

City of Norman

**Rezoning: A-2, Rural Agricultural District
to
I-1, Light Industrial District
&**

**Consideration of a Preliminary Plat for
City of Norman – North Base Complex**

Generally located south of Da Vinci Street
between Flood Ave. and Goddard Ave.



Subject Tract

Porter Corridor Plan

Existing Zoning

Map produced by City of Norman GIS Division

Subject Tract

Porter Corridor Plan

Existing Land Use

Map produced by City of Norman GIS Division

2019 Aerial Photography

Map produced by City of Norman GIS Division

Porter Corridor Plan





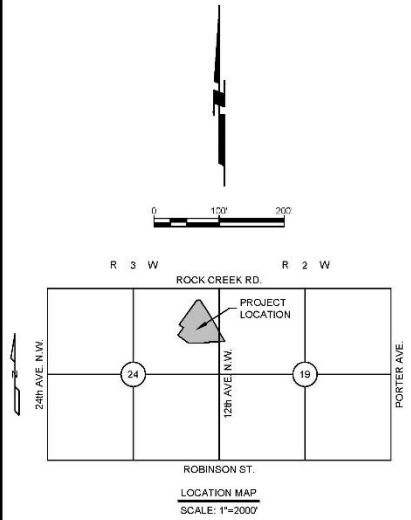






PRELIMINARY PLAT of CITY OF NORMAN - NORTH BASE COMPLEX

BEING A PART OF THE NW/4, SEC. 19, T9N, R2W, I.M. & THE NE/4, SEC. 24, T9N, R3W, I.M.
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER / DEVELOPER
THE CITY OF NORMAN
201 A W. GRAY ST.
NORMAN, OK 73069
(405) 396-5315

ENGINEER
JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075 PH.
(405) 235-8078 FAX

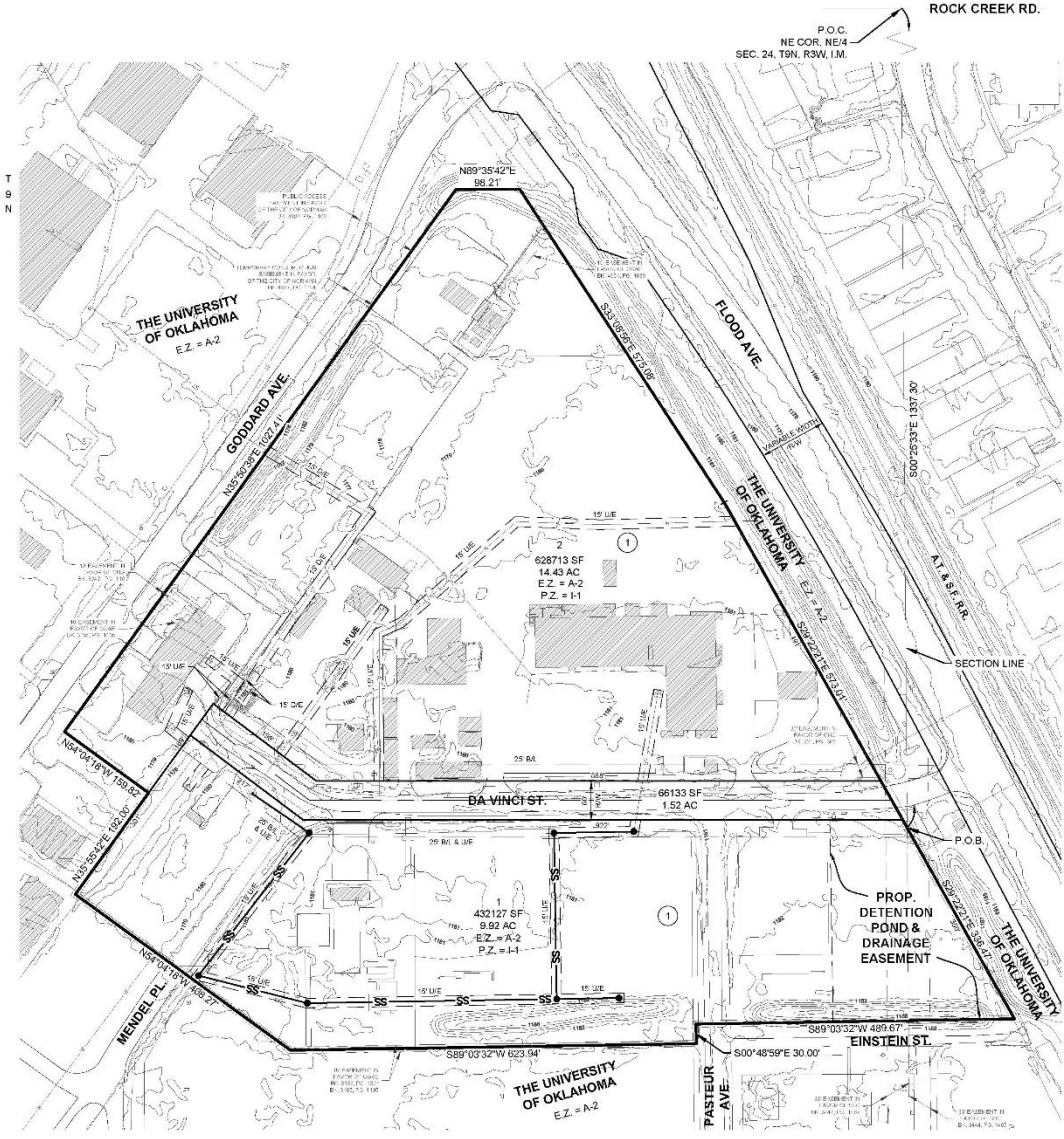
SURVEYOR
MATTHEW JOHNSON, PLS. NO. 1807
JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075 PH.
(405) 235-8078 FAX

