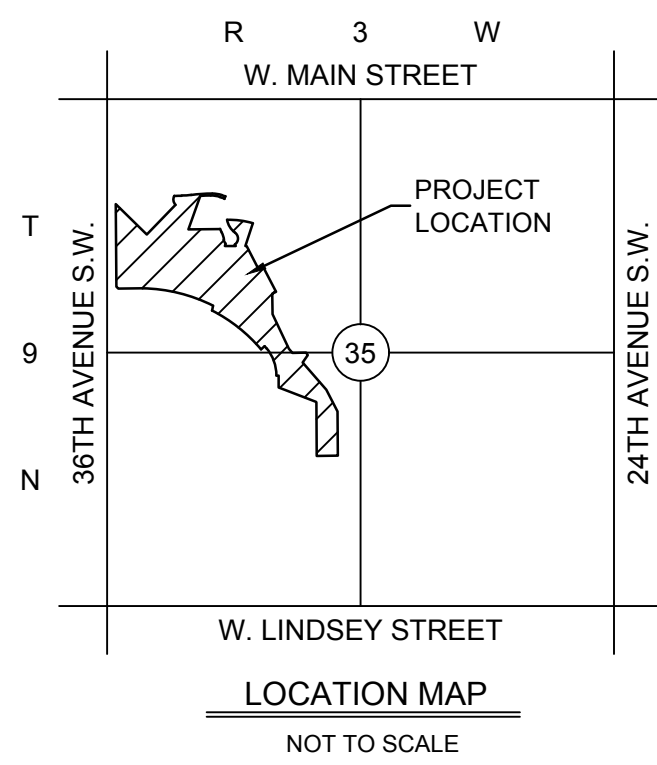


PRELIMINARY PLAT BOB MOORE FARMS NORTH A PLANNED UNIT DEVELOPMENT

OWNER: BOB MOORE FARMS NORTH LLC
700 NW 5TH STREET, #800
OKLAHOMA CITY, OK 73102

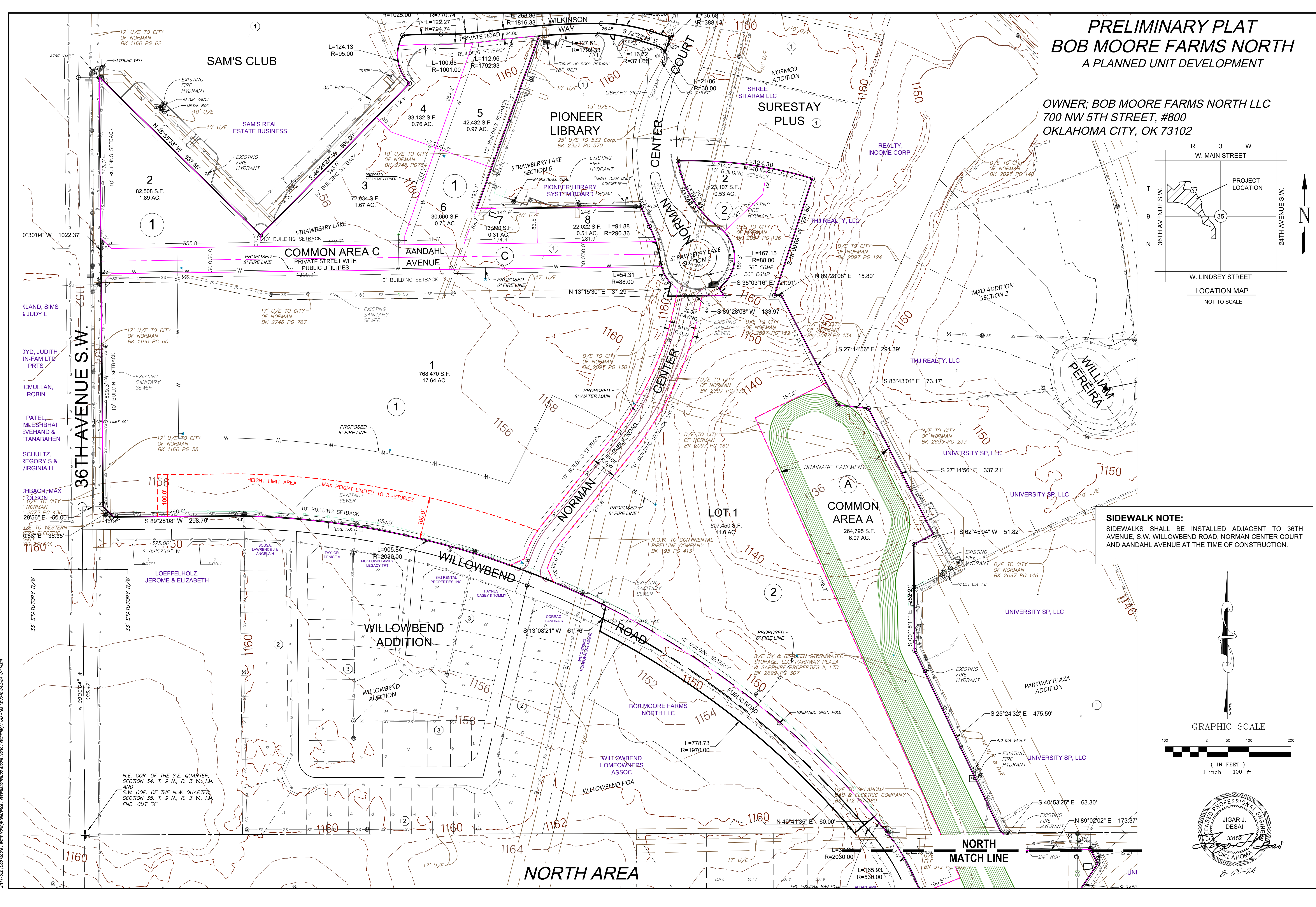


NO.	DATE	DESCRIPTION	BY

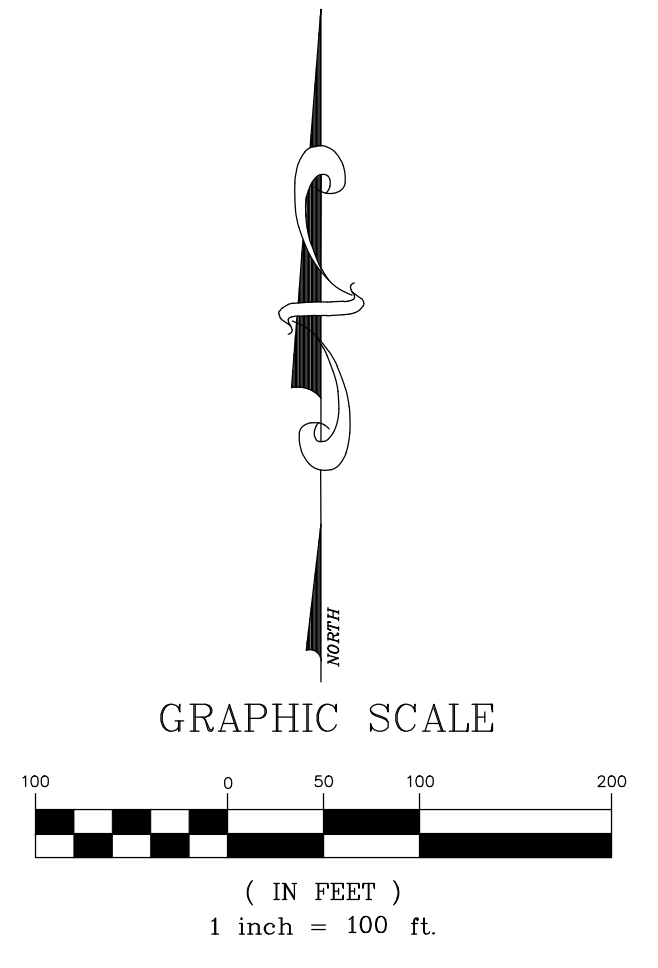
PROJ: 117526
DATE: 06/24/24
DRAWN BY: CET
DESIGNED BY: JUD
CHECKED BY: MAL

PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072

SCALE:
HOR. 1"=100'
SHEET
PRE-1



SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ADJACENT TO 36TH AVENUE, S.W. WILLOWBEND ROAD, NORMAN CENTER COURT AND AANDAH AVENUE AT THE TIME OF CONSTRUCTION.

