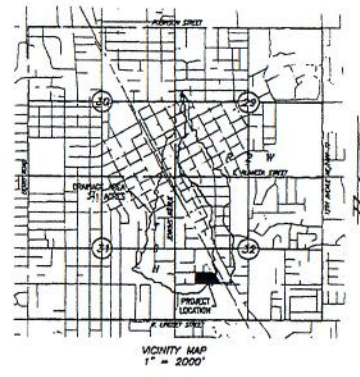


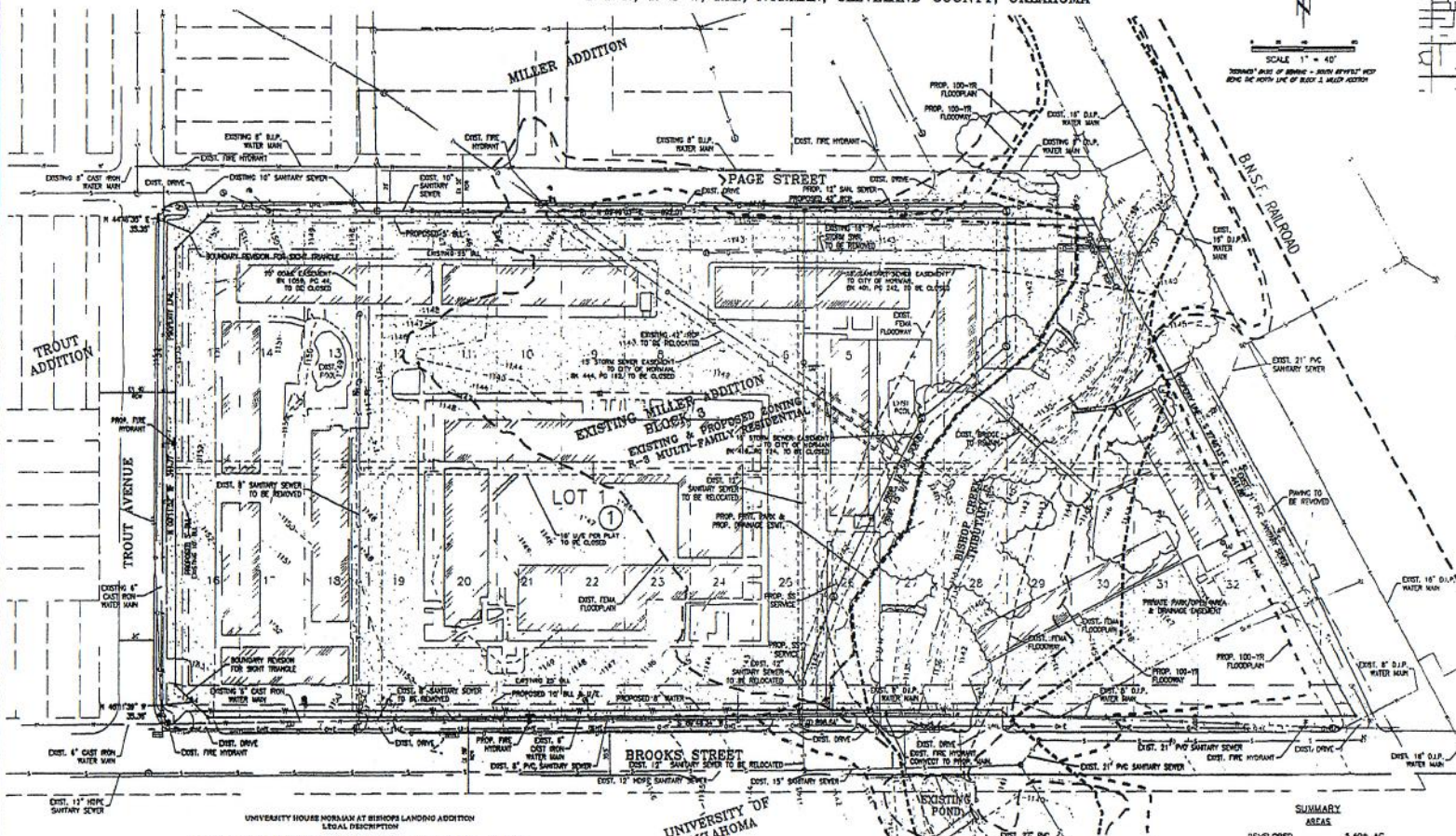
PRELIMINARY PLAT OF
UNIVERSITY HOUSE NORMAN ADDITION,
A PLANNED UNIT DEVELOPMENT
A REPLAT OF LOTS 1 THROUGH 32, BLOCK 3,
MILLER ADDITION

