

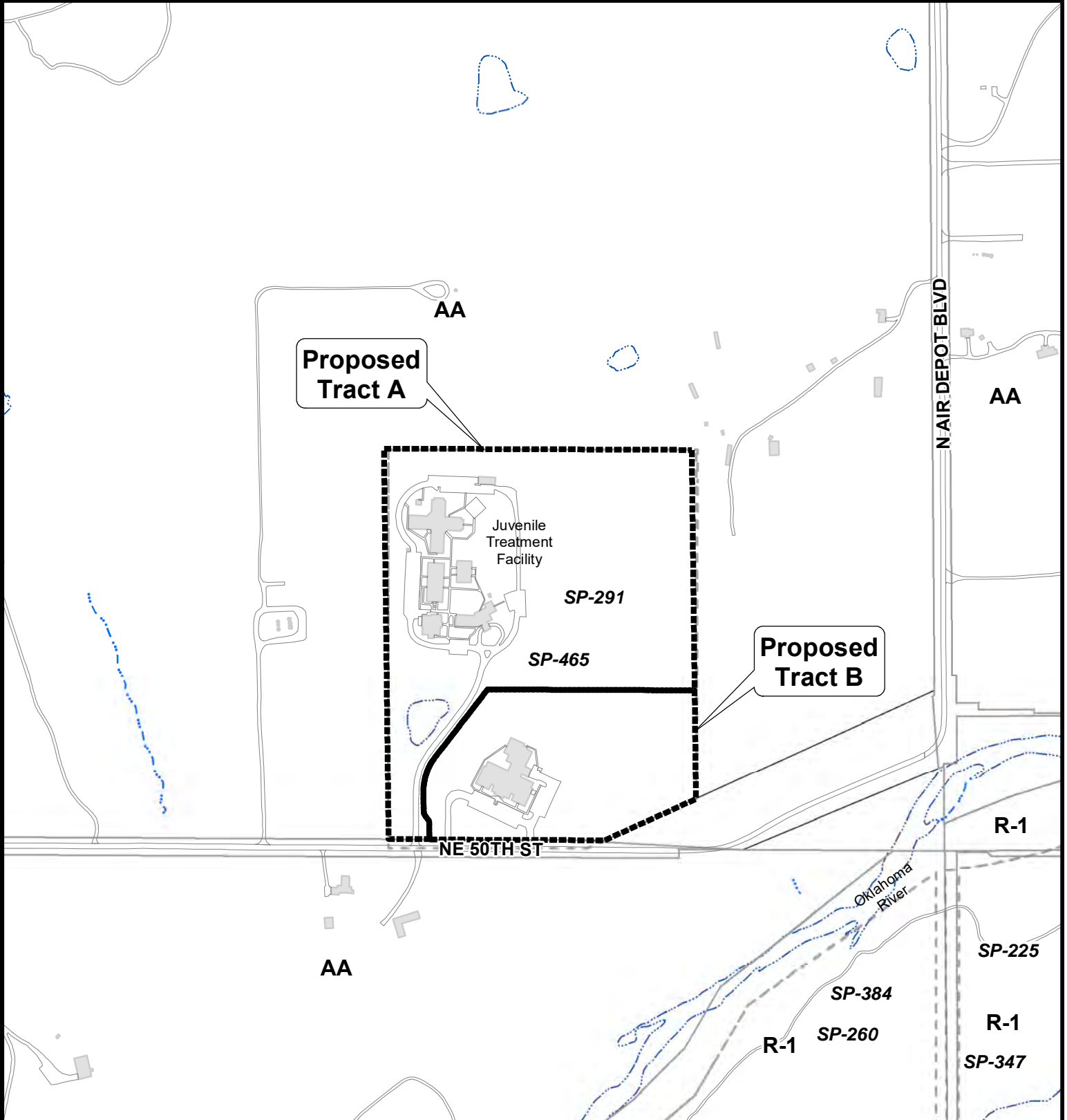
**Case No: SP-590**

**Applicant: Keystone Oklahoma City, LLC**

Address: 6501 NE 50th St.

Present Zoning: AA / SP-291 / SP-465

Proposed Use: (8250.19) Expansion of existing facility.



The City of  
OKLAHOMA CITY

# Special Permit Application

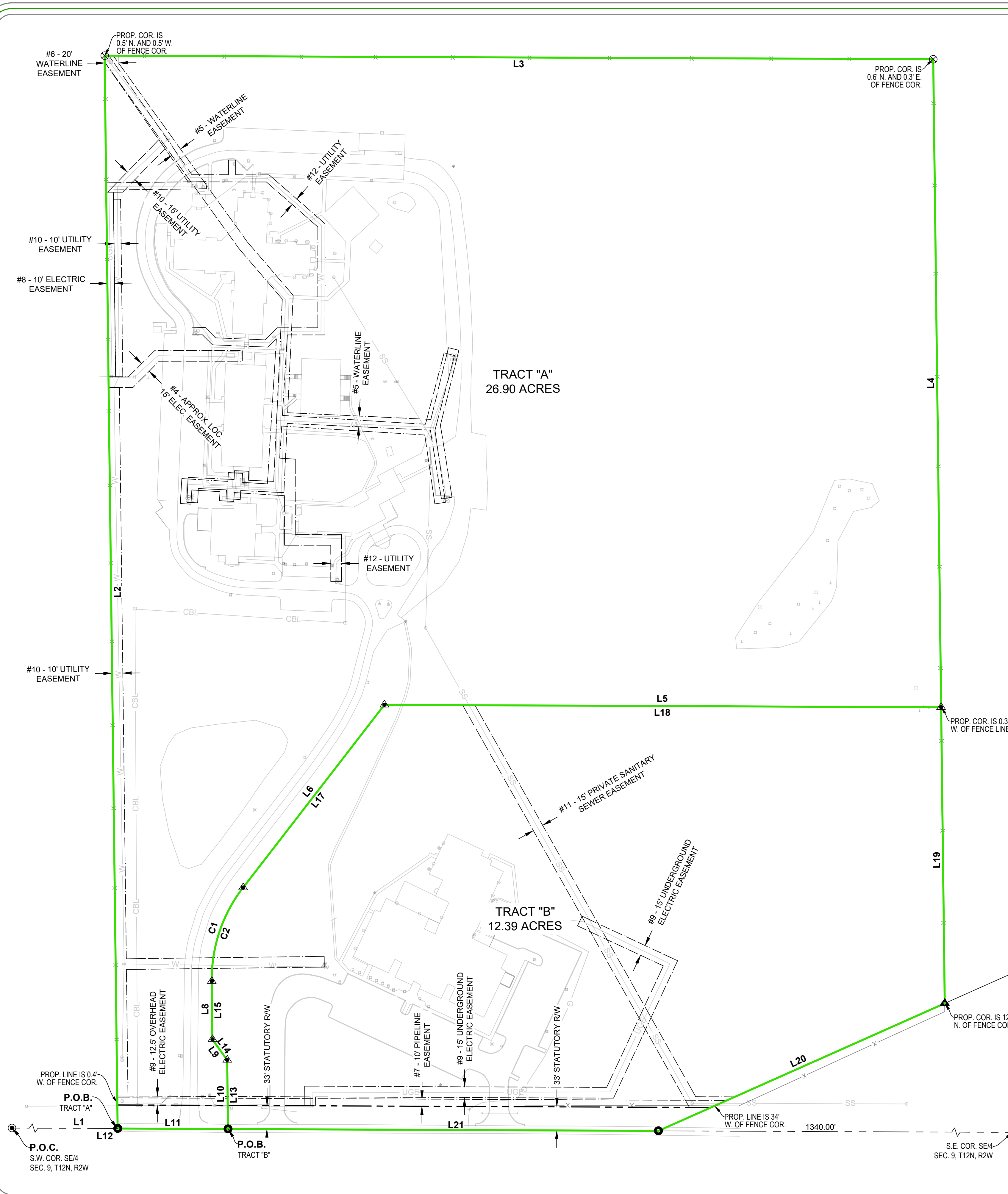


0 250 500  
Feet

## **Project Purpose**

UHS Oklahoma City LLC dba Cedar Ridge Hospital (Cedar Ridge) proposes to build and operate a new 90-bed psychiatric hospital facility in Oklahoma City, Oklahoma, to address the behavioral health needs of the state. The facility will be located on Cedar Ridge's existing 40+ acre campus at 6501 NE 50th St, Oklahoma City, OK, and will be licensed under Cedar Ridge's hospital license along with its current facility that provides 60 licensed child and adolescent inpatient acute beds. Cedar Ridge will relocate 56 and add 4 adult inpatient acute beds from its Bethany campus and expand the existing child and adolescent inpatient acute program by 30 beds. Cedar Ridge currently employs 285 community members with plans to add approximately 30 employees with the expansion. Cedar Ridge also participates in workforce development through its affiliation with 20 nursing schools and clinical therapy schools, providing nursing clinical rotations and internship opportunities for undergraduate and masters programs. The proposed facility will provide an exceptional therapeutic environment for patient care and desirable workplace for its staff. The new facility will be comprised of six inpatient units (two child and adolescent and four adult), optimally designed to meet UHS (defined below), CMS and Oklahoma best practices. In total, these new units will feature both private and semi-private rooms as well as recreational activity and treatment support spaces. When complete, the new facility will serve more than 3,900 patients annually contributing to the safety, health and wellbeing of our community. Cedar Ridge also provides residential level of care and will continue to utilize its relationships with other residential programs, PHP/IOP providers and community mental health outpatient providers to ensure patients receive the full continuum of care.

Universal Health Services, Inc. (UHS) is dedicated to serving Oklahomans through St. Mary's Regional Medical Center in Enid, OK and Cedar Ridge Behavioral Hospital in Oklahoma City, OK and Bethany, OK. UHS is the ultimate parent entity of subsidiaries that own, operate, and/or manage over 400 facilities primarily in the behavioral health care setting. UHS subsidiaries' successfully operate inpatient and outpatient facilities for a wide range of behavioral health disorders: depression, traumatic stress, anxiety and OCD, eating disorders, health psychology programs, women's reproductive mental health and wellness, pain management, as well as child, adolescent, and family counseling. UHS' facilities and subsidiaries have an extensive record of accomplishment for quality care and meaningful outcomes for patients. To learn more about UHS's Behavioral Health Division's clinical success, a detailed report is available at [https://uhs.com/wp-content/uploads/2023/04/UHS\\_BH-By\\_the\\_Numbers\\_2022.pdf](https://uhs.com/wp-content/uploads/2023/04/UHS_BH-By_the_Numbers_2022.pdf).



**TRACT "A"**  
**LEGAL DESCRIPTION AS RECORDED IN BOOK 10145 PAGE 666**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP TWELVE (12) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION NINE (9);  
 THENCE S 89°44'42" E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 531.31 FEET TO THE POINT OF BEGINNING;  
 THENCE N 00°41'23" W, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1502.07 FEET;  
 THENCE S 89°44'42" E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1160.00 FEET;  
 THENCE S 00°41'23" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 905.63 FEET;  
 THENCE N 89°44'42" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 780.08 FEET;  
 THENCE S 37°43'13" W A DISTANCE OF 323.42 FEET TO A POINT OF CURVATURE;  
 THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET (SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS S 18°30'55" W A DISTANCE OF 138.16 FEET) AN ARC DISTANCE OF 140.78 FEET;  
 THENCE S 00°41'23" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 81.56 FEET;  
 THENCE S 00°41'23" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 98.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4);  
 THENCE N 89°44'42" W, ALONG SAID SOUTH LINE, A DISTANCE OF 153.74 FEET TO THE POINT OF BEGINNING.

TRACT "A" CONTAINS 26.90 ACRES AS DESCRIBED.

**TRACT "B"**  
**LEGAL DESCRIPTION AS RECORDED IN BOOK 10145 PAGE 668**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP TWELVE (12) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION NINE (9);  
 THENCE S 89°44'42" E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 685.05 FEET TO THE POINT OF BEGINNING;  
 THENCE N 00°41'23" W, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 98.24 FEET;  
 THENCE N 35°34'34" W A DISTANCE OF 35.38 FEET;  
 THENCE N 00°41'23" W, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 81.56 FEET TO A POINT OF CURVATURE;  
 THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET (SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS N 18°30'55" E A DISTANCE OF 138.16 FEET) AN ARC DISTANCE OF 140.78 FEET;  
 THENCE N 37°43'13" E A DISTANCE OF 323.42 FEET;  
 THENCE S 89°44'42" E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 780.08 FEET;  
 THENCE S 00°41'23" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 427.60 FEET;  
 THENCE S 65°24'48" W A DISTANCE OF 401.90 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4);  
 THENCE N 89°44'42" W, ALONG SAID SOUTH LINE, A DISTANCE OF 638.76 FEET TO THE POINT OF BEGINNING.

