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**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 23-04**

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	CA McCarty Construction, LLC
LOCATION	1309 S. Berry Road
PROPOSAL	McCoop Abode Preliminary Plat; Plat and rezone approximately 1.09 acres from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for two single-family homes
NORMAN 2025 LAND USE	Current: Low Density Residential Proposed:No Change
LAND USE	Current: Vacant Proposed:Single-family residential  North: Single-family residential West: Single-family residential South: Single-family residential East: Single-family residential
ZONING	Current: R-1, Single Family Dwelling District Proposed:SPUD, Simple Planned Unit Development  North: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development East: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development

**SYNOPSIS:** The applicant submitted a preliminary plat for property located at 1309 S. Berry Road. The applicant requests to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for two single-family homes.

**ANALYSIS:** This area is zoned R-1, Single Family Dwelling District, and R-1, Single Family Dwelling District, with permissive use for a Planned Unit Development (Ordinance No. 9192-4 and 9293-34). The immediate area is comprised of predominately single-family development. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

S. Berry Road is designated as a minor urban arterial in the Comprehensive Transportation Plan adjacent to the subject property. This roadway requires a 5'-8' sidewalk for future projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan proposes medium priority trails along the subject's frontage. The applicant has proposed a 5' sidewalk per the preliminary site development plan (see attached).

The Greenbelt Enhancement Statement, rezoning application, location map, and preliminary plat are attached.

**STAFF COMMENTS:** Staff reviewed the Greenway Master Plan and the Priority Trails Map. As noted above, this section of S. Berry Road requires a 5'-8' sidewalk for future projects. The applicant will provide a 5' sidewalk with the development of the property. Given this, there are no opportunities for trails.

Staff places this item on the consent docket for the March 21, 2023 Greenbelt Commission Meeting.

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



Keith A. Barrett  
Libby A. Smith  
Joe P. Krodel

**March 1, 2023**

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

We represent CA McCarty Construction, LLC (the “**Applicant**”) in the attached application for a Pre-Development Information Meeting. The Applicant intends to rezone and plat the subject property in order to allow the Applicant to develop two single family residential lots as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing R-1, Single Family Dwelling to a Simple Planned Unit Development, in order to allow for the intended development. A preliminary conceptual site plan showing a preliminary layout of the proposed development is included with this application packet.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

Very Truly Yours,  
**RIEGER LAW GROUP PLLC**

A handwritten signature in blue ink, appearing to read 'G-Joyce', is written over a horizontal line.

**GUNNER B. JOYCE**  
*Attorney at Law*



Application for  
**Pre-Development Informational Meeting**

Case No. PD \_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> CA McCarty Construction, LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Rieger law Group gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 <b>BEST TIME TO CALL:</b> M-F Business Hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at 1309 S. Berry Road

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\_\_\_\_\_

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and containing approximately 1.04 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

**The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):**

The Applicant intends to rezone and plat the Property in order to allow for the development of two single family residential lots within the Property.

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This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment    ☐ Growth Boundary

☐ Land Use

☐ Transportation

☐ Rezoning to \_\_\_\_\_ District(s)

☐ Special Use for \_\_\_\_\_

☐ Preliminary Plat \_\_\_\_\_ (Plat Name)

☐ Norman Rural Certificate of Survey (COS)

☐ Commercial Communication Tower

Items submitted:

☐ Deed or Legal Description

☐ Radius Map

☐ Certified Ownership List

☐ Written description of project

☐ Preliminary Development Map

☐ Greenbelt Enhancement Statement

☐ Filing fee of \$125.00

Current Zoning: \_\_\_\_\_

Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: \_\_\_\_\_

at \_\_\_\_\_ a.m./p.m.

by \_\_\_\_\_



Application for  
**REZONING OR SPECIAL USE**

Case No. O-\_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT(S)</b> CA McCarty Construction, LLC	<b>ADDRESS OF APPLICANT</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	<b>EXISTING ZONING:</b> R-1; single family dwelling <b>PROPOSED ZONING OR SPECIAL USE FOR:</b> SPUD; Simple Planned Unit Development

**PROPOSED USE(S)** (including all buildings to be constructed): The applicant seeks to develop the Property into two single family residential lots, as more specifically enumerated in the attached SPUD Narrative

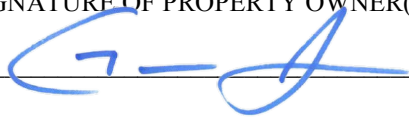
**STREET ADDRESS OR LOCATION:** 1309 S. Berry Road, Norman, OK 73069

**LEGAL DESCRIPTION AND AREA OF REQUEST:** See attachments for legal description and area.

**SIZE OF PROJECT AREA:** approx 1.04 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

<b>SIGNATURE OF PROPERTY OWNER(S):</b>  _____ Gunner Joyce, Attorney for Applicant	<b>ADDRESS AND TELEPHONE:</b> Rieger Law Group PLLC _____ 136 Thompson Dr. _____ Norman, OK 73069
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- ☐ Application
- ☐ Site Plan
- ☐ Certified Ownership List and Radius Map
- ☐ Proof of Ownership
- ☐ Supporting Data
- ☐ Filing Fee of \$\_\_\_\_\_

Date Submitted: \_\_\_\_\_  
Time Submitted: \_\_\_\_\_ a.m./p.m.  
Checked by: \_\_\_\_\_

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Greenbelt Case No. \_\_\_\_\_ Pre-Development Case No. \_\_\_\_\_

Applicant Name: CA McCarty Construction, LLC Date: March 1, 2023

Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: (405) 310-5274; gjoyce@riegerlawgroup.com

Name of Development: McCoop Abode Addition Area (Acres): 1.04

General Location 1309 S. Berry

**\*Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☐; Preliminary Plat ☒; Rural Certificate of Survey ☐  
b. Proposed **Land Use:** Residential ☒ Commercial ☐ Industrial ☐ Other ☐

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The Applicant intends to rezone and plat the subject property in order to develop two single family residential lots. A preliminary conceptual layout is included in this application packet.

2. Does your proposed development or project incorporate open space(s)?

Yes ☒ No ☐

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> Private
Open Space:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Detention Pond:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> Private
Parking Lot Landscape:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> Private
Floodplain/Creek:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> Private
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Natural Trails (compacted earth 8-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other	_____	

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Various commercial sites along West Lindsey Street.

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

Sidewalks along public right-of-way of S. Berry Rd.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map [NormanOK.gov/MasterPlan](http://NormanOK.gov/MasterPlan) is provided.

- ☒ Storm water channels
- ☒ Detention ponds
- ☒ Floodplains
- ☒ Stream bank/Riparian corridors
- ☒ Utility Easements
- ☒ Abandoned/Active Railroad corridors
- ☒ Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails?            N/A

7. Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
- ☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

☒ (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

☒ (j) Permeable ground surfaces have been preserved to the extent possible.

☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

☒ (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

☒ (s) Riparian buffers are incorporated into the Greenbelt System.

☒ (t) The commercial developments have provided for pedestrian access.

☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed



**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

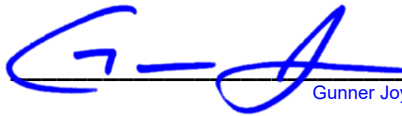
under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

☒ (v) Cluster development has been utilized as a means to develop the Greenbelt System.

☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



Gunner Joyce, Attorney for Applicant

**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**

# McCOOP ABODE ADDITION

## SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

*CA McCARTY CONSTRUCTION, LLC*

APPLICATION FOR:

PRELIMINARY PLAT AND  
SIMPLE PLANNED UNIT DEVELOPMENT

SUBMITTED: MARCH 1, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

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- F. Traffic Circulation and Access

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- B. Site Development Plan
- C. Allowable Uses

## **I. INTRODUCTION**

This Simple Planned Unit Development (the “SPUD”) is being submitted for the property located at 1309 S. Berry Road, as more particularly described on **Exhibit A** (the “Property”). This SPUD seeks to rezone the Property from the existing R-1, Single Family Dwelling designation to allow the applicant to split and develop the Property as two single family residential lots.

## **II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS**

### **A. Location**

The Property is located at 1309 S. Berry Road, which is near the intersection of W Lindsey Street and S. Berry Road.

### **B. Existing Land Use and Zoning**

The existing zoning is R-1, Single Family Dwelling, and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential.

### **C. Elevation and Topography**

The Property is undeveloped and the topography of the Property slopes gradually from East to West.

### **D. Utility Services**

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

### **E. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

### **F. Traffic Circulation and Access**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

### **A. Uses Permitted**

This SPUD seeks to retain the Property's existing allowable uses under R-1, Single Family Dwelling to allow for the development of two single family residential structures on the Property, as well as accompanying uses. A complete list of allowable uses on the Property is attached as **Exhibit C**.

**B. Site Plan**

The Property shall be developed as depicted on the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The following shall be the required building setbacks:

- The Front Yard setback shall be a minimum of ten (10) feet.
- All other building setbacks shall be a minimum of five (5) feet, except in the areas where, as shown on the attached Site Development Plan, the setback shall be three (3) feet.

**C. Traffic access/circulation/sidewalks**

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

**D. Open Space**

Open space shall be utilized on the Property as shown on the Site Development Plan. The impervious area for the Property shall not exceed 65%.

**E. Signage**

All signs shall comply with the sign standards of the City of Norman Sign Code as applicable to a zoning of R-1, Single Family Dwelling designation.

