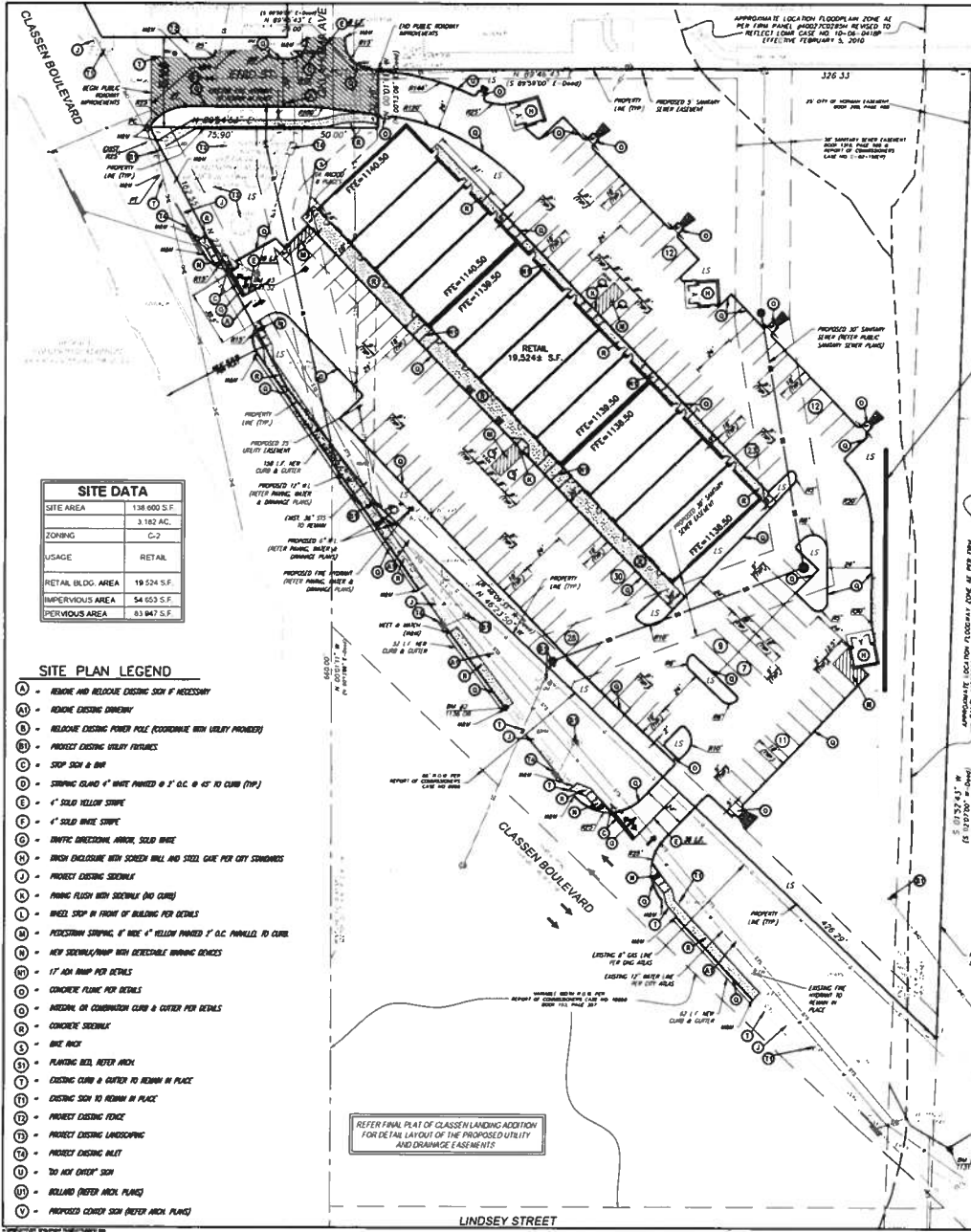


# FINAL SITE PLAN

## CLASSEN LANDING ADDITION

BEING A REPLAT OF BLOCK 14, SOUTHRIDGE ADDITION  
AND A PART OF THE S.E. 1/4 OF SECTION 32, 19N, R2W, 1.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SITE DATA	
SITE AREA	138,600 S.F.
	3.162 AC.
ZONING	C-2
USAGE	RETAIL
RETAIL BLDG. AREA	19,524 S.F.
IMPERVIOUS AREA	54,153 S.F.
PERVIOUS AREA	81,947 S.F.

