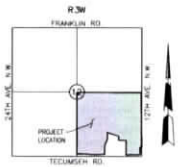
PRELIMINARY PLAT
FLINT HILLS ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter (SE/4) of Section Twelve (12), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; THENCE North 89°48'52" West along the South line of said SE/4 a distance of 100.52 feet; THENCE North 00°11'08" East a distance of 65.00 feet to a point on the North right-of-way line of Tecumseh Road; THENCE along said right-of-way line the following two (2) calls:

1) THENCE North 89°48'52" West a distance of 428.03 feet;
2) THENCE South 85°53'47" West a distance of 104.83 feet;

THENCE North 00°16'38" West a distance of 987.55 feet; THENCE North 89°48'53" West a distance of 305.02 feet; THENCE North 00°30'10" West a distance of 168.42 feet; THENCE North 72°15'56" West a distance of 476.77 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 61°09'02" East, a distance of 108.91 feet) and an arc length of 108.17 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South 09°40'12" West, a distance of 274.69 feet) and an arc length of 279.14 feet; THENCE South 29°29'28" West a distance of 43.69 feet to a point of curvature; THENCE around a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 12°31'52" West, a distance of 167.46 feet) and an arc length of 168.12 feet; THENCE South 00°14'42" East a distance of 291.29 feet; THENCE South 44°58'15" West a distance of 35.22 feet to a point on the North right-of-way line of Tecumseh Road; THENCE along said right-of-way line the following five (5) calls:

1) North 89°48'52" West a distance of 104.80 feet;
2) South 87°39'18" West a distance of 101.12 feet;
3) North 89°48'52" West a distance of 325.00 feet;
4) North 78°36'14" West a distance of 178.47 feet;
5) North 89°48'52" West a distance of 410.36 feet to the Southwest corner of said SE/4;

THENCE North 00°14'42" West along the West line of said SE/4 a distance of 2529.63 feet to the Northwest corner of said SE/4; THENCE South 89°51'31" East along the North line of said SE/4 a distance of 2626.47 feet to the Northwest corner of said SE/4; THENCE South 00°30'10" East along the East line of said SE/4 a distance of 2236.77 feet; THENCE South 89°29'50" West a distance of 55.00 feet; THENCE South 05°12'28" West a distance of 100.50 feet; THENCE South 00°30'10" East a distance of 180.00 feet; THENCE South 40°14'44" West a distance of 48.46 feet to the POINT OF BEGINNING.

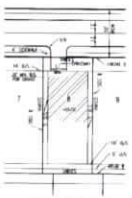
Said tract contains 139.63 acres, more or less

NOTES:

1. INCREASED EASEMENT WIDTHS MAY BE REQUIRED WITH FINAL DESIGN PLANS.
2. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
4. FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT.
5. "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "LNA".
6. ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
7. ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE A MINIMUM OF 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 01C. UNLESS NOTED OTHERWISE.
8. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
9. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED
10. COMMON AREAS / OPEN SPACE LOTS ARE SHOWN AS A,B,C,D ETC.
11. COMMON AREAS / OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION
13. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS
14. TURNING RADII WITHIN PARKING AREAS SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLES
15. THE MINIMUM DEPTH OF THE FRONT YARD SETBACK SHALL BE FOURTEEN (14') FEET PROVIDED THAT ALL GARAGES SHALL HAVE A MINIMUM TWENTY (20') FEET FRONT YARD SETBACK.
16. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WQPZ EXCEPT PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.
17. ANY WQPZ SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE ON THESE AREAS.
18. FEMA FIRM, PANEL #40027C0195G, DATED 02/20/2013 WAS USED FOR FLOOD PLAIN INFORMATION.
19. WATERLINE INSTALLATION AT PROPOSED GATES WILL BE PROTECTED TO ALLOW FOR OPERATION, MAINTENANCE & REPLACEMENT

LOT COUNT

224	RESIDENTIAL LOTS (WEST)
99	RESIDENTIAL LOTS (EAST - GATED)
14	INDUSTRIAL LOTS
1	COMMERCIAL LOT
1	TOWNHOME LOT



TYPICAL LOT SITE PLAN
FLINT HILLS ADDITION
SCALE: N.T.S.

* FOR COMPLETE TRAFFIC DATA SEE TRAFFIC REPORT PREPARED BY T.E.C.

BM #1
N. OF CURBLINE & W.OF CONC. DR
ALUMINUM CAP. W/ CAP #334
S.W. CORNER OF PROPERTY
ELEV=1183.07

BM #2
DOUBLE 60 D NAIL
IN GATE POST
CENTER OF PROPERTY
ELEV=1128.57

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

DEVELOPER:
LANDMARK LAND, LLC
2900 WASHINGTON DR
NORMAN, OK 73069
PHONE: (405) 400-8616

OWNER:
KENT CONNALLY
18879 W. 92nd DR
ARVADA, CO 80007
PHONE: (303) 751-6058

NOT VALID FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER S. ANDERSON
18288
OKLAHOMA
UNLESS SEALED IN THIS BLOCK

FLINT HILLS ADDITION
TECUMSEH RD. & 12TH AVE. NW
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main, Oklahoma City, OK 73106
Ph: 405 232-7715 Fax: 405 232-7399
CERTIFICATE OF AUTHORIZATION NO. CA 1463 EXP. 6/30/2014

REVISIONS	
1	12-12-13
2	1-17-14
3	2-20-14

PROJECT NO: 0241.00
DATE: 12/11/13
SCALE: 1" = 100'
DRAWN BY: CLL
ENGINEER: CHRISTOPHER S. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1