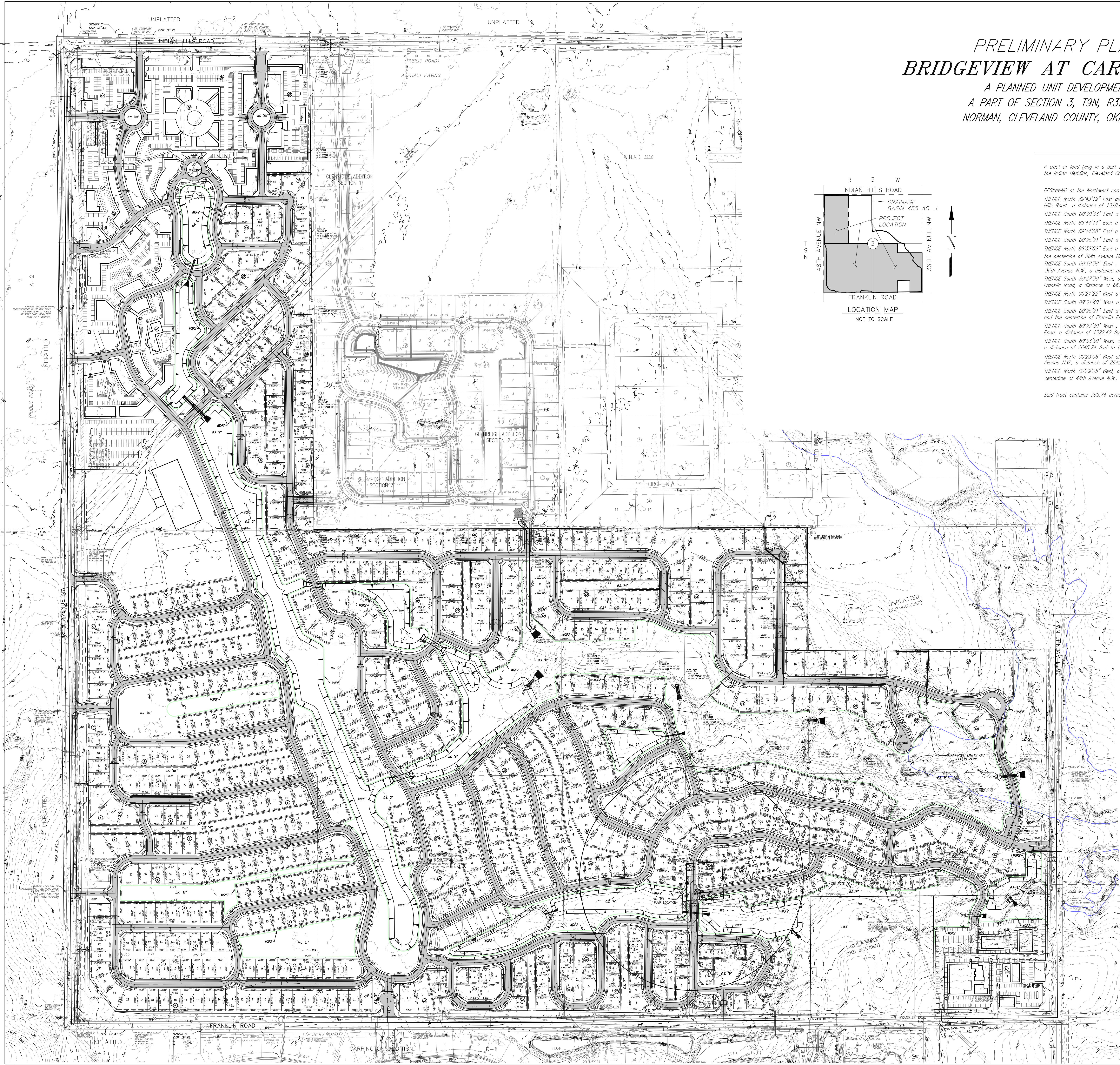
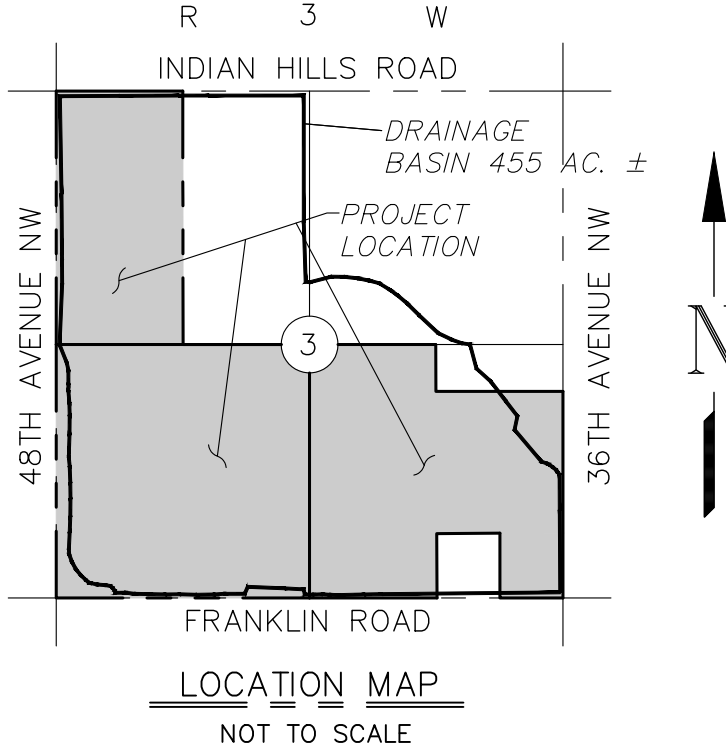




