

PRELIMINARY PLAT
TO SERVE
STONE LAKE ADDITION
BEING A PART OF THE NE/4, SEC. 3, T8N, R2W, 1M
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER OF RECORD:

SHAY DEVELOPMENT
P.O. BOX 720182
NORMAN, OK 73070

TOTAL LOTS: 48

TOTAL AREA: 10.00 ACRES

DENSITY: 5.2 LOTS/ACRE

CURRENT ZONING: A-2 RURAL AGRICULTURAL DISTRICT

PROPOSED ZONING: R-1 SINGLE FAMILY DWELLING DISTRICT

LEGAL DESCRIPTION

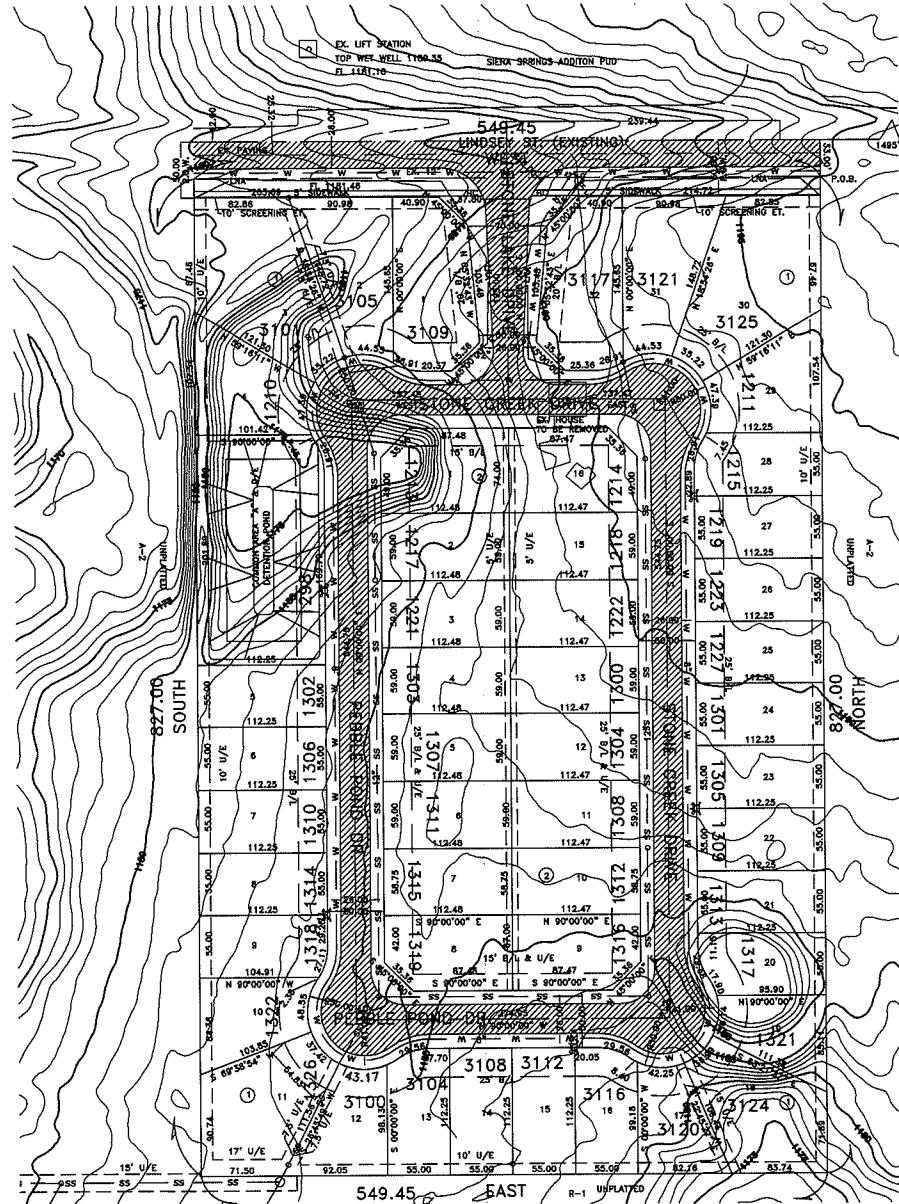
Part of the Northeast Quarter (NE/4) of Section Three (3), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 1425 feet West and 33 feet South of the Northeast Corner of said Northeast Quarter (NE/4);
Thence West 549.45 feet;
Thence South 827 feet;
Thence East 549.45 feet;
Thence North 827 feet to the point of beginning.
Sold tract containing 10.43 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

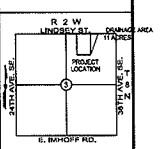
DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY, AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF STONE LAKE ADDITION. 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 COUNCILING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE COUNCILING 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 COUNCILING 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.

NOTES:

1. ALL SIDEWALKS WILL BE CONSTRUCTED TO CITY OF NORMAN STANDARDS.
2. SEWER SHALL BE AT A DEPTH TO ALLOW SIENNA SPRINGS LIFT STATION TO GRAVITY DRAIN INTO IT.
3. THE DEVELOPER COMMITS TO EXTEND THE SANITARY SEWER TO THE NORTH PROPERTY LINE IN ORDER THAT THE CITY CAN REMOVE THE SIENNA SPRINGS LIFT STATION.



CITY OF NORMAN



- LEGEND**
- SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD ELECTRIC
 - EXISTING GAS SERVICE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - POWER POLE
 - GUY ANCHOR
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER METER
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - MONITOR WELL
 - SOIL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - FENCE
 - SET IRON PIN
 - FOUND IRON PIN
 - BENCHMARK

PRELIMINARY PLAT

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CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

MORRIS
REGISTERED PROFESSIONAL ENGINEER
CIVIL
16837
OKLAHOMA

DATE: 2-25-15
SHEET NO. 1 OF 1
PRELIMINARY PLAT TO SERVE
STONE LAKE ADDITION
SHEET NO. 1 OF 1