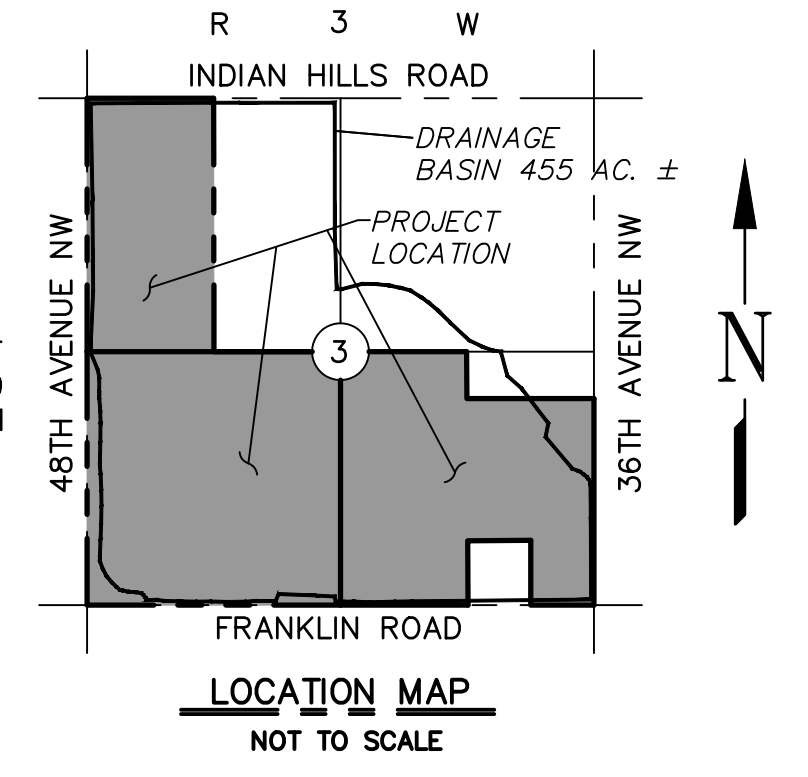


PRELIMINARY PLAT
BRIDGEVIEW AT CARRINGTON
 A PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 3, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



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 "BRIDGEVIEW AT CARRINGTON". 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.

(WQP2) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(f) OF THE NORMAN CITY CODE.
 NOTE: THE WQP2 IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LEGAL DESCRIPTION

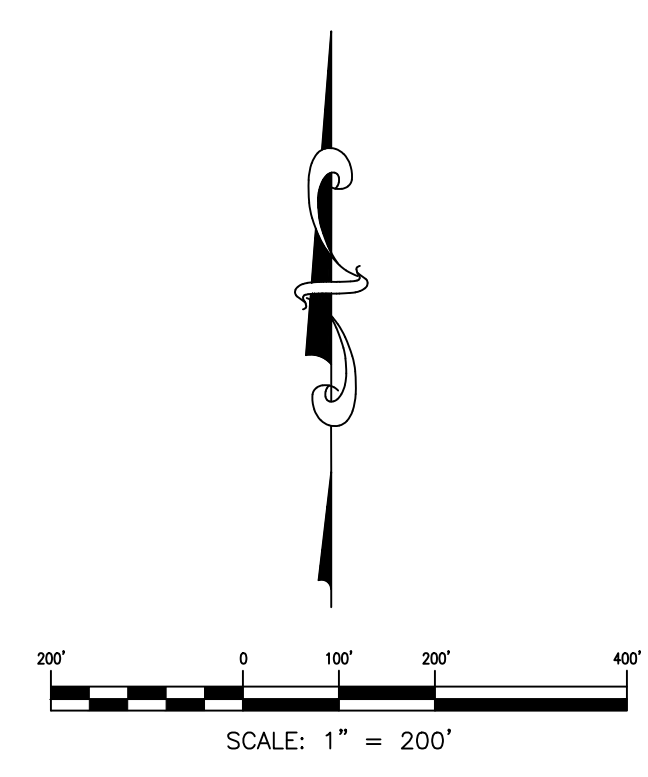
A tract of land lying in a part of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

