

CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Tuesday, March 21, 2023 at 5:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

A. Call to Order

B. Roll Call

C. Approval of the February 21, 2023 Greenbelt Commission Minutes.

1. February 21, 2023 Greenbelt Commission Minutes

D. Review of the Greenbelt Enhancement Statements - CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 23-03 and GBC 23-04 be placed on the consent docket with a finding of no Greenbelt opportunity.

2. GBC 23-03

APPLICANT:	Plant Life, LLC
LOCATION:	2516 Briggs Street
PROPOSAL:	2516 Briggs Street NORMAN 2025 Land Use Plan Amendment; Rezone approximately 0.70 acres from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a storage building
NORMAN 2025 LAND USE:	Current: Commercial-Special Planning Area 1 Proposed: Commercial
LAND USE:	Current: Vacant Proposed: Commercial (Storage Building) North: Vacant East: Single-family residential South: Vacant

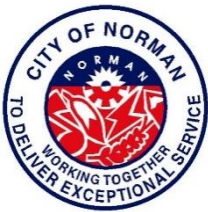
	West: Vacant
ZONING:	Current: R-1, Single Family Dwelling District
	Proposed: C-2, General Commercial District
	North: C-2, General Commercial District
	East: R-1, Single Family Dwelling District
	South: R-1, Single Family Dwelling District
	West: R-1, Single Family Dwelling District

3. GBC 23-04

APPLICANT:	CA McCarty Construction, LLC
LOCATION:	1309 S. Berry Road
PROPOSAL:	McCoop Abode Preliminary Plat; Plat and rezone approximately 1.09 acres from R-1, Single Family Dwelling District, to SPUD, Simple Planning Unit Development, to allow for two single-family homes
NORMAN 2025 LAND USE:	Current: Low Density Residential
	Proposed: No Change
LAND USE:	Current: Vacant
	Proposed: Single Family Residential
	North: Single Family Residential
	West: Single Family Residential
	South: Single Family Residential
	East: Single Family Residential
ZONING:	Current: R-1, Single Family Dwelling District
	Proposed: SPUD, Simple Planned Unit Development
	North: R-1, Single Family Dwelling District
	West: R-1, Single Family Dwelling District
	South: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development
	East: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development

F. Miscellaneous Comments

G. Adjournment



CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room, 225 N. Webster Avenue, Norman,
OK 73069

Tuesday, February 21, 2023 at 5:30 PM

MINUTES

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Item A. Call to Order

Chair George Dotson called the meeting to order at 5:30 p.m.

Item B. Roll Call

PRESENT

Commissioner Andrew Hewlett
Commissioner - Chair George Dotson
Commissioner Kristina Wyckoff
Commissioner - Vice Chair Mark Nanny
Commissioner Rachel Wyatt-Swanson
Commissioner Richard Bornhauser

ABSENT

Commissioner Maureen Chittenden
Commissioner Marguerite Larson
Commissioner Zach Dufran

STAFF MEMBERS PRESENT

Colton Wayman, Planner I
Whitney Kline, Administrative Technician III
Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Tim Pollard – 6951 72nd Ave NE Norman, OK

Item C. Approval of the December 20, 2022 Greenbelt Commission Minutes.

1. December 20, 2022 Greenbelt Commission Minutes.

Motion by Rachel Wyatt-Swanson for approval; **Second** by Mark Nanny.

The motion was passed unanimously, with no objections.

Item D. Review of the Greenbelt Enhancement Statements - CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 23-02 be placed on the consent docket with a Finding of No Greenbelt Opportunity.

2. GBC 23-02

APPLICANT:	Danny Lovett
LOCATION:	7935 E. Post Oak Road
PROPOSAL:	Lovett Ranch Certificate of Survey (COS); Divide approximately 80 acres into 2 tracts
NORMAN 2025 LAND USE:	Current: Country Residential; Proposed: Country Residential
LAND USE:	Current: Single-family residential; Proposed: Single-family residential North: Vacant; West: Single-family residential; South: Single-family residential; East: Single-family residential/Vacant
ZONING:	Current: A-2, Rural Agricultural District; Proposed: No Change North: A-2, Rural Agricultural District; West: A-2, Rural Agricultural District; South: A-2, Rural Agricultural District; East: A-2, Rural Agricultural District

Motion by Rachel Wyatt-Swanson for approval; **Second** by Kristina Wyckoff.

