ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THE CITY OF NORMAN STANDARDS/SPECIFICATIONS AND THE OWNER'S SITE SPECIFIC STANDARDS/SPECIFICATIONS, THE CITY OF NORMAN STANDARDS AND SPECIFICATION SHALL PREVAIL.

ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONSTRUCT ACCESSIBLE RAMPS PER DETAIL TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

BICYCLE PARKING DATA FOR LOT 1A

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	
REMAINING 4 AUTOMOBILE SPACES: 1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	1	
TOTAL	2	2

PARKING DATA FOR LOT 1A (STARBUCKS)

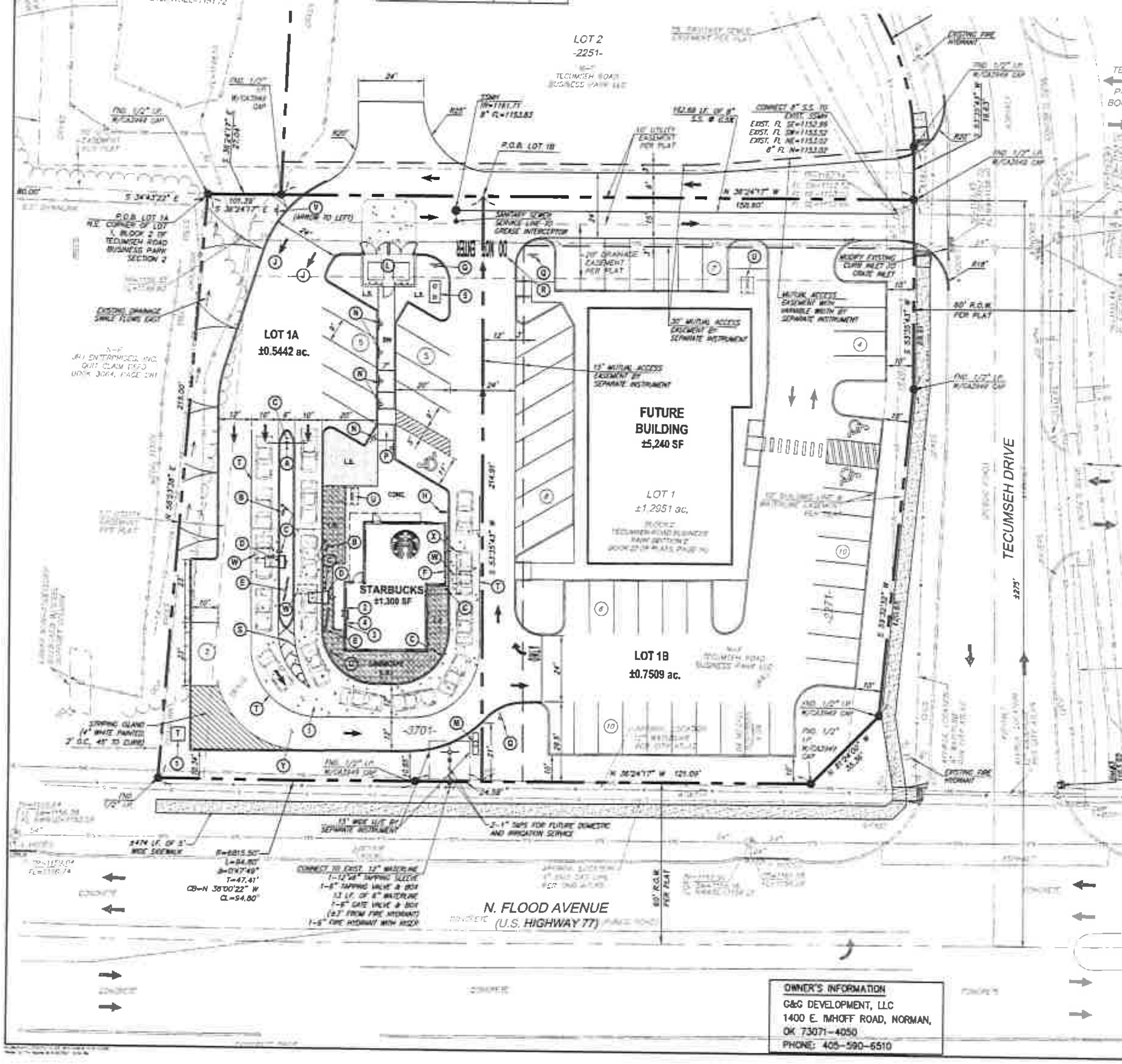
BUILDING BASE FLOOR AREA: (TO BE VERIFIED)	1,300 S.F.
ACTUAL BUILDING FLOOR AREA (GFA): (TO BE VERIFIED)	1,300 S.F.
TOTAL PARKING PROVIDED	12 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES

PARKING DATA FOR LOT 1B (FUTURE)

BUILDING BASE FLOOR AREA:	±5,240 S.F.
ACTUAL BUILDING FLOOR AREA (GFA):	±5,240 S.F.
TOTAL PARKING PROVIDED	45 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES

BICYCLE PARKING DATA FOR LOT 1B

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	
REMAINING 37 AUTOMOBILE SPACES: 1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	2	
TOTAL	3	4



OWNER'S INFORMATION
G&G DEVELOPMENT, LLC
1400 E. IMHOFF ROAD, NORMAN, OK 73071-4050
PHONE: 405-590-6510

NOTES:

1. 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. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
4. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
5. TOTAL NUMBER OF BLOCKS: 01
   TOTAL NUMBER OF LOTS: 02
6. ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
7. SITE LAYOUT WITH THE BUILDING LOCATION INCLUDING THE FUTURE EXTENSION OF SEWER AND WATER TO THE BUILDING IS CONCEPTUAL. EXTENSION OF PUBLIC WATERLINES FOR DOMESTIC AND FIRE PROTECTION USE INCLUDING THE FIRE HYDRANTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
8. SITE LAYOUT WITH BUILDING LOCATION IS CONCEPTUAL. WITH FINAL PLATTING, ADDITIONAL SANITARY SEWER IMPROVEMENTS WILL BE DESIGNED AS REQUIRED.
9. TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A VISUAL OPAQUE, SELF-LATCHING GATE SHALL BE PROVIDED. THE LOCATION OF TRASH ENCLOSURE SHALL BE LOCATED AND INSTALLED PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
10. STORM WATER DETENTION IS PROVIDED FOR LOT 1, BLOCK 2 PER PLAT OF TECUMSEH ROAD BUSINESS PARK SECTION 2.
11. LANDSCAPE PER CITY ORDINANCE. SHRUBS AND RIVER ROCK AROUND THE BUILDING AS SHOWN. SELECT FLOWERS AROUND THE SITE THAT DON'T ATTRACT BEES.

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 1 A –LEGAL DESCRIPTION:

A tract of land being a part of Lot 1, in Block 2 of TECUMSEH ROAD BUSINESS PARK SECTION 2 recorded in Book 22 of Plats, Page 163 also lying in the Southwest Quarter of Section 12, Township 9 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1;

THENCE South 36°24'17" East, along the east line of said Lot 1, a distance of 101.39 feet;

THENCE South 53°35'43" West a distance of 214.91 feet to a point on the west line of said Lot 1;

THENCE along the west line of said Lot 1 the following three (3) courses:

1. North 36°24'17" West a distance of 24.58 feet to a point of curvature;
2. Northwesterly along a curve to the right having a radius of 6,815.50 feet (said curve subtended by a chord which bears North 36°00'22" West a distance of 94.80 feet) for an arc distance of 94.80 feet;
3. North 58°23'38" East a distance of 215.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 23,707 square feet or 0.5442 acres.

LOT 1 B –LEGAL DESCRIPTION:

A tract of land being a part of Lot 1, in Block 2 of TECUMSEH ROAD BUSINESS PARK SECTION 2 recorded in Book 22 of Plats, Page 163 also lying in the Southwest Quarter of Section 12, Township 9 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at northeast corner of said Lot 1;

THENCE South 36°24'17" East, along the east line of said Lot 1, a distance of 101.39 feet to the POINT OF BEGINNING;

THENCE continuing South 36°24'17" East, along said east line, a distance of 158.60 feet to the southeast corner of said Lot 1;

THENCE along the southerly and westerly lines of said Lot 1 the following four (4) courses:

1. South 53°35'43" West a distance of 69.91 feet;
2. South 59°32'32" West a distance of 120.65 feet to the most southerly southwest corner of said Lot 1;
3. North 81°24'00" West a distance of 35.36 feet to the most westerly southwest corner of said Lot 1;
4. North 36°24'17" West a distance of 121.09 feet;

THENCE North 53°35'43" East a distance of 214.91 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 32,710 square feet or 0.7509 acres, more or less.