**F. Height**

No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

**G. Parking**

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**H. Exterior Materials**

The exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

**I. Fencing**

Fencing is permissible along the perimeter of the Property but is not required. Fencing may be brick, stone, wood, wrought iron, or other material.

**J. Drainage**

A preliminary drainage report has been provided to City Staff. The development of the Property shall meet or exceed the applicable ordinances and standards of the City.

## **EXHIBIT A**

### Legal Description of the Property

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);  
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;  
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;  
Thence continuing North 89°53'04" East a distance of 401.00 feet;  
Thence South 00°13'57" West a distance of 109.00 feet;  
Thence South 89°53'04" West a distance of 401.00 feet;  
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

**EXHIBIT B**

Site Development Plan



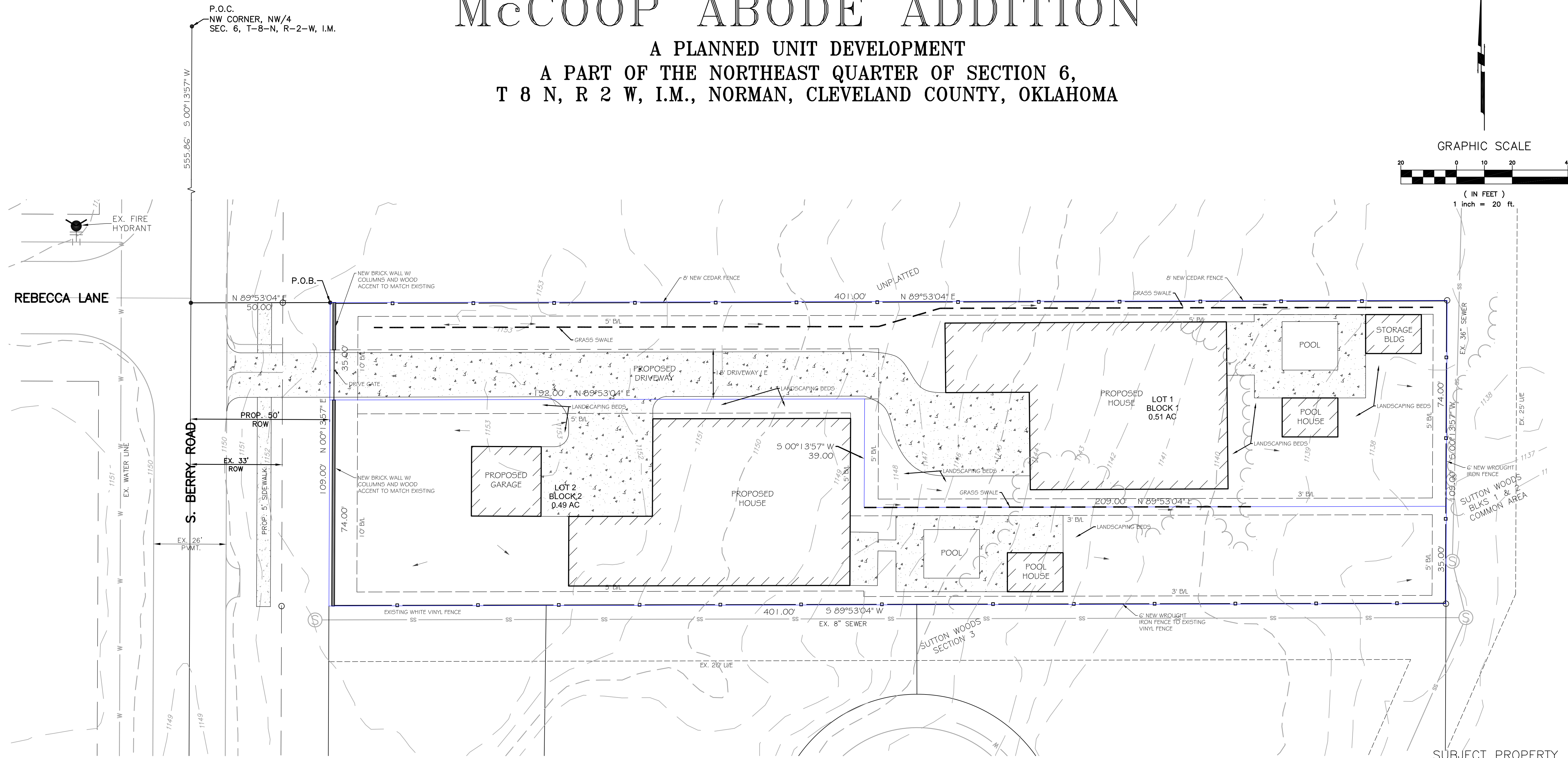
**EXHIBIT C**  
Allowable Uses

Allowable Uses:

- (a) Detached one family dwelling.
- (b) Family day care home.
- (c) General purpose farm or garden.
- (d) Home occupation.
- (e) Municipal recreation or water supply.
- (f) Accessory buildings.
- (g) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:
  - (1) On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two (2) feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.
  - (2) An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.
  - (3) All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.
  - (4) No vehicle shall ever be parked between the property line and any adjoining street.
  - (5) Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.
  - (6) Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.
- (h) Model Home, subject to a one hundred dollar (\$100.00) annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years. (O-0102-27)
- (i) Short-term rentals. (O-1920-56)

PRELIMINARY SITE DEVELOPMENT PLAN OF  
**McCOOP ABODE ADDITION**

A PLANNED UNIT DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 6,  
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



**GENERAL NOTES**

- ALL EXISTING STRUCTURES TO BE REMOVED.
- EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

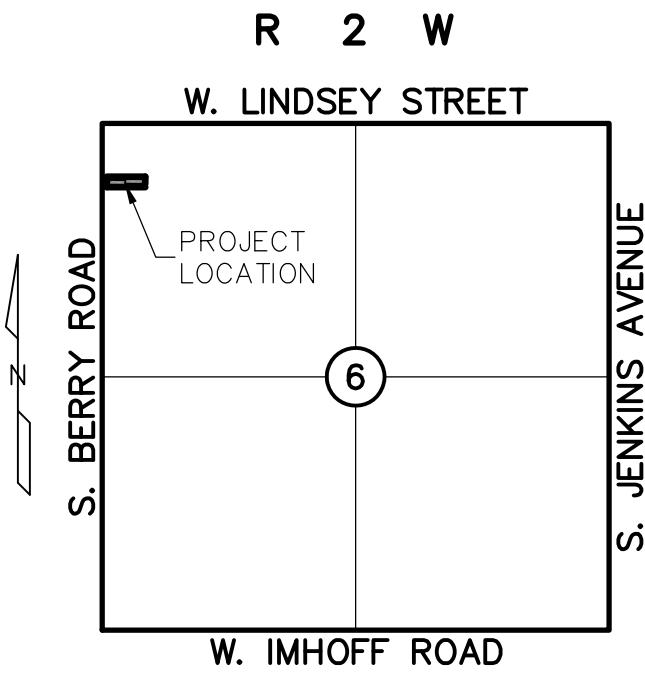
**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);  
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;  
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;  
Thence continuing North 89°53'04" East a distance of 401.00 feet;  
Thence South 00°13'57" West a distance of 109.00 feet;  
Thence South 89°53'04" West a distance of 401.00 feet;  
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



**LOCATION MAP**

SCALE: 1"=2000'

SUBJECT PROPERTY  
1.00± AC.  
S. BERRY ROAD  
CURRENTLY ZONED R-1  
REZONE TO PUD

DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
NORMAN, OK 73070

ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
EDMOND, OK 73012

SURVEYOR:  
CENTERLINE SERVICES, LLC  
RONALD D. SMITH, P.L.S.  
P.O. BOX 338  
NOBLE, OK 73068

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND IS NOT A FINAL  
SIGNED AND SEALED DOCUMENT

**McCOOP ABODE ADDITION**

1309 S. BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**PRELIMINARY SITE PLAN**

**REVISIONS**

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

23-003

DATE:

03-01-23

SCALE:

(HORIZ.) 1"=20'