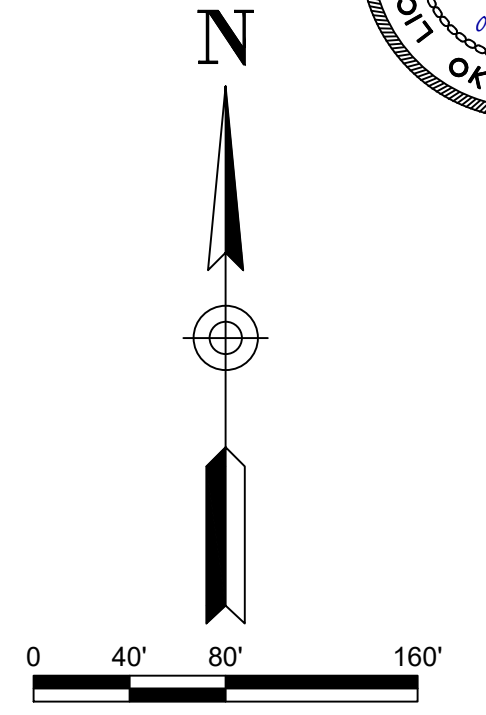
TRACT "B" CONTAINS 12.39 ACRES AS DESCRIBED.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE(9), TOWNSHIP TWELVE (12) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN WITH A BEARING OF S 89°44'42" E AS DESCRIBED IN BOOK 10145 PAGE 666 AND BOOK 10145 PAGE 668 IN THE RECORDS OF THE OKLAHOMA COUNTY CLERK, STATE OF OKLAHOMA.

LEGAL DESCRIPTION WAS PREPARED ON 08.30.2024 BY OR UNDER THE DIRECT SUPERVISION OF TANNER J. WENTWORTH #1871.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Tanner J. Wentworth  
 TANNER J. WENTWORTH  
 PROFESSIONAL LAND SURVEYOR #1871



**LEGEND**

PROPERTY LINE	—	SET 1/2" IRON PIN W/CA 8524 CAP	▲
SECTION LINE	- - - - -	FOUND 3/8" IRON PIN	⊗
RIGHT-OF-WAY LINE	- · - · -	FOUND 1/2" IRON PIN W/CA 3949 CAP	▲
EASEMENT LINE	- · - · -	FOUND MAG NAIL W/CA 6414 SHINER	●
		SET MAG NAIL W/CA 8524 SHINER	●

**Line Table**

Line #	Record Length	Record Direction	Measured Length	Measured Direction
L1	531.31'	S89°44'42"E	531.31'	S89°44'42"E
L2	1502.07'	N00°41'23"W	1502.07'	N00°41'23"W
L3	1160.00'	S89°44'42"E	1160.00'	S89°44'42"E
L4	905.63'	S00°41'23"E	907.27'	S00°41'23"E
L5	780.08'	N89°44'42"W	779.39'	N89°44'42"W
L6	323.42'	S37°43'13"W	323.42'	S37°43'13"W
L8	81.56'	S00°41'23"E	81.56'	S00°41'23"E
L9	35.38'	S35°34'34"E	35.38'	S35°34'34"E
L10	98.24'	S00°41'23"E	96.59'	S00°41'23"E
L11	153.74'	N89°44'42"W	154.43'	N89°44'42"W
L12	685.05'	S89°44'42"E	685.74'	S89°44'42"E
L13	98.24'	N00°41'23"W	96.59'	N00°41'23"W
L14	35.38'	N35°34'34"W	35.38'	N35°34'34"W
L15	81.56'	N00°41'23"W	81.56'	N00°41'23"W
L17	323.42'	N37°43'13"E	323.42'	N37°43'13"E
L18	780.08'	S89°44'42"E	779.39'	S89°44'42"E
L19	427.60'	S00°41'23"E	414.58'	S00°41'23"E
L20	401.90'	S65°24'48"W	438.80'	S66°00'34"W
L21	638.76'	N89°44'42"W	602.49'	N89°44'42"W

**Curve Table**

Curve #	Length	Radius	Chord Length	Chord Direction
C1	140.78'	210.00'	138.16'	S18°30'55"W
C2	140.78'	210.00'	138.16'	N18°30'55"E

The following items refer to documents found by the surveyor during the survey that affect the subject property in the SE/4 of Section 9, Township 12 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 1320 Page 372	Pipeline Right-of-Way in favor of Mercury Oil Refining Company	Yes	No	A
2	Book 1344 Page 713	Pipeline Right-of-Way in favor of Cimarron Valley Pipe Line Company	Yes	No	B
3	Book 4915 Page 934	Ingress & Egress Right-of-Way in favor of Melvin & Sheryl Decker / I.S.A.O.A.	Yes	No	C
4	Book 5357 Page 54	15' Electric Easement in favor of Oklahoma Gas & Electric Company	No	Yes	
5	Book 5457 Page 738	Waterline Easement in favor of The City of Oklahoma City	No	Yes	
6	Book 5457 Page 744	20' Waterline Easement in favor of The City of Oklahoma City	No	Yes	
7	Book 5888 Page 1994	10' Easement in favor of Oklahoma Natural Gas Company	No	Yes	
8	Book 5905 Page 1540	10' Electric Easement in favor of Oklahoma Gas & Electric Company	No	Yes	
9	Book 8345 Page 1419	Electric Easement in favor of Oklahoma Gas & Electric Company	No	No	
10	Book 8358 Page 1317	Utility Easement in favor of The City of Oklahoma City	No	Yes	
11	Book 10005 Page 269	15' Sanitary Sewer Easement in favor of Keystone Oklahoma City, LLC / I.S.A.O.A.	No	Yes	
12	Book 11788 Page 1392	Utility Easement in favor of The City of Oklahoma City	No	Yes	

**Surveyor's Comments**

A Right-of-Way in favor of Mercury Oil Refining Company is blanket over the SE/4 of Section 9, Township 12 North, Range 2 West of the I.M., Oklahoma County, OK.

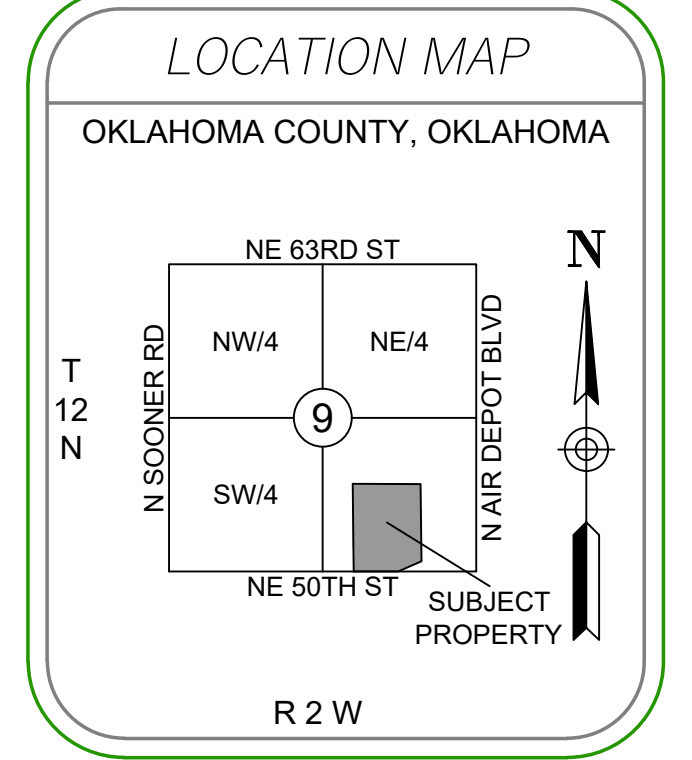
B Right-of-Way in favor of Cimarron Valley Pipe Line Company is blanket over the SE/4 of Section 9, Township 12 North, Range 2 West of the I.M., Oklahoma County, OK. Note: Right-of-Way assigned to Champlin Petroleum Company in Book 3148 Page 331 and partially released & further defined in Book 4342 Page 64. Easement is defined as a 50' width but the exhibit depicting the easement is not legible.

C General Warranty Deed reserves a right-of-way for ingress and egress across the subject property but the exhibit depicting the right-of-way is not legible.

**ELEVATION**  
 LAND SURVEYING

ELEVATION LAND SURVEYING, LLC  
 8501 SW 15th St., Oklahoma City, OK 73128  
 405-493-9393 survey@elevations.com  
 Certificate of Authorization # 8524

TANNER J. WENTWORTH  
 PROFESSIONAL LAND SURVEYOR #1871



**BOUNDARY SURVEY**

**PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 9, T12N-R2W, I.M. OKLAHOMA COUNTY, OKLAHOMA**

REVISION	BY	DATE

FIELD DATE: 08/05/24 - 08/30/24  
 FINAL DATE: 08/30/24  
 SCALE: 1"=80'  
 DRAWN BY: TJW  
 REVIEWED BY: SDG  
 ELS JOB NUMBER: 2024.91

# VALIDATION SET

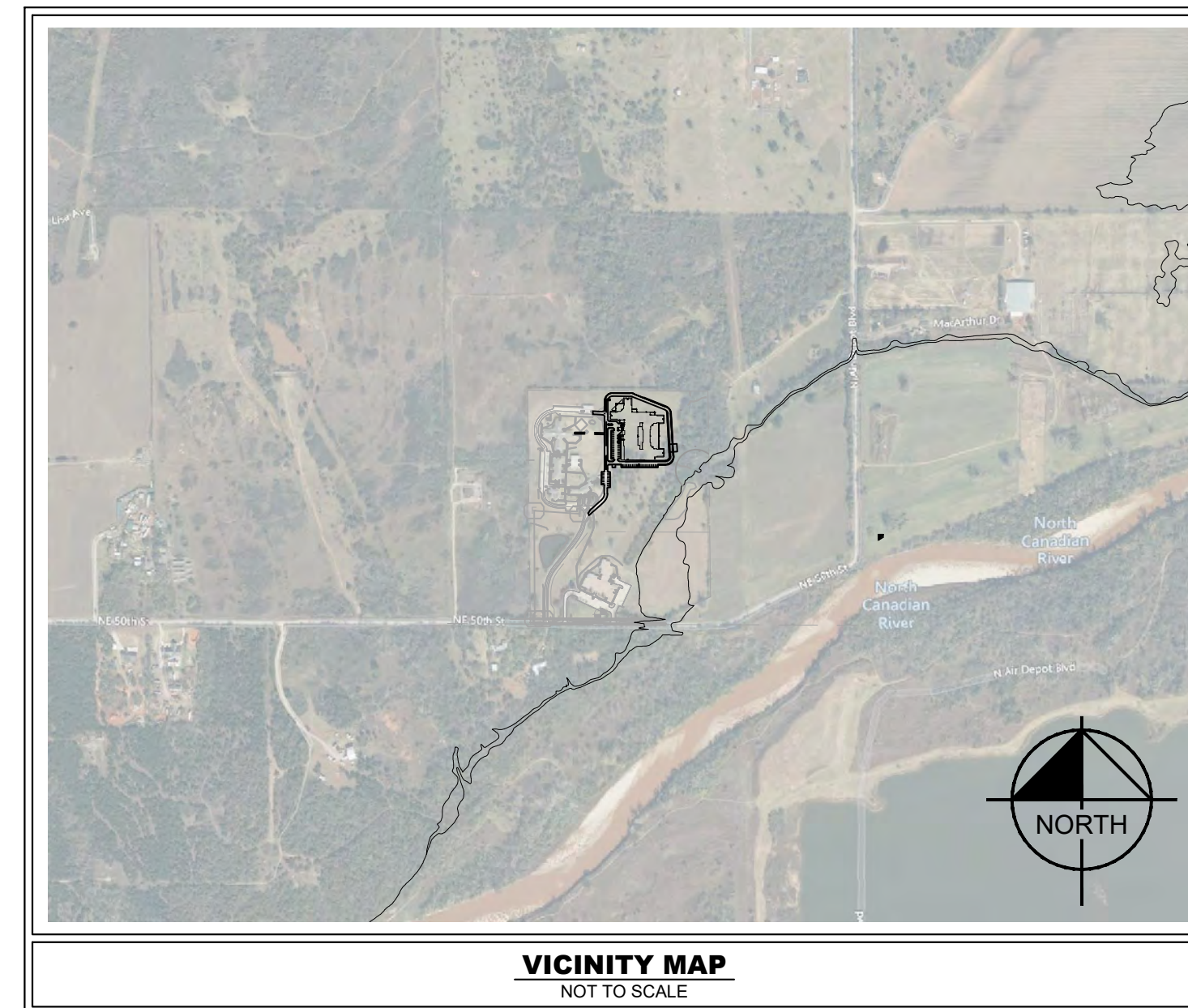
## UHS - CEDAR RIDGE BEHAVIORAL HEALTH FACILITY

