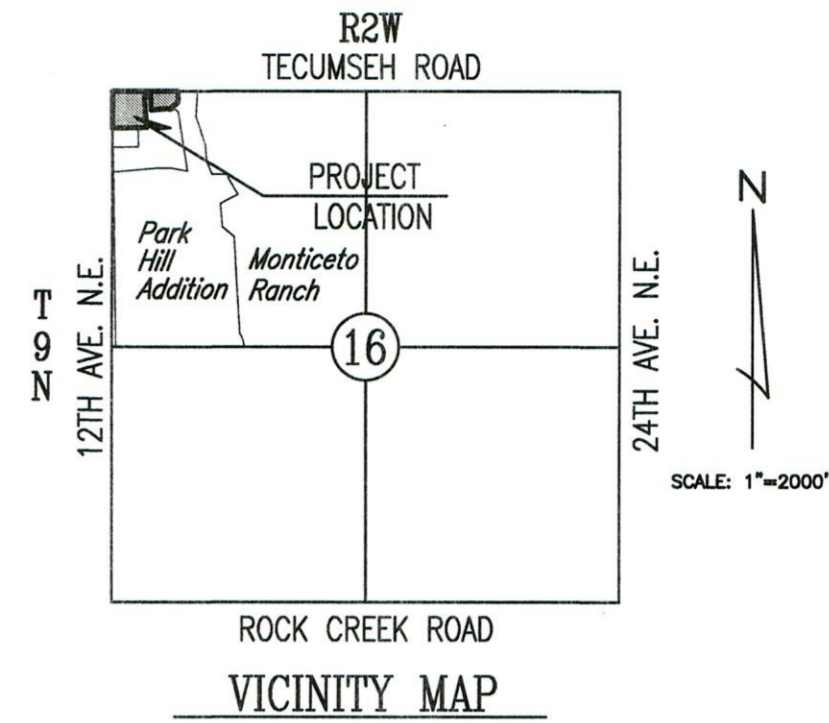


PRELIMINARY PLAT
PARK HILL ADDITION SECTION 4
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.W. 1/4 OF SECTION 16, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT/BLOCK	USAGE	LOT COUNT:	AREA:
1 / 1	MINI-STORAGE	1	3.03 AC.
1 / 2	SINGLE FAMILY	2	1.12 AC.
	TOTAL	3	4.15 AC.

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- 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 SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
- EXISTING ZONING IS PUD.
- ALL ISLANDS AND/OR MEDIANS WITHIN THE RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (N.W. 1/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
 BEGINNING at the Northwest corner of said N.W. 1/4;
 THENCE South 89°57'56" East along the North line of said N.W. 1/4 a distance of 678.59 feet;
 THENCE South 00°02'04" West a distance of 50.00 feet;
 THENCE South 14°44'49" East a distance of 20.74 feet;
 THENCE South 08°38'49" West a distance of 50.00 feet;
 THENCE South 52°19'13" West a distance of 100.00 feet;
 THENCE North 88°55'31" West a distance of 30.03 feet;
 THENCE South 85°26'50" West a distance of 160.00 feet;
 THENCE North 04°33'10" West a distance of 133.34 feet;
 THENCE North 89°57'56" West along said right-of-way line a distance of 65.21 feet;
 THENCE South 04°33'10" East a distance of 315.62 feet;
 THENCE South 89°00'56" West a distance of 85.99 feet to a point on the northeast corner of Park Hill Addition Section 3;
 THENCE continuing South 89°00'56" West a distance of 200.00 feet to a point on the East right-of-way line of 12th Ave. N.E.;
 THENCE South 89°06'03" West a distance of 65.00 feet to a point on the West line of said N.W. 1/4;
 THENCE North 00°53'57" West along the West line of said N.W. 1/4 a distance of 380.81 feet to the POINT OF BEGINNING.

Said described tract of land contains 180,924 square feet or 4.1539 acre more or less.

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 PARK HILL ADDITION SECTION 4. 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 BORN UPON SAID PROPERTY OWNER(S). 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.

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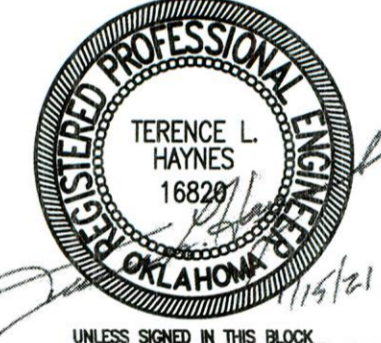
OWNER / DEVELOPER:

STORAGE OKLAHOMA L.L.C.
 3560 MacDONNELL DRIVE
 NORMAN, OKLAHOMA

BENCHMARK:

CUT X ON TOP OF CURB
 N=9938.6465'
 E=8961.8299'
 ELEV. = 1162.42

NOT VALID FOR CONSTRUCTION



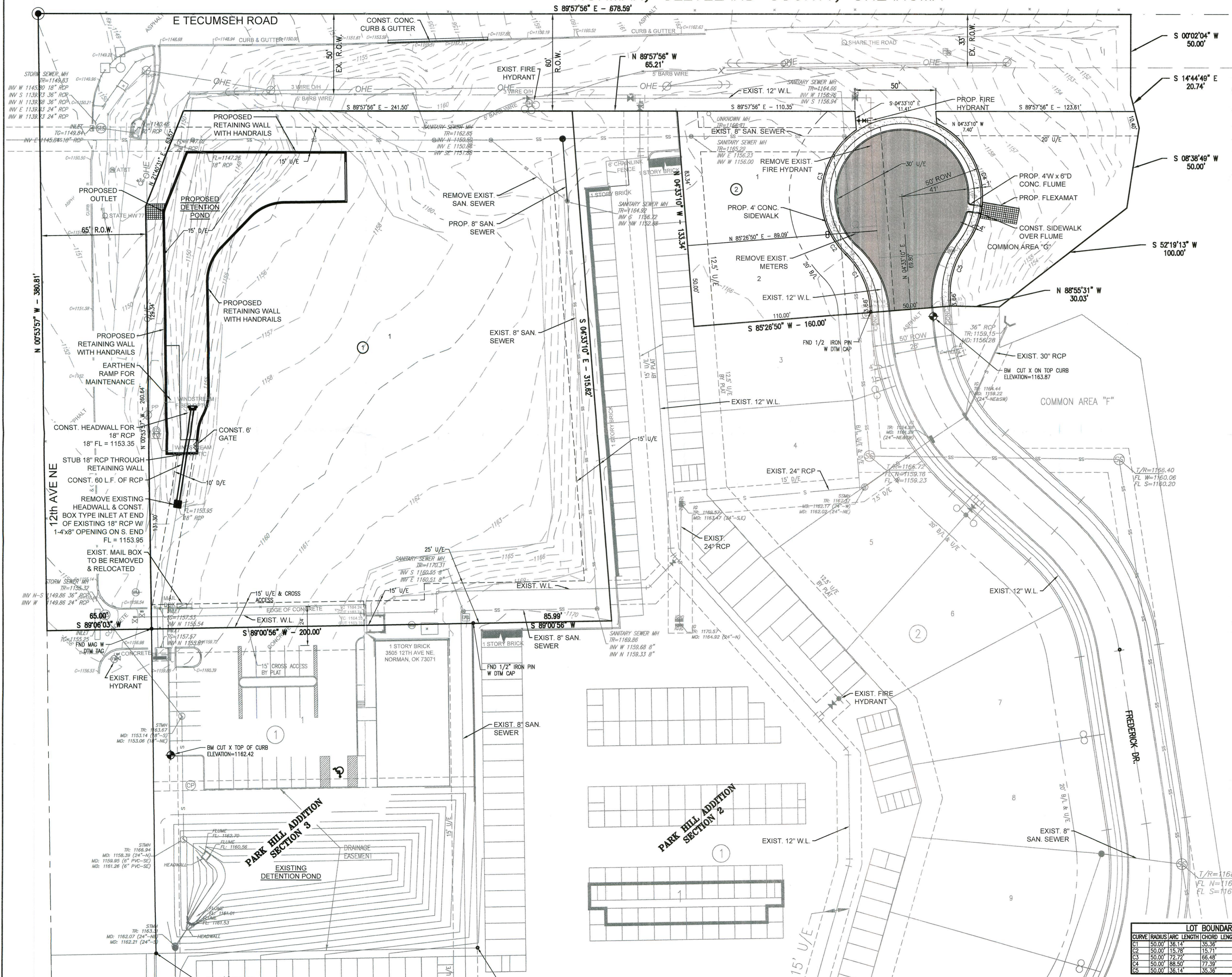
PARK HILL ADDITION SECTION 4
12TH AVE. N.E. & E. TECUMSEH RD.
NORMAN, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 915 West Main - Oklahoma City, OK 73106
 PH: 405-222-7659
 Website: www.smcok.com
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 06/30/2021

