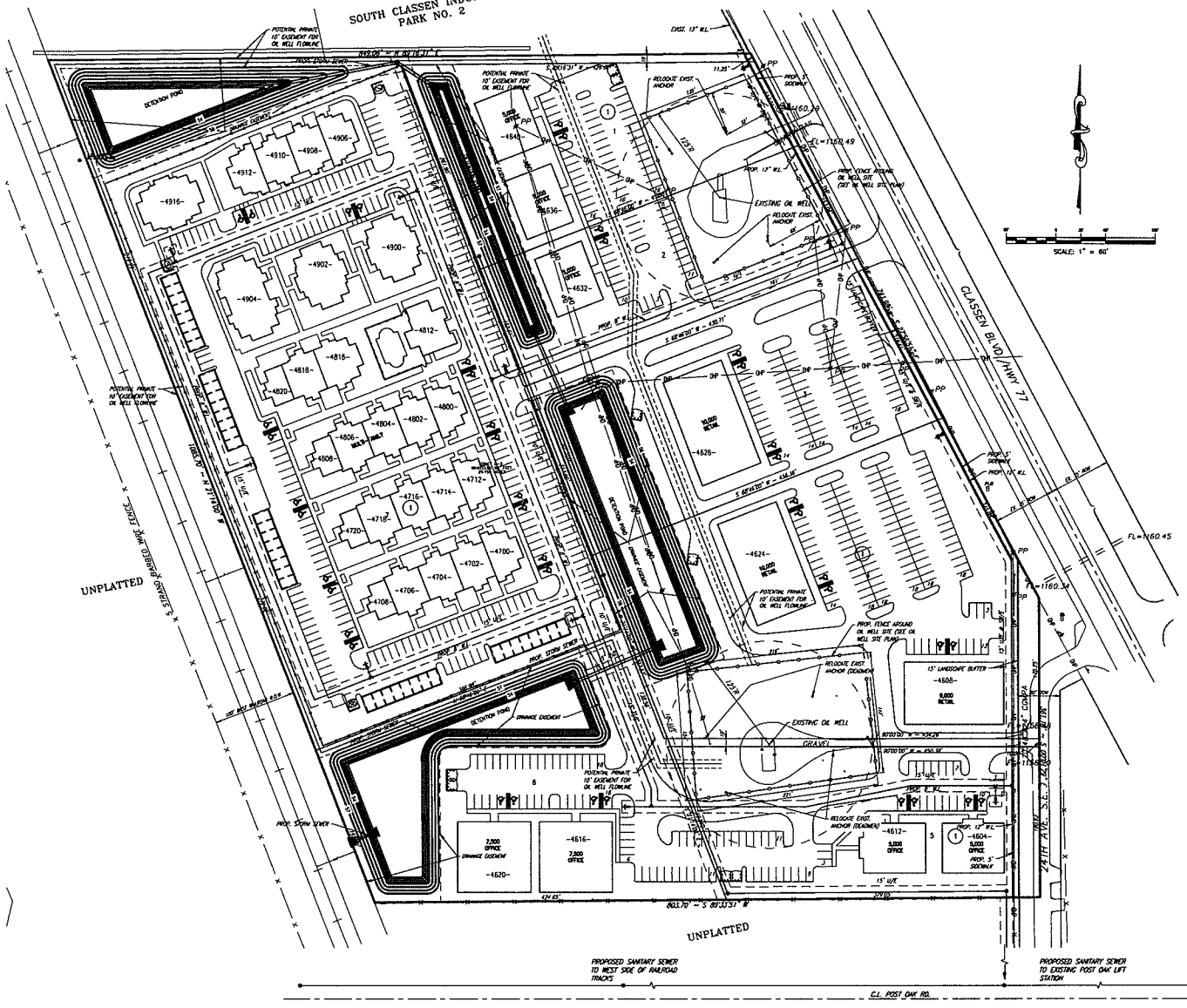
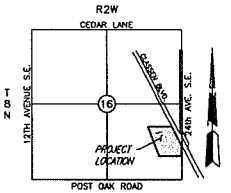
PRELIMINARY SITE PLAN

CLASSEN BUSINESS PARK

A PART OF THE S.E. ¼ OF SECTION 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON OPEN SPACE WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF CLASSEN BUSINESS PARK.
2. THE ENTRY GATE FOR THE MULTI-FAMILY LOT SHALL HAVE A SIREN OPERATING SENSOR (SOS) AND A MANUAL RELEASE.
3. SEE OIL WELL SITE PLAN.

PARKING LOT REQUIREMENTS			
USE	SIZE	PARKING REQUIRED	PARKING SHOWN
Office	40,000 SF	(1/300 SF GFA) 134	175
Retail	29,000 SF	(1/200 SF GFA) 145	205
Apartments	102	(1.8 per DU) 184	255

PARKING SPACES SHOWN	
Office Lot 1	48
Office Lot 2	29
Retail Lot 3	88
Retail Lot 4	117
Office Lot 5	48
Office Lot 6	55
Apt Lot 7	255

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF CLASSEN BUSINESS PARK. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER/DEVELOPER:
CEDAR LANE, L.L.C.
P.O. BOX 5156
NORMAN, OK 73070

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

CLASSEN BUSINESS PARK

24th AVE. S.E. & POST OAK RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
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OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 1515 EXP. DATE 06/30/2021

No.	Revision	By	Date
1	PER CITY COMMENTS	BDS	11/17/2017
2	REVISED PER CITY COMMENTS	BDS	12/18/2017

PROJECT NO.: 6033.00
DATE: 11/07/17
SCALE: 1" = 60'
DRAWN BY: D.S.
ENGINEER: TOM L. McCALEB
P.E. NUMBER: 13418

PRELIMINARY SITE PLAN

SHEET NO.
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