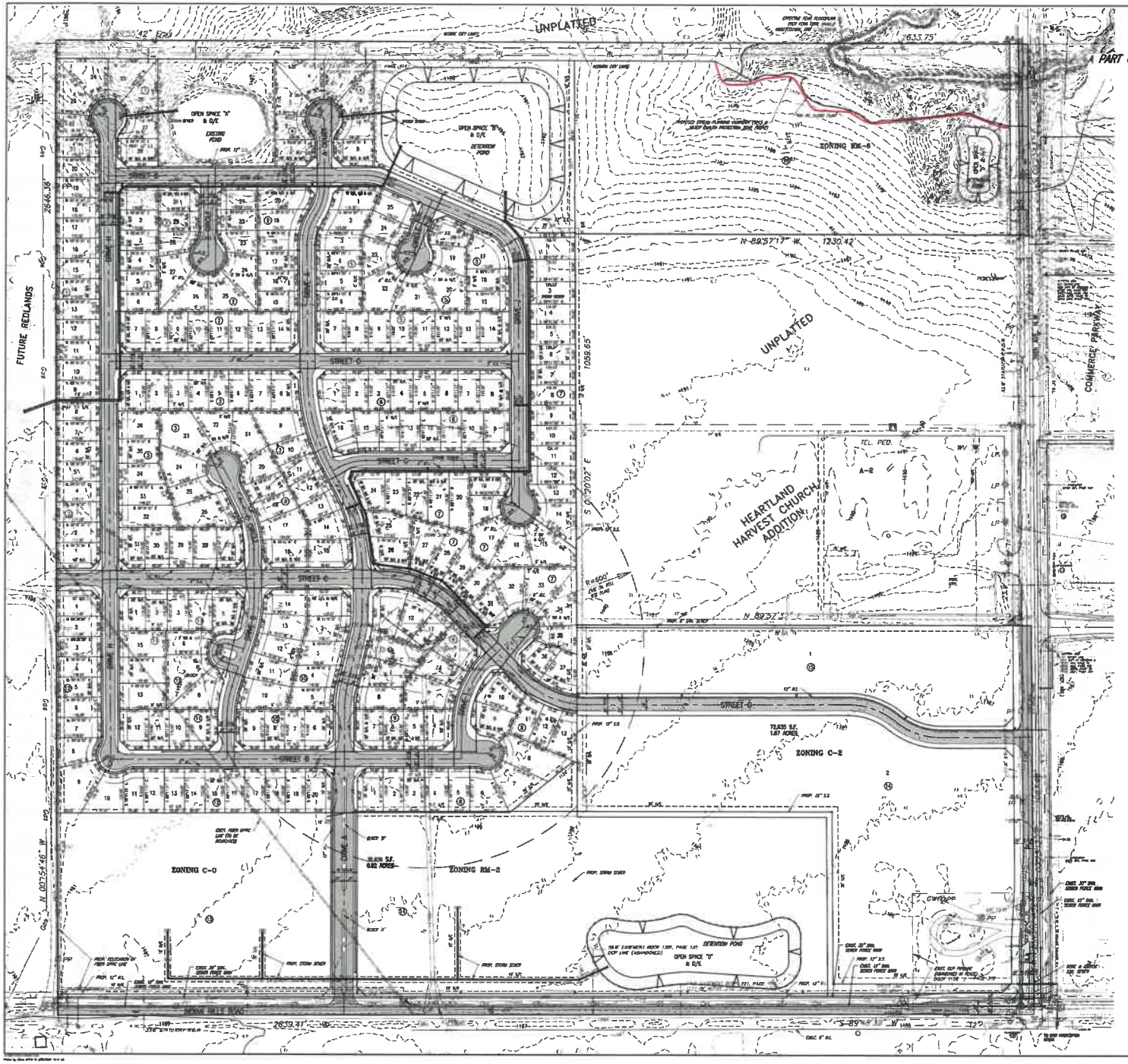
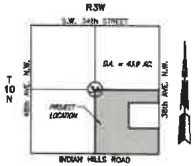


PRELIMINARY PLAT
UPLANDS ADDITION
PART OF THE S.E. 1/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
SCALE: 1" = 2000'

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 "UPLANDS ADDITION". HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR UNREAL TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CONTRACTING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER'S 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.

