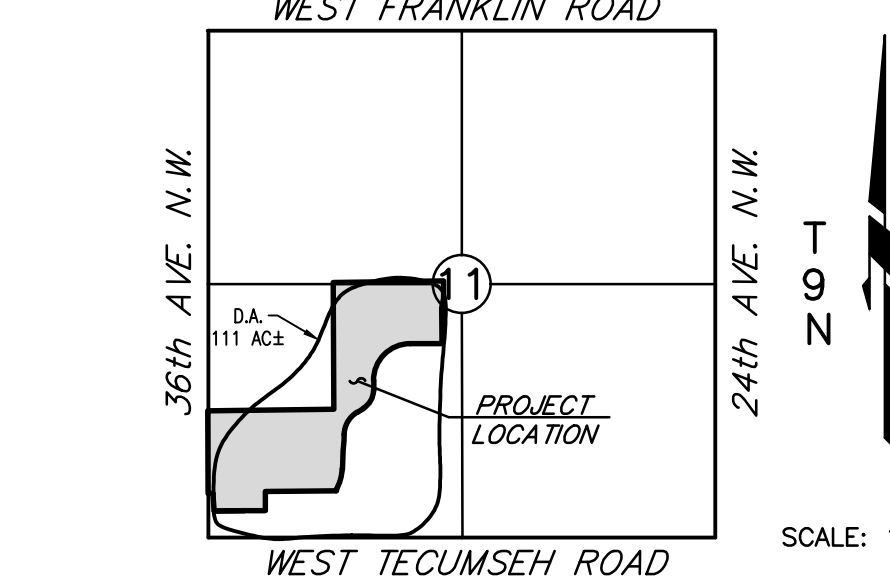


**PRELIMINARY SITE PLAN  
CARROLL FARM ADDITION**

A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 11, T9N, R3W, L1M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

R3W  
WEST FRANKLIN ROAD



LOCATION MAP

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**OWNER/DEVELOPER**  
CARROLL FARM LLC,  
P.O. BOX 2288  
MANHATTAN BEACH, CA 90267

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

**LOT SUMMARY TABLE**

BLOCK/LOT	Lot Area (SF)	Lot Area (Acres)
1.1	37,502	0.86
1.2	37,502	0.86
1.3	52,568	1.21
1.4	36,438	0.84
1.5	23,908	0.55
1.6	40,388	0.93
1.7	34,537	0.79
1.8	35,480	0.81
1.9	28,339	0.65
1.10	34,896	0.80
1.11	43,899	1.01
1.12	48,507	1.11
1.13	24,192	0.56
1.14	44,410	1.02
1.15	60,661	1.39
1.16	56,907	1.31
1.17	53,854	1.24
1.18	75,003	1.72
1.19	105,656	2.41
2.1	39,472	0.91
2.2	71,743	1.65
2.3	35,802	0.82
2.4	28,748	0.66
2.5	52,871	1.21
2.6	57,281	1.31
2.7	26,532	0.61
2.8	30,663	0.70
2.9	46,803	1.07
2.10	58,775	1.35
2.11	59,773	1.37
CA 1*	300,124	6.89
36th AVE NW ROW	85,057	1.95
CARROLL STREET ROW	22,267	0.51
WILLIAM ARTHUR CT. ROW	28,031	0.64
MARKCOTTE CIRCLE ROW	28,031	0.64
SELENA CIRCLE ROW	14,569	0.33
TOTAL	1,946,366	44.68

**CARROLL FARM ADDITION  
P.U.D. LANDSCAPE STANDARDS**

Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are set forth below for arterial, collector and interstate frontages in the P.U.D. Landscape buffer strips may be crossed by access drives to public streets as approved during the platting process.

