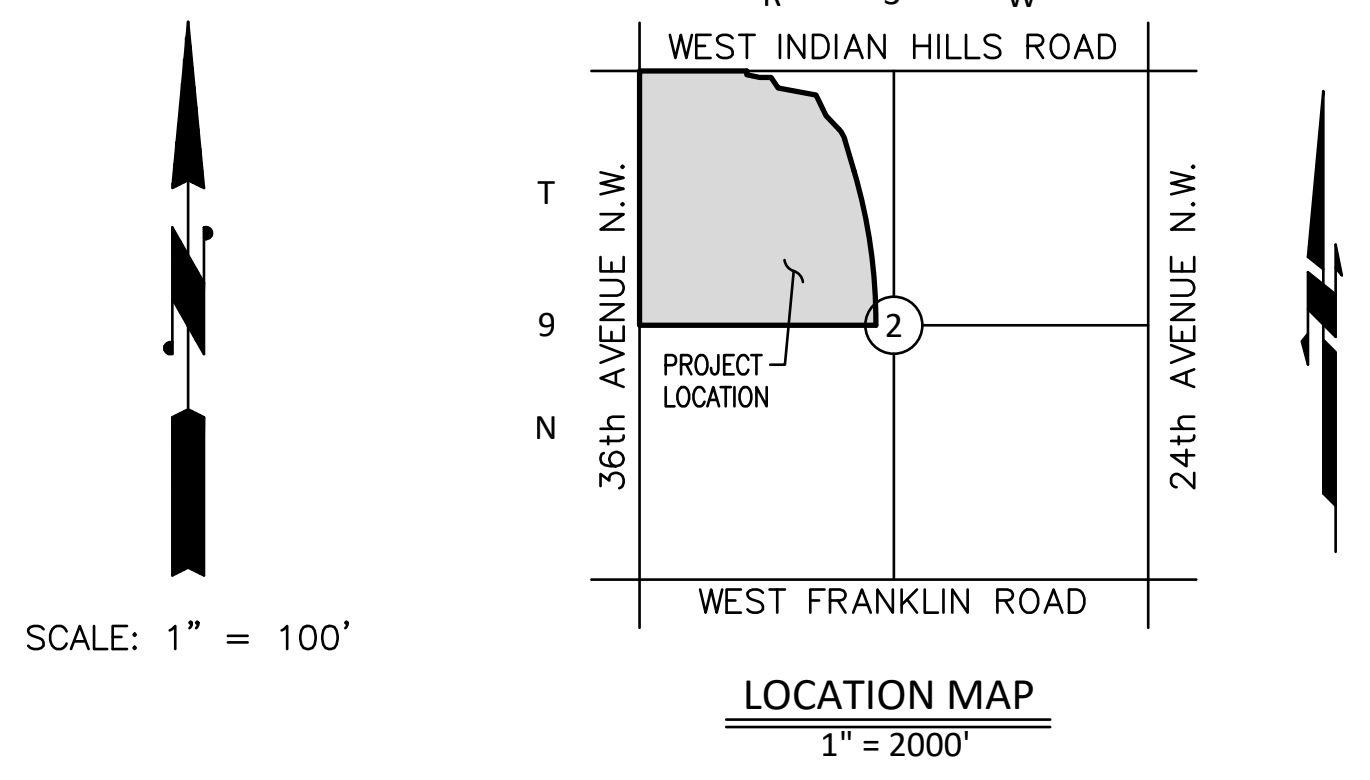


Received  
4/2/2025

# PRELIMINARY SITE PLAN NORTH NORMAN VILLAGE

A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.W. 1/4, SECTION 2, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Residential, Proposed Single Family Lots - 143  
Multi-Family w/ Retail space Lots - 5  
Commercial Lots = 22  
Open Space Area = 14.56 ac.±  
Parkland = 7.50 ac.±

- NOTES:
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
  - EXISTING ZONING IS A-2. THE PROPOSED USE OF THE PROPERTY IS FOR "PUD", PLANNED UNIT DEVELOPMENT.
  - ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
  - ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
- BUILDING SETBACKS FOR THE SINGLE FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:
- FRONT: ON ALL LOTS THAT HAVE REAR LOADED GARAGES FROM AN ALLEY (LOTS 1, 2, 3, 4, 20, 21, AND 22 OF BLOCK 5, ALL OF BLOCK 6, ALL OF BLOCK 7, ALL OF BLOCK 9, AND ALL OF BLOCK 10), A MINIMUM OF 2' IS PERMITTED. ON ALL OTHER LOTS, A MINIMUM OF 4' IS PERMITTED PROVIDED ALL GARAGES HAVE A MINIMUM 20' FRONT YARD SETBACK.
- REAR: 10' SETBACK  
SIDE: 0', 3' OR 6' SETBACK

### 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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF NORTH NORMAN VILLAGE. 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.

### (WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THESE 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(b) OF THE NORMAN CITY CODE.

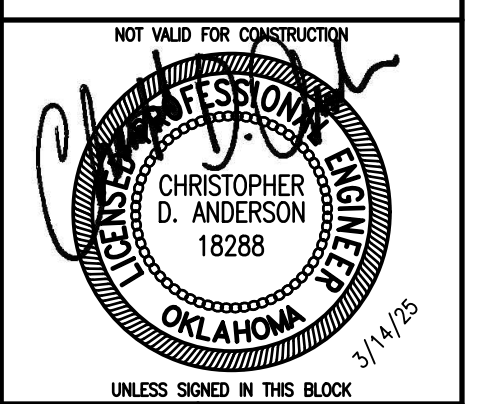
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

\* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP

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Engineer:  
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NORTH NORMAN VILLAGE  
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PROJECT NO: 6579.00  
DATE: 2/23/25  
SCALE: 1" = 100'  
DRAWN BY: G.B.  
ENGINEER: CHRISTOPHER D. ANDERSON  
P.E. NUMBER: 18288

Preliminary Site Plan  
SHEET NO. 1