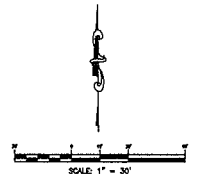


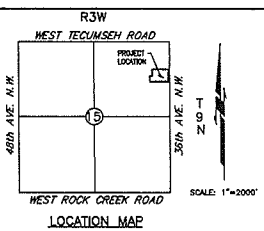
BENCHMARK - BM #1	
ELEVATION	1189.83
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. CURB LINE OF CASCADE BLVD. N.W. CORNER OF 36TH AVE. N.W. AND CASCADE BLVD.

BENCHMARK - BM #2	
ELEVATION	1193.72
MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. CURB LINE OF CASCADE BLVD. APPROX. 34' S.W. OF S.W. CORNER OF PROPERTY.

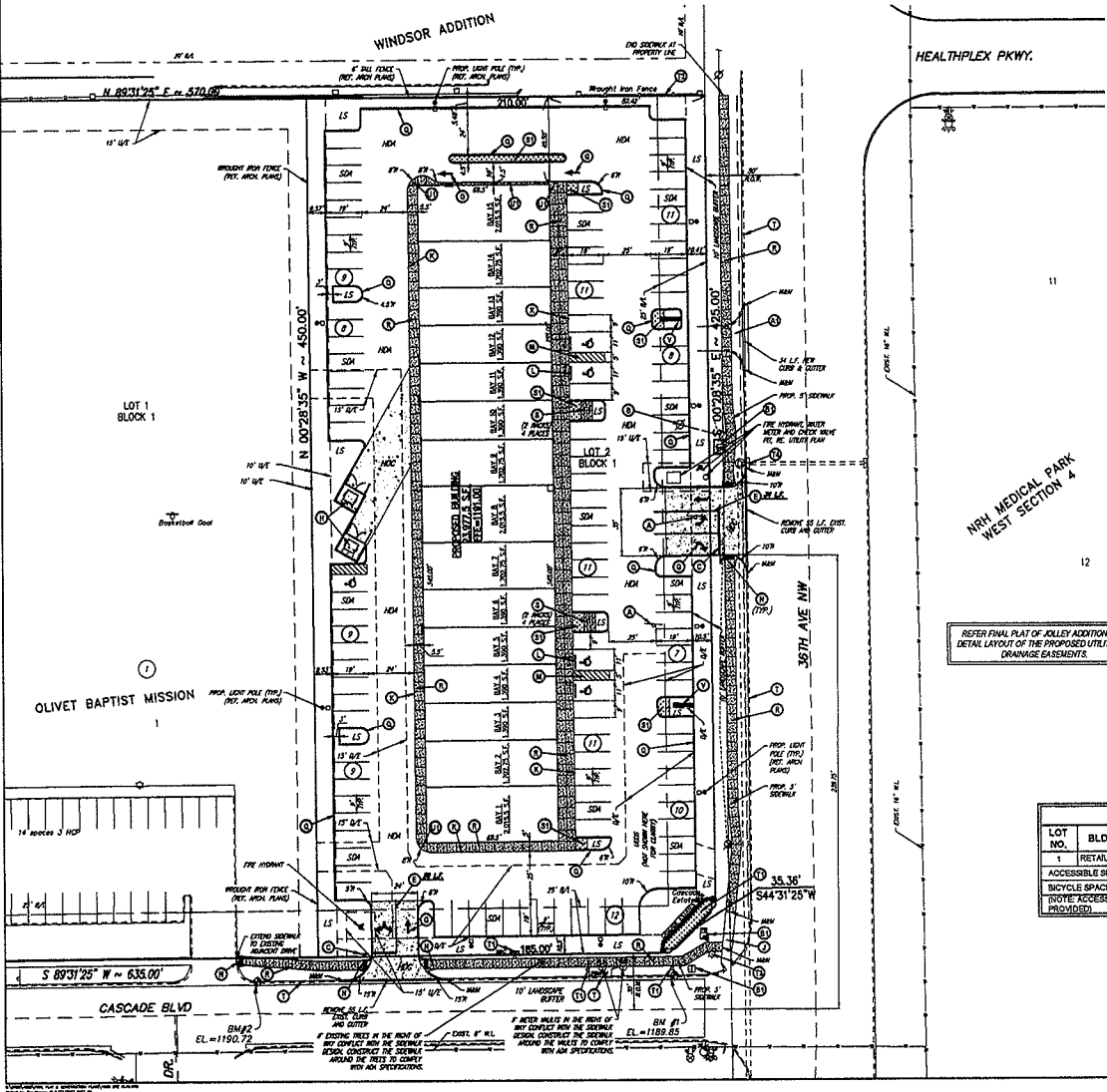
SITE DATA	
LOT AREA	2,182.22 AC.
TOTAL SITE AREA	94,186.78 S.F. ± 2,182.22 AC.
CURRENT ZONING	C-1, LOCAL COMMERCIAL
USAGE	RETAIL
BLDG. AREA	DEPARTMENT AND VARIETY STORES: 23,977.5 S.F.