6501 NE 50TH STREET  
OKLAHOMA CITY, OK 73141

INITIAL SUBMITTAL: 09/13/2024

OVERALL AREA	EXISTING	PROPOSED
SITE AREA	39.29 AC	39.29 AC
DISTURBED AREA	N/A	6.03 AC

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS: 6501 & 6505 NE 50TH STREET OKLAHOMA CITY, OK 73141	
DEED BOOK AND PAGE:	DEEDBOOK: 10145 PAGES: 666/668
U.S. FEMA FIRM PANEL:	40109C0195H DATED 12/18/2009
EXISTING ZONING:	ZONE AA
EXISTING LAND USE:	TRANSITIONAL MENTAL HEALTH FACILITY



Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER SHEET
C0-01	GENERAL NOTES
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-00	OVERALL SITE LAYOUT
C2-10	ENLARGED SITE LAYOUT
C4-00	GRADING AND DRAINAGE PLAN
C4-10	SITE GRADING PLAN - ENLARGEMENT
C5-00	ROADWAY PLAN AND PROFILE
C5-10	ROADWAY PLAN AND PROFILE
C6-00	UTILITY PLAN
C6-10	UTILITY PLAN - ENLARGEMENT
C8-01	SITE DETAILS

### PROJECT DESIGN TEAM

**ARCHITECT**  
STENGEL HILL ARCHITECTURE  
LOUISVILLE, KY 40202  
613 WEST MAIN STREET  
CONTACT: MARK SPIES, AIA  
PHONE: (502) 893-1875

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10 LEA AVENUE, SUITE 400  
NASHVILLE, TENNESSEE 37210  
CONTACT: MARK BOYD, PE  
PHONE: (804) 672-4706

**SURVEY**  
ELEVATION LAND SURVEYING  
8501 SW 15TH ST  
OKLAHOMA CITY, OK 73128  
TANNER J. WENTWORTH, PLS  
PHONE: (405) 297-3231

**GEOTECH/ENVIRONMENTAL**  
TERRACON  
4701 NORTH STILES AVENUE  
OKLAHOMA CITY, OK 73105  
CONTACT: NORMAN TAN, PE  
PHONE: (502) 893-1875

### PERMITTING / UTILITY CONTACTS

**PUBLIC WORKS ENGINEERING**  
CONTACT: JOHNNY SHAN  
PHONE: (405) 297-3859

**NATURAL GAS**  
ONG  
CONTACT: CALVIN STANFORD  
PHONE: (405) 401-2552  
CSTANDFORD@ONEGAS.COM

**UTILITIES**  
CONTACT: DUSTIN SEGRAVES  
PHONE: (405) 297-2048

**ZONING**  
CONTACT: SARAH WELCH  
PHONE: (405) 297-2283

**SIGNS**  
CONTACT: MARK MAGDALENA  
PHONE: (405) 297-2466

**FIRE MARSHAL'S OFFICE**  
CONTACT: MIKE WILSON  
PHONE: (405) 297-3455

**ELECTRIC**  
OGE  
CONTACT: SHAUN MCALISTER  
PHONE: (405) 553-5420  
MCALLISD@OGE.COM

**PERMITS SUPERVISOR**  
CONTACT: MALEAH TAYLOR  
PHONE: (405) 297-2175

**CHIEF PLANS EXAMINER**  
CONTACT: RAY HOWARD  
PHONE: (405) 297-3231

**PLAN REVIEW SUPERVISOR**  
CONTACT: CHRIS MOSES  
PHONE: (405) 297-2589

PLANS PREPARED BY

# Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210  
Main: (615) 564-2701 | www.kimley-horn.com  
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ENGINEER'S SEAL

### PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER <b>118373003</b>	SHEET NUMBER <b>C0-00</b>	TOTAL SHEETS <b>13</b>
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JONES, OK 73049



**LEGEND**

	SIGN
	AIR CONDITIONING SYSTEM
	FIRE HYDRANT
	TREE
	SANITARY SEWER MANHOLE
	BENCHMARK
	UNDERGROUND ELECTRICAL
	WATERLINE
	GAS
	FENCE
	SANITARY SEWER
	FEMA ZONE X LINE
	FEMA ZONE AW LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	LIGHT POLES

**EXISTING CONDITIONS NOTES**

1. THIS PROJECT IS LOCATED IN ZONE "X" AND "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0235G WITH AN EFFECTIVE DATE OF 02-25-2021 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM.
2. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.
3. ZONE "AE" IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA W/BFE OR DEPTH.
4. OWNER TO ABANDON WATERLINE EASEMENT #5.

**Kimley-Horn**

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**UHS - CEDAR RIDGE  
6501 & 6505 NE 50TH ST.  
OKLAHOMA CITY, OKLAHOMA**

**DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY**

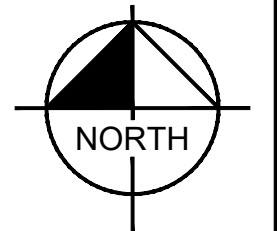
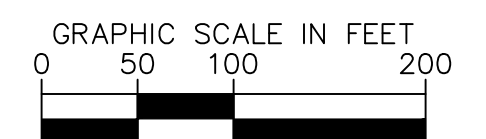
NO.	DATE	BY
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DESIGNED BY: **JMM**  
DRAWN BY: **JMM**  
CHECKED BY: **JMM**  
DATE: 09/13/2024  
KIMLEY-HORN PROJECT NO. 118373003

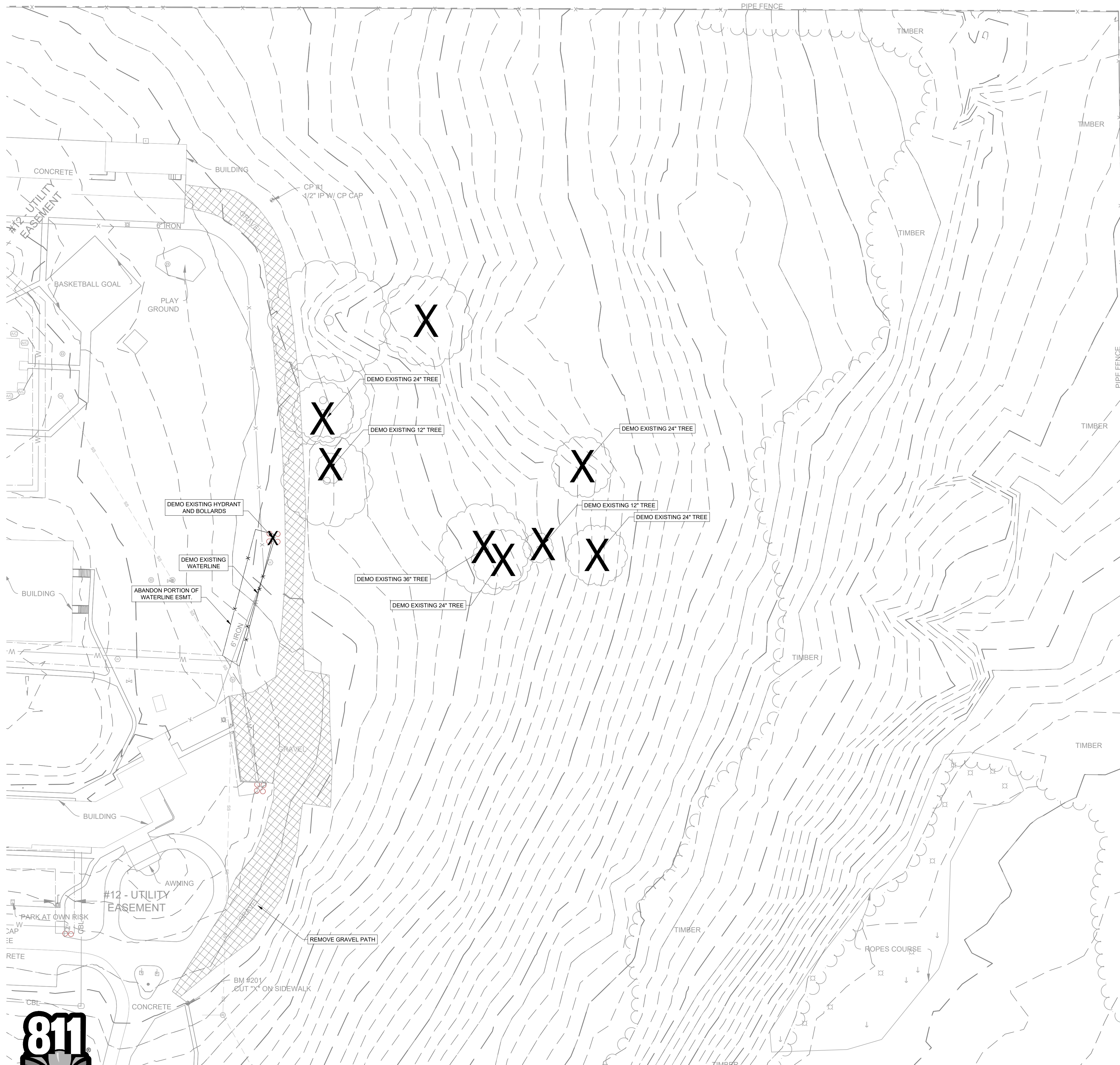
EXISTING CONDITIONS

SHEET NUMBER  
**C1-00**

COORDINATES ARE NAD83.  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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DEMOLITION LEGEND	
	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
	REMOVE OBJECT

**EXISTING UTILITIES NOTE**

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

# Kimley-Horn

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Main: 615.564.2701 | www.kimley-horn.com  
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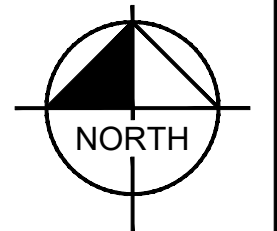
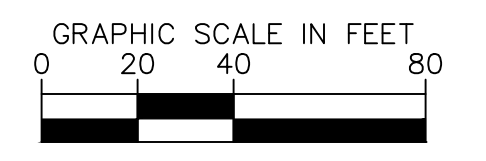
## UHS - CEDAR RIDGE 6501 & 6505 NE 50TH ST. OKLAHOMA CITY, OKLAHOMA

**DRAFT  
PRELIMINARY  
PLANS**  
FOR REVIEW ONLY

NO.	DATE	BY	REVISIONS
1			
2			
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**SEE DEMOLITION NOTES,  
SHEET C0-01.**

COORDINATES ARE NAD83.  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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

