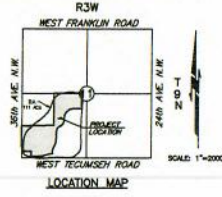


**PRELIMINARY PLAT
CARROLL FARM ADDITION**
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, L1M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER/DEVELOPER
CARROLL FARM, L.L.C.
P.O. BOX 2280
HARRINGTON, OKLAHOMA, OK 74027

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73105
(405)232-7715

(202) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR SETTLEMENTS OF UNDERDRAIN EXCEPT AS PROVIDED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH SETTLEMENTS IS DONE IN ACCORDANCE WITH 10-11-04 OF THE NORMAN CITY CODE.

NOTE: THE WORK IS SUBJECT TO PROTECTIVE COMMENTS THAT MAY BE MADE BY THE STATE ENGINEER AND THAT RESPECT SETTLEMENTS AND USE OF THESE AREAS.

**CARROLL FARM ADDITION
P.U.D. LANDSCAPE SCHEDULES**

- Landscaping plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for streets, collectors and maintenance easements in the P.U.D. Landscape buffer strips may be created by access drives to public streets as approved during the platting process.
- A. 30th Ave. HW - Landscape Buffer Strip**
- (1) A landscape buffer strip for the frontage north of Carroll Street, along 30th Ave. HW, shall be a minimum of twenty (20) feet.
 - (2) A landscape buffer strip for the frontage south of Carroll Street, along 30th Ave. HW, shall be a minimum of fifteen (15) feet.
- B. Teacup Road - Landscape Buffer Strip**
- (1) A landscape buffer strip for the frontage east of 30th Ave. HW, along Teacup Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.
 - (2) A landscape buffer strip for the frontage west and east of Journey Parkway, (including Block 1 immediately down) along Teacup Road, shall be a minimum of twenty (20) feet.
- C. I-20 Frontage Road - Landscape Buffer Strip**
- (1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per acre (17' head tree, or fraction thereof, planted in the landscape buffer strip).
- D. Carroll Street and Journey Parkway - Landscape Buffer Strip**
- (1) A landscape buffer strip for the frontage along Carroll Street shall be a minimum of ten (10) feet.
 - (2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.
- E. Other Landscape Requirements**
- (1) All landscape requirements to the current SECTION 431A, of the Norman Zoning Code, apply unless modified in the above standards.

SCALE: 1" = 100'

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. EXISTING ZONING IS P.U.D.
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT THAT WAS PREVIOUSLY SUBMITTED AND APPROVED. ALL DRAINING SEWER PIPES SHOWN ARE RCP.
7. COMMON AREAS TO BE SHARED BY INDIVIDUAL PROPERTY OWNER'S ASSOCIATION.
8. A 10' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG BOTH TEACUP RD. AND 30th AVE. HW. THE SIDEWALK WILL BE TERRAZZO AND CONCRETE WITH ENVA, T&E.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAN OF CARROLL FARM ADDITION. PROVISIONS OF MAINTENANCE IS SUBJECT TO OTHER APPLICABLE ORDINANCES. THIS EASEMENT SHALL BE A BURDEN OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER. CONSTRUCTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER OR OTHER PUBLIC WORKS DEPARTMENT, PROVIDED THAT THE ENGINEER HAS BEEN ADVISED IN WRITING. THE ENGINEERING DESIGN, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CONSTRUCTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DESIGN, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. 1/4, Section 11, T9N, R3W of the NEAR NORMAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the S.W. corner of said S.W. 1/4, THENCE North 01°11'11" East along the West line of said S.W. 1/4 a distance of 452.26 feet to the POINT OF BEGINNING;

