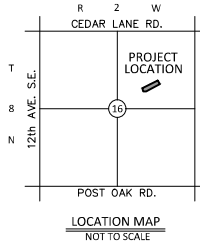


PRELIMINARY SITE DEVELOPMENT PLAN LUXNOVA, LLC

A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES:

- UNLESS OTHERWISE NOTED, ALL RADI ON PARKING ISLANDS AND CURB CUTS SHALL BE 3'.
- ALL CURB & GUTTERS ARE TYPE "A" UNLESS OTHERWISE NOTED.
- REFER TO ARCH/MEP PLANS FOR SITE LIGHTING ELECTRICAL WIRING AND CONDUIT LAYOUT. CONTRACTOR TO VERIFY ANY UNDERGROUND UTILITY PRIOR TO SETTING CONCRETE BASES FOR LIGHT POLES.
- ALL STOP BARS SHALL BE 12" WHITE REFLECTIVE PAINT AND INSTALLED PER OWNER DIRECTIVE.
- REFERENCE MISCELLANEOUS DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
- ALL DRIVEWAY APPROACHES SHALL BE HEAVY DUTY CONCRETE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND PER DETAIL. ACCESSIBLE STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS. CONCRETE RAMPS SHALL BE CONSTRUCTED PER ODOT STANDARDS FOR WHEEL CHAIR RAMP DETAIL.
- CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
- NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL OKIE AT 1-800-522-6543 PRIOR TO ANY EXCAVATION.
- EACH AND EVERY REQUIRED ACCESSIBLE PARKING SPACE SHALL BE POSTED BY THE DISPLAY OF A STANDARD INTERNATIONAL ACCESSIBLE WHEELCHAIR SYMBOL SIGN OR LEGEND NOT LESS THAN 12 INCHES BY 18 INCHES IN SIZE PERMANENTLY MOUNTED ABOVE GROUND IMMEDIATELY IN FRONT OF SAID SPACES NOT LESS THAN SEVEN FEET NOR MORE THAN EIGHT FEET FROM THE PARKING SURFACE TO THE BOTTOM OF THE SIGN.

ZONING: C-2
A-2 SPRINKLERED VB
ALLOWED 24,000 S.F. PER BUILDING

BUILDING AREA:
17,517 S.F. GFA TOTAL

PARKING:
RECOMMENDED: 64 SPACES IF ALL RETAIL
1/275 GFA (CUSTOMER SERVICE AREA TBD)
IF 1/200 OR RESTAURANT
PROVIDED: 89 SPACES
4 ACCESSIBLE SPACES (1 VAN) REQ'D
6 BICYCLE PARKING SPACES REQ'D

INTERIOR LANDSCAPE ISLANDS:
15 S.F. PER INTERIOR PARKING SPACE
DESCRIBED IN CHAPTER 36-551(c)(2)
REQUIRED: 435 S.F. (29 SPACES)
PROVIDED: 442 S.F.

LOT COVERAGE:
LOT AREA: 87,487 S.F.
IMPERVIOUS AREA: 65,160 S.F. ~ 74%
PERVIOUS AREA: 22,327 S.F. ~ 26%

REFER TOPOGRAPHIC SURVEY FOR LOCATIONS OF THE HORIZONTAL CONTROL POINTS. ELECTRONIC DATA SHEETS FOR NORTHING/EASTING COORDINATES WILL BE PROVIDED FOR CONSTRUCTION STAKING OF THE PROPOSED IMPROVEMENT WORK.

ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND ACCESSIBLE ISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR TO VERIFY EXISTING SIDEWALKS AND RAMPS ALONG FRONTAGE OF THE PROPERTY TO MEET THE ACCESSIBLE ROUTES STANDARDS. ANY PORTION OF THE EXISTING SIDEWALKS AND OR RAMPS NOT IN COMPLIANCE SHALL BE RECONSTRUCTED TO MEET THESE STANDARDS.

UTILITY STATEMENT & CAUTION:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN LEGEND

- LS LANDSCAPE
- HEAVY DUTY CONCRETE PAVING (HDC)
- LIGHT DUTY CONCRETE PAVING
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED PIPE LANE MARKING

SCALE: 1" = 30'

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OWNER/DEVELOPER
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(405) 426-9926

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 232-7715



LUXNOVA, LLC
US HWY 77 & CEDAR LANE RD.
NORMAN, OKLAHOMA



PROJECT NO: 1647.00
DATE: 04/24/24
SCALE: 1" = 30'
OWNER: LUXNOVA, LLC
ENGINEER: SMC CONSULTING ENGINEERS, P.C.

PRELIMINARY SITE DEVELOPMENT PLAN
SHEET NO. 1