LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.96'	S89° 12' 34"W
L2	0.62'	N89° 12' 34"E
L3	32.81'	N89° 51' 48"W
L4	10.00'	S00° 01' 32"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.83'	100.00'	009°04'22"	N84° 40' 23"E	15.82'

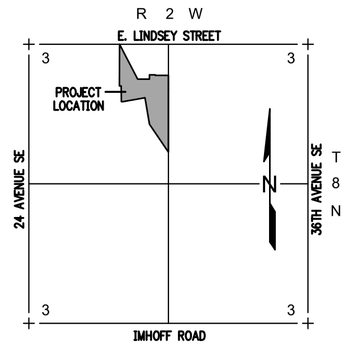
SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

60 0 60

REVISED PRELIMINARY PLAT OF TURTLE CROSSING

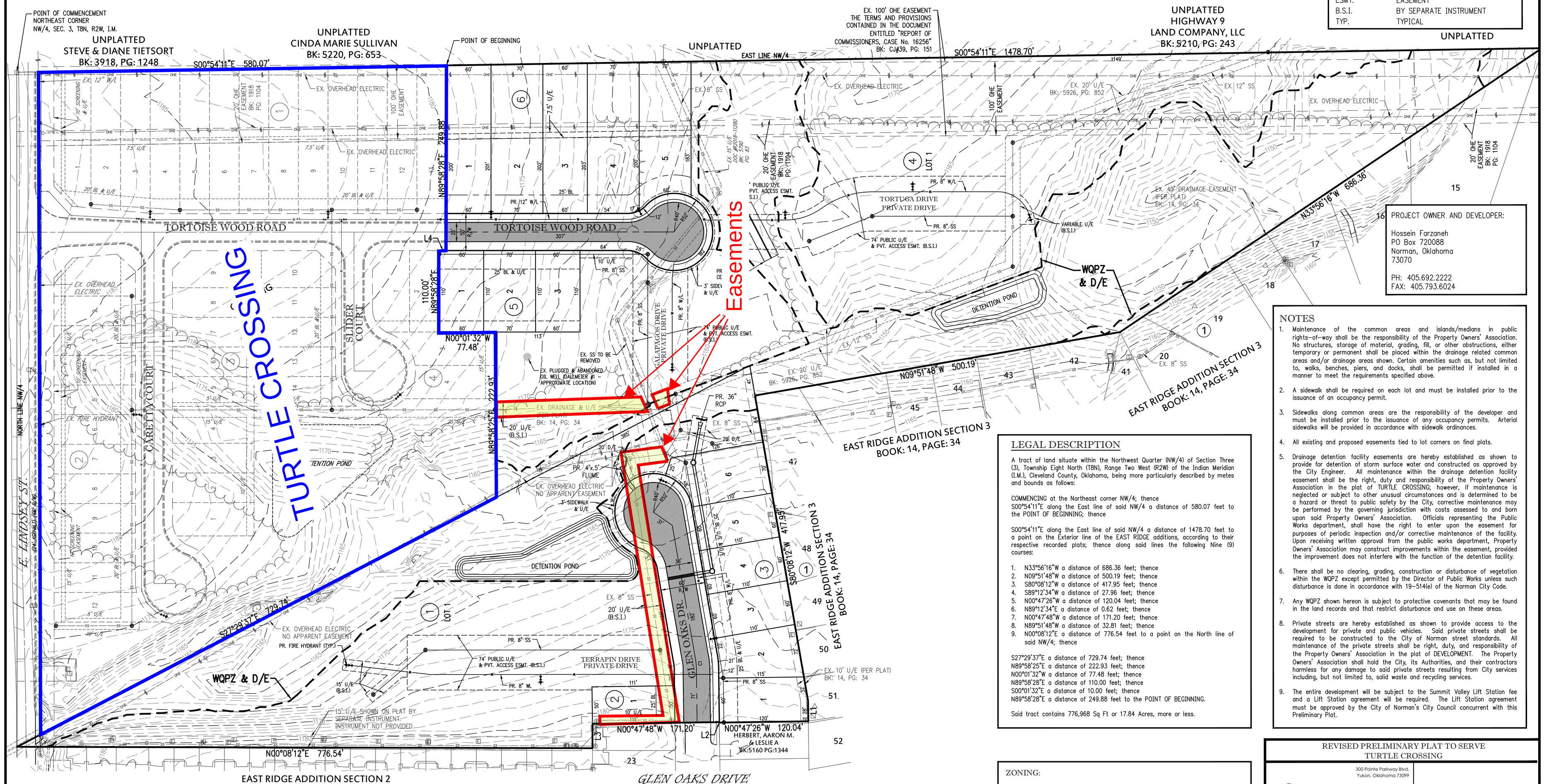
A Part of the NW/4 of Section 3, T8N, R2W, I.M.
Norman, Cleveland County, Oklahoma