THENCE South 89°17'13" East along said West line a distance of 89.62 feet; THENCE North 01°17'37" East a distance of 131.20 feet; THENCE North 01°11'11" East a distance of 131.62 feet to the Northeast corner of the first plat of ALL SOUTH OKLAHOMA SCHOOLS, Lot 10 in Block 18 of Plaza, Page 255, and said point being a point on the North line of said S.W. 1/4; THENCE North 01°17'37" East along said North line a distance of 45.00 feet to the Northeast corner of the first plat of JOURNEY PARKWAY ADDITION (see plat in Book 21 of PLATS, Page 146); THENCE along the property line of said first plat the following (02) courses:

- 01 THENCE South 14°27'13" West a distance of 342.20 feet;
- 02 THENCE South 17°25'10" West a distance of 215.23 feet;
- 03 THENCE South 12°11'18" West a distance of 173.81 feet;
- 04 THENCE South 08°24'14" West a distance of 162.82 feet;
- 05 THENCE South 04°41'14" East a distance of 25.00 feet to a point on a non-tangent curve, said point being a point on the property line of COBURN DEVELOPMENT ADDITION (see plat in Book 21 of PLATS, Page 146);

THENCE along the property line of said first plat the following (12) courses:

- 01 THENCE around a curve to the left having a radius of 282.20 feet (said curve subtended by a chord which bears South 01°07'30" West, a distance of 123.22 feet) and an arc length of 123.75 feet;
- 02 THENCE South 01°11'11" East a distance of 143.20 feet to a point of curvature;
- 03 THENCE around a curve to the right having a radius of 218.00 feet (said curve subtended by a chord which bears South 20°44'14" West, a distance of 213.15 feet) and an arc length of 222.71 feet;
- 04 THENCE South 02°07'30" East a distance of 65.31 feet to a point of curvature;
- 05 THENCE around a curve to the left having a radius of 282.20 feet (said curve subtended by a chord which bears South 20°47'14" West, a distance of 288.20 feet) and an arc length of 277.00 feet;
- 06 THENCE South 01°11'11" East a distance of 82.23 feet;
- 07 THENCE South 04°25'10" West a distance of 114.42 feet;
- 08 THENCE South 07°25'10" West a distance of 182.27 feet to a point of curvature;
- 09 THENCE around a curve to the left having a radius of 453.00 feet (said curve subtended by a chord which bears South 19°17'14" West, a distance of 224.00 feet) and an arc length of 228.28 feet;
- 10 THENCE South 20°30'10" West a distance of 110.00 feet to a point of curvature;
- 11 THENCE around a curve to the left having a radius of 227.00 feet (said curve subtended by a chord which bears South 14°25'10" West, a distance of 124.43 feet) and an arc length of 128.32 feet;
- 12 THENCE South 02°11'11" East a distance of 113.12 feet to a point on the North right-of-way line of Teacup Road;

THENCE South 01°11'11" East along said North right-of-way line a distance of 100.00 feet; THENCE South 07°25'10" West along said North right-of-way line a distance of 277.20 feet; THENCE South 01°11'11" East along said North right-of-way line a distance of 252.20 feet; THENCE North 01°11'11" East along said North right-of-way line a distance of 161.14 feet to a point on the East right-of-way line of the first plat of CARROLL FARM ADDITION (see plat in Book 18 of PLATS, Page 175); THENCE along the property line of said first plat the following (02) courses:

- 01 THENCE North 02°11'11" West a distance of 216.20 feet;
- 02 THENCE South 04°25'10" West a distance of 212.21 feet to a point, said point being a point on the East right-of-way line of 30th Ave. HW;

THENCE South 01°11'11" East along said East right-of-way line a distance of 128.16 feet; THENCE North 01°11'11" East along said East right-of-way line a distance of 48.23 feet; THENCE South 01°11'11" West a distance of 22.21 feet to a point on the East line of said S.W. 1/4, and the POINT OF BEGINNING.