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°22'30" 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 2645.74 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 2,594.09 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:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "N/A".
5. ALL PERMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
6. ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 01C.
7. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
8. PIPELINES ALONG 48th WILL REMAIN IN PLACE. THE PUD WILL ILLUSTRATE CONDITIONS THAT WILL BE DESIGN REQUIREMENTS.
9. THE EXISTING OIL WELL IN THE SOUTHWEST 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 DCP 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.
10. OPEN SPACE LOTS ARE SHOWN AS A,B,C,D ETC.
11. OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. TRAFFIC IMPACT ANALYSIS (TIP) HAS RESOLVED COLLECTOR ROADS. SEE REPORT ON IDENTIFIED AREAS AS REQUIRED IN THE TIA. "NO PARKING" SIGNS WILL BE CONSTRUCTED TO ALLOW 26 FEET STANDARD RESIDENTIAL ROADS TO BE CONSTRUCTED IN LIEU OF 34 FEET WIDE ROADS.
13. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
14. GARAGE APPOINTMENTS WILL BE ALLOWED FOR THE FOLLOWING LOTS ONLY: BLOCK 4, LOTS 2, 11, & 13; BLOCK 5, LOTS 6, 12, 18, 24, & 26; BLOCK 8, LOTS 4 & 10; 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 3, 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.
15. NO FINAL PLATS WITHIN THE 600' RADIUS OF WELSH #2 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.
16. FEMA FIRM PANEL NO. 40027C0170J DATED 1-15-21 & 40027C0190K DATED 1-15-21.



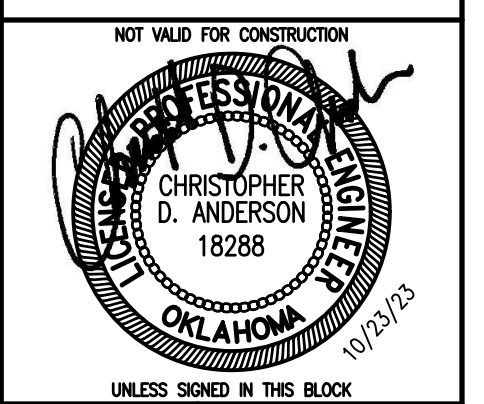
TOTAL RESIDENTIAL LOT COUNT = 599

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:
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 PH: (405) 232-7715

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

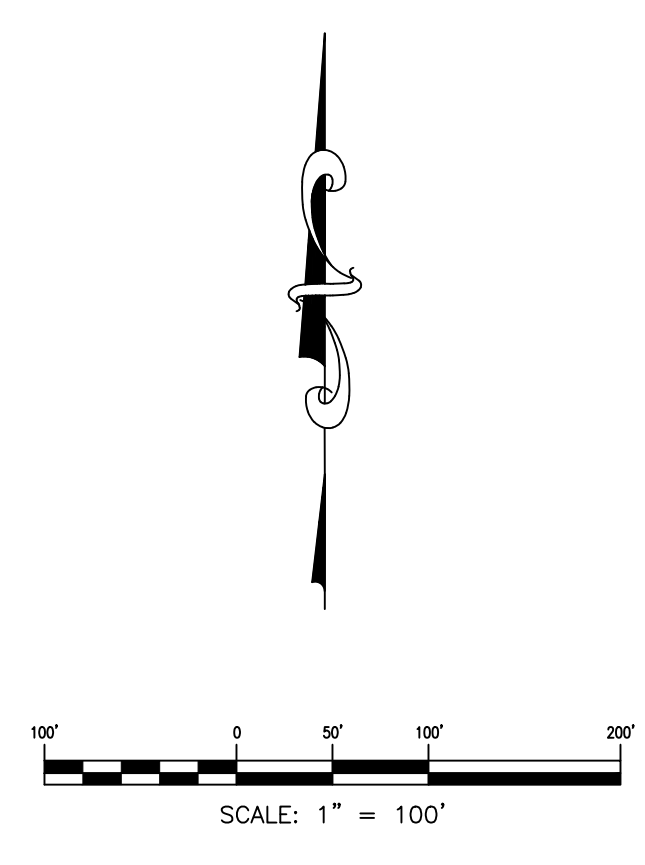
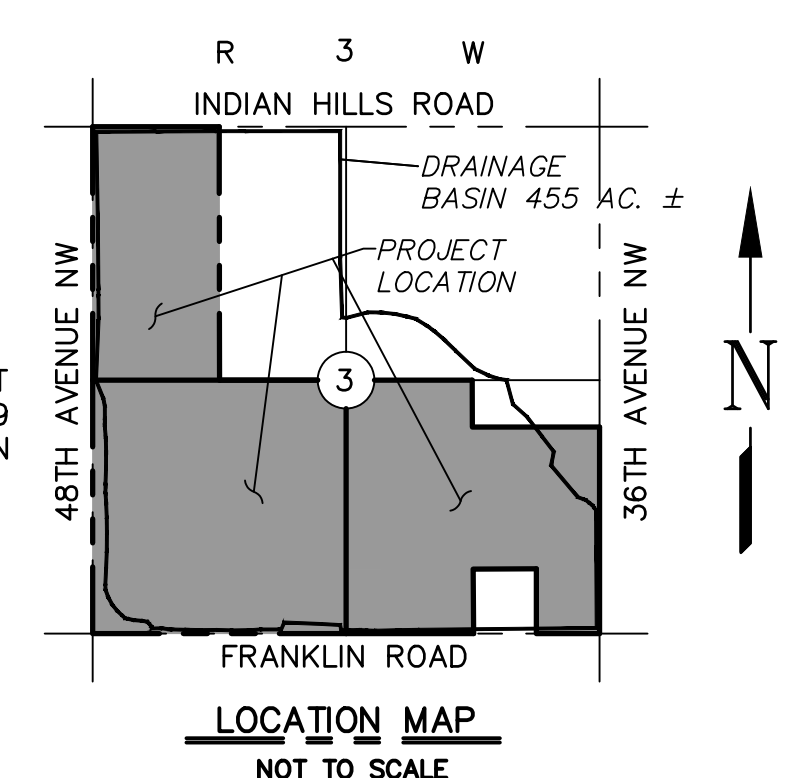


