The City of
NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-23

APPLICANT: Mark Cochran and Elizabeth George

DATE: August 14, 2014

LOCATION: 2013 W. Franklin Road

WARD: 8

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Residential Subdivision

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for a four-lot residential subdivision. This property is currently zoned A-2, Rural Agricultural District, and rezoning will be required to RE, Residential Estates District.

Please join us for a Pre-Development discussion of this proposal on Thursday, August 28, 2014 from 7:00 p.m. until 7:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

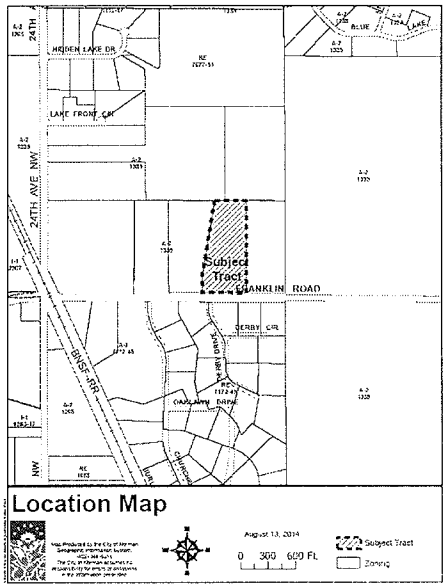
This applicant has filed a concurrent application for Planning Commission consideration of this project at their September 11, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, March Cochran, (405) 823-7789 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Application for

Pre-Development Informational Meeting

Case No. PD 14-23

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

APPLICANT/LAND OWNER	ADDRESS
MARK COCHRAN ELIZABETH GEORGE	1509 BAYCHARTER ST. NORMAN OK 73071
EMAIL ADDRESS	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)**
MARK@BIO-CIDE.COM	MARK COCHRAN 405 823 7789 BEST TIME TO CALL: ANYTIME

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

A proposal for development on a parcel of land, generally located SDC2 9 3W 1 025 2013 W FRANKLIN RD. NORMAN OK 73069

1-9-3W 10.3AC PLT SW/4 BEG 423.19'W SE/C W476.88' N240.31' N09D E827.59' E339.52' S1059.52' POB

and containing approximately 10.3 **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):

2.9 ~~3.25~~ ACRE RESIDENTIAL PLAT
2.0 ACRE RESIDENTIAL PLAT
2.0 ACRE RESIDENTIAL PLAT
2.0 ACRE RESIDENTIAL PLAT
~~1.05~~ ACRE PUBLIC STREET + EASEMENT

OFFICE USE ONLY

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

☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☑ Rezoning to RE, Residential Estates District(s)
☐ Special Use for
☑ Preliminary Plat Box Acres (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: A-2
Current Plan Designation: Very Low Density Residential

Concurrent Planning Commission Review Requested: Y

Received on: 8-11-14
at 1:30 a.m./p.m.

RECEIVED
AUG 11 2014
Planning & Community Development

Written Description:

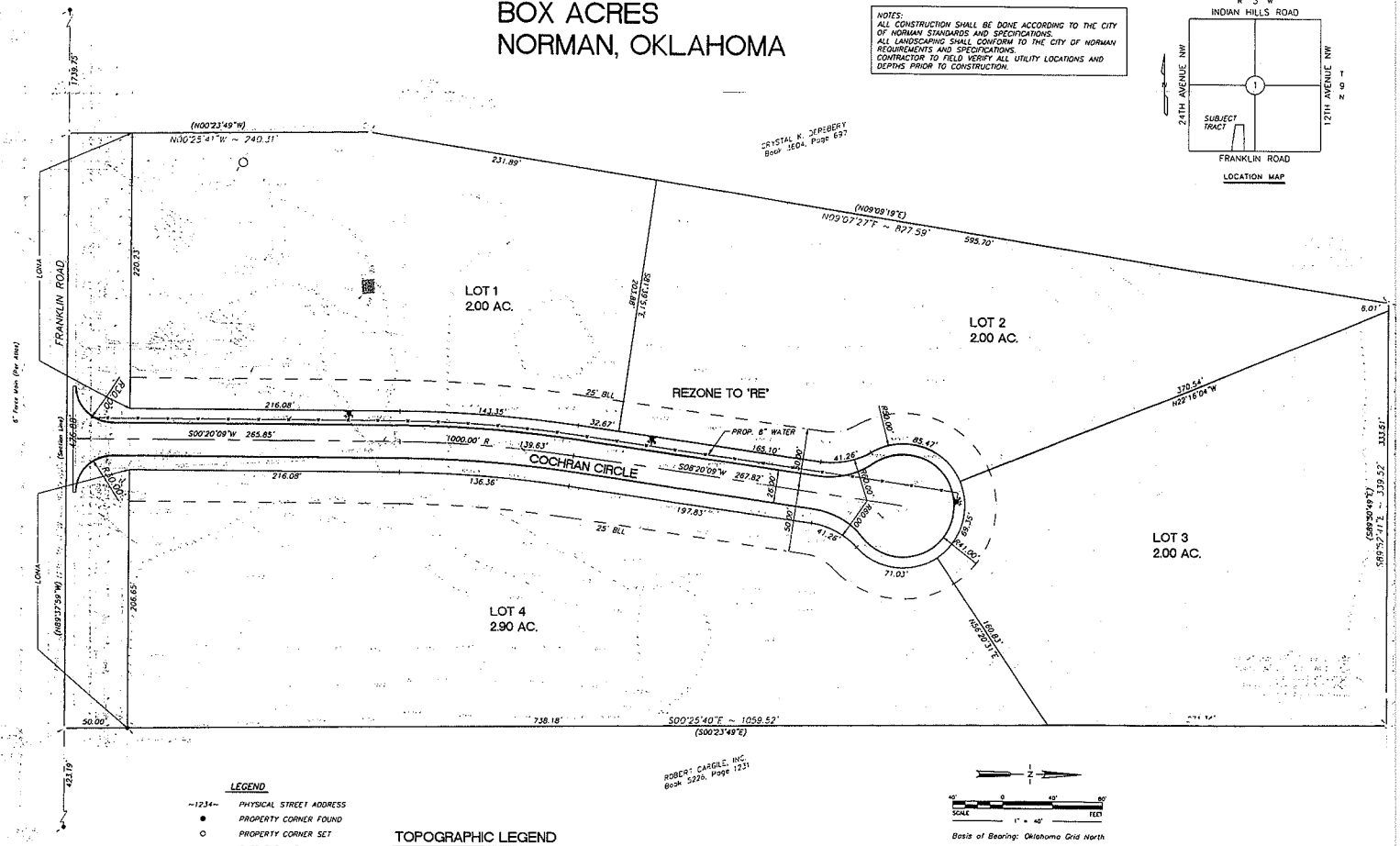
We are developing our property into 4 RE lots of at least 2.0 Acres each, with the intention of placing a home between 2000-3000 square feet on each lot. A public road with an entrance from Franklin Road will divide the property and allow access to each property. Each home will require a septic system but city water will be in road easement. Some of the existing large trees will remain on the Southwest quadrant of the property. I see no impacts to nearby property owners.

