

PRELIMINARY SITE PLAN CEDARWOOD ADDITION

BEING A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

FUTURE UTILITY SERVICES TO THE BUILDING ON EACH LOT WILL BE FINANCED AS A PART OF SITE PLAN FOR EACH LOT.

CONSTRUCTION PLANS FOR THE TRAFFIC SIGNAL MODIFICATION TO THE CLASSEN BOULEVARD INTERSECTION INCLUDING THE WIDENING OF CLASSEN BOULEVARD AS SHOWN HERE SHALL BE COMPLETED TO MEET STANDARDS FOR GOOD'S APPROVAL.

GENERAL NOTES:

1. THE HYDRANTS AND THE LANE STOPPING/STORAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL LANE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FUTURE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE TDC TO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAWING REPORT FOR SPECIFIC DATA.
4. SET POINTS APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
5. ALL GRADING AND/OR RETAINMENT WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. ALL LOTS WILL HAVE CROSS ACCESS AGREEMENTS.
7. ACCESS TO THE 2ND SHARED DRIVE SHALL ONLY BE ALLOWED AT WORKHOURS.
8. STORM SEWER SYSTEM SHOWN FOR LOT 1, BLOCK 1 AND EAST OF LOT 1, BLOCK 1 FOR CLASSEN BOULEVARD WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 1, BLOCK 1. THE CONFIGURATION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POOL FOR LOT 1 MAY VARY IN THE FUTURE. HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
9. STORM SEWER SYSTEM SHOWN FOR LOT 2, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 2, BLOCK 1. THE CONFIGURATION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POOL FOR LOT 2 MAY VARY IN THE FUTURE. HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
10. THE CONFIGURATION OF THE DETENTION SYSTEM FOR LOT 3 MAY VARY IN THE FUTURE. HOWEVER, THE FINAL LAYOUT AND DESIGN OF THE DETENTION SYSTEM SHALL MEET THE CITY OF NORMAN REQUIREMENTS.

S.M.C. CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE USED FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION FROM S.M.C. CONSULTING ENGINEERS, P.C.

GRAPHIC SCALE
1 inch = 40 feet

LOT 1, BLOCK 1, ±3.13 ac.

PARKING DATA (GAS STATION WITH CONVENIENT STORE)

BUILDING BASE FLOOR AREA	8,431 S.F.
TOTAL PARKING PROVIDED	66 SPACES
TOTAL PARKING REQUIRED	43 SPACES
PARKING RATIO REQUIRED	1 OF 200 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED	3 SPACES
ACCESSIBLE SPACES REQUIRED	3 SPACES

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	1
REMAINING 58 AUTOMOBILE SPACES	3	3
TOTAL	4	4

LOT 2, BLOCK 1, ±2.48 ac.

PARKING DATA (CAR WASH)

BUILDING BASE FLOOR AREA	4,618 S.F.
TOTAL PARKING PROVIDED	8 SPACES
TOTAL PARKING REQUIRED	8 SPACES
PARKING RATIO REQUIRED	1 OF 100 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED	2 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	1
REMAINING 49 AUTOMOBILE SPACES	3	3
TOTAL	4	4

LOT 3, BLOCK 1, ±1.65 ac.

