



### LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED FINE LINE STRIPING
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS
- SAB LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- SEWAGE
- WATER LINE
- BENCHMARK

- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- EX. PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- EX. PROP. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MAN-HOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- PROP. SS MAN-HOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MAN-HOLE
- EX. STORM MAN-HOLE
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

**BENCHMARK - BM 1**

ELEVATION	1022.14
MARKING	CONCRETE
LOCATION	6.220000 W, 0.200000 N

**BENCHMARK - BM 2**

ELEVATION	1026.79
MARKING	IRON TRIP
LOCATION	6.220000 W, 0.200000 N

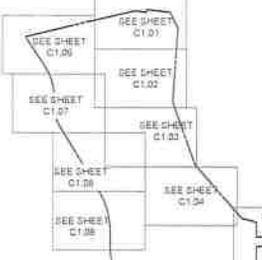
**BENCHMARK - BM 3**

ELEVATION	1027.47
MARKING	IRON NAIL
LOCATION	6.220000 W, 0.200000 N

### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE 1/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, land first divided being more particularly described as follows, COMMENCING at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 2; THENCE South 82° 47' 30" West, along the north line of said Northeast Quarter (NE 1/4) to the corner of bearing a distance of 1544.83 feet; THENCE South 00° 12' 54" East a distance of 13.01 feet to the POINT OF BEGINNING, said point being a point on the north right of way line of N.W. 1/4th Section 25; THENCE South 75° 57' 57" West, along the north right of way line, a distance of 149.01 feet; THENCE South 75° 57' 57" West a distance of 148.75 feet; THENCE South 04° 00' 00" West a distance of 473.89 feet; THENCE South 19° 47' 29" East a distance of 410.54 feet; THENCE South 49° 33' 17" East a distance of 414.71 feet; THENCE South 75° 57' 57" East a distance of 36.51 feet; THENCE South 00° 00' 00" East a distance of 76.76 feet; THENCE North 00° 00' 00" East a distance of 24.31 feet to a point on the west right of way line of State Highway No. 74, as located in Parcel No. 19, then along SAID WEST RIGHT OF WAY LINE, a distance of 102.90 feet; THENCE North 00° 00' 00" West a distance of 238.84 feet; THENCE South 00° 00' 00" West a distance of 357.76 feet; THENCE North 00° 00' 00" West a distance of 442.72 feet; THENCE North 20° 59' 59" West a distance of 75.46 feet to a point of curvature; THENCE, north-south, along a curve in the right hand having a radius of 1828.21 feet, east or west, as indicated by a chord bearing North 13° 26' 07" West for a distance of 344.88 feet for an arc length of 366.82 feet; THENCE North 00° 12' 54" West a distance of 71.09 feet to a point of tangency; THENCE, north-south, along a curve in the left hand having a radius of 521.13 feet, east or west, as indicated by a chord bearing North 16° 06' 17" West for a distance of 275.25 feet for an arc length of 276.26 feet; THENCE, North 31° 19' 19" West a distance of 464.35 feet to a point of curvature; THENCE, north-south, along a curve in the right hand having a radius of 270.99 feet, east or west, as indicated by a chord bearing North 11° 21' 53" West for a distance of 147.77 feet for an arc length of 143.26 feet; THENCE, North 01° 25' 51" West a distance of 78.42 feet to a point of tangency; THENCE, north-south, along a curve in the left hand having a radius of 325.03 feet, east or west, as indicated by a chord bearing North 17° 08' 37" West for a distance of 172.43 feet for an arc length of 174.78 feet; THENCE, South 12° 41' 27" West a distance of 248.63 feet; THENCE, North 00° 00' 00" East a distance of 87.15 feet; THENCE, South 11° 41' 07" East a distance of 74.12 feet; THENCE, North 00° 15' 04" West a distance of 14.19 feet to the POINT OF BEGINNING.

### KEY MAP



**Curve Table**

Curve #	Length	Ka/Ra	Delta	Chd	Chl
C1	143.29	275.00	629.4742	N 16°22'55" W	141.77
C4	177.89	325.00	631.3254	N 17°06'37" W	175.48

**Line Table**

Line #	Direction	Length
L1	S 82°42'33" E	149.69
L2	S 26°19'04" E	116.12
L3	S 03°07'06" W	66.09
L4	S 83°43'33" E	78.12
L5	N 88°13'34" W	16.10

### SITE NOTES

- CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION SPECIFICATIONS, SITEWORK POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OAKLAND DESIGN GUIDELINES AND SPECIFICATIONS AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNMENTAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
- ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/NOTES.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURBS (FC), UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE A WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED ALL RADIUS SHALL BE 3'.
- BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-IN CONNECTIONS TO THEIR FACILITIES.
- REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED DEPARTMENTS FROM THE SHOWN UTILITY DEPTHS, ETC.
- CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION/PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO [www.access-board.gov/](http://www.access-board.gov/) for details.

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL METAL STOPS, SIGNS AND ADA RAMPS AT ALL HANDICAP SPACES.

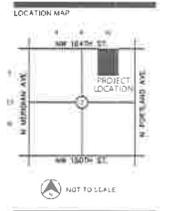
### SITE DATA

LOT INFORMATION  
 ZONING - XX (0000000000)  
 PROPOSED USE - MULTIFAMILY  
 LOT SIZE: 76.57 ACRES (11,844,756 SF)

PARKING REQUIREMENTS  
**REQUIRED**  
 REDUCED PARKING: 673 P.S.  
 PROVIDED HANDICAP PARKING: 40 P.S.  
 PROVIDED LARGE PARKING: 63 P.S.  
 TOTAL PARKING PROVIDED: 713 P.S.

IMPERVIOUS SURFACE AREA  
 TOTAL OVERALL AREA: 1,984,737 SF  
 EXISTING IMPERVIOUS AREA: 618,817 SF (31.2%)  
 PROPOSED IMPERVIOUS SURFACE AREA: 228,208 SF (11.5%)  
 TOTAL IMPERVIOUS AREA: 228,208 SF (11.5%)

SCALE: 1" = 100'



PROJECT  
**LONE OAK APARTMENTS**  
 OKLAHOMA CITY, OK

CCC PROJECT NUMBER: 21114  
 DRAWING DATE: 03-20-22  
 ISSUE DATE: 03-29-22

FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING:  
 PL-0208 FOR STORM SEWER DP-0308 FOR DETENTION POND WA-2021-00178 WATERLINE CMC STORM PERMIT #5MC-2021-XXXX DBB TO PERMIT #XXXX ELOC-XXXX-XXXX



PERMIT SET

REVISIONS:

NO.	DATE	DESCRIPTION
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OVERALL SITE PLAN

SHEET  
**C1.00**