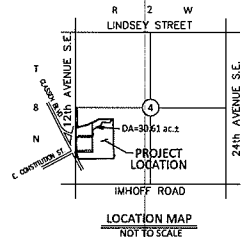
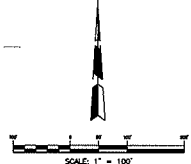
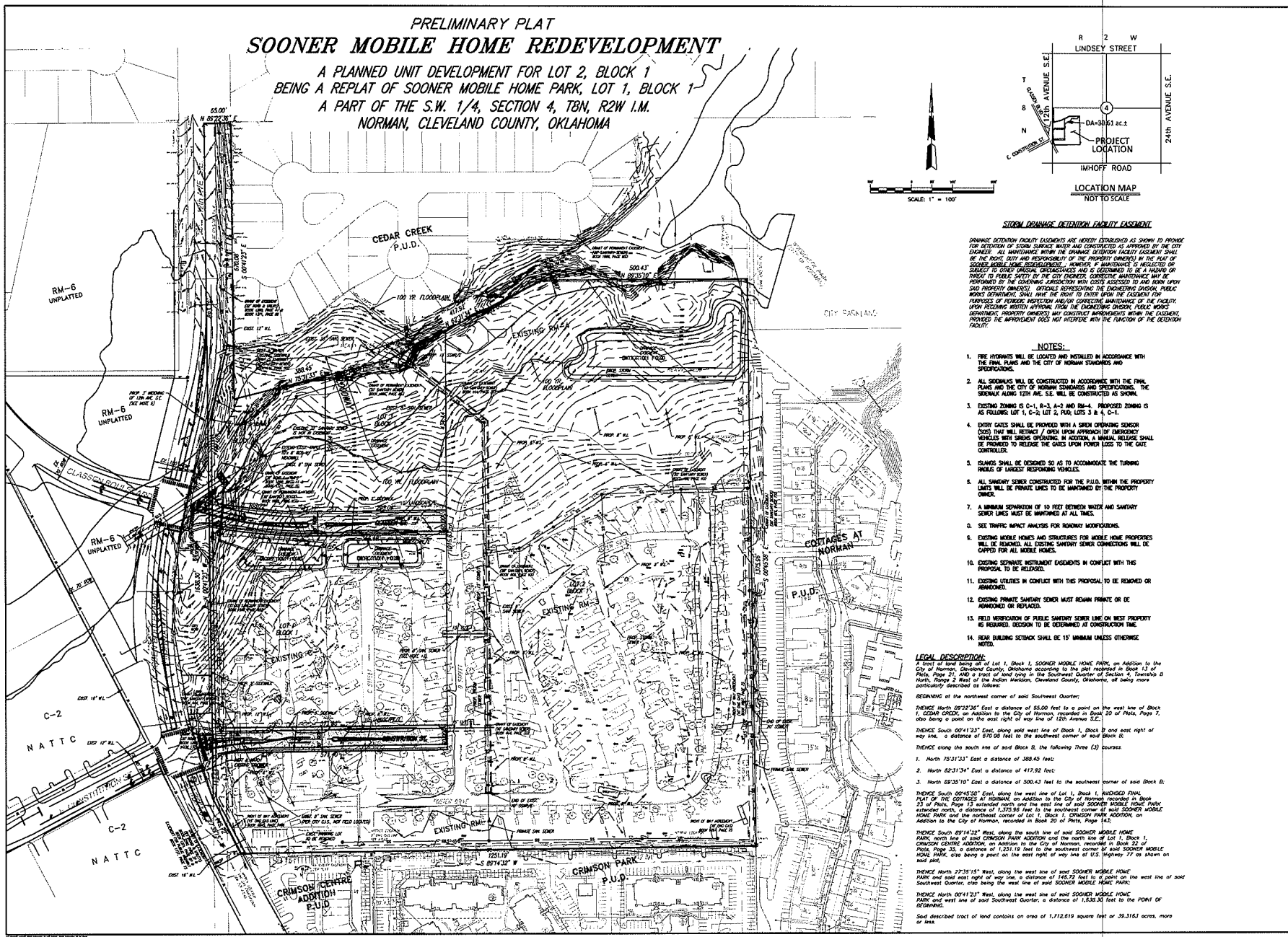