(VERT.) N/A

SHEET NUMBER

1 of 1

**Arc Engineering Consultants, LLC**

CIVIL ENGINEERING  
LAND PLANNING  
135 DEER CREEK ROAD  
EDMOND, OK 73012  
PHONE (405) 509-0212  
FAX (405) 562-8648

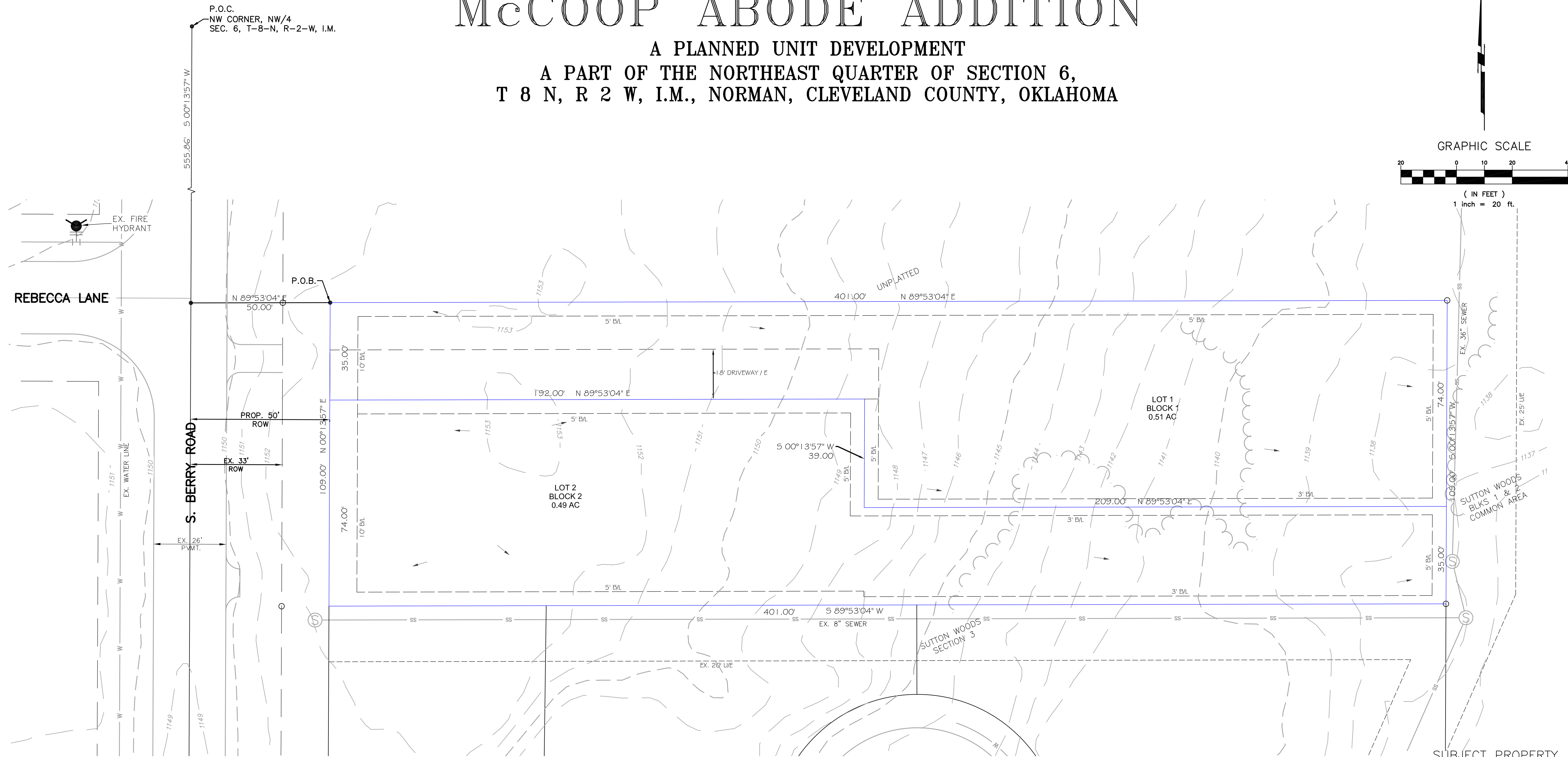
**ARC**  
**ENGINEERING**  
CONSULTANTS

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24



PRELIMINARY PLAT OF  
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 6,  
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

- ALL EXISTING STRUCTURES TO BE REMOVED.
- EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

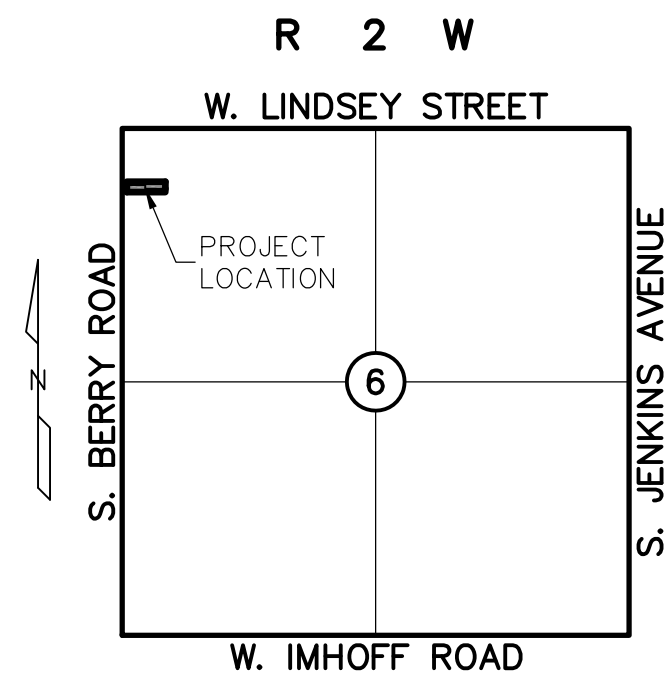
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);  
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;  
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;  
Thence continuing North 89°53'04" East a distance of 401.00 feet;  
Thence South 00°13'57" West a distance of 109.00 feet;  
Thence South 89°53'04" West a distance of 401.00 feet;  
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



LOCATION MAP

SCALE: 1"=2000'

SUBJECT PROPERTY  
1.00± AC.  
S. BERRY ROAD  
CURRENTLY ZONED R-1  
REZONE TO PUD

DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
NORMAN, OK 73070

ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
EDMOND, OK 73012

SURVEYOR:  
CENTERLINE SERVICES, LLC  
RONALD D. SMITH, P.L.S.  
P.O. BOX 338  
NOBLE, OK 73068

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CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24

ARC  
ENGINEERING  
CONSULTANTS

PRELIMINARY  
THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND IS NOT A FINAL  
SIGNED AND SEALED DOCUMENT

McCOOP ABODE ADDITION

1309 S. BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

23-003

DATE:

03-01-23

SCALE:

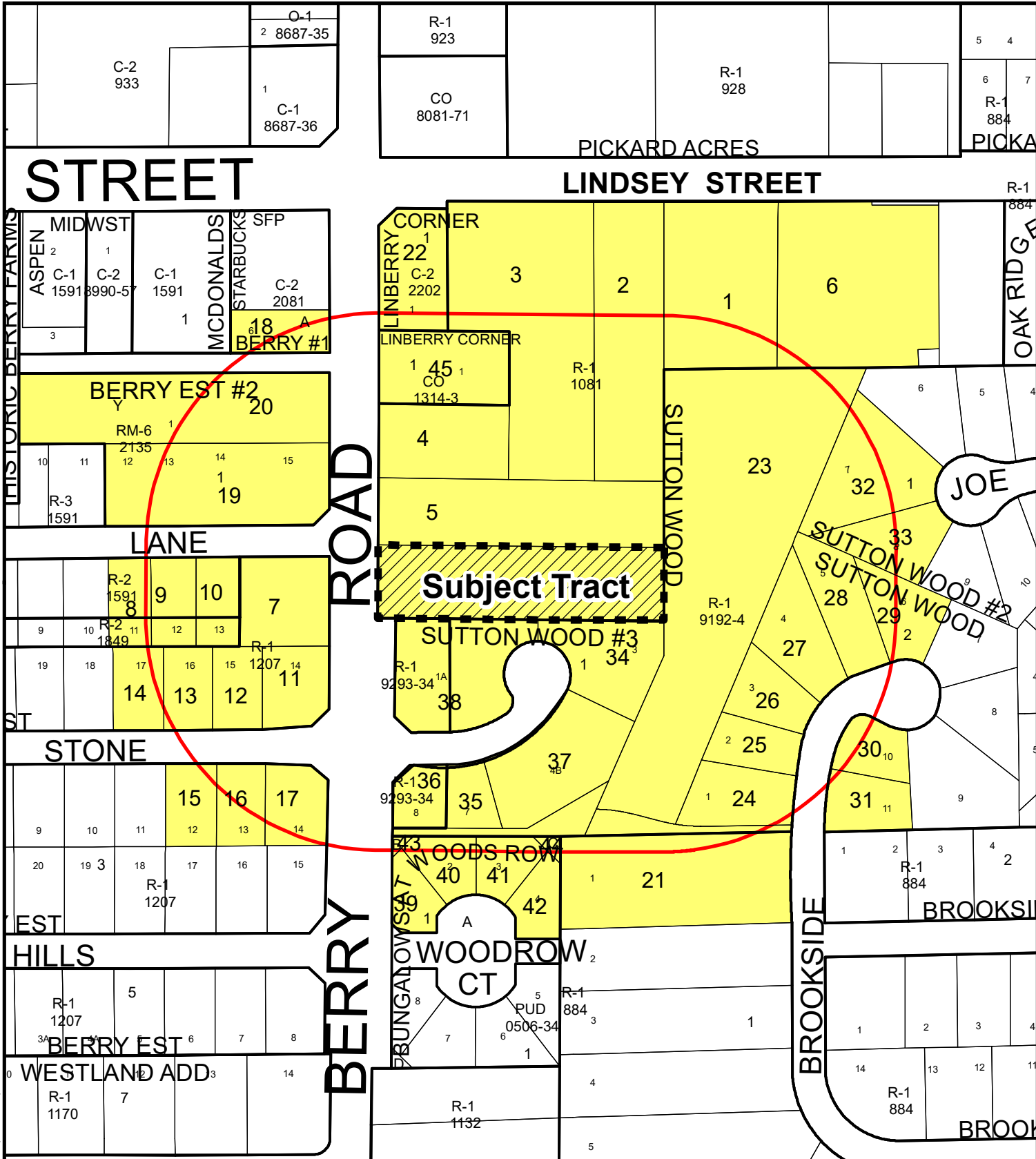
(HORIZ.) 1"=20'

(VERT.) N/A

SHEET NUMBER

1 of 1

McCOOP ABODE ADDITION



# Radius Map

**350ft. Radius**

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

0    100    200 Feet

February 27, 2023

- Subject Tract
- Radius
- Zoning
- Parcels
- Notification Area

### **CERTIFIED OWNERSHIP LIST**

Per the radius map provided by the City of Norman Planning Department, the property address and ownership of each property adjacent to the Subject Property, as identified below, is attached hereto.