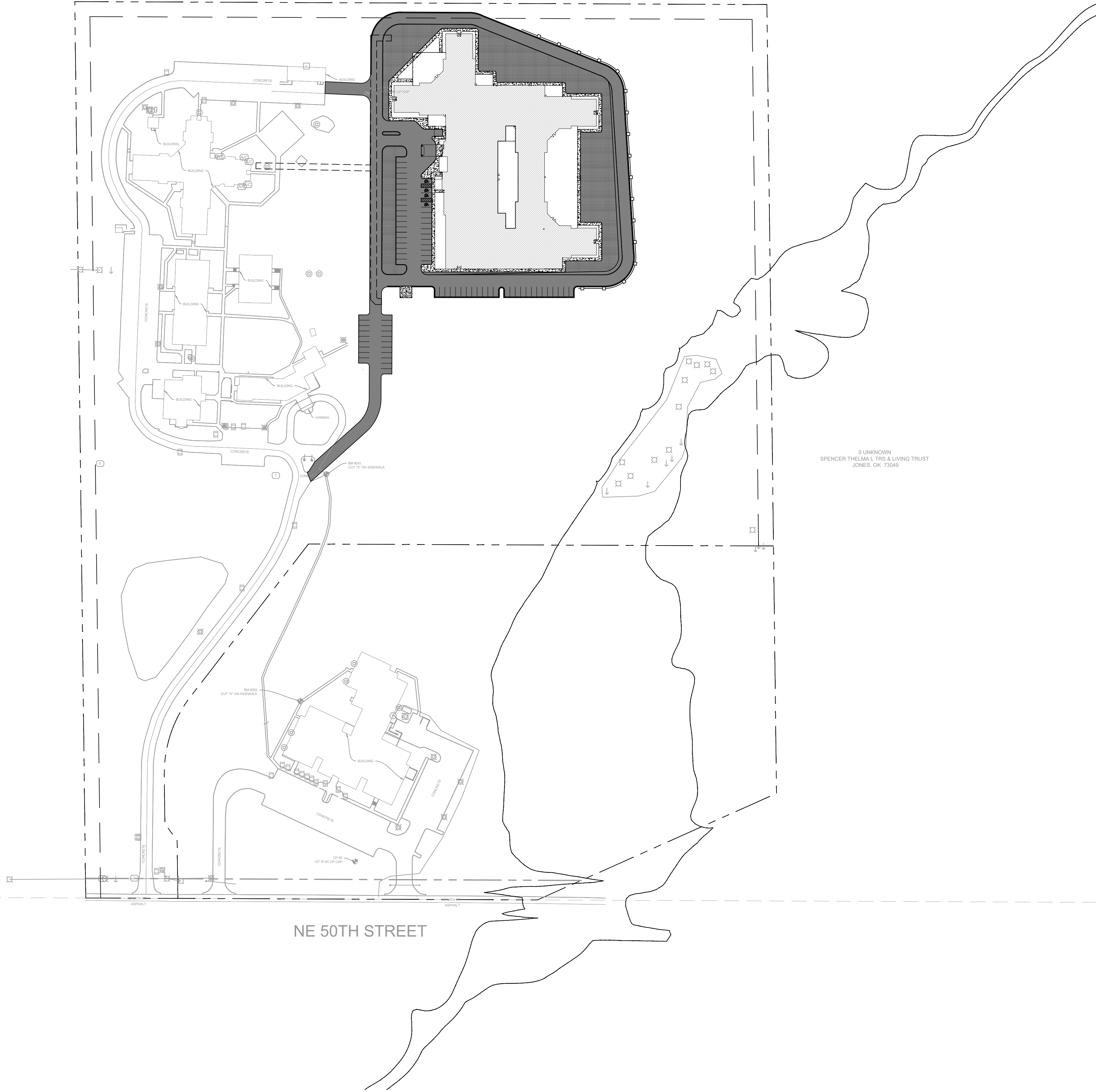
DESIGNED BY: JWM  
DRAWN BY: #RH  
CHECKED BY: #RH  
DATE: 09/13/2024  
KIMLEY-HORN PROJECT NO. 118373003  
DEMOLITION PLAN  
SHEET NUMBER  
**C1-10**

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JONES, OK 73049

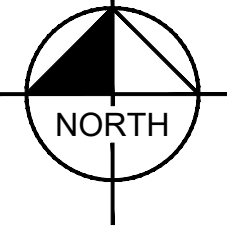
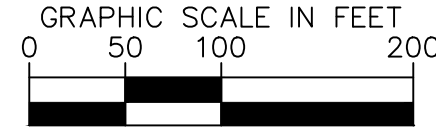
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JONES, OK 73049

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JONES, OK 73049



LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIDEWALK
	GREEN SPACE
	PROPOSED FIRE HYDRANT
	BUILDING SET BACK
	PROPERTY LINE

COORDINATES ARE NAD83.  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



NO.	DATE	BY
1		
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10		

DESIGNED BY: JWM  
DRAWN BY: #11  
CHECKED BY: #12  
DATE: 09/13/2024  
KIMLEY-HORN PROJECT NO. 118373003

OVERALL SITE LAYOUT

SHEET NUMBER  
**C2-00**

**Kimley-Horn**

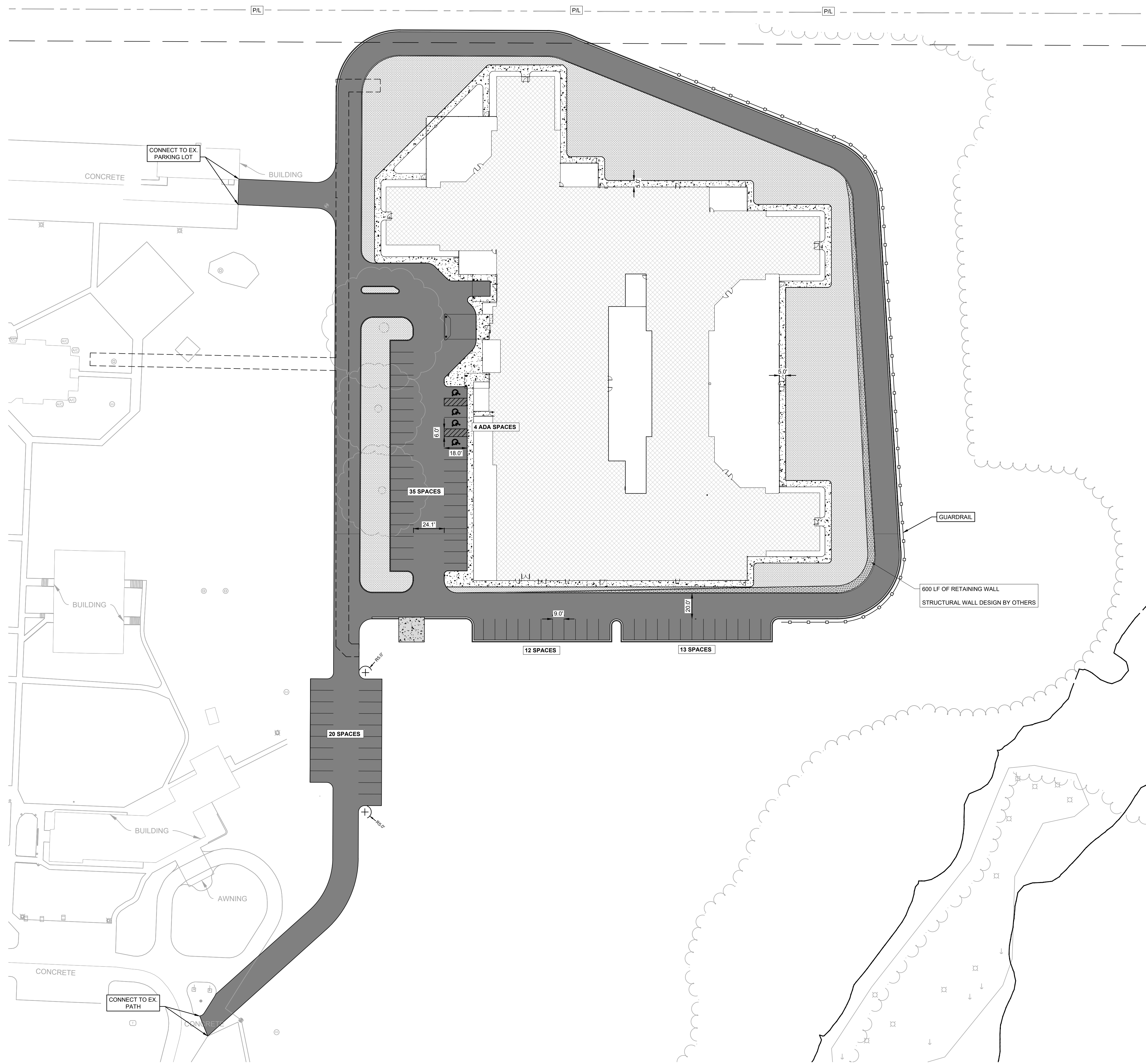
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6501 & 6505 NE 50TH ST.  
OKLAHOMA CITY, OKLAHOMA**

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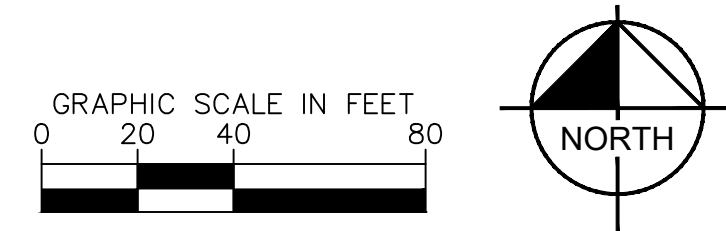


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LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIDEWALK
	GREENSPACE
	PROPOSED FIRE HYDRANT
	BUILDING SET BACK
	PROPERTY LINE
	GUARDRAIL
	RETAINING WALL
	CURB AND GUTTER

COORDINATES ARE NAD83.  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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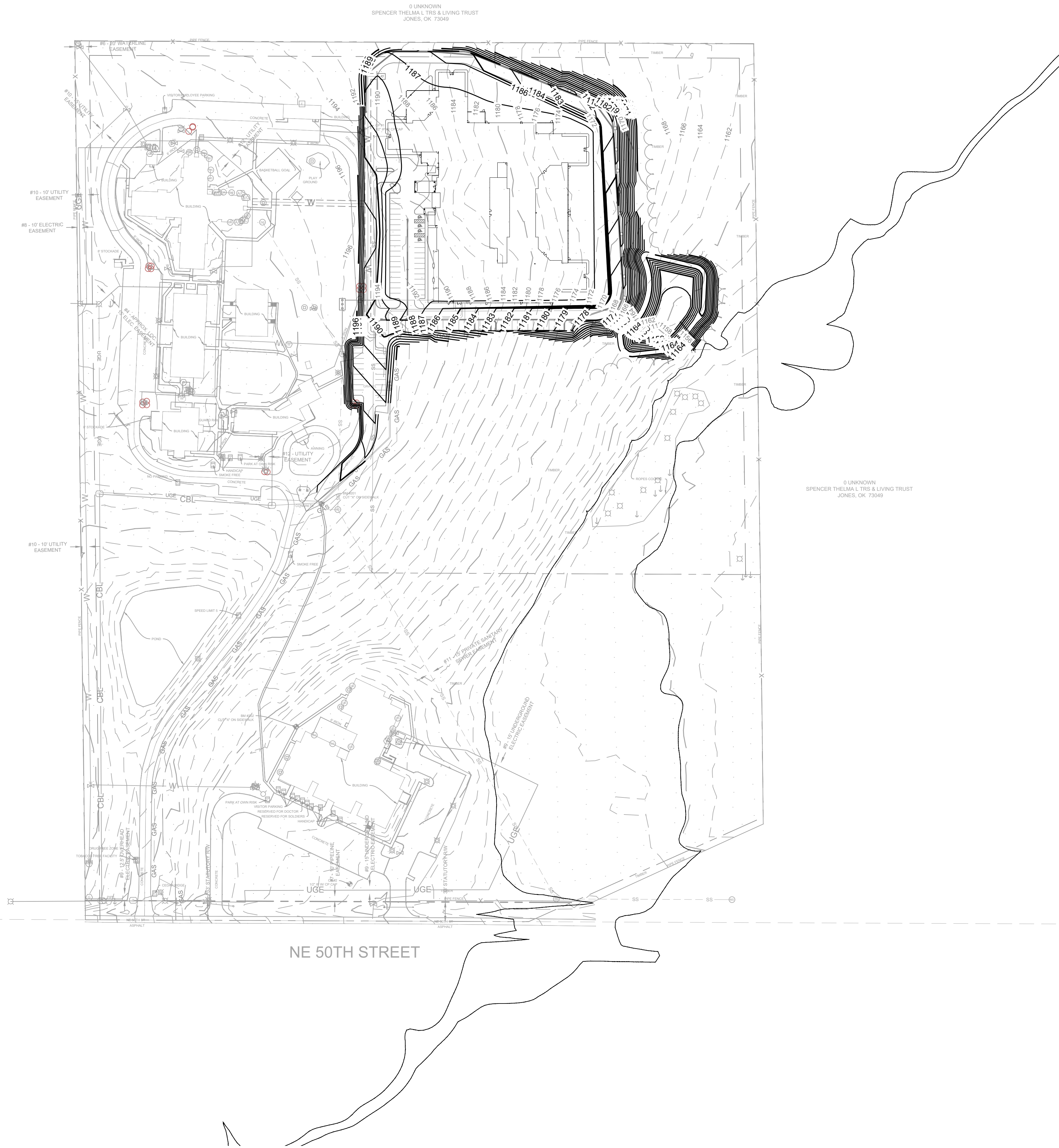
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DESIGNED BY: JWM  
DRAWN BY: JI  
CHECKED BY: MB  
DATE: 09/13/2024  
KIMLEY-HORN PROJECT NO. 118373003

ENLARGED SITE LAYOUT  
SHEET NUMBER  
**C2-10**

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JONES, OK 73049



GRADING PLAN LEGEND	
- 500 -	EXISTING CONTOUR
- 500 -	PROPOSED CONTOUR
-	DRAINAGE SWALE

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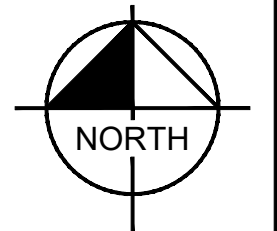
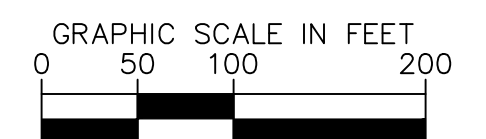
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DESIGNED BY:	JWM
DRAWN BY:	#H
CHECKED BY:	#H
DATE:	09/13/2024
KIMLEY-HORN PROJECT NO.	118373003

COORDINATES ARE NAD83.  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

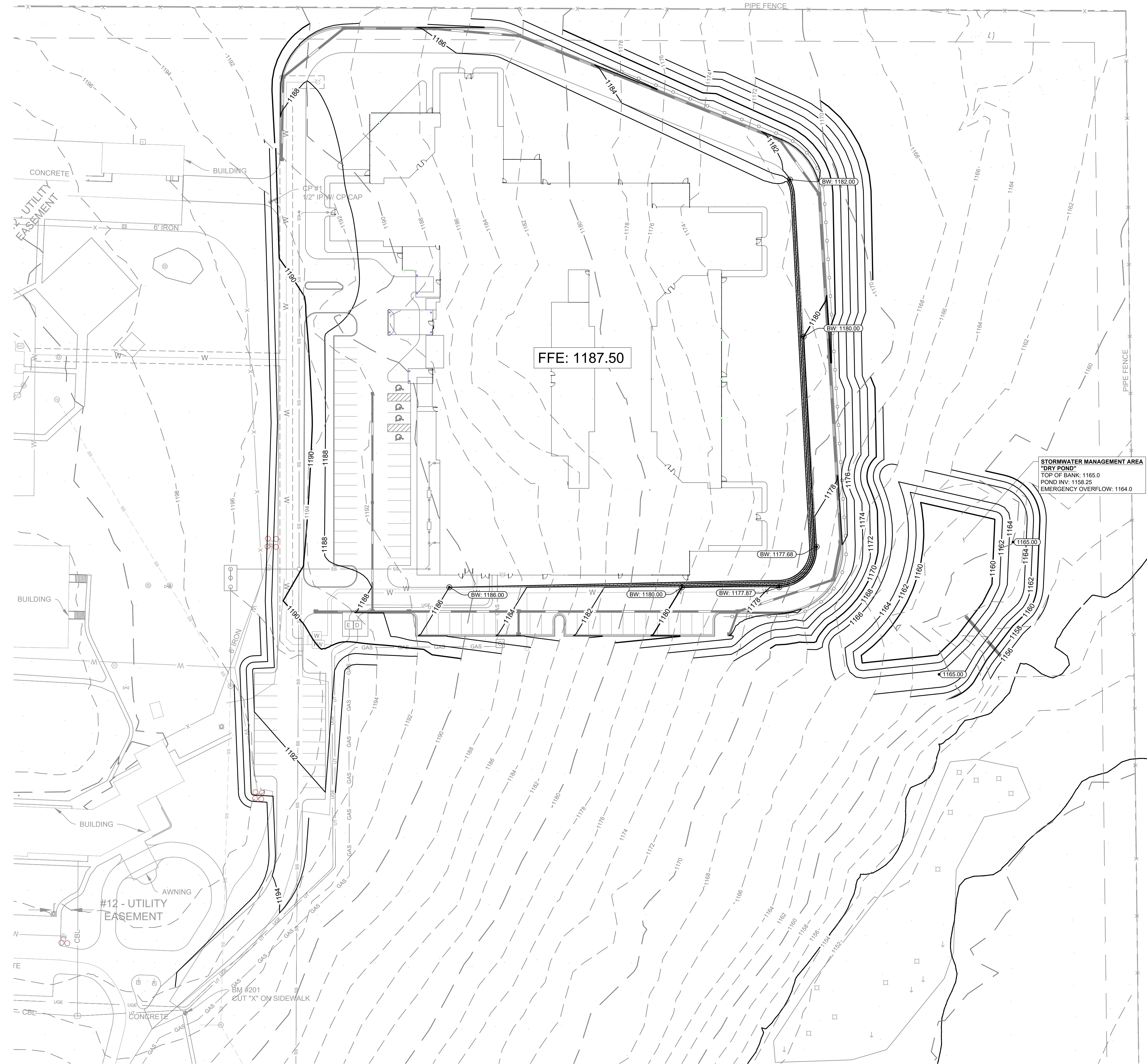


GRADING AND DRAINAGE PLAN

SHEET NUMBER  
**C4-00**

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 JONES, OK 73049

GRADING PLAN LEGEND	
- 500 -	EXISTING CONTOUR
- 500 -	PROPOSED CONTOUR
-	DRAINAGE SWALE



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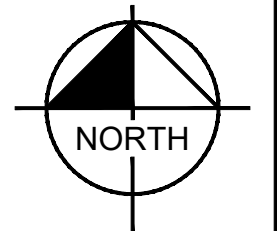
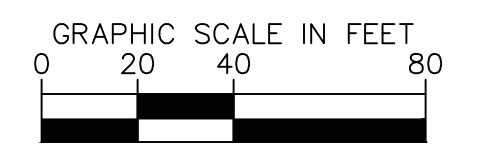
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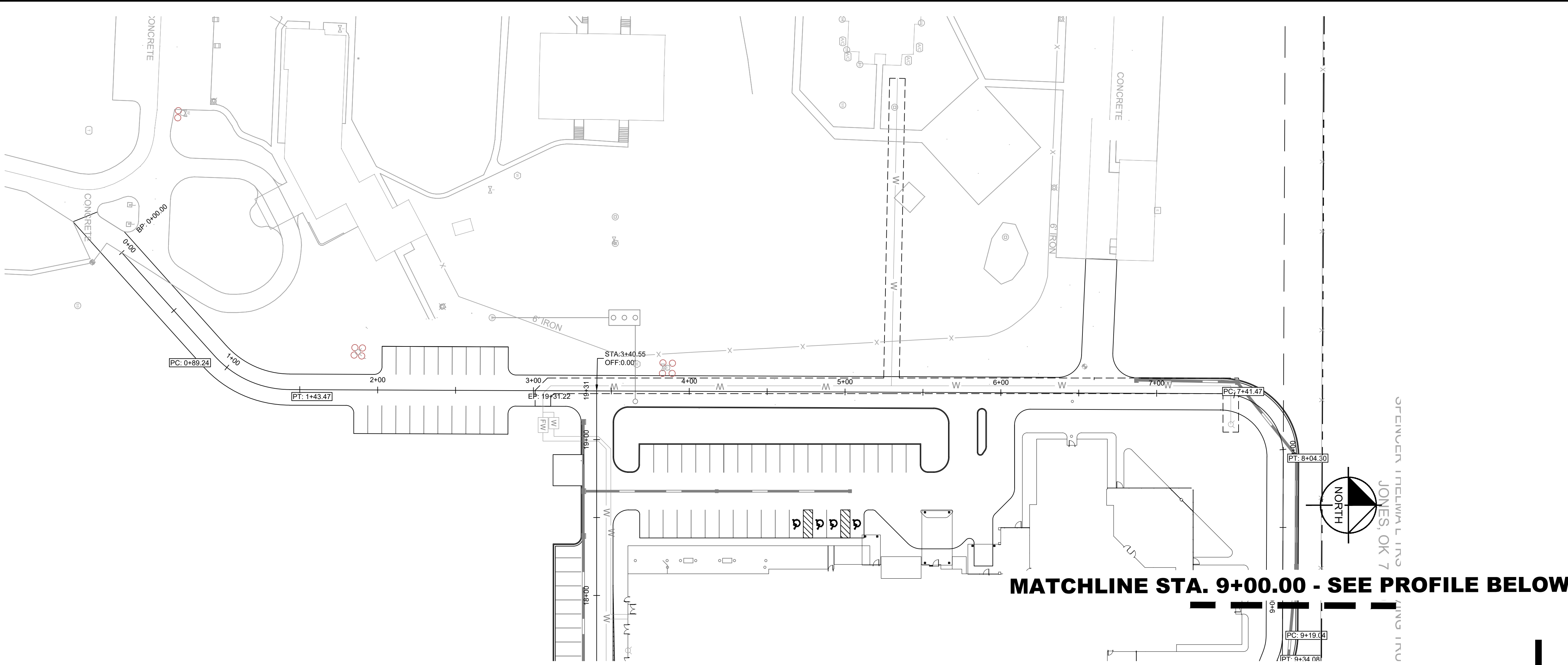
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DRAWN BY:	JL
CHECKED BY:	MB
DATE:	09/13/2024
KIMLEY-HORN PROJECT NO.	118373003

COORDINATES ARE NAD83.  
 ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



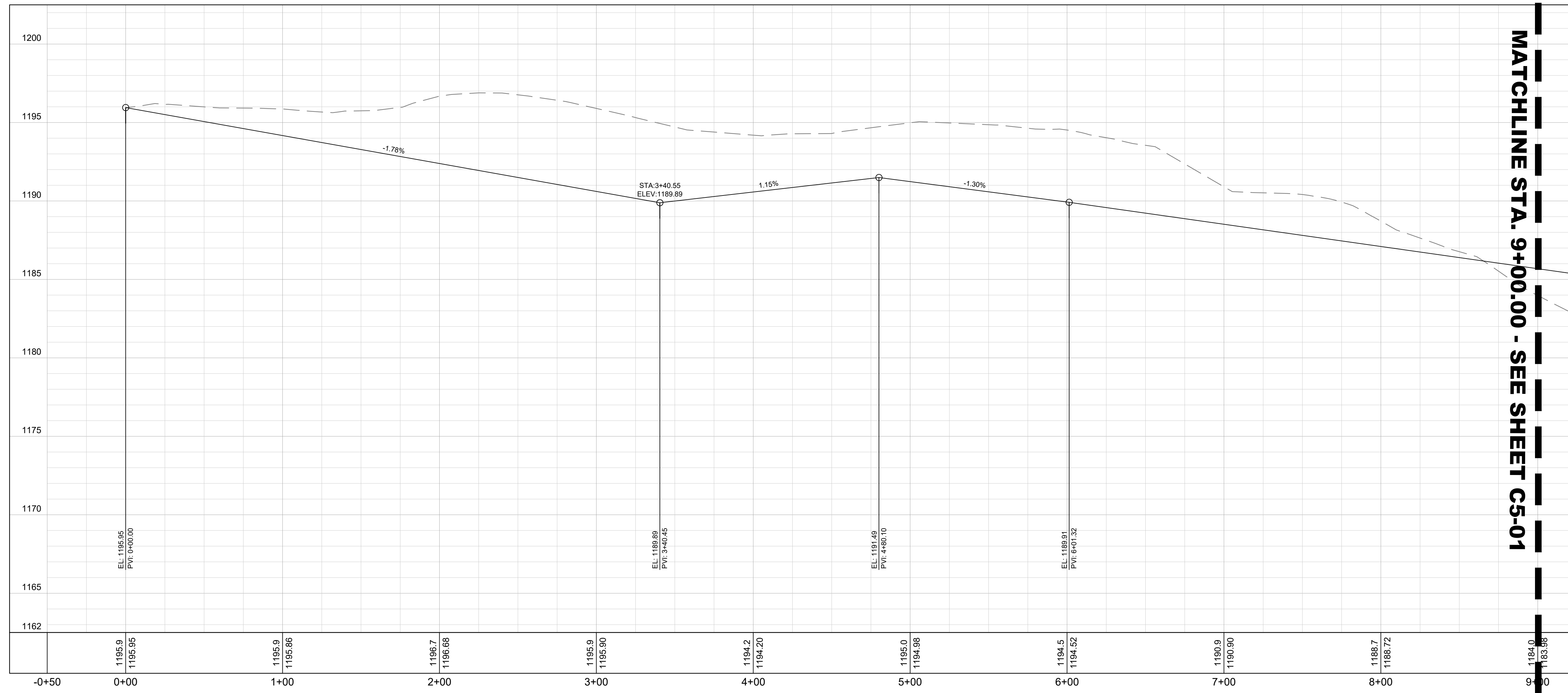
**SITE GRADING PLAN - ENLARGEMENT**  
 SHEET NUMBER  
**C4-10**

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**MATCHLINE STA. 9+00.00 - SEE PROFILE BELOW**

