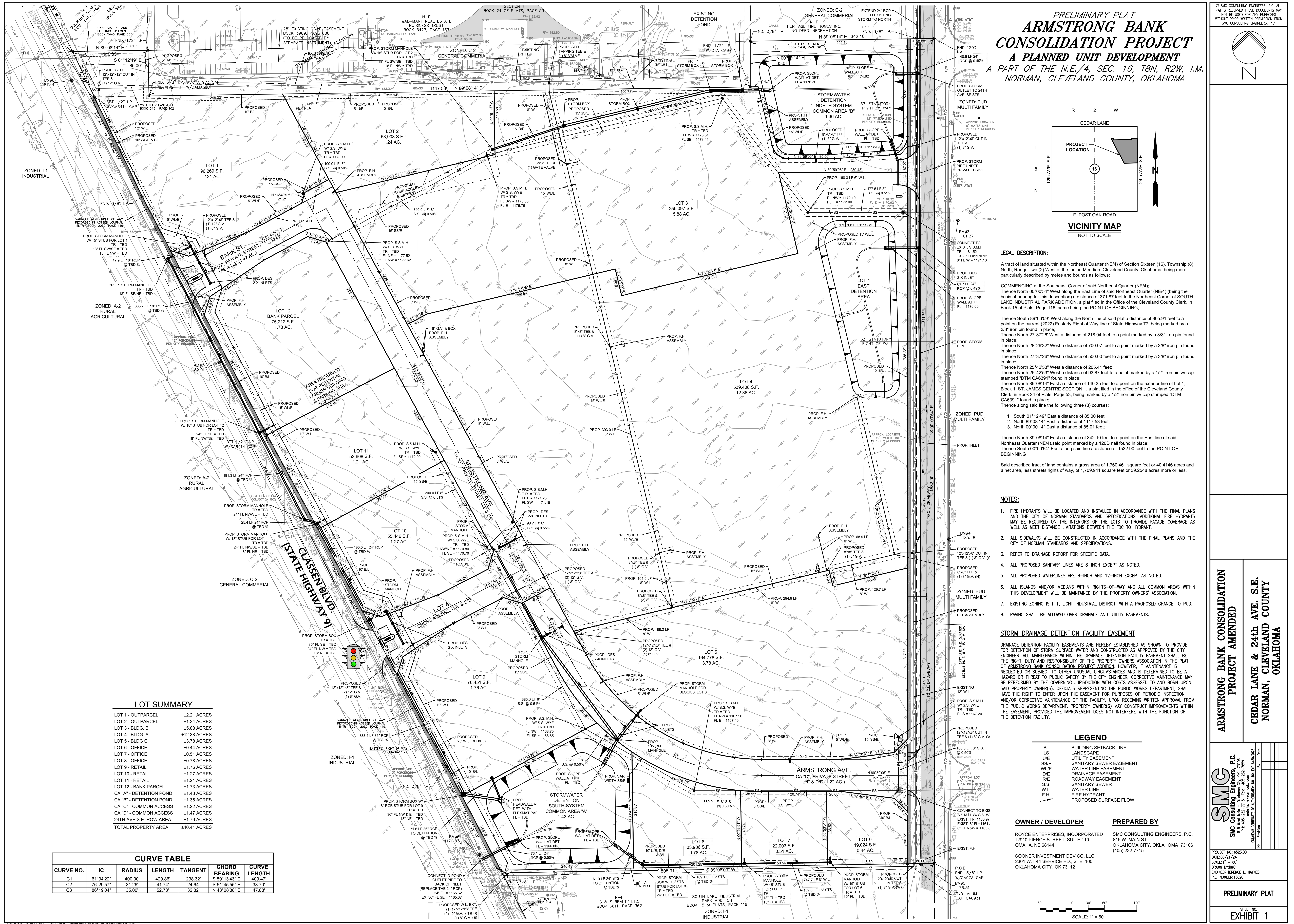
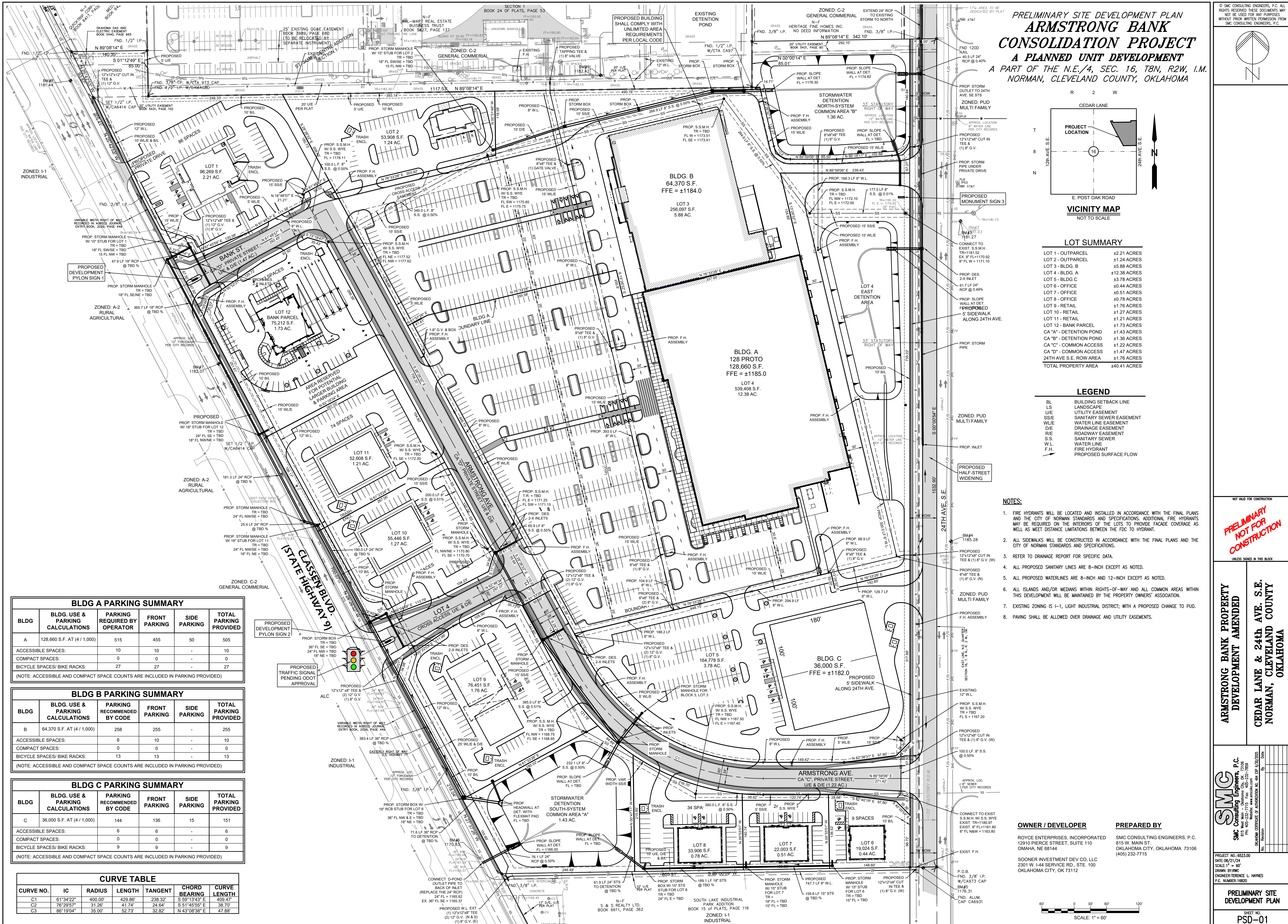
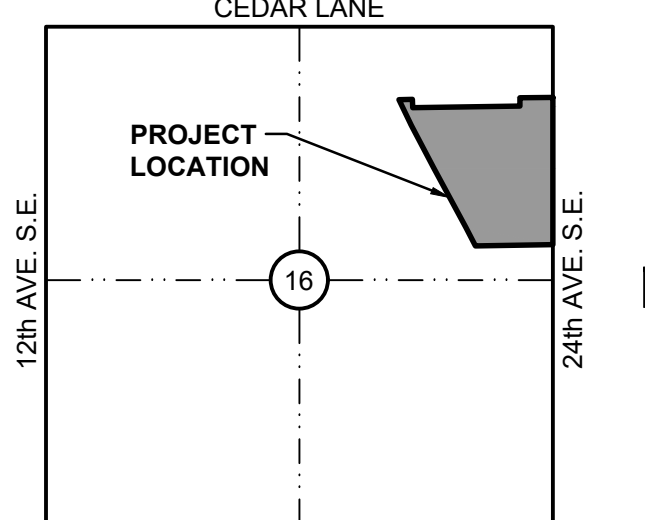






PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK
CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
NOT TO SCALE

LOT SUMMARY

LOT 1 - OUTPARCEL	±2.21 ACRES
LOT 2 - OUTPARCEL	±1.24 ACRES
LOT 3 - BLDG. B	±5.88 ACRES
LOT 4 - BLDG. A	±12.38 ACRES
LOT 5 - BLDG. C	±3.78 ACRES
LOT 6 - OFFICE	±0.44 ACRES
LOT 7 - OFFICE	±0.51 ACRES
LOT 8 - OFFICE	±0.78 ACRES
LOT 9 - RETAIL	±1.76 ACRES
LOT 10 - RETAIL	±1.27 ACRES
LOT 11 - RETAIL	±1.21 ACRES
LOT 12 - BANK PARCEL	±1.73 ACRES
CA "A" - DETENTION POND	±1.43 ACRES
CA "B" - DETENTION POND	±1.36 ACRES
CA "C" - COMMON ACCESS	±1.22 ACRES
CA "D" - COMMON ACCESS	±1.47 ACRES
24TH AVE S.E. ROW AREA	±1.76 ACRES
TOTAL PROPERTY AREA	±40.41 ACRES

LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- UE UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- RIE ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT; WITH A PROPOSED CHANGE TO PUD.
- PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

BLDG A PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED BY OPERATOR	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
A	128,660 S.F. AT (4 / 1,000)	515	455	50	505
ACCESSIBLE SPACES: 10					
COMPACT SPACES: 0					
BICYCLE SPACES/ BIKE RACKS: 27					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

BLDG B PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
B	64,370 S.F. AT (4 / 1,000)	258	255	-	255
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/ BIKE RACKS: 13					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

BLDG C PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
C	36,000 S.F. AT (4 / 1,000)	144	136	15	151
ACCESSIBLE SPACES: 6					
COMPACT SPACES: 0					
BICYCLE SPACES/ BIKE RACKS: 9					

(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

CURVE TABLE

CURVE NO.	IC	RADIUS	LENGTH	TANGENT	CHORD BEARING	CURVE LENGTH
C1	61°34'22"	400.00'	429.86'	238.32'	S 59°13'45" E	409.47'
C2	78°29'57"	31.26'	41.74'	24.84'	S 51°45'55" E	38.70'
C3	86°19'04"	35.00'	52.73'	32.82'	N 43°08'38" E	47.88'

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ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED

CEDAR LANE & 24th AVE. S.E. NORMAN, CLEVELAND COUNTY OKLAHOMA

PRELIMINARY SITE DEVELOPMENT PLAN
PSD-01

NOT VALID FOR CONSTRUCTION

PRELIMINARY
NOT FOR
CONSTRUCTION

UNLESS SHOWN IN THIS BLOCK

OWNER / DEVELOPER
ROYCE ENTERPRISES, INCORPORATED
12910 PIERCE STREET, SUITE 110
OMAHA, NE 68144

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

SOONER INVESTMENT DEV CO, LLC
2301 W. I-44 SERVICE RD., STE. 100
OKLAHOMA CITY, OK 73112

PROJECT NO.: 6623.00
DATE: 08/21/24
SCALE: 1" = 60'
DRAWN BY: SMC
ENGINEER: TERRY L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN
PSD-01