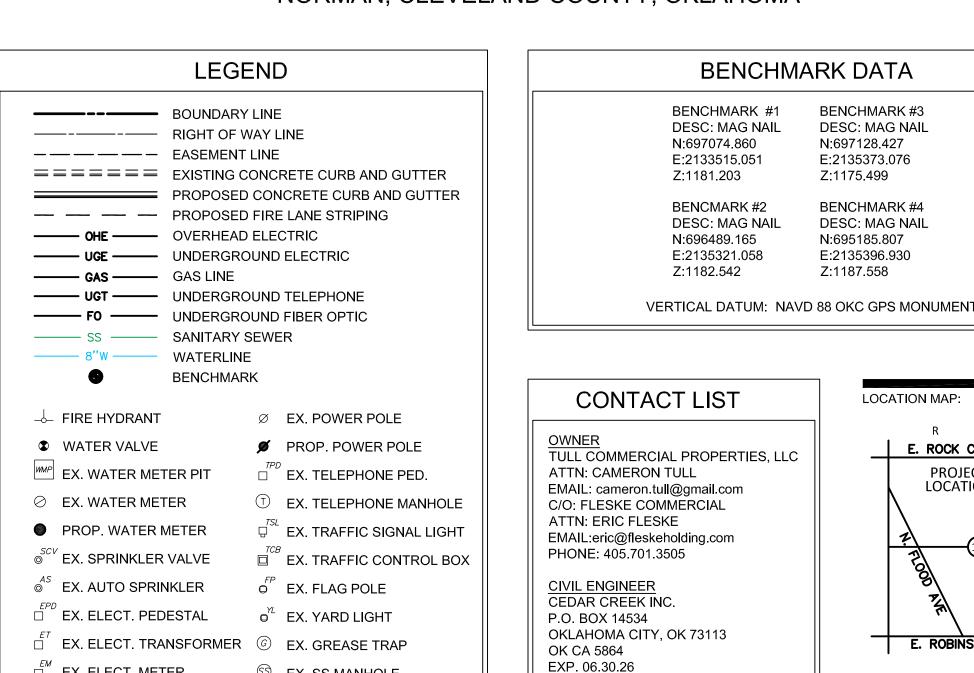
#### — EX. SS MH TR:1168.55 18" FL N:1157.10 10" FL SE:1157.20 FL 8'X4.5' RCB N:1160.58 10" FL W:1161.51 10" FL SE:1161.51 TG:1174.81 TG:1168.92 FL 18" RCP N:1166.43 4th ADDITION FL 18" RCP N:1170.69 FL 18" RCP N:1165.21 (M)N 89°47'48" E *79.32* FL 18" RCP S:1171.19 FL 18" RCP S:1170.67 FL 18" RCP S:1164.99 75.62 TG:1175.61 FL 24" RCP NE:1171.12 W. Rock Creek Road Point of Beginning Northeast Corner of the NE/4 Sec. 19, T9N, R2W, I.M. Found Cut X Curb Inlet TG:1176.91 \_\_\_\_\_\_B/L ⊚ FL 42" RCP E:1171.06 FL 42" RCP W:1170.91 FL 30" RCP NW:1163.83 42" RCP FL N:1170.87 18" RCP FL N:1170.63 TG:1177.24 Curb Inlet -— EX. SPILLWAY:1\75.48 24" RCP FL E:1170.18 FL 42" RCP E:1171.16 TG:1167.21 EX. SS MH — FL 42" RCP W:1171.18 FL:1160.36 TG:1169.08 10" FL NW:1158.14 10" FL E:1160.54 L 18" RCP N:1164.68 EX. FIRE HYDRANT (TYP) FL 24" RCP S:1164.64 146,499.61 SF 30" RCP FL N:1164.61 24" RCP FL W:1164.26 30" RCP FL SE:1164.26 Curb Inlet 3.36 AC TG:1180.28 FL 18" RCP E:1176.43 TG:1180.33 FL 18" RCP E:1175.65 FL 18" RCP W:1175.87 TR:1178.56 LANDSCAPE BUFFER 15' Grant of Easement Bk:545, Pg:152 EX. SS MH -TR:1178.25 Variable Width Road R/W 10" FL NE:1164.60 10" FL SW:1164.95 50' Road/Sidewalk & Utility Easement C/A B' & D/E Bk:3427, Pg:221 22,425.07 SF TG:1181.87 0.51 AC FL 24" RCP E:1177.73 FL 18" RCP W:1177.87 Curb Inlet TG:1181.92 C/A 'A' & D/E FL 18" RCP E:1178.82 **WQPZ AREA** 1,119,771.82 SF EX. FIRE HYDRANT (TYP) ON WEST 25.70 AC SIDE OF LAKE TG:1182.75 OWNER: TULL COMMERCIAL FL 24" RCP E:1179.77 PROPERTIES LLC APN: R0194065 LOT 4 97,584.55 