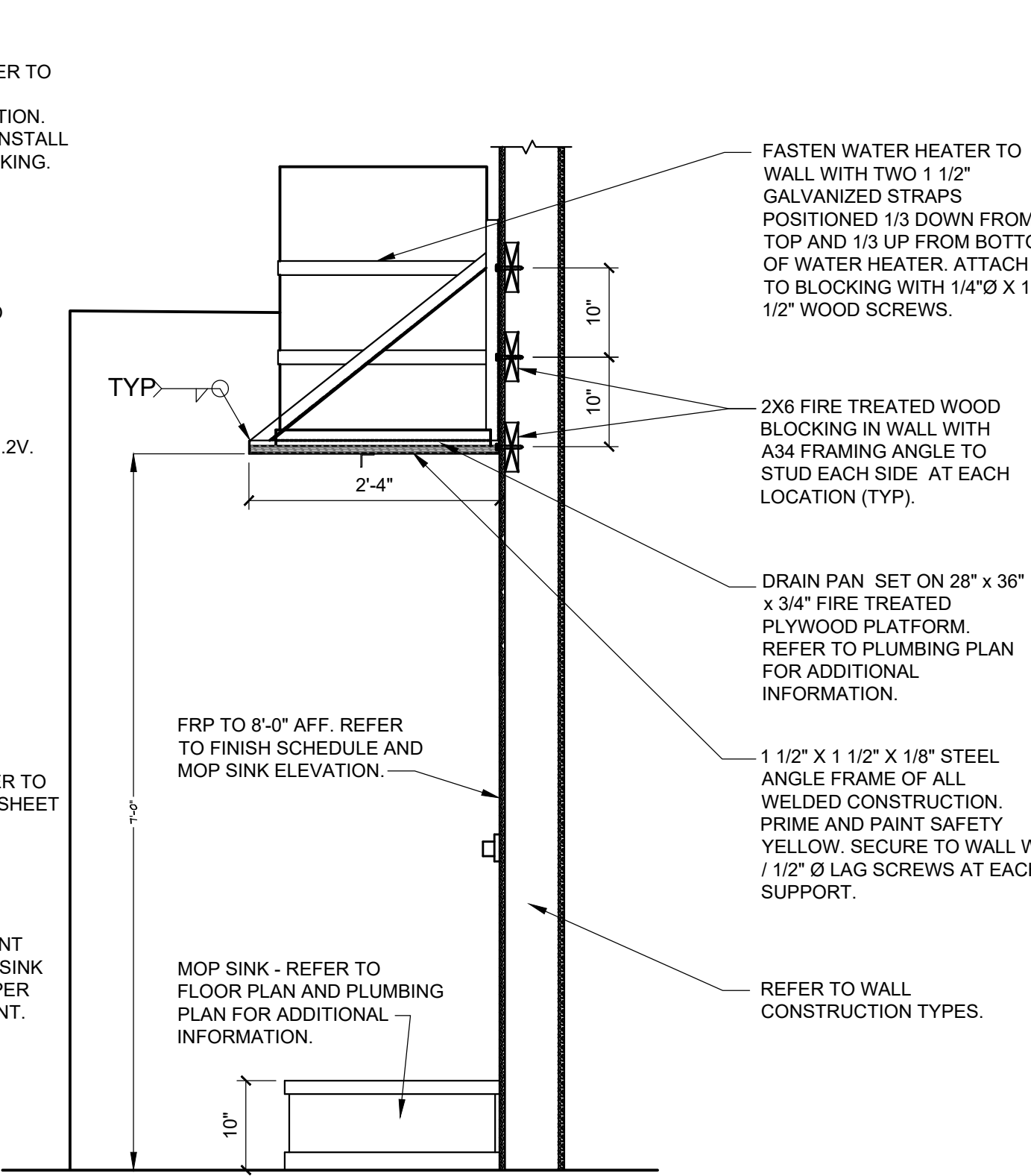
SCALE: 1/4" = 1'-0"



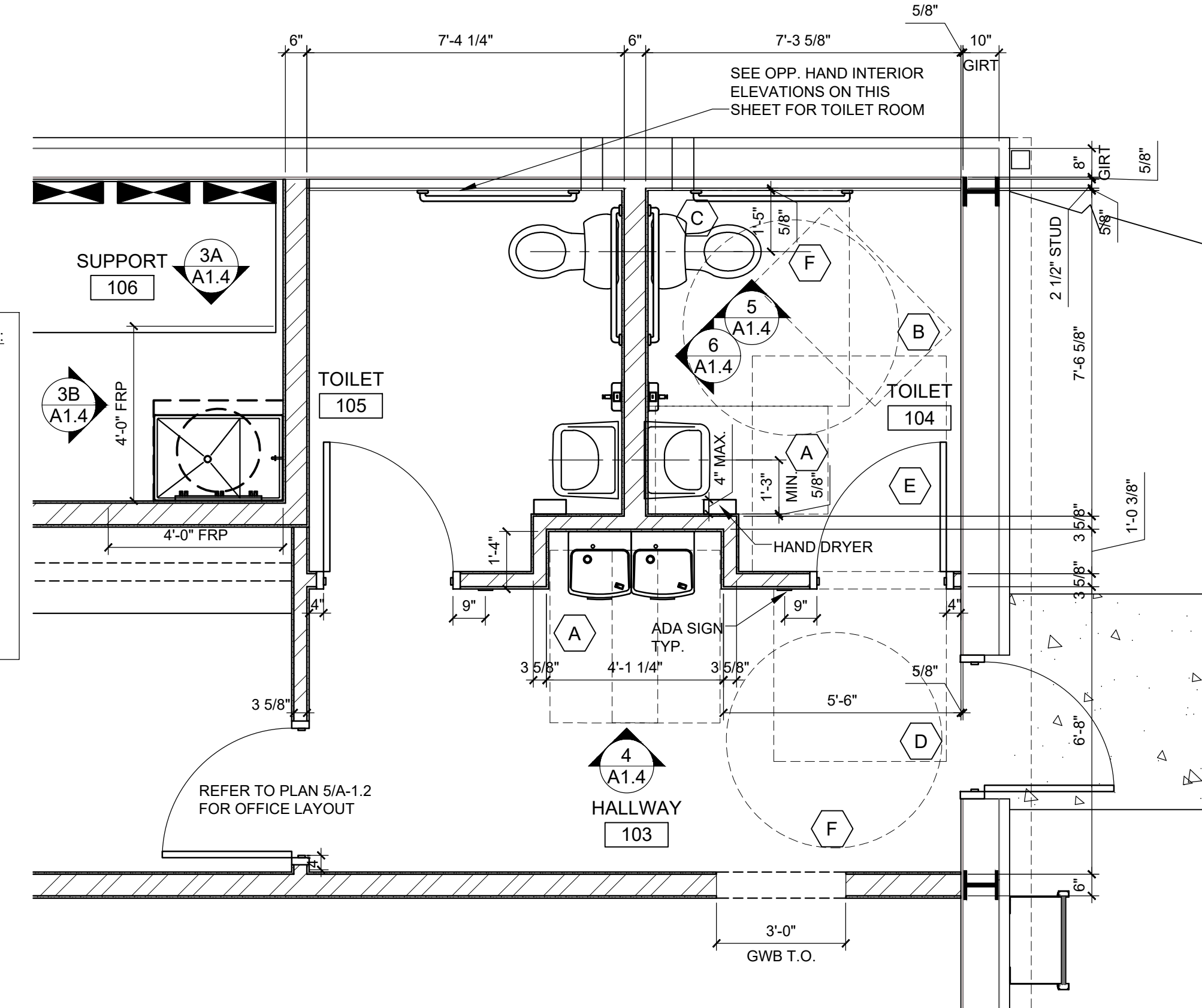
## ELEVATION 'A'

## MOP AREA ELEVATIONS

SCALE: 1/4" = 1'-0"



## ELEVATION 'B'





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Main Street  
EUFAULA, OK

## REVISION SCHEDULE

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: VW	CHECKED BY: TA
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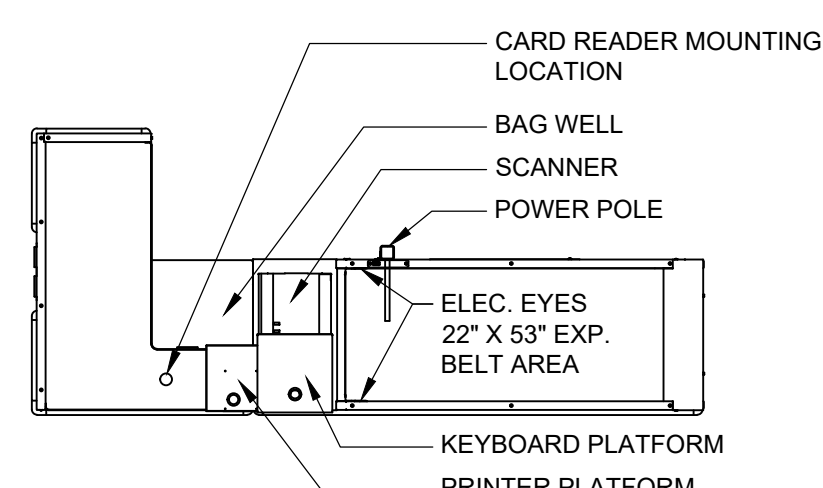
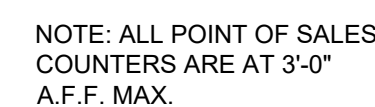
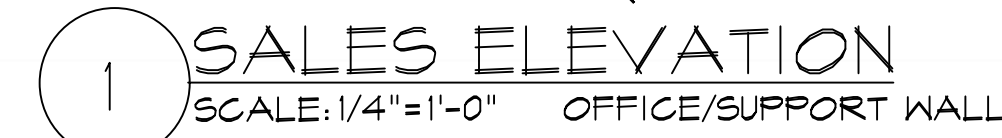
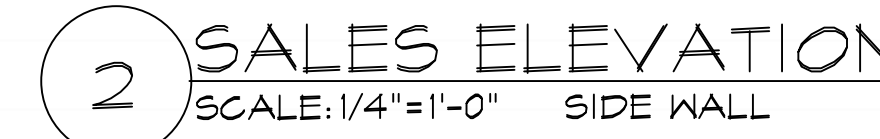
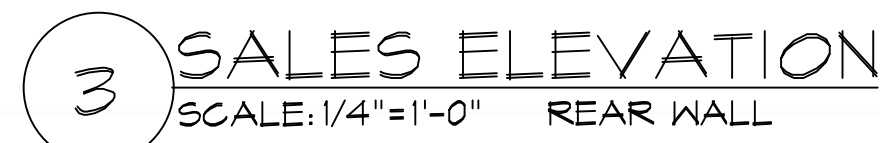
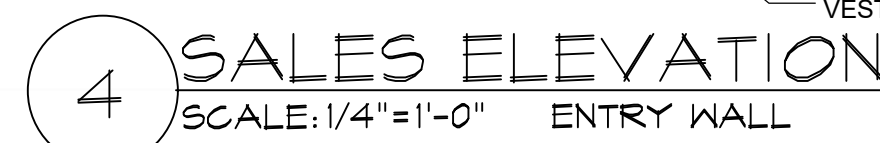
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SHEET NAME:

## INTERIOR ELEVATIONS

SHEET NO:

## A-1.5



5 BELT CHECKOUT  
SCALE: 3/8" = 1'-0" (FOR REFERENCE ONLY)



\\SD-VS\SD-Projects\CLIENT FILES\Comp. Dollar Stores\A-2.0-23-2306-Exterior\A-2.0.dwg, Plotted By: wvrontdorf, Plotted: Mar 24, 2023 - 11:00am

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**FAMILY DOLLAR STORES, INC**

2021-6a-PEMB Traditional

Vanilla Box

Main Street  
EUFAULA, OK

Project Status

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 3/23/23

PROJECT NO: 23-036

DRAWN BY: VW

CHECKED BY: TA

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EXTERIOR ELEVATIONS

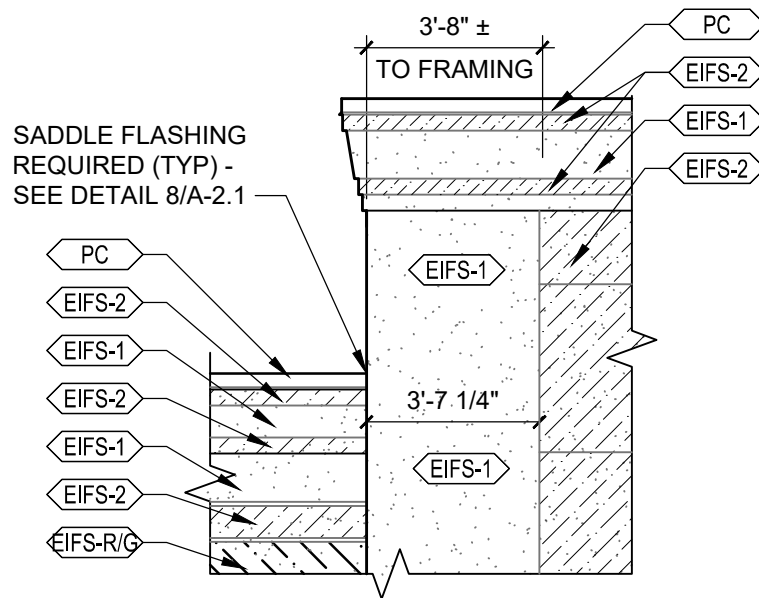
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**A-2.0**

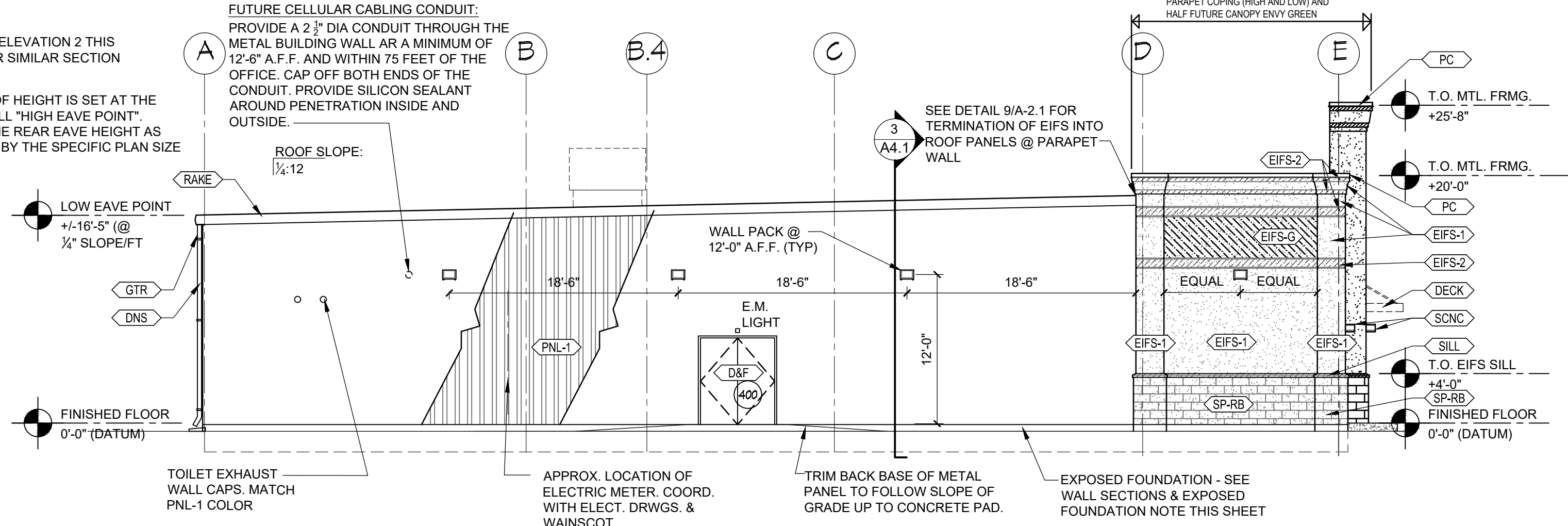
## ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
SP-RB		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
EIFS-1		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
EIFS-2		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
EIFS-R		EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D)	BENJAMIN MOORE 'SAFETY RED'
EIFS-G		EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D)	BENJAMIN MOORE 'ENVY' NA10-0054
PNL-1		1 1/8" 26 GAUGE PBR METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
RF-1		3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE
SILL		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053)
RAKE		SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PC		24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	BENJAMIN MOORE 'SAFETY RED'-FAMILY DOLLAR SIDE SHERWIN WILLIAMS - 'ENVY' 6925 LVR 18%-DOLLAR TREE SIDE
DNS		GALVANIZED METAL DOWNSPOUT (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
GTR		GALVANIZED METAL GUTTER (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
DECK		FUTURE 3'-0" METAL DECK CANOPY & HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY FUTURE TENANTS SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE 1/A-4.0)	BENJAMIN MOORE 'SAFETY RED'-FAMILY DOLLAR SIDE SHERWIN WILLIAMS - 'ENVY' 6925 LVR 18%-DOLLAR TREE SIDE
SCNC		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
D&F		STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
A		STOREFRONT TYPE (REFER TO SHEET A-1.0)	PAINING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL).
500		DOOR NUMBER (REFER TO SHEET A-1.0)	METAL- (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES) LINTELS- PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)
			GENERAL NOTES: 1. ALL EXPOSED FOUNDATION SHALL BE PAINTED TO MATCH ABOVE SURFACE COLOR. USE SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 BELOW BLOCK & SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 BELOW METAL PANELS.

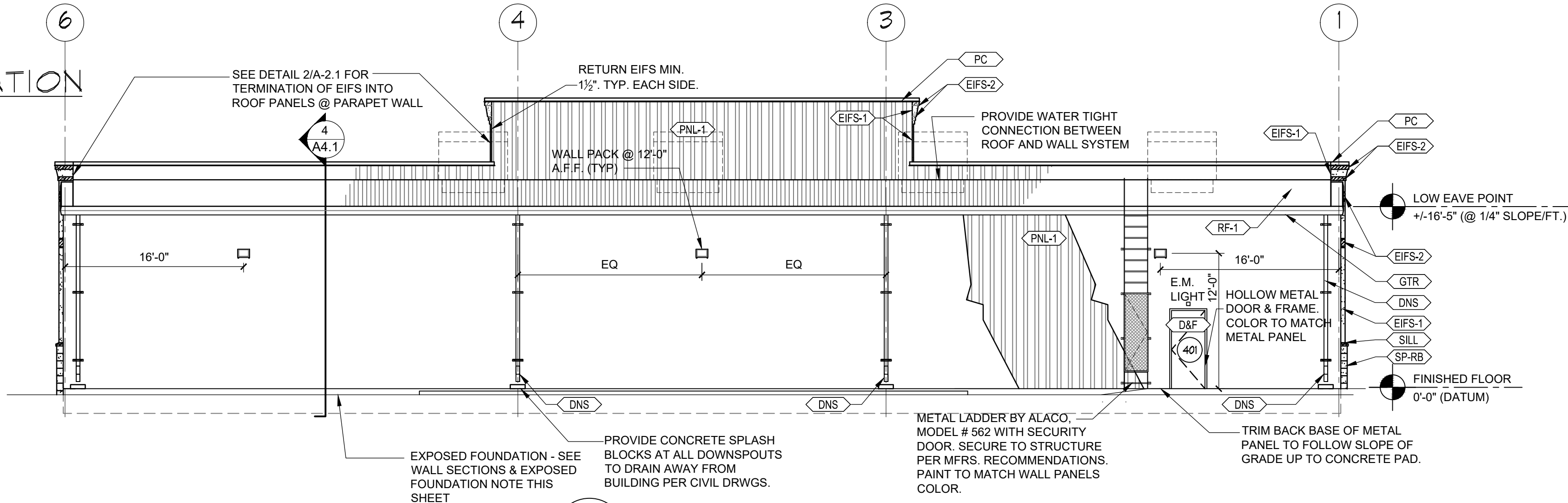
**5 ENLARGED ELEVATION**  
SCALE: 1/8"=1'-0"



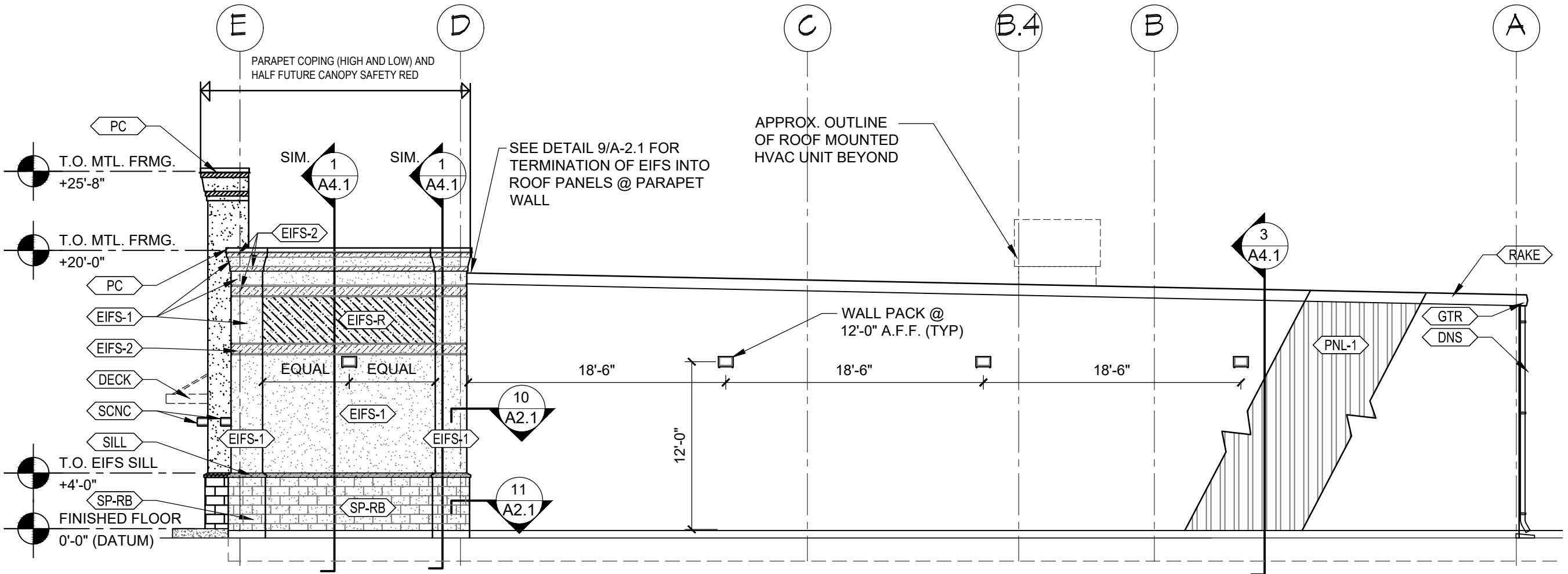
REFER TO ELEVATION 2 THIS SHEET FOR SIMILAR SECTION KEY-INS.  
NOTE: ROOF HEIGHT IS SET AT THE FRONT WALL "HIGH EAVE POINT". ADJUST THE REAR EAVE HEIGHT AS REQUIRED BY THE SPECIFIC PLAN SIZE



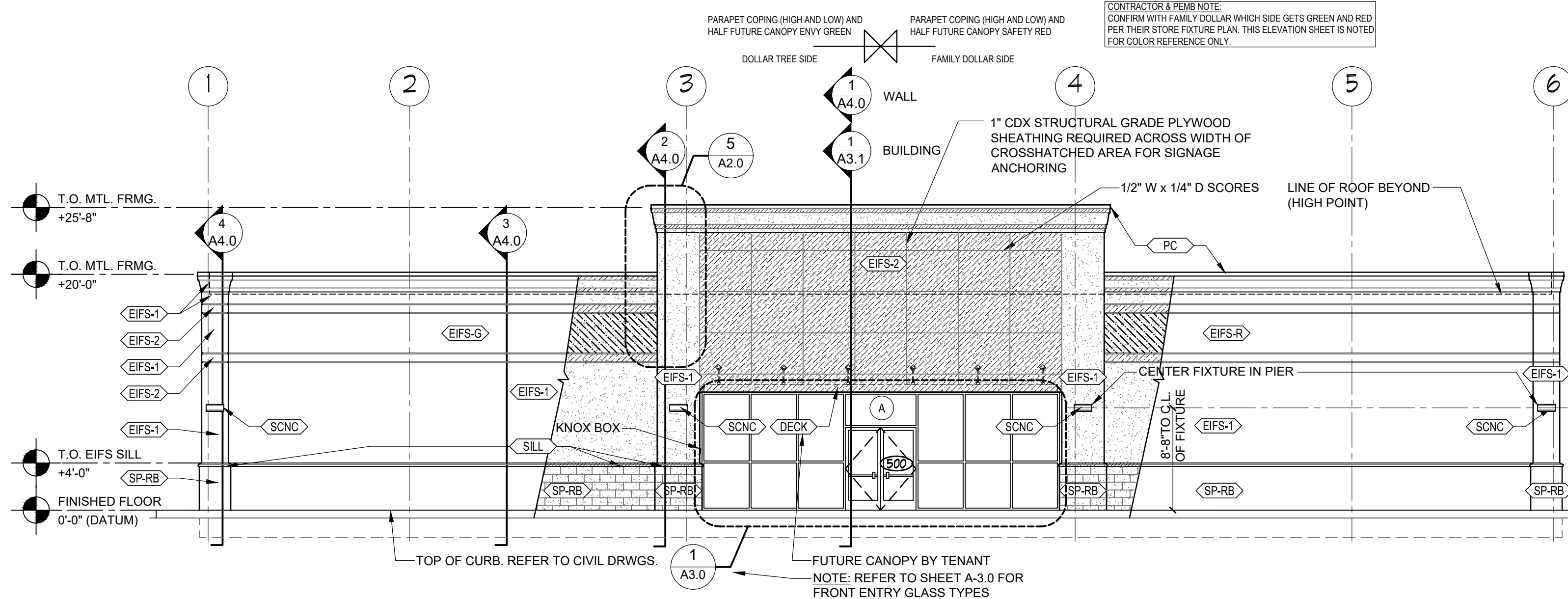
**3 LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**4 REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/8"=1'-0"







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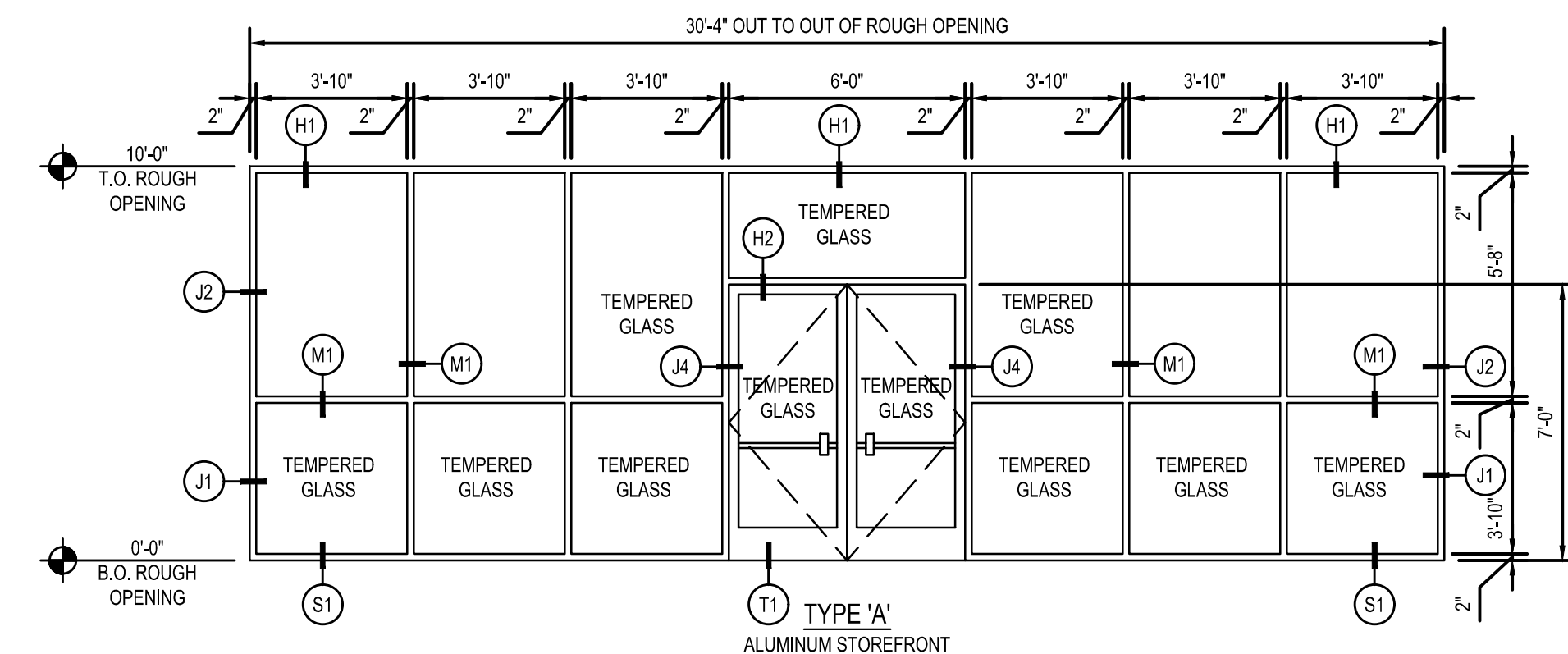
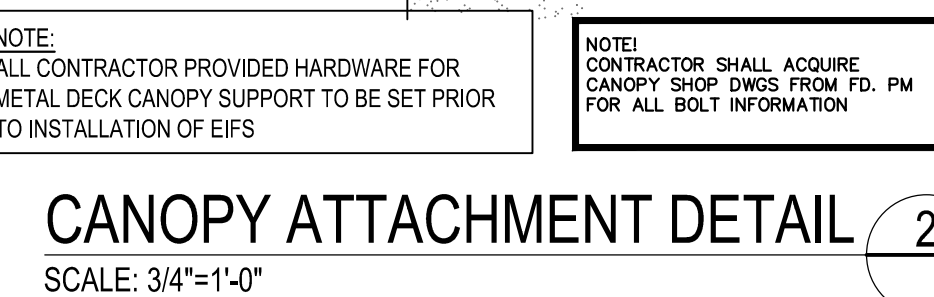
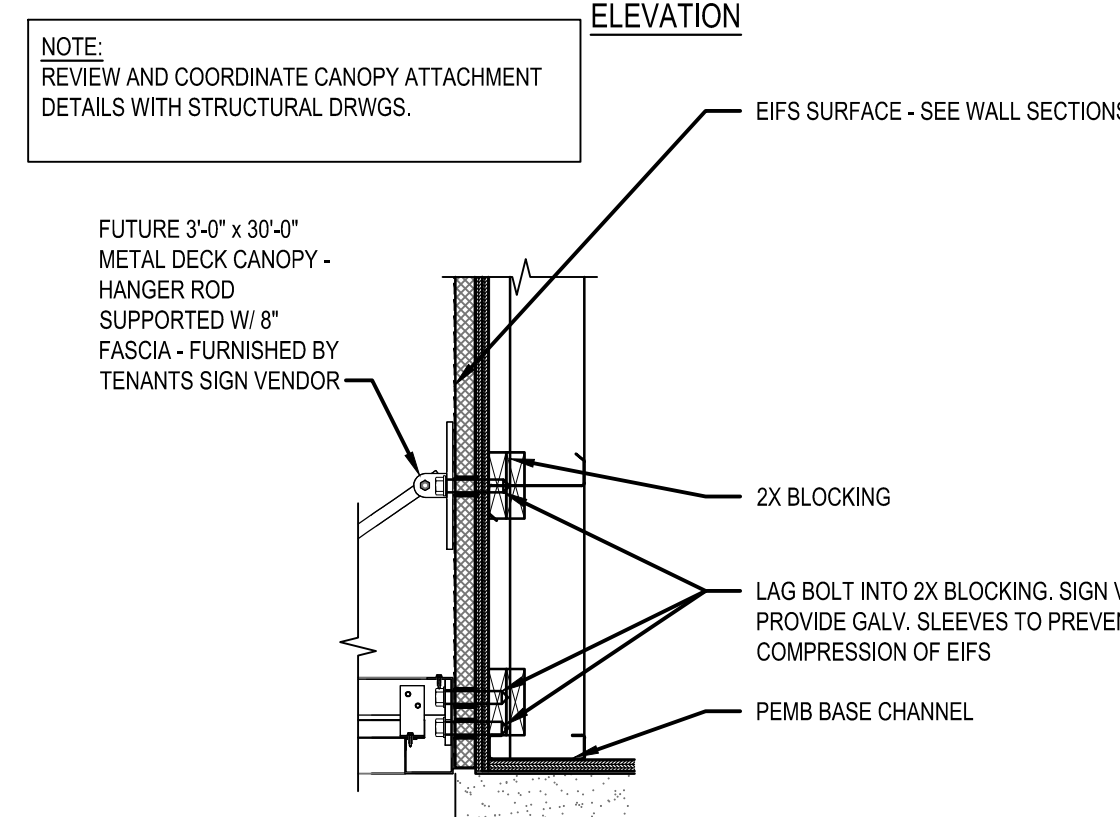
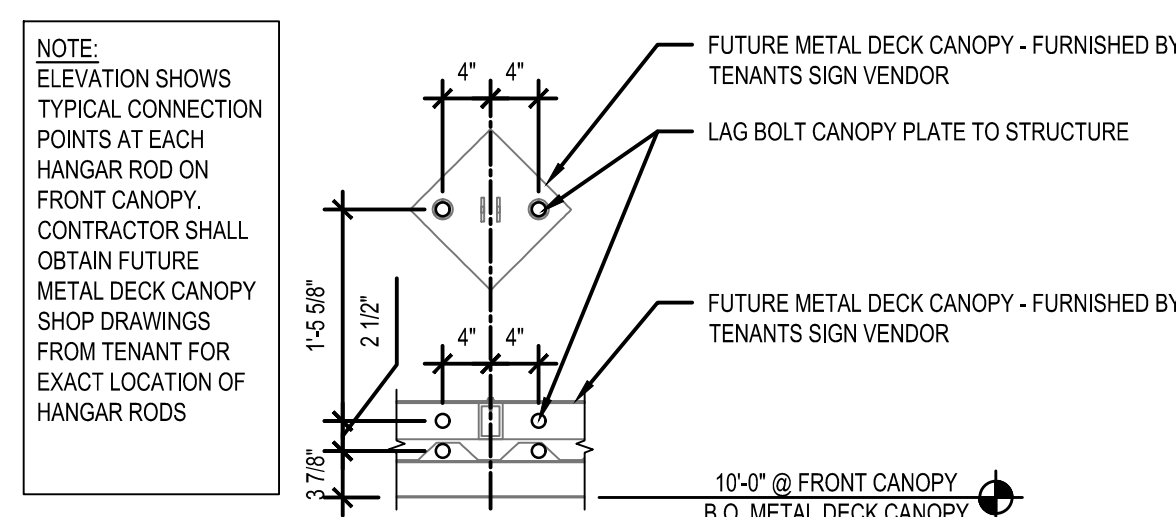
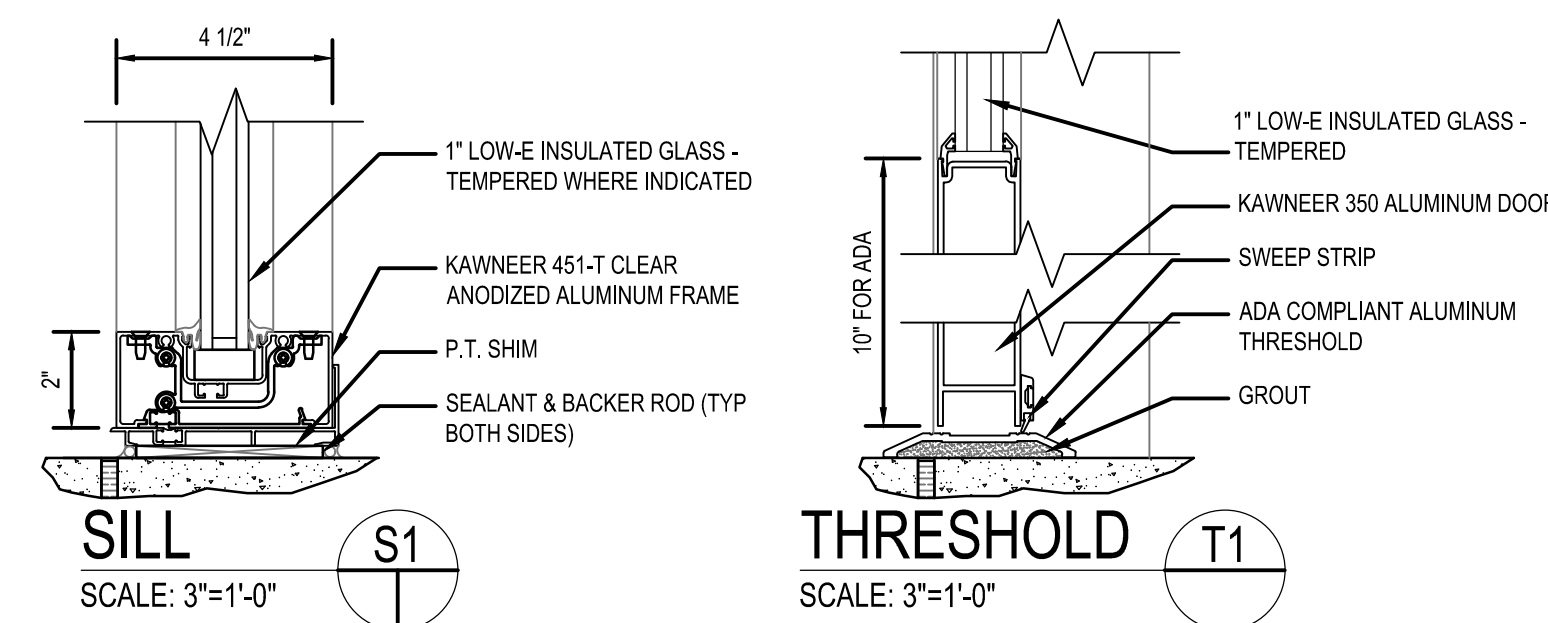
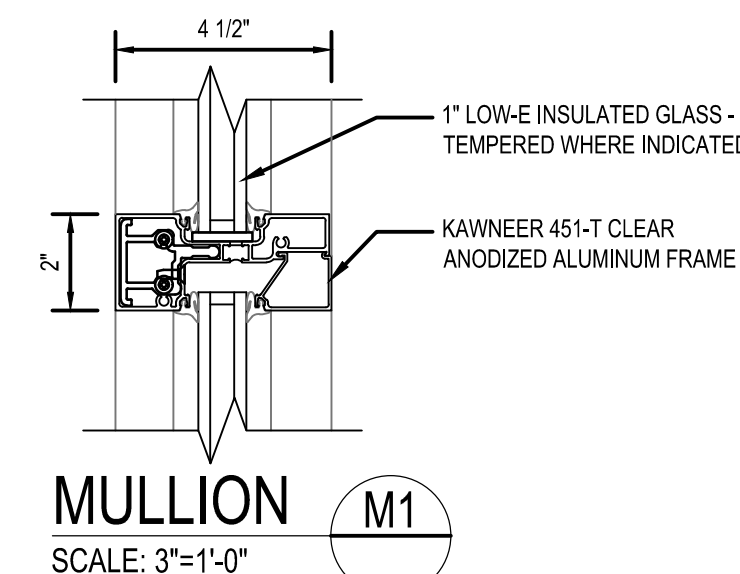
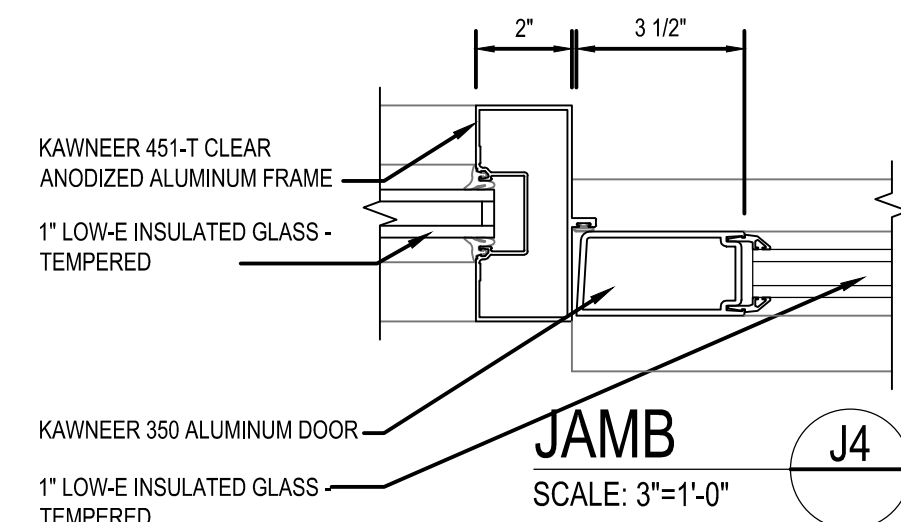
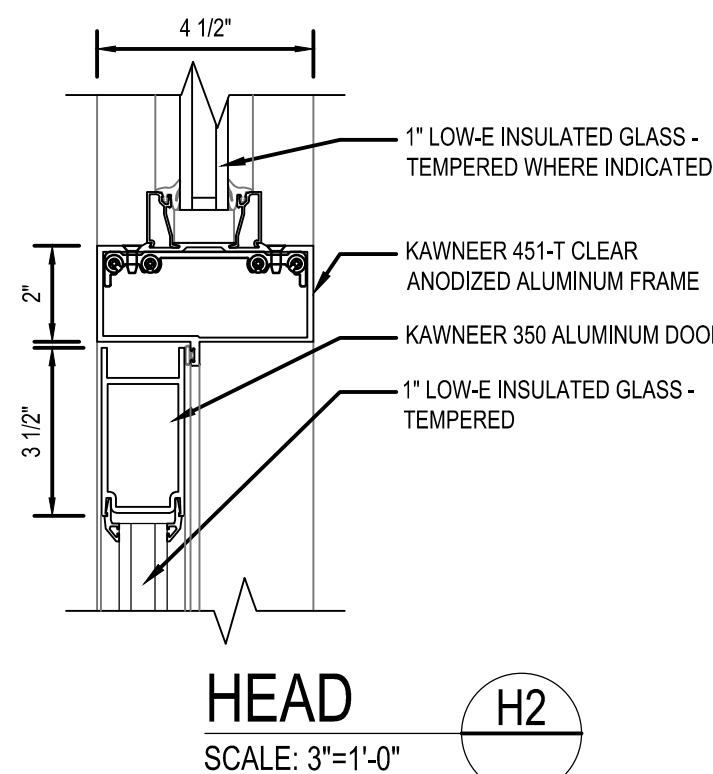
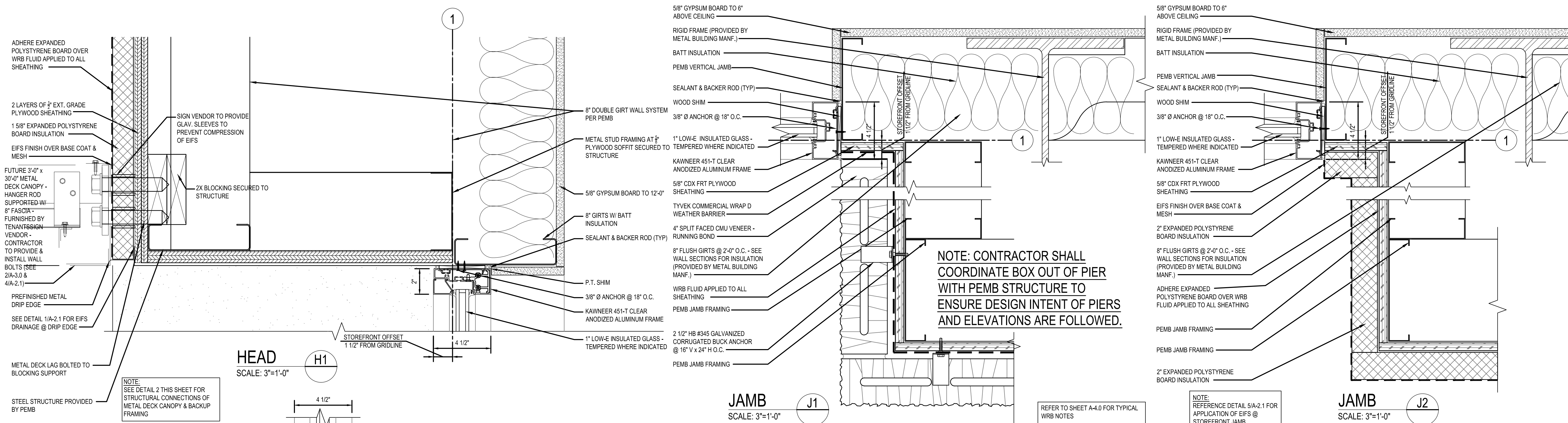
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Main Street  
EUFALA, OK[illegible]

## A-3.0



STOREFRONT SCHEDULE				
MARK	QTY.	MANUFACTURER	FINISH	TYPE
A	1	KAWNEER 451T SEE NOTE BELOW	CLEAR ANODIZED	1" INSULATED

STOREFRONT FRAMING & GLAZING NOTE:  
GENERAL CONTRACTOR SHALL VERIFY AND COMPLY WITH ANY  
GOVERNING REQUIREMENTS FOR IMPACTED RATED GLAZING AND/OR  
STOREFRONT FRAMING.  
GLAZING UNITS SHALL HAVE A MINIMUM 1" OVERALL THICKNESS  
-PROVIDE THE FOLLOWING CLEAR GLAZING FROM OLDCASTLE  
GLASS OR FD APM APPROVED EQUAL:  
OB:  $\frac{1}{2}$ " PPG SOLARBAN 60 ON CLEAR LOW-E #2  
AS:  $\frac{1}{2}$ " (AIR FILL)  
IB:  $\frac{1}{2}$ " CLEAR  
MINIMUM GLAZING VALUES ARE:  
(U= .29, SHGC=.39, LIGHT/SG=1.79, TRANSMITTANCE=70%)



\\SD-VS\SD-Projects\CLIENT FILES\Comp Store\A-3.1-206-1D-Hankins-Eufaula, OK\06-2023-23-206-Eufaula\A-3.1.dwg, Plotted By: wernontoff, Plotted: Mar 24, 2023 - 11:02am

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FAMILY DOLLAR STORES, INC

2021-6a-PEMB Traditional

Vanilla Box

Main Street  
EUFAULA, OK

Project Status

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: VW      CHECKED BY: TA

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SHEET NAME:

LONGITUDINAL SECTION &  
NOTES

SHEET NO:

A-3.1

LEGEND			
		REFER TO SHEET A-2.0 FOR A COMPLETE LIST OF EXTERIOR MATERIALS	
KEYNOTE	HATCH	DESCRIPTION	COLOR
<SP-RB>		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
<EIFS-1>		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
<EIFS-2>		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
<PNL-1>		1 1/4" 26 GAUGE PBR METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
<RF-1>		3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE
<SILL>		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1S	STO 'SMOKED PUTTY' 93240 (NA10-0053)
<RAKE>		SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
<PC>	N/A	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	REFER TO TO ELEVATION SHEET A-2.0
<DNS>	N/A	GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
<GTR>	N/A	GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'

#### INSULATION NOTE:

MCINTOSH COUNTY  
EUFAULA, OK  
CLIMATE ZONE: 3A

PEMB WALL INSULATION:  
PROVIDE BATT INSULATION: R-13 BETWEEN GIRTS. PROVIDE WIRE AS REQUIRED TO SECURE INSULATION. TOTAL U VALUE= .113. PROVIDE THERMAL TAPE OVER GIRTS FOR CONTINUOUS BOND BREAK WITH METAL PANELS.

