

PRELIMINARY PLAT SIMPLE PLANNED UNIT DEVELOPMENT (SPUD)

GOLDEN TRIBE ADDITION

A REPLAT OF THE EAST HALF OF LOTS 7 THROUGH 16,
BLOCK 90 OF ORIGINAL TOWNSITE OF NORMAN

A PART OF THE S.E. 1/4, SECTION 30, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

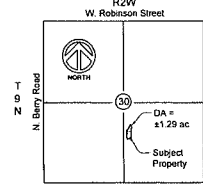
Legal Description

The East One Half (E/2) of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), in Block Ninety (90), of ORIGINAL TOWNSITE OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof, together with the West fifty feet of Park Avenue adjoining on the East of said lots, which has been vacated by the City of Norman per Ordinance No. 449.

Land Area: 29,899.76 Square Feet or 0.69 Acres ±.

TOTAL LOTS	TOTAL BLOCKS
1	1

OWNER'S INFORMATION
GOLDEN TRIBE, LLC
PO BOX 720540
NORMAN, OK 73070

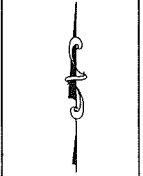
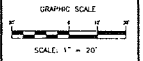


- NOTES:**
- FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - EXISTING ZONING: R-1, SINGLE FAMILY DWELLING.
 - PROPOSED ZONING: SPUD
 - TOTAL NUMBER OF BLOCKS: 01
TOTAL NUMBER OF LOTS: 01
 - THE CONFIGURATION OF THE DETENTION SYSTEM MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THE DETENTION SYSTEM SHALL MEET THE CITY OF NORMAN REQUIREMENTS.

STORM DRAINAGE EASEMENT 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 OWNERS ASSOCIATION IN THE PLAT OF GOLDEN TRIBE 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE 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 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.

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GOLDEN TRIBE ADDITION
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NORMAN, OKLAHOMA

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STATE OF OKLAHOMA REG. NO. 13418

PROJECT NO: 1150-00
DATE: 11/28/17
DRAWN BY: TD
CHECKED BY: TOM MECKLER
DATE: 12/14/17
PRELIMINARY PLAT
SHEET NO: 1

