

SITE PLAN

FRANKLIN BUSINESS PARK SECTION 4

A PART OF THE N.E./4, SEC. 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER / DEVELOPER:
FRANKLIN BUSINESS PARK, L.L.C.
1320 N. PORTER AVENUE
NORMAN, OKLAHOMA 73072
(405) 364-1152

PREPARED BY:
SMC CONSULTING ENGINEERS, P.C.
875 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

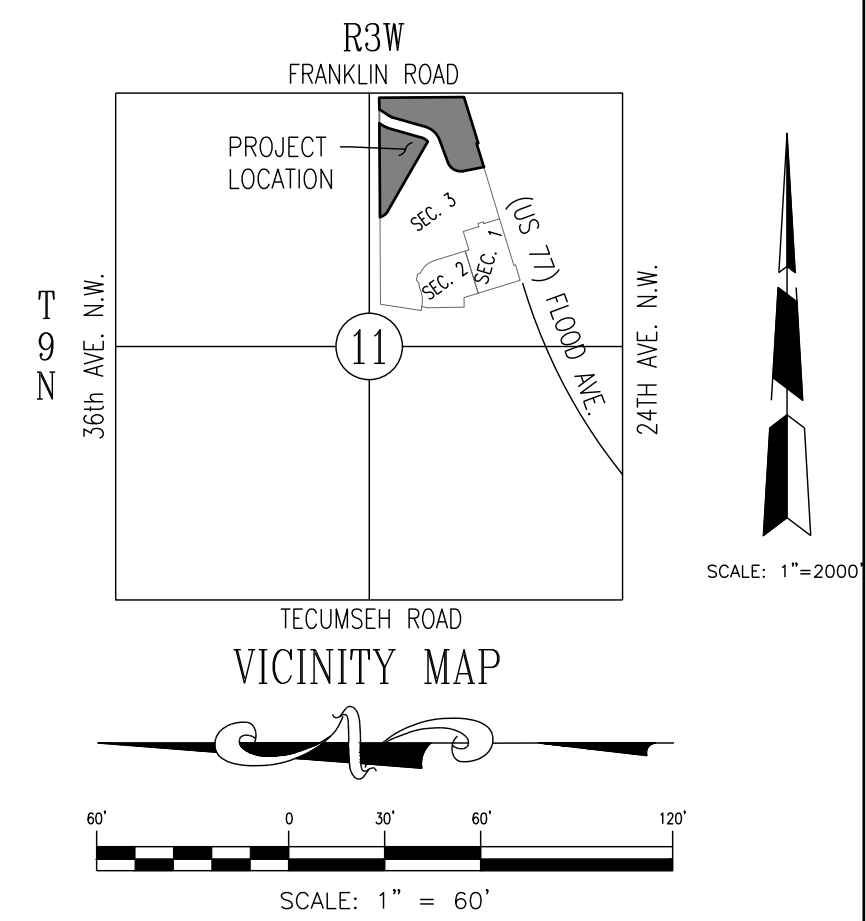
FRANKLIN BUSINESS PARK SECTION 4
FLOOD AVE. & FRANKLIN RD.
NORMAN, OKLAHOMA

PROJECT NO. 5147.04	DATE: 06/30/18
SCALE: 1"=60'	DRAWN BY: MDS
ENGINEER: MUHAMMAD A. KHAN	P.E. NUMBER: 18318
SHEET NO. 1	

SITE PLAN

NOTE:
SIDEWALKS, RAMPS, AND PEDESTRIAN CROSSING AS PART OF PROPOSED MODIFICATIONS TO THE EXISTING SIGNALIZED INTERSECTION OF FLOOD AVENUE (US-77) AND FRANKLIN ROAD ARE NOT PROVIDED IN ACCORDANCE WITH THE CITY'S PRELIMINARY REVIEW OF SIGNAL MODIFICATION PLANS, PREPARED BY TRAFFIC ENGINEERING CONSULTANTS, INC. (TEC).

