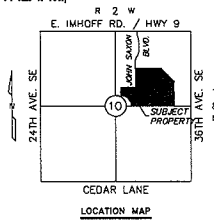


PRELIMINARY SITE PLAN CORPORATE ADDITION 1

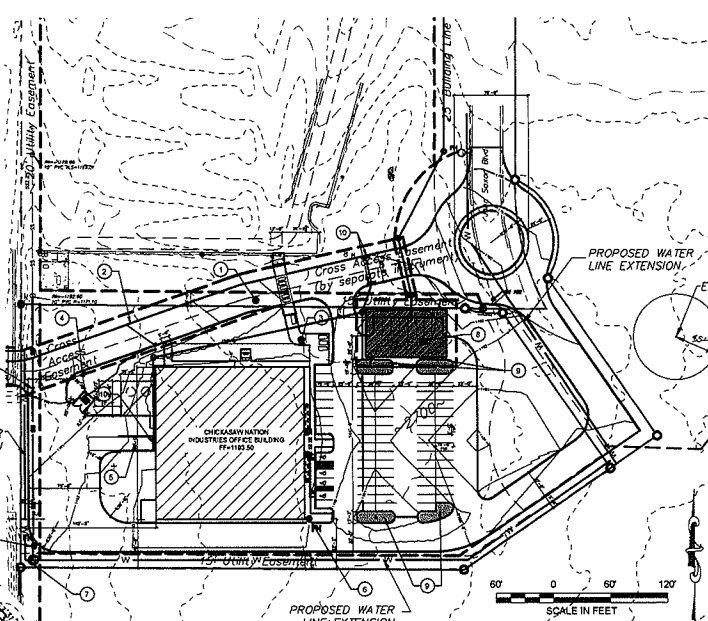
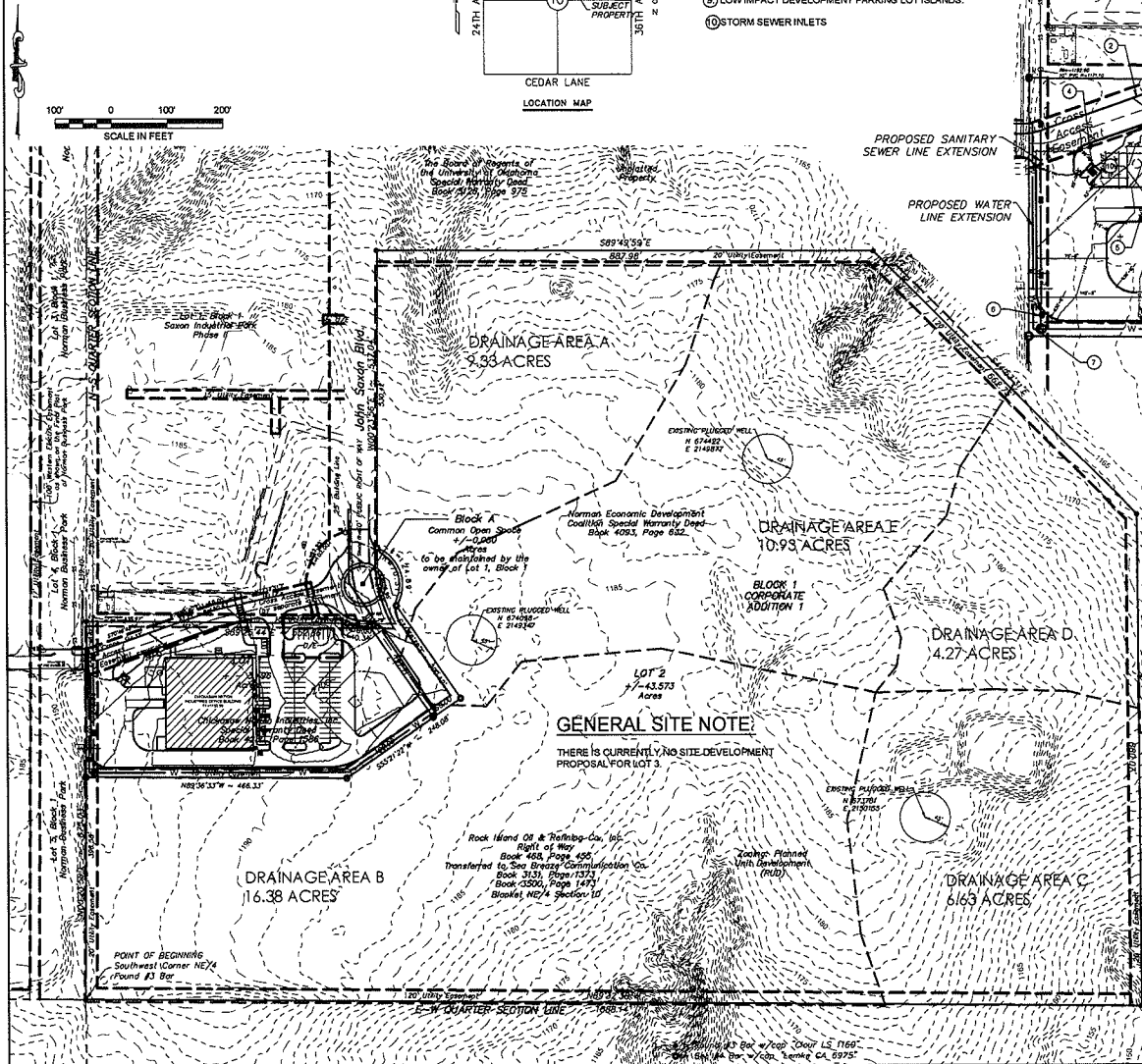
A Planned Unit Development