### SITE PLAN LEGEND

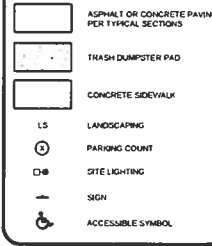
- (A) - REMOVE AND RELOCATE EXISTING SIGN IF NECESSARY
- (B) - REMOVE EXISTING DRIVEWAY
- (C) - RELOCATE EXISTING POWER POLE (COORDINATE WITH UTILITY PROVIDER)
- (D) - PROTECT EXISTING UTILITY FEATURES
- (E) - STOP SIGN & BAR
- (F) - STOPPING ISLAND 4" WHITE PAINTED @ 1" O.C. @ 45 TO CURB (TYP)
- (G) - 4" SOLID YELLOW STRIPE
- (H) - 4" SOLID WHITE STRIPE
- (I) - TRAFFIC DIAGONAL ARROWS, SOLID WHITE
- (J) - TRAFFIC ENCLOSURE WITH SCREEN WALL AND STEEL GATE PER CITY STANDARDS
- (K) - PROTECT EXISTING SIDEWALK
- (L) - FINISH FRESH WITH SIDEWALK (NO CURBS)
- (M) - WHEEL STOP IN FRONT OF BUILDING PER DETAILS
- (N) - PEDESTRIAN STOPPING, 18" HIGH 4" YELLOW PAINTED 2" O.C. PARALLEL TO CURB
- (O) - NEW SIDEWALK/TRAMP WITH REVERSIBLE WARNING GENEXES
- (P) - 18" ANI RAMP PER DETAILS
- (Q) - CONCRETE PLUMB PER DETAILS
- (R) - METAL OR COMBINATION CURB & GUTTER PER DETAILS
- (S) - CONCRETE SIDEWALK
- (T) - WALK BIKE
- (U) - PLANTING BED, REFER ARCH.
- (V) - EXISTING CURB & GUTTER TO REMAIN IN PLACE
- (W) - EXISTING SIGN TO REMAIN IN PLACE
- (X) - PROTECT EXISTING FENCE
- (Y) - PROTECT EXISTING LANDSCAPING
- (Z) - PROTECT EXISTING INLET
- (AA) - DO NOT CHOP SIGN
- (AB) - ROLLTOP REFER ARCH. PLANS
- (AC) - PROPOSED CORNER SIGN (REFER ARCH. PLANS)

REFER FINAL PLAT OF CLASSEN LANDING ADDITION FOR DETAIL LAYOUT OF THE PROPOSED UTILITY AND DRAINAGE EASEMENTS



BENCHMARK - BM 1	
ELEVATION	1128.81
MONUMENT	OUT "3"
LOCATION	ON S.E. CORNER OF HEADWALL AT SIDE CLASSEN BOULEVARD S. OF S. PROPERTY CORNER
BENCHMARK - BM 2	
ELEVATION	1138.08
MONUMENT	OUT "3"
LOCATION	ON TOP OF CURB ON W. SIDE CLASSEN BOULEVARD, MIDDLE OF WEST PROPERTY LINE
BENCHMARK - BM 3	
ELEVATION	1141.32
MONUMENT	OUT "3"
LOCATION	ON TOP OF CURB ON WEST SIDE CLASSEN AVENUE S. OF A.R. PROPERTY CORNER

### SITE LEGEND



PARKING SUMMARY			
LOT NO.	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED	PARKING PROVIDED
1	19,524 S.F. AT (1200')	69	132
TOTAL	19,524 S.F.	69	132
ACCESSIBLE SPACES		7	4

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

\*70% OF THE RETAIL SPACE CLASSIFIED AS CUSTOMER SERVICE AREA

BICYCLE PARKING DATA		
AUTOMOBILE PARKING SPACES (132 SPACES)	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
THREE (3) AUTOMOBILE SPACES	1	PROVIDED
REMAINING 129 SPACES (1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES)	7	
TOTAL	8	

