

Letter of Intent

Purpose: Letter of Intent

Property Description: Take Five Express Oil Change located SW corner of E. Cedar Lane Road and 3600 Classen Blvd. (HWY 77) Norman, OK 73071.

SUMMARY

This document shall serve as the Letter of Intent to the City of Norman for the Special Use Permit Application submitted by JM Civil Engineer acting as applicant on behalf of the current owner TAKE FIVE, Inc. The existing site is vacant. The proposed Express Oil Change facility will include a 1400 square foot building, This property is zoned C-1.

GENERAL BUILDING AND SITE LAYOUT

This site will include seven (7) regular parking spaces as well as one (1) van accessible handicap spaces and a loading area. Additional items that will be located on-site include dumpster enclosure, and crosswalks.. There will be a detention area to mitigate the drainage runoff.

The hours of operation is 7am-7pm on weekdays, 7am-6pm on Saturdays and 10am – 4pm on Sundays. Typically the business will have 7-10 employees on payroll depending on shop volume.

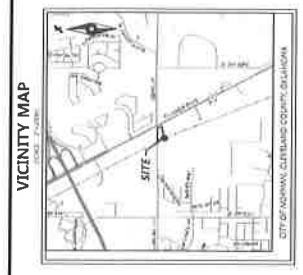
CONCLUSION

As described above, the proposed TAKE FIVE Express Oil Change appears to be consistent and in compliance with the City of Norman land use plan and should not adversely affect the adjacent properties. The proposed new building and additional landscaping should greatly improve the image of the site while continuing to offer the residents of Norman easy access to the goods and services provided by TAKE FIVE Express Oil Change.

CAUTION NOTICE TO CONTRACTOR: THE CONTRACTOR IS REQUESTED TO CONDUCT FIELD SURVEY AND AS NECESSARY, EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO BELOCATE ALL EXISTING UTILITIES, HORIZONTAL, VERTICAL, AND VERTICALLY. THE CONTRACTOR MUST BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS.

BENCHMARK:
TBM #1: AN "X" CUT SET ON CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF PARKING LOT WEST AND 7 FEET NORTH OF A STORM SEWER MANHOLE. ELEVATION = 1175.42
TBM #2: AN "X" CUT SET ON TOP OF A CONCRETE FRAMING BEAM ALONG THE WEST SIDE OF PARKING FOR CLASSON BOULEVARD IN FRONT OF THE SUBJECT PROPERTY. THE TBM IS APPROXIMATELY 12 FEET EAST AND 5 FEET NORTH OF A POWER POLE NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 1174.17
ELEVATION: STORM SEWER MANHOLE INDICATED TO CITY OF NORMAN MANHOLE #40. BENCH 2 & 3 SPOTS USE BEI IN CONCRETE WITH AN ELEVATION OF 1172.58 FEET.

