

# BOYD STREET COMMONS

A Simple Planned Unit Development

Item 32

SPUD Presentation





WOODS  
ROW  
L.L.C.

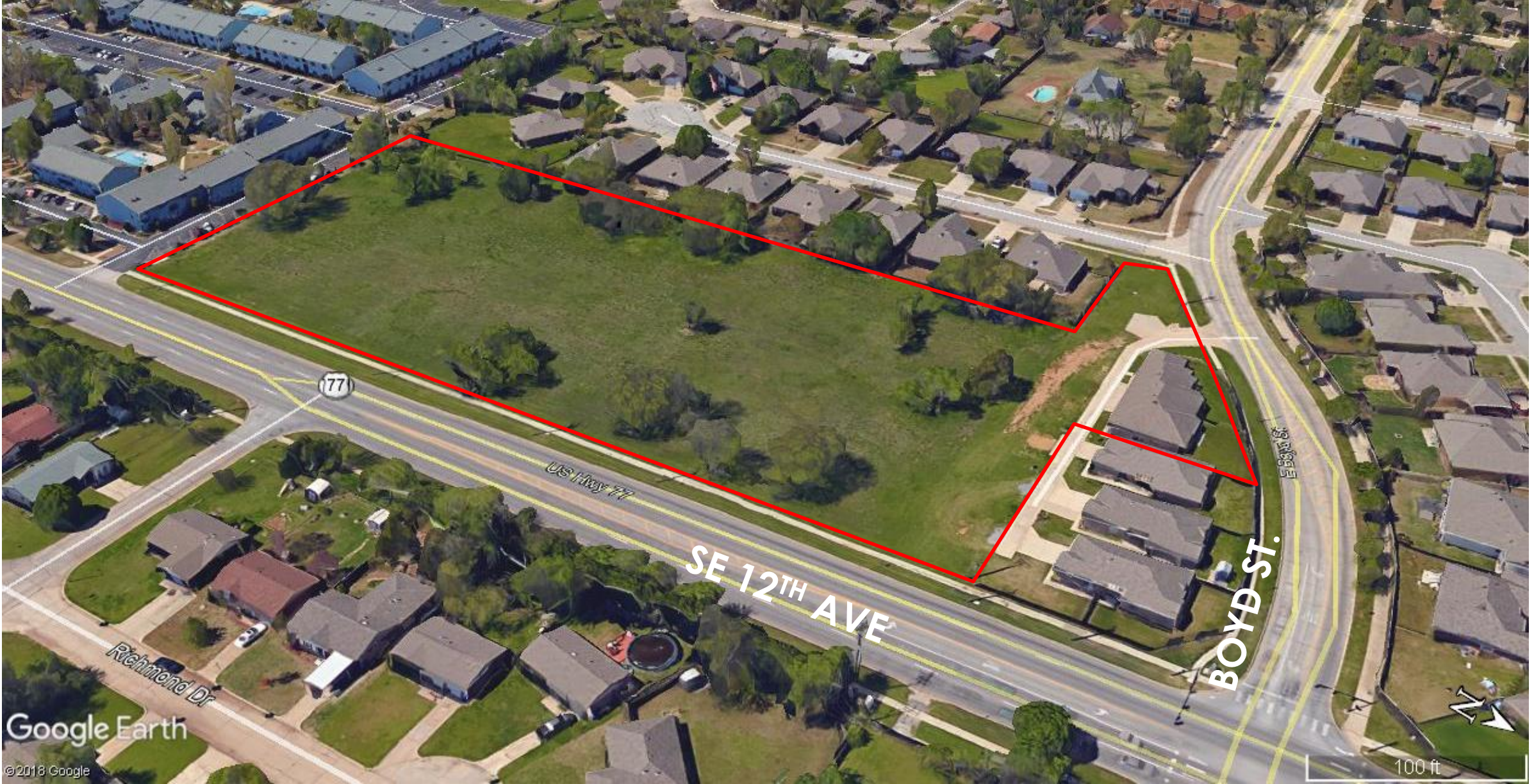
# BOYD STREET COMMONS

Development Plan / Preliminary Plat

**SMC**  
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Floyd Law Firm, P.C.





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**M**  
THE MCKINNEY  
PARTNERSHIP  
architects



East Boyd Street & 12th Avenue SE  
View A - Proposed Site

77

12th Avenue SE

East Boyd St

BOYD ST.