SF 45,691.56 SF LANDSCAPE BUFFER 2.24 AC LOT 6 1.04 AC 28,941.79 SF 76,510.81 SF 1.75 AC 0.66 AC - Curb Inlet TR:1180.79 10" FL NE:1167.59 12' ONG Easement TG:1183.31 Bk:561, Pg:458 FL 18" RCP E:1180.66 101.50' - 101.50' - 105331'30'E-123.85' NORMAN HIGH SCHOOL CRYSTAL CIRCLE NORTH DISTRICT 29 - N84'32'10'W (M)N 00°40'04" W EX. FIRE HYDRANT (TYP) Curb Inlet C/A 'C' & D/E Curb Inlet TG:1184.11 /TG:1184.33 49,944.56 SF FL 24" RCP E:1179.55 FL 18" RCP E:1181.03 1.14 AC FL 18" RCP W:1179.63 **IOOT CEMETERY** WQPZ AREA ON WEST LOT 9 SIDE OF LAKE 168,876.91 SF - EX. SS MH 3.87 AC TR:1182.41 10" FL NE:1168.86 10" FL SW:1168.96 LOT 7 10' LANDSCAPE BUFFER 15' U/É 167,714.10 SF 3.85 AC 10' LANDSCAPE BUFFER TG:1184.88 FL 18" RCP E:1182.22 ANDSCAPE BUFFER 50' R/W EX. 10" SANITARY SEWER - Curb Inlet 10' LANDSCAPE BUFFER TG:1185.66 FL 18" RCP E:1182.92 LOT 8 12' ONG Easement Bk:561, Pg:458 276,302.07 SF 6.34 AC 15' **G**r**a**ht of Easement 17' Road/Sidewalk & - EX. FIRE HYDRANT (TYP) Bk:**53**9, Pg:152 92,423.79 SF Utility Easement 10' LANDSCAPE BUFFER Bk:1086, Pg:219 2.12 AC TG:1186.51 FL 18" RCP E:1183.16 17' Road/Sidewalk & Utility Easement Bk:1086, Pg:217 10" FL E:1174.90 10" FL W:1174.90 - EX. FIRE HYDRANT (TYP) LOT 11 224,827.68 SF TR:1182.48 8" FL W:1173.18 8" FL E:1176.44 8" FL W:1176.44 5.16 AC CRYSTAL HEIGHTS 8" FL W:1174.50 8" FL E:1174.40 8" FL N:1173.08 8" FL N:1173.08 SIXTH ADDITION CRYSTAL HEIGHTS 10" FL E:1174.36 10" FL W:1172.41 SEVENTH ADDITION 17' U/E Per Plat 10" FL S:1174.61 TR:1181.61 . E:1175.01 . S:1175.06 EX. 8" SANITARY SEWER 8" FL W:1178.10 Per Plat

