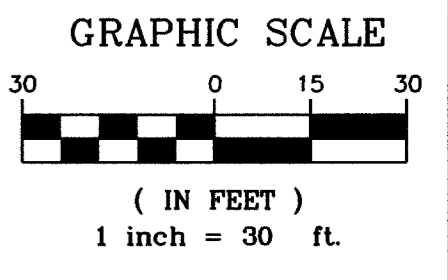
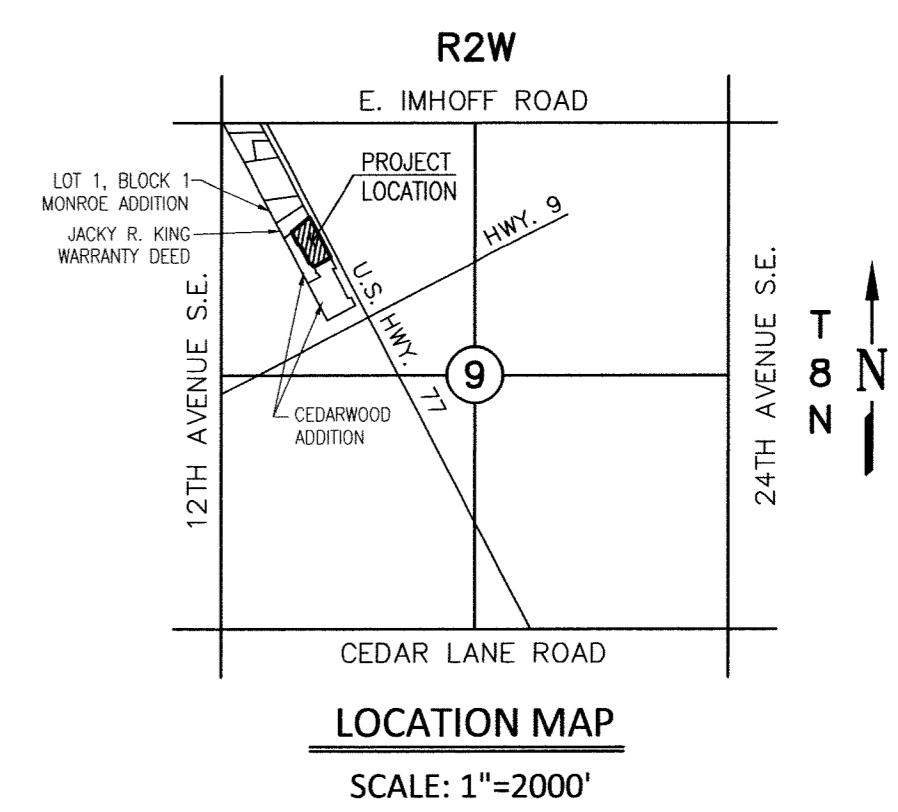
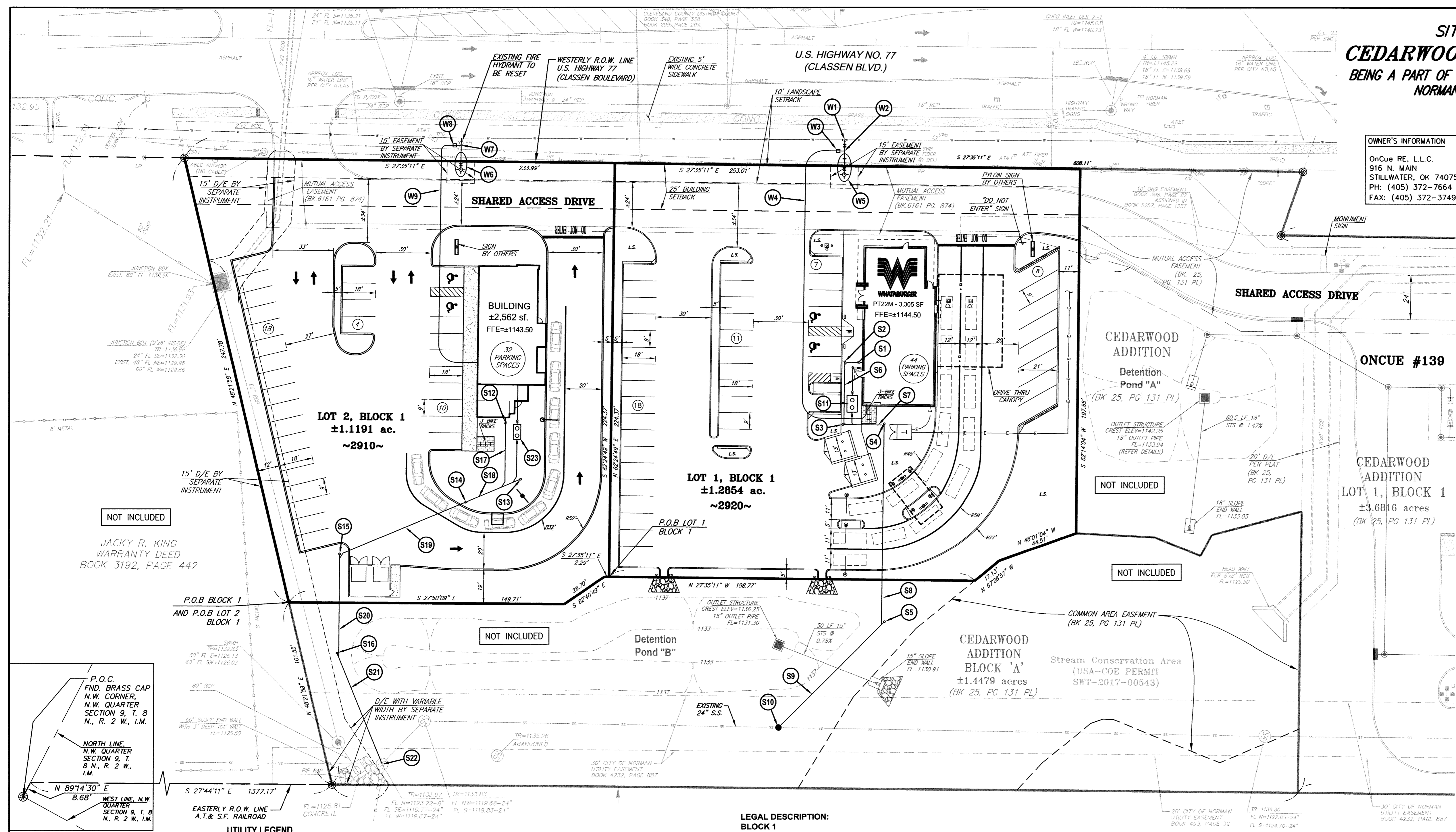