LOCATION MAP
SCALE: 1" = 2000'

LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	1 LOT
MULTI-FAMILY RESIDENTIAL	16 LOTS
RESIDENTIAL TOTAL	17.84 ACRES

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
PVT.	PRIVATE
ESMT.	EASEMENT
B.S.I.	BY SEPARATE INSTRUMENT
TYP.	TYPICAL



PROJECT OWNER AND DEVELOPER:

Hossein Farzaneh
PO Box 720088
Norman, Oklahoma
73070

PH: 405.692.2222
FAX: 405.793.6024

NOTES

1. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners' Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
2. A sidewalk 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. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
4. All existing and proposed easements tied 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 neglected 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 enter upon the easement for purposes of periodic 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 disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 19-514(e) of the Norman City Code.
7. Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.
8. Private streets are hereby established as shown to provide access to the development for private and public vehicles. Said private streets shall be required to be constructed to the City of Norman street standards. All maintenance of the private streets shall be right, duty, and responsibility of the Property Owners' Association in the plat of DEVELOPMENT. The Property Owners' Association shall hold the City, its Authorities, and their contractors harmless for any damage to said private streets resulting from City services including, but not limited to, solid waste and recycling services.
9. The entire development will be subject to the Summit Valley Lift Station fee and a Lift Station agreement will be required. The Lift Station agreement must be approved by the City of Norman's City Council concurrent with this Preliminary Plat.

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) 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:

COMMENCING at the Northeast corner NW/4; thence
S00°54'11"E along the East line of said NW/4 a distance of 580.07 feet to the POINT OF BEGINNING; thence

S00°54'11"E along the East line of said NW/4 a distance of 1478.70 feet to a point on the Exterior line of the EAST RIDGE additions, according to their respective recorded plats; thence along said lines the following Nine (9) courses:

1. N33°56'16"W a distance of 686.36 feet; thence
2. N09°51'48"W a distance of 500.19 feet; thence
3. S80°08'12"W a distance of 417.95 feet; thence
4. S89°12'34"W a distance of 27.96 feet; thence
5. N00°47'26"W a distance of 120.04 feet; thence
6. N89°12'34"E a distance of 0.62 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°08'12"E a distance of 776.54 feet to a point on the North line of said NW/4; thence

S27°29'37"E a distance of 729.74 feet; thence
N89°58'25"E a distance of 222.93 feet; thence
N00°01'32"W a distance of 77.48 feet; thence
N89°58'28"E a distance of 110.00 feet; thence
S00°01'32"E a distance of 10.00 feet; thence
N89°58'28"E a distance of 249.88 feet to the POINT OF BEGINNING.

Said tract contains 776,968 Sq Ft or 17.84 Acres, more or less.

ZONING:

CURRENT: "RM-2" LOW DENISTY APARTMENT DISTRICT
"RM-6" MEDIUM DENSITY APARTMENT DISTRICT

REVISED PRELIMINARY PLAT TO SERVE
TURTLE CROSSING

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 T 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PLS.S) EXPIRES 6/30/2022

SHEET NO.: 1 of 1
DATE: 02/26/2021
PROJECT NO.: 216022-00

DRAWING: G:\216022\04_TURTLECROSSING\PLATS\TURTLECROSSING\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG