

THE GATEWAY OF E. ACRES ST.

NORMAN, OKLAHOMA

A PROJECT BY KATY CONSTRUCTION CO.

Keith M. McCabe

Builder- Owner

**SIMPLE PLANNED UNIT DEVELOPMENT
APPLICATION FOR REZONING FOR SPUD**

01 March 2021

Revised 01 April 2021

PREPARED BY:

KATY CONSTRUCTION CO.

KEITH M. MCCABE

11501 S. MILLER AVE.

OKLAHOMA CITY, OK.

73170

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I. INTRODUCTION

The Gateway of E. Acres St. project (the “**Addition**”) is proposed as a Simple Planned Unit Development (SPUD) generally located at 111 and 113 East Acres Street. The Addition is approximately 0.4000 acres in land area and proposed to feature a variety of Single-Family residential units, and Accessory Dwelling Units over garages located at the rear of each property.

The Applicant has separately submitted a Lot Line Adjustment that conforms to the SPUD site plan.

This SPUD District will allow the necessary greater flexibility in design to create an affordable community with a variety of family units and building types along with creative circulation patterns.

Upon completion, the SPUD will provide more residentially and pedestrian appealing designs than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman. Therefore, flexibility in the design and construction of lot sizes, which help to provide a more distinct neighborhood concept, is critical. This more efficient, compact developed area within the Addition will allow for the unique use of Core Norman land for single family residences, along with Accessory Dwelling Units* (ADUs) over garages. This will allow for greater flexibility for the homeowners and still retain the existing character of the neighborhood.

**ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating*

II. PROPERTY DESCRIPTION - EXISTING SITE CONDITIONS

A. Location

The Gateway of E. Acres St. is located at 111 and 113 E. Acres Street.

B. Existing Land Use and Zoning

The property is currently zoned R-2, Two-Family Dwelling District, and is located in the Central Norman Zoning Overlay District (CNZOD) area.

C. Elevation and Topography

The site consists of flat terrain. The lot drains to the north and south. This environment has influenced the application of this SPUD to change the

building setbacks to allow for redevelopment. The end result is the possibility for open space and scenic views of Core Norman for the residents and passing public. This lot sits just east of the railroad tracks, Legacy Trail, the newly developed Norman Forward project - the Blake Baldwin Skate Park, and the new Norman Public Library. No portion of the site is in the 100-year flood plain.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to the boundaries of the property, and all have been installed and developed to date.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided NFRA 13R building sprinkler systems in applicable structures, where required, if required.

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided from East Acres Street for the Main Houses and additionally the alley located to the north of Acres Street, for the ADUs.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Single-Family Development

The SPUD shall consist of three residential lots with a single-family structure and an accessory dwelling unit over a garage upon each lot.

1. Lot Design

The purpose for the SPUD is to allow variances from the previous required lot area, setbacks and coverage for redevelopment of these lots with greater flexibility to create an updated model for increased density and varied lot dimensions in the Core Area of Norman:

- a. A variance to the lot width from the required 50-foot street frontage, to a 41.66-foot street frontage. The lot depth is to remain 140-foot.
- b. A variance to the 7,000 SF lot area requirement for a single-family home and ADU. The lots are approximately 5,833. Lot dimensions will be equally spaced throughout the Addition.
- c. A variance to the required front yard setback of 25 feet. This SPUD instead provides for a 20-foot front yard setback. Such a setback will encourage and allow single family homes, and various living spaces to come forward and greet the streetscape.

The below development standards shall meet the current zoning requirement for current zoning development standards.

- d. All single-family homes shall have a 60-foot rear yard setback.
- e. The proposed ADUs located at the rear of the lot, off the alley, shall meet the required 20-foot back yard setback.
- f. Each lot shall be developed with the typical 5-foot side yard building setback line.

CNZOD, Central Norman Zoning Overlay District

The CNZOD requires Special Use for any development/redevelopment within the District that contains four (4) or more bedrooms. This development proposal is submitted as a SPUD, Simple Planned Unit Development and included in this SPUD is the request to allow the opportunity of a fourth bedroom in the single family structures. The number of bedrooms will be dependent on the buyer, so at this time there is no way of knowing if the prospective buyer will request three (3) or four (4) bedrooms.