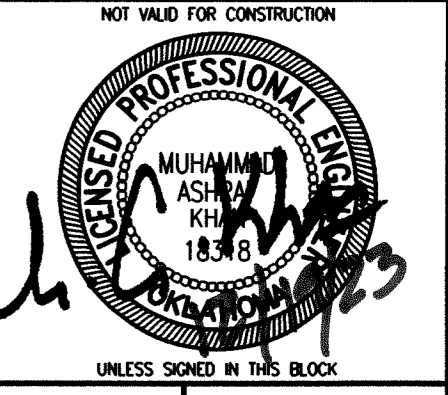
SITE DEVELOPMENT PLAN
CEDARWOOD ADDITION SECTION 2
 BEING A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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OWNER'S INFORMATION
 OnCue RE, L.L.C.
 916 N. MAIN
 STILLWATER, OK 74075
 PH: (405) 372-7664
 FAX: (405) 372-3749

LEGAL DESCRIPTION:
LOT 1, BLOCK 1
 A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
 COMMENCING at the northwest corner of said Northwest Quarter;
 THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;
 THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;
 THENCE North 48°21'58" East a distance of 101.55 feet;
 THENCE South 27°50'09" East a distance of 149.71 feet;
 THENCE South 62°40'49" East a distance of 26.70 feet;
 THENCE South 27°35'11" East a distance of 2.29 feet to the POINT OF BEGINNING;
 THENCE North 62°24'49" East a distance of 224.37 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;
 THENCE South 27°35'11" East, along said westerly right of way line, a distance of 253.01 feet;
 THENCE South 62°14'04" West a distance of 197.85 feet;
 THENCE North 48°01'04" West a distance of 44.51 feet;
 THENCE North 67°28'57" West a distance of 17.13 feet;
 THENCE North 27°35'11" West a distance of 198.77 feet to the POINT OF BEGINNING.
 Said described tract of land contains an area of 55,991 square feet or 1.2854 acres, more or less.