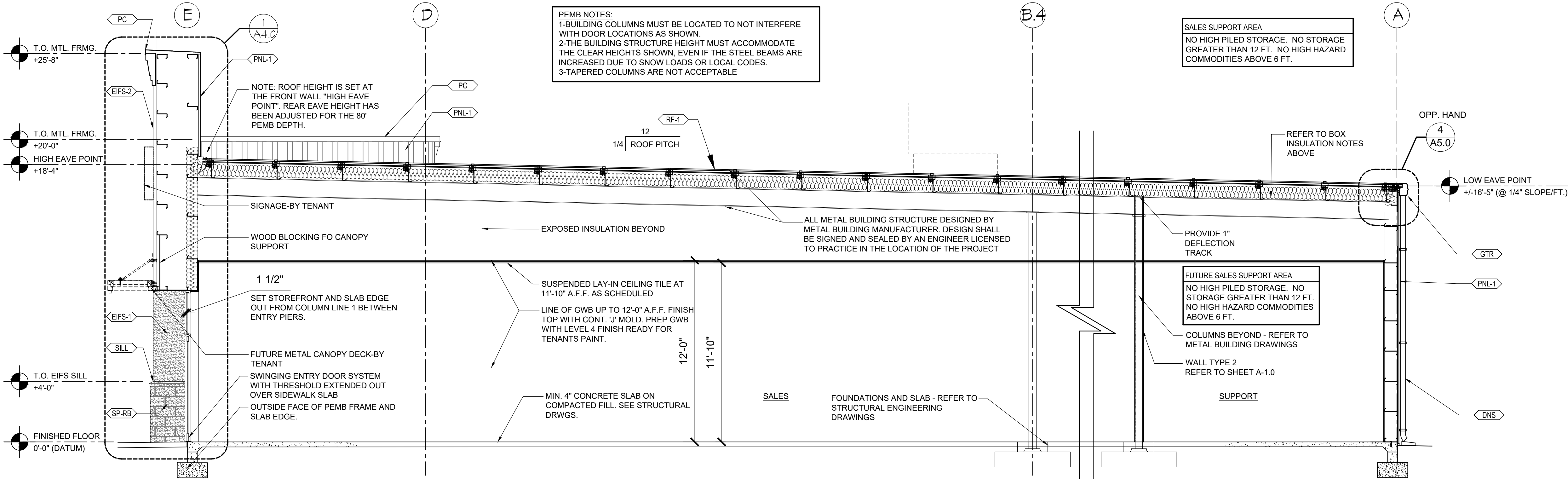
PEMB ROOF INSULATION:  
PROVIDE R-19 VINYL FACED BATT INSULATION BETWEEN PURLINS WITH SNAP-ON R-3 EPS THERMAL BLOCKS UNDER STANDING SEAM METAL ROOF PANELS. TOTAL U VALUE= .065

ALL INSULATION WHERE EXPOSED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.

FOUNDATION PERIMETER INSULATION IS NOT REQUIRED.

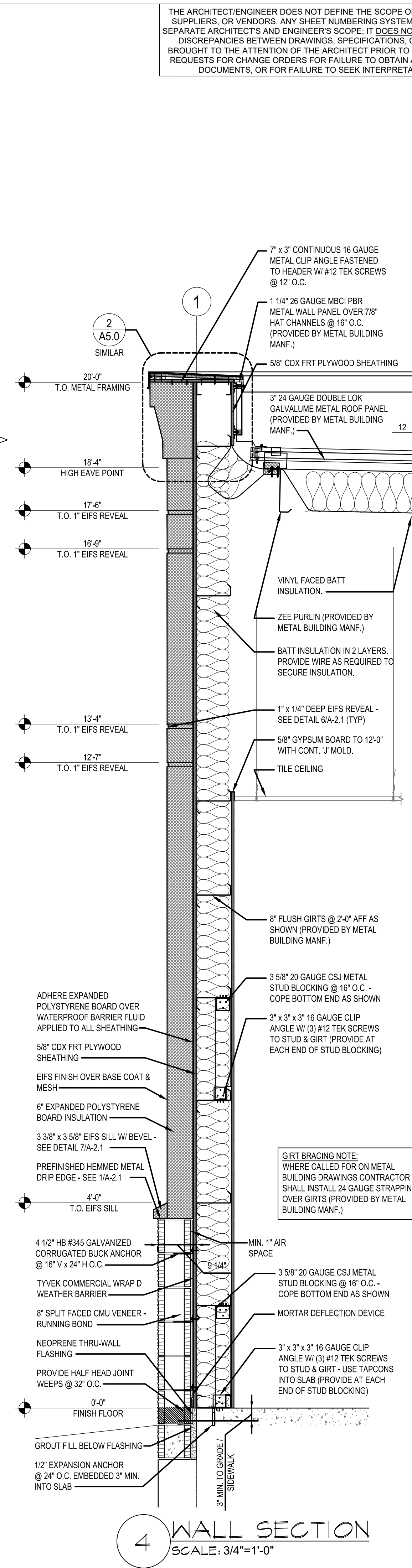
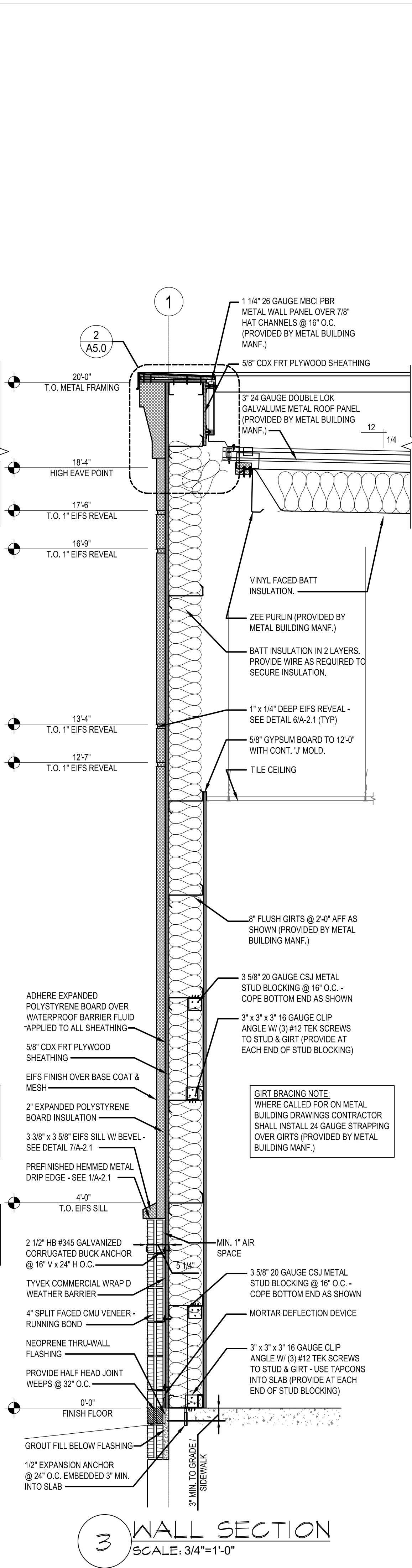
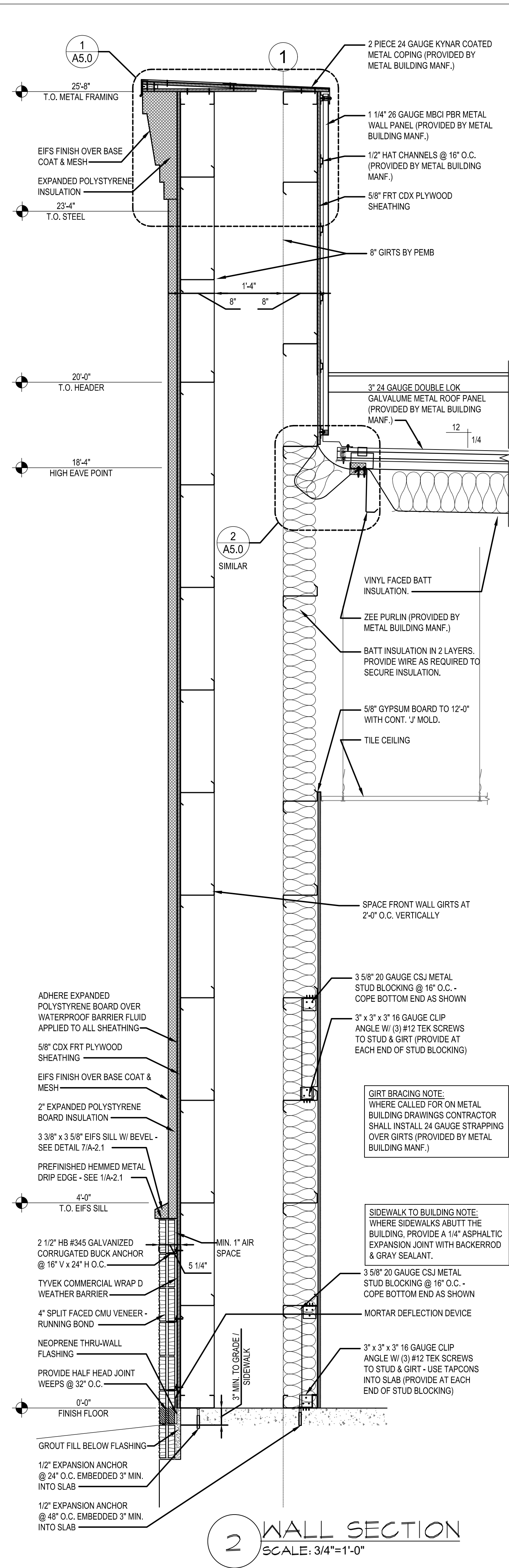
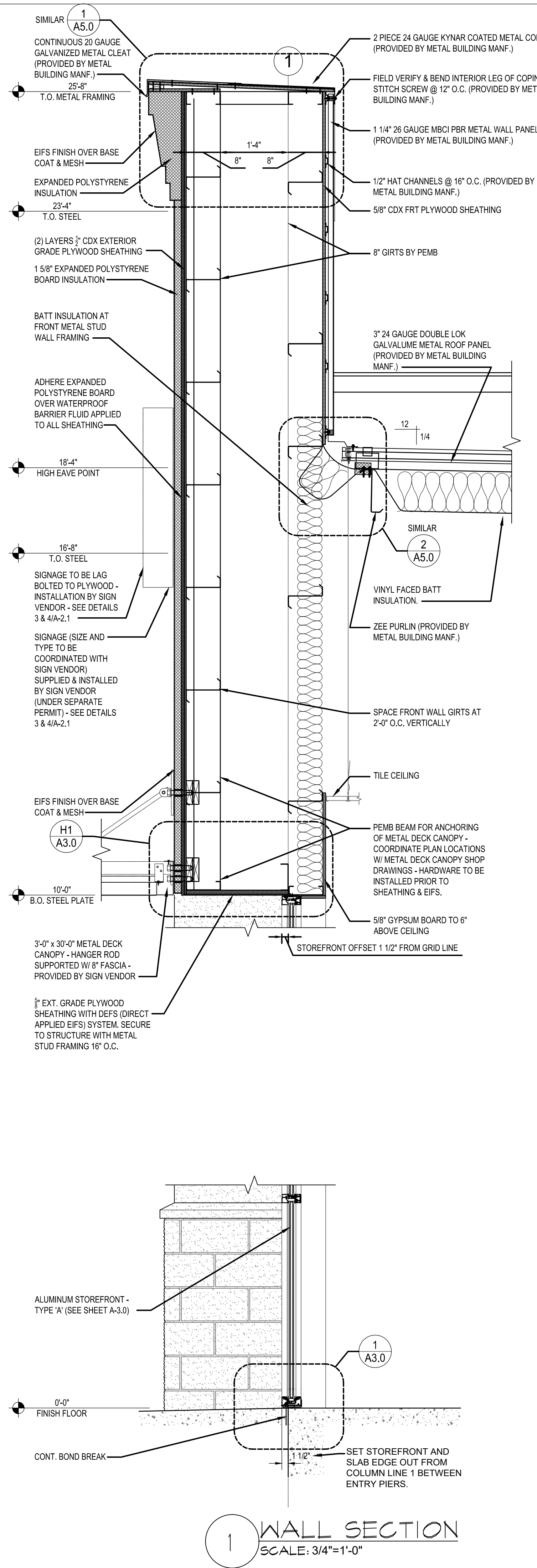
SEE ATTACHED ENERGY FORM IF APPLICABLE

NOTE: INSULATION TO BE HELD TIGHT TO EXTERIOR WALL FACE



1 LONGITUDINAL SECTION  
SCALE: 1/4"=1'-0"





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GENERAL WALL SECTION NOTES

NOTE 1-  
VERIFY ALL INFORMATION RELATED TO THE  
METAL BUILDING STRUCTURE, INCLUDING, BUT  
NOT LIMITED TO, DIMENSIONS, LAYOUTS AND  
COMPONENTS WITH THE METAL BUILDING  
MANUFACTURER.

NOTE 2-  
INSTALL COLD-FORMED METAL FRAMING  
ACCORDING TO AISI'S  
"STANDARDS FOR COLD-FORMED STEEL FRAMING  
- GENERAL PROVISIONS" AND TO  
MANUFACTURER'S WRITTEN INSTRUCTIONS  
UNLESS MORE STRINGENT REQUIREMENTS ARE  
INDICATED.

NOTE 3-PROVIDE SEALANT AND/OR SEALANT TAPE AT METAL PANEL JOINTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MTL. BLDG. MFG. AND AS REQUIRED FOR THE BUILDING TO MAINTAIN A WEATHER-TIGHT SEAL.

NOTE 4-PROVIDE A CONTINUOUS SEAL AT TOP AND BOTTOM OF ALL GYP. BD. WALL ASSEMBLIES, WALL AND FLOOR PENETRATIONS, STOREFRONT, DOOR FRAMES, AND ROOF PENETRATIONS. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIAL FINISH. PROVIDE WATER-TIGHT SEAL AT ALL EXTERIOR PENETRATIONS.

NOTE 5-REFER TO INSULATION BOX NOTE ON SHEET A-3.1 FOR TYPICAL INSULATION REQUIREMENTS.

NOTE 6-REFER TO ELEVATION LEGEND ON SHEET  
A-2.0 FOR EXTERIOR MATERIALS

METAL STUD FRONT WALL FRAMING NOTE  
REFER TO STRUCTURAL DRWGS. FOR ALL  
METAL STUD GAUGE AND SPACING NOTES  
AND DETAILS.

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FAMILY DOLLAR STORES, INC.

2021-6a-PEMB Traditional

## Vanilla Box

Main Street  
EUFAULA, OK

## Project Status

[illegible]

ISSUE DATE: 3-23-20

PROJECT NO: 23-03

DRAWN BY: VW	CHECKED BY: TA
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SHEET NAME

## WALL SECTIONS

SHEET NO:

## A-4.0



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architecture + design

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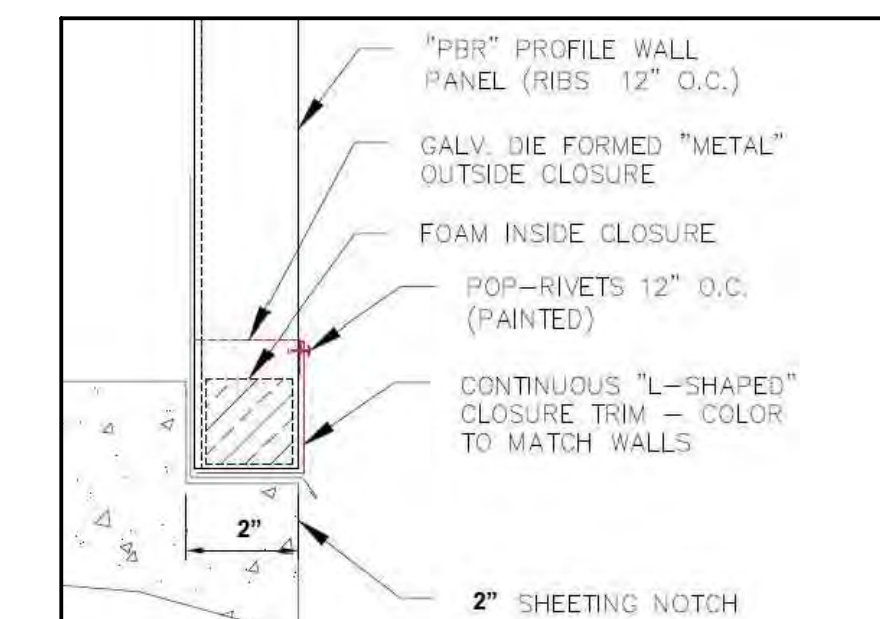
FAMILY DOLLAR STORES, INC  
2021-6a-PEMB Traditional  
Vanilla Box  
Main Street  
EUFAULA, OK

[illegible]

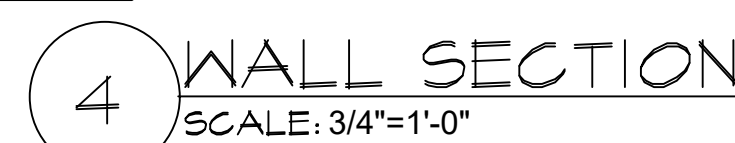
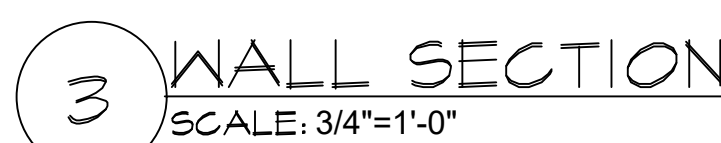
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WALL SECTIONS

## A-4.1

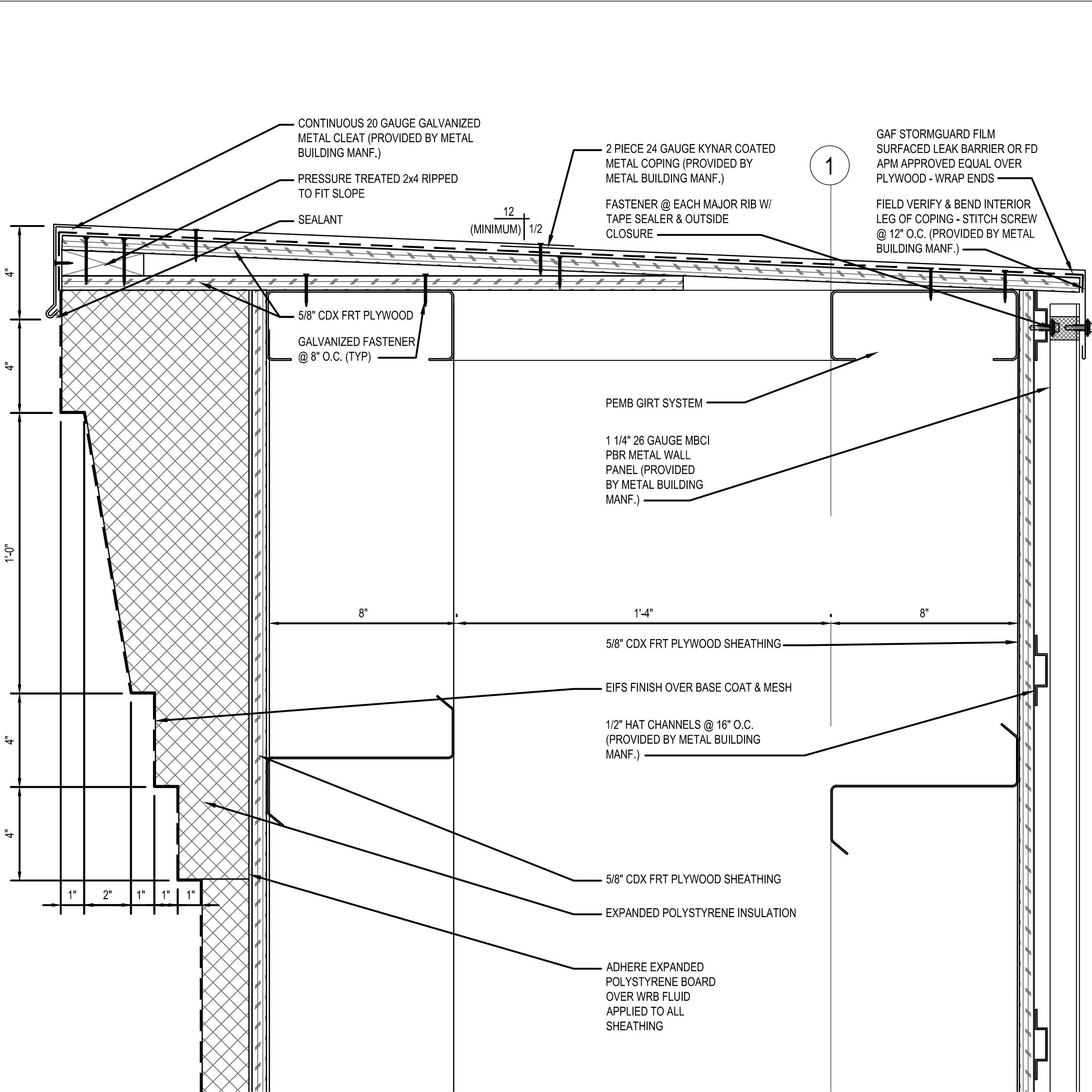


REFER TO SHEET A-4.0 FOR TYPICAL  
NOTES AND REFERENCES

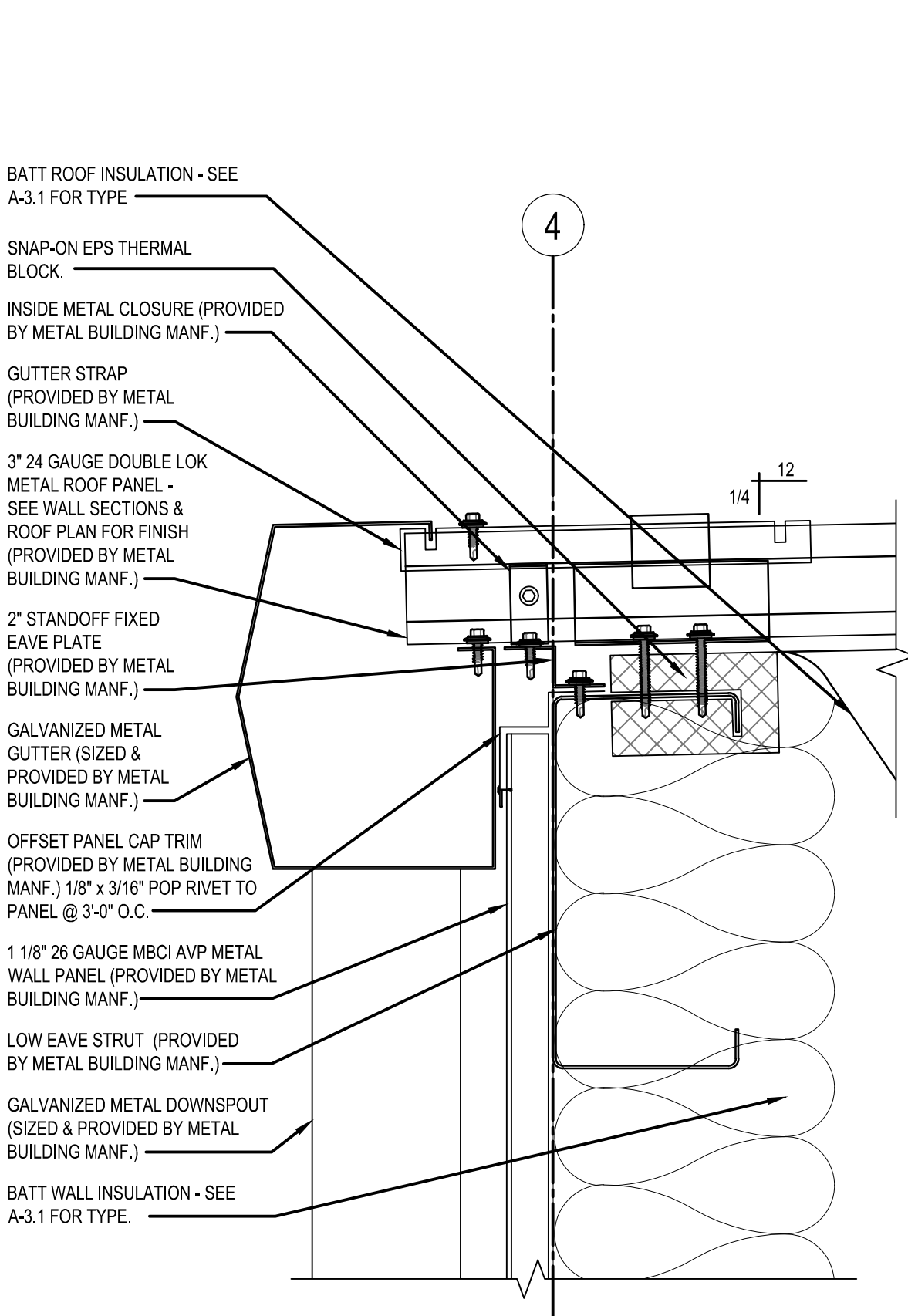




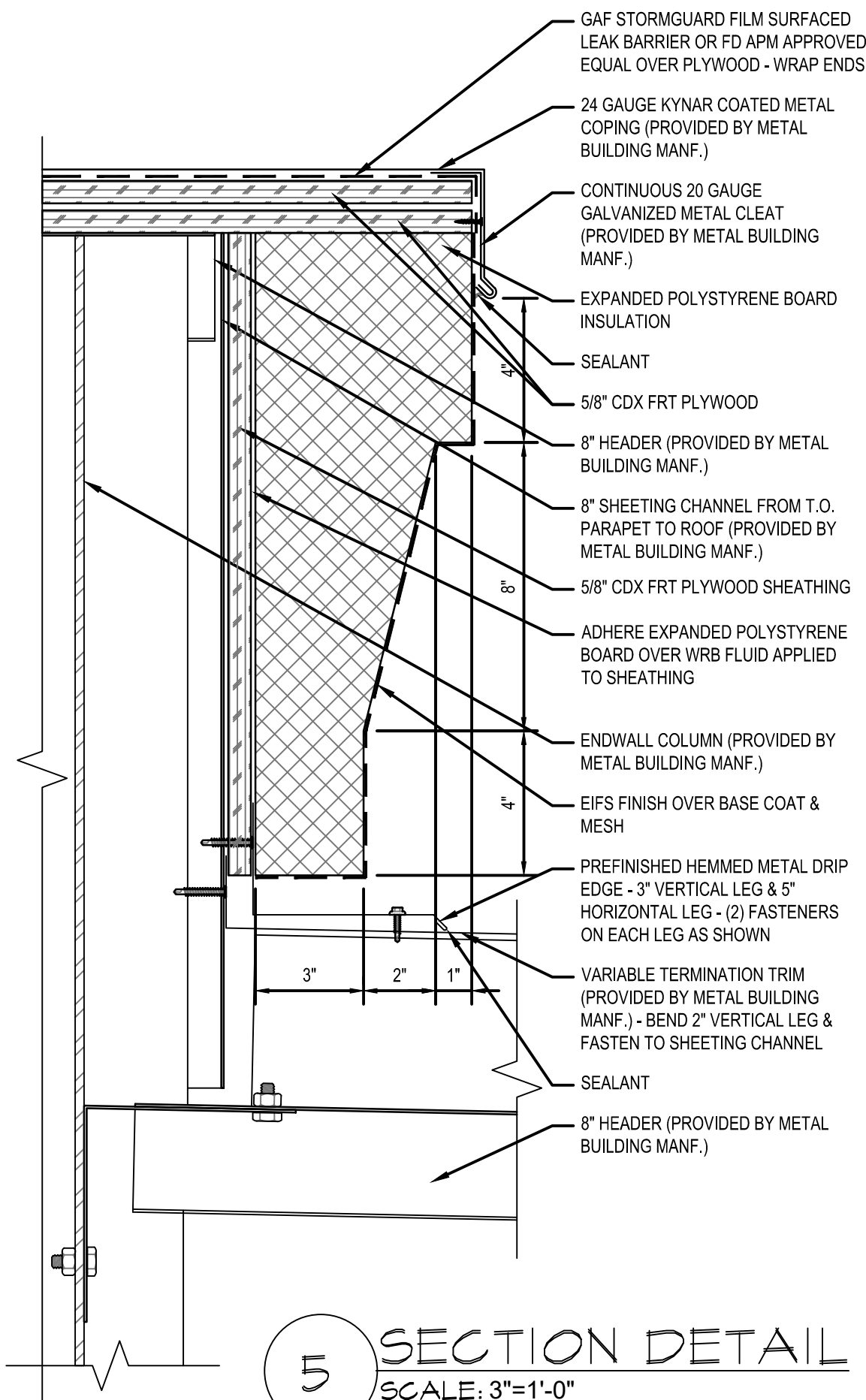
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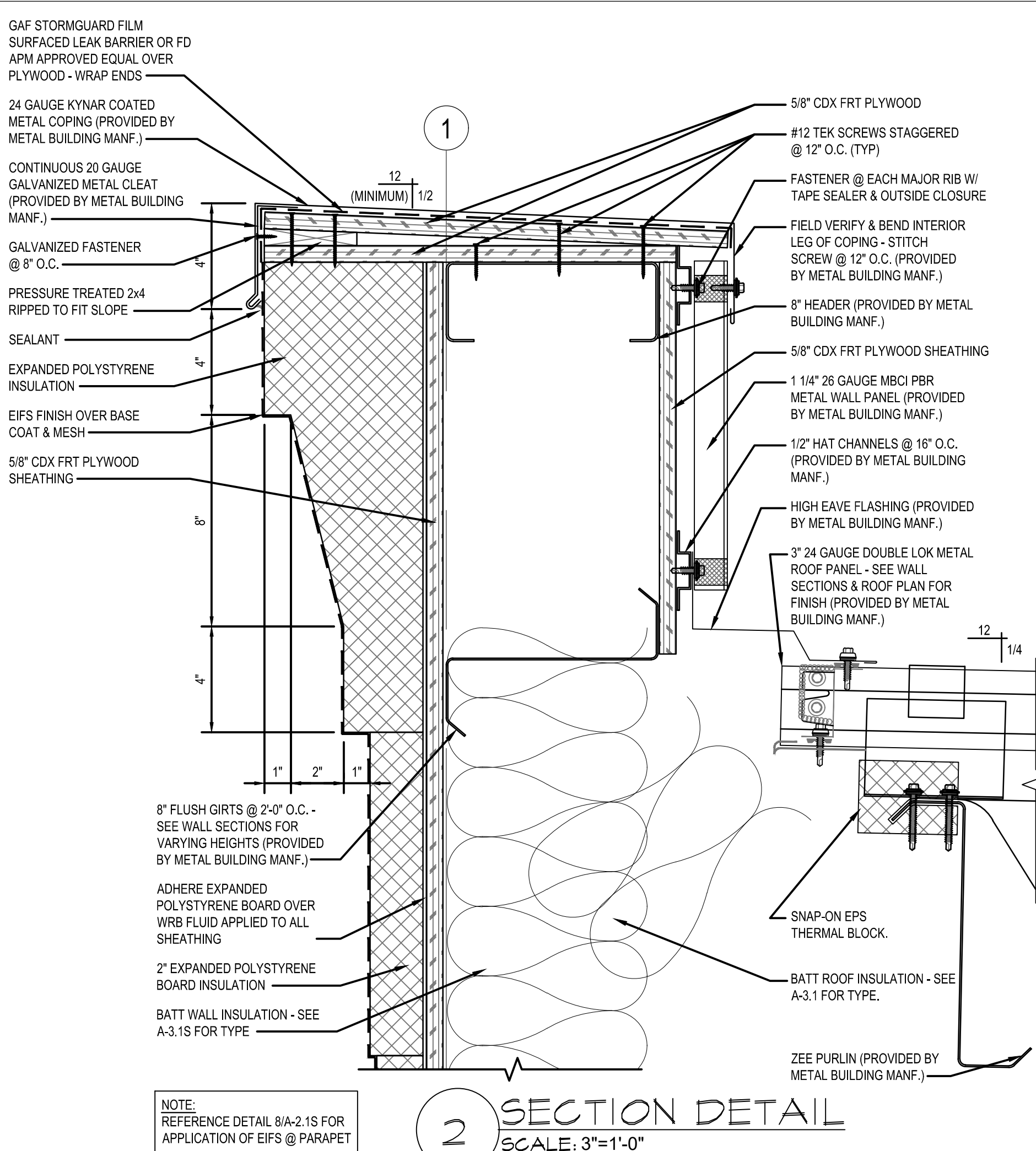
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SCALE: 3"=1'-0"



4 SECTION DETAIL  
SCALE: 3"=1'-0"



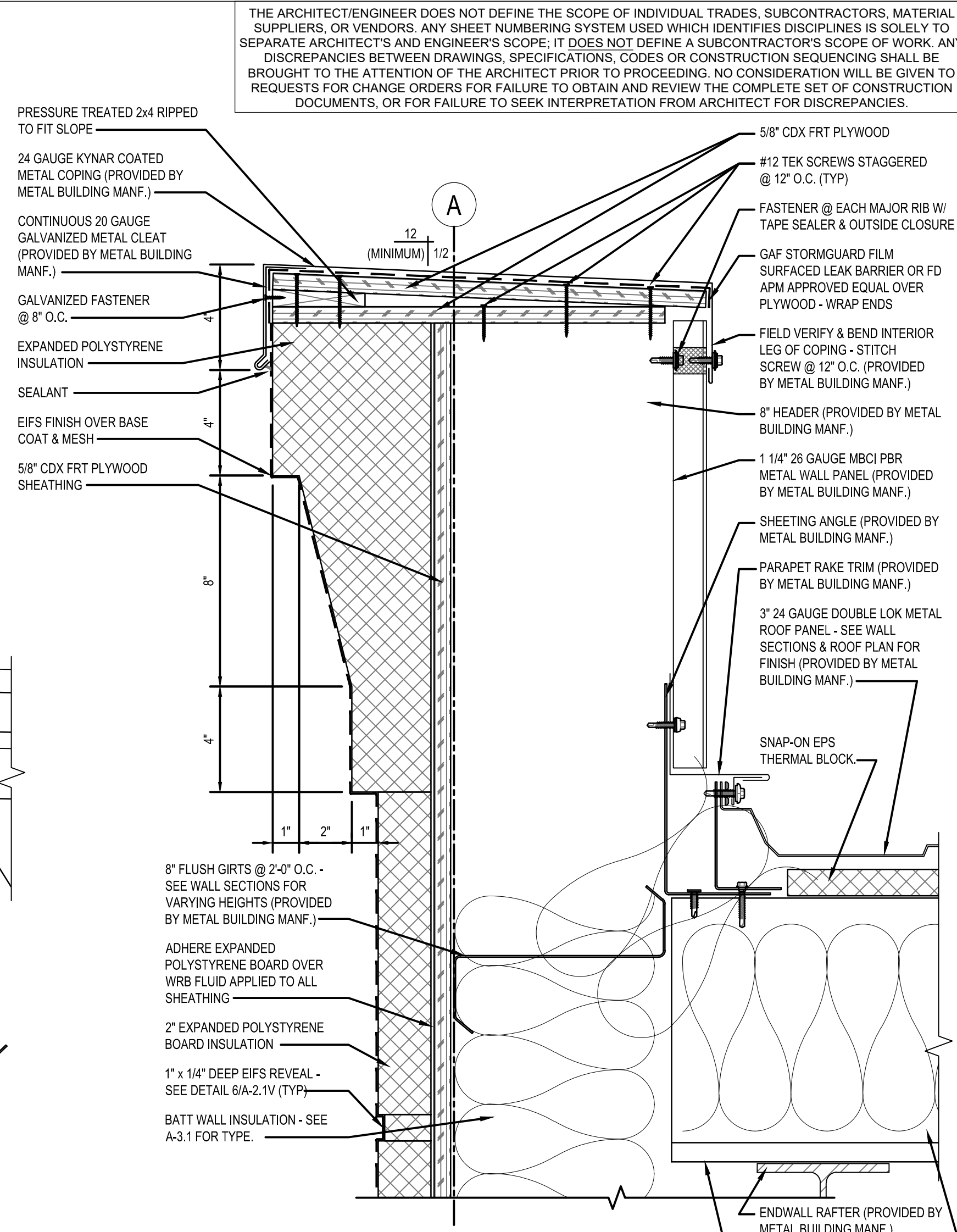
5 SECTION DETAIL  
SCALE: 3"=1'-0"



NOTE:  
REFERENCE DETAIL 6/A-2.1S FOR APPLICATION OF EIFS @ PARAPET

2 SECTION DETAIL  
SCALE: 3"=1'-0"

REFER TO SHEET A-4.0 FOR TYPICAL WRB NOTES



3 SECTION DETAIL  
SCALE: 3"=1'-0"

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FAMILY DOLLAR STORES, INC

2021-6a-PEMB Traditional  
Vanilla Box

Main Street  
EUFULA, OK

Project Status

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: VW

CHECKED BY: TA

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SHEET NAME:  
SECTION DETAILS

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# A-5.0



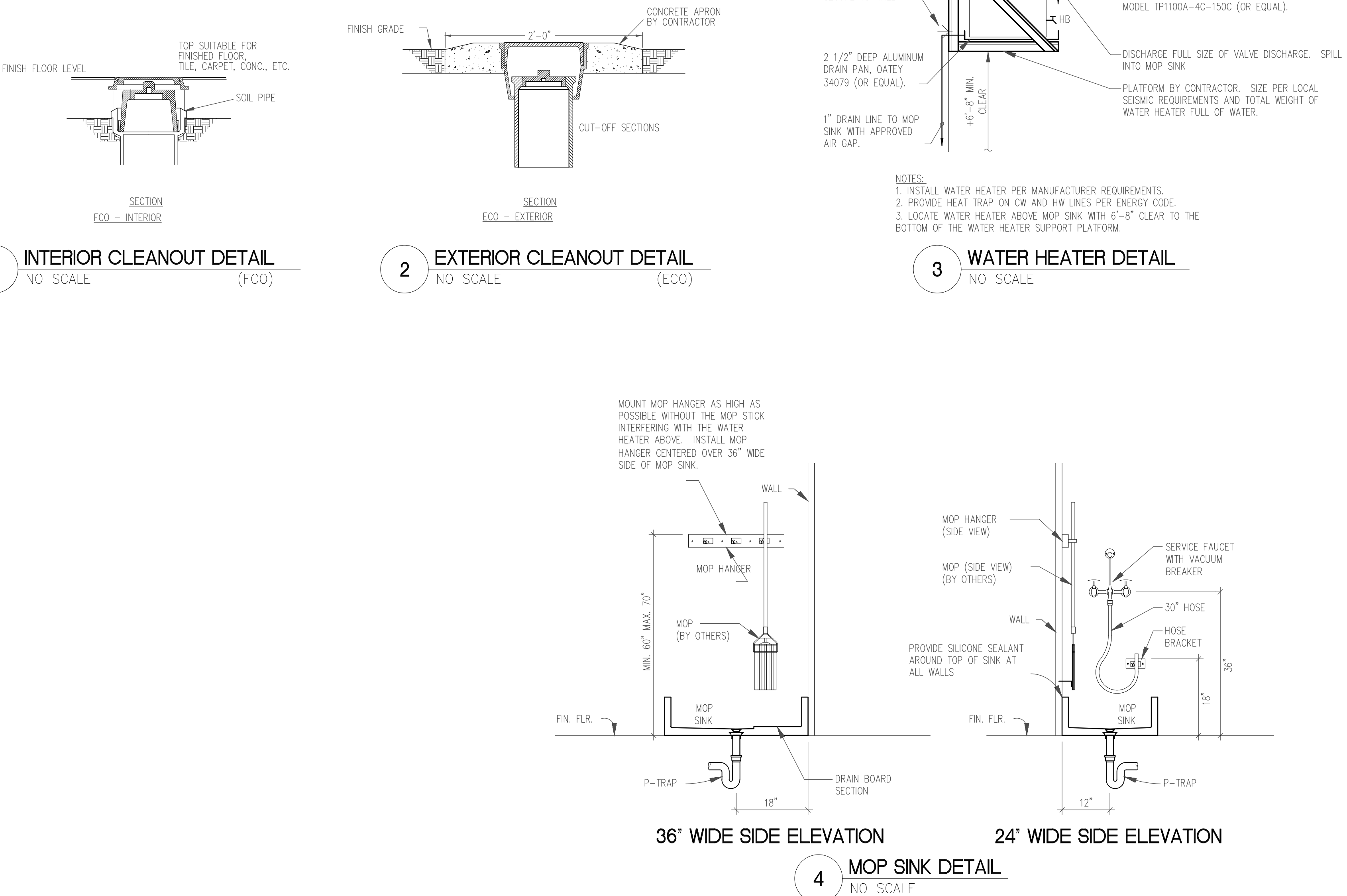
PLUMBING GENERAL NOTES

<u>GENERAL REQUIREMENTS:</u>		<u>DOMESTIC WATER PIPING:</u>		<u>SANITARY WASTE AND VENT PIPING:</u>		<u>DOMESTIC WATER METER:</u>	
<p>1. SCOPE: PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.</p> <p>2. PERMITS: APPLY FOR AND PAY FOR ALL NECESSARY PERMITS, FEES, AND INSPECTIONS REQUIRED BY ANY PUBLIC AUTHORITY HAVING JURISDICTION.</p> <p>3. WARRANTY: PROVIDE ALL MATERIALS AND EQUIPMENT UNDER THIS SECTION OF THE SPECIFICATIONS WITH A ONE YEAR WARRANTY FROM THE DATE OF ACCEPTANCE OF WORK BY THE OWNER.</p> <p>4. COORDINATION: VERIFY ALL ROUGH-IN LOCATIONS AND COORDINATE PIPING AND EQUIPMENT LOCATIONS WITH WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS TO AVOID CONFLICTS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED. ANY CONFLICTS SHALL BE RESOLVED AT NO CHARGE TO THE OWNER. COORDINATE INSTALLATION OF ALL PLUMBING LINES AT CMU WALLS SO THAT PLUMBING LINES ARE PLACED IN WALL DURING CMU WALL CONSTRUCTION. CUTTING AND PATCHING OF CMU WALLS IN PLACE WILL NOT BE PERMITTED.</p> <p>5. FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS AND/OR ANY POTENTIAL PROBLEMS OBSERVED BEFORE CONTINUING WORK IN THE EFFECTED AREAS.</p> <p>6. PLUMBING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO:</p> <ul style="list-style-type: none"><li>– PLUMBING FIXTURES AND EQUIPMENT</li><li>– FIRE STOPPING</li><li>– DOMESTIC WATER SYSTEM</li><li>– SANITARY WASTE AND VENT SYSTEM</li></ul>		<p>1. PROVIDE A COMPLETE SYSTEM OF HOT AND COLD WATER PIPING FROM ALL PLUMBING FIXTURES AND/OR OTHER EQUIPMENT. HOT AND COLD WATER LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION WHERE POSSIBLE.</p> <p>2. DOMESTIC WATER PIPING BELOW SLAB: SOFT ANNEALED SEAMLESS COPPER TUBING, TYPE "K" WITH NO JOINTS BELOW SLAB (ASTM B 88). IF ALLOWED BY LOCAL JURISDICTION, PEX PIPING MAY BE RUN BELOW SLAB. PROVIDE SLEEVING WHERE PEX PIPING PENETRATES CONCRETE SLAB OR IS SUBJECT TO ABRASION AND AS RECOMMENDED BY MANUFACTURER.</p> <p>3. DOMESTIC WATER PIPING AND JOINTS ABOVE SLAB: PEX PIPING (ASTM F 876) UNLESS LOCAL JURISDICTION REQUIRES OTHER MATERIAL.</p> <p>4. STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION'S SPECIFICATIONS AND LOCAL HEALTH DEPARTMENT REGULATIONS.</p> <p>5. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR IN ACCORDANCE WITH THE STATE PLUMBING CODE OR PER LOCAL JURISDICTION. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS.</p> <p>6. DOMESTIC WATER PIPING INSULATION, JACKETS, COVERINGS, SEALERS, MASTICS AND ADHESIVES SHALL MEET A FLAME-SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPED RATING OF 50 OR LESS, AS TESTED BY ASTM E84 (NFPA 255) METHOD.</p> <p>7. DO NOT INSTALL DOMESTIC WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES. INSTALL WATER PIPING IN EXTERIOR WALLS ON THE CONDITIONED SIDE OF THE WALL INSULATION.</p> <p>9. PROVIDE FULL PORT VALVES IN ALL BRANCH LINES OF THE HOT AND COLD WATER DISTRIBUTION SYSTEM ON 3" AND LARGER CW &amp; HW AND AS SHOWN ON PLANS, RISERS, AND SCHEMATIC DETAILS.</p> <p>10. PROVIDE ACCESS DOORS FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION.</p> <p>11. COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.</p> <p>12. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS. WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.</p> <p>13. PROVIDE CHROME ESCUTCHEON RINGS AT ALL EXPOSED CEILING AND WALL PENETRATIONS.</p>		<p>1. PROVIDE A COMPLETE SYSTEMS OF SOIL, WASTE, AND VENT PIPING FROM ALL PLUMBING FIXTURES, AND/OR OTHER EQUIPMENT. ALL SOIL, WASTE AND VENT LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION WHERE POSSIBLE.</p> <p>2. INVERT ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE WASTE PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED.</p> <p>3. SANITARY WASTE AND VENT PIPING AND FITTINGS SHALL BE SCHEDULE 40 PVC (ASTM D 2665) WITH SCHEDULE 40 SOCKET-TYPE PIPE FITTINGS (ASTM D 3311).</p> <p>4. SLOPE SANITARY WASTE PIPING 2 1/4" AND SMALLER AT 1/4" PER FOOT MIN. SLOPE SANITARY WASTE PIPING 3" AND LARGER AT 1/8" PER FOOT MINIMUM.</p> <p>5. WHERE WASTE PIPING IS EXPOSED IN REST ROOM AREAS, PROVIDE CHROME PLATED BRASS PIPING, WITH MATCHING STOPS AND ESCUTCHEONS. PROVIDE REMOVABLE TRAPS WITH INTEGRAL CLEANOUT PLUG FOR ALL LAVATORIES.</p> <p>6. CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.</p> <p>7. PROVIDE CHROME ESCUTCHEON RINGS AT ALL EXPOSED CEILING AND WALL PENETRATIONS.</p> <p>8. COMPLETELY ROD AND FLUSH OUT ALL SANITARY WASTE LINES AFTER BUILDING IS COMPLETED.</p>		<p>1. VERIFY DOMESTIC WATER METER REQUIREMENTS WITH LOCAL AUTHORITY AND PROVIDE WATER METERING AS REQUIRED. FD PREFERS THAT WATER METER FOR DOMESTIC WATER SERVICE BE LOCATED OUTSIDE. SEE PLANS FOR ALTERNATE INTERIOR LOCATION OF WATER METER IF INTERIOR LOCATION IS REQUIRED BY LOCAL WATER AUTHORITY. COORDINATE LOCATION WITH OTHER TRADES.</p>	
<u>FIXTURES &amp; EQUIPMENT:</u>				<u>PIPING AND EQUIPMENT SUPPORT:</u>		<u>DOMESTIC WATER BACKFLOW PREVENTION:</u>	
<p>1. ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC. PROVIDE ISOLATION VALVES AT ALL PLUMBING FIXTURES AND EQUIPMENT. SEE FIXTURE SCHEDULE.</p> <p>2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND LOCATIONS OF ALL PLUMBING FIXTURES AND EQUIPMENT.</p>				<p>1. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE PER CODE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.</p>		<p>1. VERIFY DOMESTIC WATER BACKFLOW PREVENTER REQUIREMENTS WITH LOCAL AUTHORITY AND PROVIDE BACKFLOW PREVENTION DEVICES AS REQUIRED. FD PREFERS THAT BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE BE LOCATED OUTSIDE. SEE PLANS FOR ALTERNATE INTERIOR LOCATION OF BACKFLOW PREVENTER IF INTERIOR LOCATION IS REQUIRED BY LOCAL WATER AUTHORITY. COORDINATE LOCATION WITH OTHER TRADES.</p>	
<u>FIRE STOPPING:</u>				<u>SEISMIC REQUIREMENTS:</u>		<u>IRRIGATION METER AND BACKFLOW PREVENTION:</u>	
<p>1. PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PIPING PENETRATIONS THRU FIRE RATED WALLS AND FLOORS.</p>				<p>1. PROPERLY SUPPORT AND BRACE VERTICALLY AND HORIZONTALLY ALL PIPING, APPARATUS, EQUIPMENT, ETC. IN ACCORDANCE WITH APPLICABLE CODES TO PREVENT EXCESSIVE MOVEMENT DURING SEISMIC CONDITIONS.</p>		<p>1. CONTRACTOR SHALL PROVIDE SEPARATELY METERED IRRIGATION SERVICE. VERIFY METERING AND BACKFLOW PREVENTER REQUIREMENTS WITH LOCAL WATER AUTHORITY AND PROVIDE METERING AND BACKFLOW PREVENTION DEVICES AS REQUIRED. FD PREFERS THAT WATER METER AND BACKFLOW PREVENTER FOR IRRIGATION SERVICE BE LOCATED OUTSIDE. SEE PLANS FOR ALTERNATE INTERIOR LOCATION OF WATER METER AND/OR BACKFLOW PREVENTER IF INTERIOR LOCATION IS REQUIRED BY LOCAL WATER AUTHORITY. COORDINATE LOCATION WITH OTHER TRADES.</p>	
				<div>NOTE TO CONTRACTORS</div> <p>1. RUN ALL ELECTRICAL CONDUITS, PLUMBING PIPING SO AS NOT TO INTERFERE WITH STORE FIXTURE EQUIPMENT LAYOUTS, OR ANY OTHER FAMILY DOLLAR EQUIPMENT.</p> <p>2. CONTRACTORS TO ROUTE ALL CONDUITS, PLUMBING PIPING TIGHT TO STRUCTURE AND PERPENDICULAR TO WALL IN AN ORDERLY MANNER.</p>		<p>TEMPERATURE GAUGE ———</p> <p>SHUT-OFF VALVE (TYP)</p> <p>UNION (TYP)</p>	

