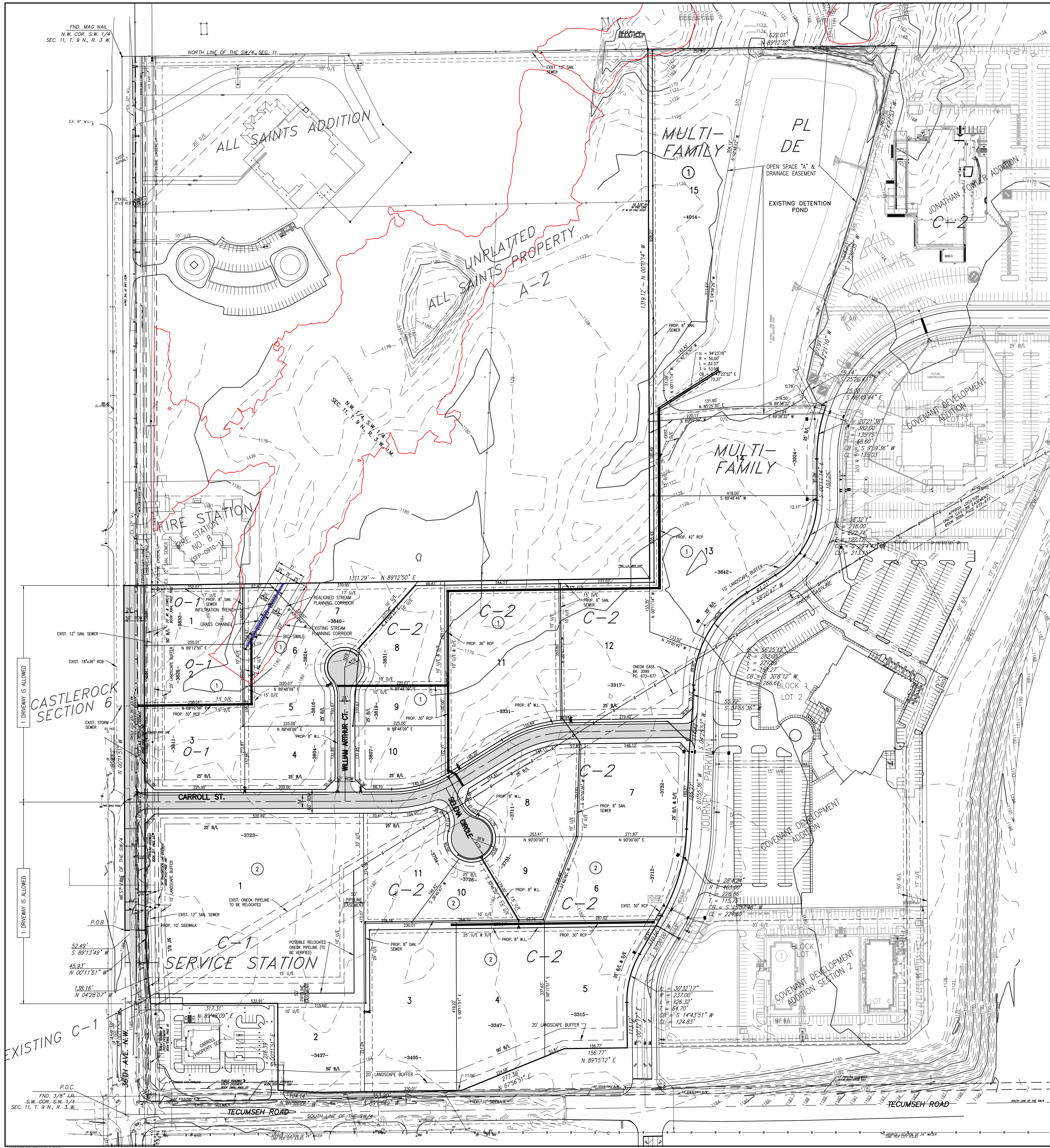
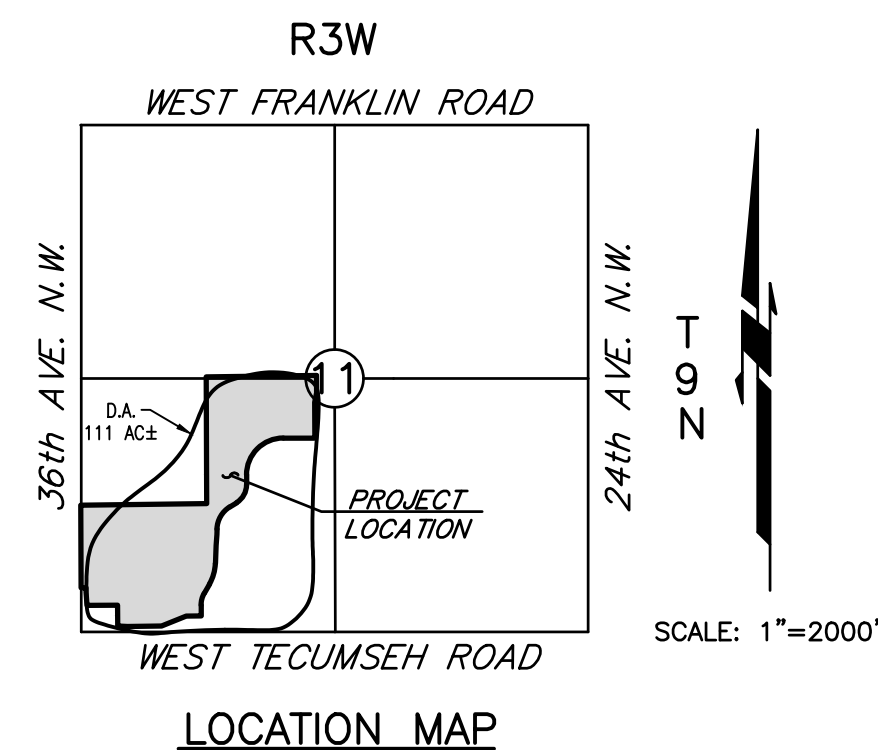