## 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



S EX. SS MANHOLE

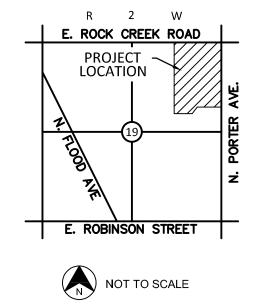
**●** EX. GAS METER

PROP. SS MANHOLE

▲ PROP. GAS METER

P EX. ELECT. MANHOLE

© EX. STORM MANHOLE



LOCATION MAP:

DATE PREPARED: 09.05.25

CONTACT: JASON EMMETT, P.E.

GOLDEN LAND SURVEYING

7304 NW 164th ST., SUITE #5

PHONE: 405.406.4622

OK CA 7263

EXP. 06.30.26

**EDMOND, OK 73103** 

PHONE: (405) 802-7883

SITE DATA **TOTAL ACREAGE: 69.68 ACRES** TOTAL LOTS: 11

#### LEGAL DESCRIPTION

PROP. INLETS (SEE GRADING PLAN FOR TYPE)

EX. POND EDGE

VS VERTICAL SEPARATION REQUIREMENT

--- WQPZ EASEMENT AREA

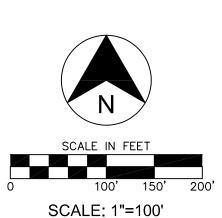
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

#### ZONING

CURRENT ZONING: C-2, A-2 & RM-6 PROPOSED ZONING: PUD



#### FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

#### (WQPZ) WATER QUALITY PROTECTION ZONE

EX. ELECT. METER

T PROP. ELECT. METER

EX. AIR CONDITIONER

PROP. LIGHT POLE

↓ EX. SIGNAGE

© EX. BOLLARD

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

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 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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT

IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE THE DETENTION FACILITY.

