

**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 FRANKLIN WOODS ADDITION. 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.

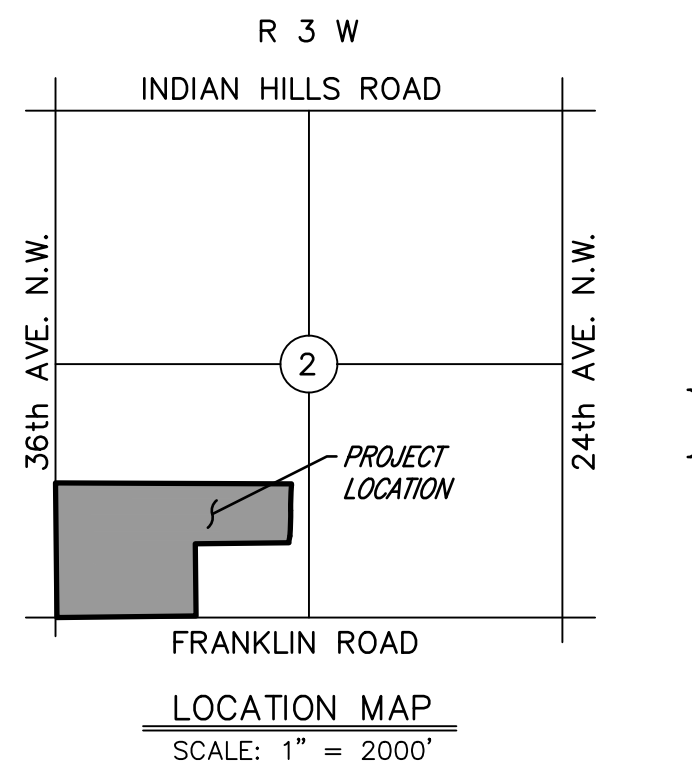
**(WQPZ) WATER QUALITY PROTECTION ZONE**

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 30-411(h) 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 PLAT  
FRANKLIN WOODS ADDITION  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 2, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

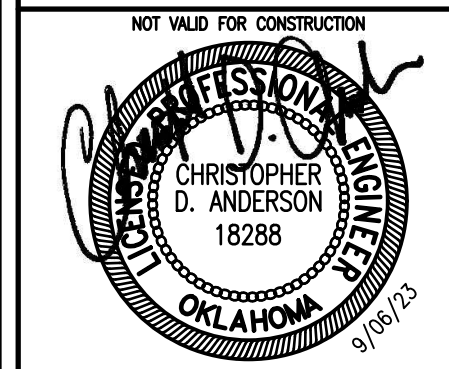
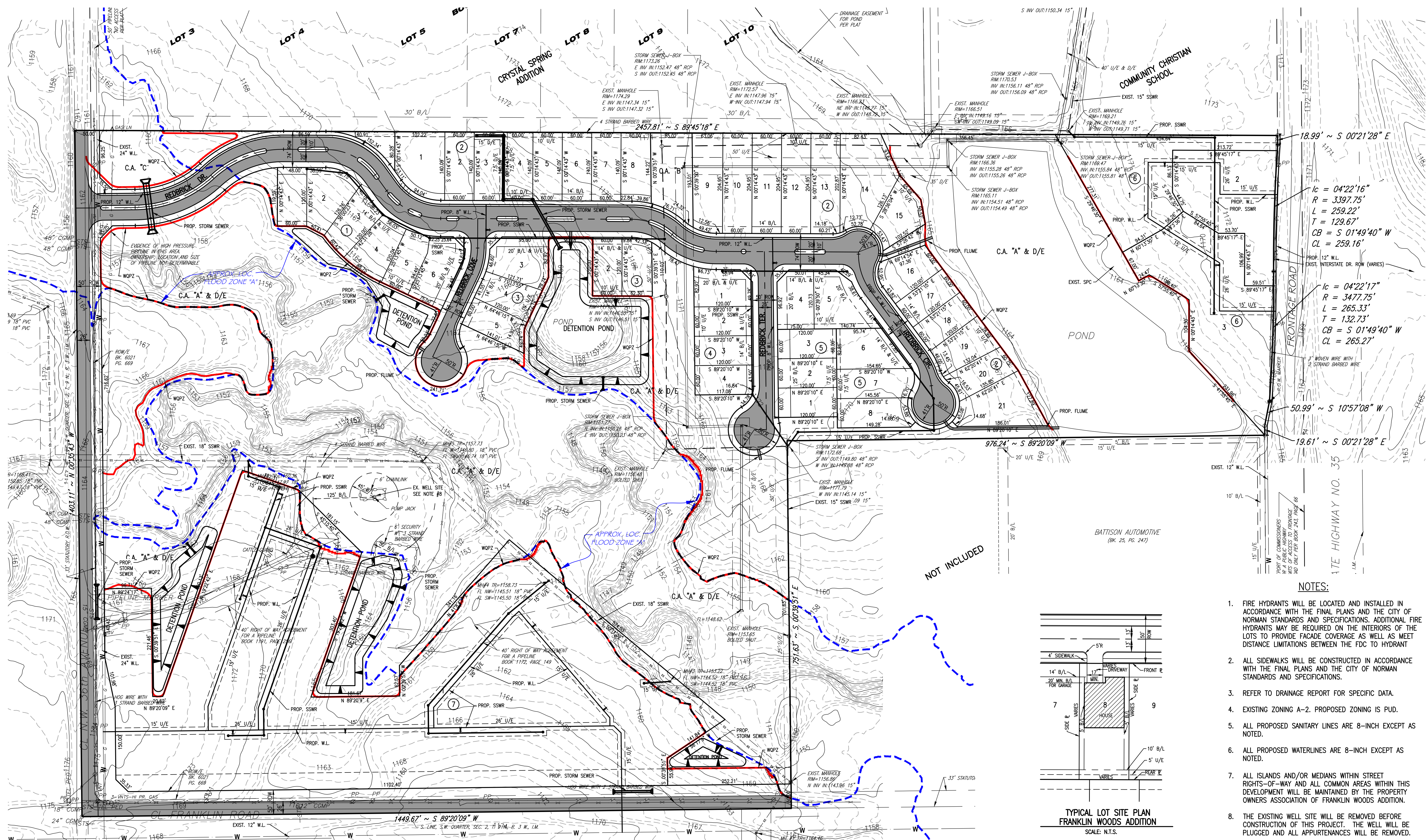
SCALE: 1" = 100'  
RESIDENTIAL LOTS - 47  
OPEN SPACE AREA = 29.39 AC.±



