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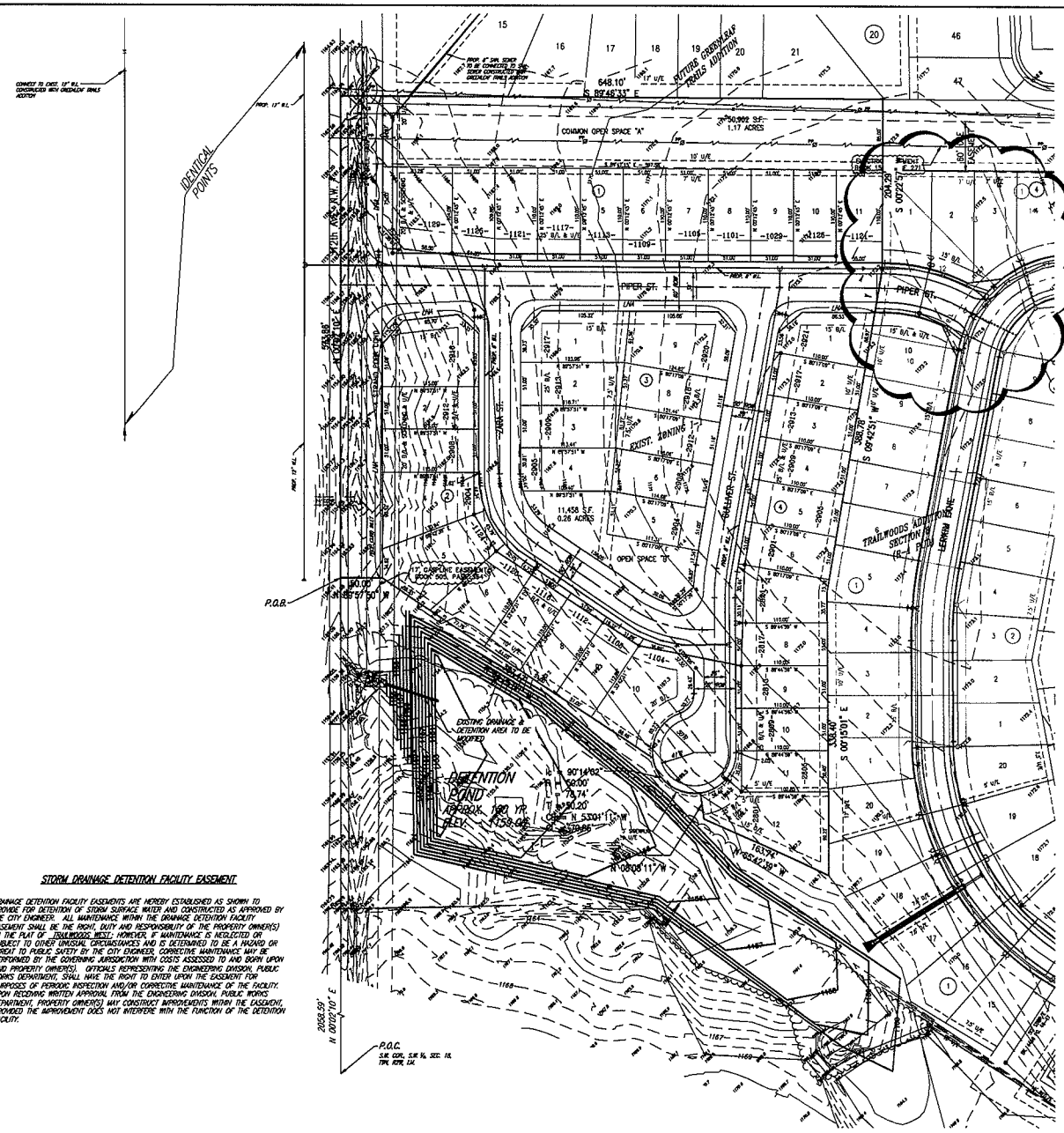
PRELIMINARY PLAT
TRAILWOODS WEST
A PART OF THE S.W. 1/4 OF SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT AND UTILITY LAYOUT IN TRAILWOODS SECTION 8 WILL BE MODIFIED TO CONNECT TO TRAILWOODS WEST

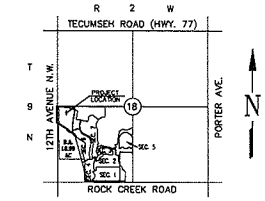
LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Eighteen (18), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County Oklahoma and being more particularly described as follows:

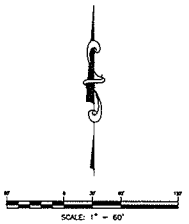
COMMENCING at the Southwest corner of said SW/4; THENCE North 00°02'10" East along the West line of said SW/4 a distance of 2058.59 feet to the POINT OF BEGINNING;

THENCE continuing north 00°02'10" East a distance of 521.86 feet to the Northwest corner of said SW/4; THENCE South 89°46'33" East along said North line a distance of 648.10 feet; THENCE South 00°22'57" West a distance of 204.29 feet; THENCE South 09°42'51" West a distance of 380.78 feet; THENCE South 00°15'01" East a distance of 328.40 feet; THENCE North 65°42'28" West a distance of 163.74 feet; THENCE North 00°08'11" West a distance of 30.54 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North 33°01'11" West, a distance of 70.85 feet) and an arc length of 79.74 feet; THENCE North 32°25'06" West a distance of 307.47 feet; THENCE North 89°57'50" West a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract contains 456,497 square feet, or 10.480 acres, more or less.



LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" = 60'

TOTAL LOTS = 42

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 "TRAILWOODS WEST"; 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.

NOTES:

1. EXISTING ZONING I-1. PROPOSED ZONING R-1.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE. WATER LINE SIZING MAY NEED TO BE INCREASED BASED ON PHASING OF PROJECT.
7. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
8. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF TRAILWOODS ADDITION.
9. REFER TO DRAINAGE REPORT FOR DRAINAGE INFORMATION.
10. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

OWNER/ DEVELOPER

TERRA VERDE DEVELOPMENT, L.L.C.
1320 NORTH PORTER
NORMAN, OK 73071
PH.(405)364-1152

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7713

NOT VALID FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. ANDERSON
18288
OKLAHOMA

VALIDS BORED IN THIS BLOCK

TRAILWOODS WEST

12th AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

SMC
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815 West Main - 73106 Phone: 405.232.7713
Oklahoma City, Oklahoma Fax: 405.232.7716
Website: www.smcok.com

CERTIFICATE OF AUTHORIZATION No. C.A. 441 EXP 06/30/2015

No.	Revision	By	Date
	Revised per City plan review comments		10/17/2014

PROJECT NO.: 5715.00
DATE: 09/11/14
SCALE: 1" = 50'
DRAWN BY: D.G.C.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1