WOODS  
ROW  
L.L.C.

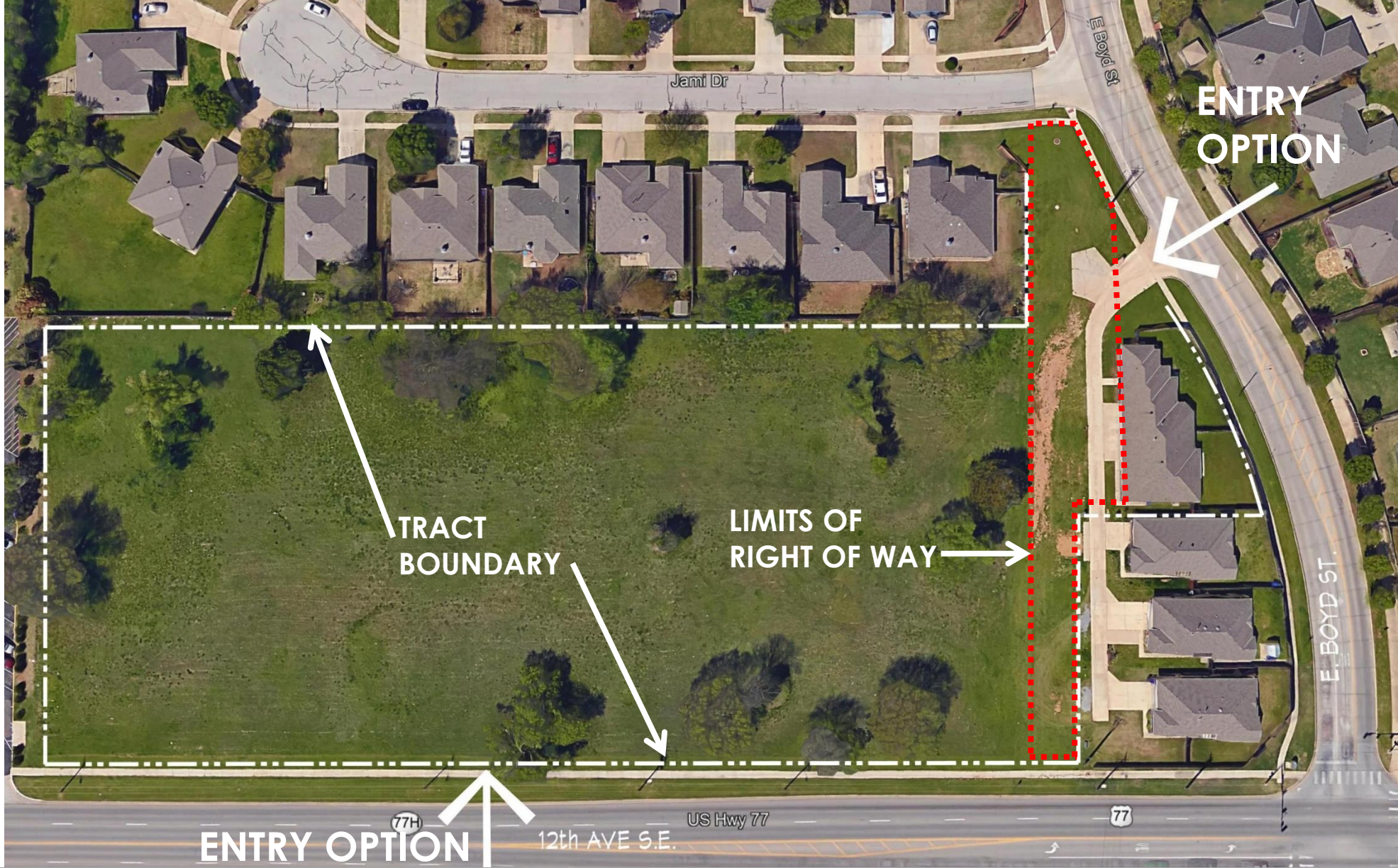