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE TYPE	MANUFACTURER & MODEL NUMBER (OR EQUAL ACCEPTED)	FIXTURE CONNECTIONS				REMARKS
			CW	HW	W	V	
DE	BI-LEVEL HANDICAP DRINKING FOUNTAIN	ELKAY MODEL NO. EMABFT-DDLC NON-REFRIGERATED	1/2"	---	1 1/2"	1 1/2"	FURNISH STANDARD CABINET FINISH FOUNTAIN, SUPPLY STOP & TUBE, DRAIN KIT, WALL HANGER KIT AND CANE APRON KIT.
ECO	EXTERIOR CLEANOUT	ZURN MODEL #454-HD	---	---	LINE SIZE	---	SIZE PER PIPING LATERAL, 4" MAX, PROVIDE WITH 10 X 10 X 4 INCH THICK CONCRETE PAD SET FLUSH TO GRADE
ECO	FLOOR CLEANOUT	ZURN MODEL #454	---	---	LINE SIZE	---	SIZE PER PIPING LATERAL, 4" MAX.
EPHB	HOSE BIBB	ZURN MODEL #B321XL-HC	---	---	3/4"	---	3/4" NON-FREEZE, ANTI-SIPHON, AUTOMATIC DRAINING WITH INTEGRAL BACKFLOW PREVENTER. SIZE PER WALL THICKNESS.
MS	FLOOR MTD. MOP SINK	ZURN MODEL Z1946-36	1/2"	1/2"	3"	2"	FURNISH SINK, ZURN MODEL NO. ZB43MI SERVICE SINK FAUCET WITH BUILT-IN VACUUM BREAKER, HOSE AND BRACKET, MOP HANGER, AND DRAIN KIT
LAV	HANDICAP WALL HUNG LAVATORY	ZURN MODEL NO. Z5344 WITH 1/2 GPM FLOW RESTRICTOR, GRID DRAIN, FAUCET HOLES ON 4" CENTERS	1/2"	1/2"	1 1/2"	1 1/2"	FURNISH LAVATORY, ZURN ZB6500-XL LEAD FREE METERING FAUCET, WALL HANGER KIT, SUPPLY STOPS & TUBES, DRAIN, AND ADA PIPING PROTECTION
TMV	MIXING VALVE	ZURN ZNB370-XLT	3/8"	3/8"	---	---	3/8" TEMPERED OUTLET, MAX OUTLET TEMP. 105F IN ACCORDANCE WITH NSF/ANSI 61-1 AND AND 1010, AND NSF/ANSI 61.1.
WC	HANDICAP WATER CLOSET	ZURN MODEL Z5560 11" H ELONGATED PRESSURE ASSIST 1.6 G.P.F.	1/2"	---	3"	2"	FURNISH ADA CLOSET & TANK, ADA OPEN FRONT SEAT, SELF SUSTAINING HINGE, FLOOR FLANGE, CLOSET BOLTS & CAPS, MAX RING, SUPPLY STOP & TUBE, FLUSH CONTROL MUST BE LOCATED ON THE WIDE/ACCESS SIDE OF THE WC (SIDE OPPOSITE THE WALL).
WH	ELECTRIC WATER HEATER	RHEEM MODEL NO. EG6510 WITH OATEY 3407R DRAIN PAN AND ZURN 34-VRI0XL VACUUM RELIEF VALVE	3/4"	3/4"	---	---	FURNISH 10 GALLON SHORT WATER HEATER, 120V/1PH, 1500 W ELEMENT WITH T & P RELIEF VALVE AND INTEGRAL HEAT TRAPS.

NOTE: INSTALL ALL PLUMBING FIXTURES TO BE FULLY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES IN ACCORDANCE WITH LATEST ISSUE OF THE AMERICANS WITH DISABILITIES ACT AND ALL CURRENT STATE AND LOCAL CODES. - PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE AND/OR GOVERNING CODES. - ALL PLUMBING FIXTURES EQUIPMENT, TRIM, & FITTINGS SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, INCLUDING, BUT NOT LIMITED TO, WATER AND ENERGY CONSERVATION CODES. THE SCHEDULED AND/OR SPECIFIED PLUMBING FIXTURES AND EQUIPMENT REPRESENT THE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR THE CONTRACTOR'S BASE BID. IF THE SCHEDULED OR SPECIFIED FIXTURES OR EQUIPMENT DO NOT COMPLY WITH GOVERNING CODES OR REGULATIONS IN ALL RESPECTS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR COMPLYING FIXTURES, EQUIPMENT, TRIM, OR FITTINGS. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTOR'S BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS & CODES.

ALL PIPING AND VALVES BELOW LAVATORY SHALL BE INSULATED WITH PVC LAV GUARDS AND CONFIGURED TO PROTECT AGAINST CONTACT PROVIDED WITH LAV KIT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.



THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF INDIVIDUAL TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED WHICH IDENTIFIES DISCIPLINES IS SOLELY TO SEPARATE ARCHITECTS AND ENGINEER'S SCOPE. IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR CONSTRUCTION SEQUENCING SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING. NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS, OR FOR FAILURE TO SEEK INTERPRETATION FROM ARCHITECT FOR DISCREPANCIES.

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**FAMILY DOLLAR STORES, INC**

2021-6a-PEWB Traditional

Vanilla Box

Main Street  
EUFULA, OK

Project Status

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: CDC

CHECKED BY: CDC

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SHEET NAME:  
**PLUMBING  
COVER SHEET**

SHEET NO:

**P-1.0**





4 WASTE/VENT RISER  
NO SCALE

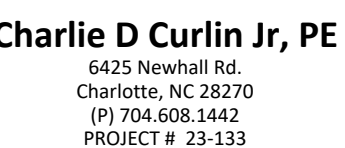


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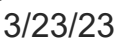
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FAMILY DOLLAR STORES, INC.

2021-6a-PEMB Traditional

## Vanilla Box

Main Street  
EUFAULA, OK

## Project Status

### REVISION SCHEDULE

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SHEET NAME:

# PLUMBING PLANS

SHEET NO:

# P-2.0



MECHANICAL SYMBOLS

	RECTANGULAR DUCT X'' WIDE BY Y'' DIMENSION IS VIEW FACE
	ROUND DUCT
	SUPPLY DUCT IN SECTION
	RETURN OR EXHAUST DUCT IN SECTION
	VOLUME CONTROL DAMPER
	SUPPLY AIR DIFFUSER WITH ROUND SUPPLY DUCT
	RETURN OR EXHAUST AIR DIFFUSER WITH ROUND DUCT
	CONNECT TO EXISTING
	ABOVE FINISHED FLOOR
	SUPPLY AIR WALL REGISTER
	CEILING SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	EXISTING TO REMAIN
	THERMOSTAT
	ROOFTOP UNIT SENSOR
	SENSOR
	ELBOW WITH TURNING VANES
	ROUND (OR OVAL) ELBOW
	CONDENSATE (CD)
	REFRIGERANT PIPING
	U.L. FIRE DAMPER
	DOOR UNDERCUT

**DUCTWORK COORDINATION NOTE:**  
FOR THE SALES AREAS, A LAY-IN CEILING IS BEING INSTALLED AT 12'-0" AFF. BOTTOM OF SUPPLY AND RETURN DUCTWORK IN SALES AREA SHALL BE INSTALLED MINIMUM OF 12'-6" AFF. FOR THE SALES SUPPORT AREA, ROOM WILL BE OPEN TO DECK. BOTTOM OF SUPPLY AND RETURN DUCTWORK IN SALES SUPPORT AREA SHALL BE INSTALLED 12'-6" AFF. FOR THE OFFICE, HALL AND RESTROOMS, A CEILING IS BEING INSTALLED AT 8'-0" AFF. BOTTOM OF SUPPLY AND RETURN DUCTWORK SHALL BE RUN ABOVE CEILING TO ALLOW ADEQUATE ACCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DUCTWORK SIZES AND LAYOUT WITH METAL BUILDING MANUFACTURER PRIOR TO FABRICATION OF METAL BUILDING. CONTRACTORS SHALL ALSO FIELD VERIFY ACTUAL METAL BUILDING STRUCTURAL ON-SITE CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF ANY DUCTWORK AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY CONFLICTS/INTERFERENCES. CONTRACTOR SHALL PROVIDE OFFSETS/TRANSITIONS IF NECESSARY. CONTRACTOR MAY ALTER DUCTWORK SIZES IF NECESSARY AS LONG AS DUCTWORK CROSS-SECTIONAL AREA IS MAINTAINED.

**NOTE:**  
CONTRACTOR SHALL PROVIDE HVAC EQUIPMENT, DUCTWORK, CONTROLS AND ACCESSORIES AS INDICATED ON THE PLANS, SCHEDULES AND NOTES. COORDINATE ROOF CURB INSTALLATION WITH STRUCTURAL DRAWINGS, SITE CONDITIONS, AND ALL CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY ISSUES. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL FURNISH AND COORDINATE INSTALLATION OF ROOF CURB WITH STRUCTURAL DRAWINGS FOR NEW ROOF TOP UNITS. ROOF CURB SELECTION AND INSTALLATION SHALL BE ADJUSTED FOR ROOF SLOPE TO MAINTAIN LEVEL RTU INSTALLATION AND ADEQUATE CONDENSATE DRAINAGE. ROUTE NEW CONDENSATE TO DRAIN AWAY FROM UNIT DOWN SIDE SLOPE OF ROOF. SEE SPECIFICATION FOR ADDITIONAL INFORMATION. REF DETAIL 2/M2.0 FOR ROOF CURB. TYPICAL OF ALL NEW UNITS, UNLESS NOTED OTHERWISE.

GAS PIPING NOTES

- WORK TO INCLUDE PIPING FROM GAS METERS TO ALL GAS FIRED EQUIPMENT AND THE CONNECTION TO THE FURNACES.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODE REQUIREMENTS, AND THE PROVISIONS OF NFPA-54 AND NFPA-58.
- THE CONTRACTOR SHALL SUPPLY ALL PERMITS AND LICENSES REQUIRED FOR THE WORK, AND FOR ALL INSPECTIONS REQUIRED.
- PIPE 2" AND SMALLER SHALL BE SCHEDULE 40 STEEL WITH THREADED MALLEABLE FITTINGS.
- VALVES SHALL BE GAS COCKS MANUFACTURED BY NIBCO.
- ALL GAS PIPING LOCATED UNDER THE FLOOR SLABS SHALL BE INSTALLED IN CONDUIT OR AS REQUIRED BY CODE.
- PROVIDE DIRT TRAPS AND SHUT-OFF VALVES WITH UNIONS AT EACH CONNECTION TO GAS FIRED EQUIPMENT.
- ALL PIPING EXPOSED TO THE OUTDOORS OR RUN IN UNCONDITIONED SPACES SHALL BE PAINTED WITH TWO COATS OF ENAMEL.

GAS LOAD TABLE

PER TABLE 402.4(5) IFGC 2018	
MED PRESSURE	
INLET PRESSURE: 2 PSI	
PRESSURE DROP: 1 PSI	
STEEL (SCHD. 40)	
LENGTH: 137 FT	
FITTINGS FACTOR: 1.5	
EQUIVALENT TOTAL LENGTH: 250 FT.	
CAPACITY OF PIPES IN MBH	
1/2"	279
3/4"	583
1"	1040
1 1/4"	2140
1 1/2"	3210

**NOTE:**  
GAS PIPING IS SIZED FOR 2PSI. CONTRACTOR SHALL VERIFY THE AVAILABILITY OF MED PRESSURE SERVICE BEFORE ANY WORK HAS BEGUN AND NOTIFY ARCHITECT IN WRITING OF AVAILABLE SERVICE.

**NOTE:**  
PROVIDE GAS REGULATOR AT EACH PIECE OF GAS-FIRED EQUIPMENT TO PROVIDE PRESSURE TO UNIT AS REQUIRED BY MANUFACTURER

GAS PIPING KEYED NOTES

- (G1) PROVIDE NATURAL GAS SERVICE AND METER. COORDINATE WITH LOCAL GAS UTILITY TO DELIVER MAXIMUM 692,000 TOTAL BTUH @ 2 PSI.
- (G2) PROVIDE GAS PIPING AND CONNECTION TO HVAC UNIT. SIZE GAS PIPING ACCORDING TO INTERNATIONAL FUEL GAS CODE.

**CONTROLS NOTE:**  
CYLON TELETRON CONTRACTOR WILL REPLACE THERMOSTATS AND FURNISH AND INSTALL PERMANENT SENSORS AT TIME OF VENSTAR INSTALLATION.

HVAC CONTRACTOR TO PROVIDE A STANDARD THERMOSTAT FOR INITIAL COMMISSIONING OF HVAC SYSTEM.

ELECTRICAL CONTRACTOR WILL PROVIDE A WALL-MOUNTED, SINGLE GANG BOXES FOR MOUNTING SENSORS.

HVAC CONTRACTOR WILL FURNISH AND INSTALL SENSOR WIRE, THERMOSTATS, AND MAKE FINAL WIRING CONNECTIONS.

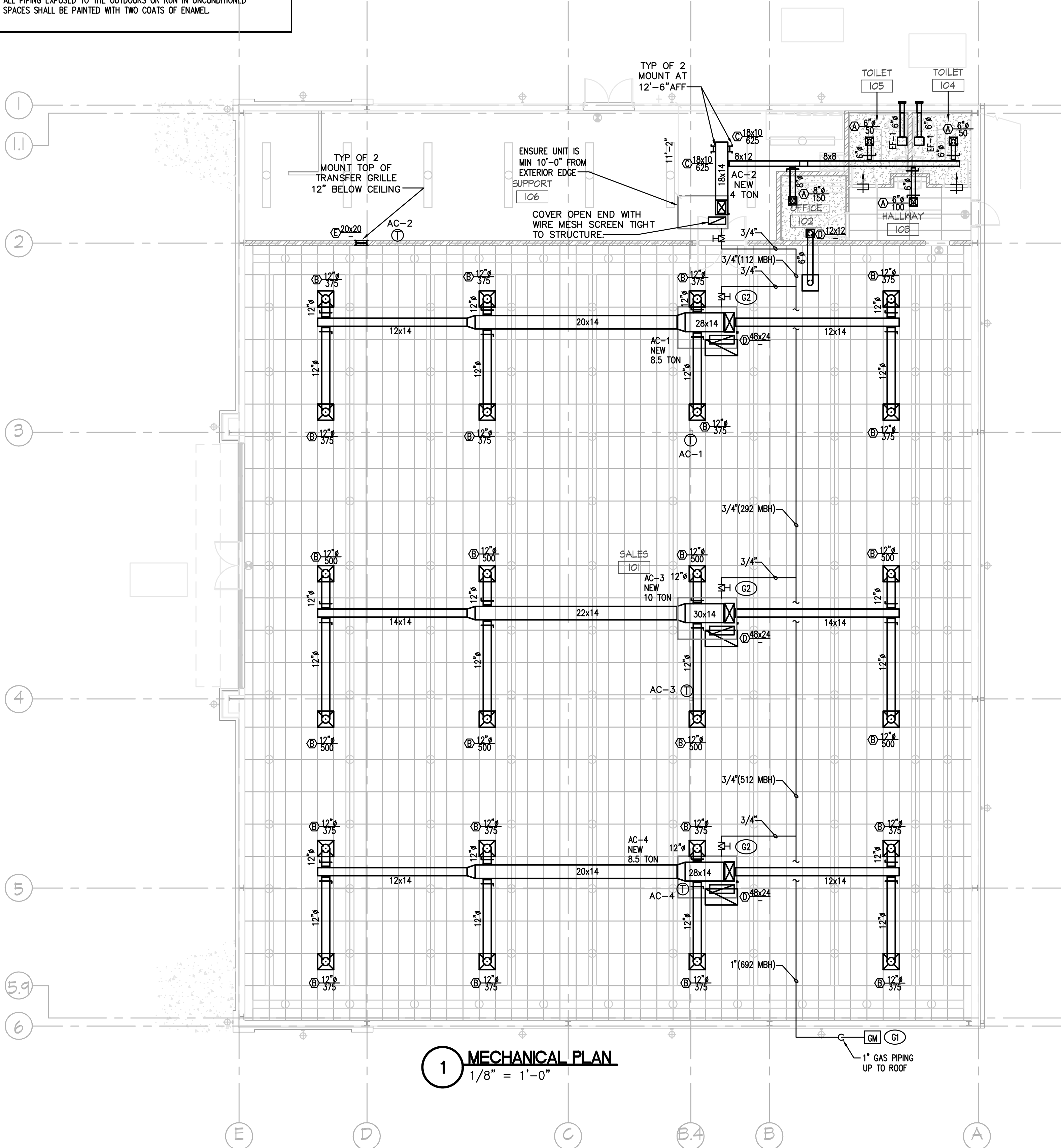
ALL TRADES TO CONFIRM LOCATIONS ON SITE WITH GENERAL CONTRACTOR AND WALL-MOUNTED EQUIPMENT.

GENERAL NOTES

- NOTES APPLY TO ALL MECHANICAL SHEETS.
- PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY FOR INTENDED USE AND IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THIS WORK.
- EACH CONTRACTOR IS RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS AS THEY RELATE TO THIS WORK. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO LACK OF THIS KNOWLEDGE.
- PROVIDE SEISMIC BRACING BASED ON APPROPRIATE SEISMIC ZONE REQUIREMENTS PER SMACNA PUBLISHED SEISMIC DETAILS, LOCAL AND NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAILS SUBMITTED FOR PERMITTING.
- ALL MAIN AND BRANCH DUCTWORK SHALL BE GALVANIZED STEEL AS RECOMMENDED IN THE LATEST EDITION OF SMACNA MANUAL. DUCTWORK SHALL BE INSTALLED PER SMACNA STANDARDS.
- ALL DUCT SIZES NOTED INDICATE THE ACTUAL FREE AREA DUCT SIZE. ADD ADDITIONAL CLEARANCE FOR INTERNAL OR EXTERNAL INSULATION.
- PROVIDE MINIMUM OF FIVE PIPE DIAMETERS OR FIVE TIMES THE LEAST DIMENSION FOR RECTANGULAR DUCT WITH ONE 90° TURN AT THE END OF THIS EXTENSION. THIS CONDITION SHALL APPLY WHERE RETURN AIR TRANSFER DUCT TO ABOVE CEILING PLENUM FROM CEILING DIFFUSERS/GRILLES ARE SHOWN ON THE PLAN.
- COORDINATE LOCATION OF AIR COOLED CONDENSING UNIT PADS, LOUVERS, AND OTHER ARCHITECTURAL ITEMS WITH GC.
- FIELD VERIFY FRAMING, CEILING HEIGHTS, MAJOR COMPONENTS, ETC. BEFORE ORDERING OR FABRICATING DUCTWORK.
- MAKE EVERY DUCT BEND WITH A CENTERLINE RADIUS NOT LESS THAN ONE AND A HALF (1-1/2) TIMES ITS WIDTH.
- MAKE EVERY CHANGE IN SIZE AND SHAPE WITH A TAPERED SECTION WITH AN ANGLE NOT TO EXCEED 15° FOR PARALLEL OFFSETS, OR AN INCLUDED ANGLE BETWEEN THE SIDES OF THE TRANSITION NOT TO EXCEED 45° (DIVERGING) OR 60° (CONVERGING).
- TYPICAL BRANCH FITTING DETAILS ARE APPLICABLE THROUGHOUT. PROVIDE FULL-FLOW THROATS AND BALANCING DAMPERS AT ALL BRANCH TAKE-OFFS. PROVIDE VOLUME/BALANCE WITH READILY ACCESSIBLE OPERATING LEVERS. LOCATE DAMPERS ABOVE CEILING. PROVIDE ACCESS DOORS AS REQUIRED.
- FLEXIBLE DUCTWORK IS ACCEPTABLE FOR DUCT CONNECTION TO REGISTER, GRILLES AND/OR DIFFUSERS FOR ABOVE CEILING ONLY. OUTLET DEVICES SHALL BE FITTED WITH RIGID ELBOWS OR PLENUMS. BENDING RADIUS SHALL NOT BE LESS THAN INDICATED IN SMACNA STANDARDS FOR RIGID DUCT. FLEXIBLE DUCT SHALL NOT BE USED IN PLACE OF ELBOWS. MAXIMUM RUN OF FLEX DUCT SHALL NOT EXCEED 5 FEET.
- COORDINATE LOCATION OF ALL ABOVE-CEILING MATERIALS, DEVICES, EQUIPMENT AND CEILING MOUNTED GRILLES, REGISTERS AND DIFFUSERS WITH LIGHTING AND FIRE PROTECTION. LIGHTING AND FIRE PROTECTION TAKE PRECEDENCE OVER MECHANICAL DEVICES.
- PROVIDE TESTING AND BALANCING OF THE MECHANICAL AIR SYSTEMS TO MEET DESIGN INDICATED. TESTING AND BALANCING WORK SHALL BE DONE PER AABC NATION STANDARDS FOR TOTAL SYSTEM BALANCE.
- COORDINATE CONDENSATE DRAINS WITH CONTRACT PLUMBING DRAWINGS.
- GC SHALL PAINT THE FOLLOWING HVAC COMPONENTS TO MATCH ARCHITECTURAL COLOR SCHEME: LOUVER, EXHAUST AND AIR INTAKE CAPS OF THE GOOSENECK AND WALL CAP VARIETY. EXTERIOR PIPING, AND ANY EXPOSED DUCTWORK.
- MECHANICAL CONTRACTOR SHALL INSTALL ALL LOW VOLTAGE WIRING FOR HVAC SYSTEM, AND COMPLETE ALL LINE VOLTAGE CONTROL WIRING AS RELATED TO THE HVAC SYSTEMS.
- CLEAN ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THE MECHANICAL CONTRACT BEFORE COMPLETION.
- GUARANTEE AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT. GUARANTEE INCLUDES ALL LABOR AND MATERIAL.
- PROVIDE EQUIPMENT IN SCHEDULES OR EQUIVALENT. REFERENCE HVAC TERRITORY MAP ON SHEET M2.0 FOR RTU UNIT REQUIREMENTS.
- REFER TO SPECIFICATIONS FOR REQUIRED DUCT INSULATION.
- DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLAN FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.
- MECHANICAL CONTRACTOR SHALL REPAIR, REPLACE AND REPAINT TO MATCH EXISTING SURFACES DAMAGED BY THE MECHANICAL CONTRACTOR DURING INSTALLATION OF MECHANICAL EQUIPMENT.
- MECHANICAL CONTRACTOR SHALL REMOVE FROM THE JOBSITE ANY MATERIALS NOT ECONOMICALLY RECOVERABLE. ANY MATERIALS REMOVED FROM THE JOBSITE AND SOLD FOR SALVAGE SHALL BE CREDITED TO THE OWNERS ACCOUNT.
- MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE AND/OR SMOKE DAMPERS WHERE INDICATED ON THE PLANS AND IN SUCH LOCATIONS AS REQUIRED BY APPLICABLE CODES. INSTALLATION OF FIRE AND/OR SMOKE DAMPERS SHALL BE IN STRICT ACCORDANCE WITH THE DAMPER MANUFACTURER'S RECOMMENDATIONS.
- ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH THE WALL SHALL BE FLASHED AND COUNTER FLASHED IN A WATERPROOF MANNER.
- MECHANICAL CONTRACTOR SHALL CHANGE OUT THE EQUIPMENT FILTERS AT THE TIME OF POSSESSION OF THE PROJECT BY THE OWNER, USING ONLY NEW FILTERS OF THE PROPER SIZE AND TYPE.
- SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT.
- AS-BUILTS ARE TO BE COMPLETED AND TURNED INTO THE GENERAL CONTRACTOR AT COMPLETION OF JOB.
- ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE ELECTRICAL WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ECT. TO PACKAGE UNITS. ALL FINAL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR.
- MECHANICAL FAILURE OF NEW ROOFTOP UNITS PRIOR TO ACCEPTANCE BY OWNER, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR THROUGH WARRANTY AGREEMENT WITH RTU MANUFACTURER.
- PROVIDE A GAS SHUT-OFF VALVE AT ALL GAS FIRED EQUIPMENT. GAS SHUT-OFF VALVES SHALL BE AGA APPROVED BALL VALVE. INSTALLATION AND COMPONENTS PER NFPA 54.
- PROVIDE A SIX (6) INCH DIRT LEG BETWEEN EACH GAS APPLIANCE AND GAS SHUT-OFF VALVE.
- RUN ALL ELECTRICAL CONDUITS, PLUMBING PIPING SO AS NOT TO INTERFERE WITH STORE FIXTURE EQUIPMENT LAYOUTS, OR ANY OTHER FAMILY DOLLAR EQUIPMENT.
- CONTRACTOR TO ROUTE ALL CONDUITS, PLUMBING PIPING TIGHT TO STRUCTURE AND PERPENDICULAR TO WALL IN AN ORDERLY MANNER.
- PROVIDE FIRE SEAL WHERE PIPES PENETRATE FIRE RATED ASSEMBLY.

MECHANICAL DRAWING INDEX

- M-1.0 MECHANICAL PLAN AND NOTES
- M-2.0 MECHANICAL NOTES, SCHEDULES, AND DETAILS





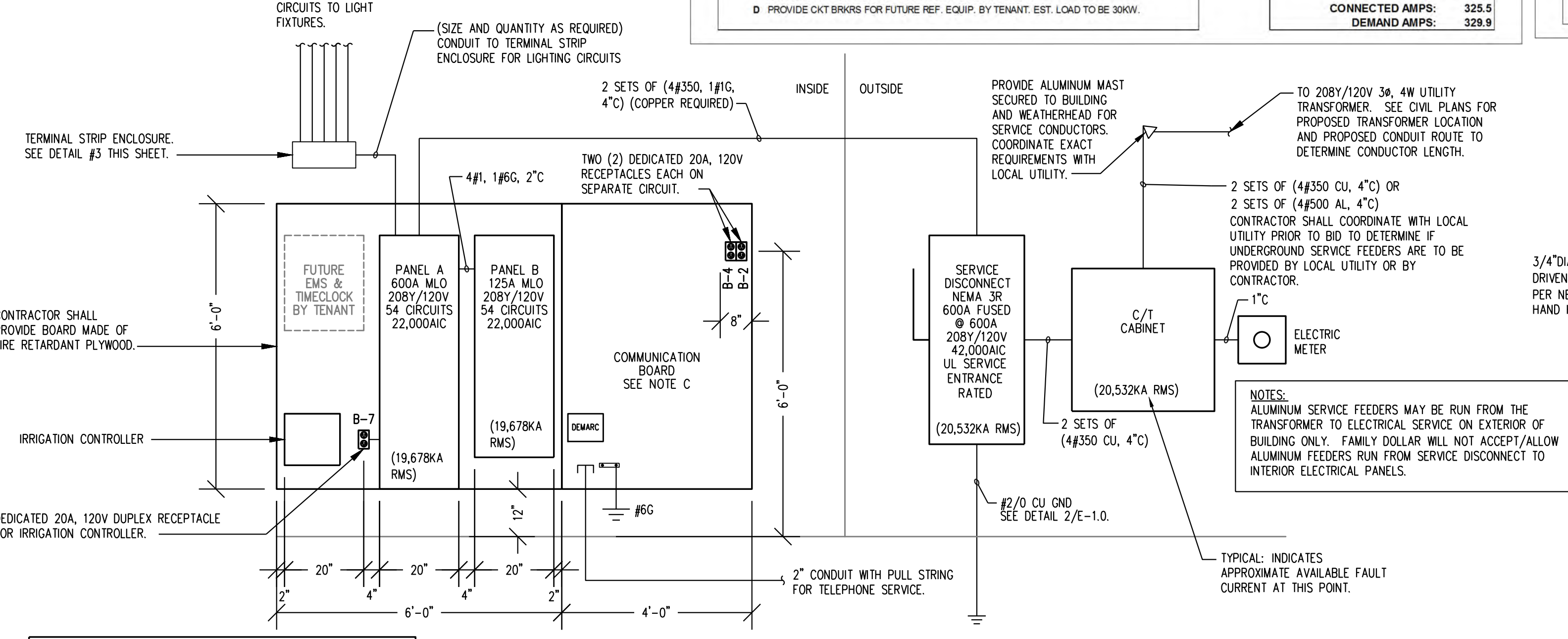




- GENERAL ELECTRICAL NOTES
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.
  - ALL MATERIAL, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., AND THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION.
  - ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS, DO NOT SCALE PLANS.
  - ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.
  - ELECTRICAL CONTRACTOR SHALL MAKE ALL ELECTRICAL POWER CONNECTIONS TO HVAC, PLUMBING AND OTHER EQUIPMENT AS REQUIRED.
  - A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.
  - ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
  - CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #6 AWG AND LARGER SHALL BE STRANDED. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID, UNLESS OTHERWISE NOTED. BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE THHN/THWN OR XHHW AS REQ'D.
  - ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH NEC. TYPE MC CABLE IS THE PREFERRED WIRING METHOD, USE EMT WHERE MC IS PROHIBITED. USE RIGID STEEL CONDUIT WHERE EXPOSED OUTDOORS, USE LIQUID TIGHT FMC FOR ALL CONNECTIONS TO MOTORS AND CONDENSING UNITS. MINIMUM CONDUIT SIZE TO BE 3/4". EC TO RUN ALL ELECTRICAL OVERHEAD IN A NEAT AND ORGANIZED FASHION.
  - PROVIDE A PULLWIRE IN ALL EMPTY CONDUITS.
  - PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES, WHITE LETTERS ON BLACK BACKGROUND.
  - FUSES 0 - 600 AMPS SHALL BE UL CLASS "RK-1" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTURED BY BUSSMANN, UNLESS NOTED OTHERWISE.
  - ALL TERMINALS/LUGS SHALL BE 75° RATED. ALL TERMINALS, SPLICING CONNECTORS, LUGS, ETC SHALL BE IDENTIFIED FOR USE WITH THE MATERIAL (CU/AL) OF THE CONDUCTOR AND SHALL BE PROPERLY INSTALLED.
  - VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START-UP. NOTIFY ENGINEER OF ANY CHANGES AS MAY BE REQUIRED.
  - ALL ELECTRICAL DEVICES (SWITCHES AND OUTLETS) SHALL BE "WHITE" WITH WHITE NYLON UNBREAKABLE WALL COVER PLATES EXCEPT THAT IG OUTLETS SHALL BE "ORANGE".
  - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ELECTRICAL EQUIPMENT FROM FOREIGN MATERIAL DURING CONSTRUCTION (PAINT, SPACKLE, ETC.).
  - PENETRATIONS OF REQUIRED SMOKE PARTITIONS SHALL BE SEALED USING METHODS APPROVED UNDER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS SMOKE STOPPING IS ACCOMPLISHED.
  - WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE-RESISTIVE WALL, FLOOR, OR PARTITION FOR THE PURPOSE OF RUNNING RACEWAY CARRYING ELECTRICAL, TELEPHONE, TELEVISION, OR LOCAL COMMUNICATION AND/OR SIGNALING CIRCUITS, THE OPENING AROUND THE RACEWAY SHALL BE FIRE STOPPED PER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS FIRE STOPPING IS ACCOMPLISHED. USE APPROVED U.L. OR EQUIVALENT ASSEMBLIES.
  - IN REQUIRED FIRE RATED WALLS AND PARTITIONS, OPENINGS FOR INSTALLATION OF BOXES THAT ARE GREATER THAN 16 SQUARE INCHES SHALL BE PROTECTED AS REQUIRED BY U.L. COORDINATE CLOSELY WITH THE GENERAL CONTRACTOR TO INSURE THAT THE INTEGRITY OF THE U.L. RATING IS MAINTAINED.
  - WHERE A HOME RUN IS SHOWN THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT, DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN, THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS: A MAXIMUM OF THREE 20A BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN WITH SEPARATE NEUTRALS FOR A MAXIMUM TOTAL OF SIX CURRENT CARRYING CONDUCTORS. ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY HOMERUN TO THE PANEL.
  - EACH DISCONNECT SHALL BE EQUIPPED WITH A GROUND BAR.
  - PROVIDE GREEN EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDER AND BRANCH CIRCUITS.
  - DEVICE HEIGHTS INDICATED ARE TO THE CENTER OF THE DEVICE OR EQUIPMENT UNLESS NOTED OTHERWISE. RECEPTACLE AND DATA/TELEPHONE OUTLETS SHOWN ADJACENT ON DRAWINGS SHALL BE MOUNTED 6" APART ON CENTER HORIZONTALLY.
  - COORDINATE ALL DEVICES AND OUTLETS ABOVE OR BELOW WITH CASEWORK INSTALLATION AND FDS IN ORDER TO POSITION AT THE PROPER LOCATION AND HEIGHT.
  - ALL EXTERIOR FIXTURES AND DEVICES SHALL BE RATED FOR OPERATION AT 0° F AND SHALL BE DAMP OR WET LABELED AS REQUIRED.
  - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL ELECTRICAL EQUIPMENT, DEVICES, ETC. IN ACCORDANCE WITH LOCAL SEISMIC CODE REQUIREMENTS. PROVIDE SEISMIC RESTRAINTS, ACCESSORIES AND INSTALLATION DETAIL AS REQUIRED.
  - THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL FIELD CONDITIONS INCLUDING LOCATION OF UTILITY LINES, STRUCTURES AND ADVISE THE ENGINEER OF ANY DISCREPANCY THAT MAY PREVENT OR HINDER THE SPECIFIED WORK FROM BEING COMPLETED.
  - THE CONTRACTOR SHALL STUDY THE STRUCTURE AND FINISH CONDITIONS AFFECTING THE WORK AND SHALL COORDINATE THE WORK ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE ALL ACCESSORIES, HANGERS, AND ANCHORS AS NECESSARY TO MEET SUCH CONDITIONS WITHOUT ADDITIONAL COST TO THE OWNER.
  - PRIOR TO ACCOMPLISHING ANY WORK IN ANY AREA, ALL WORK SHALL BE PLANNED AND COORDINATED WITH OTHER TRADES AND THE OWNER. THE CONDUIT ROUTING SHALL BE COORDINATED WITH DUCTWORK AND OTHER OBSTACLES SO AS TO PROVIDE THE MOST EFFICIENT AND AESTHETICALLY PLEASING INSTALLATIONS.
  - PROPERLY SUPPORT ALL WORK AND EQUIPMENT INSTALLED UNDER THIS CONTRACT. STUDY ALL DRAWINGS, MANUFACTURER'S INSTRUCTIONS, AND CATALOG DATA TO DETERMINE HOW EQUIPMENT ACCESSORIES, AND RELATED ITEMS ARE TO BE SUPPORTED, MOUNTED OR SUSPENDED. PROVIDE ALL BOLTS, INSERTS, BRACKETS, STRUCTURAL SUPPORTS, AND ACCESSORIES FOR PROPER SUPPORT OF EQUIPMENT BEING FURNISHED UNDER THIS CONTRACT.

ELECTRICAL POWER SYMBOL LEGEND

	CONDUIT RUN CONCEALED IN CEILING OR IN WALL.
	CONDUIT RUN CONCEALED IN FLOOR OR BELOW SLAB/GRADE.
	JUNCTION BOX, MOUNTED ABOVE CEILING OR TO BOTTOM OF STRUCTURE.
	JUNCTION BOX, MOUNTED RECESSED IN WALL.
	OCCUPANCY SENSOR/SWITCH, 48" A.F.F. TO CENTER.
	DUPLEX RECEPTACLE, 20 AMP, 120 VOLT, 18" A.F.F. TO CENTER, UNLESS OTHERWISE SPECIFIED.
	WEATHERPROOF PUSH BUTTON FOR DOORBELL SYSTEM MOUNTED 46" A.F.F. TO CENTER. EDWARDS MODEL #690-W WITH EDWARDS MODEL #147-1 MOUNTING PLATE OR EQUAL.
	DOOR CHIME FOR DOORBELL SYSTEM MOUNTED ABOVE CEILING. CONNECT TO DOOR CHIME TRANSFORMER. EDWARDS MODEL #338-GS (24VAC, 12VA) OR EQUAL.
	LOW VOLTAGE STEP DOWN TRANSFORMER FOR DOORBELL SYSTEM. EDWARDS MODEL #592 PROVIDE WITH EDWARDS MODEL #593 TRANSFORMER MOUNTING PLATE OR EQUAL. MOUNT 9'-0" AFF IN STOCK ROOM.
	ELECTRICAL PANEL.
	ELECTRIC UTILITY METER LOCATION.
	GENERAL DUTY FUSIBLE/NON-FUSIBLE DISCONNECT SWITCH, NUMBERS INDICATE FRAME SIZE, NUMBER OF POLES AND FUSING. PROVIDE NEMA 1 ENCLOSURE INSIDE. PROVIDE NEMA 3 ENCLOSURE FOR ALL SWITCHES LOCATED OUTSIDE.
	"FPM" INDICATES FUSE PER EQUIPMENT NAMEPLATE
	"NF" INDICATES NON-FUSED.
	WATER HEATER. PROVIDE DISCONNECTING MEANS AS REQUIRED.
	DUCT MOUNTED SMOKE DETECTOR, CONNECT TO 120V CIRCUIT INDICATED. COORDINATE INSTALLATION RESPONSIBILITIES WITH ALL CONTRACTORS. SEE DETECTOR DETAIL.
	DUCT SMOKE DETECTOR AUDIO/VISUAL DEVICE. MOUNT IN CENTER OF CEILING GRID TILE IN SALES AREA. MOUNT TO BOTTOM OF NEAREST PURLIN IN STOCK ROOM. COORDINATE INSTALLATION RESPONSIBILITIES WITH ALL CONTRACTORS. SEE DETECTOR DETAIL. FIELD COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHALL AND BUILDING INSPECTOR PRIOR TO ROUGH-IN.
	DUCT SMOKE DETECTOR REMOTE TEST STATION MOUNTED AT COMMUNICATION BOARD. COORDINATE INSTALLATION RESPONSIBILITIES WITH ALL CONTRACTORS. SEE DETECTOR DETAIL.



FAULT CURRENT NOTE:  
INCOMING FAULT CURRENT IS CALCULATED USING UTILITY CO. TABLE. PRIOR TO ORDERING ANY EQUIPMENT, CONTRACTOR SHALL VERIFY EXACT INCOMING FAULT CURRENT AND, IF HIGHER THAN SPECIFIED ON PLANS, CONTRACTOR SHALL CONTACT ELECTRICAL ENGINEER FOR NEW CALCULATIONS

NOTES:

- FAMILY DOLLAR REQUIRES MINIMUM 600A, 208Y/120V, 3PH, 4 WIRE ELECTRICAL SERVICE TO BUILDING. A LARGER SERVICE MAY BE REQUIRED IF HVAC UNITS WITH ELECTRIC HEAT OR HEAT PUMPS WITH SUPPLEMENTAL ELECTRIC HEAT ARE USED. SERVICE LOAD CALCULATIONS AND PANEL LOAD CALCULATIONS SHALL INCLUDE A FUTURE REFRIGERATION LOAD OF 30KW. ALTERNATE SERVICE VOLTAGES AND/OR PHASE REQUIRE PRIOR WRITTEN APPROVAL FROM FAMILY DOLLAR PRIOR TO BEGINNING CONSTRUCTION AND WILL NOT BE ACCEPTED OTHERWISE.
- PANELS A & B SHALL BE 54 CIRCUITS. PANELS WITH SMALLER NUMBER OF CIRCUITS WILL NOT BE ACCEPTED BY FAMILY DOLLAR. ALTERNATE PANEL DESIGN REQUIRES PRIOR WRITTEN APPROVAL FROM FAMILY DOLLAR PRIOR TO BEGINNING CONSTRUCTION AND WILL NOT BE ACCEPTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE #6 CU GROUND TO SERVICE GROUND BAR (7 TERMINALS) AS REQUIRED FOR GROUNDING OF COMMUNICATION EQUIPMENT. PROVIDE 10' LOOP OF #6 GROUND WIRE TERMINATED WITH LUG. NETWORK INTERFACE DEVICE (DEMAR) WITH TEST PLUGS SHALL BE INSTALLED INSIDE MOUNTED AT THE COMMUNICATION BOARD. DO NOT INSTALL DEMAR ON EXTERIOR OF BUILDING.

ADDITIONAL RISER NOTES:

- COORDINATE WITH LOCAL UTILITY PRIOR TO PROJECT START TO OBTAIN 600A 208Y/120V, 3PH, 4 WIRE ELECTRICAL SERVICE TO BUILDING. ALL WORK MUST CONFORM TO ALL LOCAL UTILITY RULES AND REGULATIONS.
- ALL CONDUCTOR SIZES BASED ON COPPER, 75° C LUGS UNLESS NOTED OTHERWISE.
- PROVIDE COMPLETE GROUNDING ELECTRODE SYSTEM. PROVIDE GROUNDING ELECTRODE CONDUCTOR AT SERVICE ENTRANCE OVERCURRENT PROTECTION DEVICE, AND BOND TO COLD WATER PIPING, METAL FRAME OF BUILDING, AND TO CONCRETE ENCASED ELECTRODE (UGER GROUND).
- COORDINATE INSTALLATION OF BONDING PROVISIONS FOR CONCRETE-ENCASED ELECTRODE IN FOOTING AT TIME FOOTINGS ARE INSTALLED FOR INSPECTION BY ELECTRICAL INSPECTOR. THERE SHALL BE NO SPLICES IN THE GROUNDING ELECTRODE CONDUCTOR.
- CONTRACTOR SHALL PROVIDE METER BASE AND CT CABINET PER UTILITY REQUIREMENTS.
- ONLY U.L. LISTED EQUIPMENT SHALL BE USED.