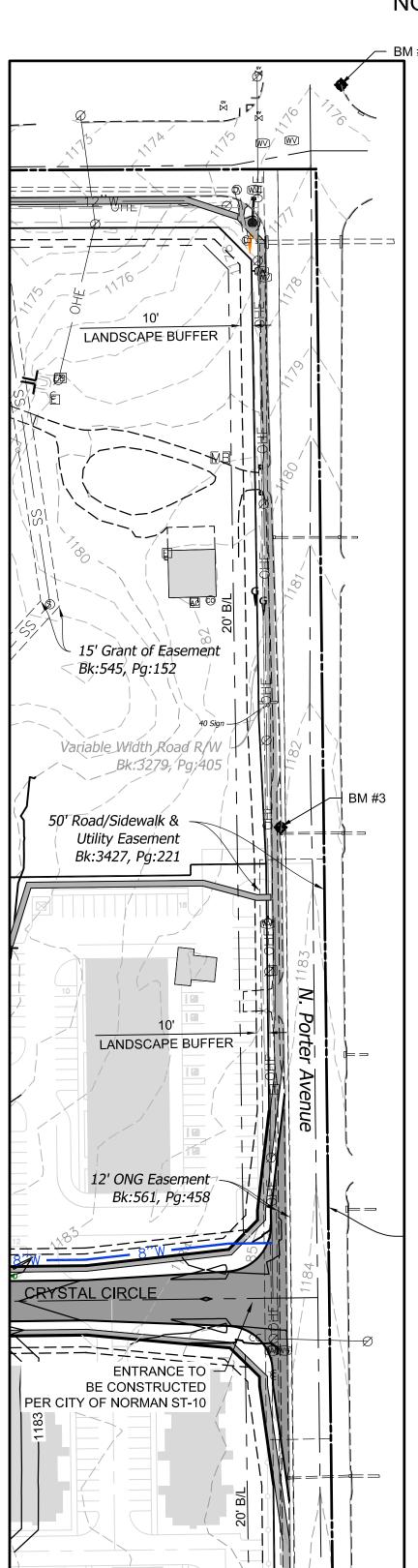


P.O. Box 14534 Oklahoma City, OK 73113 405-778-3385 www.cedarcreekinc.com

#### HAWTHORNE PLACE 4th ADDITION PROP. 144.95 LF. SEWER MAIN EXTENSION W. Rock Creek Road Northeast Corner of the NE/4 Sec. 19, T9N, R2W, I.M. ound Cut X Shed = -146,499.61 S 3.36 AC LANDSCAPE BUFFER 15' Grant of Easement Bk:545, Pg:152 Variable Width Road R/W Bk:3279, Pa:405 EX. U/E TO BE VACATED Utility Easement Bk:3427, Pg:221 C/A B' & D/E 22,425.07 SF 97,584.55 SF C/A 'A' & D/E FIRE HYDRANT (TYP) 1,119,771.82 SF 25.70 AC OWNER: TULL COMMERCIA PROPERTIES LLC LOT 6 APN: R0194065 76,510.81 SF 28,941.79 SF 1.75 AC 45,691.56 SF 0.66 AC EX. U/E TO BE VACATED 12' ONG Easement (M)S 00°40'21" E NORMAN EX. OVERHEAD ELECTRIC HIGH SCHOOL NORTH TO BE RELOCATED SEWER MAIN DISTRICT 29 EXTENSION ... (M)N 00°40'04" W X FIRE HYDRANT LOT 9 BE RELOCATED C/A 'C' & D/E 3.87 AC 49,944.56 SF 1.14 AC **IOOT CEMETERY** LOT 7 10' LANDSCAPE BUFFER 167,714.10 SF 3.85 AC LANDSCAPE BUFFER WATER MAIN EXTENSION **EXTENSION** R/W ANDSCAPE BUFFER EX. 10" SANITARY SEWER Bk:561, Pg:458 276,302.07 SF 6.34 AC LOT 10 92,423.79 SF 2.12 AC EX. FIRE HYDRANT (TYP) 17' Road/Sidewalk & Utility Easement LOT 11 Bk:1086, Pg:217 224,827.68 SF C/A 'D' & D/E 5.16 AC - 17' U/E Per Plat 702.38' (M)S 89°19'39" W 812.95' DUMPSTER EX. FIRE HYDRANT (TYP) CRYSTAL HEIGHTS SIXTH ADDITION CRYSTAL HEIGHTS SEVENTH ADDITION EX. 8" SANITARY SEWER -SCALE: 1"=100' Per Plat

# 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



#### (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

INSET A-A

SCALE: 1"=80'

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

## **CONTACT LIST**

TULL COMMERCIAL PROPERTIES, LLC ATTN: CAMERON TULL EMAIL: cameron.tull@gmail.com C/O: FLESKE COMMERCIAL ATTN: ERIC FLESKE EMAIL:eric@fleskeholding.com PHONE: 405.701.3505

CIVIL ENGINEER CEDAR CREEK INC. P.O. BOX 14534 OKLAHOMA CITY, OK 73113 OK CA 5864

EXP. 06.30.26 CONTACT: JASON EMMETT, P.E. PHONE: 405.406.4622

GOLDEN LAND SURVEYING OK CA 7263 EXP. 06.30.26 7304 NW 164th ST., SUITE #5 EDMOND, OK 73103 PHONE: (405) 802-7883

#### DATE PREPARED: 09.05.25

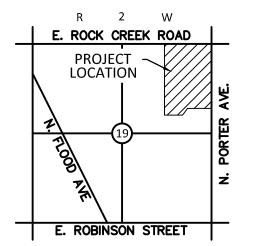
#### SITE DATA

TOTAL ACREAGE: 69.68 ACRES TOTAL LOTS: 11

#### ZONING

CURRENT ZONING: C-2, A-2 & RM-6 PROPOSED ZONING: PUD

#### LOCATION MAP:



#### NOT TO SCALE

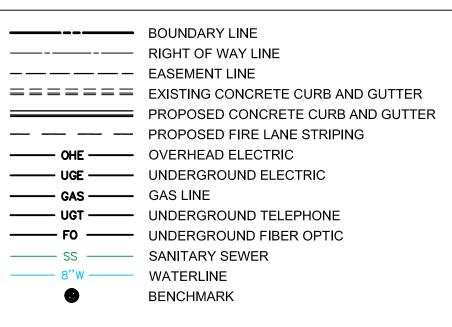
BENCHMARK DATA	
BENCHMARK #1 DESC: MAG NAIL N:697074.860 E:2133515.051 Z:1181.203	
BENCMARK #2 DESC: MAG NAIL N:696489.165 E:2135321.058 Z:1182.542	BENCHMARK #4 DESC: MAG NAIL N:695185.807 E:2135396.930 Z:1187.558
VERTICAL DATUM: N	NAVD 88 OKC GPS MONUMENT

#### STORM DRAINAGE DETENTION 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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 THE PUBLIC WORKS

DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE THE DETENTION FACILITY.