Storm Drainage Detention Facility Easement:
Drainage Detention Facility Easements are hereby established as shown to provide for detention of storm surface water with drainage detention facilities 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 CITY OF NORMAN - NORTH BASE COMPLEX; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a threat to public safety by the City Engineer, corrective maintenance may be performed by the governing jurisdiction with cost assessed to and borne 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 detention.



LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- BL = BUILDING LIMIT LINE
- D & U/E = DRAINAGE & UTILITY EASEMENT
- U/E = PUBLIC UTILITY EASEMENT (PROPOSED)
- DE = PUBLIC DRAINAGE EASEMENT (PROPOSED)
- L.N.A. = LIMITS OF NO ACCESS
- E.Z. = EXISTING ZONING
- P.Z. = PROPOSED ZONING



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Nine (9) North, Range Two (2) West of the Indian Meridian and the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°25'33" East, along with the East line of said Northeast Quarter (NE/4), a distance of 1,337.30 feet to the POINT OF BEGINNING;

THENCE South 29°22'21" East, departing said East line, a distance of 336.47 feet;

THENCE South 89°03'32" West, a distance of 489.67 feet;

THENCE South 00°48'59" East, a distance of 30.00 feet;

THENCE South 89°03'32" West, a distance of 823.94 feet;

THENCE North 54°04'18" West, a distance of 408.27 feet;

THENCE North 35°55'42" East, a distance of 192.00 feet;

THENCE North 54°04'18" West, a distance of 159.82 feet;

THENCE North 35°50'38" East, a distance of 1,027.41 feet;

THENCE North 89°35'42" East, a distance of 98.21 feet;

THENCE South 33°08'56" East, a distance of 575.08 feet;

THENCE South 29°22'21" East, a distance of 573.01 feet to the POINT OF BEGINNING.

Containing 1,126,974 square feet or 25.6718 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The East line of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Nine (9) North, Range Three (3) West having a bearing of South 00°25'33" East.