- 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 & BAY
 - (F) STOPPING ISLAND 4" WHITE PAINTED @ 2' O.C. @ 45° TO CURB (TYP.)
 - (G) 4" SOLID YELLOW STOP
 - (H) 4" SOLID WHITE STOP
 - (I) TRAFFIC DIRECTIONAL ARROW, SOLID WHITE
 - (J) TRASH ENCLOSURE WITH SCREEN WALL AND STEEL GATE PER ARCH. PLANS
 - (K) PROTECT EXISTING SIDEWALK
 - (L) FINISH FLOOR WITH SIDEWALK (NO CURB)
 - (M) WHEEL STOP IN FRONT OF BUILDING (REFER DETAIL)
 - (N) PEDESTRIAN STOPPING, 6" WIDE 4" YELLOW PAINTED 2' O.C. PARALLEL TO CURB
 - (O) NEW SIDEWALK/STAMP WITH DETECTABLE WARNING DEVICES
 - (P) WIDENING OF COMBINATION CURB & CUTTER PER DETAILS
 - (Q) CONCRETE SIDEWALK
 - (R) ONE INCH
 - (S) PLANTING BED, REFER ARCH.
 - (T) EXISTING CURB & CUTTER TO REMAIN IN PLACE
 - (U) EXISTING SIGN TO REMAIN IN PLACE
 - (V) PROTECT EXISTING FENCE
 - (W) PROTECT EXISTING LIGHT POLE
 - (X) PROTECT EXISTING ALLEY
 - (Y) DO NOT ENTER SIGN
 - (Z) BALLIAD (REFER ARCH. PLANS)
 - (AA) PROPOSED CENTER SIGN (REFER ARCH. PLANS)



