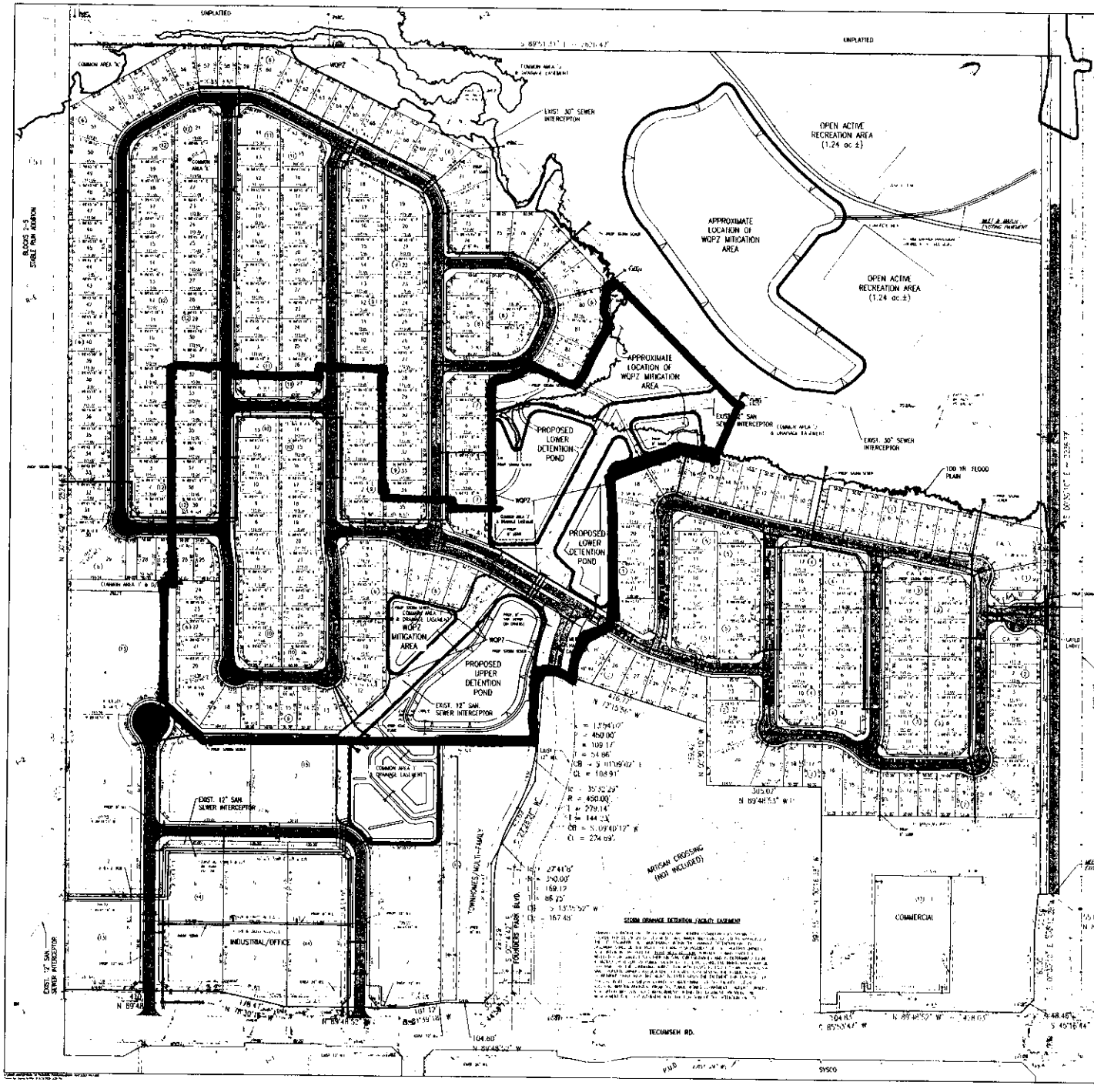
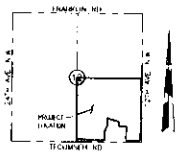


PRELIMINARY PLAT

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:

BEGINNING 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 1325.52 feet, THENCE North 00°11'08" East a distance of 50.00 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 128.00 feet,
(2)THENCE South 80°53'47" West a distance of 104.83 feet

THENCE North 00°16'35" West a distance of 267.53 feet, THENCE North 89°46'53" West a distance of 305.02 feet, THENCE North 00°16'10" East a distance of 165.42 feet, THENCE North 72°15'56" West a distance of 176.77 feet to a point not in curve, THENCE around a curve to the left having a radius of 450.00 feet (curve subtended by a chord which bears South 34°49'03" East, a distance of 108.51 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 450.00 feet (curve subtended by a chord which bears South 09°40'12" East, a distance of 274.69 feet) and an arc length of 279.14 feet, THENCE South 27°26'23" East a distance of 43.96 feet to a point of curvature, THENCE around a curve to the left having a radius of 350.00 feet (curve curve subtended by a chord which bears South 17°35'52" East) a distance of 167.46 feet) and an arc length of 169.12 feet, THENCE South 00°16'42" East a distance of 297.29 feet, THENCE South 14°54'13" West a distance of 75.82 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)North 89°48'52" West a distance of 104.80 feet
(2)South 87°36'18" West a distance of 101.12 feet
(3)North 89°48'52" West a distance of 325.00 feet
(4)North 72°36'18" West a distance of 118.41 feet
(5)North 89°48'52" West a distance of 470.36 feet to the Southwest corner of said SE/4,

THENCE North 00°16'42" East along the West line of said SE/4 a distance of 2529.93 feet to the Northwest corner of said SE/4, THENCE South 89°51'11" East along the North line of said SE/4 a distance of 2626.61 feet to the Northeast corner of said SE/4, THENCE South 00°36'10" East along the East line of said SE/4 a distance of 2636.71 feet, THENCE South 89°23'50" West a distance of 50.00 feet, THENCE South 00°12'28" East a distance of 150.00 feet, THENCE South 89°48'52" West a distance of 180.00 feet, THENCE South 45°16'44" West a distance of 69.46 feet to the POINT OF BEGINNING.

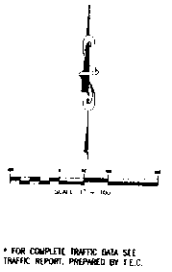
Said tract contains 239.43 acres more or less

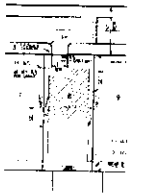
NOTES:

1. NECESSARY 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. TRAFFIC IS NOT ALLOWED TO SHOWN AS INDICATED THUS
6. ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 614
7. ALL RULE TO BACK EASEMENTS IN LOTS SHALL BE A MINIMUM OF 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 612 UNLESS NOTED OTHERWISE
8. ALL PROPOSED SANITARY LINES ARE 8 INCH EXCEPT AS NOTED
9. ALL PROPOSED WATERLINES ARE 8 INCH C-900 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 WITHIN PARKING AREAS SHALL ACCOMMODATE THE LARGEST RESPONSIBLE 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 TREARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WOPZ EXCEPT PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS TAKEN IN ACCORDANCE WITH 19-3416(E) OF THE NORMAN CITY CODE
17. ANY WOPZ SHOWN HEREON IS SUBJECT TO RESTRICTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE ON THESE AREAS
18. FEMA FIRM PANEL 0400210215G DATED 02/20/2013 WAS USED FOR FLOOD PLAIN INFORMATION
19. BARRICADE INSTALLATION AT PROPOSED GATES WILL BE PERMITTED TO ALLOW FOR OPERATION, MAINTENANCE & REPAIR PURPOSES

LOT COUNT

275	RESIDENTIAL LOTS (WEST)
98	RESIDENTIAL LOTS (EAST – GATED)
14	INDUSTRIAL LOTS
1	COMMERCIAL LOT
1	TOWNHOME LOT





TYPICAL LOT SITE PLAN
FLINT HILLS ADDITION
SCALE 1" = 10'

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

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

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2800 WASHINGTON DR
NORMAN, OK 73069
PHONE (405) 630-8616

OWNER:
RENT CONNALLY
18879 W. 92nd DR
ARVADA, CO 80007
PHONE (303) 251-6099

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

SMC
SMC Consulting Engineers, P.C.

PRELIMINARY PLAT

SHEET NO.
1