*See Attached Legal Description*

### **CERTIFICATION OF OWNERSHIP LIST**

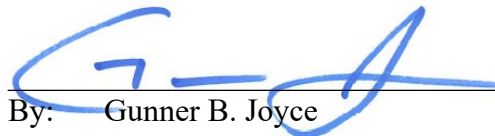
RE: Application of:

Applicant: CA McCarty Construction, LLC

Address: c/o Rieger Law Group, PLLC  
136 Thompson Drive  
Norman, Oklahoma 73069

It is hereby certified that the names and addresses shown on the attached ownership list represent a full, true, complete, correct, and current list of the property owners' names and addresses that are within 350 feet of the Subject Property, as the same appear in the online records of the County Assessor Offices of Cleveland County, State of Oklahoma.

Dated this 1<sup>st</sup> day of March, 2023 at Norman, Oklahoma, at 8:00 a.m.

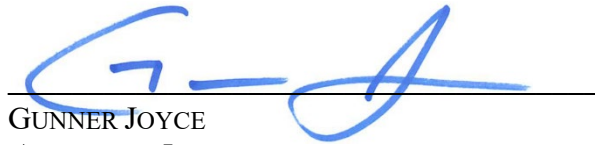
  
By: \_\_\_\_\_  
Gunner B. Joyce  
Attorney at Law

## CERTIFICATE OF CONTRACTUAL INTEREST

I, **Gunner Joyce, attorney for the Applicant**, hereby certify and attest that Rieger Law Group PLLC represents the Applicant in the attached application, and that the Applicant has a contract pending to purchase the property described in that application, the consent of the current property owner and the right to purchase the described property in the City of Norman:

AND, I further certify and attest that the legal description in the Application materials describes accurately the subject property.

AND, I accept billing for the cost of publishing legal notice for the applications.



GUNNER JOYCE  
*Attorney at Law*  
On behalf of the Applicant

RIEGER LAW GROUP PLLC  
136 THOMPSON DRIVE  
Norman, Oklahoma, 73069-5245  
Phone: (405) 310-5274  
Email: [gjoyce@riegerlawgroup.com](mailto:gjoyce@riegerlawgroup.com)



## Explanation of Procedures for PLATTING OF PROPERTY

(Amended 6/12)

City of Norman Engineering Division - 201 W. Gray St., Bldg. A - Norman, OK 73069 - (405) 366-5452 Phone - (405) 366-5418 Fax

### If you desire to make application to have your property platted, the procedure is as follows:

1. Check with the Subdivision Development Manager in the Engineering Division, Public Works Department, to determine what paperwork is required. A Pre-Development meeting and Greenbelt Commission review, and/or Floodplain Committee meeting may be required. He can be reached at 366-5458.
2. After completion of the form, submit two (2) copies of the application form, along with the filing fee (see below), and five (5) copies of the plat to Ken Danner, Subdivision Development Manager, 201-A West Gray by 1:30 p.m. on the filing deadline prior to the next Planning Commission meeting.
3. Digital files in Autocadd or Microstation are extremely helpful and highly recommended to help in the review process.
4. After your application and required materials are filed, staff will analyze your request. A specific date will be set to finalize the review of all required plats and necessary submittals. You, or your representative, should be present at that meeting to address any concerns relating to the subdivision, its design or content, or any required submittals. If changes are necessary, the check print copy of your plat will be returned to you for correction before being docketed to appear before the Planning Commission.
5. Any required corrections should be made in a timely manner. ***Failure to attend this meeting or to provide the corrections will cause your plat to be removed from the Planning Commission agenda.***
6. Upon receipt of the corrected plat, the Engineering staff will research and analyze your request and prepare a staff report with recommendation, which will be provided to each Planning Commission member. These staff reports will also be provided to the applicant or his representative.
7. At the next scheduled Planning Commission meeting, [your request will be considered at a public hearing](#). You will be sent notice of this meeting and you or your representative must be present. The Chairman will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
8. After final Planning Commission action, your request will be forwarded to the City Council.
9. A filing fee shall be paid at the time of submission according to the following schedule:

Plat Type	Base Fee	+ amount per acre or portion thereof	GIS Fee
Preliminary Plats	\$150.00	\$10.00	N/A
Final Plat for all zoning district classifications	\$350.00	\$10.00	\$100.00 per lot
Short Form Plats and NORMAN 2025 Rural Certificates of Survey (Section 19-604 of this Chapter)	\$150.00	\$10.00	\$100.00 per lot

The filing fee shall be calculated on the basis of the total acreage (rounded up to the next whole number) included within the property proposed to be platted.

The Planning Commission and City Council meetings are held in the Council Chambers of the Norman Municipal Building at 201 West Gray Street. If you have any further questions, please call the Engineering Division at 366-5452.





## Application for PLATTING OF PROPERTY

City of Norman Engineering Division - 201 W. Gray St., Bldg. A - Norman, OK 73069— (405) 366-5452 Phone - (405) 366-5418 Fax

<b>NAME OF PLAT</b> McCoop Abode Addition		<b>TYPE OF PLAT:</b> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Short Form Plat <input type="checkbox"/> NORMAN 2025 Rural Certificate of Survey		<b>DATE SUBMITTED:</b> 03-01-23	
<b>NAME AND ADDRESS OF OWNER OF RECORD</b> Sandra K. Bell Revocable Living Trust 1101 Cherrystone Circle Norman, OK 73072  <b>Phone:</b> _____ <b>Fax:</b> _____ <b>E-Mail:</b> _____		<b>NAME AND ADDRESS OF SUBDIVIDER</b> C.A. McCarty Construction, LLC P.O. Box 720608 Norman, OK 73070  <b>Phone:</b> (405) 310-3210 <b>Fax:</b> (405) 571-0102 <b>E-Mail:</b> cmccarty@camccartyconstruction.com			
<b>NAME AND ADDRESS OF REGISTERED LAND SURVEYOR PREPARING THE PLAT</b> Surveyor: _____ Engineer: Arc Engineering Centerline Services, LLC Consultants, LLC P.O. Box 338 135 Deer Creek Rd. Noble, OK 73068 Edmond, OK 73012 <b>Phone:</b> (405) 509-0212 <b>Fax:</b> (405) 562-8648 <b>E-Mail:</b> srollins@arcengr.com		<b>STREET ADDRESS OR LOCATION</b> 1309 S. Berry Rd. Norman, OK 73070  <b>(When applicable) DATE OF:</b> <input checked="" type="checkbox"/> PRE-DEVELOPMENT MEETING March 23, 2023 <input checked="" type="checkbox"/> GREENBELT COMMISSION MEETING March 21, 2023 <input type="checkbox"/> FLOODPLAIN COMMITTEE MEETING _____			
<b>PROPOSED USE (including all buildings to be constructed):</b> Two residential structures _____ _____ _____					
<b>SIGNATURE OF APPLICANTS:</b>  _____ <b>Gunner Joyce, Attorney for Applicants</b>		<i>In order that your application can be heard and considered at the next Planning Commission meeting, you <u>must</u> submit this completed application form and the following required information to the Engineering Division for review.</i>  <i>All information must be submitted before 1:30 p.m. on the filing deadline.</i>			

### FOR OFFICE USE ONLY

#### SUBMITTALS:

- ☐ 5 copies of the Preliminary and/or Final Plat
- ☐ 5 copies of the NORMAN 2025 Rural Certificate of Survey or Short Form Plat
- ☐ Rezoning Application, if needed for change of use
- ☐ 5 copies of any required Plot Plan
- ☐ Legal description and area of request, certified by an architect, engineer, or surveyor
- ☐ Drainage Report/Erosion Control Report
- ☐ Sewer Impact Report, if required
- ☐ Construction Drawings for all public improvements (Final Plat)
- ☐ Traffic Impact Report, if required
- ☐ Filing Fee: \$ \_\_\_\_\_

Staff will complete their review of your plat by \_\_\_\_\_.

Check prints will be returned to you; corrections must be completed by \_\_\_\_\_. Failure to complete these corrections in a timely manner will result in your plat not being docketed for consideration by the Planning Commission.