CEDARWOOD ADDITION SECTION 2
CLASSEN BOULEVARD & HWY 9
NORMAN, OKLAHOMA

LEGAL DESCRIPTION:
BLOCK 1
 A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
 COMMENCING at the northwest corner of said Northwest Quarter;
 THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;
 THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;
 THENCE North 48°21'58" East a distance of 101.55 feet to the POINT OF BEGINNING;
 THENCE continuing North 48°21'58" East a distance of 247.78 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;
 THENCE South 27°35'11" East, along said westerly right of way line, a distance of 487.00 feet;
 THENCE South 62°14'04" West a distance of 197.85 feet;
 THENCE North 48°01'04" West a distance of 44.51 feet;
 THENCE North 67°28'57" West a distance of 17.13 feet;
 THENCE North 27°35'11" West a distance of 201.06 feet;
 THENCE North 62°40'49" West a distance of 26.70 feet;
 THENCE North 27°50'09" West a distance of 149.71 feet to the POINT OF BEGINNING.
 Said described tract of land contains an area of 104,739 square feet or 2.4045 acres, more or less.

LOT 1, BLOCK 1, ±1.2854 ac.

PARKING DATA (RESTAURANT)		BICYCLE PARKING DATA	
BUILDING BASE FLOOR AREA:	3,305 S.F.	AUTOMOBILE PARKING SPACES	32
TOTAL PARKING PROVIDED:	44 SPACES	FIRST 8 AUTOMOBILE SPACES	1
TOTAL PARKING REQUIRED:	17 SPACES	REMAINING 24 AUTOMOBILE SPACES:	2
PARKING RATIO REQUIRED:	1/200 S.F. OF GFA	1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	3
ACCESSIBLE SPACES PROVIDED:	2 SPACES	TOTAL	3
ACCESSIBLE SPACES REQUIRED:	1 SPACES		

LOT 2, BLOCK 1, ±1.1191 ac.

PARKING DATA (RESTAURANT)		BICYCLE PARKING DATA	
BUILDING BASE FLOOR AREA:	2,562 S.F.	AUTOMOBILE PARKING SPACES	32
TOTAL PARKING PROVIDED:	32 SPACES	FIRST 8 AUTOMOBILE SPACES	1
TOTAL PARKING REQUIRED:	13 SPACES	REMAINING 24 AUTOMOBILE SPACES:	2
PARKING RATIO REQUIRED:	1/200 S.F. OF GFA	1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	3
ACCESSIBLE SPACES PROVIDED:	2 SPACES	TOTAL	3
ACCESSIBLE SPACES REQUIRED:	1 SPACES		

LEGAL DESCRIPTION:
LOT 2, BLOCK 1
 A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:
 COMMENCING at the northwest corner of said Northwest Quarter;
 THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;
 THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;
 THENCE North 48°21'58" East a distance of 101.55 feet to the POINT OF BEGINNING;
 THENCE continuing North 48°21'58" East a distance of 247.78 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;
 THENCE South 27°35'11" East, along said westerly right of way line, a distance of 233.99 feet;
 THENCE South 62°24'49" West a distance of 224.37 feet;
 THENCE North 48°01'04" West a distance of 44.51 feet;
 THENCE North 27°35'11" West a distance of 2.29 feet;
 THENCE North 62°40'49" West a distance of 26.70 feet;
 THENCE North 27°50'09" West a distance of 149.71 feet to the POINT OF BEGINNING.
 Said described tract of land contains an area of 48,748 square feet or 1.1191 acres, more or less.