The motion was passed unanimously, with no objections.

E. Review of the Greenbelt Enhancement Statements - NON-CONSENT DOCKET

3. GBC 23-01

APPLICANT:	Edwin Rule
LOCATION:	Generally 1/2 mile west of Porter Avenue on the south side of Franklin Road
PROPOSAL:	Rule's Emerald Springs Certificate of Survey (COS); Amend the previous COS to include an additional 10.01 acre tract for residential development

NORMAN 2025 LAND USE:
LAND USE:

Current: Very Low Density Residential
Current: Single-family residential;
Proposed: Single-family residential
North: Single-family residential;
West: Institutional (Moore Norman Technology Center);
South: Single-family residential;
East: Single-family residential/Vacant
ZONING:
Current: A-2, Rural Agricultural District;
Proposed: No change
North: A-2, Rural Agricultural District;
West: A-2, Rural Agricultural District;
South: A-2, Rural Agricultural District;
East: A-2, Rural Agricultural District, RE, Residential Estate Dwelling District, and PUD, Planned Unit Development

Motion by Rachel Wyatt-Swanson for discussion; **Second** by Mark Nanny.

The motion was passed unanimously, with no objections.

Commission Discussion:

- Commissioner Wyatt-Swanson asked since this item has come before and the commission made a recommendation for a trail easement and they are back again without the easement, what are the options?
- Commissioner Dotson pointed out that the southern side of the property is in the WQPZ (Water Quality Protection Zone).
- Commissioners discussed with Tim Pollard (applicant's representative) that this would be an easement that could potentially be a trail in the future but it is along the creek and is in a flood zone, meaning there can be no development anyways.
- Commissioners discussed that any trail easement could prove not to make sense with potential changes to the path of the river in the future.
- Commissioners also discussed that any future connections will need to be coordinated with Moore Norman Technology Center.

Motion by Rachel Wyatt-Swanson to approve with the conditional language of providing a 10' easement along the stream in the southern portion of the property at the time of development of a trail with the ability to amend with the shift of the river; **Second** by Kristina Wyckoff.

The motion was passed unanimously, with no objections.

F. MISCELLANEOUS COMMENTS

Commission Discussion:

- Commissioner Dotson mentioned that former commissioner Bob Husky passed away earlier in the month.
- Commissioners discussed he was a Norman icon and should be remembered as such.

G. ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Passed and approved this _____ day of _____ 2023.

George Dotson, Chair

GREENBELT COMMISSION
March 21, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-03

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Plant Life, LLC
LOCATION	2516 Briggs Street
PROPOSAL	NORMAN 2025 Land Use Plan Amendment to remove from Special Planning Area 1; Rezone approximately 0.70 acres from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a storage building for a commercial business.
NORMAN 2025 LAND USE	Current: Commercial – Special Planning Area 1 Proposed: Commercial
LAND USE	Current: Vacant Proposed: Commercial (Storage Building)
	North: Vacant East: Single-family residential South: Vacant West: Vacant/I-35
ZONING	Current: R-1, Single Family Dwelling District Proposed: C-2, General Commercial District
	North: C-2, General Commercial District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District

SYNOPSIS: The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment for property located at 2516 Briggs Street. The applicant requests to rezone from R-1, Single Family Dwelling District, to C-2, General Commercial District, to allow for a storage building for a landscaping business's equipment.

ANALYSIS: This area is zoned R-1, Single Family Dwelling District, and C-2, General Commercial District. It is predominately single-family and commercial development with some vacant parcels. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

Briggs Street is designated as an urban local street in the Comprehensive Transportation Plan. This roadway requires a 4' sidewalk for future projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan does not propose any trails on or adjacent to this property. The applicant has not provided any trail easements in this proposal. No sidewalks exist on Briggs Street adjacent to the subject parcel and the applicant has requested to be exempt from providing such facilities for this development per the Short Form Plat process.

The Greenbelt Enhancement Statement, zoning application, NORMAN 2025 Land Use Amendment application, and location map are attached.

STAFF COMMENTS: Staff reviewed the Greenway Master Plan and the Priority Trails Map and finds no opportunities for trails. As noted above, a 4' sidewalk will be required for future projects per the Comprehensive Transportation Plan.

