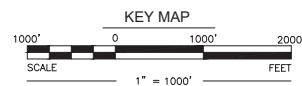
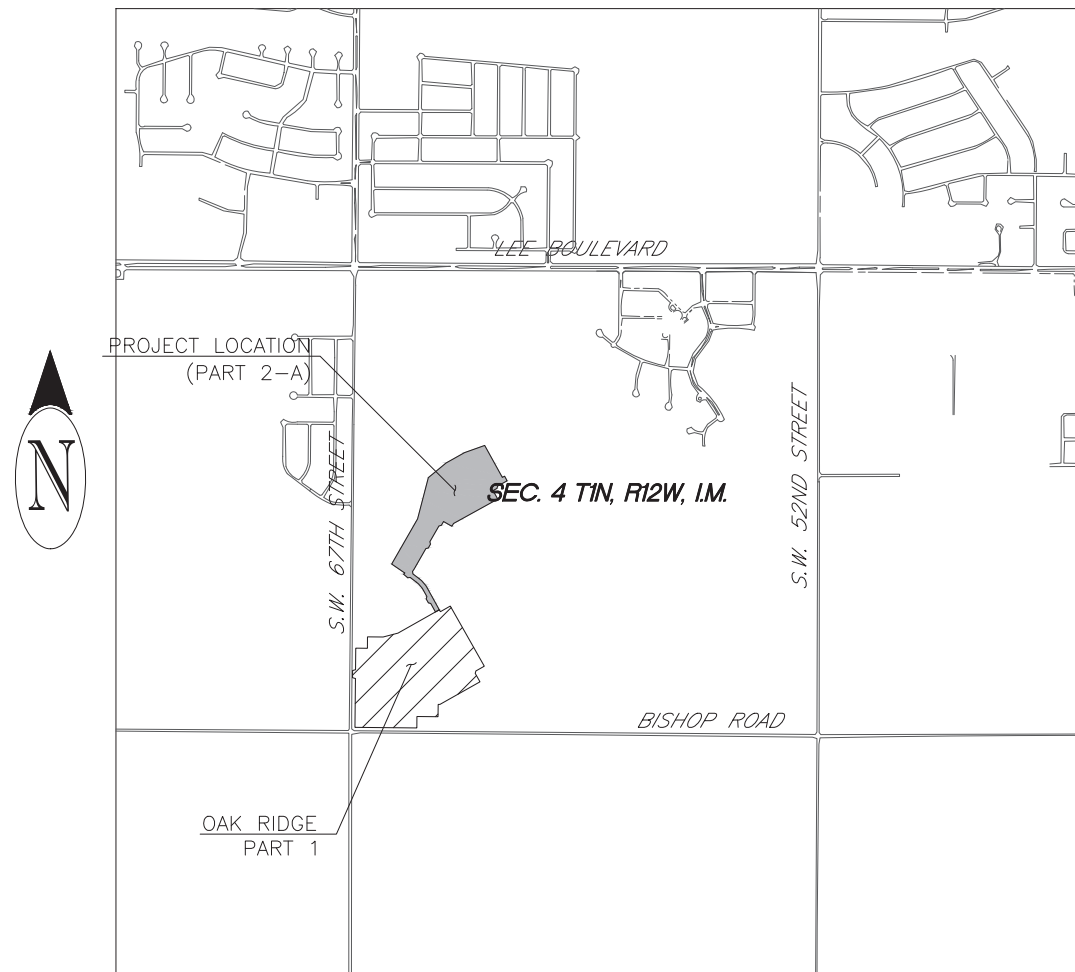


PLANS OF PROPOSED  
**OAK RIDGE ADDITION, PART 2-A**  
 TO THE CITY OF LAWTON, COMANCHE COUNTY, OKLAHOMA  
 LOCATED IN SECTION 4, T1N, R12W, I.M., COMANCHE COUNTY, OKLAHOMA



INDEX

- TS1. TITLE SHEET
- DS1. DEVELOPMENT SKETCH
- PL1. RECORD PLAT AND MONUMENT PLAN
- DP1-DP2. DEVELOPMENT PLAN
- DR1. DRAINAGE PLAN
- GR1-GR2. GRADING PLAN
- EC1-EC2. ENVIRONMENTAL CONTROL PLAN
- SW1-SW3. STREET SANITARY WATER PLAN AND PROFILE

THE FOLLOWING CITY OF LAWTON STANDARDS ARE REQUIRED:

- WATER DETAILS 1 & 2
- SEWER DETAILS 1 & 2
- STREET DETAILS 1 & 2
- EROSION CONTROL DETAILS 1 & 2
- SIDEWALK DETAILS
- DRAINAGE DETAILS
- WHEELCHAIR RAMPS DETAILS


**DEVELOPER**

RON NANCE  
 THE OAKS DEVELOPMENT COMPANY  
 1 S.W. 11TH STREET, SUITE 210  
 LAWTON, OK 73501  
 (580) 248-4411

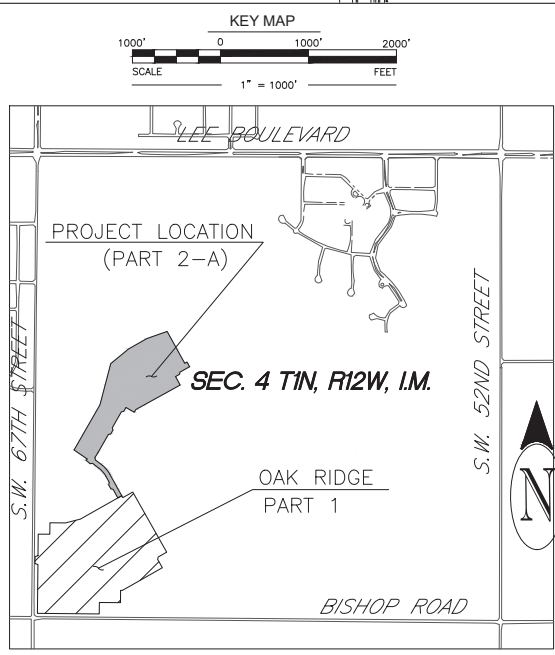
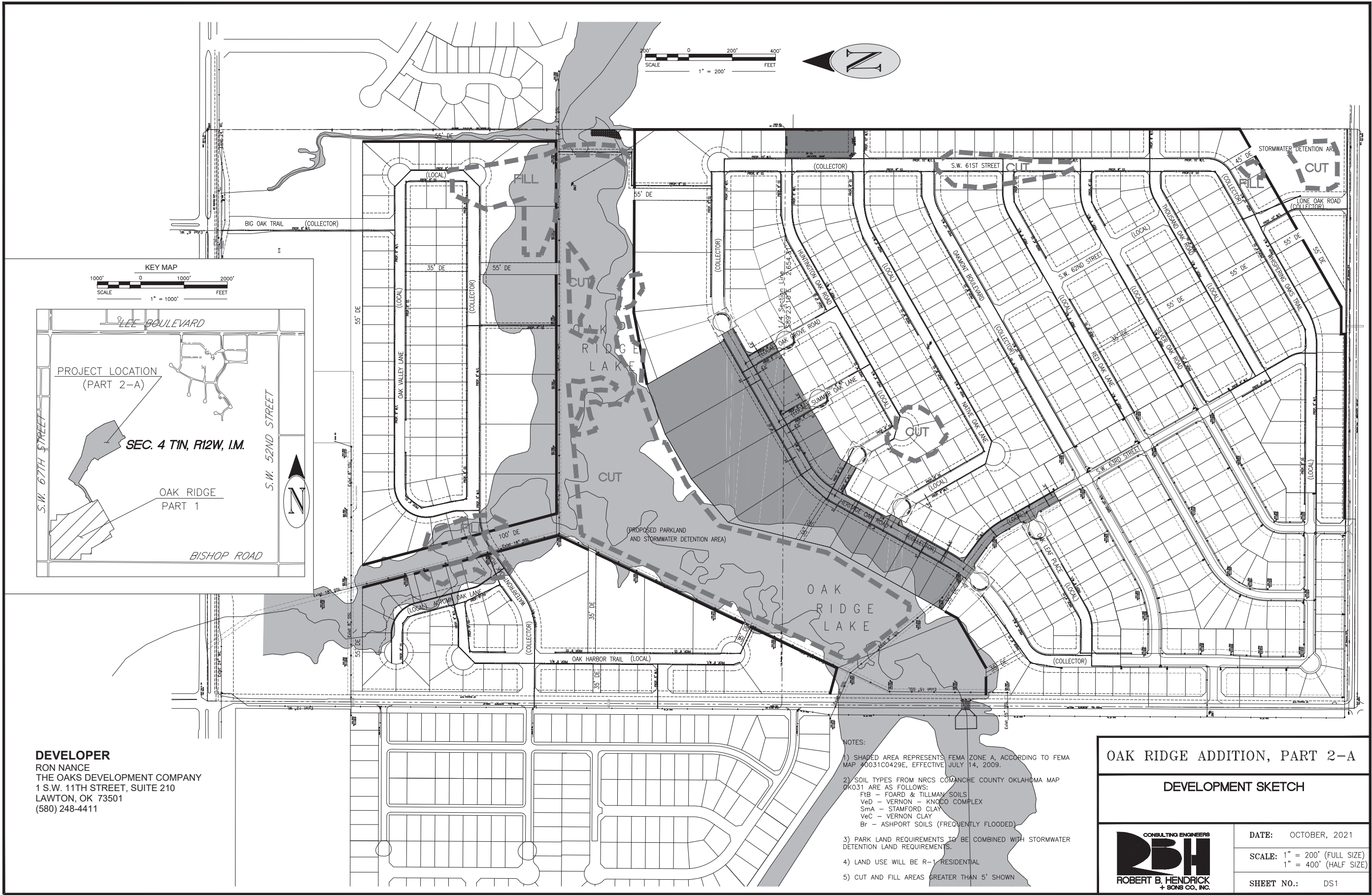
PROJECT ENGINEER: ROBERT ALAN HENDRICK, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY CONTROL DATA**