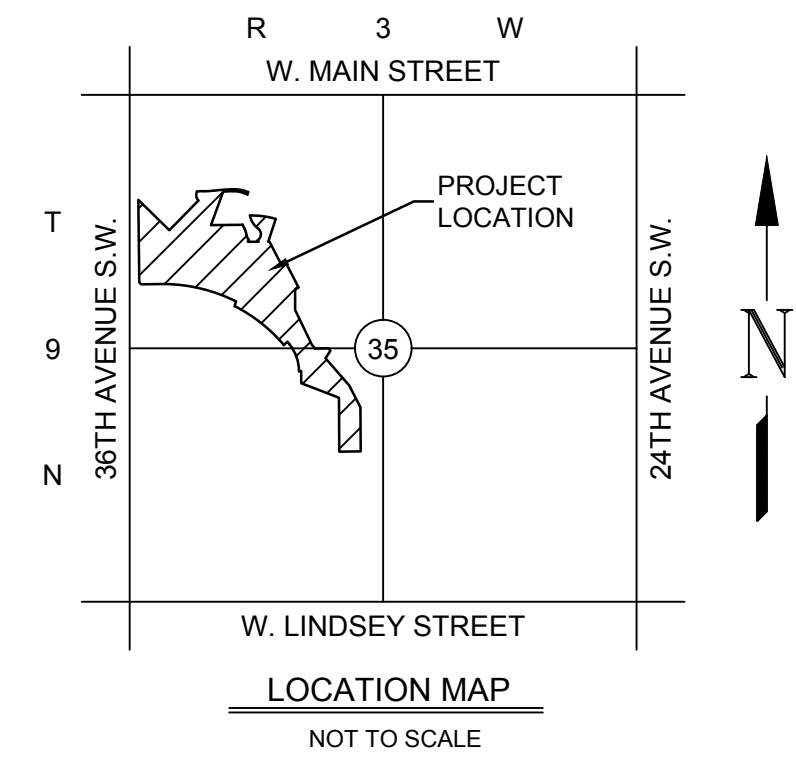


REGISTERED PROFESSIONAL ENGINEER
JIGAR J. DESAI
33152
OKLAHOMA
8-05-24

Z:\117526\Bob Moore Farms North\References\Presentations\Bob Moore North Preliminary PUD Area\117526_P05-24_07.dwg

