
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-10

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Simple Storage, L.L.C.	
LOCATION	24 th Ave. S.E. and E. Imhoff Rd.	
PROPOSAL	Preliminary plat to create two C-2, General Commercial District lots	
NORMAN 2025 LAND USE	Current:	Commercial
	Proposed:	No Change
LAND USE	Current:	Vacant
	Proposed:	Commercial/Office
	North:	Vacant
	West:	Vacant, Mini Storage facility (NW)
	South:	Agricultural/Commercial
	East:	Office/Postal Training Center
ZONING	Current:	C-2, General Commercial District
	Proposed:	No change
	North:	RM-6, Medium Density Apartment District
	West:	C-2, General Commercial District
	South:	C-1, Local Commercial District
	East:	CO, Suburban Office Commercial District

SYNOPSIS: The applicant submitted a preliminary plat for property located at the NE intersection of 24th Ave. S.E. and E. Imhoff Rd. The applicant plans to split the existing tract into two commercial lots to accommodate commercial development and parking on the east side and office space to the East. The proposed development will comply with all requirements in the C-2, General Commercial District.

ANALYSIS: This general area is zoned C-2, General Commercial, RM-6, Medium Density Apartment District, and CO, Suburban Office Commercial District. The area is a mixture of residential, commercial, and office uses with some vacant parcels. In the subject location, no portions are in the 100-year floodplain, however the entire property is designated as Water Quality Protection Zone (WQPZ). The applicant property is unplatted.

24th Ave. S.E. is designated as a minor urban arterial at this location in the Comprehensive Transportation Plan. This roadway requires a 5' sidewalk for future projects per the Comprehensive Transportation Plan. The Greenways plan highlights a trail opportunity on the Western edge of the property along 24th Ave. SE, this trail is designated as "By Developer". Sidewalks exist along Western edge of the property already, however none exist along the southern frontage with Imhoff Rd. The applicant proposes adding them along the southern boundary of the property.

The Greenbelt Enhancement Statement, platting application, and location map are attached.

STAFF COMMENTS: Staff places this item on the non-consent docket for the June 20th, 2023 Greenbelt Commission Meeting.



Application for

Pre-Development Informational Meeting

Case No. PD 23-17

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

SIMPLE STORAGE, LLC

ADDRESS

PO Box 13329
DEL CITY, OK 73155

EMAIL ADDRESS

luke.rountree@blackhollowcommunities.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

JORGE DuQUESNE 479443-4506
BEST TIME TO CALL: M-F 8-5☐ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located 24 AVENUE SE & IMHOFF RDand containing approximately 9.85 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

COMMERCIAL

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☐ Rezoning to _____ District(s)
- ☐ Special Use for _____
- ☒ Preliminary Plat SIMPLE STORAGE S/D (Plat Name)
- ☐ Norman Rural Certificate of Survey (COS)
- ☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☐ Written description of project
- ☒ Preliminary Development Map
- ☒ Greenbelt Enhancement Statement
- ☐ Filing fee of \$125.00

Current Zoning: _____

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: ☒

Received on:

5-1-2023at 9:30 a.m./p.m.by mt

OFFICE OF THE CITY CLERK

INSTRUCTION SHEET NORMAN GREENBELT ENHANCEMENT STATEMENT

The Norman City Council established the Norman Greenbelt Commission and charged the group with reviewing proposed developments, **specifically Land Use Plan Amendments, Preliminary Plats and Rural Certificates of Survey**, in order to increase the preservation of beneficial green spaces and to identify trail system opportunities in new developments where appropriate. The Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included whenever possible.

Please complete this Greenbelt Enhancement Statement (pages 5-8) to address the Greenbelt Commission's review and submit it to City of Norman staff at 201 'A' West Gray Street, Norman, OK 73069.

Attached are copies of the two (2) applicable sections of the adopted Greenbelt Ordinance, Sections 4-2023A, and 4-2026 to serve as reference while completing this Enhancement Statement. Upon request, a map of the relevant part of the Greenways Master Plan can also be provided for reference or accessed using this online link NormanOK.gov/MasterPlan.

At the time you submit your application, you will be provided with the date of the next Greenbelt Commission Meeting. **You are urged to attend the Greenbelt Commission Meeting**, where you will be given an opportunity to present information, discuss your proposed development and to answer questions the Greenbelt Commission might have regarding your submittal. The comments and recommendations from the Greenbelt Commission meeting will be forwarded to the Planning Commission and City Council as part of their agenda packets whenever you make an application to them for consideration of your proposed development. Should you have any questions about this process or any of the below **questions**, please feel free to contact the City of Norman Greenbelt Commission staff at **405-366-5322**.

Definitions for Evaluating Greenbelt Enhancement Statements.

These are the definitions included in the City of Norman's Code of Ordinances, **Section 4-2023A** and are essential to completing the GES.

(a) **Bikeway**: a thoroughfare designated for bicycle travel by the Norman Bikeway Plan, as may be amended from time to time.

(b) **Cluster Development**: as defined by the City of Norman Code in Section 19-210, as may be amended from time to time.

(c) **Conservation Easement**: a non-possessory interest of a holder in real property imposing limitations or affirmative obligations the purpose of which include, but are not limited to, retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

(d) **Floodplain**: as defined by the City of Norman Code in Section 22:429.1.2 as may be amended from time to time.