PRELIMINARY PLAT
BRIDGEVIEW AT CARRINGTON

A PLANNED UNIT DEVELOPMENT
A PART OF SECTION 3, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

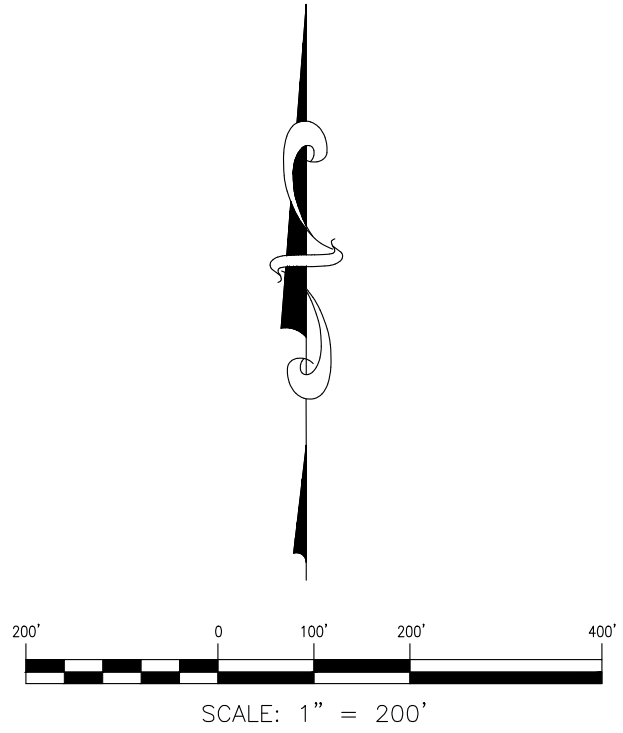
A tract of land lying in a part of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 3;
THENCE North 89°43'19" East along the North line of said Section 3, also being the centerline of Indian Hills Road, a distance of 1,318.63 feet;
THENCE South 00°30'33" East a distance of 2,594.44 feet;
THENCE North 89°44'14" East a distance of 1,319.74 feet;
THENCE North 89°44'08" East a distance of 1,327.56 feet;
THENCE South 00°25'21" East a distance of 660.79 feet;
THENCE North 89°39'59" East a distance of 1,326.28 feet to the East line of said Section 3, also being the centerline of 36th Avenue N.W.;
THENCE South 00°18'38" East, and along the East line of said Section 3 and the centerline of 36th Avenue N.W., a distance of 1,977.56 feet to the Southeast corner of said Section 3;
THENCE South 89°27'30" West, and along the South line of said Section 3, also being the centerline of Franklin Road, a distance of 661.40 feet;
THENCE North 00°21'22" West a distance of 659.99 feet;
THENCE South 89°31'40" West a distance of 661.78 feet;
THENCE South 00°25'21" East a distance of 660.79 feet to a point on the South line of said Section 3 and the centerline of Franklin Road;
THENCE South 89°27'30" West, and along said South line of Section 3 and the centerline of Franklin Road, a distance of 1,322.42 feet;
THENCE South 89°53'50" West, continuing along said South Section line and centerline of Franklin Road, a distance of 2,645.74 feet to the Southwest corner of said Section 3;
THENCE North 00°23'56" West along the West line of said Section 3, also being the centerline of 48th Avenue N.W., a distance of 2,645.74 feet;
THENCE North 00°29'05" West, continuing along the West Section line of said Section 3 and the centerline of 48th Avenue N.W., a distance of 2,594.09 feet to the Point of Beginning.