2. Housing Construction

Homes in the SPUD shall be Type VB (non-sprinkled) construction, single family, detached homes that will retain the character of the existing neighborhood and neighborhood manners. Houses shall be of wood frame construction. Houses shall be one (1) or two (2) stories. Garages may have no more than a two-vehicle capacity/or no more than a 500 SF footprint, with ADUs built directly above said garages.

The maximum square foot area requirements for the footprint of single-family structures (Ground Floor Living Area) shall be 1,535

square feet, as demonstrated on the designed site plan, which applies to indoor living space and is exclusive of garages, covered porches, patios, and breezeways.

All the roofs shall be constructed with shingles with a minimum weight of 210 pounds per square or the equivalent. The roofs shall have a minimum pitch slope of 8 on 12. Lower pitch roofs are allowed only for covered porches, patios, and breezeways, but with a minimum of 3 on 12. Metal may be used on lower pitched roofs.

The principal exterior of any residential structure shall be a minimum of thirty percent (30%) masonry and the remaining percent balance of the exterior shall be of frame, wood, or shingles which blend with the masonry.

A single ADU, located directly above a garage, of no more than 500 square feet in total size, may be constructed upon each lot.

3. Storage Buildings

A storage building is defined as a structure, part of a building or part of a structure which is subordinate to and the use of which is incidental to, that of the main building, structure or use on the same lot, including a private garage. A storage building may not be habitable and a storage building may not include a guest house or servant's quarters.

Height regulations for storage buildings (excluding ADUs): Any storage building shall not exceed a wall height of twenty (20) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above twenty (20) feet. Provided, however, that no storage building shall exceed the height of the principal building to which it is accessory.

B. Open space and green space

Each lot shall be permitted 51% impervious area (the remaining 49% pervious), as demonstrated in the designed Site Plan and in conformance with the attached Storm Water/Drainage Report.
(See Exhibit B - Storm Water/ Drainage Report)

C. Traffic access/circulation/parking and sidewalks

The SPUD shall have public streets serving all residential lots. The access to the SPUD shall be from East Acres Street and the alley (north) of Acres St., as demonstrated on the Site Plan.

All private sidewalks shall be at least three feet (3') wide and provide adequate access (normal/accessible) to the building structures. A new four-foot-wide (4') sidewalk shall replace the existing sidewalk within the public right-of-way along East Acres Street, constructed to City of Norman Standards.

D. Development Phasing

The project may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor of when units are constructed. A maximum of three phases are planned. Phasing may be modified at the discretion of Developer.

E. Site Plan

The site plan submitted shows the three (3) single-family residences, each with an above-garage ADU located at the rear of each lot.
(See Exhibit A)

F. Uses Permitted

The allowed uses in the Addition are:

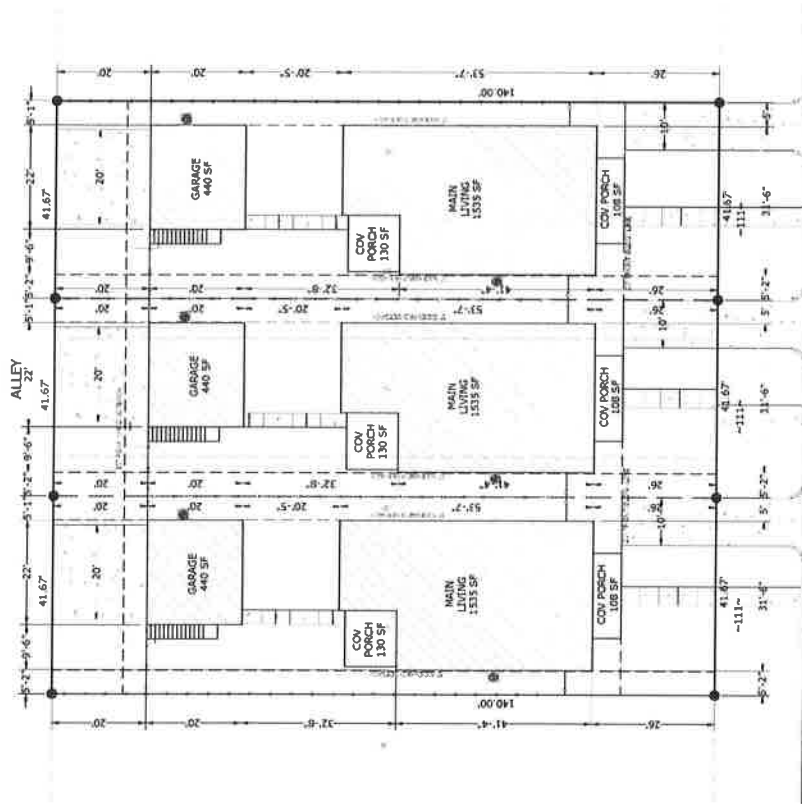
- (a) Detached one family dwelling
- (b) One Single-Family dwelling and a garage apartment (*ADU).
- (c) Accessory Storage Buildings

