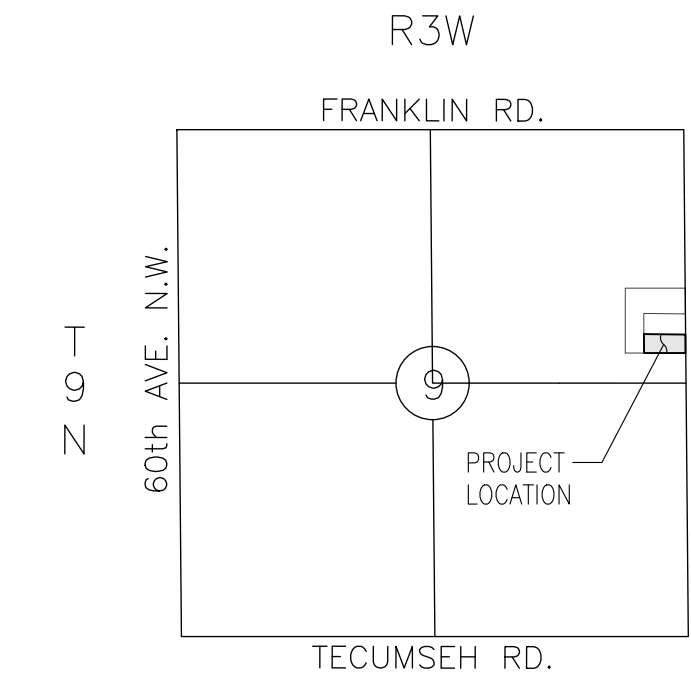
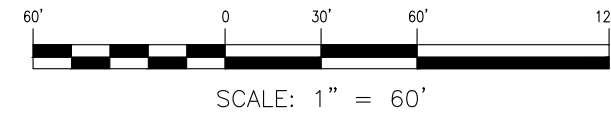


FINAL SITE DEVELOPMENT PLAN  
**RED SKY RANCH PHASE 1**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4 OF SECTION 9, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



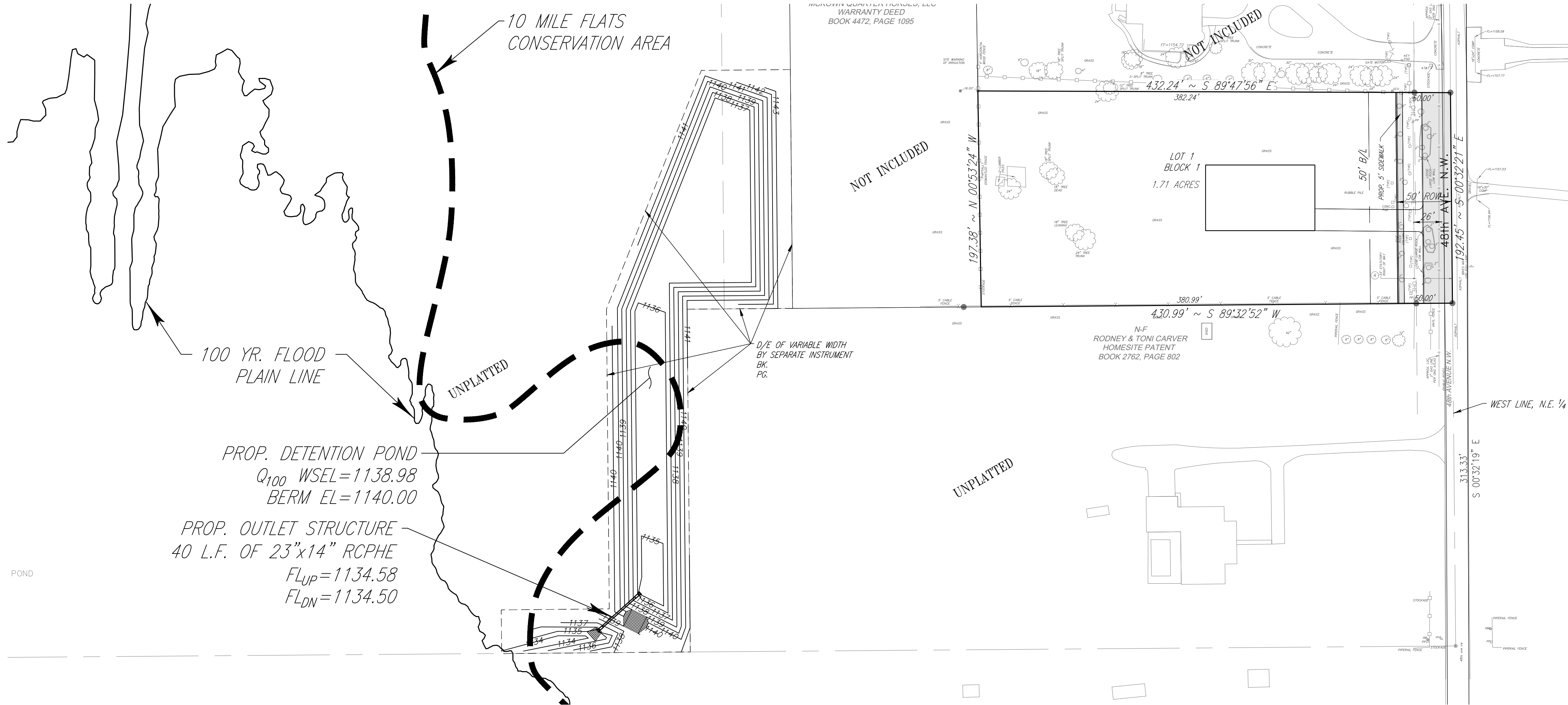
LOCATION MAP  
 SCALE: 1" = 2000'