- NOTES:
- UPON COMPLETION OF FINISH OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PARALLEL MARKINGS AS SHOWN HEREON. ON-SITE PARKING SIGN STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. ACCESSIBLE STRIPES SHALL BE PAINTED AND COLORED FOR FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND WHERE APPLICABLE SHALL BE IN ACCORDANCE WITH LATEST BUILDING CODE.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FINISH EXISTING, PRE-EXISTING BUILDINGS, SIGNAGE AND MARKINGS AND EXISTING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS AND EXISTING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS. LOCATIONS, MATERIALS, HEIGHTS, SPACINGS AND SPACING CONTRACTORS SHALL BE DETERMINED IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.
  - CONTRACTOR IS RESPONSIBLE TO MEET AND MAINTAIN NEW PARALLEL WITH EXISTING ADJACENT PARALLEL AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND HORIZONTAL.
  - UNLESS OTHERWISE NOTED, ALL BARS ON PARKING SIGNS SHALL BE 2".
  - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR EXISTING CALL ONE AT 1-800-522-5243 PRIOR TO ANY EXCAVATION.
  - FOR ALL LIGHTING & BEST PRACTICES DETAILS & REQUIREMENTS SEE ARCHITECTURAL PLANS, MOMENTUM SIGN DETAIL AND LOCATION APPROVAL IS BY CITY.
  - EXISTING AND NEWLY PROVIDED UNIMPROVED PARKING SPACES SHALL BE PAVED BY THE INSTALLATION OF A STANDARD INTERNATIONAL UNIMPROVED UNIMPROVED STRIPES, SIGN OR LEADS NOT LESS THAN 12 INCHES BY 18 INCHES IN SIZE PERMANENTLY LOCATED IN FRONT OF SIGN SPACES. ALL SIGNAGE CONTRACTOR UPON APPROVAL BY THE BUILDING DEPARTMENT.
  - REMOVAL OF EXISTING CURBS AND GUTTERS, EXISTING POWER LINES, STRUCTURES, TREES, FINISH, ETC. ARE NOT SHOWN HERE FOR CLARITY. CONTRACTOR SHALL REFER TO EXISTING SURVEY TO DETERMINE NECESSARY EXISTING STRUCTURES TO ACCOMMODATE PROPOSED DRIVEWAYS, BUILDING, FINISH, EXISTING POWER AND NEW PARKING AREAS. CONTRACTOR SHALL CONSTRUCT NEW CURB AND GUTTER ALONG PUBLIC STREETS. THE NEW CURB AND GUTTER ALONG PUBLIC STREET SHALL BE IN ACCORDANCE WITH THE CITY STREET STANDARDS.
  - SCALE OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY. EXISTING CONTRACTOR SHALL REFER TO UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY SERVICES. EXISTING PLAN FOR EXISTING, PROPOSED SITE PREPARATION AND EXISTING WORK, EXISTING CONTROL PLAN AND DETAIL FOR EXISTING AND RECONSTRUCTION CONTROL, EXISTING, FINISH SECTION DETAILS FOR FINISH TYPE.
  - ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS. CONTRACTOR SHALL REFER TO EXISTING SURVEY TO DETERMINE NECESSARY EXISTING STRUCTURES TO ACCOMMODATE PROPOSED DRIVEWAYS, BUILDING, FINISH, EXISTING POWER AND NEW PARKING AREAS. CONTRACTOR SHALL CONSTRUCT NEW CURB AND GUTTER ALONG PUBLIC STREETS. THE NEW CURB AND GUTTER ALONG PUBLIC STREET SHALL BE IN ACCORDANCE WITH THE CITY STREET STANDARDS.
  - CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING SIGNAGE TO BE REMOVED AS SHOWN ON THIS SHEET FOR REFERENCE ONLY.
  - A DETAILED COPY OF THE SITE PLAN WILL BE PROVIDED FOR CONSTRUCTION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FINISH TYPE. EXISTING, PRE-EXISTING BUILDINGS, SIGNAGE AND MARKINGS AND EXISTING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS. LOCATIONS, MATERIALS, HEIGHTS, SPACINGS AND SPACING CONTRACTORS SHALL BE DETERMINED IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPROPRIATE CHANGED OR DISTURBED DUE TO CONSTRUCTION.
  - A "WORK ZONE POINT" MUST BE OBTAINED FROM THE TRAFFIC MANAGEMENT DIVISION AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF WORK. ALL PLANS OF WORKING MUST BE APPROVED BY THE TRAFFIC MANAGEMENT DIVISION. CONTRACTOR SHALL CONTACT THE TRAFFIC MANAGEMENT DIVISION FOR FURTHER INSTRUCTIONS.

SOME OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY. EXISTING CONTRACTOR SHALL REFER TO UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY SERVICES. EXISTING PLAN FOR EXISTING, PROPOSED SITE PREPARATION AND EXISTING WORK, EXISTING CONTROL PLAN AND DETAIL FOR EXISTING AND RECONSTRUCTION CONTROL, EXISTING, FINISH SECTION DETAILS FOR FINISH TYPE.

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PROJECT NO. 8773-00  
SHEET NO. 1 OF 1  
SCALE: 1"=30'  
DRAWN BY: J. HIGGINS  
CHECKED BY: J. HIGGINS  
DATE: 11/18/18

**SITE PLAN**  
SHEET 1