CONSTRUCTION PLANS FOR
JENKINS INFILL

719 S. JENKINS AVE
NORMAN, OK 73069

PROPOSED TOWNHOUSE DEVELOPMENT

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-6543, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
3. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS, WHICH ARE BEING ALTERED OR REPLACED. THE CONTRACTOR SHALL CONTACT, IF DEEMED NECESSARY, THE ENGINEER FOR ADDITIONAL LANDSCAPING AND/OR IRRIGATION INFORMATION AND DETAILS REQUIRED TO COMPLETE THE WORK DETAILED IN THESE PLANS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION

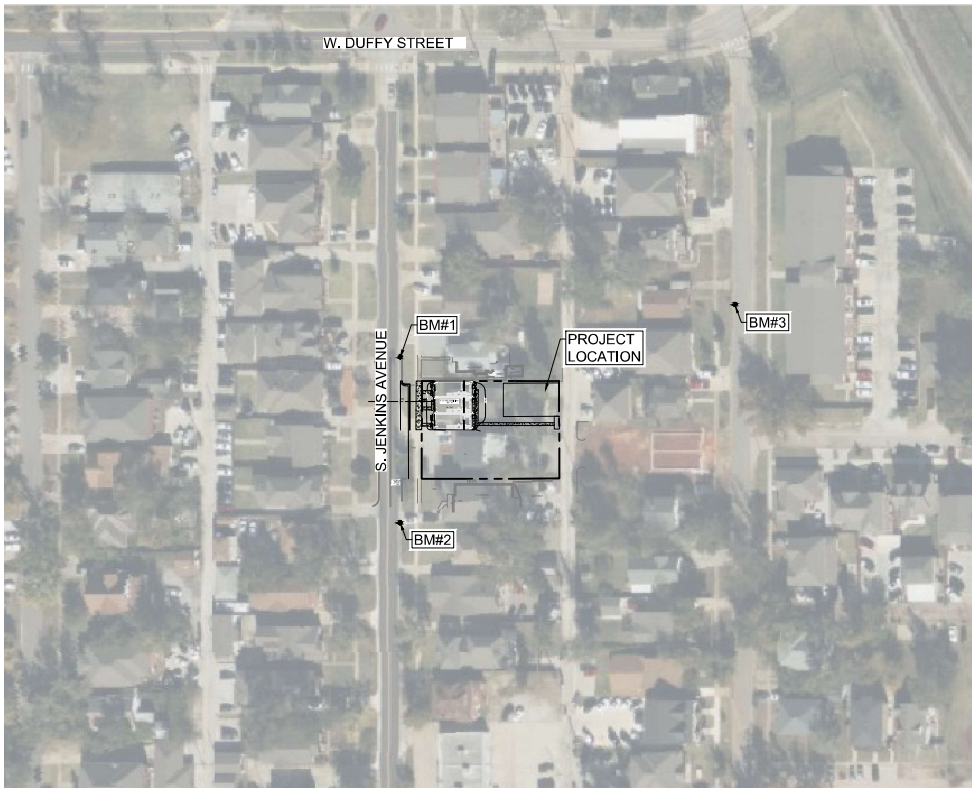
IT HAS BEEN DETERMINED UPON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS MAP NO. 40027C0280J, MAP EFFECTIVE: JANUARY 15, 2021, THE SUBJECT PROPERTY IS FULLY WITHIN ZONE 'X', NO SCREENING, WHICH IS CLASSIFIED AS AREAS OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION

A TRACT OF LAND:
LOTS SEVENTY-ONE (71) AND SEVENTY-TWO (72), IN BLOCK FOUR (4) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA.
CONTAINING 6,977 SQ. FT. OR 0.1602 ACRES, MORE OR LESS.

ZONING

SUBJECT PROPERTY IS ZONED CCFB, CENTER CITY FORMED BASE CODE.



Benchmark #1	Benchmark #2	Benchmark #3
MAG NAIL	MAG NAIL	MAG NAIL
ELEV = 1160.277	ELEV = 1160.602	ELEV = 1159.893
N = 684663.231	N = 684494.003	N = 684716.920
E = 2135417.618	E = 2135417.472	E = 2135759.776

PROJECT MAP

60 30 0 60
SCALE: 1" = 60'

Sheet List Table	
Sheet Number	Sheet Title
GI001	COVER SHEET
CD101	DEMOLITION PLAN
CS101	SITE PLAN
CG101	GRADING AND DRAINAGE PLAN
CL101	LANDSCAPE PLAN

