# FINAL PLAT
# MONTE VISTA ESTATES PHASE 1
## A PLANNED UNIT DEVELOPMENT
## A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W I.M.
## NORMAN, CLEVELAND COUNTY, OKLAHOMA

### CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | TANGENT | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|---|
| C1 | 12.00' | 9.81' | 9.54' | 5.20' | S 29°38'30" E | 46°47'31" |
| C2 | 98.00' | 78.75' | 63.39' | 64.18' | N 06°20'53" E | 118°44'30" |
| C3 | 98.00' | 28.83' | 28.13' | 15.14' | S 23°48'03" E | 43°27'04" |
| C4 | 48.00' | 25.37' | 25.07' | 12.99' | N 37°08'15" E | 30°18'00" |
| C5 | 50.00' | 140.63' | 98.60' | 500.95' | N 77°35'08" W | 161°08'02" |
| C6 | 48.00' | 26.91' | 26.56' | 13.87' | S 19°55'43" E | 32°07'11" |
| C7 | 48.00' | 31.21' | 30.67' | 16.18' | N 18°30'31" E | 37°15'39" |
| C8 | 50.00' | 141.05' | 98.72' | 309.31' | S 43°36'06" E | 161°38'02" |
| C9 | 48.00' | 36.46' | 35.59' | 19.16' | S 77°07'04" W | 43°31'07" |
| C10 | 125.00' | 99.86' | 88.96' | 47.60' | S 20°53'14" E | 47°47'27" |
| C11 | 150.00' | 129.13' | 106.70' | 57.73' | N 20°53'14" W | 49°17'27" |
| C12 | 475.00' | 61.15' | 61.11' | 30.62' | N 86°19'13" E | 7°22'33" |
| C13 | 200.00' | 154.71' | 150.88' | 81.46' | N 80°25'20" E | 44°19'13" |
| C14 | 180.00' | 248.92' | 245.84' | 134.59' | S 42°54'11" W | 158°16'15" |
| C15 | 375.00' | 60.61' | 64.93' | 30.59' | S 30°57'18" E | 9°16'00" |
| C16 | 300.00' | 195.83' | 192.39' | 101.54' | S 71°20'54" W | 37°23'54" |
| C17 | 475.00' | 309.95' | 304.49' | 160.70' | S 71°20'15" E | 37°23'18" |
| C18 | 875.00' | 341.98' | 339.81' | 173.09' | N 78°48'18" E | 22°23'36" |
| C19 | 300.00' | 71.18' | 71.01' | 35.76' | S 74°22'19" W | 13°35'38" |
| C20 | 525.00' | 621.81' | 586.10' | 353.19' | S 32°43'00" W | 67°51'40" |
| C21 | 375.00' | 81.75' | 81.59' | 41.04' | N 60°04'09" E | 12°29'27" |

### LINE TABLE

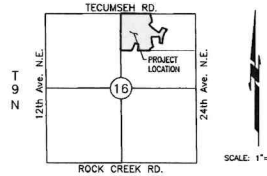
| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 44°35'59" W | 35.07' |
| L2 | S 00°02'31" E | 9.00' |
| L3 | S 00°02'31" E | 23.15' |
| L4 | S 00°02'31" E | 32.75' |
| L5 | S 49°12'15" E | 36.38' |
| L6 | S 10°42'13" E | 35.14' |
| L7 | N 49°14'32" W | 35.23' |
| L8 | N 80°12'24" W | 37.95' |
| L9 | S 09°51'47" W | 35.49' |
| L10 | N 77°32'31" W | 33.00' |
| L11 | S 44°46'40" W | 35.47' |
| L12 | S 43°03'32" E | 36.00' |
| L13 | S 43°08'15" W | 37.06' |
| L14 | S 47°47'21" E | 31.58' |
| L15 | S 89°57'28" W | 37.49' |
| L16 | S 89°57'28" W | 24.37' |
| L17 | S 89°57'28" W | 42.54' |

SCALE: 1" = 100'