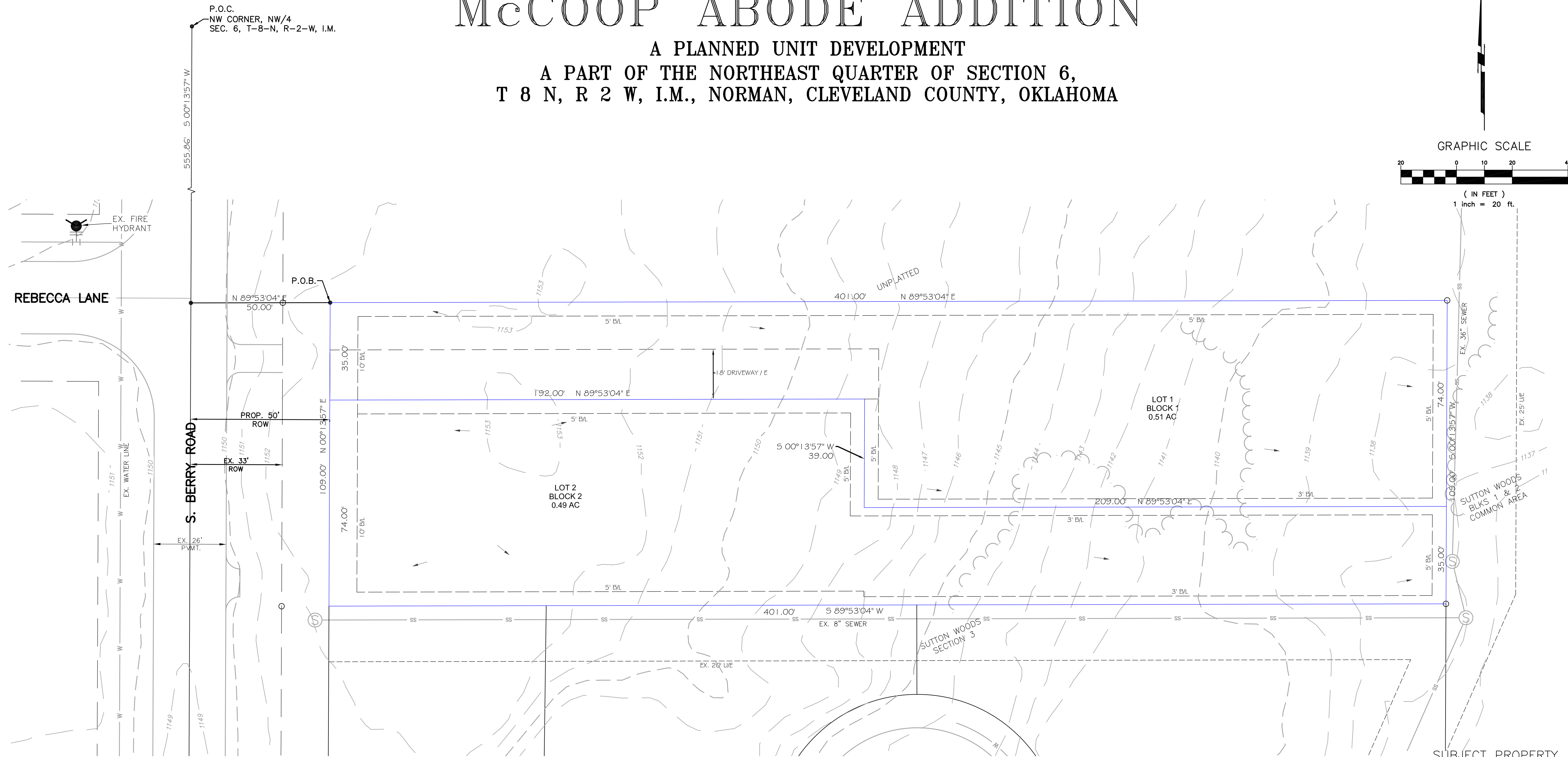
Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_



PRELIMINARY PLAT OF  
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 6,  
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

- ALL EXISTING STRUCTURES TO BE REMOVED.
- EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

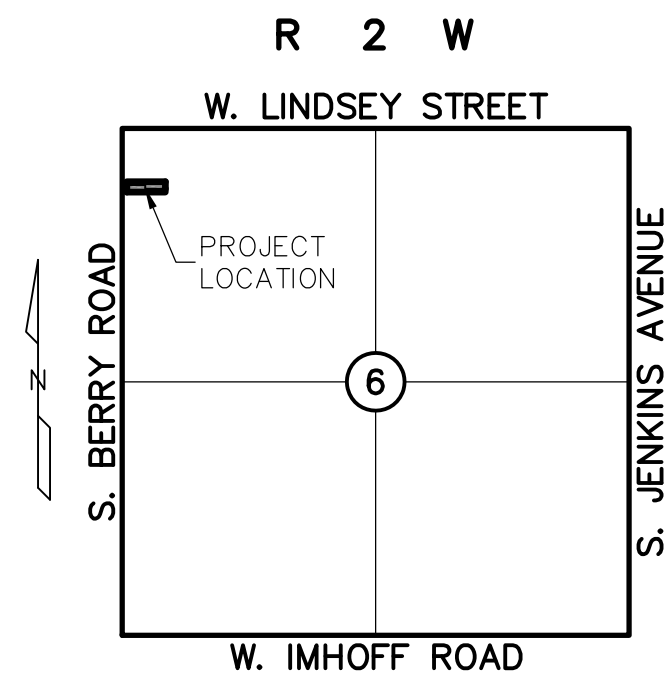
LEGAL DESCRIPTION

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Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



LOCATION MAP

SCALE: 1"=2000'

SUBJECT PROPERTY  
1.00± AC.  
S. BERRY ROAD  
CURRENTLY ZONED R-1  
REZONE TO PUD

DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
NORMAN, OK 73070

ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
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SURVEYOR:  
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CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24

ARC  
ENGINEERING  
CONSULTANTS

PRELIMINARY  
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McCOOP ABODE ADDITION

1309 S. BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

23-003

DATE:

03-01-23

SCALE:

(HORIZ.) 1"=20'

(VERT.) N/A

SHEET NUMBER

1 of 1

McCOOP ABODE ADDITION

# ***McCoop Abode Addition***

## ***PRELIMINARY DRAINAGE REPORT***



Located at 1309 S. Berry Road  
Norman, OK

March 01, 2023



**Arc Engineering Consultants, LLC**

**CIVIL ENGINEERING**  
135 DEER CREEK ROAD  
PHONE (405) 509-0212

**LAND PLANNING**  
EDMOND, OK 73012  
FAX (405) 582-8848

# TABLE OF CONTENTS

## **REPORT SUMMARY**

<i>PROJECT DESCRIPTION</i> .....	2
<i>HISTORIC DRAINAGE SUMMARY</i> .....	2
<i>PROPOSED DRAINAGE SUMMARY</i> .....	2
<i>CONCLUSIONS &amp; RECOMMENDATIONS</i> .....	3

## **APPENDIX**

<i>PRELIMINARY DRAINAGE AREA MAP &amp; “C” FACTOR CALCULATIONS</i>	
Historic/Developed Drainage Area Map	
Historic & Proposed “C” Factor Calculations	
USGS Web Soil Survey Information	

## ***REPORT SUMMARY***

### **PROJECT DESCRIPTION**

This project is a 1.00 acre residential development that will consist of two new homes. The site is located in the vicinity of S. Berry Road just south of W. Lindsey Street, also being a part of Section Six (6), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma.

This drainage report addresses the preliminary design and control of the storm water runoff for the proposed development to meet the City of Norman drainage ordinance. This report is prepared to support the rezoning request of the site. Mitigation techniques are illustrated in this report and are shown on the attached Preliminary Drainage Area Map to provide insight into the proposed storm water management plan for the site. Detailed drainage calculations for the site and any proposed Low Impact Development (LID) systems will be substantiated in the detailed construction plans.

### **HISTORIC DRAINAGE SUMMARY**

The 1.00 acre site is currently undeveloped with vegetative grass and some trees, especially along the east end of the property. A single house was on the property but it was demolished several years ago.

The property has a small ridge near the west side of the property. The west side of the ridge sheet flows west towards S. Berry Road. The majority east side of the property flows to the east towards Imhoff Creek. There is very little if any off-site storm water that flows onto the site. Storm water eventually flows south in Imhoff Creek. According to the USDA Web Soil Survey website, the soils on site consist mostly of Teller-Urban land complex soils, 0 to 3 percent slopes and 3 to 8 percent slopes, which are classified as Hydrologic Soil Group B. A historic runoff coefficient of 0.343 has been calculated to represent existing conditions based on historic impervious areas (0.95) and pervious area, Lawns and Pastures, Average Slope, Hydrologic Soil Group B (0.20). See the attached Preliminary Drainage Area Map in the Appendix to this report for the historic runoff coefficient calculations. The rational method will be used to calculate the peak flows for the historic drainage areas in the detailed construction plans.

### **PROPOSED DRAINAGE SUMMARY**

Storm water from the proposed 1.00 acre development will continue to sheet flow across the site the same directions as historic. Storm water on the west side of the property will continue to sheet flow west across the grass and proposed driveway towards S. Berry Road. Storm water on the east side of the property will continue to sheet flow east across grass and the proposed driveway towards Imhoff Creek. Proposed storm water management practices may include Low Impact Development (LID) designs such as grass swales, grass berms, mulched landscaping beds around the houses and pools, and bioretention pond or rain gardens as needed. As many of the existing trees as possible will also be saved along the east side of the property. These best management practices (BMP's)

are designed to slow storm water velocities, increase storm water filtration, increase the amount of absorption into the soil to recharge groundwater supplies and to keep topsoil in place. These BMP's also reduce the volume of storm water released downstream of the site.

A residential runoff coefficient of 0.568 has been calculated to represent the proposed runoff conditions based on actual impervious and pervious areas shown on the preliminary site plan. See the attached Preliminary Drainage Area Map in the Appendix to this report for the developed runoff coefficient calculation. The rational method will be used to calculate the peak flows for the developed drainage areas in the detailed construction plans.

