

N-F
BREAD OF LIFE, INC.
WARRANTY DEED
BOOK 2767, PAGE 812
BOOK 2767, PAGE 822

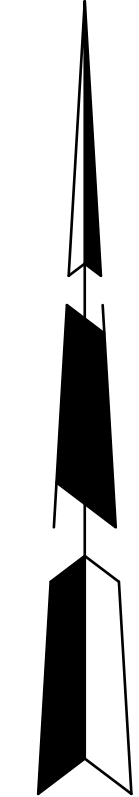
TYPICAL LOT GROUPS

TYPICAL 10' NO
BUILD ZONE

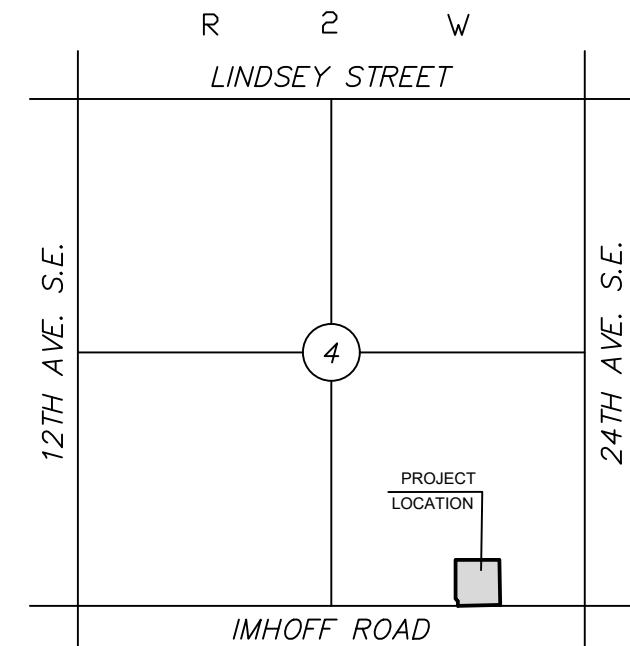
DRAINAGE EASEMENT

Preliminary Site Development Plan SUMMIT LAKES ADDITION

A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 30'



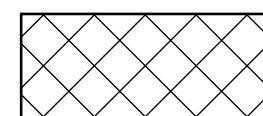
LOCATION MAP
SCALE: 1" = 2000'

NOTES:

- SUMMIT LAKE VILLAS P.U.D. WILL BE A GATED COMMUNITY.
- ALL STREETS AND ALLEYS WILL BE PRIVATELY MAINTAINED.
- COMMON AREA "WW" WILL BE A SHARED COMMON AREA WITH OTHER SECTIONS OF SUMMIT LAKES ADDITIONS AS A LAKE PERIMETER PRIVATE PARK.
- GARAGE ACCESS WILL BE FROM PRIVATE ALLEYS WHERE ALLEYS ARE ADJACENT TO THE LOTS. ELSEWHERE, GARAGE ACCESS WILL BE FROM THE PRIVATE STREET.
- COMMON AREA "WW" & "YY" ARE COMMON AREAS THAT WILL BE OWNED AND MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.
- BLOCK "A" IS COMMON AREA THAT INCLUDES THE PRIVATE STREET BOULEVARD DU LAC, PUBLIC UTILITIES AND PUBLIC DRAINAGE.
- THE 25' CITIES SERVICE PIPELINE EASEMENT WHICH CONTAINS A HIGH PRESSURE NATURAL GAS PIPELINE AND THE 50' BUILDING LINE ARE RECORDED BY SEPARATE INSTRUMENTS IN BOOK 211, PAGE 468 AND BOOK 547, PAGE 346.
- A NO BUILD ZONE WILL BE ESTABLISHED BETWEEN LOT GROUPS. NO LOT GROUP WILL CONSIST OF MORE THAN FOUR (4) LOTS. THE NO BUILD ZONES AS SHOWN ON THE ANNEXED DRAWING WILL BE 10 FEET IN WIDTH GENERALLY LOCATED AS DRAWN. THE NO BUILD ZONES MAY BE RE-LOCATED TO ACCOMMODATE CITY OF NORMAN APPROVED LOT LINE ADJUSTMENTS AS LONG AS NO RESULTING GROUP CONTAINS MORE THAN FOUR (4) LOTS.

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 SUMMIT LAKES 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 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.



DENOTES BUILDABLE AREA

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SUMMIT LAKES ADDITION

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PROJECT NO.: 5856.00
DATE: 7/12/24
SCALE: 1" = 30'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site
Development Plan

SHEET NO.
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