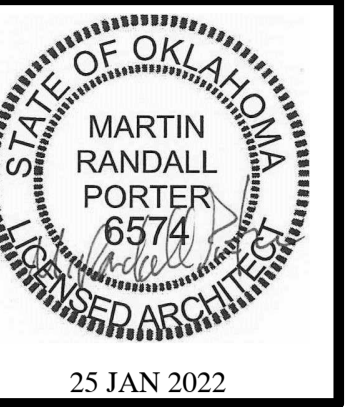


MARCUS GARVEY HARMONY REDEVELOPMENT

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



MARCUS GARVEY HARMONY REDEVELOPMENT
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PROJECT INFORMATION

SITE DATA

SITE ZONING: SEE CIVIL
SITE SIZE: SEE CIVIL
SITE DENSITY: SEE CIVIL
PARKING SPACES: SEE CIVIL

BUILDING DATA

SEE O.O COVER SHEET
SEE O.O.C COVER SHEET
SEE O.O.R COVER SHEET

CODES/REGULATIONS

BLDG. & RELATED CODES: 2015 IBC, 2015 IRC, 2015 IEBC, 2015 IMC, 2015 IFC, 2009 IECC, 2017 NEC
FIRE CODE(S): 2015 IFC
ACCESSIBILITY CODE(S): UFAS & FHA
OHFA: OHFA STATE POLICIES & GUIDELINES
MISC: ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS & ORDINANCES

BUILDING CODE DATA

USE GROUP: (SEE SPECIFIC BUILDING COVER SHEETS)
CONSTRUCTION TYPE: (SEE SPECIFIC BUILDING COVER SHEETS)
EXTERIOR WALL CONSTRUCTION: (SEE SPECIFIC BUILDING COVER SHEETS)
OTHER WALL CONSTRUCTION: (SEE SPECIFIC BUILDING COVER SHEETS)
TOTAL ALLOW. AREA PER FLOOR: (SEE SPECIFIC BUILDING COVER SHEETS)
TOTAL ACTUAL AREA: (SEE SPECIFIC BUILDING COVER SHEETS)
ALLOWABLE HEIGHT & FLOORS: (SEE SPECIFIC BUILDING COVER SHEETS)
ACTUAL HEIGHT & FLOORS: (SEE SPECIFIC BUILDING COVER SHEETS)
HEIGHT/ AREA ADJUSTMENTS: (SEE SPECIFIC BUILDING COVER SHEETS)

INDEX TO DRAWINGS

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
O.OM	MASTER COVER SHEET	08 OCT 2021	25 JAN 2022	ADDENDUM #1
2 - ARCHITECTURAL SITE				
AS1.OM	ARCHITECTURAL SITE PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
ASD1.OM	ARCHITECTURAL SITE DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
ASD1.LM	ARCHITECTURAL SITE DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
3 - LANDSCAPING SHEETS BY MARK H. MYERS - LANDSCAPE ARCHITECT				
LS-1	LANDSCAPE SITE PLAN	25 JAN 2022	25 JAN 2022	ADDENDUM #1
LS-2	LANDSCAPE DETAILS	25 JAN 2022	25 JAN 2022	ADDENDUM #1
4 - CIVIL SHEETS BY BWR DESIGN GROUP, LLC				
SHEET 1	TPO SURVEY (LEMKE LAND SURVEYING, LLC)	03 AUG 2021	03 AUG 2021	-
C1.0	OVERALL SITE PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C2.0	DEMOLITION PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C3.0	SITE PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.0	GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.1	DETAILED GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.2	DETAILED GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.3	DETAILED GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.4	DETAILED GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.5	DETAILED GRADING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C4.6	CONCRETE DITCH PLAN AND PROFILE	08 OCT 2021	08 OCT 2021	ISSUE SET
C5.0	UTILITY PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C6.0	CIVIL DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
C7.0	CIVIL DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
C8.0	EROSION CONTROL PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
C9.0	EROSION CONTROL NOTES AND DETAILS	08 OCT 2021	08 OCT 2021	ISSUE SET
5 - ARCHITECTURAL				
O.O	NEW CONSTRUCTION RESIDENTIAL APARTMENTS COVER SHEET	08 OCT 2021	08 OCT 2021	ISSUE SET
O.O.R	HISTORIC RENOVATION COVER SHEET	08 OCT 2021	08 OCT 2021	ISSUE SET
O.O.CB	COMMUNITY BUILDING COVER SHEET	08 OCT 2021	08 OCT 2021	ISSUE SET
6 - MEP (BY J-SQUARED ENGINEERING)				
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET	08 OCT 2021	08 OCT 2021	ISSUE SET
MEP2	SITE LIGHTING PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET
MEP3	UTILITY SITE PLAN	08 OCT 2021	08 OCT 2021	ISSUE SET

SEE O.O, O.O.R AND O.O.CB FOR BUILDING INFORMATION SPECIFIC TO THE RESIDENTIAL APARTMENTS, HISTORIC RENOVATION AND COMMUNITY BUILDING RESPECTIVELY

INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT SHEETS REVISED BY ADDENDUM #1

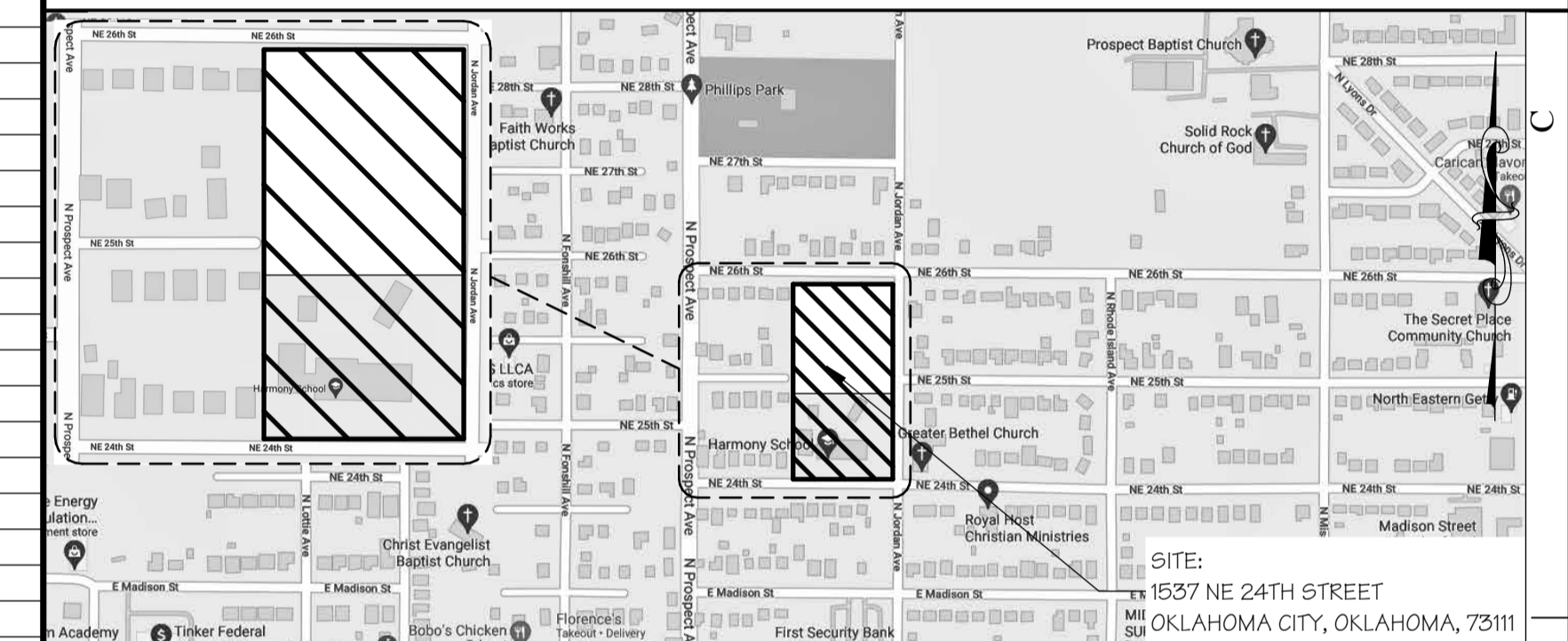
MATERIAL SQ. FT. DISCLAIMER:

SQUARE FOOTAGE CALCULATION OF FINISH MATERIALS ARE BASED ON EXISTING LAYOUTS & INFORMATION IN PART AS PROVIDED BY OTHERS. THESE NUMBERS ARE NOT TO BE UTILIZED FOR BIDDING PURPOSES. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY. CONTRACTORS SHALL PERFORM INDEPENDENT FIELD VERIFICATION FOR SITUATIONAL DEPENDANT ACCURACY.

ARCHITECT'S JOB NO. 3849

OHFA#PROJECT NO.20-06-45

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: _____ DATE: _____
OWNER: HARMONY AFFORDABLE HOUSING PARTNERS, LP
1901 N KICKAPOO AVE, SHAWNEE, OK 74804
BY: _____ DATE: _____
CONTRACTOR: MIKE D. LITTLE CONSTRUCTION CO., INC.
1901 N KICKAPOO AVE, SHAWNEE, OK 74804
BY: _____ DATE: _____
OKLAHOMA HOUSING FINANCE AGENCY
205 NW 63RD ST #140, OKLAHOMA CITY, OK 73116
BY: _____ DATE: _____

PM: RP
PC: CG
PLAN SET NO. _____

JURISDICTION APPROVAL STAMPS

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC

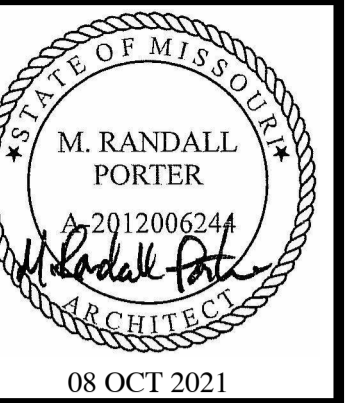
COPYRIGHT © 2021
1ST ISSUE
08 OCT 2021

ISSUE/REVISIONS
▲ 08 OCT 2021 ISSUE SET
▲ 25 JAN 2022 ADDENDUM #1

SHEET NO. 0.0M

JOB NO. 3849

ADDENDUM #1



MARCUS GARVEY HARMONY REDEVELOPMENT
 OKLAHOMA CITY, OKLAHOMA COUNTY,
 OKLAHOMA

Wallace
 ARCHITECTS L.L.C.
 Columbia, MO
 P. 573-258-7200
 WALLACE ARCHITECTS, LLC

COPYRIGHT © 2021
 1ST ISSUE
 08 OCT 2021

ISSUE/REVISIONS
 08 OCT 2021 ISSUE SET

SHEET NO. **AS1.0M**
 JOB NO. 3849
 10/12/2021 09:18:52 AM

ISSUE SET

CONCRETE KEYNOTES

- SC1 POWER WASH ALL EXISTING CONCRETE PARKING AND DRIVES - SAW KERF AND INSTALL APPROPRIATE SIZED BACKER ROD AND SELF LEVELING TRAFFIC-GRADE CAULK AT ALL EXISTING CRACKS (REPLACE AREAS OF CONCRETE THAT ARE DAMAGED BEYOND REPAIR)
- SC2 REMOVE AND REPLACE DAMAGED SIDEWALKS/CURB WALKS AND NONCOMPLIANT SIDEWALKS AS INDICATED ON AS1.0 (SLOPES TO COMPLY WITH UFAS & ADA REQUIREMENTS) INCLUDE THRU SIDE WALL DRAINAGE CHANNELS AS NEEDED TO FACILITATE STORM WATER DRAINAGE
- SC3 REMOVE AND REPLACE ACCESSIBLE CURB RAMPS AS INDICATED ON AS1.0 (SLOPES TO COMPLY WITH UFAS & ADA REQUIREMENTS)
- SC4 PREPARE SITE AND PROVIDE NEW DRIVE AND ACCESSIBLE PARKING STALLS AT COMMUNITY BUILDING PER AS1.0 (INCLUDING COMPACTED BASE, CONCRETE, CURB AND GUTTERS, AND NEW PARKING STRIPING; COORDINATE WITH CIVIL)
- SC5 PROVIDE ACCESSIBLE CROSSWALK AS INDICATED ON AS1.0 (SLOPES TO COMPLY WITH UFAS & ADA REQUIREMENTS)
- SC6 REMOVE EXISTING & INSTALL NEW ACCESSIBLE SIDEWALK TO THE NEW OBSERVATION PAD PER AS1.0
- SC7 PROVIDE NEW CONCRETE PADS FOR PREFABRICATED ICC500 FEMA SHELTERS (PROVIDED BY CONTRACTOR) FOR (5) SHELTER UNITS. SEE ARCHITECTURAL AND CIVIL SITE PLANS. COORDINATE SLAB REQUIREMENTS WITH GEOTECHNICAL, CIVIL AND STRUCTURAL.
- SC8 COORDINATE ALL NEW SIDEWALKS, CURB WALKS, DRIVES, PADS, ETC. WITH CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- SC9 PROVIDE NEW CONCRETE PADS FOR NEW NATURAL GAS BACK-UP GENERATORS. SEE CIVIL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- SC10 AT ALL EXISTING CONCRETE PARKING AND DRIVES - SAW KERF AND INSTALL APPROPRIATE SIZED BACKER ROD AND SELF LEVELING TRAFFIC-GRADE CAULK AT ALL EXISTING CRACKS

GENERAL NOTES
 1. COORDINATE ALL SITE REQUIREMENTS WITH CIVIL & MEP DISCIPLINES TO IDENTIFY ALL ASSOCIATED TRADES.
 2. COORDINATE BUILDING DEMOLITION WITH THE GENERAL CONTRACTOR
 3. COORDINATE SITE LIGHTING WITH ELECTRICAL.

