

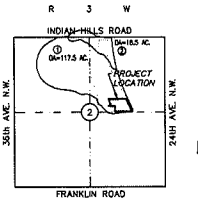
PRELIMINARY SITE DEVELOPMENT PLAN
VALUE PLACE ADDITION
 A REPLAT OF LOT 2, BLOCK 1,
 OF HUETTNER ADDITION SECTION TWO
 A PART OF THE N.E. 1/4, SECTION 2, T9N, R3W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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 OWNERS IN THE PLAT OF VALUE PLACE ADDITION A REPLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION SECTION TWO. HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

(WQ2) WATER QUALITY PROTECTION ZONE

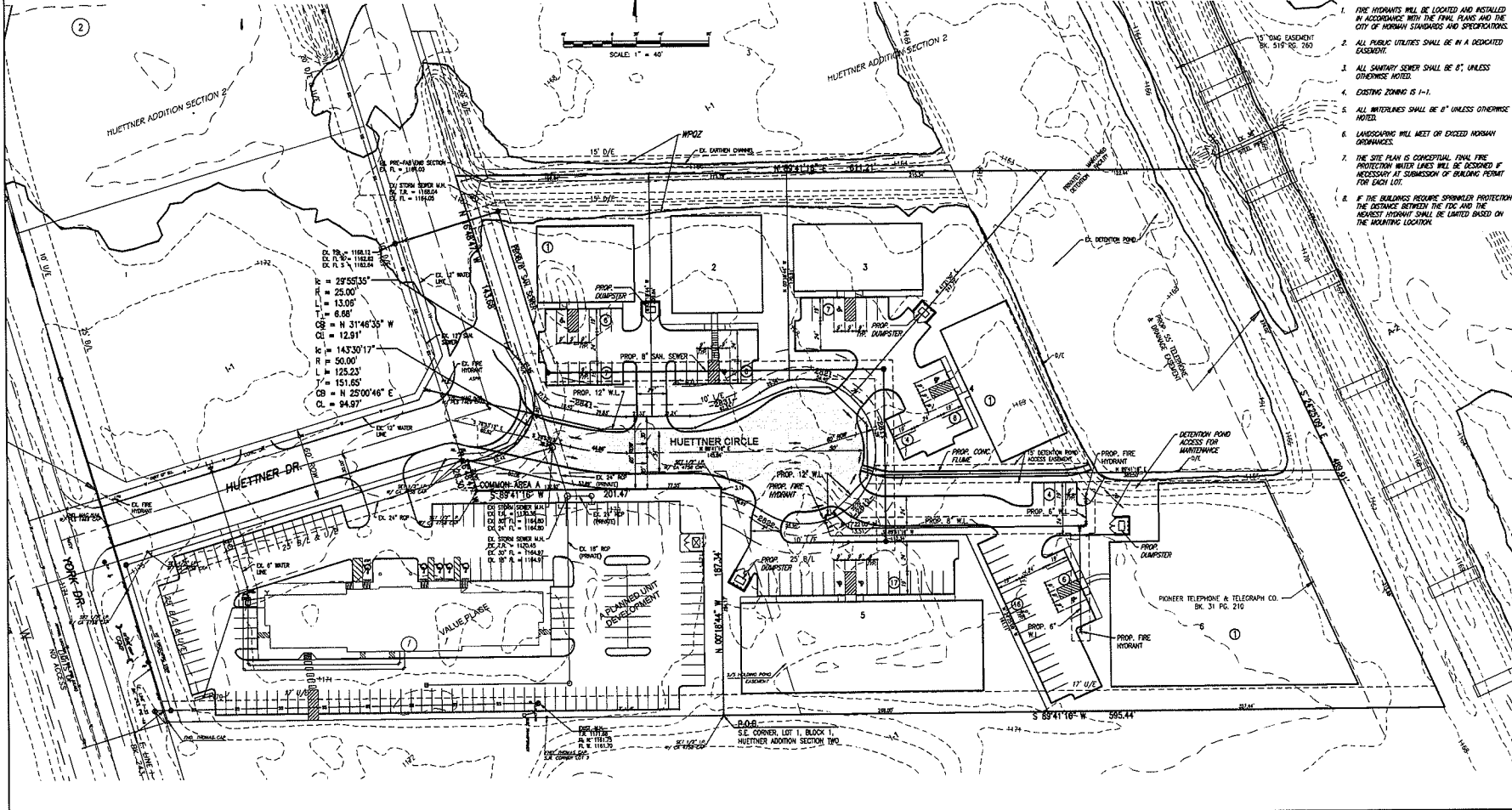
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 10-21-42 OF THE NORMAN CITY CODE.
 NOTE: THE WORK IS SUBJECT TO PROTECTIVE COORDINATES THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.



LOCALITY MAP
 NOT TO SCALE

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 PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
3. ALL SANITARY SEWER SHALL BE 8" UNLESS OTHERWISE NOTED.
4. EXISTING ZONING IS I-1.
5. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED.
6. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.
7. THE SITE PLAN IS CONCEPTUAL. FINAL FIRE PROTECTION WATER LINES WILL BE OCCURRED IF NECESSARY AT SUBMISSION OF BUILDING PERMIT FOR EACH LOT.
8. IF THE BUILDINGS REQUIRE SPRINKLER PROTECTION THE DISTANCE BETWEEN THE FDC AND THE NEAREST HYDRANT SHALL BE LIMITED BASED ON THE MOUNTING LOCATION.



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PROJECT NO. 13116
 DATE: 06/11/19
 SCALE: 1" = 40'
 DRAWN BY: PRC
 CHECKED BY: T.M. LACELLE
 P.L. NUMBER: 13116

PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. 1

VALUE PLACE ADDITION
 A REPLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION SECTION TWO
 HUETTNER DRIVE & YORK DRIVE
 NORMAN, OKLAHOMA