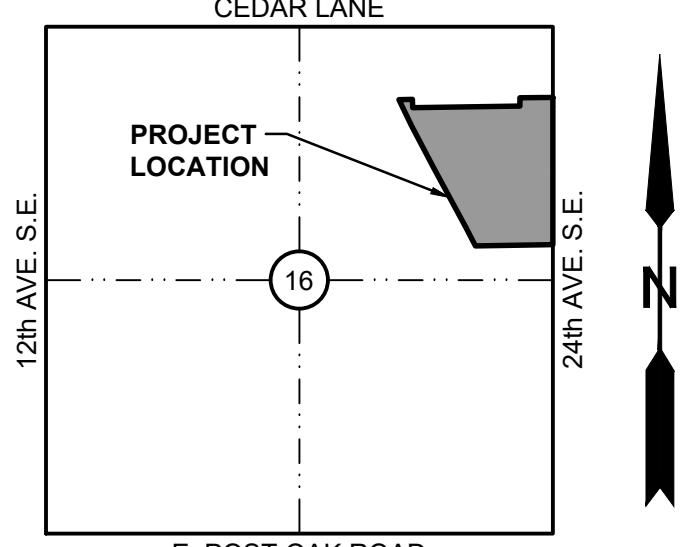


REVISED PRELIMINARY SITE DEVELOPMENT PLAN  
**ARMSTRONG BANK**  
**CONSOLIDATION PROJECT**  
 A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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VICINITY MAP  
NOT TO SCALE

**LOT SUMMARY**

BLOCK 1, LOT 1 - OUTPARCEL	±2.21 ACRES
BLOCK 1, LOT 3 - BLDG. B	±5.88 ACRES
BLOCK 1, LOT 4 - BLDG. A	±11.79 ACRES
BLOCK 1, LOT 5 - BLDG. C	±3.78 ACRES
BLOCK 2, LOT 2 - RETAIL	±1.21 ACRES
BLOCK 2, LOT 3 - RETAIL	±1.27 ACRES
BLOCK 3, LOT 1 - RETAIL	±1.76 ACRES
BLOCK 4, LOT 1 - OFFICE	±0.78 ACRES
BLOCK 4, LOT 2 - OFFICE	±0.51 ACRES
BLOCK 4, LOT 3 - OFFICE	±0.44 ACRES
BLOCK A - PRIVATE STREET, U/E & D/E	±1.47 ACRES
BLOCK B - PRIVATE STREET, U/E & D/E	±0.59 ACRES
BLOCK C - PRIVATE STREET, U/E & D/E	±1.22 ACRES
CA "A" - DETENTION POND	±1.43 ACRES
CA "B" - DETENTION POND	±1.36 ACRES
24TH AVE S.E. ROW AREA	±1.76 ACRES
<b>TOTAL PROPERTY AREA</b>	<b>±40.41 ACRES</b>

**LEGEND**

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
(Symbol)	PROPOSED SURFACE FLOW
(Symbol)	EXISTING TREES

- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
  - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PRIVATE STREETS.
  - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
  - ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
  - ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
  - ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
  - EXISTING ZONING IS PUD, PLANNED UNIT DEVELOPMENT; WITH A PROPOSED CHANGE TO PUD, PLANNED UNIT DEVELOPMENT.
  - PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
  - THE PRIVATE STREETS (BLOCKS A, B AND C) SHALL BE CONSTRUCTED IN ACCORDANCE WITH EDC REQUIREMENTS AS COLLECTOR (URBAN) STREETS.
  - TRASH BINS / ENCLOSURES ON LOTS 1, 2 AND 3 IN BLOCK 4 MAY BE SHARED BETWEEN LOTS 1, 2 AND 3 IN BLOCK 4.

NOT VALID FOR CONSTRUCTION  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 UNLESS SHOWN IN THIS BLOCK

**ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED**  
**CEDAR LANE & 24th AVE. S.E., NORMAN, CLEVELAND COUNTY OKLAHOMA**

