

SITE DEVELOPMENT PLAN TAKE 5 NORMAN

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE
SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)

TBM #1: AN "X" CUT SET ON CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF PAVING FOR E. CEDAR LANE ROAD WITHIN SUBJECT PROPERTY, ALLOCATED APPROXIMATELY 12 FEET WEST AND 7 FEET NORTH OF A STORM SEWER MANHOLE. ELEVATION = 1175.48'

TBM #2: AN "X" CUT SET ON TOP OF A CONCRETE DRAINAGE FLUME ALONG THE WEST SIDE OF PAVING FOR CLASSEN BOULEVARD IN FRONT OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 12 FEET EAST AND 9 FEET NORTH OF A POWER POLE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.67'

TBM #2: AN "X" CUT SET ON TOP OF A CONCRETE DRAINAGE FLUME ALONG THE WEST SIDE OF PAVING FOR CLASSEN BOULEVARD IN FRONT OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 12 FEET EAST AND 9 FEET NORTH OF A POWER POLE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.67'

ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/2 BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.

 PROPOSED CURB & GUTTER
 LIMITS OF FULL DEPTH SAWCUT
 WOOD FENCE

 PARKING SPACES

STOP BAR
STRIPING

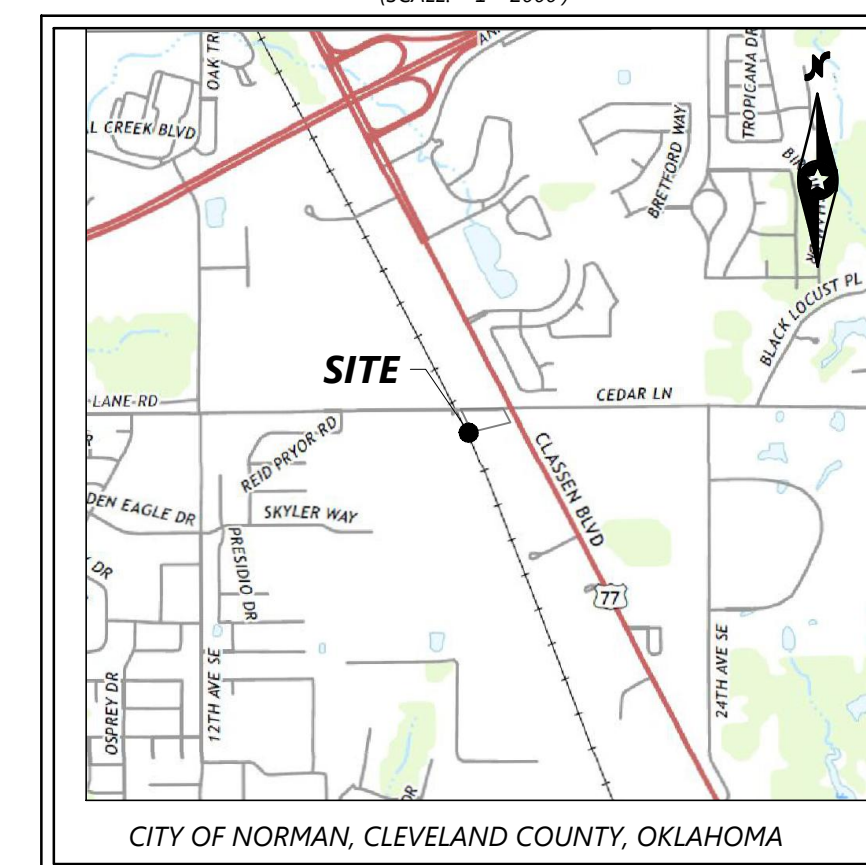
 ACCESSIBLE SPACES

 ADA RAMP

=====	PROPERTY LINE
=====	EXISTING CURB & GUTTER
-----	EASEMENT LINE
=====	MAJOR CONTOUR
-----	WATER LINE
----- SAN ----- SAN	SANITARY SEWER LINE
----- STD -----	STORM LINE
----- GAS -----	GAS LINE
----- FM ----- FM	FORCE MAIN

● SET MONUMENT
 ○ FOUND MONUMENT
 Ⓢ SANITARY SEWER MANHOLE
 Ⓦ WATER STRUCTURE
 Ⓛ FIRE HYDRANT
 Ⓢ STORM SEWER MANHOLE
 Ⓢ SIGN
 Ⓢ POWER POLE

(SCALE: 1"=2000')



LOCATION:		3600 CLASSEN BOULEVARD NORMAN, OKLAHOMA 73071	
LOT AREA:		1.38 AC. (59,919 S.F.)	
EXISTING ZONING:		C-1	
CURRENT USE:		UNDEVELOPED	
PROPOSED USE:		OIL CHANGE FACILITY	
BUILDING DATA:			
BUILDING AREA		1,438 S.F.	
BUILDING HEIGHT		19'-0" (1 STORY)	
BUILDING COVERAGE		2.40%	
F.A.R.		0.024:1	
PARKING SUMMARY:		REQUIRED	PROVIDED
2 PER SERVICE BAY			
1 EACH SERVICE VEHICLE			
1 EACH 2 EMPLOYEES			
PARKING SPACES (9'x18')			
		7	7
ACCESSIBLE SPACES		1	1
TOTAL SPACES		8	8
LANDSCAPE:			
PERVIOUS:		28,995 S.F.	
IMPERVIOUS:		30,924 S.F.	

- ① CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- ② TAPER CURB TO MATCH EXISTING.
- ③ EXISTING PAVEMENT TO REMAIN.
- ④ CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- ⑤ SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- ⑥ EXISTING FIRE HYDRANT.
- ⑦ DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- ⑧ PARKING STALL STRIPING. (PER LOCAL CODES)
- ⑨ PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- ⑩ DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- ⑪ "DO NOT ENTER" SIGN.
- ⑫ PROPOSED 6' WOOD FENCE
- ⑬ PROPOSED 5' SIDEWALK PER CITY
- ⑭ PROPOSED BIKE RACK

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TAKE FIVE OIL

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SITE DEVELOPMENT PLANS

SITE PLAN

C 100



Know what's **below**.
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