- 1. BEARINGS:**  
 THE BEARINGS SHOWN ARE DERIVED FROM THE OKLAHOMA SOUTH COORDINATE SYSTEM AND ARE GRID BEARINGS.
- 2. VERTICAL CONTROL:**  
 LEVEL DATUM IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).

CONSULTING ENGINEERS  
  
**ROBERT B. HENDRICK**  
 + SONS CO., INC.  
3226 BART CONNER DRIVE  
 NORMAN, OKLAHOMA 73072  
 405-321-3447  
 CA NO 1581 EXP. 6/30/22

SHEET NO.: TS1



**DEVELOPER**  
 RON NANCE  
 THE OAKS DEVELOPMENT COMPANY  
 1 S.W. 11TH STREET, SUITE 210  
 LAWTON, OK 73501  
 (580) 248-4411

- NOTES:
- 1) SHADDED AREA REPRESENTS FEMA ZONE A, ACCORDING TO FEMA MAP 10031C0429E, EFFECTIVE JULY 14, 2009.
  - 2) SOIL TYPES FROM NRCS COMANCHE COUNTY OKLAHOMA MAP OK031 ARE AS FOLLOWS:  
 FIB - FOARD & TILLMAN SOILS  
 VeD - VERNON - KNOCO COMPLEX  
 SmA - STAMFORD CLAY  
 VeC - VERNON CLAY  
 Br - ASHPORT SOILS (FREQUENTLY FLOODED)
  - 3) PARK LAND REQUIREMENTS TO BE COMBINED WITH STORMWATER DETENTION LAND REQUIREMENTS.
  - 4) LAND USE WILL BE R-1 RESIDENTIAL
  - 5) CUT AND FILL AREAS GREATER THAN 5' SHOWN

**OAK RIDGE ADDITION, PART 2-A**

**DEVELOPMENT SKETCH**

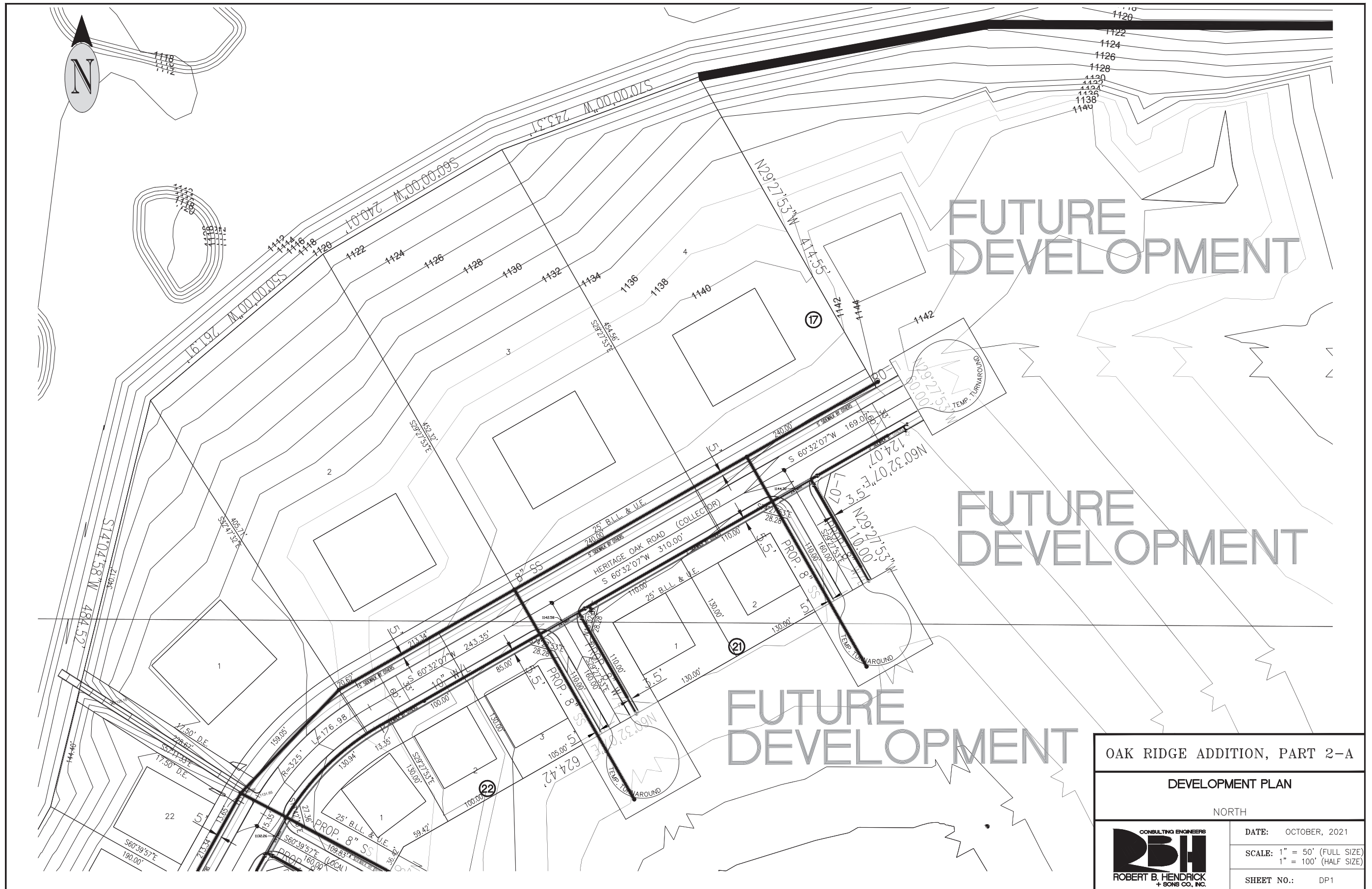
**CONSULTING ENGINEERS**  
**RBH**  
 ROBERT B. HENDRICK  
 + SONS CO., INC.

