

SITE 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:	8,979 S.F.
TOTAL PARKING PROVIDED:	69 SPACES
TOTAL PARKING REQUIRED:	45 SPACES
PARKING RATIO REQUIRED:	1/200 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED:	3 SPACES
ACCESSIBLE SPACES REQUIRED:	3 SPACES

BICYCLE PARKING DATA

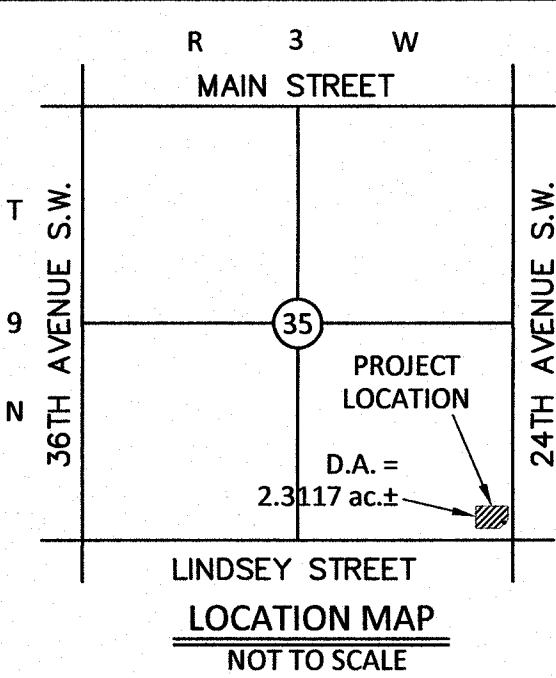
AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	
REMAINING 61 AUTOMOBILE SPACES:		
1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	4	
TOTAL	5	8

FUTURE UTILITY SERVICES TO THE BUILDING WILL BE MADE PART OF SITE PLAN FOR ONCUE #138

CONSTRUCTION PLANS FOR THE MODIFICATION OF 24TH AVENUE S.W. AND SPRINGER DRIVE AS SHOWN HERE SHALL BE COMPLETED TO CITY OF NORMAN STANDARDS & SPECIFICATIONS

