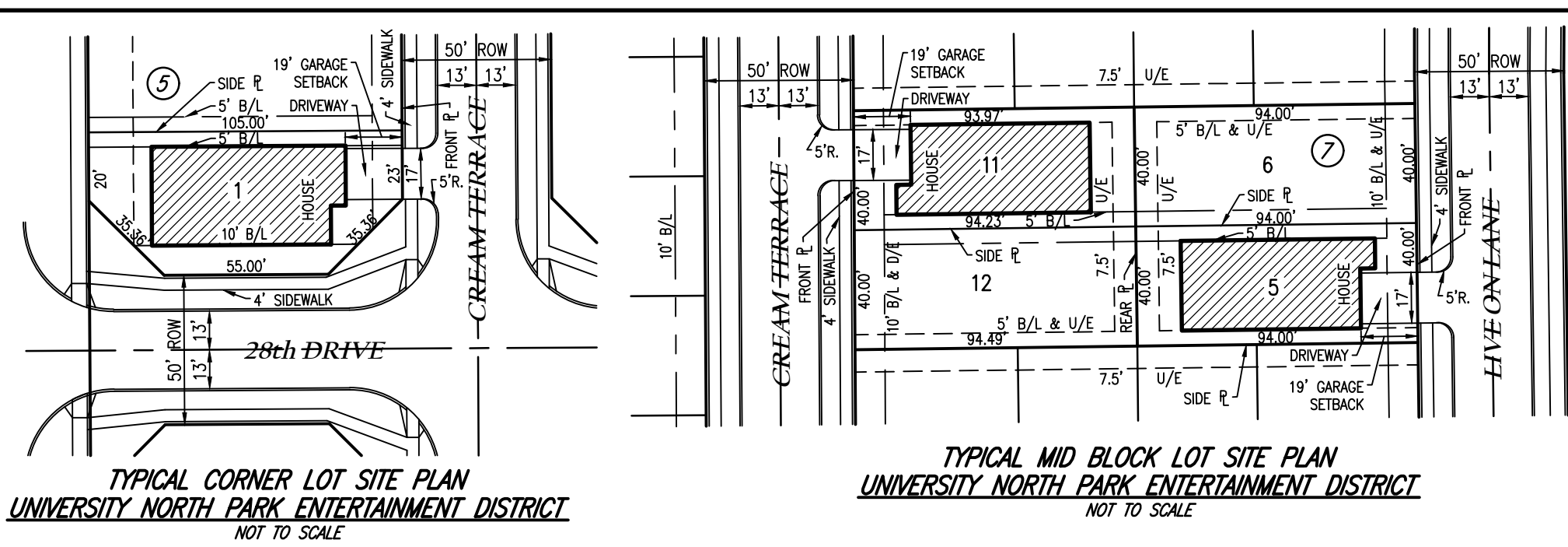


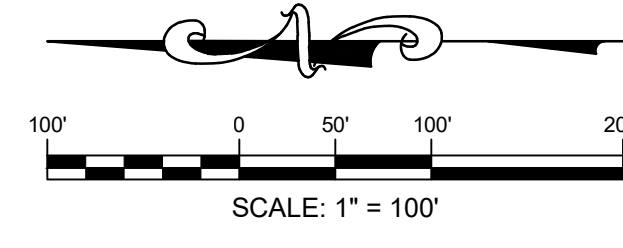
PRELIMINARY SITE DEVELOPMENT PLAN  
**UNIVERSITY NORTH PARK  
 ENTERTAINMENT DISTRICT**  
 A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

**UPDATED  
 9/10/2024**



**STORM DRAINAGE DETENTION FACILITY EASEMENT**

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION 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.



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°42'56"	312.00'	42.60'	21.04'	S 34°30'27" E	41.89'
4	45°20'14"	32.00'	25.32'	13.36'	S 09°03'15" 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'	32.86'	16.16'	S 20°24'39" E	32.53'
7	24°44'53"	41.09'	17.72'	9.02'	S 21°28'34" E	17.61'