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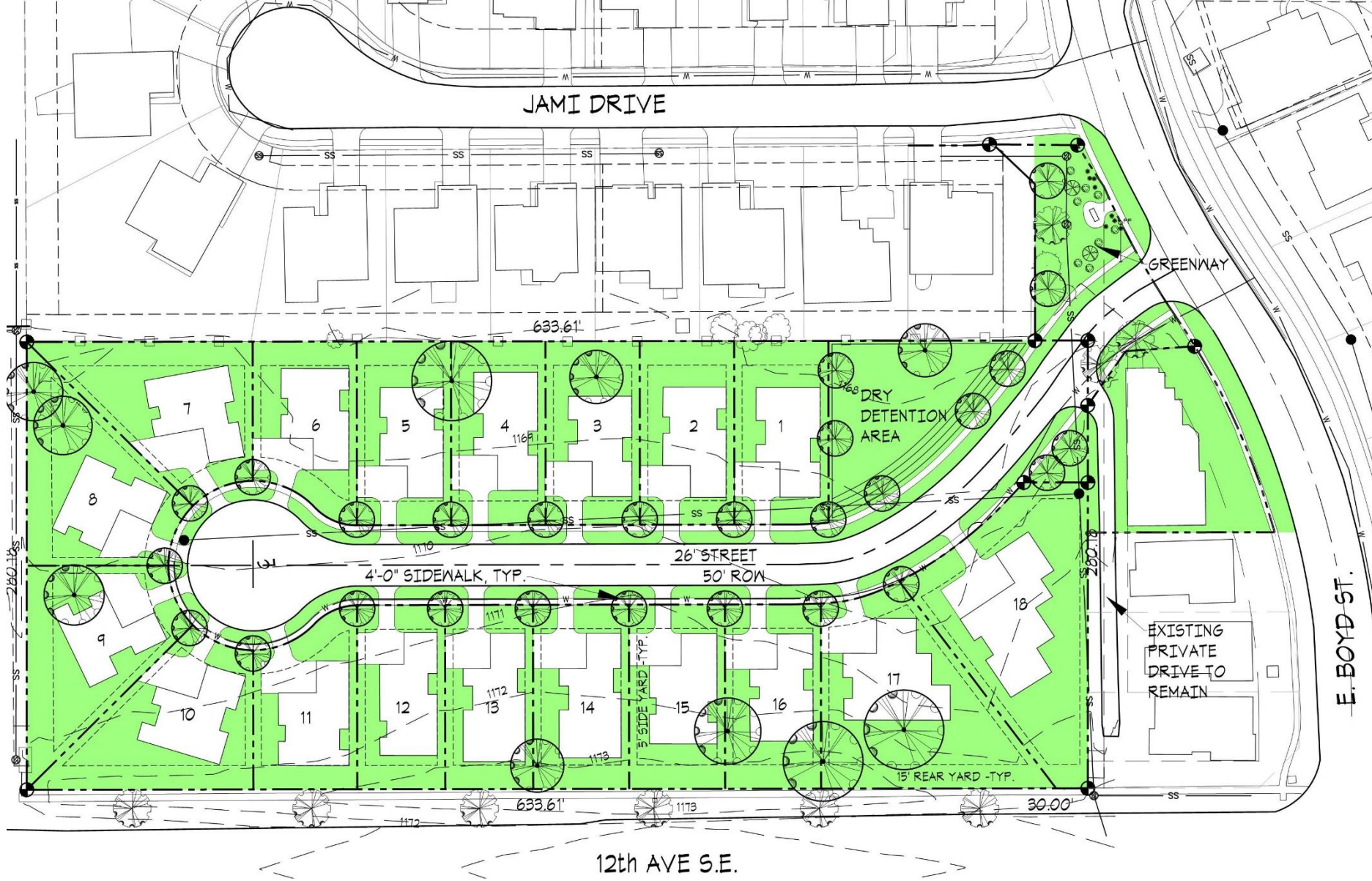