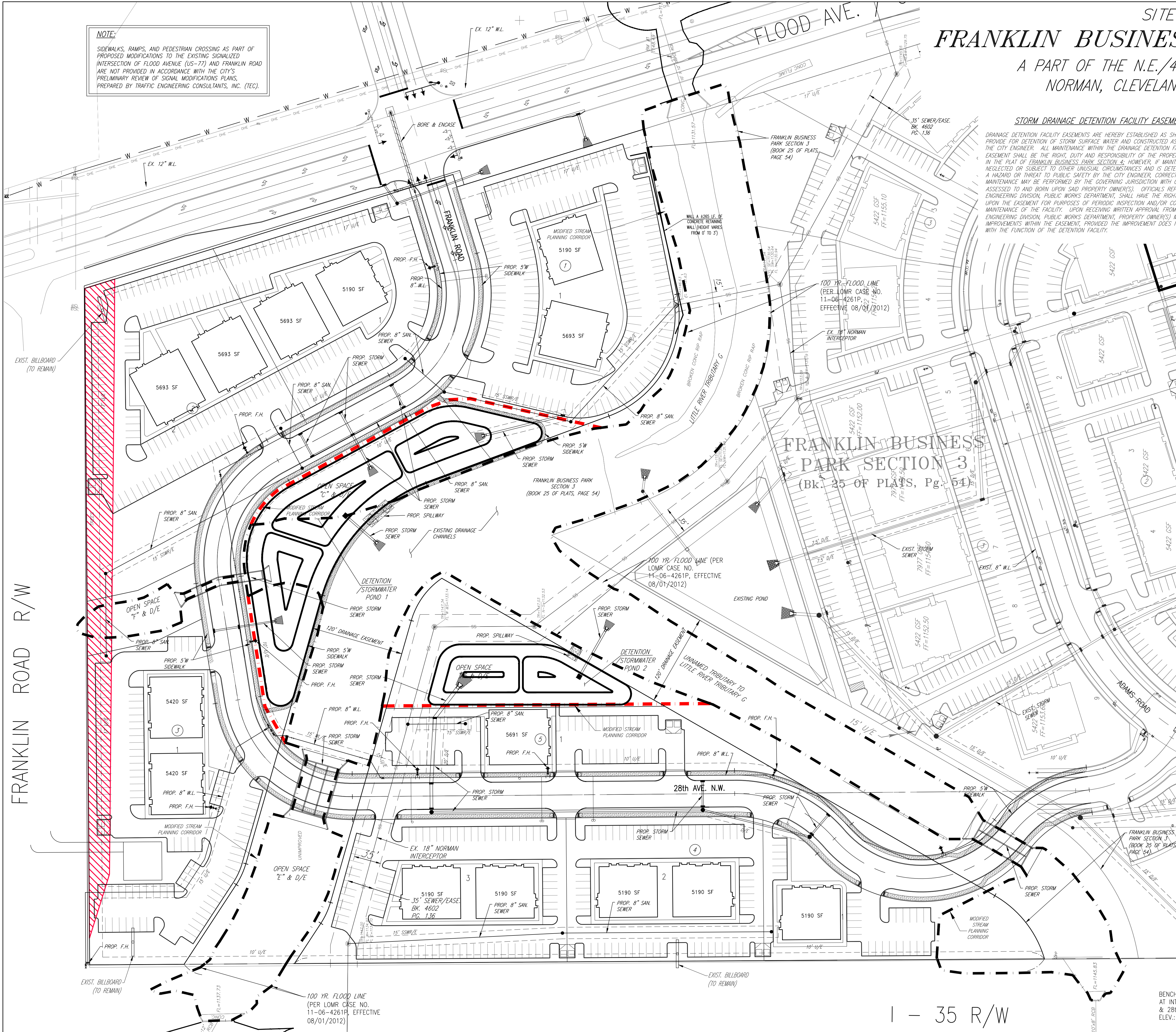
STORM DRAINAGE DETENTION FACILITY EASEMENT
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF FRANKLIN BUSINESS PARK SECTION 4; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE COVERING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



- NOTES:**
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
 - UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS SHALL BE 3'.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
 - HANDICAPPED PARKING AREAS SHALL BE INSTALLED WITH THE BUILDING PERMIT PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 - MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
 - SIGN OWNER(S) ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - REFER TEC SIGNAL MODIFICATION PLANS FOR FLOOD AVENUE FOR STRIPING DETAILS.

LEGEND

ALPHA □ ALPHA	MB ○ MAILBOX
ASD □ AUTO SPRINKLER	PPPT ○ POWER POLE
AC □ AIR CONDITIONER	LPD ○ LIGHT POLE
EPD □ ELEC. PED.	UP ○ UTILITY POLE
EMD □ ELEC. METER	CPD ○ CABLE POST
ET □ ELEC. TRANS.	GM ○ GAS METER
TPD □ TELE. PED.	WM ○ WATER METER
WMD □ WATER METER	WMPIT ○ WATER METER PIT
AD ○ AREA DRAIN	WV ○ VENT PIPE
CD ○ CLEAN OUT	FD ○ FIRE DETECTOR
FD ○ FIRE DETECTOR	FV ○ FIRE VALVE
DS ○ DOWN SPOUT	FW ○ FIRE VALVE
FP ○ FLAG POLE	WV ○ WATER VALVE
EMK △ ELEC. MARKER	GW ○ GAS VALVE
F/O △ FIBER OPTIC MARKER	PULL ○ PULL BOX
GMK △ GAS MARKER	TCB □ TRAFFIC CONTROL BOX
UMK △ UTILITY MARKER	TSL ○ TRAFFIC SIGNAL LIGHT
PWK △ PIPELINE MARKER	PH ○ FORD/DECK HEIGHT
TAMK △ CABLE MARKER	FF ○ FINISHED FLOOR ELEVATION
TUS △ TELE. MARKER	SOV ○ SPRINKLER VALVE
MW △ MONITORING WELL	YL ○ YARD LIGHT
ST ○ GREASE TRAP	YH ○ YARD HYDRANT
SS ○ SANITARY SEWER	SGR ○ STORM GRATE
SW ○ STORM WATER	G ○ GATE
L ○ LAMP HOLE	HS ○ HANDICAPPED SIGN
T ○ TELEPHONE	S ○ SIGN
TV ○ CABLE TV	BE ○ BENCHMARK ELEVATION
E ○ ELECTRIC	T ○ TREE
W ○ WATER	CS ○ HANDICAPPED SPACE



PROJECT NO. 5147.04 PART OF FRANKLIN BUSINESS PARK SEC. 4 SITE PLAN 01 ALTERNATE 9-7-2018
Prepared by: Moh Hader @ 6/22/2018 3:02 PM