BRIDGEVIEW AT CARRINGTON
36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

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 FAX: (405) 232-7859
 WWW.SMCENGINEERS.COM

BY: [Signature]
 DATE: 06/20/2023
 PROJECT NO: 5078.00
 DATE: 06/13/23
 SCALE: 1" = 200'
 DRAWN BY: DGC
 ENGINEER: CHRISTOPHER D. ANDERSON
 P.E. NUMBER: 18288

PRELIMINARY PLAT - OVERALL
 SHEET NO. 1A



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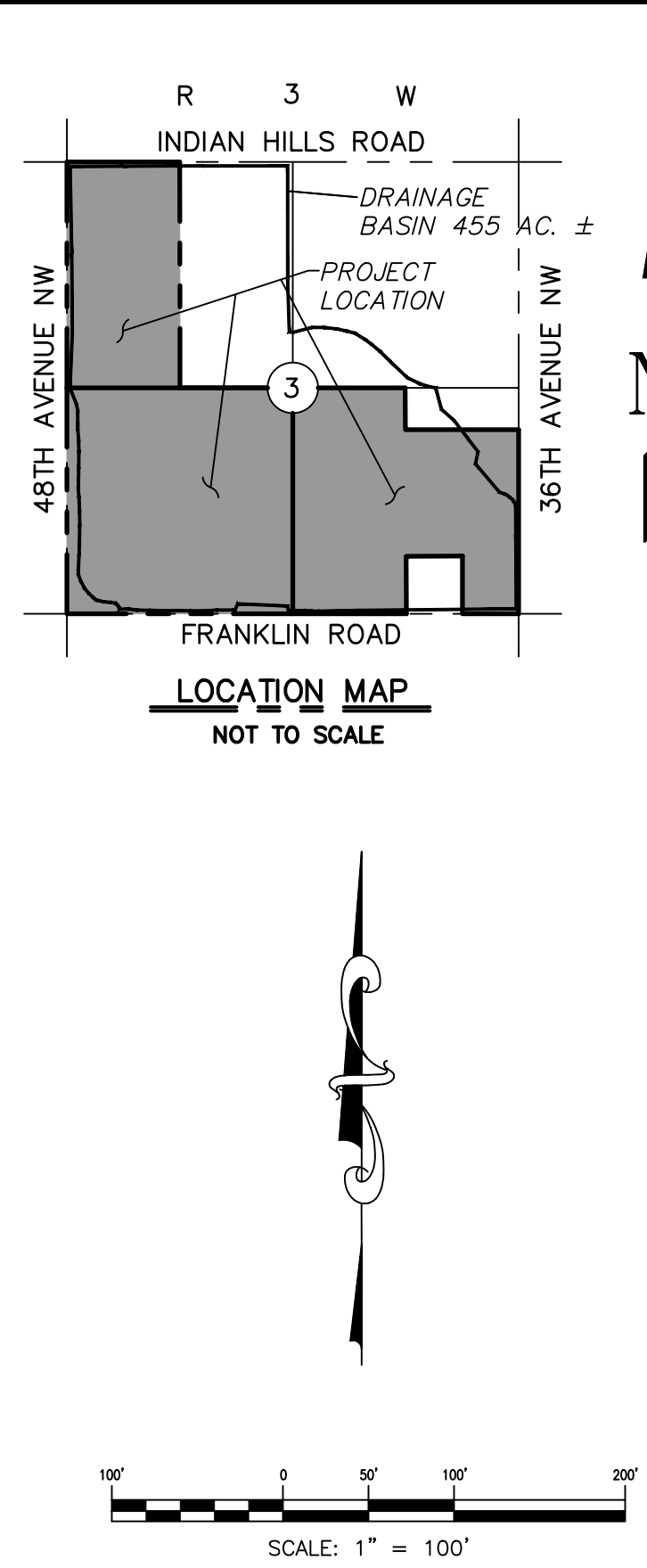
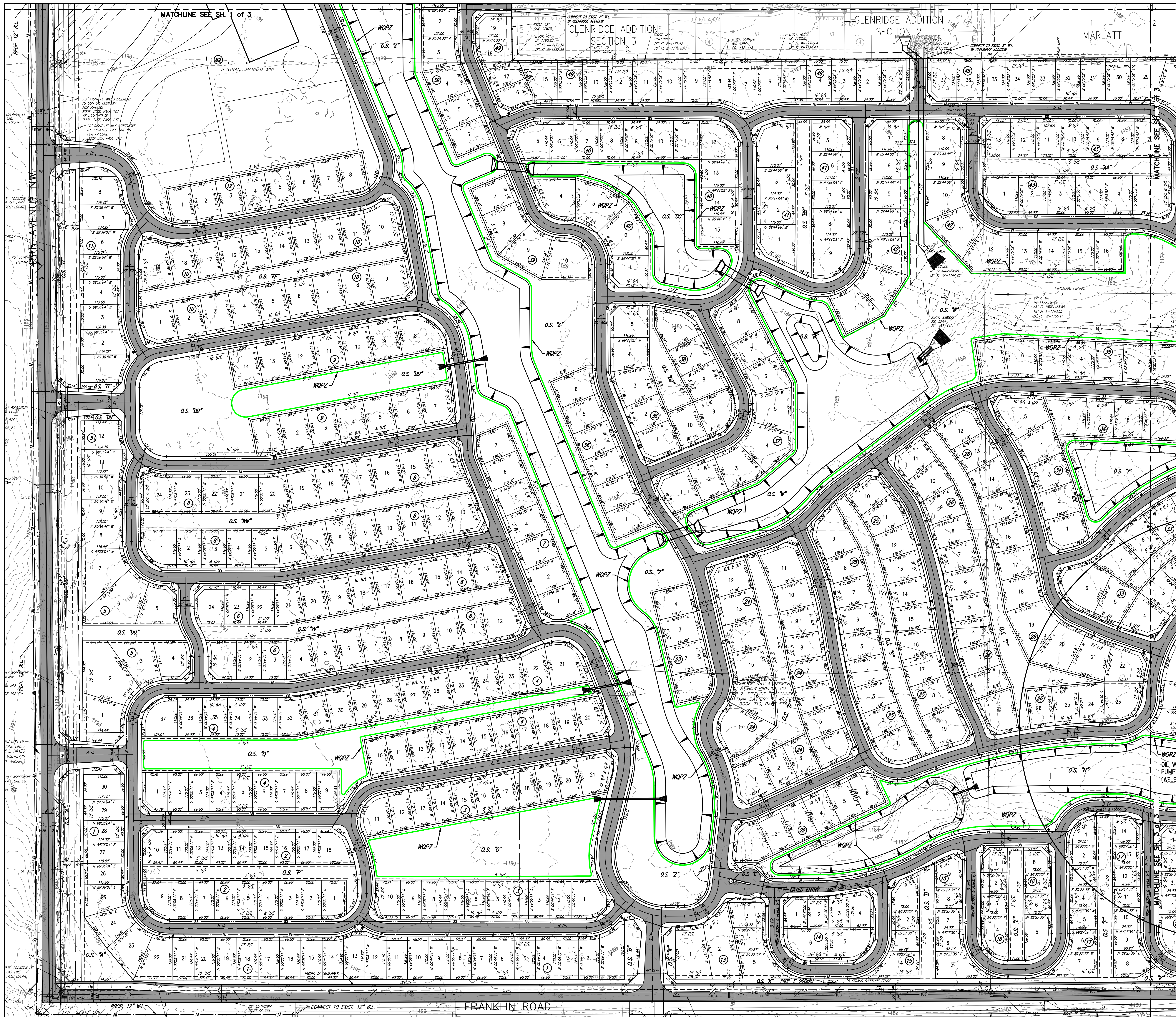
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 OKLAHOMA CERTIFICATE OF REGISTRATION NO. 44 EXP. 06/30/2023