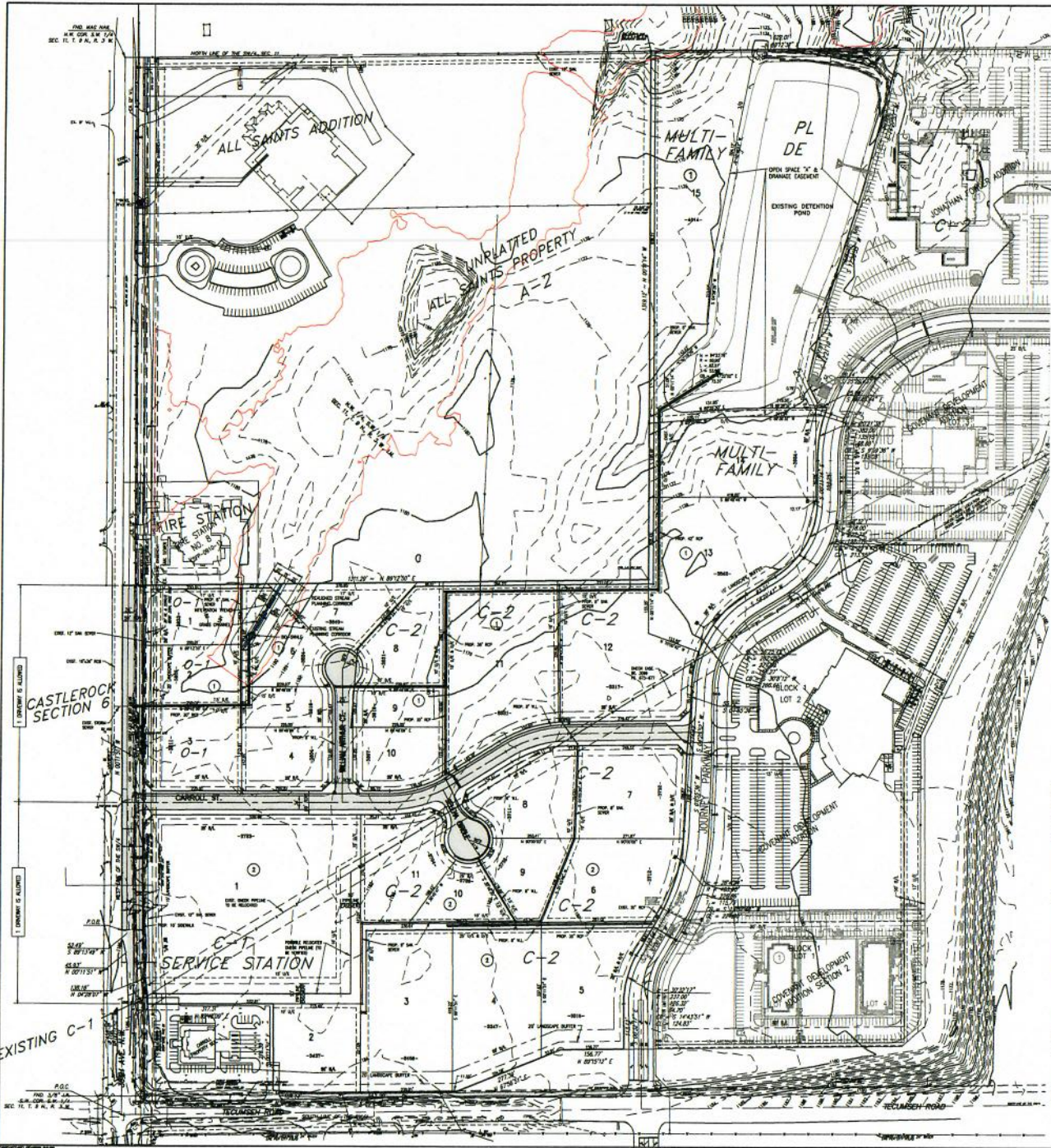
Said tract contains 2,225,047 square feet, or 51,120 acres, more or less.



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1000 WEST MAIN STREET, SUITE 200
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SMC
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PH: (405) 232-7715
FAX: (405) 232-7716

PRELIMINARY PLAT



1000 LOTS = 28 LOTS

S.M.C. 204 044 01 P.P. 0 S.W. COB 200
A. STUBBS/04/02
02/29/11/02