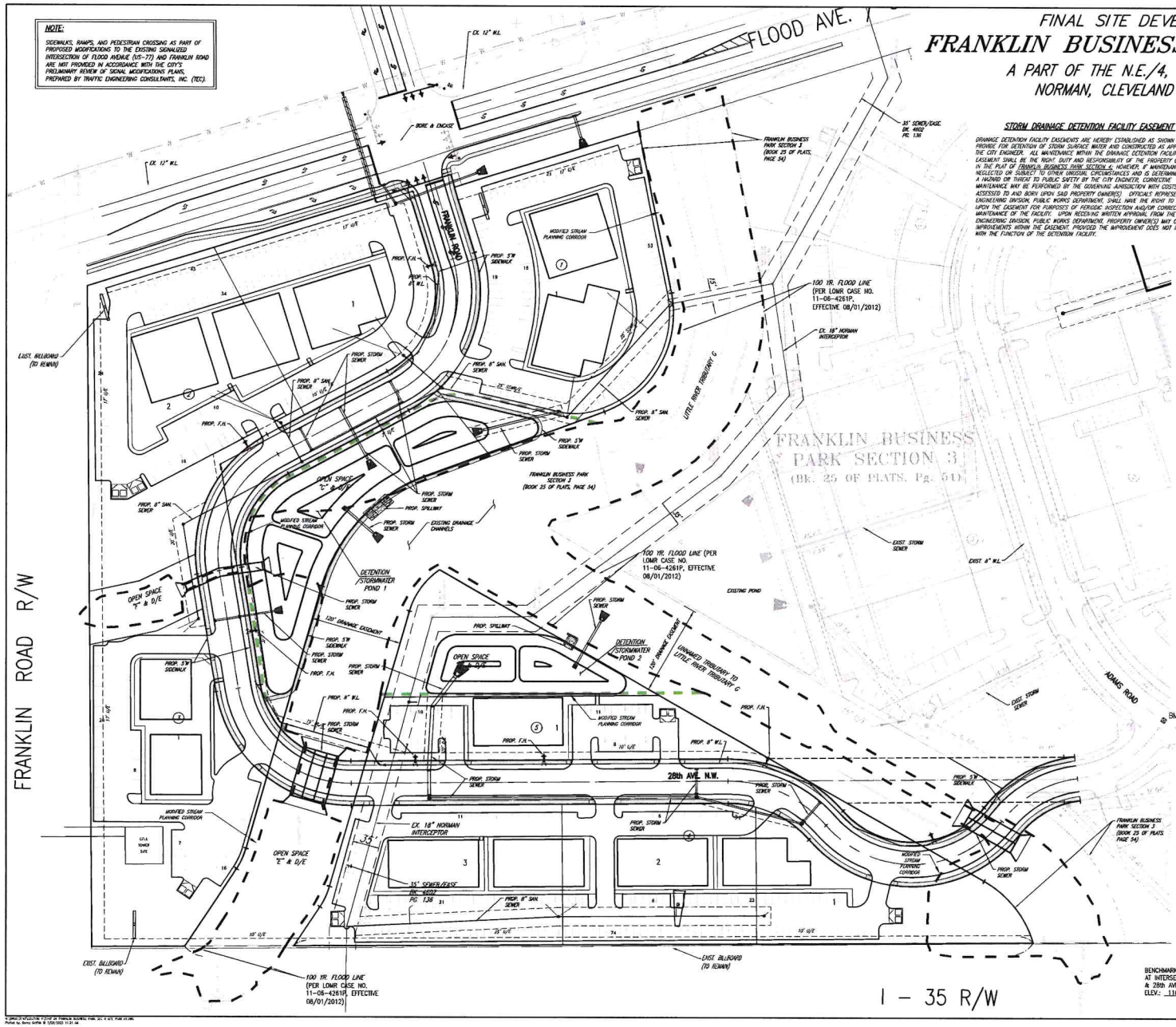
# FINAL SITE DEVELOPMENT PLAN

# FRANKLIN BUSINESS PARK SECTION 4

## A PART OF THE N.E./4, SEC. 11, T9N, R3W, I.M.
## NORMAN, CLEVELAND COUNTY, OKLAHOMA

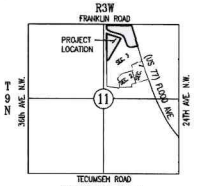
**NOTE:**

SIDEWALKS, RAMPS, AND PEDESTRIAN CROSSING AS PART OF PROPOSED MODIFICATIONS TO THE EXISTING SIGNALIZED INTERSECTION OF FLOOD AVENUE (US-77) AND FRANKLIN ROAD ARE NOT PROVIDED IN ACCORDANCE WITH THE CITY'S PRELIMINARY REVIEW OF SIGNAL MODIFICATIONS PLANS, PREPARED BY TRAFFIC ENGINEERING CONSULTANTS, INC. (TEC).




### STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF FRANKLIN BUSINESS PARK SECTION 4. HOWEVER IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.




**NOTES:**

1. 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.
2. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
3. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS SHALL BE 3'.
4. 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.
5. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
6. HANDICAPPED PARKING AREAS SHALL BE INSTALLED WITH THE BUILDING PERMIT PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
8. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
9. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
10. SIGN OWNER(S) ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS NOTED OTHERWISE.
13. REFER TEC SIGNAL MODIFICATION PLANS FOR FLOOD AVENUE FOR STRIPING DETAILS.

BENCHMARK #1: SET BRASS CAP AT INTERSECTION OF ADAMS RD. & 28th AVE. N.W. ELEV.: 1160.18

### LEGEND

| | | | |
|---|---|---|---|
| ALPHA | ALPHA | MB | MAILBOX |
| AS | AUTO SPRINKLER | PP | POWER POLE |
| AC | AIR CONDITIONER | LPO | LIGHT POLE |
| EPO | ELECT. POL. | UP | UTILITY POLE |
| EM | ELEC. METER | SP | GUARD POST |
| ET | ELEC. TRANS. | GM | GAS METER |
| TPO | TELE. POL. | WM | WATER METER |
| TVP | CABLE POL. | WMP | WATER METER PIT |
| AD | AREA DRAIN | WV | VENT PIPE |
| CO | CLEAN OUT | FH | FIRE HYDRANT |
| FD | FIRE DETECTOR | FDC | FIRE DEPT. CONN. |
| DS | DOWN SPOUT | EM | ENGINEER MTR. |
| FP | FLAG POLE | GV | GAS VALVE |
| EMK | ELEC. MARKER | PB | PULL BOX |
| FO | FIBER OPTIC MARKER | TCB | TRAFFIC CONTROL BOX |
| UM | UTILITY MARKER | TS | TRAFFIC SIGNAL LIGHT |
| PMK | PIPELINE MARKER | FF | FOREIGN/EGRESS HEIGHT |
| TVM | CABLE MARKER | FF | FINISHED FLOOR ELEVATION |
| TM | TELE. MARKER | SCV | SPRINKLER VALVE |
| MW | MONITORING WELL | YL | YARD LIGHT |
| | GREASE TRAP | YH | YARD HYDRANT |
| | SANITARY SEWER | | STORM GRATE |
| | STORM WATER | | GATE |
| | LAMP HOLE | | HANDICAPPED SIGN |
| | TELEPHONE | | SIGN |
| | CABLE TV | | BENCHMARK ELEVATION |
| | ELECTRIC | | TREE |
| | WATER | | HANDICAPPED SPACE |
| | BARBED WIRE FENCE | | GAS LINE |
| | STOCKADE FENCE | | WATER LINE |
| | CHAIN LINK FENCE | | FIBER OPTIC |
| | OVERHEAD ELECTRIC | | SANITARY SEWER |
| | TOP OF BANK | | UNDERGROUND TELEPHONE |
| | TOE OF SLOPE | | OVERHEAD TELEPHONE |
| | CONCRETE | | UNDERGROUND CABLE TV |
| | PROPERTY LINE | | OVERHEAD CABLE TV |
| | CURB LINE | | DRAINAGE FLOW |
| | FENCE LINE | | STORM SEWER |

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**OWNER / DEVELOPER:**
FRANKLIN BUSINESS PARK, L.L.C.
1320 N. PORTER AVENUE
NORMAN, OKLAHOMA 73072
(405) 364-1152

**PREPARED BY:**
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

**FRANKLIN BUSINESS PARK SECTION 4**

**FLOOD AVE. & FRANKLIN RD.**
**NORMAN, OKLAHOMA**

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
Ph. 405-232-7715 Fax 405-232-7559
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA-1459 Exp. Date 06/30/2003

| No. | Revision | By | Date |
|---|---|---|---|

PROJECT NO.: 5147.04
DATE: 7/28/15
SCALE: 1"=60'
DRAWN BY: NDS
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

**FINAL SITE DEVELOPMENT PLAN**

SHEET NO. 1