PRELIMINARY PLAT
SOONER MOBILE HOME REDEVELOPMENT

A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
 BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
 A PART OF THE S.W. 1/4, SECTION 4, T8N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN BY PROPOSED FOR DETENTION OF STORM SURFACE RUNOFF AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. HOWEVER, IF MAINTENANCE IS NEGLECTED OR DEFERRED TO SUCH EXTENT AS TO BE DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE COUNCILMAN AT HIS DISCRETION TO THE EXTENT NECESSARY TO PROTECT PUBLIC SAFETY. 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 OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL STRUCTURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. THE SIDEWALK ALONG 12TH AVE. S.E. WILL BE CONSTRUCTED AS SHOWN.
- EXISTING ZONING IS C-1, R-3, A-2 AND RM-4. PROPOSED ZONING IS AS FOLLOWS: LOT 1, C-2; LOT 2, P.U.D.; LOTS 3 & 4, C-1.
- DRIVE GATES SHALL BE PROVIDED WITH A GREEN OPERATING SIGNAL. GATES THAT WILL BE SETBACK 7 FEET UPON APPROACH OF EMERGENCY VEHICLES WITH SIGNALS OPERATING. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATES UPON POWER LOSS TO THE GATE CONTROLLER.
- ISLANDS SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.
- ALL SANITARY SEWER CONSTRUCTED FOR THE P.U.D. WITHIN THE PROPERTY LINES WILL BE PRIVATE LINES TO BE MAINTAINED BY THE PROPERTY OWNER.
- A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED AT ALL TIMES.
- SEX TRAFFIC IMPACT ANALYSIS FOR ROADWAY MODIFICATIONS.
- EXISTING MOBILE HOMES AND STRUCTURES FOR MOBILE HOME PROPERTIES WILL BE REMOVED. ALL EXISTING SANITARY SEWER CONNECTIONS WILL BE CAPPED FOR ALL MOBILE HOMES.
- EXISTING SEWERAGE TREATMENT FACILITIES IN CONFLICT WITH THIS PROPOSAL TO BE RELOCATED.
- EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSAL TO BE REMOVED OR ABANDONED.
- EXISTING PRIVATE SANITARY SEWER MUST REMAIN PRIVATE OR BE ABANDONED OR REPLACED.
- FIELD INSPECTION OF PUBLIC SANITARY SEWER LINE ON WEST PROPERTY BE REQUIRED. RECORD TO BE SUBMITTED AS CONSTRUCTION TIME.
- REAR BUILDING SETBACK SHALL BE 15' MINIMUM UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

ALL LOTS OF SAID BEING ALL OF LOT 1, BLOCK 1, SOONER MOBILE HOME PARK, IN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA ACCORDING TO THE PLAT RECORDED IN BOOK 13 OF PLATS, PAGE 13, AND SAID LOT BEING IN THE SOUTHWEST QUARTER OF SECTION 4, T8N, R2W I.M. OF THE 1890S PLAT, BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1, IN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AS SAID MORE PARTICULARLY SET FORTH AS FOLLOWS:

BEGINNING AT THE northwest corner of said Southwest Quarter;

THENCE North 89°33'51" East a distance of 55.00 feet to a point on the west line of Block 1, CEDAR CREEK, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 7, also being a point on the east right of way line of 12th Avenue S.E.;

THENCE South 07°41'23" East, along said west line of Block 1, Block 1, one acre east right of way line, a distance of 870.00 feet to the southwest corner of said Block 1;

THENCE along the south line of said Block 1, the following Three (3) courses:

- North 75°31'24" East a distance of 388.45 feet;
- North 62°31'24" East a distance of 412.92 feet;
- North 89°35'10" East a distance of 300.43 feet to the southwest corner of said Block 1;

THENCE South 07°44'52" East, along the west line of Lot 1, Block 1, ANHOOD PARK, BEING OF THE COTTAGES AT NORMAN, an Addition to the City of Norman, recorded in Book 23 of Plats, Page 13, extended north and the east line of said SOONER MOBILE HOME PARK, extended north, a distance of 1,375.95 feet to the southwest corner of said SOONER MOBILE HOME PARK and the northeast corner of Lot 1, Block 1, CRIMSON PARK ADDITION, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 14;

THENCE South 87°14'12" West, along the south line of said SOONER MOBILE HOME PARK, north line of said CRIMSON PARK ADDITION and the north line of Lot 1, Block 1, CRIMSON CENTER ADDITION, an Addition to the City of Norman, recorded in Book 23 of Plats, Page 13, a distance of 1,351.19 feet to the southwest corner of said SOONER MOBILE HOME PARK, also being a point on the east right of way line of U.S. Highway 77, or thereon, or thereat;

THENCE South 27°30'11" West, along the west line of said SOONER MOBILE HOME PARK, and east right of way line, a distance of 146.75 feet to a point on the west line of said Southwest Quarter, also being the west line of said SOONER MOBILE HOME PARK;

THENCE North 07°41'23" West, along the west line of said SOONER MOBILE HOME PARK, and west line of said Southwest Quarter, a distance of 1,530.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,712,619 square feet or 39.3163 acres, more or less.

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OWNER / DEVELOPER:
 SOONER MOBILE HOME REDEVELOPMENT, L.L.C.,
 2275 KELLEY FORBES PARKWAY,
 SUITE 300
 EDMOND, OK 73013
 (405)445-5105

PREPARED BY:
 SMC Consulting Engineers, P.C.
 815 N. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73105
 PH: (405)332-7715



SOONER MOBILE HOME REDEVELOPMENT
 A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
 BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
 E. CONSTITUTION ST. & 12th AVE. S.E.
 NORMAN, OKLAHOMA

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 WWW: WWW.SMCENGINEERS.COM

PROJECT NO. 0530.00
 DATE: 04/17/13
 SCALE: 1" = 100'
 DRAWN BY: G.C.
 CHECKED BY: L. WICKED
 P.E. NUMBER 13418

PRELIMINARY PLAT
 SHEET NO. _____