

BUILDING & PARKING TABLE			
	BUILDING	BUILDING S.F.	TOTAL PARKING
LOT 1 BLOCK 1	BUILDING A	18,000	95
LOT 1 BLOCK 2	BUILDING B	15,700	
	BUILDING C	27,500	
	BUILDING D	36,500	
	BUILDING E	54,000	
	BUILDING F	47,500	
	TOTAL BUILDING S.F.	181,200	912
LOT 1 BLOCK 3	BUILDING K	51,000	314
LOT 2 BLOCK 3	BUILDING G	31,200	
	BUILDING H	39,000	
	BUILDING I	50,000	
	BUILDING J	34,400	
	TOTAL BUILDING S.F.	154,600	777

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF SAXON INDUSTRIAL PARK. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

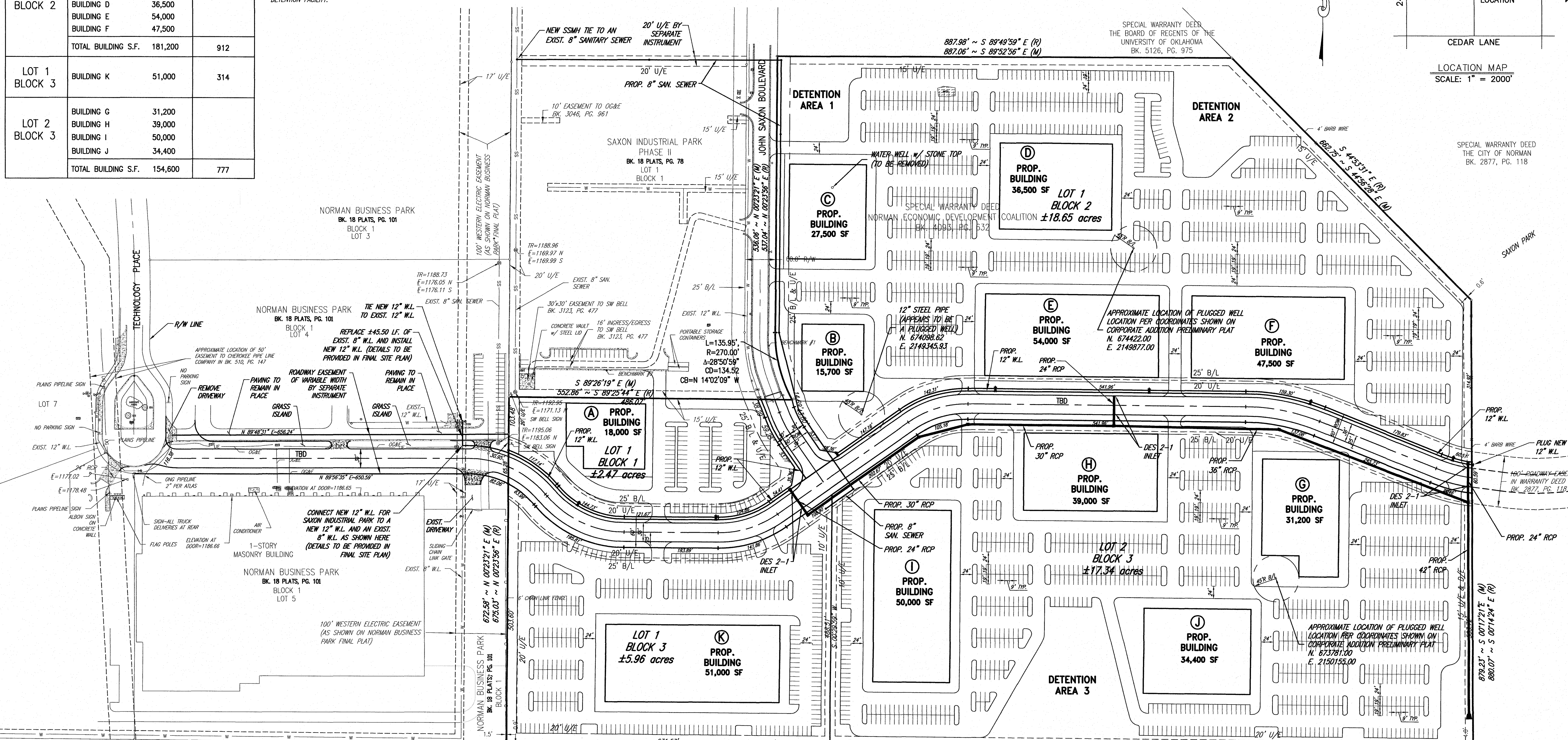
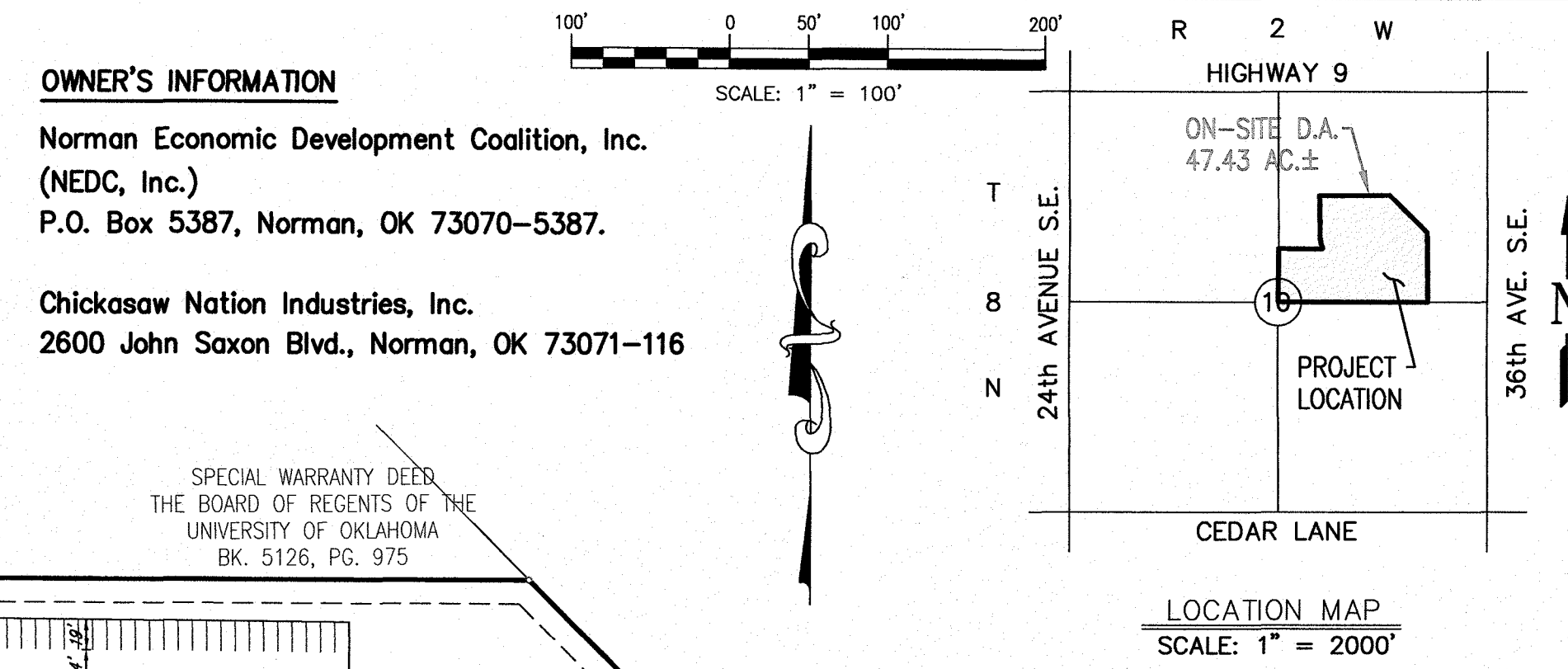
# PRELIMINARY SITE DEVELOPMENT PLAN

## SAXON INDUSTRIAL PARK

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W, I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGEND**

