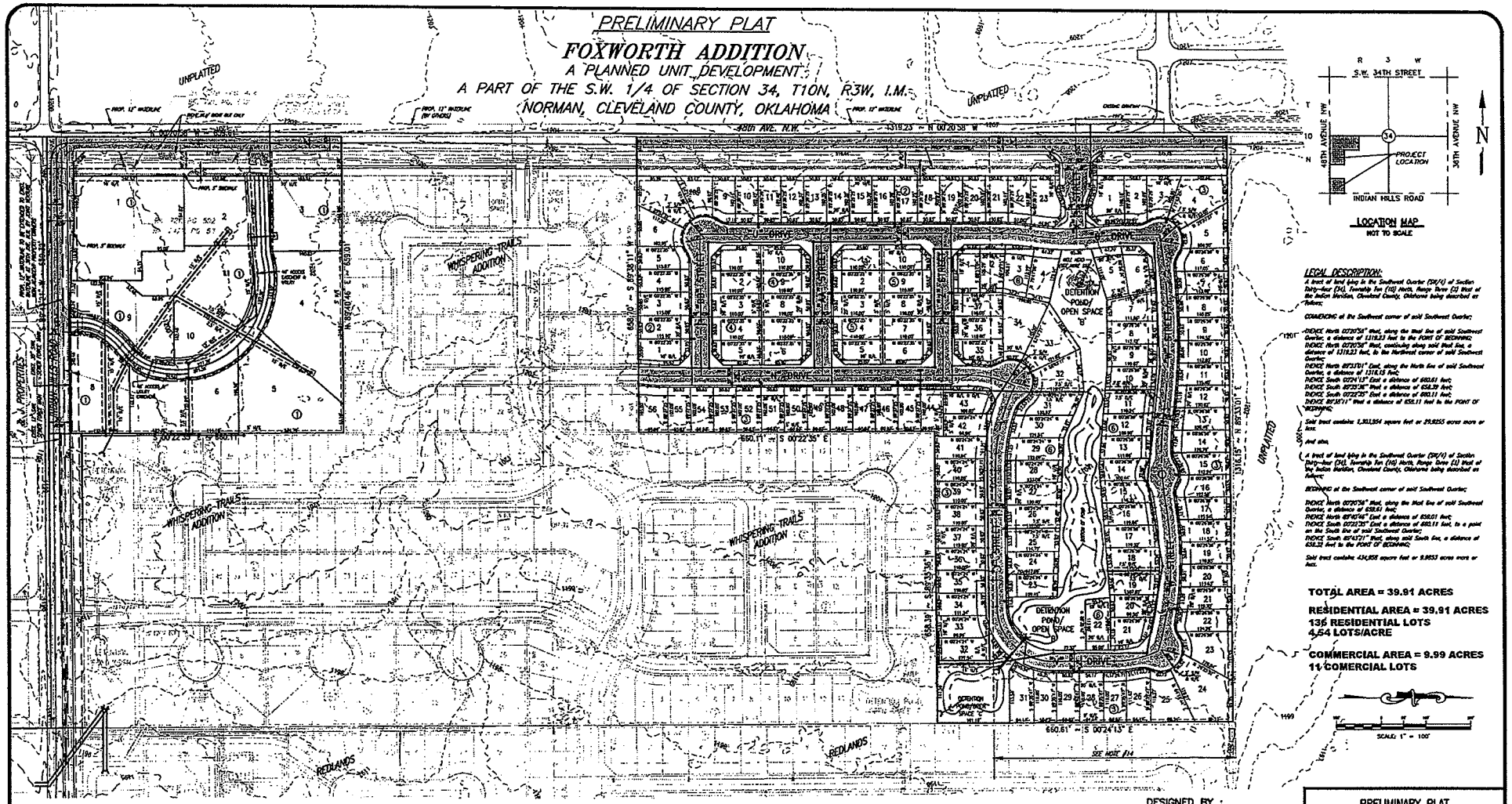
PRELIMINARY PLAT

FOXWORTH ADDITION

A PLANNED UNIT DEVELOPMENT

A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;

