

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.

BENCHMARKS
TBM #1: AN "X" CUT SET ON CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF PAVING FOR E CEDAR LANE ROAD WITHIN SUBJECT PROPERTY, LOCATED 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 = 1174.87'
ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 3/8" BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.

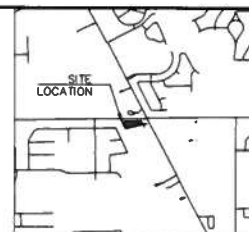
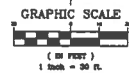
FLOODNOTE
SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)

EXISTING LEGEND:

- | | | | |
|-----|----------------------------|---|-----------------------|
| --- | PROPERTY LINE | ⊙ | SANITARY MANHOLE |
| --- | SECTION LINE | ⊙ | SEWER CLEANOUT |
| --- | BOUNDARY LINE | ⊙ | STORM MANHOLE |
| --- | RAILROAD CENTER LINE | ⊙ | HYDRANT |
| --- | OFF-SITE PROPERTY LINE | ⊙ | GATE VALVE |
| --- | EASEMENT LINE | ⊙ | WATER METER |
| --- | CABLE TELEVISION LINE | ⊙ | WATER MANHOLE |
| --- | POWER OVERHEAD | ⊙ | DECIDUOUS TREE |
| --- | STORM SEWER | ⊙ | ELECTRIC BOX |
| --- | CURB & GUTTER | ⊙ | ELECTRIC METER |
| --- | CONCRETE SURFACE | ⊙ | POWER POLE WITH LIGHT |
| --- | ASPHALT SURFACE | ⊙ | QUY WIRE |
| --- | FOUND MONUMENT (SEE LABEL) | ⊙ | POWER POLE |
| --- | SET MONUMENT (SEE LABEL) | ⊙ | TELEPHONE BOX |
| --- | WATERMAIN | ⊙ | SON |
| --- | SANITARY SEWER | ⊙ | ENCROACHMENT |

PROPOSED LEGEND:

- | | | | |
|-----|--|---|------------------------|
| --- | PROPOSED CURB & GUTTER | ⊙ | ADA RAMP |
| --- | LIMITS OF FULL DEPTH SAWCUT WOOD FENCE | ⊙ | STOP SIGN |
| ⊙ | PARKING COUNT | ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | ACCESSIBLE SPACES | | |
| --- | LIMITS OF DETENTION AREA | | |



JM CIVIL
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Civil Engineer



12/14/22



SITE DATA TABLE

LOCATION:	3600 CLASSEN BOULEVARD, NORMAN, OKLAHOMA 73071	
LOT AREA:	1.38 AC. (58,919 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 (8'x18')	7	7
ACCESSIBLE SPACES	1	1
TOTAL SPACES	8	8
LANDSCAPE:		
PERVIOUS:	S.F.	
IMPERVIOUS:	S.F.	

SITE KEY NOTES:

- CONCRETE CURB AND GUTTER (PER LOCAL CODES)
- TAPER CURB TO MATCH EXISTING.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 3% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- SIDEWALK RAMP @ 6.33% MAX. (PER LOCAL CODES)
- EXISTING FIRE HYDRANT.
- DIRECTIONAL TRAFFIC ARROW.
- PARKING STALL STRIPING.
- PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- "DO NOT ENTER" SIGN.
- PROPOSED 6" WOOD FENCE.
- PROPOSED 5' SIDEWALK PER CITY.
- PROPOSED BIKE RACK.
- STOP SIGN.

TAKE FIVE OIL CHANGE

3600 Classen Boulevard
Norman, Oklahoma 73071

SITE DEVELOPMENT PLANS



C 100

STORM DRAINAGE DETENTION FACILITY EASEMENT

DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ASSASSIATION IN THE PLAT OF THIS PROJECT PROVIDES THAT THE EASEMENT SHALL BE CONSIDERED AS A PUBLIC RIGHT-OF-WAY. THE EASEMENT IS HEREBY ESTABLISHED TO BE A HAZARD TO PUBLIC SAFETY BY THE CITY. CONSTRUCTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CONSTRUCTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT. THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