(e) **Flowage Easement**: an easement purchased by the U.S. Department of Interior, Bureau of Reclamation, Norman Project, which grants to the United States and its assigns the perpetual right, privilege and easement to intermittently and completely seep, flood, flow and inundate, and the right to enter upon at any time for the purpose of making surveys, and investigations or for any other purpose incidental to the construction, operation, and maintenance of the Norman Reservoir Project and any feature thereof, any and all of the tracts or parcels of land lying below elevation 1064.5 sea level datum.

(f) **Greenbelt Enhancement Statement** (GES): a statement on a form provided to the applicant by the City Planning and Community Development Department that is to be included with all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land and submitted for consideration by the Commission that articulates how the principles, purposes, and goals of The Greenbelt System are met by the proposed development.

(g) **The Greenbelt System**: includes the following spaces, regardless of whether they are open to the public:

1. A system of trails (both on and off road) intended to connect parks, green spaces, schools, retail, employment, and residential areas.
2. Areas of land within the City Limits required to be open space by zoning; areas currently designated for open space, park, floodplain, and institutional use by the Norman 2025 Plan and subsequently adopted land use plans; Lake Thunderbird, the Bureau of Reclamation (BOR) "take-line" and BOR flowage easements; any other areas of land which are designated by easement, by deed restriction, or otherwise required to remain free of structures; and areas designated as green space.

(h) **Green Space**: any land area designated as open space by Norman's Comprehensive Land Use Plan; land determined to be open space or green space on an approved site development plan; or any land area in which the preservation in its present use would conserve and enhance natural or scenic resource, protect streams or water supply, promote conservation of soils, wetlands or marshlands, enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations, sanctuaries or other open space or green space, enhance recreation opportunities, including parks, plazas and narrow corridors or pathways for walking or bicycling even though surrounded by developed areas, preserve visual quality along highway, road, and street corridors or scenic vistas, or retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.

(i) **Greenway:**

1. A green open space, such as a linear open space established along or on either side of a natural or cultural corridor, such as a riverfront, a stream valley, a ridgeline, a railroad right of way, a channel, a scenic road or other route; and/or
2. A trail; and/or
3. An open-space connector available to pedestrians intended to link parks, nature reserves, cultural features, historic sites, schools, residential or commercial areas with each other.

(j) **Impervious Surface:** one that does not permit penetration or passage of water, such as a roof or paved street or parking area.

(k) **Riparian Buffers:** the area between developed land and streams, rivers and shorelines that is managed to maintain the integrity of the waterway, to reduce pollution and to provide food, habitat, and thermal protection for fish and wildlife.

(l) **Structure:** as defined by the City of Norman Code in Section 22:450 of the Zoning Ordinance, as may be amended from time to time.

(m) **Take Line:** exterior boundary of the property acquired by the Bureau of Reclamation for construction of Lake Thunderbird.

(n) **Trail:** any natural or landscaped course open to pedestrian or bicycle passage, including but not limited to sidewalks, but excluding roadways, streets, alleys and other passages primarily provided for general public motorized vehicular use.

Types of trails include:

Community Wide (Regional or Arterial) Trails: trails between **10' and 12'** in width that provide access from one part of the city to another.

Neighborhood Trails: trails between **6' and 10'** in width that mimic the system of local neighborhood streets and ultimately connect to larger arterial trails.

Natural Trails: trails at least **8'-10'** in width composed of compacted earth.

Parkway Trails: trails between **6' and 8'** in width that are constructed with durable materials, and usually include amenities such as decorative light fixtures, landscaping, and ground cover and varying surface treatments at intersections and crosswalks.

Sidewalk Trails: sidewalks located alongside streets that are constructed in accordance with City design criteria and designated as trails.

Specialized Trails: water trails, equestrian trails, bikeways, or other trails dedicated to some specific use not otherwise listed herein.

Specific Principles, Purposes and Goals of the Greenbelt System.

The following principles, purposes and goals are delineated in the City of Norman's Code of Ordinances, **Section 4-2026**, and are essential for your understanding as you complete the GES.

(a) Proposed additions to the Greenbelt System should be guided by the following principles:

1. The ultimate goal is to create an interconnected system of trails that allow multiple connections across all of Norman.
2. The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.
3. Trail segments should be designed so that they convey the physical and historical character of the City of Norman and relate to the neighborhoods through which the trail corridors pass.
4. Greenway corridors should provide unique opportunities to learn about the history, culture, and accomplishments of Norman.
5. Trails should promote smooth walkable corridors that are open and visible.
6. The Greenbelt System should contribute to enhancing the physical appearance of the City, whether through new pedestrian features, landscaping added to trail corridors, or simply by revealing natural areas not previously visible to the general public.
7. The Greenbelt System should encourage the creation of public and private partnerships that help build the entire system more quickly.
8. Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially flood prone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.

(b) The use of lot clustering should be encouraged as a means to develop the greenbelt system.

(c) The greenbelt system should be used to link together existing recreation areas.

(d) Multi-purpose greenways should be created that:

1. Create a unique greenway character for Norman;
2. Protect environmentally sensitive areas of the City and serve as a wildlife habitat;
3. Serve as a storm water management resource for urban run-off and regional detention needs;
4. Provide recreation opportunities for bicycling, walking, and jogging, as well as an alternate route to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking;
5. Preserve agriculturally significant lands thru conservation easements or other means;
6. Provide suitable locations for sanitary sewer easements and facilities.

(e) Greenbelts should be used to provide green space areas adjacent to highways and major streets for sound buffer zones and protection from incompatible land uses.

