

PROJECT OWNER AND DEVELOPER:

Hossein Farzaneh
PO Box 720085
Norman, Oklahoma
73070

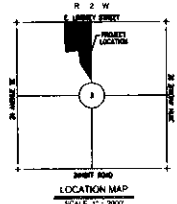
PH: 405.692.2222
FAX: 405.793.0024

ZONING:

CURRENT: "RM-2" LOW DENSITY APARTMENT DISTRICT
"RM-6" MEDIUM DENSITY APARTMENT DISTRICT
PROPOSED: "PUD" A PLANNED UNIT DEVELOPMENT

PRELIMINARY PLAT
OF
TURTLE CROSSING

A PLANNED UNIT DEVELOPMENT
A Part of the NW/4 of Section 3, T8N, R2W, L1M.
Norman, Cleveland County, Oklahoma



LOT COUNT:

SINGLE-FAMILY RESIDENTIAL 43 LOTS
SINGLE-FAMILY RESIDENTIAL 0.27 ACRES
COMMON AREA 2.25 ACRES

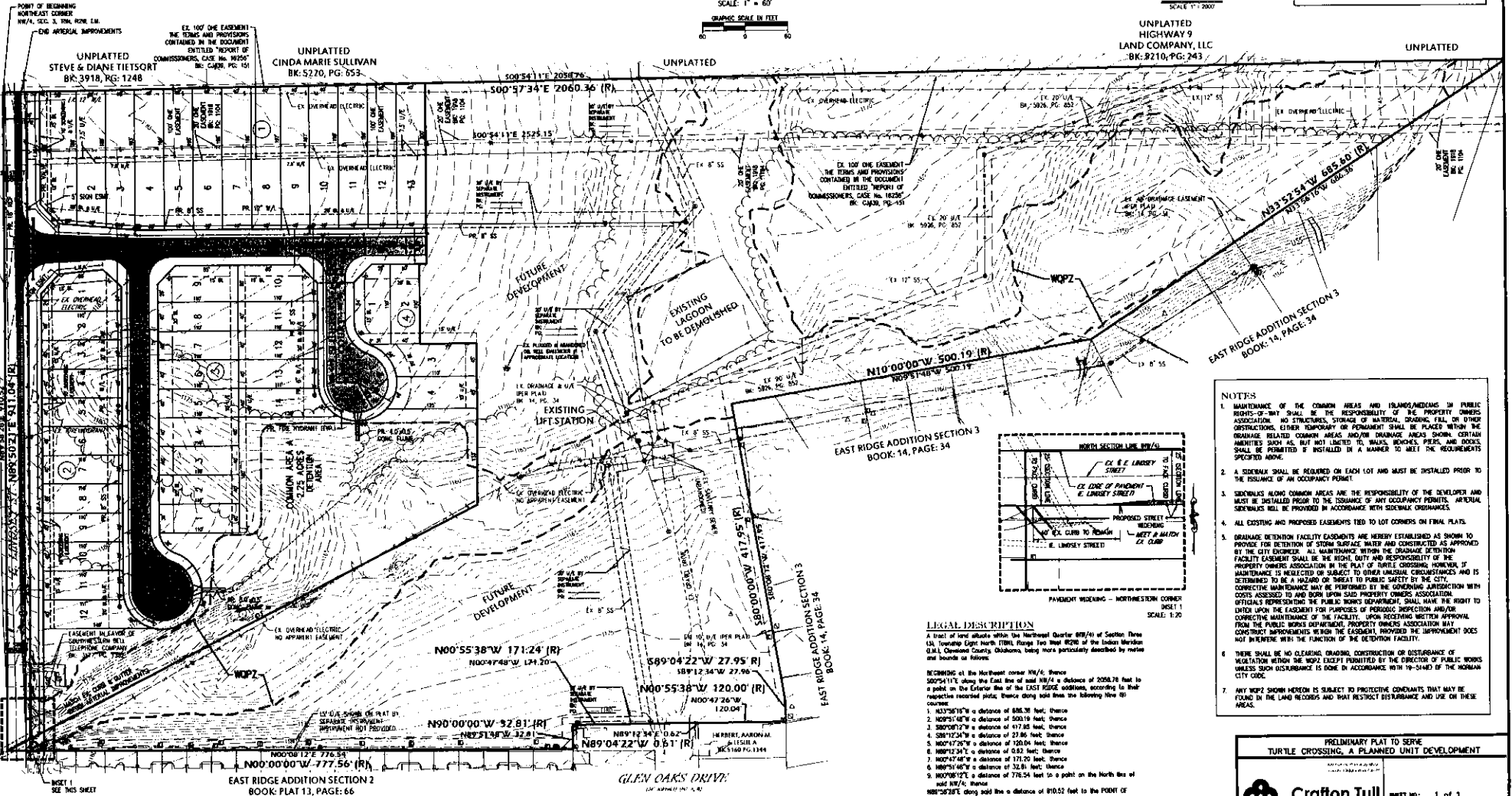
LEGEND:

BL BUILDING FOOT LINE
D/E DRAINAGE EASEMENT
EX EXISTING
L.N.A. LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

SCALE: 1" = 60'



UNPLATTED
HIGHWAY 9
LAND COMPANY, LLC
BK: 9210, PG: 243



- NOTES
1. MAINTENANCE OF THE COMMON AREAS AND FRAMING/MEASURING IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, DRAINAGE, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AGREEMENTS SHALL BE, BUT NOT LIMITED TO, WAIVER, BONDS, FEES, AND PRODS. SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
 2. A SIGNATURE SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
 3. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. AERIAL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SIDEWALK ORDINANCES.
 4. ALL EXISTING AND PROPOSED EASEMENTS TIES TO LOT CORNERS ON FINAL PLATS.
 5. 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 OWNERS ASSOCIATION IN THE PLAT OF TURTLE CROSSING. HOWEVER, IF MAINTENANCE IS NEEDED 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 BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO OPEN UPON THE EASEMENT FOR PURPOSES OF PRODUCE 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.
 6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR OBSTRUCTION OF VEGETATION WITHIN THE MOPZ EXCEPT PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH OBSTRUCTION IS DONE IN ACCORDANCE WITH 19-24-243 OF THE NORMAN CITY CODE.
 7. ANY MOPZ SHOWN HEREON IS SUBJECT TO PROTECTIVE CONDITIONS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE ON THESE AREAS.

LEGAL DESCRIPTION
A tract of land within 889th the Northeast Quarter 889/9th of Section Three (3), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:
BEGINNING at the Northwest corner NW/4, Thence S89°04'22" W along the East line of said NW/4 a distance of 2068.78 feet to a point on the Eastern line of the EAST RIDGE addition, according to their respective recorded plats, thence along said line as follows:
1. N83°36'15" W a distance of 688.38 feet, thence
2. N09°51'48" W a distance of 500.19 feet, thence
3. S89°04'22" W a distance of 417.85 feet, thence
4. S89°12'24" W a distance of 21.86 feet, thence
5. N00°47'35" W a distance of 120.04 feet, thence
6. N89°12'34" E a distance of 0.82 feet, thence
7. N00°47'48" W a distance of 171.20 feet, thence
8. N89°51'48" W a distance of 32.81 feet, thence
9. N00°00'00" E a distance of 178.54 feet to a point on the North line of said NW/4, thence
N89°04'22" E along said line a distance of 810.52 feet to the POINT OF BEGINNING.
Said tract contains 1,236.331 Sq Ft of 28.38 Acres, more or less.

PRELIMINARY PLAT TO SERVE
TURTLE CROSSING, A PLANNED UNIT DEVELOPMENT

Crafton Tull
PLANNING AND SURVEYING, INC.
1199 N. W. 10th Street, Suite 100
Norman, Oklahoma 73069
Phone: 405.793.0024
Fax: 405.793.0024
www.craftontull.com

SHEET NO: 1 of 1
DATE: 02/04/2020
PROJECT NO: 18614200