COMMENCING at the Southwest corner of said Southwest Quarter;

THENCE North 00°20'38" West, along the West line of said Southwest Quarter, a distance of 1319.23 feet to the POINT OF BEGINNING;

THENCE North 00°20'38" West, continuing along said West line, a distance of 1319.23 feet, to the Northwest corner of said Southwest Quarter;

THENCE North 89°31'01" East, along the North line of said Southwest Quarter, a distance of 1316.65 feet;

THENCE South 00°24'13" East a distance of 660.61 feet;

THENCE South 00°20'38" West a distance of 658.39 feet;

THENCE South 00°22'35" East a distance of 660.11 feet;

THENCE 89°36'11" West a distance of 1316.11 feet to the POINT OF BEGINNING;

Said tract contains 1,311,354 square feet or 29.8255 acres more or less.

And also,

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;

BEGINNING at the Southwest corner of said Southwest Quarter;

THENCE North 00°20'38" West, along the West line of said Southwest Quarter, a distance of 658.61 feet;

THENCE North 89°40'46" East a distance of 658.01 feet;

THENCE South 00°22'35" East a distance of 660.11 feet, to a point on the South line of said Southwest Quarter;

THENCE South 89°36'11" West, along said South line, a distance of 658.28 feet to the POINT OF BEGINNING;

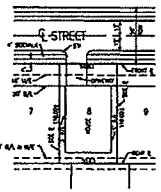
Said tract contains 434,858 square feet or 9.9853 acres more or less.

TOTAL AREA = 39.91 ACRES

RESIDENTIAL AREA = 39.91 ACRES
136 RESIDENTIAL LOTS
4.54 LOTS/ACRE

COMMERCIAL AREA = 9.99 ACRES
11 COMERCIAL LOTS

SCALE: 1" = 100'



TYPICAL LOT SITE PLAN
FOXWORTH ADDITION
SCALE: 1" = 50'

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 FOXWORTH 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.

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

NOTES :

1. EXISTING ZONING IS A-2. PROPOSED ZONING IS C-2 AND PUD.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA UNLESS NOTED OTHERWISE.
6. ALL WATER LINES TO BE 6" DIA. UNLESS NOTED OTHERWISE.
7. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
8. IN THE RESIDENTIAL AREA, FRONT YARD BUILDING LINE SETBACKS ARE 20'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
9. 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 FOXWORTH.
10. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
11. OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
12. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
13. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 6-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
14. PER NORMAN 2025 AND COMPS 2020, A RESERVATION OF AREA OF 540 FEET IS IDENTIFIED FOR THE OUTER LOOP TRANSPORTATION CORRIDOR. THIS RESERVATION WILL REMAIN IN PLACE UNLESS THE NORMAN 2025 IS AMENDED. A FINAL PLAT FOR THE RESERVATION AREA WILL NOT BE CONSIDERED UNTIL A CHANGE TO THE NORMAN 2025 REMOVING THE OUTER LOOP IS ADOPTED BY THE NORMAN CITY COUNCIL.
15. WELL HEAD COORDINATES:
N 715638.4866
E 2116434.1600
APPROX. LOCATION WELL HEAD PER DAVID WOODS (COVERED BY STOCK PILE)

DESIGNED BY :

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

OWNER/DEVELOPER

SASSAN MOGHADAM
221 48th AVE. N.W.
NORMAN, OK 73072
(405) 329-8634

TOM L. McCALEB 13418 OKLAHOMA REGISTERED PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

PRELIMINARY PLAT

FOXWORTH ADDITION

48TH AVE. N.W. & INDIAN HILLS ROAD
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7699
CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 6/30/2013

No.	Revision	By	Date
1	Revised per City comments	BJC	7-27-11

DATE: 1-10-11
DRAWN BY: CDA
SCALE: 1" = 100'
PROJECT NO.: 5080
SHEET NO. 1

ENGINEER: TOM L. McCALEB, P.E. #13418