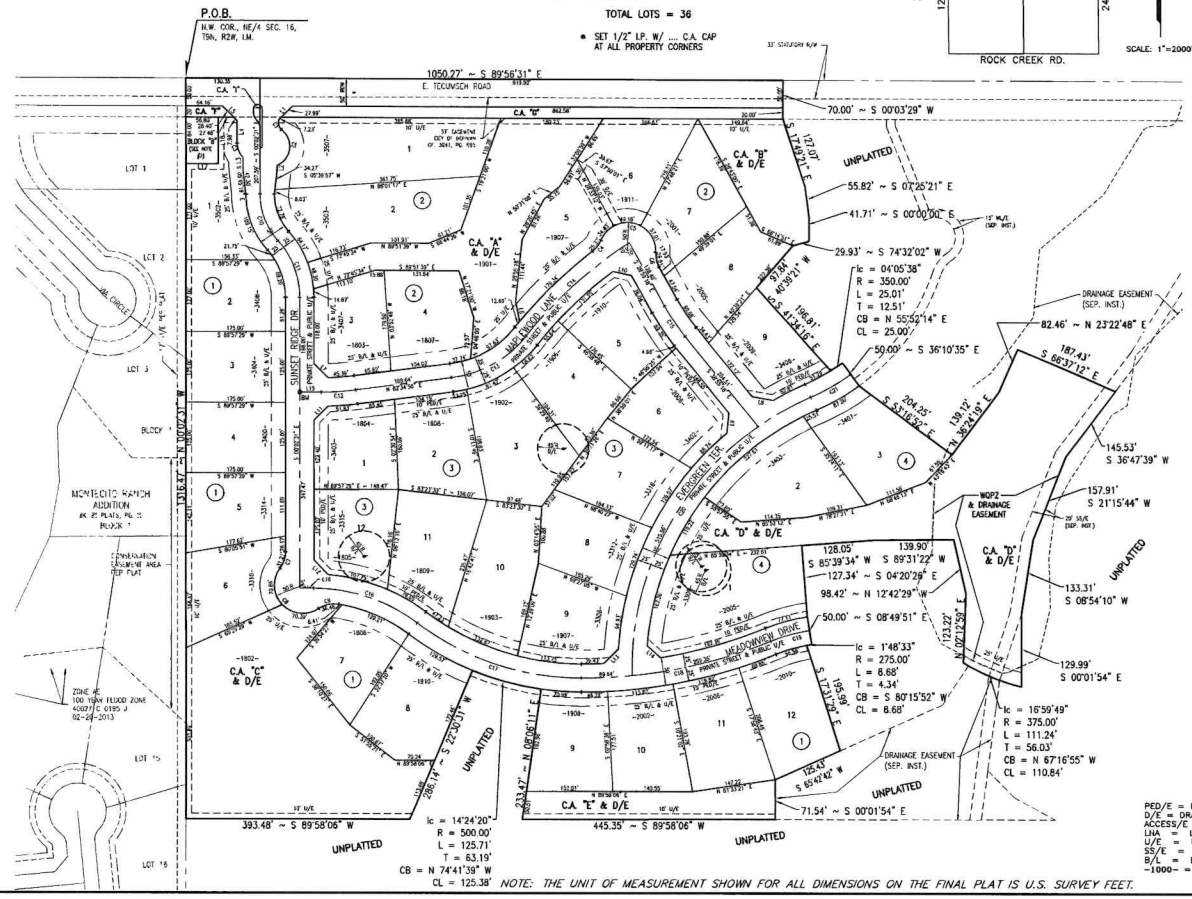
THE BEARING OF S 89°56'31" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 PER THE CITY OF NORMAN G.I.S. DATUM WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 36

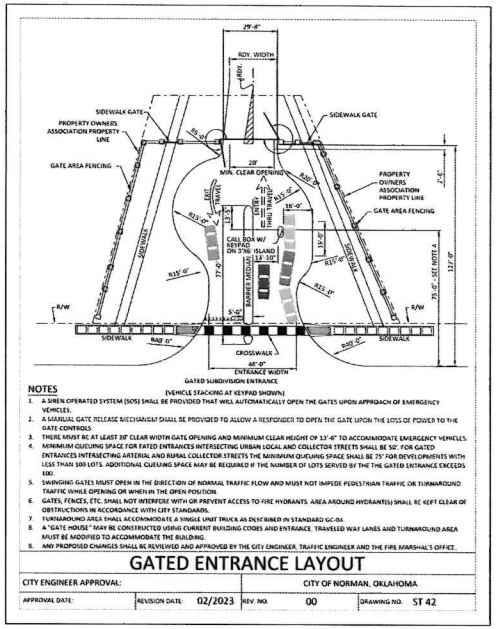
● SET 1/2" I.P. W/ ... C.A. CAP AT ALL PROPERTY CORNERS




SCALE: 1"=2000'




NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.




