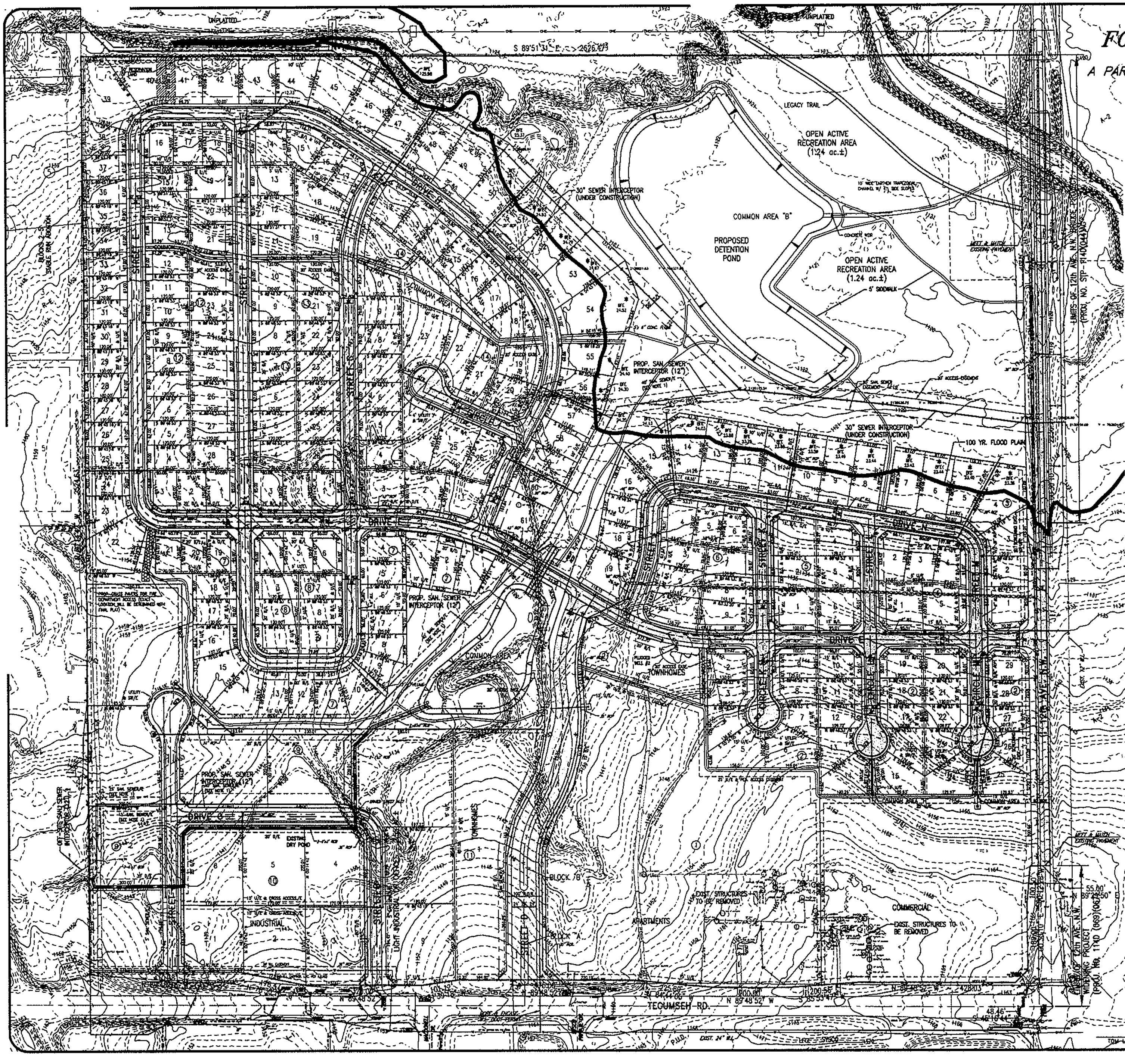
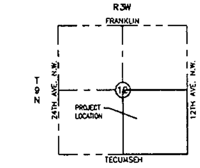
PRELIMINARY PL..

FOUNDER'S PARK ADDITION

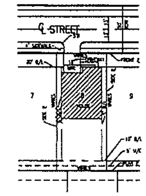
A PLANNED UNIT DEVELOPMENT

A PART OF THE S.E. 1/4, SECTION 12, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





VICINITY MAP
SCALE: 1" = 2000'



TYPICAL LOT SITE PLAN
FOUNDERS PARK ADDITION
SCALE: N.T.S.

