

EXPANDED PRELIMINARY PLAT

PRELIMINARY PLAT PARK 7 GROUP A PLANNED UNIT DEVELOPMENT A PART OF THE S.W. 1/4 OF SECTION 9, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

STORM DRAINAGE DETENTION FACILITY EASEMENT

STORM DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACES 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 OWNERS IN THE PLAT OF PARK 7 GROUP. HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER SPECIAL REQUIREMENTS AND IS DEEMED TO BE A HAZARD OR OBSTACLE TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER IN ACCORDANCE WITH THE CITY ENGINEER'S ORDINANCE. MAINTENANCE OF THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. NOTICES RELATING TO THE ENGINEERING DESIGN, PUBLIC WORKS DETENTION FACILITY SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DESIGN, PUBLIC WORKS DETENTION FACILITY EASEMENT MAY CONTINUE MAINTENANCE WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. THE SIDEWALK ALONG 12th AVE. S.E. WILL BE SETBACK.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
5. PAYMENT FOR 12th AVE. S.E. WILL BE RETURNED.
6. EXISTING SITES SHALL BE PROVIDED WITH A GREEN OPENING SENSOR (GOS) THAT WILL RETRY 1/2 OR 1/4 UPON APPROACH OF EMERGENCY VEHICLES WITH GREEN OPENING. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATE UPON POWER LOSS TO THE GATE CONTROLLER.
7. ISLANDS SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.
8. ALL EXISTING LINES WILL BE ACCOMMODATED. THEY WILL BE RELOCATED OR ELIMINATED BY THE DEVELOPER.
9. CITY OF NORMAN STANDARD ST-42 WILL BE USED IF THERE IS A GATED EXIST.
10. SEE SEPARATELY SUBMITTED OIL WELL SITE PLAN FOR DETAILS PERTAINING TO THE OIL WELLS.
11. DRAINAGE FOR LOTS 2 THRU 6 TO BE SUBMITTED WITH DEVELOPMENT OF SOUTH PROPERTY.

OWNER / DEVELOPER

PARK 7 GROUP, L.L.C.
481 PARK AVE. S. FLOOR 4
NEW YORK, NY 10018

PREPARED BY:

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

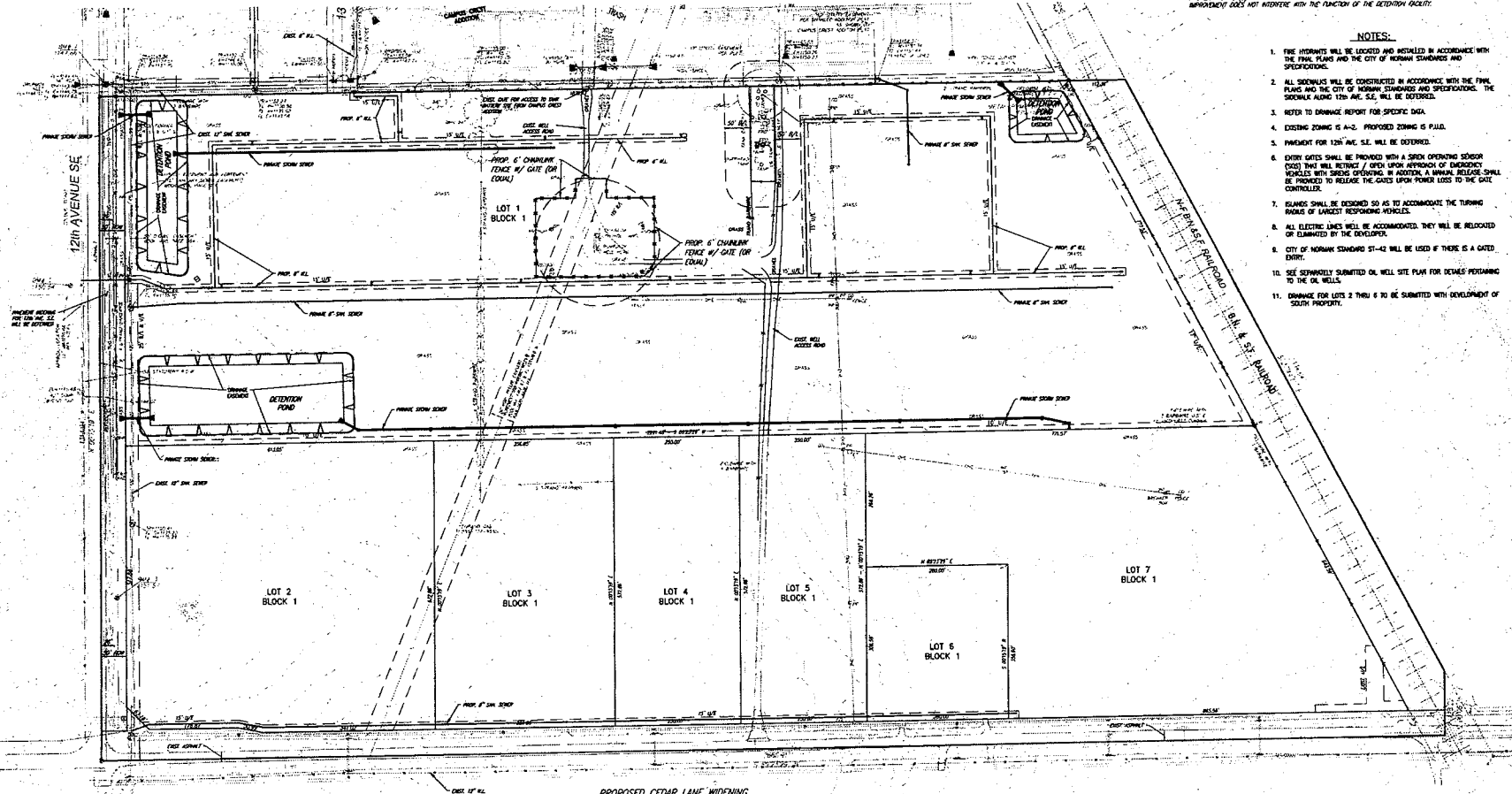


PARK 7 GROUP
12th AVE. S.E. & CEDAR LANE RD.
NORMAN, OKLAHOMA

PROJECT NO. 202206
DATE: 01/11/23
SCALE: 1" = 100'
OWNER: PARK 7 GROUP
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 16288

PRELIMINARY PLAT

SHEET NO. 1



LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW 1/4) of Section NINE (9), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Red first plat of CAMPUS CREST ADDITION (as filed in Book 23 of Plats, Page 353);

THENCE North 89°23'29" East along the South line of said first plat a distance of 2038.87 feet to a point on the easterly right of way line of the B.N.&S.F. Railroad;

THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1334.64 feet;

THENCE South 00°06'26" East a distance of 128.22 feet to a point on the South line of said S.W. 1/4;

THENCE South 89°23'29" West, along the South line of the Southwest Quarter of said Section 9, a distance of 2665.91 feet to the Southwest corner of said S.W. 1/4;

THENCE North 00°15'19" West, along the West line of said S.W. 1/4, a distance of 1314.85 feet to the POINT OF BEGINNING.

Said described tract of land contains 3.131,736 square feet or 71.89 acres, more or less.

PROPOSED CEDAR LANE WIDENING
SHOWN FOR INFORMATIONAL
PURPOSES ONLY!