Original Bench Mark:
Source: City of Norman GPS Datum; Oklahoma South
Horizontal Datum: NAD83
Vertical Datum: NAVD83

Bench Mark: 150
Northing: 687152.37
Easting: 2129953.30
Elevation: 1171.90
Description: Approximately 60.6' West of the West edge of 12th NW, 134.2' North of north edge of Rock Creek Rd., 186.3' NE of power pole and 165' SW of traffic sign 2' Diameter Aluminum Cap Monument
Object:

**Bench Marks by Johnson & Associates
Set On/Around Site:**

Bench Mark # 400
Northing: 689278.08
Easting: 2128792.73
Elevation: 1178.38
Description: On asphalt South mid curve Mandel Pl. and Priestly Ave.
Object: Nail with J&A Control Shiner

Bench Mark # 401
Northing: 684963.98
Easting: 2129765.85
Elevation: 1183.57
Description: Approximately 410' South of the CL of Einstein St., 15' East of the CL of Pasture Ave. and East of South PC drive.
Object: #4 Bar with J&A Control Cap

Bench Mark # 405
Northing: 686030.82
Easting: 2129948.27
Elevation: 1181.14
Description: Approximately 290' North of the CL of Da Vinci St., 150' SW of the CL of N Flood Ave. and 105' East of the NE corner of building.
Object: Cut 'X'

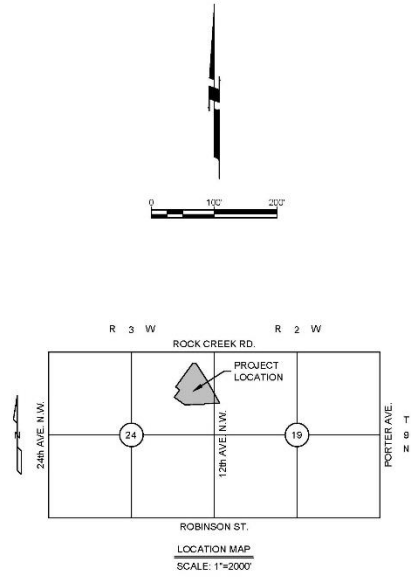
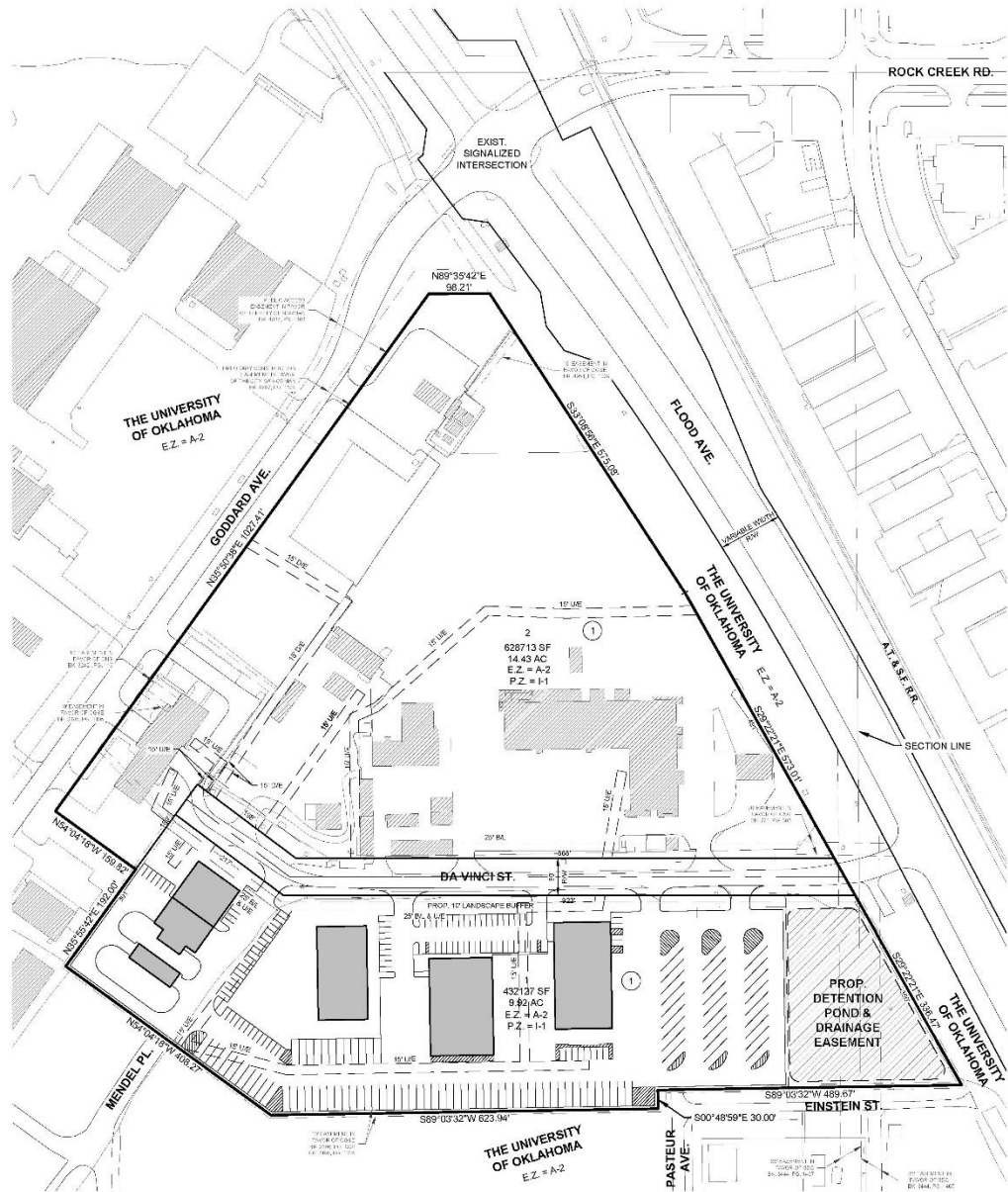
TOTAL ACRES = 25.6718
 LOT 1 ACRES = 9.92
 LOT 2 ACRES = 14.43
 RW ACRES = 1.52
 TOTAL UNITS = 2