#### LEGEND



↓ FIRE HYDRANT Ø EX. POWER POLE WATER VALVE

EX. WATER METER PIT  $\Box$  EX. TELEPHONE PED. T EX. TELEPHONE MANHOLE

 $\Box^{TSL}$  EX. TRAFFIC SIGNAL LIGHT PROP. WATER METER EX. TRAFFIC CONTROL BOX © EX. SPRINKLER VALVE

© EX. AUTO SPRINKLER ex. FLAG POLE EX. ELECT. PEDESTAL ©<sup>™</sup> EX. YARD LIGHT  $\Box$  EX. ELECT. TRANSFORMER  $\bigcirc$  EX. GREASE TRAP

EX. ELECT. METER S EX. SS MANHOLE PROP. SS MANHOLE T PROP. ELECT. METER EX. AIR CONDITIONER EX. GAS METER

∮ EX. SIGNAGE ▲ PROP. GAS METER P EX. ELECT. MANHOLE PROP. LIGHT POLE

S EX. STORM MANHOLE

© EX. BOLLARD PROP. INLETS (SEE GRADING PLAN FOR TYPE)

VS VERTICAL SEPARATION REQUIREMENT --- WQPZ EASEMENT AREA



#### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

#### FIRE PROTECTION COVERAGE

NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE DEPARTMENT.

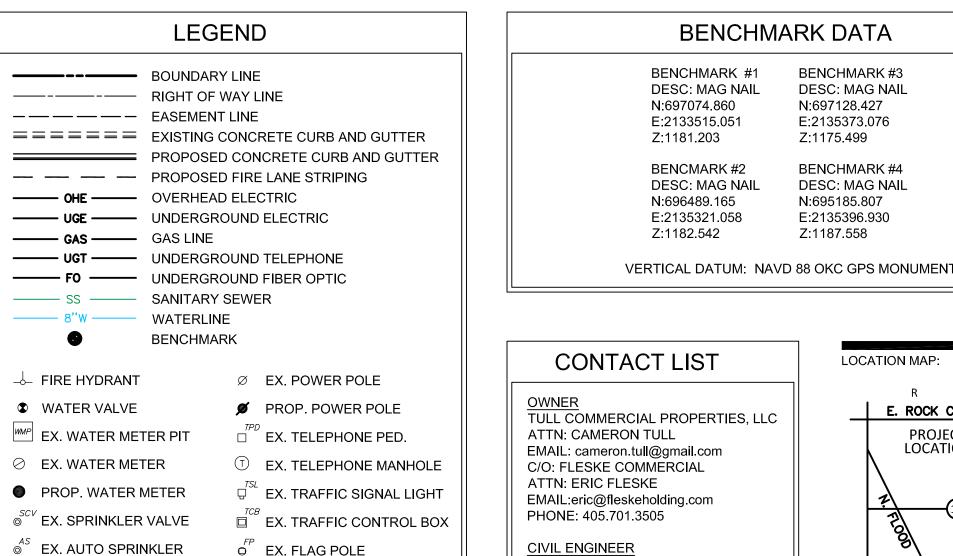


ENGINEERING • PLANNING • CONSULTING P.O. Box 14534 Oklahoma City, OK 73113 405-778-3385 www.cedarcreekinc.com

