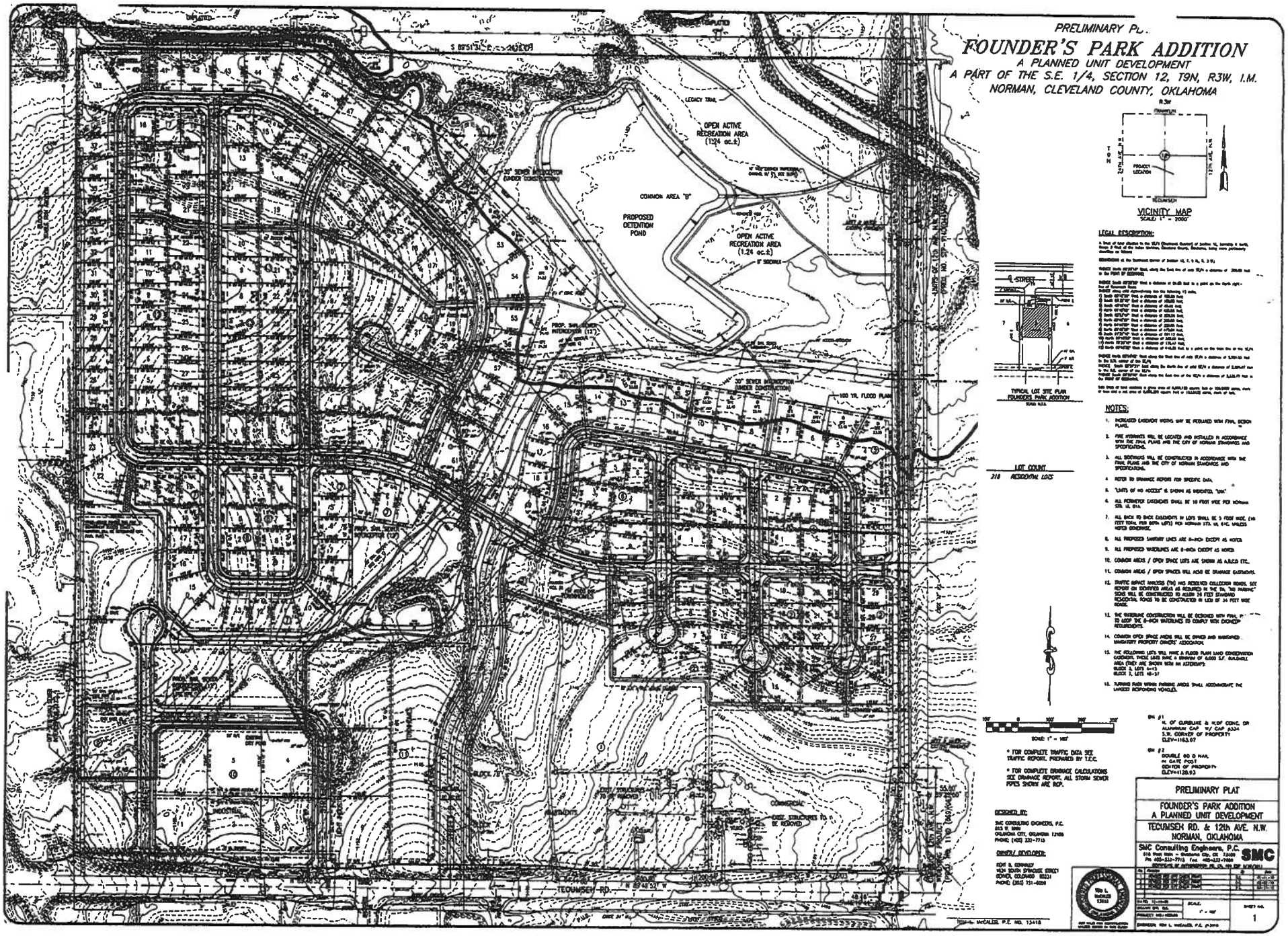
PRELIMINARY PL.
FOUNDER'S PARK ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
OPEN ACTIVE RECREATION AREA (1.24 ac.±)
COMMON AREA "B"
PROPOSED DETENTION POND
OPEN ACTIVE RECREATION AREA (1.24 ac.±)
LEGACY TRAIL
30' SEWER INTERCEPTOR (UNDER CONSTRUCTION)
100 YR. FLOOD PLAIN
TECUMSEH RD.
VICINITY MAP
SCALE: 1" = 2000'
PROJECT LOCATION
LEGAL DESCRIPTION:
TYPICAL LOT SITE PLAN FOUNDERS PARK ADDITION
LOT COUNT
218 RESIDENTIAL LOTS
NOTES:
1. INCREASED EASEMENT WIDTHS MAY BE REQUIRED WITH FINAL SECTION PLANS.
2. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
4. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
5. "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "LNA".
6. ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER Norman STD. U.S. 814.
7. ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER Norman STD. U.S. 814C UNLESS NOTED OTHERWISE.
8. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
9. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
10. COMMON AREAS / OPEN SPACE LOTS ARE SHOWN AS A.B.C.D ETC.
11. COMMON AREAS / OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. TRAFFIC IMPACT ANALYSIS (TIA) HAS REQUIRED COLLECTOR ROADS. SEE REPORT ON EXCEPTED AREAS AS REQUIRED IN THE TIA. "NO PARKING" SIGNS WILL BE CONSTRUCTED TO ALLOW 24 FEET STANDARD RESIDENTIAL ROADS TO BE CONSTRUCTED IN LESS OF 34 FEET WIDE ROADS.
13. SWC SHEETLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL P. TO LOOP THE 6-INCH WATERLINES TO COMPLY WITH DOMESTIC REQUIREMENTS.
14. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED MANDATORY PROPERTY OWNERS' ASSOCIATION.
15. THE FOLLOWING LOTS WILL HAVE A FLOOD PLAIN LAND CONSERVATION EASEMENTS, THESE LAND HAVE A MINIMUM OF 6,000 S.F. BUILDABLE AREA (THEY ARE SHOWN WITH AN ASTERISK):
BLOCK 3, LOTS 4-13
BLOCK 7, LOTS 18-37
16. TURNING RADII WITHIN PARKING AREAS SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLES.
* FOR COMPLETE TRAFFIC DATA SEE TRAFFIC REPORT, PREPARED BY T.E.C.
* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.
DESIGNED BY:
SMC CONSULTING ENGINEERS, P.C.
DEVELOPER:
PRELIMINARY PLAT
FOUNDER'S PARK ADDITION
A PLANNED UNIT DEVELOPMENT
TECUMSEH RD. & 12th AVE. N.W.
NORMAN, OKLAHOMA
SMC Consulting Engineers, P.C.
SMC
SHEET NO.
1

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