PRELIMINARY PLAT BOB MOORE FARMS NORTH A PLANNED UNIT DEVELOPMENT

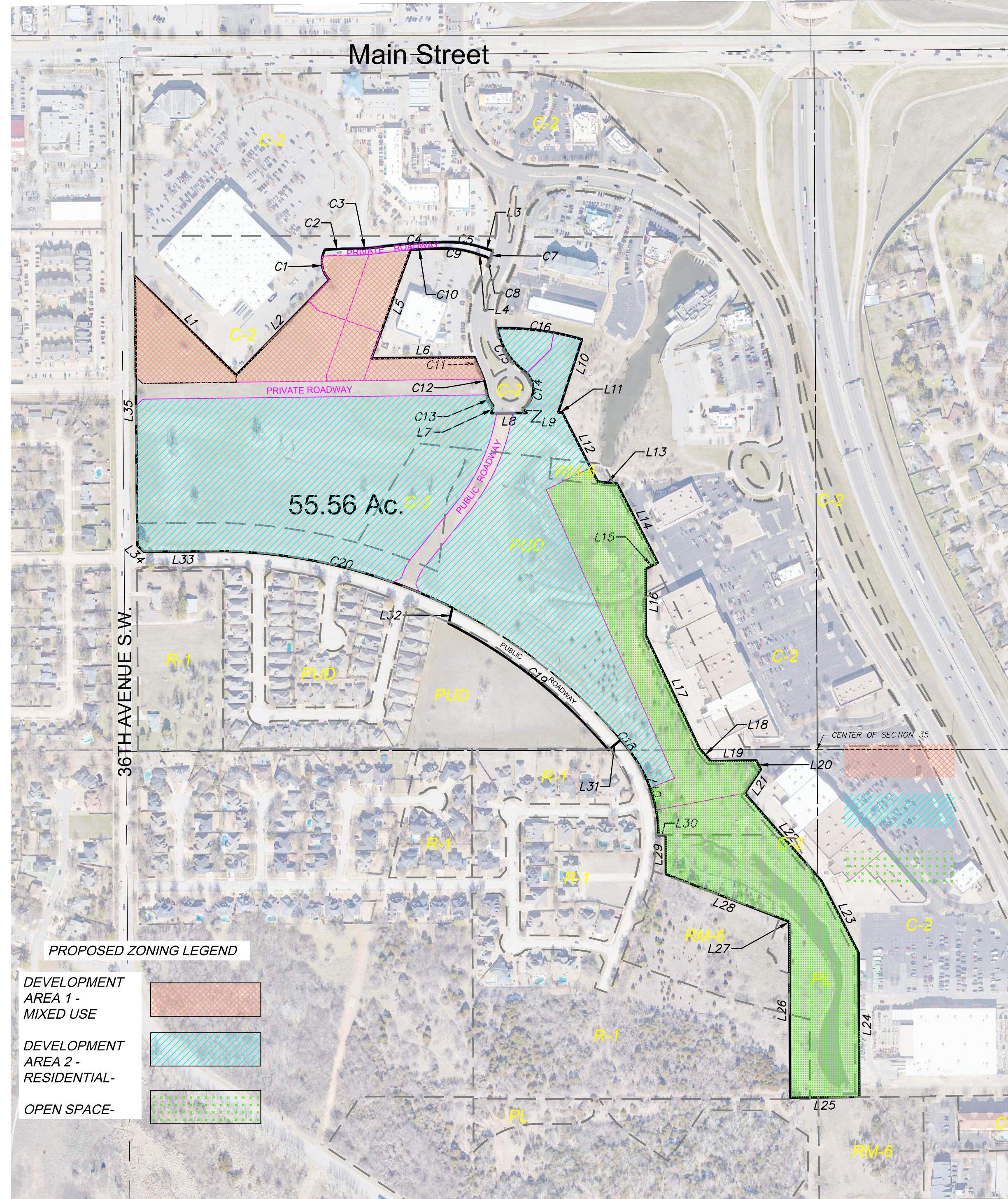
OWNER: BOB MOORE FARMS NORTH LLC
700 NW 5TH STREET, #800
OKLAHOMA CITY, OK 73102