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PANEL B

MAIN TYPE: MAIN LUG ONLY

AMPERE RATING: 120

LUG OPTIONS:

REMARKS: NEW PANEL

VOLTAGE (L-L): 208

VOLTAGE (L-N): 120

BUS RTG (AMPS): 125

PHASE: 3

WIRE: 4

MIN KAIC: 22

MOUNTING: SURFACE

CCT BRKR	NO.	AMPS	P	LOAD DESCRIPTION	NOTE	WIRE SIZE	LOAD KVA	PHASE	WIRE SIZE	LOAD KVA	WIRE SIZE	NOTE	LOAD DESCRIPTION	CCT BRKR	NO.	AMPS	P	LOAD DESCRIPTION	NOTE	WIRE SIZE	LOAD KVA	PHASE	WIRE SIZE	LOAD KVA	WIRE SIZE	NOTE	LOAD DESCRIPTION	CCT BRKR	NO.	AMPS	P	
1	20	1		RECEPT - EXT.			12	0.2	0.4				RECEPT - EXT.	2	30	2		RECEPT - COMM BOARD		12	0.2	0.4		0.2	12	B	RECEPT - COMM BOARD	1	20	2		
3	20	1		RECEPT - EXT.			12	0.2				0.4	0.2	12	B			RECEPT - COMM BOARD		12	0.2			0.2	12	B	RECEPT - COMM BOARD	1	20	4		
5	20	1		RECEPT - AC UNITS			10	0.7				1.1	0.4	12	B			CHECKOUT STATION #1 POS		10	0.7						CHECKOUT STATION #1 POS	1	20	6		
7	20	1		RECEPT - IRRIGATION			12	0.2	0.6				0.4	12	B			CHECKOUT STATION #2 POS		12	0.2	0.6		0.4	12	B	CHECKOUT STATION #2 POS	1	20	8		
9	20	1		CHECKOUT STATION (DIRTY #1)			12	0.4				0.8	0.4	12	B			CHECKOUT STATION #3 POS		12	0.4		0.8		0.4	12	B	CHECKOUT STATION #3 POS	1	20	10	
11	20	1		CHECKOUT STATION (DIRTY #2)			12	0.4				0.6	0.6	0.2	12	B			RECEPT - EAS		12	0.4					RECEPT - EAS	1	20	12		
13	20	1		CHECKOUT STATION (DIRTY #3)			12	0.4	0.6				0.2	12	B			RECEPT - ATM		12	0.4						RECEPT - ATM	1	20	14		
15	20	1		RECEPT - FUTURE MONITORS			10	1.1				1.3	0.2	12	B			RECEPT - OFFICE		10	1.1						RECEPT - OFFICE	1	20	16		
17	20	1		RECEPT - BREAK AREA			12	0.2				0.4	0.2	12	B			RECEPT - OFFICE		12	0.2						RECEPT - OFFICE	1	20	18		
19	20	1		RECEPT - BREAK AREA			12	0.2	0.4				0.2	12	B			RECEPT - OFFICE		12	0.2	0.4					RECEPT - OFFICE	1	20	20		
21	20	1		RECEPT - STOCK ROOM			12	0.2	0.6				0.4	12	B			RECEPT - OFFICE PLUGMOLD		12	0.2	0.6					RECEPT - OFFICE PLUGMOLD	1	20	22		
23	20	1		RECEPT - WINDOW			12	0.4				0.8	0.4	12	B			RECEPT - OFFICE PLUGMOLD		12	0.4						RECEPT - OFFICE PLUGMOLD	1	20	24		
25	20	1		RECEPT-FUTURE GONDOLA			10	0.7				0.7						SPARE		10	0.7						SPARE	1	20	26		
27	20	1		RECEPT-FUTURE GONDOLA			12	0.5				0.5						SPARE		12	0.5						SPARE	1	20	28		
29	20	1		WATER COOLER	A	12	0.8				0.8							SPARE		12	0.8						SPARE	1	20	30		
31	20	1		SPARE				0.0										SPARE								SPARE	1	20	32			
33	20	1		SPARE				0.0			0.0							SPARE								SPARE	1	20	34			
35	20	1		SPARE					0.0			0.0						SPARE								SPARE	1	20	36			
37	20	1		SPARE				0.0										SPARE								SPARE	1	20	38			
39	20	1		SPARE				0.0										SPARE								SPARE	1	20	40			
41	20	1		SPARE					0.0			0.0						SPARE								SPARE	1	20	42			
43	20	1		SPARE				1.0				1.0	12					RECEPT - ICE CREAM		12	1.0						RECEPT - ICE CREAM	1	20	44		
45	20	1		SPARE					1.0			1.0	12					RECEPT - INT. ICE		12	1.0						RECEPT - INT. ICE	1	20	46		
47	20	1		SPARE														SPARE								SPARE	1	20	48			
49	20	1		FUTURE HAND DRYER	A,B	12	1.0	1.0										SPARE									SPARE	1	20	50		
51	20	1		FUTURE HAND DRYER	A,B	12	1.0		2.0			1.0	10	B				HOT BOX									HOT BOX	1	20	52		
53	30	1		WATER HEATER	A	10	2.5		2.0		2.7	0.2	12	B				DUCT DETECTORS		10	2.5						DUCT DETECTORS	1	20	54		
								4.7	6.6	6.4																						

NEC ARTICLE 220 LOAD CATEGORY:

TOTAL INTERIOR LIGHTS	CONHN	DEMD	DEMD	CONHN	DEMD	DEMD	CONHN	NEC ARTICLE 220 LOAD CATEGORY:
I ENERGY CODE REQD.	0.0	1.25	0.0		0.0	1.00	0.0	MSC. HVAC S
N NON-ENER CODE REQD.	0.0				0.0	1.00	0.0	MOTORS M
E EXTERIOR LIGHTS	0.0	1.25	0.0		0.0	0.25	0.0	LARGEST MOTOR LM
R RECEPTACES (FIRST 10)	9.8	1.00	9.8		2.5	1.00	2.5	WATER HEATERS W
(REMANDER)	0.0	0.50	0.0		0.0	1.00	0.0	ELEVATORS L
P HVAC PACKAGED UNITS	0.0	1.00	0.0		0.0	1.00	0.0	KITCHEN EQUIPMENT K
H HEAT PUMPS / COND. UNITS	0.0	1.00	0.0				0	NO OF UNITS OF EQUIP.
A AIR HANDLING UNITS	0.0	1.00	0.0		0.0	1.25	0.0	COMPUTER LOADS O
X CHILLER / COOLING TOWER	0.0	1.00	0.0		0.0	1.00	0.0	SHOP EQUIPMENT Q
T ELECTRIC HEAT	0.0	1.00	0.0		5.8	1.00	5.8	MSC. LOADS C
V VAV BOXES / FAN BOXES	0.0	1.00	0.0		0.0	1.00	0.0	SYSTEM FURNITURE Z

NOTE: A PROVIDE GF BREAKER

B PROVIDE BREAKER WITH LOCKABLE DEVICE.

CONNECTED KVA: 17.7

CONNECTED AMPS: 49.2

DEMAND AMPS: 49.2



THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF INDIVIDUAL TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED WHICH IDENTIFIES DISCIPLINES IS SOLELY TO SEPARATE ARCHITECT'S AND ENGINEER'S SCOPE. IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR CONSTRUCTION SEQUENCING SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING. NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS, OR FOR FAILURE TO SEEK INTERPRETATION FROM ARCHITECT FOR DISCREPANCIES.

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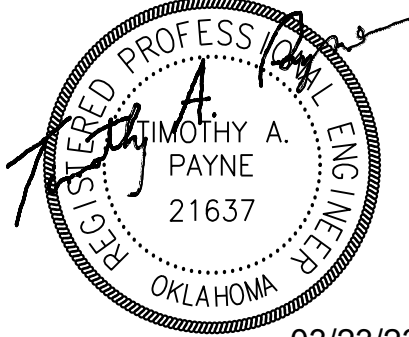
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**FAMILY DOLLAR STORES, INC**

2021-16a-PEMB Traditional

Vanilla Box

Main Street  
EUFULA, OK

Project Status

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 3-23-23

PROJECT NO: 23-036

DRAWN BY: AC

CHECKED BY: TP

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SHEET NAME:

ELECTRICAL POWER PLAN

SHEET NO:

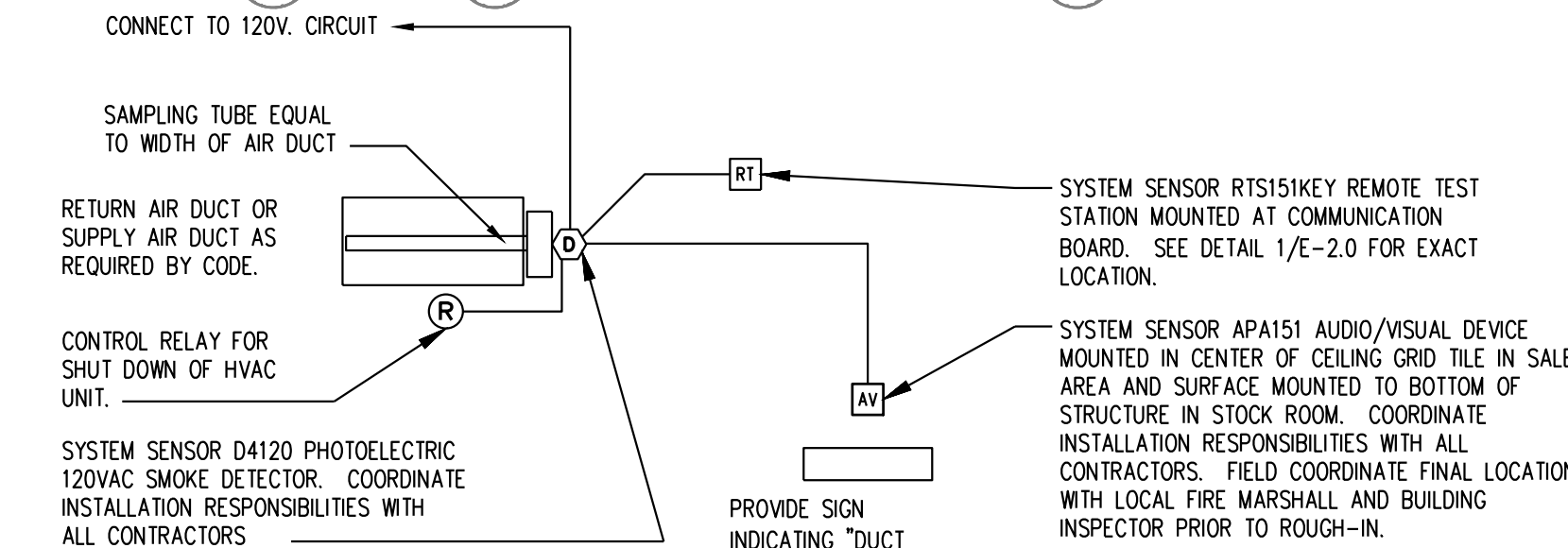
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## POWER PLAN KEYED NOTES

- 1 PROVIDE MINIMUM 600A, 208Y/120V, 3PH, 4WIRE ELECTRICAL SERVICE TO BUILDING. PROVIDE A SERVICE DISCONNECT SWITCH ON EXTERIOR OF BUILDING. A LARGER SERVICE MAY BE REQUIRED IF HVAC UNITS WITH ELECTRIC HEAT OR HEAT PUMPS WITH SUPPLEMENTAL ELECTRIC HEAT ARE USED. SERVICE LOAD CALCULATIONS AND PANEL LOAD CALCULATIONS SHALL INCLUDE A FUTURE REFRIGERATION LOAD OF 30KW. ALTERNATE SERVICE VOLTAGES AND/OR PHASE REQUIRE PRIOR WRITTEN APPROVAL FROM FAMILY DOLLAR PRIOR TO BEGINNING CONSTRUCTION AND WILL NOT BE ACCEPTED OTHERWISE. SEE POWER RISER DIAGRAM ON THIS SHEET.
- 2 ELECTRICAL PANEL LOCATION PER FAMILY DOLLAR APPROVED FLOOR PLAN. SEE POWER RISER DIAGRAM ON THIS SHEET. ALTERNATE LOCATIONS REQUIRE PRIOR WRITTEN APPROVAL FROM FAMILY DOLLAR PRIOR TO BEGINNING CONSTRUCTION AND WILL NOT BE ACCEPTED OTHERWISE.
- 3 CONTRACTOR SHALL PROVIDE 2" EMPTY CONDUIT, SCHEDULE 40 PVC, WITH NYLON PULLWIRE FOR INCOMING TELEPHONE SERVICE. CONTRACTOR SHALL ROUTE TELEPHONE CONDUIT TO PHONE PEDESTAL, PROPERTY LINE, OR POINT AS COORDINATED WITH LOCAL TELEPHONE COMPANY. STUB CONDUIT BELOW COMMUNICATION BOARD LOCATION. TELEPHONE COMPANY DMARC SHALL BE INSTALLED INSIDE ON COMMUNICATION BOARD. DO NOT INSTALL CONDUIT OR DMARC EXPOSED ON FACE OF EXTERIOR WALL. THESE MUST BE LOCATED INSIDE.
- 4 PROVIDE 4"x6" COMMUNICATION BOARD NEXT TO ELECTRICAL PANELS MOUNTED 12" AFF. PROVIDE GROUND BAR AND GROUND TO SERVICE AS REQUIRED BY CODE. PROVIDE (2) TWO DEDICATED 120V CIRCUITS TO (2) TWO DEDICATED RECEPTACLES SURFACE MOUNTED TO COMMUNICATION BOARD. MOUNT RECEPTACLES AT 6'-0" AFF ON RIGHT SIDE OF COMMUNICATION BOARD.
- 5 PROVIDE DEDICATED 120V, 20A CIRCUIT TO GFI, WEATHERPROOF EXTERIOR RECEPTACLE RECESSED IN WALL 18" A.F.F. WITH FACE FLUSH WITH EXTERIOR WALL. PROVIDE WITH "N-USE" COVERS. DO NOT LOCATE RECEPTACLE ADJACENT TO HANDICAP ACCESS AREAS/RAMPS.
- 6 NOT USED.
- 7 PROVIDE DEDICATED 120V, 20A CIRCUIT TO FLUSH MOUNTED RECEPTACLE IN WALL 6" BELOW FINISHED CEILING HEIGHT FOR FUTURE EAS POWER SUPPLY. RECEPTACLE SHALL BE MOUNTED DIRECTLY ABOVE DOOR MULLION CLOSEST TO FUTURE CHECKOUT STATIONS. CONFIRM SIDE TO MOUNT RECEPTACLE WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION. FUTURE EAS SHALL BE FURNISHED AND INSTALLED BY EAS VENDOR AT TIME OF FUTURE FD UPFIT.
- 8 PROVIDE DEDICATED 120V, 20A CIRCUIT TO FLUSH MOUNTED RECEPTACLE IN WALL 18" AFF. FOR FUTURE ATM. CONFIRM RECEPTACLE LOCATION WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION.
- 9 PROVIDE FLUSH MOUNTED RECEPTACLE IN CEILING FOR FUTURE SECURITY MONITORS. COORDINATE EXACT LOCATION PRIOR TO ROUGH IN. PROVIDE ONE 120V, 20A CIRCUIT FOR ALL RECEPTACLES.
- 10 FURNISH AND INSTALL 120V, 20A DEDICATED CIRCUIT TO JUNCTION BOX ABOVE CEILING FOR FUTURE EXTERIOR BUILDING SIGNS. BUILDING SIGN CIRCUIT SHALL BE CIRCUITED VIA TIMECLOCK. PROVIDE ADDITIONAL 6'-0" FEET OF SLACK ABOVE ELECTRICAL PANEL. COORDINATE ACTUAL NUMBER OF BUILDING MOUNTED SIGNS WITH ARCHITECTURAL ELEVATIONS AND FDS PROJECT MANAGER PRIOR TO CONSTRUCTION. COORDINATE REQUIRED JUNCTION BOX QUANTITIES AND LOCATION WITH ARCHITECTURAL ELEVATIONS AND SIGN SUPPLIER PRIOR TO ELECTRICAL ROUGH-IN.
- 11 PROVIDE SINGLE GANG JUNCTION BOX MOUNTED NEXT TO STOCK ROOM DOOR FOR FUTURE PAGING PHONE. EC SHALL MOUNT JUNCTION BOX IN WALL AT 48" AFF WITH 3/4" CONDUIT WITH PULL STRING UP IN WALL TO 6" ABOVE SALES FLOOR CEILING. PAGING SYSTEM SHALL BE PROVIDED BY FD VENDOR AT TIME OF FUTURE TENANT UPFIT.
- 12 PROVIDE SIX (6) DEDICATED 120V, 20A CIRCUITS FOR FUTURE CASH STATIONS. CIRCUITS SHALL BE TERMINATED TO JUNCTION BOXES SECURED TO STRUCTURE. CONFIRM LOCATION OF JUNCTION BOXES WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION. FUTURE POWER POLES FOR CASH STATIONS SHALL BE FURNISHED AND INSTALLED AT TIME OF FUTURE FD UPFIT. JUNCTION BOXES SHALL BE LOCATED WITHIN 3' OF FUTURE POWER POLE LOCATIONS. LABEL ALL JUNCTION BOXES WITH CIRCUIT NUMBER AND DESCRIPTION AS SHOWN IN PANEL SCHEDULE. ALL CIRCUITS SHALL HAVE DEDICATED NEUTRALS. DO NOT SHARE NEUTRALS. PROVIDE ADDITIONAL JUNCTION BOX ABOVE CEILING FOR FUTURE CHECKOUT CABINET AND CIRCUIT TO NEAREST CASH STATION JUNCTION BOX.
- 13 PROVIDE DEDICATED 120V, 20A CIRCUIT FOR FUTURE HAND DRYER. CIRCUIT SHALL BE TERMINATED TO JUNCTION BOX IN WALL. CONFIRM MOUNTING HEIGHT AND LOCATION WITH ARCHITECTURAL ENLARGED RESTROOM PLAN.
- 14 PROVIDE QUAD RECEPTACLE MOUNTED AT 18" AFF. IN EMPLOYEE BREAK AREA. PROVIDE TWO (2) DEDICATED 120V, 20A CIRCUITS. ONE CIRCUIT SHALL FEED THE LEFT DUPLEX RECEPTACLE AND THE SECOND CIRCUIT SHALL FEED THE RIGHT DUPLEX RECEPTACLE. CONFIRM RECEPTACLE LOCATION WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION.
- 15 PROVIDE DEDICATED 120V, 20A CIRCUIT TO FLUSH MOUNTED RECEPTACLE IN WALL 18" AFF. IN STOCK ROOM NEAR FREIGHT DOOR.
- 16 PROVIDE DOOR BELL, PUSH BUTTON AND LOW VOLTAGE TRANSFORMER. MOUNT DOOR BELL ABOVE STOCK ROOM DOOR ON SALES SIDE. WIRE TO CIRCUIT FOR STOCK ROOM RECEPTACLE.
- 17 PROVIDE RECEPTACLES ON SALES FLOOR APPROXIMATELY 50' APART ON EACH WALL MOUNTED 4" AFF. MINIMUM TWO (2) RECEPTACLES PER WALL EXCEPT THAT WALL WITH REFRIGERATION CASES ONLY GETS ONE (1). PROVIDE TWO (2) 120V, 20A CIRCUITS FOR THE RECEPTACLES.
- 18 PROVIDE DEDICATED 120V, 20A CIRCUIT TO FLUSH MOUNTED RECEPTACLE IN WALL 18" AFF. FOR FUTURE INTERIOR ICE. CONFIRM RECEPTACLE LOCATION WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION.
- 19 PROVIDE DEDICATED 120V, 20A CIRCUIT TO FLUSH MOUNTED RECEPTACLE IN WALL 18" AFF. FOR FUTURE ICE CREAM. CONFIRM RECEPTACLE LOCATION WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION. FOR PROJECTS WHERE FUTURE ICE CREAM IS NOT LOCATED AGAINST A WALL, PROVIDE DEDICATED 120V, 20A CIRCUIT TERMINATED TO JUNCTION BOX SECURED TO STRUCTURE. CONFIRM LOCATION OF JUNCTION BOX WITH FD SITE SPECIFIC FIXTURE PLAN PRIOR TO BEGINNING CONSTRUCTION. FUTURE POWER POLE FOR ICE CREAM SHALL BE FURNISHED AND INSTALLED AT TIME OF FUTURE FD UPFIT. JUNCTION BOX SHALL BE LOCATED WITHIN 3' OF FUTURE POWER POLE LOCATION.
- 20 PROVIDE DUPLEX RECEPTACLE FOR "SHOW WINDOW" LIGHTING. MOUNT ABOVE WINDOW IN WALL OR CEILING, BUT WITHIN 18" OF TOP OF WINDOW. PROVIDE ONE 120V, 20A CIRCUIT FOR ALL RECEPTACLES.
- 21 PROVIDE 120V ELECTRICAL CONNECTION TO HOT BOX (IF NEEDED). FIELD VERIFY REQUIREMENTS AND LOCATION WITH CIVIL SITE ENGINEER PRIOR TO PROJECT START. CONTRACTOR SHALL RUN 3#10 WIRE IN 1" UNDERGROUND TO HOT BOX LOCATION.

## ELECTRICAL POWER PLAN

SCALE: 1/8"=1'-0"



## 3 DUCT DETECTOR MOUNTING DETAIL

DIAGRAMMATIC

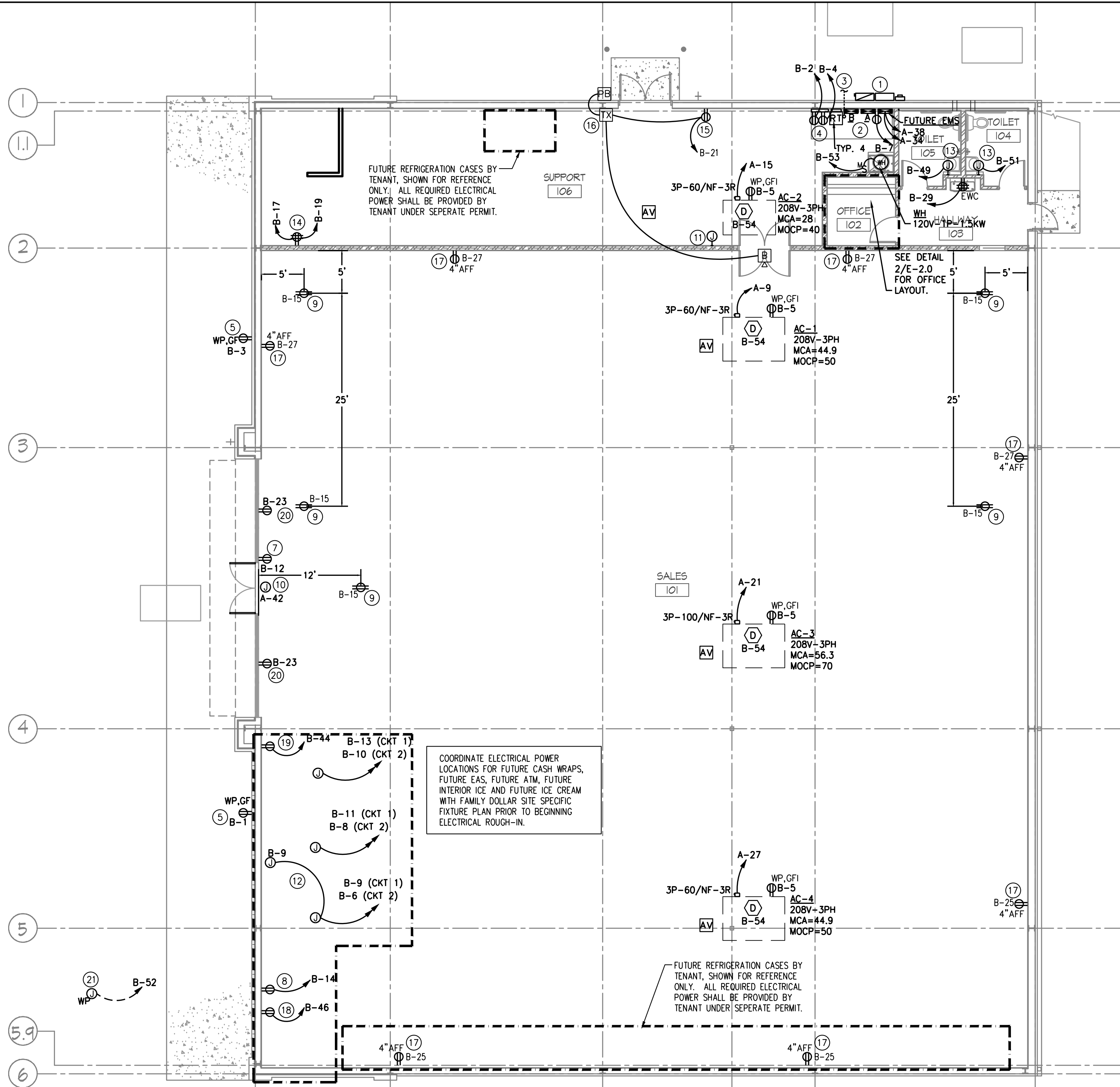
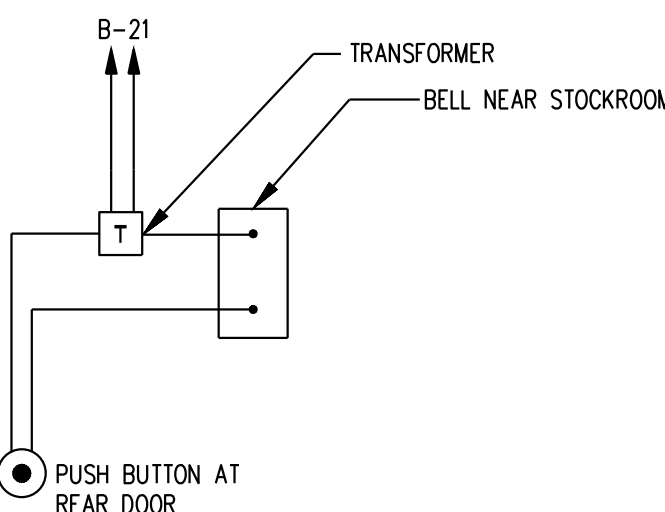
ALL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE LATEST LOCAL CODES.

CONTRACTOR SHALL PROVIDE, WIRE AND TEST OPERATION OF DUCT SMOKE DETECTORS, REMOTE TEST STATIONS AND NOTIFICATION DEVICES.

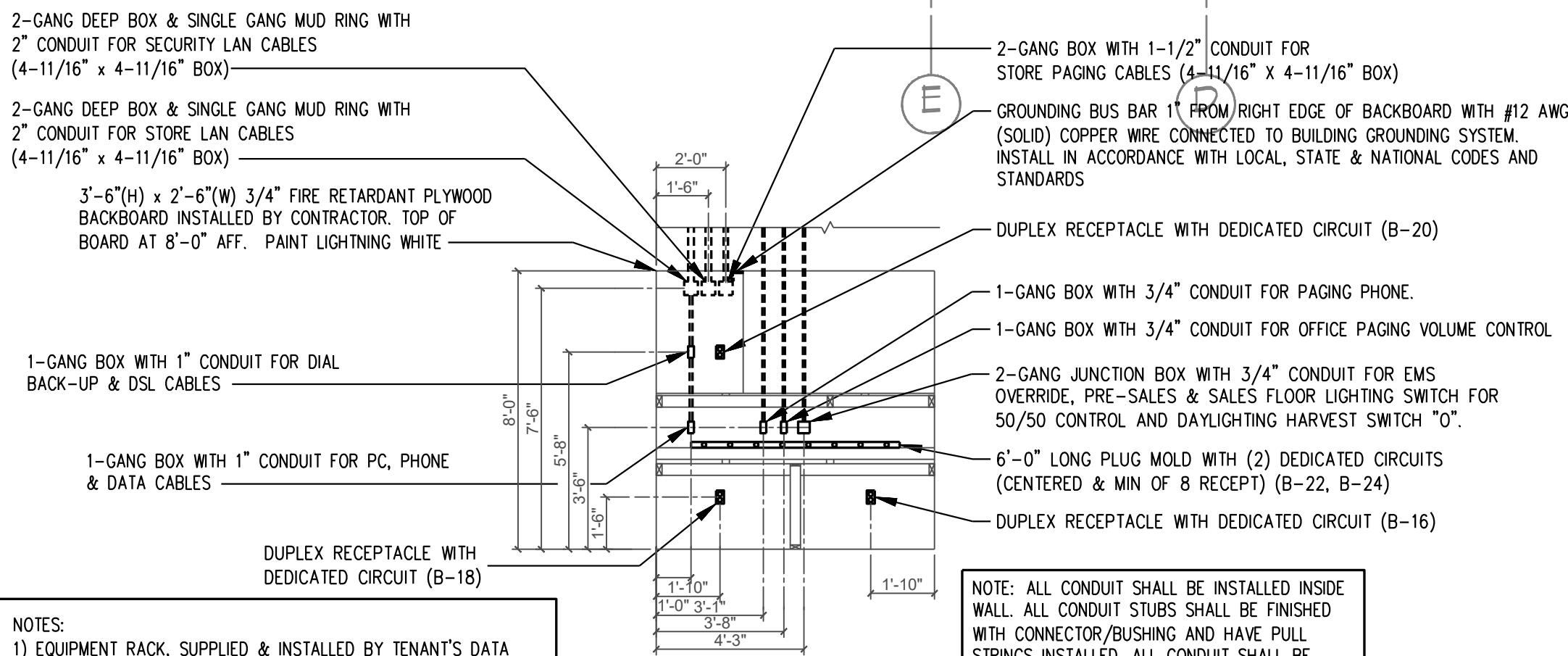
INSTALL/WIRE DUCT SMOKE DETECTORS, REMOTE TEST STATIONS AND NOTIFICATION DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

## 4 DOOR CHIME SCHEMATIC DIAGRAM

DIAGRAMMATIC



## 2 OFFICE ELEVATION - ELECTRICAL + DATA



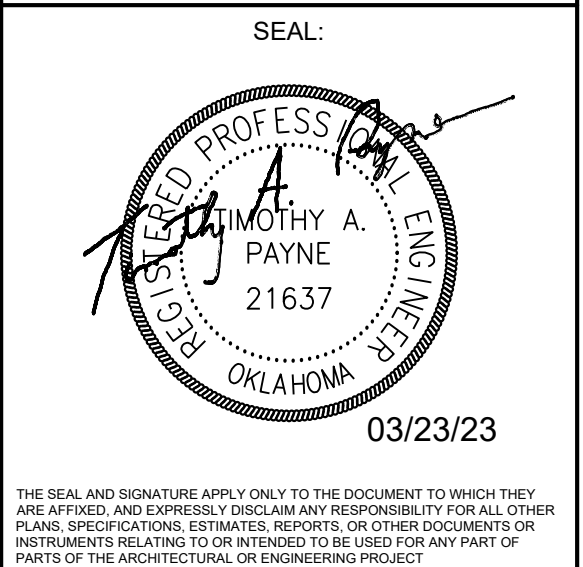
NOTES:  
1) EQUIPMENT RACK, SUPPLIED & INSTALLED BY TENANT'S DATA CONTRACTOR AT TIME OF TENANT UPFIT.  
2) CONTRACTOR SHALL LABEL ALL PHONE JACKS/JUNCTIONS AS PER ELEVATION.  
3) ALL LOW-VOLTAGE FACEPLATES AND LOW-VOLTAGE WIRING WILL BE PROVIDED AND INSTALLED BY TENANT'S DATA CONTRACTOR AT TIME OF TENANT UPFIT.  
4) OFFICE ELEVATION REQUIRES TOTAL OF FIVE (5) DEDICATED CIRCUITS.



**oakline**studio  
architecture + design

**421 PENMAN STREET, SUITE 200  
CHARLOTTE, NC 28203  
704.373.1900  
OAKLINESTUDIO.COM**

CONSULTANTS:



**FAMILY DOLLAR STORES, INC**

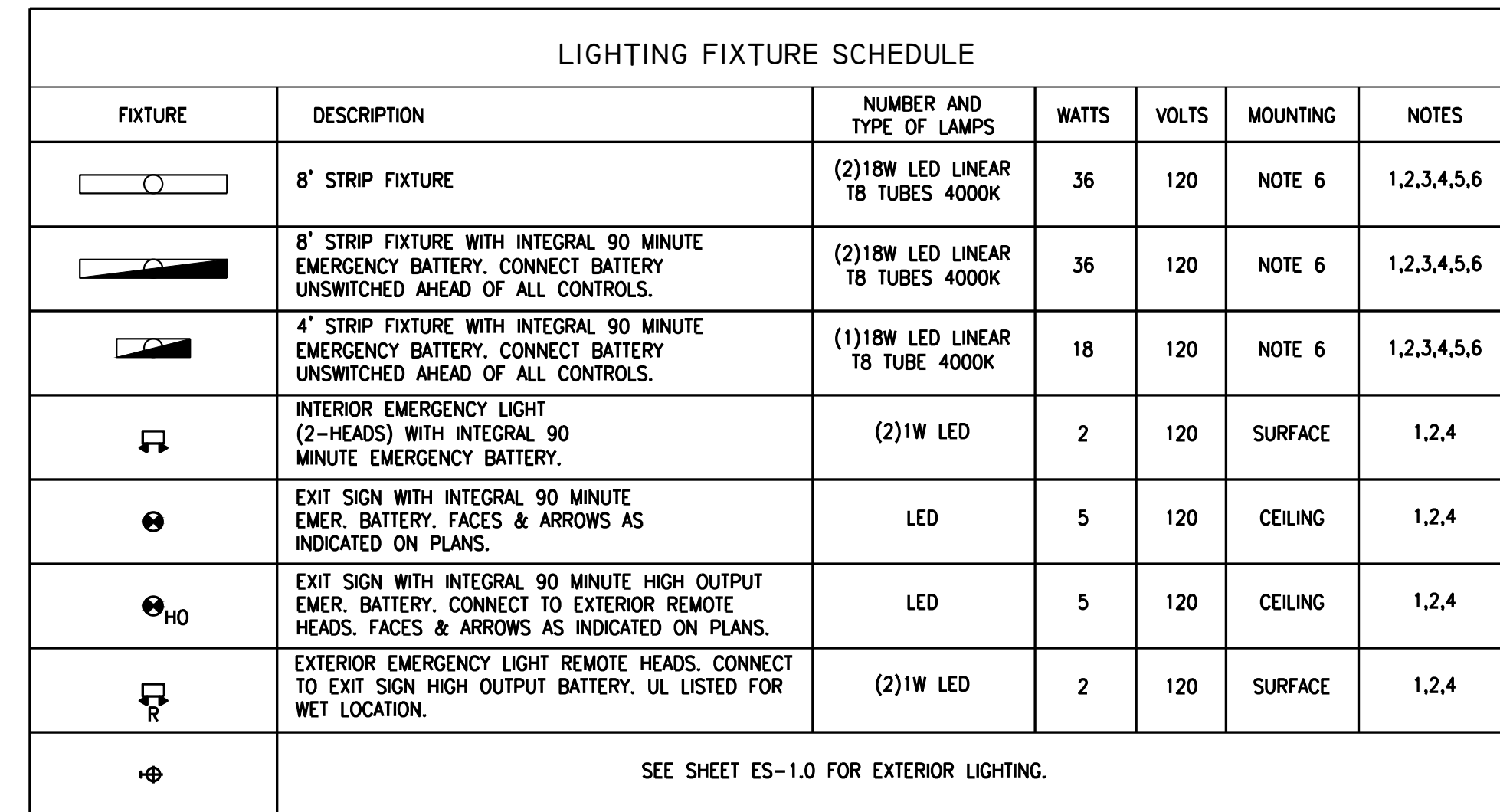
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2021-6a-PEMB Traditional

Vanilla Box

Main Street  
EUFAULA, OK

Project Status		
REVISION SCHEDULE		
NO:	DESCRIPTION:	DATE:
ISSUE DATE: 3-23-23		
PROJECT NO: 23-036		
DRAWN BY: AC	CHECKED BY: TP	
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SHEET NAME:		
ELECTRICAL LIGHTING PLAN		
SHEET NO:		
E-3.0		



LIGHTING FIXTURE SCHEDULE NOTES	
1.	ALL LIGHT FIXTURES SHALL BE INCLUDED WITH LAMPS.
2.	CONTRACTOR SHALL COORDINATE VOLTAGE OF LIGHT FIXTURE WITH CIRCUIT VOLTAGE.
3.	LIGHT FIXTURES DENOTED "NL" INDICATES NIGHT LIGHT AND SHALL BE ON 24/7.
4.	CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORT HARDWARE AND ADAPTORS FOR EACH LIGHT FIXTURE UNLESS NOTED OTHERWISE.
5.	COORDINATE LIGHT FIXTURE MOUNTING WITH CEILING TYPE. REFER TO ARCHITECTURAL PLANS.
6.	LIGHT FIXTURES IN SALES AREA SHALL BE SURFACE MOUNTED TO BOTTOM OF LAY-IN CEILING AT 11"-10". LIGHT FIXTURES IN THE STOCK ROOM SHALL BE SUSPENDED FROM STRUCTURE USING CADDY SPEED LINK. PENTAIR CADDY SPEED LINK UNIVERSAL SUPPORT SYSTEM INCLUDES LOCKING DEVICE, WIRE ROPE AND SPECIALTY END FITTING. CADDY SPEED LINK SUPPORT SYSTEM SHALL BE FURNISHED WITH LIGHT FIXTURES. FOR STOCK ROOM, SUSPEND BOTTOM OF LIGHT FIXTURE TO 10"-0" AFF. FOR RESTROOMS, OFFICE AND HALL, LIGHT FIXTURES SHALL BE SURFACE MOUNTED TO BOTTOM OF CEILING. FOR LIGHT FIXTURES SURFACE MOUNTED TO LAY-IN CEILING, ATTACH LIGHT FIXTURE TO T-BAR PER NEC 410-36.

## LIGHTING PLAN KEYED NOTES

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①	ALL EXIT SIGNS, NIGHT LIGHTS AND NIGHT LIGHTS WITH EMERGENCY BATTERY BACKUP SHALL BE CIRCUITED TO DEDICATED CIRCUIT WITH BREAKER LOCK, A-51.
②	WIRE EMERGENCY BATTERY BALLAST TO HOT LEG, AHEAD OF ANY LOCAL SWITCHING, INCLUDING FUTURE ENERGY MANAGEMENT SYSTEM CONTACTORS. EMS SYSTEM TO PROVIDE AUTOMATED LIGHTING CONTROL FOR ENERGY CODE COMPLIANCE.
③	EXTERIOR EMERGENCY LIGHT (2 HEADS) MOUNTED CENTERED ABOVE DOOR AT 7'-6". EXTERIOR EMERGENCY LIGHT SHALL BE CONNECTED TO EMERGENCY EXIT LIGHT HI-OUTPUT BATTERY BACKUP.

### GENERAL LIGHTING PLAN NOTES

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A. CONTRACTOR SHALL INSTALL ADDITIONAL WIRE THE SUPPORTS FROM THE CEILING GRID TO THE STRUCTURE ABOVE FOR SUPPORT OF THE LIGHT FIXTURES CLIPPED ON THE GRID.

B. LIGHTING CIRCUITS IN SALES AREA AND STOCK ROOM SHALL BE WIRED SUCH THE CIRCUIT(S) CAN BE RE-WIRED THRU FUTURE ENERGY MANAGEMENT SYSTEM AT TIME OF FUTURE TENANT UPGIT. EMS SYSTEM TO PROVIDE AUTOMATED LIGHTING CONTROL FOR ENERGY CODE COMPLIANCE.

ELECTRICAL LIGHTING SYMBOL LEGEND	
	ARROWHEAD INDICATES HOMERUN TO PANEL NOED.
	SINGLE POLE SWITCH, 20A, 120/277 VOLT, 46" A.F.F. TO CENTER.
	"M" INDICATES 120V, 20A MOTOR RATED TOGGLE SWITCH.
	OCCUPANCY SENSOR SWITCH WITH OVERRIDE SWITCH, MOUNTED 46" A.F.F TO CENTER.
	PROVIDE SENSOR SWITCH MODEL #WSD-WH.
	CEILING EXHAUST FAN. PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE.

**ADDITIONAL EFFICIENCY PACKAGE OPTIONS**

- ☐ C406.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE
- ☒ C406.3 REDUCED LIGHTING POWER DENSITY
- ☐ C406.4 ENHANCED DIGITAL LIGHTING CONTROLS
- ☐ C406.5 ON-SITE RENEWABLE ENERGY
- ☐ C406.6 DEDICATED OUTDOOR AIR SYSTEM
- ☐ C406.7 REDUCED ENERGY USE IN SERVICE WATER HEATING

# 1 ELECTRICAL LIGHTING PLAN



**114'-10" x 92'-1"**

**10,537 SQ.FT.**

**112'-6 3/4" x 89'-10 3/4" (CLEAR INSIDE DIMENSIONS)**

# MAIN STREET

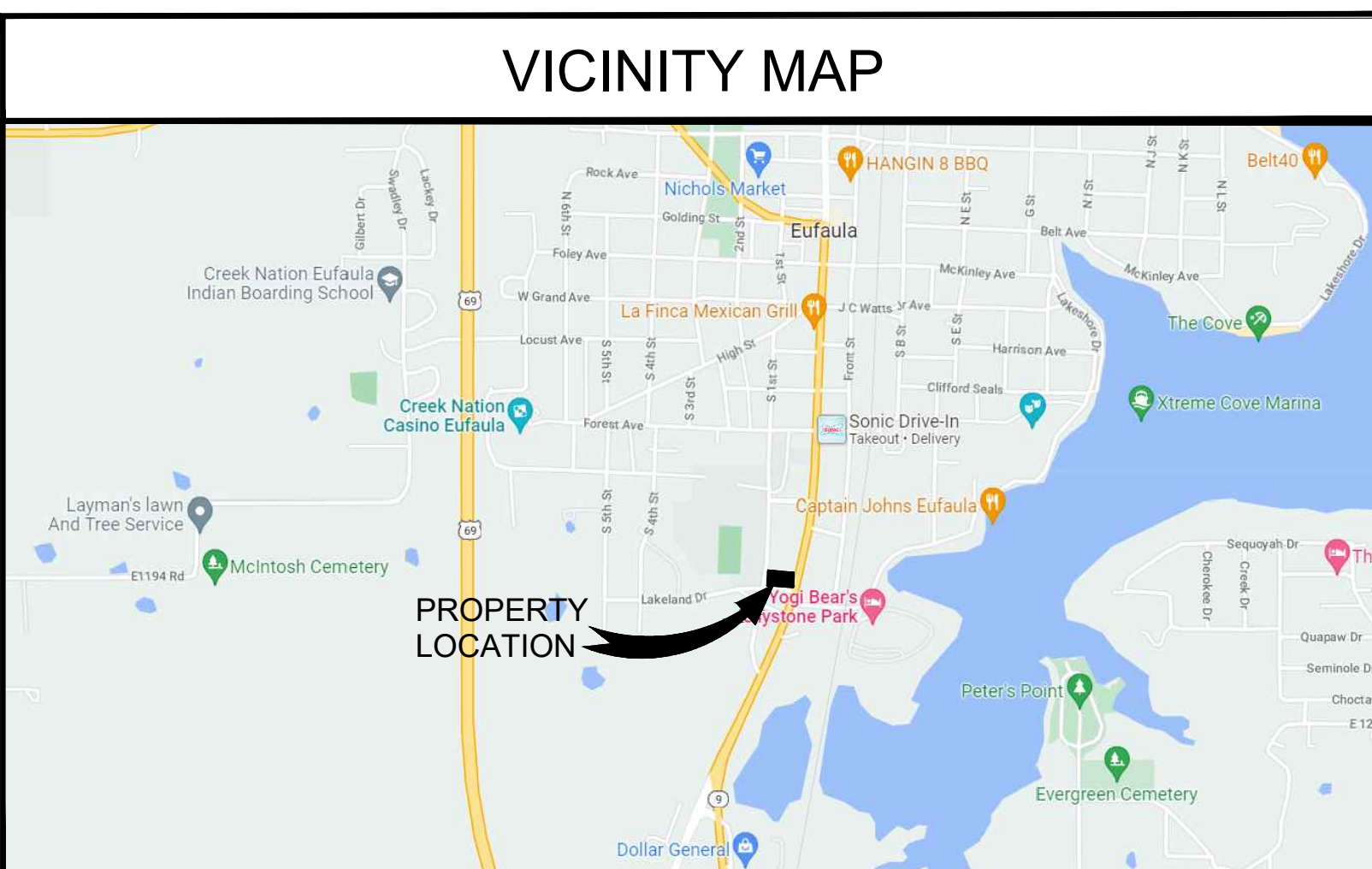
# EUFAULA, OK

**(CIVIL PERMIT SET 03-31-2023)**

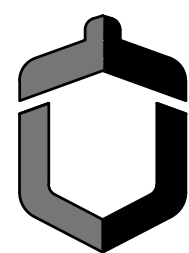
## INDEX TO DRAWINGS

<b>SHEET NO.</b>	<b>DRAWING NO.</b>	<b>DESCRIPTION</b>
1	T1.0	COVER SHEET
2	C1.0	EXISTING CONDITIONS / DEMOLITION PLAN
3	C1.1	EROSION, SEDIMENT AND POLLUTION CONTROL PLAN
4	C1.1A	EROSION, SEDIMENT AND POLLUTION CONTROL PLAN DETAIL
5	C1.1B	EROSION, SEDIMENT AND POLLUTION CONTROL PLAN DETAIL
6	C1.2	EXCAVATION PLAN
7	C2.0	SITE PLAN
8	C2.1	SITE PAVEMENT, LAYOUT AND STRIPING PLAN
9	C2.2	SITE SUGGESTED JOINTING PLAN AND DETAILS
10	C3.0	GRADING AND DRAINAGE PLAN
11	C4.0	SITE UTILITY PLAN
12	C6.0	SITE DETAILS
13	C6.1	SITE DETAILS
14	C6.2	SITE DETAILS
15	C6.3	DUMPSTER PAD DETAILS

### VICINITY MAP



## CIVIL ENGINEERING SERVICES



**LIVE OAK  
ENGINEERING**  
2509 7TH AVE SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

## OWNER'S REPRESENTATIVE AND DESIGN SERVICES

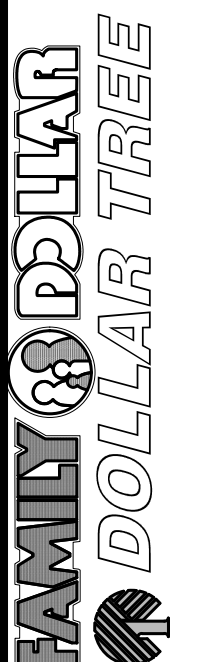


8710 S. Paulettes Place  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us

## OWNER'S REPRESENTATIVE:



WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us



MAIN STREET  
EUFAULA, OK

DRAWING DESCRIPTION:  
COVER SHEET

## REVISIONS

REVISIONS		
NO.	DATE:	CONTENTS:

DATE	MARCH 31, 2023
PROJ. NO:	002.022.011
DWN. BY:	MFV
CK'D. BY:	TJM
SCALE:	SHOWN
CAD FILE:	

SHEET

# T1.0

## VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
 1"  
 IF NOT ONE INCH ON THIS  
 SHEET, ADJUST SCALES ACCORDINGLY



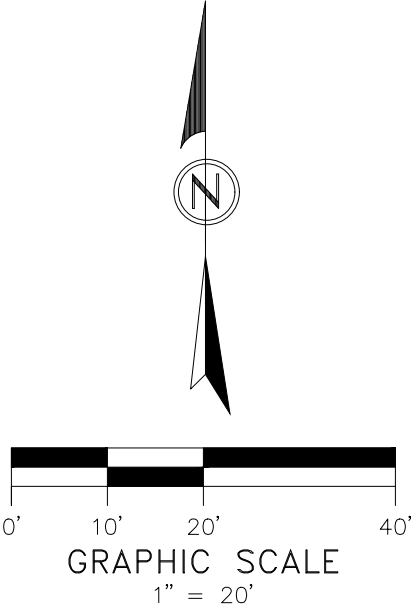
SITE DEMOLITION NOTES

1. INFORMATION GIVEN WAS TAKEN FROM BOUNDARY SURVEY SUPPLIED BY SINGLETON SURVEYING, LLC, EUFAULA, OK. DATED 11/1/2022. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES, CONFLICTS OR OTHER UNSATISFACTORY CONDITIONS TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. TEXAS 811 SYSTEM, DIAL 811 OR 1-800-545-6005 OR ONLINE AT TEXAS811.COM BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO THE START OF HIS WORK.
3. CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROLS DURING THE ENTIRE COURSE OF WORK AS DETAILED ON THE STORM WATER POLLUTION PREVENTION PLANS, AND IN ACCORDANCE WITH THE STATE STORM WATER POLLUTION PREVENTION REQUIREMENTS.
4. ALL MATERIALS TO BE DEMOLISHED SHALL BE RECYCLED OR SALVAGED ACCORDING TO THE CONTRACTOR'S WASTE MANAGEMENT PLAN. ALL OTHER MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF SITE IN A LEGAL LANDFILL. CONTRACTOR IS NOT ALLOWED TO STOCKPILE NON-RECYCLED OR NON-SALVAGED DEMOLITION MATERIALS ON SITE. ALL MATERIALS SHALL BE REMOVED IN A TIMELY FASHION.
5. WITHIN THE LIMITS OF WORK AND THE VICINITY OF CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY FENCING AROUND TREES TO REMAIN AND PROTECT SAID TREES DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ASSOCIATED UTILITY COMPANY AND COORDINATING ANY REQUIRED DISCONNECTS AND/OR CONNECTIONS TO EXISTING UTILITIES.
7. FINAL SITE CLEARING - THE SITE SHALL BE CLEAR OF ALL DEBRIS, DEMOLITION RELATED AND NON-RELATED (SITE TRASH).