**ADU - A structure which is subordinate to, and the use of which is incidental to, that of the main structure on the same lot and includes a room or group of rooms forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.*

G. Trash Service

Trash service will be provided by way of polycarts serviced from the alley.

Sodded Areas:



ACRES STREET

Phone		Fax	
Name			
Address			
City			
State			
Zip			
E-mail			
Web site			
Other information			

Don Baumann
6536 HW 118th St
Oshkosh, WI 54901-7362
(920) 594-0587 FAX
(920) 594-0967 FAX

Kelly Construction
111-112 Acres
Norman, OK

C1

Site Plan
12/17/2020
1" = 20'
ARCH B (11' x 17')

Exhibit B
Proposed Storm Water/ Drainage Report



ENGINEERING ♦ LAND SURVEYING ♦ GEOTECHNICAL SERVICES
OK CA 8422

DRAINAGE REPORT

FOR

THE GATEWAY ON ACRES STREET

111-113 Acres Street
Norman, OK 73069

March 1, 2021



Corp. Office: 218 West Side Blvd. ♦ Muskogee, OK 74403 ♦ 918.438.7966
West Oklahoma Office: 7006 NW 63rd Street, Suite 102 ♦ Bethany, OK 73008 ♦ 405.210.3169



City Engineer

PROJECT:

**The Gateway on Acres Street
111-113 Acres Street
Norman, OK 73069**

Katy Construction proposes to develop this parcel of land into three (3) individual lots with a two story residential unit and an auxiliary dwelling unit on each lot. At the time of this report, the existing two homes, outbuildings and all pavements have been removed.

The property has 125 feet of frontage on the north side of Acres Street and 125 feet frontage at the existing city alley. The property is 17,000 s.f. or 0.40 acres. The alley will be used as access for the auxiliary dwelling units.

HISTORIC DATA

The historical drainage area used for this report is the entire 125'X140' plus the city right-of-way to the back of existing curb on Acres Street. This makes the Historic DA=0.45 acres. of the property is 1.16 acres. The property drains both to the NW and the SW, so two Historic basins were calculated to determine the total Historic release rate. Basin A drains SW to Acres Street and has a DA of 0.32 acres, and a Q100 of 1.79 cfs. Basin B drains NW to the alley and has a DA of 0.13 acres, and a Q100 of 0.81 cfs.

The total Historic release for a 100 year storm event is 2.70 cfs.

DEVELOPED DATA

The developed project has been divided by into two (2) basins. They are as follows:

BASIN A

The developed drainage area for Basin A is 0.30 acres and drains SW to Acres Street. The Developed Q100 = 2.01 cfs.

BASIN B

The developed drainage area for Basin B is 0.15 acres and drains NW to the existing alley. The Developed Q100 = 1.06 cfs.

Total Developed release for a 100 year storm event is 3.07 cfs.