DATE: OCTOBER, 2021

SCALE: 1" = 200' (FULL SIZE)  
 1" = 400' (HALF SIZE)

SHEET NO.: DS1




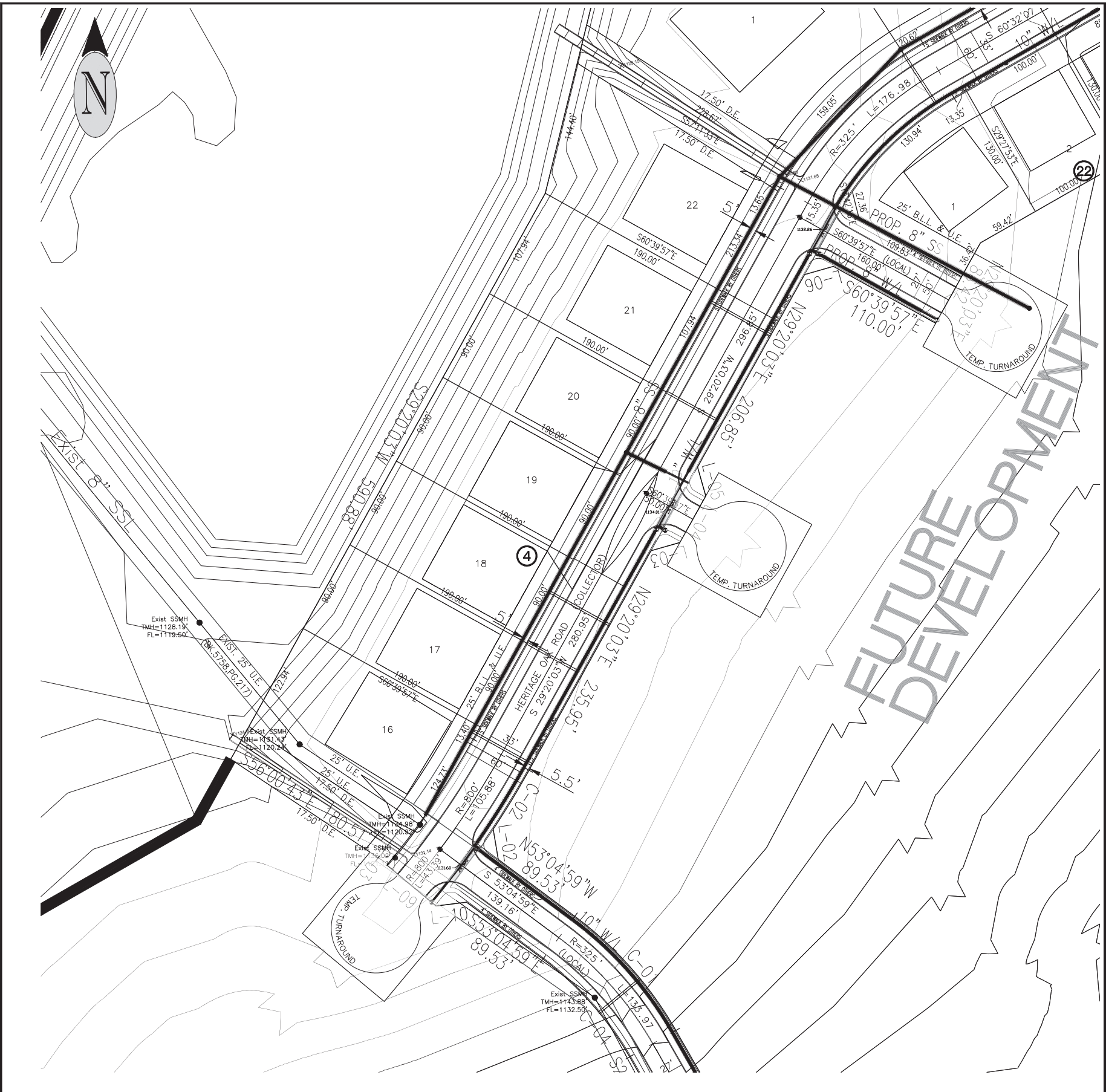


FUTURE DEVELOPMENT


FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

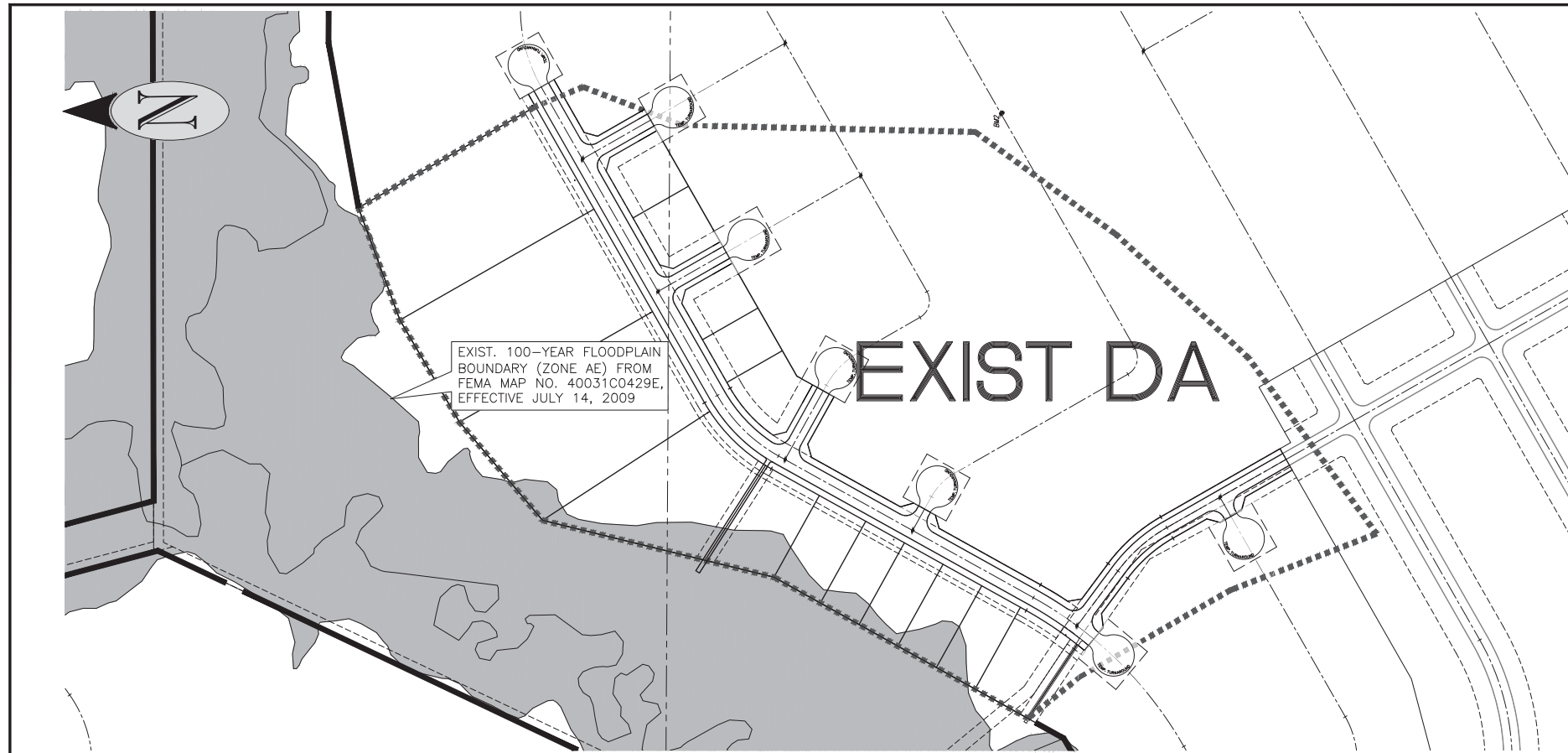
OAK RIDGE ADDITION, PART 2-A	
DEVELOPMENT PLAN	
NORTH	
 <small>ROBERT B. HENDRICK + SONS CO., INC.</small>	DATE: OCTOBER, 2021
	SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
	SHEET NO.: DP1



