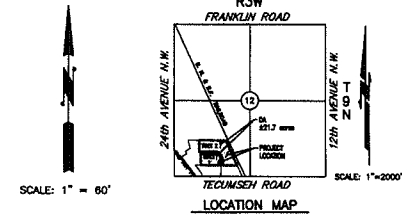


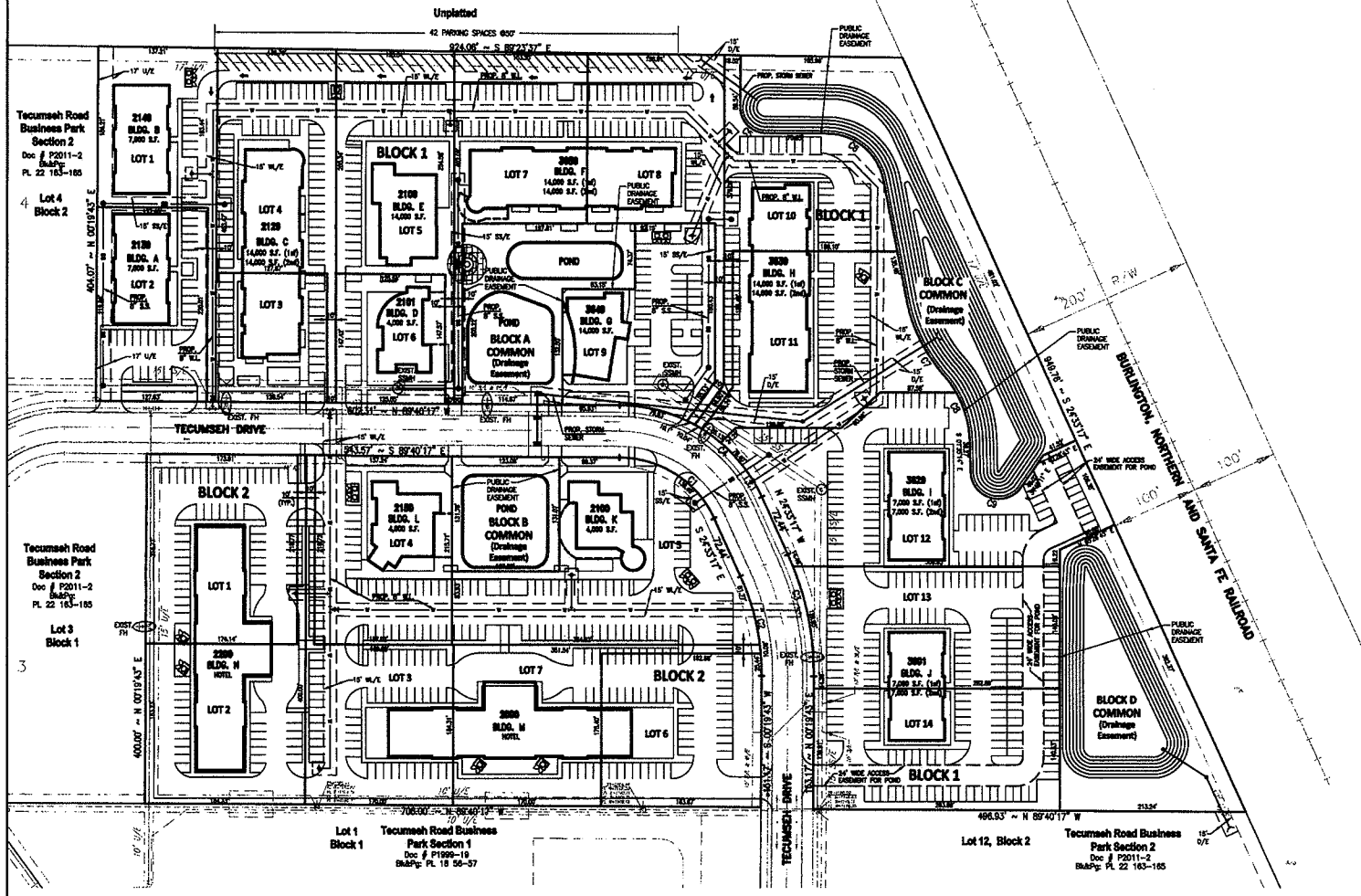
STORM DRAINAGE DETENTION FACILITY EASEMENT