- NOTES:**
- UPON COMPLETION OF FINISH OPERATIONS THE CONTRACTOR SHALL INSTALL THE PARKING STRIPES AND PROHIBIT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. ACCESSIBLE STRIPES SHALL BE PAINTED AND SLOPED PER FEDERAL, STATE AND LOCAL REQUIREMENTS, AND WHERE APPLICABLE SHALL BE IN ACCORDANCE WITH LATEST BUILDING CODE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FINISH ENCLASURES, FINISH SIDEWALKS, FINISH FLOORING AND FINISH LIGHTING. RETROFLECTIVE ALPS, FOR EXIST BUILDING UTILITY ENTRANCE LOCATIONS, MEDIUM, LARGE, QUARTERS AND TRASH CONTRACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE SITE ZONING ORDINANCE.
 - CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND UNOBTAINING.
 - UNLESS OTHERWISE NOTED, ALL PAIR ON PARKING ISLANDS 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 CONDUCTING CALL ONE AT 1-800-523-4343 PRIOR TO ANY EXCAVATIONS.
 - FOR ALL LIGHTING & BASE POLE DETAILS & REQUIREMENTS SEE ARCHITECTURAL PLANS. MONUMENT SIGN DETAIL AND LOCATION APPROVAL IS BY OTHERS.
 - EACH AND EVERY REQUIRED UNDIMENSIONED PARKING SPACE SHALL BE POSTED BY THE DISPLAY OF A STANDARD INTERNATIONAL HANDICAPPED WHEELCHAIR SYMBOL. ON LOT OR LOT NOT LESS THAN 12 INCHES BY 18 INCHES IN SIZE PERMANENTLY MOUNTED IN FRONT OF SAID SPACES. ALL SIGNS CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - REMOVING OF EXISTING CURBS AND CUTTERS, EXISTING POWER LINES, STRUCTURES, TREES, FINISH ETC. ARE NOT SHOWN HERE. FOR CLARITY, CONTRACTOR SHALL REFER TO EXISTING AND PROPOSED UTILITY SERVICES, OPENING PLAN FOR EXISTING, PROPOSED SITE PREVENTION AND DRIVING WORK, EROSION CONTROL, PLAN AND DETAIL FOR EROSION AND SEDIMENTATION CONTROL MEASURES, FINISH SECTION DETAILS FOR FINISH TYPE.
 10. SOME OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY. THEREFORE, CONTRACTOR SHALL REFER TO UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY SERVICES, OPENING PLAN FOR EXISTING, PROPOSED SITE PREVENTION AND DRIVING WORK, EROSION CONTROL, PLAN AND DETAIL FOR EROSION AND SEDIMENTATION CONTROL MEASURES, FINISH SECTION DETAILS FOR FINISH TYPE.
 11. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THE CITY OF NORMAN STANDARDS/SPECIFICATIONS AND THE OWNER'S SITE SPECIFIC STANDARDS/SPECIFICATIONS, THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS SHALL PREVAIL. ALL STOPPING AND PARKING MARKINGS SHALL BE 4" HIGH POLYURETHANE THERMOPLASTIC PER DOTTY TRAFFIC STANDARDS.
 12. DAMAGE TO ANY EXISTING TRAFFIC SIGNAL SYSTEM SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY ENGINEER.
 13. FIRE LANE STOPPING: PAINT FIRE LANE MARKING AS PER DETAIL, AND INSTALL FIRE LANE-NO PARKING SIGNS AS DIRECTED BY CITY FIRE MARSHALL. ADDITIONAL FIRE LANE MARKING AND FIRE LANE STOPPING MAY BE REQUIRED FOR FIRE APPROVAL BY THE FIRE MARSHALL. FIRE LANE STOPPING: TWO PARKING FIRE LANE MARKING SHALL CONSIST OF A 5' (5) HIGH RED AND RED STRIPES ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) HIGH INCH WHITE LETTERS AT 36-INCH MAXIMUM INTERVALS. STOPPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY STANDARDS. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE CITY FIRE MARSHALL.
 14. ALL STOP SIGNS WILL BE PROVIDED WITH STOP SIGNS.
 15. GENERAL CONTRACTOR SHALL REFER TO MEP SITE PLAN FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS AND FINAL POLE LOCATIONS. POLE LOCATIONS ARE SHOWN ON THE SHEET FOR REFERENCE ONLY.
 16. A DIGITAL COPY OF THE SITE PLAN WILL BE PROVIDED FOR CONSTRUCTION STAKING TO SET WAREHOUSE STRUCTURES NOT SHOWN ON THIS SITE PLAN.
 17. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.
 18. A WORK ZONE PERMIT MUST BE OBTAINED FROM THE TRAFFIC MANAGEMENT DIVISION AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF ANY WORK OR/OR PLACING OR REPAIRING ANY DAMAGED OR DISTURBED EXISTING TRAFFIC CONTROL DEVICES. CONTACT CITY OF NORMAN FOR FURTHER INSTRUCTIONS.



SITE LEGEND

[Symbol]	STANDARD DUTY ASPHALT (SDA)
[Symbol]	HEAVY DUTY ASPHALT (HDA)
[Symbol]	HEAVY DUTY CONCRETE (HDC)
[Symbol]	CONCRETE SIDEWALK
[Symbol]	LANDSCAPING
[Symbol]	PARKING COUNT
[Symbol]	SITE LIGHTING
[Symbol]	SGN
[Symbol]	ACCESSIBLE SYMBOL
[Symbol]	UNDERGROUND DETENTION SYSTEM

PARKING SUMMARY

LOT NO.	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED	PARKING PROVIDED
1	RETAIL AT 1200 DPF 18,182 SF CSA *	88	118
	ACCESSIBLE SPACES:	4	5
	BICYCLE SPACES/ BIKE RACKS:	7	8
(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)			
* CUSTOMER SERVICE AREA (CSA) = 23,977.5 SF x 80% = 19,182 SF			

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES (118 SPACES)	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST & AUTOMOBILE SERVICES	1	1
REMAINING 117 SPACES (1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES)	6	7
TOTAL	7	8

SOME OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY. THEREFORE, CONTRACTOR SHALL REFER TO UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY SERVICES, OPENING PLAN FOR EXISTING, PROPOSED SITE PREVENTION AND DRIVING WORK, EROSION CONTROL, PLAN AND DETAIL FOR EROSION AND SEDIMENTATION CONTROL MEASURES, FINISH SECTION DETAILS FOR FINISH TYPE.

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JOLLEY ADDITION

36th AVE. N.W. & CASCADE BLVD. NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
 1100 N. W. 10th St., Suite 100
 Norman, Oklahoma 73101
 Phone: 405.261.1234
 Fax: 405.261.1235
 Website: www.smc-engineers.com

PROJECT NO. 49102
 DATE: 10/27/14
 SCALE: 1"=30'
 OWNER: THE OWNER
 DRAWN: MARIANO A. KORN
 P.L. NUMBER: 14318

SITE PLAN