UTILITY COORDINATION	
PUBLIC WORKS - ENGINEERING	405-366-5452
PUBLIC WORKS UTILITY DEPARTMENT	405-366-5453
OKLAHOMA NATURAL GAS	918-527-1069
AT&T FIBER/COPPER	918-508-5091
COX COMMUNICATIONS	918-286-4587
OEC FIBER	405-217-6868

OWNER / DEVELOPER
RIGGINS VENTURES, LLC
DAKOTA RIGGINS
1204 E. JOYCE BLVD. SUITE 102
FAYETTEVILLE, AR 72703
DAKOTA@RIGGINSVENTURES.COM

SURVEYOR
GOLDEN LAND SURVEYING
4131 N.W. 122ND ST, SUITE 100
OKLAHOMA CITY, OK 73120
(405) 849-6010
TROY@GOLDENLS.COM
CA NO. 7263 RENEWAL: JUNE 30, 2028

ENGINEER
66 ENG GROUP
5 S. MAIN STREET
SAPULPA, OK 74066
(918) 248-1129
BCOX@66ENG.COM
CA NO. 8853 RENEWAL: JUNE 30, 2027

THIS DOCUMENT IS
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5 SOUTH MAIN STREET, SAPULPA, OK 74066

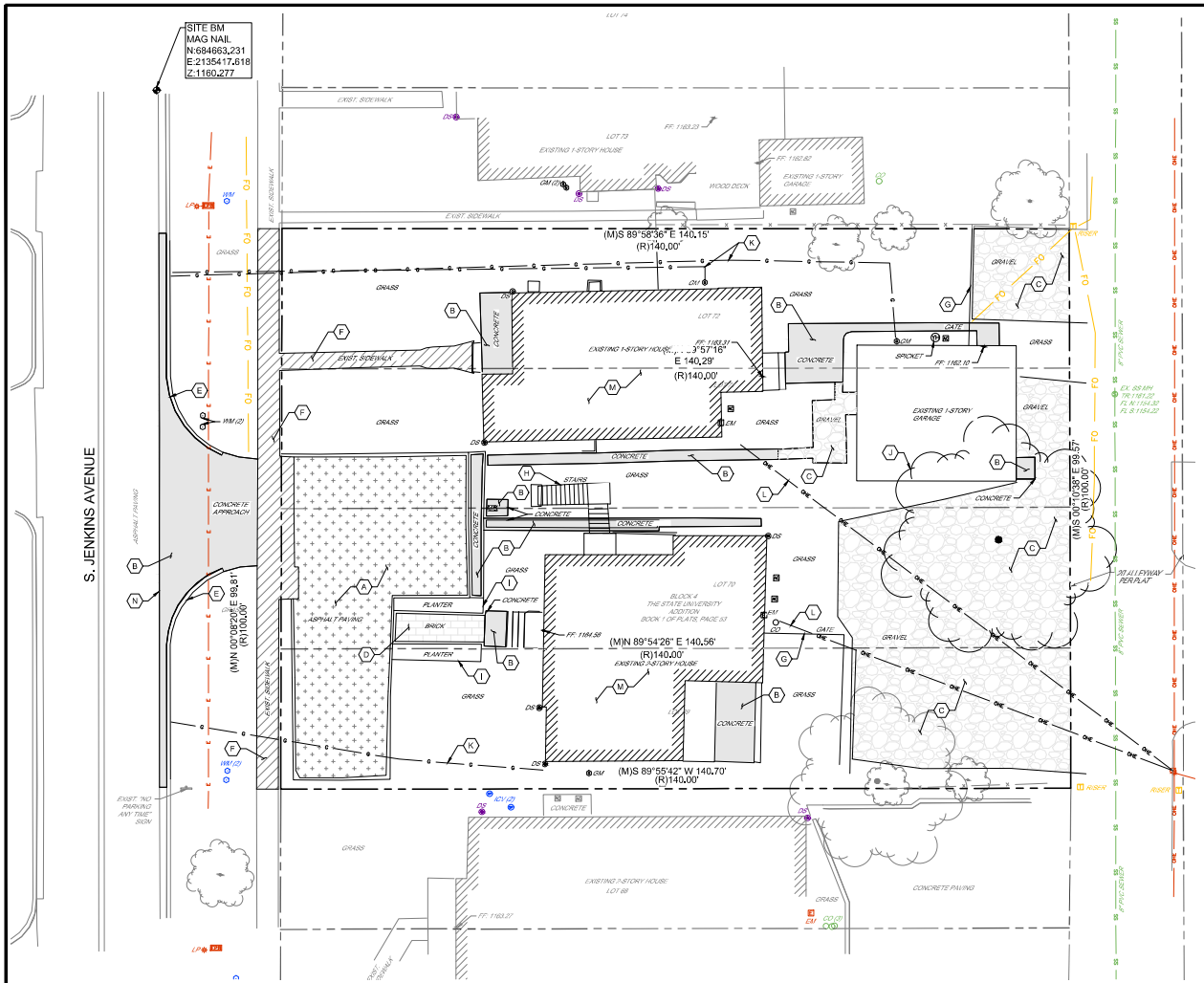
OKIE 811
Know what's below. Call before you dig.
1-800-522-6543

