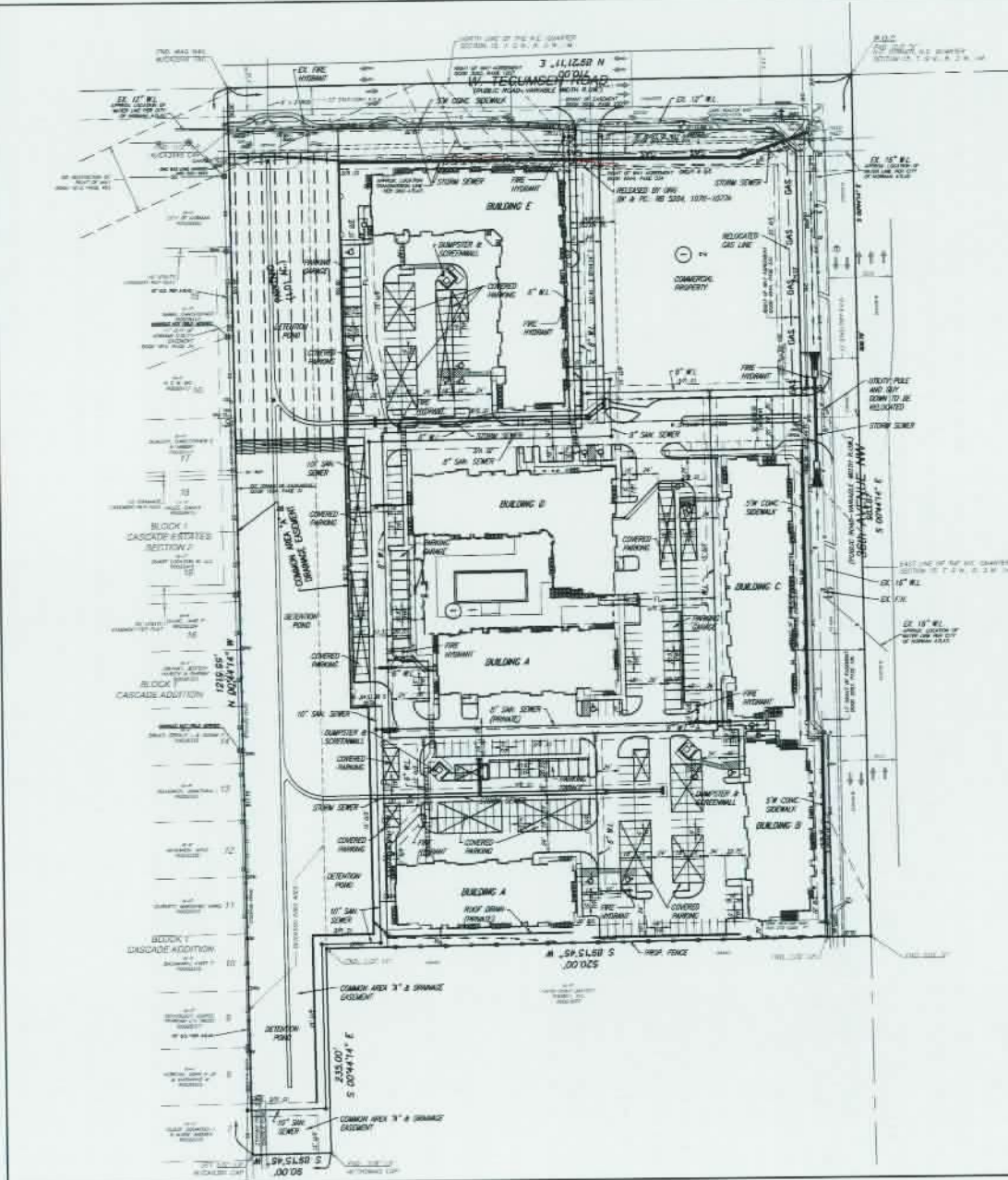
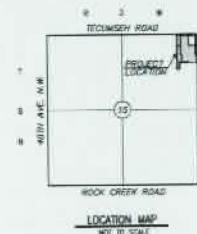