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, FIBER OPTIC CABLES, ETC.)

OKIE 811 ONE CALL CONTACT INFORMATION:  
DIAL: 811 OR 1-800-522-6543  
WEB: www.OKIE811.org

CONTRACTOR SHALL CALL AT LEAST 3 DAYS BEFORE ANY CONSTRUCTION



DEVELOPER:  
**Hankins Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501

**LIVE OAK ENGINEERING**  
2509 7TH AVE. SOUTH  
BIRMINGHAM, AL 35233  
205-637-3115

OWNER'S REPRESENTATIVE:

WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228) 990-3082  
floyd@WDGroup.us

**MAIN STREET**  
EUFAULA, OK

DRAWING DESCRIPTION:  
**EXISTING CONDITIONS / DEMOLITION PLAN**

REVISIONS		
NO.	DATE:	CONTENTS:

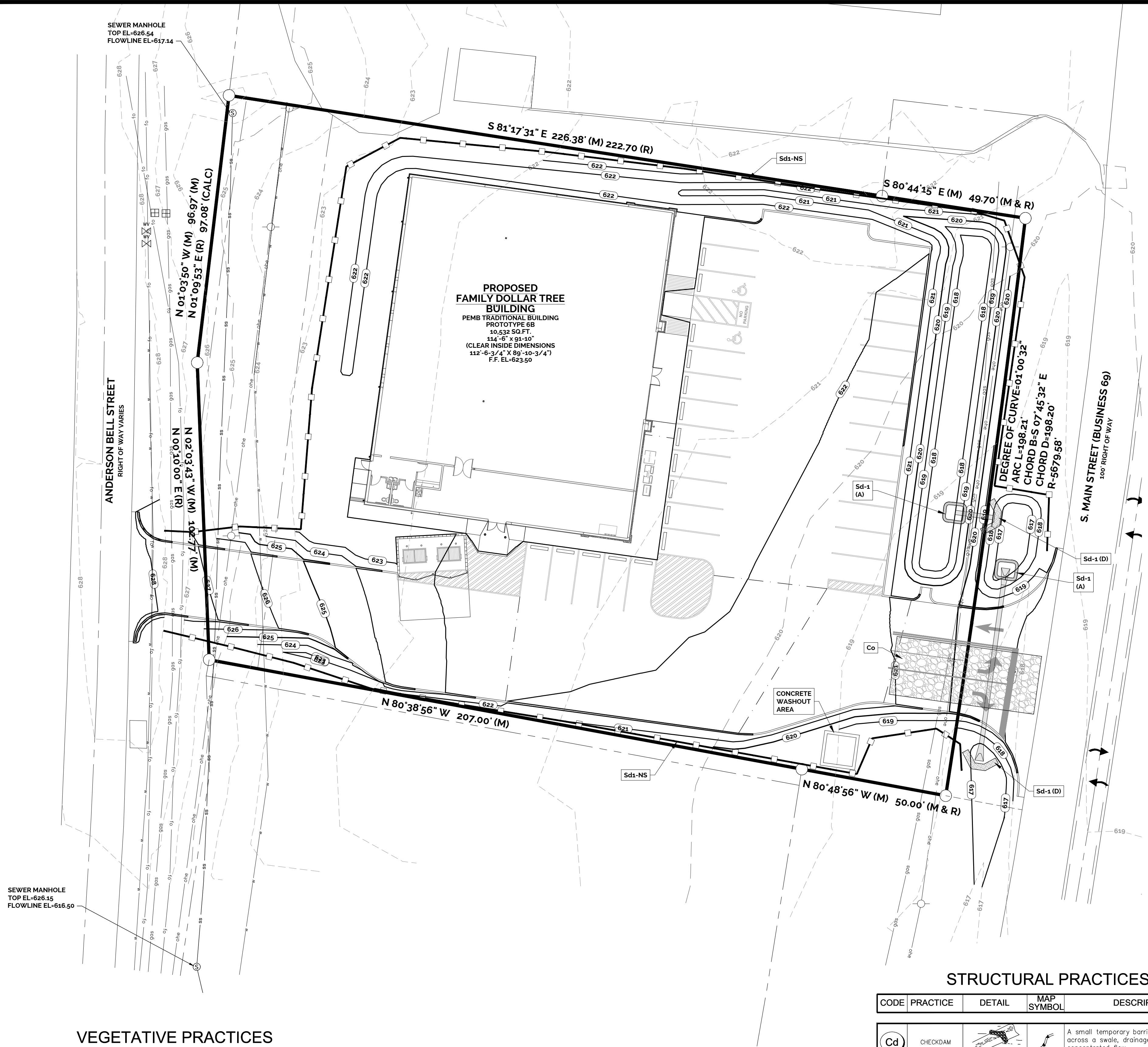
DATE	MARCH 31, 2023
PROJ. NO:	002.022.011
DWN. BY:	MFW
CK'D. BY:	TJM
SCALE:	SHOWN
CAD FILE:	

SHEET

**C1.0**  
VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY





### VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SOODING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

### STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.

### CLEARING PHASE NOTES

- PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.
- THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.
- THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.
- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.
- THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:
  - THE CONSTRUCTION EXITS SHALL BE PLACED AS SHOWN ON THE PLANS.
  - IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
  - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY.
- AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT DETENTION PONDS AS SHOWN ON PLANS.
- THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.
- NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.
- MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3 INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE PROPER FUNCTIONING.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

### GRADING PHASE NOTES

- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.
- EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE IMMEDIATELY.
- THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 WITHOUT IMPLEMENTING ADDITIONAL MEASURES AS REQUIRED TO ENSURE ADEQUATE SLOPE STABILIZATION.
- STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED.
- ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
- THE CONTRACTOR SHALL MAINTAIN THE DETENTION POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPTH OF THE BASIN.
- MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONSTRUCTION EXIST SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3 INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES, WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

### FINAL PHASE NOTES

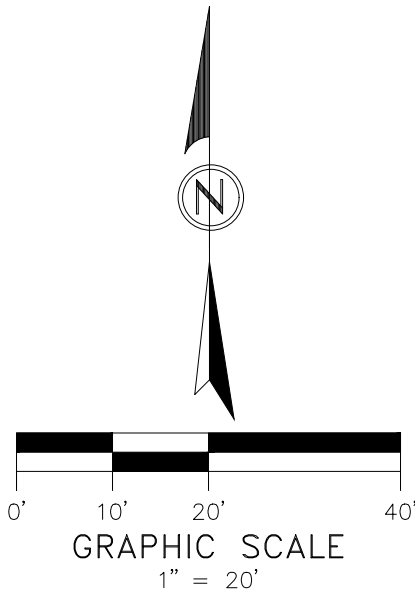
- THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- AFTER CURBING, GRADED AGGREGATE BASE AND PAVEMENT HAVE BEEN INSTALLED, ALL INLET SEDIMENT FOR CATCH BASINS OR CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET FILTER PROTECTION.
- ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.
- THE CONTRACTOR SHALL MAINTAIN THE DETENTION POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPTH OF THE BASIN. ONCE PERMANENT GROUND COVER IS ESTABLISHED, CONTRACTOR SHALL CONVERT SEDIMENT POND TO FINAL DETENTION BASIN.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
- UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON THE PLANS.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, FIBER OPTIC CABLES, ETC.)

OKIE 811 ONE CALL CONTACT INFORMATION:  
DIAL: 811 OR 1-800-522-6543  
WEB: www.OKIE811.org

CONTRACTOR SHALL CALL AT LEAST 3 DAYS BEFORE ANY CONSTRUCTION



**Hankins**  
Developer  
**Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501

**LIVE OAK**  
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BIRMINGHAM, AL 35233  
205.637.3115

OWNER'S REPRESENTATIVE:

WDGroup  
8710 S. Paulettas PL  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us

**FAMILY DOLLAR TREE**  
DOLLAR TREE

MAIN STREET  
EUFULA, OK

DRAWING DESCRIPTION:  
**EROSION,  
SEDIMENT AND  
POLLUTION  
CONTROL PLAN**

### REVISIONS

NO.	DATE:	CONTENTS:

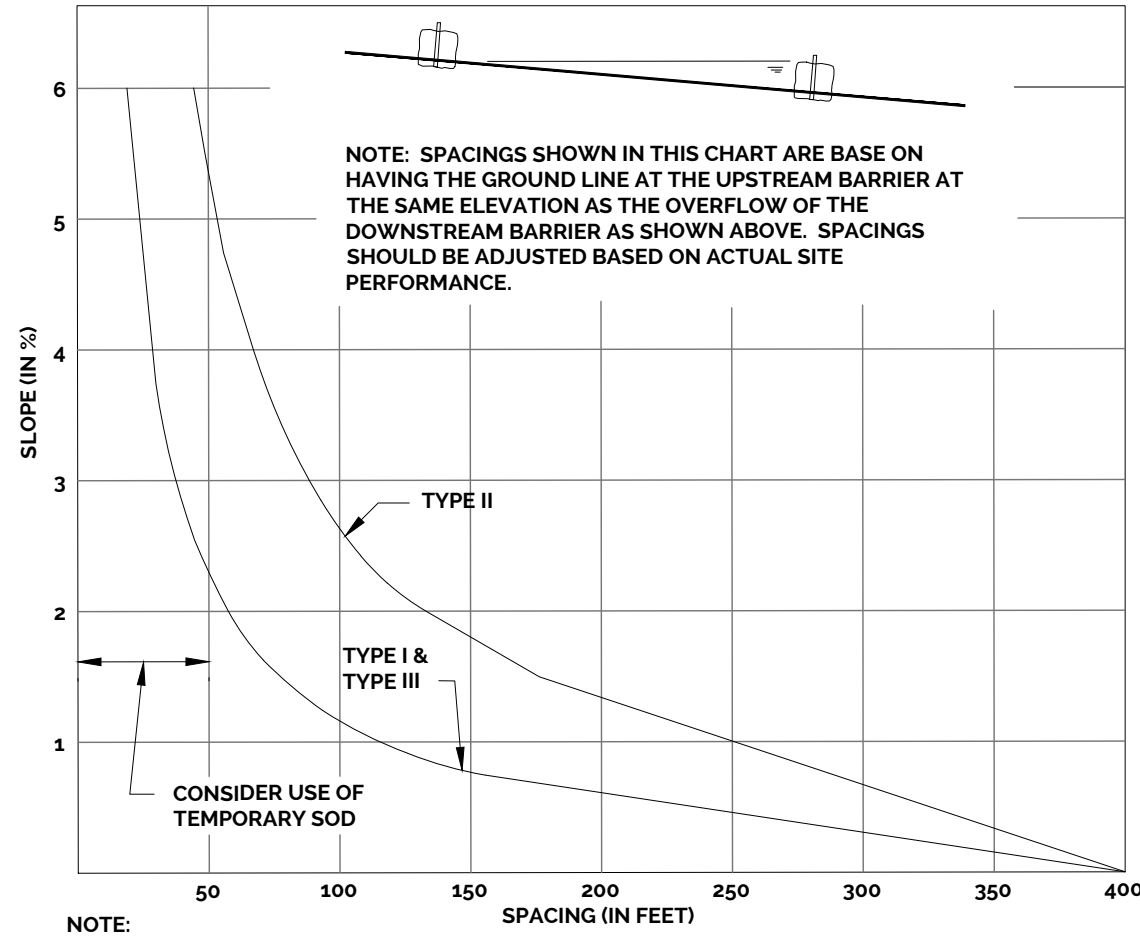
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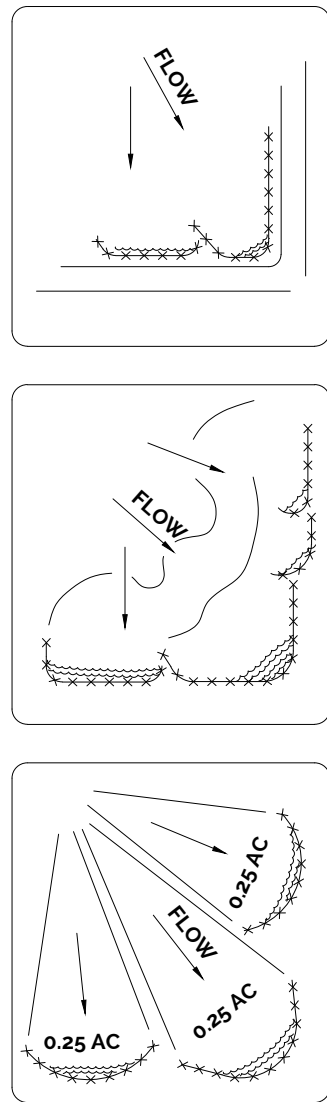
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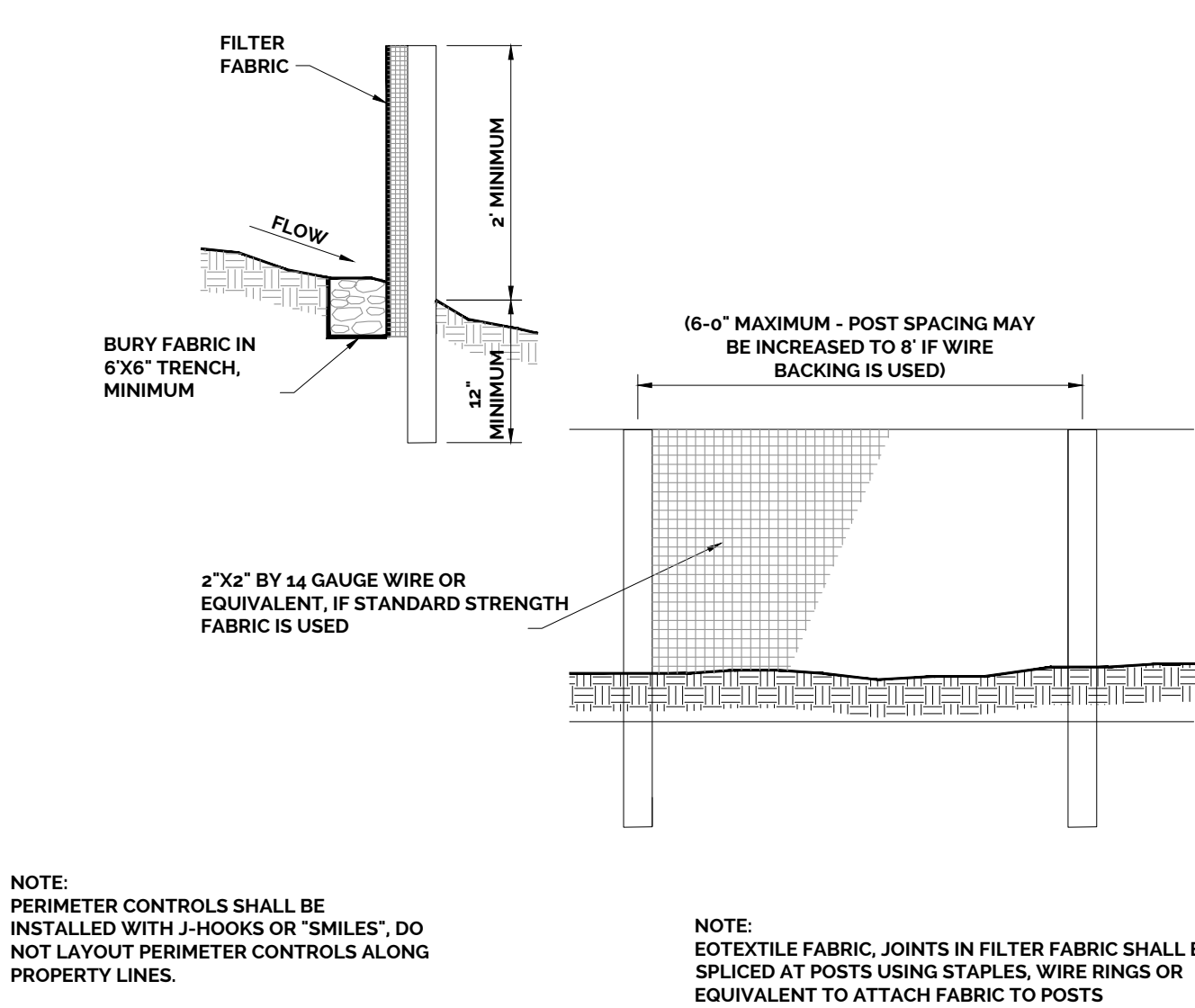




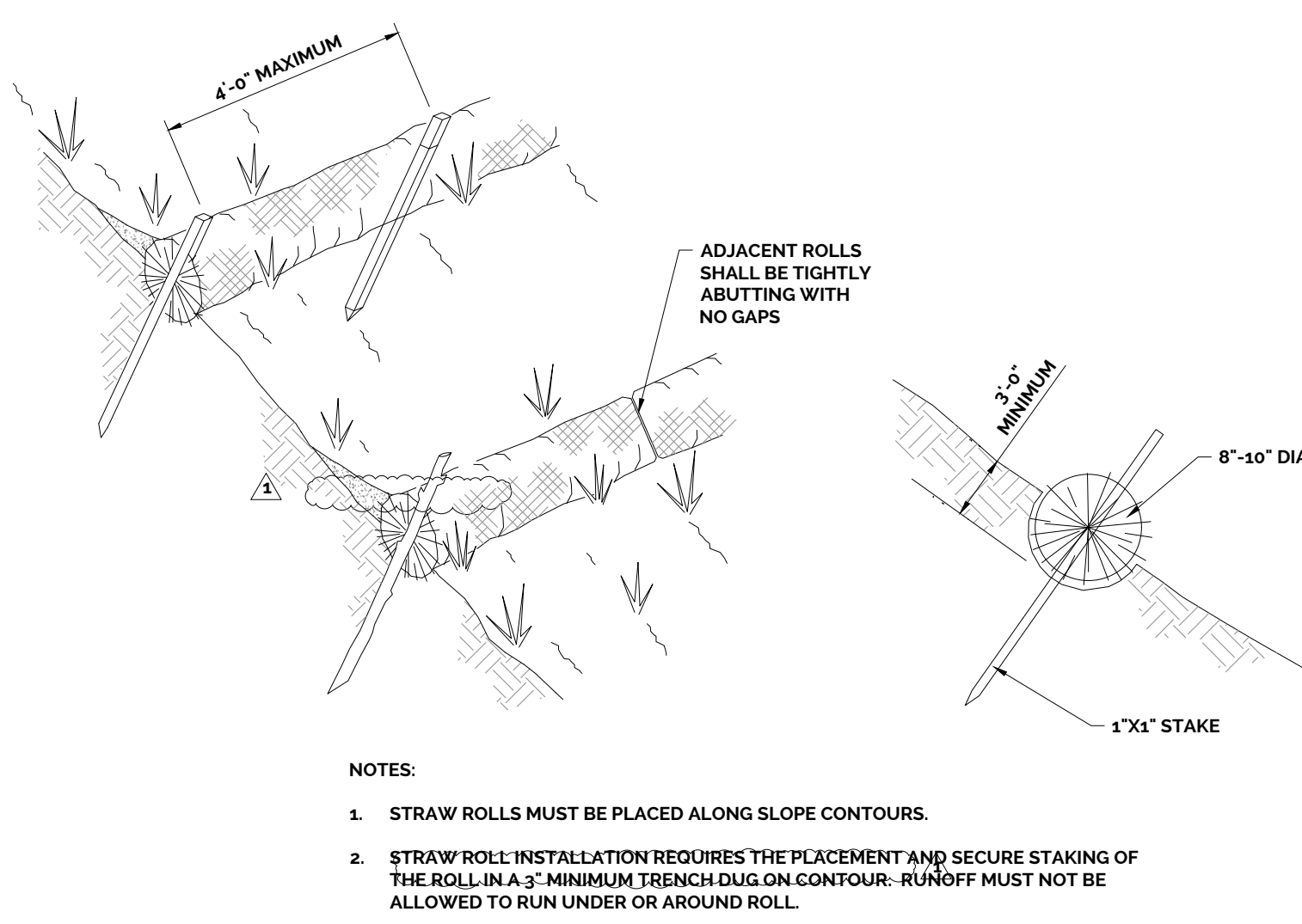
SPACING CHART FOR SEDIMENT BARRIERS



PERIMETER CONTROL PLACEMENT DETAIL



SILT FENCE OPTION



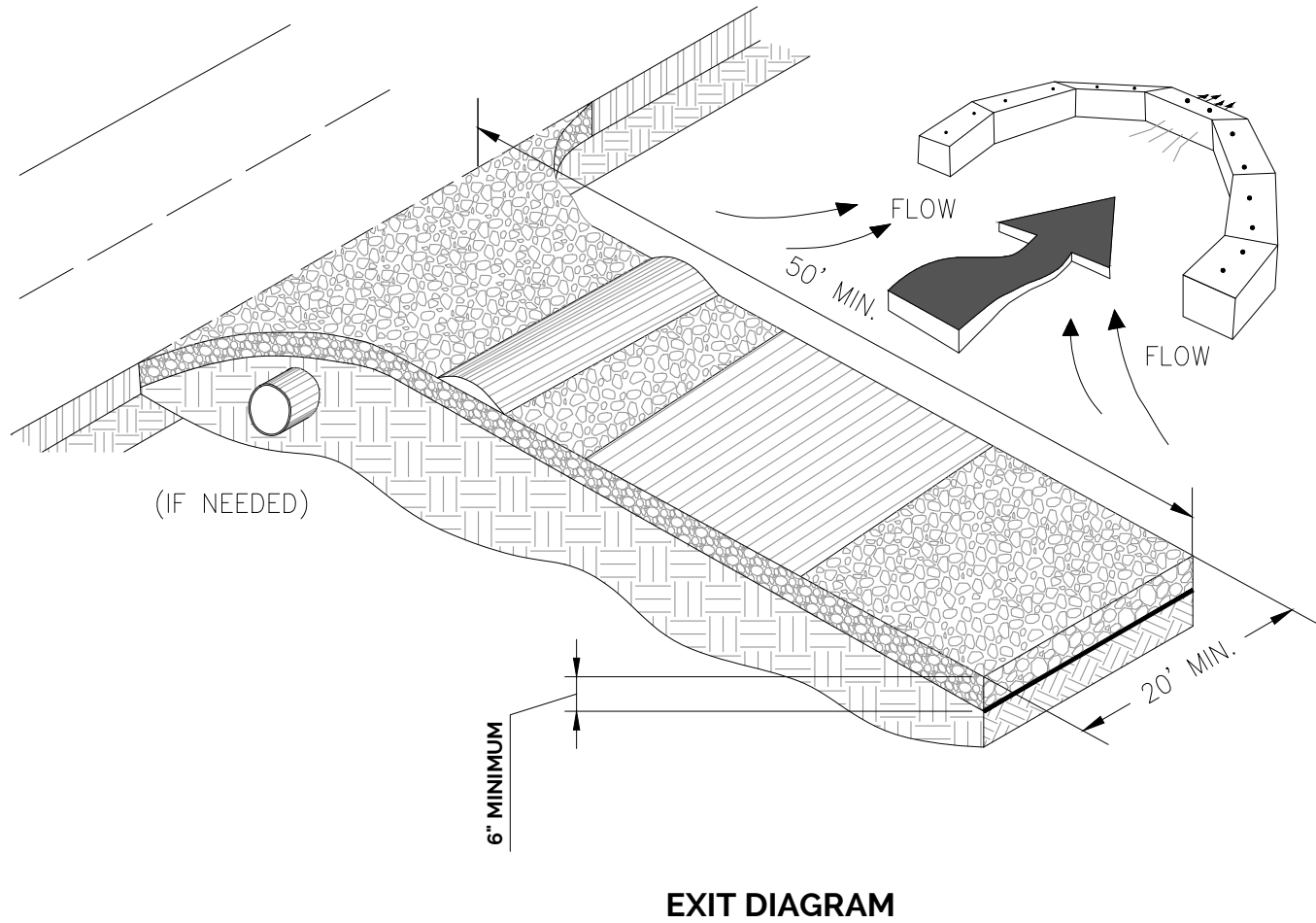
STRAW ROLL WATTLE OPTION

FILTER FABRIC NOTES

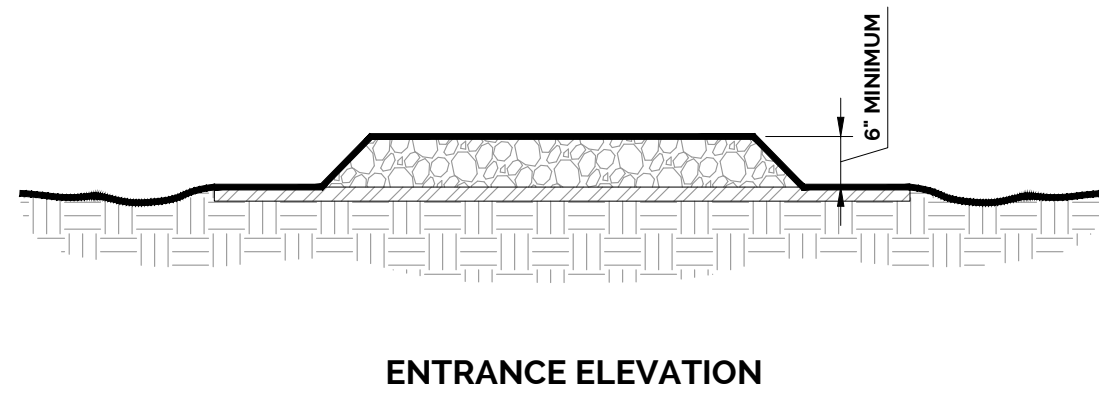
1. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
2. POSTS SHALL BE A MINIMUM OF 5'-0" IN LENGTH. IN ADDITION POSTS SHALL BE EITHER 2" x 2" N.D. WOOD POST OR HEAVY DUTY STEEL T-POSTS WITH PROJECTIONS FOR WIRE FASTENING.
3. WIRE SUPPORT FENCE SHALL BE A MINIMUM OF 36" IN HEIGHT, SHALL NOT EXTEND MORE THAN 36" ABOVE THE GROUND, AND SHALL EXTEND 2" INTO THE TRENCH.
4. WIRE FENCE SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6". WIRE SHALL BE SECURELY FASTENED TO THE UPSLOPE, PROJECT SIDE OF POSTS USING HEAVY DUTY STAPLES (AT LEAST 1" LONG), TIE WIRES OR HOG RINGS.
5. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN HEIGHT, AND SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AT THE TOP, MIDDLE, AND BOTTOM OF EACH POST. IN ADDITION THE FABRIC SHALL BE STAPLED OR WIRED TO THE WIRE FENCE APPROXIMATELY ONE HALF (1/2) THE DISTANCE BETWEEN THE POSTS AT THE TOP, MIDDLE AND BOTTOM OF THE WIRE FENCE.
7. GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF 3" OVERLAP. EACH FREE END OF THE FABRIC SHALL BE SECURELY TIED TO THE WIRE FENCE AT 6" O.C. VERTICALLY.
8. SILT FENCES SHALL BE MAINTAINED TO PREVENT ANY MATERIAL FROM MIGRATING FROM THE UPSLOPE SIDE OF THE FENCE. ANY REQUIRED MAINTENANCE OF THE SILT FENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL EVENT AND WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE FENCE.
10. IN ORDER TO PREVENT SEDIMENT LADEN STORM WATER FROM BY-PASSING THE FENCE, IN AREAS WHERE SILT FENCES ARE NOT UTILIZED ON ALL SIDES OF A DISTURBED AREA, THE FENCE SHALL EXTEND BEYOND THE DISTURBED AREA IN J-HOOK SHAPE ON EACH END AS SHOWN IN THE ISOLATED SILT FENCE INSTALLATION PLAN VIEW.

1 PERIMETER CONTROL DETAILS

Sd1-NS

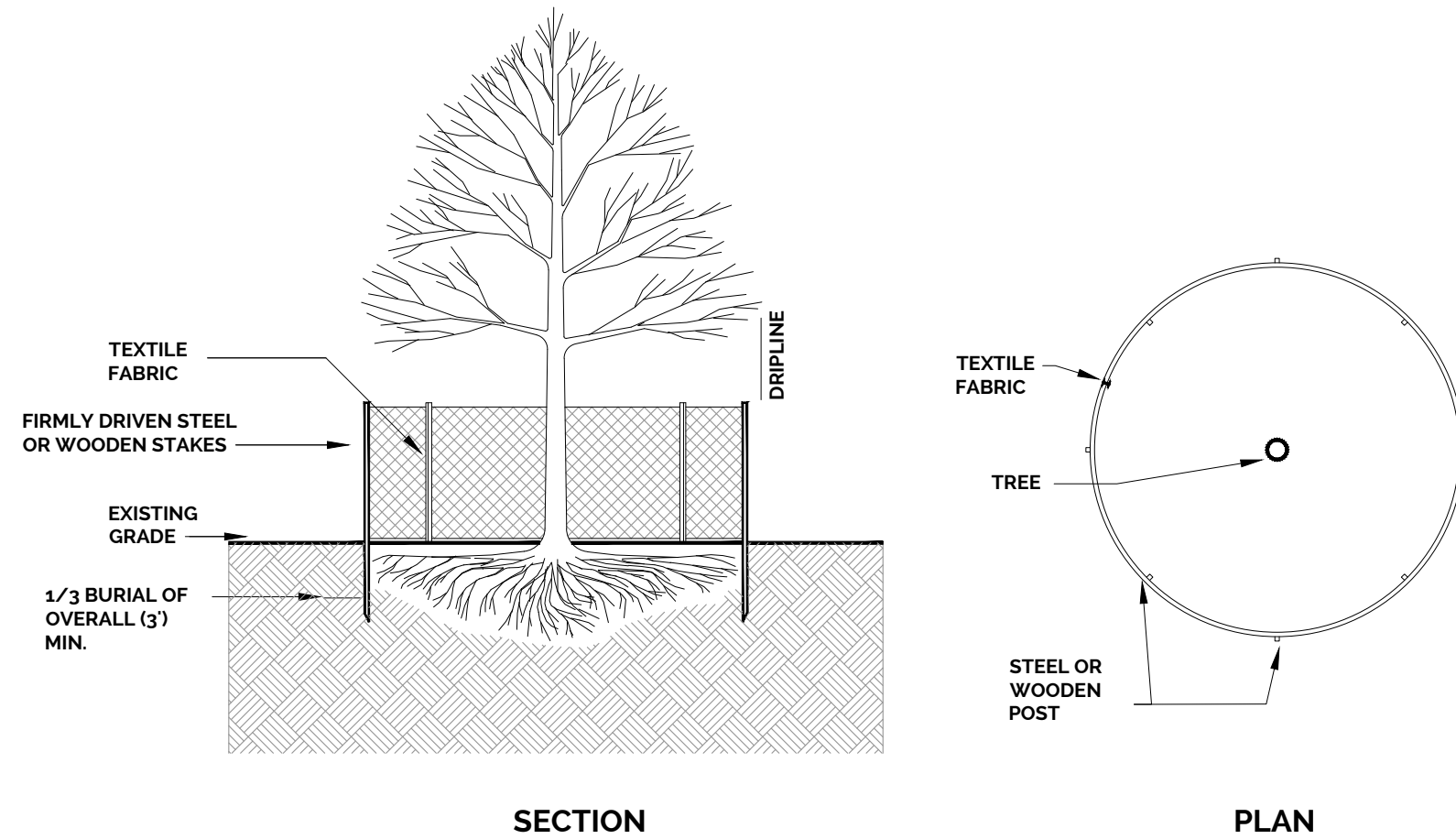


EXIT DIAGRAM



ENTRANCE ELEVATION

- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1/2"-3/5" STONE).
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

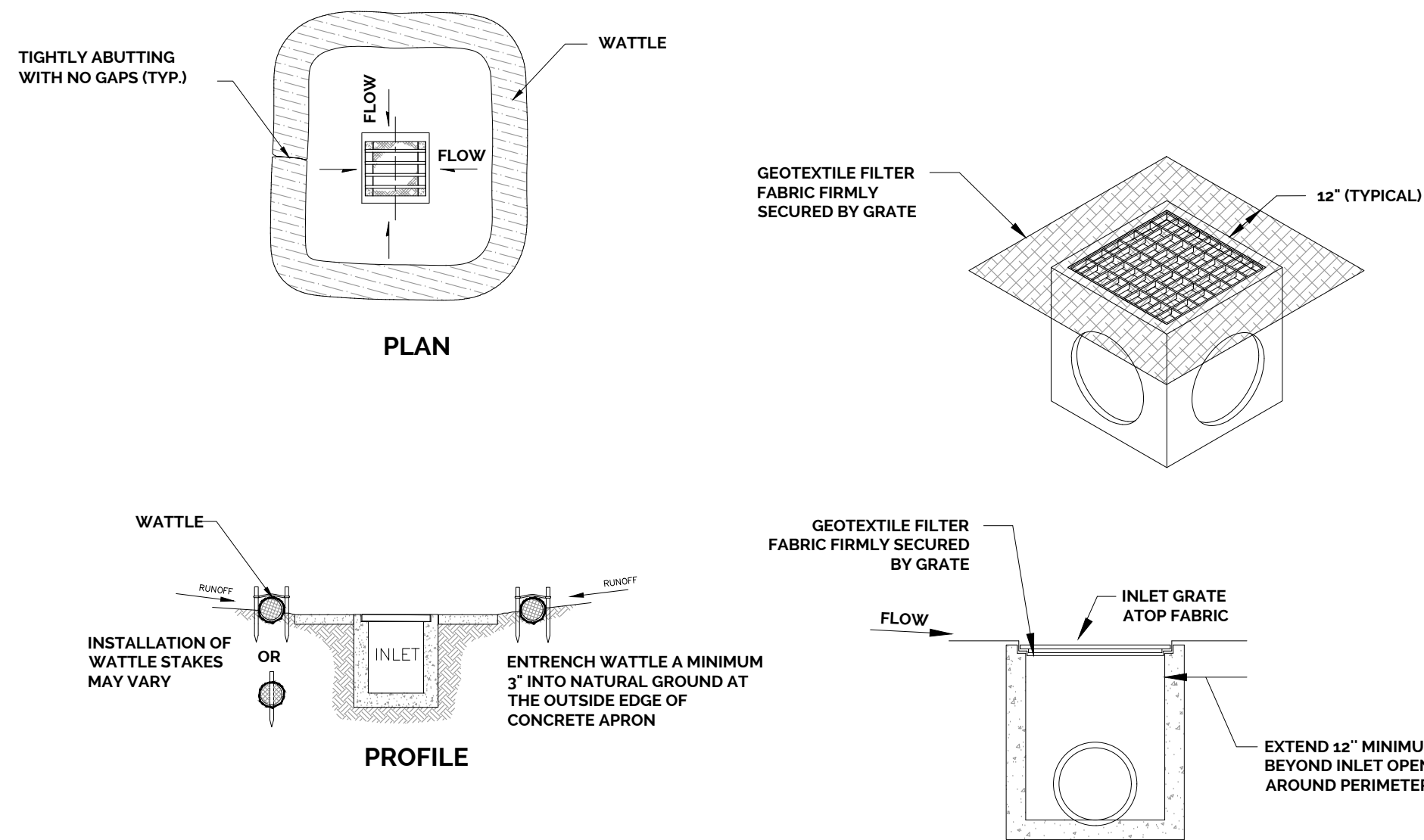


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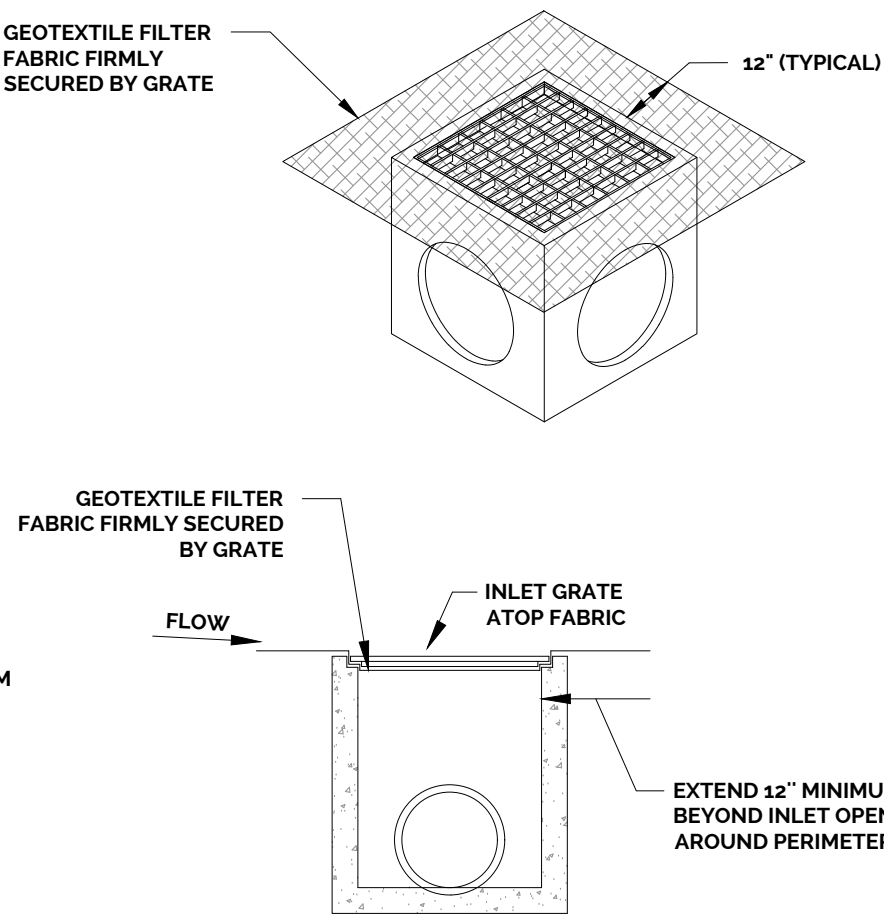
PLAN

2 CRUSHED STONE CONSTRUCTION EXIT

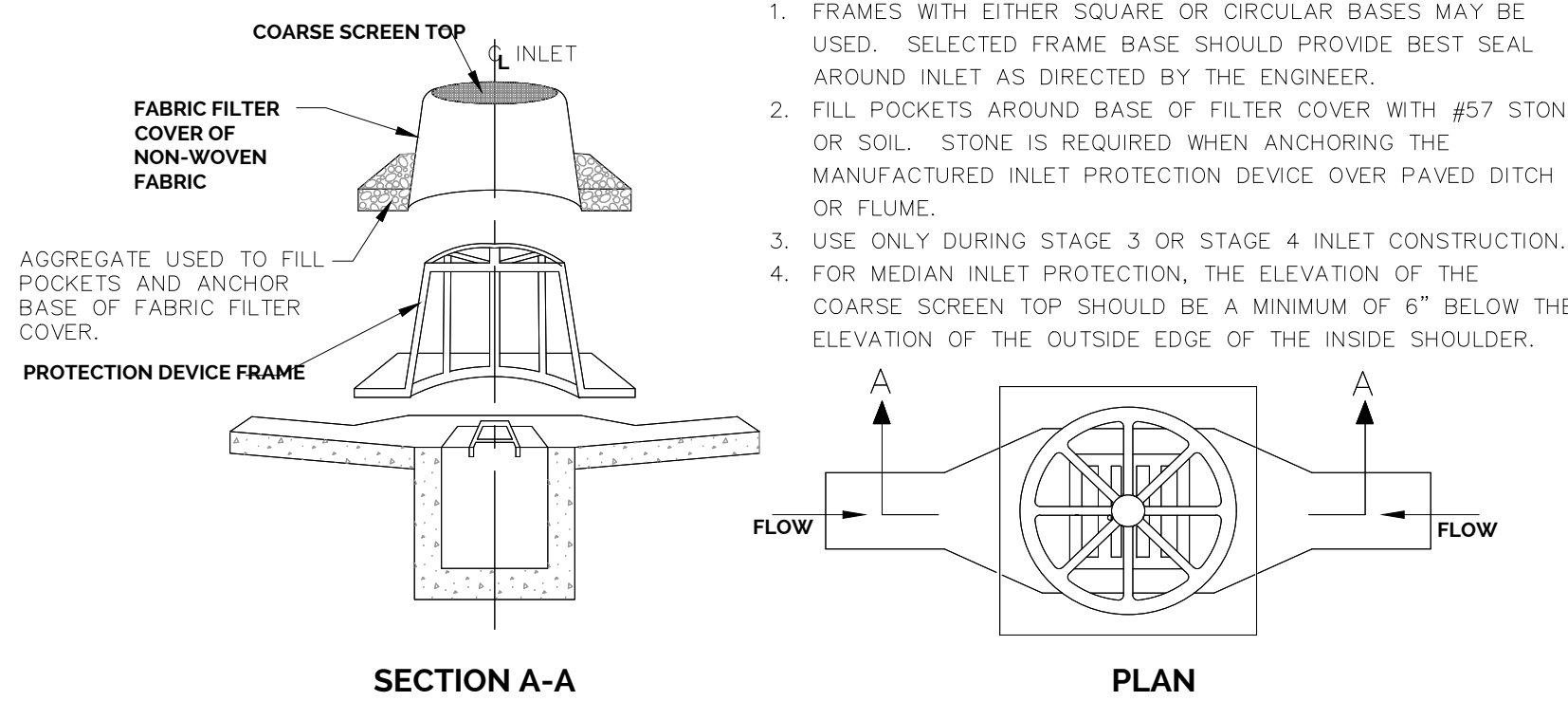
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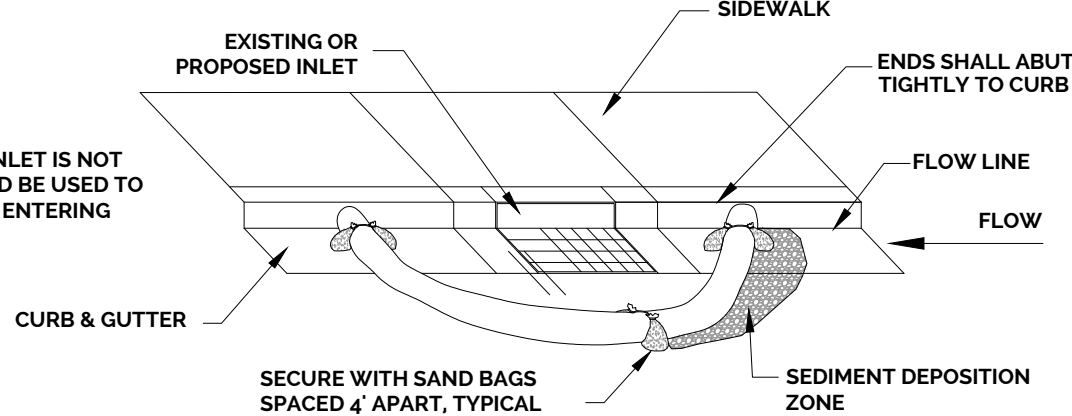
STRAW ROLL WATTLE OPTION (A)



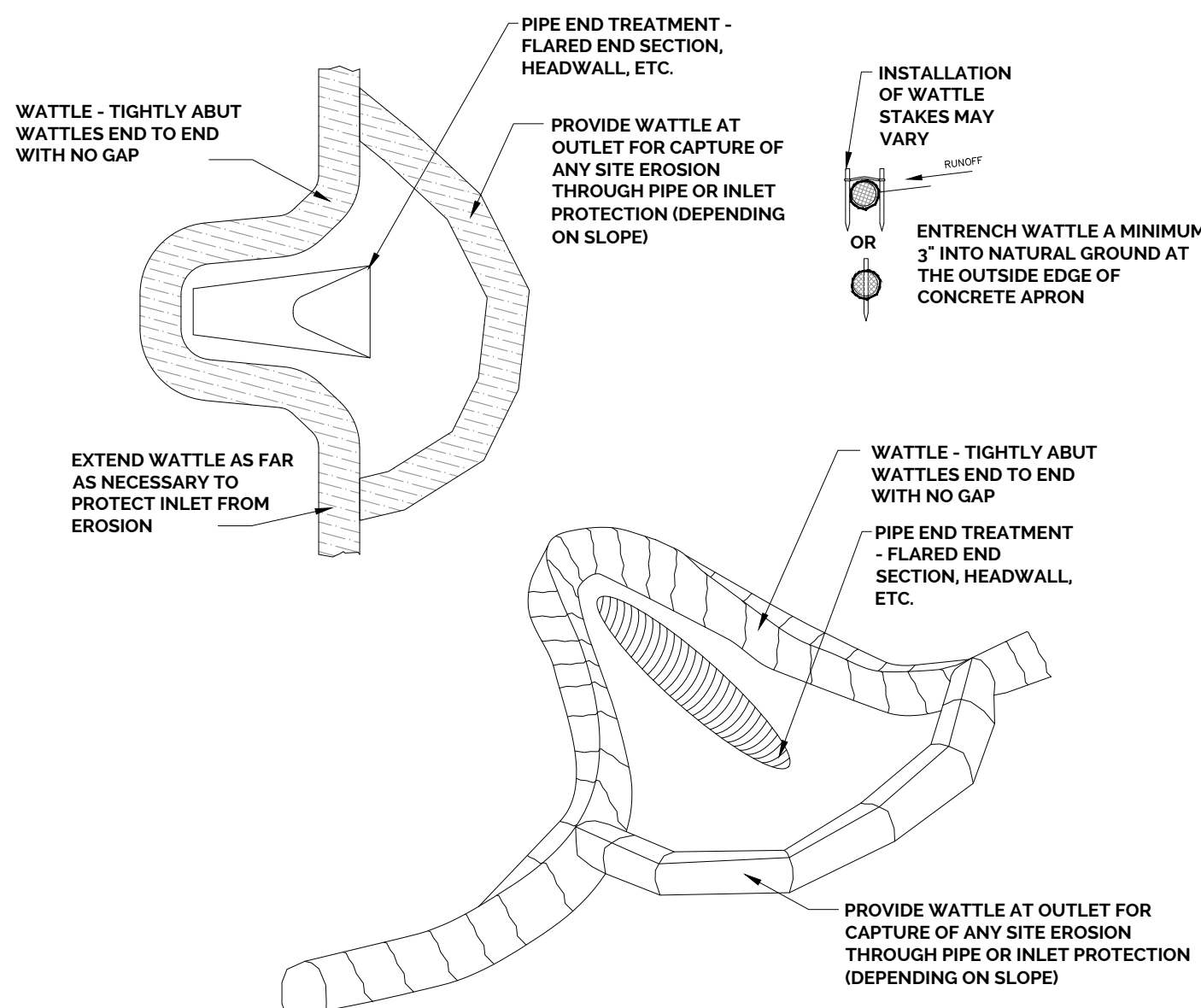
GEOTEXTILE FILTER FABRIC OPTION (B)



MANUFACTURED DEVICE OPTION



CURB INLET - STRAW ROLL WATTLE OPTION (C)



PIPE END TREATMENT - STRAW ROLL WATTLE OPTION (D)

4 TYPICAL INLET PROTECTION DETAILS

Sd-1

DEVELOPER: **Hankins Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501

**LIVE OAK ENGINEERING**  
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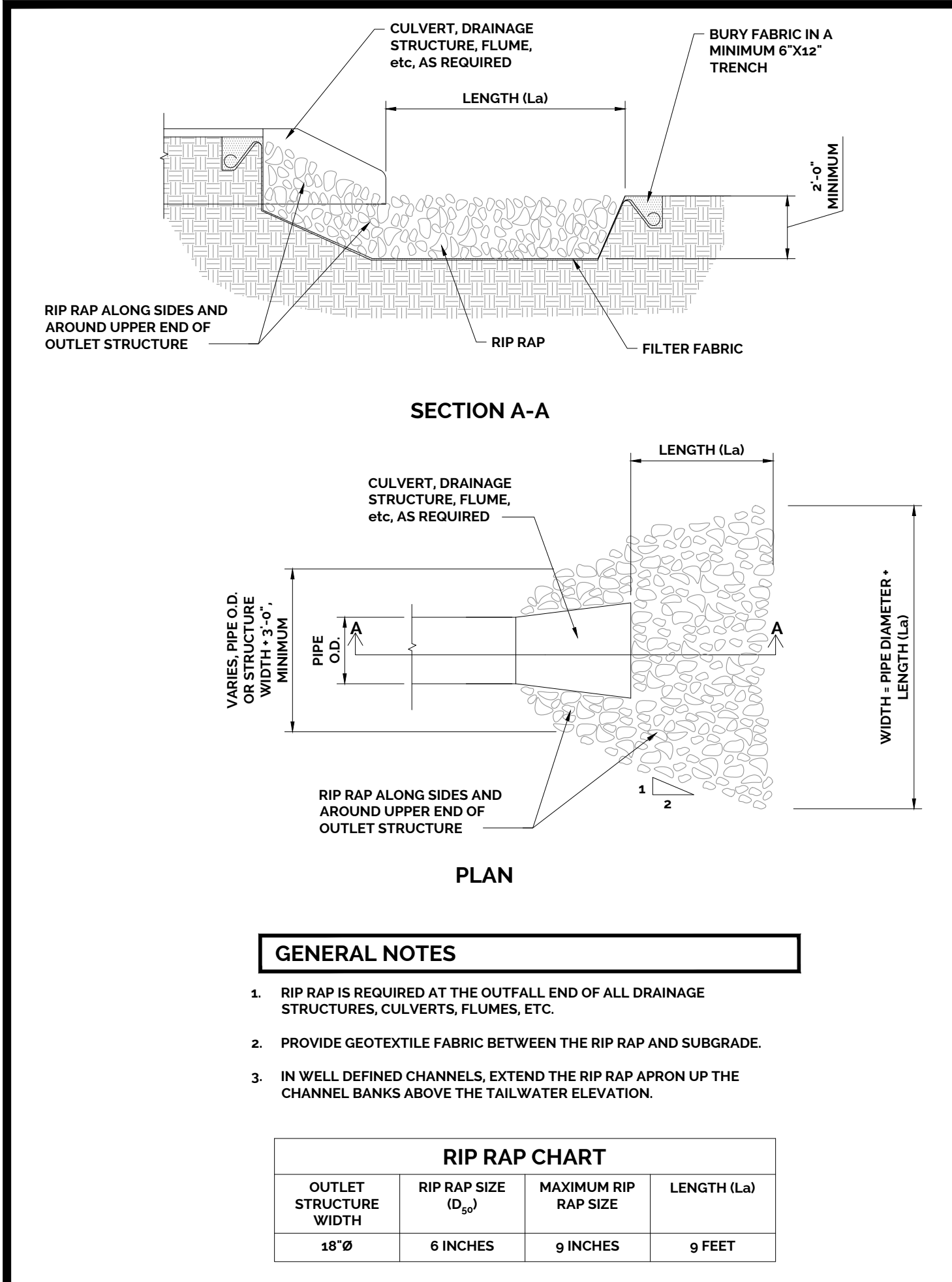
**FAMILY DOLLAR TREE**  
MAIN STREET  
EUFULA, OK

DRAWING DESCRIPTION:  
**EROSION, SEDIMENT AND POLLUTION CONTROL PLAN DETAILS**

REVISIONS		
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**DEFINITION:**

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

**CONDITIONS:**

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

**SPECIFICATIONS:**

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

**SEEDBED PREPARATION**

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

**BROADCAST PLANTINGS:**

- TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

**INDIVIDUAL PLANTS:**

- WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
- FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
- WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

**1 STORM DRAIN OUTLET PROTECTION** **St**

**DEFINITION:**

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE, IF POSSIBLE, TO THE SOIL SURFACE.