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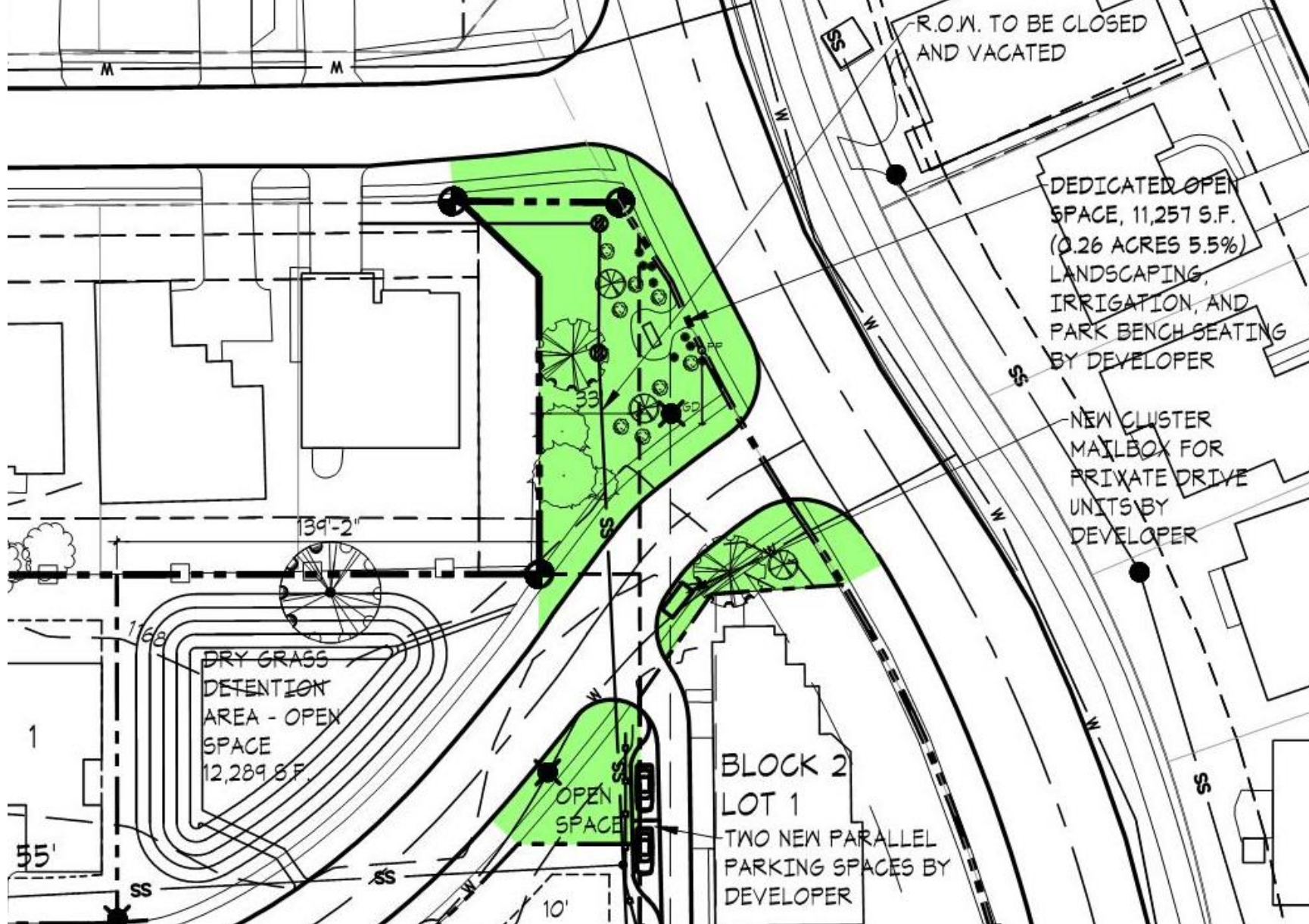