PRELIMINARY PLAT FOR

BOX ACRES
NORMAN, OKLAHOMA

NOTES:
ALL CONSTRUCTION SHALL BE DONE ACCORDING TO THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
ALL LANDSCAPING SHALL CONFORM TO THE CITY OF NORMAN REQUIREMENTS AND SPECIFICATIONS.
CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

LOCATION MAP



Basis of Bearing: Oklahoma Grid North

LEGEND

~1234~	PHYSICAL STREET ADDRESS
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
— — —	EASEMENT LINE
———	LOT LINE
———	PROPERTY LINE
— —	BUILDING LIMIT LINE
LONA	LIMITS OF NO ACCESS

SURVEY CONTROL

STA	NORTHING	EASTING	ELEV	DESC
LLS 101	707941.698	2126689.236	1161.16	#4 BAR
LLS 102	708228.245	2126740.421	1160.63	#4 BAR
LLS 103	707930.285	2126517.747	1160.19	#4 BAR
334	702340.043	2127247.720	1163.07	BRASS CAP
335	702323.406	2122368.591	1203.33	BRASS CAP

Control based on City of Norman GPS Control, NAD83, South Zone. The Vertical Datum is NAVD88.

TOPOGRAPHIC LEGEND

FIRE HYDRANT	BARBED WIRE FENCE
LIGHT POLE	HOG WIRE FENCE
POWER POLE	OVERHEAD ELECTRIC LINE
DOWN GUY	STORM DRAIN LINE
MONUMENT FOUND	UNDERGROUND TELEPHONE LINE
MONUMENT SET	WATER LINE PER ATLAS
SIGN	GROUND SURFACE CONTOUR
WATER WELL	SURFACE DRAINAGE FLOWLINE
MAILBOX	TREE DRIP LINE
	SPOT ELEVATION
	CONCRETE
	ASPHALT
	GRAVEL

LEGAL DESCRIPTION

A tract of land being a part of the Southwest Quarter (SW/4) of Section 1, Township 9 North (T9N), Range 3 West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter (SW/4) of Section 1;
THENCE North 89 degrees 37 minutes and 59 seconds West a distance of 423.19 feet to the POINT OF BEGINNING;
THENCE North 89 degrees 37 minutes 59 seconds West a distance of 476.88 feet to a point;
THENCE North 00 degrees 23 minutes 49 seconds West a distance of 240.31 feet to a point;
THENCE North 09 degrees 09 minutes 19 seconds East a distance of 827.59 feet to a point;
THENCE South 89 degrees 50 minutes 49 seconds East a distance of 339.52 feet to a point;
THENCE South 00 degrees 23 minutes 49 seconds East a distance of 1059.52 feet to the POINT OF BEGINNING, containing 10.30 acres, more or less.

SURVEYOR'S NOTES

1. Subject property address is listed as 2013 West Franklin Road, Norman, OK 73069
2. Subject property does not lie within a flood hazard zone according to FEMA Map Panel number 40027C0190J dated February 20, 2013.
3. Subject tract contains 10.30 acres, more or less.
4. Vertical datum (NAVD 88) is based on the City of Norman survey control network utilizing monuments 335 and 363.
5. Subject property is currently zoned A-2 (Rural Agricultural District). Refer to the City of Norman zoning regulations for details.
6. There are no inhabitable buildings on subject property.
7. Bearings shown in parenthesis are Deed Bearings, Bold calls are State Plane.

This survey meets or exceeds the requirements set forth by the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

REVISIONS

No	Description	Date

KEY PLAN

SIGNATURE/SEAL

8/11/2014
DATE

PROJECT
BOX ACRES

LOCATION
2013 W. FRANKLIN RD.
NORMAN, OK.

PREPARED FOR
CITY OF NORMAN
NORMAN, OK

DRAWING TITLE
PRELIMINARY PLAT

Project No	4145
Drawn By	BVH
Checked By	MJR
Date	8/11/14
Scale	1" = 40'
Sheet Size	18"x24"
Drawing No	PP1

CARDINAL ENGINEERING
1015 N. Broadway Ave., Suite 300
Oklahoma City, OK 73102
Phone 405 842 1066
Fax 405 843 4687

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Norman, OK 73072
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http://www.cardinalengineers.com
CA# 3054, expiration date 06 30 2015