NOTES:

- ZONING IS PUD.
- THIS PLAT WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS.
- STREET AND SIDEWALK IMPROVEMENTS FOR 48th AVE. N.W. WILL BE DEFERRED.
- SETBACKS SHALL BE AS FOLLOWS:

SIDE YARD - THE MINIMUM SIDE YARD SHALL BE 25 FEET. UNATTACHED ONE-STORY BUILDINGS OF ACCESSORY USE SHALL BE LOCATED AT LEAST TEN (10) FEET FROM THE SIDE PROPERTY LINE, OR FIFTEEN (15) FEET IF MORE THAN ONE-STORY, PROVIDED SUCH STRUCTURES ARE LOCATED WITHIN THE REAR HALF OF THE LOT.

REAR YARD - THERE SHALL BE A REAR YARD HAVING A DEPTH OF AT LEAST THIRTY (30) FEET. UNATTACHED ONE-STORY BUILDINGS OF ACCESSORY USE SHALL BE SET BACK AT LEAST TEN (10) FEET FROM THE REAR PROPERTY LINE, OR FIFTEEN (15) FEET IF MORE THAN ONE STORY, PROVIDED SUCH STRUCTURES ARE LOCATED WITHIN THE REAR HALF OF THE LOT.



PROP. DETENTION POND  
 $Q_{100}$  WSEL=1138.98  
 BERM EL=1140.00

PROP. OUTLET STRUCTURE  
 40 L.F. OF 23"x14" RCPHE  
 $FL_{UP}$ =1134.58  
 $FL_{DN}$ =1134.50

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 "RED SKY RANCH"; 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.

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 (405) 364-1152

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 OKLAHOMA CITY, OK 73106  
 (405) 232-7715

RED SKY RANCH PHASE 1  
 48th AVE. N.W. & TECUMSEH RD.  
 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 815 W. MAIN ST. PH: 405-232-7715 Fax: 405-232-7659 Website: www.smcokc.com	By	Date
	1	07/30/2021

PROJECT NO.: 5596.01  
 DATE: 7/30/2021  
 SCALE: 1" = 60'  
 DRAWN BY: D.G.  
 ENGINEER:  
 P.E. NUMBER:

FINAL SITE DEVELOPMENT PLAN

SHEET NO.  
 1