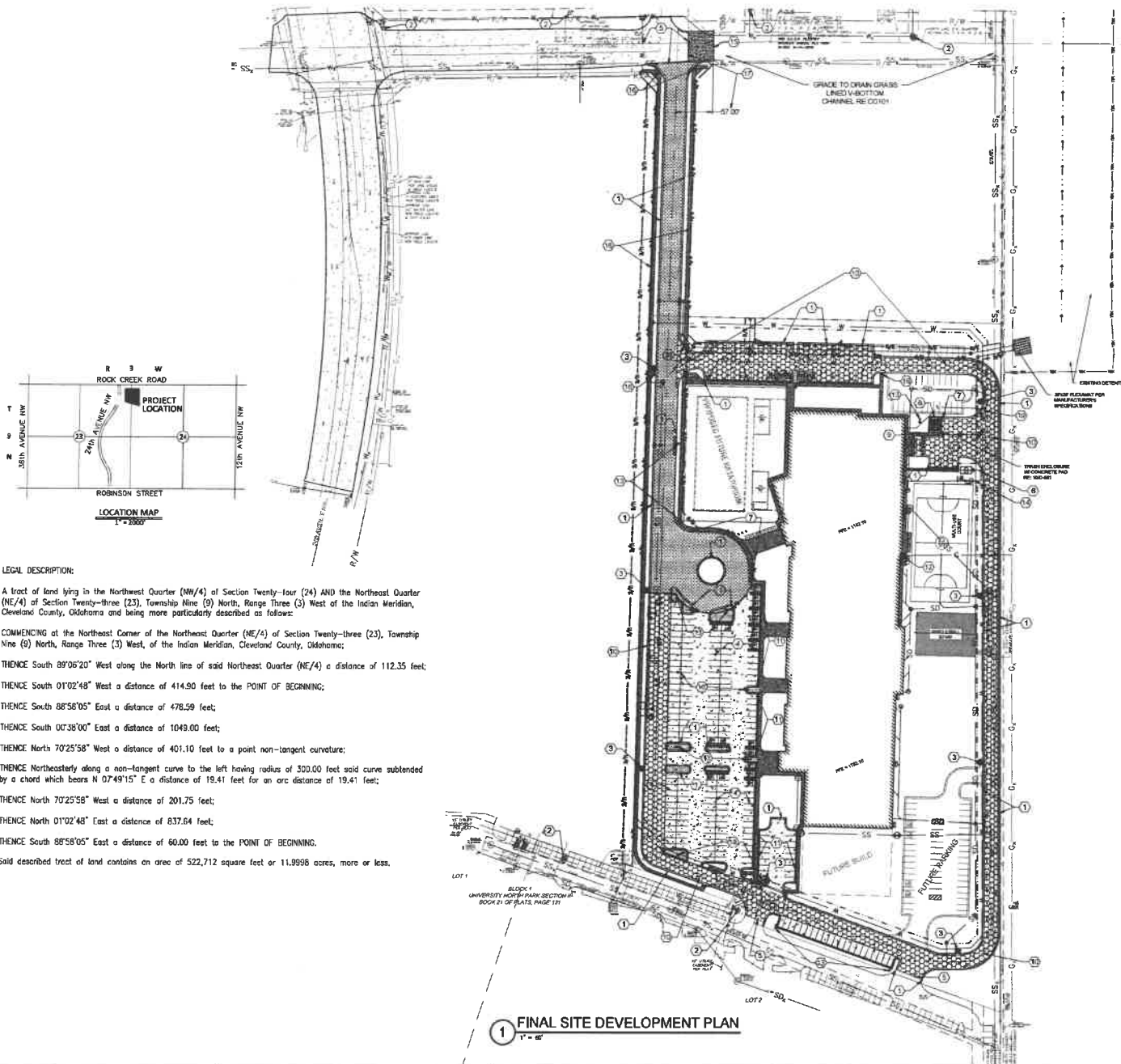


FINAL SITE DEVELOPMENT PLAN  
YFAC ADDITION, A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 OF SEC. 23 AND THE N.W. 1/4 OF SECTION 24, T24N, R3W, 14M,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24) AND the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Nine (9) North, Range Three (3) West, of the Indian Meridian, Cleveland County, Oklahoma;

THENCE South 89°06'20" East along the North line of said Northeast Quarter (NE/4) a distance of 112.35 feet;