**LEGEND**

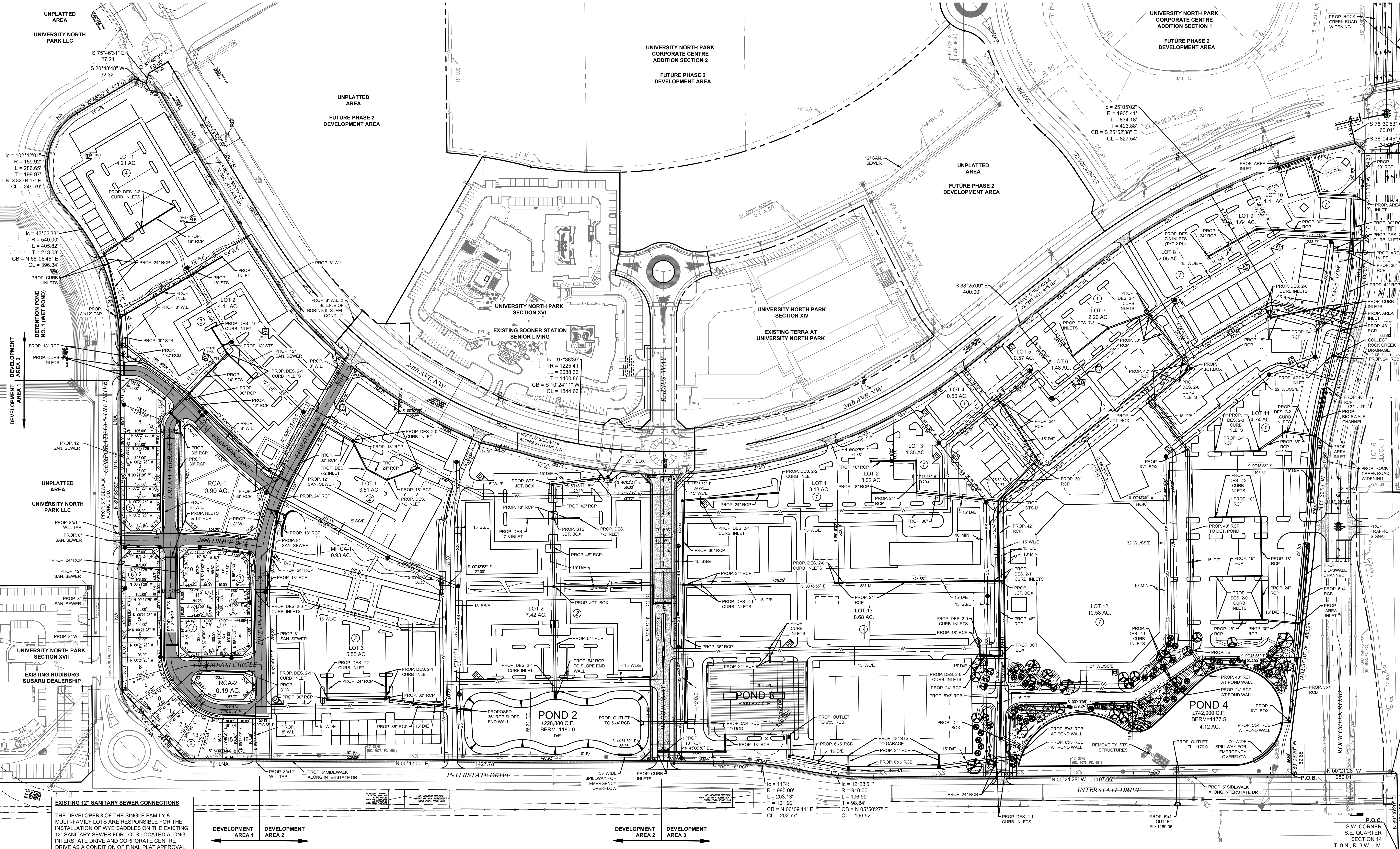
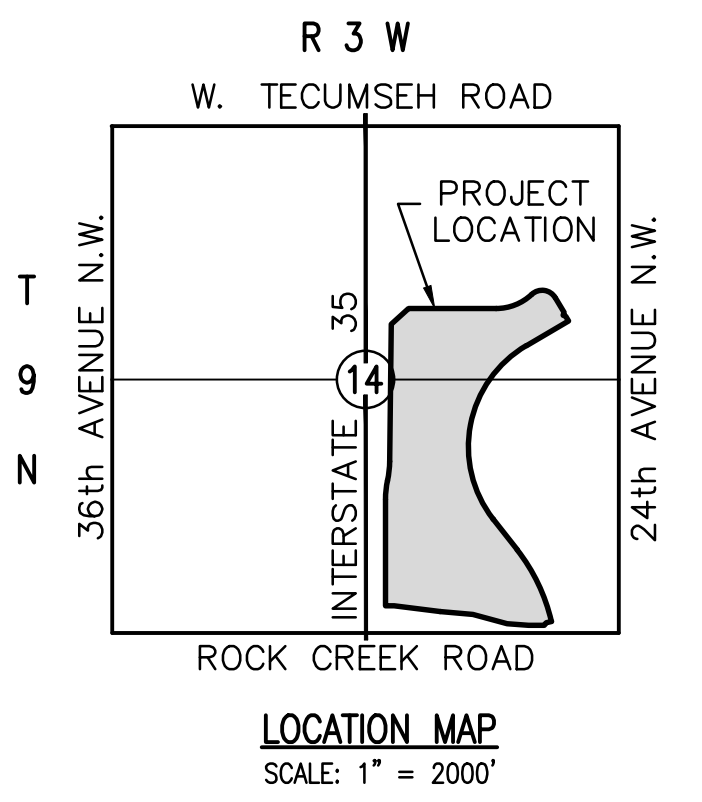
- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- LIE UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW

**LOT SUMMARY**

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

**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 WATER LINES 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.



**OWNER**  
 UNIVERSITY NORTH PARK, LLC  
 100 TIMBERDELL ROAD  
 NORMAN, OK 73109-0685

**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) 232-7715

**UNLESS SHOWN IN THIS BLOCK**

**UNIVERSITY NORTH PARK  
 ENTERTAINMENT DISTRICT**

**INTERSTATE 35 & ROCK CREEK ROAD  
 NORMAN, OKLAHOMA**

**SMC Consulting Engineers, P.C.**  
 SMC Consulting Engineers, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73108  
 (405) 232-7715  
 www.smccoe.com

PROJECT NO.: 6590.00  
 DATE: 11/01/23  
 SCALE: 1" = 100'  
 DRAWN BY: T.H.  
 ENGINEER: T.H. LYNES  
 P.E. NUMBER: 16820

**PRELIMINARY SITE DEVELOPMENT PLAN**

SHEET NO. **PSD-01**