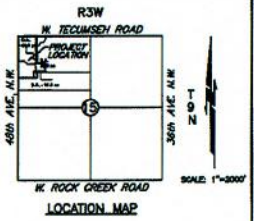
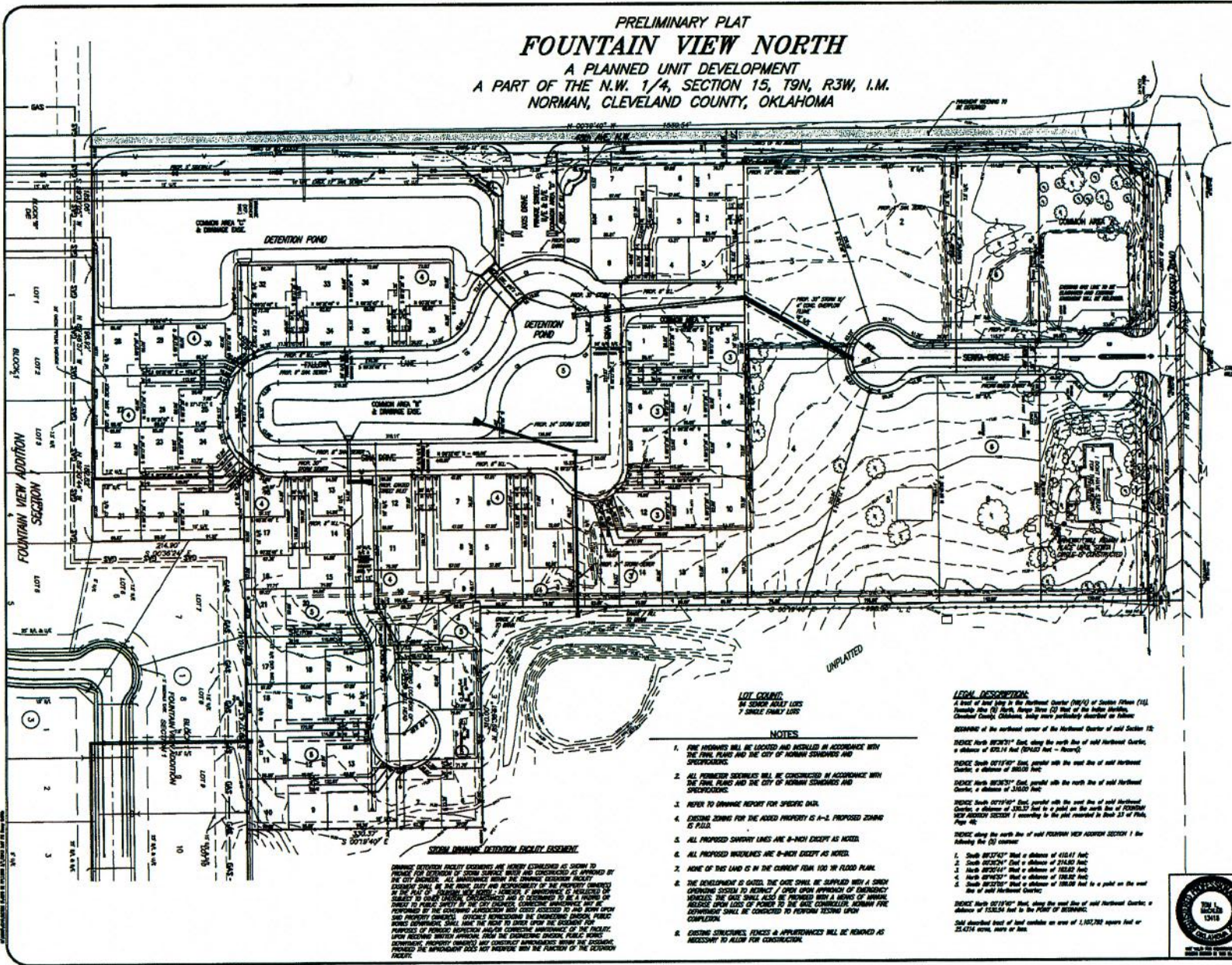