**CONDITIONS:**

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

**SPECIFICATIONS:**

MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

**SITE PREPARATION:**

- GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
- LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

**MULCHING MATERIALS:**

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:

- DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
- WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
- CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR 1/4 GALLON PER SQ.YD.).
- POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

**APPLYING MULCH:**

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

- DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
- IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
- CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
- APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

**ANCHORING MULCH:**

- STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT, GRADE AE-5 OR SE-1. THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- NETTING OF THE APPROPRIATE SIZE SHALL BE USED ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
- POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

**3 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)** **Ds1**

**DEFINITION:**

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS AND DEMOLITION SITES.

**CONDITIONS:**

THIS IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

**METHOD AND MATERIALS:**

**TEMPORARY METHODS:**

**MULCHES:** SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

**VEGETATIVE COVER:** SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

**SPRAY-ON ADHESIVES:** THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

**TILLAGE:** THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

**IRRIGATION:** THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. BARRIERS. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

**BARRIERS:** LACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

**CALCIUM CHLORIDE:** APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

**PERMANENT METHODS:**

**PERMANENT VEGETATION:** SEE STANDARD DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

**TOPSOILING:** THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION SOIL MATERIAL. SEE STANDARD TP - TOPSOILING.

**STONE:** COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.

**4 DUST CONTROL ON DISTURBED AREAS** **Du**

**PLANTING:**

**HYDRAULIC SEEDING:**

MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

**CONVENTIONAL SEEDING:**

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED, FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

**NO-TILL SEEDING:**

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

**INDIVIDUAL PLANTS:**

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

**MULCHING:**

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED.

- DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
- WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
- ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
- SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
- PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
- WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
- BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

**DS3**

**DEFINITION:**

MAINTENANCE AND REPAIR OF CONSTRUCTION EQUIPMENT SHALL BE CONFINED TO ONE AREA - LOCATED ON A LEVEL AREA, AS FAR FROM CREEKS AND WETLANDS AREAS AS POSSIBLE. STORAGE CONTAINERS AND WASTE DISPOSAL RECEPTACLES SHALL BE PROVIDED AT THIS AREA FOR OILS, FUELS, GREASE, SOLVENTS, ETC., THAT ARE USED ON THE SITE. THE MAINTENANCE AREA SHALL BE INSPECTED AND CLEANED DAILY. DISPOSAL RECEPTACLES SHALL BE EMPTIED WEEKLY, PROPERLY AND IN A LEGAL MANNER.

**2. ANY FUEL STORAGE TANKS KEPT ON THE SITE SHALL BE PROVIDED WITH SECONDARY CONTAINMENT; THIS SHALL CONSIST OF A PAN UNDER THE TANK. LINED CONTAINMENT AREA WITH BERMS OR CONCRETE CONTAINMENT AREA, TO CONTAIN ANY LEAKAGE OR SPILLAGE WHICH MAY OCCUR FROM THE TANK DURING USE AND NON-USE TIMES.**

**3. TRASH RECEPTACLES AND OTHER WASTE-HOLDING FACILITIES SHALL BE UTILIZED AT ONE OR TWO LOCATIONS ON THE PROJECT SITE TO CONTAIN WASTES AND PREVENT ITS MOVEMENT DOWN-GRADE OR OFFSITE. THESE FACILITIES SHALL BE EMPTIED AND WASTE DISPOSED OF ON A WEEKLY BASIS, OR MORE OFTEN AS NEEDED.**

**4. THE CONTRACTOR SHALL TAKE NECESSARY ACTION AS REQUIRED TO MINIMIZE THE TRACKING OF MUD/SOIL ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.**

**5. WASHING OF CONSTRUCTION VEHICLES ON THE SITE WILL NOT BE ALLOWED. VEHICLES SHALL BE TRANSPORTED TO THE CONTRACTOR'S YARD AND WASHED AS NEEDED.**

**6. THE STORAGE OF ALL HAZARDOUS MATERIALS, FERTILIZERS, CHEMICALS, CEMENTS, SOLVENTS, PAINTS, OR OTHER POTENTIAL WATER POLLUTANTS SHALL BE LOCATED IN AN ISOLATED, LEVEL AREA, FAR FROM CREEK/WETLAND AREAS, WHERE THEY WILL NOT CAUSE POLLUTION DUE TO RUNOFF FROM THEM DURING RAINFALL EVENTS AND SHALL BE STORED IN A HAZMAT APPROVED FACILITY. ALL MSDS SHEETS FOR EACH HAZARDOUS MATERIAL SHALL BE KEPT IN THE HAZMAT STORAGE FACILITY AND A COPY OF THE MSDS SHEET SHALL BE KEPT IN THE GENERAL CONTRACTOR'S OFFICE. TOXIC CHEMICALS AND MATERIALS, SUCH AS PESTICIDES, PAINTS AND ACIDS, SHALL BE STORED ACCORDING TO THE MANUFACTURER'S GUIDELINES. CARE SHALL BE TAKEN TO PREVENT ACCIDENTAL SPILLAGE DURING USE OF THE MATERIALS. CONTAINERS SHALL NOT BE WASHED OR NEAR FLOWING STREAMS OR STORMWATER HANDLING SYSTEMS (INLETS, DITCHES, PONDS, ETC.).**

**7. ADEQUATE SANITARY FACILITIES SHALL BE PROVIDED FOR WORKERS ON THE SITE IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. THESE FACILITIES SHALL BE REGULARLY EMPTIED AND MAINTAINED AND PLACED AWAY FROM CREEKS/WETLANDS AS FAR AS POSSIBLE AND ANCHORED TO PREVENT OVERTURNING, AS NEEDED.**

**8. CONTRACTOR SHALL PERFORM A DAILY WALK THRU OF THE PROJECT SITE TO PICK UP ANY LOOSE DEBRIS, LITTER OR TRASH AND DISPOSE OF ALL ITEMS IN THE WASTE RECEPTACLES SHOWN.**

**5 OTHER POLLUTION SOURCES CONTROL NOTES**

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

**APPLYING MULCH:**

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

**ANCHORING MULCH:**

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

- EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
- HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITH CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
- SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GADOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB-TACKIFIERS AND BINDERS.
- RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
- PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

**IRRIGATION:**

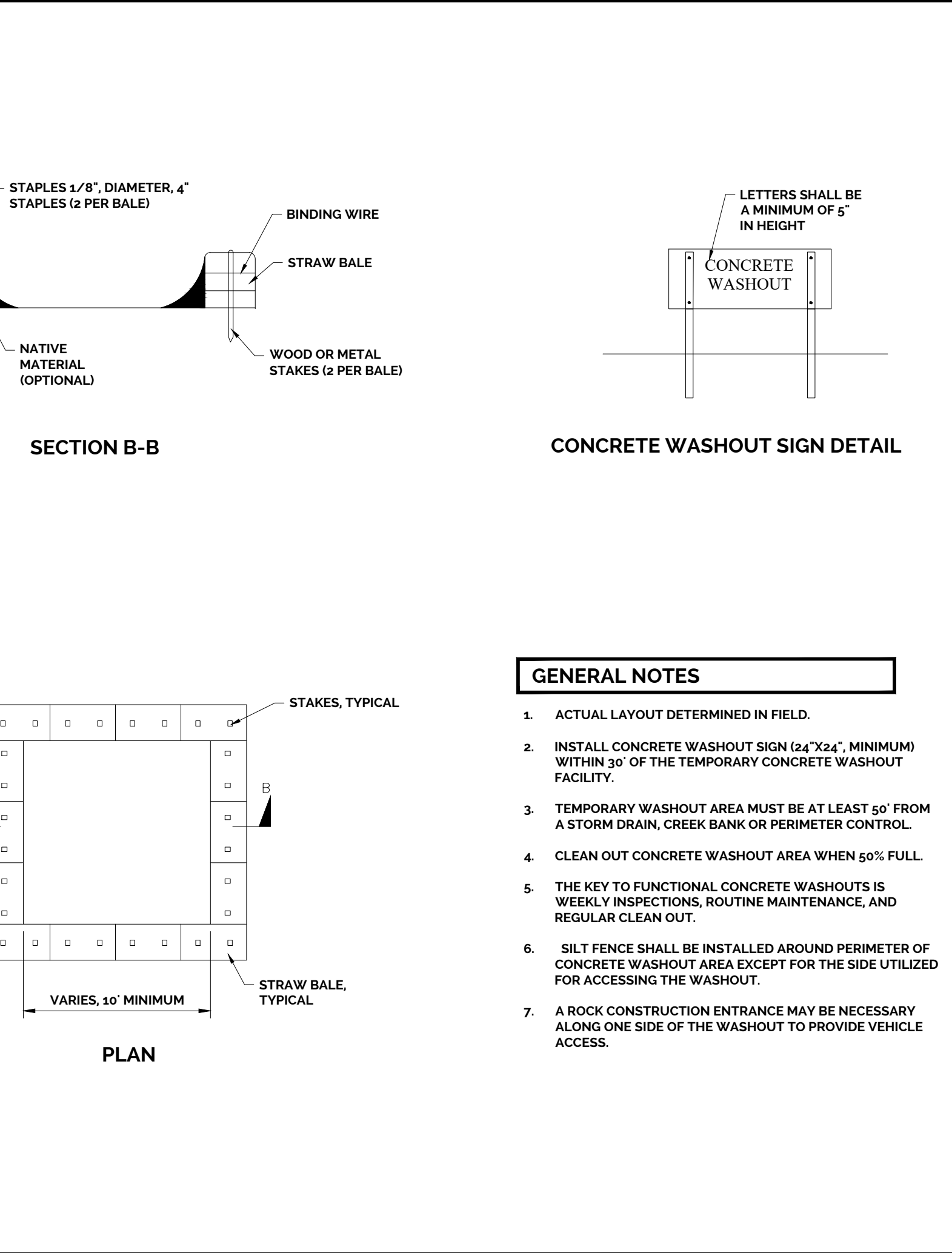
IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

**SEEDING RATES FOR PERMANENT SEEDING**

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 POUNDS	1/1 - 12/31
BERMUDA	0.2 POUNDS	10 POUNDS	2/15 - 7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1 - 7/1
LESPEDEZA	1.7 POUNDS	75 POUNDS	1/1 - 12/31
WEEPING LOVE GRASS	0.1 POUNDS	4 POUNDS	2/1 - 6/15
SWITCH GRASS	0.9 POUNDS	40 POUNDS	3/15 - 5/1

\* - UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES  
\*\* - SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

**6 CONCRETE WASHOUT DETAIL**



**6 CONCRETE WASHOUT DETAIL**

**Hankins Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501

**LIVE OAK ENGINEERING**  
2509 7TH AVE SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

**OWNER'S REPRESENTATIVE:**  
**WDGROUP**  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us

**FAMILY DOLLAR TREE**  
MAIN STREET  
EUFAULA, OK

**DRAWING DESCRIPTION:**  
EROSION, SEDIMENT AND POLLUTION CONTROL PLAN DETAILS

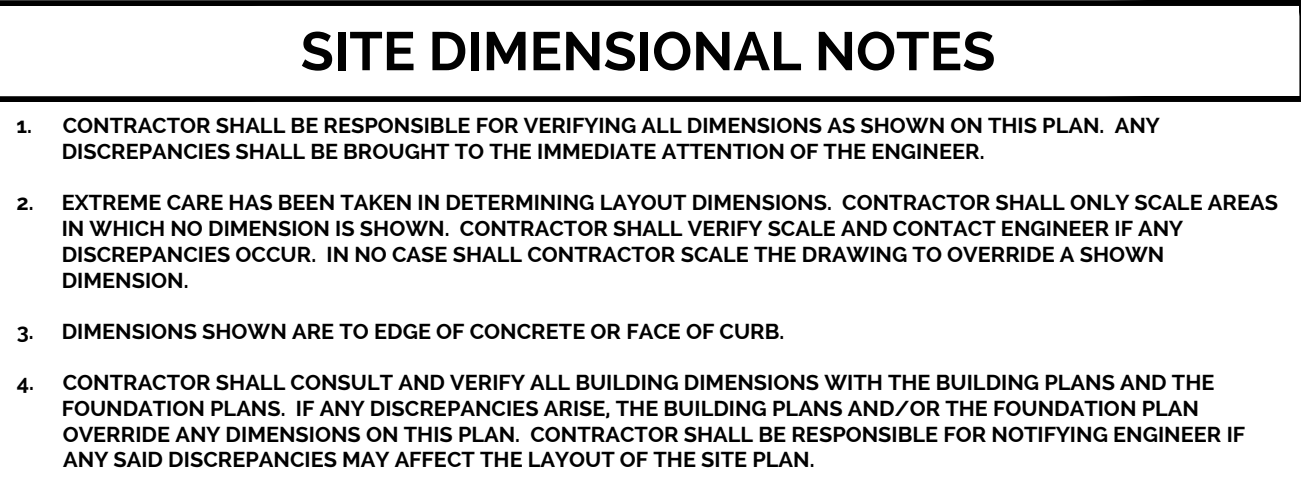
**REVISIONS**

NO.	DATE:	CONTENTS:

**DATE** MARCH 31, 2023  
**PROJ. NO.** 002.022.011  
**DWN. BY:** MFW  
**CK'D. BY:** TJM  
**SCALE:** SHOWN  
**CAD FILE:**  
**SHEET** **C1.1B**  
**VERIFY SCALES**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY







MAIN STREET  
EUFAULA, OK

[illegible]



SEWER MANHOLE  
TOP EL-626.54  
FLOWLINE EL-617.14

ANDERSON BELL STREET  
RIGHT OF WAY VARIES

N 01°03'50" W (M) 96.97' (M)  
N 01°09'53" E (R) 97.08' (CALC)  
N 02°03'43" W (M) 102.77' (M)  
N 00°10'00" E (R)

PROPOSED  
FAMILY DOLLAR TREE  
BUILDING  
PEMB TRADITIONAL BUILDING  
PROTOTYPE 6B  
10,532 SQ.FT.  
114'-6" x 91'-10"  
(CLEAR INSIDE DIMENSIONS  
112'-6-3/4" x 89'-10-3/4")  
F.F. EL-623.50

N 80°38'56" W 207.00' (M)

N 80°48'56" W (M) 50.00' (M & R)

S 81°17'31" E 226.38' (M) 222.70' (R)

S 80°44'15" E (M) 49.70' (M & R)

DEGREE OF CURVE=01°00'32"  
ARC L=198.21'  
CHORD B-S=07'45'32" E  
CHORD D=198.20'  
R=5679.58'

S. MAIN STREET (BUSINESS 69)  
100' RIGHT OF WAY

SEWER MANHOLE  
TOP EL-626.15  
FLOWLINE EL-616.50

## SITE LAYOUT AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- EXTREME CARE HAS BEEN TAKEN IN DETERMINING LAYOUT DIMENSIONS. CONTRACTOR SHALL ONLY SCALE AREAS IN WHICH NO DIMENSION IS SHOWN. CONTRACTOR SHALL VERIFY SCALE AND CONTACT ENGINEER IF ANY DISCREPANCIES OCCUR. IN NO CASE SHALL CONTRACTOR SCALE THE DRAWING TO OVERRIDE A SHOWN DIMENSION.
- DIMENSIONS SHOWN ARE TO EDGE OF CONCRETE OR FACE OF CURB.
- CONTRACTOR SHALL CONSULT AND VERIFY ALL BUILDING DIMENSIONS WITH THE BUILDING PLANS AND THE FOUNDATION PLANS. IF ANY DISCREPANCIES ARISE, THE BUILDING PLANS AND/OR THE FOUNDATION PLAN OVERRIDE ANY DIMENSIONS ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ENGINEER IF ANY SAID DISCREPANCIES MAY AFFECT THE LAYOUT OF THE SITE PLAN.
- COORDINATES SHOWN FOR LAYOUT ARE ASSUMED COORDINATES AND NOT BASED ON ANY COORDINATE SYSTEM. CONTRACTOR SHALL CONSULT SURVEYOR FOR STAKEOUT INFORMATION REQUIRED BASED ON LOCAL COORDINATE SYSTEM.
- ALL NEW PAVEMENTS SHALL BE ALLOWED TO CURE AS PER RECOMMENDATIONS OF THE PAINT MANUFACTURER. CONTRACTOR SHALL PROVIDE GUIDES AND TEMPLATES AS REQUIRED TO PROVIDE A COMPLETE AND FINISHED STRIPING SURFACE.
- PAINT SHALL BE APPLIED AT A RATE OF NOT LESS THAN 105 SQUARE FOOT PER GALLON.

## STRIPING LEGEND

- |   |   |   |
|---|---|---|
| 1 | BOLLARDS (PARKING LOT):                                     | SURFACES SHALL BE CLEAN, DRY AND METAL SURFACES SHALL BE FREE OF HEAVY RUST, PAINTED SAFETY RED |
| 2 | STRIPING HANDICAP (PARKING LOT):                            | SURFACES SHALL BE CLEAN AND DRY. APPLY TOP COAT OF TRAFFIC MARKING PAINT "H.C." BLUE.           |
| 3 | STRIPING (PAVEMENT MARKINGS, I.E., STOP BAR, ARROWS, ETC.): | SURFACES SHALL BE CLEAN AND DRY. APPLY TOP COAT OF TRAFFIC MARKING PAINT WHITE                  |
| 4 | STRIPING (PAVEMENT MARKINGS, I.E., STOP BAR, ARROWS, ETC.): | SURFACES SHALL BE CLEAN AND DRY. APPLY TOP COAT OF TRAFFIC MARKING PAINT YELLOW                 |

## PAVEMENT LEGEND

- |  |   |
|--|---|
|  | HEAVY DUTY PAVEMENT (SEE PAVEMENT DETAILS FOR SECTION) - DOES NOT INCLUDE DUMPSTER PAD AREA |
|  | LIGHT DUTY PAVEMENT (SEE PAVEMENT DETAILS FOR SECTIONS)                                     |
|  | DUMPSTER PAD PAVEMENT (SEE SHEET G-4.0 FOR DUMPSTER PAD FOUNDATION AND DETAILS)             |
|  | SIDEWALKS AND APRONS  |

## ESTIMATED QUANTITIES

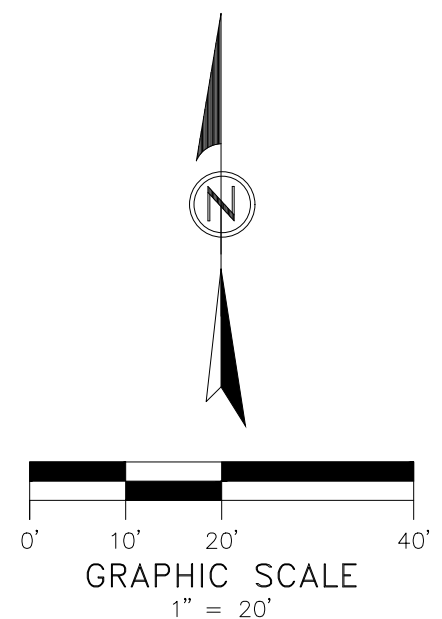
HEAVY DUTY PAVEMENT	16,456± SQ.FT.
LIGHT DUTY PAVEMENT	5,869± SQ.FT.
DUMPSTER PAD	656± SQ.FT.
CONCRETE SIDEWALK AND APRON	1,831± SQ.FT.

**OKIE 811**  
Know what's below.  
Call before you dig.

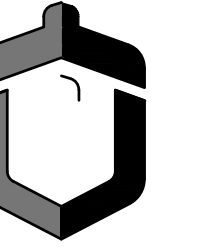
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, FIBER OPTIC CABLES, ETC.)

OKIE 811 ONE CALL CONTACT INFORMATION:  
DIAL: 811 OR 1-800-522-6543  
WEB: www.OKIE811.org

CONTRACTOR SHALL CALL AT LEAST 3 DAYS BEFORE ANY CONSTRUCTION



DEVELOPER:  
**Hankins Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501



**LIVE OAK  
ENGINEERING**

2509 7TH AVE. SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

OWNER'S REPRESENTATIVE:



WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228)990-3082  
flory@WDGroup.us

**FAMILY DOLLAR  
DOLLAR TREE**

MAIN STREET  
EUFULA, OK

DRAWING DESCRIPTION:  
**SITE PAVEMENT,  
LAYOUT AND  
STRIPING PLAN**

## REVISIONS

NO.	DATE:	CONTENTS:

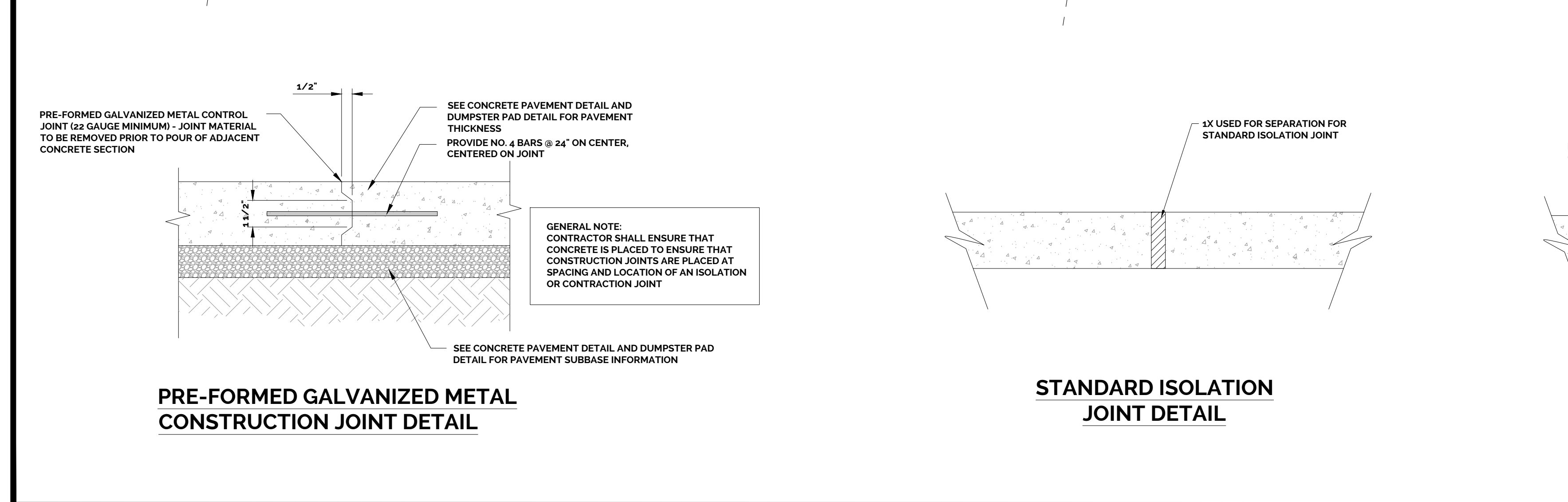
DATE: MARCH 31, 2023  
PROJ. NO.: 002.022.011  
DWN. BY: MFW  
CK'D. BY: TJM  
SCALE: SHOWN  
CAD FILE:

SHEET

**C2.1**

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



- 
- 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL, CONTINUOUS AROUND STRUCTURE, MANHOLE, LIGHTING STRUCTURE, FOOTING, ETC.
- JOINT SEALING COMPOUND
- DRAINAGE STRUCTURE, MANHOLE, LIGHTING STRUCTURE, FOOTING, ETC.
- 1/2"
- ISOLATION JOINT NOTES**
1. CONTRACTOR SHALL PLACE ISOLATION JOINTS AROUND ALL STRUCTURES AND COMMON ITEMS IN PARKING LOT AROUND THAT ABUTS CONCRETE PAVEMENT.



Diagram illustrating the dimensions and materials for a concrete repair joint:

- DEPTH** -  $1/4$  OF THICKNESS
- WIDTH** -  $1/8"$  FOR UNSEALED JOINTS  
 $1/4"$  FOR SEALED JOINTS
- JOINT SEALING COMPOUND**
- CONCRETE DEPTH, SEE CONCRETE SECTION**

STANDARD ISOLATION JOINT

SUGGESTED JOINTING  
PLAN NOTE

The diagram shows a cross-section of a concrete slab with a standard isolation joint. A vertical line indicates the joint location, with a hatched area representing the joint material. A horizontal line represents the slab surface. A note box contains the text 'SUGGESTED JOINTING PLAN NOTE'. A north arrow is located in the bottom right corner.

THIS PLAN IS A SUGGESTED LAYOUT FOR CONCRETE PAVEMENT JOINTING BASED ON ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS). CONTRACTOR MAY ADJUST JOINTING PLAN AS MAY BE REQUIRED. CONTRACTOR SHALL ENSURE ANY ADJUSTMENTS CONFORM TO SAID ACI 330.4.





SEWER MANHOLE  
TOP EL-626.54  
FLOWLINE EL-617.14

ANDERSON BELL STREET  
RIGHT OF WAY VARIES

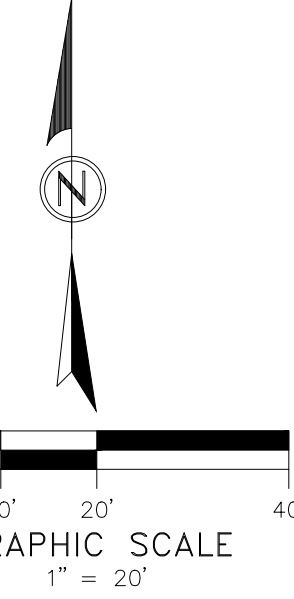
PROPOSED  
FAMILY DOLLAR TREE  
BUILDING  
PEMB TRADITIONAL BUILDING  
PROTOTYPE 6B  
10'-3 3/4" x 91'-10"  
(CLEAR INSIDE DIMENSIONS)  
112'-6 3/4" x 91'-10 3/4"  
F.F. EL-623.50



THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING  
UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION  
(INCLUDING BUT NOT LIMITED TO: WATER LINES, SEWER LINES,  
ELECTRICAL, AND TELECOMMUNICATION LINES, FIBER OPTIC  
CABLES, ETC.)

OKIE 811 ONE CALL CONTACT INFORMATION:  
DIAL: 811 OR 1-800-522-6543  
WEB: www.OKIE811.org

CONTRACTOR SHALL CALL AT LEAST 3 DAYS BEFORE ANY  
CONSTRUCTION



S MAIN STREET (BUSINESS 69)  
100' RIGHT OF WAY

DEGREES OF CURVE-01'00" 32'  
ARC L-198.21'  
CHORD B-S 07'45" 32" E  
R-5679.58'

INSTALL 1.5 FOOT WIDE  
RECTANGULAR WEIR  
INV. EL-618.00

INSTALL 601 L.F. OF 18" Ø  
RCP @ 0.50% SLOPE

REGRADE DITCH AS  
REQUIRED TO PROVIDE  
POSITIVE OUTFALL FROM  
DRIVEWAY PIPE

## GRADING AND TOPOGRAPHIC NOTES

- INFORMATION GIVEN WAS TAKEN FROM BOUNDARY SURVEY PROVIDED BY SINGLETON SURVEYING, LLC, EUFAULA, OK, DATED 11/1/2022. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES, CONFLICTS OR OTHER UNSATISFACTORY CONDITIONS TO THE ENGINEER PRIOR TO CONSTRUCTION.
- EXISTING CONTOUR INTERVALS SHOWN ARE ONE FOOT (1').
- PROPOSED CONTOUR INTERVALS SHOWN ARE ONE FOOT (1').
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, ETC., AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL LOCAL GOVERNING CODES AND SHALL COMPLY WITH SAID CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
- ALL FINISH GRADE ELEVATIONS SHOWN IN ROADWAY/PARKING ARE TOP OF ASPHALT ELEVATIONS UNLESS OTHERWISE NOTED.
- INSTALLATION OF ANY GRAVITY FLOW PIPE, SUCH AS SANITARY SEWER OR STORM DRAIN, SHALL REQUIRE THAT THE CONTRACTOR START AT THE LOWEST CONNECTION POINT ELEVATION, AND WORK IN THE UPHILL DIRECTION. IF, IN THE BEST INTEREST OF THE PROJECT, THE CONTRACTOR WISHES TO INITIATE PIPE LAYING AT SOME LOCATION OTHER THAN THE LOWEST CONTROL, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM A SATISFACTORY CONNECTION TO THE LOWEST CONTROL. PRIOR TO BEGINNING CONSTRUCTION AT SOME POINT OTHER THAN THE LOWEST CONTROL ELEVATION, THE CONTRACTOR SHALL REQUEST, IN WRITING, AND RECEIVE, APPROVAL FROM THE DESIGN ENGINEER, WHOSE NAME APPEARS ON THESE PLANS. SANITARY SEWER MAINS OR SERVICES WITH LESS THAN THREE FEET OF COVER SHALL BE DUCTILE IRON PIPE. WHEREVER A SANITARY SEWER SERVICE CROSSES OVER OR UNDER A STORM DRAIN PIPE AND/OR A WATER MAIN, THE SERVICE SHALL BE EXTENDED A MINIMUM OF FIVE FEET BEYOND THE FURTHEST PIPELINE. IN NO CASE, WITHOUT THE ENGINEERS WRITTEN APPROVAL, SHALL THE CONTRACTOR TERMINATE THE SANITARY SEWER SERVICE AT A LOCATION THAT WOULD REQUIRE THE BUILDING PLUMBER TO CROSS THE STORM DRAIN PIPE AND/OR WATER MAIN.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING ENTRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES.

## LEGEND

- 1803 — DENOTES EXISTING ELEVATION
- 1803 — DENOTES PROPOSED ELEVATION
- 1802.25 DENOTES PROPOSED SPOT ELEVATION
- TC-1802.25 BC-1802.75 DENOTES PROPOSED TOP/BOTTOM OF CURB SPOT ELEVATION
- ← 2.00% → DENOTES PROPOSED SLOPE
- — DENOTES FLOW LINE OR RIDGE LINE

## PRE DEVELOPED DRAINAGE AREA 25 YEAR STORM EVENT

DRAINAGE AREA	TOTAL AREA (ACRES)	TOTAL AREA (SQ.FT.)	RUNOFF COEFFICIENT 1450% GRASS COVER, POOR HSG C (CN)	TIME OF CONCENTRATION (TC)	Q25 YR (CFS)
DRAINAGE AREA	1.22	52,986	74	5.0 MINUTES	9.56

## POST DEVELOPED FLOW DRAINAGE AREA FLOW 25 YEAR STORM EVENT - PRIOR TO DETENTION

DRAINAGE AREA	TOTAL AREA (ACRES)	TOTAL AREA (SQ.FT.)	RUNOFF COEFFICIENT [PAVED PARKING HSG C] (CN)	PAVED PARKING AREA (SQ.FT.)	RUNOFF COEFFICIENT [75% GRASS COVER, GOOD, HSG C] (CN)	GRASS AREA (SQ.FT.)	RUNOFF COEFFICIENT [WEIGHTED] (CN)	TIME OF CONCENTRATION (TC)	Q25 YR (CFS)
DRAINAGE AREA	1.22	52,986	98	33,633	74	19,353	89	5	12.28

## POST DRAINAGE FLOWS ROUTED THROUGH DETENTION POND NO. 1 (25 YEAR STORM EVENT)

CRITICAL STORM DESIGN	25 YEAR STORM
PEAK ELEVATION	619.89
PEAK DISCHARGE (CFS)	9.54
DETENTION POND TOP	ELEVATION 620.00
DETENTION POND BOTTOM	ELEVATION 618.00

## STORMWATER SUMMARY REAR DRAINAGE AREA

TOTAL PRE DEVELOPED FLOW:  
25 YEAR STORM EVENT: 9.56

POST DEVELOPED FLOW DRAINAGE AREA:  
- 25 YEAR STORM EVENT PRIOR TO DETENTION: 12.28 CFS  
- 25 YEAR STORM EVENT AFTER DETENTION: 9.54 CFS

STORM EVENT COMPARISON (PRE VS FLOW):  
- 25 YEAR STORM EVENT:  
- PRE FLOW: 9.56 CFS  
- POST FLOW: 9.54 CFS  
- DIFFERENCE: -0.02 CFS (POST LESS THAN PRE)

## ENLARGED LOADING AREA GRADING

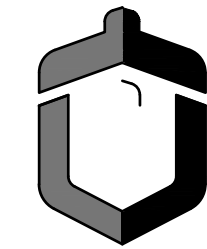
SCALE: 1" = 10'-0"

## ENLARGED FRONT ENTRANCE GRADING

SCALE: 1" = 10'-0"

DEVELOPER:  
**Hankins Development**

419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501



**LIVE OAK  
ENGINEERING**

2509 7TH AVE. SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

OWNER'S REPRESENTATIVE:



WDGroup  
8710 S. Paullettes PL  
Biloxi, MS 39532  
(228) 990-3082  
flory@WDGroup.us

**FAMILY DOLLAR TREE**

MAIN STREET  
EUFAULA, OK

DRAWING DESCRIPTION:  
**GRADING AND  
DRAINAGE PLAN**

## REVISIONS

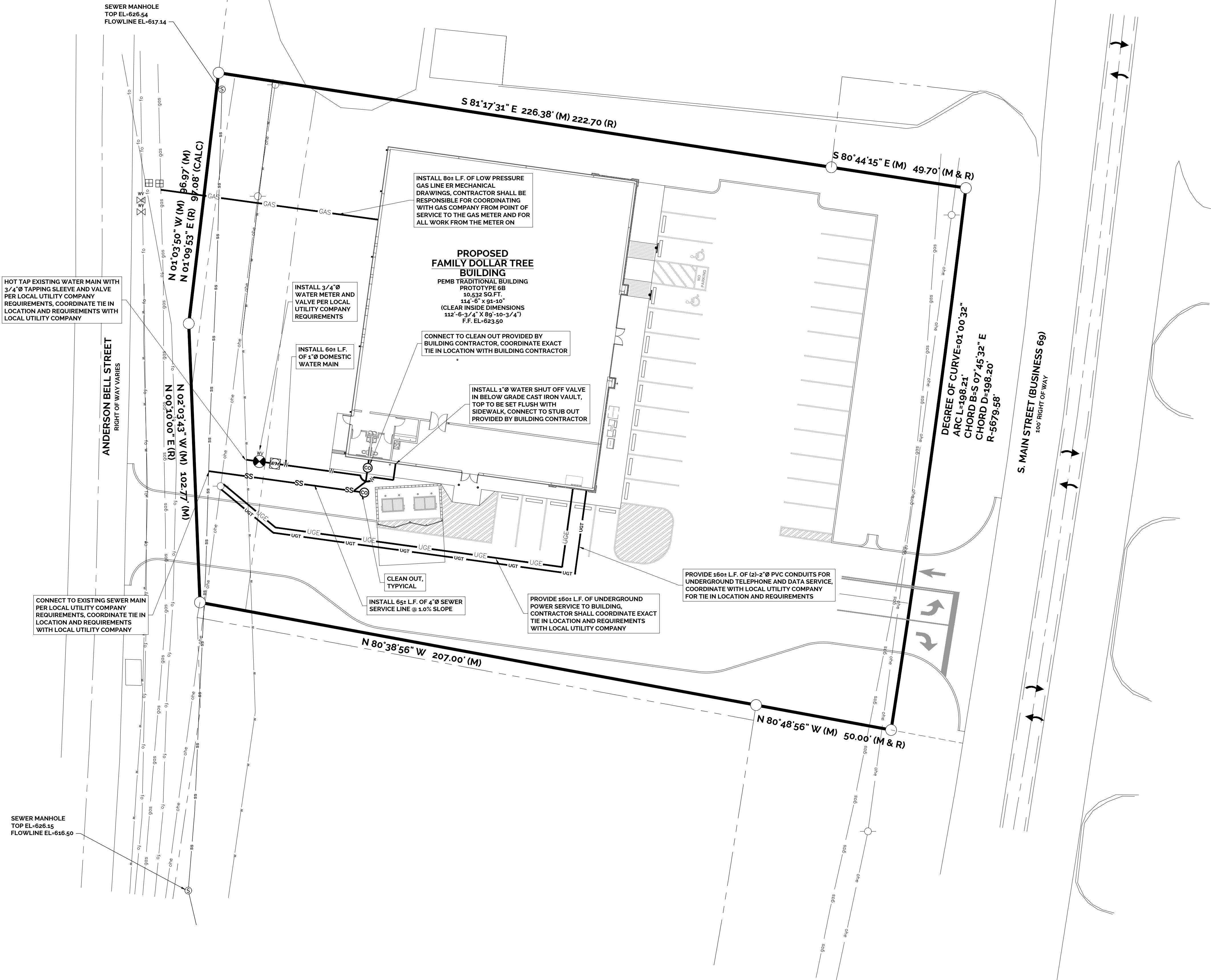
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CKD. BY: TJM  
SCALE: SHOWN  
CAD FILE:

SHEET

**C3.0**

VERIFY SCALES  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL PROJECT RELATED UTILITIES, BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES FOR TIE IN LOCATION AND SIZE/FLOW REQUIREMENTS FOR WATER AND SEWER TIE IN. TIE IN LOCATIONS AND SIZES ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL AND PLUMBING PLANS.
3. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION HAVING POTENTIAL IMPACT TO THE UTILITY'S STRUCTURE.
4. WATER SERVICE SHALL BE MAINTAINED TO ALL EXISTING CUSTOMERS; IF ANY SERVICE MUST BE INTERRUPTED, THE AFFECTED CUSTOMERS SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE BY THE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OF 36", MINIMUM, ON ALL WATER MAINS.
6. NEW WATER MAIN SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM DRAIN PIPES, WHERE CROSSINGS OCCUR. WATER MAIN SHALL BE ROUTED OVER STORM PIPE WHEREVER POSSIBLE.
7. ALL WATER LINE FITTINGS 4 INCHES IN DIAMETER AND LESS SHALL BE OF THE SAME MATERIAL AS THE PIPE (i.e., PVC) AND SHALL BE CONSISTENT THEREWITH IN STRENGTH, DIMENSIONS AND FUNCTION.
8. CONTRACTOR SHALL INSTALL THRUST BLOCKS AT ALL BENDS AND FITTINGS (SEE DETAIL SHEET).
9. CONTRACTOR SHALL INSTALL LOCATOR WIRE AROUND ALL NEW INSTALLED PIPE AND FITTINGS.
10. ALL PROPOSED POTABLE WATER LINE FITTINGS, FIRE HYDRANTS AND ALL OTHER WATER LINE PIPING MATERIALS AND FITTINGS FOR THIS PROJECT SHALL BE AWWA APPROVED.
11. CONTRACTOR SHALL INSTALL ALL WATER LINES AND FITTINGS AS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH BUILDING CONTRACTOR FOR LOCATION OF ALL UTILITY ENTRANCES AND CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE WATER AND SEWER SERVICE TO WITHIN FIVE (5) FEET OF THE BUILDING AT THE REQUIRED LOCATION AS DIRECTED BY THE BUILDING CONTRACTOR.
14. EXISTING WATER AND SANITARY SERVICE LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THESE LINES LOCATED AND COORDINATE TIE IN LOCATIONS WITH THE BUILDING CONTRACTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING BUILDING SANITARY SEWER PIPE ELEVATION AND DETERMINE THE ELEVATION REQUIRED TO CONNECT TO THE EXISTING SEWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SEWER LINES TO INSURE POSITIVE FLOW OF SEWER LINES.
17. THESE PLANS ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNING MUNICIPALITY AND ANY OTHER GOVERNING AUTHORITY.
18. ENGINEER HAS ATTEMPTED TO UTILIZE APPARENT EXISTING UTILITIES ON THE SITE, HOWEVER THE FUNCTION OR FEASIBILITY OF UTILIZING THESE APPARENT UTILITIES HAS NOT BEEN FIELD VERIFIED. THE ENGINEER DOES NOT WARRANT TO THE OWNER OR THE CONTRACTOR THAT THESE UTILITIES CAN BE USED. THIS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR AND BE ACCOUNTED FOR APPROPRIATELY IN THE COSTING OF THE PROJECT.

SEWER LINE NOTE

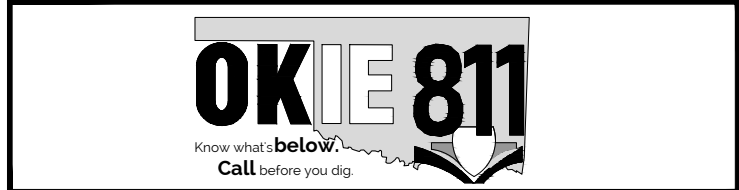
PRIOR TO INSTALLATION OF SEWER LINE, CONTRACTOR SHALL VERIFY INVERT TIE IN TO EXISTING SEWER INVERT ELEVATION. IF SEWER LINE CANNOT BE INSTALLED AT 1% SLOPE GREATER, CONTRACTOR SHALL UPSIZE SEWER MAIN TO 6" SDR 26 PVC PIPE.