BY:
REVISION:
DATE:

COVER SHEET
JENKINS INFILL
719 S JENKINS AVE
NORMAN, OK 73069

DRAWN BY: EB
APP'C. BY: BC
DATE: 10/15/2026

SHEET GI001



DEMOLITION PLAN NOTES

1. PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT THE OKLAHOMA ONE-CALL SYSTEM, 1-800-522-6543, TO LOCATE EXISTING UTILITIES. PHONE BETWEEN 10 DAYS AND 48 HOURS PRIOR TO COMMENCEMENT OF WORK. EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS.
2. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. ENGINEER SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL TRASH AND BUILDING MATERIALS. ALL WASTE MATERIAL GENERATED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF-SITE TO A LEGAL DUMP SITE AND DEPOSITED AT THE CONTRACTORS EXPENSE. THE HAUL ROUTE SHALL BE MAINTAINED FREE OF DEBRIS, MUD, ROCK, AND TRASH AT ALL TIMES.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ONSITE LOCATIONS OF EXISTING UTILITIES.
10. ALL UTILITIES SUCH AS ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
12. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPLACEMENT.
13. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE UTILITY PROVIDED DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERLINE SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
14. IF ANY ABANDONED SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
15. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
16. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.
17. ALL REMOVED AND SALVAGED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER.
18. THE CONTRACTOR SHALL USE PERIODIC WETTING AND OR WATERING WITHIN LIMITS OF CONSTRUCTION TO CONTROL DUST AND DIRT CAUSED BY DEMOLITION WORK OR HIGH WINDS.
19. ALL EXISTING PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, FOUNDATIONS, ETC. SHOWN TO BE DEMOLISHED ARE TO BE REMOVED TO FULL DEPTH.
20. ANY CAVITIES LEFT BY STRUCTURES, FOUNDATIONS, OR TREE STUMP REMOVAL SHALL BE BACK FILLED AND COMPACTED PER THE SPECIFICATIONS, OR AS INSTRUCTED BY THE ENGINEER OF RECORD.
21. ANY DAMAGE TO EXISTING ITEMS NOT INCLUDED IN SCOPE OF THE WORK SHALL BE REPLACED TO NEW CONDITION BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
22. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND/OR RELOCATED AS NECESSARY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER WHETHER SHOWN ON THE PLANS OR NOT.

DEMOLITION KEY NOTES

- (A) REMOVE EXISTING ASPHALT PAVING TO FULL DEPTH
- (B) REMOVE EXISTING CONCRETE PAVING TO FULL DEPTH
- (C) REMOVE EXISTING GRAVEL TO FULL DEPTH
- (D) REMOVE EXISTING BRICK TO FULL DEPTH
- (E) REMOVE CURB & GUTTER TO FULL DEPTH
- (F) REMOVE EXISTING SIDEWALK TO FULL DEPTH
- (G) REMOVE EXISTING GATE
- (H) REMOVE EXISTING STAIRS
- (I) REMOVE EXISTING PLANTERS
- (J) REMOVE EXISTING TREE
- (K) REMOVE EXISTING GAS LINE
- (L) REMOVE EXISTING OVERHEAD ELECTRIC LINE
- (M) REMOVE EXISTING BUILDING
- (N) SAW CUT TO FULL DEPTH

UTILITY SERVICES NOTE:

EXISTING WATER AND SANITARY SEWER SERVICES TO BE ABANDONED AT THE PUBLIC MAIN

DEMOLITION LEGEND

- ASPHALT LIMITS OF DEMOLITION
- SIDEWALK LIMITS OF DEMOLITION
- CONCRETE PAVING LIMITS OF DEMOLITION
- GRAVEL LIMITS OF DEMOLITION
- BRICK LIMITS OF DEMOLITION

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5 SOUTH MAIN STREET,
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SCALE: 1" = 10'

