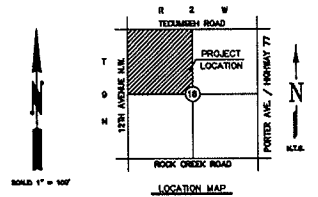


REVISED PRELIMINARY PLAN
GREENLEAF TRAILS ADDITION
A PLANNED UNIT DEVELOPMENT
 THE N.W. 1/4, SECTION 18, T9N, R2W, L.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
- EXISTING ZONING IS A-2. PROPOSED ZONING IS P.U.D.
 - 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 DESIGNATED CORRIDORS.
 - ALL SANITARY SEWER LINES TO BE 18" UNLESS NOTED OTHERWISE.
 - ALL WATER LINES TO BE 12" UNLESS NOTED OTHERWISE.
 - PIPE INVERTS TO BE SPACED A MAXIMUM OF 300' APART.
 - FRONT YARD BUILDING LINE SETBACKS ARE 5'. SIDE YARD BUILDING LINE SETBACKS ARE 10'.
 - ALL SETBACKS AND/OR SETBACKS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF GREENLEAF TRAILS ADDITION.
 - THE DEVELOPER WILL CONSTRUCT LEGACY TRAILS THROUGH HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN AS A FINE PEDESTRIAN CORRIDOR. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF LEGACY TRAIL.

LEGAL DESCRIPTION
 A part of the National Quarter (274) of Section Eighteen (18), Township Nine (9) North, Range Two (2) West, of the 10th Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
 BEING all of the N.E. corner of said NW/4;
 TRACT 1000' square, being the full area of said NW/4, a distance of 262.50' East;
 TRACT 1000' square, being a distance of 262.50' East;
 TRACT 1000' square, being a distance of 262.50' East to the POINT OF BEGINNING.
 Said tract of land containing 161.86 acres more or less.

STORM DRAINAGE RETENTION FACILITY EASEMENT
 STORM DRAINAGE FACILITY EASEMENTS ARE HEREBY GRANTED AS SHOWN TO PROVIDE FOR COLLECTION OF STORM DRAINAGE WITHIN THE PLANNED UNIT DEVELOPMENT. ALL IMPROVEMENTS WITHIN THE STORM DRAINAGE FACILITY EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITY. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITY. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITY.

161.86 ACRES
 544 LOTS
 3.34 LOTS PER ACRE

LEGEND
 --- SOFT RESTRICTION/VEHICLE LINE
 --- "NO PARKING" AREA

DESIGNED BY:
 SMC CONSULTING ENGINEERS, P.C.
 815 W. MAIN
 OKLAHOMA CITY, OK 73108
 (405) 232-7715

OWNER/DEVELOPER
 TERRA VERDE DEVELOPMENT, L.L.C.,
 1320 NORTH PORTER
 NORMAN, OK 73071
 (405) 384-1152

REVISED PRELIMINARY PLAN
GREENLEAF TRAILS ADDITION
 TETUMASH RD. & 12th AVE. N.W.
 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.		SMC
815 W. MAIN OKLAHOMA CITY, OK 73108 (405) 232-7715		
DATE: 02/20/20	SCALE: AS SHOWN	SHEET NO. 1
PROJECT NO. 2019-001	DATE PLOTTED: 02/20/20	
DESIGNED BY: T.M. HICKMAN, P.E. (2348)		



7b-2

Approved by Planning Commission 1-8-09 (8-0)