

PRELIMINARY SITE DEVELOPMENT PLAN
UNIVERSITY NORTH PARK
ENTERTAINMENT DISTRICT
A PLANNED UNIT DEVELOPMENT
 A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
- WATER LINES SHALL BE AT LEAST 10 FEET FROM ANY PROPOSED OR EXISTING STRUCTURE, MEASURED FROM THE EDGE OF THE OUTERMOST WALL, UNLESS OTHERWISE APPROVED BY THE UTILITIES ENGINEER.
- ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED WITH OPAQUE MATERIALS & SHALL BE ORIENTED TO BE SCREENED FROM VIEW FROM 24TH AVENUE NW.
- THE PRIVATE STREETS MAY BE NAMED FOR THE CITY ADDRESS SYSTEM. ALL NAMED STREETS SHALL BE BUILT TO CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

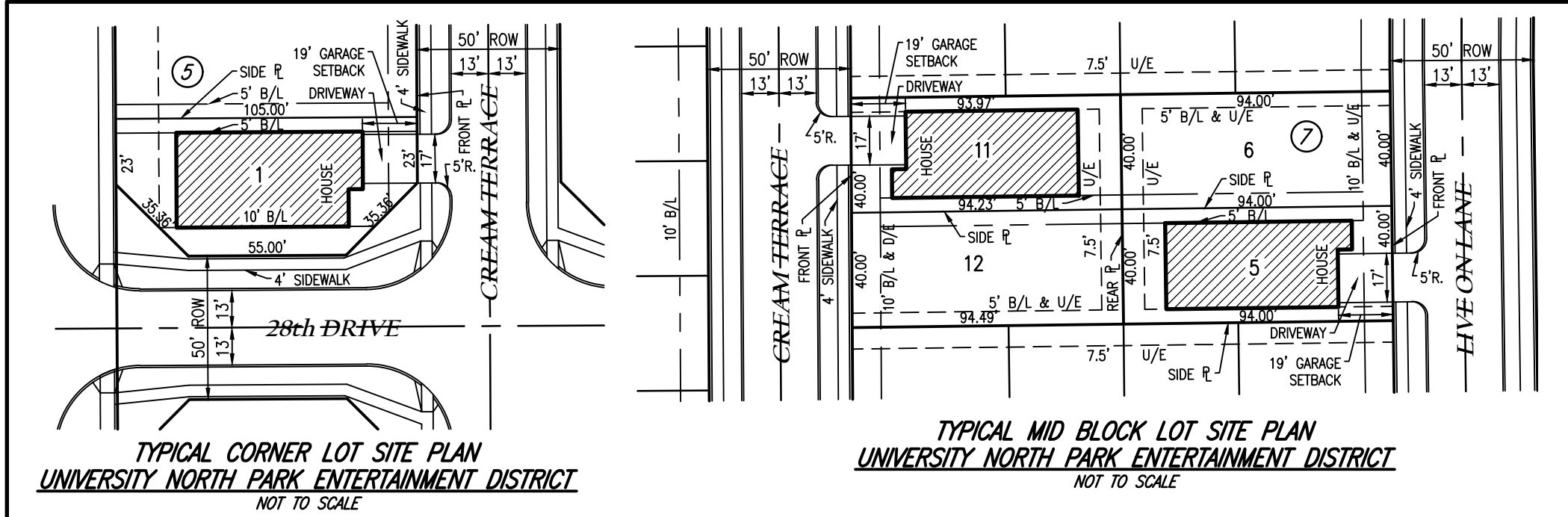
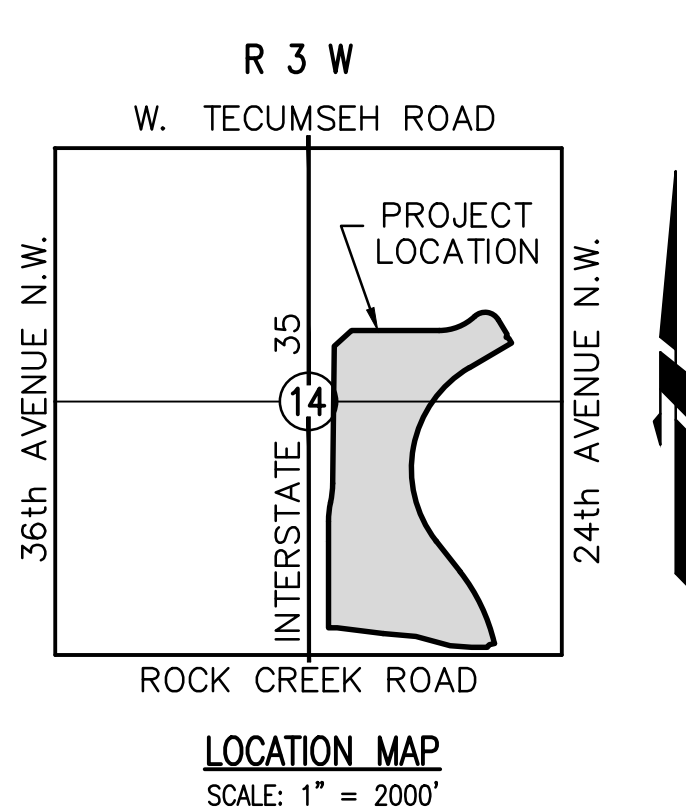
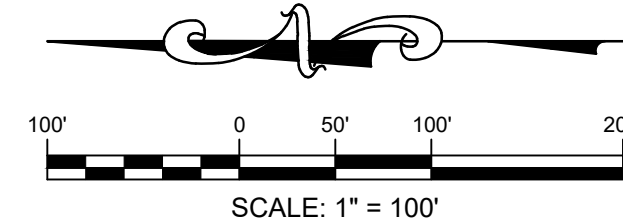
LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- UE UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- R/S SANITARY SEWER
- W/L WATER LINE
- F.H. FIRE HYDRANT
- W.L. PROPOSED SURFACE FLOW

