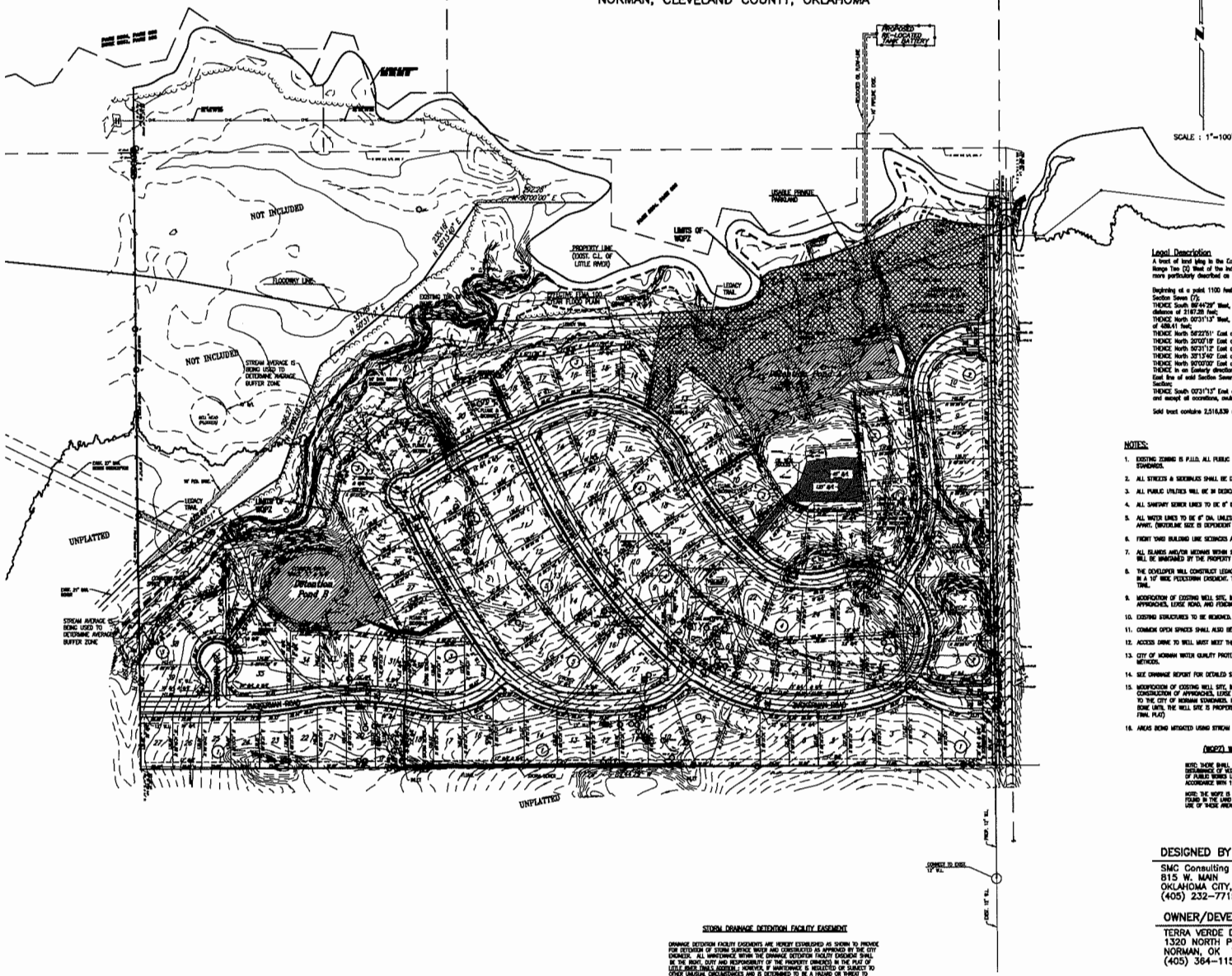
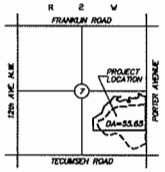
PRELIMINARY PLAT

LITTLE RIVER TRAILS ADDITION

A PLANNED UNIT DEVELOPMENT

A PART OF THE E. 1/2, SECTION 7, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
NOT TO SCALE