OKIE811 Know what's below. Call before you dig. 1-800-522-6543

BY	REVISION	DATE

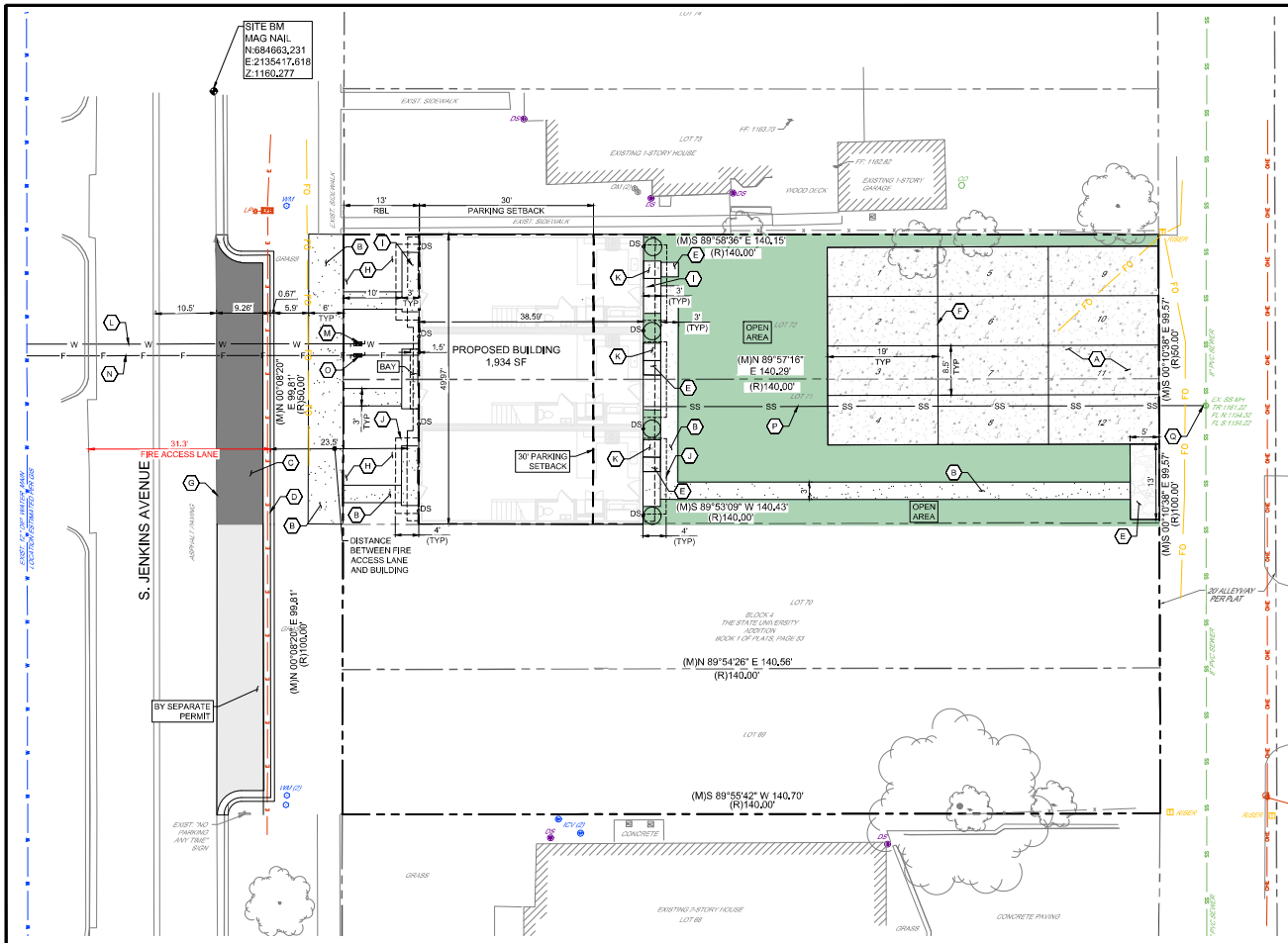
DEMOLITION PLAN

JENKINS INFILL

719 S JENKINS AVE
NORMAN, OK 73069

DRAWN BY:	EB
APPV'D BY:	BC
DATE:	10/15/2026

SHEET CD101



SITE PLAN KEY NOTES

- (A) CONCRETE PAVEMENT
- (B) CONCRETE SIDEWALK
- (C) ASPHALT PAVEMENT
- (D) CURB AND GUTTER
- (E) GRAVEL POLY CART TRASH AREA
- (F) 4" SOLID WHITE PARKING LINE (TYP)
- (G) NO PARKING FIRE LANE STRIPING
- (H) LANDSCAPE AREA
- (I) STOOP (TYP)
- (J) AWNING (TYP)
- (K) 3'x3' MECHANICAL PAD
- (L) 2" DOMESTIC WATER SERVICE LINE
- (M) 1.5" DOMESTIC WATER METER
- (N) 1" DOMESTIC FIRE SERVICE LINE
- (O) 1" DOMESTIC FIRE WATER METER
- (P) 4" SANITARY SEWER SERVICE
- (Q) POINT OF CONNECTION FOR SANITARY SEWER SERVICE. VERIFY FLOW LINE. IF NECESSARY ADJUST SLOPE AND FLOW LINES TO ACCOMMODATE ACTUAL TIE-IN ELEVATION. TIE-IN THE PROPOSED SERVICE PER CITY STANDARDS.

SITE PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-6543, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL
4. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND DETAILS.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
6. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
7. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN.
10. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
11. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED, RE: SPECIFICATIONS.
12. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
13. ALL NEW SIDEWALKS, IF ANY, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

ADA NOTES

1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
2. ALL NEW SIDEWALKS OR ADA PATHS (SIDEWALKS TO BE REMOVED & REPLACED OR STRIPED ADA PATHS) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
3. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.
4. PRIVATE PROPERTY RAMPS SHALL HAVE THE FACE OF THE CURB TRANSITIONS PAINTED YELLOW.
5. ALL ADA PARKING AREAS SHALL BE 2% MAXIMUM IN ALL DIRECTIONS.

PROJECT INFORMATION

PROPERTY AREA

	0.1602 ACRES
	6,977 SQFT

BUILDING AREA

LEVEL 1	1,851 SF
LEVEL 2	1,926 SF
LEVEL 3	1,926 SF
TOTAL	5,703 SF

PARKING SUMMARY

PARKING SPACE AREA:	8.5' W x 19' L = 162 SF (>162 SF MIN.)

TOTAL SPACES REQUIRED:

(3 BEDROOM UNIT OR GREATER:	1 SPACE/BEDROOM)
PROPOSED 12 BEDROOMS:	12 PARKING SPACES
TOTAL SPACES PROVIDED:	12 ONSITE PARKING SPACES

IMPERVIOUS AREA SUMMARY

SITE AREA:	6,977 SF
65% MAXIMUM:	4,535 SF

EXISTING

719:	3,415 SF (48.95%)

PROPOSED

BUILDING:	1,934 SF
SIDEWALK:	578 SF
PARKING SPACES:	1,938 SF
POLY CART AREA:	65 SF
TOTAL:	4,515 SF (64.71%)

OPEN AREA SUMMARY: 719
BUILDABLE AREA BEHIND RBL = 6,326 SF
OPEN AREA REQUIRED 15% MINIMUM = 949 SF
OPEN AREA PROVIDED BEHIND 30' PARKING SETBACK = 1,941 SF
TOTAL PRIVATE OPEN AREA ON SITE = 1,941 SF, 30.68% (>15% MIN.)

PAVING NOTES

1. TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH CITY AND THE LATEST VERSION OF THE MUTCD.
2. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
3. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. VERIFY CONDUIT LOCATIONS WITH IRRIGATION, ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
4. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 8 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

LEGAL DESCRIPTION

LOTS SEVENTY-ONE (71), AND SEVENTY-TWO (72), IN BLOCK FOUR (4) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA.

CONTAINING 6,977 SF OR 0.1602 ACRES, MORE OR LESS.