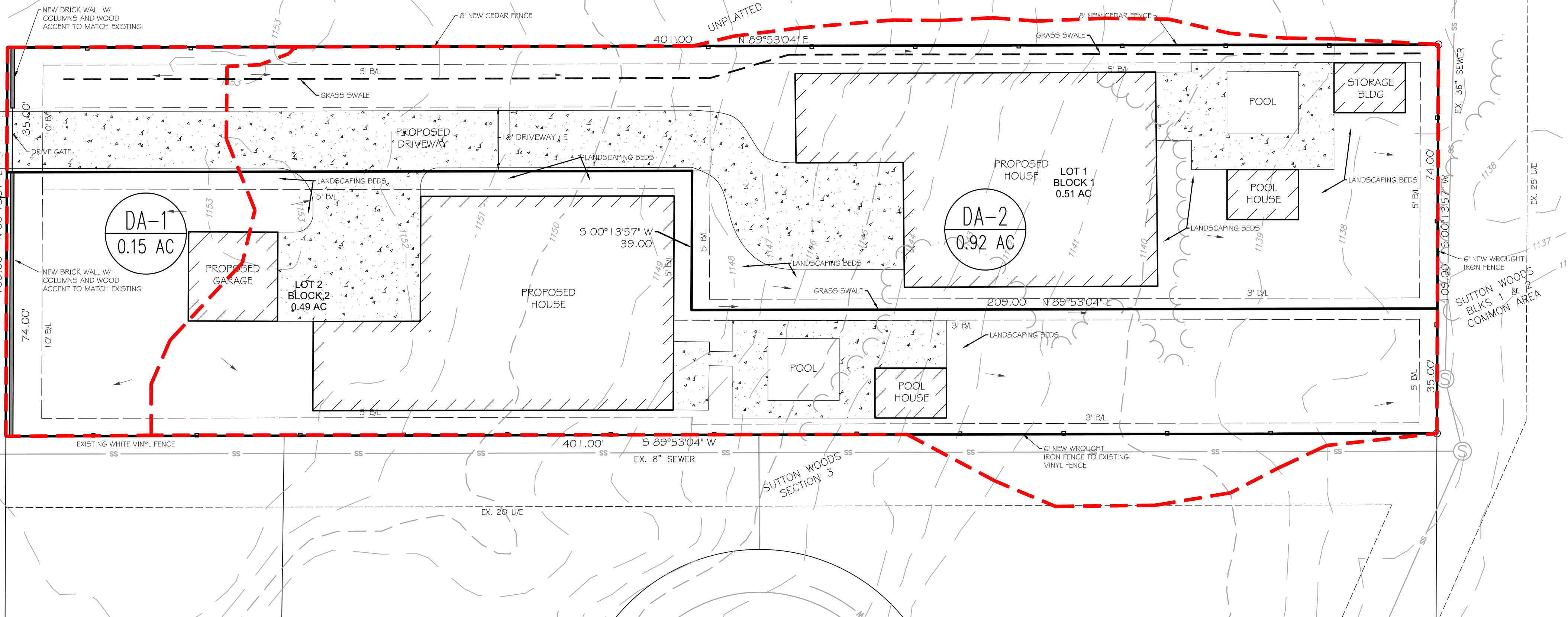
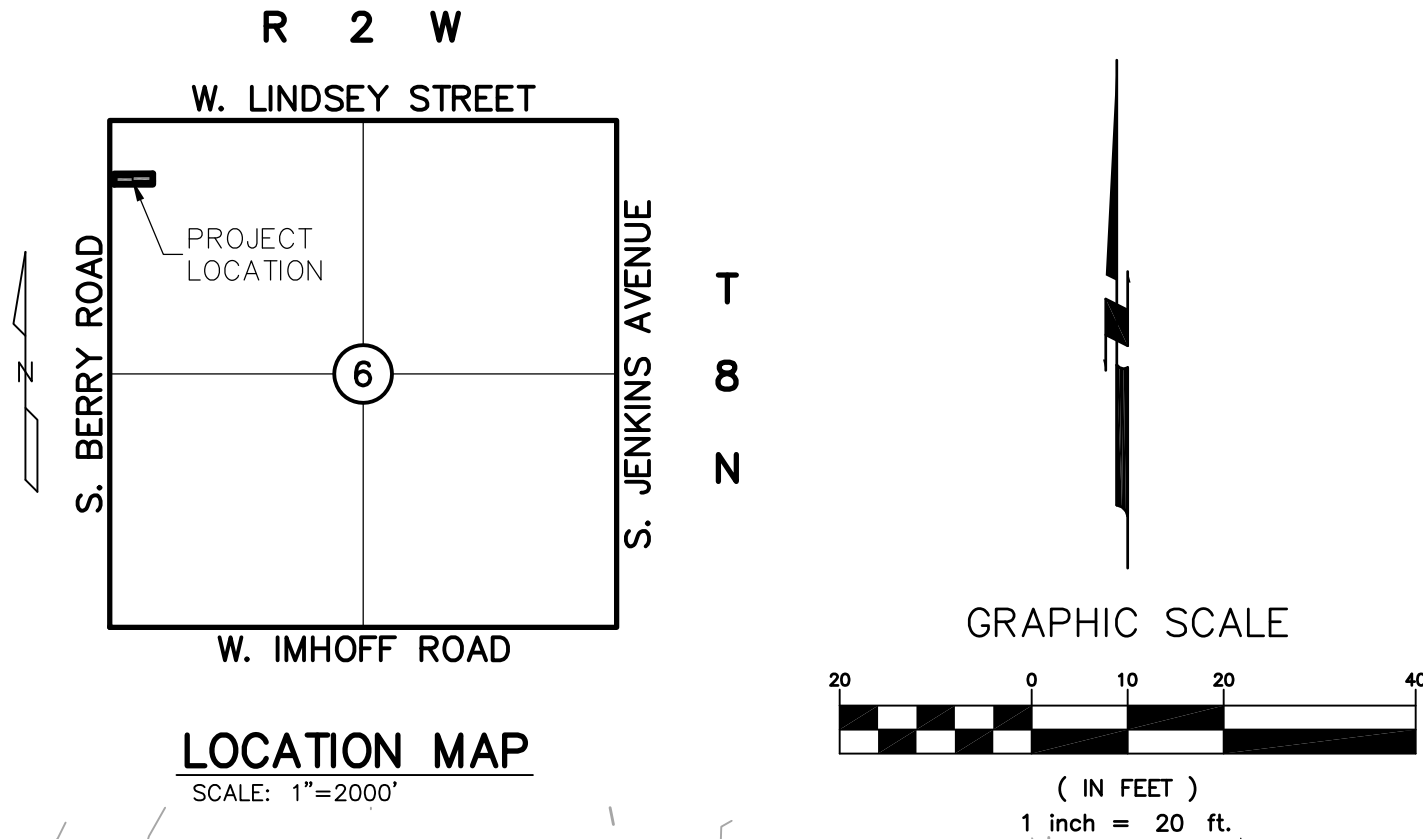
### **CONCLUSIONS AND RECOMMENDATIONS**

The preliminary drainage calculations show that the proposed development will provide for a functional drainage system that meets the City of Norman drainage ordinance.

It is hereby requested that the City of Norman accept this Preliminary Drainage Report and approve the Preliminary Site Plan.

## ***APPENDIX***





**McCOOP ABODE ADDITION RESIDENTIAL**

**HISTORIC:**

IMPERVIOUS AREA: 8184 sf = 19%  
43708 sf

IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.20

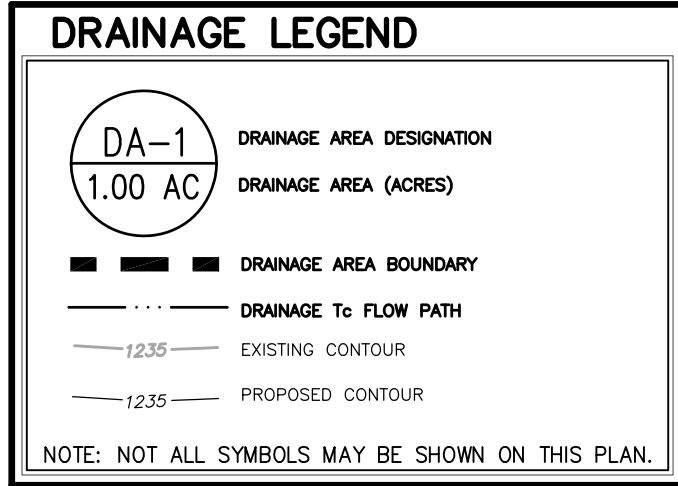
CALCULATED "C"= 0.19(0.95) + 0.81(0.20)= 0.343

**PROPOSED:**

IMPERVIOUS AREA: 21382 sf = 49%  
TOTAL AREA: 43708 sf

IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.20

CALCULATED "C"= 0.49(0.95) + 0.51(0.20)= 0.568



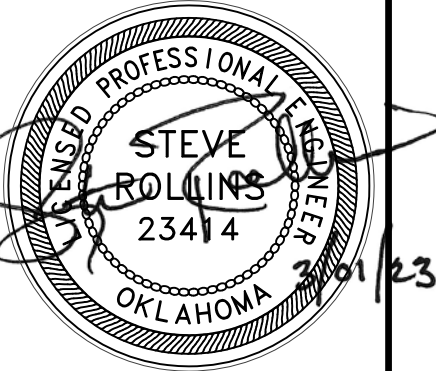
DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
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ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
EDMOND, OK 73012

McCOOP ABODE ADDITION

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**McCOOP ABODE ADDITION**  
1309 S. BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**PRELIMINARY DRAINAGE AREA MAP**