ATTACHMENT NO. 14 GENERAL NOTES

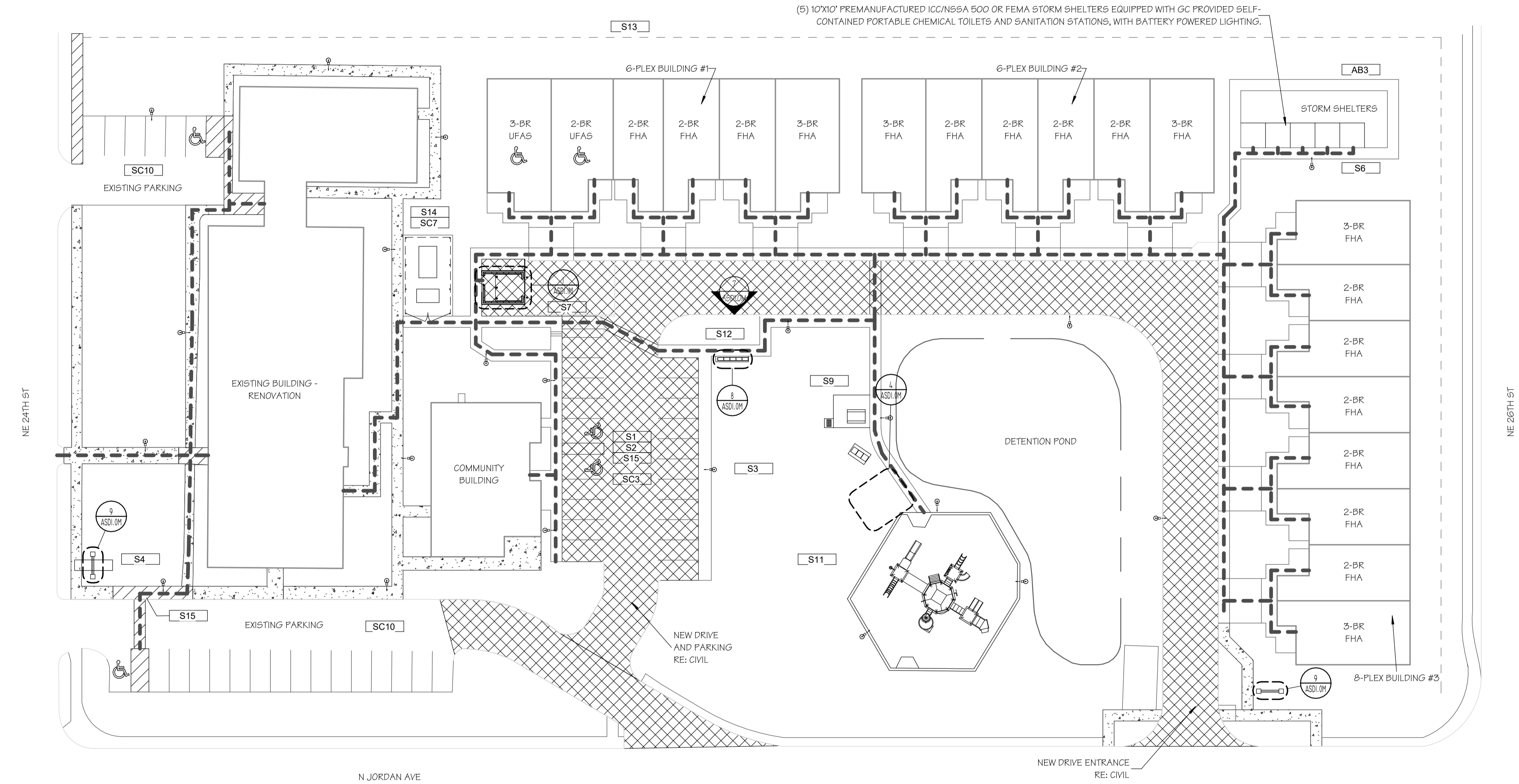
- A4 PROVIDE AND INSTALL LED LIGHTING THROUGHOUT THE ENTIRE DEVELOPMENT (UNITS, COMMON AREAS, PARKING LOTS, ETC.)

SITE WORK KEYNOTES

- S1 PREPARE AND STRIPE PARKING LOTS (31 TYP. + 2 ACC. & 1 OFFICE VAN SPACE)
- S2 INSTALL NEW ACCESSIBLE RESERVE PARKING SIGNAGE (1 + 1 OFFICE VAN)
- S3 INSTALL ALL TRADE WORK NECESSARY TO PROVIDE NEW ADDITIONAL SITE LIGHTING (SEE ELECTRICAL DRAWINGS)
- S4 REMOVE EXISTING AND PROVIDE (2) NEW BRICK MONUMENT SIGNS PER THE DETAIL ON AS1.0
- S5 PROVIDE LANDSCAPING PER ALLOWANCE
- S6 PROVIDE (5) COMPLETELY SETUP 10'X10' ICC/N55A 500 OR FEMA PRE-MANUFACTURED STORM SHELTERS ON NEW FOUNDATION/SLAB.
- S7 INSTALL (1) NEW DUMPSTER ENCLOSURE (6' TALL MASONRY) PER AS1.0 DETAILS
- S8 REMOVE VINES, SAPLINGS AND ALL OVERGROWTH ON AND AROUND THE EXISTING HISTORIC BUILDING. TRIM EXISTING TREES PER ALLOWANCE.
- S9 PROVIDE PICNIC TABLE AND BBQ PIT ON NEW ACCESSIBLE CONCRETE OBSERVATION PATIO AS INDICATED ON AS1.0
- S10 COORDINATE WITH OWNER NEW SECURITY CAMERA SURVEILLANCE LOCATIONS AND REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- S11 REMOVE EXISTING AND REPLACE PLAYGROUND EQUIPMENT, EDGING, AND FALL PROTECTION MATERIAL
- S12 REMOVE EXISTING MAIL BOXES AND PROVIDE NEW PEDESTAL MAIL BOXES AND PAD LOCATED PER AS1.0
- S13 REMOVE EXISTING AND NEW 6' TALL BLACK CHAIN LINK FENCING AT PROPERTY LINES AS INDICATED ON SC10
- S14 PROVIDE NEW 6' TALL BLACK CHAIN LINK FENCING TO ENCLOSE BACK-UP GENERATORS. PROVIDE A PAIR OF HINGED GATES WITH GATE LATCH THAT CAN BE PAD LOCKED. SEE SITE DETAILS.
- S15 PROVIDE NEW DOUBLE CURB ACCESSIBLE RAMP

ATTACHMENT NO. 12 GENERAL NOTES

- AB3 PROVIDE (5) 10'X10' PREMANUFACTURED ICC/N55A 500 OR FEMA STORM SHELTERS EQUIPPED WITH SELF CONTAINED PORTABLE CHEMICAL TOILETS AND SANITATION STATIONS, WITH BATTERY POWERED LIGHTING.



GENERAL KEYNOTES

S5	SC4
S8	SC5
S10	SC6
SC1	SC8
SC2	SC9
SC3	AB3
	A4

JURISDICTION APPROVAL

LEGEND

- ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX, REPLACE AS REQUIRED.)
- UFAS ACCESSIBLE
- FENCE
- AREAS OF DEMO
- AREAS OF CONCRETE SIDEWALK/SURFACE
- AREAS OF CONCRETE DRIVE REPAIR
- FIRE HYDRANT
- SITE LIGHTING
- ACC. PARKING SIGN
- WALL PACK LIGHTING

NOTE: INSTALL HANDRAILS @ ACCESSIBLE ROUTES AND WHERE OTHERWISE NOTED EXCEEDING 5% BUT LESS THAN 8.33%. 5'-0" LANDING REQUIRED AT TOP AND BOTTOM OF RAMP.

NOTE: APARTMENT NUMBERS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO FINAL PRODUCTION/INSTALLATION.

ACCESSIBILITY NOTES

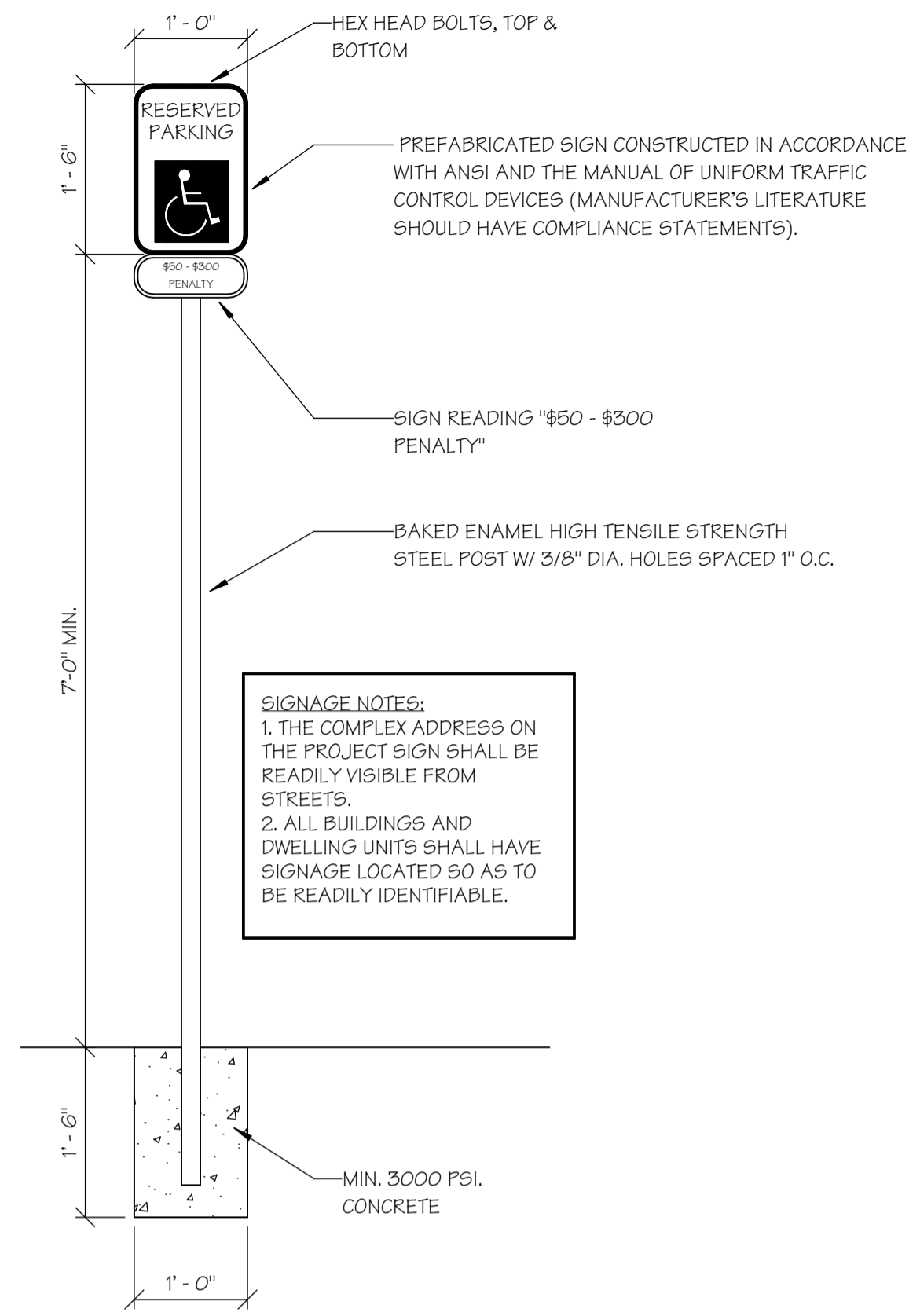
- SIDEWALK ON THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5% (1'-0" IN 20'-0") RUNNING SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 4' WIDE MIN. EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.
- PARKING AREAS AND ACCESSIBLE SPACES AND ACCESSIBLE SPACES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0") SLOPE IN EACH DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE.
- POSITION RECREATIONAL EQUIPMENT FOR WHEELCHAIR ACCESSIBILITY PER UFAS AND ADAAG. 25% OF EQUIPMENT AND AT LEAST ONE OF EACH TYPE OF EQUIPMENT MUST BE ACCESSIBLE.

ARCHITECTURAL SITE PLAN

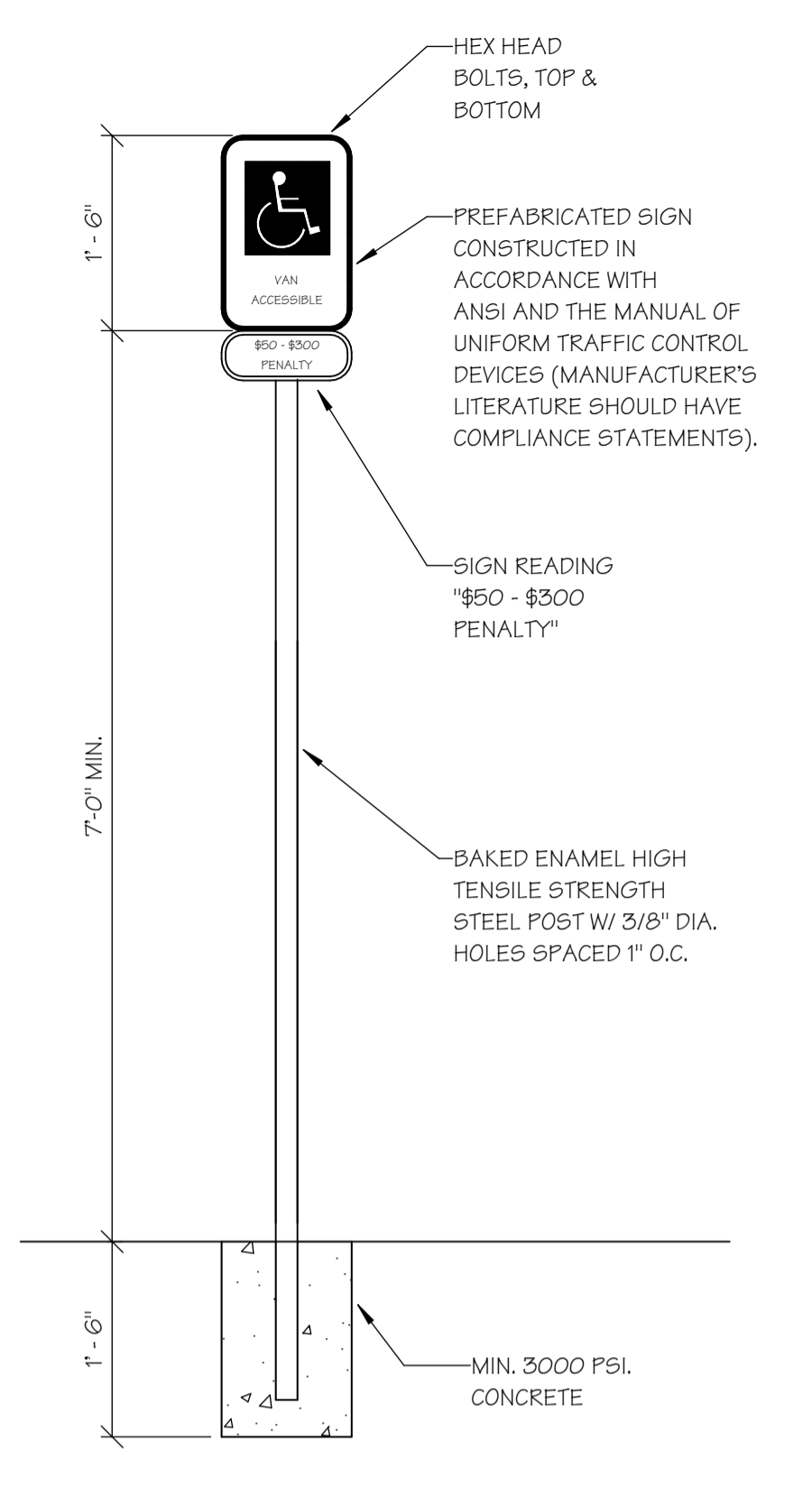
SCALE: 1" = 30'-0"



