

# 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















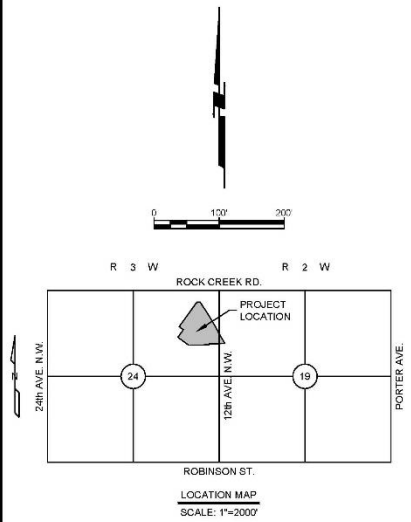






# PRELIMINARY PLAT of CITY OF NORMAN - NORTH BASE COMPLEX

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

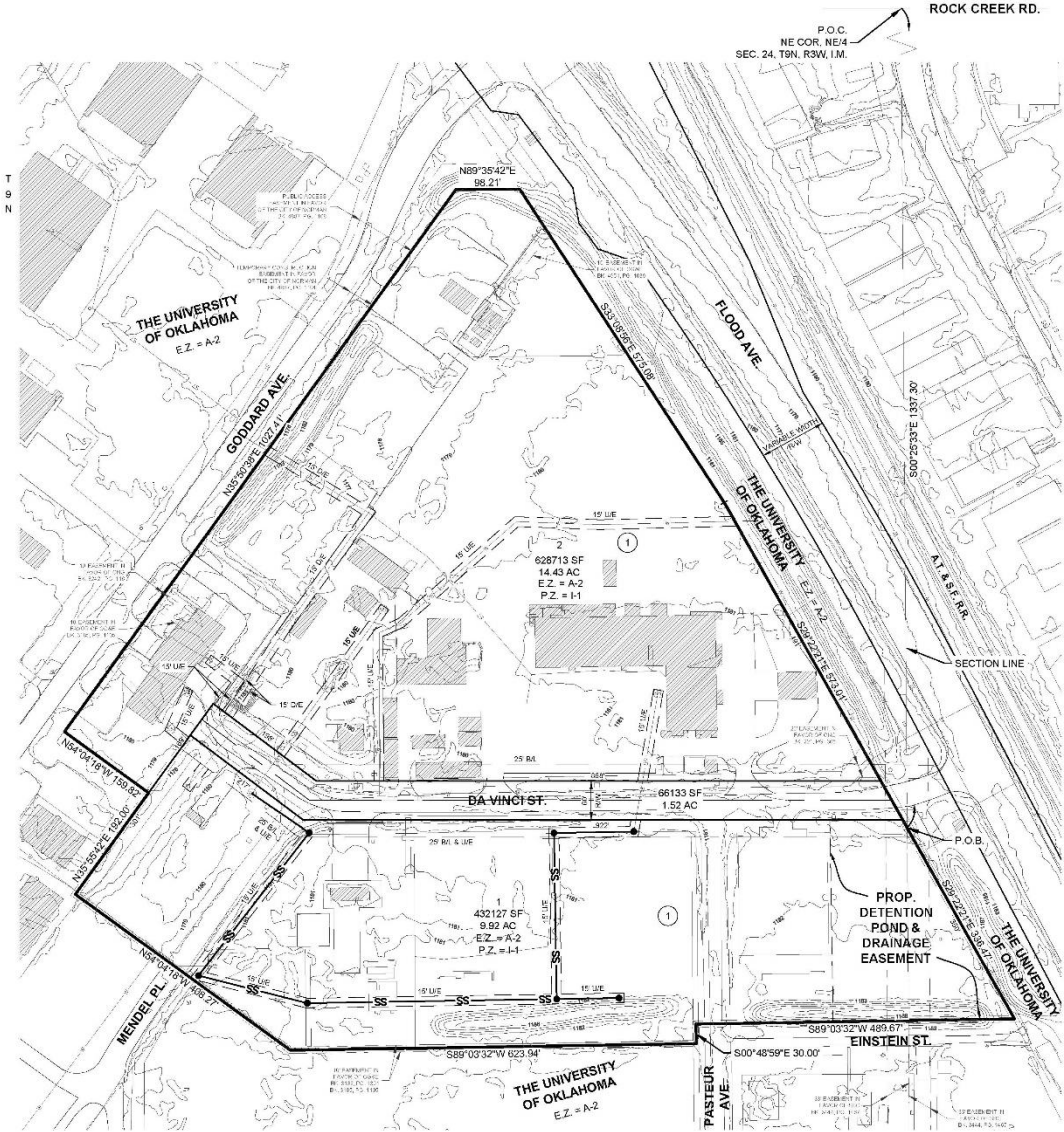
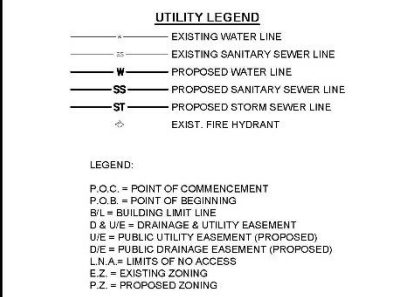


**OWNER / DEVELOPER**  
THE CITY OF NORMAN  
201 A W. GRAY ST.  
NORMAN, OK 73069  
(405) 396-5315

**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.



**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 12<sup>th</sup> 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 Pasteur 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**