# FIRE LOOP



**MATCHLINE STA. 9+00.00 - SEE SHEET C5-01**

VERTICAL

GRAPHIC SCALE IN FEET

HORIZONTAL

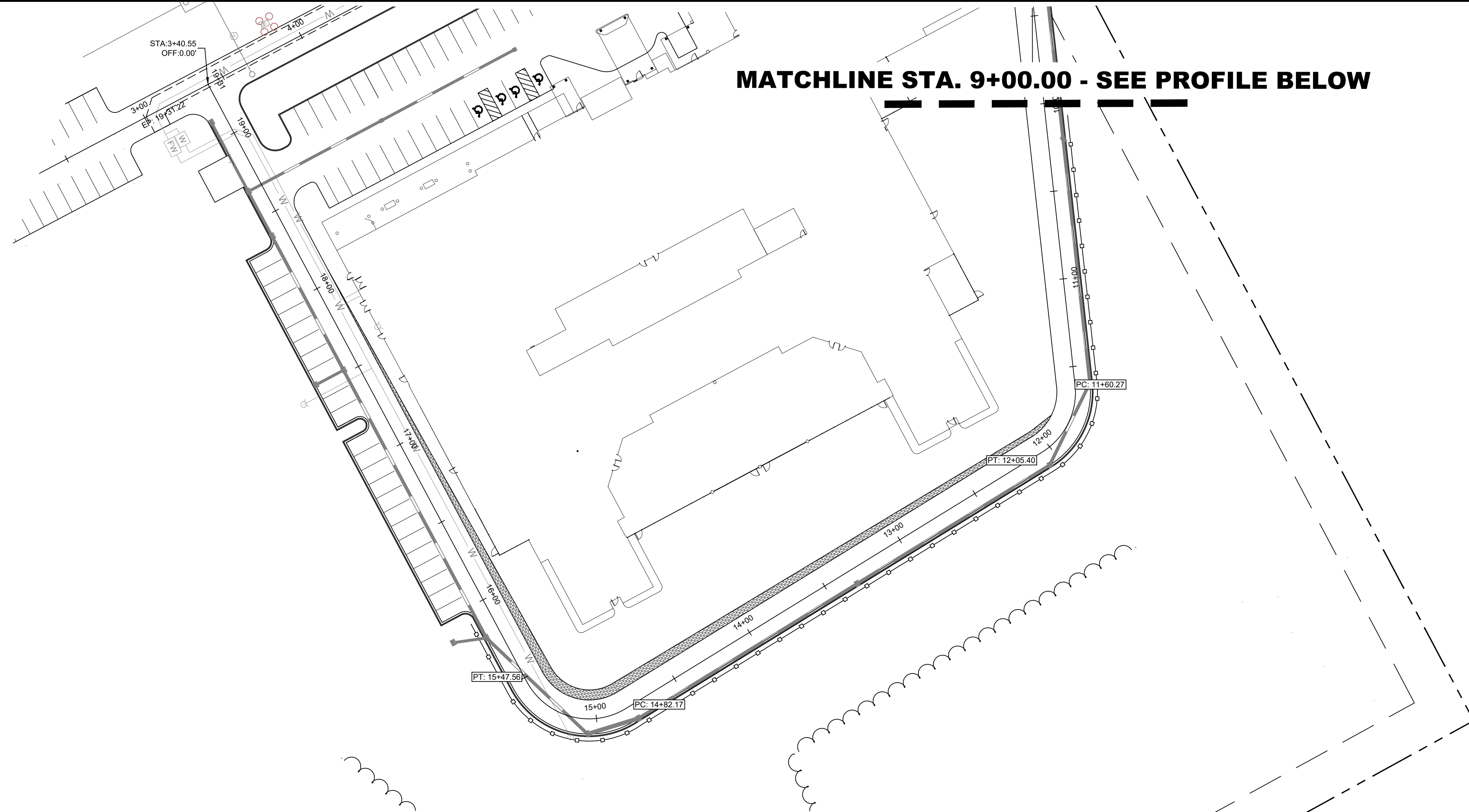
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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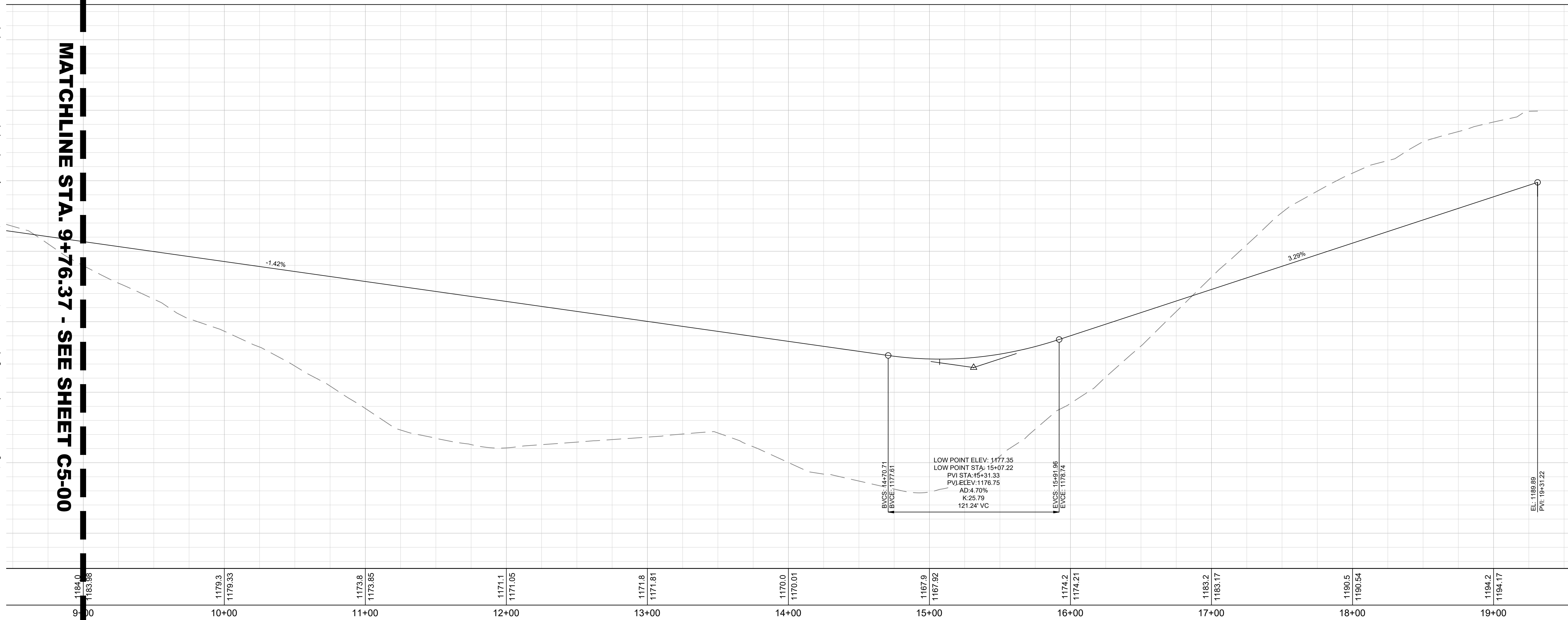
DESIGNED BY: JWM  
 CHECKED BY: #B  
 DATE: 09/13/2024  
 KIMLEY-HORN PROJECT NO. 118373003

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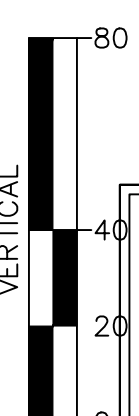


**MATCHLINE STA. 9+00.00 - SEE PROFILE BELOW**

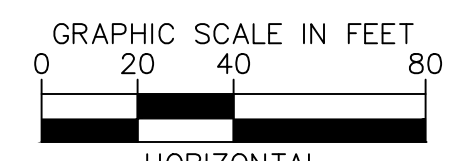
**MATCHLINE STA. 9+76.37 - SEE SHEET C5-00**



LOW POINT ELEV: 1177.35  
 LOW POINT STA: 15+07.22  
 PVI STA: 15+31.33  
 PVI ELEV: 1176.75  
 AD: 4.70%  
 K: 25.79  
 121.24' VC



COORDINATES ARE NAD83.  
 ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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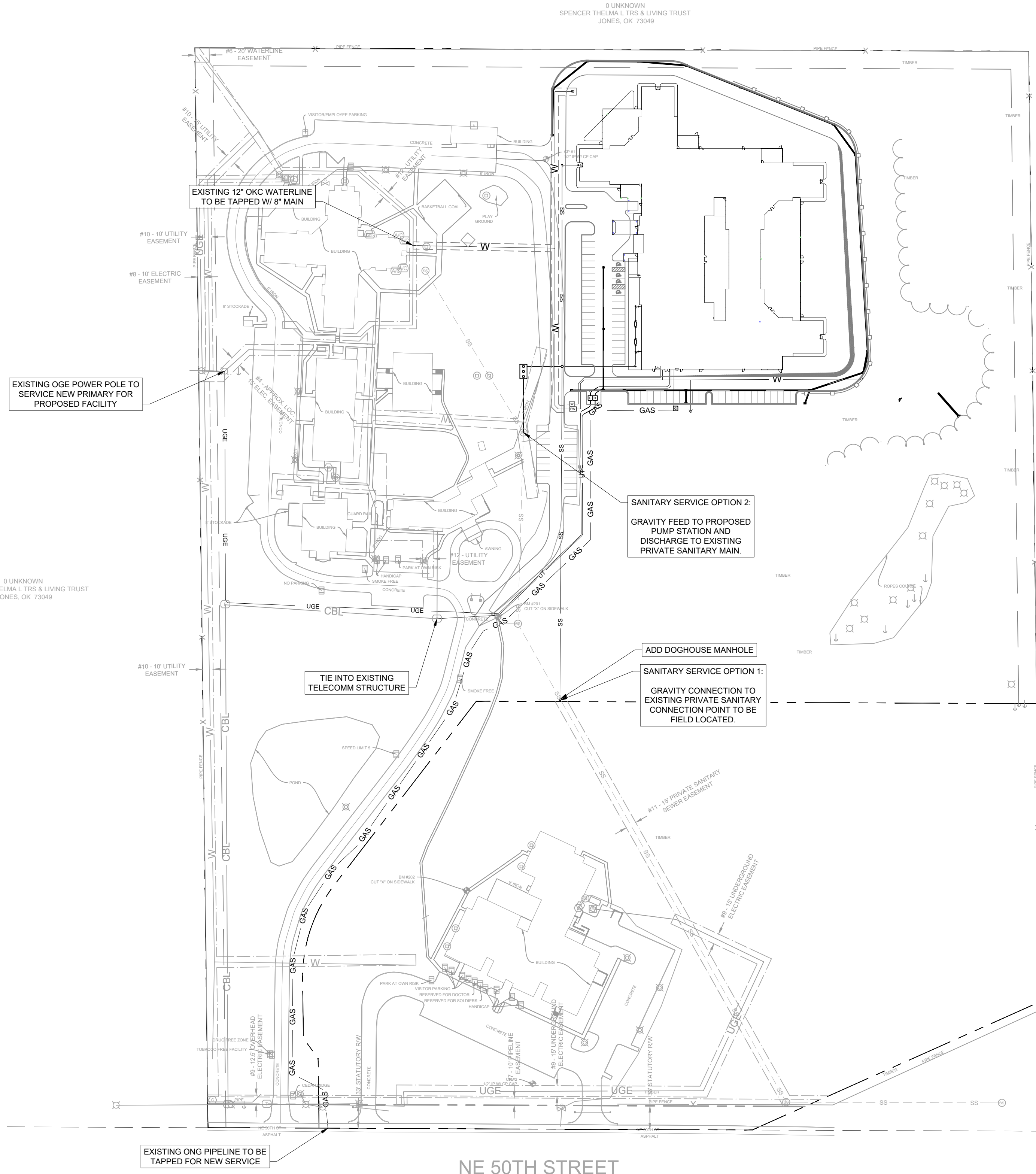
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DESIGNED BY: JWM  
 DRAWN BY: #11  
 CHECKED BY: #18  
 DATE: 09/13/2024  
 KIMLEY-HORN PROJECT NO. 118373003

ROADWAY PLAN AND PROFILE

SHEET NUMBER  
**C5-10**

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UTILITY LEGEND	
— W —	WATERLINE
— SS —	SANITARY SEWER LINE
— A —	PROPOSED FIRE HYDRANT
— UGE —	UNDERGROUND ELECTRIC LINE
— G —	GAS LINE
— T —	TELECOMMUNICATIONS LINE
---	EASEMENT
—	STORMWATER LINE
█	STREAM BUFFER EASEMENT

- UTILITY NOTES**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNERS REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
  2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
  3. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
  4. SEWER SERVICES WILL BE PRIVATE FROM THE 45° BEND AT THE SEWER MAIN TO THE BUILDING.
  5. ALL UTILITIES SHALL BE INSTALLED PER LOCAL UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.

