PRELIMINARY PLAT ASPEN HEIGHTS ADDITION

A PLANNED UNIT DEVELOPMENT

BEING PART OF THE N.W. 1/4, SECTION 9, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

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

PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY

DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF

PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING

PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE

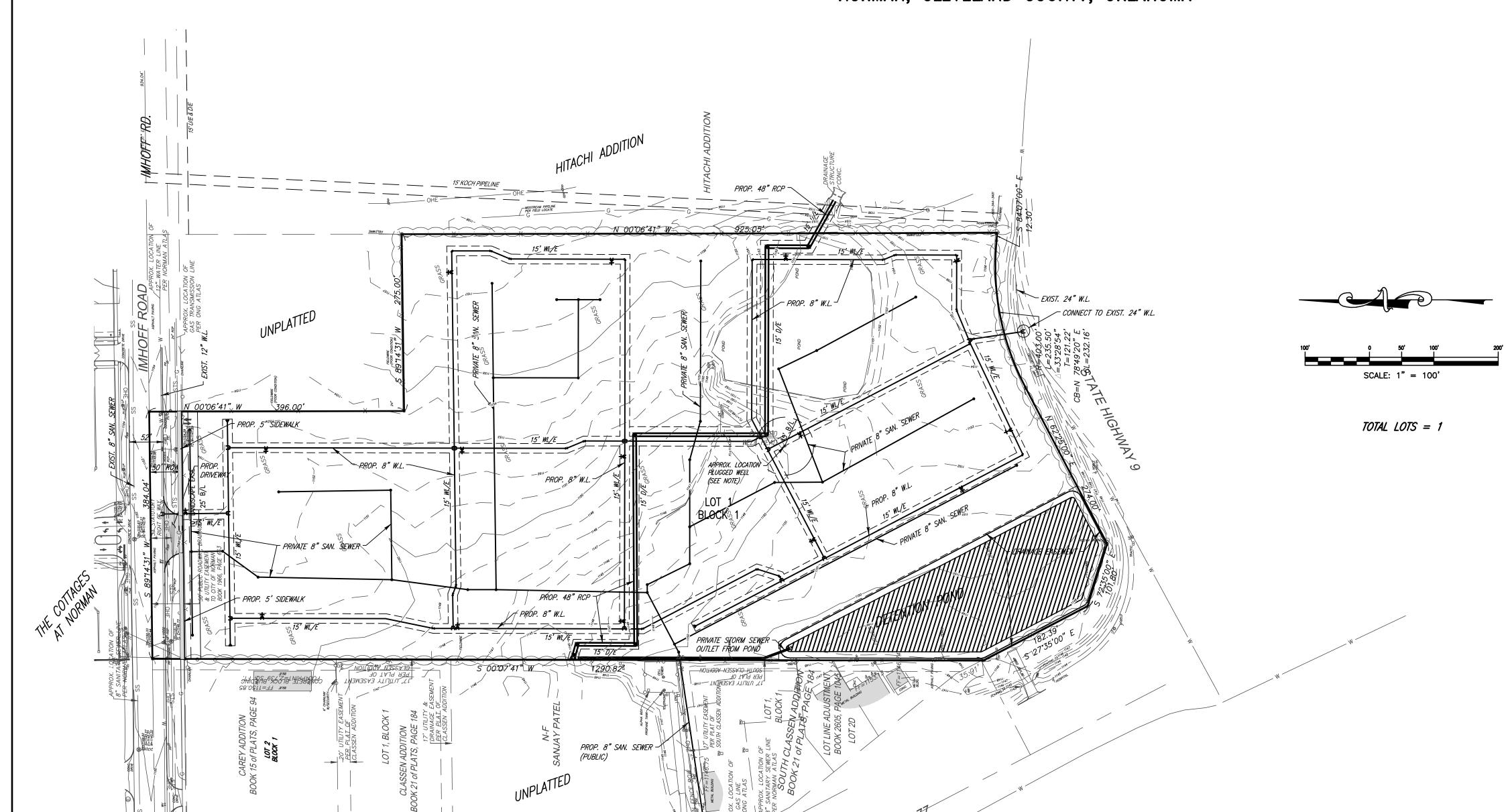
<u>ASPEN HEIGHTS ADDITION</u>; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO

OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO

OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS

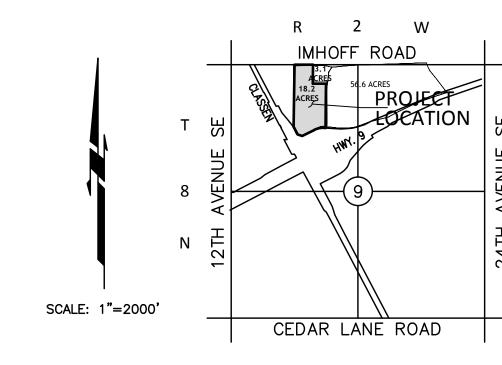
WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT,

IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



EXIST. 8" SAN. SEWER

N:\DWGS\5483 - ASPEN HEIGHTS\5483 00 PRELIMINARY PLAT.DW Plotted by: Danny Griffith @ 4/4/2013 9:31 AM



LOCATION MAP

<u>LEGAL DESCRIPTION:</u>

A part of the West Half (W/2) of the East Half (E/2) of the Northwest Quarter (NW/4) of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest Corner of the said W/2, E/2, NW/4, said point being 1319.11 feet N 89°14'31" E of the Northeast corner of said NW/4; THENCE S 00°07'41" E on the Right of Way line of State Highway No. 9; THENCE S 27°35'00" E on said North Right of

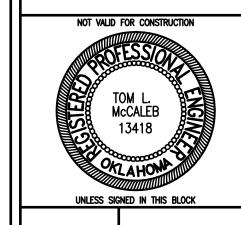
Said tract contains 18.52 acres, more or less.

West line of said W/2, E/2, NW/4 for a distance of 1290.48 feet to a point on the North Way line for a distance of 218.30 feet; THENCE S 72°35'00" E on said North Right of Way line for a distance of 101.80 feet; THENCE N 62°25'00" E on said North Right of Way line for a distance of 274.00 feet; THENCE Northeasterly on said North Right of Way line, being a curve to the Right, having a radius of 403.00 feet, a chord bearing of N 78°49'20" E for a curve distance of 235.50 feet; THENCE S 84°07'00" E on said North Right of Way line for a distance of 12.30 feet; THENCE N 00°06'41" W on the East line of said W/2, E/2, NW/4 for a distance of 925.05 feet; THENCE S 89°14'31" W and parallel to the North line of said W/2, E/2, NW/4 for a distance of 275.00 feet; THENCE N 00°06'41" W and parallel to the said East line of the W/2, E/2, NW/4 for a distance of 396.00 feet; THENCE S 89°14'31" W on the North line of the said W/2, E/2, NW/4 for a distance of 384.04 feet to POINT

NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

ENGINEER: SMC CONSULTING ENGINEERS, P.C. 815 W. MAIN ST. OKLAHOMA CITY, OKLAHOMA 73106 (405)232-7715

OWNER / DEVELOPER: ASPEN HEIGHTS 1301 S. CAPITAL OF TX HWY. B201 AUSTIN, TX 78746 (512)369-3030



ASPEN HEIGHTS ADDITION PLANNED UNIT DEVELOPMENT CLASSEN OKLAHOM

IMHOFF RD. & NORMAN,

PROJECT NO.: 5483.00 DATE: 03/11/13 SCALE: 1" = 100' DRAWN BY:D.G. ENGINEER: TOM L. McCALEB P.E. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO.

N. 675068.18 E. 2142407.04

- 1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND
- 2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- 3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.

EXISTING PLUGGED WELL COORDINATES:

- 4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
- 5. ALL PROPOSED WATERLINES ARE 8-INCH UNLESS OTHERWISE NOTED.
- 6. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
- 7. A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED AT ALL TIMES.
- 8. THIS PLAT DOES NOT LIE IN A DESIGNATED FEMA FLOOD ZONE.
- 9. ALL SANITARY SEWER CONSTRUCTED WITHIN THE PROPERTY LIMITS WILL BE PRIVATE LINES TO BE MAINTAINED BY THE PROPERTY OWNER. THE DEVELOPER WILL CONSTRUCT A 6' INSIDE DIAMETER MANHOLE AT THE WEST PROPERTY LINE FOR FUTURE FLOW METER TO BE PLACED BY CITY.
- ENTRY GATES SHALL BE PROVIDED WITH A SIREN OPERATING SENSOR (SOS) THAT WILL RETRACT / OPEN UPON APPROACH OF EMERGENCY VEHÍCLES WITH SIRENS OPÉRATING. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATES UPON POWER LOSS TO THE
- 8. ISLANDS SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.