PROJECT NO.: 6402.00
 DATE: 01/15/21
 SCALE: 1" = 30'
 DRAWN BY: RWC
 ENGINEER: TERENCE L. HAYNES
 P.E. NUMBER: 16820

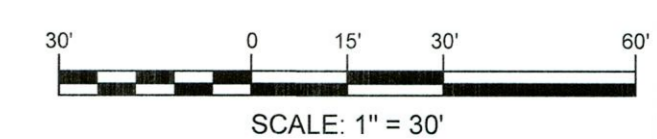
PRELIMINARY PLAT

SHEET NO. 1



LOT BOUNDARY CURVE TABLE

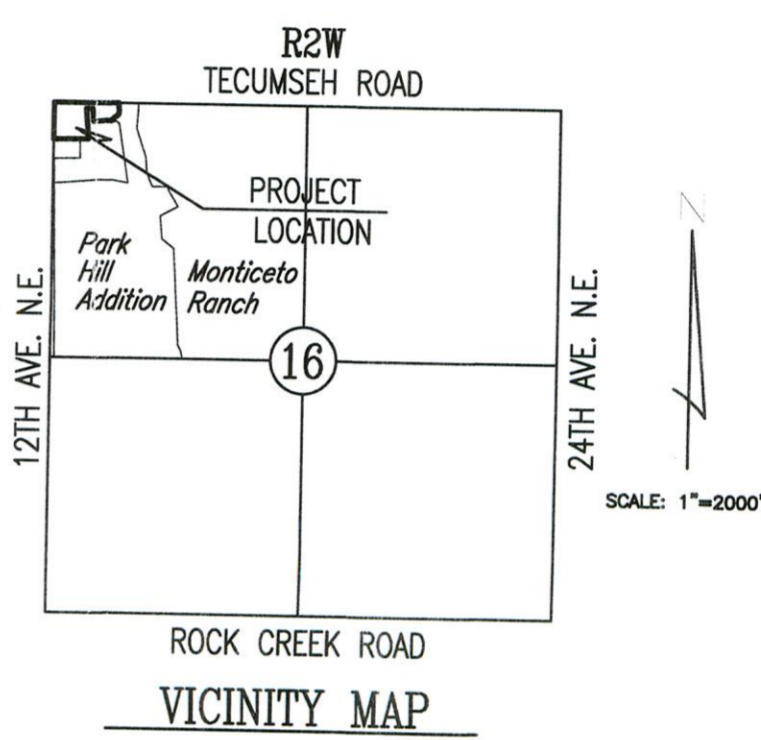
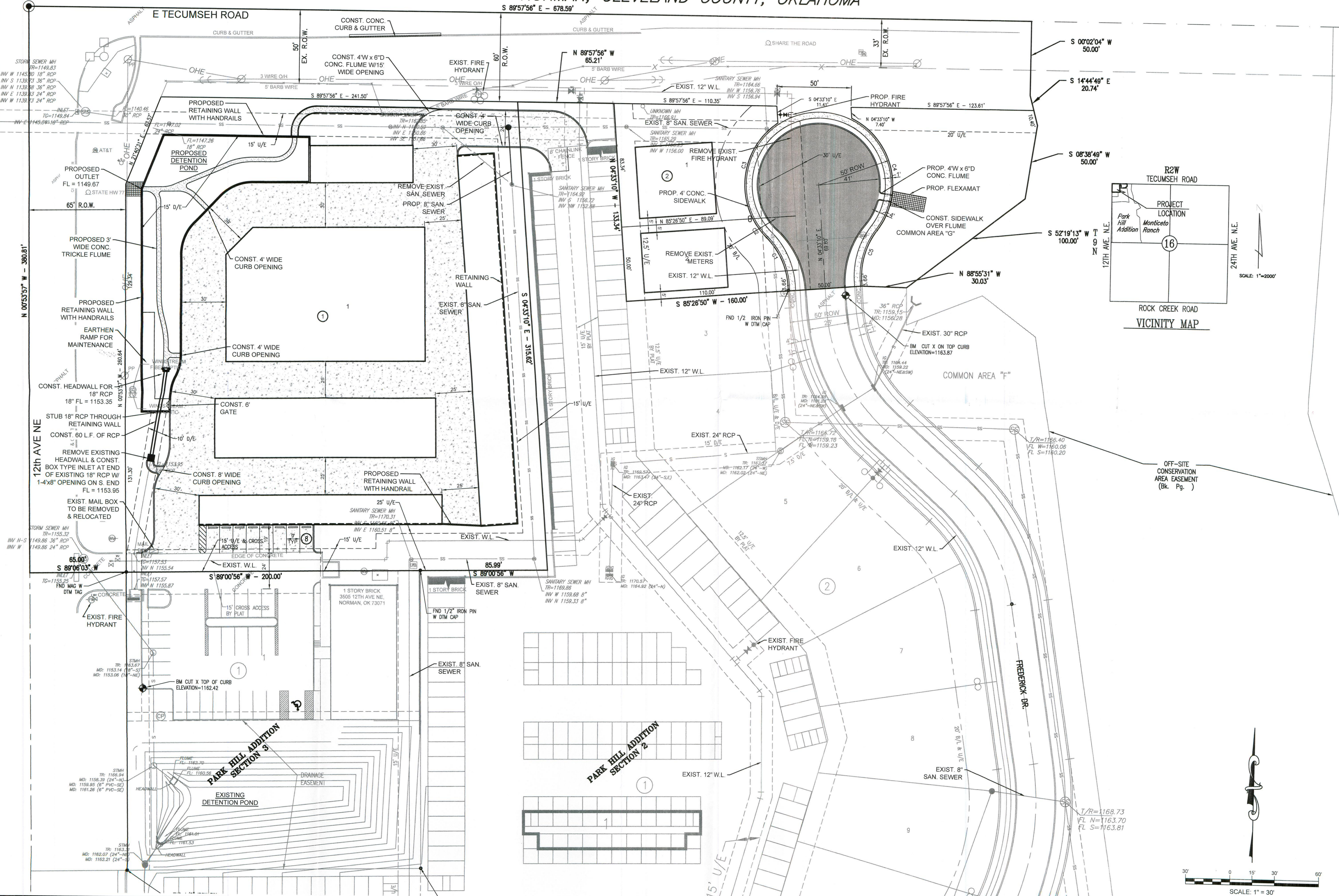
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00	36.14	35.36	N 28°12'28" W	41°74'51"	13.95
C2	50.00	15.78	15.71	N 36°58'18" W	18°04'54"	7.96
C3	50.00	72.72	66.48	N 13°46'59" E	83°19'41"	44.49
C4	50.00	68.50	77.39	S 13°50'33" E	101°24'35"	61.10
C5	50.00	36.14	35.36	S 16°09'07" W	41°24'32"	18.90



