

**PRELIMINARY PLAT
PARK 7 GROUP
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4 OF SECTION 9, T8N, R2W, 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

STORM DRAINAGE DETENTION FACILITY EASEMENT

STORM DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE RUNOFF AND CONSIDERED 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 PLAT OF "PARK 7 GROUP". HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNLAWFUL CONCURRENCES AND IS DETERMINED TO BE A HAZARD TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ASSESSED TO AND PAID BY THE PROPERTY OWNERS. OFFICIALS REPRESENTING THE ENGINEERING DESIGNER, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND FOR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN AFFIDAVIT FROM THE ENGINEERING DESIGNER, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

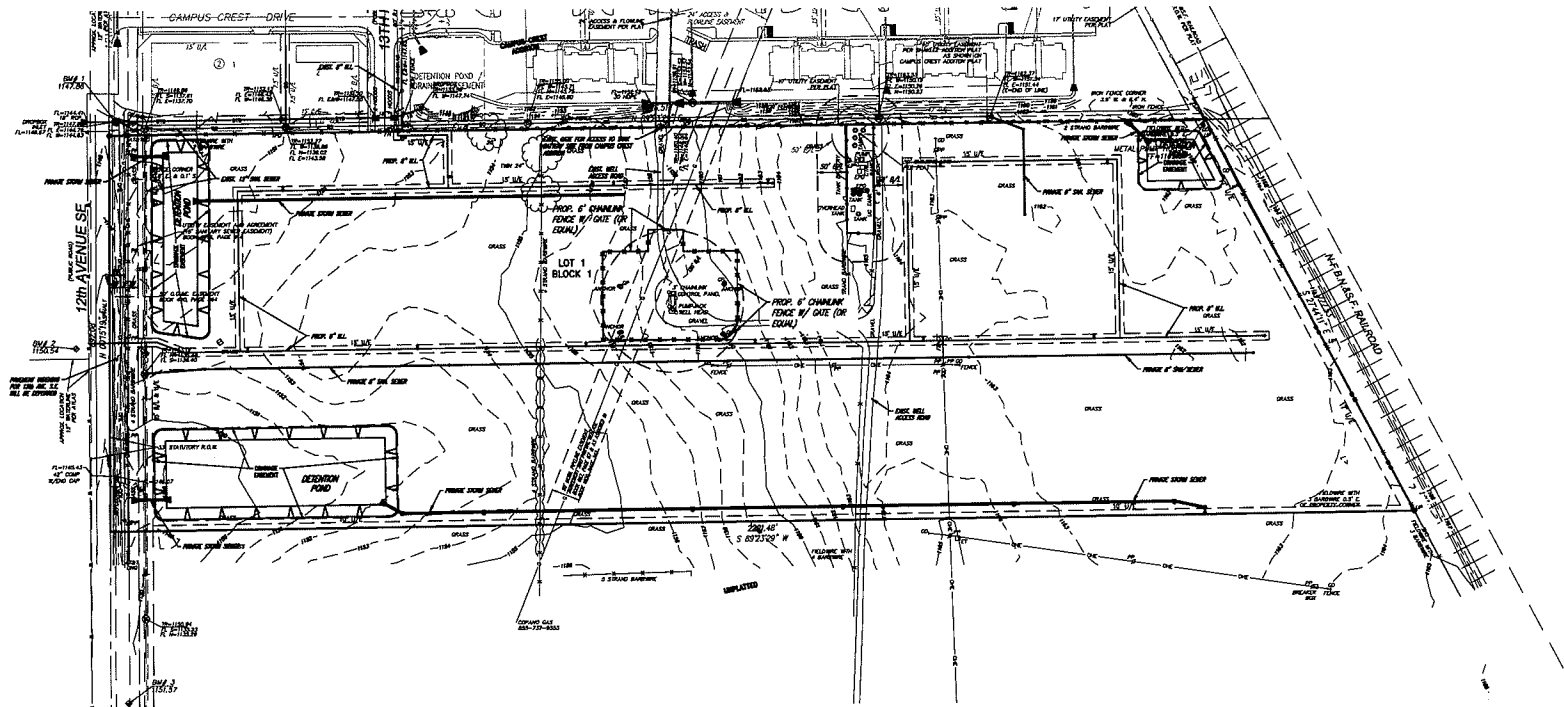
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OWNER / DEVELOPER

PARK 7 GROUP, L.L.C.
441 PARK AVE. S. FLOOR 4
NEW YORK, NY 10016

PREPARED BY:

SMC CONSULTING ENGINEERS, P.C.
816 W. Main St.
Oklahoma City, Oklahoma 73106
Ph: (405) 232-7715



LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section NINE (9), Township DIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

BEING: at the Southwest corner of the Red first plat of CAMPUS CREST ADDITION (as filed in Book 23 of Plats, Page 33);

THENCE North 89°23'29" East along the South line of said first plat a distance of 1926.51 feet to a point on the westerly right of way line of the B.R.&S.F. Railroad;

THENCE South 27°44'11" East, along said westerly right of way line, a distance of 777.53 feet;

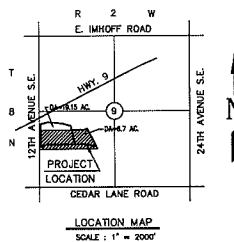
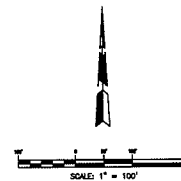
THENCE South 89°23'29" West, parallel with the south line of the Southwest Quarter of said Section 9, a distance of 2281.48 feet to a point on the west line of said Southwest Quarter;

THENCE North 00°15'19" West, along said west line, a distance of 682.08 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 1,458,420 square feet or 33.5037 acres and a net area, less streets rights of way, of 1,436,581 square feet or 32.8794 acres, more or less.

NOTES:

1. THE EASEMENTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. THE SIDEWALK ALONG 12th AVE. S.E. WILL BE DEFERRED.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
5. PAYMENT FOR 12th AVE. S.E. WILL BE DEFERRED.
6. ENTRY GATES SHALL BE PROVIDED WITH A BROWN OPENING SENSOR (BOS) THAT WILL RETRACT / OPEN UPON APPROACH OF EMERGENCY VEHICLES WITH BROWN OPENING SENSORS. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATES UPON POWER LOSS TO THE GATE CONTROLLER.
7. RELEASES SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.
8. ALL ELECTRIC LINES WILL BE ACCOMMODATED. THEY WILL BE RELOCATED OR ELIMINATED BY THE DEVELOPER.
9. CITY OF NORMAN STANDARD ST-42 WILL BE USED IF THERE IS A GATED ENTRY.
10. SEE SEPARATELY SUBMITTED OIL WELL SITE PLAN FOR DEEPER PENETRATING TO THE OIL WELLS.



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PROJECT NO. 123456
DATE: 01/15/13
SCALE: 1" = 100'
OWNER: PARK 7 GROUP
ENGINEER: ROBERT D. ANDERSON
P.E. NUMBER 12345

PRELIMINARY PLAT

SHEET NO.
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