Staff places this item on the consent docket for the March 21, 2023 Greenbelt Commission Meeting.



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

APPLICANT(S) Stephen Lewis Plant Life LLC	ADDRESS OF APPLICANT 501 Manor Hill Court Norman, OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Stephen Lewis 405-642-4789 EMAIL: Stephen@plantlifeok.com	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): 2516 Briggs St Norman, OK 73072

SIZE OF PROJECT AREA: 0.53 acres

PRESENT DESIGNATION:

Growth Areas:

Land Use:

Commercial - Special Planning Area 1

Streets:

Other:

REQUEST TO BE CHANGED TO: Commercial - Remove Special Planning Area 1

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

The area has remained stagnant with no new development or significant interest over the past several decades. We believe there is a low likelihood of the few residential property owners selling to a single buyer within a reasonable period of time. By rezoning this property to C-2 and constructing a modern structure on site, this could generate renewed interest in the area.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: We believe there will be less traffic noise/better sound buffering from highway, better physical barrier between homes and highway, increased property values for residential and commercial properties, and renewed interest in the area for development.

(Attach additional sheets, maps, etc., if necessary.)

SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: 3-1-2023

Checked by: [signature]



Application for

Pre-Development Informational MeetingCase No. PD 2305

Item 2.

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 Stephen Lewis Plant Life LLC	ADDRESS 2516 Briggs St Norman, OK 73072
EMAIL ADDRESS Stephen@Plantlifeok.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Stephen Lewis 405-642-4789 BEST TIME TO CALL: Any time

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

A proposal for development on a parcel of land, generally located R0022446
2516 Briggs St. Norman, OK 73072

and containing approximately 0.53 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):

Inside storage of our equipment. We own a landscape design
company based in Norman.

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

Items submitted:

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to C-2, General Commercial District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

- ☒ 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: R-1

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on:

2-1-2023
 at 12:00 a.m./p.m.
by mt



**Application for
REZONING OR SPECIAL USE**

Case No. O-_____

Item 2.

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

APPLICANT(S) <u>Stephen Lewis</u> <u>Plant Life LLC</u>	ADDRESS OF APPLICANT <u>501 Manor Hill Court</u> <u>Norman, OK 73072</u>
NAME AND PHONE NUMBER OF CONTACT PERSON(S) EMAIL: <u>Stephen@plantlifeok.com</u>	EXISTING ZONING: <u>R-1</u> PROPOSED ZONING OR SPECIAL USE FOR: <u>C-2</u>

PROPOSED USE(S) (including all buildings to be constructed): Storage for landscape equipment

STREET ADDRESS OR LOCATION: 2516 Briggs St. Norman, OK 73072

LEGAL DESCRIPTION AND AREA OF REQUEST:

2-8-3W .53 ACPRT LOT 10 (NE/4 NE/4) BEG 660'S AND 699.6' W NE/C LOT
10 S247.5' W92.4' N247.5' E92.4' POB LESS N30' R/E

SIZE OF PROJECT AREA: 247.5' x 92.4'

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete APPLICATION
- ☐ Copy of DEED to land
- ☐ CERTIFIED OWNERSHIP LIST of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a RADIUS MAP showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ FILING FEE, as computed by the Planning Department
- ☐ SITE PLAN is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a PRELIMINARY PLAT may be required to be filed with the Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):

Stephen Lewis
Manasi Menka

ADDRESS AND TELEPHONE:

501 Manor Hill Court
Norman, OK 73072
405-642-4789

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- ☐ Application
- ☐ Site Plan
- ☐ Certified Ownership List and Radius Map
- ☐ Proof of Ownership
- ☐ Supporting Data
- ☐ Filing Fee of \$ _____

Date Submitted: _____

Time Submitted: _____

_____ a.m./p.m.

Checked by: _____

080112

Tax I.D. No.: 22446

Mail Tax Statement To:

WWA, LLC
P.O. BOX 720572
NORMAN, OK 73070-4424

After Recording Return To:

American Eagle Title Group, LLC
301 24th Ave Northwest
Norman, OK 73069

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

This document was electronically filed in
Cleveland County, Oklahoma
4/11/22 @ 10:37:04 AM recorded
Book 6409 Page 115 by
American Eagle Title Group, LLC