This development will cause an increase of 0.37 cfs. during the 100 year storm. This 0.37 cfs. has been mitigated by the construction of three (3) Porous Paver parking areas in Basin B. The 3 parking areas have a total of 1200 s.f. of surface area and will allow water to be absorbed below grade and when the aggregate section is saturated it will flow in 4" pvc piping to Acres Street and released through the concrete curb. Refer to Exhibit B in this report for details of the Porous Paver Parking details.



SUMMARY

This project has been prepared under my direct supervision; the attached Plans comply with the City of Norman governing ordinances. The discharge from this site will not exceed the historical rates for this property prior to development for the 2 year, 5 year, 10 year, 25 year 50 year and 100 year frequency storm.

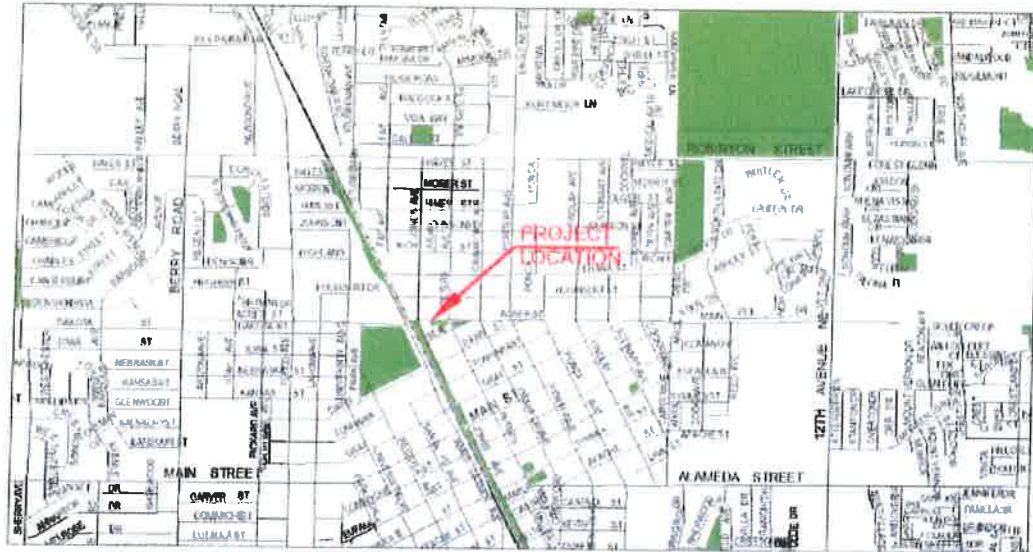
Respectfully submitted,

Darin Teeman, PE 25180

Date: 03/01/21



City of Norman WebMap



ENGINEERING
LAND SURVEYING
GEOTECHNICAL SERVICES

A NATIVE AMERICAN OWNED FIRM

CORPORATE OFFICE
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
MAIN OFFICE: 918.435.7995
OK 74402

OKLAHOMA WEST OFFICE
Terry L. Pollock
CELL: 405.210.3169
terry@stp-solutions.com

THE GATEWAY ON E. ACRES ST.
KEITH McCABE
111-113 ACRES ST.
NORMAN, OK



LOCATION MAPS

Drawn By: TLP	Scale: NONE
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	EXHIBIT A

RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN

FILE McCABE - ACRES STREET
PROJECT NO E21-100.1
BY DT/TLP
DATE 21/02/24
SHEET NO 1 OF 1
SUBJECT 02-HIST. BASIN A

Project Location: 111 to 113 ACRES STREET
Drainage Area: 02-HISTORIC CONDITIONS - BASIN A
Structure Number: N/A

Area: 0.32 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.234	73.13%	0.55	154.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.086	26.88%	0.95	60.0	0.372

Weighted C: 0.66

Weighted K Factor: 0.662

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 214.00 ft

Drop in Ft. 1.90 ft

Overland Average Slope, S: 0.0089 ft/ft

Overland K Factor (K): 0.6620

Overland Time of Concentration, $T_c = K^2(L^{0.57}) / S^{0.20}$

Time In System:

Total Time Overland: 12.40 min.

Total Time In System: min.

Total TC: 12.40 min.

