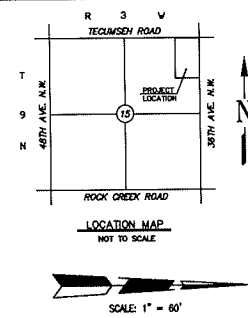
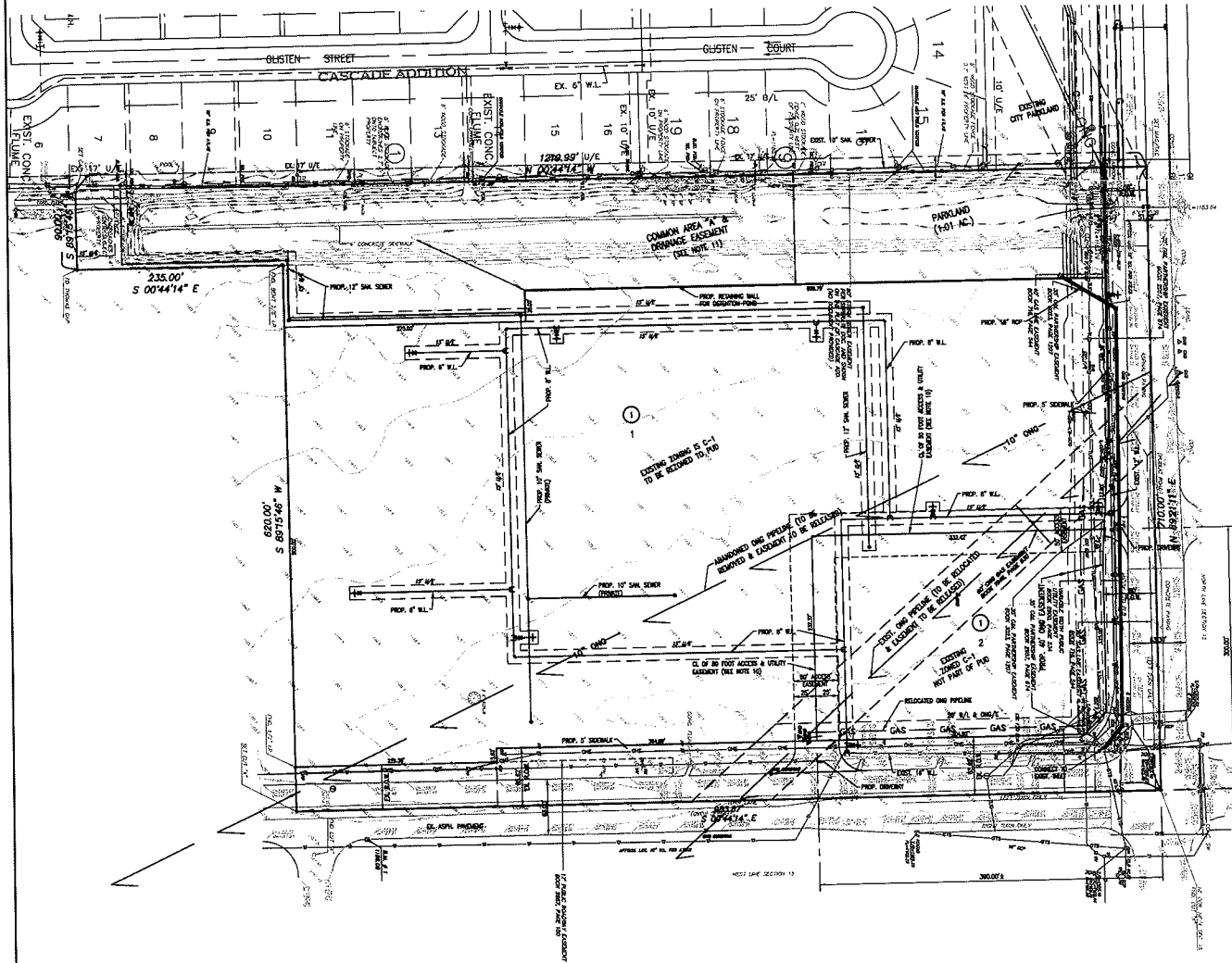


**PRELIMINARY PLAT
SANTA ROSA ADDITION
A PLANNED UNIT DEVELOPMENT
PART OF THE N.E. 1/4, SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



NOTES:

- 1) FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
- 2) ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. EXISTING SIDEWALKS ALONG 36th AVE. N.W. WILL REMAIN IN PLACE.
- 3) EXISTING ZONING IS C-1. PROPOSED ZONING IS PUD.
- 4) ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- 5) ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- 6) ALL SANITARY SEWER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
- 7) ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
- 8) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE RISK WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS IN A PUBLIC EASEMENT.
- 9) THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND APPROVED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE BUILDING WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT, WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'. THIS WILL BE DESIGNED AT THE FINAL PLAT STAGE.
- 10) ALL PLATTED LOTS WILL SHARE AN ACCESS DRIVE FOR INGRESS AND EGRESS.
- 11) SEE DRAINAGE REPORT FOR DETENTION SOLUTION.
- 12) PARKING LOT WILL BE DESIGNED TO SUPPORT THE TURNING RADIUS OF THE LARGEST RESPONDING VEHICLE.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF SANTA ROSA ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR DEFERRED TO OTHER UNLAWFUL CONCURRENCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER, WITH COSTS ACCESSED TO AND BORROWED FROM SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERSONAL INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING 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.

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Northeast Corner of the said Northeast Quarter;
 THENCE South 02°44'14" East, along the east line of said Section 15, a distance of 953.87 feet;
 THENCE South 89°15'46" West a distance of 520.00 feet;
 THENCE South 02°44'14" East a distance of 225.00 feet;
 THENCE South 89°15'46" West a distance of 90.00 feet;
 THENCE North 02°44'14" West a distance of 1519.89 feet, to the north line of said Section 15;
 THENCE North 89°21'11" East, along said north line, a distance of 710.00 feet to the POINT OF BEGINNING.

Said total of land contains an area of 720,097 square feet or 16.5312 acres, more or less.

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN CONSENT FROM SMC CONSULTING ENGINEERS, P.C.

OWNER:

OSM TECLASH
 DEVELOPMENT, LLC
 3400 W. TECLASH RD.
 SUITE 101
 NORMAN, OK 73072

DESIGNED BY :

SMC Consulting Engineers, P.C.
 815 W. Main St.
 Oklahoma City, OK 73106
 PH: (405) 232-7715



**SANTA ROSA ADDITION
A PLANNED UNIT DEVELOPMENT**

36th AVE. N.W. & TECLASH ROAD
NORMAN, OKLAHOMA

SMC CONSULTING ENGINEERS, P.C.
 SMC CONSULTING ENGINEERS, P.C.
 815 W. Main St.
 Oklahoma City, OK 73106
 PH: (405) 232-7715

PROJECT FILE NO. 2009-04/PA/13
 DATE: 04/15/13
 SCALE: 1" = 40'
 DRAWN: JRM/LS
 CHECKED: TML/LS
 P.C. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO. 1