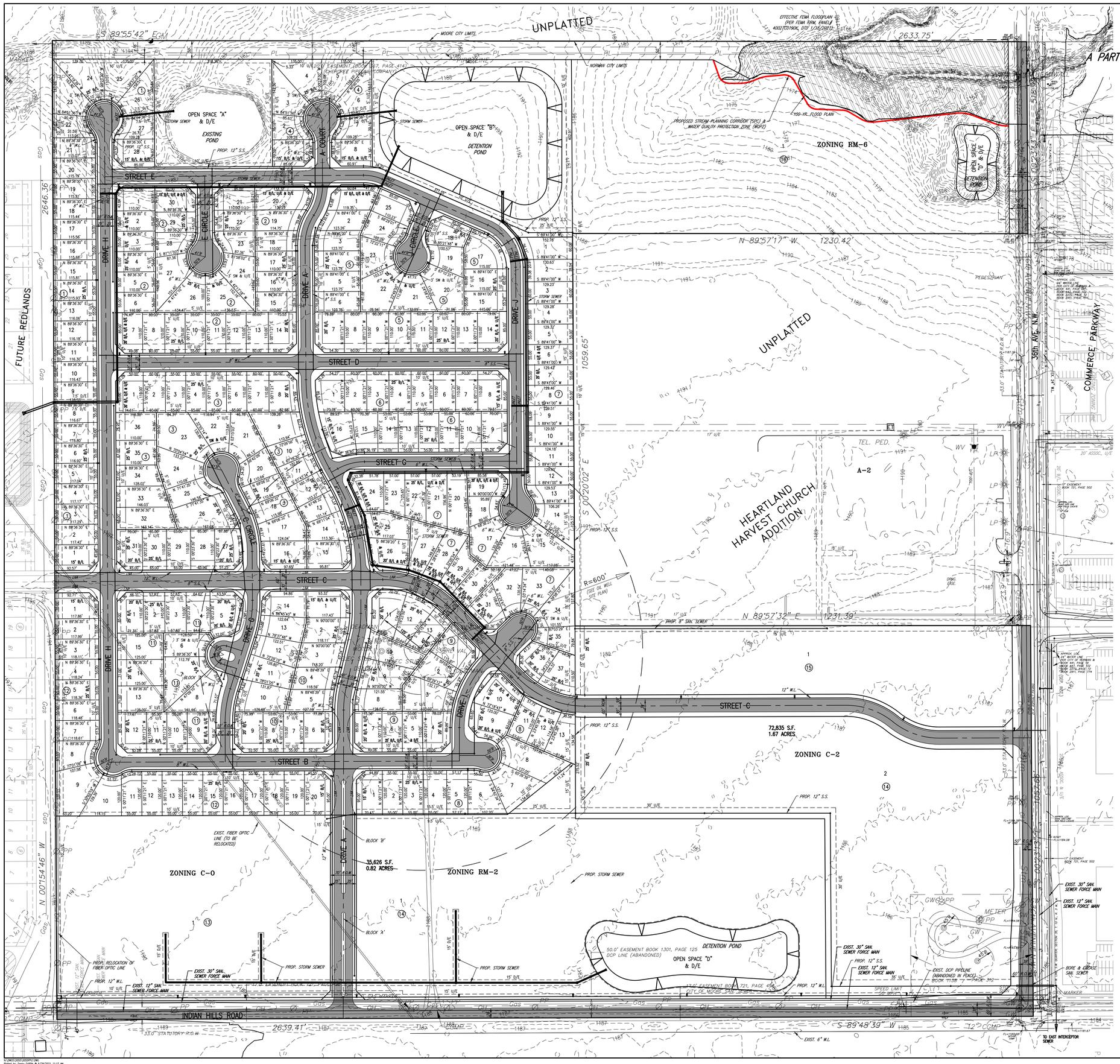
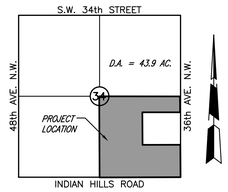


PRELIMINARY PLAT
UPLANDS ADDITION

A PART OF THE S.E. 1/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
SCALE: 1" = 2000'

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 UPLANDS ADDITION; 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 OWNER'S 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 OWNER'S ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGAL DESCRIPTION

A part of the S.E./4 of Section 34, Township 10 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:

BEGINNING at the S.E. corner of said S.E. ¼;
THENCE South 89°48'39" West, and along the south line of said S.E. ¼, a distance of 2639.41 feet to the S.W. corner of said S.E. ¼;
THENCE North 00°15'46" West, and along the west line of said S.E. ¼, a distance of 2646.36 feet to the N.W. corner of said S.E. ¼;
THENCE South 89°55'42" East, and along the north line of said S.E. ¼, a distance of 2633.75 feet to the N.E. corner of said S.E. ¼;
THENCE South 00°23'13" East, and along the east line of said S.E. ¼, a distance of 518.92 feet;
THENCE North 89°57'17" West a distance of 1230.42 feet;
THENCE South 00°20'02" East a distance of 1059.65 feet;
THENCE North 89°57'32" East a distance of 1231.39 feet to a point on the east line of said S.E. ¼;
THENCE South 00°23'13" East, and along the east line of said S.E. ¼, a distance of 1057.66 feet to the POINT OF BEGINNING.

Containing 129.90 acres, more or less.

NOTES:

1. EXISTING ZONING IS R-1, C-O, C-2, RM-6 & RM-2 AS SHOWN.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
6. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF UPLANDS ADDITION.
7. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
8. OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
9. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
10. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
11. WELL SITE INFORMATION IS SHOWN ON OIL WELL SITE PLAN FOR CLARITY AND IS A PART OF THIS PRELIMINARY PLAT.
12. ADDITIONAL UTILITY EASEMENTS MAY BE NEEDED WITH FINAL DEVELOPMENT PLANS.
13. THERE IS AN 8' UTILITY EASEMENT SHOWN INSIDE OF THE OUTER BOUNDARY OF THE 15' UTILITY EASEMENT IN LOTS 1 THRU 6 OF BLOCK 8, AND LOTS 1 THRU 15 AND LOTS 33, 34, 35 AND 37 OF BLOCK 7.
14. DEVELOPMENT SHALL BE LIMITED TO 100 LOTS UNTIL SECOND ACCESS POINT IS PROVIDED.
15. FEMA FLOOD MAP PANEL 40027C0190K, EFFECTIVE DATE 1/15/2021, WAS USED FOR FLOODPLAIN INFORMATION.

(WQPZ) 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 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

65.57 ACRES
256 RESIDENTIAL LOTS
3.90 LOTS PER ACRE

SCALE: 1" = 100'

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OWNER/DEVELOPER:
HALLBROOKE DEVELOPMENT GROUP ONE L.L.C.
2110 HALLBROOKE DRIVE
NORMAN, OK 73071
PH. (405) 229-9687

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

NOT VALID FOR CONSTRUCTION
Christopher D. Anderson 18288
OKLAHOMA
6/28/21
UNLESS SIGNED IN THIS BLOCK

UPLANDS ADDITION
36TH AVE. N.W. & INDIAN HILLS RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Norman, OK 73069
Ph: 405 329-7115 Fax: 405 329-7559
Website: www.smcokc.com
CA NUMBER: 1463 EXP. DATE: 06/30/2021

No.	Revision	Date
1	Revised per City Staff comments	06/28/21

PROJECT NO.: 5055.00
DATE: 6/04/21
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1