FUTURE DEVELOPMENT

OAK RIDGE ADDITION, PART 2-A	
DEVELOPMENT PLAN	
SOUTH	
 <b>ROBERT B. HENDRICK</b> + SONS CO., INC.	DATE: OCTOBER, 2021
	SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
	SHEET NO.: DP2



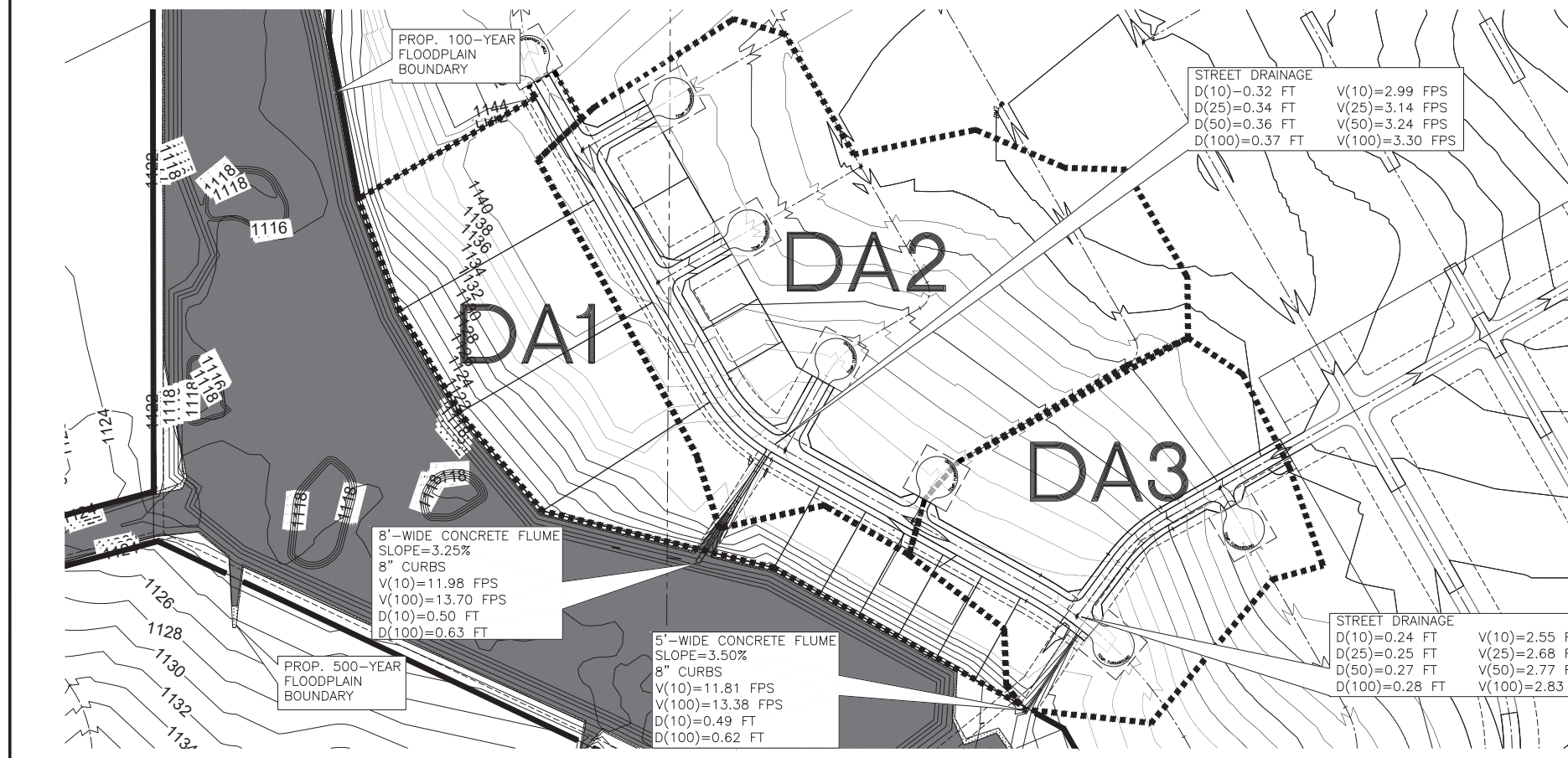


	AREA	C
EXISTING	35.56 ACRES	0.35
DA1	9.63 ACRES	0.55
DA2	18.66 ACRES	0.55
DA3	9.21 ACRES	0.55

	RAINFALL INTENSITY (IN/HR)			
	I(10)	I(25)	I(50)	I(100)
EXISTING	5.16	6.12	6.88	7.39
DA1	6.72	7.79	8.58	9.49
DA2	4.66	5.54	6.25	6.69
DA3	5.73	6.74	7.52	8.15

	PEAK DISCHARGE (CFS)			
	Q(10)	Q(25)	Q(50)	Q(100)
EXISTING	64.28	76.18	85.59	91.94
DA1	35.58	41.22	45.42	50.27
DA2	47.78	56.87	64.18	68.67
DA3	29.02	34.15	38.12	41.31

Note:  
Runoff calculations are based on the Rational Method, as required by City of Lawton Standard Drainage Policy. Values for runoff coefficient C also come from the City of Lawton Standard Drainage Policy.