- NOTES:**
- THE SIDEWALK ALONG CLASSEN BOULEVARD ARE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS PER RECORDED PLAT OF CEDARWOOD ADDITION (BK. 25, PG. 131 PL).
 - THE PROPERTY IS SERVED WITH AN EXISTING 24" PUBLIC SANITARY SEWER.
 - THE PROPERTY IS SERVED WITH AN EXISTING 16" PUBLIC WATER LINE. ADDITIONAL FIRE HYDRANT WILL BE PROVIDED AS A PART OF BUILDING PERMIT PLANS.
 - THE PROPERTY IS SERVED WITH AN EXISTING STORM WATER DETENTION POND, SHOWN AS DETENTION POND 'B' IN BLOCK 'A', CEDARWOOD ADDITION (BK. 25, PG. 131 PL).
 - ACCESS TO THE PROPERTY FROM CLASSEN BOULEVARD IS PROVIDED.
 - CURRENT ZONING IS GENERAL COMMERCIAL DISTRICT C-2.
 - ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF NORMAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF NORMAN, INCLUDING BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE PRECISE BUILDING DIMENSIONS, SERVICE AREAS AND ELEVATIONS. REFER MEP PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- UTILITY LEGEND**
- WB = RESET EXISTING FIRE HYDRANT ±17' WEST FROM EXISTING WATERLINE ±17 LF OF 6" W.L. FROM EXISTING TEE TO FIRE HYDRANT 6" GATE VALVE & BOX 6" FIRE HYDRANT WITH RISER
 - WT = 1.5" SINGLE SHORT SERVICE CONNECTION FOR DOMESTIC WATERLINE TO 8" W.L. FOR FIRE HYDRANT.
 - W8 = 1.5" DOMESTIC WATER METER.
 - W9 = 1.5" DOMESTIC WATER SERVICE LINE TO BUILDING.
 - S12 = 4" 2-WAY CLEANOUT, 4" FL=1135.50
 - S13 = 4" SINGLE CLEANOUT, 4" FL=1135.00
 - S14 = 4" 2-WAY CLEANOUT, 4" FL=1134.60
 - S15 = 4" SINGLE CLEANOUT, 4" FL=1133.80
 - S16 = 4" SINGLE CLEANOUT, 4" FL=1133.20
 - S17 = ±35 LF 4" SANITARY SEWER SERVICE LINE @ 1.0% SLOPE MINIMUM.
 - S18 = ±31 LF 4" SANITARY SEWER SERVICE LINE @ 1.0% SLOPE MINIMUM.
 - S19 = ±72 LF 4" SANITARY SEWER SERVICE LINE @ 1.0% SLOPE MINIMUM.
 - S20 = ±56 LF 4" SANITARY SEWER SERVICE LINE @ 1.0% SLOPE MINIMUM.
 - S21 = ±65 LF 4" SANITARY SEWER SERVICE LINE @ 1.0% SLOPE MINIMUM.
 - S22 = CONNECT 4" S.S. SERVICE LINE TO EXISTING S.S.M.H. EXISTING TR=1133.97 EXISTING 8" FL NW=1123.72 EXISTING 24" FL SE=1119.77 EXISTING 24" FL W=1119.67 PROPOSED 4" FL=1129.00
 - S23 = GREASE INTERCEPTOR
 - W1 = CONNECT 8" W.L. TO EXISTING 16" W.L. 1'-16" TAPPING TEE 1'-8" TAPPING VALVE & BOX 10 LF. OF 8" W.L. FROM TEE TO REDUCER
 - W2 = 1.5" SINGLE SHORT SERVICE CONNECTION FOR DOMESTIC WATERLINE TO 8" W.L.
 - W3 = 1.5" DOMESTIC WATER METER.
 - W4 = 1.5" DOMESTIC WATER SERVICE LINE TO BUILDING.
 - W5 = 8" W.L. REDUCER 49 LF. OF 6" W.L. FROM REDUCER TO FIRE HYDRANT 6" GATE VALVE & BOX 6" FIRE HYDRANT WITH RISER.
 - S1 = 4" 2-WAY CLEANOUT, 4" FL=1137.00
 - S2 = 4" SINGLE CLEANOUT, 4" FL=1136.70
 - S3 = 4" SINGLE CLEANOUT, 4" FL=1136.00
 - S4 = 4" SINGLE CLEANOUT, 4" FL=1135.50
 - S5 = 4" SINGLE CLEANOUT, 4" FL=1133.00
 - S6 = ±33 LF 4" SANITARY SEWER SERVICE LINE @ 2.0% MIN.
 - S7 = ±23 LF 4" SANITARY SEWER SERVICE LINE @ 2.0% MIN.
 - S8 = ±108 LF 4" SANITARY SEWER SERVICE LINE @ 2.0% MIN.
 - S9 = ±81 LF 4" SANITARY SEWER SERVICE LINE @ 2.0% MIN.
 - S10 = CONSTRUCT NEW SANITARY SEWER MANHOLE ON EXISTING 24" S.S. TR=1133.00 EXISTING 24" FL NW=1121.14 EXISTING 24" FL SE=1121.14 PROPOSED 4" FL=1124.00
 - S11 = GREASE INTERCEPTOR

SMC Consulting Engineers, P.C.
 1106 N. MAIN ST., SUITE 100
 NORMAN, OKLAHOMA 73069
 PH: (405) 232-7715 FAX: (405) 232-7893
 Website: www.smcce.com

DATE: 11/28/23
 SCALE: AS SHOWN
 DRAWN BY: TN
 ENGINEER: MUHAMMAD A. KHAN
 P.E. NUMBER: 18318

PROJECT NO.: 6205.10
 DATE: 11/28/23
 SCALE: AS SHOWN
 DRAWN BY: TN
 ENGINEER: MUHAMMAD A. KHAN
 P.E. NUMBER: 18318

SITE DEVELOPMENT PLAN

EXHIBIT 1