

Zoning
I-2 Heavy Industrial District

Lot Count
Industrial: 3 lots
Lot 1: Industrial
Lot 2: Church
Lot 3: Industrial
Total Acres: 30.24

Engineer/Surveyor
Blew & Associates, P.A.
c/o Jason A. Spencer, P.E.
13900 Wireless Way
Oklahoma City, OK 73134

Owner / Developer
Jackson Freedom Farms, LLC
c/o Austin Jackson
4701 N Porter Avenue
Norman, OK 73071

- Notes**
- Existing Zoning is I-2. No Change to Zoning is proposed.
 - All public utilities will be in dedicated easements.
 - All common areas and drainage easements within this development will be maintained by the owner/ property owners association.
 - Refer to drainage report for specific data.
 - Vertical Datum Referenced: NAVD 88.
 - WQPZ indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 30-514 (E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

Legal Description

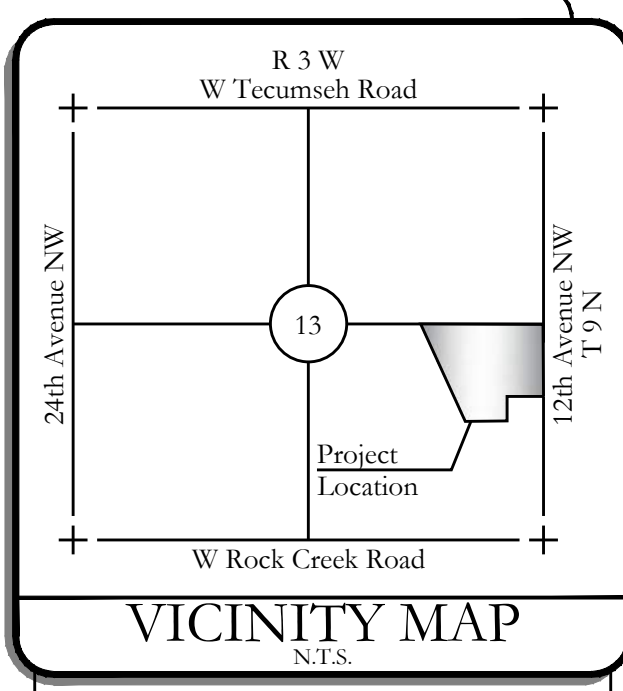
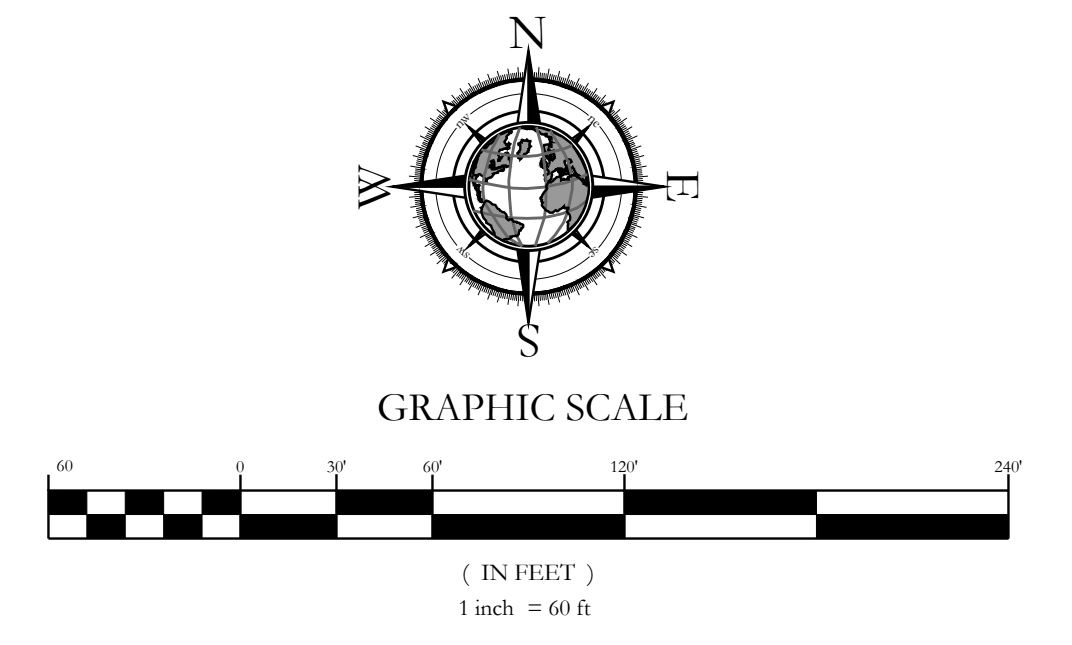
A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine North (19N), Range 3 West (R3W) of the Indian Meridian (1M) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N00°23'42"W along the East line of said SE/4 a distance of 1753.03 feet to the POINT OF BEGINNING; thence S89°51'23"W a distance of 450.03 feet; thence S00°23'30"E a distance of 299.59 feet; thence S89°41'48"W a distance of 508.60 feet to a point on the East line of the Atchison Topeka and Santa Fe Railroad Right-of-Way; thence N24°41'34"W along the East line of the Atchison Topeka and Santa Fe Railroad Right-of-Way a distance of 1307.22 feet; thence S89°48'17"E a distance of 1496.62 feet to a point on the East line of said SE/4; thence S00°23'42"E along the East line of said SE/4 a distance of 879.20 feet to the POINT OF BEGINNING.

Said tract contains 1,317,237 Sq Ft or 30.240 Acres, more or less.

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 12th Avenue NW Industrial, 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.



VICINITY MAP
N.T.S.

*** CONCEPTUAL DISCLAIMER ***
THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO (PARKING RATIO, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ESTIMATED DEVELOPMENT COSTS).

Preliminary Site Development Plan

Conceptual Plans For:
12th Avenue NW Industrial
Norman, Oklahoma

CONCEPTUAL
NOT FOR CONSTRUCTION

BLEW
Surveying | Engineering
Environmental

13900 Wireless Way
Oklahoma City, OK 73134

Office: (405) 213-0124
www.BLEWINC.com

Certificate of Authorization # 5387

DATE: 2024-11-06
JOB NUMBER: 24-2921

DRAWN BY: V. Finnigan
REVIEWED BY: J. Spencer

DRAWING NAME: 24-2921 Civil 005.dwg

SHEET NUMBER: C1

p:\24-2921 12th ave nw industrial\civil drawings\24-2921 civil 005.dwg - Plotted on 11/6/2024 9:13:38 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jason Spencer