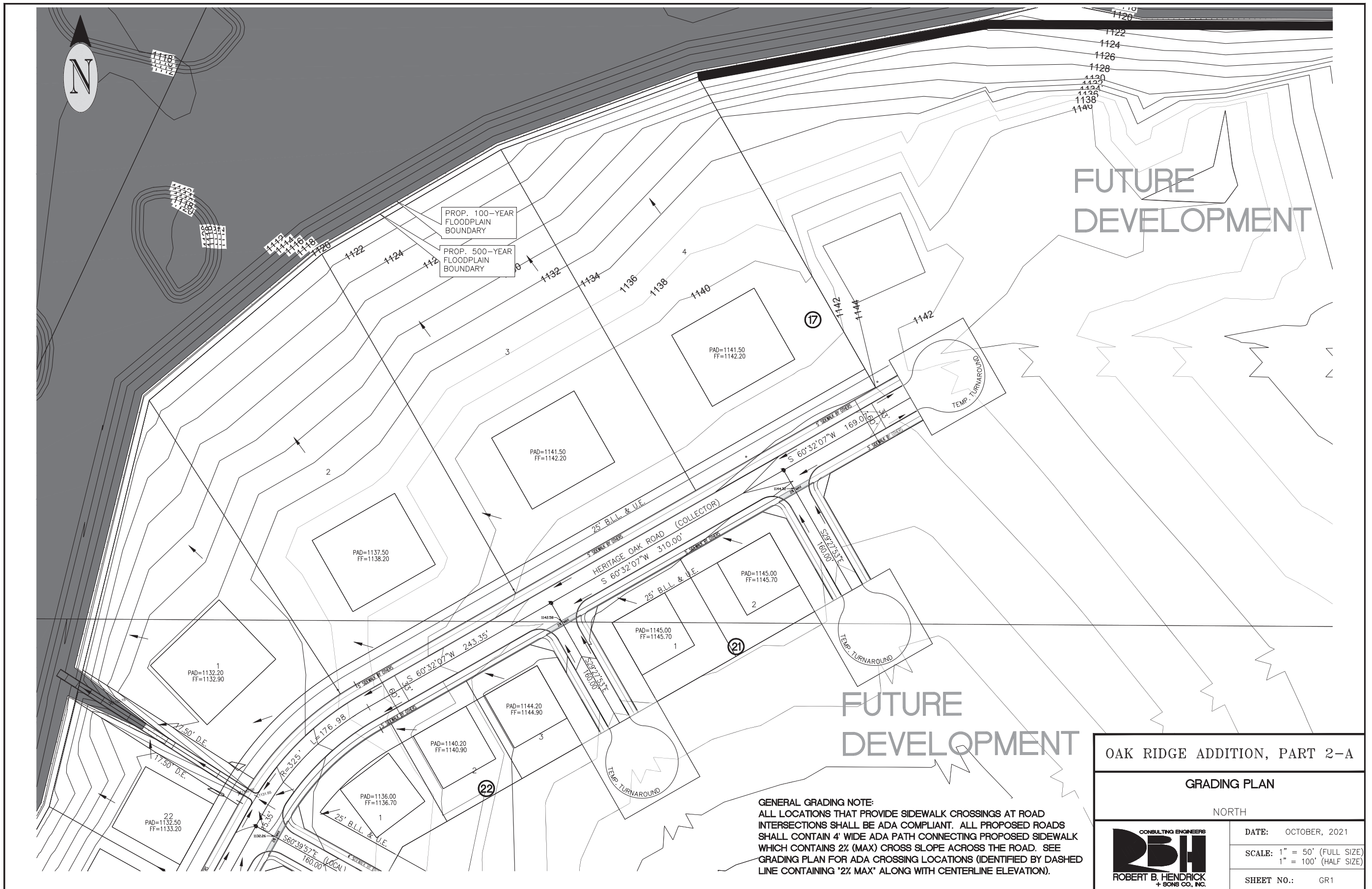


OAK RIDGE ADDITION, PART 2-A

DRAINAGE PLAN



DATE: OCTOBER, 2021  
SCALE: 1" = 150' (FULL SIZE)  
1" = 300' (HALF SIZE)  
SHEET NO.: DR1




FUTURE DEVELOPMENT

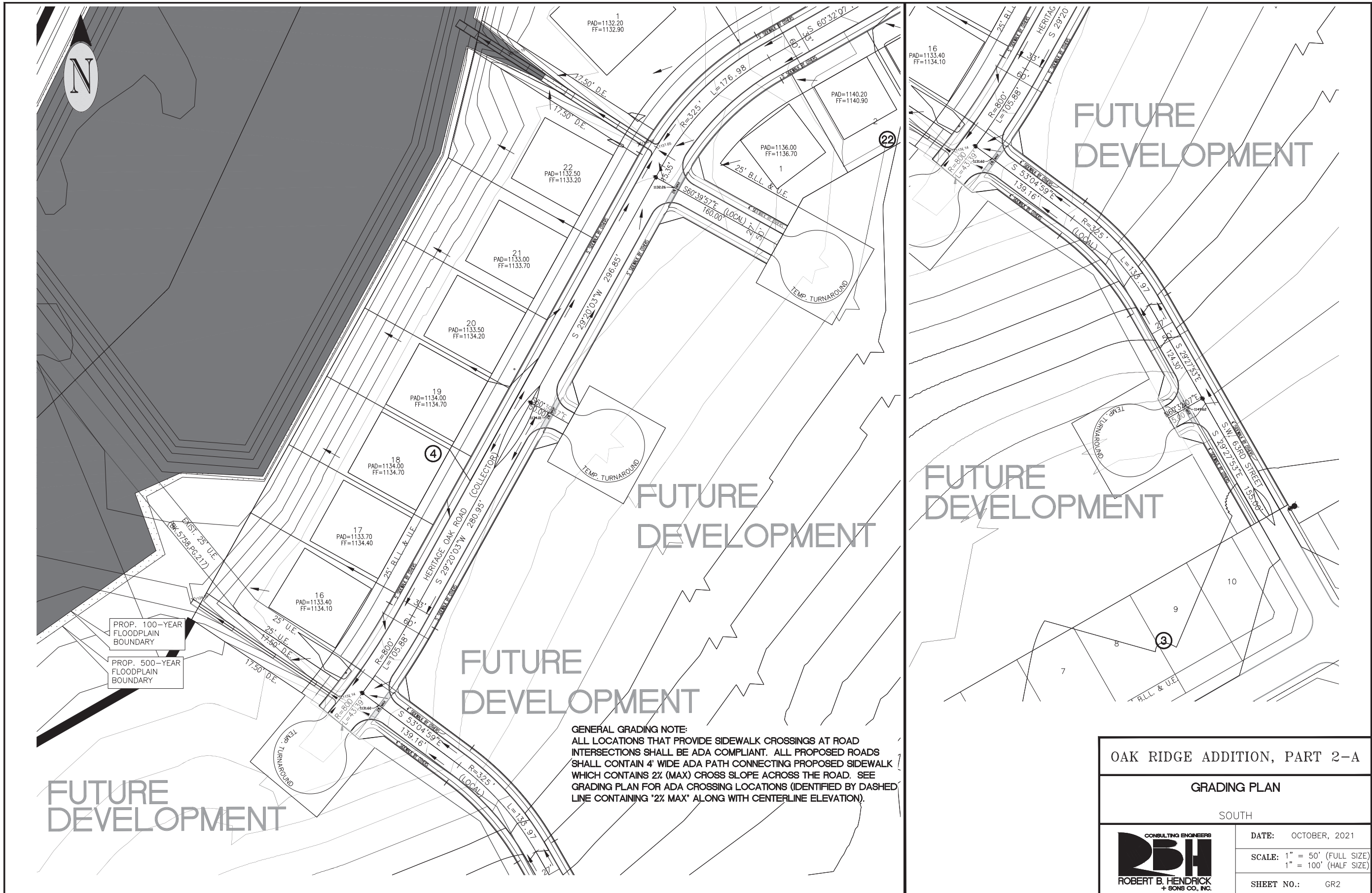
FUTURE DEVELOPMENT

PROP. 100-YEAR FLOODPLAIN BOUNDARY  
PROP. 500-YEAR FLOODPLAIN BOUNDARY

**GENERAL GRADING NOTE:**  
ALL LOCATIONS THAT PROVIDE SIDEWALK CROSSINGS AT ROAD INTERSECTIONS SHALL BE ADA COMPLIANT. ALL PROPOSED ROADS SHALL CONTAIN 4' WIDE ADA PATH CONNECTING PROPOSED SIDEWALK WHICH CONTAINS 2% (MAX) CROSS SLOPE ACROSS THE ROAD. SEE GRADING PLAN FOR ADA CROSSING LOCATIONS (IDENTIFIED BY DASHED LINE CONTAINING "2% MAX" ALONG WITH CENTERLINE ELEVATION).


OAK RIDGE ADDITION, PART 2-A	
GRADING PLAN	
NORTH	
 CONSULTING ENGINEERS <b>RBH</b> ROBERT B. HENDRICK + SONS CO., INC.	DATE: OCTOBER, 2021
	SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
	SHEET NO.: GR1