PRELIMINARY PLAT
FOUNTAIN VIEW NORTH
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.W. 1/4, SECTION 15, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



TOTAL GROSS LAND AREA:	35.41 ACRES
TOTAL NET LAND AREA:	23.83 ACRES
TOTAL GREEN SPACE & DETENTION AREA:	4.83 ACRES
NET LAND AREA:	23.83 ACRES
PERCENTAGE OF GREEN SPACE:	16.30%
NET LAND AREA:	23.83 ACRES
PERCENTAGE OF GREEN SPACE:	16.30%

OWNER/DEVELOPER
 SMC CONSULTING ENGINEERS, P.C.
 251 4th St. N.E.
 NORMAN, OK 73071
 (405) 833-1624

PRELIMINARY PLAT

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

SMC Consulting Engineers, P.C.
 251 4th St. N.E. - Norman, Okla. 73071
 Ph: 405-833-1624 Fax: 405-833-1625
 OFFICES: OKLAHOMA CITY, OKLA. 73102

DATE: 8-11-13	SCALE: 1" = 80'	SHEET NO.:
DRAWN BY: S.A.		1
CHECKED BY: S.A.		

DESIGNED BY: Tom L. Hockley, P.E. (2010)

LOT COUNT:
 10 SENIOR ADULT LOTS
 7 SINGLE FAMILY LOTS

NOTES

1. FINE IMPROVEMENTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL FURNISHED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING FOR THE ADDED PROPERTY IS A-2. PROPOSED ZONING IS PDU.
5. ALL PROPOSED DRIVEWAY LINES ARE 8-INCH EXCEPT AS NOTED.
6. ALL PROPOSED FINISHES ARE 8-INCH EXCEPT AS NOTED.
7. NONE OF THIS LAND IS IN THE CURRENT FEMA 100 YEAR FLOOD PLAIN.
8. THE DEVELOPMENT IS GATED. THE GATE SHALL BE SUPPLIED WITH A SLOTTED OPERATING SYSTEM TO RESIST OR OPEN UPON APPROACH OF EMERGENCY VEHICLES. THE GATE SHALL ALSO BE PROVIDED WITH A METHOD OF MANUAL RELEASE UPON LOSS OF POWER TO THE GATE CONTROLLER. MANUAL FIRE DEPARTMENT SHALL BE CONTACTED TO PERFORM TECHNICAL COMPLETION.
9. EXISTING STRUCTURES, FENCES & APPURTENANCES WILL BE REMOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION.

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW 1/4) of Section 15 (T9N, R3W, I.M.) of the N.W. 1/4, Section 15, T9N, R3W, I.M. of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEARING at the northeast corner of the Northwest Quarter of said Section 15:

TRACE North 89°21'30" East, along the north line of said Northwest Quarter, a distance of 100.14 feet (Circle) and - (Rec'd).

TRACE South 89°21'30" East, parallel with the west line of said Northwest Quarter, a distance of 100.00 feet.

TRACE North 89°21'30" East, parallel with the north line of said Northwest Quarter, a distance of 316.00 feet.

TRACE South 0°17'45" East, parallel with the east line of said Northwest Quarter, a distance of 100.17 feet to a point on the north line of FOUNTAIN VIEW ADDITION SECTION 1 according to the plat recorded in Book 21 of Plats, Page 42.

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

1. South 89°21'30" East a distance of 110.61 feet;
2. South 89°21'30" East a distance of 174.00 feet;
3. North 89°21'30" East a distance of 100.00 feet;
4. North 89°21'30" East a distance of 100.00 feet;
5. South 89°21'30" East a distance of 100.00 feet to a point on the west line of said Northwest Quarter;

TRACE North 0°17'45" East, along the east line of said Northwest Quarter, a distance of 100.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,107.282 square feet or 25.4741 acres, more or less.

