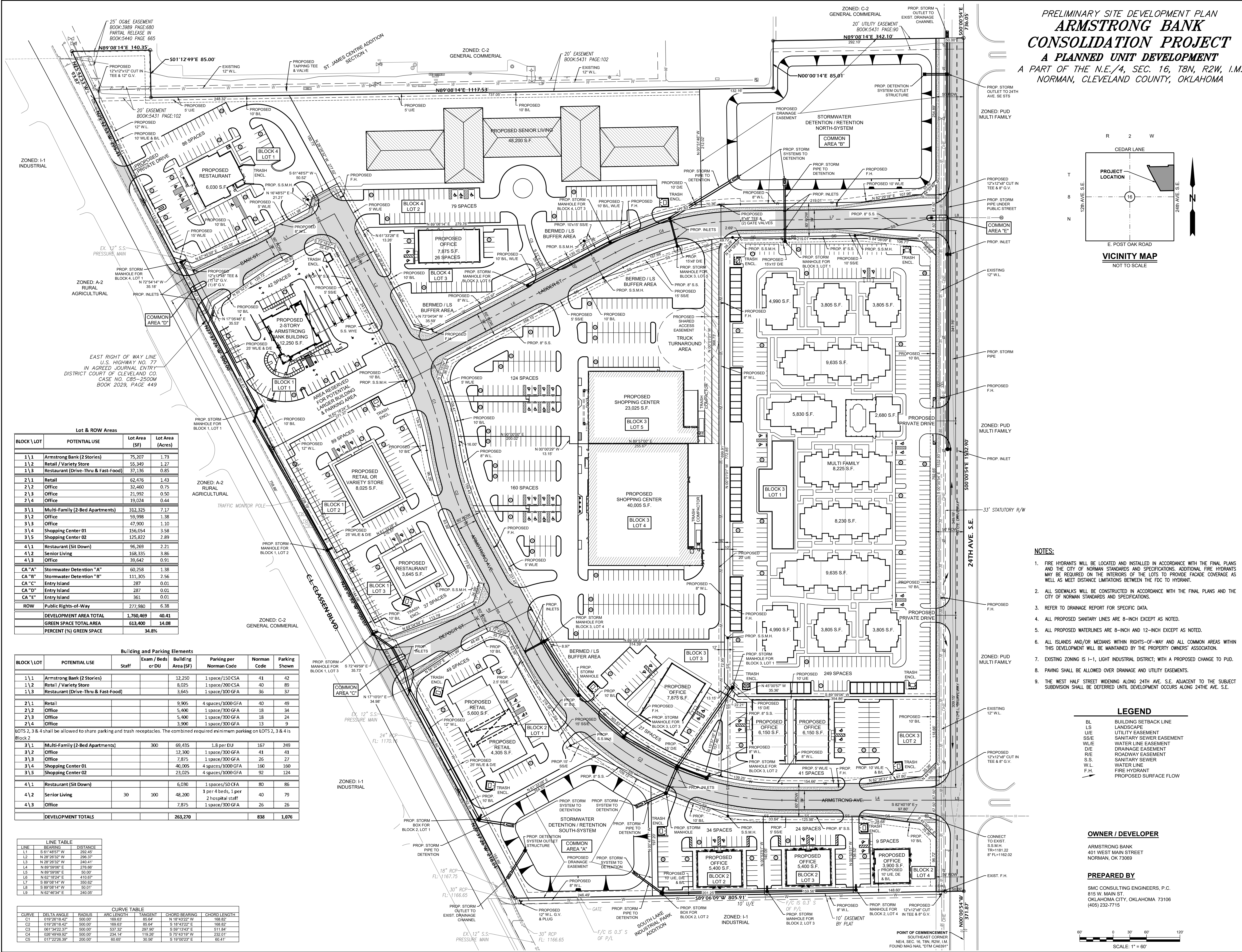
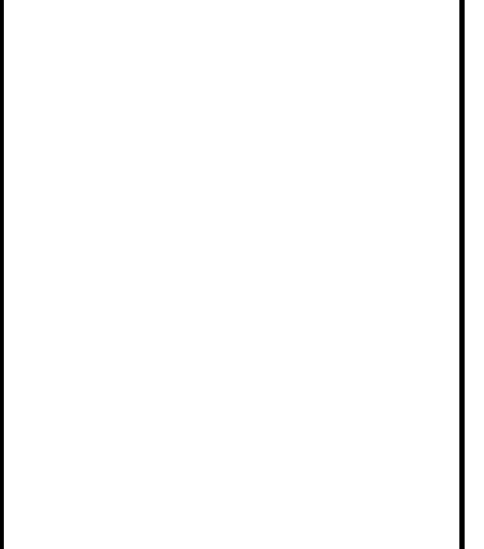


PRELIMINARY SITE DEVELOPMENT PLAN  
**ARMSTRONG BANK CONSOLIDATION PROJECT**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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**Lot & ROW Areas**

BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1.1	Armstrong Bank (2 Stories)	75,207	1.73
1.2	Retail / Variety Store	55,349	1.27
1.3	Restaurant (Drive-Thru & Fast-Food)	37,136	0.85
2.1	Retail	62,476	1.43
2.2	Office	32,460	0.75
2.3	Office	21,992	0.50
2.4	Office	19,024	0.44
3.1	Multi-Family (2-Bed Apartments)	312,325	7.17
3.2	Office	59,998	1.38
3.3	Office	47,900	1.10
3.4	Shopping Center 01	156,054	3.58
3.5	Shopping Center 02	125,822	2.89
4.1	Restaurant (Sit Down)	96,269	2.21
4.2	Senior Living	168,335	3.86
4.3	Office	39,642	0.91
CA "A"	Stormwater Detention "A"	60,258	1.38
CA "B"	Stormwater Detention "B"	111,305	2.56
CA "C"	Entry Island	287	0.01
CA "D"	Entry Island	287	0.01
CA "E"	Entry Island	263	0.01
ROW	Public Rights-of-Way	277,980	6.38
<b>DEVELOPMENT AREA TOTAL</b>		<b>1,760,469</b>	<b>40.41</b>
<b>GREEN SPACE TOTAL AREA</b>		<b>613,400</b>	<b>14.08</b>
<b>PERCENT (%) GREEN SPACE</b>			<b>34.8%</b>

**Building and Parking Elements**

BLOCK \ LOT	POTENTIAL USE	Staff	Exam / Beds or DU	Building Area (SF)	Parking per Normal Code	Normal Code	Parking Shown
1.1	Armstrong Bank (2 Stories)			12,250	1 space/150 CSA	41	42
1.2	Retail / Variety Store			8,025	1 space/200 CSA	40	89
1.3	Restaurant (Drive-Thru & Fast-Food)			3,645	1 space/100 GFA	36	37
2.1	Retail			9,905	4 spaces/1000 GFA	40	49
2.2	Office			5,400	1 space/300 GFA	18	34
2.3	Office			5,400	1 space/300 GFA	18	24
2.4	Office			3,900	1 space/300 GFA	13	9
LOTS 2, 3 & 4 shall be allowed to share parking and trash receptacles. The combined required minimum parking on LOTS 2, 3 & 4 is Block 2							
3.1	Multi-Family (2-Bed Apartments)	300		69,435	1.8 per DU	167	249
3.2	Office			12,300	1 space/300 GFA	41	41
3.3	Office			7,875	1 space/300 GFA	26	27
3.4	Shopping Center 01			40,005	4 spaces/1000 GFA	160	160
3.5	Shopping Center 02			23,025	4 spaces/1000 GFA	92	124
4.1	Restaurant (Sit Down)			6,030	1 spaces/50 CFA	80	86
4.2	Senior Living	30	100	48,200	1 per 4 beds, 1 per 2 hospital staff	40	79
4.3	Office			7,875	1 space/300 GFA	26	26
<b>DEVELOPMENT TOTALS</b>				<b>263,270</b>		<b>838</b>	<b>1,076</b>

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 61°48'57" W	292.45'
L2	N 28°20'32" W	296.37'
L3	N 28°20'32" W	240.41'
L4	N 89°59'06" E	276.68'
L5	N 89°59'06" E	50.00'
L6	N 62°18'24" E	410.67'
L7	S 89°08'14" W	350.62'
L8	S 89°08'14" W	50.01'
L9	N 62°46'34" E	240.05'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	019°26'18.42"	500.00'	169.83'	85.64'	N 18°43'22" W	168.82'
C2	019°26'18.42"	500.00'	169.83'	85.64'	S 18°43'22" E	168.82'
C3	061°34'22.33"	500.00'	537.32'	297.90'	S 59°13'43" E	511.84'
C4	028°49'49.62"	500.00'	234.14'	119.26'	S 75°43'19" W	232.01'
C5	017°22'28.39"	200.00'	60.85'	30.58'	S 19°02'23" E	60.41'

- 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.
  - THE WEST HALF STREET WIDENING ALONG 24TH AVE. S.E. ADJACENT TO THE SUBJECT SUBDIVISION SHALL BE DEFERRED UNTIL DEVELOPMENT OCCURS ALONG 24TH AVE. S.E.

**LEGEND**

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

**OWNER / DEVELOPER**

ARMSTRONG BANK  
 401 WEST MAIN STREET  
 NORMAN, OK 73069

**PREPARED BY**

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

NOT VALID FOR CONSTRUCTION  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 UNLESS SHOWN IN THIS BLOCK

**ARMSTRONG BANK CONSOLIDATION PROJECT**  
 CEDAR LANE & 24th AVE. S.E.  
 NORMAN, CLEVELAND COUNTY OKLAHOMA

**SMC Consulting Engineers, P.C.**  
 SMC Consulting Engineers, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106  
 (405) 232-7715  
 ENGINEER-TRENCE L. HAYNES  
 P.E. NUMBER: 18620

PROJECT NO. 6523.00  
 DATE: 06/26/23  
 SCALE: 1" = 60'  
 DRAWN BY: SMC  
 CHECKED BY: TRENCE L. HAYNES  
 P.E. NUMBER: 18620

PRELIMINARY SITE DEVELOPMENT PLAN  
 SHEET NO. PSD-01