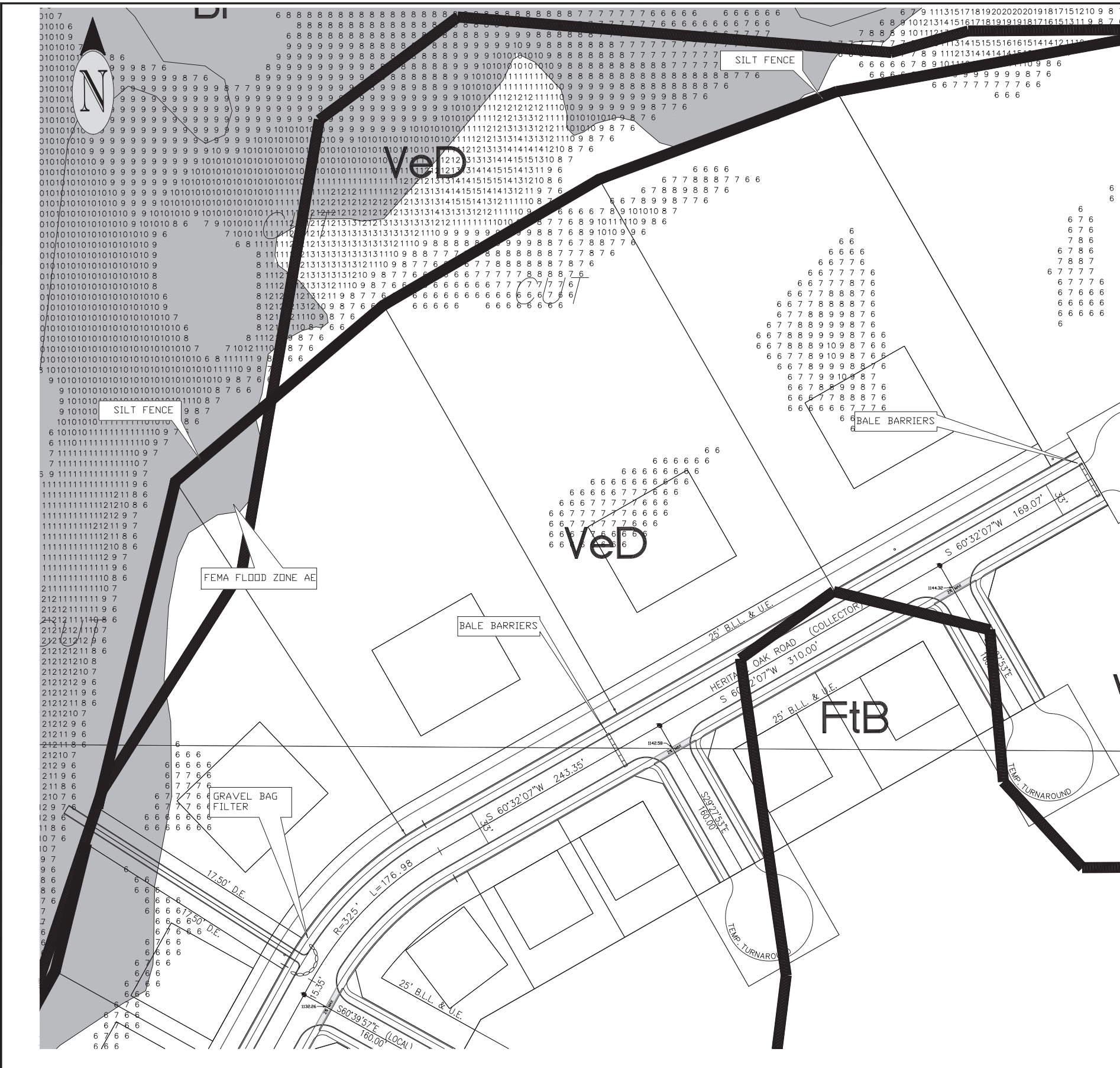




PROP. 100-YEAR FLOODPLAIN BOUNDARY  
 PROP. 500-YEAR FLOODPLAIN BOUNDARY

**GENERAL GRADING NOTE:**  
 ALL LOCATIONS THAT PROVIDE SIDEWALK CROSSINGS AT ROAD INTERSECTIONS SHALL BE ADA COMPLIANT. ALL PROPOSED ROADS SHALL CONTAIN 4' WIDE ADA PATH CONNECTING PROPOSED SIDEWALK WHICH CONTAINS 2% (MAX) CROSS SLOPE ACROSS THE ROAD. SEE GRADING PLAN FOR ADA CROSSING LOCATIONS (IDENTIFIED BY DASHED LINE CONTAINING "2% MAX" ALONG WITH CENTERLINE ELEVATION).

OAK RIDGE ADDITION, PART 2-A	
GRADING PLAN	
SOUTH	
	DATE: OCTOBER, 2021
	SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
	SHEET NO.: GR2



NOTE 1: FLOOD AREAS DETERMINED ZONE AE FROM FEMA MAP NUMBER 40031C0429E, EFFECTIVE JULY 14, 2009.

NOTE 2: SOIL TYPES IN OAK RIDGE ADDITION PART 2-A ARE AS FOLLOWS FROM NRCS COMANCHE COUNTY, OKLAHOMA MAP OK031:

- FtB - FOARD & TILLMAN SOILS, 1-3% SLOPES
- VeD - VERNON-KNOCO COMPLEX, 5-12% SLOPES
- SmA - STAMFORD CLAY, 1-3% SLOPES
- VeC - VERNON CLAY, 3-5% SLOPES
- Br - ASHPORT SOILS (FREQUENTLY FLOODED), 0-1% SLOPES
- W - WATER

NOTE 3: TREE MASS WILL BE REMOVED ON THIS LAND

NOTE 4: CUT AND FILL AREAS GREATER THAN 5' ARE SHOWN

NOTE 5: INSTALL A 30" STRIP OF SOLID SLAB SODDING BEHIND ALL CURBS, INCLUDING STREET CURBS, DRIVE CURBS AND FLUME CURBS.

NOTE 6: INSTALL SOD ON ALL SLOPES 4:1 OR STEEPER.

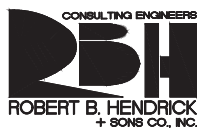
NOTE 7: PLACE HAY BALES AT LOCATIONS NOTED. BALES TO BE LAID END-TO-END AND SHALL BE TRENCHED INTO THE FINISHED GRADE A MINIMUM DEPTH OF THREE INCHES. BALES ARE TO BE HELD IN PLACE WITH TWO STAKES PER BALE DRIVEN INTO THE GROUND.

NOTE 8: A GRAVEL BAG FILTER SHALL BE PLACED AT THE LOCATIONS SHOWN. THE FILTER SHALL BE PLACED AS SOON AS THE FINAL PAVING IS IN PLACE AND SHALL REMAIN UNTIL THE HOUSES AND YARDS DRAINING TO THE FILTER ARE IN PLACE.

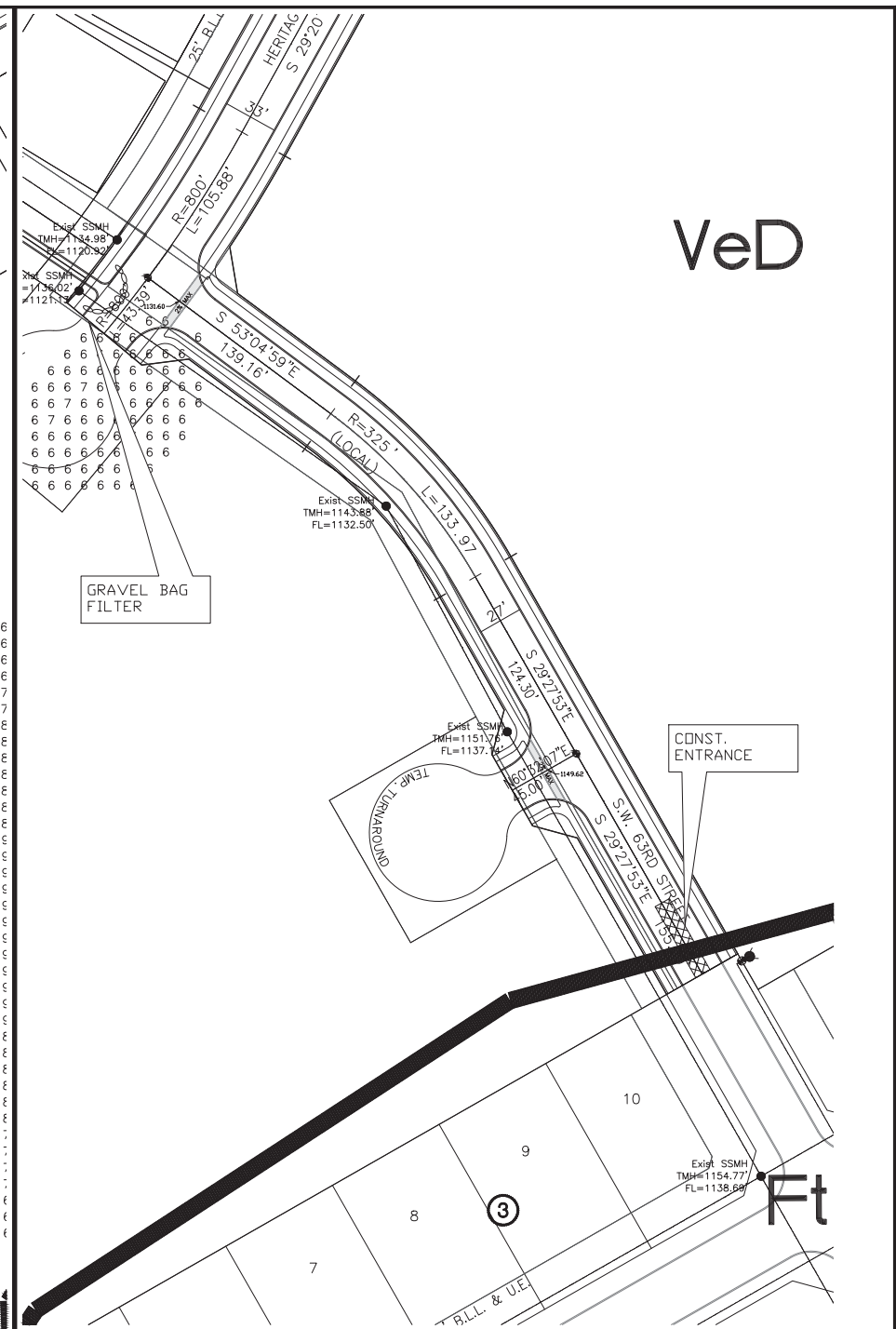
NOTE 9: IN AREAS TO BE GRADED, TOPSOIL SHALL BE REMOVED AND STOCKPILED PRIOR TO THE GRADING OPERATION. AFTER COMPLETION OF GRADING, TOPSOIL SHALL BE SPREAD EVENLY OVER ALL DISTURBED AREAS.

