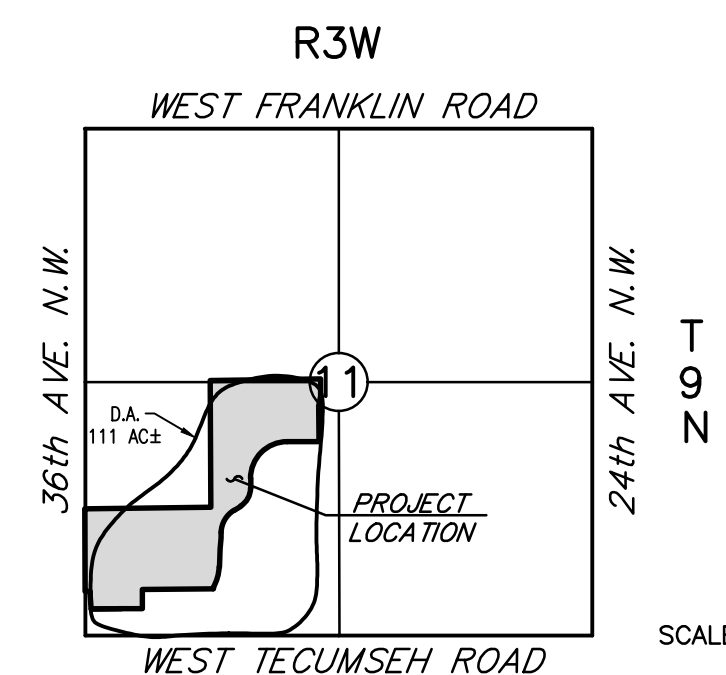


**PRELIMINARY PLAT  
CARROLL FARM ADDITION**

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



LOCATION MAP

**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. 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 FRONTAGES WITHIN STREET RIGHTS OF WAY IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ALL PROPOSED SIDEWALKS ARE NOT SHOWN ON THIS PLAT 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 AS 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 ONEK 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.

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 00°11'51" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 276.20 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00°11'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1042.80 FEET;  
THENCE NORTH 89°12'50" EAST A DISTANCE OF 1,319.12 FEET;  
THENCE NORTH 00°11'44" WEST A DISTANCE OF 1,319.12 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 89°12'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 622.01 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, JONATHAN FOWLER ADDITION, RECORDED IN BOOK 21 OF PLATS, PAGE 148;  
THENCE ALONG THE WEST LINE OF SAID LOT 1, THE FOLLOWING FIVE (5) COURSES:  
1. SOUTH 14°27'53" WEST A DISTANCE OF 363.20 FEET;  
2. SOUTH 17°26'35" WEST A DISTANCE OF 324.23 FEET;  
3. SOUTH 12°21'10" WEST A DISTANCE OF 177.91 FEET;  
4. SOUTH 25°20'43" EAST A DISTANCE OF 59.14 FEET;  
5. SOUTH 69°49'44" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOURNEY PARKWAY AS ESTABLISHED BY THE PLAT OF COVENANT DEVELOPMENT ADDITION RECORDED IN BOOK 21 OF PLATS, PAGE 25 AND BEING A POINT ON A CURVE;  
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TEN (10) COURSES:  
1. SOUTHERLY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 382.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 09°59'36" WEST A DISTANCE OF 135.03 FEET) FOR AN ARC DISTANCE OF 135.74 FEET;  
2. SOUTH 00°11'44" EAST A DISTANCE OF 103.25 FEET TO A POINT OF CURVATURE;  
3. SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 29°04'46" WEST A DISTANCE OF 213.15 FEET) FOR AN ARC DISTANCE OF 222.71 FEET;  
4. SOUTH 58°20'47" WEST A DISTANCE OF 83.21 FEET TO A POINT OF CURVATURE;  
5. SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 282.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°08'12" WEST A DISTANCE OF 256.81 FEET) FOR AN ARC DISTANCE OF 277.89 FEET;  
6. SOUTH 01°55'36" WEST A DISTANCE OF 55.72 FEET;  
7. SOUTH 04°25'52" WEST A DISTANCE OF 114.42 FEET;  
8. SOUTH 01°55'36" WEST A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE;  
9. SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 483.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°57'47" WEST A DISTANCE OF 224.60 FEET) FOR AN ARC DISTANCE OF 228.86 FEET;  
10. SOUTH 30°00'00" WEST A DISTANCE OF 11.62 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 1 RECORDED IN BOOK 24 OF PLATS, PAGE 190;  
THENCE SOUTH 89°15'12" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 3 RECORDED IN BOOK 25 OF PLATS, PAGE 12, A DISTANCE OF 737.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN SECTION 3;  
THENCE SOUTH 00°11'51" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 188.28 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL FARM ADDITION SECTION 2 RECORDED IN BOOK 24 OF PLATS, PAGE 233;  
THENCE SOUTH 89°48'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, BLOCK 1, CARROLL PROPERTY SECTION 1 RECORDED IN BOOK 18 OF PLATS, PAGE 172 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 595.89 FEET TO THE POINT OF BEGINNING;  
SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,946,366 SQUARE FEET OR 44.6824 ACRES, MORE OR LESS.  
THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION WAS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83-SOUTH ZONE) USING A BEARING OF NORTH 00°11'51" WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN.

SCALE: 1" = 100'

COMMERCIAL = 27 LOTS  
RESIDENTIAL = 3 LOTS  
TOTAL LOTS = 30 LOTS

B.M.: 40d NAIL IN PP @ S.W. COR. 36th & TECUMSEH ROAD  
ELEV=1187.82

**(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 130-514(C)(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.

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OWNER/DEVELOPER  
CARROLL FARM L.L.C.,  
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

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

**SMC**  
SMC Consulting Engineers, P.C.  
1000 N. WESTERN AVENUE, SUITE 100  
NORMAN, OKLAHOMA 73109  
PHONE: 405-232-7715 FAX: 405-232-7899  
WWW.SMCENGINEERS.COM

PROJECT NO. 0077.10  
DATE: 02/01/2024  
SCALE: 1" = 100'  
DRAWN BY: TH  
ENGINEER: TRENKLE L. HAYNES  
P.E. NUMBER: 16820

PRELIMINARY PLAT  
SHEET NO.  
EXHIBIT 1