DRAWN BY: SDR	REVISIONS			DATE
	NO.	DESCRIPTION		
CHECKED BY: SDR				
APPROVED BY: SDR				

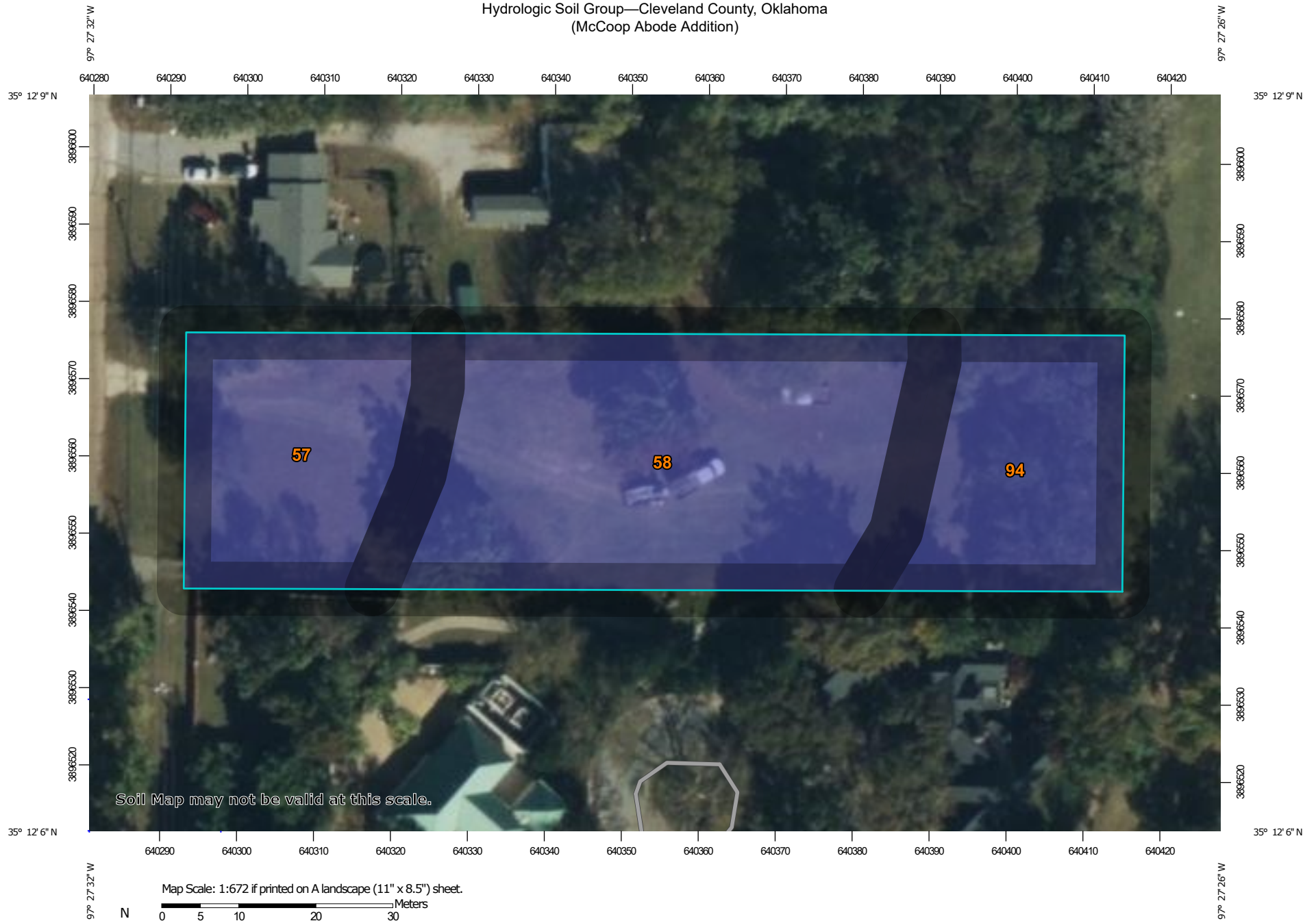
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(HORIZ.) 1"=20'  
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# Hydrologic Soil Group—Cleveland County, Oklahoma (McCoop Abode Addition)



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cleveland County, Oklahoma  
Survey Area Data: Version 20, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 14, 2020—Nov 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
57	Teller-Urban land complex, 1 to 3 percent slopes	B	0.2	24.6%
58	Teller-Urban land complex, 3 to 8 percent slopes	B	0.5	52.5%
94	Port silt loam, 0 to 1 percent slopes, frequently flooded	B	0.2	22.9%
<b>Totals for Area of Interest</b>			<b>1.0</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

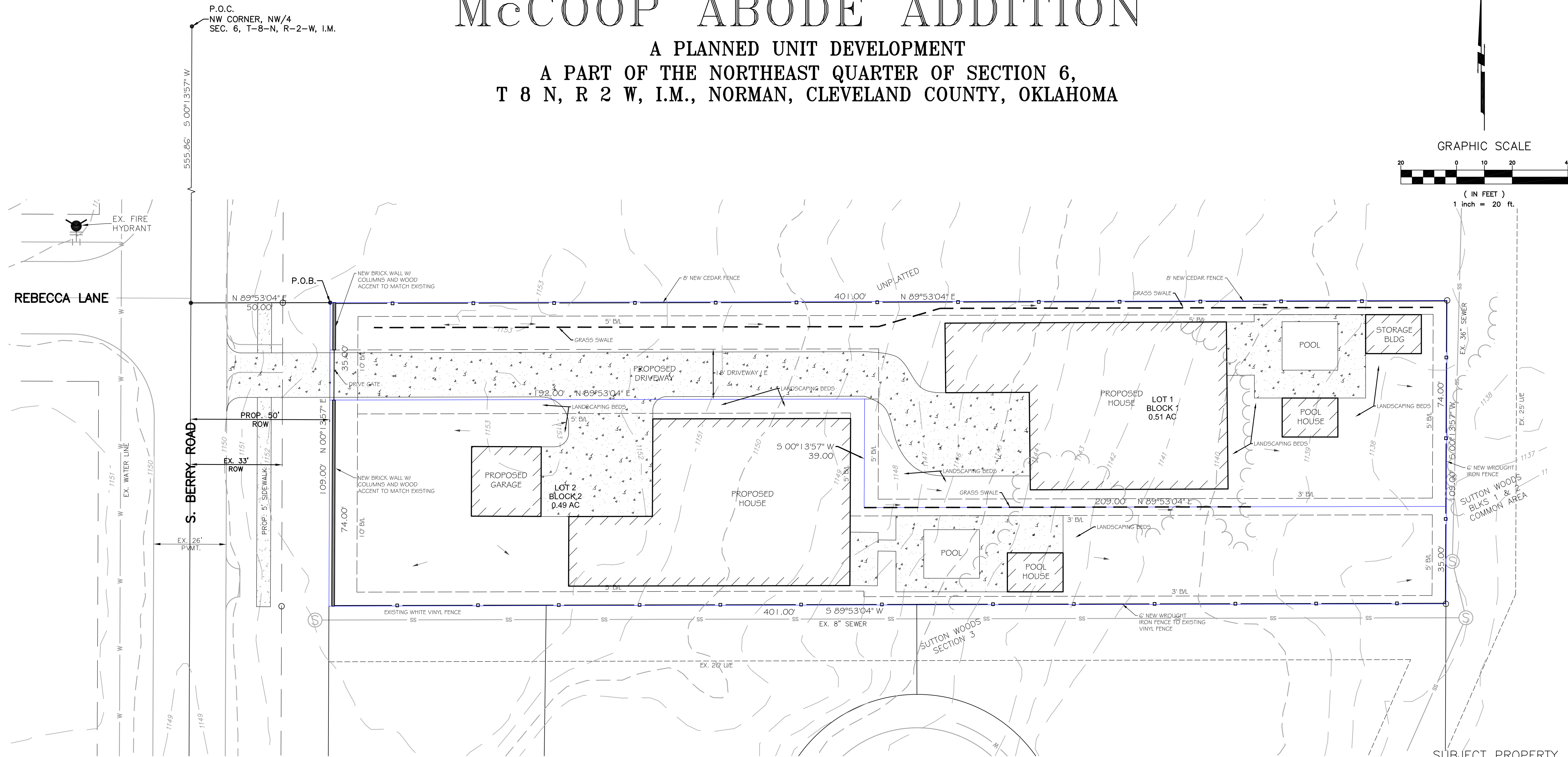
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



PRELIMINARY SITE DEVELOPMENT PLAN OF  
**McCOOP ABODE ADDITION**

A PLANNED UNIT DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 6,  
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



**GENERAL NOTES**

- ALL EXISTING STRUCTURES TO BE REMOVED.
- EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