NOTE 10: AS SOON AS EARTHWORK IS FINISHED AND THE TOPSOIL HAS BEEN SPREAD, STRAW MULCH SHALL BE APPLIED. THE MULCH SHALL BE APPLIED TO ALL AREAS NOT TO BE COVERED WITH PAVING OR SOLID SLAB BERMUDA GRASS SOD. THE MULCH SHALL BE APPLIED AT A RATE OF 1-1/2 TONS PER ACRE. THE MULCH SHALL BE MADE OF SMALL GRAIN STRAW (WHEAT, OATS, ETC.). THE STRAW SHALL BE ANCHORED IN PLACE BY CRIMPING, DISKING, ROLLING OR PUNCHING. THE AREA RECEIVING STRAW MULCH SHALL ALSO BE SEEDED TO BERMUDA GRASS. IF IT IS NOT THE GRASS PLANTING SEASON FOR BERMUDA GRASS, THE AREA SHALL BE SEEDED TO A SMALL GRAIN (WHEAT, OATS, RYE, ETC.). A HEALTHY STAND OF GRASS OR SMALL GRAIN PLANTS OF SUFFICIENT DENSITY AND COVERAGE TO MINIMIZE SOIL EROSION SHALL BE ACQUIRED PRIOR TO CITY ACCEPTANCE OF THE EROSION CONTROL MEASURE.

NOTE 11: ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION OPERATION AND SHALL BE MAINTAINED BY THE GRADING CONTRACTOR THROUGHOUT THE CONSTRUCTION OF THE SUBDIVISION, UNTIL THE CITY OF LAWTON APPROVES THE SOIL STABILIZATION MEASURES. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN GOOD CONDITION AT ALL TIMES AND SHOULD BE REPLACED WHEN THEY ARE IN A DETERIORATED CONDITION. IF ANY SILT BUILD-UP IS EVIDENT, IT SHOULD BE REMOVED.

<b>OAK RIDGE ADDITION, PART 2-A</b>	
<b>ENVIRONMENTAL CONTROL PLAN</b>	
NORTH	
	DATE: OCTOBER, 2021 SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
SHEET NO.: EC1	





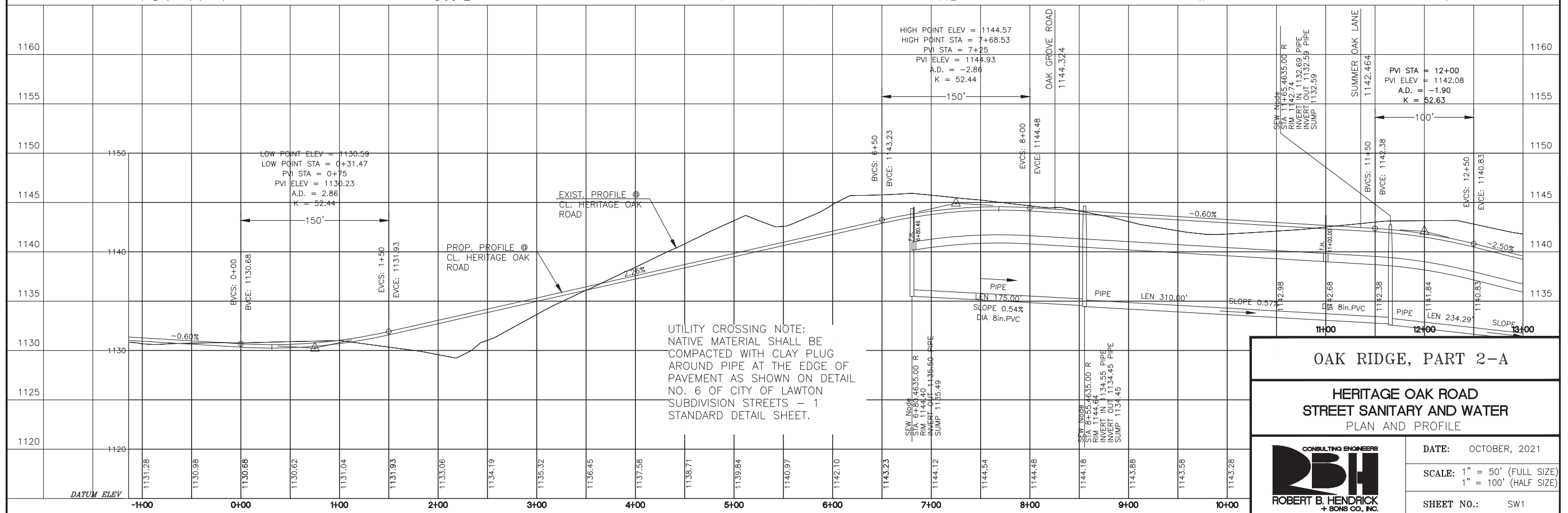
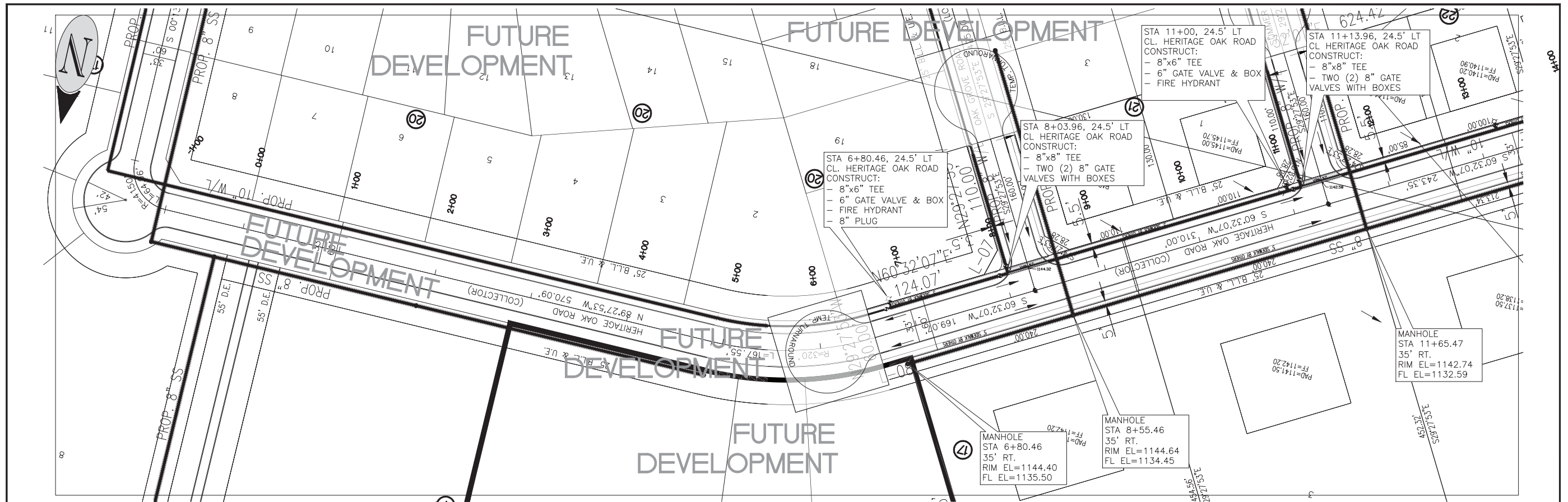
NOTE 12: PROVIDE A STABILIZED CONSTRUCTION ENTRANCE UNTIL STREET SUBGRADE IS IN PLACE. THE ENTRANCE SHALL BE A MINIMUM OF 10' BY 50'. IT SHALL BE CONSTRUCTED OF A 6" THICK LAYER OF 2"-4" CRUSHED STONE. FILTER FABRIC (SIMILAR TO AMOCO WOVEN GEOTEXTILE 1198 OR 1199) MAY BE PLACED ON COMPACTED SOIL, THEN THE CRUSHED STONE SHALL BE PLACED ON TOP OF THE FABRIC. THE STABILIZED ENTRANCE SHALL BE FLARED AT THE STREET TO ACCOMMODATE THE TURNING OF VEHICLES.

