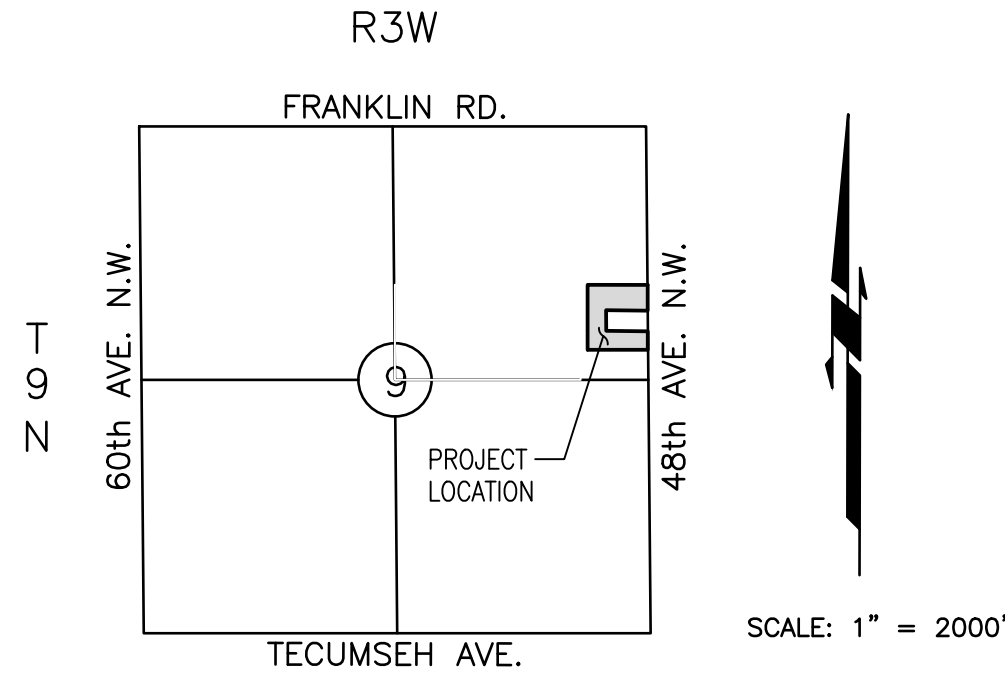
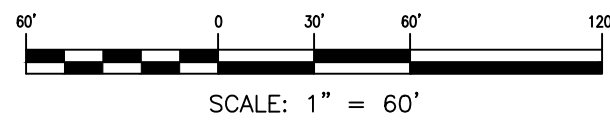


PRELIMINARY SITE PLAN
RED SKY RANCH
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4 OF SECTION 9, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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OWNER/DEVELOPER:
MCKOWN FAMILY, LLC
1320 N PORTER
NORMAN OK 73071
(405) 364-1152

ENGINEER:
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 232-7715

NOTES:

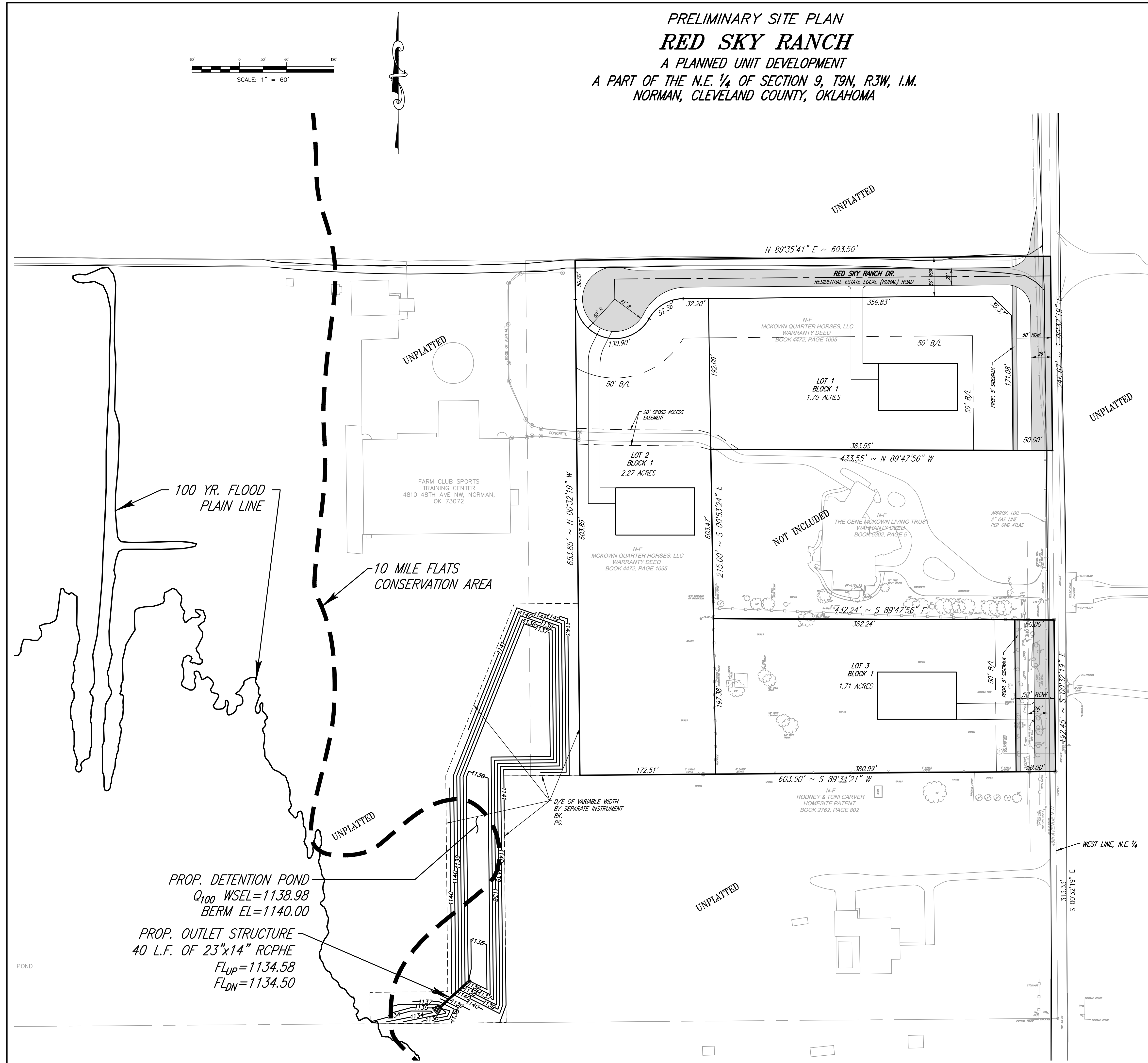
- EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
- THIS PLAT WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS.
- STREET AND SIDEWALK IMPROVEMENTS WILL BE DEFERRED.
- THE FLOOD PLAIN SHOWN BASED ON FEMA FIRM PANEL NO. 40027C0170J, EFFECTIVE 1/15/2021.

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF "RED SKY RANCH"; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PROP. DETENTION POND
 Q_{100} WSEL=1138.98
BERM EL=1140.00

PROP. OUTLET STRUCTURE
40 L.F. OF 23"x14" RCPHE
 FL_{UP} =1134.58
 FL_{DN} =1134.50



RED SKY RANCH

48th AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
PH: 405-232-7715 Fax: 405-232-7659
Website: www.smcokc.com

PROJECT NO.: 5596.00
DATE: 5/28/2021
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER:
P.E. NUMBER:

PRELIMINARY SITE PLAN

SHEET NO.
1