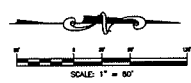
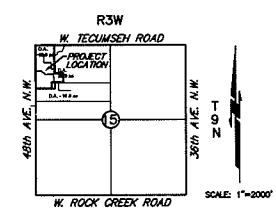
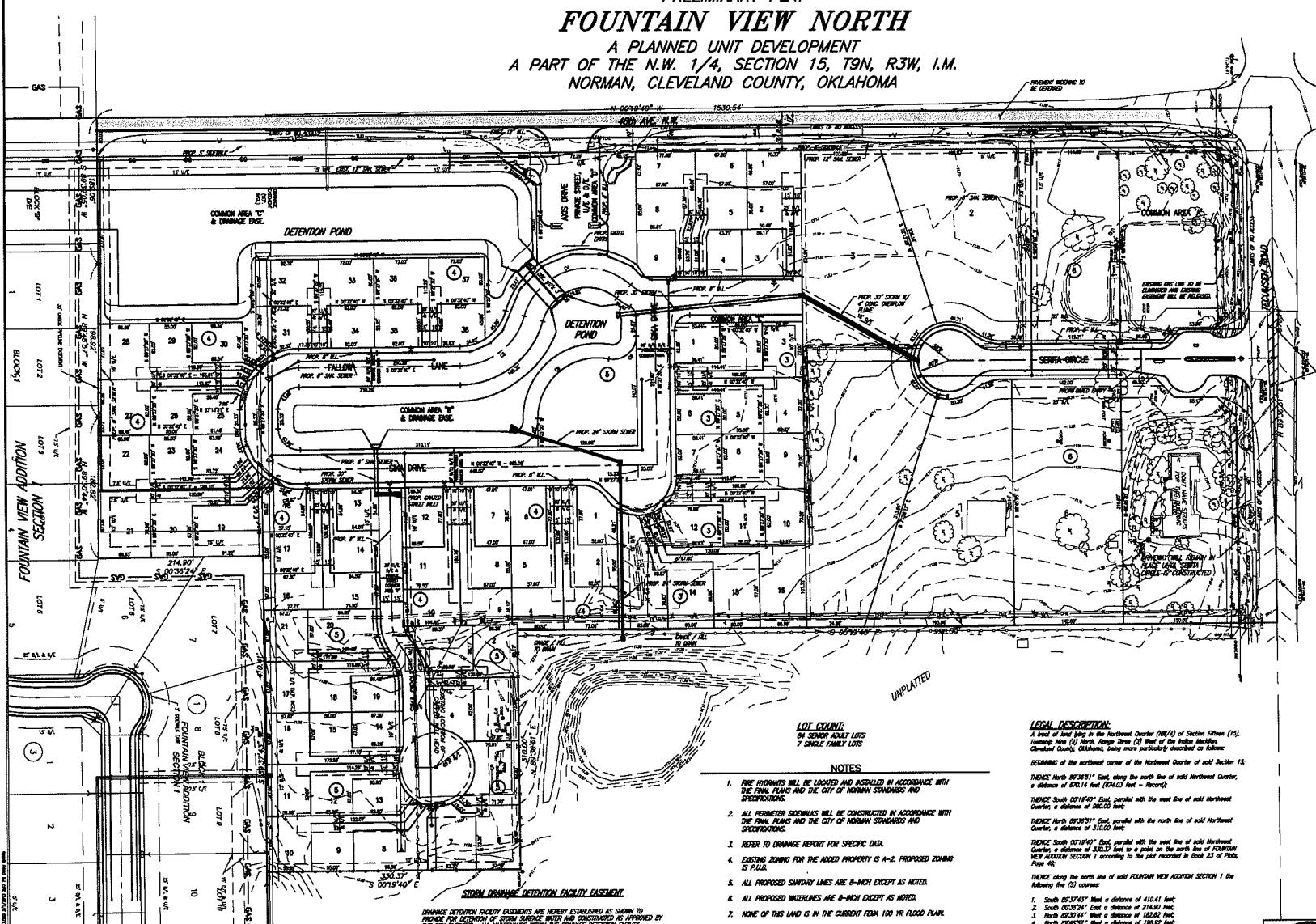


PRELIMINARY PLAT
FOUNTAIN VIEW NORTH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.W. 1/4, SECTION 15, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



TOTAL GROSS LAND AREA: 25.431 ACRES
 TOTAL NET LAND AREA: 22.875 ACRES
 TOTAL GREEN SPACE & DETENTION AREA: 8.556 ACRES

NET LAND AREA
 GREEN SPACE & DETENTION AREA: 7.531 ACRES
 NET LAND AREA: 14.388 ACRES
 PERCENTAGE OF GREEN SPACE: 51.36%

SHRUB & TREE AREAS
 GREEN SPACE & DETENTION AREA: 0.816 ACRES
 NET LAND AREA: 0.816 ACRES
 PERCENTAGE OF GREEN SPACE: 10.20%

OWNER/DEVELOPER
SECTION 15, T9N, R3W, I.M.
 48th AVE. N.W. & TULSA RD.
 NORMAN, OKLAHOMA 73072
 (405) 328-4524

PRELIMINARY PLAT
FOUNTAIN VIEW NORTH
 A PLANNED UNIT DEVELOPMENT
 48th AVE. N.W. & TULSA RD.
 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
 815 East Main - Oklahoma City, OK 73104
 PH: 405-233-7775 Fax: 405-233-7699
 PROJECT NO. 405-233-7775
 SHEET NO. 1



LOT COUNT:
 94 SINGLE FAMILY LOTS
 1 SINGLE FAMILY LOT

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 PERMITS REQUIRED WILL BE OBTAINED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAWING REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING FOR THE ADDED PROPERTY IS A-2. PROPOSED ZONING IS P.U.D.
5. ALL PROPOSED SIDEWALKS ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED INTERSECTIONS 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 SHOWN OPERATING SYSTEM TO RESTRICT / 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 Northeast Quarter (NE 1/4) 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 northeast corner of the Northeast Quarter of said Section 15;

THENCE North 87°35'31" East, along the north line of said Northeast Quarter, a distance of 470.14 feet (500.00 feet - 29.86 feet);

THENCE South 02°15'42" East, parallel with the west line of said Northeast Quarter, a distance of 265.03 feet;

THENCE North 89°58'31" East, parallel with the north line of said Northeast Quarter, a distance of 310.02 feet;

THENCE South 02°15'42" East, parallel with the west line of said Northeast Quarter, a distance of 333.07 feet to a point on the south line of FOUNTAIN VIEW ADDITION SECTION 1 according to the plat recorded in Book 23 of Plots, Page 40;

THENCE along the south line of said FOUNTAIN VIEW ADDITION SECTION 1 the following line (3) courses:

1. South 89°57'43" West a distance of 410.41 feet;
2. South 02°30'24" East a distance of 314.80 feet;
3. North 02°30'14" West a distance of 103.80 feet;
4. North 02°46'52" West a distance of 118.52 feet;
5. South 02°30'14" East a distance of 189.08 feet to a point on the west line of said Northeast Quarter;

THENCE North 02°15'42" West, along the west line of said Northeast Quarter, a distance of 153.54 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,107,282 square feet or 25.4314 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT:

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PREPARE FOR DETENTION OF STORM SURGE WATER AND CONSIDERED AS SHOWN BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF "FOUNTAIN VIEW NORTH". HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNLAWFUL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CONSENTING MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSIGNED TO AND BORNE BY SAID PROPERTY OWNERS. EXISTENCES REPRESENTING THE ENGINEERING DESIGN, PLUMB WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND FOR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DESIGN, PLUMB WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSIDER IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.