**SMC Consulting Engineers, P.C.**  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106  
 (405) 232-7715

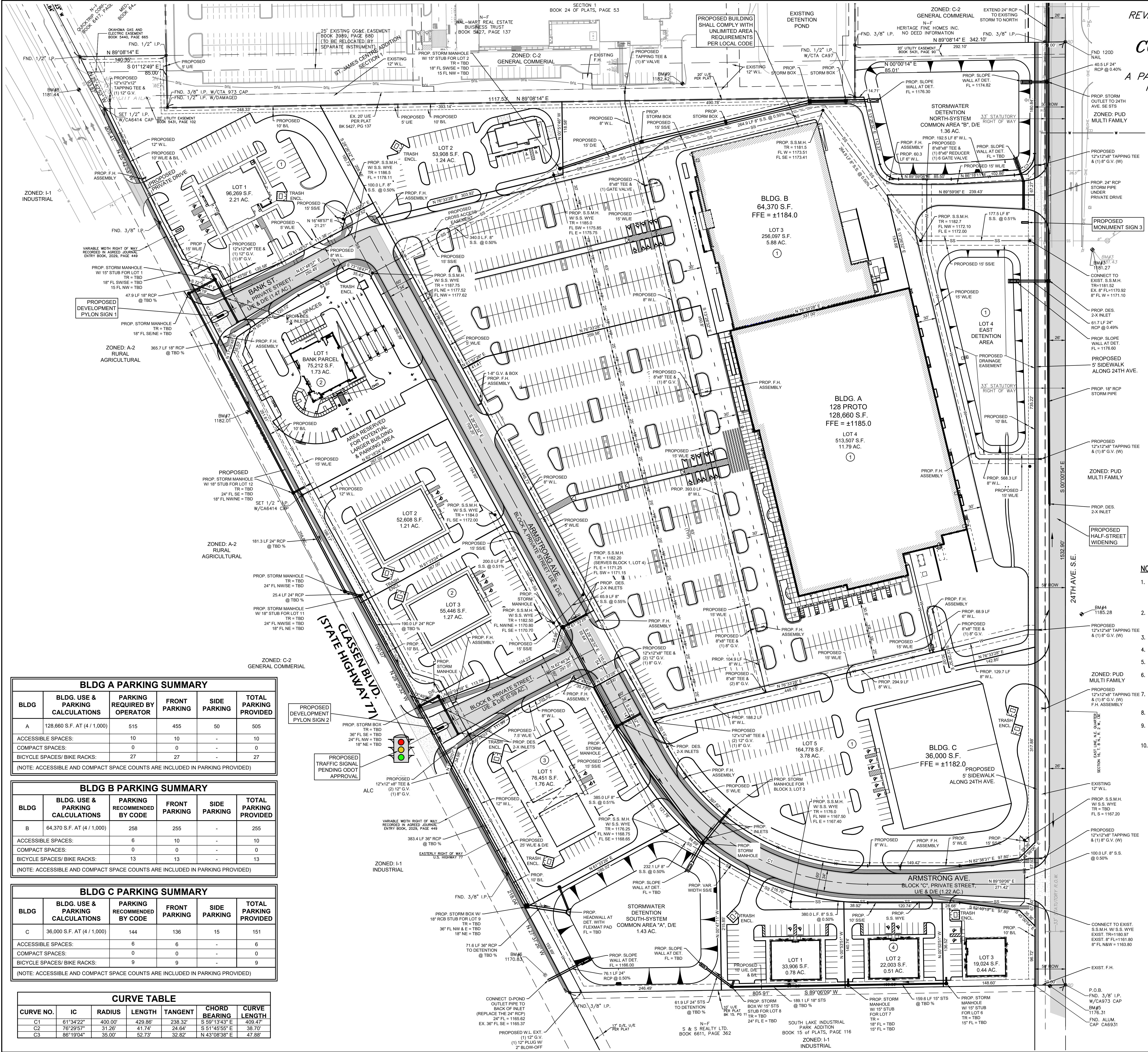
**OWNER / DEVELOPER**  
 ROYCE ENTERPRISES, INCORPORATED  
 12910 PIERCE STREET, SUITE 110  
 OMAHA, NE 68144

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

SOONER INVESTMENT DEV CO, LLC  
 2301 W. I-44 SERVICE RD., STE. 100  
 OKLAHOMA CITY, OK 73112

PROJECT NO. 6523.00  
 DATE: 09/21/24  
 SCALE: 1" = 60'  
 DRAWN BY: RMC  
 ENGINEER-IN-CHARGE: L. HAYNES  
 P.E. NUMBER: 16820

**PRELIMINARY SITE DEVELOPMENT PLAN**  
 SHEET NO. PSD-01



**BLDG A PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED BY OPERATOR	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
A	128,660 S.F. AT (4 / 1,000)	515	455	50	505
ACCESSIBLE SPACES: 10					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 27					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**BLDG B PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
B	64,370 S.F. AT (4 / 1,000)	258	255	-	255
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 13					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**BLDG C PARKING SUMMARY**

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
C	36,000 S.F. AT (4 / 1,000)	144	136	15	151
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/BIKE RACKS: 9					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

**CURVE TABLE**

CURVE NO.	IC	RADIUS	LENGTH	TANGENT	CHORD BEARING	CURVE LENGTH
C1	61°34'22"	400.00'	429.86'	238.32'	S 59°13'43" E	409.47'
C2	78°29'57"	31.26'	41.74'	24.84'	S 51°45'55" E	38.70'
C3	86°19'04"	35.00'	52.73'	32.82'	N 43°08'38" E	47.88'

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