A PART OF THE SOUTHWEST QUARTER OF SECTION 32
 T 9 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

- NOTES**
1. A PUBLIC DRAINAGE EASEMENT WILL BE GRANTED TO ENCOMPASS THE PROPOSED 100 YEAR FLOOD PLAIN AREA.
 2. OGGIE FACILITIES WITHIN EXISTING EASEMENTS THAT WILL BE CLOSED WILL BE RELOCATED, AND NEW EASEMENTS WILL BE GRANTED. SEE "EASEMENT EXHIBIT A".
 3. EXISTING 15" SANITARY SEWER EASEMENT TO CITY OF NORMAN, BOOK 416, PAGE 124 IS TO BE CLOSED (NOT PLOTTABLE).
 4. THE CITY OF NORMAN 2025 PLAN SHOWS THIS AREA AS HIGH-DENSITY RESIDENTIAL.
 5. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 6. EXISTING BUILDING STRUCTURES TO BE REMOVED.
 7. EXISTING SIDEWALKS TO REMAIN ON TROUT, NEW 5 FOOT WIDE SIDEWALKS SHALL BE CONSTRUCTED ON PAGE STREET AND BROOKS STREET.



SCALE 1" = 40'
 "TRAILER" AREA OF DRIVE - 2000' APPROX. HIGH BEING THE NORTH LINE OF BLOCK 3 MULTI-FAMILY



LEGEND

U	ELECTRIC BOX	0	SPRINKLER CONTROL VALVE
DL	DRAINAGE LAMP	6	STORM SEWER MANHOLE
SDH	SEWER	8	TELEPHONE POLE
DR	DRAINAGE RILET	8	TELEPHONE MANHOLE
FI	FIRE HYDRANT	9	WATER METER
GM	GAS METER	9	WATER VALVE
GL	GAS VALVE	10	GAS LINE
GL	GAS PIPE	10	WATER LINE
LP	LIGHT POLE	11	SANITARY SEWER LINE
PP	POWER POLE	11	STORM SEWER LINE
SC	SEWER CLEANOUT	12	TELEPHONE LINE
SM	SANITARY SEWER MANHOLE	12	OVERHEAD POWERLINE
SP	SEWER	13	TRAVEL CONTROL BOX
ST	STORM SEWER	14	GAS PIPELINE MANHOLE
TR	TRAILER	15	REPAIRING LINE LINE
W	WATER	16	UP-TO-ROOF EGRESS
W	WATER	17	DRY-DRAINAGE CLEANOUT
W	WATER	18	LOW-WATER OF NO ACCESS

- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED FLOODWAY
- FEMA EFFECTIVE 100-YEAR FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY

OWNER
 BISHOPS LANDINGS LTD PARTNERSHIP
 1932 WEST LINDSEY STREET, SUITE A
 NORMAN, OKLAHOMA 73069
 (405) 235-1433

DEVELOPER
 BEARD AND/ORCHARD PARTNERS
 3800 WEST NORTHWEST HIGHWAY, SUITE 601
 DALLAS, TEXAS 75220
 (214) 230-9141

UNIVERSITY HOUSE NORMAN ADDITION
A PLANNED UNIT DEVELOPMENT
 A REPLAT OF LOTS 1 THROUGH 32, BLOCK 3,
 MILLER ADDITION
PLAT BY: HUNT-COLLARS, INC.
 1440 E. 19TH ST., SUITE 101
 OKLAHOMA CITY, OKLAHOMA
 73104-0001
 12/28/2014
 DECEMBER 2, 2014

SUMMARY

DEVELOPED COMMON	3.402 AC
RESIDENTIAL	1.972 AC
TOTAL	7.374 AC
RESIDENTIAL	1 (LOT 1, BLOCK 1)
PROPOSED PERCENT IMPROVED AREA	49%

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER NOTES THAT NEARBY UTILITIES ARE UNDISCOVERED UTILITIES SHOWN ARE BY THE EXISTING LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FILE LOCATION: P:\CADD\Projects\1301 - Bishop's Landings\1301 - PRELIMINARY PLAT.dwg LAST SAVED: 02/22/2014 1:00 PM