PAVING LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- GRAVEL

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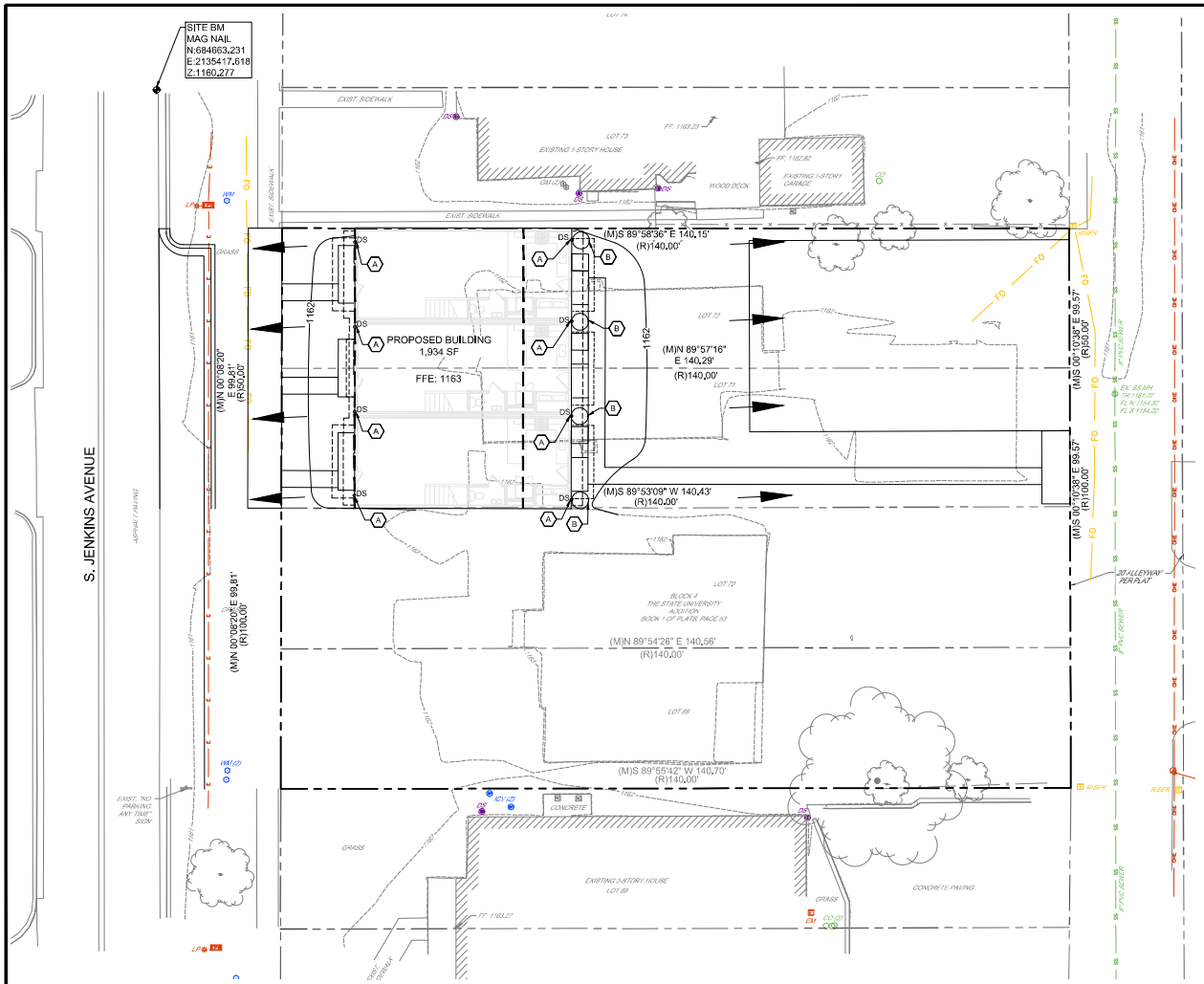
BY
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SITE PLAN

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NORMAN, OK 73069

DRAWN BY:	EB
APP'V. BY:	RC
DATE:	10/15/2025

SHEET CS101



GRADING PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-6543, ONE CALL SERVICE, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.
3. THE MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE TWO PERCENT.
4. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
5. UNLESS OTHERWISE SHOWN, NEW PAVING SHALL BE CONSTRUCTED TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASIN, CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. NEW PAVEMENT SLOPE SHALL BE MINIMUM 0.50% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
6. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE SODDED UNLESS NOTED OTHERWISE. ENSURE ALL DISTURBED AREAS HAVE TOPSOIL TO A DEPTH OF FOUR TO SIX INCHES (4"-6"). REFER TO LANDSCAPE PLAN.
7. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AT ALL TIMES AND CONTROL DUST RESULTING FROM THE EARTHWORK OPERATIONS. THE CONTRACTOR SHALL NOT TRACK MUD ON THE PUBLIC STREETS.
8. NEW CONTOURS DENOTE TOP OF FINISHED PAVING AND GRADED AREA AS INDICATED. ALL PROPOSED ELEVATIONS ARE TOP OF CURB, GUTTER OR FINISH GRADE AS INDICATED ON THE PLANS. UNLESS NOTED OTHERWISE.
9. PUBLIC STORM DRAIN SYSTEMS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION STANDARD DRAWINGS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SHALL NOT DAMAGE OR DISTURB ANY SERVICE. THE CONTRACTOR SHALL REPAIR, AT CONTRACTOR'S OWN EXPENSE, ANY DAMAGED UTILITIES CAUSED BY CONSTRUCTION OPERATIONS.
11. ALL PIPES, SHALL HAVE A MINIMUM COVER OF (1) FEET TO TOP OF PIPE, UNLESS NOTED OTHERWISE, MIN. COVER FOR WATER LINES IS 30".
12. ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINISHED GRADE WHEN APPLICABLE.
13. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
14. MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
15. IF, AT ANY TIME THE CONTRACTOR FINDS ERROR AND/OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
17. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
18. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
19. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
20. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
21. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AND OUTLINED IN THE GENERAL NOTES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
22. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
23. CONTRACTOR SHALL REFER TO ARCHITECT DRAWINGS FOR FOR ALL ELEMENTS OF BUILDING, APPURTENCES ATTACHED TO THE BUILDING OR ANY OTHER ITEM WITHIN 5' OF STRUCTURE. FOR UTILITY ENTRANCES TO BUILDING REFER TO MEP PLANS.
24. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AS HIS OWN EXPENSE.
25. NO HAZARDOUS MATERIALS SHALL BE BROUGHT ON SITE OR GENERATED AT THE SITE.

