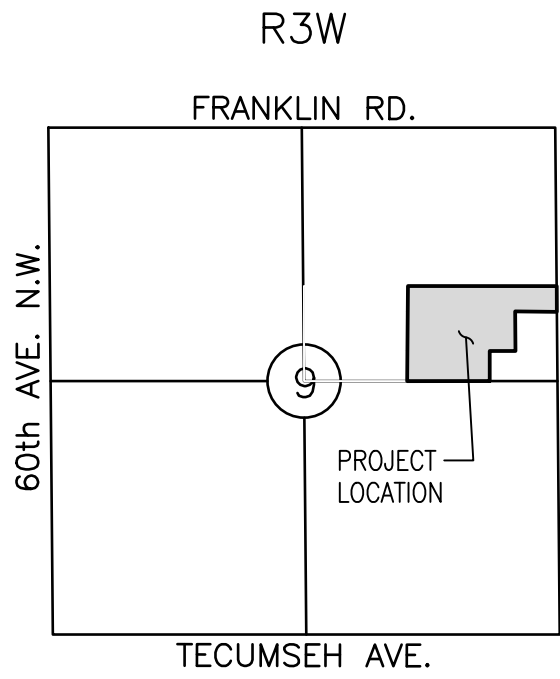


STORM DRAINAGE DETENTION FACILITY EASEMENT

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.

NOTE : THE EXISTING SPORTS COMPLEX AND ASSOCIATED PARKING AND DRIVES WILL REMAIN UNTIL THE LAST PHASES OF THE RESIDENTIAL PROJECT. AT THAT TIME IT WILL BE REMOVED SO THAT THE RESIDENTIAL PROJECT CAN BE COMPLETED.



SCALE: 1" = 2000'

REVISED 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

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

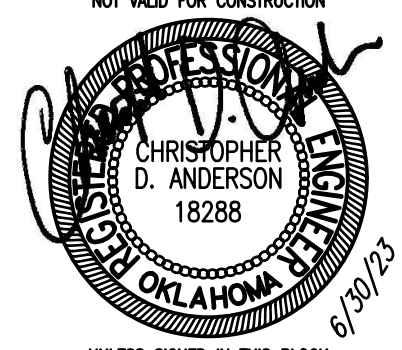
OWNER/DEVELOPER:

MCOWAN 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

NOT VALID FOR CONSTRUCTION



RED SKY RANCH
A PLANNED UNIT DEVELOPMENT

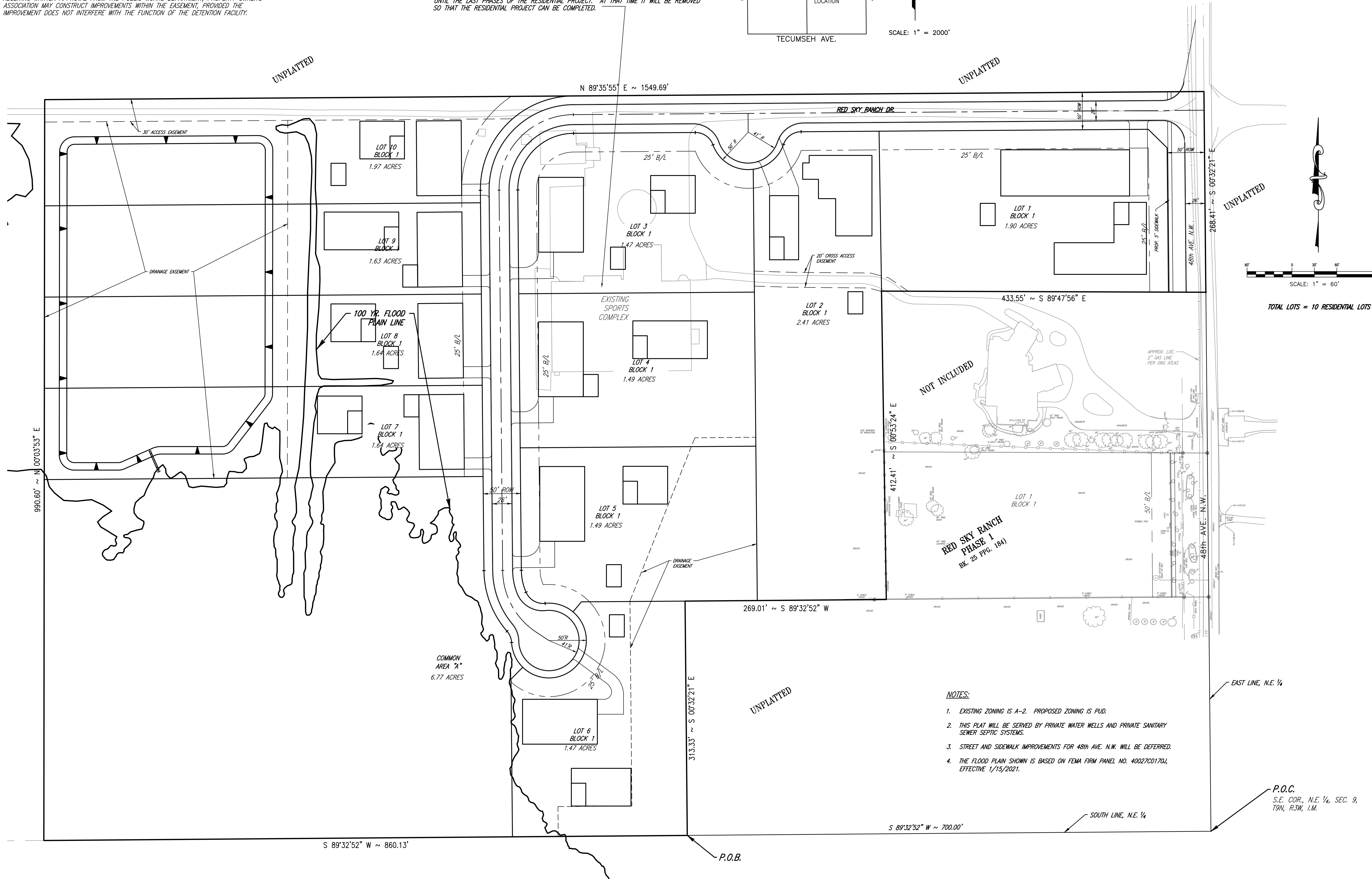
48th AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

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: 6/30/23
SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

REVISED
PRELIMINARY SITE PLAN

SHEET NO.
1



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 FOR 48th AVE. N.W. WILL BE DEFERRED.
- THE FLOOD PLAIN SHOWN IS BASED ON FEMA FIRM PANEL NO. 40027C01704, EFFECTIVE 1/15/2021.

P.O.C.
S.E. COR., N.E. 1/4, SEC. 9,
T9N, R3W, I.M.

P.O.B.