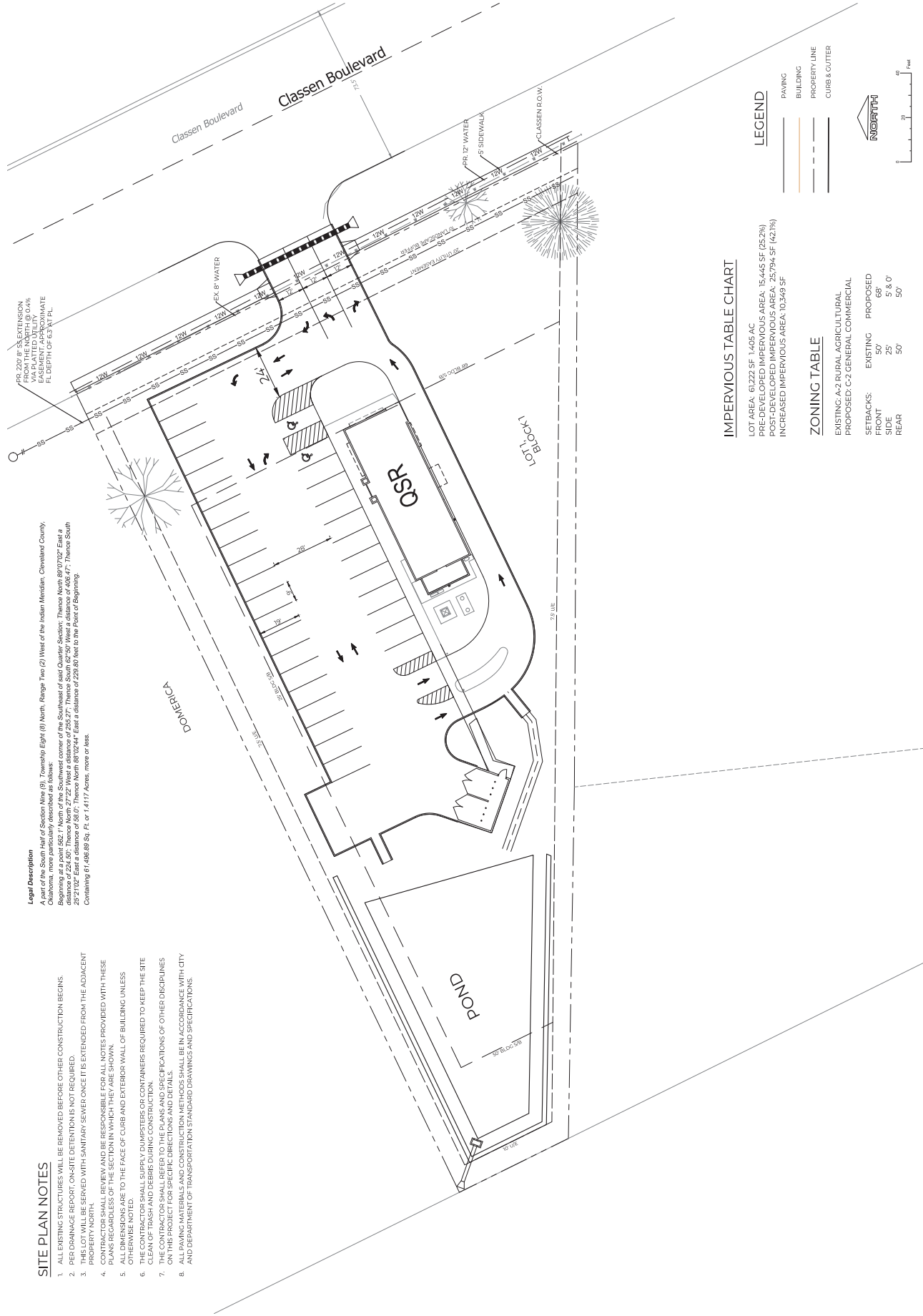




OKIE811
Know what's below
811 before you dig.

3400 Classen
Boulevard[illegible]

DESIGN	HDA	DRAWN	HDA	REVIEW	HDA
PROJECT NO.					
25013.00					
SHEET TITLE					
CONCEPTUAL SITE PLAN					
DATE				SHEET NO.	
11 OR 2025				C1.0	



SITE PLAN NOTES

1. ALL EXISTING STRUCTURES WILL BE REMOVED BEFORE OTHER CONSTRUCTION BEGINS.
2. PER DRAWING REQUIRED, ON-SITE DETENTION IS NOT REQUIRED.
3. THIS LOT WILL BE SERVED WITH SANITARY SEWER ONCE IT IS EXTENDED FROM THE ADJACENT PROPERTY NORTH.
4. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR ALL NOTES PROVIDED WITH THESE PLANS REGARDLESS OF THE SECTION IN WHICH THEY ARE SHOWN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACE OF CURB AND EXTERIOR WALL OF BUILDING UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL SUPPLY DUMPS OR CONTAINERS REQUIRED TO KEEP THE SITE CLEAN OF TRASH AND DEBRIS DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL REFER TO THE PLANS AND SPECIFICATIONS OF OTHER DISCIPLINES ON THIS PROJECT FOR SPECIFIC DIRECTIONS AND DETAILS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND ADOPTED TRANSPORTATION STANDARD DRAWINGS AND SPECIFICATIONS.

Legal Description

A part of the South Half of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at a point 652' 1" North of the Southwest corner of the Southeast of said Quarter Section; Thence North 89°07'02" East a distance of 224.50'; Thence North 27°22' West a distance of 255.27'; Thence South 62°50' West a distance of 406.47'; Thence South 25°21'02" East a distance of 58.07'; Thence North 88°02'44" East a distance of 229.80 feet to the Point of Beginning.

Containing 61.496-89 Sq. Ft. or 1.4117 Acres, more or less.

IMPERVIOUS TABLE CHART

LOT AREA: 61,222 SF 1.405 AC
PRE-DEVELOPED IMPERVIOUS AREA: 15,445 SF (25.2%)
POST-DEVELOPED IMPERVIOUS AREA: 25,794 SF (42.1%)
INCREASED IMPERVIOUS AREA: 10,349 SF

ZONING TABLE

EXISTING: A-2 RURAL AGRICULTURAL PROPOSED: C-2 GENERAL COMMERCIAL	SETBACKS:	EXISTING	PROPOSED
	FRONT	50'	68'
	SIDE	25'	5' & 0'
	REAR	50'	50'