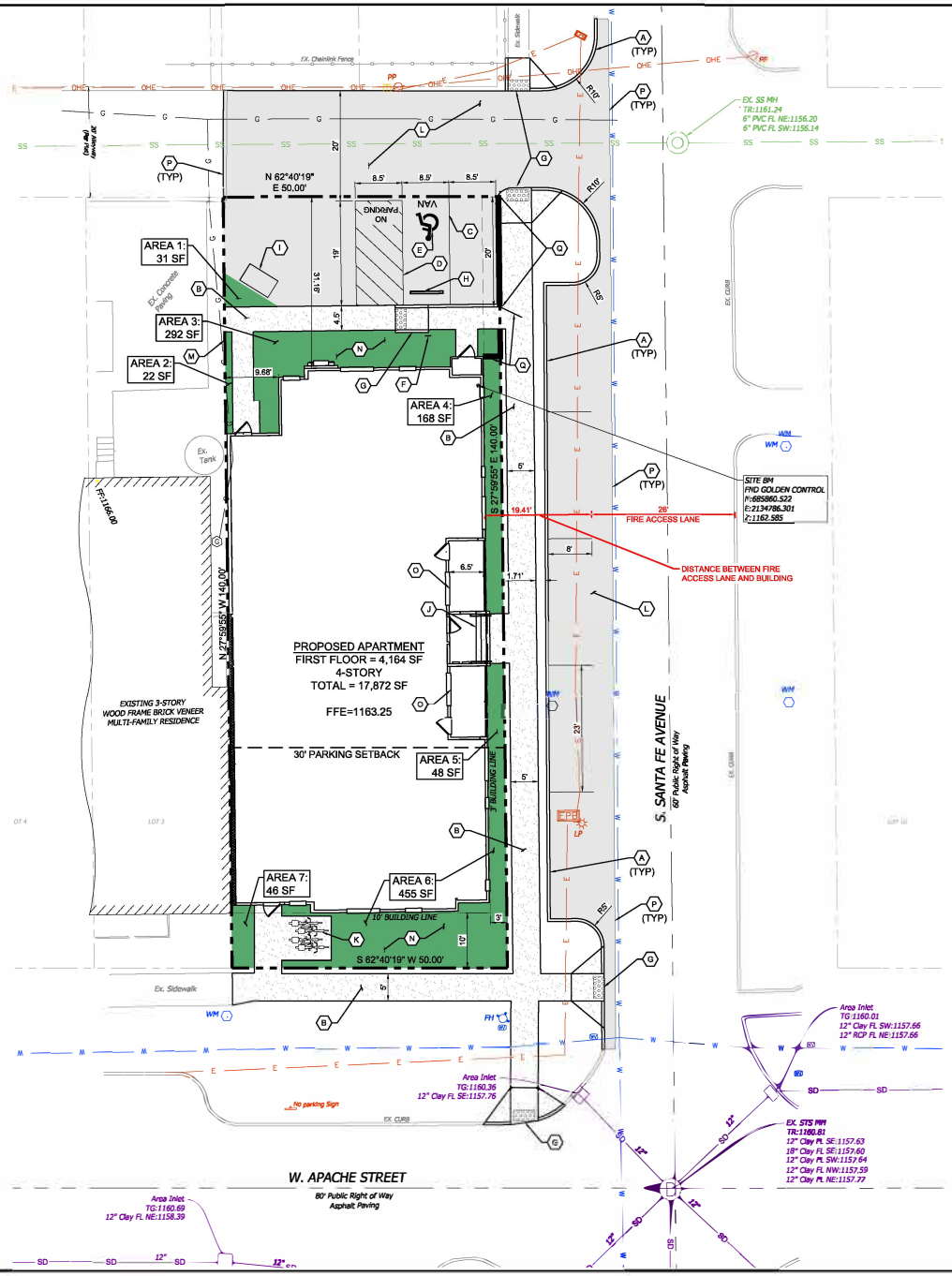


SITE PLAN NOTES

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 SETOF CONSTRUCTIONDOCUMENTS SHALLBE CONSIDEREDAS A WHOLE IN THAT THE GENERAL CONTRACTOR ANDALL 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 ADAGUIDELINES.
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.