UNDERGROUND UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROJECT RELATED UTILITIES, BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SITE CONNECTION NOTE

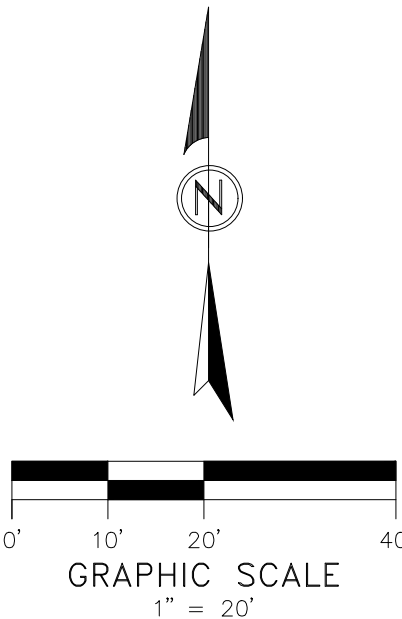
SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STUB OUT OF ALL UTILITIES TO WITHIN 5' OF THE BUILDING. SITE CONTRACTOR SHALL COORDINATE LOCATION AND STUB OUT REQUIREMENTS PER ARCHITECTURAL/PLUMBING/ELECTRICAL, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. TIE IN LOCATIONS WERE SHOWN AS PER SURVEY OR LOCATED/PROVIDED BY LOCAL UTILITY AUTHORITY AND EXACT LOCATIONS HAVE NOT BEEN VERIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UTILITY DEPARTMENT TO VERIFY LOCATION OF SEWER AND WATER CONNECTIONS.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, FIBER OPTIC CABLES, ETC.)

OKIE 811 ONE CALL CONTACT INFORMATION:  
DIAL: 811 OR 1-800-522-6543  
WEB: www.OKIE811.org

CONTRACTOR SHALL CALL AT LEAST 3 DAYS BEFORE ANY CONSTRUCTION



DEVELOPER:  
**Hankins Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501

**LIVE OAK ENGINEERING**  
2509 7TH AVE. SOUTH  
BIRMINGHAM, AL 35233  
205-637-3115

OWNER'S REPRESENTATIVE:  
**WDGROUP**  
WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us

**FAMILY DOLLAR TREE**  
MAIN STREET  
EUFAULA, OK

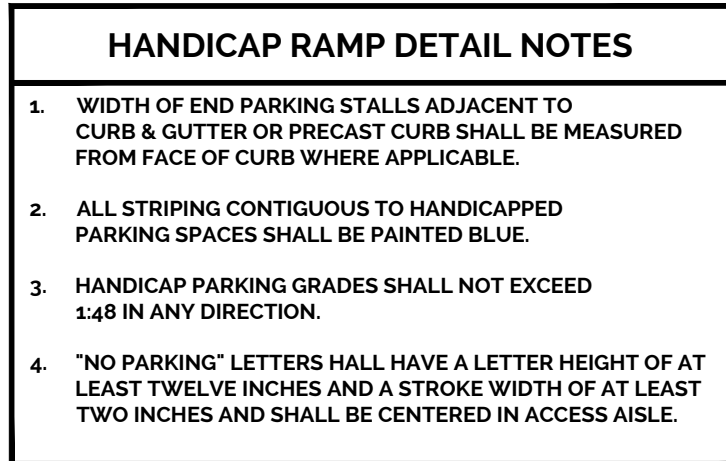
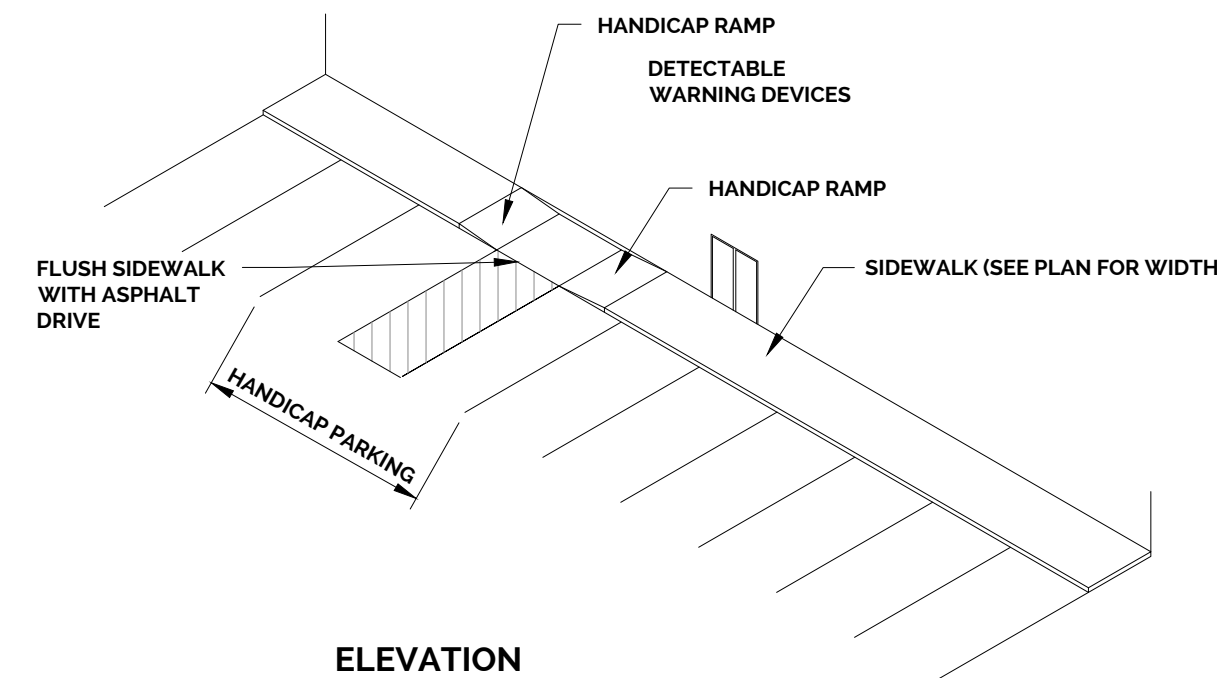
DRAWING DESCRIPTION:  
**SITE UTILITY PLAN**

REVISIONS		
NO.	DATE:	CONTENTS:

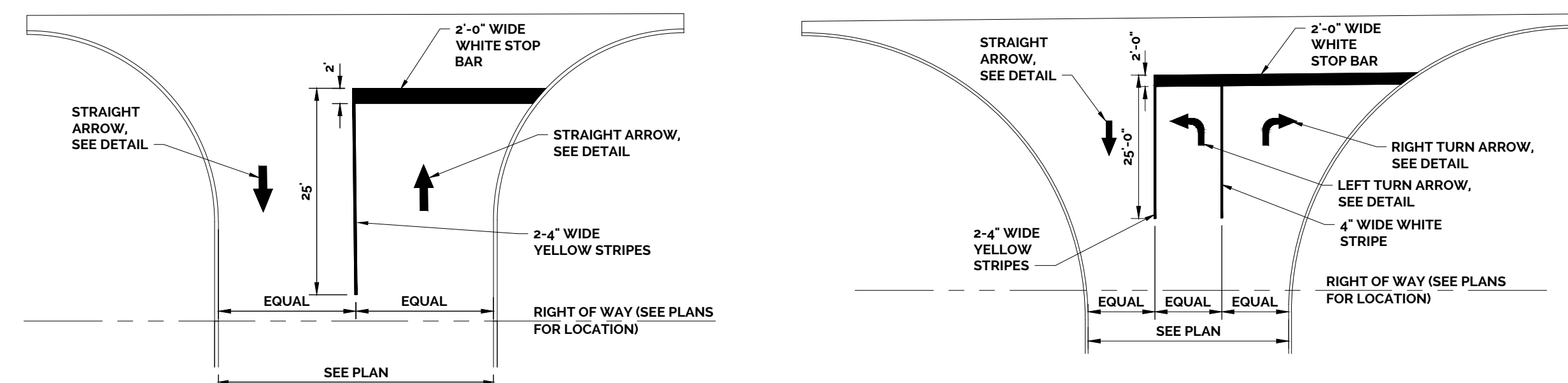
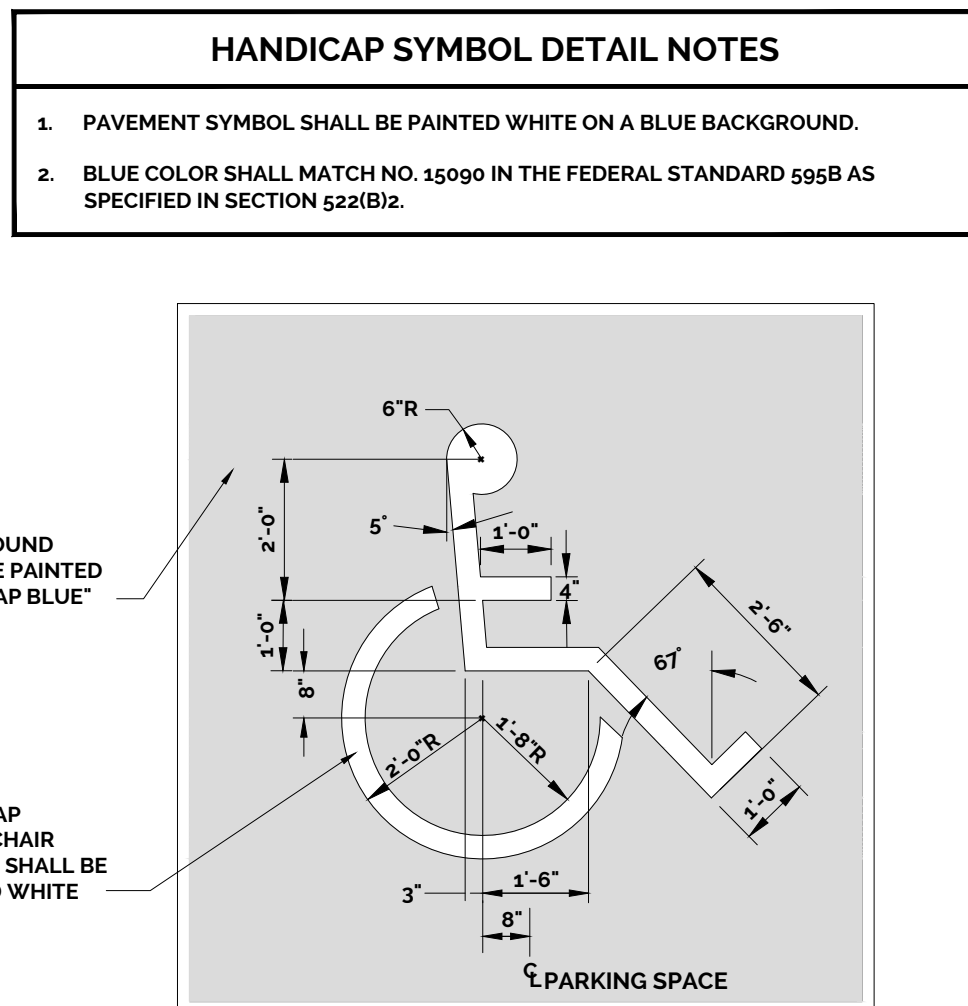
DATE: MARCH 31, 2023  
PROJ. NO.: 002-022-011  
DWN. BY: MFW  
CK'D. BY: TJM  
SCALE: SHOWN  
CAD FILE:

SHEET  
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VERIFY SCALES  
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

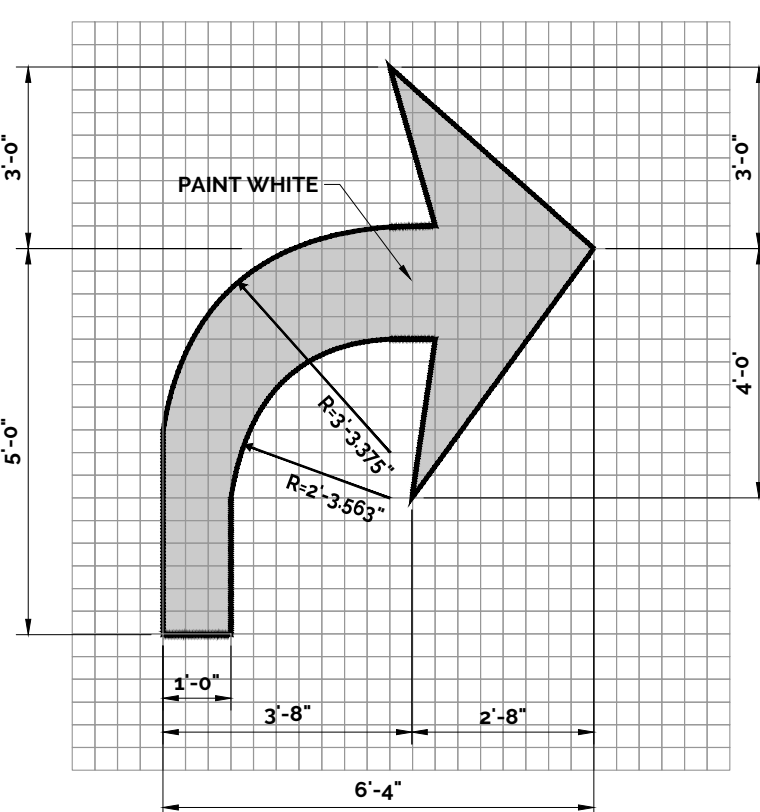
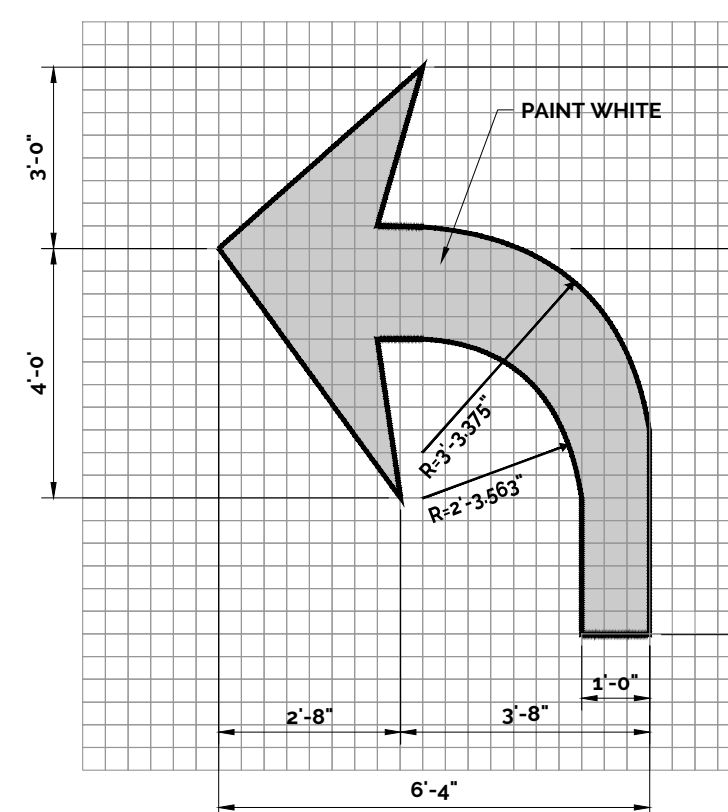
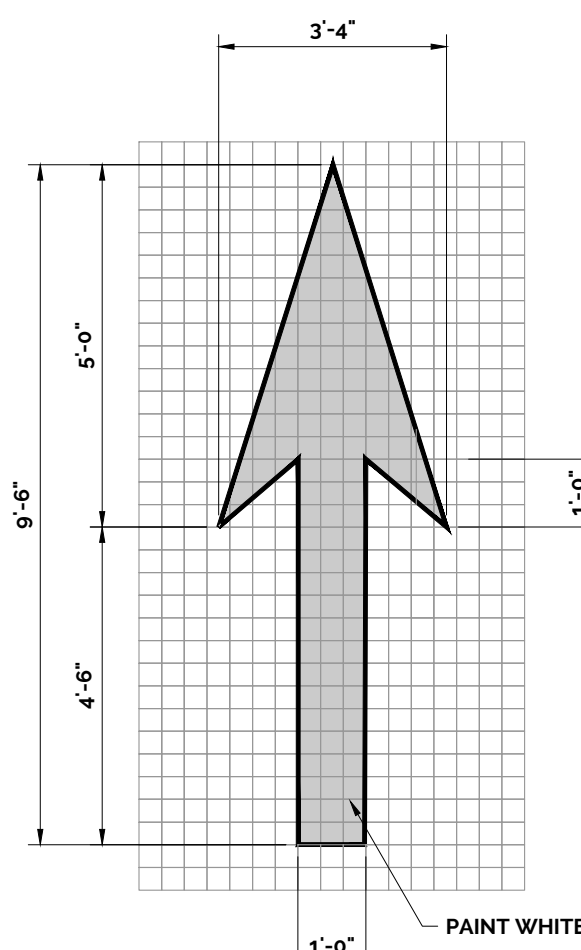
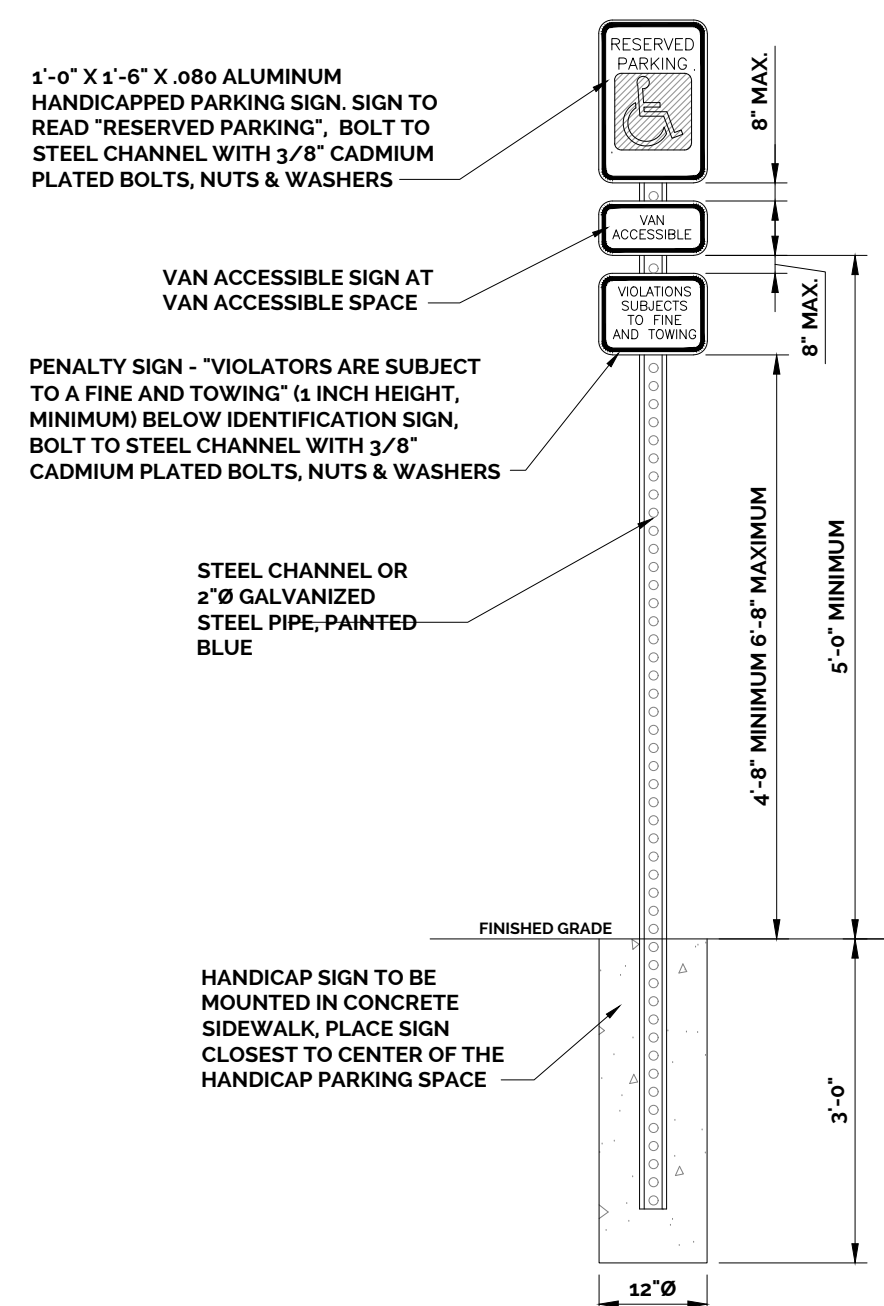
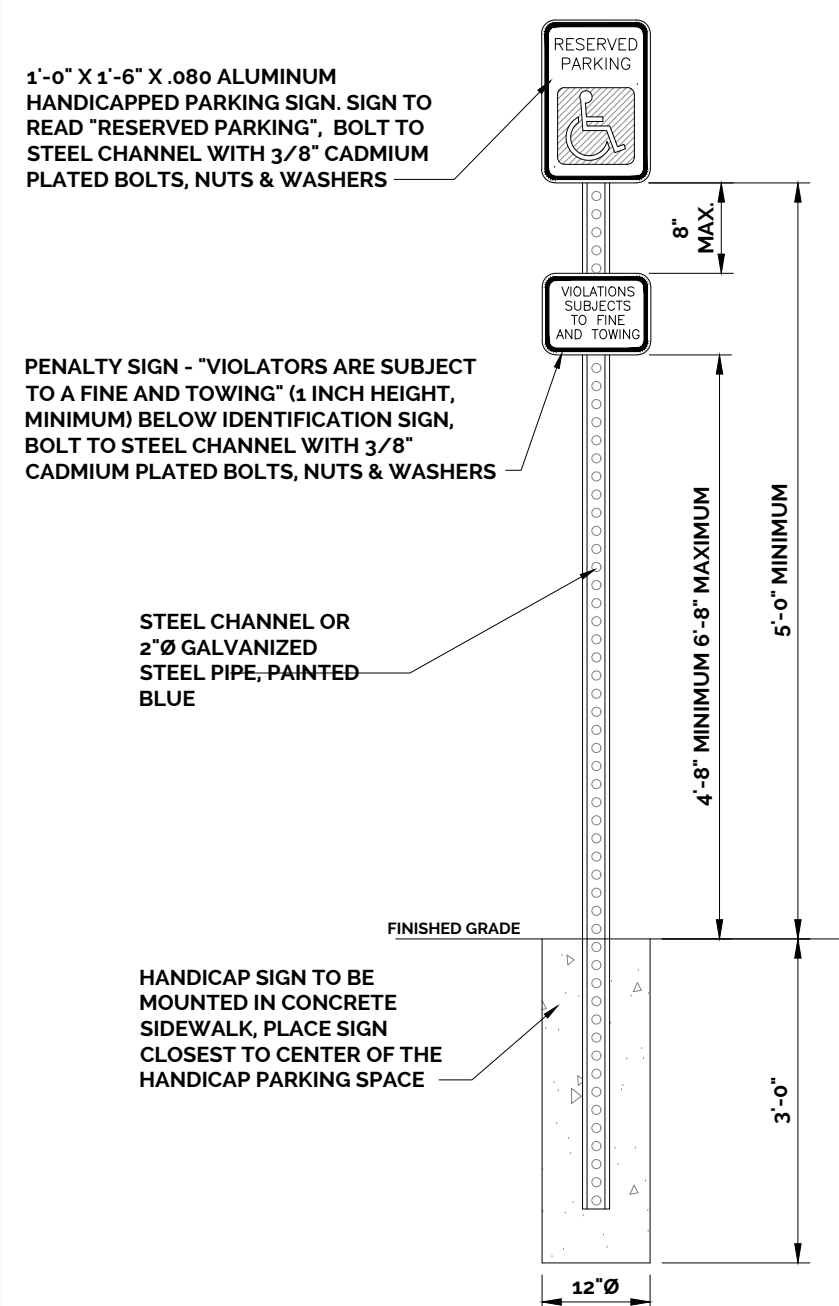




**2 ADA ENTRANCE RAMP AND PARKING DETAIL DETAIL (ISOMETRIC)**

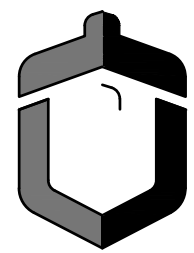


**5 DRIVEWAY STRIPING DETAIL**



## 8 DIRECTIONAL ARROW DETAILS

DEVELOPER:  
**Hankins**  
**Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501



**LIVE OAK  
ENGINEERING**

2509 7TH AVE SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

OWNER'S REPRESENTATIVE:



WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532  
(228)-990-3082  
floyd@WDGroup.us

The image shows the logos for two retail chains. On the left is the Family Dollar logo, which consists of the word "FAMILY" in a bold, sans-serif font, followed by a circular icon containing a stylized dollar sign, and then the word "DOLLAR" in the same bold, sans-serif font. On the right is the Dollar Tree logo, which features a circular icon with a stylized tree inside, followed by the words "DOLLAR TREE" in a bold, sans-serif font.

MAIN STREET  
EUFAULA, OK

## DRAWING DESCRIPTION: SITE DETAILS

## REVISIONS

NO.	DATE:	CONTENTS:
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DATE MARCH 31, 2023

PROJ. NO:	002.022.011
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DWN. BY:	MFW
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CK'D. BY: TJM

SCALE: SHOWN

CAD FILE:

SHEET

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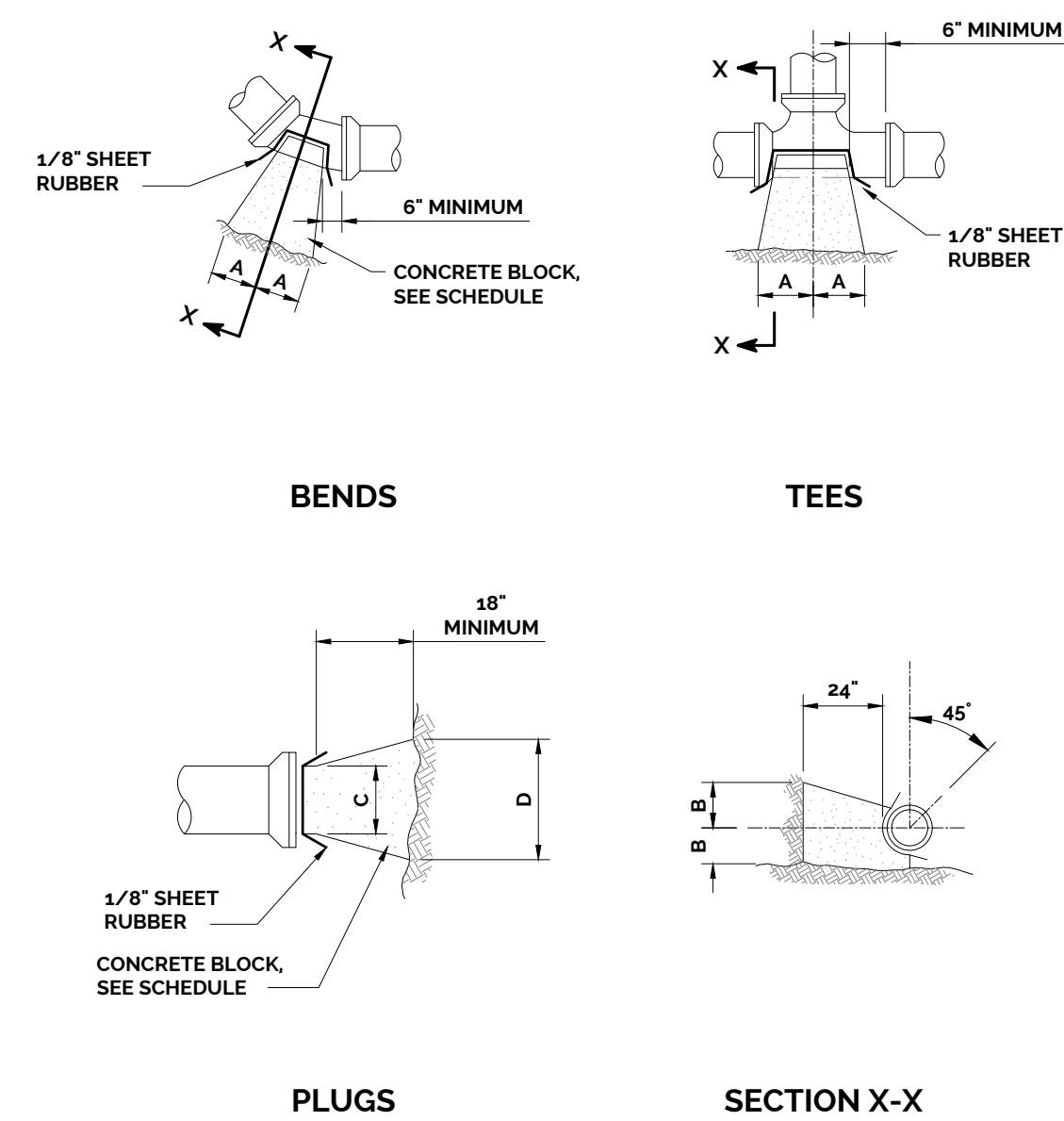
## VERIFY SCALES

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IF NOT ONE INCH ON THIS  
SHEET IS NOT CALLED ACCORDINGLY

SHEET, ADJUST SCALES ACCORDINGLY

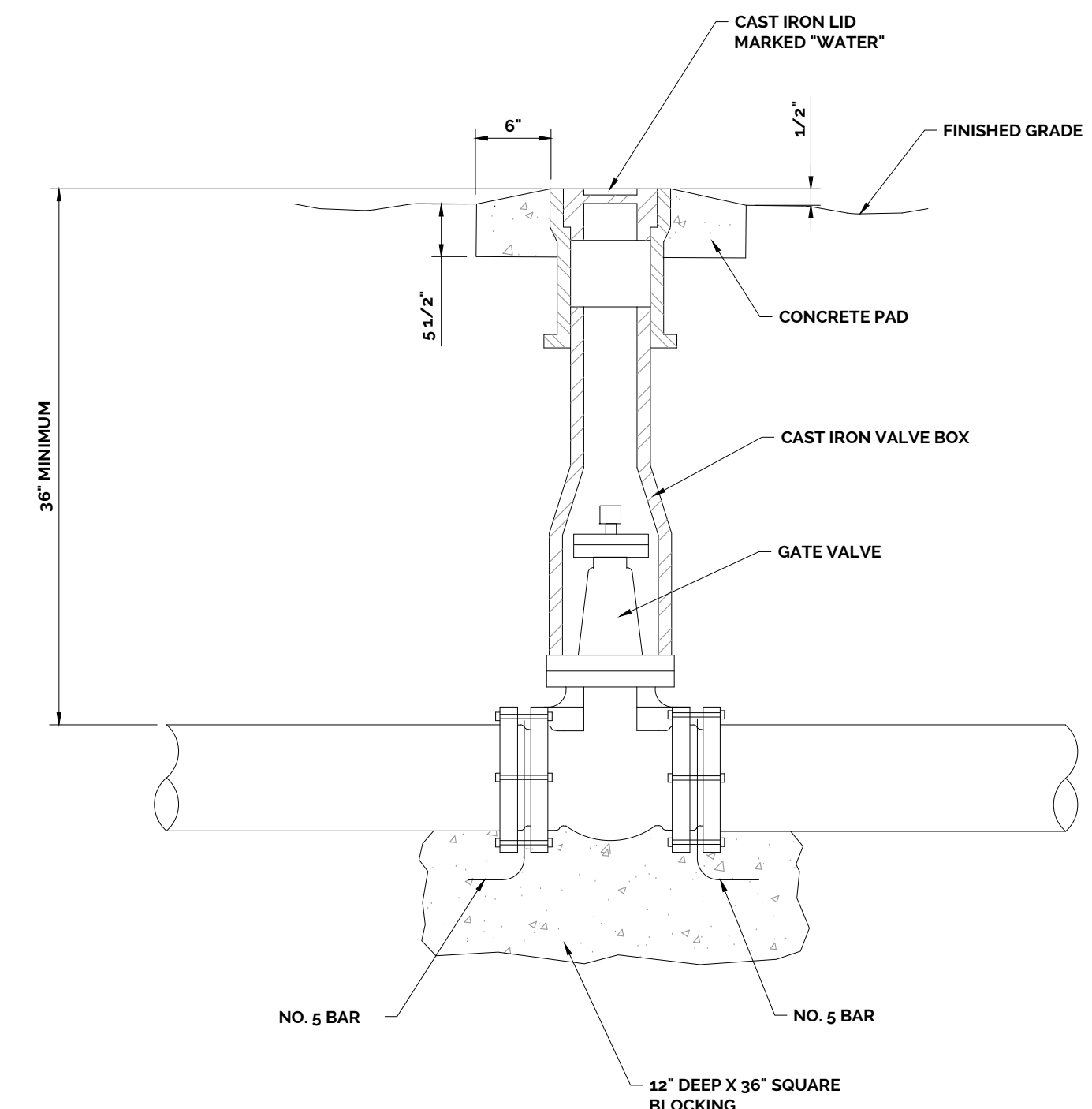
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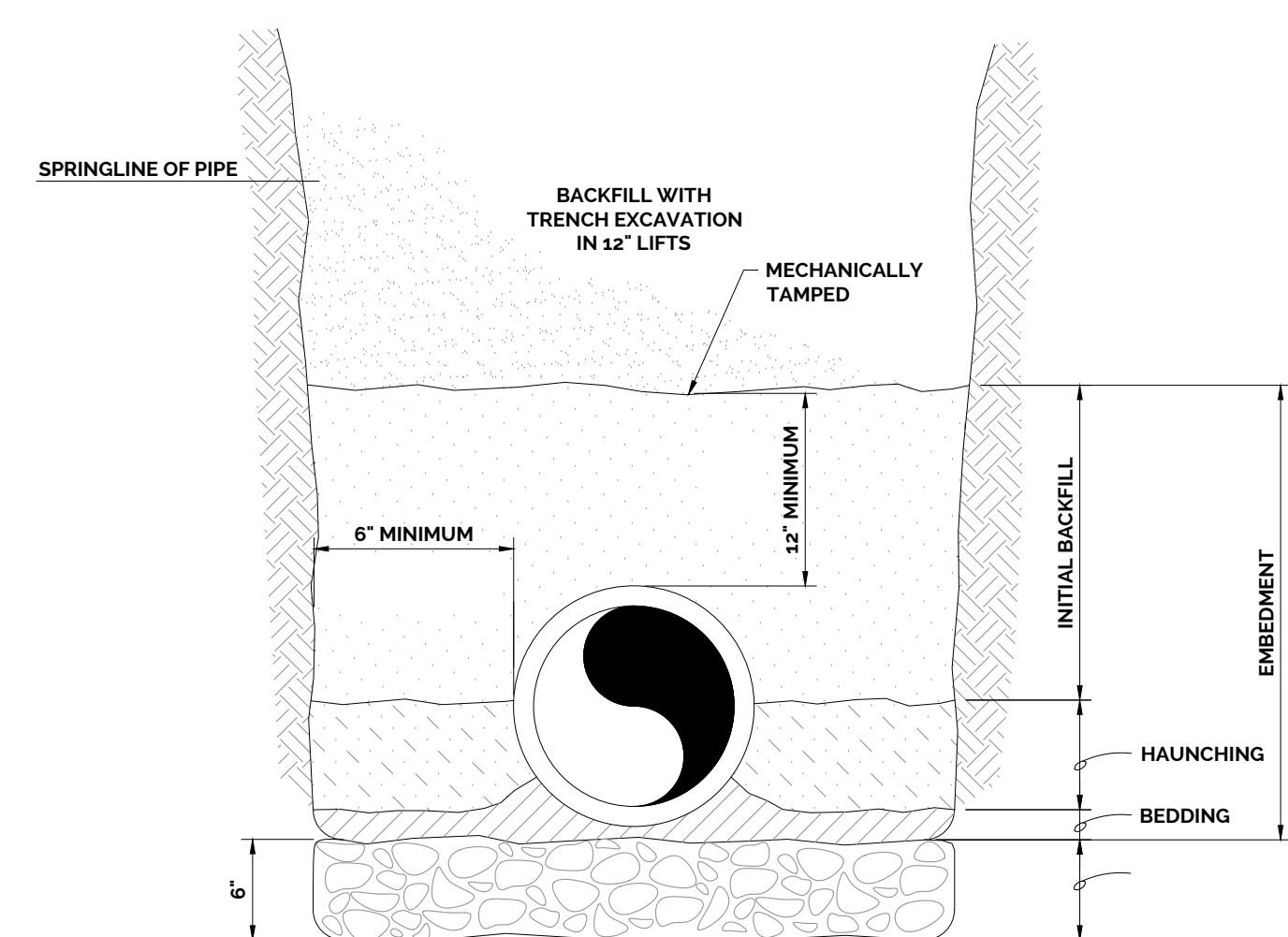
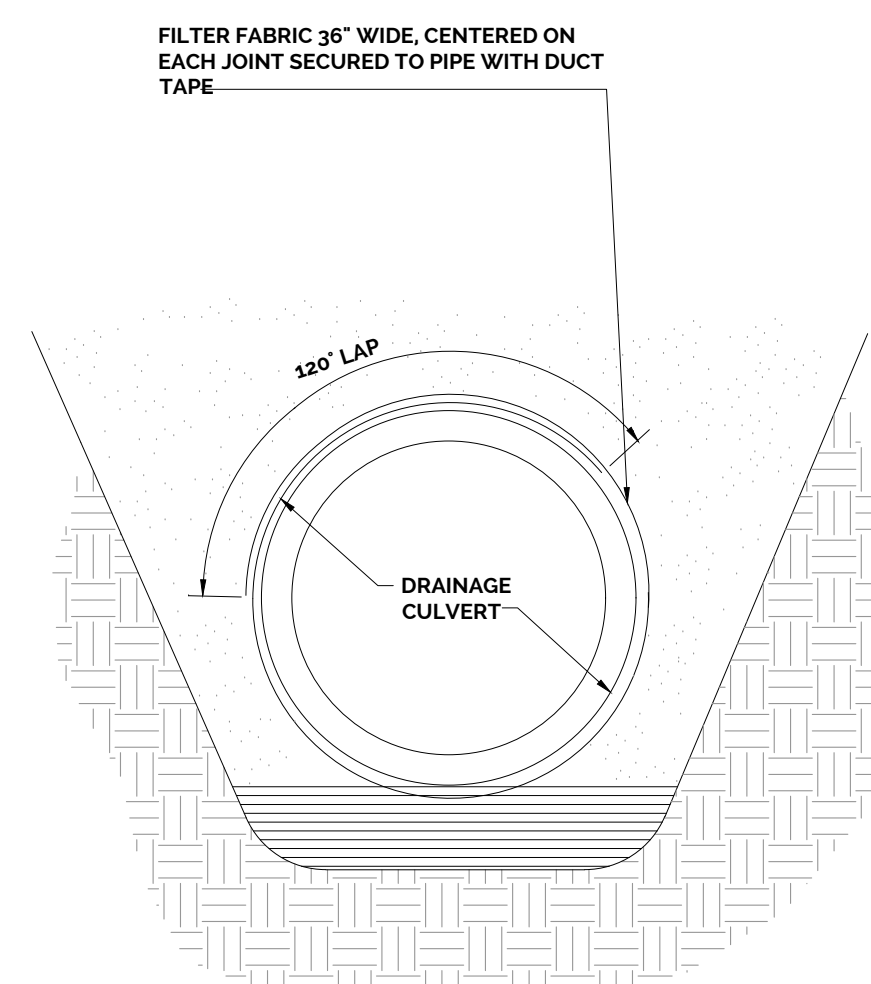
CONCRETE THRUST BLOCK SCHEDULE											
SIZE	45° BEND		22½° BEND		1¼° BEND		90° BEND		TEE	PLUG	D
	A	B	A	B	A	B	A	B			
6"	16	10	9	10	6	8	18	10	12	10	21
8"	22	13	12	13	8	10	25	13	16	12	29
10"	26	17	14	10	10	13	30	17	16	20	34
12"	29	21	16	21	11	16	34	21	18	24	36
14"	35	24	19	24	12	20	36	24	22	27	48
16"	38	27	21	27	12	24	42	27	24	30	54

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN INCHES.
2. USE ON WATER LINES AND FORCE MAINS



### 3 GATE VALVE AND BOX DETAIL



6	STORM DRAIN PIPE EMBEDMENT AND BACKFILL DETAIL
---	--

DEVELOPER:

**Hankins  
Development**  
419 Alamo Street  
Lake Charles, LA 70601  
Phone: 337-564-6501



**LIVE OAK  
ENGINEERING**

2509 7TH AVE SOUTH  
BIRMINGHAM, AL 35233  
205.637.3115

OWNER'S REPRESENTATIVE:



WDGroup  
8710 S. Paulettes PL  
Biloxi, MS 39532

(228)-990-3082  
wd@WDGroup.us

The image shows the logos for Family Dollar and Dollar Tree. The Family Dollar logo features the words "FAMILY DOLLAR" in a bold, sans-serif font, with a stylized dollar sign icon replacing the letter "O" in "DOLLAR". The Dollar Tree logo features the words "DOLLAR TREE" in a bold, sans-serif font, with a stylized tree icon replacing the letter "O" in "DOLLAR".

MAIN STREET  
EUFAULA, OK

**DRAWING DESCRIPTION:**  
**SITE DETAILS**

## REVISIONS

NO.	DATE:	CONTENTS:
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	OVERDIGGING ONLY IF
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DATE MARCH 31, 2023

PROJ. NO:	002.022.011
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DWN, BY: MFW

CK'D. BY: TJM

SCALE: SHOWN

CAD FILE:

SHEET

SHEET

## C6.2

## VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

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IF NOT ONE INCH ON THIS  
SHEET ADJUST SCALES ACCORDINGLY





**VERIFY SCALES**

BAR IS ONE INCH ON ORIGINAL DRAWING

 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



ALTA/NSPS LAND TITLE SURVEY

for  
Lawtell FD LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 8, 9, 11(b), 13, 14, 16, 17, 18, & 19 of Table A thereof. The field work was completed on February 1, 2023.

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES.  
ORIGINAL DOCUMENT SIGNED ON 2/21/23 BY KEVIN E SINGLETON, L.S. 1461

DATE KEVIN E. SINGLETON, L.S. 1461

Date of Survey: 02/21/23

FLOOD CERTIFICATION

According to FEMA map no. 40091C0375B, effective date May 16, 2019, subject property is located in unshaded Zone "X", areas determined to be outside the 500 year floodplain.

Note:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOW HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND FLAGS PLACED BY A UTILITY LOCATION SERVICE. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

NOTE:

PLAT REPRESENTS A BOUNDARY SURVEY OF PARCELS DESCRIBED IN THE MCINTOSH COUNTY CLERKS OFFICE IN:

BOOK 49, PAGE 421  
BOOK 420, PAGE 413  
BOOK 422, PAGE 52  
BOOK 422, PAGE 53  
BOOK 423, PAGE 230-232  
BOOK 423, PAGE 233  
BOOK 355, PAGE 321  
BOOK 356, PAGE 643  
BOOK 464, PAGE 510-513

BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 69 OF SOUTHMORE ADDITION TO THE CITY OF EUFAULA, MCINTOSH COUNTY, STATE OF OKLAHOMA, BEARING BEING S81°17'31"E.

HORIZONTAL DATUM: OKLAHOMA STATE PLANE SOUTH-NAD 83- GEOID09 (CONUS)  
VERTICAL DATUM: NGVD 29 (USCGS BRASS DISC IN SE CORNER OF MCINTOSH COUNTY COURT HOUSE) Elevation 616.97' MSL.

Benchmark: North SSMH Rim Elevation 626.54' MSL.

LEGAL DESCRIPTION

Lots 67 through 69, inclusive, and Lot 66 less and except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of Oklahoma.

AND

A tract of land situated in the S1/2 of Section 2, Township 9 North, Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the NW corner of said Lot 72 of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along the West line of said Southmore Addition a distance of 245.80 feet; thence N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to the Point of Beginning.

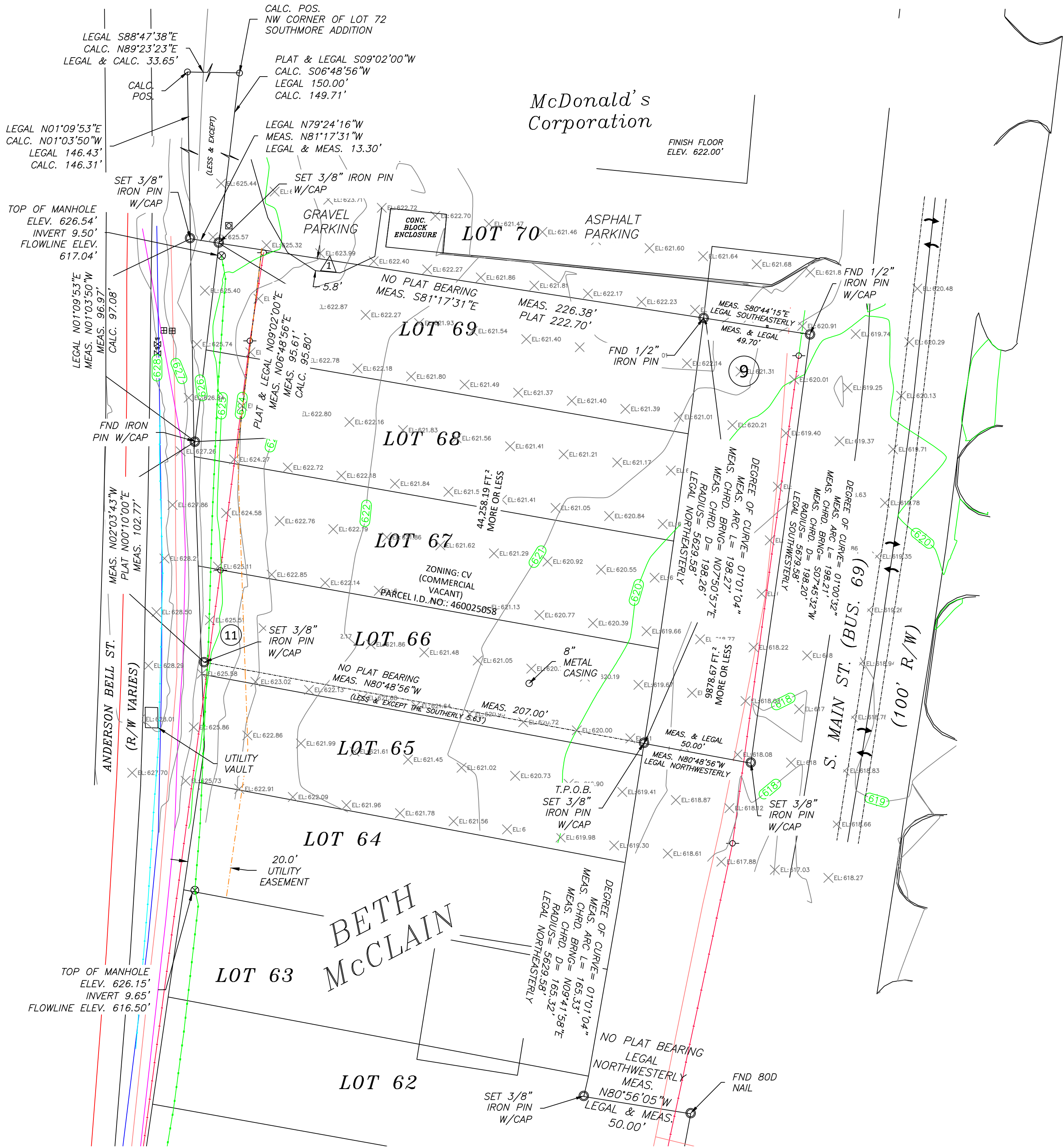
Less and Except the following:

A tract described as: Beginning at the Southwest corner of said Lot 70; thence N79°24'16"W a distance of 13.30 feet; thence N01°09'53"E a distance of 146.43 feet; thence S88°47'38"E a distance of 33.65 feet to the Northwest corner of Lot 72, Southmore Addition to the City of Eufaula; thence S09°02'00"W along the West line of said Lots 70, 71, and 72, Southmore Addition to the City of Eufaula a distance of 150.00 feet to the Point of Beginning.