Line #	Direction	Length
L1	S 45°35'33" E	537.56'
L2	N 44°24'27" E	506.00'
L3	S 72°22'38" E	47.63'
L4	N 72°22'38" W	42.27'
L5	S 19°50'43" W	437.23'
L6	N 89°28'08" E	391.55'
L7	S 13°15'30" W	31.29'
L8	N 89°28'08" E	133.97'
L9	N 35°03'16" W	21.91'
L10	S 18°00'09" W	291.80'
L11	N 89°28'08" E	15.80'
L12	S 27°14'56" E	294.39'
L13	S 83°43'01" E	73.17'
L14	S 27°14'56" E	337.21'
L15	S 62°45'04" W	51.82'
L16	S 00°18'11" E	252.21'
L17	S 25°24'32" E	475.59'
L18	S 40°53'25" E	63.30'
L19	N 89°02'02" E	173.37'
L20	S 27°14'56" E	38.21'
L21	S 34°02'05" W	108.89'
L22	S 41°07'36" E	443.87'
L23	S 27°11'49" E	305.85'
L24	S 00°18'14" E	546.23'
L25	S 89°15'14" W	262.44'
L26	N 00°18'14" W	662.45'
L27	N 29°35'07" W	8.43'
L28	N 68°56'17" W	497.22'
L29	N 00°15'28" W	147.75'
L30	S 89°44'32" W	27.79'
L31	S 49°41'35" W	60.00'
L32	N 13°09'13" E	61.75'
L33	S 89°28'08" W	298.79'
L34	N 45°30'58" W	35.35'
L35	N 00°30'04" W	1022.37'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	124.13'	95.00'	74°51'55"	N 08°10'19" W	115.49'
C2	91.29'	1025.00'	5°06'10"	N 88°11'54" E	91.26'
C3	118.58'	770.74'	8°48'53"	N 86°20'33" E	118.46'
C4	263.83'	1816.33'	8°19'21"	N 86°05'47" E	263.60'
C5	121.23'	400.00'	17°21'56"	S 81°03'35" E	120.77'
C7	36.68'	388.13'	5°24'53"	S 20°19'48" W	36.67'
C8	21.86'	30.00'	41°45'28"	N 51°29'41" W	21.38'
C9	116.72'	371.66'	17°59'37"	N 81°22'25" W	116.24'
C10	127.51'	1792.33'	4°04'34"	S 87°35'03" W	127.48'
C11	50.25'	387.26'	7°26'02"	S 22°43'33" E	50.21'
C12	91.88'	290.36'	18°07'51"	S 17°22'38" E	91.50'
C13	54.31'	88.00'	35°21'33"	S 25°59'24" E	53.45'
C14	167.15'	88.00'	108°49'38"	N 00°31'55" E	143.13'
C15	192.49'	248.94'	44°18'08"	N 31°43'46" W	187.73'
C16	324.29'	1010.41'	18°23'20"	S 82°30'28" E	322.90'
C17	360.59'	530.00'	38°58'54"	N 19°44'51" W	353.68'
C18	37.86'	2030.00'	1°04'07"	N 39°46'22" W	37.86'
C19	778.74'	1970.00'	22°38'57"	N 51°37'55" W	773.68'
C20	905.84'	2030.00'	25°34'01"	N 76°09'30" W	898.34'