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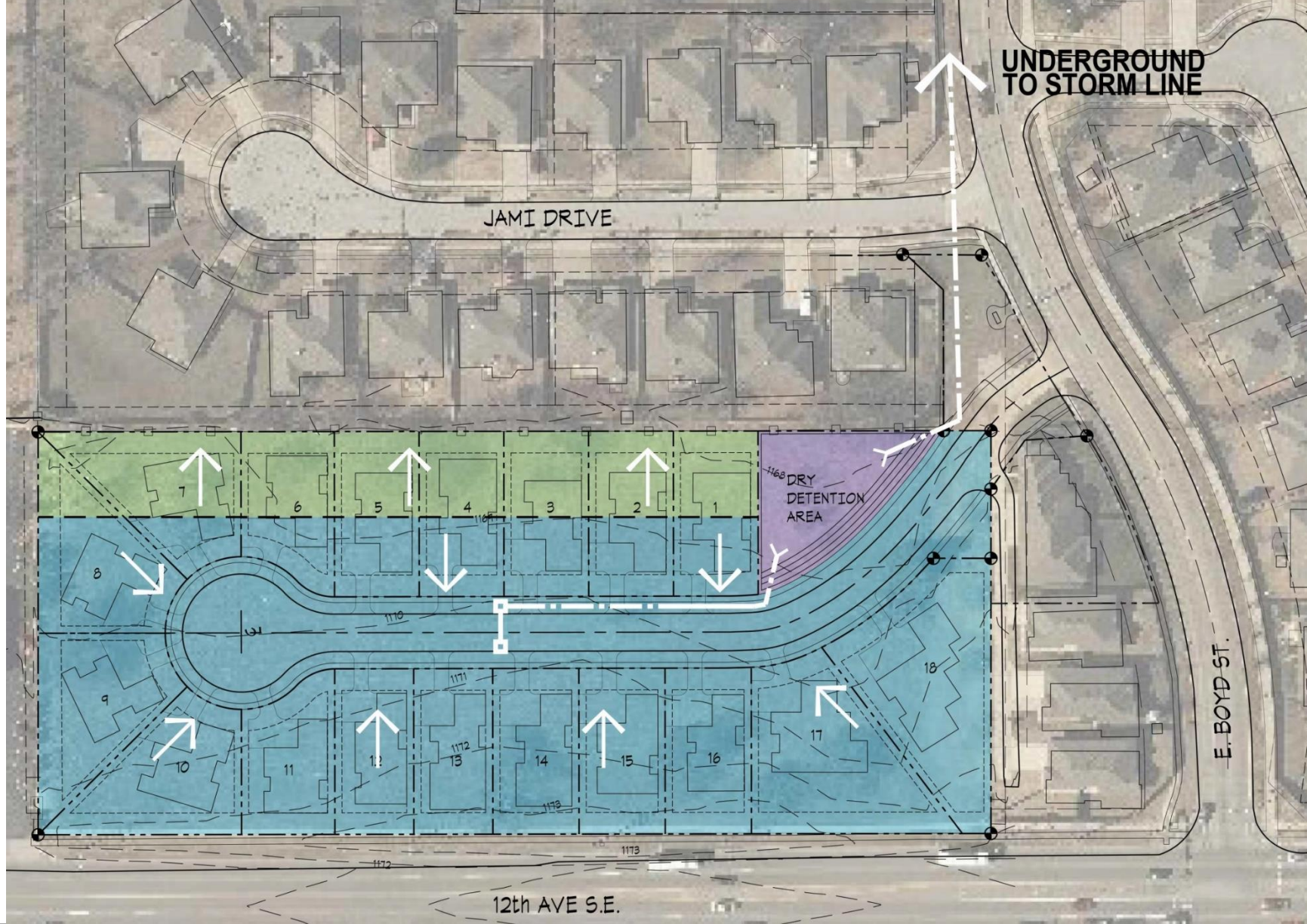