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 SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF SUBDIVISION. 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 GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING 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 ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PRELIMINARY SITE DEVELOPMENT PLAN
TECUMSEH POINTE
A PLANNED UNIT DEVELOPMENT
A REPLAT OF LOTS 4 THRU 6, BLOCK 1, & LOTS 5 THRU 11, BLOCK 2,
TECUMSEH ROAD BUSINESS PARK SECTION 2
A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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OWNER / DEVELOPER
 Tecumseh Road Business Park, LLC
 1400 East Inland Road
 Norman, OK 73071



PARKING SCHEDULE

USE	SQUARE FOOTAGE	SPACES REQUIRED	PARKING REQUIRED
A Single Story Office	7,000	1/200 per S.F.	24
B Single Store Office	7,000	1/200 per S.F.	24
C Ground Office	14,000	1/500 per S.F.	47
2nd Floor Office	14,000	1/200 per S.F.	47
3rd Floor Residential	14,000	Unit 1,200 S.F.	12
D Restaurant 4,000 CSA	4,000	1/50 S.F.	80
E Restaurant 4,000 CSA	4,000	1/50 S.F.	80
F Ground Floor Retail	14,000	1/200 per S.F.	70
2nd Floor Office	14,000	1/200 per S.F.	47
3rd Floor Residential	14,000	Unit 1,200 S.F.	12
G Restaurant 4,000 CSA	4,000	1/50 S.F.	80
H Ground Floor Office	14,000	1/200 per S.F.	47
2nd Floor Office	14,000	1/200 per S.F.	47
3rd Floor Residential	14,000	Unit 1,200 S.F.	12
I Ground Floor Office	7,000	1/200 per S.F.	24
2nd Floor Office	7,000	1/200 per S.F.	24
J Ground Floor Office	7,000	1/200 per S.F.	24
2nd Floor Office	7,000	1/200 per S.F.	24
L Restaurant 4,000 CSA	4,000	1/50 S.F.	80
M 80-Room Hotel		1.2 each room	96
N 80-Room Hotel		1.2 each room	96
TOTAL REQUIRED PARKING			1077
TOTAL PARKING SHOWN			829
MAX USE DEVELOPMENT USE	238		
PARKING REQUIREMENT IS CONTRADED	839	238	1077

NOTE:

- PROPOSED LOT LINES, SHOWN HERE, MAY BE DECREASED DEPENDING UPON FUTURE DEVELOPMENT LAYOUT OF SITE PLAN FOR EACH LOT AS PER PUD.
- SOLID WASTE CONTAINER ENCLOSURES ARE SITED FOR SHARED COMMON USE THROUGHOUT THE DEVELOPMENT. TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A VISUALLY OPAQUE, SELF-LATCHING GATE SHALL BE PROVIDED FOR EACH TRASH ENCLOSURE.



TECUMSEH POINTE
 A PLANNED UNIT DEVELOPMENT
 A REPLAT OF LOTS 4 THRU 6, BLOCK 1, & LOTS 5 THRU 11, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, NORMAN, OKLAHOMA



SMG
 SDC CONSULTING ENGINEERS, P.C.
 1400 EAST INLAND ROAD
 NORMAN, OKLAHOMA 73071
 PROJECT NO. 001001
 DATE: 04/24/17
 SCALE: 1" = 80'
 DRAWN BY: D.A.
 CHECKED BY: S.M.G.
 P.L. NUMBER: 22001
 PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. 1