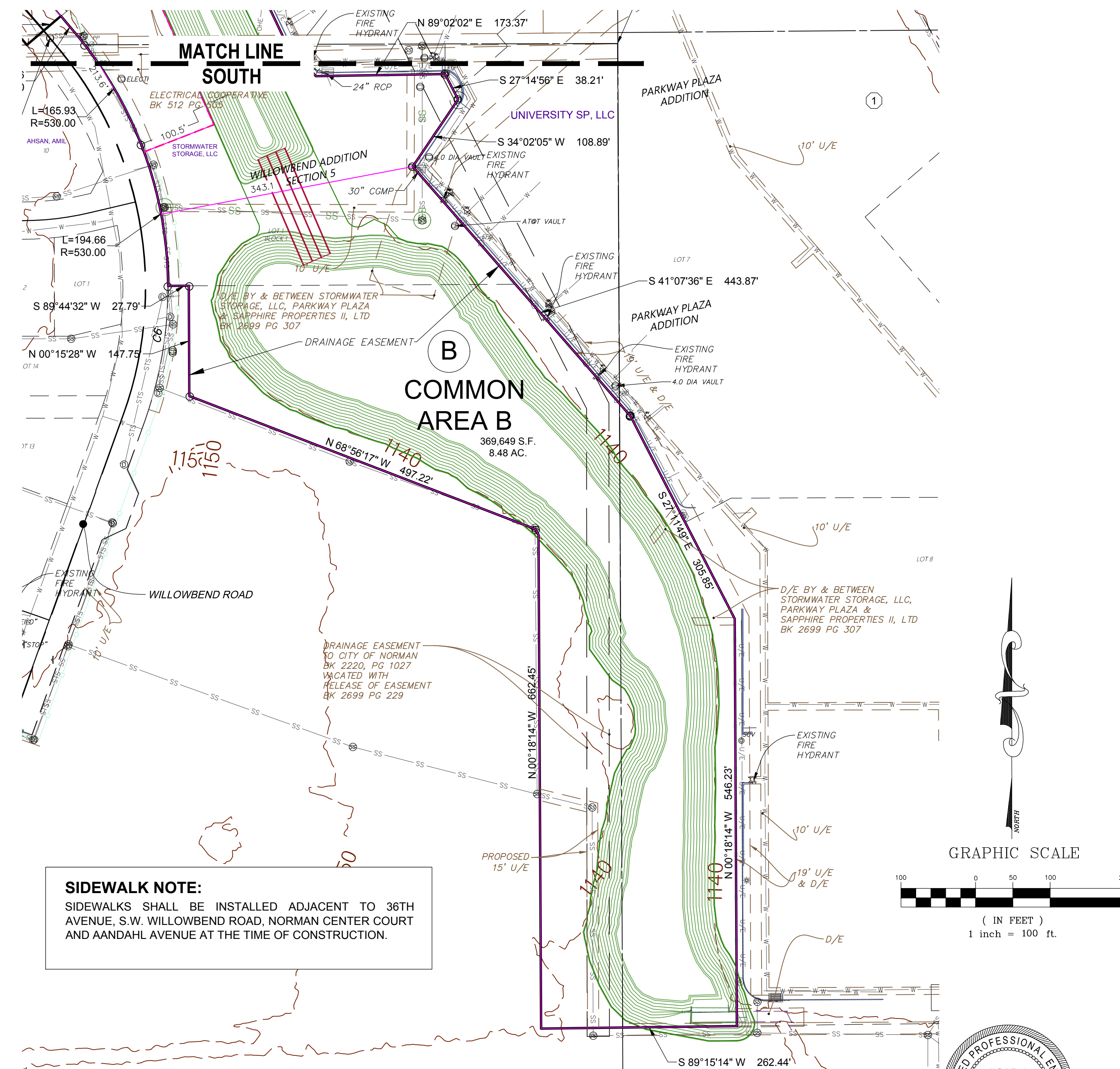
STORM DRAINAGE DETENTION FACILITY EASEMENT
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOB MOORE FARMS NORTH. 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.



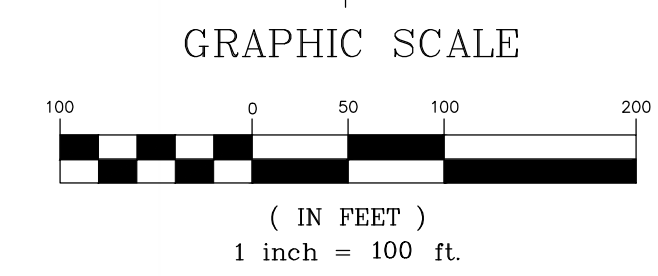
PROPOSED ZONING LEGEND

- DEVELOPMENT AREA 1 - MIXED USE
- DEVELOPMENT AREA 2 - RESIDENTIAL-
- OPEN SPACE-

OVERALL PROPERTY BOUNDARY & ZONING



SIDEWALK NOTE:
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LICENSED PROFESSIONAL ENGINEER
JIGAR J. DESAI
33152
OKLAHOMA
8-05-24

**PRELIMINARY PLAT
BOB MOORE FARMS NORTH
A PLANNED UNIT DEVELOPMENT
NORMAN, OK 73072**

NO.	DATE	DESCRIPTION

PROJ: 117526
DATE: 06/24/24
DRAWN BY: CET
DESIGNED BY: MAL
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SCALE:
HOR. 1"=100'

SHEET
PRE-2

Z:\117526\Bob Moore Farms North\Reviews\Presentations\Bob Moore North Preliminary PUD Area\Info\06-05-24_07-14am