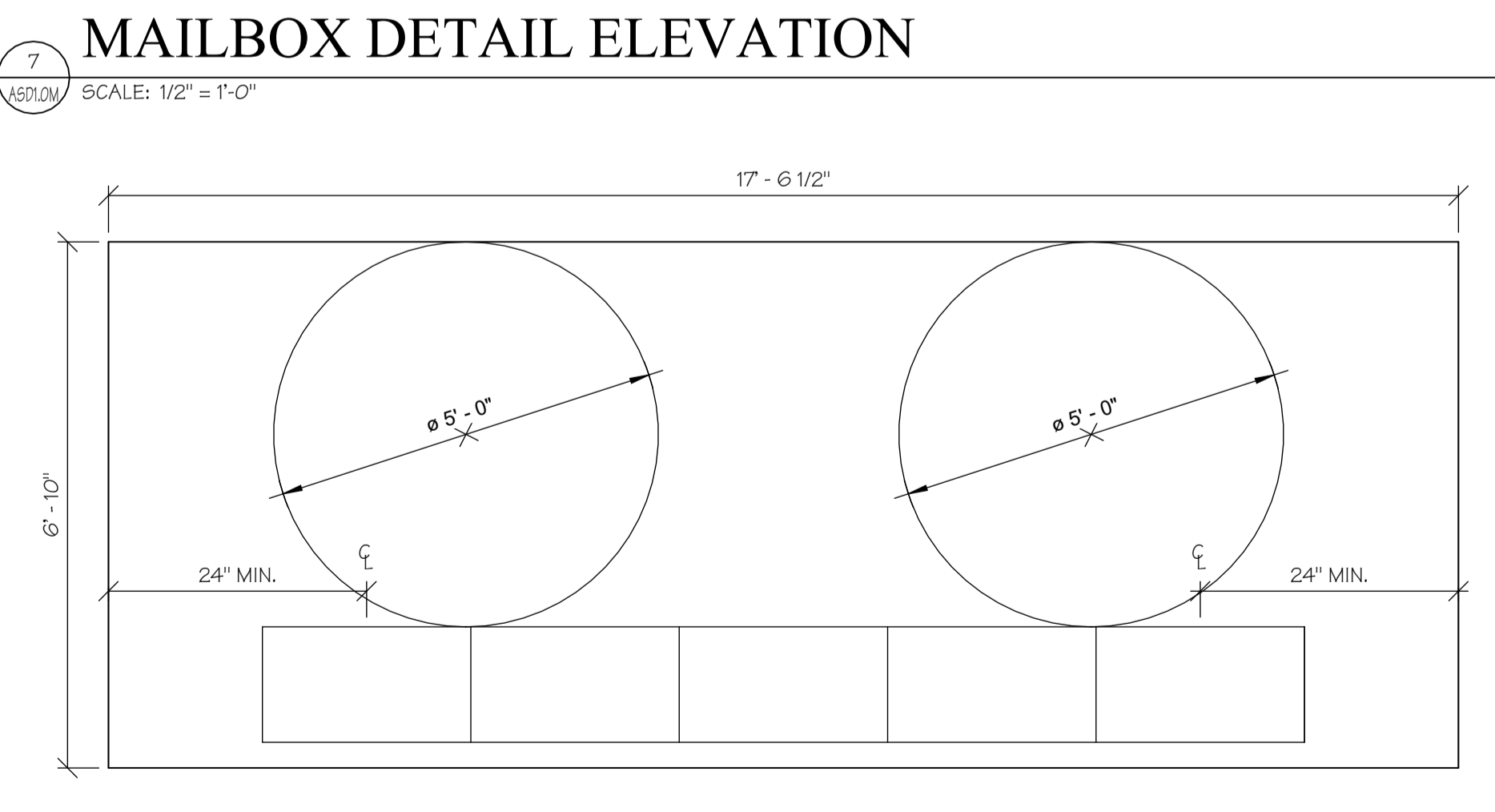
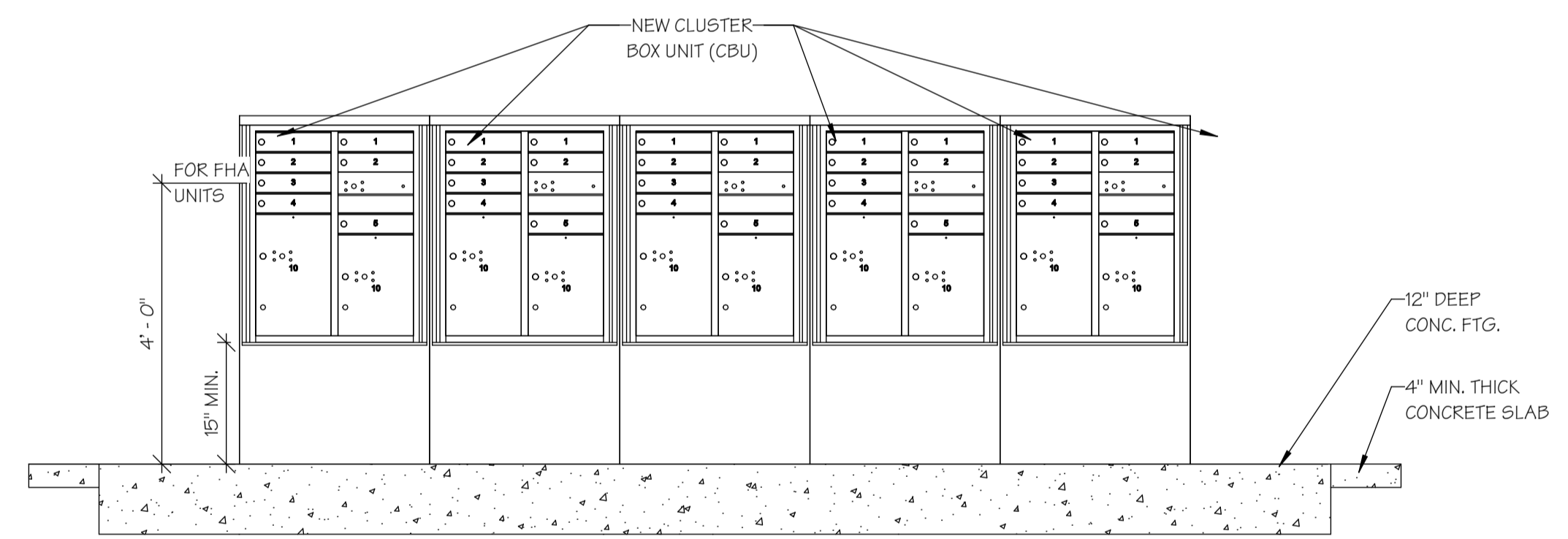
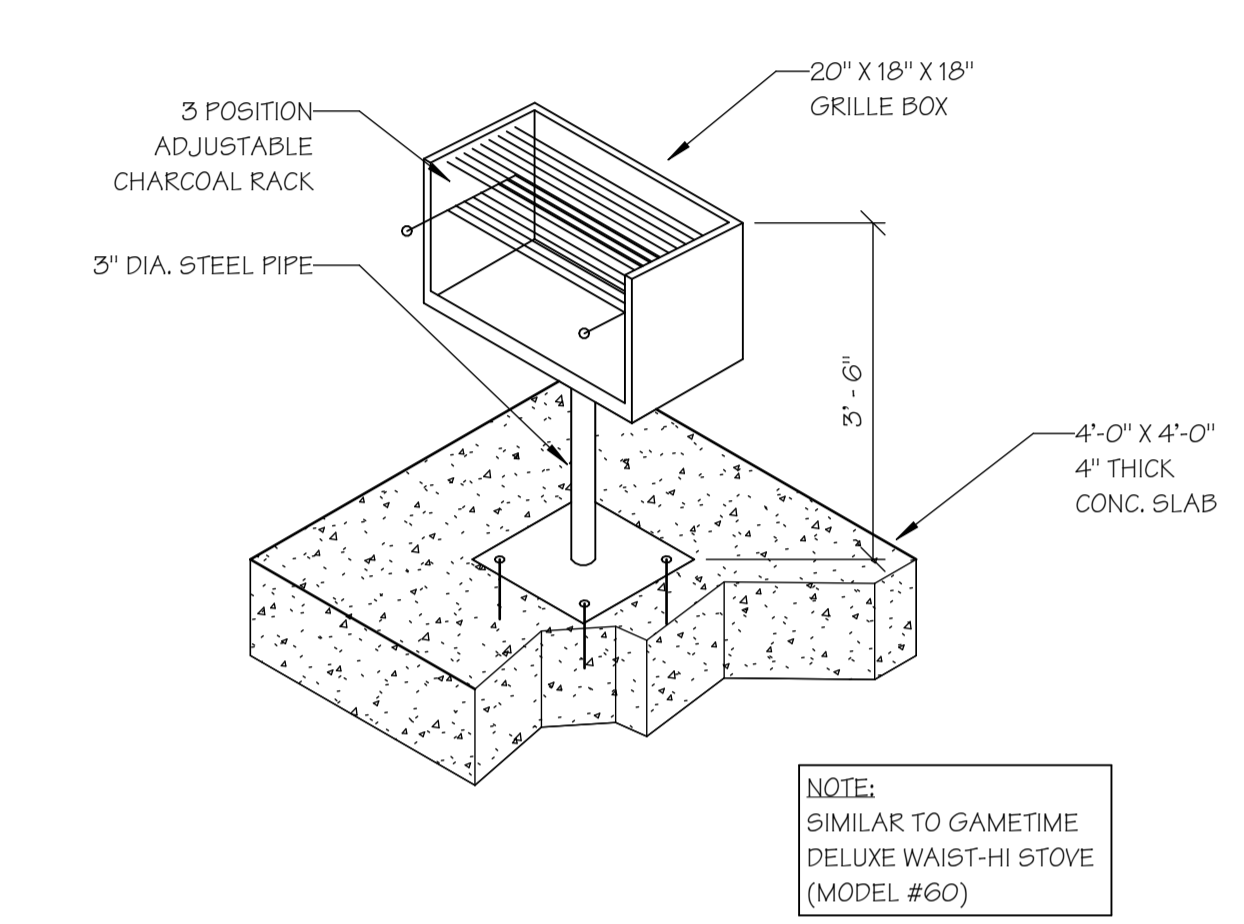
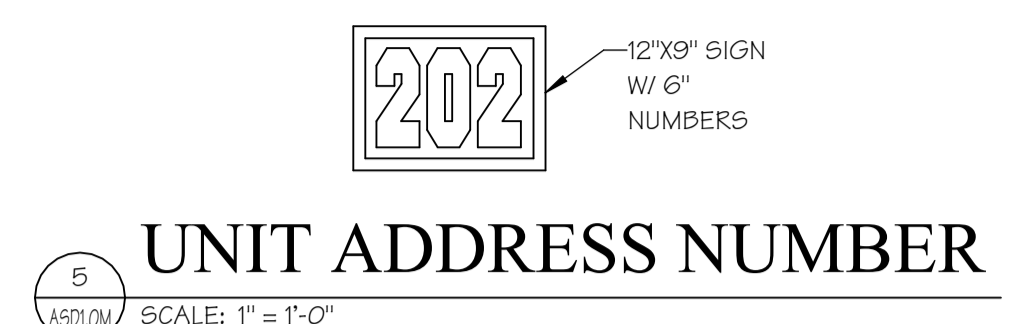
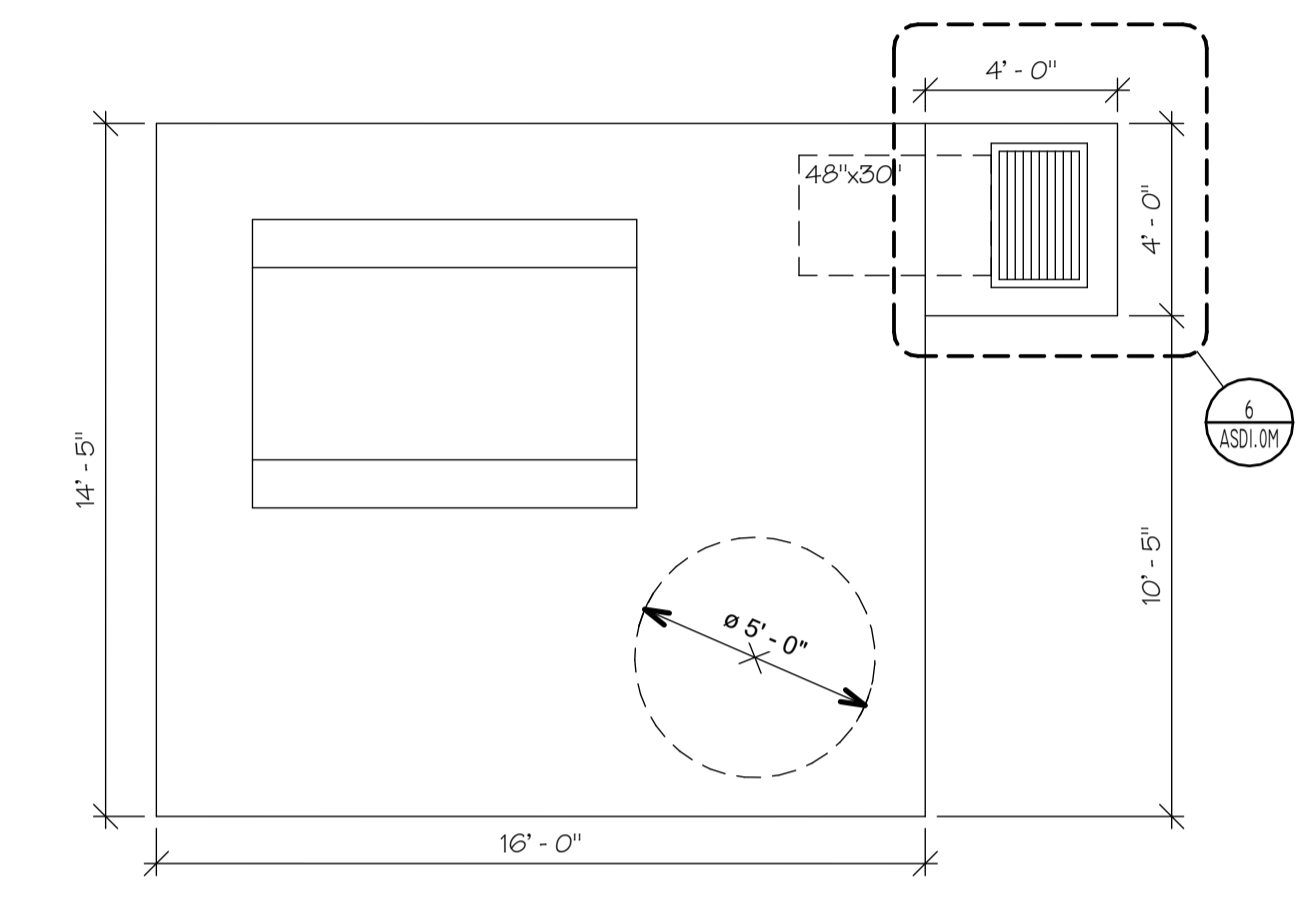
ISSUE SET