(f) The Greenbelt System should continue to improve a natural landscape planting and maintenance program for City-owned properties and rights-of-way of major streets and highways.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ **Pre-Development Case No.** _____

Applicant Name: Blew & Associates, PA Date: 4/28/2023

Contact Person: Jorge Du Quesne Telephone/Fax/Email: 479-443-4506 / engineers@blewinc.com

Name of Development: Simple Storage Subdivision Area (Acres): 9.85

General Location 24th Avenue SE and E Imhoff Road

***Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment___; Preliminary PlatX; Rural Certificate of Survey___.
b. Proposed **Land Use:** Residential___ CommercialX Industrial___ Other_____.

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The purpose of the project is to create two parcels of land. In the process City of Norman requires that Conceptual Site Plans be created for the site. On the West side of the property we are showing a commercial development with parking. On the East side of the property, we are showing a Self Storage Facility

2. Does your proposed development or project incorporate open space(s)?

Yes X No ___

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	___ Yes <u>X</u> No	___ Public ___ Private
Open Space:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Detention Pond:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Parking Lot Landscape:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Floodplain/Creek:	___ Yes <u>X</u> No	___ Public ___ Private
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	<u>X</u> Yes	___ No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<u>X</u> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<u>X</u> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<u>X</u> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<u>X</u> No
Specialized Trails (equestrian, water, etc)	___ Yes	<u>X</u> No
Other	_____	

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Eastridge Park / Oakhurst Park / Ronald Reagan Elementary School

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

This development would provide public sidewalks along the public Streets to increase connectivity

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

- ☐ Storm water channels
- ☒ Detention ponds
- ☐ Floodplains
- ☐ Stream bank/Riparian corridors
- ☒ Utility Easements
- ☐ Abandoned/Active Railroad corridors
- ☐ Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

Yes (a) Portions of the Greenbelt System are accessible to the general public.

Yes (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Yes (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

Yes (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

Yes (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

Yes (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

Yes (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

Yes (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

NA (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

Yes (j) Permeable ground surfaces have been preserved to the extent possible.

Yes (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

Yes (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

No (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

Yes (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

Yes (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

NA (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

Yes (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

NA (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

NA (s) Riparian buffers are incorporated into the Greenbelt System.

Yes (t) The commercial developments have provided for pedestrian access.

No (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

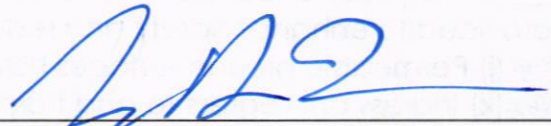
under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

No (v) Cluster development has been utilized as a means to develop the Greenbelt System.

Yes (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required):



GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):

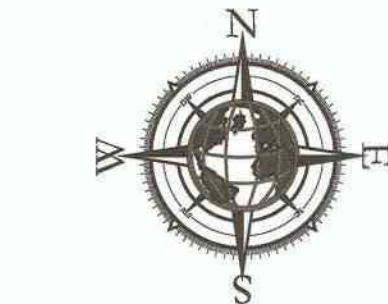
Site Information:

PROPERTY INFORMATION		
Gross Site Area:	429,256.24 sf	9.85 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	429,256.24 sf	9.85 acres