RAINFALL INTENSITY:

$$I = A / (B + T_c)^E$$

Where: $I_{100} = 8.49$ Intensity of rainfall (inches / hour)

A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
Parameters; shown below in Table 1-1.

$T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency	Parameters					
(Year)	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.66	8.49	0.32	1.79 cfs
$Q_{50} =$	0.66	7.64	0.32	1.61 cfs
$Q_{25} =$	0.66	6.72	0.32	1.41 cfs
$Q_{10} =$	0.66	5.80	0.32	1.22 cfs
$Q_5 =$	0.66	5.09	0.32	1.07 cfs
$Q_2 =$	0.66	4.32	0.32	0.91 cfs

HIST A

**RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN**

FILE McCABE - ACRES STREET
PROJECT NO E21-100.1
BY DT/TLP
DATE 21/02/24
SHEET NO 1 OF 1
SUBJECT 02-HIST. BASIN B

Project Location: 111 to 113 ACRES STREET

Drainage Area: 02-HISTORIC CONDITIONS - BASIN B

Structure Number: N/A

Area: 0.13 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.09	69.23%	0.55	93.0	0.775
Undeveloped	0.00	0.00%	0.30	0.0	0.775
Cultivated	0.00	0.00%	0.50	0.0	0.775
Commercial	0.00	0.00%	0.95	0.0	0.445
Residential	0.00	0.00%	0.70	0.0	0.511
Paved	0.04	30.77%	0.95	20.0	0.372

Weighted C: 0.67

Weighted K Factor: 0.704

TIME OF CONCENTRATION:

Time Overland:

Time in System:

Length of Overland Flow, L: 113.00 ft

6 1.50 ft

Overland Average Slope, S: 0.0133 ft/ft

Overland K Factor (K): 0.7037

Overland Time of Concentration, $T_c = K(L^{0.37}) / S^{0.20}$

Total Time Overland: 9.60 min.

Total Time in System: min.

Total TC: 9.60 min.

RAINFALL INTENSITY:

$$I = A / (B + T_c)^E$$

Where: $I_{100} = 9.26$ Intensity of rainfall (inches / hour)

A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation

Parameters; shown below in Table 1-1.