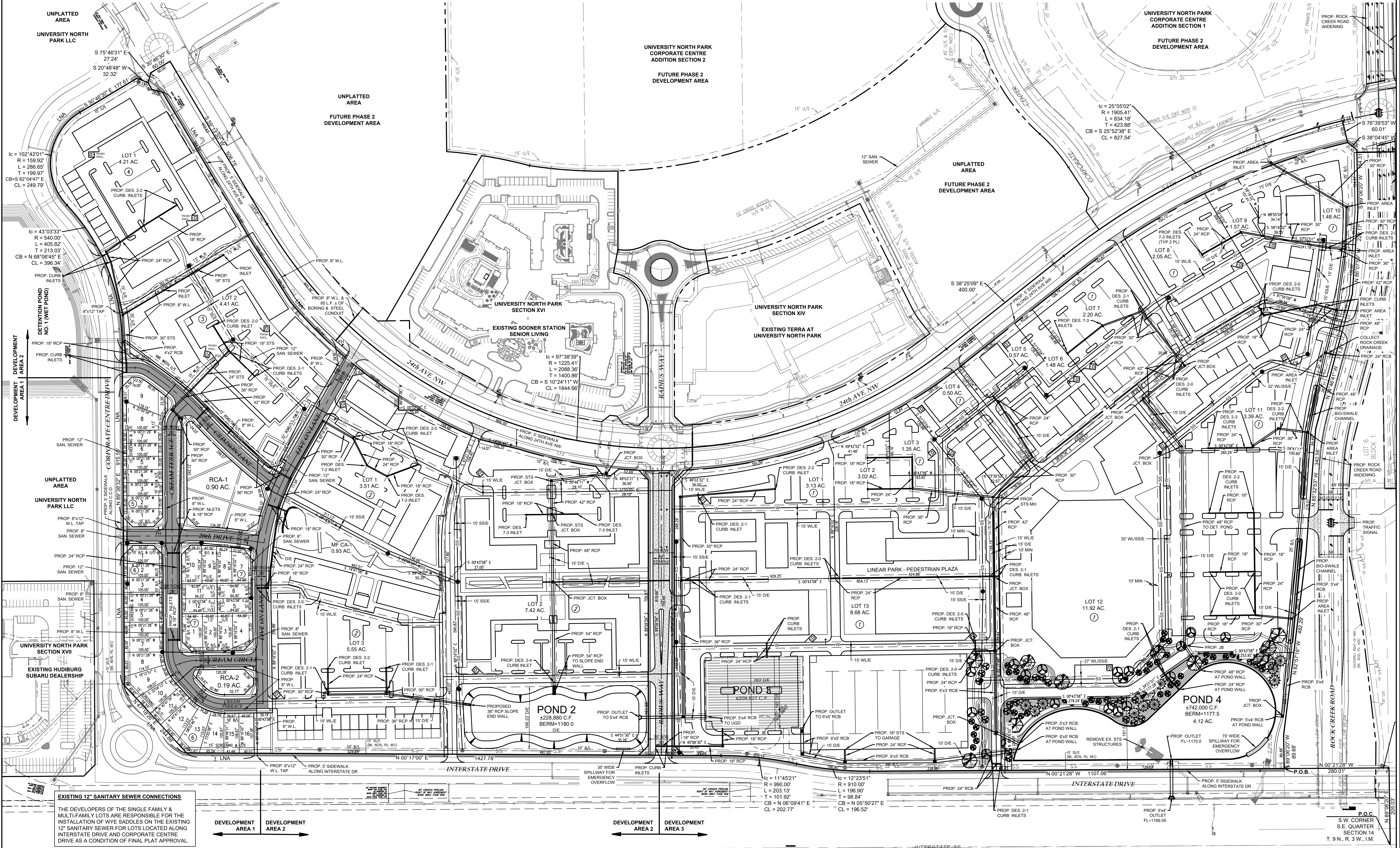
LOT SUMMARY

RESIDENTIAL = 37 LOTS
 MULTIFAMILY = 5 LOTS
 ENTERTAINMENT = 13 LOTS

| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|---------|-----------|---------|---------|---------|---------------|--------------|
| 1 | 23°12'26" | 400.00' | 162.02' | 92.13' | S 79°09'45" E | 166.91' |
| 2 | 52°15'16" | 37.00' | 33.74' | 18.15' | S 64°34'34" E | 32.59' |
| 3 | 37°42'58" | 312.00' | 42.60' | 21.04' | S 34°33'27" E | 41.99' |
| 4 | 45°20'14" | 32.00' | 25.32' | 13.36' | S 09°03'51" E | 24.67' |
| 5 | 30°00'00" | 30.00' | 47.12' | 30.00' | S 45°43'58" E | 42.43' |
| 6 | 27°44'42" | 67.66' | 32.85' | 16.76' | S 20°24'39" E | 32.33' |
| 7 | 2444'53" | 41.00' | 17.70' | 9.02' | S 21°28'42" E | 17.61' |



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 UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS. 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



OWNER
 UNIVERSITY NORTH PARK, LLC
 100 TIMBERDELL ROAD
 NORMAN, OK 73019-0685

DEVELOPER
 THE RAINIER COMPANIES
 13780 NOEL ROAD, SUITE 1020
 DALLAS, TX 75240

PREPARED BY
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7115

UNLESS SHOWN IN THIS BLOCK
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

**UNIVERSITY NORTH PARK
 ENTERTAINMENT DISTRICT**
**INTERSTATE 35 & ROCK CREEK ROAD
 NORMAN, OKLAHOMA**

SMC
 SMC Consulting Engineers, P.C.
 815 W. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7115
 www.smccoe.com

PROJECT NO.: 6560.00
 DATE: 11/01/23
 SCALE: 1" = 100'
 DRAWN BY: TRH
 ENGINEER: TRENKLE L. HAYNES
 P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. PSD-01