WARRANTY DEED

(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **WWA, LLC, an Oklahoma Limited Liability Co.,**

party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **PLANTLIFE, LLC, an Oklahoma Limited Liability Co., a Limited Liability Company**

party of the second part, the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit:

A part of Lot 10 (being NE/4 of NE/4) of Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, described as follows: Beginning at a point 660 feet South and 699.6 feet West of the Northeast corner of said Lot 10; Thence South 247.5 feet; Thence West 92.4 feet; Thence North 247.5 feet; Thence East 92.4 feet to the place of beginning, except a strip of land 30 feet in width along the North side of the above described land to be used for road and public utility usage.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

WWA, LLC, an Oklahoma Limited Liability Co.

BY: 

Brad Ashford, Manager

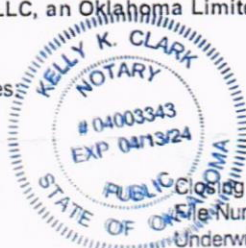
ACKNOWLEDGMENT


State of OklahomaCounty of Cleveland

ss:

The foregoing instrument was acknowledged before me on this 11 day of April, 2022 by **BRAD ASHFORD** as **MANAGER** of **WWA, LLC, an Oklahoma Limited Liability Co.**

My Commission Expires:
April 13, 2024




Notary Public,
Kelly K. Clark

Closing Agent:
File Number:
Underwriter:

American Eagle Title Group, LLC
2203-0007-75
American Eagle Title Insurance Company



January 31, 2023

ATTN: Mr. Ken Danner
City of Norman

RE: 2516 Briggs Street Rezoning Ownership List Certification

Dear Mr. Danner,

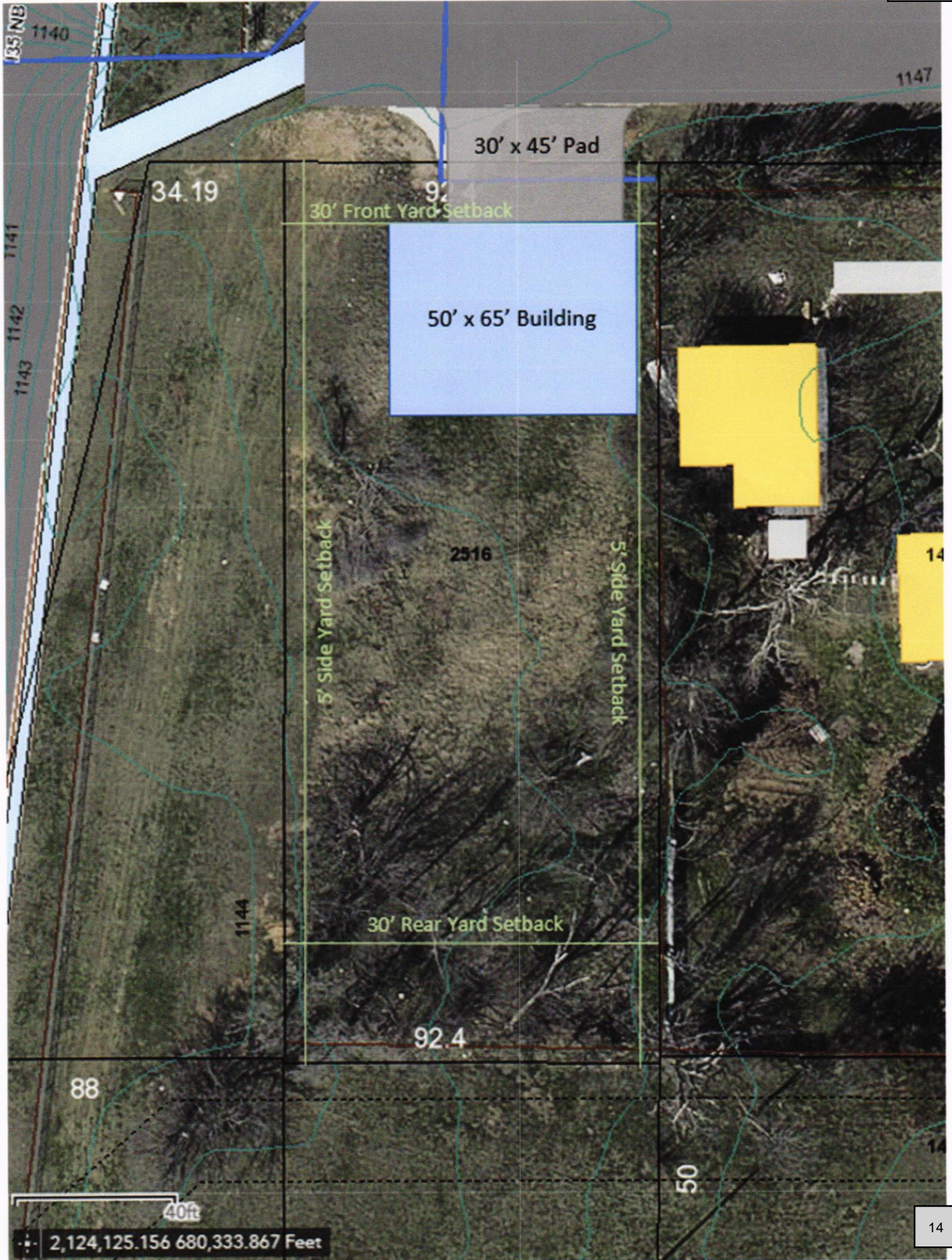
It is hereby certified that the names and addresses shown in the attached ownership list represent a full, true, complete, correct and current list of the property owners' names and addresses within 350 feet of the above referenced application as the same appears of record on the Cleveland County Assessors website.