$T_c =$ Time of Concentration unique to the sub-basin

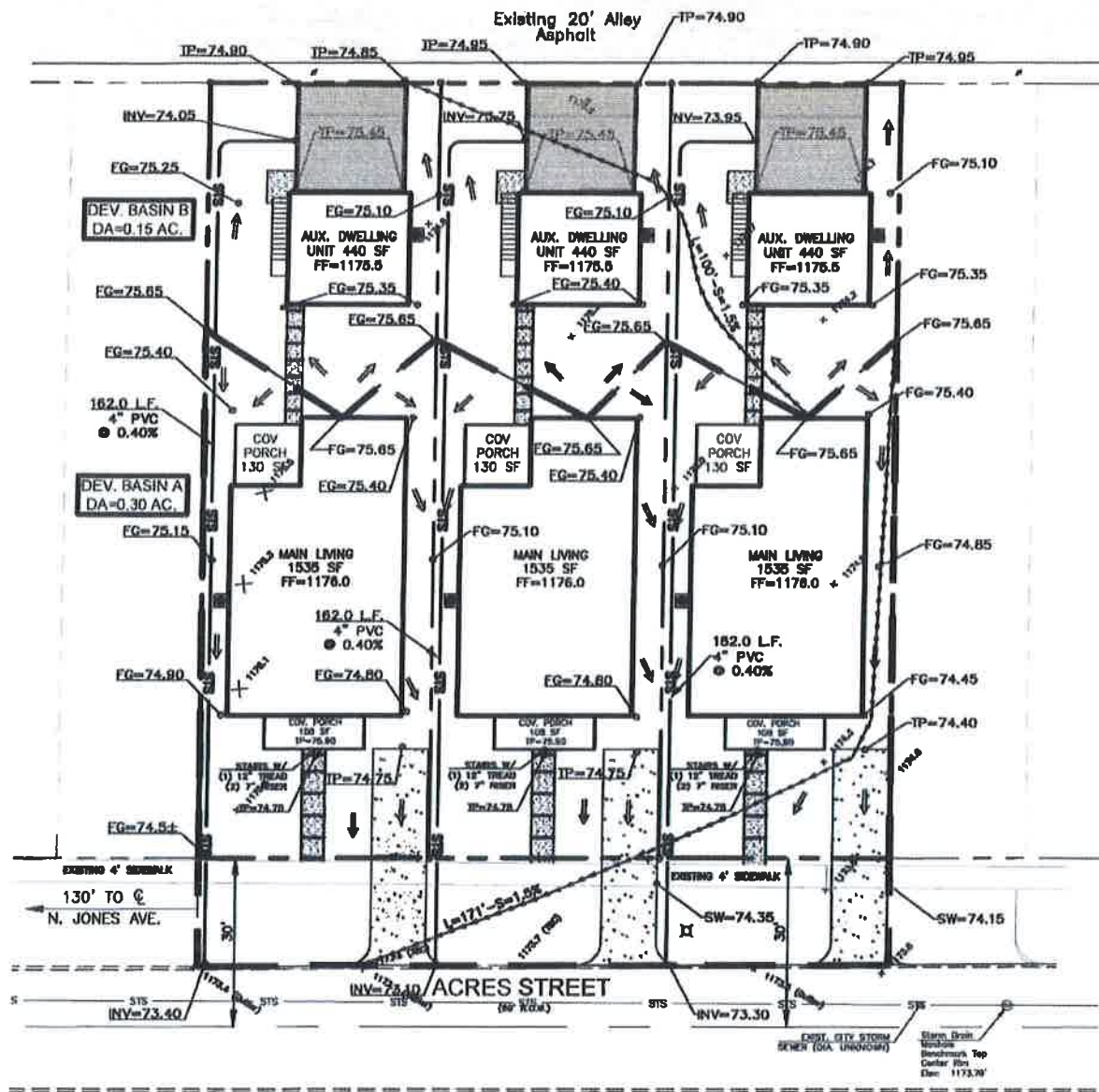
Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.67	9.26	0.13	0.81 cfs
$Q_{50} =$	0.67	8.33	0.13	0.73 cfs
$Q_{25} =$	0.67	7.33	0.13	0.64 cfs
$Q_{10} =$	0.67	6.32	0.13	0.55 cfs
$Q_5 =$	0.67	5.55	0.13	0.49 cfs
$Q_2 =$	0.67	4.77	0.13	0.42 cfs

HIST R



DEVELOPED RUNOFF CALCULATIONS

BASIN A

DA= .30 AC.
L= 171'
S= 1.5%
Tc= 10.29 MIN.
Q100= 2.01 CFS

BASIN B

DA= .15 AC.
L= 100'
S= 0.80%
Tc= 9.73 MIN.
Q100= 1.06 CFS

TOTAL DEV. Q100 = 3.07 CFS



CORPORATE OFFICE
216 EASTSIDE BLVD.
MUSKOGEE, OK 74403
MAIN OFFICE 918.438.7986
OK OK 8482

OKLAHOMA WEST OFFICE
Terry L. Pollock
CELL: 405.210.3169
terry@stp-solutions.com

THE GATEWAY ON E. ACRES ST.
KEITH McCABE
111-113 ACRES ST.
NORMAN, OK



DEVELOPED DRAINAGE MAP

Drawn By: TLP	Scale: 1"=30'
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	DEV. 1.0

**RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN**

FILE McCABE - ACRES STREET
PROJECT NO E21-100.1
BY DT/TLP
DATE 21/02/24
SHEET NO 1 OF 1
SUBJECT 02-DEV. BASIN A

Project Location: 111 to 113 ACRES STREET
Drainage Area: 02-DEV. CONDITIONS - BASIN A
Structure Number: N/A

Area: 0.30 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.140	46.67%	0.50	123.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.160	53.33%	0.95	48.0	0.372

Weighted C: 0.74

Weighted K Factor: 0.662

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 171.00 ft
Drop in Ft. 2.55 ft
Overland Average Slope, S: 0.0149 ft/ft
Overland K Factor (K): 0.6619
Overland Time of Concentration, $T_c = K^*(L^{0.5}) / S^{0.25}$

Time in System:

Total Time Overland: 10.29 min. Total Time in System: min.
Total TC: 10.29 min.