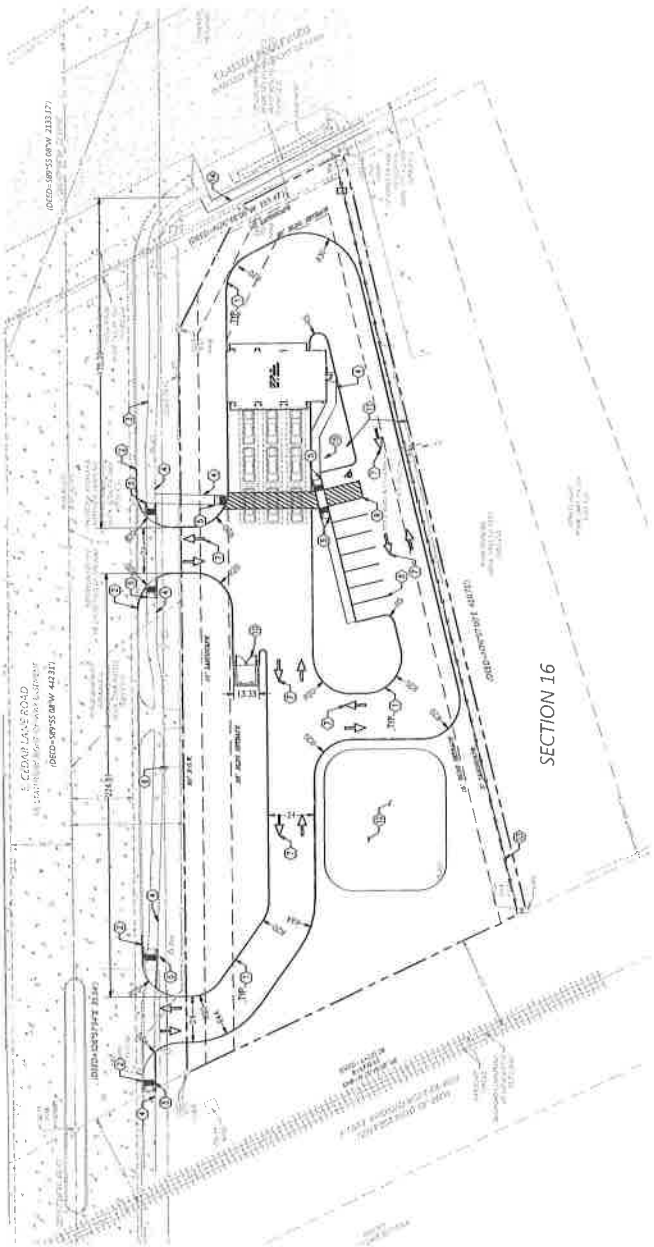
FLOODNOTE:
SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD DAMAGE RISK) PER THE FLOOD HAZARD IDENTIFICATION MAP, FIRM NUMBER 400270255, DATED FEBRUARY 20, 2013, TABLE A, ITEM 3.



JM CIVIL
1101 Central Expressway South
Arling, TX 75013
PH: 214-991-1800
John Meehan, PE
CIVIL ENGINEER

- PROPOSED LEGEND:**
- PROPOSED CURB & CUTTER
 - LIMITS OF FULL DEPTH SAWCUT
 - WOOD FENCE
 - PARKING SPACES
 - STOP BAR
 - STOP STRIP
 - ACCESSIBLE SPACES
 - ADA RAMP

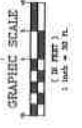
- EXISTING LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & CUTTER
 - EXISTING FENCING
 - MAJOR CONTOUR
 - WATER LINE
 - STORM SEWER MANHOLE
 - SAG LINE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER MANHOLE
 - STORM SEWER MANHOLE
 - POWER POLE



SITE DATA TABLE

LOCATION:	3600 CLASSON BOULEVARD, NORMAN, OKLAHOMA 73071
LOT AREA:	1.31 AC (89,919 S.F.)
ZONING:	SP-1
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	SOIL CHANGE FACILITY
SETBACKS (FRONT):	1.5 AC S.F.
SETBACKS (SIDE):	10'-0" (1 STORY)
SETBACKS (REAR):	3'-0"
F.A.R. ZONED:	PROVIDED
PARKING SUMMARY:	REQUIRED
PAVING SPACES (TOTAL):	7
PAVING SPACES (PER LOT):	1 EACH 1/2 SPACES
TOTAL SPACES:	7
LANDSCAPE:	20,000 S.F.
PERVIOUS:	20,000 S.F.

- SITE KEY NOTES:**
- CONCRETE CURB AND CUTTER (PER LOCAL CODES)
 - PAPER CURB TO MATCH EXISTING
 - CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES)
 - CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% EXISTING FIRE WALKWAY (PER LOCAL CODES)
 - EXISTING FIRE WALKWAY
 - DIRECTIONAL TRAVEL ARROW (PER LOCAL CODES)
 - STORM SEWER MANHOLE (PER LOCAL CODES)
 - PROPOSED MANHOLE (PER LOCAL CODES)
 - PROPOSED DETENTION POND
 - PROPOSED 5" SIDEWALK PER CITY
 - PROPOSED 8" SIDEWALK PER CITY
 - PROPOSED 8" SIDEWALK PER CITY



118
Know what's below.
Call before you dig.

C 100
SITE PLAN
DATE: 02/02/22
PROJECT NO.:
DRAWING NO.:
SCALE:
DATE: 02/02/22
BY: [Signature]

TAKE FIVE OIL
3600 Classon Boulevard
Norman, Oklahoma 73071
SITE DEVELOPMENT PLANS