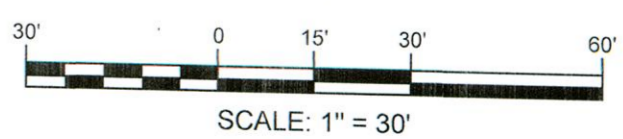
PLAT NO. 6402.00 - STABREC - PARK HILL COMMERCIAL CORNER, PRELIMINARY PLAT #2 OF PRELIMINARY PLAT 01.040
 Printed by: SMC Consulting Engineers, P.C. 1/15/21 1:38 PM

FINAL SITE DEVELOPMENT PLAN
PARK HILL ADDITION SECTION 4
 (A PLANNED UNIT DEVELOPMENT)
 A PART OF THE N.W. 1/4 OF SECTION 16, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

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OFF-SITE CONSERVATION AREA EASEMENT (Bk. Pg.)



NOT VALID FOR CONSTRUCTION

UNLESS SHOWN IN THIS BLOCK

PARK HILL ADDITION SECTION 4

12TH AVE. N.E. & E. TECUMSEH RD.
NORMAN, OKLAHOMA

SMC
 Consulting Engineers, P.C.
 815 W. Main Street, Suite 100
 Norman, Oklahoma 73069
 PH: 405-232-7715 Fax: 405-232-7888
 Website: www.smcok.com
 Oklahoma Certificate of Authorization No. 044444 Exp. 06/30/2021

PROJECT NO.: 6402.00
 DATE: 01/13/21
 SCALE: 1" = 30'
 DRAWN BY: MDS
 ENGINEER: TERENCE L. HAYNES
 P.E. NUMBER: 18820

FINAL SITE DEVELOPMENT PLAN

SHEET NO. 1

1/15/2021 10:42:00 - STAMBERG - PARK HILL COMMERCIAL CONSERVATION PLAN/PAZ FINAL SITE DEVELOPMENT PLAN 01.DWG
 Plotted by: Ben Chantaweeh @ 1/13/2021 2:48 PM