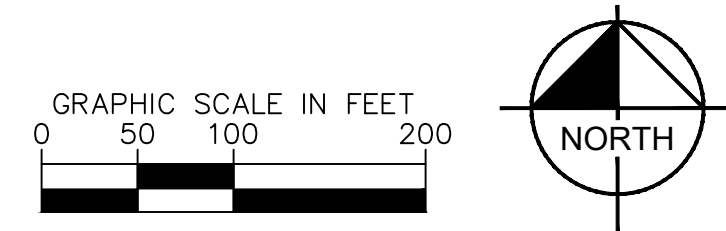
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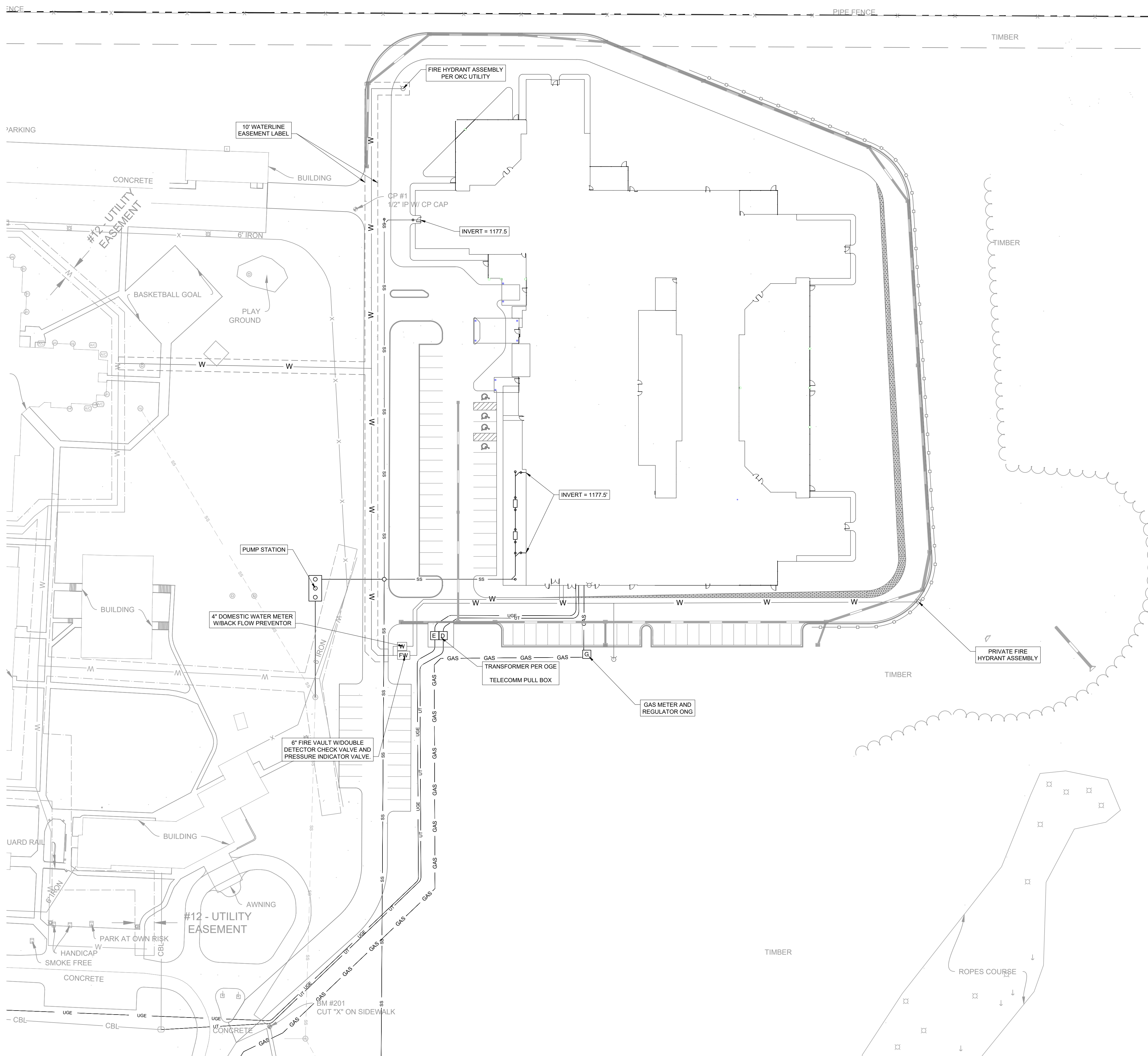
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COORDINATES ARE NAD83.  
 ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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 DRAWN BY: JH  
 CHECKED BY: JH  
 DATE: 09/13/2024  
 KIMLEY-HORN PROJECT NO. 118373003

UTILITY PLAN  
 SHEET NUMBER  
**C6-00**



UTILITY LEGEND	
— W —	WATERLINE
— SS —	SANITARY SEWER LINE
— A —	PROPOSED FIRE HYDRANT
— UGE —	UNDERGROUND ELECTRIC LINE
— G —	GAS LINE
— T —	TELECOMMUNICATIONS LINE
- - - - -	EASEMENT
—	STORMWATER LINE
▬▬▬▬▬▬	STREAM BUFFER EASEMENT

- UTILITY NOTES**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNERS REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
  2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
  3. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
  4. SEWER SERVICES WILL BE PRIVATE FROM THE 45' BEND AT THE SEWER MAIN TO THE BUILDING.
  5. ALL UTILITIES SHALL BE INSTALLED PER LOCAL UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.

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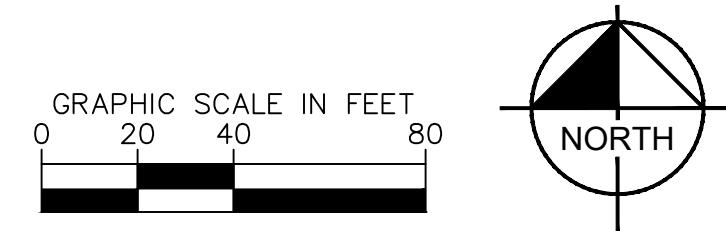
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DESIGNED BY: JMM  
DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 09/13/2024  
KIMLEY-HORN PROJECT NO. 118373003

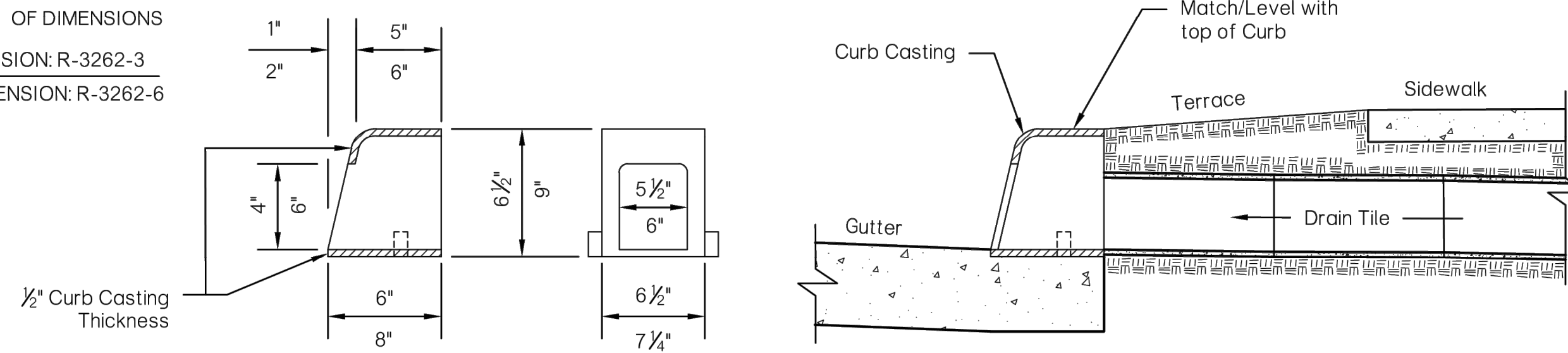
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



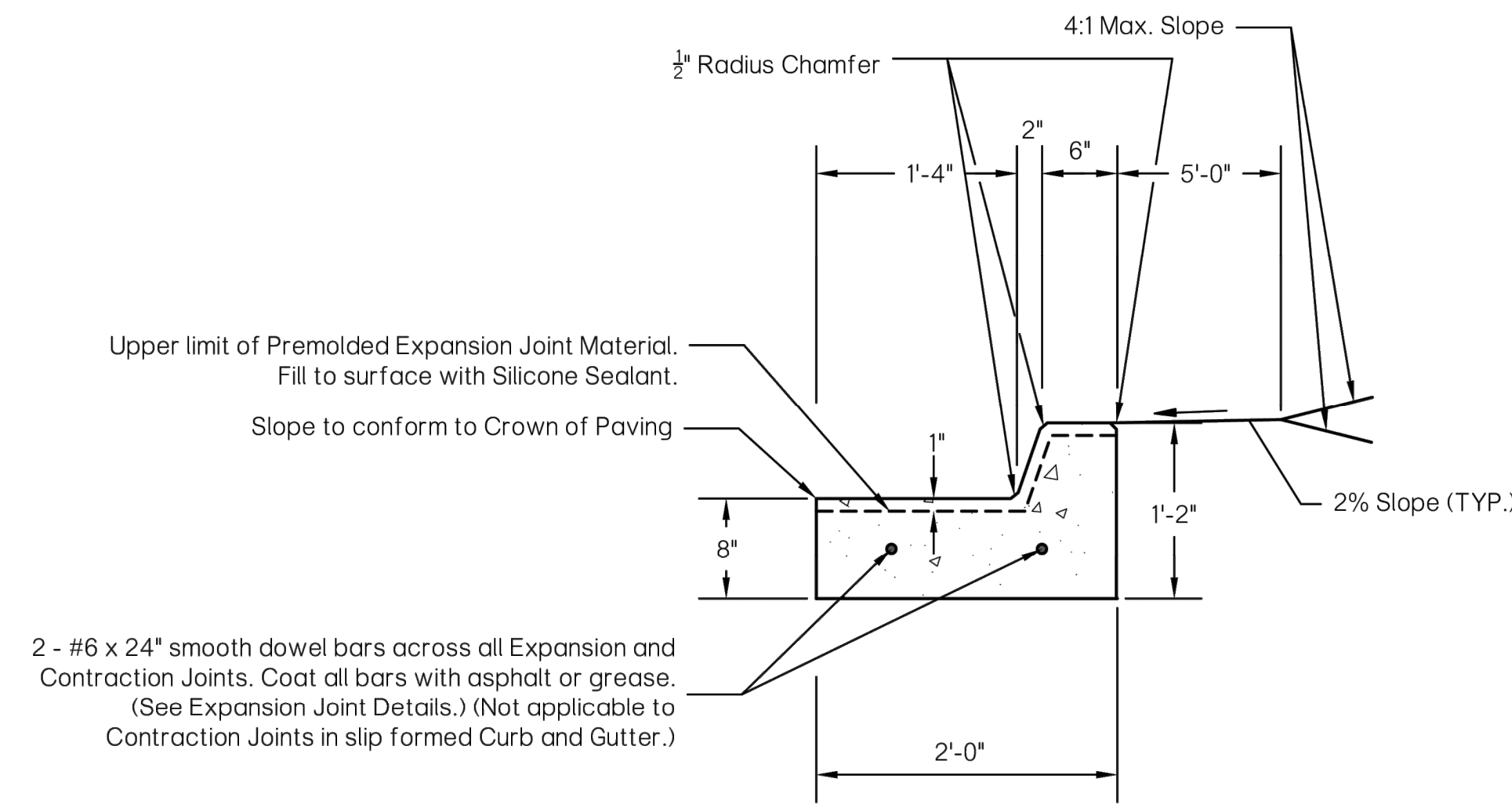
UTILITY PLAN - ENLARGEMENT  
SHEET NUMBER  
**C6-10**

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EXPLANATION OF DIMENSIONS  
 TOP DIMENSION: R-3262-3  
 BOTTOM DIMENSION: R-3262-6