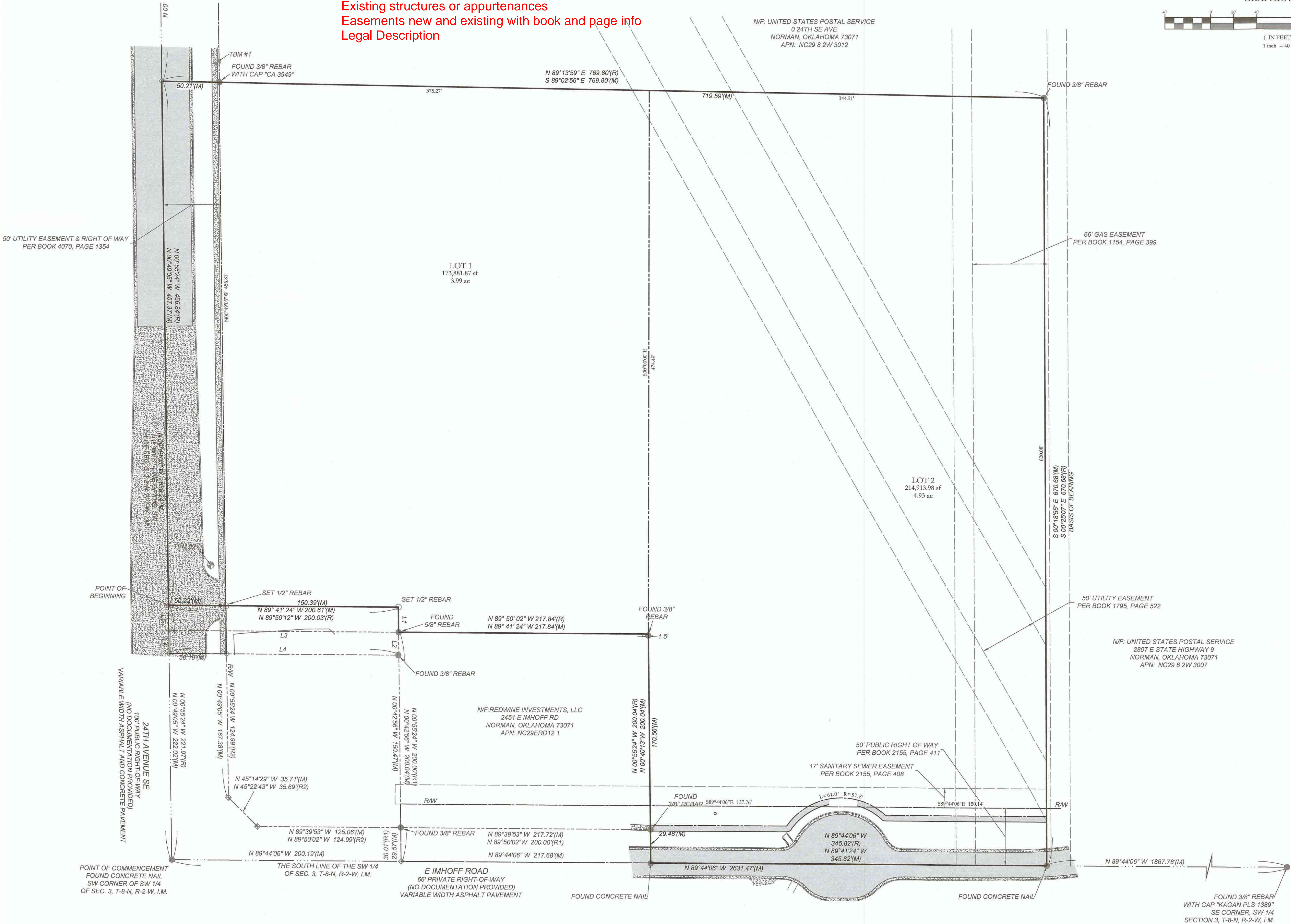
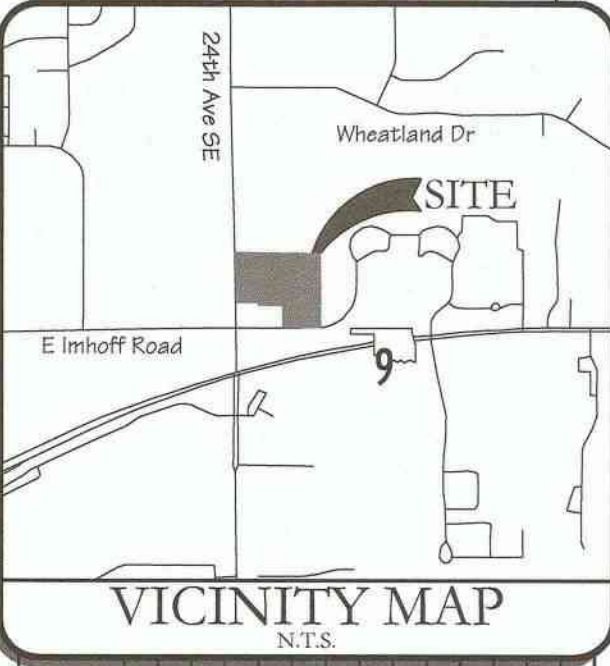
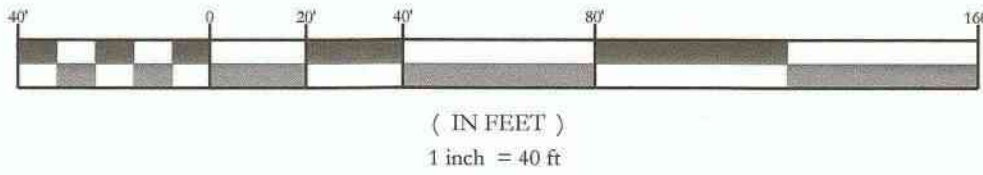
~PRELIMINARY PLAT TITLE~

Combine information on one sheet:

- Ownership
- Contours
- Utility-Existing & New
- Drainage
- Existing structures or appurtenances
- Easements new and existing with book and page info
- Legal Description



GRAPHIC SCALE



REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Preliminary Plat

Development Plans For:

Simple Storage LLC

24th Ave SE & E Imhoff Rd Norman, Oklahoma

Luke Rountree

PO Box 15329
Del City, OK 73155
(405) 509-6795

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!

BLEW & ASSOCIATES, P.A.

5002 S. Prairie Hills Pkwy
Rogers, Arkansas 72759
Office: 479.445.4500
www.blewinc.com

Certificate of Authorization No 5387

DATE:	2023-06-01	JOB NUMBER:	22-11951
DRAWN BY:	H. Smith	REVIEWED BY:	J. Du Quesne
DRAWING NAME:	22-11951 Civil 003.dwg		
SHEET NUMBER:	C2		

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripes.
- All radii shall be 4-foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheets.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

Site Plan Notes:

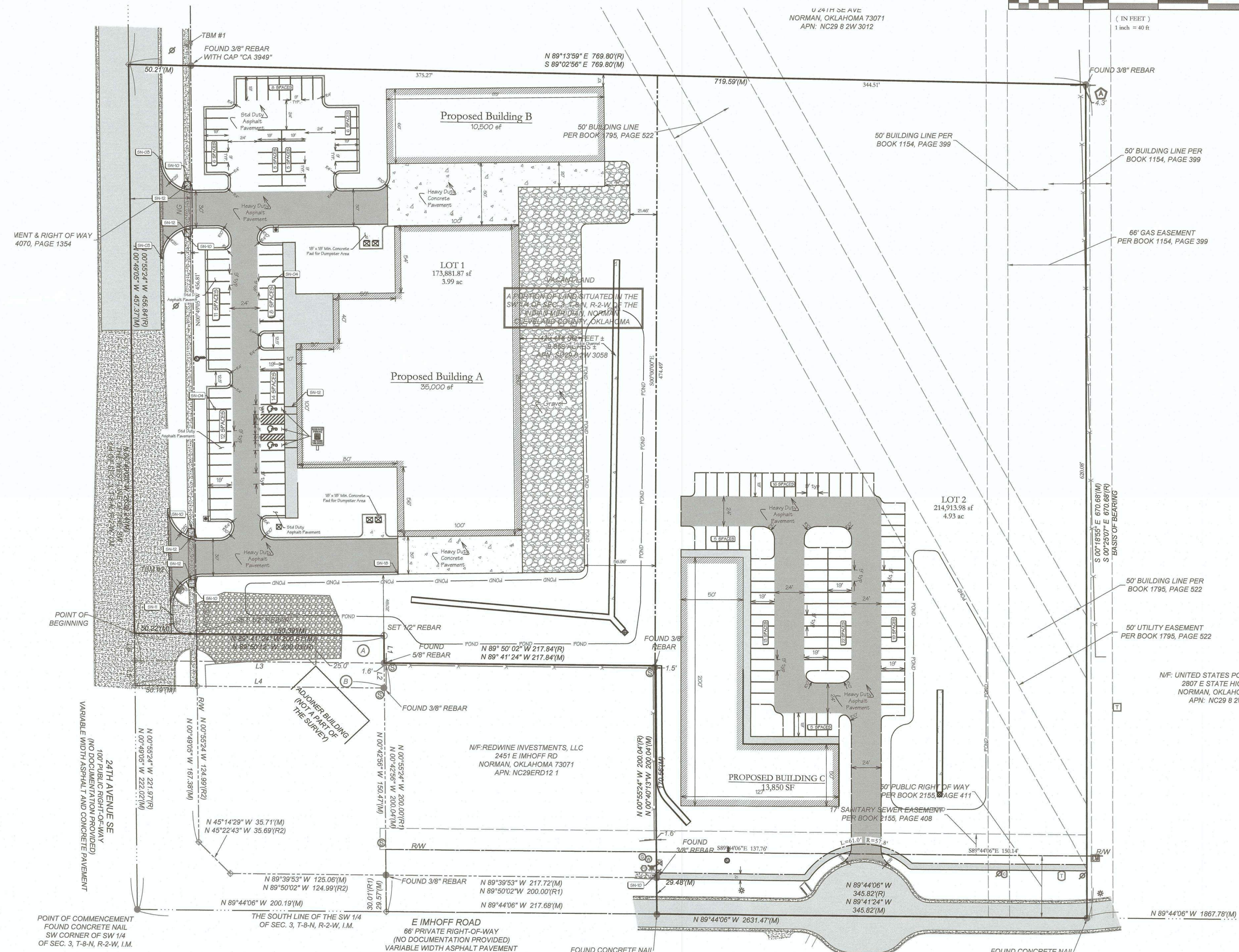
SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-03	Taper Curb & Gutter to Match Existing
SN-04	4" Painted Yellow Striping
SN-07	4" Wide Painted Stripes, 4'-0" o.c. @ 45°
SN-10	Match Existing Sidewalk
SN-11	Close Existing Drive per Local Codes
SN-12	Accessible Ramp in Sidewalk
SN-13	At-Grade Delivery Doors
SN-15	Painted Yellow "Loading Zone" @ 100' o.c. 24" High Max.
SN-17	Thickened Edge of Pavement
SN-18	End of Curb
SN-19	Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Site Information:

PROPERTY INFORMATION			
Gross Site Area:	429,256.24 sf	9.85 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	429,256.24 sf	9.85 acres	

Sign Legend

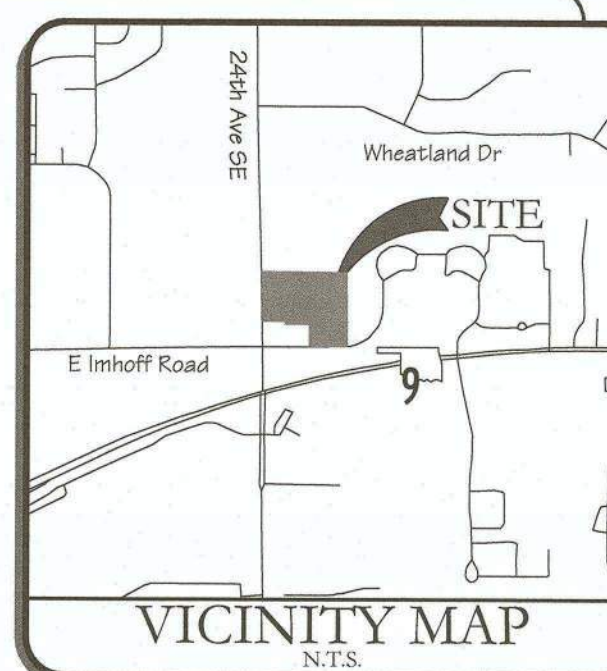
Symbol	Code	Description	Size	Post Type
		Handicap Sign	12 x 18	U-Channel



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft



REVISIONS:	DATE	DESCRIPTION
No.		

~SITE DEVELOPMENT PLAN~

Simple Storage LLC
24th Ave SE & E Imhoff Rd Norman, Oklahoma
Luke Rountree
PO Box 15329
Del City, OK 73155
(405) 509-6795

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!

