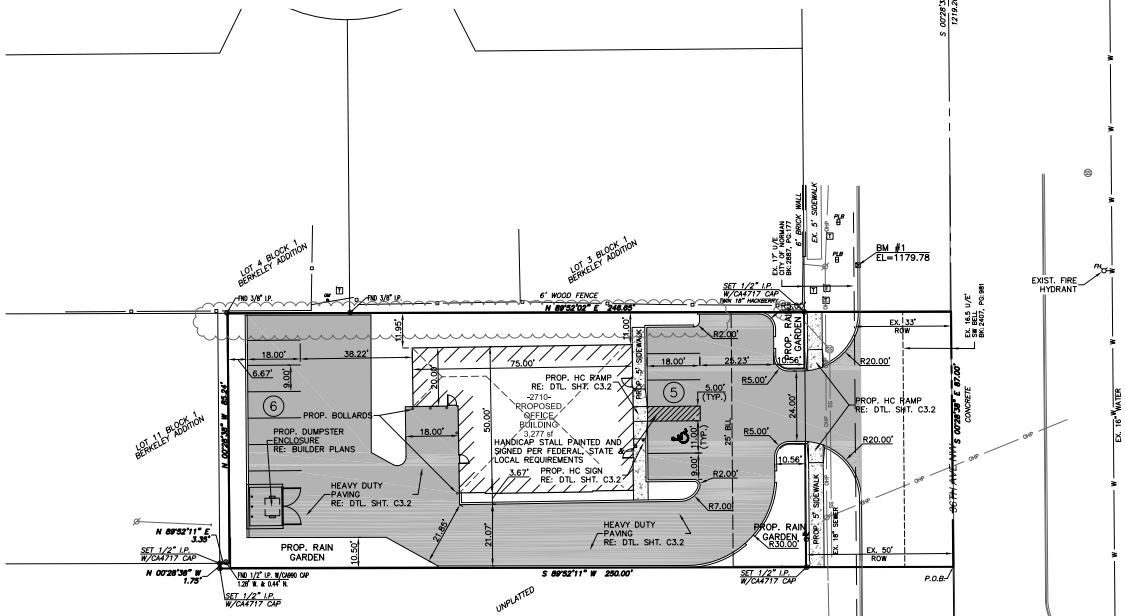
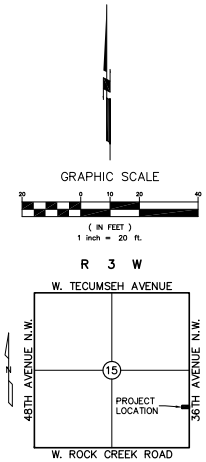
FINAL SITE PLAN OF

36TH AVENUE NW OFFICES

(2710 36TH AVENUE NW)

A PART OF THE SOUTHEAST QUARTER OF SECTION 15, T 9 N, R 3 W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

Thence N 00°28'38" W along the East line of said Southeast Quarter (SE/4) (THIS IS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), a distance of 1,334.83 feet to the Southeast corner of the North Half (N/2) of said Southeast Quarter (SE/4) of the POINT OF BEGINNING;

Thence S 89°52'11" W a distance of 250.00 feet;

Thence N 00°28'38" W a distance of 1.75 feet to a point on the South line of Lot 11, Block 1 of the recorded plat of Berkeley Addition, Book 14 of Plats Page 10;

Thence N 89°52'11" E along the South line of said Lot 11, a distance of 3.35 feet to the Southeast corner of said Lot 11;

Thence N 00°28'38" W along the East line of said Lot 11, a distance of 85.24 feet to a point on the South line of Lot 4, Block 1 of said recorded plat;

Thence N 89°52'02" E along the South line of Lots 3 & 4, Block 1 of said recorded plat, a distance of 246.65 feet to a point on the East line of said Southeast Quarter (SE/4);

Thence S 00°28'38" E along the East line of said Southeast Quarter (SE/4), a distance of 87.00 feet to the POINT OF BEGINNING.

Said tract having an area of 21,462.7 Square Feet or 0.49 Acres, more or less.

Legal description prepared by Ryan R. Doudican, RPLS 1591, 2/23/2026.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE TO THE FACE OF CURB UNLESS STATED OTHERWISE.
2. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT OKIE ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF NORMAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF NORMAN, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE THE PAVING IN GOOD CONDITION.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
8. CURRENT ZONING IS O-1 OFFICE INSTITUTIONAL.
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
10. G.C. SHALL REFER TO ARCHITECTURAL PLANS FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS AND POLE LOCATIONS. PROPOSED LIGHTING SHALL BE FULL CUT OFF FIXTURES AND COMPLY WITH THE CITY OF NORMAN LIGHTING ORDINANCE.
11. EXISTING HEALTHY, MATURE TREES ALONG PROPERTY LINES WILL BE PROTECTED.
12. UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
13. BUILDING CANNOT EXCEED 27' IN HEIGHT, UNLESS SIDE AND REAR SETBACK LINES ARE INCREASED ONE FOOT FOR EACH ADDITIONAL FOOT OF HEIGHT ABOVE 27' WITH A TOTAL MAXIMUM HEIGHT OF 35'

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA SOUTH ZONE
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 – RTKNET

BENCHMARK # 1
CUT "X" TOP OF CURB, WEST SIDE OF 36TH AVE, NW, 15' NORTH OF SUBJECT PROPERTY, IN LINE WITH POWER POLE.
N:698404.390 E:2119468.134 EL:1179.78

BENCHMARK # 2
CUT "X" TOP OF CURB, SOUTH P.C. OF DRIVE ON EAST SIDE OF 36TH AVE NW, AT S.E. CORNER OF SUBJECT PROPERTY
N:698230.144 E:2119533.107 EL:1178.81

BENCHMARK # 3
FOUND CUT "X" AT THE SE CORNER OF THE SE/4 OF SECTION 15, T-9-N, R-3-W, I.M.
N:696966.776 E:2119511.654 EL:1173.82

OWNER/DEVELOPER:
RUSSELL VENTURES, LLC
P.O. BOX 720565
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING CONSULTANTS, LLC
STEVE ROLLINS, P.E.
1135 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
OKLAHOMA SURVEY COMPANY
RYAN DOUDICAN
3121 SORGHUM MILL ROAD
EDMOND, OK 73034

CIVIL SHEET INDEX

C1.0	SITE PLAN
C2.0	EROSION & SEDIMENT CONTROL NOTES
C2.1	EROSION & SEDIMENT CONTROL PLAN
C3.0	PRIVATE PAVING & GRADING PLAN
C3.1	PRIVATE PAVING & GRADING NOTES & DETAILS
C3.2	PRIVATE PAVING & GRADING DETAILS
C4.0	UTILITY NOTES & DETAILS
C4.1	UTILITY PLAN
C5.0	LANDSCAPE PLAN

** NOTE: ALL SURVEY INFORMATION SHOWN HAS BEEN PROVIDED BY OKLAHOMA SURVEY COMPANY

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
1135 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 509-0212
SROLLINS@ARCENGR.COM
CERTIFICATE OF AUTHORIZATION NO. 6290 EXP: 6/30/26

ARC ENGINEERING CONSULTANTS

LICENSED PROFESSIONAL ENGINEER
STEVE ROLLINS
23414
OKLAHOMA

36TH AVENUE NW OFFICES
2710 36TH AVENUE NW
NORMAN, CLEVELAND CO, OKLAHOMA
FINAL SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1	REV PER DRT MEETING	5-07-26

DRAWN BY: SDR
CHECKED BY: SDR
APPROVED BY: SDR

PROJECT NUMBER: 24-019
DATE: 05-17-26
SCALE: (HORIZ.) 1"=20' (VERT.) N/A

SHEET NUMBER
C1.0