

PRELIMINARY PLAT  
**TRAILWOODS WEST**  
 A PART OF THE S.W. 1/4 OF SECTION 18, T9N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

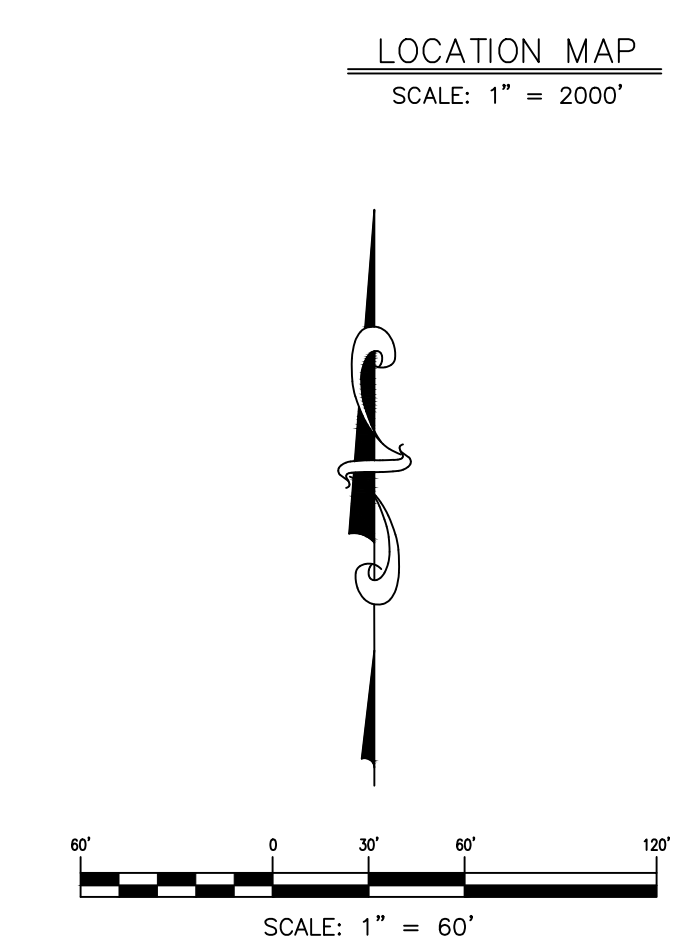
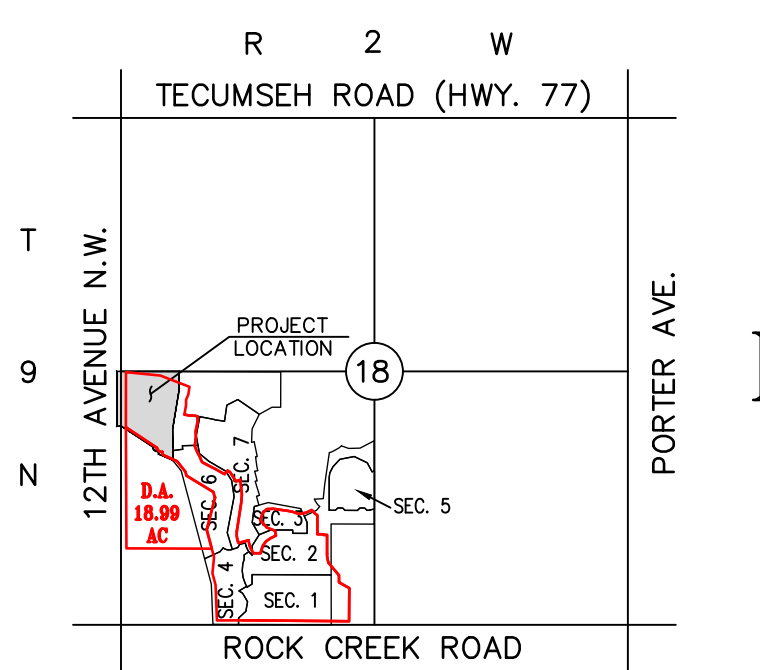
**LEGAL DESCRIPTION**

A tract of land lying in the Southwest Quarter (SW/4) of Section Eighteen (18), Township Nine North (19N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County Oklahoma and being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; THENCE North 00°02'10" East along the West line of said SW/4 a distance of 2058.59 feet to the POINT OF BEGINNING;

