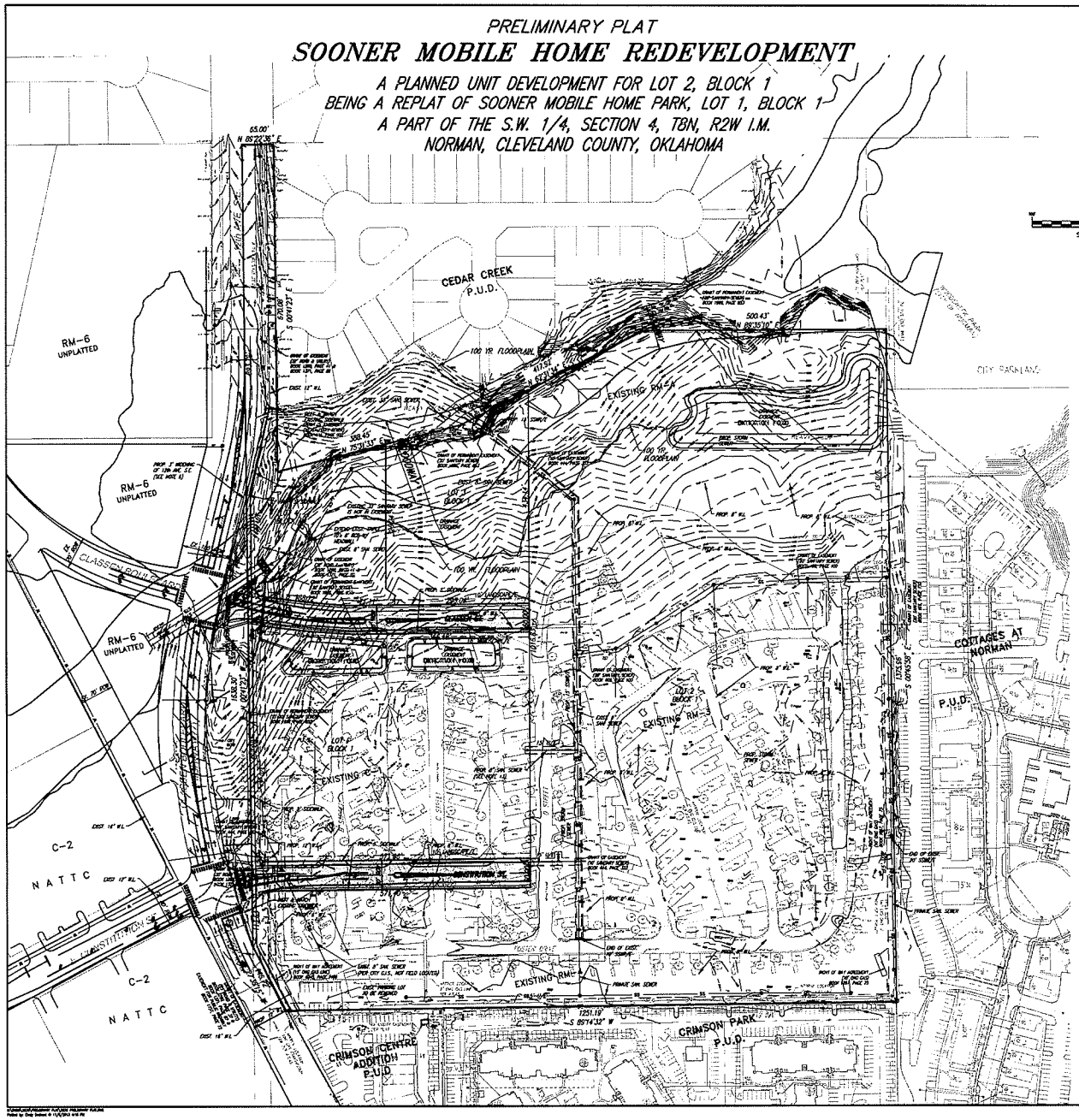
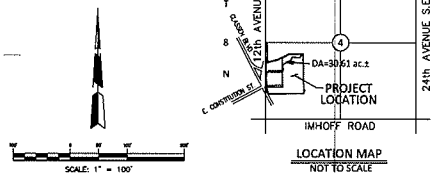
PRELIMINARY PLAT

SOONER MOBILE HOME REDEVELOPMENT

A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
A PART OF THE S.W. 1/4, SECTION 4, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
NOT TO SCALE

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 SOONER MOBILE HOME REDEVELOPMENT. 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 CONVENING 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.