PROJECT NO: 5018.00
 DATE: 01-23
 SCALE: 1" = 100'
 DRAWN BY: DG
 ENGINEER: CHRISTOPHER D. ANDERSON
 P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1 of 3



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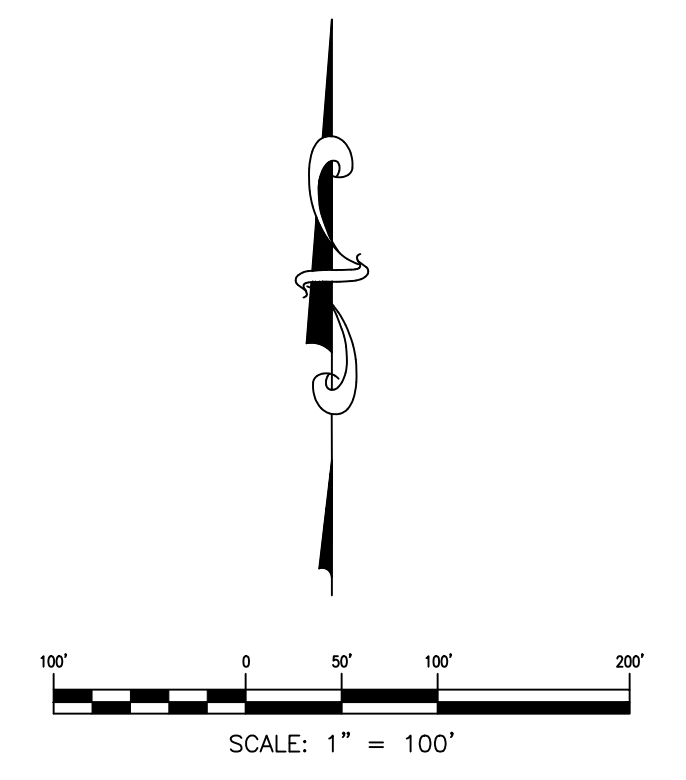
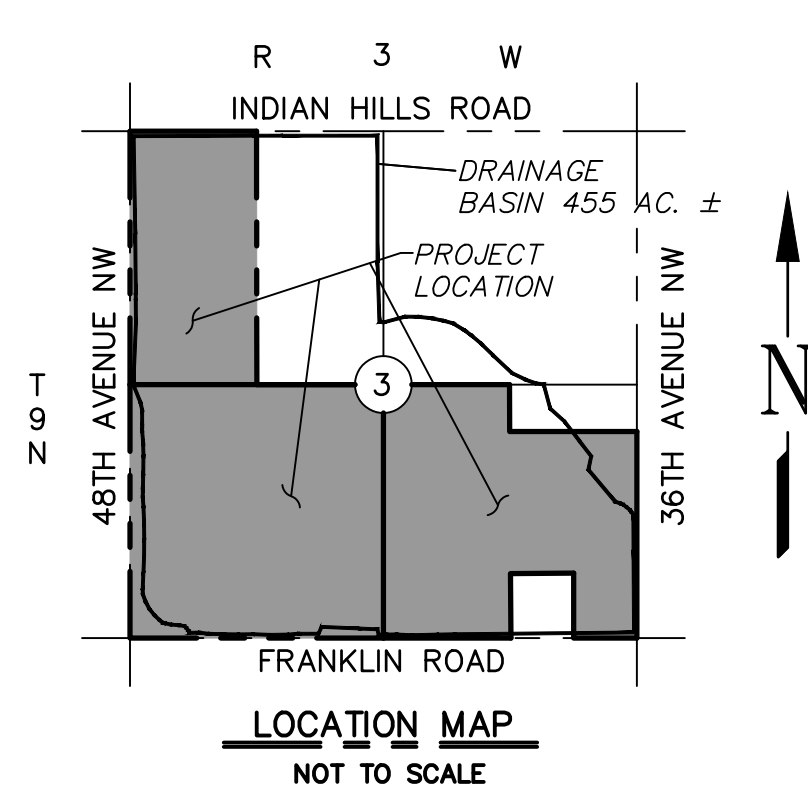