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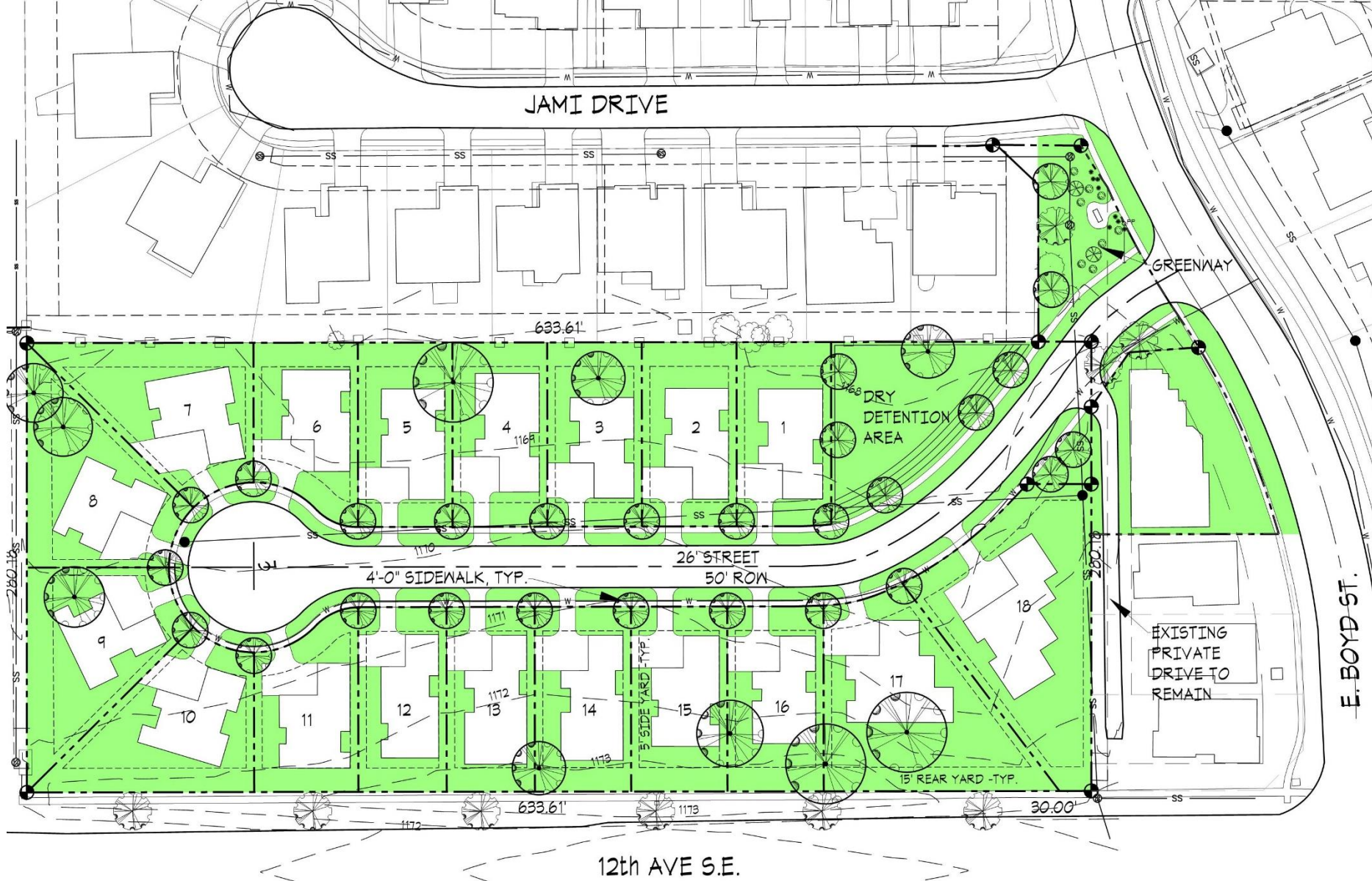