LEGAL DESCRIPTION

A part of the S.E./4 of Section 34, Township 10 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:

BEGINNING at the S.E. corner of said S.E. ¼;
THENCE South 89°48'38" West, and along the south line of said S.E. ¼, a distance of 2638.41 feet to the S.W. corner of said S.E. ¼;
THENCE North 00°15'46" West, and along the west line of said S.E. ¼, a distance of 2646.36 feet to the N.W. corner of said S.E. ¼;
THENCE South 89°56'48" East, and along the north line of said S.E. ¼, a distance of 2633.75 feet to the N.E. corner of said S.E. ¼;
THENCE South 00°03'13" East, and along the east line of said S.E. ¼, a distance of 518.92 feet;
THENCE North 89°57'17" West a distance of 1230.42 feet;
THENCE South 00°29'00" East a distance of 1059.65 feet;
THENCE North 89°57'32" East a distance of 1231.59 feet to a point on the east line of said S.E. ¼;
THENCE South 00°03'13" East, and along the east line of said S.E. ¼, a distance of 1651.66 feet to the POINT OF BEGINNING.

Containing 129.90 acres, more or less.

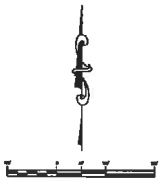
NOTES:

1. EXISTING ZONING IS R-1, C-0, C-1, RM-6 & RM-2 AS SHOWN.
2. ALL PUBLIC WATERS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
6. ALL CURVES AND/OR RETURNS WITHIN STREET RIGHTS-OF-WAY AND ALL CORNER AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF UPLANDS ADDITION.
7. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
8. OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
9. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
10. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLANS TO LOOP THE 8-INCH WATERLINES ON EXISTING ADJACENT SUBDIVISIONS.
11. WELL SITE INFORMATION IS SHOWN ON OIL WELL SITE PLAN FOR CLARITY AND IS A PART OF THIS PRELIMINARY PLAT.
12. ADDITIONAL UTILITY EASEMENTS MAY BE NEEDED WITH FINAL DEVELOPMENT PLANS.
13. WHERE 15 AN 8' UTILITY EASEMENT SHOWN ADJACENT TO THE OUTER BOUNDARY OF THE 11' UTILITY EASEMENT IN LOTS 1 THRU 9 OF BLOCK 8, AND LOTS 1 THRU 10 AND LOTS 33, 34, 35 AND 37 OF BLOCK 7.
14. DEVELOPMENT SHALL BE LIMITED TO 160 LOTS UNTIL SECOND ACCESS POINT IS PROVIDED.
15. FEMA FLOOD MAP PANEL 40027C0140K, EFFECTIVE DATE 1/13/2021, WAS USED FOR FLOODPLAIN INFORMATION.

(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 28-514(C) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PRESERVING CONDITIONS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT BECOMES ENFORCE AND USE OF THESE AREAS.



SCALE: 1" = 100'

65.57 ACRES
256 RESIDENTIAL LOTS
3.90 LOTS PER ACRE

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OWNER/DEVELOPER:
HALLBROOK DEVELOPERS GROUP ONE L.L.C.
2110 HALLBROOK DRIVE
NORMAN, OK 73071
PH. (405) 329-9987

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
810 E. MAIN
OKLAHOMA CITY, OK 73105
(405) 232-7715

UPLANDS ADDITION
36TH AVE. N.W. & INDIAN HILLS RD.
NORMAN, OKLAHOMA

SMC P.C.

PROJECT NO.: 2015-09
DRAWN BY: PH
SCALE: 1" = 100'
DATE: 8/18/21
CHECKED/REVIEWED BY: A. MORRIS
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1