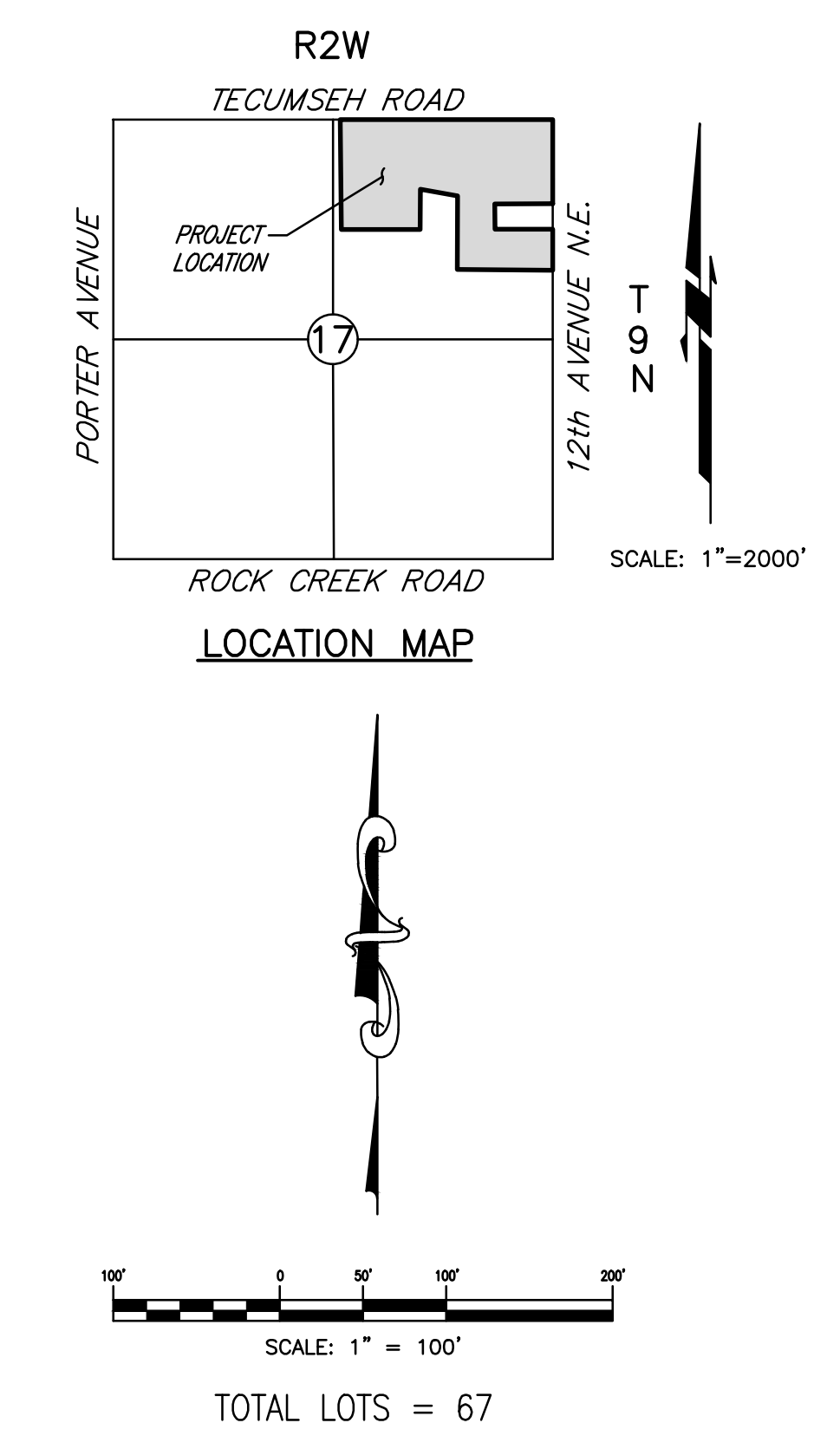


PRELIMINARY PLAT MONTORO RIDGE A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
 - PAVED STREETS SHALL BE 22' WIDE AND SHALL HAVE 50' WIDE STREET RIGHT-OF-WAY PER CITY OF NORMAN STANDARD ST-04.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
 - ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF MONTORO RIDGE.
 - EXISTING POND TO BE FILLED IN.
 - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - STATE PLANE COORDINATES OF THE EXISTING OIL WELL IS AS FOLLOWS:
N = 700769.4560
E = 2140223.4844

*** FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.**

(WQPZ) WATER QUALITY PROTECTION ZONE
NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LEGAL DESCRIPTION:
A tract of land lying in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being particularly described as follows:
COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);
THENCE South 89°56'26" West, along the North line of said Northeast Quarter (NE/4), a distance of 65.01 feet to the POINT OF BEGINNING;
THENCE South 00°52'30" East a distance of 707.87 feet; THENCE South 00°52'31" East a distance of 305.00 feet; THENCE South 89°54'54" West a distance of 714.17 feet; THENCE South 00°52'31" East a distance of 305.00 feet; THENCE North 89°54'54" East a distance of 714.17 feet; THENCE South 00°52'31" East a distance of 453.19 feet; THENCE South 89°24'28" East a distance of 40.82 feet; THENCE North 89°30'19" West a distance of 1180.15 feet; THENCE North 00°14'42" East a distance of 883.90 feet; THENCE North 89°09'01" West a distance of 454.51 feet; THENCE South 00°14'42" West a distance of 480.95 feet; THENCE South 89°54'54" West a distance of 948.72 feet; THENCE North 00°36'31" West a distance of 1318.94 feet to the Northwest corner of said NE/4; THENCE North 89°56'26" East along the North line of said NE/4 a distance of 2555.18 feet to the POINT OF BEGINNING.
Said tract contains 3,526,861 square feet, or 80.97 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 MONTORO RIDGE. 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.

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OWNER/DEVELOPER
LANDMARK LAND COMPANY,
1400 N. PORTER AVE.
NORMAN, OKLAHOMA 73071
PH: (405) 292-5283

PREPARED BY:
SMC Consulting Engineers, P.C.
815 W. Main St.
Oklahoma City, Oklahoma 73106
PH: (405) 232-7715

NOT VALID FOR CONSTRUCTION

UNLESS SHOWN IN THIS BLOCK

**MONTORO RIDGE
A PLANNED UNIT DEVELOPMENT**

**TECUMSEH ROAD & 12th AVE. N.E.
NORMAN, OKLAHOMA**

PROJECT NO.: 541700
DATE: 12/02/13
SCALE: 1" = 100'
DRAWN BY: C.D.A.
CHECKED BY: C.D.A.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
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