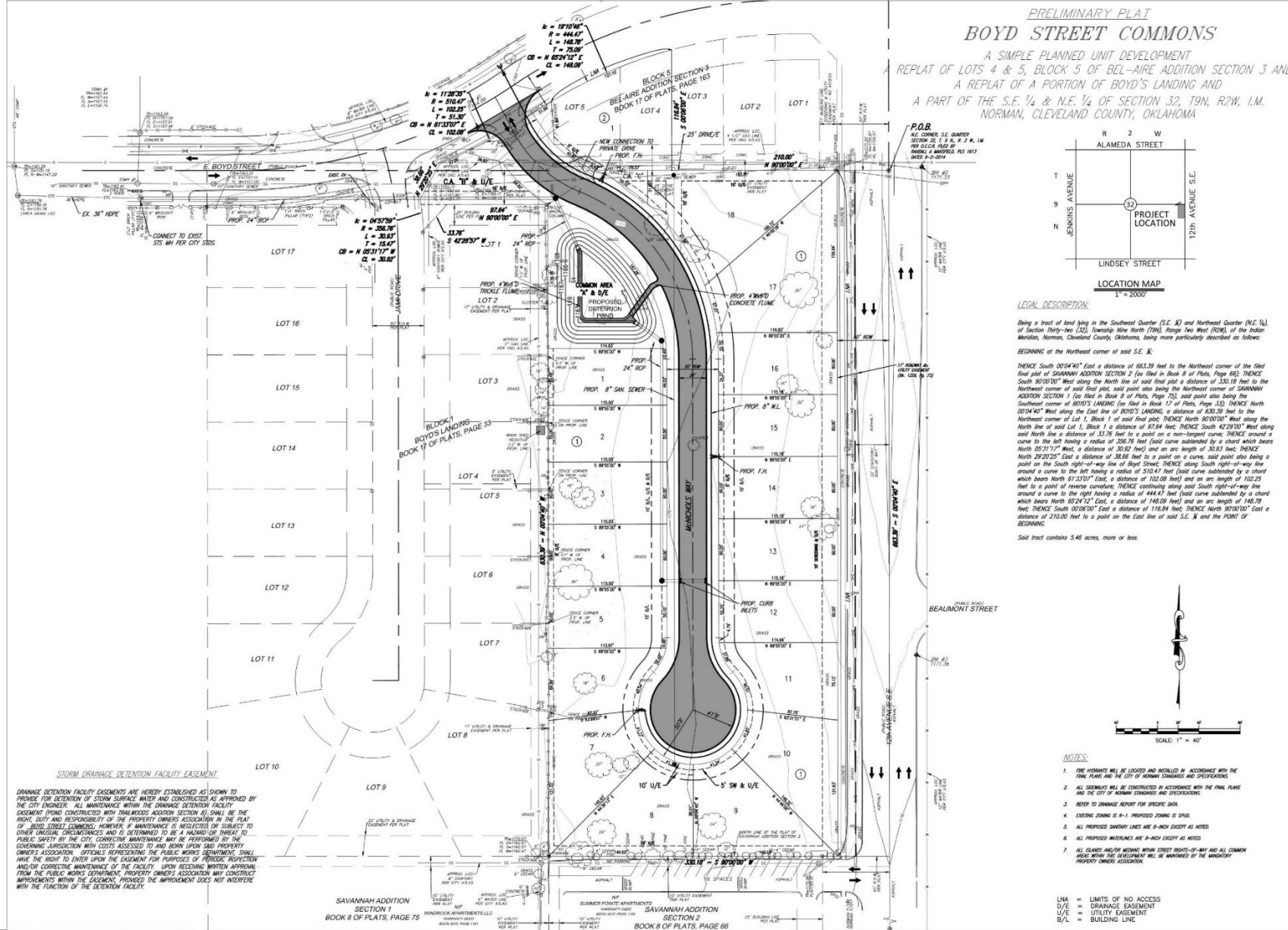
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PRELIMINARY PLAT  
**BOYD STREET COMMONS**