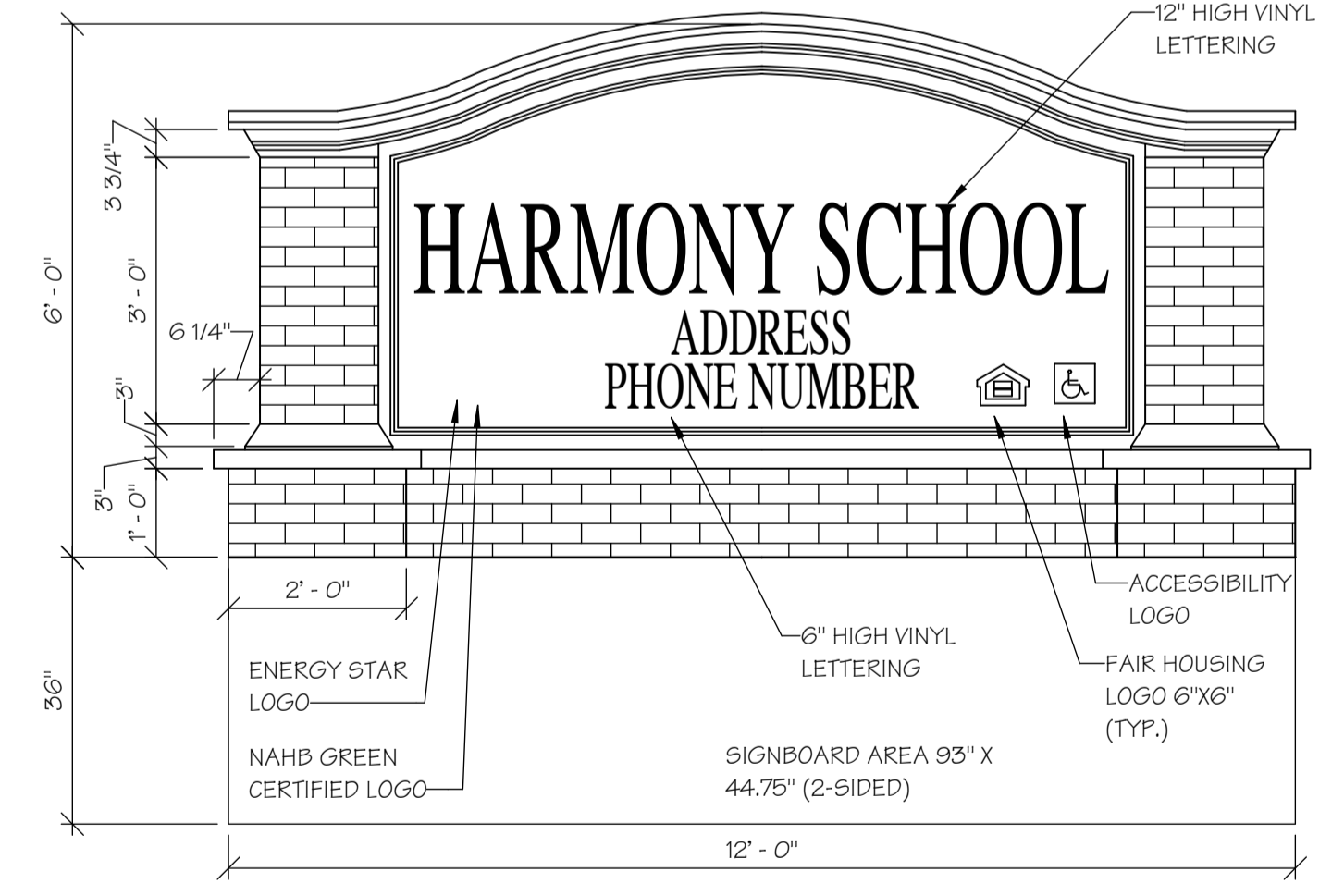
1 ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



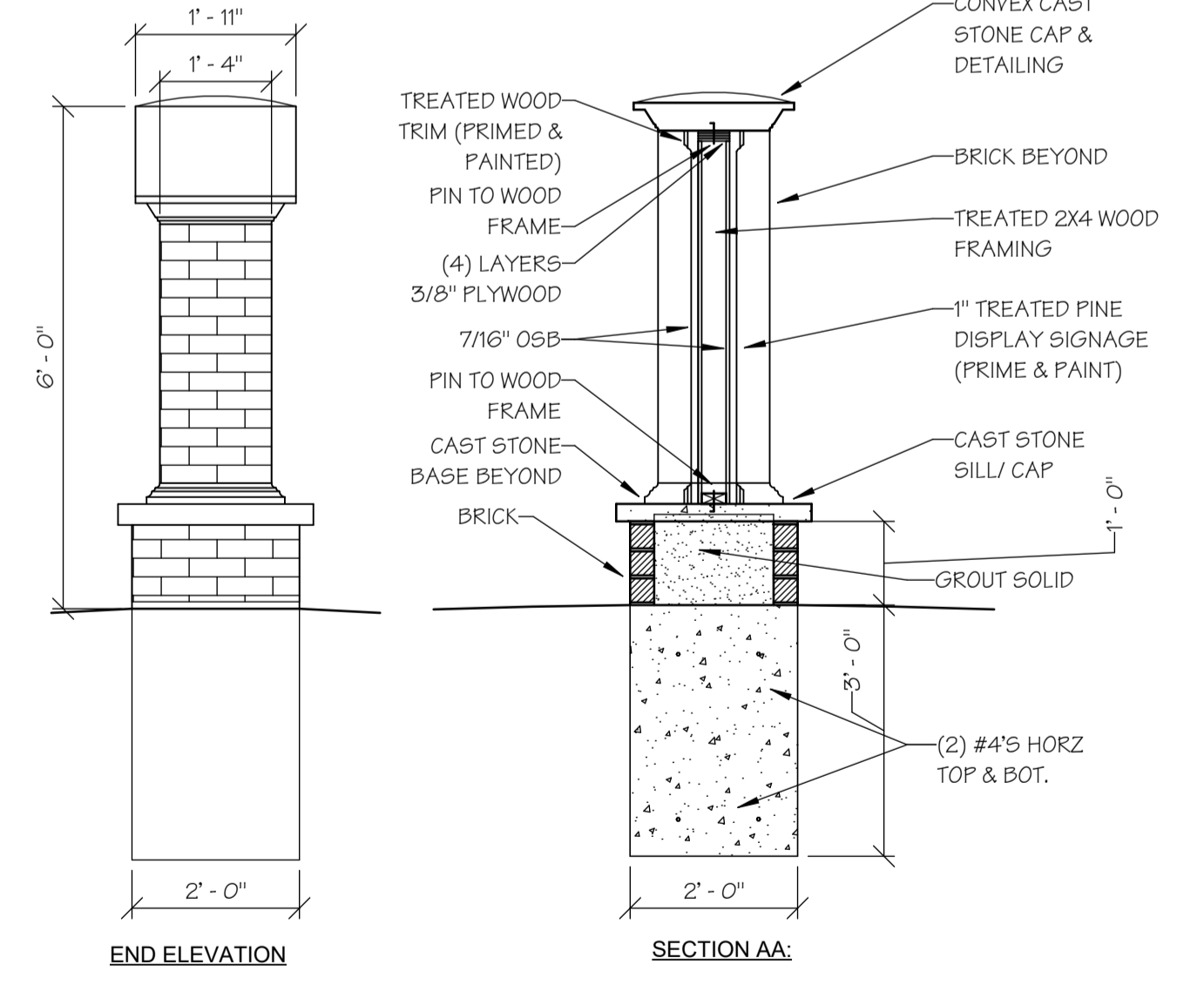
2 VAN ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



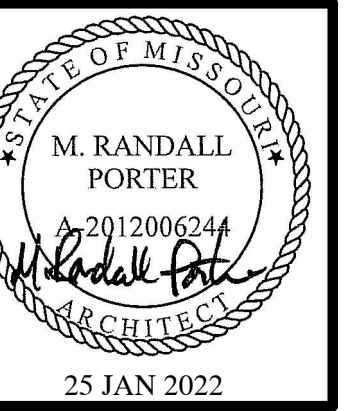
NOTES:
ALL CLUSTER BOX UNITS MUST BE TYPE APPROVED BY THE U.S. POSTAL SERVICE.
EACH UNIT SHALL HAVE AT LEAST ONE PARCEL LOCKER EQUIPPED WITH USPS APPROVED 306P LOCK AND OUTGOING MAIL SLOT.
CONCRETE PAD FOR CLUSTER BOX UNIT TO BE FURNISHED AND INSTALLED BY CONTRACTOR (SIZED AS REQ'D).
OWNER / MANAGEMENT TO COORDINATE UPAS UNIT MAILBOX WITH LOCAL POST MASTER TO MAINTAIN ACCESSIBILITY.



NOTES:
1. SIGN TO BE LIGHTED. COORDINATE WITH POWER CO. AND/OR ELECTRICAL CONTRACTOR.
2. REQUIRES OWNER APPROVAL PRIOR TO ORDERING.
3. SIGN TO BE TWO SIDED.
4. COORDINATE FINAL NAME AND LETTERING FOR MONUMENT SIGNS AS APPROVED BY OWNER.