RAINFALL INTENSITY:

$$I = A / (B + T_c)^E$$

$I_{50} = 8.15$ $I_{25} = 7.17$
 $I_{10} = 6.19$ $I_5 = 5.43$
 $I_2 = 4.65$

Where: $I_{10c} = 9.05$ Intensity of rainfall (inches / hour)
A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
Parameters; shown below in Table 1-1.
 $T_c =$ Time of Concentration unique to the sub-basin

Table 1-1

Frequency (Year)	Parameters					
	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.74	9.05	0.30	2.01 cfs
$Q_{50} =$	0.74	8.15	0.30	1.81 cfs
$Q_{25} =$	0.74	7.17	0.30	1.59 cfs
$Q_{10} =$	0.74	6.19	0.30	1.37 cfs
$Q_5 =$	0.74	5.43	0.30	1.21 cfs
$Q_2 =$	0.74	4.65	0.30	1.03 cfs

RUNOFF CALCULATION BY
OKC RATIONAL METHOD
CITY OF NORMAN

FILE McCabe - ACRES STREET
 PROJECT NO E21-100.1
 BY DT/TLP
 DATE 21/02/24
 SHEET NO 1 OF 1
 SUBJECT 02-DEV BASIN B

Project Location: 111 to 113 ACRES STREET

Drainage Area: 02-DEV. CONDITIONS - BASIN B

Structure Number: N/A

Area: 0.15 Acres (0.00 Sq. Mi.) Avg. Slope: % (ft/mi.)

WEIGHTED RUNOFF COEFFICIENT:

Land Use:	Area (Ac)	% Total Area	C	Lo	K Factor
Landscaped	0.060	40.00%	0.50	75.0	0.775
Undeveloped	0.000	0.00%	0.30	0.0	0.775
Cultivated	0.000	0.00%	0.50	0.0	0.775
Commercial	0.000	0.00%	0.95	0.0	0.445
Residential	0.000	0.00%	0.70	0.0	0.511
Paved	0.090	60.00%	0.95	25.0	0.372

Weighted C: 0.77

Weighted K Factor: 0.674

TIME OF CONCENTRATION:

Time Overland:

Length of Overland Flow, L: 100.00 ft

Drop in Ft. 0.80 ft

Overland Average Slope, S: 0.0080 ft/ft

Overland K Factor (K): 0.6743

Overland Time of Concentration, $T_c = K^*(L^{0.5}) / S^{0.20}$

Time in System:

Total Time Overland: 9.73 min.

Total Time in System: min.

Total TC: 9.73 min.

RAINFALL INTENSITY:

$$I = A / (B + T_c)^E$$

Where: $I_{100} = 9.22$ Intensity of rainfall (inches / hour)

A, B, and E = Intensity, Frequency and Duration (I-F-D) Equation
 Parameters; shown below in Table 1-1.

