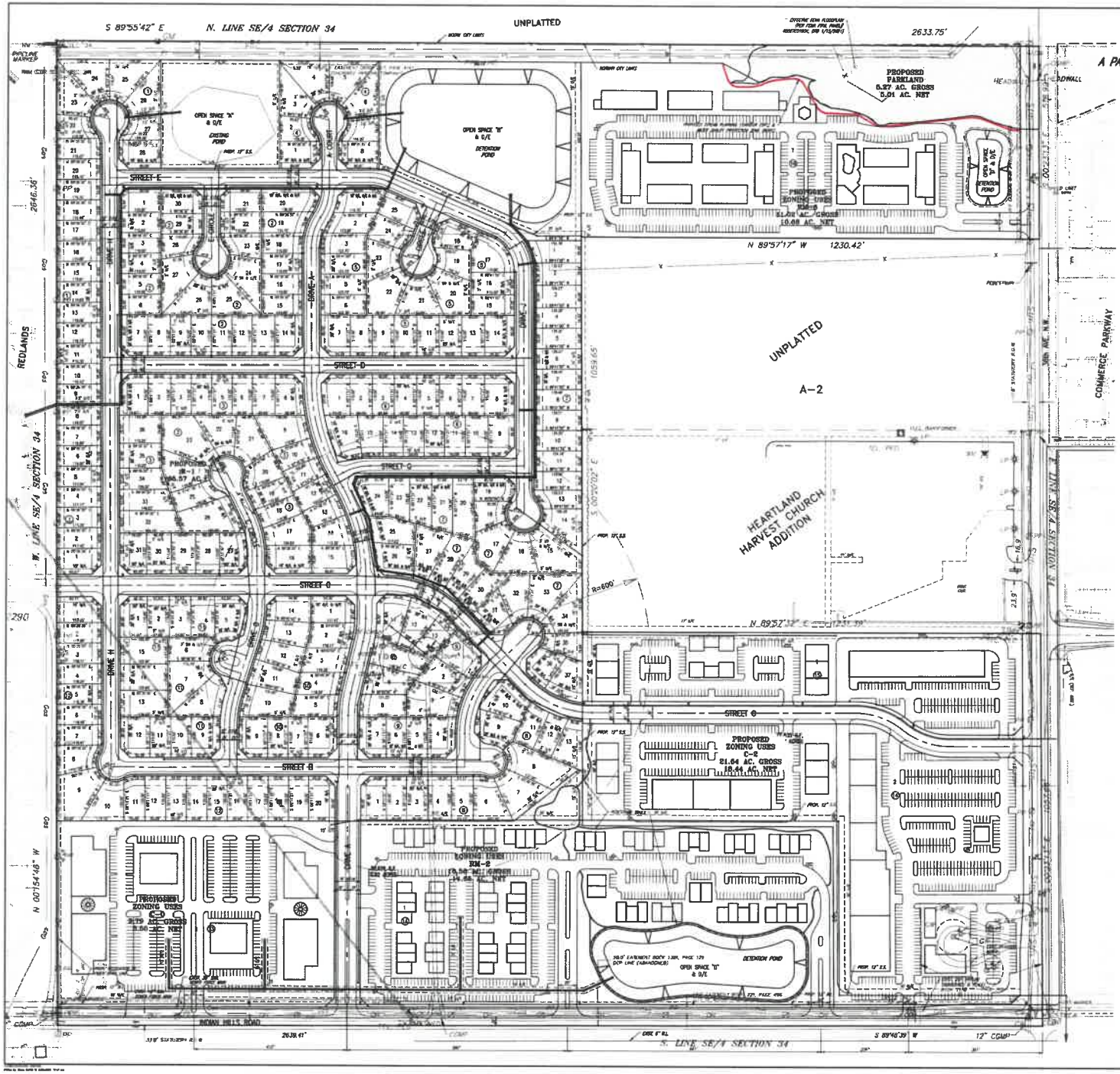
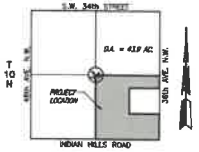


Preliminary Site Plan

UPLANDS ADDITION

A 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 EXCLUSIVE EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION BY THE PLAT OF UPLANDS 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 CONDEMNING ASSOCIATION WITH COSTS ASSESSED TO AND BORNE 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.

SCALE: 1" = 100'

DRIED WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, EXCAVATION OR DEPOSITING OF MATERIAL EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-2340(1) OF THE NORMAN CITY CODE.

NOTE: THE WORK OF SURVEY TO PROTECTIVE COVENANTS THAT MAY BE FILED OF THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

OWNER/DEVELOPER:
HALLBROOKE DEVELOPMENT GROUP ONE L.L.C.
2110 HALLBROOKE DRIVE
NORMAN, OK 73071
PH. (405) 229-9687

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
810 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

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

SMC Consulting Engineers, P.C.

PRELIMINARY SITE PLAN

SHEET NO. 1