**OAK RIDGE ADDITION, PART 2-A**

**ENVIRONMENTAL CONTROL PLAN**


SOUTH

	DATE: OCTOBER, 2021
	SCALE: 1" = 50' (FULL SIZE) 1" = 100' (HALF SIZE)
	SHEET NO.: EC2



**OAK RIDGE, PART 2-A**

**HERITAGE OAK ROAD  
STREET SANITARY AND WATER  
PLAN AND PROFILE**

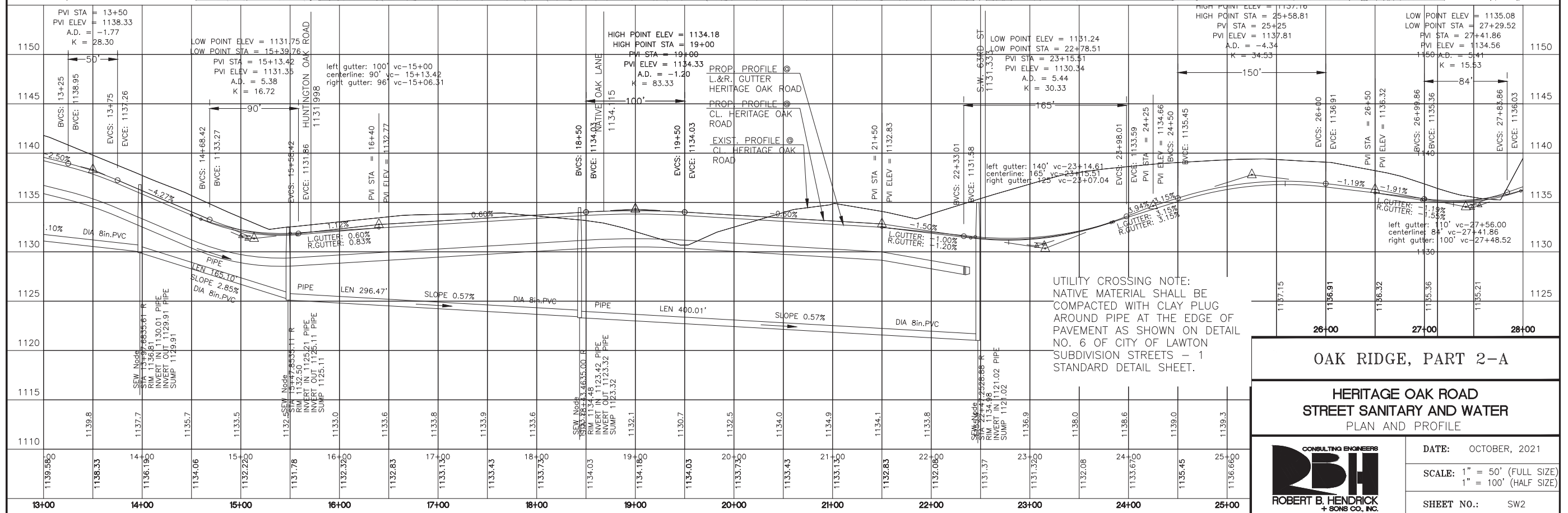
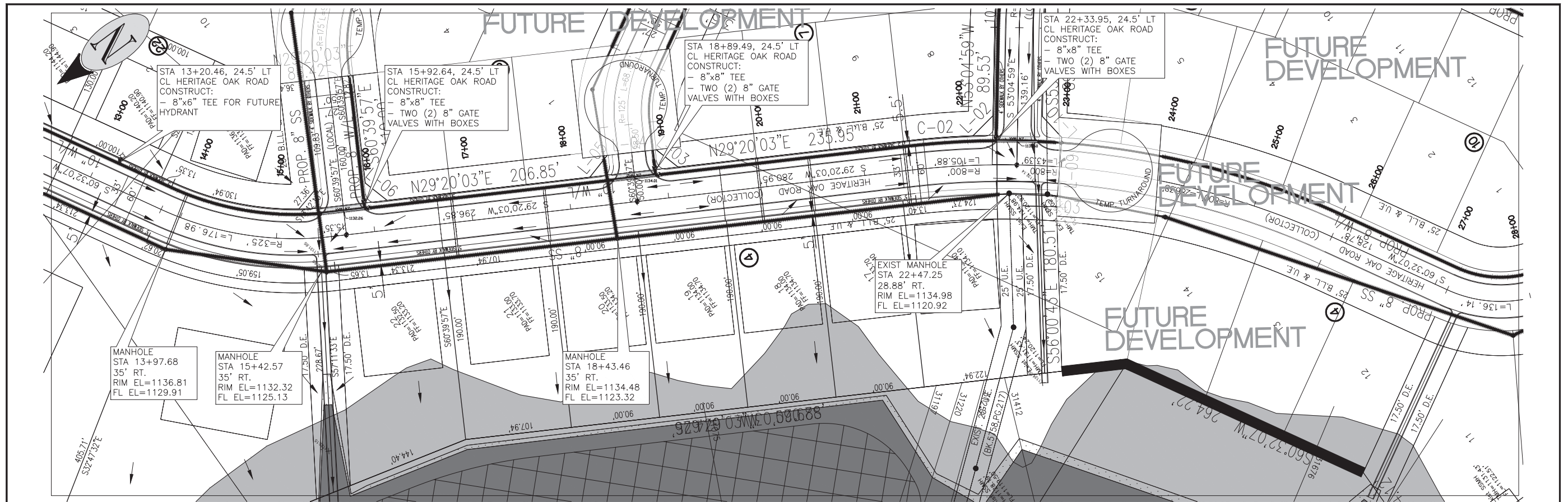
**CONSULTING ENGINEERS**  
  
**ROBERT B. HENDRICK  
+ SONS CO., INC.**

DATE: OCTOBER, 2021

SCALE: 1" = 50' (FULL SIZE)  
1" = 100' (HALF SIZE)

SHEET NO.: SW1





**OAK RIDGE, PART 2-A**

**HERITAGE OAK ROAD  
STREET SANITARY AND WATER  
PLAN AND PROFILE**

**CONSULTING ENGINEERS**  
**RBH**  
**ROBERT B. HENDRICK  
+ SONS CO., INC.**

DATE: OCTOBER, 2021  
SCALE: 1" = 50' (FULL SIZE)  
1" = 100' (HALF SIZE)  
SHEET NO.: SW2