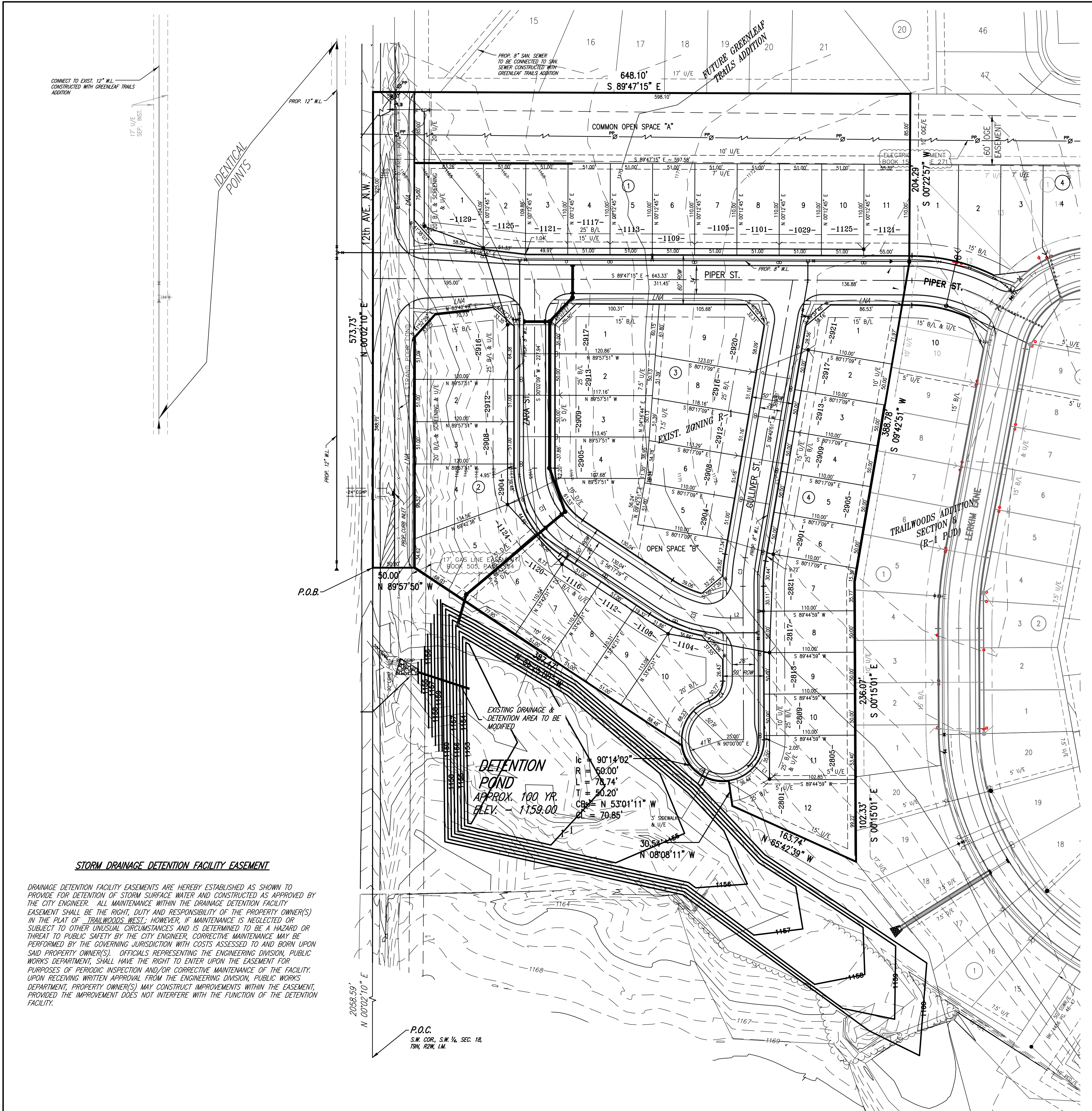
THENCE continuing north 00°02'10" East a distance of 573.86 feet to the Northwest corner of said SW/4; THENCE South 89°46'33" East along said North line a distance of 648.10 feet; THENCE South 00°22'57" West a distance of 204.29 feet; THENCE South 09°42'51" West a distance of 388.78 feet; THENCE South 00°15'01" East a distance of 338.40 feet; THENCE North 65°42'39" West a distance of 163.74 feet; THENCE North 08°08'11" West a distance of 30.54 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 53°01'11" West, a distance of 70.85 feet) and an arc length of 78.74 feet; THENCE North 56°25'08" West a distance of 387.47 feet; THENCE North 89°57'50" West a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract contains 456,497 square feet, or 10.480 acres, more or less.



TOTAL LOTS = 42

- NOTES:**
- EXISTING ZONING IS R-1.
  - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
  - ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
  - WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE. WATER LINE SIZING MAY NEED TO BE INCREASED BASED ON PHASING OF PROJECT.
  - FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
  - ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF TRAILWOODS ADDITION.
  - REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.
  - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.



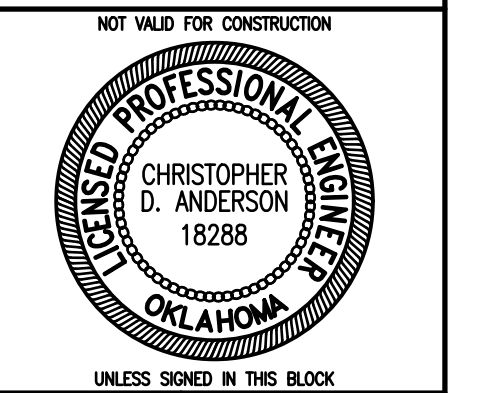
**STORM DRAINAGE DETENTION FACILITY EASEMENT**

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 OWNER(S) IN THE PLAT OF TRAILWOODS WEST; 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

**OWNER / DEVELOPER**  
 TERRA VERDE DEVELOPMENT, L.L.C.  
 1320 NORTH PORTER  
 NORMAN, OK 73071  
 PH: (405)364-1152

**PREPARED BY**  
 SMC CONSULTING ENGINEERS, P.C.  
 815 W. MAIN ST.  
 OKLAHOMA CITY, OKLAHOMA 73106  
 (405) 232-7715



TRAILWOODS WEST  
 12th AVE. N.W. & ROCK CREEK RD.  
 NORMAN, OKLAHOMA

PROJECT NO.: 5716.00	DATE: 02/28/20
SCALE: 1" = 50'	DRAWN BY: D.G.
ENGINEER: CHRISTOPHER D. ANDERSON	P.E. NUMBER: 18288

Preliminary Plat  
 SHEET NO.  
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