LOT COUNT

218 RESIDENTIAL LOTS

LEGAL DESCRIPTION:

A Tract of land situated in the SE/4 (Southeast Quarter) of Section 12, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 12, T. 9 N., R. 3 W.;

THENCE North 00°30'10" West, along the East line of said SE/4 a distance of 380.00 feet to the POINT OF BEGINNING;

THENCE South 89°29'50" West a distance of 56.00 feet to a point on the North right-of-way line of Tecumseh Road;
THENCE along said right-of-way line the following 12 calls:
1) South 00°12'20" West a distance of 100.50 feet;
2) South 00°30'10" East a distance of 180.00 feet;
3) South 45°16'44" West a distance of 48.48 feet;
4) North 89°48'52" West a distance of 428.03 feet;
5) South 83°53'47" West a distance of 200.56 feet;
6) North 89°48'52" West a distance of 200.00 feet;
7) North 84°44'03" West a distance of 225.89 feet;
8) North 89°48'52" West a distance of 475.00 feet;
9) South 81°38'18" West a distance of 101.12 feet;
10) North 89°48'52" West a distance of 325.00 feet;
11) North 78°20'18" West a distance of 178.47 feet;
12) North 89°48'52" West a distance of 410.38 feet to a point on the West line of the SE/4;

THENCE North 00°14'42" West along the West line of said SE/4 a distance of 2,534.63 feet to the N.W. corner of the SE/4;
THENCE South 89°51'31" East along the North line of said SE/4 a distance of 2,626.47 feet to the N.E. corner of the SE/4;
THENCE South 00°30'10" East along the East line of the SE/4 a distance of 2,236.77 feet to the POINT OF BEGINNING.

Said tract of land contains a gross area of 6,885,123 square feet or 158.0608 acres, more or less and a net area of 6,688,298 square feet or 153.5422 acres, more or less.

NOTES:

1. INCREASED EASEMENT WIDTHS MAY BE REQUIRED WITH FINAL DESIGN PLANS.
2. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
4. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
5. "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "LNA".
6. ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
7. ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 01C. UNLESS NOTED OTHERWISE.
8. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
9. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
10. COMMON AREAS / OPEN SPACE LOTS ARE SHOWN AS A,B,C,D ETC.
11. COMMON AREAS / OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. TRAFFIC IMPACT ANALYSIS (TIA) HAS RESOLVED COLLECTOR ROADS. SEE REPORT ON IDENTIFIED AREAS AS REQUIRED IN THE TIA, "NO PARKING" SIGNS WILL BE CONSTRUCTED TO ALLOW 26 FEET STANDARD RESIDENTIAL ROADS TO BE CONSTRUCTED IN LIEU OF 34 FEET WIDE ROADS.
13. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
14. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
15. THE FOLLOWING LOTS WILL HAVE A FLOOD PLAIN LAND CONSERVATION EASEMENT. THESE LOTS HAVE A MINIMUM OF 6,000 S.F. BUILDABLE AREA (THEY ARE SHOWN WITH AN ASTERISK*): BLOCK 3, LOTS 4-15 BLOCK 7, LOTS 48-57
16. TURNING RADII WITHIN PARKING AREAS SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLES.

100' 0 100' 200' 300'
SCALE: 1" = 100'

BM #1
N. OF CURBLINE & W.OF CONC. DR.
ALUMINUM CAP W/ CAP #334
S.W. CORNER OF PROPERTY
ELEV=1163.07

BM #2
DOUBLE 60 D NAIL
IN GATE POST
CENTER OF PROPERTY
ELEV=1128.93

* FOR COMPLETE TRAFFIC DATA SEE TRAFFIC REPORT. PREPARED BY T.E.C.

* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.

DESIGNED BY:

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OKLAHOMA 73106
PHONE: (405) 232-7715

OWNER/ DEVELOPER:

KENT B. CONNALLY
1624 SOUTH SYRACUSE STREET
DENVER, COLORADO 80231
PHONE: (303) 751-6059

PRELIMINARY PLAT

FOUNDER'S PARK ADDITION
A PLANNED UNIT DEVELOPMENT

TECUMSEH RD. & 12th AVE. N.W.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA 441 EXP. 6/30/2011

SMC

No.	Revision	By	Date
1	REVISED FOR CITY CHECK PRINTS	D.C.	01-11-10
2	REVISED FOR CITY CHECK PRINTS	D.C.	02-02-10
3	REVISED FOR CITY CHECK PRINTS	D.C.	03-24-10

DATE: 12-16-08	SCALE: 1" = 100'	SHEET NO. 1
DRAWN BY: D.C.		
PROJECT NO.: 4305.00		
ENGINEER: TOM L. McCALEB, P.E. #13418		

TOM L. McCALEB 13418 PROFESSIONAL ENGINEER OKLAHOMA

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

TOM L. McCALEB, P.E. NO. 13418