$T_c =$ Time of Concentration unique to the sub-basin

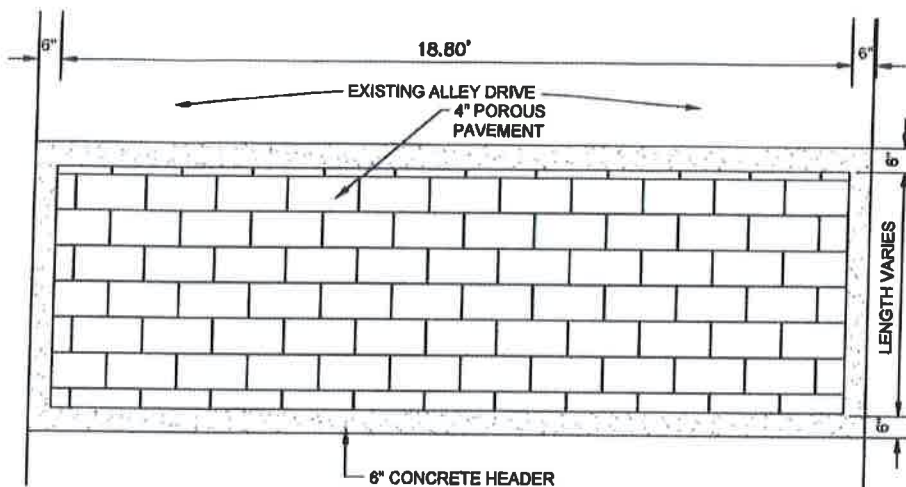
Table 1-1

Frequency	Parameters					
(Year)	2 year	5 year	10 year	25 year	50 year	100 year
D	56.43	72	82	95	108	120
E	11.5	15	15	15	15	15
F	0.81	0.80	0.80	0.80	0.80	0.80

HISTORIC PEAK DISCHARGE:

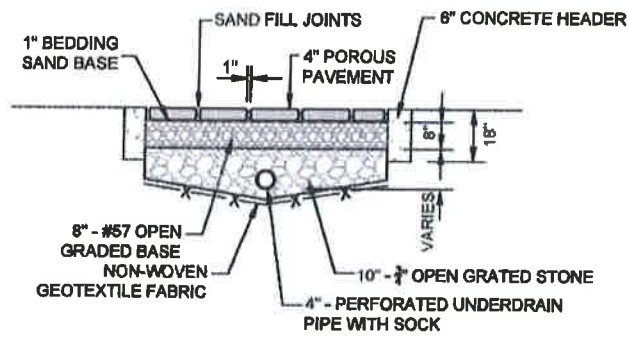
	C	I (in/hr)	A (Ac)	
$Q_{100} =$	0.77	9.22	0.15	1.06 cfs
$Q_{50} =$	0.77	8.29	0.15	0.96 cfs
$Q_{25} =$	0.77	7.30	0.15	0.84 cfs
$Q_{10} =$	0.77	6.30	0.15	0.73 cfs
$Q_5 =$	0.77	5.53	0.15	0.64 cfs
$Q_2 =$	0.77	4.75	0.15	0.55 cfs

02-DEV B



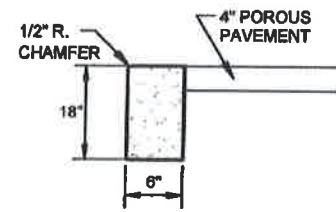
PAVESTONE PARKING AREA

SCALE: NTS



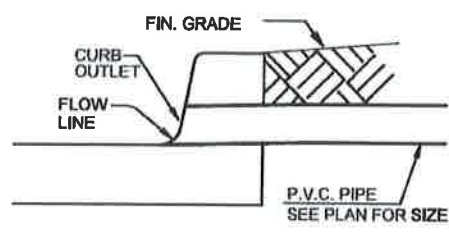
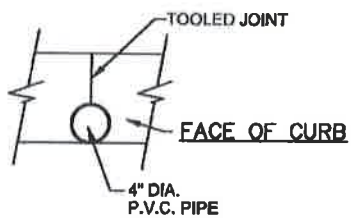
POROUS PAVER SECTION

SCALE: NTS



CONCRETE HEADER

NO SCALE



DRAIN LINE @ CURB OUTLET DETAIL

SCALE: NTS



S.T.P.
SOLUTIONS, INC.

ENGINEERING
LAND SURVEYING
GEOTECHNICAL SERVICES

A NATIVE AMERICAN OWNED FIRM

CORPORATE OFFICE
218 EASTSIDE BLVD.
MURKOGEE, OK 74403
MAIN OFFICE: 918.638.7986
OK CH 84922

OKLAHOMA WEST OFFICE
Terry L. Pollock
CELL: 405.210.5188
terry@stpsolutions.com

THE GATEWAY ON E. ACRES ST.
KEITH McCABE
111-113 ACRES ST.
NORMAN, OK



PAVESTONE PARKING AREA	
Drawn By: TLP	Scale: NONE
Checked By: DT	Date: 03/01/21
Project No.: E21-100.1	EXHIBIT B