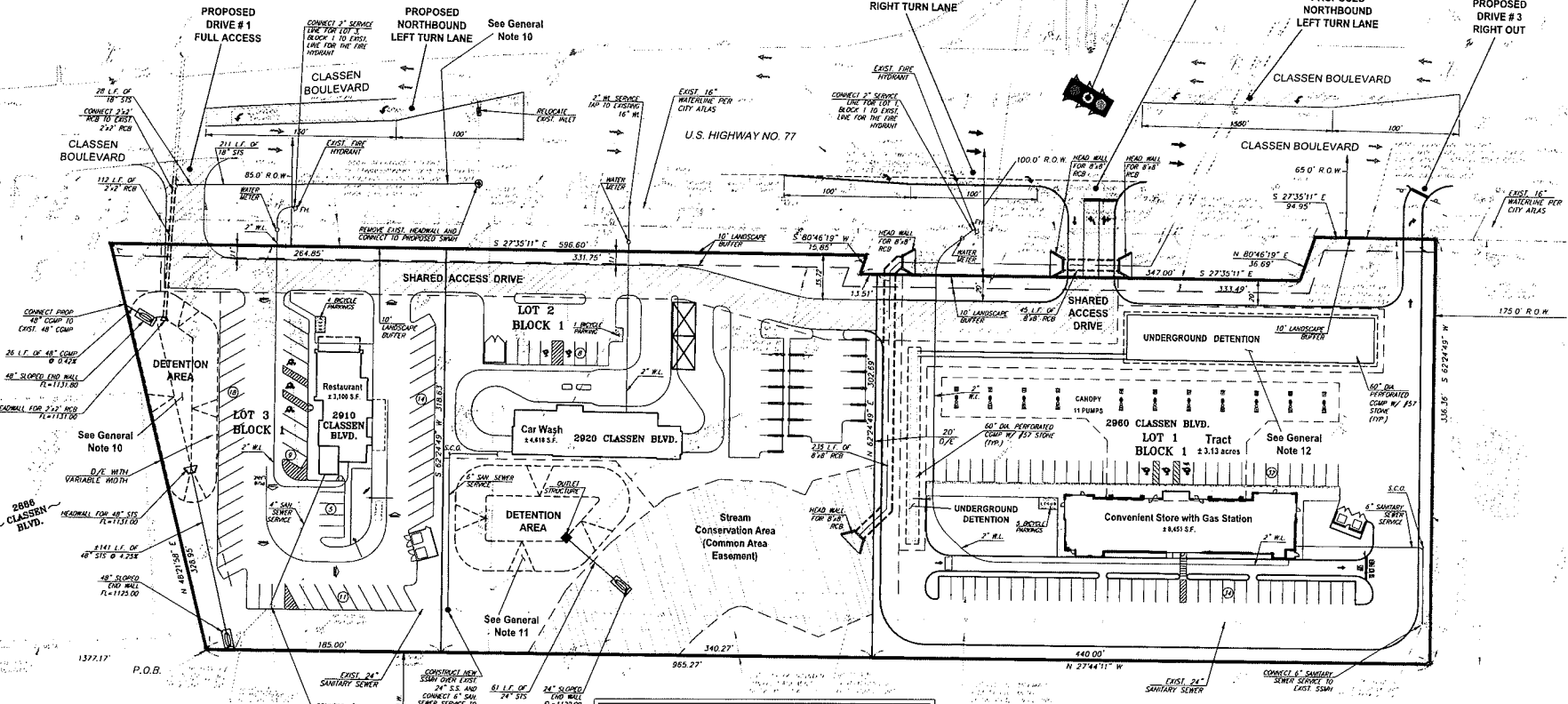
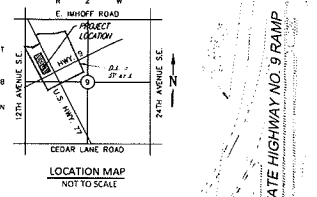
PARKING DATA (RESTAURANT)

BUILDING BASE FLOOR AREA	3,100 S.F.
TOTAL PARKING PROVIDED	31 SPACES
TOTAL PARKING REQUIRED	31 SPACES
PARKING RATIO REQUIRED	1 OF 100 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED	3 SPACES
ACCESSIBLE SPACES REQUIRED	3 SPACES

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	1
REMAINING 49 AUTOMOBILE SPACES	3	3
TOTAL	4	4

OWNER'S INFORMATION
BRIAN GRASSA
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1765 MERRIMAN ROAD
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THE COMMON AREA EASEMENT SHOWN FOR THE STREAM CONSERVATION AREA IS RESERVED TO COMPLY WITH THE PERMIT REGULATIONS OF CLEAN WATER ACT, SECTION 404 NATIONAL PERMIT #19. A RECONSTRUCTION NOTIFICATION PERMIT APPLICATION HAS BEEN FILED WITH THE TULSA DISTRICT OFFICE OF US CORPS OF ENGINEERS. THE APPLICANT WILL FOLLOW-UP WITH A COPY OF SAID PERMIT TO THE CITY, WHEN IT BECOMES AVAILABLE.

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 RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CEDARWOOD ADDITION. HOWEVER, IF MAINTENANCE IS REQUIRED 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 ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION OFFICERS REPRESENTING THE ENGINEERING DESIGNER. 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 DESIGNER, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



CEDARWOOD ADDITION
CLASSEN BOULEVARD & HTY 9
NORMAN, OKLAHOMA

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REGISTERED ENGINEER
STATE OF OKLAHOMA
LICENSE NO. 13418

PROJECT NO. 211100
SHEET NO. 1
DATE: 11/15/21
SCALE: AS SHOWN
DRAWN BY: M. L. MCALDER
CHECKED BY: T. L. MCALDER
P.L. NUMBER: 13418