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NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

THE CURVE AT UNIVERSITY NORTH PARK

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

LOT SUMMARY TABLE

LOT NO.	AREA (S.F.)	AREA (AC.)
LOT 1	19,789	0.45
LOT 2	21,694	0.50
LOT 3	16,712	0.38
LOT 4	19,661	0.45
LOT 5	24,394	0.56
TOTALS	102,250	2.35

PARKING SUMMARY

LOT NO.	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED	PARKING PROVIDED
1	1,775 S.F. AT (1/300 S.F. GFA)	6	38
2	4,600 S.F. AT (1/300 S.F. GFA)	16	22
3	3,800 S.F. AT (1/300 S.F. GFA)	13	18
4	4,750 S.F. AT (1/300 S.F. GFA)	16	29
5	5,250 S.F. AT (1/300 S.F. GFA)	18	21
TOTAL	19,925 S.F. AT (1/300 S.F. GFA)	69	128
ACCESSIBLE SPACES:		5	5
COMPACT SPACES:		0	0
BICYCLE SPACES / BIKE RACKS:		10 / 5	10 / 5
(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)			

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7699
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 06/30/2021

No.	Revision	By	Date

PROJECT NO.: 6406.00
DATE: XX/XX/XX
SCALE: 1"=20'
DRAWN BY: MDS
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

SITE PLAN

SHEET NO. 6

SCALE: 1" = 20'

N 89°22'00" E 291.24'

S 89°38'55" E 80.00'

N 89°22'00" E 318.58'

N 89°22'00" E 153.31'

N 89°22'00" E 98.81'

N 89°22'00" E 101.66'

S 00°38'00" E 118.33'

N 89°22'00" E 68.34'

S 00°38'00" E 138.22'

S 00°38'00" E 97.88'

S 00°38'00" E 281.22'

N 89°22'00" E 31.67'

N 00°38'00" W 70.92'

N 00°38'00" W 36.68'

N 89°22'00" E 91.99'

S 89°22'00" W 279.80'

S 89°22'00" W 458.30'

N 49°51'33" W 60.00'

24TH AVENUE N.W.

R=876.16'
L=307.71'
Δ=20°07'21"
T=155.46'
CB=N 30°04'46" E
CL=306.13'

Ic = 04°19'01"
R = 936.16'
L = 70.53'
T = 35.28'
CB = N 22°10'35" E
CL = 70.52'

Ic = 00°40'37"
R = 936.16'
L = 11.06'
T = 5.53'
CB = N 24°40'24" E
CL = 11.06'

Ic = 11°23'40"
R = 936.16'
L = 186.18'
T = 93.40'
CB = N 30°42'33" E
CL = 185.87'

Ic = 33°23'27"
R = 50.00'
L = 29.14'
T = 15.00'
CB = S 73°56'16" E
CL = 28.73'

Ic = 02°55'51"
R = 936.16'
L = 47.89'
T = 23.95'
CB = N 37°52'19" E
CL = 47.88'

Ic = 00°48'12"
R = 936.16'
L = 13.13'
T = 6.56'
CB = N 39°44'20" E
CL = 13.13'

N–F
UNIVERSITY NORTH PARK, LLC
SPECIAL WARRANTY DEED
BOOK 3695, PAGE 1259

N–F
PREMIERE LAND HOLDINGS, LLC
WARRANTY DEED
BOOK 5486, PAGE 1209

N–F
UNIVERSITY OF OKLAHOMA
QUIT CLAIM DEED
BOOK 140, PAGE 309
(MAX WESTHEIMER AIRPARK)

N–F
UNIVERSITY NORTH PARK, LLC
SPECIAL WARRANTY DEED
BOOK 3695, PAGE 1259

LOT 5
BLOCK 1

1,775 S.F.
4,600 S.F.
3,800 S.F.
4,700 S.F.
5,250 S.F.

CONNECT PROP. 8" SAN. SEWER TO EX. MANHOLE
EX. T.R. = 1180.19
EX. FL NE = 1169.19
FL S = 1169.29

EXIST. FIRE HYDRANT

25' BUILDING LINE, UTILITY & DRAINAGE EASEMENT PER PLAT

UTILITY & DRAINAGE EASEMENT PER PLAT (VARIABLE WIDTH)

3'x5' RCB

10' I.S. BUFFER

284.79 L.F. OF 8" SANITARY SEWER AT 0.50%

PROP. 10' SIDEWALK AND BIKE PATH

PROP. ACCESSIBLE RAMPS

CONST. STD. HEADWALL FOR 5'x3' RCB FL N = 1176.49

CONST. 60.00 L.F. OF 5'x3' RCB AT 0.50%

CONST. STD. HEADWALL FOR 5'x3' RCB FL N = 1176.79

CONST. STD. SAN. SEWER MANHOLE. CONST. SERVICE ON MANHOLE T.R. = 1179.00 FL N = 1170.71

PROP. 6" WATER LINE

PROP. FIRE HYDRANT ASSEMBLY

PROP. DUMPSTER ENCLOSURE

PROP. DUMPSTER ENCLUSURES (RE: ARCH. PLANS)

15' U/E

19' U/E

20' U/E

45' R. NO BUILD AREA

10' ONG EASEMENT BOOK 4551, PAGE 1054

NO DOCUMENT PROVIDED FOR CROSS ACCESS

TANK BATTERY SITE BEING DISMANTLED AT TIME OF SURVEY

FENCE CORNER 1.7' S. & 0.5' E.

N:\DWGS\6406.00\SITE DEVELOPMENT PLANS\6406.00 SITE PLAN 01.DWG
Plotted by: Terry Haynes @ 5/19/2020 9:04 AM