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. THE SIDEWALK ALONG 12TH AVE. S.E. WILL BE CONSTRUCTED AS SHOWN.
3. EXISTING ZONING IS C-1, R-3, A-2 AND RM-4. PROPOSED ZONING IS AS FOLLOWS: LOT 1, C-2; LOT 2, PUD; LOTS 3 & 4, C-1.
4. ENTRY GATES SHALL BE PROVIDED WITH A SIREN OPERATING SENSOR (SOS) THAT WILL RETRACT / OPEN UPON APPROACH OF EMERGENCY VEHICLES WITH SIRENS OPERATING. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATES UPON POWER LOSS TO THE GATE CONTROLLER.
5. ISLANDS SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.
6. ALL SANITARY SEWER CONSTRUCTED FOR THE P.U.D. WITHIN THE PROPERTY LIMITS WILL BE PRIVATE LINES TO BE MAINTAINED BY THE PROPERTY OWNER.
7. A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED AT ALL TIMES.
8. SEE TRAFFIC IMPACT ANALYSIS FOR ROADWAY MODIFICATIONS.
9. EXISTING MOBILE HOMES AND STRUCTURES FOR MOBILE HOME PROPERTIES WILL BE REMOVED. ALL EXISTING SANITARY SEWER CONNECTIONS WILL BE CAPPED FOR ALL MOBILE HOMES.
10. EXISTING SEPARATE INSTRUMENT EASEMENTS IN CONFLICT WITH THIS PROPOSAL TO BE RELEASED.
11. EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSAL TO BE REMOVED OR ABANDONED.
12. EXISTING PRIVATE SANITARY SEWER MUST REMAIN PRIVATE OR BE ABANDONED OR REPLACED.
13. FIELD VERIFICATION OF PUBLIC SANITARY SEWER LINE ON WEST PROPERTY IS REQUIRED. DECISION TO BE DETERMINED AT CONSTRUCTION TIME.
14. REAR BUILDING SETBACK SHALL BE 15' MINIMUM UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

A tract of land being all of Lot 1, Block 1, SOONER MOBILE HOME PARK, an Addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 1.1 of Plats, Page 21, AND a tract of land lying in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, all being more particularly described as follows:

BEGINNING at the northwest corner of said Southwest Quarter;

THENCE North 89°22'36" East a distance of 65.00 feet to a point on the west line of Block 1, CEDAR CREEK, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 7, also being a point on the east right of way line of 12th Avenue S.E.;

THENCE South 00°41'23" East, along said west line of Block 1, Block D and east right of way line, a distance of 870.08 feet to the southwest corner of said Block B;

THENCE along the south line of said Block B, the following Three (3) courses:

1. North 75°31'33" East a distance of 388.45 feet;
2. North 62°31'34" East a distance of 417.92 feet;
3. North 89°35'10" East a distance of 500.43 feet to the southeast corner of said Block B;

THENCE South 00°45'50" East, along the west line of Lot 1, Block 1, AMENDED FINAL PLAT OF THE COTTAGES AT NORMAN, an Addition to the City of Norman recorded in Book 23 of Plats, Page 13 extended north and the west line of said SOONER MOBILE HOME PARK extended north, a distance of 1,373.96 feet to the southeast corner of said SOONER MOBILE HOME PARK and the northeast corner of Lot 1, Block 1, CRIMSON PARK ADDITION, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 143;

THENCE South 89°14'32" West, along the south line of said SOONER MOBILE HOME PARK, north line of said CRIMSON PARK ADDITION and the north line of Lot 1, Block 1, CRIMSON CENTRE ADDITION, an Addition to the City of Norman, recorded in Book 22 of Plats, Page 35, a distance of 1,251.19 feet to the southwest corner of said SOONER MOBILE HOME PARK, also being a point on the east right of way line of U.S. Highway 77 as shown on said plat;

THENCE North 27°35'15" West, along the west line of said SOONER MOBILE HOME PARK and said east right of way line, a distance of 148.72 feet to a point on the west line of said Southwest Quarter, also being the west line of said SOONER MOBILE HOME PARK;

THENCE North 00°41'23" West, along the west line of said SOONER MOBILE HOME PARK and west line of said Southwest Quarter, a distance of 1,638.30 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,712,619 square feet or 39.3163 acres, more or less.

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OWNER / DEVELOPER
SOONER MOBILE HOME REDEVELOPMENT L.L.C.
2575 KELLEY POINTE PARKWAY, SUITE 300
EDMOND, OK. 73013
(405)445-5105

PREPARED BY:
SMC Consulting Engineers, P.C.
015 W. Main St.
Oklahoma City, Oklahoma 73105
Ph.(405)232-7715

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

SOONER MOBILE HOME REDEVELOPMENT
A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
E. CONSTITUTION ST. & 12th AVE. S.E.
NORMAN, OKLAHOMA

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Website: www.smcokc.com

No.	Description	Date
1	Revised per City plan review comments	10/23/2013

PROJECT NO.: 5536.00
DATE: 10/13/13
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: TOM L. McCALEB
P.E. NUMBER: 13418

PRELIMINARY PLAT

SHEET NO.
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