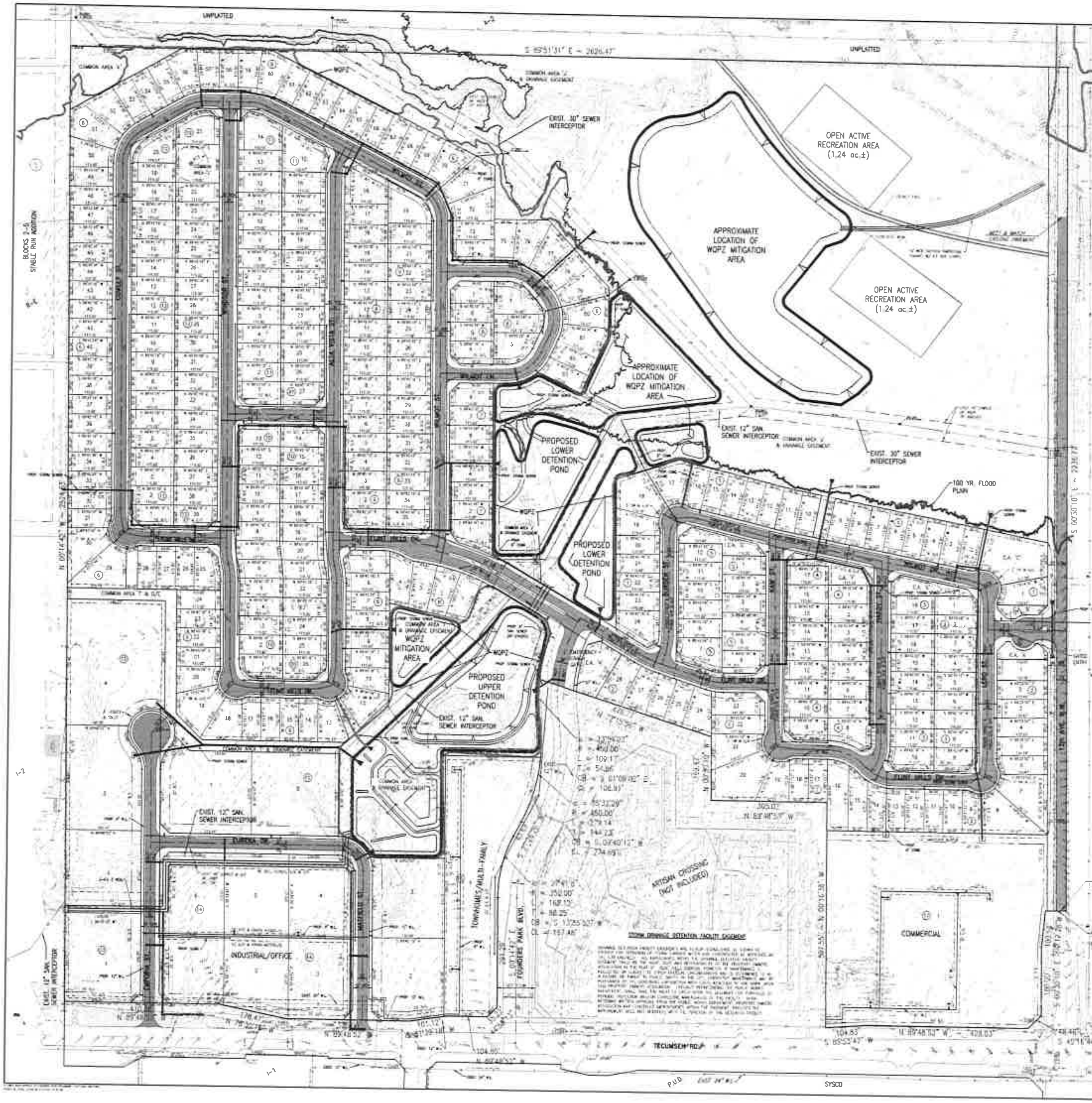
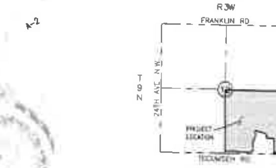


PRELIMINARY PLAT

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:

[illegible]

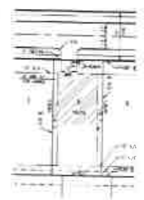
Said tract contains 120.43 acres, more or less.

NOTES:

1. [illegible]
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. [illegible]
6. [illegible]
7. [illegible]
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. [illegible]
19. [illegible]

LOT COUNT

225	RESIDENTIAL LOTS (WEST)
99	RESIDENTIAL LOTS (EAST – GATED)
14	[illegible] LOTS
1	COMMERCIAL LOT
1	[illegible] LOT



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

BM #1
N. OF CURBLINE & W. OF CONC. OR ALUMINUM CAP w/ CAP #334
S.W. CORNER OF PROPERTY
ELEV=1163.07

BM #2
DOUBLE 60 D NAIL
IN GATE POST
CENTER OF PROPERTY
ELEV=1128.93

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

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
18379 W. 92nd DR
ARVADA, CO 80007
PHONE (303) 751-6059

FLINT HILLS ADDITION

TECUMSEH RD. & 12TH AVE. NW
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.

PRELIMINARY PLAT

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