Certificate of Authorization No 5387	
DATE: 2023-06-01	JOB NUMBER: 22-11951
DRAWN BY: H. Smith	REVIEWED BY: J. Du Quesne
DRAWING NAME: 22-11951 Civil 003.dwg	
SHEET NUMBER: C2-1	

WITH CAP
SECTION

C2-1

JUN 01 2023

Feature	Description
---------	-------------

Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

PRE-CONSTRUCTION:

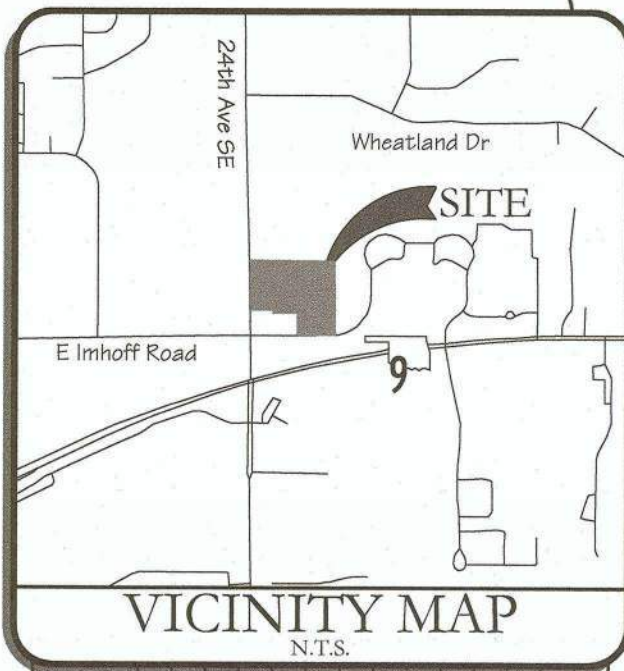
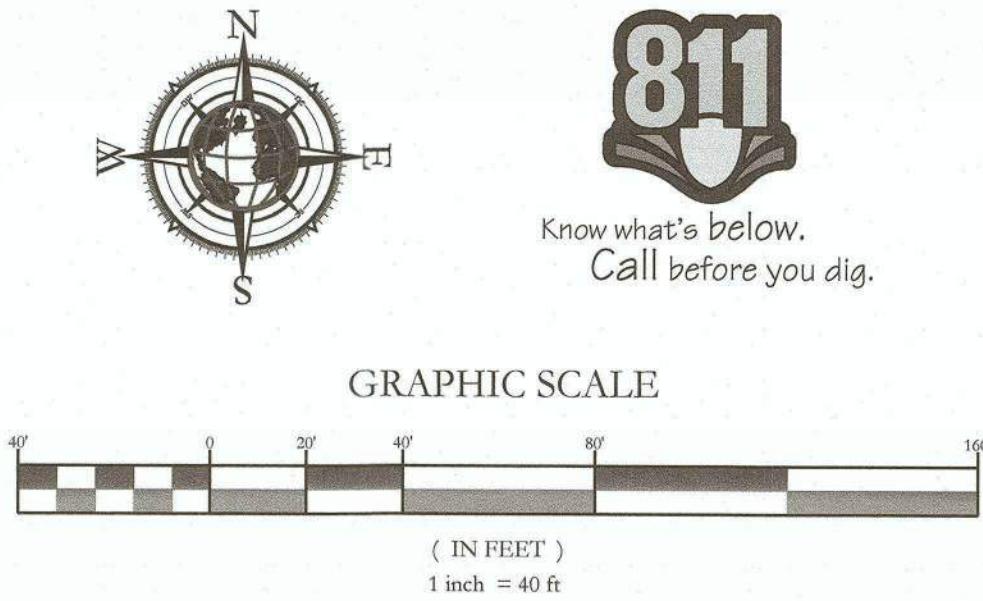
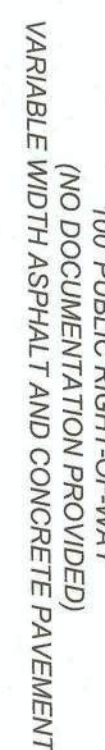
- GENERAL:**
- X Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- X Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- X Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- X Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- X Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- X Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- X Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

- X All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- X Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at: <http://www.ASTM.org>).
- X Storm system is measured from the center of the box and from the end of the lined sections.
- X Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- X All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

- ✗ Contractor shall scarify any area to receive top soil to a min. depth of 3".
- ✗ All upaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- ✗ Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

