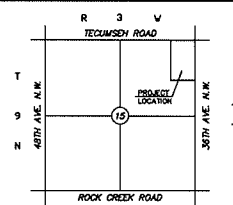
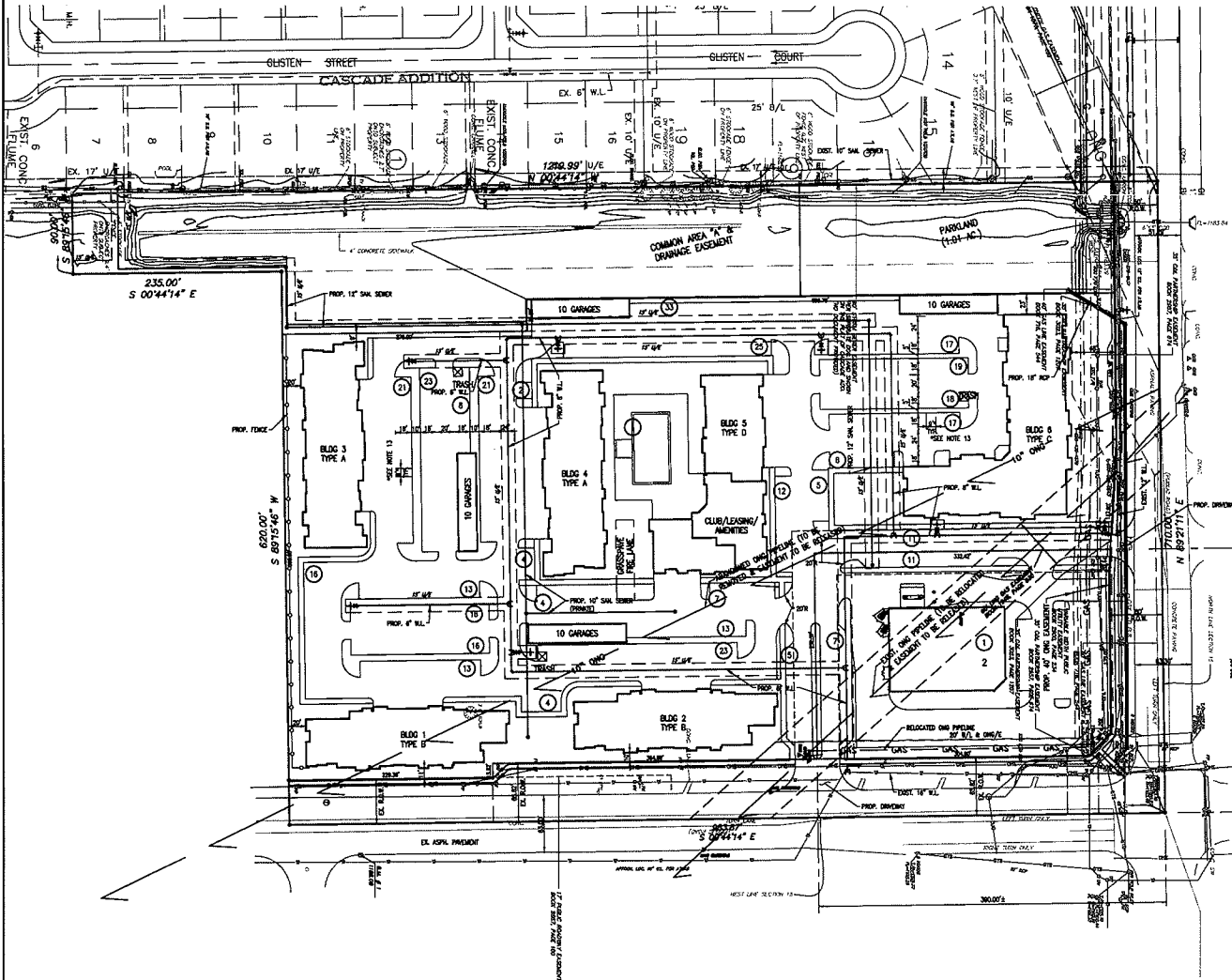


**PRELIMINARY SITE PLAN
SANTA ROSA ADDITION
A PLANNED UNIT DEVELOPMENT
PART OF THE N.E. 1/4, SECTION 15, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



- 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 30th AVE. N.W. WILL REMAIN IN PLACE.
 - 3) EXISTING ZONING IS C-1. PROPOSED ZONING IS P.U.D.
 - 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 8" DIA. UNLESS NOTED OTHERWISE.
 - 7) ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 - 8) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VALVE 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 ARRANGED SO THAT THE HOSE LINES CAN BE EASILY ATTACHED TO THE BUILDING WITHOUT INTERFERENCE FROM OBJECTS. HOSES 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 HAVE AN ACCESS DRIVE FOR HORSES AND EXPRESS.
 - 11) SEE DRAINAGE REPORT FOR DETENTION SOLUTION.
 - 12) PARKING LOT WILL BE DESIGNED TO SUPPORT THE TURNING RADIUS OF THE LARGEST RESPONDING VEHICLE.
 - 13) 8' WILL BE THE TYPICAL WIDTH OF PARKING STALLS FOR THIS P.U.D.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM DRAINAGE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF SANTA ROSA ADDITION. HOWEVER, IF MAINTENANCE IS REQUESTED OR REQUIRED TO OTHER DRAINAGE FACILITIES 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 IN CONJUNCTION WITH COSTS ASSIGNED TO AND BORNE BY SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER: OSO TECUMSEH DEVELOPMENT, LLC 1124 N. PORTER AVE. NORMAN, OK. 73071	
DESIGNED BY : SMC Consulting Engineers, P.C. 815 W. Main St. Oklahoma City, OK 73108 Ph: (405) 232-7715	
SANTA ROSA ADDITION A PLANNED UNIT DEVELOPMENT	36th AVE. N.W. & TECUMSEH ROAD NORMAN, OKLAHOMA
SMC SMC Consulting Engineers, P.C. 815 W. Main St. Oklahoma City, OK 73108 Ph: (405) 232-7715	PROJECT NO.: 15410 DATE: 04/14/15 SCALE: 1" = 60' DRAWN BY: J. MOORE CHECKED BY: L. MOORE P.E. NUMBER: 13418
PRELIMINARY SITE PLAN SHEET NO. 1	