# HAWTHORNE PLACE 4th ADDITION W. Rock Creek Road Northeast Corner of the NE/4 Sec. 19, T9N, R2W, I.M. Found Cut X 15' Grant of Easement /Bk/545, Pg:152 1886/1811/1911/96/A805 50' Road/Sidewalk & Ntility Easement /BK:3427, Pg;221 OWNER: TULL COMMERCIAL PROPERTIES XLC /APN:/R0194065 12' ONG Easen (M)S 00°40'21" E NORMAN HIGH SCHOOL NORTH DISTRICT 29 (M)N 00°40'04" W **IOOT CEMETERY** CRYSTAL HEIGHTS SIXTH ADDITION NOTE: THERE SHALL BE NO CLEARING GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY CRYSTAL HEIGHTS THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY SEVENTH ADDITION NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICTI DISTURBANCE AND USE OF THESE AREAS

# 2200 N. PORTER AVENUE A PLANNED UNIT DEVELOPMENT PRELIMINARY GREENSPACE PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



e<sup>YL</sup> EX. YARD LIGHT

S EX. SS MANHOLE

EX. GAS METER

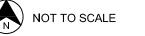
S PROP. SS MANHOLE

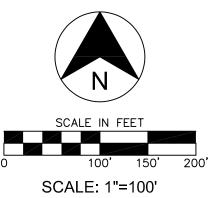
▲ PROP. GAS METER

P EX. ELECT. MANHOLE

S EX. STORM MANHOLE

# E. ROCK CREEK ROAD LOCATION E. ROBINSON STREET





#### DATE PREPARED: 09.05.25

#### ZONING

CEDAR CREEK INC.

PHONE: 405.406.4622

OKLAHOMA CITY, OK 73113

GOLDEN LAND SURVEYING

7304 NW 164th ST., SUITE #5

CONTACT: JASON EMMETT, P.E.

P.O. BOX 14534

OK CA 5864 EXP. 06.30.26

OK CA 7263

EXP. 06.30.26

EDMOND, OK 73103

PHONE: (405) 802-7883

CURRENT ZONING: C-2, A-2 & RM-6 PROPOSED ZONING: PUD

#### SITE DATA

TOTAL ACREAGE: 69.68 ACRES (3,035,533.23 SF)

TOTAL LOTS: 11

IMPERVIOUS AREA: 1,989,564.86 SF (65.54%)

PERVIOUS AREA (OPEN SPACE): 1,045,968.37 SF (34.46%)

#### SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

☐ EX. ELECT. PEDESTAL

EX. ELECT. METER

T PROP. ELECT. METER

GEE EX. AIR CONDITIONER

PROP. LIGHT POLE

--- WQPZ EASEMENT AREA

∮ EX. SIGNAGE

© EX. BOLLARD

 $\Box^{\it ET}$  EX. ELECT. TRANSFORMER  $\odot$  EX. GREASE TRAP

PROP. INLETS (SEE GRADING PLAN FOR TYPE)

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A

DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET;

THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA,

FIRE PROTECTION COVERAGE NOTE: AT THE TIME OF DEVELOPMENT, ALL PROPOSED STRUCTURES SHALL HAVE ADEQUATE FIRE PROTECTION PER THE CITY OF NORMAN FIRE

(WQPZ) WATER QUALITY PROTECTION ZONE

DEPARTMENT.

BEGINNING.

#### STORM DRAINAGE DETENTION 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 IN THE PLAT OF 2200 N. PORTER AVENUE. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE THE DETENTION FACILITY.