**LEGAL DESCRIPTION**

Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

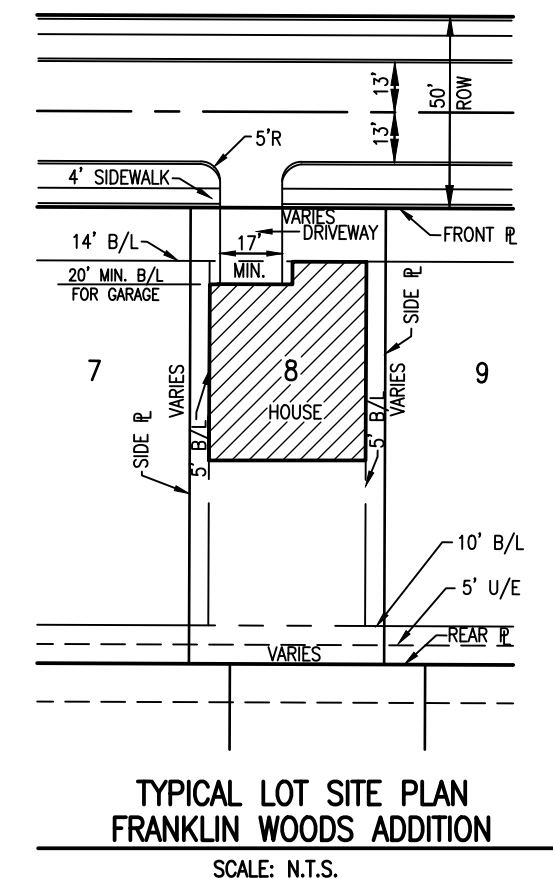
BEGINNING at the Southwest corner of said S.W. 1/4;  
THENCE North 00°35'43" West a distance of 1403.12 feet;  
THENCE South 89°45'17" East a distance of 2457.81 feet to a point on the Westerly right-of-way of the Frontage Road of Interstate Highway No. 35, as filed in the Report of Commissioners, Book 243, Page 66;  
THENCE South 00°21'28" East along said right-of-way line a distance of 18.99 feet to a point on a non-tangent curve;  
THENCE continuing along said right-of-way line around a curve to the left having a radius of 3397.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 259.16 feet) and an arc length of 259.22 feet to a point of reverse curvature;  
THENCE continuing along said right-of-way line around a curve to the right having a radius of 3477.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 265.27 feet) and an arc length of 265.33 feet;  
THENCE South 10°57'08" West along said right-of-way line a distance of 50.99 feet;  
THENCE South 00°21'28" East along said right-of-way line a distance of 19.61 feet;  
THENCE South 89°20'10" West a distance of 976.24 feet;  
THENCE South 00°39'51" East a distance of 751.63 feet;  
THENCE South 89°20'09" West a distance of 1449.67 feet to the POINT OF BEGINNING.  
Said tract contains 60.48 acres, more or less.



**FRANKLIN WOODS ADDITION**  
36th AVE. N.W. & FRANKLIN RD.  
NORMAN, OKLAHOMA

**NOTES:**

- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- EXISTING ZONING A-2. PROPOSED ZONING IS PUD.
- ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
- ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
- ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF FRANKLIN WOODS ADDITION.
- THE EXISTING WELL SITE WILL BE REMOVED BEFORE CONSTRUCTION OF THIS PROJECT. THE WELL WILL BE PLUGGED AND ALL APPURTENANCES WILL BE REMOVED.



**SMC Consulting Engineers, P.C.**  
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Website: www.smcok.com

PROJECT NO: 6532.00  
DATE: 5/01/23  
SCALE: 1" = 100'  
DRAWN BY: DC  
ENGINEER: Christopher D. Anderson  
P.E. NUMBER: 18288

**PRELIMINARY PLAT**

SHEET NO. 1