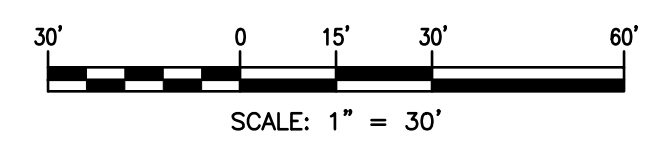
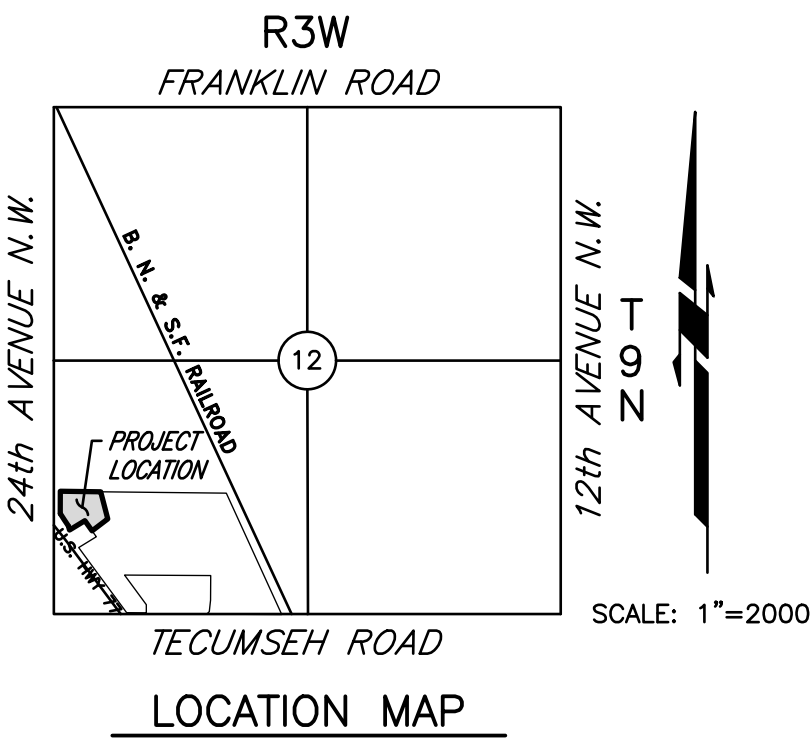


PRELIMINARY SITE DEVELOPMENT PLAN  
NORTH FLOOD BUSINESS PARK  
SIMPLE PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 12, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT 3  
BLOCK 2 NOTES:

1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
3. EXISTING ZONING IS A-2 & I-2. PROPOSED ZONING IS PUD.
4. ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
5. ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
6. ALL OF THE ON-SITE SANITARY SEWER FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
7. APPROXIMATE LOCATION OF PLUGGED BROCKHAUS OIL WELL, API 35027203260000 (TO BE FIELD VERIFIED).

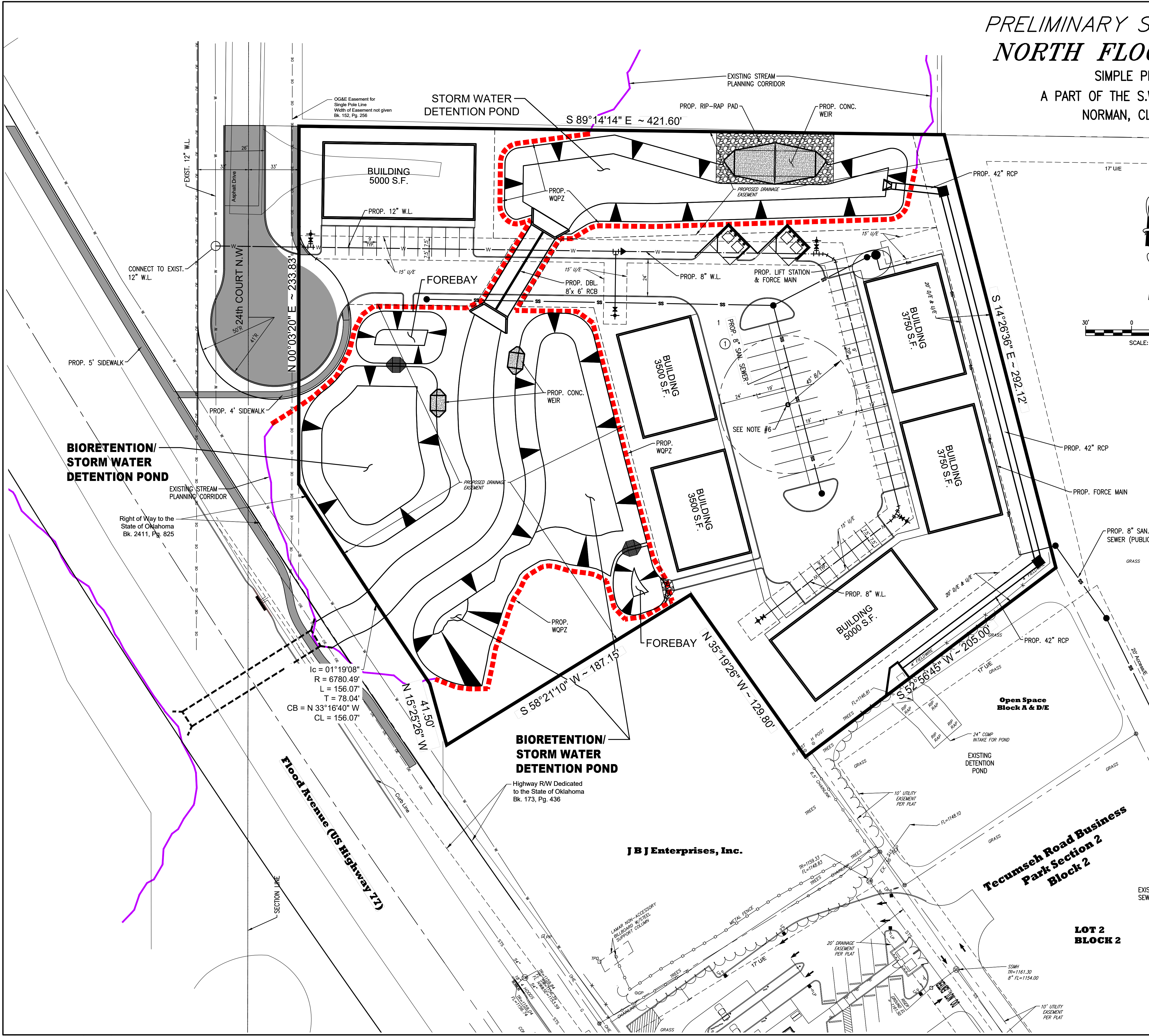
(WQPZ) WATER QUALITY PROTECTION ZONE

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 30-411(h) 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.

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 "NORTH FLOOD BUSINESS PARK; 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.



NORTH FLOOD BUSINESS PARK

FLOOD AVE. & TECUMSEH RD.  
NORMAN, OKLAHOMA

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PROJECT NO: 6618.00  
DATE: 05/27/25  
SCALE: 1" = 30'  
DRAWN BY: D.G.  
ENGINEER: Christopher D. Anderson  
P.E. NUMBER: 18288

Preliminary Site  
Development Plan

SHEET NO.  
1