GRADING KEYNOTES

(A) DOWNSPOUTS

(B) 200 GALLON RAINWATER STORAGE TANK

NOTES

1. THE IMPERVIOUS AREA CALCULATIONS ARE SHOWN ON CS101.
2. THE SITE WILL DRAIN TO JENKINS AVENUE AND THE PUBLIC ALLEY IN THE REAR OF THE PROPERTY.

GRADING LEGEND

DRAINAGE FLOW

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

66 ENG GROUP
5 SOUTH MAIN STREET,
SAPULPA, OK 74066

SCALE: 1" = 10'

OKIE 811 Know what's below. Call before you dig. 1-800-522-6543

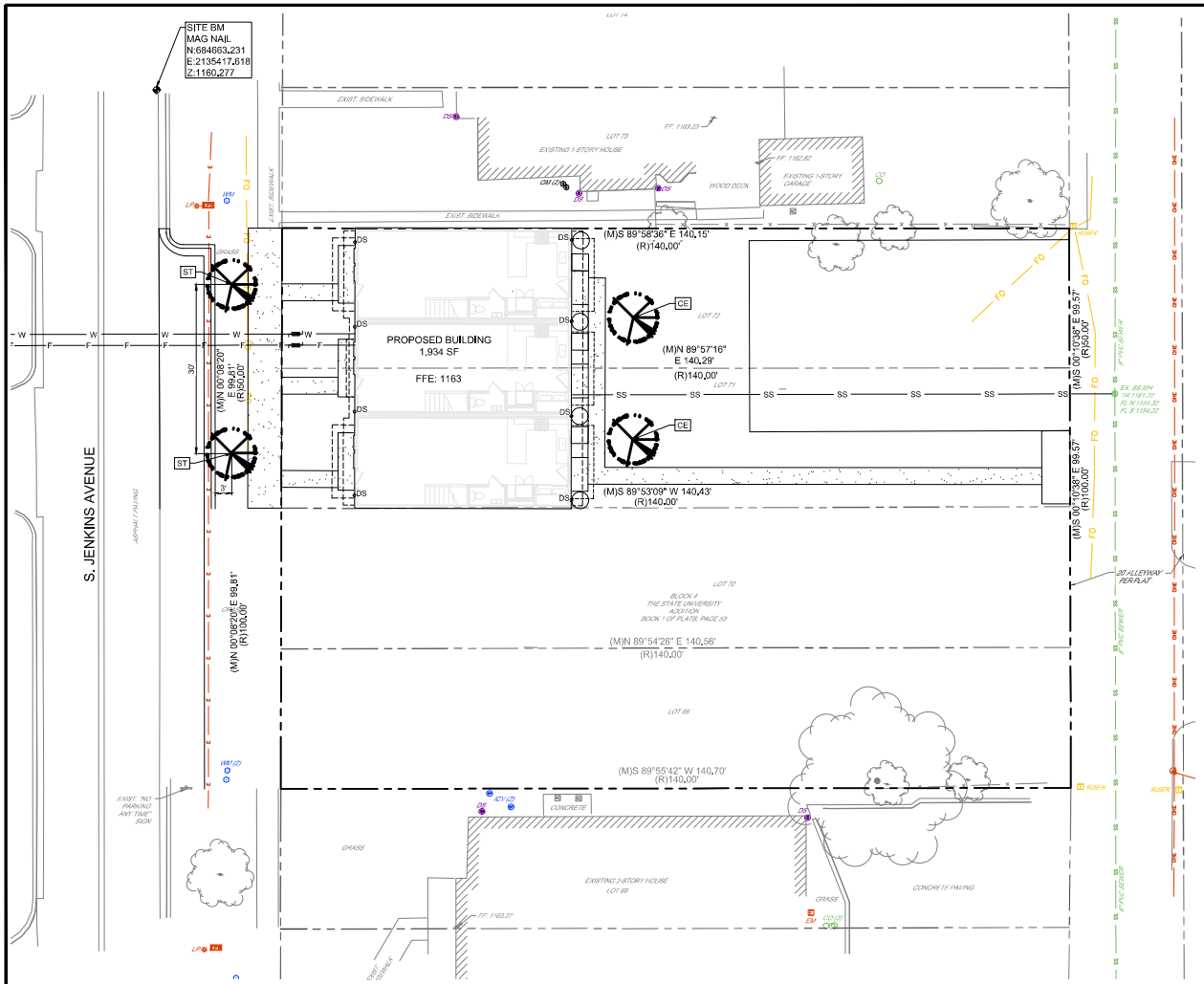
BY | REVISION | DATE

GRADING AND DRAINAGE PLAN

JENKINS INFILL
719 S JENKINS AVE
NORMAN, OK 73069

DRAWN BY:	EB
APPV. BY:	RC
DATE:	10/15/2026

SHEET CG101



LANDSCAPE & IRRIGATION NOTES

ALL PLANTING SHALL BE TO THE STANDARDS OF HORTICULTURE PRACTICE.

ALL PLANT MATERIAL SHALL BE SOUND HEALTHY, VIGOROUS AND WELL BRANCHED. PLANTS SHALL BE FREE FROM INSECTS, PEST EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS.

PLANT MATERIAL SHALL BE WATERED UNTIL PLANTED. ROOT BALL SHALL NOT BECOME DRY.

FINISH GRADE FOR LAWN AREAS SHALL BE HELD 1" BELOW THE TOP OF ADJACENT PAVEMENT AND CURBS.

TREE PLANTING NOTES

TREE SHALL BE PLANTED IN A PIT THAT HAS A MINIMUM OF 12"WIDER THEN THE ROOT BALL.

MIX 1 BAG OF BACK TO EARTH SOIL CONDITIONER WITH THE EXCAVATED TOPSOIL TO USE AS BACKFILL.