PRELIMINARY PLAT CARROLL FARM ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



(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 19-514(E) 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.

CARROLL FARM ADDITION P.U.D. LANDSCAPE STANDARDS

Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for arterial, collector and interstate frontages in the P.U.D. Landscape buffer strips may be crossed by access drives to public streets as approved during the platting process.

A. 36th Ave. NW -- Landscape Buffer Strip

- (1) A landscape buffer strip for the frontage north of Carroll Street, along 36th Ave. NW, shall be a minimum of twenty (20) feet.
- (2) A landscape buffer strip for the frontage south of Carroll Street, along 36th Ave. NW, shall be a minimum of fifteen (15) feet.

B. Tecumseh Road -- Landscape Buffer Strip

- (1) A landscape buffer strip for the frontage east of 36th Ave. NW, along Tecumseh Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.
- (2) A landscape buffer strip for the frontage west and east of Journey Parkway, (excluding Item 1 immediately above) along Tecumseh Road, shall be a minimum of twenty (20) feet.

C. I-35 Frontage Road--Landscape Buffer Strip

- (1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lineal feet, or fraction thereof, planted in the landscape buffer strip.

D. Carroll Street and Journey Parkway-- Landscape Buffer Strips

- (1) A landscape buffer strip for the frontage along Carroll Blvd. shall be a minimum of ten (10) feet.
- (2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.

E. Other Landscape Requirements

- (1) All landscape requirements in the current SECTION 431.8, of the Norman Zoning Code, apply unless modified in the above standards.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. EXISTING ZONING IS P.U.D..
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT THAT WAS PREVIOUSLY SUBMITTED AND APPROVED. ALL STORM SEWER PIPES SHOWN ARE RCP.
7. COMMON AREAS TO BE MAINTAINED BY MANDATORY PROPERTY OWNER'S ASSOCIATION.
8. A 10' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG BOTH TECUMSEH RD. AND 36TH AVE. N.W. THE SIDEWALK WILL BE DESIGNED AND CONSTRUCTED WITH FINAL PLAT.

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 CARROLL FARM 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.

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. 1/4, Section 11, T9N, R3W of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the S.W. corner of said S.W. 1/4; THENCE North 07°11'51" West along the West line of said S.W. 1/4 a distance of 459.38 feet the POINT OF BEGINNING;

THENCE continuing North 07°11'51" West along said West line a distance of 859.62 feet; THENCE North 89°12'50" East a distance of 1311.29 feet; THENCE North 00°11'14" West a distance of 1319.12 feet to the Northeast corner of the filed final plat of ALL SAINTS CATHOLIC SCHOOL (as filed in Book 18 of Plats, Page 30), said point being a point on the North line of said S.W. 1/4; THENCE North 89°12'52" East along said North line a distance of 622.01 feet to the Northwest corner of the filed final plat of JONATHAN FOWLER ADDITION (as filed in Book 21 of Plats, Page 148); THENCE along the property line of said final plat the following five (5) courses:

- 1) THENCE South 14°27'53" West a distance of 363.20 feet;
- 2) THENCE South 17°26'35" West a distance of 324.23 feet;
- 3) THENCE South 12°21'10" West a distance of 177.91 feet;
- 4) THENCE South 25°20'43" East a distance of 59.14 feet;
- 5) THENCE South 69°49'44" East a distance of 255.00 feet to a point on a non-tangent curve, said point being a point on the property line of COVENANT DEVELOPMENT ADDITION (as filed in Book 21 of Plats, Page 26)

THENCE along the property line of said final plat the following twelve (12) courses:

- 1) THENCE around a curve to the left having a radius of 382.00 feet (said curve subtended by a chord which bears South 09°59'36" West, a distance of 135.03 feet) and an arc length of 135.75 feet;
- 2) THENCE South 00°11'14" East a distance of 103.25 feet to a point of curvature;
- 3) THENCE around a curve to the right having a radius of 218.00 feet (said curve subtended by a chord which bears South 29°04'47" West, a distance of 213.15 feet) and an arc length of 222.71 feet;
- 4) THENCE South 58°20'47" West a distance of 83.21 feet to a point of curvature;
- 5) THENCE around a curve to the left having a radius of 282.00 feet (said curve subtended by a chord which bears South 30°08'12" West, a distance of 266.61 feet) and an arc length of 277.69 feet;
- 6) THENCE South 01°55'36" West a distance of 55.72 feet;
- 7) THENCE South 04°25'52" West a distance of 114.42 feet;
- 8) THENCE South 01°55'36" West a distance of 189.27 feet to a point of curvature;
- 9) THENCE around a curve to the right having a radius of 463.00 feet (said curve subtended by a chord which bears South 15°57'48" West, a distance of 224.60 feet) and an arc length of 226.86 feet;
- 10) THENCE South 30°00'00" West a distance of 110.56 feet to a point of curvature;
- 11) THENCE around a curve to the left having a radius of 237.00 feet (said curve subtended by a chord which bears South 14°43'51" West, a distance of 124.83 feet) and an arc length of 126.32 feet;
- 12) THENCE South 00°32'17" East a distance of 113.12 feet to a point on the North right-of-way line of Tecumseh Road;

THENCE South 89°15'12" West along said North right-of-way line a distance of 156.77 feet; THENCE South 67°56'51" West along said North right-of-way line a distance of 277.39 feet; THENCE South 89°13'49" West along said North right-of-way line a distance of 353.20 feet; THENCE North 87°01'06" West along said North right-of-way line a distance of 104.14 feet to a point, said point being the Southeast corner of the filed final plat of CARROLL PROPERTY SECTION 1 (as filed in Book 18 of Plats, Page 172); THENCE along the property line of said final plat the following two (2) courses:

- 1) THENCE North 00°11'51" West a distance of 216.39 feet;
- 2) THENCE South 89°48'09" West a distance of 317.31 feet to a point, said point being a point on the East right-of-way line of 36th Ave. N.W.;

THENCE North 04°28'07" West along said East right-of-way line a distance of 138.16 feet; THENCE North 00°11'51" West along said East right-of-way line a distance of 45.93 feet; THENCE South 89°13'49" West a distance of 52.49 feet to a point on the West line of said S.W. 1/4 and the POINT OF BEGINNING. Said tract contains 2,235,647 square feet, or 51.323 acres, more or less.

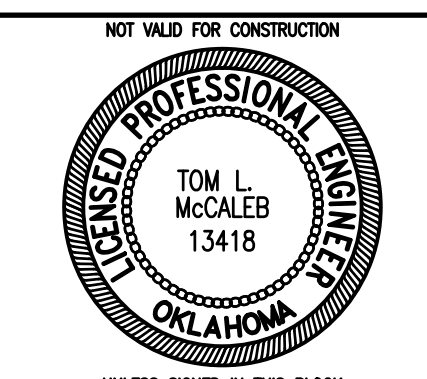
TOTAL LOTS = 26 LOTS

B.M.: 401 WIL IN PP S.W. COR 36th
& TECUMSEH ROAD
ELEV=1187.82

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OWNER/DEVELOPER
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MANHATTAN BEACH, CA 90267

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405)232-7715



CARROLL FARM ADDITION
A PLANNED UNIT DEVELOPMENT
36TH AVE. N.W. & TECUMSEH RD.
NORMAN, OKLAHOMA

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Oklahoma City, Oklahoma 73106
Phone: (405) 232-7715 Fax: (405) 232-7889
Email: info@smc-engineers.com
Project No.: 0077.00
Date: 04/02/15
Scale: 1" = 100'
Drawn By: J.C.G.
Engineered By: T.L.M.
Checked By: J.C.G.
Reviewed By: J.C.G.
P.E. Number: 13418

PRELIMINARY PLAT
SHEET NO.
1