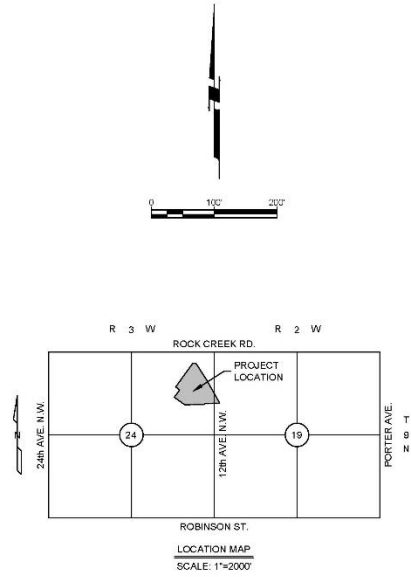
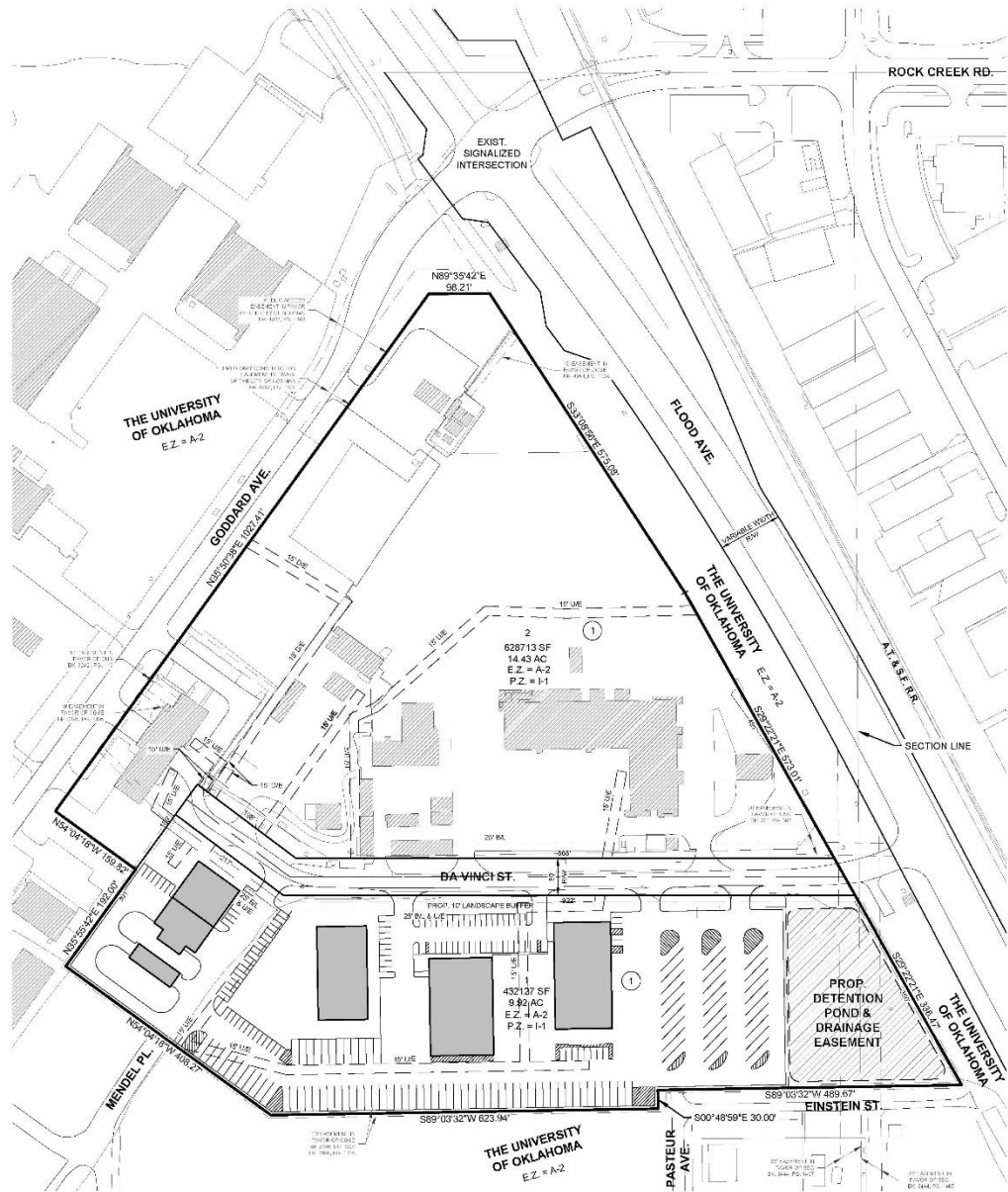
PRELIMINARY PLAT  
of  
**CITY OF NORMAN -  
NORTH BASE COMPLEX**

**Johnson & Associates, Inc.**  
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(405) 235-8075 FAX (405) 235-8078 www.palc.com  
Contributor of A.M.I. to the Oklahoma #1484 Reg. Ex. 36-30-2074

ENGINEERS • SURVEYORS • PLANNERS





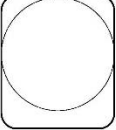


- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - BL = BUILDING LIMIT LINE
  - D & U/E = DRAINAGE & UTILITY EASEMENT
  - U/E = PUBLIC UTILITY EASEMENT (PROPOSED)
  - D/E = PUBLIC DRAINAGE EASEMENT (PROPOSED)
  - L.N.A. = LIMITS OF NO ACCESS
  - E.Z. = EXISTING ZONING
  -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

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NO.	REVISIONS DESCRIPTION	DATE



Johnson & Associates, Inc.  
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 Civil and Mechanical Div. Lic. No. 10,332  
 • 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**