JURISDICTION APPROVAL



MARCUS GARVEY HARMONY REDEVELOPMENT
OKLAHOMA CITY, OKLAHOMA COUNTY,
OKLAHOMA

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P 573-256-7200

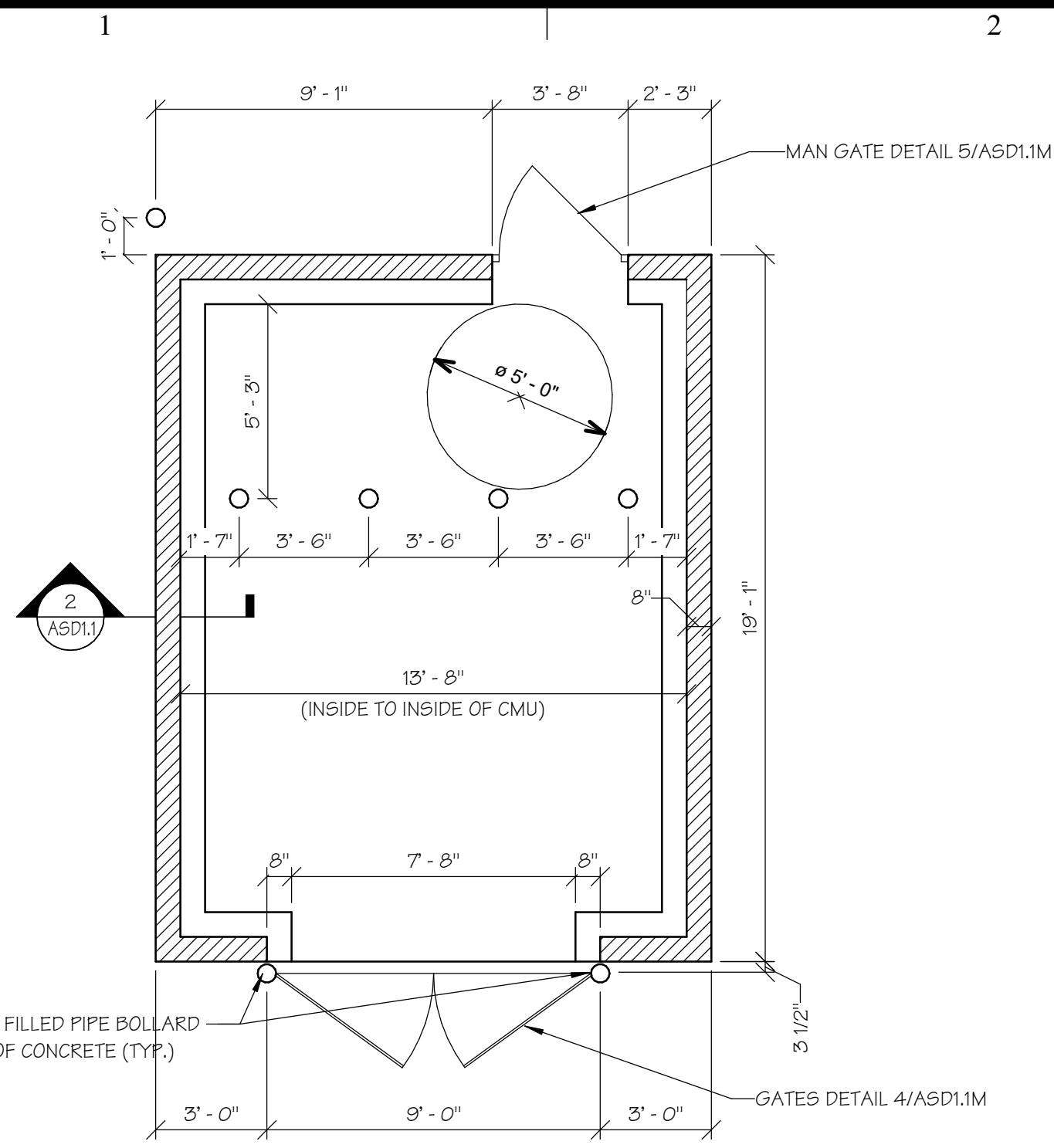
WALLACE ARCHITECTS, LLC

COPYRIGHT © 2021
1ST ISSUE
08 OCT 2021

ISSUE/REVISIONS	
DATE	ISSUE SET
08 OCT 2021	ISSUE SET
25 JAN 2022	ADDENDUM #1

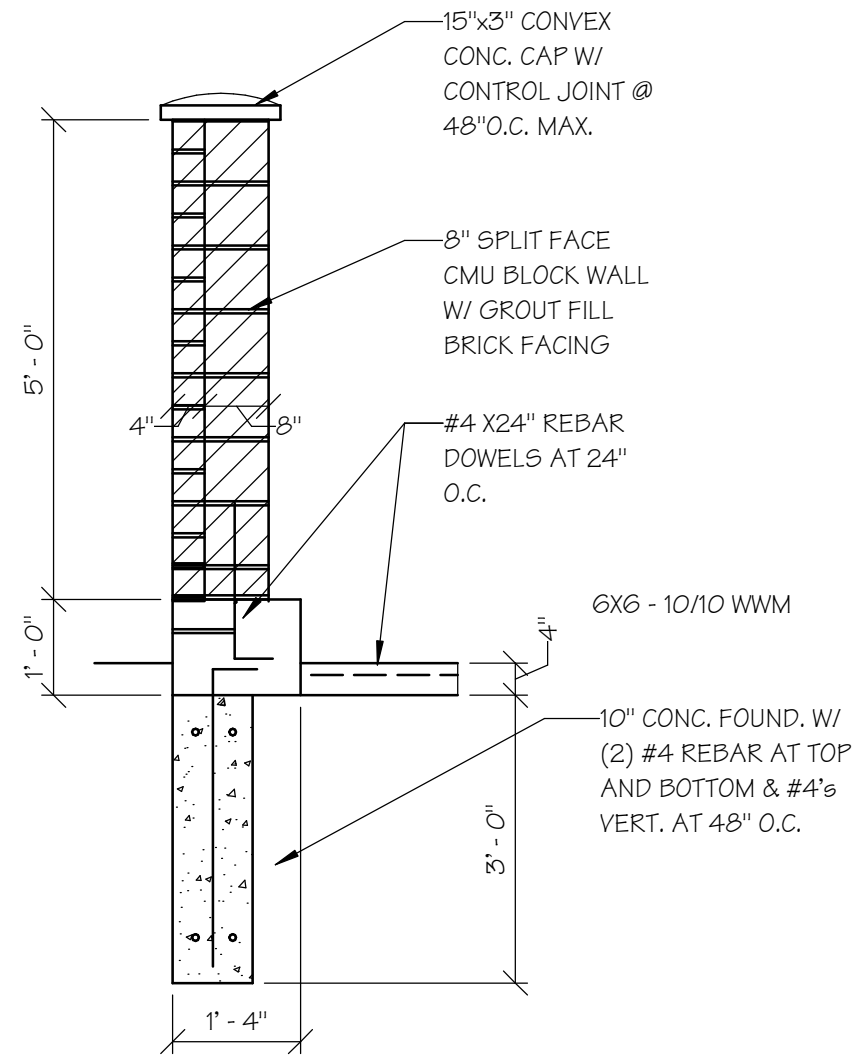
ASD1.1M

JOB NO.
3849



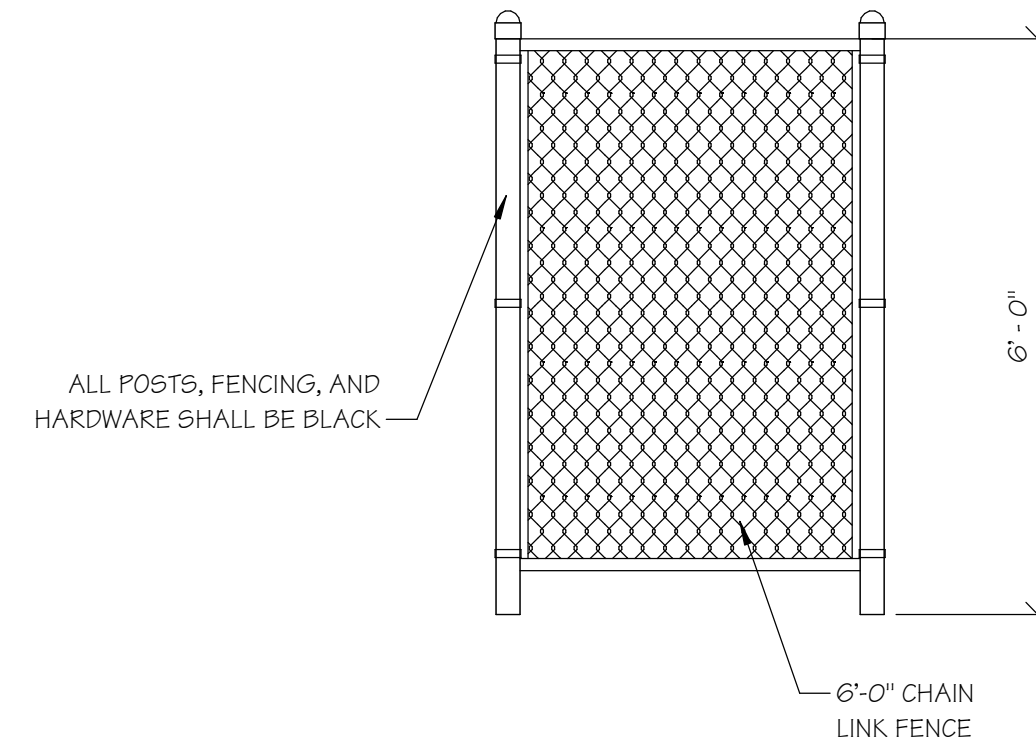
DUMPSTER ENCLOSURE

1 ASD1.1M SCALE: 1/4" = 1'-0"



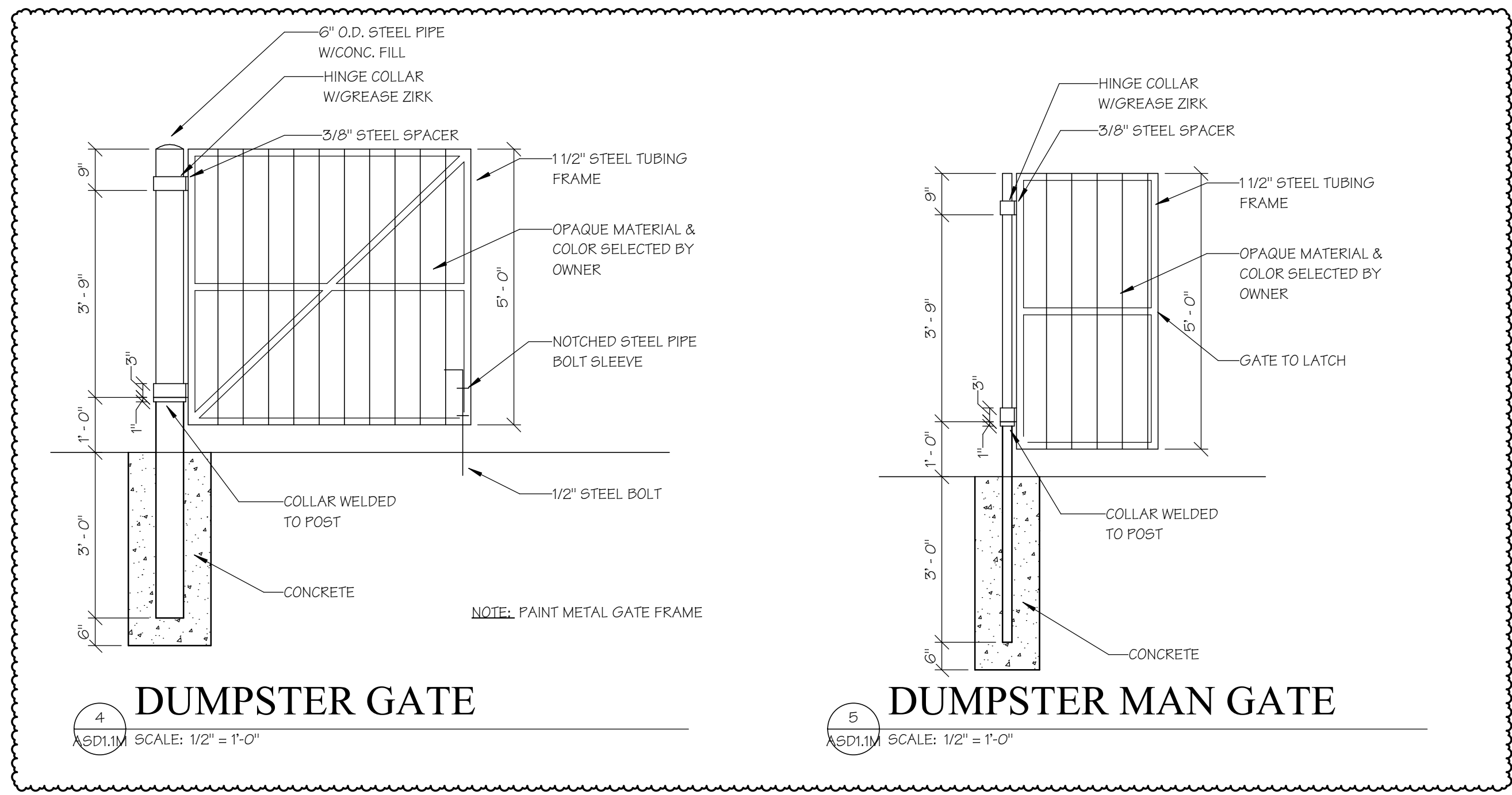
DUMPSTER ENCLOSURE SECTION

2 ASD1.1M SCALE: 1/2" = 1'-0"



PRIVACY FENCE DETAIL

3 ASD1.1M SCALE: 1/2" = 1'-0"



DUMPSTER GATE

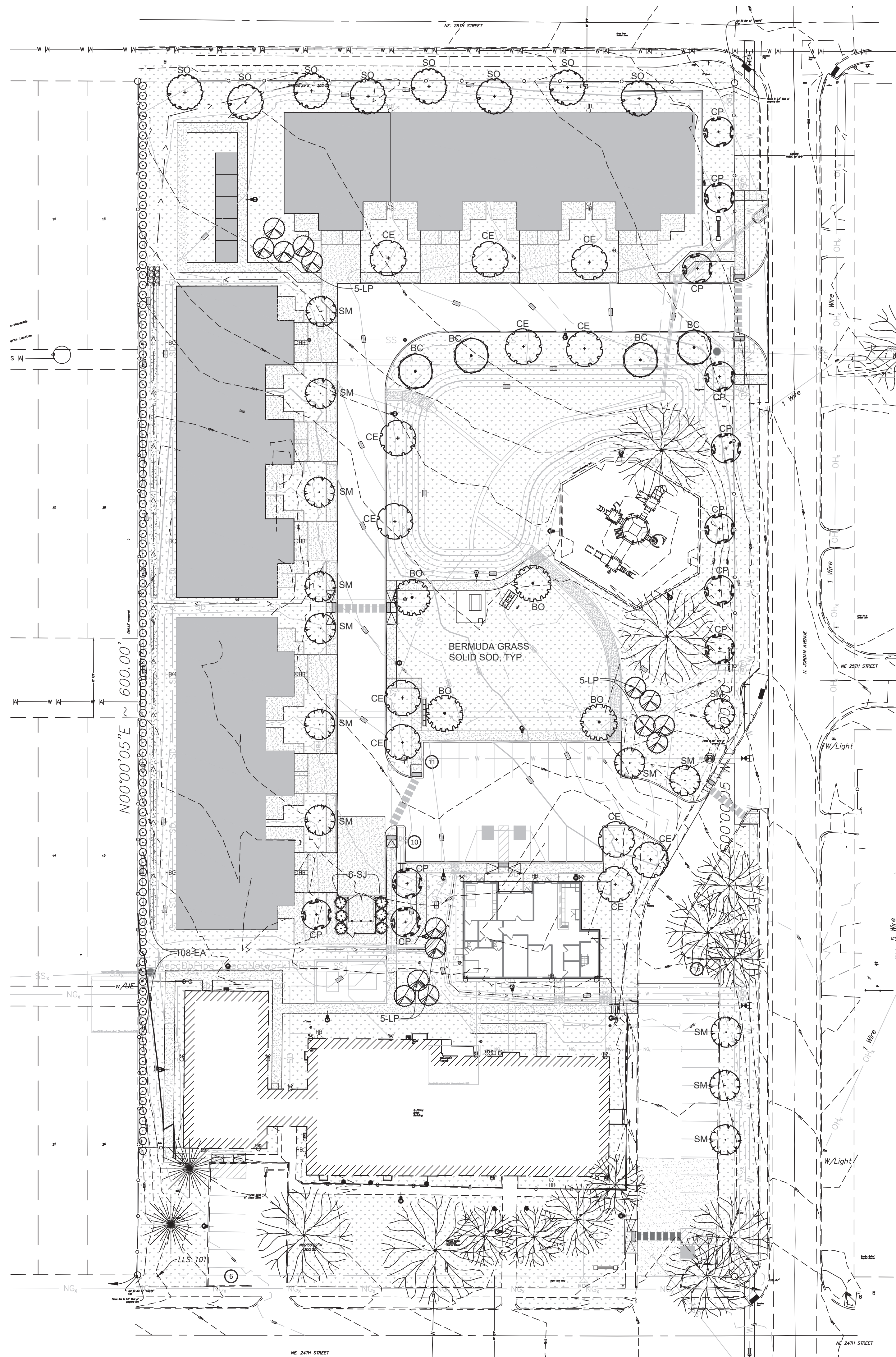
4 ASD1.1M SCALE: 1/2" = 1'-0"

DUMPSTER MAN GATE

5 ASD1.1M SCALE: 1/2" = 1'-0"

JURISDICTION APPROVAL

ADDENDUM #1



LANDSCAPE REQUIREMENTS

SITE DESCRIPTION:		Developed Area:	179,956	sq. ft.			
		Required Parking Spaces:	43	Spaces			
		Proposed Parking Spaces:	43	Parking Spaces			
REQUIREMENTS:		Site Points for sites over 5,000 sq. ft. require 25 points plus 1 point for each additional 200 sq. ft. Parking Lot Plantings require 2 points for each required parking space and one point for each additional parking space. Street Trees - 1 tree per 40 linear feet of street frontage. .5 Points per sq. ft. of Sign.					
STREET TREES:	NE 26th Street	300	lf/40 =	7.50	Trees Required	8 Trees Provided	
	N. Jordan Ave.	600	lf/40 =	15.00	Trees Required	15 Trees Provided	
	NE 24th Street	300	lf/40 =	7.50	Trees Required	8 Trees Provided	
CALCULATION OF POINTS:					Points Required	Points Provided	
SITE:		Site Points for 5,000 sq. ft.	25		25		
		Additional sq footage of	174,956		875		
Total Site Points:					900	934	
PARKING:	Required Parking Spaces:	43			86		
	Parking Spaces Provided	43			-		
Total Parking Lot Points:					86	98	
SIGN LANDSCAPE:	5 points per sq. ft. of sign		sf		-		
RESIDENTIAL BUFFER:							
West Property Line:		600	/25 x 9 =	216	216		
TOTAL PLANT POINTS:					1,202	1248	
EVERGREEN PLANTS REQUIRED:					142	468	

PLANT MATERIAL SCHEDULE

KEY	QUANT	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	UNIT POINTS	QUANT. POINTS
Trees:							
CP	11	Chinese Pistache	Pistachia chinensis	3" cal	Straight trunk, balanced branching.	15.0	165.0
BC	4	Bald Cypress	Taxodium distichum	3" cal	Straight trunk, balanced branching.	15.0	60.0
BO	4	Burr Oak	Quercus macrocarpa	3" cal	Straight trunk, balanced branching.	15.0	60.0
SJ	6	Spartan Juniper	Juniperus chinensis 'Spartan'	7'-8' ht	Strong central leader, full to ground.	12.0	72.0
CE	12	Cedar Elm	Ulmus crassifolia	3" cal	Straight trunk, balanced branching.	15.0	180.0
SM	13	Shantung Maple	Acer trunkatum	3" cal	Straight trunk, balanced branching.	15.0	195.0
LP	15	Loblolly Pine	Pinus taeda	8'-9' ht.	Straight trunk, limb up to 5' ht.	12.0	180.0
SO	8	Shumardi Oak	Quercus x 'Shumardi'	3" cal	Straight trunk, balanced branching.	15.0	120.0
Shrubs:							
EA	108	Ealeagnus	Ealeagnus pungens	3 gal	Full Container, plant where shown	2.0	216.0
TOTAL OVERALL POINTS:							1,248.0

1 LANDSCAPE SITE PLAN
 LS-1 SCALE: 1" = 30' Overall Site



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

HARMONY SCHOOL
 1537 NE 24th STREET
 OKLAHOMA CITY, OKLAHOMA

01/20/22

Mark H. Myers
 Landscape Architect
 2712 Randolp Road
 Edmond, OK 73116
 (405) 562-7888

JOB NUMBER: 217020
 DRAWN BY: MHM
 DATE: 12/17/2018

LANDSCAPE SITE PLAN

SHEET NUMBER **LS-1**

LANDSCAPE INSTRUCTIONS:

GENERAL:

- Prior to construction or installation of the landscape. The contractor shall locate all underground utilities and shall take proper precaution so as not to disturb them. Any damage done to underground utilities or structures shall be repaired at the landscape contractors expense.
- Scope of work: (to include but not limited to)
 - Raking out and leveling of all landscaped areas
 - Cleaning out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
 - Furnishing and installation of planting bed preparation materials, trees, shrubs, ground cover, mulch, grass sod, plant protection and other items that may be required for a complete installation.
 - Maintenance of the landscape areas during the period of construction.
 - Clean-up and dressing of all landscape areas at the completion of the installation and prior to final acceptance by owner.
- All plant materials shall conform to grading, type, etc., as set forth in the "American Standard for Nursery Stock" by the American Association of Nurserymen: Plants shall be free from disease and insects, size and quality shall be equal to or better than specified.
- Landscape Contractor if separate from the General Contractor shall receive all grades including top soil +/- 1/10th of a foot of the grade as called for on the drawings.
- All landscape areas shall slope away from the building and other structures.
- All dimensions shall be field verified prior to placing any material. Report all discrepancies to the owners representative before proceeding with the work.
- Landscape contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflict and prevent delay of the completion of the project.
- When discrepancies occur between the Plant Material Schedule and the Plans, the Plans shall take precedence over the Plans.
- Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material prior to completion of the work.
- Remove all waste and debris created by Landscape Operations on a daily basis, on completion, clean all paved areas of soil and debris and remove same from site.
- All existing vegetation, weeds, debris, etc. in the landscape areas shall be removed and disposed of properly off site at this contractors expense.

SOIL PREPARATION FOR SEED AND SOD AREA:

- Thoroughly till the top 3" - 4" of all seed and sod beds. Remove all clods and stones that are over 1" in size, noxious weeds, debris, refuse and any other material toxic to plant growth.
- Level and fine grade with rake, and provide positive drainage to prevent standing or ponding water.
- Test the soil for acidity level and mix appropriate soil amendments to produce a ph factor of 6.5 to 7.5.
- Apply 32-03-08 w/Trace Elements fertilizer at 15 lbs. per 1000 s.f. and thoroughly mix into the top 2 inches of topsoil.

SOIL PREPARATION FOR TREES AND SHRUBS

- Tree pits shall be at least 2 feet greater in diameter than the ball size, and at least 2 1/2 feet below finish grades.
- Shrub, pits shall be at least 1 foot greater in diameter than the ball or the container and at such depth as is necessary to properly set the plant at finished grades.
- All pits are to be circular in outline and with vertical sides. Excavated materials containing rocks, debris or roots are to be disposed of off premises.
- Massed shrubs are to be set in a common bed w/ shrub spacing as noted in the schedule. The bed width shall conform to the shape as shown on the plans unless noted otherwise.

- The bottom of each pit is to contain a minimum of 6" clean excavated soil mixed with 1/3 Back-To-Earth (BTE) by volume.
- Pits excavated before planting shall be protected for public safety.
- Where hardpan clay is encountered in the tree pit, the depth and width of the pit shall be increased by one third 1/3 over specifications and a 12" drainage base of 3/4" to 1-1/2" gravel shall be installed in bottom of tree hole. A 4" perforated suction pipe with removable cover shall be installed from top of grade to bottom of drainage base.
- Plant soil mixture shall consist of two thirds (2/3) parts natural fertile, friable soil and one third (1/3) part (BTE) by volume. Thoroughly mixed prior to backfilling in pits. Backfilling shall be in six (6) inch lifts with each lift being water settled without puddling before proceeding with the next lift.

PLANT MATERIALS:

- Plants are to be nursery grown under climatic conditions similar to those of the project location, free of disease, insect eggs, pests and larvae.
- Trees are to be freshly dug with a firm natural ball, large enough to include all fibrous and feeding roots.
- Trees are to be closely matched in size, spread and branch structure.
- Balled and burlapped plants delivered that cannot be planted immediately are to be protected with soil, straw or other acceptable means from excessive drying.

PLANT SOURCES:

- Plant material sources shall be submitted for approval. Only plant material from approved sources shall be planted. The Landscape Contractor shall be prepared to provide photographs of plant material proposed for this project. Absolutely no plant materials shall be installed unless approval has been submitted and confirmed by the Landscape Architect.

GRASS:

- All grasses utilized shall be of a type that are slow growing, drought resistant require low water consumption and commonly found in the area of the project.
- Sod shall be nursery grown, free of weeds, stones, roots and all undesirable matter. Sod specified is U-3 Bermuda.
- Seed shall be pure, whole, free from disease and mixed to proportion that will insure full coverage for the grass type utilized.

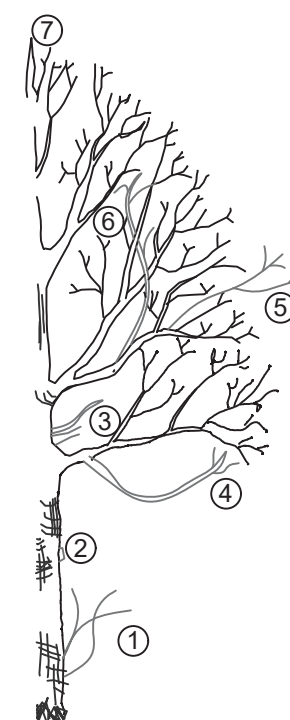
PLANT MATERIAL INSTALLATIONS:

SOD:

- Sod is to be laid smoothly, edge to edge and with staggered joints. Press firmly into contact with sod bed by tamping or rolling. Sod all disturbed areas.
- Sod is to be watered immediately after being installed. All sodded areas are to be watered until grass is established. Bare areas are to be re-sodded.
- On slopes greater than 2:1 sod shall be staked in place until root system is established.

- REMOVE SUCKER SHOOTS AT BASE OF TREE.
- MAKE CLEAN CUTS ON OLD STUDS IF PRESENT.
- REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
- REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES APPROX. SAME AREA.
- SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.
- REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.
- DO NOT REMOVE LEADER.

NOTE: DASHED LINES INDICATE BRANCHES TO BE REMOVED. BALD CYPRESS - NO MORE THAN 20 PERCENT OF LIMBS, FOLIAGE, ETC., TO BE REMOVED.



4

TREE PRUNING

NTS

SEED:

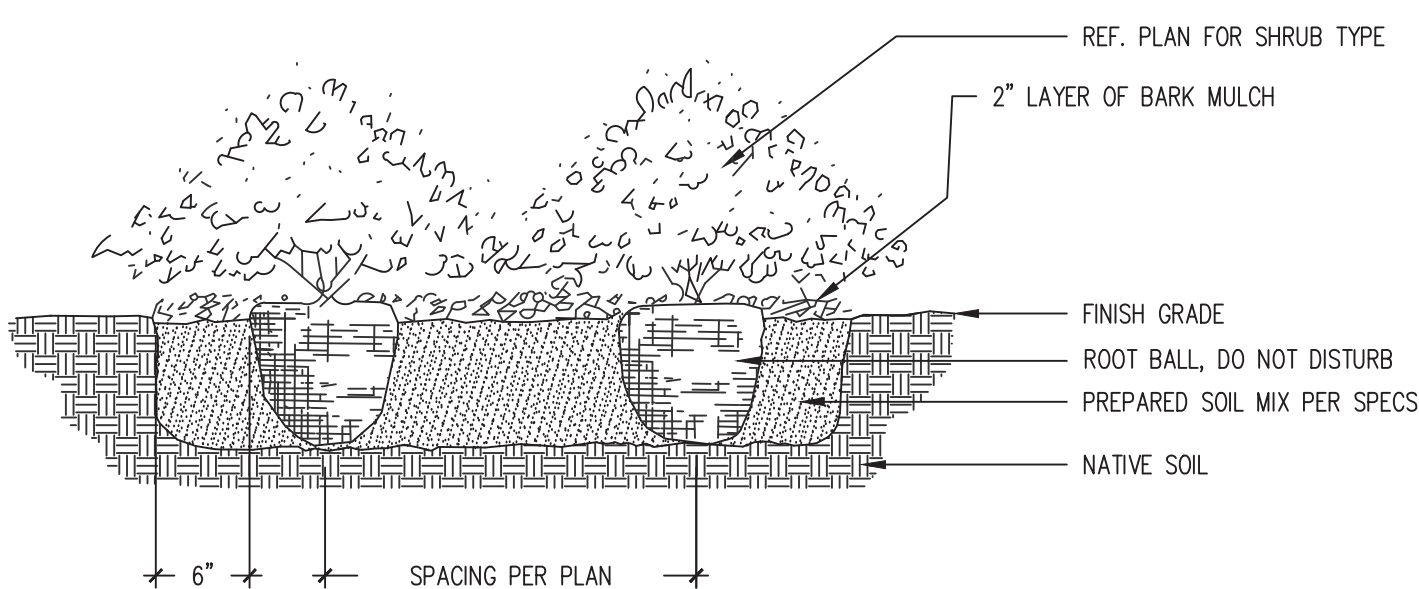
- Sow seed in the proportions appropriate for the season and job specific conditions so as to produce a lawn with full and complete average.
- Prepare a fine firm seedbed. Roll, cultipack, or harrow to firm before planting. Plant seed 1/2" to 1/4" deep. Do not plant deeper. If seed remains on top of ground, do not disk or harrow. Up to 30% of seed may remain on top of ground.
- Apply loose layer of straw mulch. Straw must be kept wet until seed is established.
- Any seeded areas which do not allow germination shall be reseeded at fifteen day intervals until grass is established.
- Hydro-seeding, including fertilization and lime applications will be acceptable.
- Existing grass areas are to be retained and treated for the removal of weeds, thatch, stones, and refuse. Aerate soil as required to work seed into top soil. Infill seed at half the rate of new areas.

TREES AND SHRUBS:

- Plant pits are to be staked prior to excavation.
- Plant pits are to be backfilled with a soil mixture of 2/3 clean, excavated soil and 1/3 Back-to-Earth by volume with 3 lbs. fertilizer for each tree and 6 oz. fertilizer for each shrub. Backfilling is to be executed in 6" layers, each carefully tamped and thoroughly watered.
- All balled and burlapped plants are to have the top one third of the burlap cut back from the top of the ball after plant is stabilized.
- Orientate branch structure toward public (street and parking area) view for fullest appearance and symmetrical form.
- Freestanding trees and shrubs are to have a 4" high earth saucer, 4'0" in diameter, formed around the pit and filled with mulch.
- All trees 2" in caliper or larger are to be properly guyed and staked. Trunks are to be wrapped from the ground up to the first lower branches.
- Remove all dead wood, suckers, broken or badly damaged branches. Prune approximately 1/3 of last season's growth by thinning or shortening branches.
- Mulch shall be shredded bark: pine, hardwood or other product approved by the Architect.
- Trees that need to be "limbed up" shall be of sufficient size and health as to not have growth structure affected. Seal all cuts over 3/4" in diameter with tree paint. Paint must be waterproof, free of kerosene, neosate or other harmful materials.

WARRANTY:

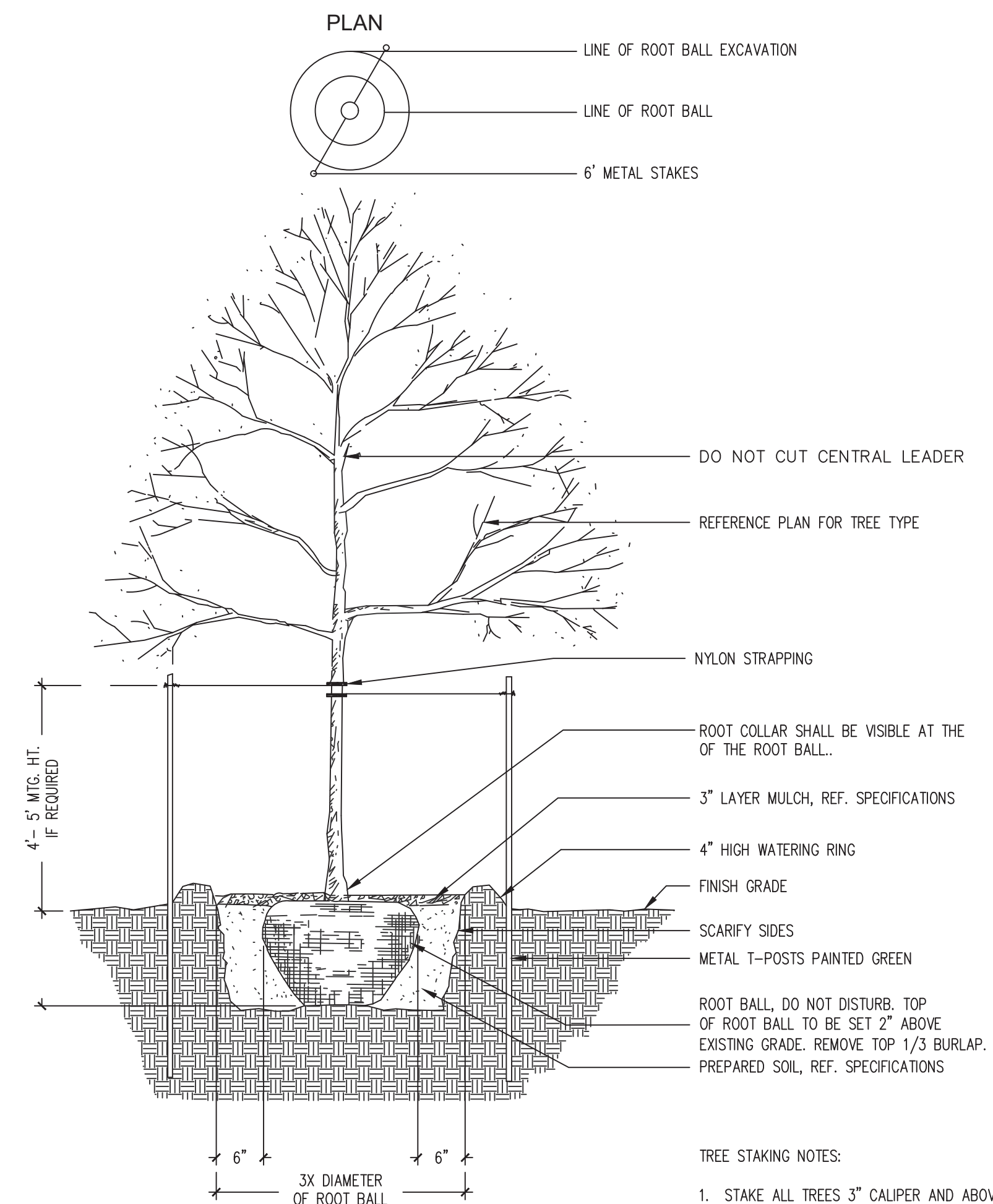
- Contractor shall maintain until substantial completion is issued all landscaping (grasses, trees, shrubs, etc.) including watering, weeding, spraying, pruning, cleaning up and other normal care as is appropriate.
- Contractor shall warranty all work including irrigation system, grass areas and all plant materials in writing for one full growing season or one full calendar year which ever is longer. The warranty period will commence on the date of substantial completion of the installation of the landscape and irrigation system.
- Contractor shall at no expense to the Owner replace with like material any damaged, diseased or dead plant or grass areas which occurs within the warranty period. All replacement material shall be warranted for the same original requirements beginning with the date of its installation.