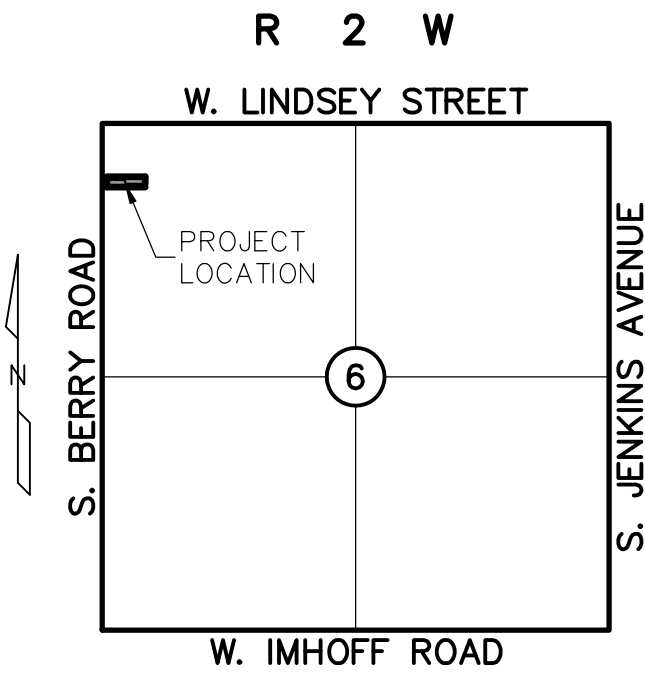
**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);  
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;  
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;  
Thence continuing North 89°53'04" East a distance of 401.00 feet;  
Thence South 00°13'57" West a distance of 109.00 feet;  
Thence South 89°53'04" West a distance of 401.00 feet;  
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



**LOCATION MAP**

SCALE: 1"=2000'

SUBJECT PROPERTY  
1.00± AC.  
S. BERRY ROAD  
CURRENTLY ZONED R-1  
REZONE TO PUD

DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
NORMAN, OK 73070

ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
EDMOND, OK 73012

SURVEYOR:  
CENTERLINE SERVICES, LLC  
RONALD D. SMITH, P.L.S.  
P.O. BOX 338  
NOBLE, OK 73068

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND IS NOT A FINAL  
SIGNED AND SEALED DOCUMENT

**McCOOP ABODE ADDITION**

1309 S. BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**PRELIMINARY SITE PLAN**

REVISONS	NO.	DESCRIPTION	DATE
DRAWN BY:	SDR	CHECKED BY:	SDR
APPROVED BY:	SDR		

PROJECT NUMBER:

23-003

DATE:

03-01-23

SCALE:  
(HORIZ.) 1"=20'  
(VERT.) N/A

SHEET NUMBER

1 of 1

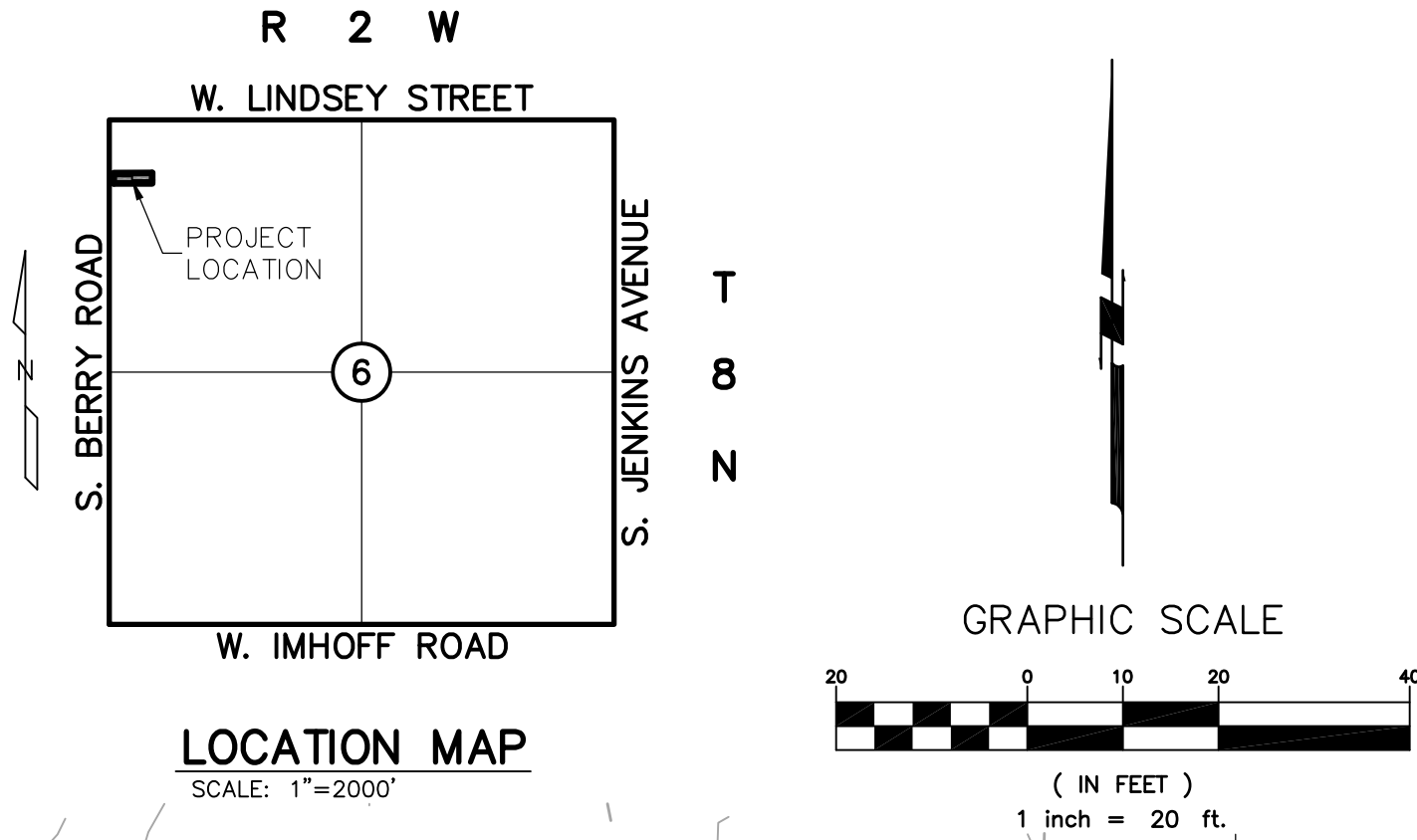
**Arc Engineering Consultants, LLC**

CIVIL ENGINEERING  
LAND PLANNING  
135 DEER CREEK ROAD  
EDMOND, OK 73012  
PHONE (405) 509-0212  
FAX (405) 552-8648

**ARC**  
**ENGINEERING**  
CONSULTANTS

CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24





**McCOOP ABODE ADDITION RESIDENTIAL**

**HISTORIC:**

IMPERVIOUS AREA: 8184 sf = 19%  
43708 sf

IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.20

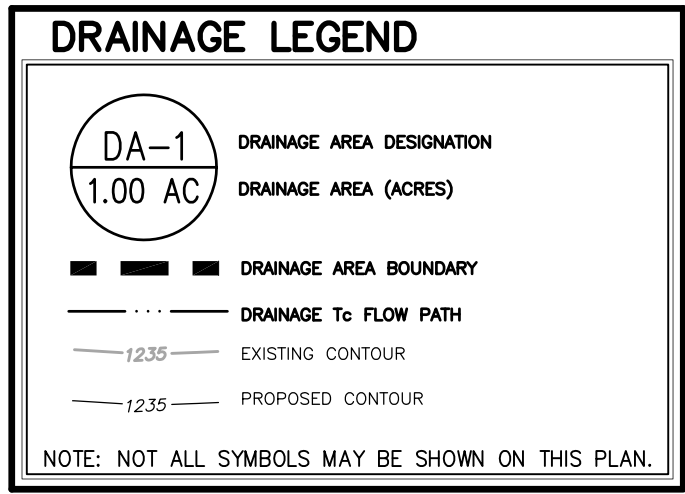
CALCULATED "C"= 0.19(0.95) + 0.81(0.20)= 0.343

**PROPOSED:**

IMPERVIOUS AREA: 21382 sf = 49%  
TOTAL AREA: 43708 sf

IMPERVIOUS "C"= 0.95  
PERVIOUS "C"= 0.20

CALCULATED "C"= 0.49(0.95) + 0.51(0.20)= 0.568

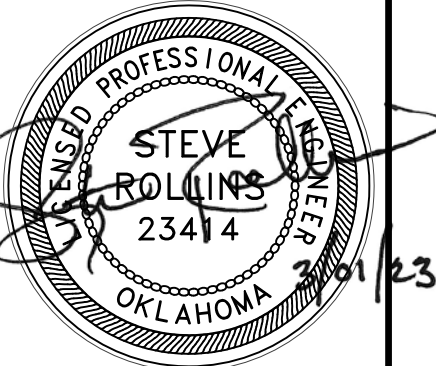


DEVELOPER:  
C.A. McCARTY  
CONSTRUCTION, LLC  
P.O. BOX 720608  
NORMAN, OK 73070

ENGINEER:  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
135 DEER CREEK ROAD  
EDMOND, OK 73012

McCOOP ABODE ADDITION

**Arc Engineering Consultants, LLC**  
CIVIL ENGINEERING  
LAND PLANNING  
135 DEER CREEK ROAD  
EDMOND, OK 73012  
PHONE (405) 509-0212  
FAX (405) 562-8648



**McCOOP ABODE ADDITION**  
1309 S.BERRY ROAD  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**PRELIMINARY DRAINAGE AREA MAP**

DRAWN BY: SDR	REVISIONS			DATE
	NO.	DESCRIPTION		
CHECKED BY: SDR				
APPROVED BY: SDR				

PROJECT NUMBER:  
23-003  
DATE:  
03-01-23  
SCALE:  
(HORIZ.) 1"=20'  
(VERT.) N/A

SHEET NUMBER  
**1 of 1**