A PART OF THE SW/4 NE/4, SECTION TEN, T8N, R2W OF THE 1. M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SITE KEYNOTES:

- ① 10,470 S.Y. PROPOSED TYPICAL P.C. CONCRETE PAVEMENT.
- ② 4220 L.F. PROPOSED CONCRETE CURB AND GUTTER.
- ③ 530 S.Y. PROPOSED CONCRETE SIDEWALK PAVEMENT.
- ④ DUMPSTER ENCLOSURE, RE: A1.1
- ⑤ DEPRESSED LOADING BAY.
- ⑥ PROPOSED FIRE HYDRANT.
- ⑦ PROPOSED SANITARY SEWER MANHOLE.
- ⑧ PROPOSED PRIVATE UNDERGROUND DETENTION SYSTEM.
- ⑨ LOW IMPACT DEVELOPMENT PARKING LOT ISLANDS.
- ⑩ STORM SEWER INLETS



ENLARGED SITE PLAN VIEW

LEGAL DESCRIPTION (Special Warranty Deed Bk. 4093, Pg. 632):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TEN (10), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 00°23'56" EAST ON THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 675.03 FEET TO THE SOUTHWEST CORNER OF Saxon Industrial Park, Phase II, A PLANNED UNIT DEVELOPMENT;
THENCE SOUTH 89°25'44" EAST ON THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 552.86 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN SAXON BOULEVARD;
THENCE NORTHWESTERLY ON SAID RIGHT-OF-WAY BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 14°01'33" WEST AND A CHORD LENGTH OF 134.52 FEET, FOR A CURVE LENGTH OF 135.95 FEET;
THENCE NORTH 00°23'56" EAST ON SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 537.04 FEET;
THENCE SOUTH 89°49'59" EAST FOR A DISTANCE OF 887.98 FEET;
THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 662.75 FEET;
THENCE SOUTH 00°14'24" EAST FOR A DISTANCE OF 880.07 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 89°32'38" WEST ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1888.14 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE BASED ON DEED BEARINGS WITH THE WEST LINE OF THE SW/4 NE/4 ASSUMED TO BEAR NORTH 00°23'56" EAST.

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF CORPORAATE ADDITION 1. 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 BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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Seal:
PRELIMINARY NOT FOR CONSTRUCTION
11/20/15

Project:

Chickasaw Nation Industries Office Building
2600 JOHN SAXON BLVD.
NORMAN, OKLAHOMA

Issue Date:
01/06/16

Revisions:

Project Number:
CM1072215

Sheet Title:
SITE PLAN

Sheet Number:

C2.0