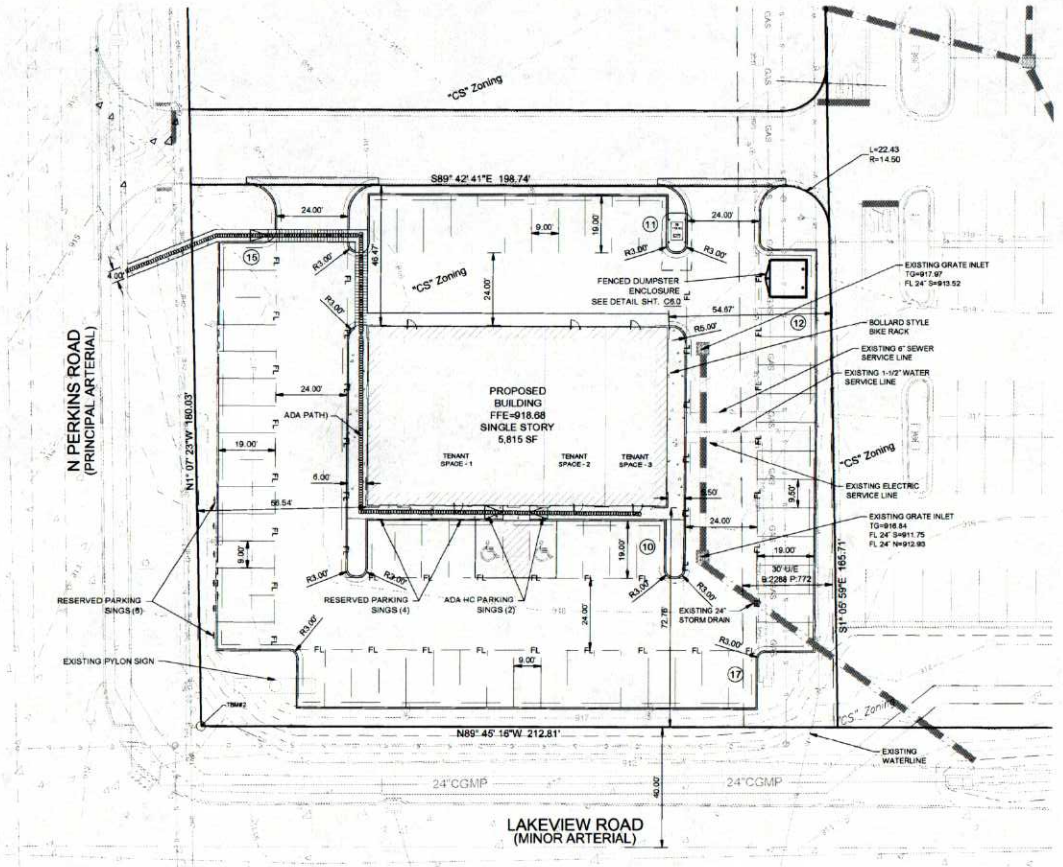

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'-0"

TBM#1
CHISELED SQUARE IN TOP OF HEADWALL
NORTHING= 418247.494
EASTING= 22448575.8630
ELEVATION= 915.03

TBM#2
1/2" REBAR AT SOUTHWEST CORNER OF PROPERTY
NORTHING= 418247.494
EASTING= 22448575.8630

R. 2 E.

AIRPORT RD.

PERKINS RD.

JARDOT RD.

T. 19 N.

PROJECT SITE

LAKEVIEW RD.

LOCATION MAP

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII SHOWN ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO MEP PLANS FOR SIGHT LIGHTING ELECTRICAL PLAN.

SITE DATA TABLE	
PROJECT DESCRIPTION	COMM. RETAIL SPACE
ADDRESS	2307 N. PERKINS RD.
LOT ZONING	CS
LOT SIZE	38,248 SF 0.878 AC
BUILDING AREA	5,815 SF
BUILDING HEIGHT	ONE STORY
PARKING	
REQUIRED	1 SPACE/300SF = 20 SPACES
PROVIDED VEHICLE	65 SPACE
PROVIDED BIKE	2
LANDSCAPE	SEE MASTER PLAN
FLOODPLAIN	N/A

ENGINEER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ACCOMPANYING SITE PLAN, TO THE BEST OF MY KNOWLEDGE AND ABILITY, IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF STILLWATER, THE COMPREHENSIVE PLAN, AND OTHER APPLICABLE ORDINANCES, LAWS, AND REGULATIONS GOVERNING THE DEVELOPMENT OF LAND WITHIN THE CITY OF STILLWATER OF WHICH I AM COMPLETELY FAMILIAR.

OWNER/DEVELOPER

OK STILLWATER PERKINS, LLC
550 S. MAIN STREET, SUITE 300
GREENVILLE, SC 29601

ATTN. JOHN WHITSON

NOTE: FOR LANDSCAPE PLAN REFERENCE THE REALTY LINK LANDSCAPE PLAN DATED OCTOBER 15, 2014.

LEGAL DESCRIPTION

TRACT #4
A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE SOUTH 89°45'16" EAST ALONG THE SOUTH LINE OF SAID SW/4 FOR 87.00 FEET; THENCE NORTH 01°07'23" WEST FOR 40.01 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°07'23" WEST FOR 180.03 FEET; THENCE SOUTH 89°42'41" EAST FOR 198.74 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 22.43 FEET, A RADIUS OF 14.50 FEET, A CHORD BEARING SOUTH 45°24'20" EAST, AND A CHORD DISTANCE OF 20.25 FEET; THENCE SOUTH 01°05'59" EAST FOR 165.71 FEET; THENCE NORTH 89°45'16" WEST FOR 212.81 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.
SAID TRACT OF LAND CONTAINS 38,248 SQUARE FEET OR 0.878 ACRES, MORE OR LESS.

BEFORE YOU DIG CALL OKIE

Gose & Associates
ENGINEERING • PLANNING • LAND SERVICES
115 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4567 CA 1940
www.gose-associates.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.
PREPARED UNDER THE SUPERVISION OF
STEPHEN C. GOSE
OK P.E. #: 22908
DATE: 04/06/17

JOB NUMBER: 1726-07
DATE: 03/10/2017
SCALE: AS SHOWN
CREATED BY: RE
DRAWN BY: RE
CHECKED BY: SG

DIMENSION CONTROL AND SITE PLAN

REALTY LINK
SOUTHWEST CORNER OUTLOT
2307 N PERKINS RD.
STILLWATER, OKLAHOMA

SHEET NUMBER
C3.0

DIMENSION CONTROL AND SITE PLAN.dwg 4/6/2017 9:31:43 AM STEPHEN GOSE
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