- A. 36th Ave. NW -- Landscape Buffer Strip
  - (1) A landscape buffer strip for the frontage north of Carroll Street, along 36th Ave. NW, shall be a minimum of twenty (20) feet.
  - (2) A landscape buffer strip for the frontage south of Carroll Street, along 36th Ave. N.W., shall be a minimum of fifteen (15) feet.
- B. Tecumseh Road -- Landscape Buffer Strip
  - (1) A landscape buffer strip for the frontage east of 36th Ave. NW, along Tecumseh Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.
  - (2) A landscape buffer strip for the frontage west and east of Journey Parkway, (excluding Item 1 immediately above) along Tecumseh Road, shall be a minimum of twenty (20) feet.
- C. I-35 Frontage Road--Landscape Buffer Strip
  - (1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lineal feet, or fraction thereof, planted in the landscape buffer strip.
- D. Carroll Street and Journey Parkway-- Landscape Buffer Strips
  - (1) A landscape buffer strip for the frontage along Carroll Blvd. shall be a minimum of ten (10) feet.
  - (2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.

E. Other Landscape Requirements  
(1) All landscape requirements in the current SECTION 431.8, of the Norman Zoning Code, apply unless modified in the above standards.

**NOTES:**

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. FIVE-FOOT (5') WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG LOT FRONTS WITHIN STREET RIGHTS OF WAY IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ALL PROPOSED SIDEWALKS ARE NOT SHOWN ON THIS PLAN FOR CLARITY; HOWEVER, THE LOT OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS ALONG ITS LOT FRONTAGE AS A CONDITION OF FINAL SITE PLAN AND PLAT APPROVAL.
3. EXISTING ZONING IS PLANNED UNIT DEVELOPMENT (PUD)
4. ALL PROPOSED SANITARY SEWER LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS, SEE DRAINAGE REPORT FOR COVENANT DEVELOPMENT ADDITION THAT WAS ACCEPTED BY THE CITY ON JULY 16, 2004. ALL STORM SEWER PIPES SHOWN ARE RCP.
7. COMMON AREAS TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.
8. A 10' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG 36th AVE. N.W. THE SIDEWALK WILL BE DESIGNED AND CONSTRUCTED WITH FINAL PLAT.
9. A 5 TO 8 FOOT SIDEWALK CONNECTION/PEDESTRIAN EASEMENT BE INTEGRATED INTO THE DESIGN OF THE SENIOR LIVING LOT. THE EASEMENT WILL RUN ALONG THE SOUTH AND WEST SIDES OF THE DETENTION POND, CONNECTING JOURNEY PARKWAY TO RUBY GRANT PARK, IN ALIGNMENT WITH THE GREENWAY MASTER PLAN TRAIL TG-6.
10. ALL BUILDINGS SHALL BE CONSTRUCTED AT LEAST ONE (1) FOOT OUTSIDE THE ONEOK PIPELINE EASEMENT.

**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 OWNERS ASSOCIATION IN THE PLAT OF CARROLL FARM ADDITION, A PUD. 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 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOT VALID FOR CONSTRUCTION  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
UNLESS SHOWN IN THIS BLOCK

**CARROLL FARM ADDITION  
A PLANNED UNIT DEVELOPMENT**  
**36TH AVE. N.W. & TECUMSEH RD.  
NORMAN, OKLAHOMA**

**LEGEND**

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- U/E UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW
- TRASH ENCLOSURE
- WQPZ WATER QUALITY PROTECTION ZONE (WQPZ)