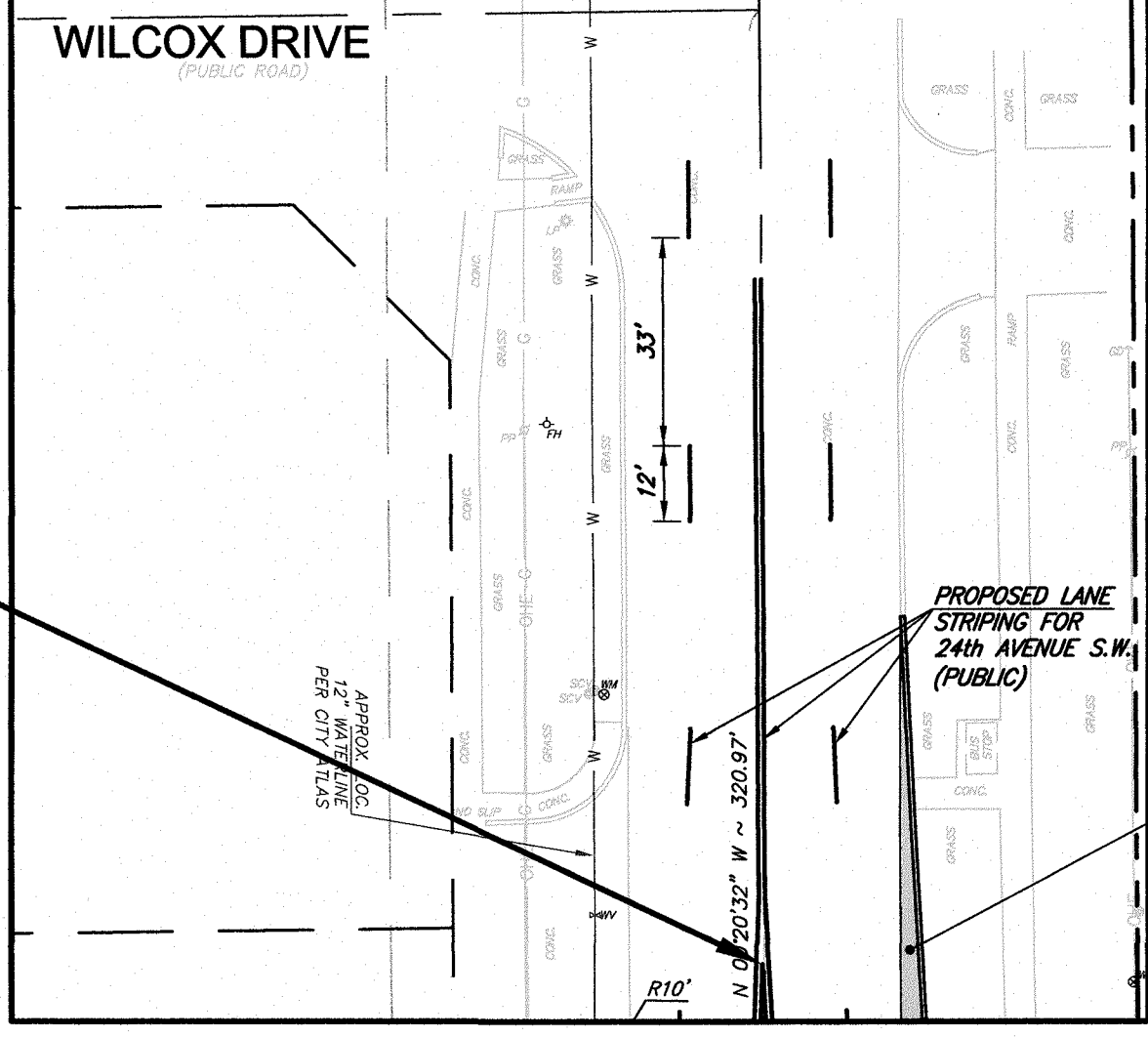
SITE DEVELOPMENT LEGEND

- (S1) = "DO NOT ENTER", FACING SOUTHEAST
- (S2) = "DO NOT ENTER", FACING WEST
- (SS) = "ONE WAY" SIGN, FACING SOUTH
- (SA) = "DO NOT ENTER", FACING EAST
- (SE) = "DO NOT ENTER", FACING WEST
- (SE) = "DO NOT ENTER", FACING EAST
- (S6) = STOP SIGN SUPPLEMENTED WITH "NO LEFT TURN" SIGN
- (C) = STAMPED CONCRETE ISLAND WITH RAISED CURB
- (D1) = DRIVE #1 RIGHT IN/RIGHT OUT
- (D2) = DRIVE #2 FULL ACCESS
- (D3) = EXISTING DRIVE #3 FULL ACCESS
- (R) = 5' WIDE CONCRETE SIDEWALK
- (R) = EXISTING CONCRETE SIDEWALK
- (W) = CONTINENTAL CROSSWALK STRIPING



OWNER'S INFORMATION

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



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 those Two (2) certain tracts of land described in JOURNAL ENTRY OF JUDGEMENT Case No. CV-2018-2600 in the District Court of Cleveland County recorded in Book 5889, Page 1196, all being more particularly described as follows:
COMMENCING at the southeast corner of said Southeast Quarter;
THENCE North 00°20'32" West, along the east line of said Southeast Quarter, a distance of 250.42 feet;
THENCE South 89°49'47" West a distance of 60.00 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 155, Page 496, with the northerly right of way line of Lindsey Street as established by DEDICATION DEED PUBLIC HIGHWAY recorded in Book 210, Page 516 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 JOURNAL ENTRY OF JUDGEMENT extended, also being the north right of way line of Lindsey Street, the following Two (2) courses:
1. South 44°44'37" West a distance of 141.80 feet;
2. South 89°49'47" West a distance of 294.58 feet;
THENCE North 00°20'32" West, parallel with the east line of said Lot 24, and passing at a distance of 1.67 feet the south line of said Lot 24 and continuing for a total distance of 267.53 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°49'47" East along the north line of said Lots 24, Lot 25, Lot 26 and Lot 26 extended, also being the south right of way line of said Springer Drive, a distance of 395.00 feet to a point on the west right of way line of said 24th Avenue S.W.;
THENCE South 00°20'32" East, along said west right of way line, a distance of 167.11 feet to the POINT OF BEGINNING.
Said described tract of land contains an area of 100,632 square feet or 2.3102 acres, more or less.