3

SHRUB DETAIL

NTS



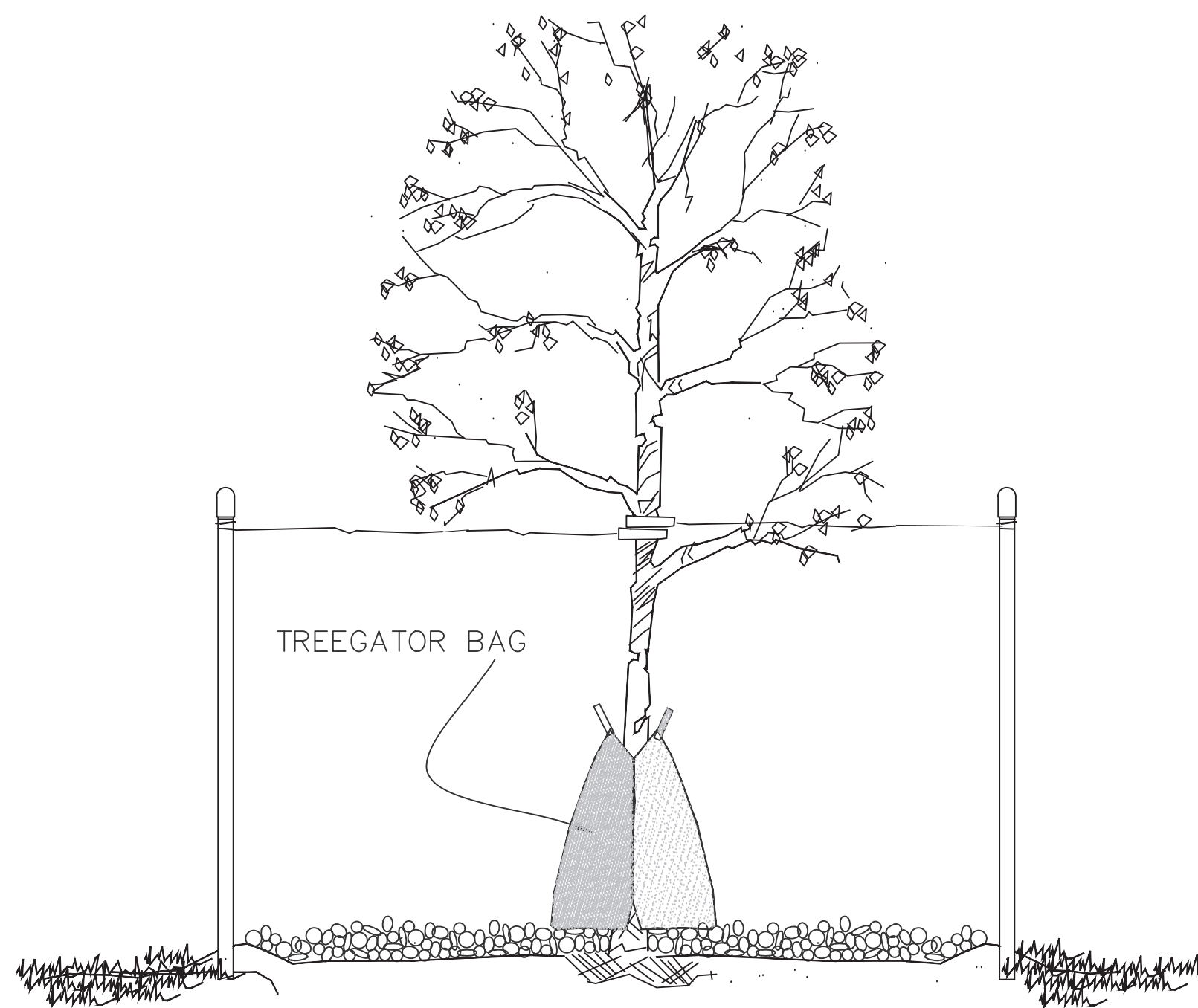
1

TREE DETAIL

NTS

TREE STAKING NOTES:

- STAKE ALL TREES 3" CALIPER AND ABOVE.
- LOCATE STAKES OUTSIDE OF TREE WELL POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.
- USE RUBBER HOSE TO PROTECT TRUNK.
- THREAD (2) STRANDS NO. 12 GAUGE GALVANIZED WIRE (TWISTED) THROUGH HOSE AND TIE TO STAKES.



- WRAP BOTH SIDES OF TREGATOR BAG AROUND TREE TRUNK. ZIP-UP ZIPPER, INSERT HOSE IN OPENING UNDER TAG AND BEGIN FILLING. FILL BAG WITH CLEAN WATER ONLY. IF NECESSARY USE COTTON CLOTH ON HOSE TO FILTER WATER. IF USING WATER SOLUBLE FERTILIZERS PREMIX IN A SEPARATE CONTAINER BEFORE ADDING MIXTURE TO BAG.
- DRIP HOLES AT BOTTOM MAY SQUIRT WATER AT FIRST BUT WILL SLOW TO DRIP LATER. FILL BAG TO APPROXIMATELY 1/4 CAPACITY.
- AFTER BAG IS 1/4 FULL, GENTLY LIFT ON STRAPS AT TOP OF BAG. RESUME FILLING BAG - FAILURE TO LIFT STRAPS MAY ALTER DRIP TIME. LET BAG DRIP UNTIL EMPTY - TYPICAL DRIP TIME IS 6 TO 10 HOURS.
- BEGIN FILL SCHEDULE AT ONE TIME PER WEEK. ADJUST SCHEDULE AS NEEDED.

2

INTERIM TREE WATERING DETAIL

NTS

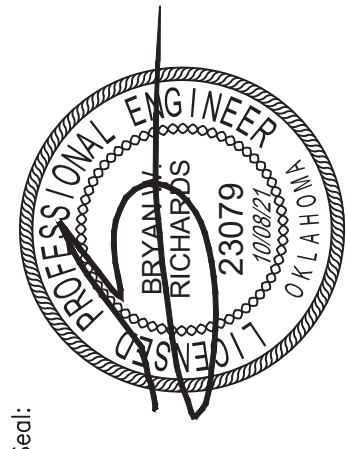
HARMONY SCHOOL 1537 NE 24th STREET OKLAHOMA CITY, OKLAHOMA	
<p>Mark H. Myers Landscape Architect 2712 Randolf Road Edmond, OK 73013 (405) 562-2100</p>	<p>01/20/22 OKLAHOMA REGISTERED LANDSCAPE ARCHITECT MARK H. MYERS NO. 12345</p>
JOB NUMBER:	217020
DRAWN BY:	MHM
DATE:	12/17/2018
LANDSCAPE DETAILS	
SHEET NUMBER	LS-2



HARMONY SCHOOL APARTMENTS

1537 NE 24th STREET
OKLAHOMA CITY, OKLAHOMA, 73111

Project Number: Client Number:
N/A



BRYAN W. RICHARDS, P.E.
Expires: 11/30/2022

BWR DESIGN GROUP

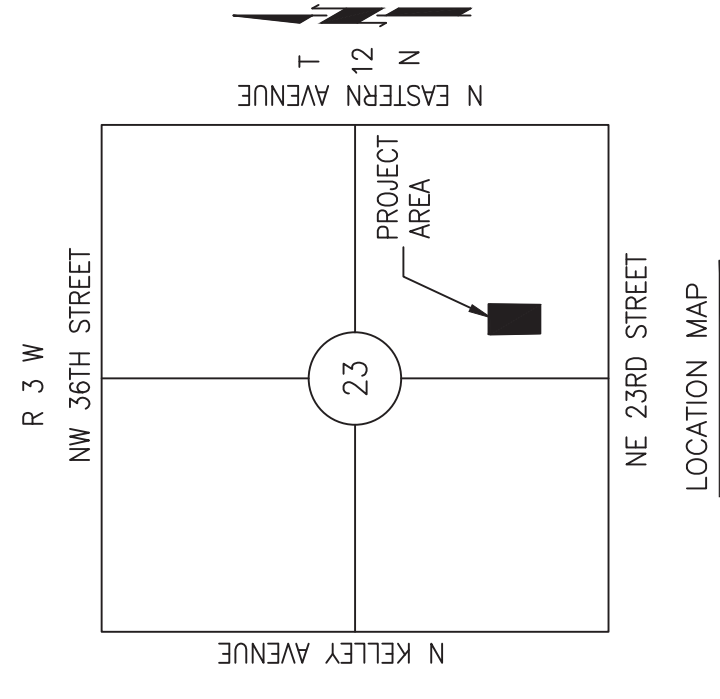
BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
Tel: 405.463.1700
CA 7227, EXP: 06/30/2022

Issue Date: 10/08/2021
Purpose - Issue:
FINAL

No.	Date	Revision

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
C1.0



LEGAL DESCRIPTION

Block Fifteen (15) of RANEY'S ADDITION, Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
Containing 180,000 Sq. Ft. or 4.13 Acres, more or less.

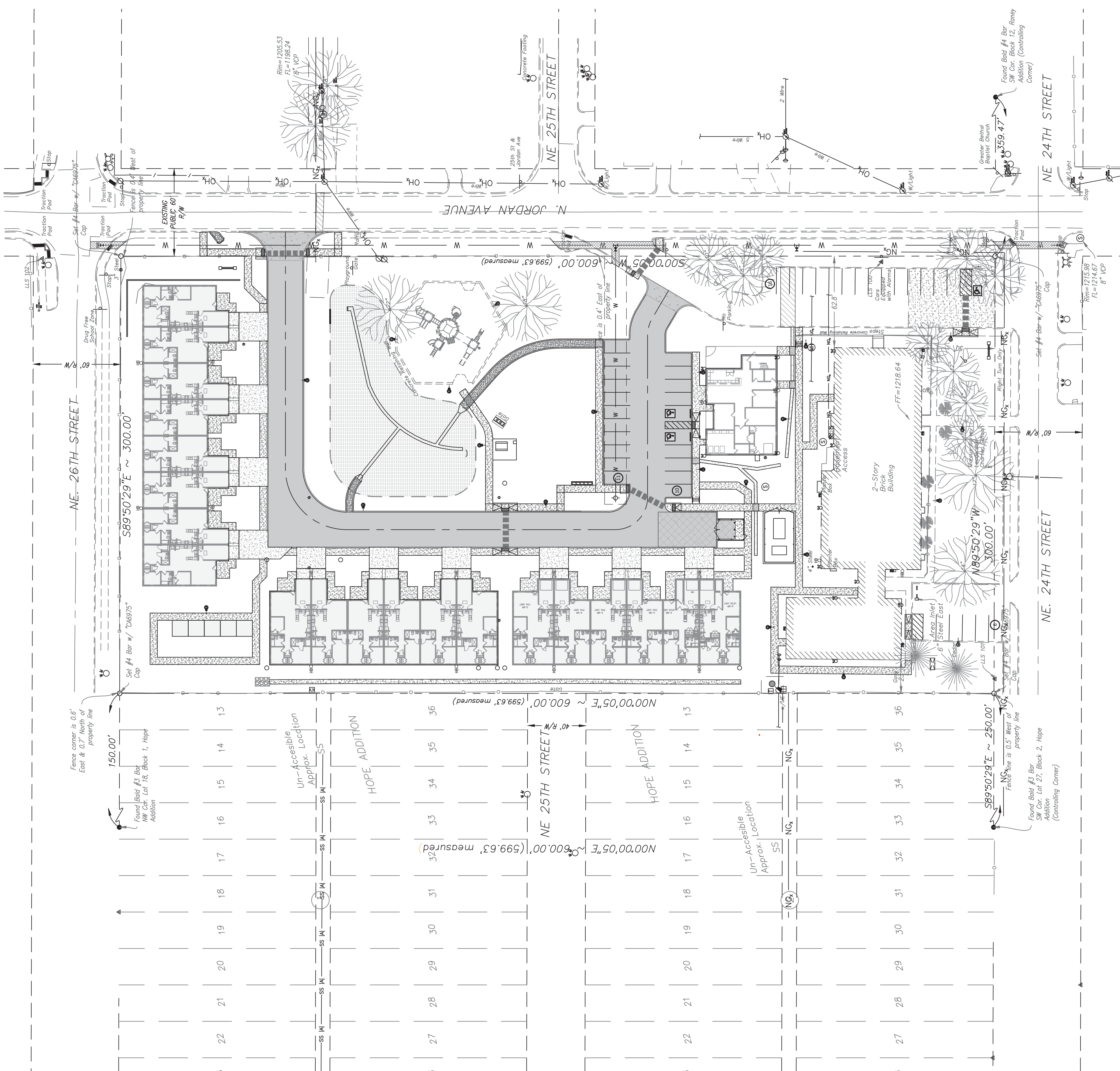
SURVEY CONTROL

POINT #	NORTHING	EASTING	ELEV	DESC
LLS 100	180692.3980	2122268.0040	1216.4900	TOPOGRAPHIC LAND SURVEYS OF OK - MONUMENT
LLS 101	180614.5980	2121981.8720	1222.0800	#4 BAR
LLS 102	181267.9740	2122270.2170	1209.1300	#4 BAR
HORIZONTAL CONTROL DATUM: NAD83(HARN), OKLAHOMA STATE PLANE, NORTH ZONE				
VERTICAL CONTROL DATUM: NAVD88				



UTILITY WARNINGS:
UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.