AND

A strip, piece or parcel of land lying in part of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State of Oklahoma more particularly described by metes and bounds as follows:  
Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwest along the abandoned Right of Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition a distance of 165.33 feet to a Set 3/8" Iron Pin with cap and the True Point of Beginning; thence continuing Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence Southeasterly a distance of 49.70 feet to a Found 1/2" Iron Pin with cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwesterly a distance of 50.00 feet to the True Point of Beginning.

# ALTA/NSPS LAND TITLE SURVEY



ENCROACHMENTS

1 Gravel Parking area encroaches across the Northerly Boundary.

NOTE:

-Distance from Northwest property corner to intersection of Bill McCarty St. & Anderson Bell St. is 175.2 feet.  
-Distance from Northeast property corner to Intersection of Bill McCarty St. and U.S. Hwy No. 69 is 215.5 feet.  
-Distance and bearing to fire hydrant from Northwest property corner is 202.2 feet @ N03°31'10"W.

EASEMENTS

9 Easement acquired by the State of Oklahoma, ex rel State Highway Commission of the State of Oklahoma in McIntosh County Oklahoma No. 8074 as evidenced by the Report of Commissioners filed therein and as subject to Abandonment of Right of Way recorded in Book 64, Page 439. (Client provided document does not correspond to said easement.)

10 All matters affecting subject property as shown on the Plat of Southmore Addition the City of Eufaula, recorded in Book 49, Page 421.

11 Easement in favor of Oklahoma Gas and Electric company recorded in Book 355, Page 321.

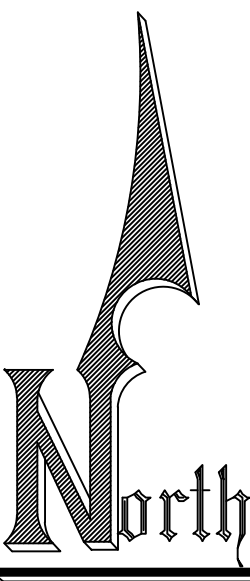
## LOCATION MAP

### SUBJECT PROPERTY



LEGEND

- = ATT LINE
- = ATT LINE 2
- = NATURAL GAS
- = ELECTRIC LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = DOWN GUY
- = UTILITY POLE
- = GAS METER
- = TELEPHONE BOX
- = SANITARY SEWER MANHOLE
- = WATER METER
- = FENCE LINE
- = LIGHT POLE



SCALE: 1" = 20'

**SINGLETON SURVEYING, LLC.**

C.A. No. 7726 (Expires 06/30/23)  
418925 Texanna Road  
Eufaula, OK 74432  
(918) 617-7655

**ALTA/NSPS LAND TITLE SURVEY**

DRAWING NO.: 102208B DRAWN BY: CC  
DATE: 02/21/23 CUSTOMER: Lawtell FD LLC



COUNTY OF MCINTOSH )  
STATE OF OKLAHOMA )

**AFFIDAVIT OF PUBLISHER**  
**COOKSON HILLS PUBLISHERS, INC.**  
dba The Indian Journal, McIntosh  
109 S. Main, Eufaula, OK  
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

**PUBLICATION DATES:**

April 27, 2023

*[Signature]*

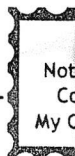
Signed and sworn to before me on this 27<sup>th</sup> day of April, 2023.

*[Signature]*  
Notary Public

My Commission expires: April 3, 2026  
Commission #06003427

**PUBLICATION FEE: \$135<sup>70</sup>**

691 words; 1 tabular lines; 2 column(s)  
— insertions



**City of Eufaula Public Hearing Notice**

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Variance / Special Exception Request Application for property located within the City of Eufaula.

The property requesting the Zoning Variance / Special Exception Request is described as follows: Lots 67 through 69, inclusive, and Lot 66 less and except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of Oklahoma.

AND

A tract of land situated in the S1/2 of Section 2, Township 9 North, Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the NW corner of said Lot 72 of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along the West line of said Southmore Addition a distance of 245.80 feet; thence N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to the Point of Beginning. Less and Except the following:

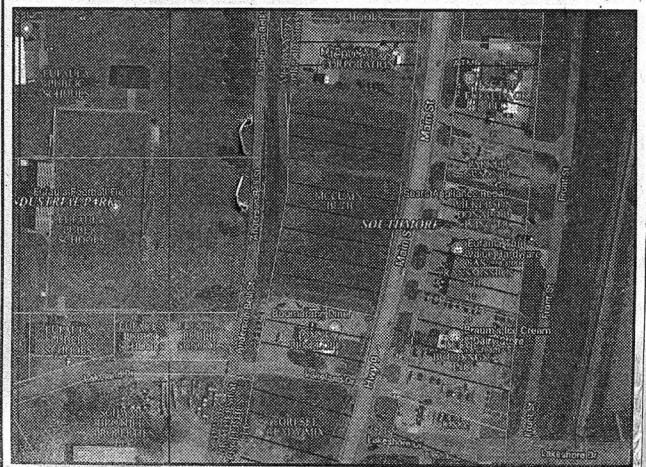
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AND

A strip, piece or parcel of land lying in part of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State of Oklahoma more particularly described by metes and bounds as follows: Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwestly along the abandoned Right of

Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence South-easterly a distance of 49.70 feet to a Found 1/2" Iron Pin with cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwestly a distance of 50.00 feet to the True Point of Beginning.

Commonly Known as: 600 Block of South Main St  
Proposed Use: They are requesting a variance in the number of parking spaces for a new commercial location.  
Applicant/s: Hankins Development LLC  
The public hearing will be held as follows:  
May 15, 2023 at 5:30 P.M. Board of Adjustments, Eufaula Community Center, 121 High Street.  
At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning variance/special exception request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.







April 19, 2023

FORESEE READY MIX  
PO BOX 246  
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering a Zoning Variance / Special Exception application for the following property:

**Commonly Known as:** 600 Block of South Main St.

**Legal Description:** Lots 67 through 69, inclusive, and Lot 66 less and except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of Oklahoma.

AND

A tract of land situated in the S1/2 of Section 2, Township 9 North, Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the NW corner of said Lot 72 of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along the West line of said Southmore Addition a distance of 245.80 feet; thence N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to the Point of Beginning. Less and Except the following: A tract described as: Beginning at the Southwest corner of said Lot 70; thence N79°24'16"W a distance of 13.30 feet; thence N01°09'53"E a distance of 146.43 feet; thence S88°47'38"E a distance of 33.65 feet to the Northwest corner of Lot 72, Southmore Addition to the City of Eufaula; thence S09°02'00"W along the West line of said Lots 70, 71, and 72, Southmore Addition to the City of Eufaula a distance of 150.00 feet to the Point of Beginning.

AND

A strip, piece or parcel of land lying in part of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State of Oklahoma more particularly described by metes and bounds as follows: Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwesterly along the abandoned Right of Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition a distance of 165.33 feet to a Set 3/8" Iron Pin with cap and the True Point of Beginning; thence continuing Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence Southeasterly a distance of 49.70 feet to a Found 1/2" Iron Pin with

cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwesterly a distance of 50.00 feet to the True Point of Beginning.

**Proposed Use:** The applicant/s are requesting a variance in the number of required parking spaces for a new commercial location.

**Applicant/s:** Hankins Development LLC

Enclosed is a map showing the section and proposed location being considered for the zoning variance/special exception.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on May 15, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,  
Julie Musgraves  
Administrative Assistant  
City of Eufaula





stadium

EUFULA  
PUBLIC  
SCHOOLS

Eufaula Football Field  
INDUSTRIAL PARK

EUFULA  
PUBLIC  
SCHOOLS

EUFULA  
PUBLIC  
SCHOOLS

EUFULA  
PUBLIC  
SCHOOLS

EUFULA  
PUBLIC  
SCHOOLS

Lakeland Dr

SCHWARZ  
BROTHERS  
PROPERTIES  
LLC

SCHWARZ  
BROTHERS ST  
PROPERTIES  
LLC

Anderson Bell St

MCDONALD'S  
CORPORATION

MCDONALD'S  
CORPORATION

Boomerang Diner

PAYNE  
PENELOPE

FORESEE  
READY MIX

SCHOOLS

SOUTHMORE

Hwy 9

Main St

Main St

Sears Appliance Repair  
WILKERSON,  
DONALD B  
LIVING TR

Eufaula True  
Value Hardware  
GAS ware store  
TRANSMISSION  
CO.

Braum's Ice Cream  
& Dairy Store  
RETAIL  
BUILDINGS  
INC

U.S.A.

U.S.A.

Lakeshore Dr

Lakeshore Dr

Front St

Front St

Front St

ATM  
Phillips 66  
FSC EPP  
EUFULA OK,  
LLC

PARKER,  
SUSAN D.





Board of Adjustment Item No. 5

Meeting Date: May 15, 2023

## Agenda Item Memo

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance to place a mobile home at following location: a tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE Corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet; Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point beginning. Commonly known as 1653 McGill Cr.

**Initiator:** Tim Pendley & Amy Lisle

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Tim Pendley submitted and application on behalf of Amy Lisle on April 15, 2023 seeking a variance to install a mobile home at 1653 McGill Cr. The mobile home that they wish to install has a manufacture date of Jan. 20, 2010. As of May 11, 2023 I have received 3 objections to this variance, 1 with a signed petition.

**Attachment:** Application, Deed, Sale Contract, Plat Map, Picture of Trailer, Manufacture Information, Indian Journal Publication, Radius Letters, Map, 3 letters of Objection, 1 with a Signed Petition.



CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: 4-17-23

Address or General Description: 1653 E. McGill Cr EuFaula OK 74432

Present Zoning: Residential Owner of Record: Travis and Amy Lisle

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: Lot 122 Plat Attached

(Lot 122)

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other).  
Attach documentation of interest and documentation from the owner of record authorizing this specific use permit. \_\_\_\_\_

Are there any private or deed restrictions controlling use of tract (If yes, explain): No

Responsible party for advertising, zoning variance application fee (\$150.00), and any additional fees:

Name: Tim Pendley

Address: 1654 Rockford Dr. EuFaula OK 74432

Phone: 918-689-6857

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Amy Lisle Date: 4-15-23

Printed Name: Amy Lisle Phone: 918-804-1187

Address: 9322 S. 278th E Ave Broken Arrow, OK.

### A. General Description of Property

Size in Acres or Square Feet: 17,986 sq ft - .42 ac

Current Use: Formally Mobile Home - Currently Vacant

Topography (Flat, Rolling Hills, Etc.): Flat

Frontage Road (Name and Description): McGill Cr. + Coon Creek Dr.

Identify structures and improvements on property: Slab For Mobile home with anchors in concrete, concrete porch, concrete patio, concrete Dr., septic system and water meter.

City Water: YES X NO       

City Sewer: YES        NO X

\*Identify the use(s) intended for the subject property: To place a mobile home on property to live in.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: \_\_\_\_\_

Closet structure is about 100' away across  
the street

Explain the surrounding land uses: \_\_\_\_\_

Mobile homes and  
Residential homes

## C. Zoning Variance / Special Exception Request

Is there extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship? No

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: No

If the variance is granted will it cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan? Explain: No

Describe the variance/special exception as it pertains to your property: City  
ordinance that allows mobile homes  
ONLY in parks.

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: allow mobile home to be  
placed on lot where improvements are  
already in place

Identify how well suited the subject property is for the requested variance/special exception. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: Utilities are onsite,  
improvements are in place. Applicants  
work 2 miles away

Explain how the variance/special exception request will affect the road system(s) serving your area: No affect on road system

Give an estimated traffic count (average daily trips) for the variance/special exception request. How will the potential traffic resulting from the increased use or activity be controlled? Estimated 4 to 6 trips a day for applicants

Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? Yes



How will the variance/special exception request be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: No detrimental affect. There are

8-10 mobile homes located adjacent  
to the West

**Applicant: Do NOT Write Below This Line**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Tract Acreage: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_

Range: \_\_\_\_\_ Present Zoning: \_\_\_\_\_

Application Number: \_\_\_\_\_ Fee Receipt No: \_\_\_\_\_

**Board of Adjustment Recommendation**

Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Vote: \_\_\_\_\_

Provisions: \_\_\_\_\_

**WARRANTY DEED**  
(Joint Tenancy - Individual Form)

**KNOW ALL MEN BY THESE PRESENTS:**

That **Eddie L. Reeves, Trustee of the Eddie L. Reeves Living Trust**, Party of the First Part in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Travis Lisle and Amy Lisle**, whose address is: 3507 So. Dogwood Ave., Broken Arrow, Ok 74012, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situate in McIntosh County, State of Oklahoma, to-wit:

A tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE Corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet; Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point of beginning, LESS all mineral reservations of record and SUBJECT to all rights acquired therein by the USA

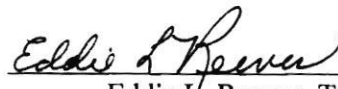
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

**TO HAVE AND TO HOLD** said premises unto the said parties of the second part, as such joint tenants and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 2<sup>nd</sup> day of August, 2014.



I-2014-004241 Book 0951 Pg: 196  
10/27/2014 10:06 am Pg 0196-0196  
Fee: \$ 13.00 Doc: \$ 9.00  
Ronda Prince - McIntosh County Clerk  
State of Oklahoma



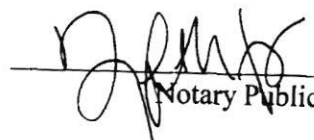
Eddie L. Reeves, Trustee

STATE OF OKLAHOMA )  
 ) SS INDIVIDUAL ACKNOWLEDGMENT  
COUNTY OF )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2<sup>nd</sup> day of August, 2014, personally appeared Eddie L. Reeves, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



  
Notary Public



## CONTRACT AGREEMENT

April 11, 2023

We, Zachary Mills and McKenzie Martin agree to purchase the property described as Lot 122 in Coon Creek Acres from owners, Travis and Amy Lisle contingent upon a special exception permit being granted by the Eufaula Planning and Zoning Board to place a mobile home on Lot 122.

Zachary Mills Zachary Mills  
McKenzie Martin McKenzie Martin  
Date 4-11-23

Travis Lisle Travis Lisle  
Amy Lisle Amy Lisle  
Date 4-15-23

Notary Barbara A. Glasson  
Date July 13 2025  
Comm # 09005762

Notary Jennifer Ogle  
Date 4/16/23



We, Travis Lisle and Amy Lisle are in agreement with Zachary Mills and McKenzie Martin applying for a special exception permit for Lot 122 of Coon Creek Acres to which we are joint owners, for the purpose of purchasing the property.

Travis Lisle *Travis Lisle*

Amy Lisle *Amy Lisle*

Date *4-15-23*

Notary *Jennifer Ogle*

Date *4/15/23*



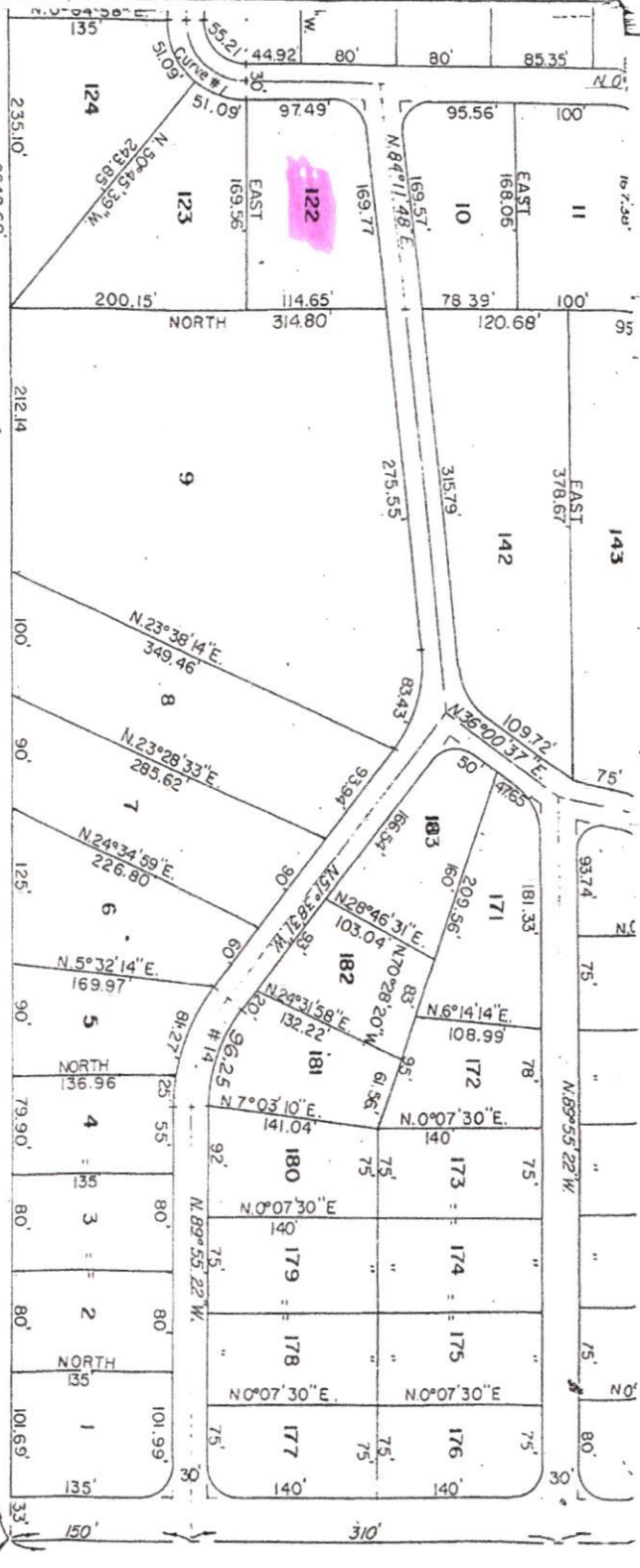


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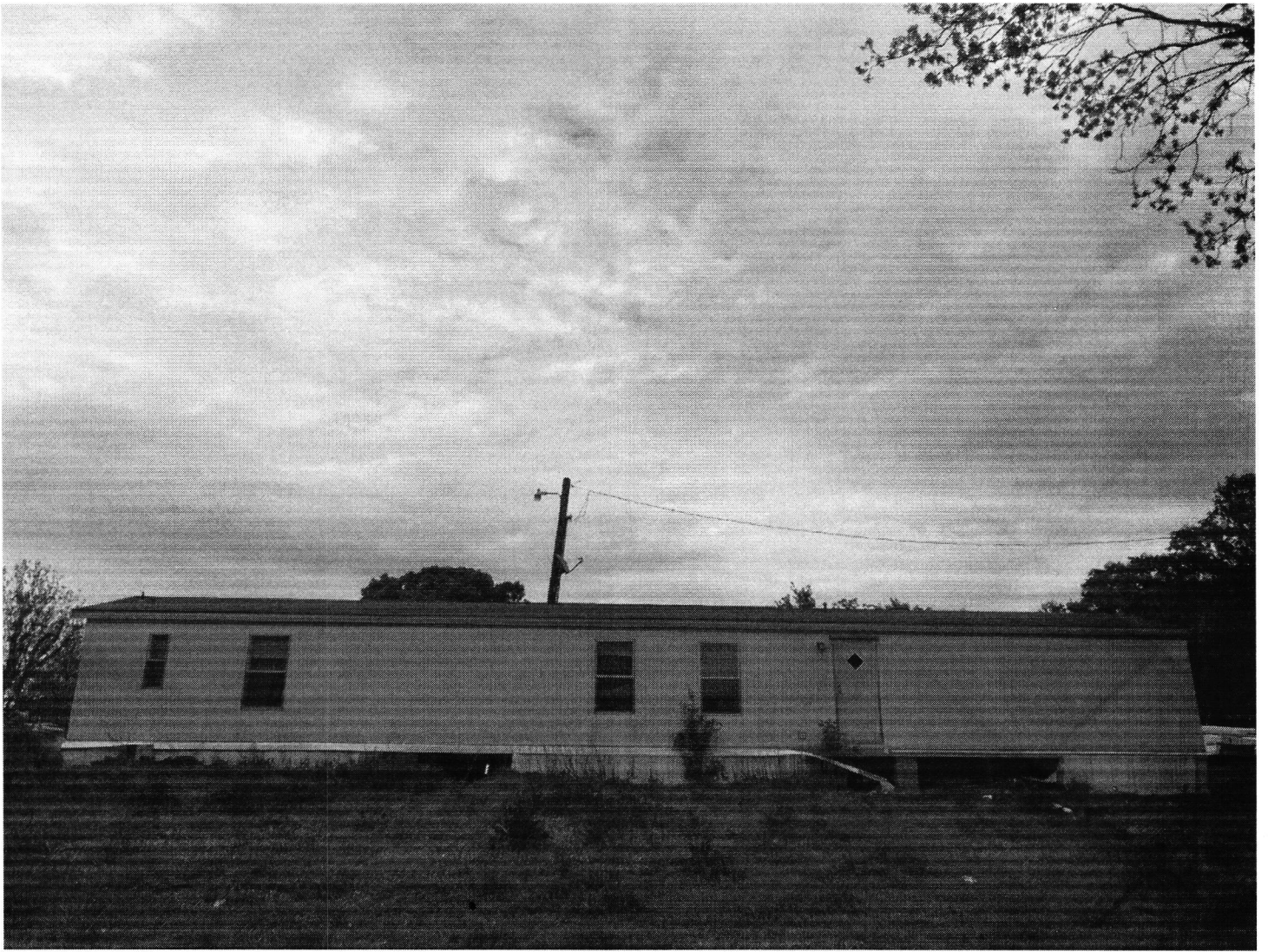
469.

S. E. Corner of N.E. 1/4  
Section 28 T. 10 N. R. 16 E

PLAT & SURVEY  
BY  
DEARL B. STOUT









Manufacturer Address  
**LEGACY HOUSING, II**  
 103 N. NEAL STREET • COMMERCE TX 75428  
 (903) 886-7394

Plant 2 Hud #s: NTA1512214

Date of Manufacture  
 01/20/10

Serial Number Model  
 LH2-10TX1260 NTA LH167632SA

Design Approval by (D.A.P.I.A.)  
 NTA, Inc.

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
 (For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
Heating	NORDYNE	E3EB-015H
Air Cooling		
Cooking	GENERAL ELECTRIC	JBS03 MIWH
Refrigerator	GENERAL ELECTRIC	GTS16BBSDRWW
Water Heater	STATE	SC130SHMSE3
Washer		
Clothes Dryer		
Dishwasher	GENERAL ELECTRIC	GSD2100R00WW
Garbage Disposal		
Fireplace	FIREX	FADC
Smoke Alarm		
Microwave Oven		

HOME CONSTRUCTED FOR: ● Zone 1 ○ Zone 2 ○ Zone 3

This home has not been designed for the higher wind pressure and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE7-88.

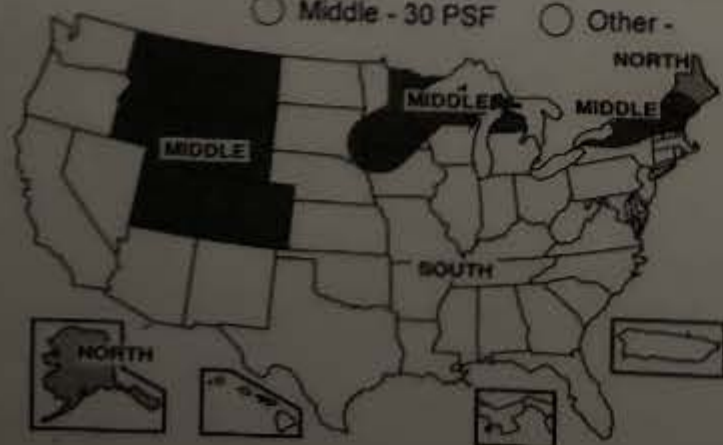
○ has ● has not

This home has been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones II and III, which have not been provided with shutters or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in manufacturers printed instructions.



DESIGN ROOF LOAD ZONE MAP

DESIGN ROOF LOAD ZONE: ○ North - 40 PSF ● South - 20 PSF  
 ○ Middle - 30 PSF ○ Other -



# COMFORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the Federal Manufactured Home Construction and Safety Standards for all locations within (See map at bottom)

Uo Value Zone: ○ Zone 1 ● Zone 2 ○ Zone 3

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average of 70°F. temperature in this home at outdoor temperatures of

To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97 1/2 %) is not higher than

The above information has been calculated assuming a maximum wind velocity of 15 mph at standard atmospheric pressure.

-46 (°F)  
 -11 (°F)

# COMFORT COOLING

☐ Air Conditioner provided at factory (Alternate I)  
 Air conditioner manufacturer and model (see list at left).

Certified capacity \_\_\_\_\_ B.T.U./Hour in accordance with the appropriate air conditioning and refrigeration institute standards.

The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing \_\_\_\_\_ On this basis

the system is designed to maintain an indoor temperature of 75°F. when outdoor temperatures are \_\_\_\_\_ °F. dry bulb and \_\_\_\_\_ °F. wet bulb. The

temperature to which this home can be cooled will change depending upon the amount of exposure to the windows of this home to the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided.

Information concerning the calculation of cooling loads at various locations, window exposures and shadings are provided in Chapter 22 of the 1989 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this home.

☒ Air conditioner not provided at factory (Alternate II).  
 The air distribution system installed in this home is sized for the installation of central air conditioning.

The air supply distribution system installed in this home is sized for a manufactured home central air conditioning system of up to \_\_\_\_\_ B.T.U./Hour rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards, when the air circulators of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

☐ Air conditioning not recommended (Alternate III).  
 The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

# INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	"U" 0.0907
Ceilings and roofs of light color	"U" 0.0000
Ceilings and roofs of dark color	"U" 0.0461
Floors	"U" 0.0681
Air Ducts in Floor	"U" 0.0917
Air Ducts in Ceiling	"U" 0.0000
Air Ducts Outside the Home	"U" 0.0000

The following are the duct areas in this home:

Air Ducts in Floor	sq. ft. 75.00
Air Ducts in Ceiling	sq. ft. 00
Air Ducts Outside the Home	sq. ft. 00

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioner Engineers (ASHRAE) Handbook of Fundamentals 1989 edition, once the location and orientation are known.

# U/O VALUE ZONE MAP





# Date of Manufacture 1-20-10

6934AAF9-C007-4674-AB39-A843C3CB...

Download

Full screen

Print

Save to C

Serial #

LH2-10TX1260

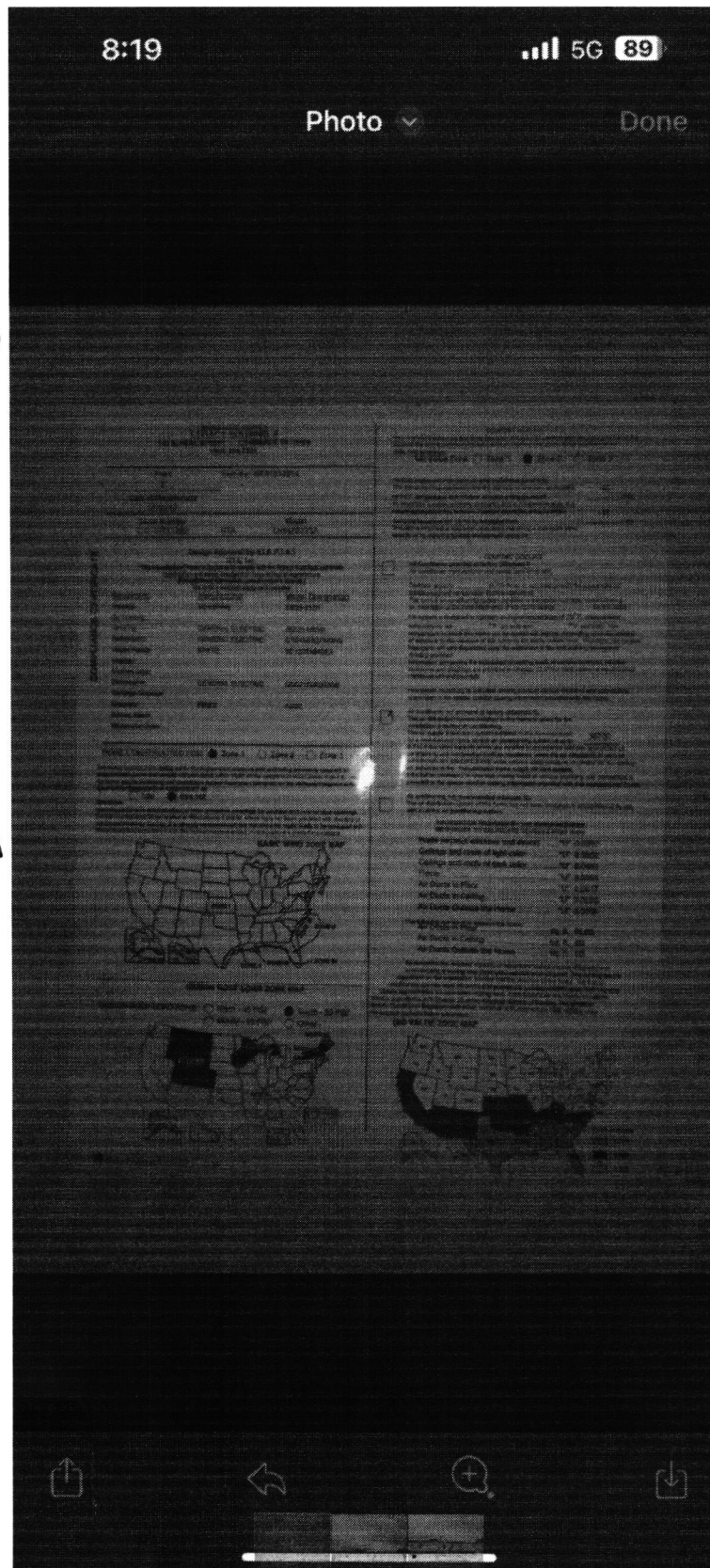
Model

LH167632SA

total Elect

3BR / 2 Bath

Zone 2



COUNTY OF MCINTOSH )  
STATE OF OKLAHOMA )

IN THE DISTRICT COURT

NO. PUBLIC HEARING NOTICE

**AFFIDAVIT OF PUBLICATION**  
**COOKSON HILLS PUBLISHERS, INC.**  
dba The Indian Journal, McIntosh County Democrat  
109 S. Main, Eufaula, OK 74432  
(918) 689-2195

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

**PUBLICATION DATES:**

April 27, 2023

*[Signature]*  
Signed and sworn to before me on this 27<sup>th</sup> day of April, 2023.

*[Signature]*  
Notary Public

My Commission expires: April 3, 2026  
Commission #06003427

**PUBLICATION FEE: \$**

*233* words; *1* tabular lines; *2* column(s)  
*—* insertions

Notar  
Com  
My Col

**Legal Notice**

Published in the Indian Journal,  
Thursday, April 27, 2023.

**City of Eufaula Public Hearing Notice**

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Variance / Special Exception Request Application for property located within the City of Eufaula.

The property requesting the Zoning Variance / Special Exception Request is described as follows: A tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet, Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point of beginning.

Commonly Known as: 1653 E McGill Cr

Proposed Use: They are requesting a variance to place a mobile home on the above lot.

Applicant/s: Travis & Amy Lisle, Zachary Mills and McKenzie Martin

The public hearing will be held as follows:

May 15, 2023 at 5:30 P.M. Board of Adjustments, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning variance/special exception request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.



**Legal Notice**

Published in the Indian Journal





April 19, 2023

ASHER, GARY W. & MARTHA J.  
1505 COON CREEK RD  
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering a Zoning Variance / Special Exception application for the following property:

**Commonly Known as:** 1653 E McGill Cr.

**Legal Description:** A tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet, Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point of beginning.

**Proposed Use:** The applicant/s are requesting a variance to place a mobile home on the above lot.

**Applicant/s:** Travis & Amy Lisle, Zachary Mills and McKensie Martin.

Enclosed is a map showing the section and proposed location being considered for the zoning variance/special exception.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

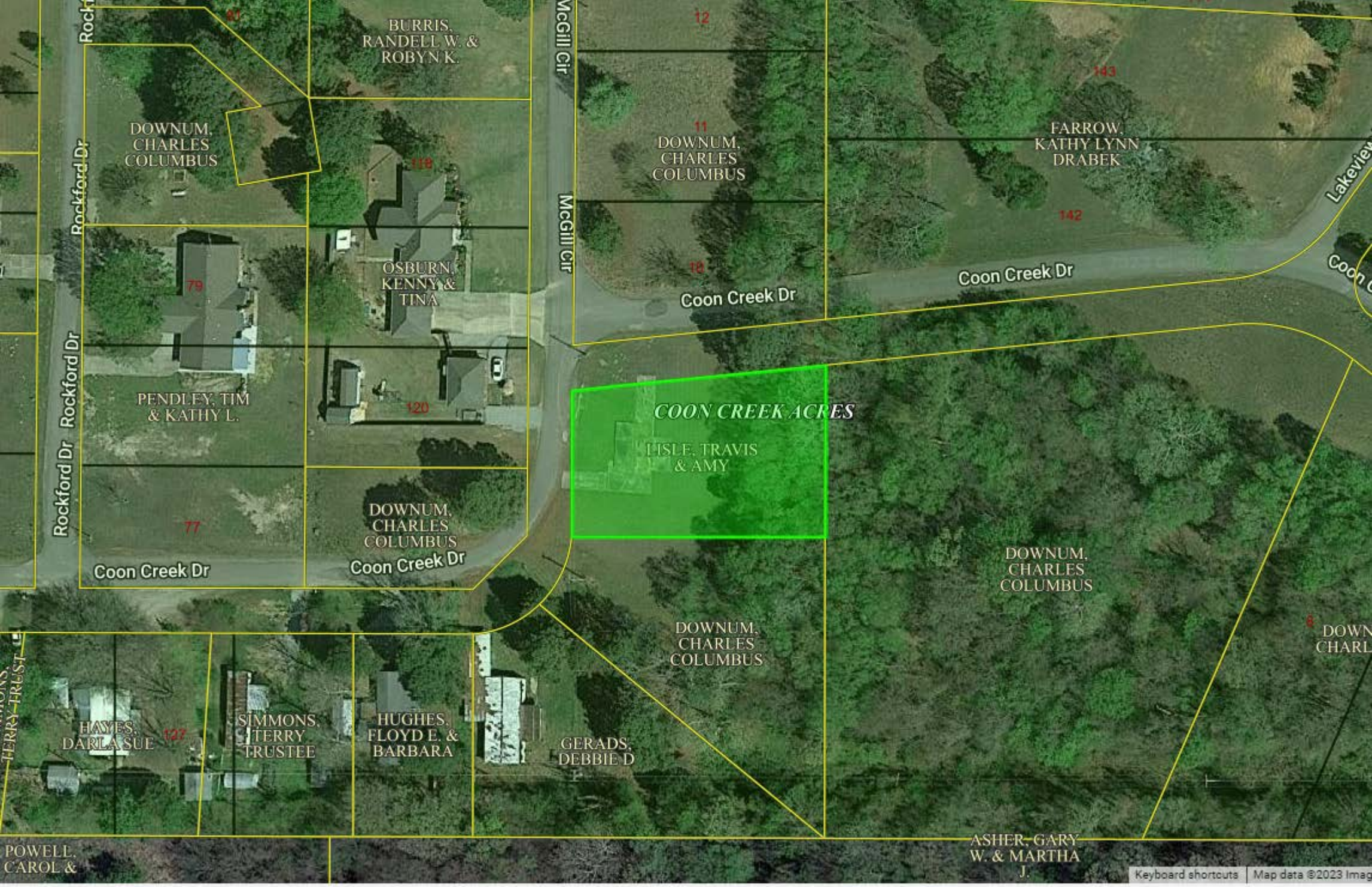
Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on May 15, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,  
Julie Musgraves  
Administrative Assistant  
City of Eufaula





BURRIS,  
RANDELL W. &  
ROBYN K.

DOWNUM,  
CHARLES  
COLUMBUS

11  
DOWNUM,  
CHARLES  
COLUMBUS

143  
FARROW,  
KATHY LYNN  
DRABEK

118  
OSBURN,  
KENNY &  
TINA

18  
Coon Creek Dr

142  
Coon Creek Dr

79  
PENDLEY, TIM  
& KATHY L.

120

COON CREEK ACRES

LISLE, TRAVIS  
& AMY

77  
Coon Creek Dr

DOWNUM,  
CHARLES  
COLUMBUS  
Coon Creek Dr

DOWNUM,  
CHARLES  
COLUMBUS

DOWNUM,  
CHARLES  
COLUMBUS

DOWNUM,  
CHARLES  
COLUMBUS

HAYES,  
DARLA SUE 127

SIMMONS,  
TERRY  
TRUSTEE

HUGHES,  
FLOYD E. &  
BARBARA

GERADS,  
DEBBIE D

POWELL,  
CAROL &

ASHER, GARY  
W. & MARTHA  
J.





Musgraves, Julie <aa@cityofeufaulaok.com>

---

## Zoning Variance in Coon Creek

1 message

Robyn Burris <robynburris222@gmail.com>  
To: aa@cityofeufaulaok.com

Mon, Apr 24, 2023 at 3:16 PM

To: Julie Musgraves and City of Eufaula Board of Adjustments

We are against the application to put a mobile home on 1653 E McGill Circle. We have lived in this neighborhood in Coon Creek Estates for 29 years. It's a very nice neighborhood except for the area that still has mobile homes/ trailers. We were led to believe that when these trailers were moved, there would be no more brought in. (They were grandfathered in.) I was quite upset a couple of years ago when a mobile home was brought into the area. I complained to the city and was told they had heard about it and the people would have to request a variance. I did not understand why that was allowed at the time.

This area where they want to place a mobile home, Lot 122 in Coon Creek Acres, is much closer to our house than the one brought in a couple of years ago. It is also at the entrance to our neighborhood. I believe a mobile home there would lower our property values and be an eyesore to the neighborhood.

Thank you for letting us express our opinion.

Randy and Robyn Burris  
1747 E McGill Circle  
918-617-3929

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**Response to Zoning Variance 1653 E McGill Circle**

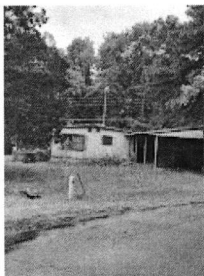
2 messages

**Kenny Osburn** <kennyosburn123@gmail.com>  
To: "aa@cityofeufaulaok.com" <aa@cityofeufaulaok.com>  
Cc: ktjsmk@yahoo.com

Thu, Apr 27, 2023 at 5:50 PM

On Apr 27, 2023, at 5:19 PM, Kenny Osburn <kennyosburn123@gmail.com> wrote:

>>  
>>  
>> To Whom it May Concern:  
>>  
>> This email is in reference to consideration to Zoning Variance for property at 1653 E McGill Circle.  
>>  
>> We have lived at our home at 1711 E McGill Circle since July of 2004 and there has never been property owners living at the proposed address. It looks as if there has been a mobile home located on this property sometime before we moved to our home. We were told the existing mobile homes were grandfathered to stay until such time they were removed. After removal, no other mobile home was to be moved on site.  
>  
>> I do have some questions and concerns about rezoning of this location.  
>>  
>> 1.) Is the property owner wanting to locate a Mobile Home on this property for their personal use?  
>>  
>> 2.) Is this going to be used for rental property?  
>>  
>> 3.) Is this going to be a Vrbo, Airbnb or any other weekend rental property?  
>>  
>> 4.) Where is the septic system located? Will it be replaced?  
>>  
>> 5.) Is the east side of the property Core Land?  
>>  
>> 6.) If approved or not approved, how will this affect other properties within the area?  
>>  
>> I have also attached a picture of a Mobile Home that sits south of my property. This does not have a good representation of a Mobile Home. Until more questions are answered my recommendation is not to approve rezoning of this property.  
>>  
>>  
>> Respectfully,  
>> Kenny & Tina Osburn  
>> 405-380-7625  
>> 1711 East McGill Circle  
>> Eufaula, Okla.



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3453K

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**Musgraves, Julie** <aa@cityofeufaulaok.com>  
To: Kenny Osburn <kennyosburn123@gmail.com>

Fri, Apr 28, 2023 at 8:03 AM

Thank you for your response. I will include this email in the packet for the Board of Adjustments to review. I recommend that you attend the meeting scheduled for Monday May 15th, so to voice your concerns and to receive answers to your questions.

Julie Musgraves  
Executive Assistant  
City of Eufaula  
aa@CityofEufaulaOK.com

[Quoted text hidden]



May 8, 2023

City Council Members: J. Todd Warren, Nancy Mouser, Josh Cummings, Jamie Upton

Planning Commissioner: Sam Sylvester

City Manager: Jeb Jones      Code Enforcement: Tony Bloom

Regarding: Zoning Variance - Coon Creek-lot 122

According to the Application for Zoning Variance/Special Exception Request, the variance is based on "The City Ordinance allows mobile homes only in mobile home parks."

As residents of Coon Creek Acres, the undersigned individuals oppose the requested zoning change.

- The neighborhood is primarily retired people in owner-occupied residences. It is quiet, safe and properties are well-maintained.
- Other unsold lots are interspersed with homes and could be subject to mobile homes, storage units or unsafe or faulty construction if zoning is changed.
- Inclusion of more mobile homes would reduce the existing taxpayers' home values.

For these reasons and justification by the covenants, the undersigned oppose the proposed zoning change and intend to speak at the May 15, 2023, meeting on the topic.

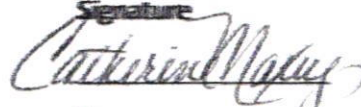
In the Covenants published by McIntosh County Abstracts, May 14, 1966, to provide "orderly development" and "adequate restrictive covenants" the following items appear:

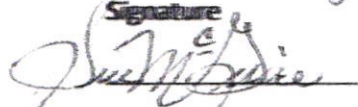
- 3. The exterior walls of any dwelling or building constructed on any lot shall be of stone, asbestos shingles, prefinished metal siding, masonry, glass, or combination thereof.
- 9. No house trailer, tent, shack, garage, barn, outbuilding or any temporary or movable structure shall at any time be used for residential purposes on any lot.
- 13. No noxious, offensive, unsightly, malodorous, or unhealthy activity or condition shall be carried on or be permitted to remain upon any lot. (There is already an existing violation adjacent to the proposed site.)

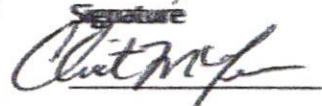
Residents below respectfully request disapproval of the requested variance.


<u>J Kropp</u>	<u>JUDITH KROPP</u>	<u>2014 E McGill Circle, Enfield, OK 74432</u>
Signature	Printed Name	Street Address
<u>Frank D Feiock</u>	<u>FRANK D FEIOCK</u>	<u>2002 Wade Dr</u>
Signature	Printed Name	Street Address
<u>Glenna Feiock</u>	<u>Glenna Feiock</u>	<u>2002 Wade Dr</u>
Signature	Printed Name	Street Address
<u>Christina Beverstock</u>	<u>Christina Beverstock</u>	<u>1713 Rockford Dr.</u>


Tina Condict - Tina Condict 1979 W McGill circle

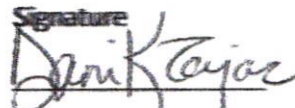
Signature	Printed Name	Street Address
	CATHERINE Moxey	2099 WIDE DR.

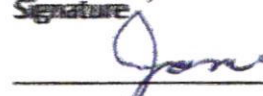
Signature	Printed Name	Street Address
	SUE MCGUIRE	2098 E McGill Circle


Signature	Printed Name	Street Address
	CLINT MCGUIRE	2098 E. McGill Circle


Signature	Printed Name	Street Address
	Dorothy S. Harris	1951 Hilltop Drive

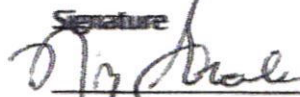
Signature	Printed Name	Street Address
	Douglas Harris	1951 Hilltop DR.

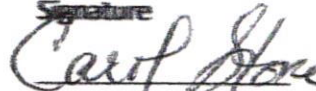
Signature	Printed Name	Street Address
	Danik Zajac	2059 W McGill Circle

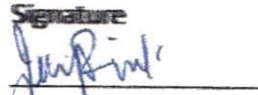
Signature	Printed Name	Street Address
	JAMES GROSS	2034 E. McGill Circle


Signature	Printed Name	Street Address
	Corey Carson	1706 Lake View Dr.

Signature	Printed Name	Street Address
	DALE O'HARA	1910 LAKE VIEW DR

Signature	Printed Name	Street Address
	Nancy Estabro	1832 Cottonwood DR

Signature	Printed Name	Street Address
	Carol Stone	2089 W. McGill Circle

Signature	Printed Name	Street Address
	Jenna Kim	2087 E. McGill Circle

Signature	Printed Name	Street Address
	KAREN KIMMEL	2087 E. McGill Circle

Signature	Printed Name	Street Address
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[Signature]  
Signature

- Jim Conway Printed Name 1738 Rockford Dr Street Address

[Signature]  
Signature

- Shayne Forrest Printed Name 1738 Lockford Drive Street Address

[Signature]  
Signature

- Lois D. Parish Printed Name 1822 Rockford Dr. Street Address

[Signature]  
Signature

- David Parish Printed Name 1822 Rockford Dr. Street Address

[Signature]  
Signature

- Georgia Hogan Printed Name 1954 W. McGill Cir Street Address

[Signature]  
Signature

- Louisa Jandye Printed Name 1954 W McGill Cir Street Address

[Signature]  
Signature

- Geraldine Kellian Printed Name 1947 W McGill Cir Street Address

[Signature]  
Signature

- Marshall Pott Printed Name 1802 E. McGill Cir. Street Address

[Signature]  
Signature

- James Joslin Printed Name 2073 E McGill Circle Street Address

[Signature]  
Signature

- Terri Apala Printed Name 1935 E. McGill Circle Street Address

[Signature]  
Signature

- Norma Stauffer Printed Name 1781 E. McGill Street Address

[Signature]  
Signature

- Robyn Burris Printed Name 1747 E. McGill Cir. Street Address

[Signature]  
Signature

- Tina Osburn Printed Name 1711 E McGill Cir Street Address

[Signature]  
Signature

- Kenny Osburn Printed Name 1711 E. McGill Circle Street Address

[Signature]  
Signature

Printed Name Street Address

Adjacent Lot