— 1521 —	PROPOSED CONTOUR & CONTOUR ELEVATION
— 1521 —	STORM SEWER INLET
— 1521 —	STORM SEWER CURB INLET
— 1521 —	STORM SEWER MANHOLE (SSMH)
— 1521 —	S.S. MANHOLE
— 1521 —	S.S. CLEANOUTS
— 1521 —	GAS LINE
— 1521 —	POWER UNDERGROUND BY CONTRACTOR
— 1521 —	TELEPHONE UNDERGROUND
— 1521 —	GATE VALVE
— 1521 —	LANDSCAPE
— 1521 —	MEET & MATCH
— 1521 —	DRAINAGE EASEMENT
— 1521 —	UTILITY EASEMENT
— 1521 —	B/L BUILDING LINE
— 1521 —	R/W RIGHT OF WAY
— 1521 —	R.O.W. RIGHT OF WAY
— 1521 —	H.D.C. HEAVY DUTY CONCRETE
— 1521 —	UNDERGROUND STORAGE TANK
— 1521 —	BOLLARD (REF: DETAILS)

- NOTES:**
- FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
  - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
  - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  - TOTAL NUMBER OF BLOCKS: 03  
TOTAL NUMBER OF LOTS: 04
  - ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
  - SITE LAYOUT WITH THE BUILDING LOCATIONS IS CONCEPTUAL. EXTENSION OF PUBLIC WATERLINES FOR DOMESTIC AND FIRE PROTECTION USE INCLUDING THE FIRE HYDRANTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - SITE LAYOUT WITH BUILDING LOCATION IS CONCEPTUAL WITH FINAL PLATTING, ADDITIONAL SANITARY SEWER IMPROVEMENTS WILL BE DESIGNED AS REQUIRED.
  - TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A VISUAL OPAQUE, SELF-LATCHING GATE SHALL BE PROVIDED. THE LOCATION OF TRASH ENCLOSURE SHALL BE LOCATED AND INSTALLED PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - REFER TO PRELIMINARY DRAINAGE REPORT FOR SPECIFIC DATA. THE SITE IS SUBJECTED TO THE DETENTION REQUIREMENTS. DETENTION SYSTEMS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

**LEGAL DESCRIPTION:**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), City of Norman, Cleveland County, Oklahoma, being particularly described as follows:

**BEGINNING** at the Southwest corner of said Northeast Quarter (NE/4);

THENCE North 00°23'21" East (North 00°23'56" East - record), along the West line of said Northeast Quarter (NE/4), a distance of 672.58 feet (675.03' - record) to the Southwest corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded at Book 18 Plats, Page 78, filed in the offices of the County Clerk of Cleveland County, Oklahoma;

THENCE along the South and East Boundary lines of said SAXON INDUSTRIAL PARK, PHASE II for the following 3 courses:

- South 89°26'19" East (South 89°25'44" East - record), a distance of 552.86 feet;
- Northerly on a curve to the right, having a radius of 270.00 feet, central angle of 28°50'59", chord bearing of North 14°02'09" West (North 14°01'33" West - record), chord distance of 134.52 feet, for an arc length of 135.95 feet;
- North 00°23'21" East (North 00°23'56" East - record), a distance of 536.06 feet (537.04' - record);

THENCE South 89°52'56" East (South 89°49'59" East - record), a distance of 887.06 feet (887.98' - record);

THENCE South 44°56'28" East, (South 44°53'31" East - record) a distance of 662.75 feet;

THENCE South 00°17'21" East, (South 00°14'24" East - record) a distance of 879.23 feet (880.07' - record) to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°30'01" West, (North 89°32'39" West - record) along said South line, a distance of 1,888.14 feet to the POINT OF BEGINNING.

Said tract of land containing 2,065,999 square feet or 47.4288 acres, more or less.

The basis of bearing for the above-described tract of land is North 89°30'01" West along the South line of the Northeast Quarter (NE/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma South Zone and referenced to the City of Norman GPS Monuments.

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**SMC CONSULTING ENGINEERS, P.C.**  
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OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 05/05/2021  
By: [Signature] Date: [Date]  
Reviewed: [Signature] Date: [Date]

PROJECT NO.: 6369.00  
DATE: 4/15/20  
SCALE: 1" = 100'  
DRAWN BY: D.G.  
ENGINEER: Muhammad Ashraf Khan  
P.E. NUMBER: 18318

**PRELIMINARY SITE DEVELOPMENT PLAN**

SHEET NO. 1