A SIMPLE PLANNED UNIT DEVELOPMENT  
A REPLAT OF LOTS 4 & 5, BLOCK 5 OF BEL-AIRE ADDITION SECTION 3 AND  
A REPLAT OF A PORTION OF BOYD'S LANDING AND  
A PART OF THE S.E. 1/4 & N.E. 1/4 OF SECTION 32, T9N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION:**

Being a tract of land lying in the Southeast Quarter (S.E. 1/4) and Northeast Quarter (N.E. 1/4) of Section Thirty-two (32), Township Nine North (9N), Range Two West (2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:  
**BEGINNING** at the Northeast corner of said S.E. 1/4;  
 THENCE South 08°14'45" East a distance of 663.39 feet to the Northeast corner of the first first plat of SAVANNAH ADDITION SECTION 3 (as filed in Book 8 of Plats, Page 65); THENCE South 80°00'00" West along the North line of said first plat a distance of 330.19 feet to the Northeast corner of said first plat; said point also being the Northeast corner of SAVANNAH ADDITION SECTION 1 (as filed in Book 8 of Plats, Page 73), said point also being the Southeast corner of BOYD'S LANDING (as filed in Book 17 of Plats, Page 13); THENCE North 02°44'40" West along the East line of BOYD'S LANDING a distance of 630.39 feet to the Northeast corner of Lot 1, Block 1 of said first plat; THENCE North 30°00'00" West along the North line of said Lot 1, Block 1 a distance of 97.04 feet; THENCE South 42°29'00" West along said North line a distance of 33.78 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 356.76 feet (said curve subtended by a chord which bears North 02°17'17" West a distance of 33.62 feet) and an arc length of 33.63 feet; THENCE North 29°20'25" East a distance of 38.66 feet to a point on a curve, said point also being a point on the South right-of-way line of Boyd Street; THENCE along South right-of-way line around a curve to the left having a radius of 510.47 feet (said curve subtended by a chord which bears North 81°13'07" East, a distance of 102.08 feet) and an arc length of 102.25 feet to a point of reverse curvature; THENCE easterly along said South right-of-way line around a curve to the right having a radius of 444.43 feet (said curve subtended by a chord which bears North 65°24'12" East, a distance of 142.69 feet) and an arc length of 142.78 feet; THENCE South 02°00'00" East a distance of 116.84 feet; THENCE North 30°00'00" East a distance of 210.00 feet to a point on the East line of said S.E. 1/4 and the POINT OF BEGINNING.  
 Said tract contains 5.46 acres, more or less.

**NOTES:**

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FIRE PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SEWERLINES WILL 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 JOBS IN B-1, PROPOSED JOBS IN DR-1.
5. ALL PROPOSED SIDEWALKS SHALL BE 4'-0" HIGH EXCEPT AS NOTED.
6. ALL PROPOSED WALKWAYS ARE 4'-0" HIGH EXCEPT AS NOTED.
7. ALL SEWERS AND/OR WATERS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.

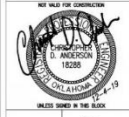
LMA = LIMITS OF NO ACCESS  
 D/E = DRAINAGE EASEMENT  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE

**STORM DRAINAGE DETENTION FACILITY EASEMENT**  
 DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONTROLLED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE CONSIDERED AS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOYD STREET COMMONS. 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE FROM SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS RESPONSIBLE FOR THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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**OWNER / DEVELOPER**  
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 NORMAN, OKLAHOMA 73072  
 PH: (405) 300-1400

**SURVEYOR**  
 JACOBSON-REARDON-HANFORD PLLC  
 20 N.E. 36th STREET  
 OKLAHOMA CITY, OKLAHOMA 73105  
 PH: (405) 601-7400



BOYD STREET COMMONS  
 12TH AVENUE SE & BOYD STREET  
 NORMAN, OKLAHOMA

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 WWW.SMCENGINEERS.COM

PROJECT NO. 17-110-00  
 DATE 10/17/19  
 SCALE 1" = 40'

PRELIMINARY PLAT  
 SHEET NO. 1



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