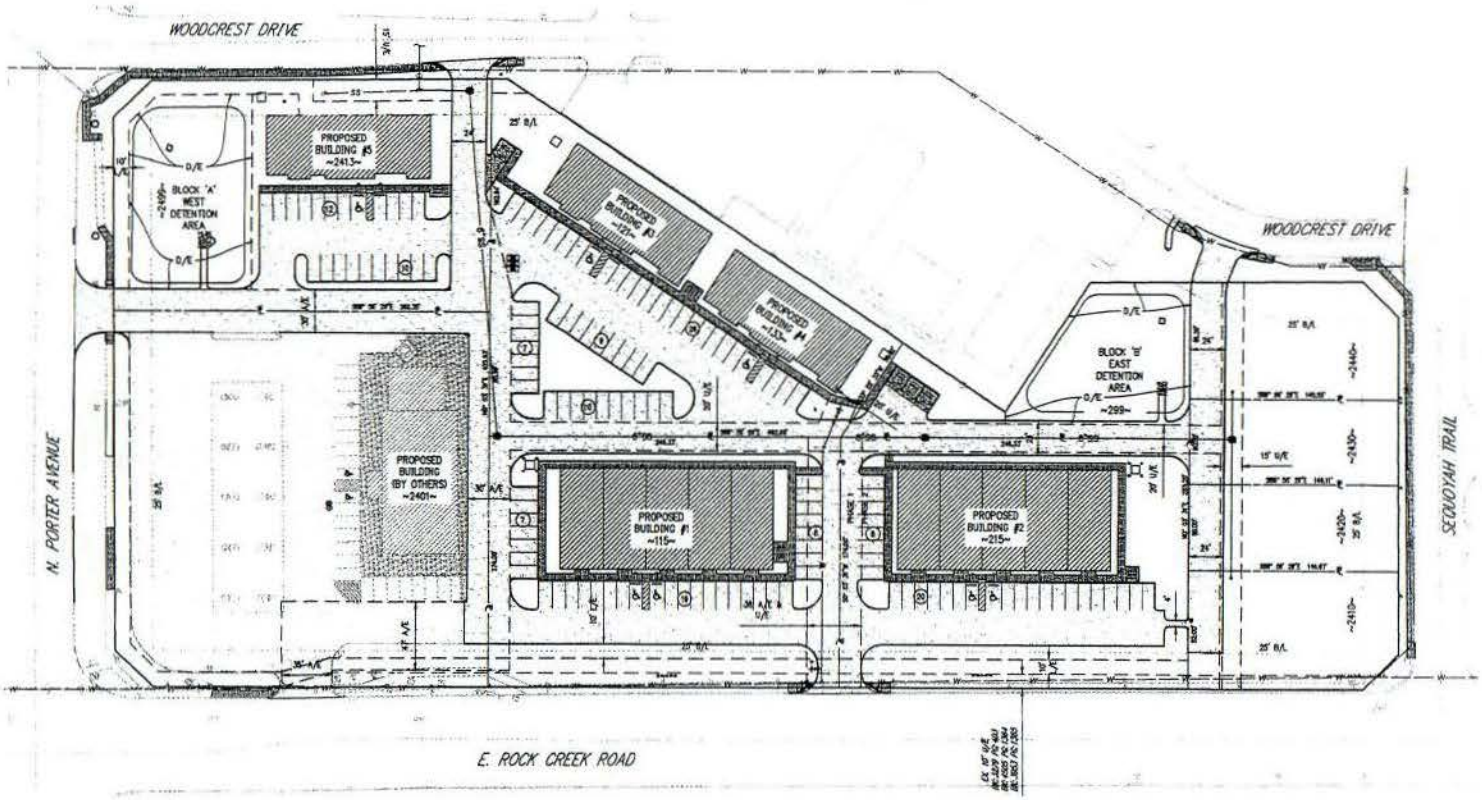
FINAL SITE PLAN
OF

LOT 2, BLOCK 1
WOODCREST ESTATES PLAZA ADDITION

A PART OF THE SW/4 OF SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



PARKING REQUIREMENTS:

ZONING: LOTS 1-5: GENERAL COMMERCIAL (C-2)
LOTS 6-9: MEDIUM DENSITY APARTMENT (RM-6)
USE: OFFICE AND RETAIL
ACREAGE: 6.13 AC
BUILDING SQ. FT. TOTAL: 33,700
PARKING REQUIREMENTS:

CRITERIA	DATA	REQUIRED
SHOPPING CENTER		
1 P.S./250 S.F.	33,615 S.F.	134 P.S.

HANDICAP PARKING REQUIREMENTS:
REQUIRED: 5
PROVIDED: 7
TOTAL REQUIRED PARKING: 138 P.S.
TOTAL PROVIDED PARKING: 136 P.S.
TOTAL REQUIRED BICYCLE PARKING: 8
TOTAL PROVIDED BICYCLE PARKING: 13
% OF LOT IMPERVIOUS= 53.1%
BUILDING & PARKING= 2.81 AC.
TOTAL PROPERTY= 5.29 AC.

PAVEMENT LEGEND

- STANDARD DUTY CONCRETE PAVEMENT - REFER TO DETAIL 4/C-504
- HEAVY DUTY CONCRETE PAVEMENT - REFER TO DETAIL 5/C-504
- CONCRETE SIDEWALK - REFER TO DETAILS 1-2/C-505

PAVING NOTES

1. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN FOR REVIEW BY THE ENGINEER, INDICATING THE LOCATIONS AND TYPES OF JOINTS PROPOSED. PAVING WORK SHALL NOT COMMENCE WITHOUT THE ENGINEER'S APPROVAL OF THE JOINT LAYOUT PLAN.
2. JOINT LAYOUT SHALL NOT PRODUCE ANY JOINTS THAT ARE CLOSER THAN 3' APART, AND SHALL NOT PRODUCE ANY ANGLES TO ANOTHER JOINT THAT ARE LESS THAN 80°.
3. JOINTS SHALL BE EXTENDED THROUGH CURBING AND SHALL BE PERPENDICULAR TO THE FACE OF CURB OR EDGE OF PAVING.
4. WIDTH TO LENGTH RATIO SHALL BE LESS THAN 1.25.

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GARDEN WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
6. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
8. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
9. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

ABBREVIATIONS

L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
B/L	BUILDING LINE
D/E	DRAINAGE EASEMENT

LEGEND

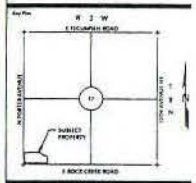
LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE
- WATER LINE
- BUILDING SET BACK
- RIGHT OF WAY
- LOT LINE
- WATER VALVE
- MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- SIGN

Crafton Tull
Oklahoma City, Oklahoma 73116
405.787.6270 | 405.787.6276
www.crafttull.com

GRAPHIC SCALE IN FEET

WOODCREST PLAZA
NORMAN, OK



No.	Description	Date

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PROJECT NO. 164002.00
DATE: 05/23/16
DRAWN BY: G. MARQUEZ
CHECKED BY:

REGISTERED PROFESSIONAL ENGINEER
GEORGE R. MARQUEZ
25787
OKLAHOMA

ISSUED FOR PERMIT

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SITE PLAN

C-101