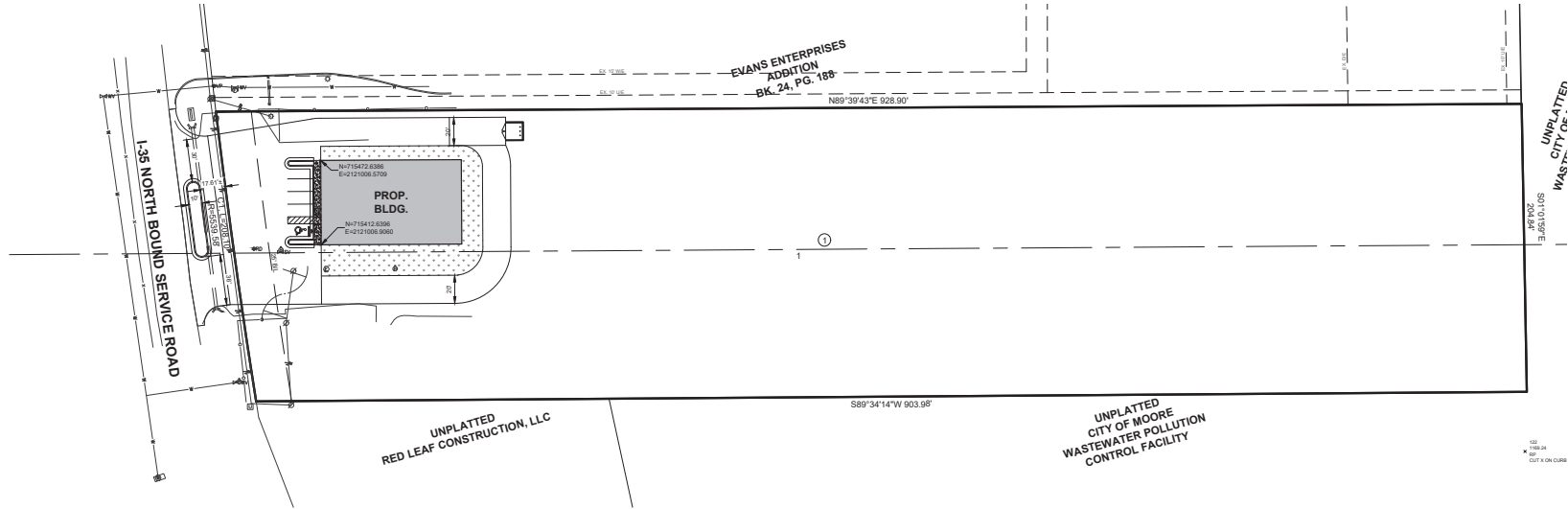


# MINICK MATERIALS

BEING A PART OF THE W/2 OF SEC 35, T10N, R3W, IM  
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



## GENERAL NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PARKING STRIPING SHALL BE WHITE.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE APPROPRIATE ADMINISTRATIVE AGENCY PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
7. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SITE PLAN DIMENSIONS AND MEASUREMENTS AND SHALL CONFIRM THE ACCURACY AND LOCATION OF THE PROJECT BOUNDARY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR RESOLUTION PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
9. PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO BUILDING ORIENTATION UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APPURTENANCES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.

## LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW1/4) and Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NW1/4;

THENCE North 89°40'55" East, along and with the North line of said NW1/4, a distance of 1,576.65 feet;

THENCE South 00°19'05" East, departing said North line, a distance of 2,531.85 feet to the Southwest (SW) Corner of the plat EVANS ENTERPRISES ADDITION recorded in Book PL24, Page 188-189, said corner being the POINT OF BEGINNING.

THENCE North 89°39'43" East, along and with the South line of said plat EVANS ENTERPRISES ADDITION extended, a distance of 926.90 feet to a point on the boundary line of the Moore Wastewater Pollution Control Facility as described in Boundary Survey recorded in Book 4685, Page 753.

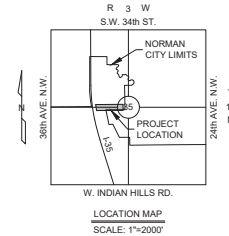
THENCE South 01°10'15" East, along and with the boundary line of said Moore Wastewater Pollution Control Facility, a distance of 204.84 feet to a corner on the boundary of said Moore Wastewater Pollution Control Facility;

THENCE South 89°34'14" West, continuing along and with the boundary line of said Moore Wastewater Pollution Control Facility extended, a distance of 903.98 feet to a point on the East right-of-way line of Interstate 35;

THENCE along and with the East right-of-way line of Interstate 35 on a non-tangent curve to the right having a radius of 5,539.58 feet, a chord bearing of North 07°54'20" West, a chord length of 208.08 feet and an arc length of 208.10 feet to the POINT OF BEGINNING.

Containing 188,520 square feet or 4.3278 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The North line of the NW1/4 of Section 35, T10N, R3W having a bearing of North 89°40'55" East. All Distances are grid distances in U.S. Survey Feet.



## INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	OVERALL SITE GENERAL LAYOUT
TS	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE DIMENSIONAL PLAN
C4.0	PAVING & GRADING PLAN
C5.0	DETAILS
EC1-EC2	EROSION CONTROL PLAN

ONE CALL UTILITY LOCATION NUMBER  
840-5032  
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

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REVISIONS	DATE
NO.	DESCRIPTION



Johnson & Associates, Inc.  
1 E. Oklahoma City, OK 73104  
Professional Engineer  
Contractor of Professional Service  
• ENGINEER • SURVEYOR • PLANNER •

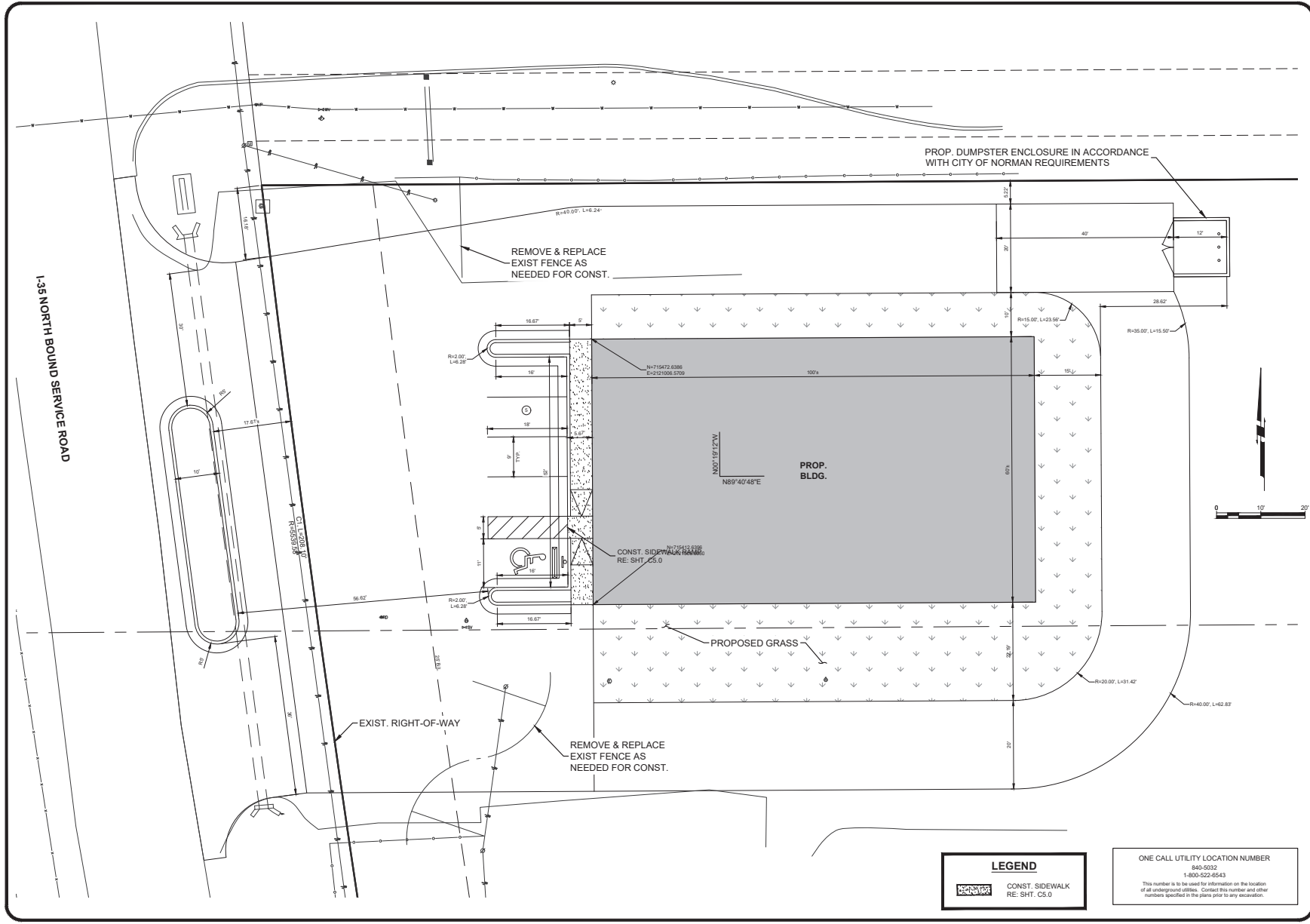


MINICK MATERIALS  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA  
OVERALL SITE GENERAL LAYOUT

Proj. No.	
Date	06-16-25
Scale	1"=40'
Checked By	DB
Approved By	CM

SHEET NUMBER  
**C1.0**

MINICK MATERIALS



**LEGEND**

**CONST. SIDEWALK**  
RE: SHT. C3.0

**ONE CALL UTILITY LOCATION NUMBER**  
840-5032  
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

**MINICK MATERIALS**  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA  
SITE DIMENSIONAL PLAN

**REVISIONS**

NO.	DESCRIPTION	DATE

**PROFESSIONAL SEAL**  
JASON & ASSOCIATES  
1 E. OKLAHOMA CITY, OK 73104  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRATION DATE: 09/30/2025

**APPROVED BY:** DB  
**DATE:** 06-16-25  
**SCALE:** 1"=10'

**SHEET NUMBER**  
**C3.0**