PROJECT OWNER AND DEVELOPER:

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Norman, Oklahoma
73070

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ZONING:

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

PROPOSED: "PUD" A PLANNED UNIT DEVELOPMENT

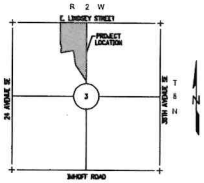
PRELIMINARY PLAT OF TURTLE CROSSING

A PLANNED UNIT DEVELOPMENT

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

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET
60 0 60



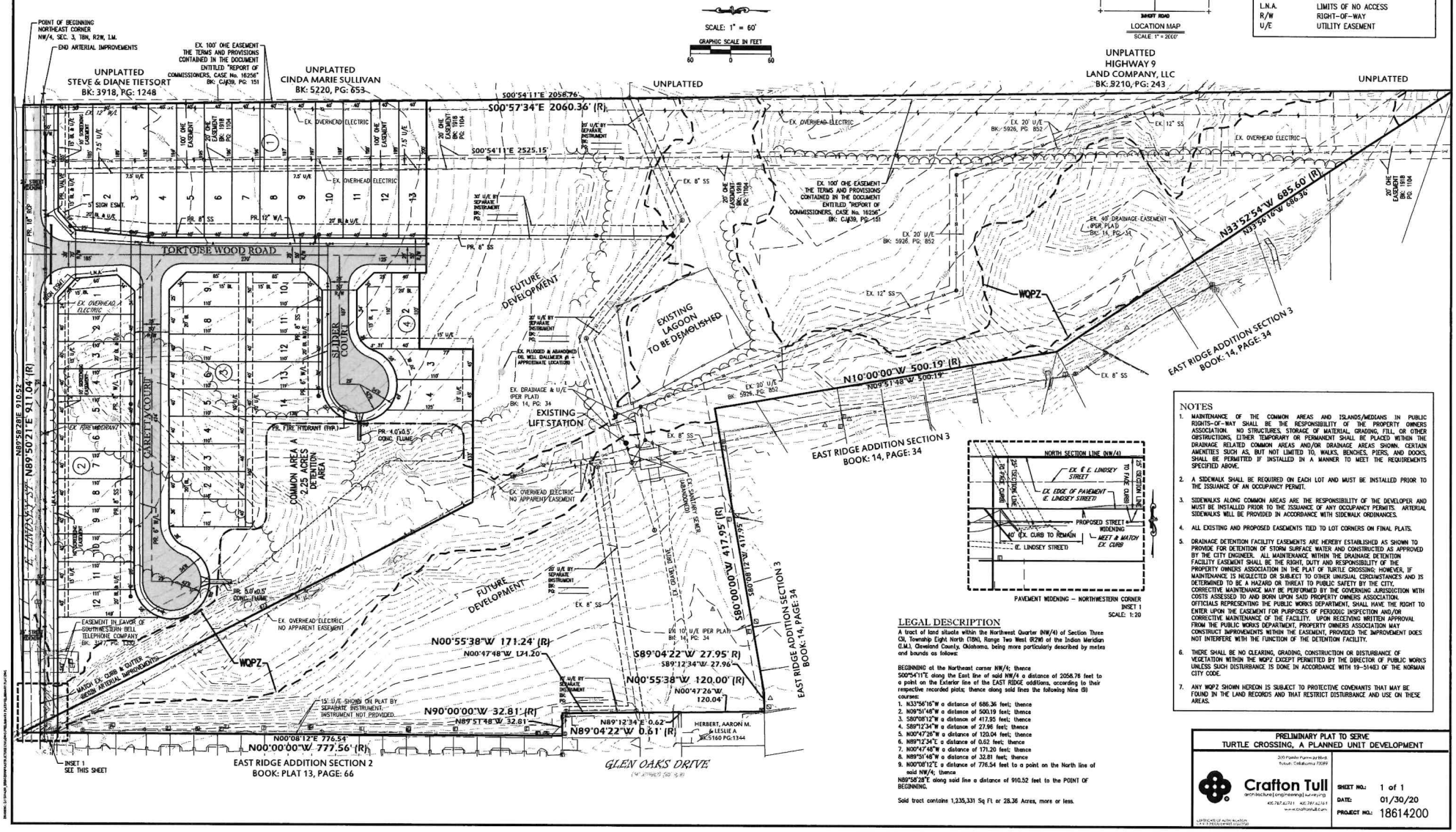
LOCATION MAP
SCALE: 1" = 2000'

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	43 LOTS
SINGLE-FAMILY RESIDENTIAL	8.27 ACRES
COMMON AREA	2.25 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 EMBASEMENT



PAVEMENT WIDENING – NORTHWESTERN CORNER
INSET 1
SCALE: 1:20

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, FENCES, 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 19-5146(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.

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:

BEGINNING at the Northeast corner NW/4; thence
S00°54'11"E along the East line of said NW/4 a distance of 2058.76 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

N89°50'28"E along said line a distance of 910.52 feet to the POINT OF BEGINNING.

Said tract contains 1,235,331 Sq Ft or 28.36 Acres, more or less.

PRELIMINARY PLAT TO SERVE
TURTLE CROSSING, A PLANNED UNIT DEVELOPMENT

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.crafton-tull.com
CERTIFICATE OF AUTHORIZATION
C.A.N. 3 PELLS CERTIFICATE 1320 (TPS)

SHEET NO.:	1 of 1
DATE:	01/30/20
PROJECT NO.:	18614200