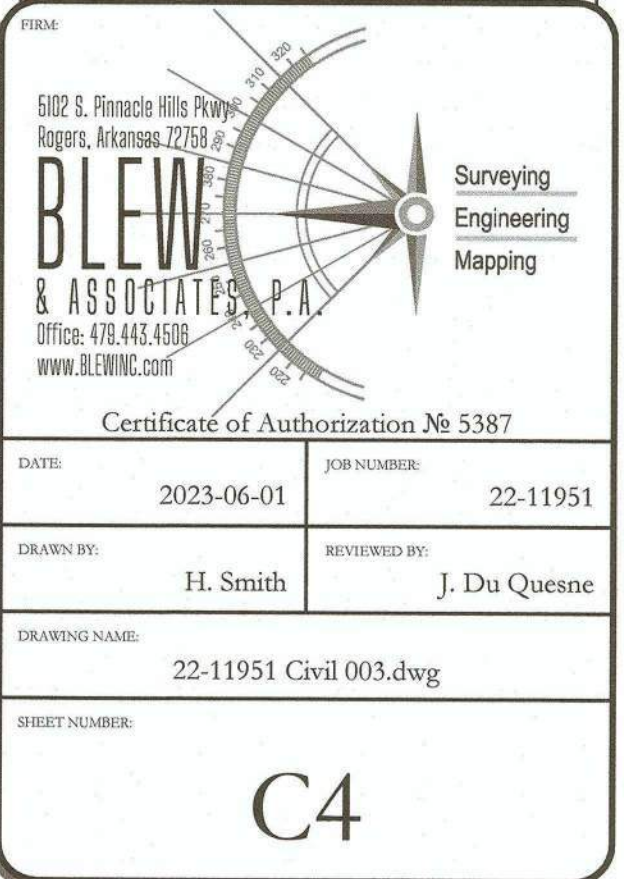
Inlet Up	Top Elev.	Invt. Up	Length	Size	Type	Slope	Invt. Dn.	Inlet Dn.
STORM LINE "A"								
A-2	1180.08	1178.58	34.00	18"	HDPE	0.50%	1178.42	A-1
STORM LINE "B"								
B-2	1180.58	1179.08	38.00	18"	HDPE	0.50%	1178.87	B-1
STORM LINE "C"								
C-2	1183.83	1182.33	22.00	18"	HDPE	0.50%	1182.22	C-1
STORM LINE "D"								
D-3	1185.50	1184.00	237.03	12"	HDPE	0.36%	1183.14	D-2
D-2a	1184.87	1183.35	53.54	12"	HDPE	0.40%	1183.14	D-2
D-2	1186.25	1185.14	116.72	12"	HDPE	0.40%	1182.67	D-1

² - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.

[illegible]Grading and Drainage Plan
Overall

Simple Storage LLC
24th Ave SE & E Imhoff Rd Norman, Oklahoma
Luke Rountree
PO Box 15329
Del City, OK 73155
(405) 509-6795

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!



Feature	Description
---------	-------------

Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

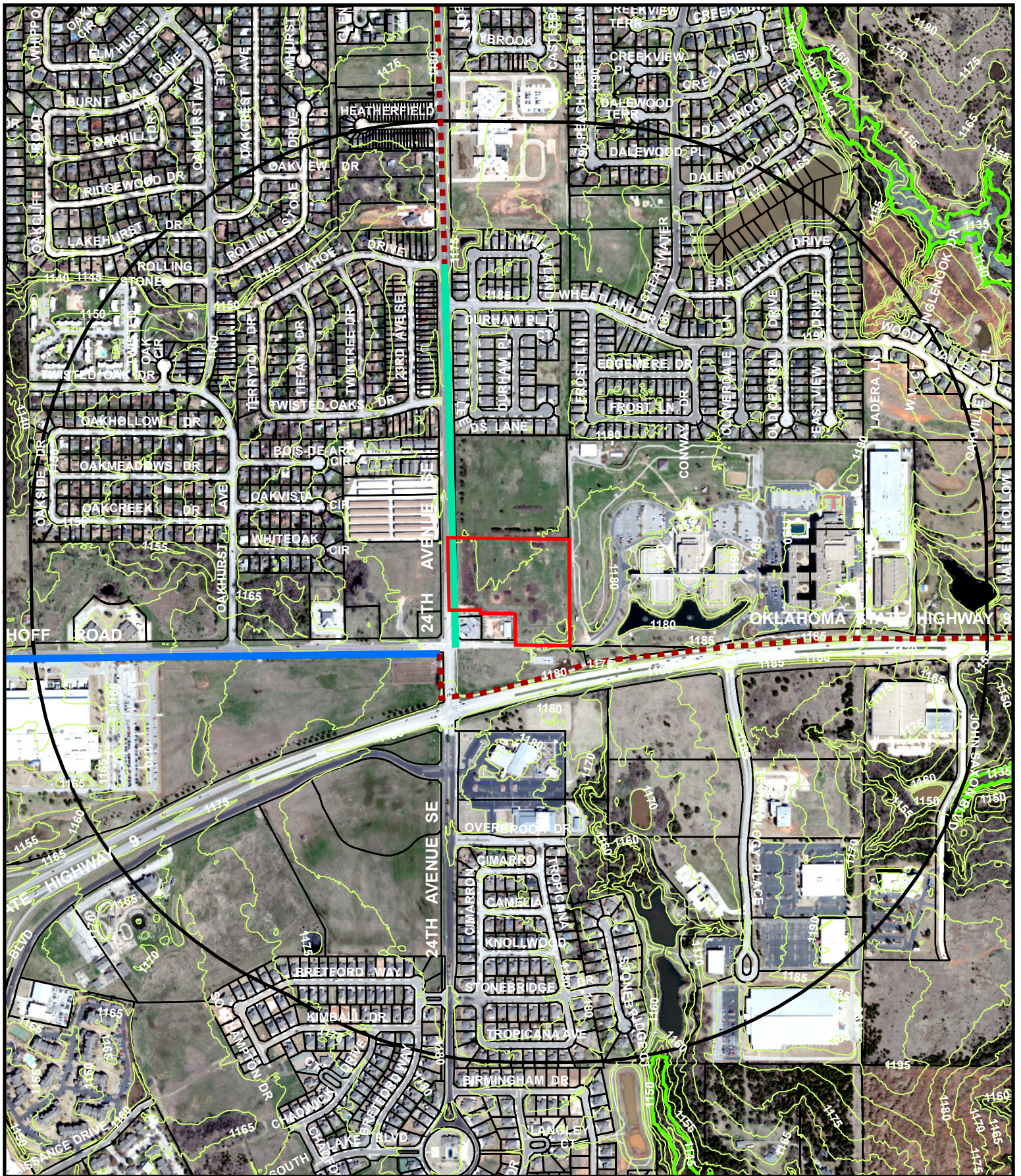


Know what's below.
Call before you dig.



