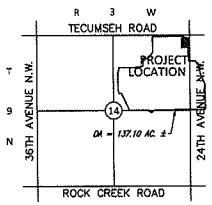
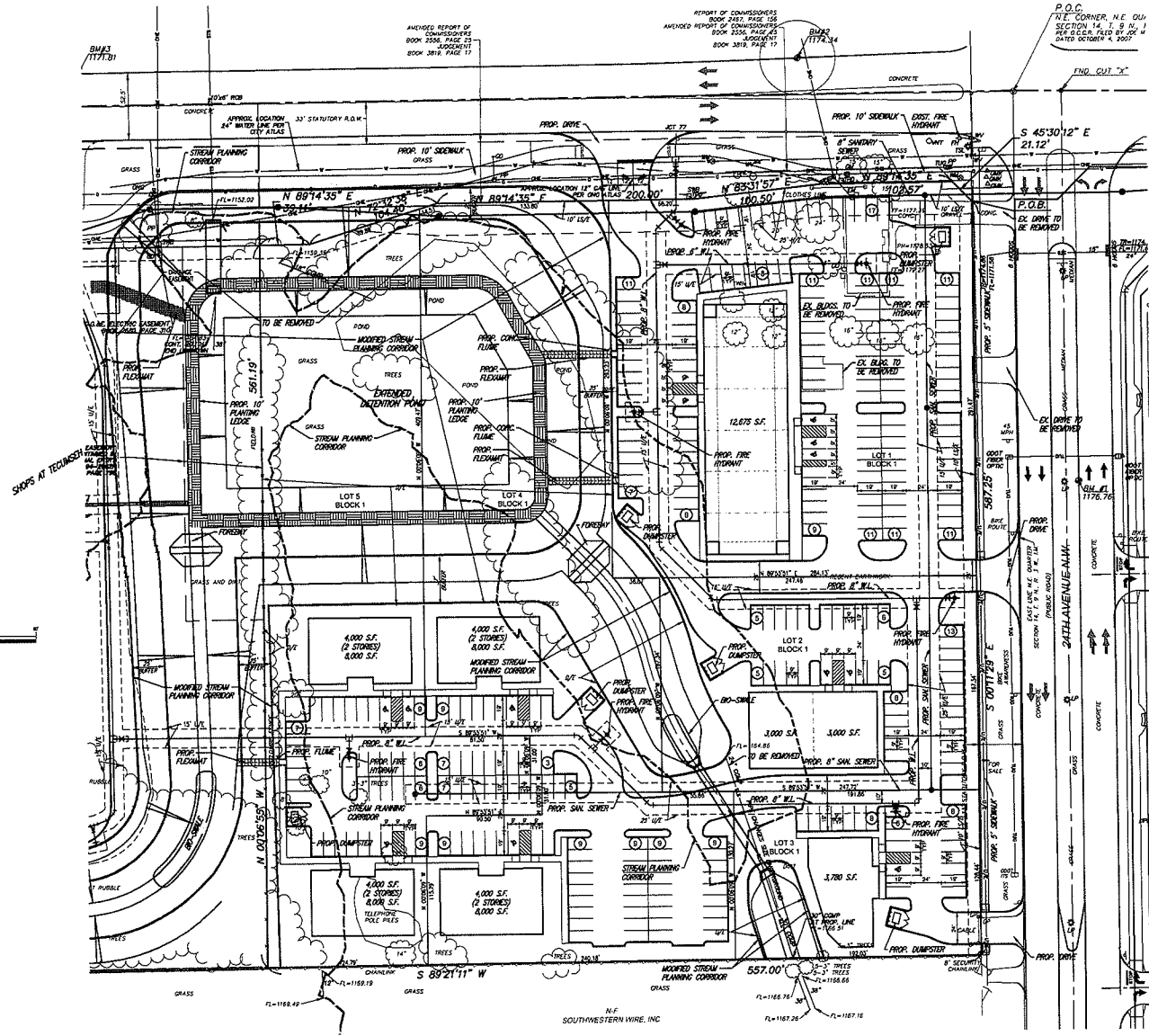


SITE PLAN

SHOPS AT TECUMSEH CROSSING

A PART OF THE N.E. 1/4 OF SECTION 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 2. ALL PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
 3. ALL SANITARY SEWER SHALL BE 8", UNLESS OTHERWISE NOTED.
 4. EXISTING ZONING IS I-1.
 5. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED. WATERLINE TO BE LOCATED.
 6. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.
 7. THE SITE PLAN IS CONCEPTUAL. FINAL FIRE PROTECTION WATER LINES WILL BE DESIGNED BY A PROFESSIONAL ENGINEER AT SUBMISSION OF BUILDING PERMIT FOR SHOP LOT.
 8. IF THE BUILDINGS REQUIRE SPRINKLER PROTECTION THE DISTANCE BETWEEN THE FDC AND THE NEAREST HYDRANT SHALL BE LIMITED BASED ON THE MOUNTING LOCATION.

(M2P2) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(D) OF THE NORMAN CITY CODE.

NOTE: THE WORK IS SUBJECT TO PROTECTIVE ORDINANCES THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF SHOPS AT TECUMSEH CROSSING. HOWEVER, IF MAINTENANCE IS REQUESTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSIGNED TO AND BORNE UPON SAID PROPERTY OWNERS. OPTIONS REPRESENTING THE ENGINEERING DESIGN, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PARKING				
LOT NO.	BLDG. AREA	PARKING RATES	REQUIRED	SHOWN
1	2113	1/20 S.F.	43	146
	12562	1/200 S.F.	51	
2	4000	1/200 S.F.	30	40
3	3780	1/200 S.F.	19	22
4	16000	1/200 S.F.	54	59
5	16000	1/200 S.F.	54	54
TOTAL	54435		251	321

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

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

SMC CONSULTING ENGINEERS, P.C.
3415 N. MAY AVE. SUITE 200
NORMAN, OKLAHOMA 73069
(405) 833-1111
FAX (405) 833-1112
WWW.SMCENGINEERS.COM

SITE PLAN
SHEET NO. 1