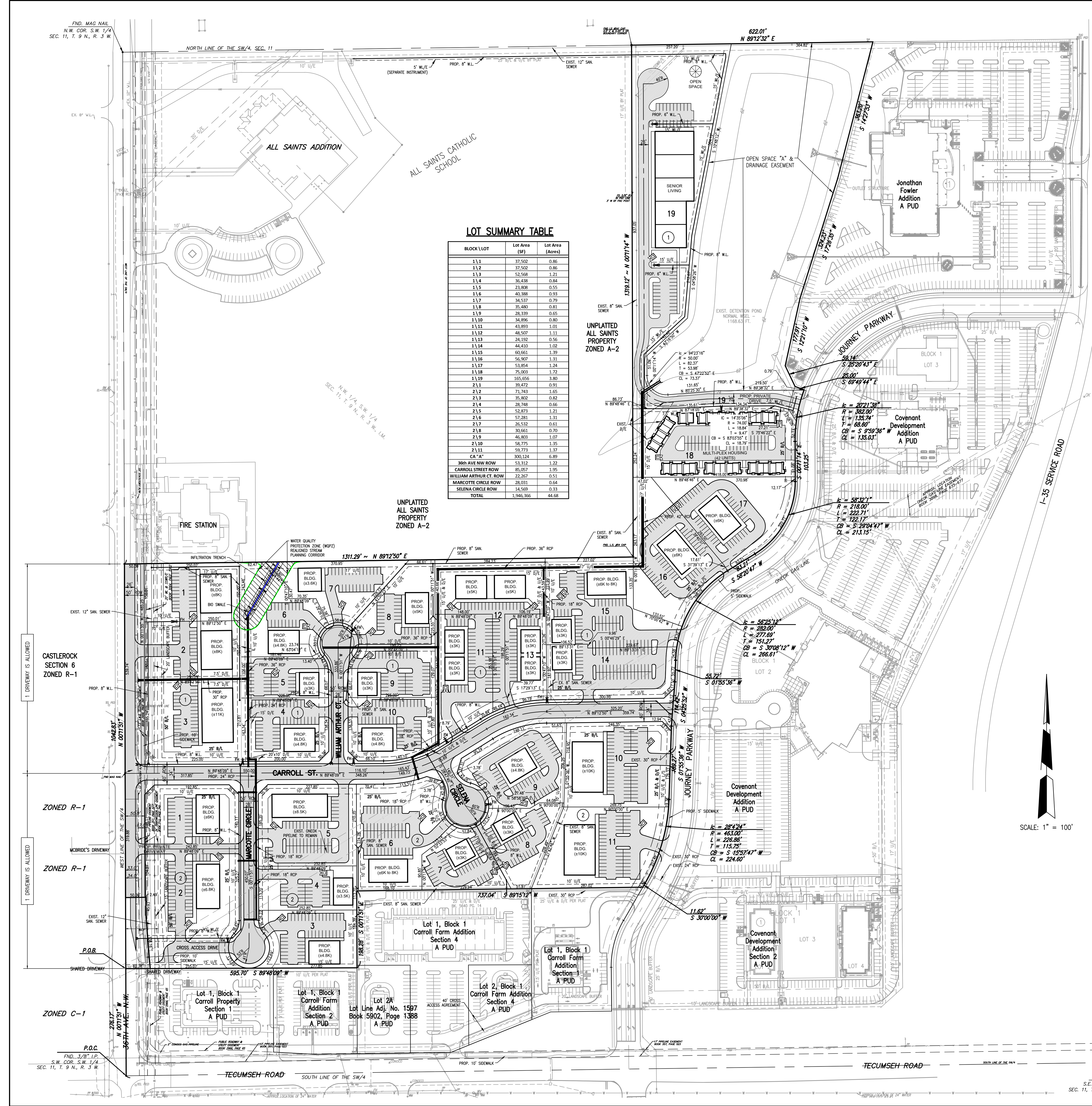
**(WQPZ) WATER QUALITY PROTECTION ZONE**

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-514(a)(3) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

**PRELIMINARY SITE PLAN**

SHEET NO.  
**1**



FND. MAG. MAIL  
N.W. COR. S.W. 1/4  
SEC. 11, T. 9 N., R. 3 W.

NORTH LINE OF THE SW/4, SEC. 11

EX. 8" V.L.

ALL SAINTS ADDITION

ALL SAINTS CATHOLIC SCHOOL

UNPLATTED ALL SAINTS PROPERTY ZONED A-2

UNPLATTED ALL SAINTS PROPERTY ZONED A-2

CASTLEROCK SECTION 6 ZONED R-1

ZONED R-1

ZONED R-1

ZONED C-1

P.O.B.

SHARED DRIVEWAY

P.O.C.

FND. S.E. COR. S.W. 1/4  
SEC. 11, T. 9 N., R. 3 W.

TECUMSEH ROAD

SOUTH LINE OF THE SW/4

FND. S.E. COR. S.W. 1/4  
SEC. 11, T. 9 N., R. 3 W.

PLATTING INFORMATION: THIS PRELIMINARY SITE PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.