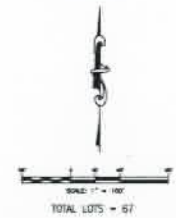
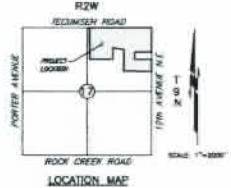
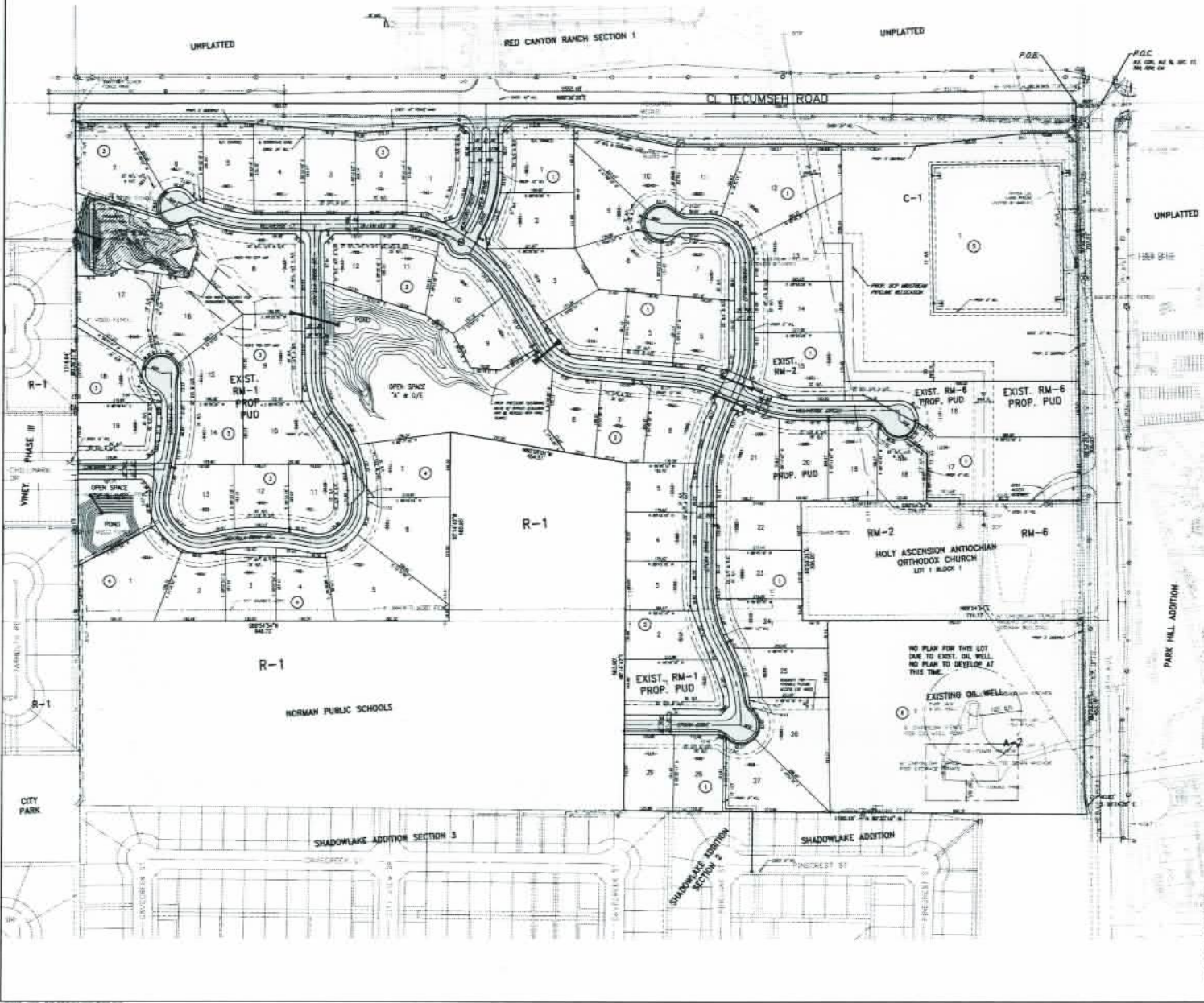


PRELIMINARY PLAT  
MONTORO RIDGE  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4, SECTION 17, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
1. THE PROJECT WILL BE LOCATED AND REGULATED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE ZONING AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
  3. PAVED STREETS SHALL BE 24' WIDE AND SHALL HAVE 20' WIDE STREET RIGHT-OF-WAY FOR CITY OF NORMAN STANDARD 12'-0".
  4. REFER TO UTILITY REPORT FOR SPECIAL DATA.
  5. ALL PROPOSED IMPROVEMENTS ARE TO BE COMPLETED AT THE PROPERTY OWNER'S EXPENSE.
  6. ALL DRIVEWAYS AND/OR DRIVEWAYS SHALL BE 10'-0" WIDE AND ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ZONING AND SPECIFICATIONS.
  7. EXISTING PAVED AREAS SHALL BE MAINTAINED AS FOLLOWS:  
 A. ALL DRIVEWAYS SHALL BE MAINTAINED AS FOLLOWS:  
 C = 24"X20"X4" ASPHALT  
 D = 24"X20"X4" ASPHALT

**PROPOSED WATER PROTECTION ZONE**

NOTE: THERE SHALL BE NO CONSTRUCTION OR ALTERATION OF EXISTING STRUCTURES OR UTILITIES WITHIN THE PROTECTED ZONE AS SHOWN ON THIS PLAT UNLESS THE CITY OF NORMAN APPROVES SUCH ALTERATION IN ACCORDANCE WITH THE CITY OF NORMAN ZONING AND SPECIFICATIONS.

**LEGAL DESCRIPTION:**

A Part of said plat in the Northwest Quarter (NW/4) of Section Thirteen (13), Township 9N, Range 2W, Meridian 10W, that of the Montoro Ridge Planned Unit Development, being particularly described as follows:

**COMMENCE** at the Northwest corner of said Northwest Quarter (NW/4);

**THENCE** South 89°23'30" West along the North Side of said Northwest Quarter (NW/4) a distance of 25.51 feet to the POINT OF BEGINNING;

**THENCE** South 89°23'30" West a distance of 70.87 feet; **THENCE** South 89°23'30" West a distance of 22.82 feet; **THENCE** South 89°23'30" West a distance of 19.17 feet; **THENCE** South 89°23'30" East a distance of 25.51 feet; **THENCE** South 89°23'30" East a distance of 70.87 feet; **THENCE** South 89°23'30" East a distance of 22.82 feet; **THENCE** South 89°23'30" East a distance of 19.17 feet; **THENCE** South 89°23'30" West a distance of 25.51 feet; **THENCE** South 89°23'30" West a distance of 70.87 feet; **THENCE** South 89°23'30" West a distance of 22.82 feet; **THENCE** South 89°23'30" West a distance of 19.17 feet; **THENCE** South 89°23'30" East a distance of 25.51 feet to the POINT OF BEGINNING.

**STORM DRAINAGE DETENTION FACILITY AGREEMENT**

DRAINAGE DETENTION FACILITY AGREEMENT ARE HEREBY CONSIDERED AS PART OF THE PLANNED UNIT DEVELOPMENT AND SHALL BE CONSIDERED AS APPROVED BY THE CITY OF NORMAN. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

A LINE PLAT OF MONTORO RIDGE, A PLANNED UNIT DEVELOPMENT, IS HEREBY SUBMITTED TO THE CITY OF NORMAN FOR REVIEW AND APPROVAL. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE DETENTION FACILITY. THE CITY OF NORMAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION FACILITY.

THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE DETENTION FACILITY. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION FACILITY.

THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE DETENTION FACILITY. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION FACILITY.

**SMG CONSULTING ENGINEERS, P.C.**  
 1100 N. W. 10th St., Suite 100  
 Norman, Oklahoma 73061  
 Phone: 405.326.1111  
 Fax: 405.326.1112

**PRELIMINARY PLAT**

**MONTORO RIDGE  
A PLANNED UNIT DEVELOPMENT**

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

**DATE: 08/14/2018**

**SCALE: 1" = 100'**

**TOTAL LOTS = 57**