PRELIMINARY PLAT
of
**CITY OF NORMAN -
NORTH BASE COMPLEX**

JA
Johnson & Associates, Inc.
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(405) 235-8075 FAX (405) 235-8078 www.palc.com
Contributor of A Professional Surveyors License #484 Exp. Date: 06-30-2024

ENGINEERS • SURVEYORS • PLANNERS



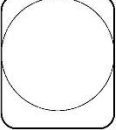


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NO.	REVISIONS DESCRIPTION	DATE



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 Civil and Mechanical Div. Lic. No. 10-03-2021
 • ENGINEERS • ARCHITECTS • PLANNERS •



CITY OF NORMAN -
 NORTH BASE COMPLEX
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
 PRELIMINARY DEVELOPMENT MAP

Proj. No. _____
 Date: 11-25-18
 Scale: 1"=100'
 Checked By: _____
 Approved By: _____

SHEET NUMBER
EX



P.Z. = I-1

EX. FLEET MAINT.

SECTION LINE

FLOOD AVE.

DA VINCI ST.

N54°04'18"W 159.82'

N35°55'42"E 192.00'

MENDEL PL.

N54°04'18"W 408.27'

WASH

FIRE

FUTURE

PARKS

TRANSIT & EVT

BUS PARKING

PROP. DETENTION POND & DRAINAGE EASEMENT

S89°03'32"W 623.94'

THE UNIVERSITY OF OKLAHOMA
E.Z. = A-2

EINSTEIN ST.

S00°48'59"E 30.00'

PASTEUR AVE.

33' EASEMENT IN FAVOR OF SBC BK. 3444, PG. 1467

33' EASEMENT IN FAVOR OF SBC BK. 3444, PG. 1467

10' EASEMENT IN FAVOR OF OG&E BK. 3185, PG. 1105

20' EASEMENT IN FAVOR OF ONS BK. 221, PG. 308

10' EASEMENT IN FAVOR OF OG&E BK. 3186, PG. 1301 BK. 3185, PG. 1105

