

SITE DEVELOPMENT PLAN TAKE 5 NORMAN

CAUTION NOTICE TO CONTRACTOR

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)

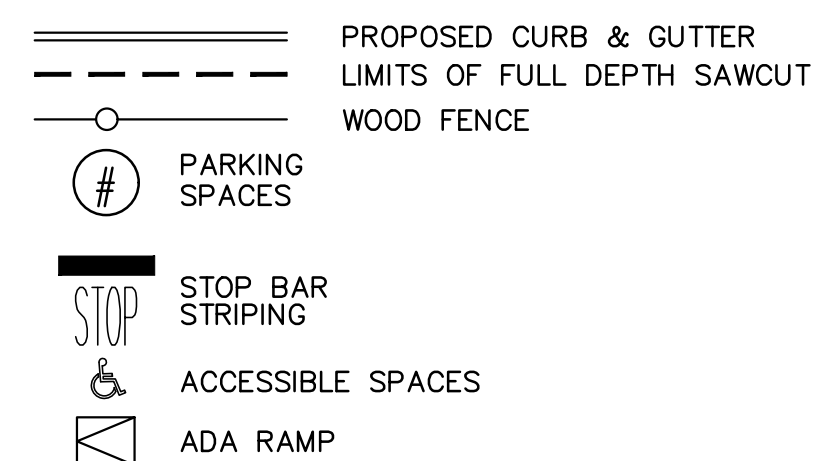
BENCHMARKS

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

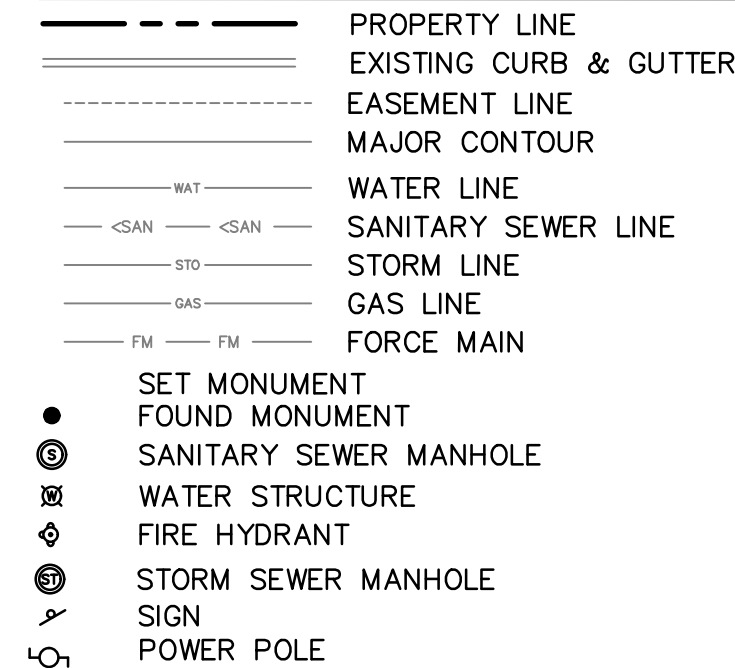
BM #2: AN "X" CUT SET ON TOP OF A CONCRETE DRAINAGE FLUME ALONG THE WEST SIDE OF PAVING FOR CLASSEN BOULEVARD IN FRONT OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 12 FEET EAST AND 9 FEET NORTH OF A POWER POLE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.67'

ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/4 BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.

PROPOSED LEGEND:

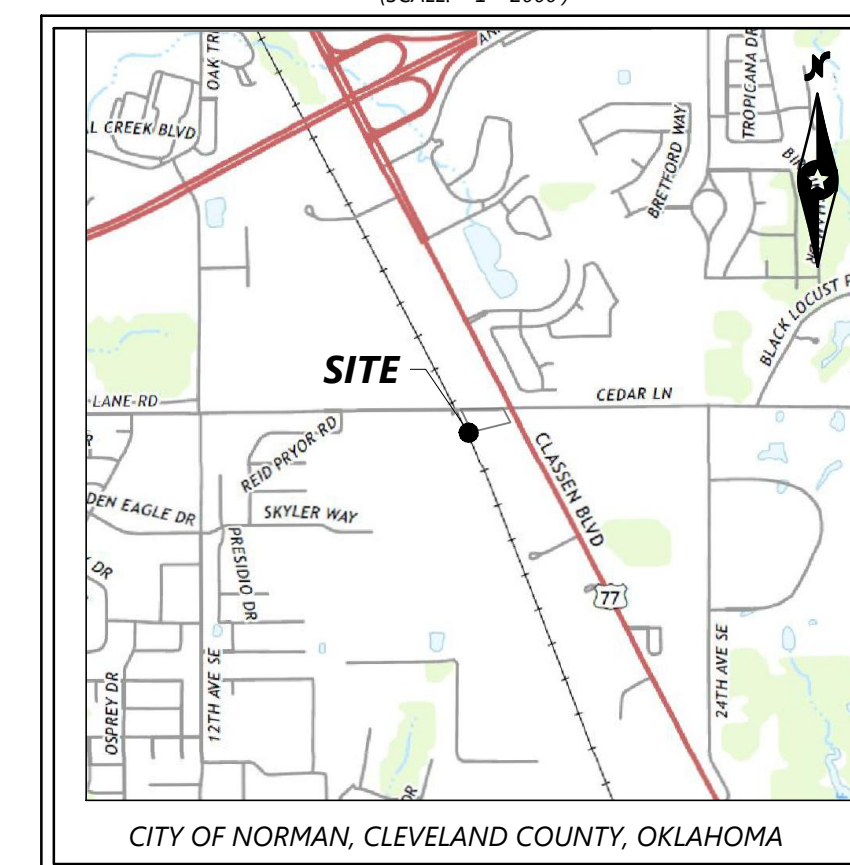


EXISTING LEGEND:



VICINITY MAP

(SCALE: 1"=2000')



SITE DATA TABLE

LOCATION:		3600 CLASSEN BOULEVARD NORMAN, OKLAHOMA 73069	
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.	

SITE KEY NOTES:

- 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



1101 Central Expressway South
Suite 215
Allen, TX 75013

Ph. 214-491-1830

John Measels, PE
CIVIL ENGINEER



TAKE FIVE OIL

3600 Classen Boulevard
Norman, Oklahoma 73071

SITE DEVELOPMENT PLANS

PROJECT NO:	REV	DATE	DESCRIPTION	NAME
WM-TF021039		02/22/22	Preliminary Plotting Submittal	YOU?
DRAWN BY:				
INCH				
CHECKED BY:				
INCH				
ISSUE DATE:				
02/22/22				

SITE PLAN

C 100



Know what's **below**.
Call before you dig.