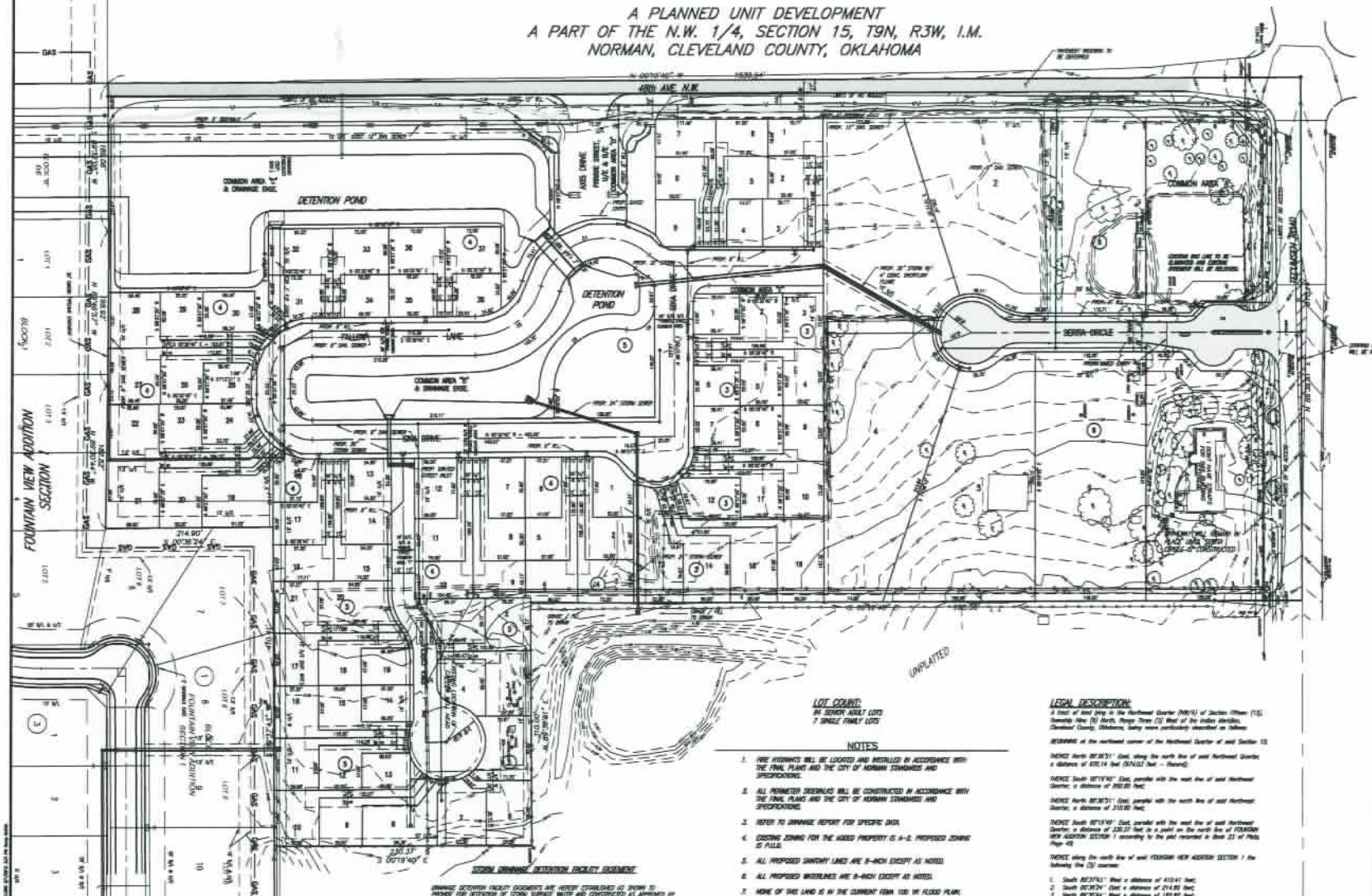
PRELIMINARY PLAT

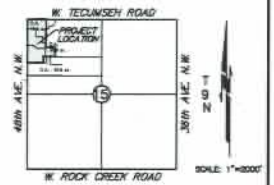
FOUNTAIN VIEW NORTH

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. 1/4, SECTION 15, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP

SCALE: 1" = 60'

TOTAL GROSS LAND AREA:	25.431 ACRES
TOTAL NET LAND AREA:	22.572 ACRES
TOTAL GREEN SPACE & DETENTION AREA:	8.349 ACRES
NOTE: SEMI-PLAT AREA	
GREEN SPACE & DETENTION AREA:	7.531 ACRES
NET LAND AREA:	14.806 ACRES
PERCENTAGE OF GREEN SPACE:	50.848%
SINGLE FAMILY AREA	
GREEN SPACE & DETENTION:	0.818 ACRES
NET LAND AREA:	6.016 ACRES
PERCENTAGE OF GREEN SPACE:	13.600%

OWNER/DEVELOPER

SUSSAN K. MORAWSKI
221 48th AVE. N.W.
NORMAN, OK 73072
(405) 329-8424

LOT COUNT:

24 SENIOR ADULT LOTS
7 SINGLE FAMILY LOTS

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 PERIMETER 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. EXISTING ZONING FOR THE ADDED PROPERTY IS A-2. PROPOSED ZONING IS PUD.
5. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
7. NONE OF THIS LAND IS IN THE CURRENT FEMA 100 YR FLOOD PLAIN.
8. THE DEVELOPMENT IS GATED. THE GATE SHALL BE SUPPLIED WITH A SIREN OPERATING SYSTEM TO RETRACT / OPEN UPON APPROACH OF EMERGENCY VEHICLES. THE GATE SHALL ALSO BE PROVIDED WITH A MEANS OF MANUAL RELEASE UPON LOSS OF POWER TO THE GATE CONTROLLER. NORMAN FIRE DEPARTMENT SHALL BE CONTACTED TO PERFORM TESTING UPON COMPLETION.
9. EXISTING STRUCTURES, FENCES & APPURTENANCES WILL BE REMOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION.

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Fifteen (15), 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 the Northwest Quarter of said Section 15;

THENCE North 89°36'31" East, along the north line of said Northwest Quarter, a distance of 670.14 feet (N/A=670.0' feet – Plowing);

THENCE South 00°19'40" East, parallel with the west line of said Northwest Quarter, a distance of 292.65 feet;

THENCE North 89°36'31" East, parallel with the north line of said Northwest Quarter, a distance of 310.00 feet;

THENCE South 00°19'40" East, parallel with the west line of said Northwest Quarter, a distance of 330.37 feet to a point on the north line of FOUNTAIN VIEW ADDITION SECTION 1 according to the plat recorded in Book 21 of Plats, Page 49;

THENCE along the north line of said FOUNTAIN VIEW ADDITION SECTION 1 the following five (5) courses:

1. South 89°37'41" West a distance of 410.41 feet;
2. South 87°34'24" West a distance of 214.90 feet;
3. North 89°30'44" West a distance of 152.92 feet;
4. North 89°49'37" West a distance of 196.50 feet;
5. South 89°32'02" West a distance of 169.06 feet to a point on the west line of said Northwest Quarter;

THENCE North 00°19'40" West, along the west line of said Northwest Quarter, a distance of 1320.34 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,707,792 square feet or 39.2134 acres, more or less.

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 _FOUNTAIN VIEW NORTH_. 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 BORNE 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.

PRELIMINARY PLAT

FOUNTAIN VIEW NORTH
A PLANNED UNIT DEVELOPMENT

48th AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph. 405-232-7715 Fax. 405-232-7736
CERTIFICATE OF AUTHORIZATION NO. CA-1414 EXP. 06/30/2013

SMC

No.	Revision	By	Date
1	Revised per City plan review comments.	S.C.	05/07/13

DATE: 3-11-13	SCALE: 1" = 60'
DRAWN BY: S.C.	
PROJECT NO.: 1-07-0-1	
ENGINEER: TOM L. MAGNESS, P.E. #13416	SHEET NO. 1

TOM L. MAGNESS 13416 OKLAHOMA
NOT VALID FOR CONSTRUCTION UNLESS SIGNED & THE SEAL