THE BEARING OF N 00°20'32" W AS THE EAST LINE OF THE S.E. QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN PER THE DEED OF RECORD WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT

NOTES:

- FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- EXISTING ZONING: C-2, GENERAL COMMERCIAL DISTRICT.
- PROPOSED ZONING: C-2, GENERAL COMMERCIAL DISTRICT.
- TOTAL NUMBER OF BLOCKS: 01
TOTAL NUMBER OF LOTS: 01
- ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES.
- STORM SEWER SYSTEM SHOWN FOR LOT 1, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 1, BLOCK 1. THE CONFIGURATION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION SYSTEM FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
- TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A VISUALLY OPAQUE, SELF-LATCHING GATE SHALL BE PROVIDED.
- ABANDON EXISTING WATER SERVICE CONNECTION AND WATER METER PER CITY STANDARDS.

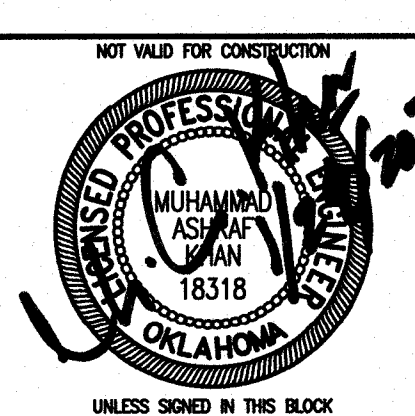
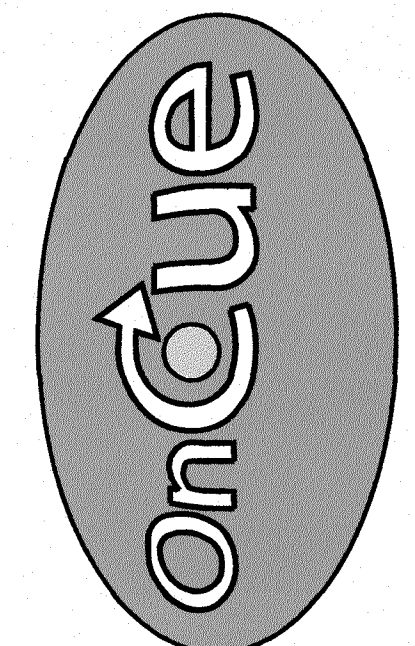
BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	1146.35	ELEVATION	1151.37
MONUMENT	CUT X ON TOP OF CURB	MONUMENT	CUT X ON TOP OF CURB
LOCATION	N. SIDE OF SPRINGER DRIVE N. OF HARPA AUTO PARTS DEALER	LOCATION	E. SIDE OF 24TH AVE. N.W. ACROSS FROM THE N.E. PROPERTY CORNER

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF ONCUE #138 ADDITION; HOWEVER, IF MAINTENANCE IS NEGLECTED 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 BORN UPON SAID PROPERTY OWNER'S ASSOCIATION. OFFICIALS REPRESENTING THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNER'S ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGEND

— 1521 —	PROPOSED CONTOUR & CONTOUR ELEVATION	L.S.	LANDSCAPE
— 1522 —	STORM SEWER INLET	M/M	MEET & MATCH
— 1523 —	STORM SEWER CURB INLET	D/E	DRAINAGE EASEMENT
— 1524 —	STORM SEWER MANHOLE (S.W.M.H.)	B/L	BUILDING LINE
— 1525 —	S.S. MANHOLE	R/W	RIGHT OF WAY
— 1526 —	S.S. CLEANOUTS	H.D.C.	HEAVY DUTY CONCRETE
— 1527 —	POWER UNDERGROUND BY CONTRACTOR	BOLLARD (REF. DETAILS)	
— 1528 —	TELEPHONE UNDERGROUND	STS	STORM SEWER
— 1529 —	POWER OVERHEAD	W.L.	WATERLINE
— 1530 —		RCP	REINFORCED CONCRETE PIPE
— 1531 —		RCPA	REINFORCED CONCRETE ARCH PIPE



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

SMG
SNC Consulting Engineers, P.C.
115 W. 23rd Street, Suite 1100
Norman, Oklahoma 73061
Phone: (405) 232-7828
Website: www.smc.com

PROJECT NO: 6216.00
DATE: 01/02/2020
SCALE: 1" = 30'
DRAWN BY: PMC
ENGINEER: MUHAMMAD A. KHAN
P.E. NUMBER: 18318

SITE PLAN
SHEET NO.
1