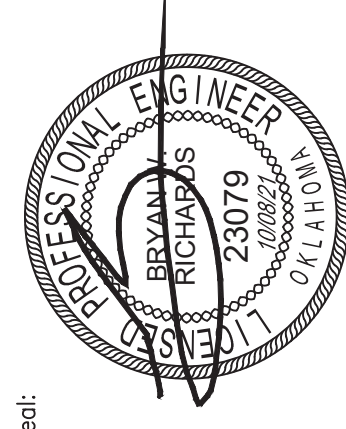
BEFORE YOU DIG CALL 811
CALL OKIE (800) 522-6543





HARMONY SCHOOL APARTMENTS 1537 NE 24th STREET OKLAHOMA CITY, OKLAHOMA, 73111

Project Number: Client Number:
N/A



BRYAN W. RICHARDS, P.E.
Expires: 11/30/2022

BWR DESIGN GROUP

BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
405.861.5517
CA 7227, EXP. 06/30/2022

Issue Date:
10/08/2021

Purpose - Issue:
FINAL

Revisions:

No. Date Revision

Sheet Title:
DEMOLITION PLAN

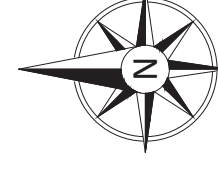
Sheet Number:
C2.0

GENERAL DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR RESTRICTING ACCESS TO THE CONSTRUCTION AREAS AT ALL TIMES.
- CONTRACTOR MUST COORDINATE AND MAINTAIN PUBLIC ACCESS TO ADJACENT BUSINESSES ALONG SHARED DRIVEWAYS.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED CONCRETE, ASPHALT, BUILDING, AND OTHER DEBRIS.
- REMOVAL OF TREES INCLUDE COMPLETE REMOVAL OF TREE & STUMP.
- CONTRACTOR SHALL NOT DISTURB EXISTING UTILITIES NOT MARKED FOR REMOVAL OR ABANDONMENT.
- REMOVAL OF NECESSARY POWER POLES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
- FENCE REMOVAL SHALL INCLUDE FENCE, POST, GATES, AND POST FOOTINGS UNLESS OTHERWISE NOTED.
- UTILITY REMOVAL INCLUDES BURRED LINES AND COORDINATION WITH UTILITY COMPANIES.
- PAVEMENT REMOVAL SHALL INCLUDE SAW CUTTING NEAT LINE AND FULL DEPTH REMOVAL OF PAVEMENT AND SUBGRADE MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND MATERIALS AND RECORD THEM ON A SURFACE SURVEY. SURVEY INFORMATION SHOWN WAS NOT COLLECTED BY BWR DESIGN GROUP, LLC.
- NO FILL, EMBANKMENT MATERIAL OR MATERIAL STORAGE SHALL BE PERMITTED WITHIN THE FEMA FLOOD PLAIN LIMITS.
- PRIVATE UTILITY REMOVAL AND RELOCATION SHALL BE COORDINATED WITH THE UTILITY PROVIDER. CONTRACTOR SHALL CONTACT AND COORDINATE.
- SEE UTILITY PLANS FOR ADDITIONAL REMOVAL REQUIRED FOR INTERCONNECTIONS.

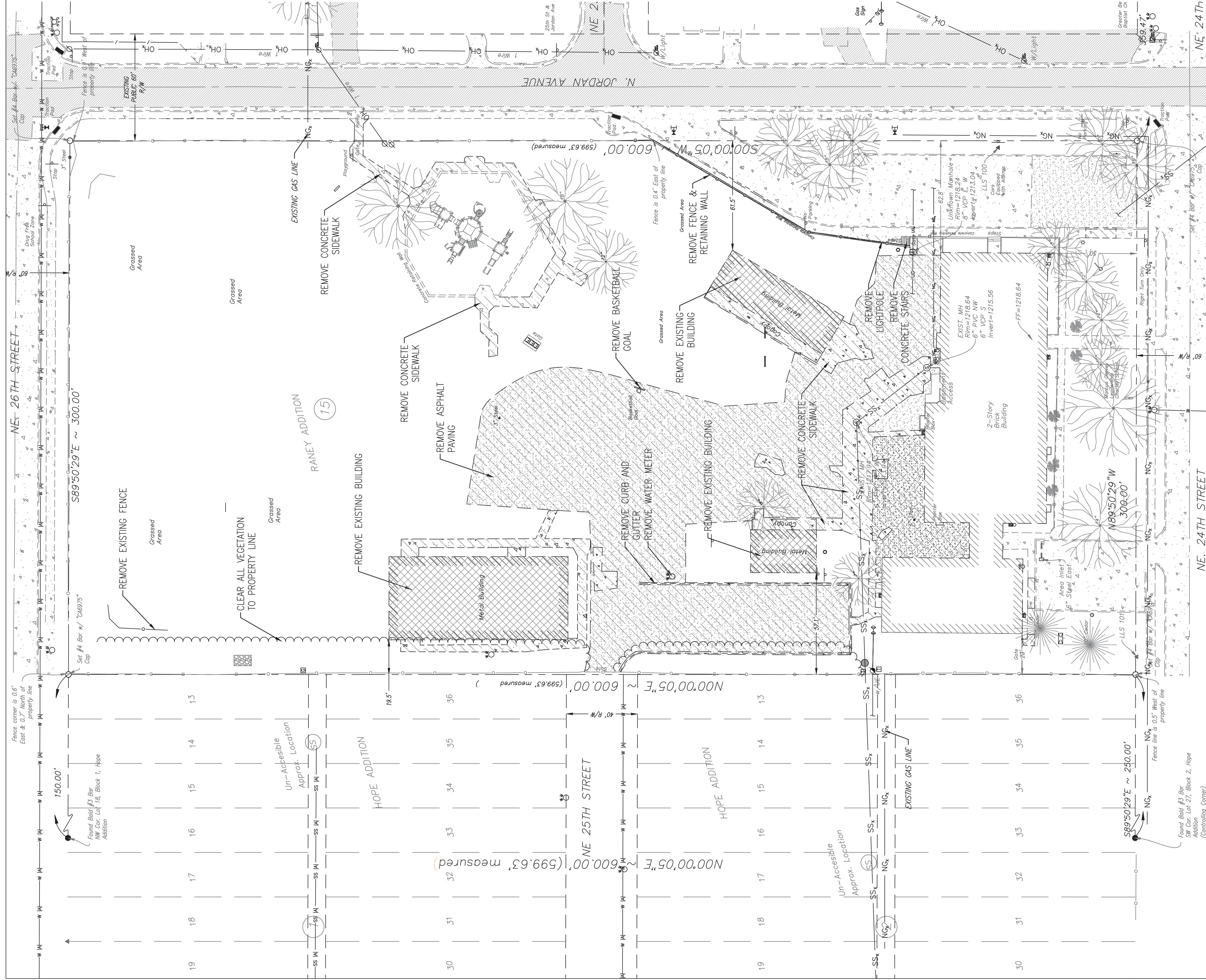
LEGEND

- X REMOVE TREE / SHRUB
- REMOVE LIGHT POLE
- ▣ REMOVE STRUCTURE
- XXXXXX REMOVE EXISTING FENCING/UTILITY LINE
- ▨ EXISTING PAVING - DO NOT DISTURB
- ▧ REMOVE PAVEMENT/SIDEWALK/SUBGRADE



UTILITY WARNINGS:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



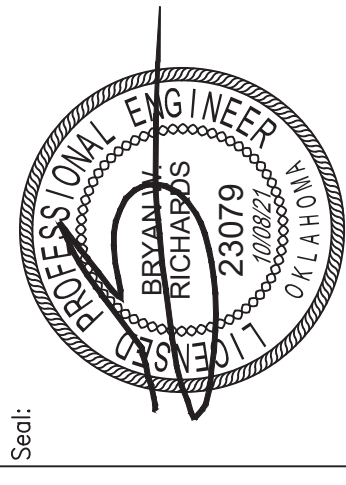


HARMONY SCHOOL APARTMENTS

1537 NE 24th STREET

OKLAHOMA CITY, OKLAHOMA, 73111

Project Number: Client Number:
N/A



BRYAN W. RICHARDS, P.E.
Expires: 11/30/2022

BWR
DESIGN GROUP
BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
(405) 861-1700
CA 72271, EXP. 06/30/2022

Issue Date:
10/08/2021
Purpose - Issue:
FINAL

Revisions:
No. Date Revision

Sheet Title:
SITE PLAN

Sheet Number:
C3.0



- GENERAL CONSTRUCTION NOTES**
1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE CITY OF OKLAHOMA CITY "STANDARDS AND SPECIFICATIONS" AND THE "SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS".
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
 4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 5. ALL PAVEMENT STRIPING SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE COLOR UNLESS SHOWN OTHERWISE ON THE PLANS.
 6. IN DRIVE AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ABUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
 7. UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING)
 8. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF REVENUE AND TAXATION, THE CITY OF OKLAHOMA CITY, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
 9. REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR BUILDING ERECTION.
 10. ANY AND ALL QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR MUNICIPAL OR OWNER PLANNING PURPOSES ONLY. THE CONTRACTOR(S) IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE DRAWINGS AND TO OBTAIN ALL NECESSARY PERMITS, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT AND FURNISH A FULLY FUNCTIONAL AND COMPLETE SITE.
 11. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR THE RETAINING WALL STYLE AND FINISH.
 12. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHES.
 13. THE CONTRACTOR SHALL OBTAIN A COPY OF THE OKC APPROVED WA, SD, AND DP PLANS FOR COORDINATION OF ALL WORK WITHIN THE PUBLIC R-O-W OR UTILITY EXTENSIONS.
 14. CONTRACTOR SHALL FIELD VERIFY NEW SIDEWALKS ALIGN WITH EXISTING BUILDING DOORWAYS.

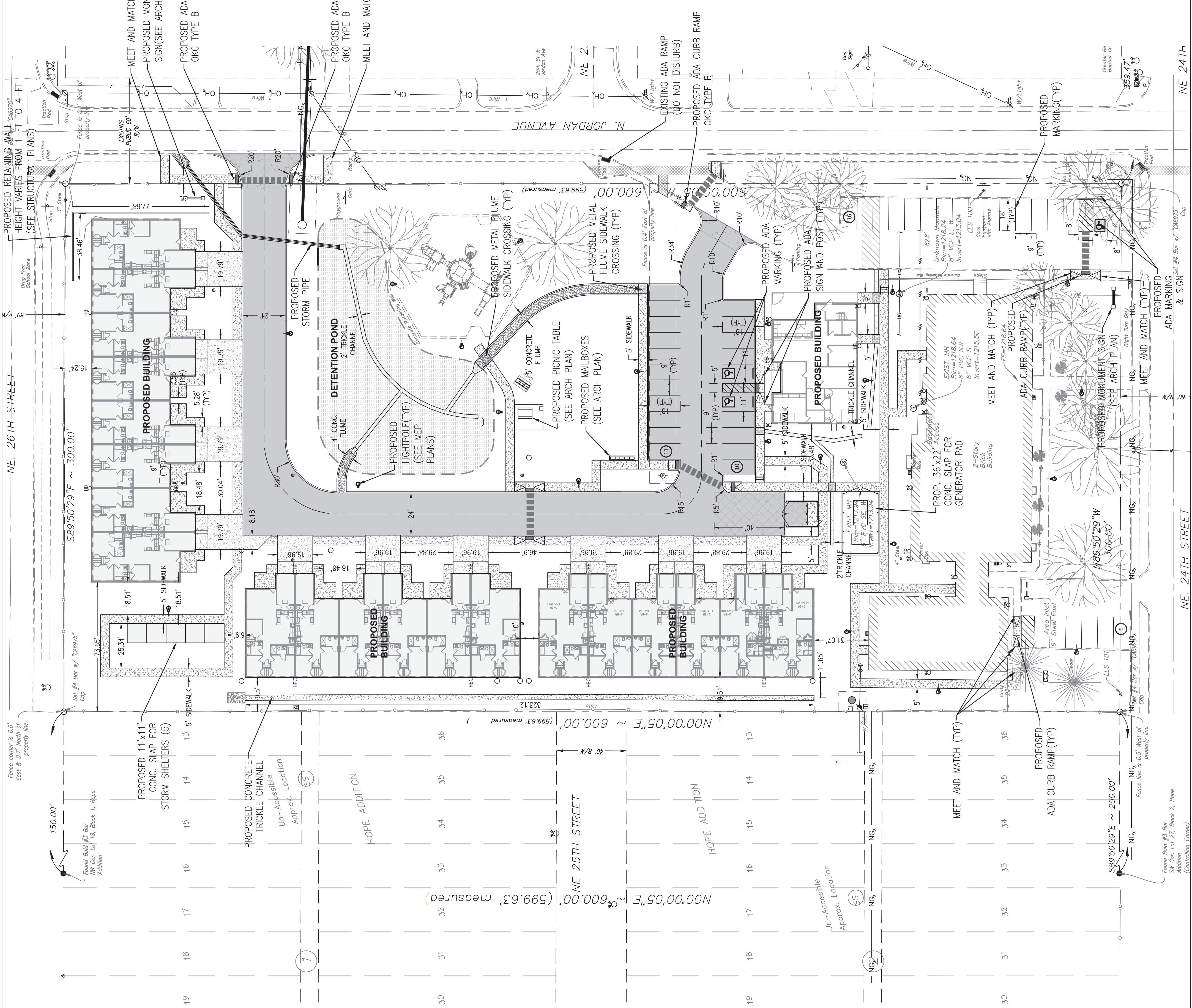
15. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR THE RETAINING WALL STYLE AND FINISH.
16. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHES.
17. THE CONTRACTOR SHALL OBTAIN A COPY OF THE OKC APPROVED WA, SD, AND DP PLANS FOR COORDINATION OF ALL WORK WITHIN THE PUBLIC R-O-W OR UTILITY EXTENSIONS.
18. CONTRACTOR SHALL FIELD VERIFY NEW SIDEWALKS ALIGN WITH EXISTING BUILDING DOORWAYS.

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DETENTION POND AREA
- PROPOSED HEAVY DUTY PAVING
- PROPOSED DUMPSTER PAD PAVING

PARKING TABLE

STANDARD PARKING SPACE (9' x 18')	40
ADA PARKING SPACE (11' x 18')	3
TOTAL	43



UTILITY WARNINGS:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.