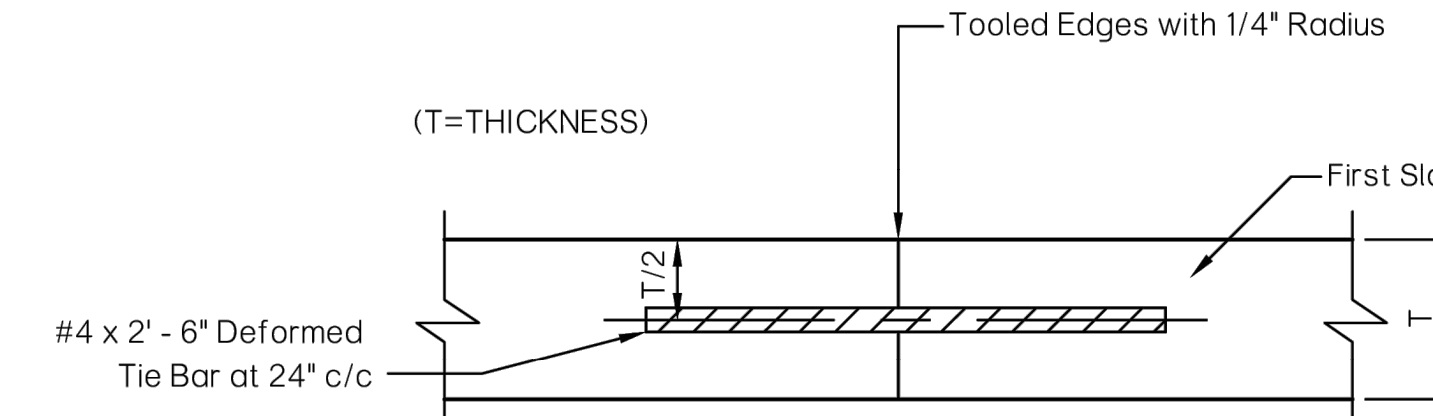


STORM WATER CURB OPENINGS  
 NEENAH R-3262-3 & R-3262-6

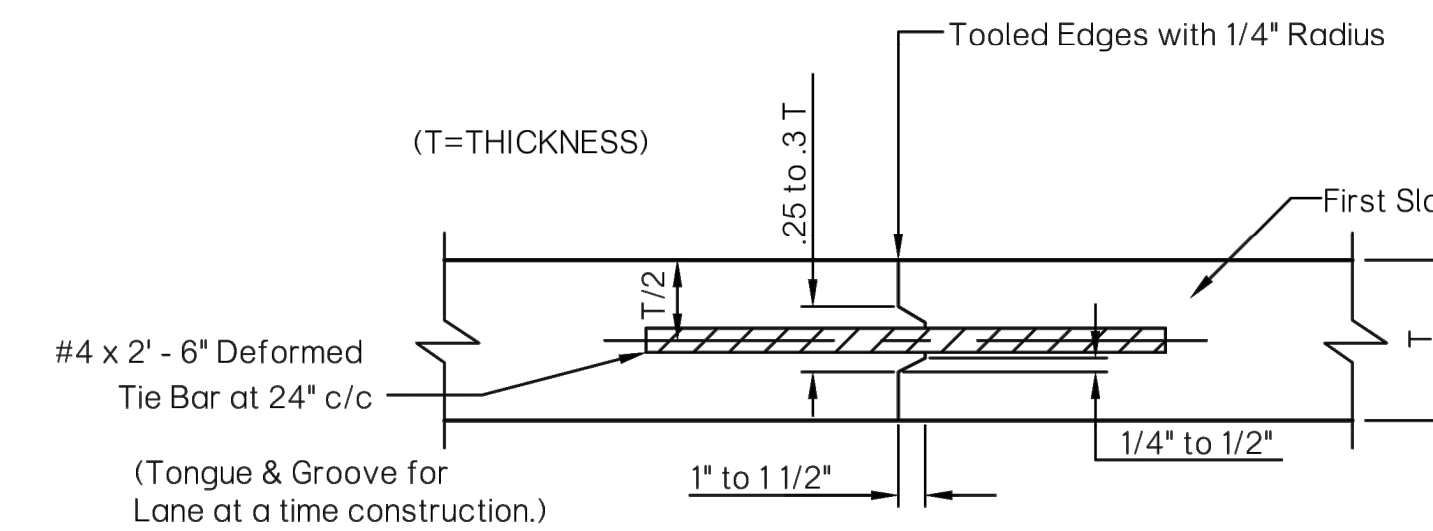


NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing not applicable to slip formed Curb and Gutter.)

CONCRETE CURB & GUTTER DETAIL FOR DOWNTOWN

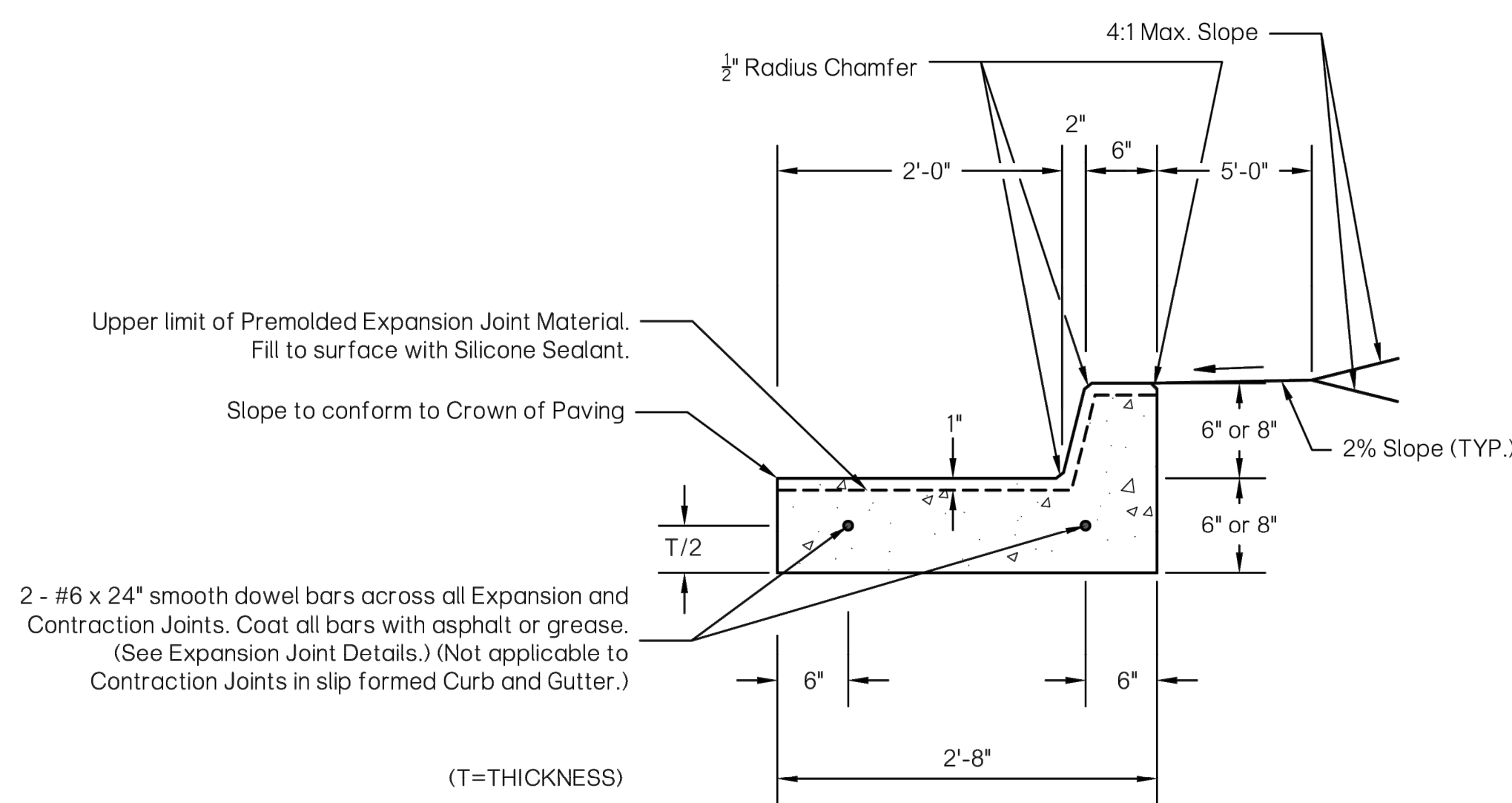


STANDARD TIED CONSTRUCTION JOINT  
 TYPE "E"



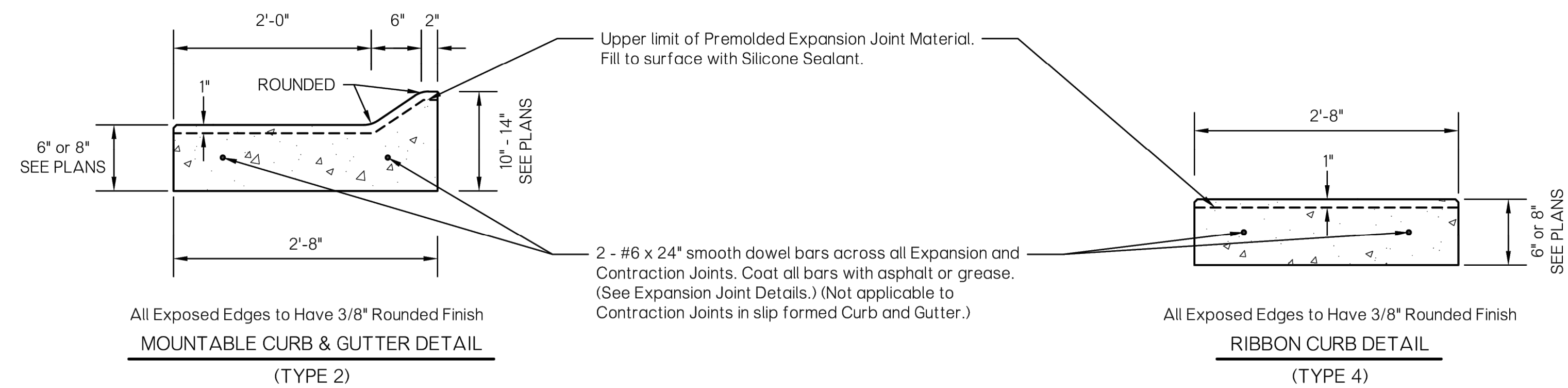
NOTE: Tongue & Groove shall be allowed, as approved by the City Engineer, when traffic is to be maintained during construction.

ALTERNATE TIED CONSTRUCTION JOINT  
 TYPE "E"



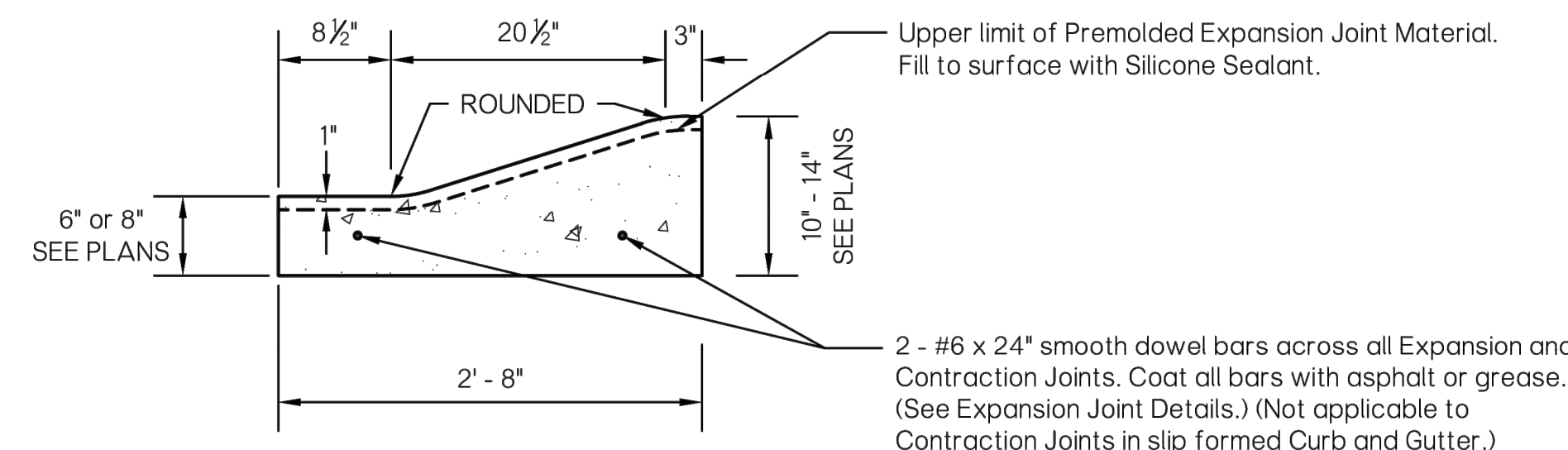
NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing not applicable to slip formed Curb and Gutter.)

BARRIER CURB & GUTTER DETAIL  
 (TYPE 1)



\* For use in residential street only, unless otherwise approved by City Engineer.

\* For use in residential street only.



\* For use in residential street only, unless otherwise approved by City Engineer.

SPECIAL MOUNTABLE CURB & GUTTER DETAIL  
 (TYPE 3)

CURBS FOR P.C. CONCRETE PAVEMENT NOTE:

- #4 Tiebars 2'-0" long are required at 24" centers if Curb & Gutter not cast integrally with the P.C. Concrete street pavement. Longitudinal Construction Joints on Local and Collector streets may, with the approval of the City Engineer, be Butt Type Joints with Tiebars.

COORDINATES ARE NAD83.  
 ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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DATE:	09/13/2024
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SITE DETAILS

SHEET NUMBER

**C8-01**