FINAL SITE DEVELOPMENT PLAN

ONCUE #138 ADDITION

A REPLAT OF LOT 24 (LOT LINE ADJUSTMENT #559), LOT 25 AND LOT 26, BLOCK 1, ENERGY SQUARE ADDITION AND A PART OF THE S.E. 1/4 OF SECTION 35, T9N, R3W OF THE I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOT 1, BLOCK 1, ±2.3102 ac.

PARKING DATA (GAS STATION WITH CONVENIENT STORE)

BUILDING BASE FLOOR AREA	4,978 S.F.
TOTAL PARKING PROVIDED	66 SPACES
TOTAL PARKING REQUIRED	63 SPACES
PARKING RATIO REQUIRED	1/300 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED	3 SPACES
ACCESSIBLE SPACES REQUIRED	3 SPACES

BICYCLE PARKING DATA

	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
AUTOMOBILE PARKING SPACES		
FIRST 8 AUTOMOBILE SPACES	1	
REMAINING 81 AUTOMOBILE SPACES (1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES)	4	
TOTAL	5	6

OWNER'S INFORMATION

OnCue RE, L.L.C.
918 North Main Street
Stillwater, Oklahoma 74075
Phone: (405) 372-3579

SITE DEVELOPMENT LEGEND

- (S1) - "DO NOT ENTER" FACING SOUTHEAST
- (S2) - "DO NOT ENTER" FACING WEST
- (S3) - "ONE WAY" SIGN FACING SOUTH
- (S4) - "DO NOT ENTER" FACING EAST "NO LEFT TURN" FACING WEST
- (S5) - "DO NOT ENTER" FACING EAST
- (S6) - STOP SIGN SUPPLEMENTED WITH "NO LEFT TURN" SIGN
- (C) - STAMPED CONCRETE COLORED WITH ANGLED CUTS
- (D1) - DRIVE #1 RIGHT IN/RIGHT OUT
- (D2) - DRIVE #2 FULL ACCESS
- (D3) - EXISTING DRIVE #3 FULL ACCESS
- (R) - 5' WIDE CONCRETE SIDEWALK
- (R1) - EXISTING CONCRETE SIDEWALK
- (W) - CONTINENTAL CROSSWALK STRIPING

MAIN STREET

LINDSEY STREET

LOCATION MAP
NOT TO SCALE

SPRINGER DRIVE

OnCue # 138
5,978 S.F.
FF=1148.00

SHARED ACCESS DRIVE

UNDERGROUND DETENTION SYSTEM

24th AVENUE S.W.

W LINDSEY STREET

PROPOSED NORTHBOUND LEFT TURN LANE

IDENTICAL POINTS

REFER VIEW 'A' FOR CONTINUATION

WILCOX DRIVE

VIEW 'A'
SCALE 1" = 30'

LEGAL DESCRIPTION:

A tract of land being part of Lot Twenty-four (24), all of Lots Twenty-five (25) and Twenty-six (26), Block One (1), ENERGY SQUARE, an Addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 20, Together with a part of the Southeast Quarter (SE/4) of Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, and together with Block Two (2) section block of land described in CLEVELAND COUNTY OF JUDGEMENT Case No. CJ-2018-2662 in the District Court of Cleveland County recorded in Book 5888, Page 1196, all being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter;
THENCE North 00°30'32" West, along the east line of said Southeast Quarter, a distance of 230.42 feet;
THENCE South 89°48'47" West a distance of 61.00 feet to a point of intersection of the west right of way line of 24th Avenue S.W. as established by DEDICATION DEED PUBLIC HIGHWAY recorded in Book 1155, Page 208, with the southerly right of way line of Lindsey Street as established by DEDICATION DEED PUBLIC HIGHWAY recorded in Book 2176, Page 318 and the POINT OF BEGINNING;
THENCE along the northerly right of way line of said DEDICATION DEED PUBLIC HIGHWAY and the southerly line of said JUDICIAL ENTRY OF JUDGEMENT instrument, also being the south right of way line of Lindsey Street, the following two (2) courses:
1. South 89°48'47" West a distance of 191.80 feet;
2. South 89°48'47" West a distance of 244.36 feet;
THENCE North 00°30'32" West, parallel with the east line of said Lot 24, and passing at a distance of 7.67 feet the south line of said Lot 24 and continuing for a total distance of 267.51 feet to a point on the north line of said Lot 24, also being a point on the south right of way line of Springer Drive;
THENCE North 89°48'47" East, along the north line of said Lots 24, Lot 25, Lot 26 and Lot 26 subdivision, also being the south right of way line of said Springer Drive, a distance of 345.00 feet to a point on the west right of way line of said 24th Avenue S.W.;
THENCE South 00°30'32" East, along said west right of way line, a distance of 197.11 feet to the POINT OF BEGINNING;
Said described tract of land contains an area of 100,652 square feet or 2.3102 acres, more or less.

The bearing of N 00°30'32" W on the east line of the S.E. Quarter of Section 35, Township 9 North, Range 3 West of the Indian Meridian was the basis of record was used as the basis of bearings for this plat.

NOTES:

1. FIRE HYDRANTS AND FIRE LANE SIGNING/MARKING WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC AREA.
4. EXISTING ZONING: C-3, GENERAL COMMERCIAL DISTRICT
5. TOTAL NUMBER OF BUILDINGS: (1)
   TOTAL NUMBER OF LOTS: (1)
6. ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES.
7. TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A HEAVILY DYMULE, SELF-LATCHING GATE SHALL BE PROVIDED.
8. ABANDON EXISTING SANITARY SEWER SERVICE CONNECTION AT THE EXISTING CITY MANHOLE PER CITY STANDARDS.
9. ABANDON EXISTING WATER SERVICE CONNECTION AND WATER METER AT THE MAIN PER CITY STANDARDS.
10. REFER TRAFFIC PLAN FOR THE SCOPE OF MINIMUM IMPROVEMENT WORK INCLUDING THE SIGNAGE AND STRIPING PLAN (MM, S.E. AND SPRINKLER LINES).

STORM DRAINAGE DETENTION FACILITY EASEMENT

LEGEND

ONCUE

ONCUE #138 ADDITION
W. LINDSEY ST. & 24TH AVE. S.W.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.

PROJECT NO. 07-130
DATE: 06/25/2008
SCALE: 1" = 30'
DESIGN BY: TSH
DRAWN BY: MANNING & ANN
K.S. MANNA, NO.16

FINAL SITE DEVELOPMENT PLAN

SHEET NO.
1