USE 4 AGRIFORM TABLETS FOR EACH TREE 2" CALIPER AND LESS.
USE 6 AGRIFORM TABLETS FOR EACH TREE LARGER THAN 2" IN CALIPER.
EQUALLY SPACE TABLETS AROUND TREE, 6" FROM ROOT BALL AND 4" INTO BACKFILL.
AGRIFORM TABLETS TO BE 20-10-5 WITH MINORS, 21 GRAM.

PLANT TREE 3" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE.

ALL TREES SHALL BE STAKED WITH APPROVED STAKING METHOD FOR A PERIOD OF ONE YEAR.

REFER TO TREE PLANTING DETAIL FOR MORE INFORMATION.

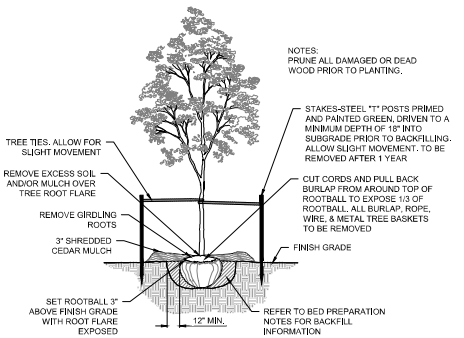
City of Norman
CCFBC Landscape Requirements

Street Trees		30' Max Separation
S. JENKINS AVENUE	Total Street Frontage:	50 LF
	Total Trees Required:	2
	New Trees Provided:	2

Private Open Area	1 Tree per 800SF of Required Private Open Area	
	Private Open Area Required:	949 SF
	Private Open Area Provided:	1,941 SF
	Trees Required:	2
	Trees Provided:	2

Plant Material Schedule

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE
2	ST	Sawtooth Oak	Quercus acutissima	2.5" cal., 10' ht. min, B&B
2	CE	Chinese/Lacebark/Drake Elm	Ulmus parvifolia	2.5" cal., 10' ht. min, B&B



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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LANDSCAPE PLAN

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719 S JENKINS AVE
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