Development Plans For:

JUN 01 2023

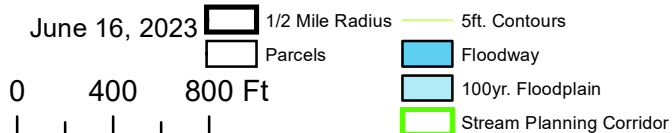


Map Produced by the City of Norman
Geographic Information System,
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



March 2021 Aerial Photography

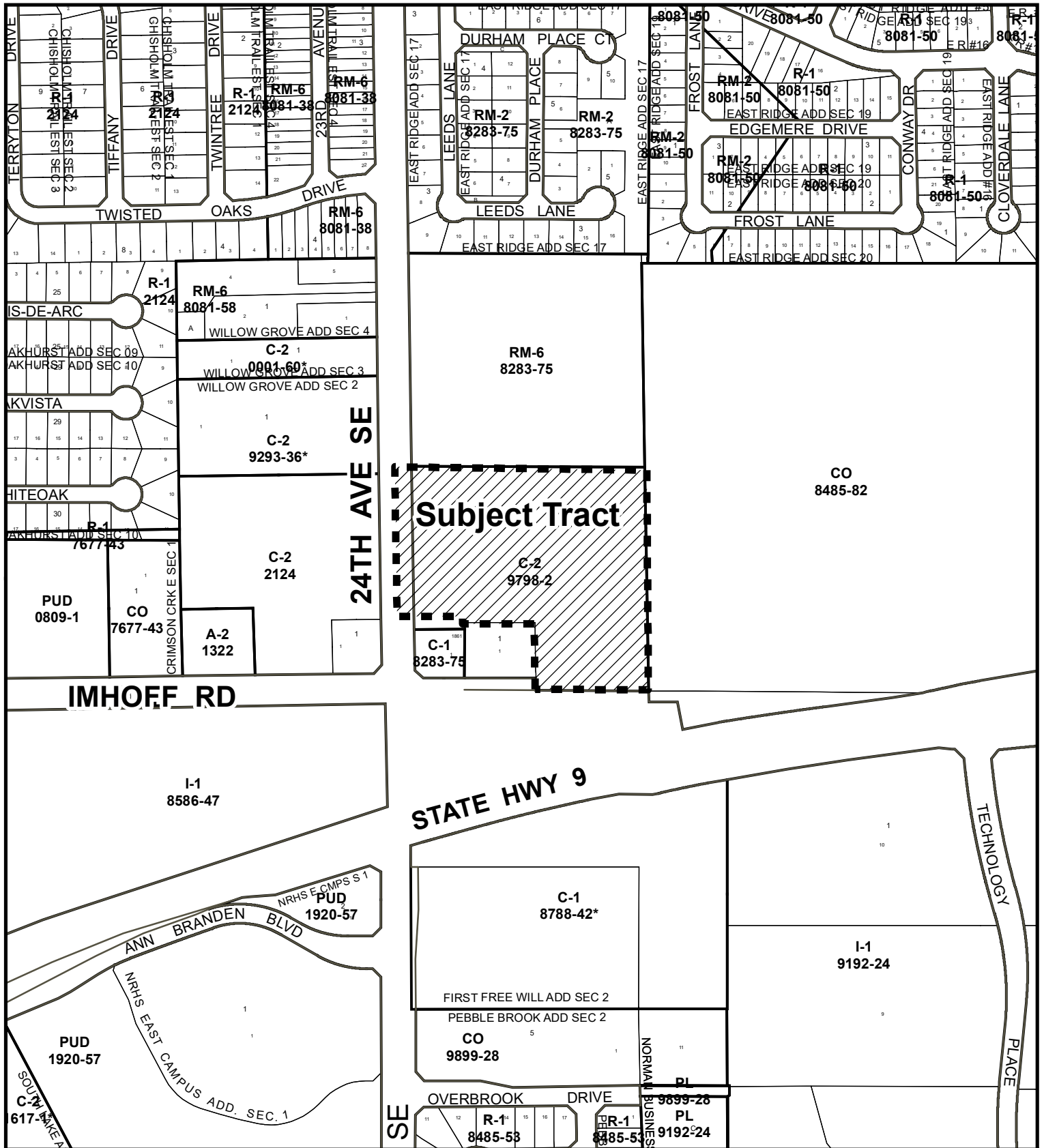
June 16, 2023



0 400 800 Ft

Greenbelt Priority Trails

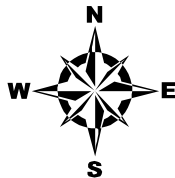
- North Norman Tecumseh Trail
- Scissortail Trail
- South Legacy Trail
- East Norman Trails
- West Lindsey Extension Trail
- - - Current & In-Progress Trails



Location Map





Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



May 3, 2023

0 200 400 Ft.

 Subject Tract
 Zoning