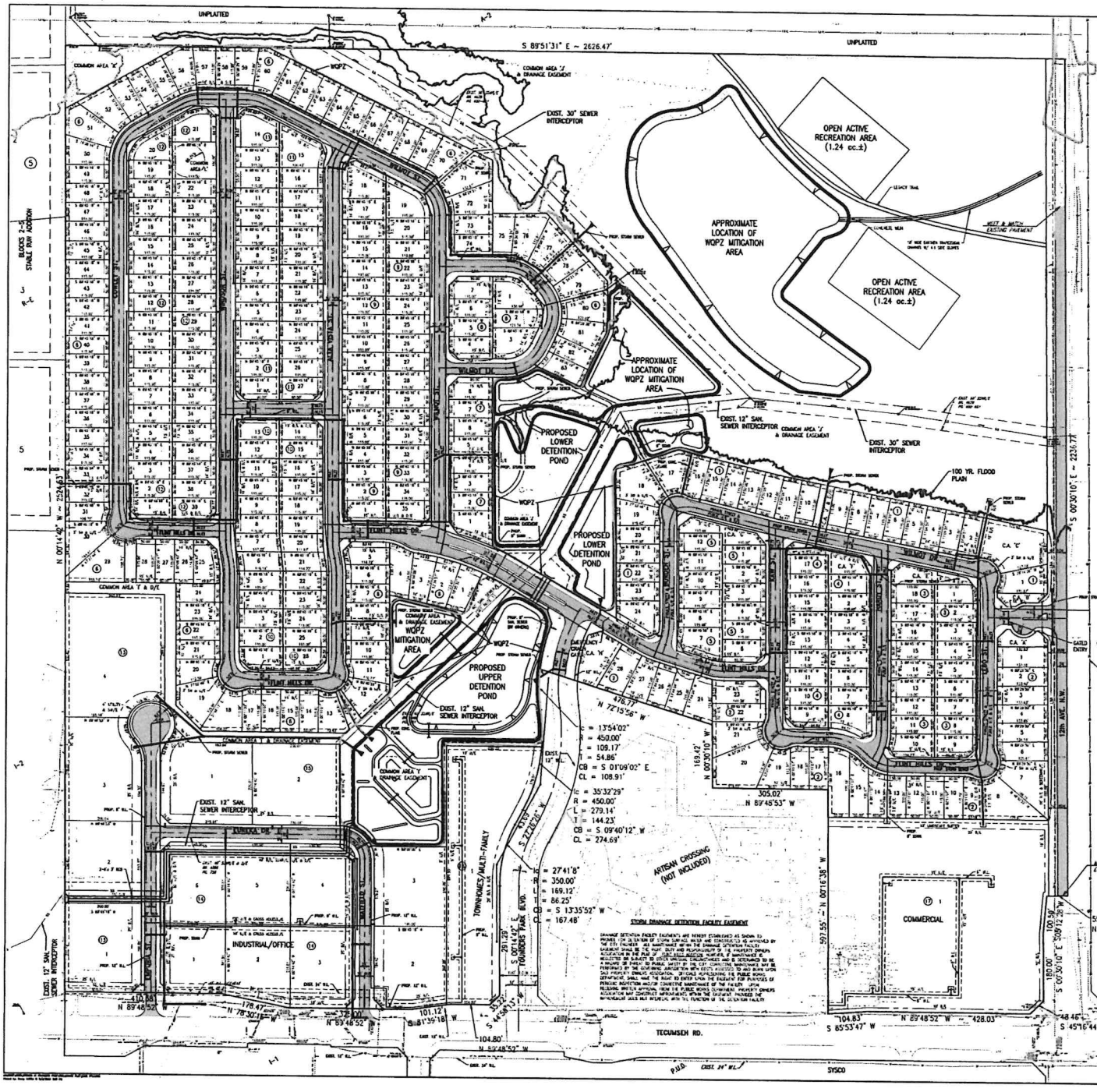
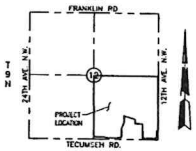


PRELIMINARY PLAT

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 1330.52 feet, THENCE North 00°11'08" East a distance of 63.00 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 597.55 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 178.77 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 450.00 feet (and curve subtended by a chord which bears South 01°09'02" East, a distance of 108.91 feet) and an arc length of 109.17 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 450.00 feet (and 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 27°39'28" West a distance of 43.84 feet to a point of curvature; THENCE around a curve to the left having a radius of 350.00 feet (and curve subtended by a chord which bears South 13°35'52" West, a distance of 167.48 feet) and an arc length of 169.12 feet, THENCE South 00°14'40" East a distance of 291.29 feet, THENCE South 44°58'13" West a distance of 30.22 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 81°39'18" West a distance of 101.12 feet,
3) North 89°48'52" West a distance of 325.00 feet,
4) North 78°30'16" West a distance of 178.47 feet,
5) North 89°48'52" West a distance of 410.38 feet to the Southwest corner of said SE/4;

THENCE North 00°14'40" West along the West line of said SE/4 a distance of 2524.63 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 Northeast 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 00°13'28" East a distance of 100.50 feet; THENCE South 00°30'10" East a distance of 180.00 feet; THENCE South 45°16'44" West a distance of 48.46 feet to the POINT OF BEGINNING.

Said tract contains 138.43 acres, more or less.

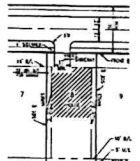
NOTES:

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 19-314(C) 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 #40027C0190G, 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

225	RESIDENTIAL LOTS (WEST)
99	RESIDENTIAL LOTS (EAST – GATED)
14	INDUSTRIAL LOTS
1	COMMERCIAL LOT
1	TOWNHOME LOT

SCALE: 1" = 100'



TYPICAL LOT SITE PLAN
FLINT HILLS ADDITION
SCALE: 0.5"

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

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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
2440 WASHINGTON DR.
NORMAN, OK 73069
PHONE: (405) 450-8616

OWNER:
KENT CONNALLY
13873 W. 92nd DR.
ARVADA, CO 80007
PHONE: (303) 751-6059

FOR THE FIRM USE CONSTRUCTION
CHRISTOPHER D. ANDERSON 18288
OKLAHOMA
VALID WHEN SIGNED 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: 405.232.7976
Oklahoma Certificate of Authorization #6 CA-2396 (P.C.)

PROJECT NO.	13-06.00
DATE	7/31/13
SCALE	1" = 100'
DRAWN BY	D.G.C.
ENGINEER	CHRISTOPHER D. ANDERSON
P.E. NUMBER	18288

PRELIMINARY PLAT

SHEET NO. 1