LEGEND

SIGN (i.e. STOP, etc.)	PROPOSED CONTOUR & CONTOUR ELEVATION
LIGHT POLE	STORM SEWER INLET
	STORM SEWER CURB INLET
HEAVY DUTY CONCRETE	STORM SEWER MANHOLE (SSMH)
HEAVY DUTY ASPHALT	S.S. MANHOLE
CONCRETE SIDEWALK	S.S. CLEANOUTS
	TEE
STRAIGHT ARROW	3 WAY FIRE HYDRANT
LEFT TURN ARROW	CONCRETE WHEEL STOPS
RIGHT TURN ARROW	FLOW DIRECTION
FUTURE CURB & GUTTER BY OTHERS	GATE VALVE
SPOT ELEVATION	GAS LINE
	TELEPHONE UNDERGROUND
S.S. SANITARY SEWER	POWER OVERHEAD
STS STORM SEWER	PARKING COUNT
W.L. WATERLINE	M/M MEET & MATCH
SS/E SANITARY SEWER EASEMENT	BOLLARD (REF: DETAILS)
WL/E WATERLINE EASEMENT	L.S. LANDSCAPE
D/E DRAINAGE EASEMENT	R.O.W. RIGHT OF WAY
U/E UTILITY EASEMENT	TRANSFORMER
S.D.C. STANDARD DUTY CONCRETE	TC TOP OF CURB
H.D.C. HEAVY DUTY CONCRETE	TP TOP OF PAVEMENT
HDC2 HEAVY DUTY CONCRETE FOR TRASH ENCLOSURE	TW TOP OF WALK/TOP OF WALL
S.D.A. STANDARD DUTY ASPHALT	TG TOP OF GUTTER
H.D.A. HEAVY DUTY ASPHALT	C&G CURB & GUTTER
H.D.P. HEAVY DUTY PAVEMENT	CONC. CONCRETE
S.D.P. STANDARD DUTY PAVEMENT	SW SIDEWALK

UTILITY LEGEND

1. = TRANSFORMER LOCATION (TO BE VERIFIED W/ OKLAHOMA GAS & ELECTRIC)
2. = ELECTRICAL METER/ENTRY
3. = GAS METER LOCATION (TO BE VERIFIED W/ OKLAHOMA NATURAL GAS)
4. = DOMESTIC WATER ENTRY
5. = GREASE INTERCEPTOR (LOCATION TO BE FINALIZED)
6. = SANITARY SEWER ENTRY (TO BE DETERMINED PER MEP PLANS)
7. = TELEPHONE/DATA/CABLE ENTRY (TO BE DETERMINED PER MEP PLANS)

SITE PLAN LEGEND

- 1/C8 (A) = CLEARANCE BAR FOOTING & CONDUIT WITH BOLLARD (LL) SIGN (SB)
- 3/C8 (B) = PRE-MENU BOARD FOOTING & CONDUIT WITH BOLLARD (LL) SIGN (SB)
- 2/C9 (C) = BOLLARD (LL)
- 1/C8 (D) = ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND BOLLARD @ 8 CAR STACK - INDICATES 140' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT WITH BOLLARD (LL) & CANOPY (SB)
- C7 (E) = 5 PANEL MENU BOARD LOCATED AT 8 CAR STACK, FOOTING & CONDUIT (LL) SIGN (SB)
- (F) = PROPOSED DRIVE THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- (G) NOT USE
- 1/C5 (H) = "THANK YOU / EXIT ONLY" SIGNAGE-FOOTING & CONDUIT (LL) SIGN (SB)
- (I) = CONCRETE SURFACE APPLIED TO DT LANE (LL) STARTS 12' BEFORE ORDER CANOPY AND ENDS 12' AFTER CL OF DRIVE THRU BUMPOUT
- 2/C10 (J) = DIRECTIONAL ARROWS (PAINTED WHITE)
- (K) NOT USE
- (L) = TRASH ENCLOSURE (REFER DETAILS)
- (M) = PYLON SIGN LL TO VERIFY LOCATION (LL) (RE. ARCH. PLANS)
- 1/C9 (N) = "MOBILE ORDER PARKING ONLY" SIGN (LL)
- (O) NOT USE
- 9/C10 (P) = PEDESTRIAN CURB RAMP (LL)
- 3/C10 (Q) = "DO NOT ENTER" SIGNAGE (LL)
- 4/C10 (R) = "DO NOT ENTER" WORD (LL)
- 8/C10 (S) = CHEVRON MERGE STRIPING (REFER SITE DETAILS)
- (T) = 6" WHITE STRIPING
- 11/C10 (U) = BIKE PARKING RACK (REQUIRED BY CITY OF NORMAN)
- 2/C5 (V) = DRIVE-THRU DIRECTIONAL SIGNAGE-ARROW (ARROW TO LEFT)
- (W) = DRIVE-THRU TIMER LOOP
- (X) = CANOPY ABOVE
- (Y) = BYPASS LANE
- (Z) NOT USE

DETAIL # ON SAID SHEET — SHEET # FOR THE DETAIL I.D. — DETAIL I.D.

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Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206)318-1575

GRAPHIC SCALE
20' 0 10' 20'
SCALE: 1" = 20'

STARBUCKS DTO

TECUMSEH ROAD BUSINESS PARK SECTION 2 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 FAX: 405-232-7859

SITE DEVELOPMENT PLAN

SHEET NO.
C1