



- NOTES:**
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - 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 MONOLITHIC.
  - UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS SHALL BE 3'.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE ARCH. PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
  - HANDICAPPED PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
  - MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
  - ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
  - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
  - FIRE LANE STRIPING, TWO PARKING FIRE LANE MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25' MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN, FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHAL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHAL.
  - SIGN OWNERS ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - PRIORITY OWNERS ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT POLES PLACED IN UTILITY EASEMENTS.
  - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - ALL STOP BARS WILL BE INSTALLED WITH STOP SIGNS.
  - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - CONSTRUCTION MANAGER SHALL HAVE SWS RUN PHOTOMETRICS. CONSTRUCTION MANAGER SHALL ALSO HAVE SWS SUPPLY ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS AND POLE LOCATIONS. IF IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY ADJUSTMENTS TO POLE LOCATIONS AS NECESSARY TO AVOID OBSTRUCTIONS (i.e. UNDERGROUND UTILITIES, SIDEWALKS, ETC.).
  - CONTRACTOR SHALL POT HOLE EACH LOCATION WHERE A NEW LIGHT POLE IS TO BE PLACED PRIOR TO CONSTRUCTION TO VERIFY THERE ARE NO CONFLICTS WITH EXISTING UTILITIES. IF CONTRACTOR DAMAGES EXISTING UTILITIES HE/SHE WILL REPLACE/REPAIR AT HIS/HER OWN EXPENSE.

**SITE DATA**

LOT AREA	1.8288 AC.
TOTAL SITE AREA	79707.53 S.F. ± 1.8288 AC.
CURRENT ZONING	C-2 GENERAL COMMERCIAL
USAGE	RESTAURANT & RETAIL
BLDG. AREA	RESTAURANT: 4,463 S.F. RETAIL: 8,257 S.F. TOTAL: 12,720 S.F.

**PARKING SUMMARY**

LOT NO.	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED	PARKING PROVIDED
1	RESTAURANT 4,463 S.F. AT 1/155 SF CSA	45	118
	RETAIL 8,257 S.F. AT 4 SP PER 1000 SF BSA	34	
TOTAL		79	118
ACCESSIBLE SPACES:		5	5
COMPACT SPACES:		0	0
BICYCLE SPACES/BIKE RACKS:		7	8

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

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NOT MADE FOR CONSTRUCTION

SHOPS AT TECUMSEH CROSSING  
TECUMSEH RD. & 24TH AVE. N.W.  
NORMAN, OKLAHOMA

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PROJECT NO.: 2008.03  
SCALE: 1"=20'  
DRAWN: TERRY L. WAINES  
P.L. NUMBER: 19020

**SITE PLAN**  
SHEET NO. 1