Legal Description

A tract of land lying in the East Half (1/2) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at a point 1100 feet North 00°31'13" West, of the Southeast Corner of said Section Seven (7);
THENCE South 89°44'29" West, parallel with the South line of said East Half (1/2), a distance of 2187.28 feet;
THENCE North 00°31'13" West, parallel with the East line of said East Half (1/2) a distance of 486.41 feet;
THENCE North 56°22'51" East a distance of 423.45 feet;
THENCE North 20°02'18" East a distance of 298.27 feet;
THENCE North 50°31'12" East a distance of 331.89 feet;
THENCE North 35°13'40" East a distance of 235.16 feet;
THENCE North 80°00'00" East a distance of 292.28 feet to the center of Little River;
THENCE in an Easterly direction along the center line of said Little River to a point on the East line of said Section Seven (7), 2505.00 feet North of the Southeast Corner of said Section;
THENCE South 00°31'13" East a distance of 1405.00 feet to the POINT OF BEGINNING, less and except all accretions, avulsions and riparian rights appurtenant thereto.

Said tract contains 2,516,839 square feet or 57.76 acres more or less.

NOTES:

1. EXISTING ZONING IS P.U.D. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
2. ALL STREETS & SIDEWALKS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
4. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
5. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART. (WATERLINE SIZE IS DEPENDENT ON PHASING PLAN)
6. FRONT YARD BUILDING LINE SETBACKS ARE 15'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
7. 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 LITTLE RIVER TRAILS ADDITION.
8. THE DEVELOPER WILL CONSTRUCT LEGACY TRAIL THROUGH HIS PROPERTY AND DEDICATE IT TO THE CITY OF NORMAN IN A 10' WIDE PEDESTRIAN EASEMENT. THE CITY OF NORMAN WILL BE RESPONSIBLE FOR MAINTENANCE OF LEGACY TRAIL.
9. MODIFICATION OF EXISTING WELL SITE, INCLUDING RELOCATION OF TANK BATTERY AND FLOW-LINE, CONSTRUCTION OF APPROACHES, LEASE ROAD, AND FENCING, WILL BE PERFORMED BY THE DEVELOPER.
10. EXISTING STRUCTURES TO BE REMOVED.
11. COMMON OPEN SPACES SHALL ALSO BE DRAINAGE EASEMENTS.
12. ACCESS DRIVE TO WELL MUST MEET THE OIL AND GAS REGULATIONS AND BE CONCRETE OR ASPHALT.
13. CITY OF NORMAN WATER QUALITY PROTECTION ZONE ORDINANCE WILL BE MET USING ENGINEERED INFILTRATION METHODS.
14. SEE DRAINAGE REPORT FOR DETAILED STORM SEWER AND DETENTION POND CALCULATIONS.
15. MODIFICATION OF EXISTING WELL SITE, INCLUDING RELOCATION OF TANK BATTERY AND FLOW-LINE, ELECTRIC LINES, CONSTRUCTION OF APPROACHES, LEASE ROAD, AND FENCING, WILL BE PERFORMED AND PAID FOR BY THE DEVELOPER TO THE CITY OF NORMAN STANDARDS. NO BUILDING PERMITS SHALL BE ISSUED WITHIN A 300' RADIUS OF THE WELL BORE UNTIL THE WELL SITE IS PROPERLY FENCED AND SECURED. (FINAL MODIFICATION WILL BE DETERMINED WITH FINAL PLAT)
16. AREAS BEING MITIGATED USING STREAM AVERAGES. AVERAGE BUFFER ZONE WIDTH IS 110.14'.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-5140 OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSOLIDATED 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 LITTLE RIVER TRAILS ADDITION. 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.

DESIGNED BY :

SMC Consulting Engineers, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
(405) 232-7715

OWNER/DEVELOPER

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

57.78 ACRES
119 LOTS
2.06 LOTS PER ACRE

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NOT VALID WITHOUT SEAL

CHRISTOPHER D. ANDERSON 14088 OKLAHOMA

UNLESS SIGNED IN INK DATED

LITTLE RIVER TRAILS ADDITION

PORTER AVE. & TECUMSEH ROAD
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73106
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E-MAIL: SMC@SMCENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NO. 1263 EXP. 6/30/12

No.	Revision	Date
1	PRELIMINARY PLAT	10/11/11

PROJECT NO.: 9146.00
DATE: 10/06/11
SCALE: 1" = 100'
DRAWN BY: DGA
CHECKED: CHRISTOPHER D. ANDERSON
P.E. NUMBER: P.E. 14088

PRELIMINARY PLAT

SHEET NO.
1