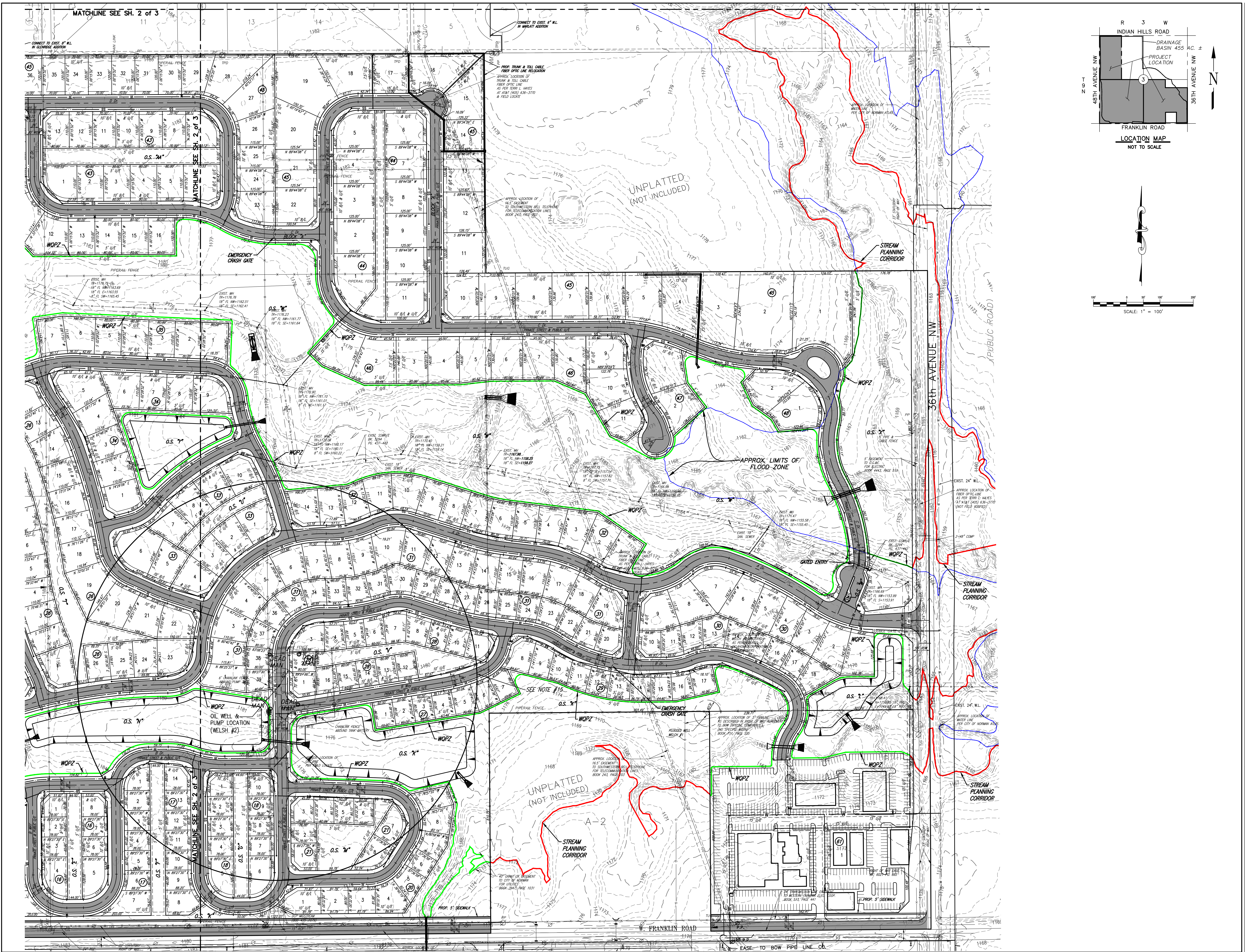
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 ENGINEER-CHRISTOPHER D. ANDERSON
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PRELIMINARY PLAT
 SHEET NO.
 2 of 3



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3 of 3