THENCE South 01°02'48" West a distance of 414.90 feet to the POINT OF BEGINNING;

THENCE South 88°58'05" East a distance of 478.59 feet;

THENCE South 00°38'00" East a distance of 1049.00 feet;

THENCE North 70°25'58" West a distance of 401.10 feet to a point non-tangent curvature;

THENCE Northeastly along a non-tangent curve to the left having radius of 300.00 feet said curve subtended by a chord which bears N 07°49'15" E a distance of 19.41 feet for an arc distance of 19.41 feet;

THENCE North 70°25'58" West a distance of 201.75 feet;

THENCE North 01°02'48" East a distance of 837.64 feet;

THENCE South 88°58'05" East a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 522,712 square feet or 11,999.8 acres, more or less.

GENERAL NOTES

- REFER TO SHEET VAD01 FOR BASIS OF VERTICAL AND HORIZONTAL CONTROL.
- REFER TO SHEET C-001 FOR ADDITIONAL NOTES AND REQUIREMENTS.
- DIMENSIONS SHOWN ARE TO FACE OF CURBSIDE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO EXISTING PAVEMENT TO REMAIN. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION FENCE SHALL BE PLACED ALONG THE PROJECT LIMIT LINE EXCEPT WHERE SHOWN OTHERWISE ON THIS PLAN. AREAS OUTSIDE THE CONSTRUCTION FENCE BUT INSIDE THE PROJECT LIMIT LINE SHALL BE COORDINATED IN CONSTRUCTION PHASING SO AS TO MINIMIZE OBSTRUCTION OF TRAFFIC AND PEDESTRIAN ACCESS. WORK AREAS SHOWN OUTSIDE THE LIMITS OF CONSTRUCTION FENCE SHOWN ON THIS PLAN SHALL BE PROTECTED BY CONSTRUCTION FENCE DURING THOSE TIMES WHEN WORK IS TAKING PLACE IN THE AFFECTED AREAS.
- THE CONTRACTOR SHALL PHASE AND COORDINATE THE WORK SO AS TO MINIMIZE THE OBSTRUCTION OF TRAFFIC AND PEDESTRIAN ACCESS TO ADJACENT FACILITIES.
- FOR CLARITY, JOINTING IS NOT SHOWN ON THIS PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS FOR ACCESS.
- REFER TO LANDSCAPING FOR IRRIGATION SLEEVE LOCATIONS.

○ SHEET KEYNOTES

- 6" CONCRETE CURB (TYP)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PAVING LOT STRIPING, 4" WHITE (TYP.)
- SHAW CUT EXISTING PAVEMENT. REMOVE EXISTING PAVEMENT AND EXISTING CURB & GUTTER. PROTECT EDGE TO REMAIN. MEET & MATCH EXISTING PAVEMENT PER CITY OF NORMAN STD. RE: 16C-501, RE: 16C-501
- 4" WATER METER VAULT, RE: CUI-101
- CONCRETE BOLLARD
- DUMPSTER ENCLOSURE RE: 10C-501
- 6" FIRE LINE DOUBLE CHECK DETECTOR VAULT, RE: CUI-101
- FIRE LANE W/STRIPING
- CONCRETE WHEEL STOPS (TYP.) RE: 12C-501
- GAS METER, RE: CUI-101
- EXTERIOR LIGHT POLES, RE: 6S-101
- 2" BRIGGATION LINE W/ METER, BACKFLOW PREVENTER W/ VAULT, AND IRRIGATION PUMP PAD.
- ROAD CLOSED BARRICADES RE: C-508
- ADA RAMPS PER CITY OF NORMAN STANDARDS
- CONSTRUCT STREET TO PROPOSED DEAD END.
- 5' SIDEWALK W/ INSIDE RIGHT-OF-WAY PER CITY OF NORMAN STANDARD.
- FDC CONNECTION

LEGEND

	EXISTING ASPHALT PAVING
	EXISTING CONCRETE PAVING
	ASPHALT ROAD DESIGN PER CITY OF NORMAN RE: 11C-501
	NEW LIGHT DUTY ASPHALT PAVING RE: 1C-501
	NEW HEAVY DUTY ASPHALT PAVING RE: 2C-501
	NEW CONCRETE SIDEWALK RE: 3C-501
	NEW CONCRETE STREET SECTION RE: 4C-501