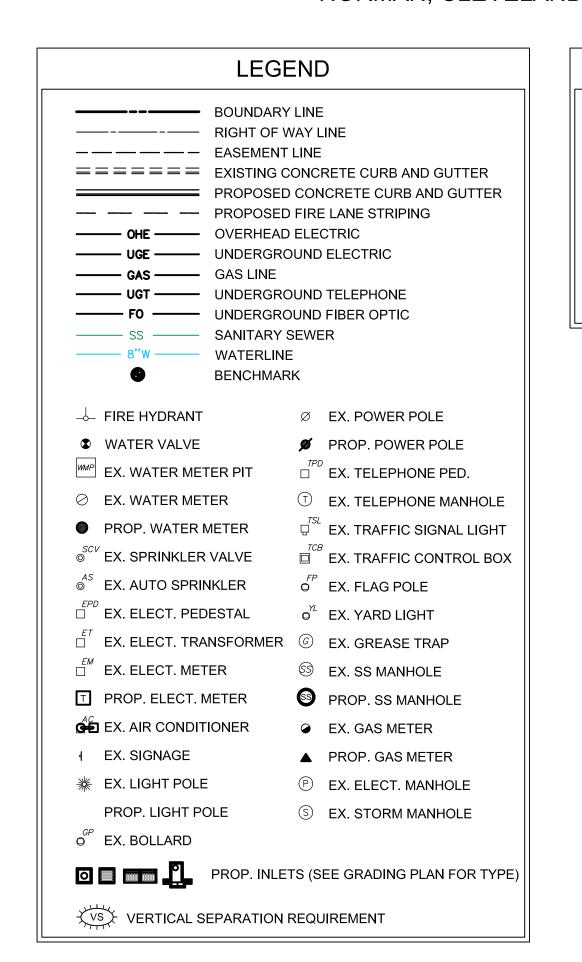


P.O. Box 14534 Oklahoma City, OK 73113 405-778-3385 www.cedarcreekinc.com

# W. Rock Creek Road Northeast Corner of the NE/4 Sec. 19, T9N, R2W, I.M. Found Cut X 15' Grant of Easement Bk:545, Pg:152 Variable Width Road R/W Bk:3279, Pg:405 50' Road/Sidewalk & Utility Easement Bk:3427, Pg:221 S8019'39"N S8019'39"N 158.50' \$ 65.00' \$ ONNIVER: TRULL COMMERCIAL PROPERTIES ALC APN: 120194065 (M)N 00°40'04" W Bk:561, Pg:458 17' Road/Sidewalk & Utility Easement Bk:1086, Pg:219 17' Road/Sidewalk & Utility Easement CRYSTAL HEIGHTS SIXTH ADDITION CRYSTAL HEIGHTS SEVENTH ADDITION

# 2200 N. PORTER AVENUE A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY PARK PLAN

BEING A PART OF THE NE/4 OF SECTION 19, T-19-N, R-9-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



#### BENCHMARK DATA

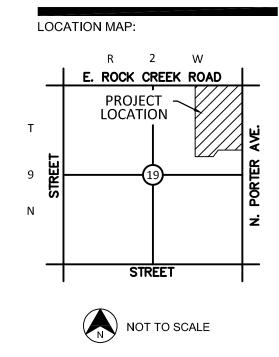
Z:1181.203

Z:1182.542

BENCHMARK #1 BENCHMARK #3 DESC: MAG NAIL DESC: MAG NAIL N:697074.860 N:697128.427 E:2133515.051 E 2135373 076 Z:1175.499

BENCMARK #2 BENCHMARK #4 DESC: MAG NAIL DESC: MAG NAIL N:696489.165 N:695185.807 E 2135396 930 E:2135321.058 Z:1187.558

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT



#### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE/CORNER OF THE NE/QUARTER OF SAID SECTION 19; THENCE S 00°40'21" E ALONG THE EAST LINE OF SAID NE/QUARTER A DISTANCE OF 1787.70 FEET; THENCE S 89°19'39" W A DISTANCE OF 812.95 FEET; THENCE S 07°14'39" W A DISTANCE OF 245.08 FEET; THENCE S 89°19'39" W A DISTANCE OF 742.51 FEET; THENCE N 00°40'04" W A DISTANCE OF 2043.46 FEET; THENCE N 89°47'48" E A DISTANCE OF 1589.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00°40'21" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

# SCALE: 1"=100'

#### SITE DATA

TOTAL OCCUPANTS: 637.2 PERSONS TOTAL PRIVATE PARK REQUIRED: 3.18 ACRES TOTAL PRIVATE PARK PROVIDED: 3.22 ACRES

PRIVATE PARK AREA

