REVISED PRELIMINARY PLAT

LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS,

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.W. 1/4, SECTION 14, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

PRELIMINARY PLAT LEGAL DESCRIPTION:

[illegible]

LEGAL DESCRIPTION OF PUD TRACT:

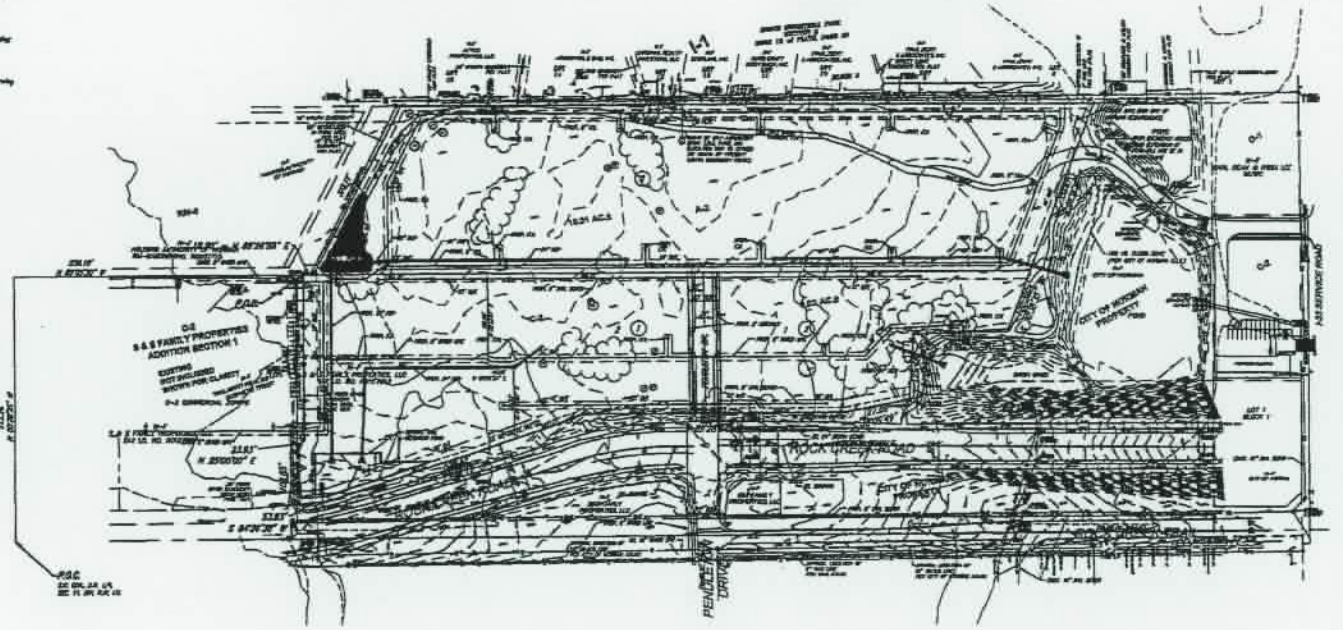
[illegible]

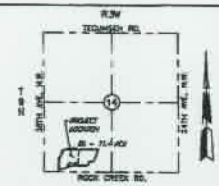
STORM DRAINAGE DETENTION FACILITY DISCLOSURE

[illegible]

NOTES:

1. ANY REQUIRED FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL REQUIRED SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING FOR BLOCK ONE AND 100 IN 1-2. EXISTING ZONING FOR BLOCK THREE IS A-2. PROPOSED RESERVOIR FOR BLOCK THREE WILL BE PUD.
4. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.
5. AN EAST DRAINAGE LOCATED ON ROCK CREEK ROAD, APPROXIMATELY 375 FEET EAST OF THE CENTERLINE OF PENDLETON DRIVE, WILL PROVIDE PRIVATE ACCESS TO THE SITE. THIS DRAINAGE MAY BE SUBJECT TO PERMANENT REMOVAL BY THE CITY OF NORMAN IN THE FUTURE IF AN ACCORDANCE IS CONSTRUCTED AT PENDLETON. IF THE ROCK CREEK ROAD AND IF THE DRAINAGE DETENTION OF TRANSPORTATION (DOT) REQUIRES "LIMITS OF NO ACCESS" AT THIS LOCATION ON ROCK CREEK ROAD. IF THE DRAINAGE MUST BE REMOVED IN THE FUTURE BY THE CITY OF NORMAN, THE CITY WILL ASSUME THE COST OF REMOVAL OF THE DRAINAGE PAVEMENT AND CURBACULATE. HOWEVER THE PROPERTY OWNER WILL NOT BE ELIGIBLE FOR FURTHER COMPENSATION FROM THE CITY OF NORMAN OR DOT FOR THE ASSOCIATION OF THE DRAINAGE.





VICINITY MAP

SCALE: 1" = 3000'

SCALE: 1" = 100'

ENGINEER

SMC CONSULTING ENGINEERS, P.C.
[illegible]
OKLAHOMA CITY, OKLAHOMA [illegible]
PHONE: (405) [illegible]

OWNER

[illegible]
NORMAN, OKLAHOMA [illegible]
PHONE: (405) [illegible]

DEVELOPER'S

LEGACY BUSINESS PARK, LLC
[illegible]
NORMAN, OK. [illegible]

LEGACY BUSINESS PARK & LEGACY TRAILS APARTMENTS, A PLANNED UNIT DEVELOPMENT

36th AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.

Revised Preliminary Plat

SHEET NO.
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