Said tract contains 369.74 acres more or less.

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.
- "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "LNA".
- ALL PERMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
- ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 01C.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED. SIZES TO BE DETERMINED.
- PIPELINES ALONG 48th WILL REMAIN IN PLACE. THE PUD WILL ILLUSTRATE CONDITIONS THAT WILL BE DESIGN REQUIREMENTS.
- THE EXISTING OIL WELL IN THE SOUTHEAST PORTION IS SHOWN WITH LOTS AND ROADS THAT MAY BE DEVELOPED AFTER THE WELL IS PLUGGED. THERE WILL BE NO PLAT SUBMITTED FOR THIS AREA UNTIL THE WELL IS PLUGGED. THE LOT LAYOUT IS SHOWN TO ILLUSTRATE HOW THE LAND WILL BE PLATTED IN THE FUTURE. THE OIL LINE CONNECTING THIS WELL AND EXTENDING TO FRANKLIN RD. WILL BE LEFT IN PLACE AND WILL NOT HAVE A PLAT SUBMITTED UNTIL THE LINE IS ABANDONED IN THE FUTURE.
- OPEN SPACE LOTS ARE SHOWN AS A,B,C,D ETC..
- OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
- TRAFFIC IMPACT ANALYSIS (TIP) HAS RESOLVED COLLECTOR ROADS. SEE REPORT ON IDENTIFIED AREAS AS REQUIRED IN THE TIP. "NO PARKING" SIGNS WILL BE CONSTRUCTED TO ALLOW 26 FEET STANDARD RESIDENTIAL ROADS TO BE CONSTRUCTED IN LIEU OF 34 FEET WIDE ROADS.
- THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 6-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- GARAGE APARTMENTS WILL BE ALLOWED FOR THE FOLLOWING LOTS ONLY: BLOCK 4, LOTS 2, 11, & 13; BLOCK 5, LOTS 8, 12, 18, 24, & 26; BLOCK 9, LOTS 8 & 12; BLOCK 9, LOTS 2 & 7; BLOCK 10, LOTS 3 & 9; BLOCK 13, LOTS 7 & 16; BLOCK 14, LOTS 5, 10, 15, & 21; BLOCK 15, LOTS 3, 7, & 15; BLOCK 16, LOTS 4 & 8; BLOCK 20, LOTS 6 & 11; BLOCK 22, LOTS 1, 5, 7, & 14; BLOCK 23, LOTS 3 & 7; BLOCK 24, LOTS 4 & 8; BLOCK 27, LOTS 2 & 6; BLOCK 30, LOTS 5 & 14; BLOCK 32, LOTS 5 & 9; BLOCK 33, LOT 4; BLOCK 34, LOTS 4 & 9; BLOCK 38, LOTS 4 & 10; BLOCK 39, LOTS 4 & 12.
- NO FINAL PLATS WITHIN THIS 600' RADIUS WILL BE FILED OF RECORD UNTIL A NEW 6" CHAIN LINK FENCE AND DRIVE-THRU GATES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY ORDINANCES AND WELL OPERATOR'S CONSENT.



TOTAL RESIDENTIAL LOT COUNT = 599

OPEN ACTIVE RECREATION AREAS (OARA)
SCHOOL AREA - 2.50 ACRES
COMBINED AREAS MORE THAN 0.50 ACRES - 4.68 ACRES
REMAINING AREAS LESS THAN 0.50 ACRES - 0.70 ACRES
TOTAL OARA ACREAGE - 7.88 ACRES

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

OWNER/DEVELOPER:
RAVEN INVESTMENTS, LLC
P.O. BOX 7187
NORMAN, OK 73153

BRIDGEVIEW AT CARRINGTON

36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
DATE: 09-1-23
SCALE: 1" = 200'
DRAWN BY: DGS
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18298

PRELIMINARY PLAT

SHEET NO.
EXHIBIT 1