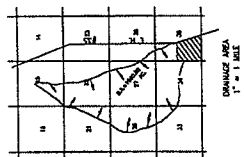
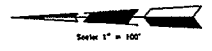


VICINITY MAP
Scale 1" = 1000'

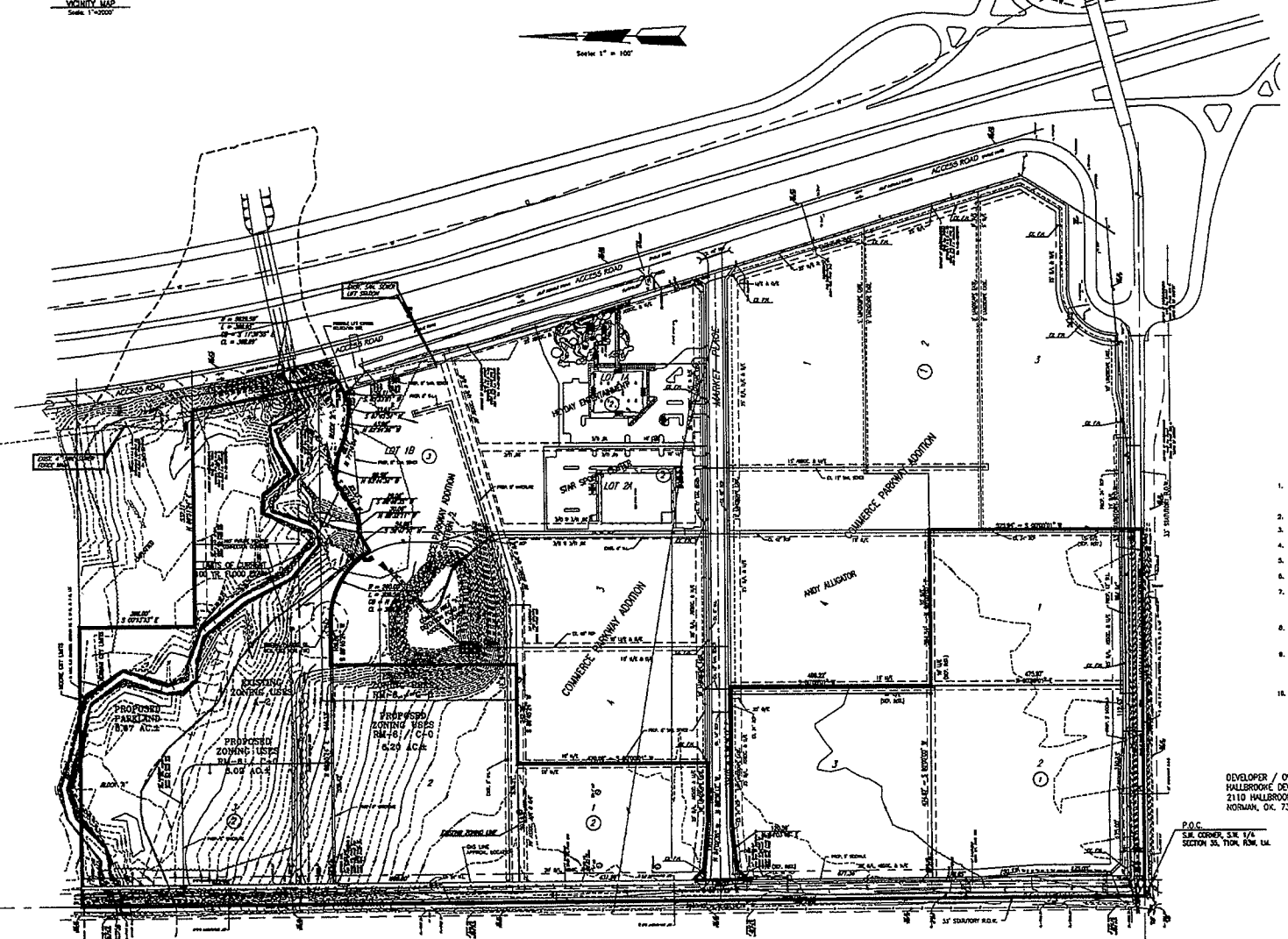


REVISED PRELIMINARY PLAT COMMERCE PARKWAY ADDITION (A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PART OF COMMERCE PARKWAY ADDITION SECTION 2 AND
A PART OF SW1/4, SEC. 35, T.-10-N, R.-3-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Scale 1" = 100'



LEGAL DESCRIPTION:

BEING A TRACT OF LAND IN THE S1/4 (AN UNDIVIDED) PART OF THE S1/4 SW1/4 CORNER OF SW1/4, SEC. 35, T. 10-N, R. 3-W, I.M., CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE S1/4, R. 3, T. 10-N, R. 3-W, I.M. AND RUN N60°E 1/4" ALONG THE WEST LINE OF THE S1/4 SW1/4 A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING;
 FROM THENCE SOUTH 89°21'54" WEST ALONG THE WEST LINE OF THE S1/4 SW1/4 A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE S1/4 SW1/4 WHERE AN EASEMENT OF 10.00 FEET IS SHOWN TO A POINT ON THE SOUTH BOUNDARY OF THE S1/4 SW1/4;
 FROM THENCE SOUTH 12°02'30" WEST ALONG THE SOUTH BOUNDARY OF THE S1/4 SW1/4 A DISTANCE OF 110.00 FEET TO A POINT ON THE WEST LINE OF THE S1/4 SW1/4;
 FROM THENCE NORTH 89°21'54" WEST ALONG THE WEST LINE OF THE S1/4 SW1/4 A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE

NO.	DESCRIPTION	WIDTH
1	REPLAT	150.00
2	COMMERCE PARKWAY ADDITION	150.00
3	INDY ALLEGEUR	150.00

STORM DRAINAGE INTERIOR FACILITY PLAN

STORM DRAINAGE INTERIOR FACILITIES ARE SHOWN AS LOCATED AS SHOWN IN THESE PLANS AND SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARD SPECIFICATIONS FOR STORM DRAINAGE AND INTERIOR FACILITIES AS ADOPTED BY THE CITY OF NORMAN, OKLAHOMA. THE DESIGN OF STORM DRAINAGE INTERIOR FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DESIGN OF STORM DRAINAGE INTERIOR FACILITIES SHALL BE SUBMITTED TO THE CITY OF NORMAN FOR REVIEW AND APPROVAL. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF STORM DRAINAGE INTERIOR FACILITIES. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE REMOVAL OF DEBRIS FROM STORM DRAINAGE INTERIOR FACILITIES. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF STORM DRAINAGE INTERIOR FACILITIES FROM DAMAGE. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF STORM DRAINAGE INTERIOR FACILITIES FROM POLLUTION. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF STORM DRAINAGE INTERIOR FACILITIES FROM EROSION. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF STORM DRAINAGE INTERIOR FACILITIES FROM OTHER DAMAGES.

- ### NOTES:
1. THE INTERIORS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARD SPECIFICATIONS AND SPECIFICATIONS.
 2. SIGNAGES ARE REQUIRED WITH ALL COMMERICAL AREAS.
 3. REFER TO GRADING REPORT FOR SPECIFIED DATA.
 4. COSTING ZONING IS PUD A "A-2". PROPOSED ZONING USES ARE C-1, C-2, R-1, R-1.5 A PL.
 5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
 7. "ASSOCIATION EASEMENT" SHALL MEAN THE EASEMENTS GRANTED TO THE ASSOCIATION FOR THE PURPOSES OF USING THE COMMON AREAS AND OPERATING AND MAINTAINING THE SAME ON THE LOTS AND FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING THE UTILITY SYSTEMS. THE ASSOCIATION EASEMENT IS SHOWN AS SHOWN ON THE PLAT TO BE A 10' EASEMENT.
 8. "LOT EASEMENT" SHALL MEAN THE EASEMENTS GRANTED TO THE ASSOCIATION AS THE ASSOCIATION EASEMENT, WHICH IS OWNED BY THE ASSOCIATION AND USED AS A PORTION OF THE UTILITY SYSTEM MAINTAINED BY THE ASSOCIATION.
 9. FOR NORMAN PUDS AND CERTAIN HAZAR, A RESERVATION OF AREA OF 340 FEET IS RESERVED FOR THE OUTER LOOP TRANSPORTATION CORRIDOR. THE RESERVATION WILL REMAIN IN PLACE UNLESS THE NORMAN PUDS IS AMENDED BY A FINAL PLAN FOR THE RESERVATION AREA WILL NOT BE CONSIDERED UNLESS A CHANGE TO THE NORMAN PUDS REGARDING THE OUTER LOOP IS ADOPTED BY THE NORMAN CITY COUNCIL.
 10. SHAW PLAIN COORDINATES FOR DESIGN LOCUS A-D WILL BE PROVIDED IN THE PROJECT REPORT.

DEVELOPER / OWNER
HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.
2110 HALLBROOKE DRIVE
NORMAN, OK. 73071

P.O.C.
S.W. CORNER, S.W. 1/4
SECTION 35, T. 10-N, R. 3-W, I.M.

REVISED PRELIMINARY PLAT
COMMERCE PARKWAY ADDITION
(A PLANNED UNIT DEVELOPMENT)
INDIAN HILLS RD. & I-35
NORMAN, CLEVELAND COUNTY, OKLAHOMA

S/M Consulting Engineers, P.C.
714 408-223-7713 Fax 408-223-7200
10015 W. 14th Street, Suite 100, Norman, OK 73071

		DATE: 2-15-11	SCALE: 1" = 100'	SHEET: 1
		DESIGNED BY: [Name]	CHECKED BY: [Name]	
		DRAWN BY: [Name]	PROJECT: H0110110	