(VEHICLE STACKING AT KEYPAD SHOWN)

NOTES

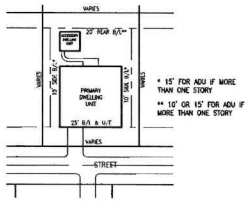
1. A SIREN OPERATED SYSTEM (SOS) SHALL BE PROVIDED THAT WILL AUTOMATICALLY OPEN THE GATES UPON APPROACH OF EMERGENCY VEHICLES.
2. A MANUAL GATE RELEASE MECHANISM SHALL BE PROVIDED TO ALLOW A RESPONDER TO OPEN THE GATE UPON THE LOSS OF POWER TO THE GATE CONTROLS.
3. THERE MUST BE AT LEAST 20' CLEAR WIDTH GATE OPENING AND MINIMUM CLEAR HEIGHT OF 13'-6" TO ACCOMMODATE EMERGENCY VEHICLES.
4. MINIMUM QUEUING SPACE FOR FATED ENTRANCES INTERSECTING URBAN LOCAL AND COLLECTOR STREETS SHALL BE 50'. FOR GATED ENTRANCES INTERSECTING ARTERIAL AND RURAL COLLECTOR STREETS THE MINIMUM QUEUING SPACE SHALL BE 75' FOR DEVELOPMENTS WITH LESS THAN 100 LOTS. ADDITIONAL QUEUING SPACE MAY BE REQUIRED IF THE NUMBER OF LOTS SERVED BY THE GATED ENTRANCE EXCEEDS 100.
5. SWINGING GATES MUST OPEN IN THE DIRECTION OF NORMAL TRAFFIC FLOW AND MUST NOT IMPEDE PEDESTRIAN TRAFFIC OR TURNAROUND TRAFFIC WHILE OPENING OR WHEN IN THE OPEN POSITION.
6. GATES, FENCES, ETC. SHALL NOT INTERFERE WITH OR PREVENT ACCESS TO FIRE HYDRANTS. AREA AROUND HYDRANT(S) SHALL BE KEPT CLEAR OF OBSTRUCTIONS IN ACCORDANCE WITH CITY STANDARDS.
7. TURNAROUND AREA SHALL ACCOMMODATE A SINGLE UNIT TRUCK AS DESCRIBED IN STANDARD GC-04.
8. A "GATE HOUSE" MAY BE CONSTRUCTED USING CURRENT BUILDING CODES AND ENTRANCE, TRAVELED WAY LANES AND TURNAROUND AREA MUST BE MODIFIED TO ACCOMMODATE THE BUILDING.
9. ANY PROPOSED CHANGES SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER, TRAFFIC ENGINEER AND THE FIRE MARSHAL'S OFFICE.

**GATED ENTRANCE LAYOUT**

| CITY ENGINEER APPROVAL: | | CITY OF NORMAN, OKLAHOMA | |
|---|---|---|---|
| APPROVAL DATE: | REVISION DATE: 02/2023 | REV. NO. 00 | DRAWING NO. ST 42 |

NOTE:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. BLOCK "B" IS FOR A NORMAN WATER WELL SITE AND IS DEDICATED AS A NORMAN WATER SYSTEM EASEMENT AND SHALL BE MAINTAINED BY THE CITY OF NORMAN.




TYPICAL SITE PLAN SHOWING
PRIMARY AND ACCESSORY DWELLING UNITS
MONTE VISTA ESTATES PHASE 1
NOT TO SCALE

### 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 "MONTE VISTA ESTATES PHASE 1; 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.

PED/E = PEDESTRIAN EASEMENT
D/E = DRAINAGE EASEMENT
ACCESS/E = ACCESS EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
SS/E = SANITARY SEWER EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

BENCHMARK: SET BRASS CAP AT INTERSECTION OF SUNSET RIDGE DR. & MAPLEWOOD LANE
ELEV. =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