SITE PLAN KEY NOTES

- (A) PROPOSED CURB AND GUTTER
- (B) PROPOSED CONCRETE SIDEWALK
- (C) PROPOSED 4" SOLID WHITE PARKING LINE (TYP)
- (D) PROPOSED PAINTED ISLAND. 4" SOLID WHITE LINE 2' APART @ 45°
- (E) PROPOSED PAINTED ACCESSIBLE SYMBOL
- (F) PROPOSED ADA PARKING SIGN
- (G) PROPOSED ADA RAMP
- (H) PROPOSED CONCRETE WHEEL STOP
- (I) PROPOSED TRASH DUMPSTER
- (J) PROPOSED STAIRS
- (K) PROPOSED BICYCLE RACK
- (L) CONCRETE PAVEMENT PER CITY OF NORMAN ALLEY AND STREET STANDARDS
- (M) PROPOSED 6' WOOD FENCE
- (N) PROPOSED LANDSCAPE AREA
- (O) PRIVATE UNIT BALCONY
- (P) SAW CUTTO FULL DEPTH
- (Q) STREET WALL 6 FEET IN HEIGHT AND GATE

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.

PAVING NOTES

1. TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH CITY AND THE LATEST VERSION OF THE MUTCD.
2. PROVIDEA 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 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, OKLAHOMA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

CONTAINING 7,000 SF OR 0.1607 ACRES, MORE OR LESS

PROJECT INFORMATION

PROPERTY AREA

0.16	ACRES
7,000	SQFT

BUILDING AREA

LEVEL 1	4,164 SF
LEVEL 2	4,486 SF
LEVEL 3	4,486 SF
LEVEL 4	4,486 SF
TOTAL	17,872 SF

PARKING SUMMARY

TOTAL SPACES REQUIRED:
3 BEDROOM UNIT OR GREATER = 1 SPACE/BEDROOM
PROPOSED 32 BEDROOMS = 32 PARKING SPACES

TOTAL SPACES PROVIDED
1 ONSITE PARKING SPACE
1 ONSITE ADA SPACE
5 STREET PARKING SPACES
7 TOTAL ONSITE PARKING SPACES
28 (MIN) PARKING SPACES (TO BE LEASED)
35 TOTAL PARKING SPACES

PROPOSED LAND USE
IMPERVIOUS AREA 5,938 SF / 84.83%
PERVIOUS (LANDSCAPE) AREA 1,062 SF / 15.17%

NOTE: ENGINEERED SOLUTION REQUIRED >65% IMPERVIOUS AREA. SEE SHEET CG101

LANDSCAPE/PRIVATE OPEN AREA SUMMARY
BUILDABLE AREA BEHIND RBL = 6,110 SF

PRIVATE OPEN AREA REQUIRED 15% MINIMUM = 917 SF
MINIMUM 33% AT GRADE = 303 SF

LANDSCAPE AREA PROVIDED BEHIND 30' PARKING SETBACK AT GRADE
AREA 1 (DUMPSTER): 31 SF
AREA 2 (NORTH): 22 SF
AREA 3 (NORTH): 292 SF
AREA 4 (EAST): 168 SF
AREA 5 (EAST): 48 SF
TOTAL: 561 SF

LANDSCAPE AREA PROVIDED IN FRONT OF 30' PARKING SETBACK AT GRADE
AREA 6 (EAST/SOUTH): 455 SF
AREA 7 (NORTH): 46 SF
TOTAL: 501 SF

INDIVIDUALBALCONY AREA = 86 SF
8 BALCONIES PROVIDED = 688 SF
MAXIMUM 67% PRIVATE BALCONIES = 614 SF

TOTALPRIVATE OPEN AREA ON SITE = 1,676 SF

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

10 5 0 10
SCALE: 1" = 10'

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

BY:
REVISION
DATE:

SITE PLAN
201 WEST APACHE
BLACK PINE CONSTRUCTION AND DEVELOPMENT
NORMAN, OKLAHOMA

DRAWN BY: MD
APPV. BY: BC
DATE: 09/01/2026

SHEET CS101