FINAL SITE DEVELOPMENT PLAN **WINDSOR ADDITION** A PLANNED UNIT DEVELOPMENT FOR LOT 1 BLOCK 1 A PART OF THE N.E. 1/4, SECTION 15, T9N, R3W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES
- UPON COMPLETION OF FINISH OPERATIONS THE CONTRACTOR SHALL INSTALL THE FINISHED STREETS AND PARKWAYS SHOWN AS SHOWN HEREON. (SEE SIDE PARKING ZONE). STREETS SHALL BE 4' WIDE AND WHITE IN COLOR. LANDSCAP SHALL BE INSTALLED AND MAINTAINED FOR PERMANENT, STABLE AND LOCAL REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE TO ADEQUATELY MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND UNDISTURBED.
 - UNLESS OTHERWISE NOTED, ALL NEW ON-PARKING DRIVEWAYS SHALL BE 2'.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFER TO A.D.P. FOR EXACT BUILDING UTILITY EXITS/LOCATIONS.
 - THE DEPOSITION OF DETENTION BASINS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
 - LANDSCAPED PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED UNIFORM BUILDING CODE.
 - MECHANICAL UNITS, CLIMATIZED AND THERMALLY CONTROLLED SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCES.
 - ALL SIGNAGE CONTINUED UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
 - THE LINE STRENGTH: TWO PARKING FIRE LANE MARKING SHALL CONSIST OF A 30" (4) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STREETS IN FOUR (4) INCH HIGH WHITE LETTERS AT 25'-00" MAXIMUM INTERVALS. STRENGTH AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN. THE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHAL PRIOR TO BUILDING BEING ISSUED CONSTRUCTION TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHAL.
 - SHOW OWNERS' ASSUME ALL LIABILITY AND RETAINMENT RESPONSIBILITIES FOR ANY DAMAGE TO SITES PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCES.
 - PROPERTY OWNERS' ASSUME ALL LIABILITY AND RETAINMENT RESPONSIBILITIES FOR ANY DAMAGE TO SITES PLACED IN UTILITY EASEMENTS.
 - CURRENT ZONING IS PUD.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - UNLESS OTHERWISE NOTED, ALL WATER LINES TO BE 12" DIAMETER.
 - BUILDINGS MAY BE REQUIRED TO BE PROTECTED BY AUTOMATIC SPRINKLER SYSTEMS.
 - WHERE BUILDINGS ARE REQUIRED TO BE SPANNED, THE DISTANCES BETWEEN THE FIRE DEPARTMENT CONNECTIONS AND THE NEAREST PROTECTED SHALL BE LIMITED FOR FIRE DEPARTMENT REQUIREMENTS.
 - THE FIRE HOSING WILL BE LOCATED AND NOTED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS WITH SITE PLAN SUBMITTAL.



- LEGEND
- C.A. = COMMON AREA
 - D.O.T. = DRAINAGE EASEMENT
 - P.D.E. = PEDESTRIAN EASEMENT
 - L.O.A. = LIMIT OF NO ACCESS
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING LINE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONDUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNERS. IN THE EVENT OF MINOR MAINTENANCE REQUIRED, IF MAINTENANCE IS REQUIRED OF SUBJECT TO OTHER SPECIAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER AT THE CITY'S EXPENSE. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY. THE PROPERTY OWNERS SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING MAINTENANCE AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE CITY ENGINEER, THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY. THE PROPERTY OWNERS SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING MAINTENANCE AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE CITY ENGINEER, THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY.

OWNER'S ADDRESS

38th AVE. N.W. & TUCUMSEH RD.
 NORMAN, OKLAHOMA 73072

LOT 1 - BLOCK 1
 WINDSOR ADDITION

38th AVE. N.W. & TUCUMSEH RD.
 NORMAN, OKLAHOMA

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 Email: info@smc-engineers.com

PROJECT NO. 24114
 DATE: 11/14/14
 SCALE: 1" = 40'
 SHEET NO. 1 OF 1

FINAL SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1

SHEET NO. 1