If you have any questions or comments, please feel free to contact me at the number listed below.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Steve Rollins', is written over a faint, larger signature.

Steve Rollins, P.E.
Arc Engineering Consultants, L.L.C.
405-509-0212
srollins@arcengr.com



GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ **Pre-Development Case No.** 23-06

Applicant Name: Stephen Lewis Plant Life LLC Date: 2-27-23
 Contact Person: Stephen Lewis Telephone/Fax/Email: 405-642-4789
Stephen@plantlifeok.com
 Name of Development: Plant Life LLC Area (Acres): 0.53
 General Location 2516 Briggs St Norman, OK 73072

***Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment___ Preliminary Plat___ Rural Certificate of Survey___
 b. Proposed **Land Use:** Residential___ Commercial X Industrial___ Other___

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

50' x 65' building with concrete approach. We refer to part (c) of section 4-2026 for sound buffer to I-35 adjacent highway

2. Does your proposed development or project incorporate open space(s)?

Yes ___ No ✓

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	___ Yes ___ No	___ Public ___ Private
Open Space:	___ Yes ___ No	___ Public ___ Private
Detention Pond:	___ Yes ___ No	___ Public ___ Private
Parking Lot Landscape:	___ Yes ___ No	___ Public ___ Private
Floodplain/Creek:	___ Yes ___ No	___ Public ___ Private
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	___ Yes	<u>✓</u> No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<u>✓</u> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<u>✓</u> No
Neighborhood Trails (durable or paved; 6-10' wide)	___ Yes	<u>✓</u> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<u>✓</u> No
Specialized Trails (equestrian, water, etc)	___ Yes	<u>✓</u> No
Other	_____	

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

*Briggs Street has several C-2 properties with only street access,
 no such areas.*

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

- ☐ Storm water channels
- ☐ Detention ponds
- ☐ Floodplains
- ☐ Stream bank/Riparian corridors
- ☐ Utility Easements
- ☐ Abandoned/Active Railroad corridors

☒ Other *Due to proximity of I-35, I don't believe there are opportunities.*

How could your development **also incorporate** those elements noted into greenbelts and trails? *N/A*

7. **Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

N/A (a) Portions of the Greenbelt System are accessible to the general public.

N/A (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT

City of Norman, Oklahoma

- Yes (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.
- NA (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- NA (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- Yes (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- NA (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- Yes (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- NA Yes (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- Yes (j) Permeable ground surfaces have been preserved to the extent possible.
- Yes (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- NA (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- NA (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- NA (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- NA (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- Yes (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- NA (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- NA Yes (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- NA Yes (s) Riparian buffers are incorporated into the Greenbelt System.
- NA (t) The commercial developments have provided for pedestrian access.
- Yes (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

NA(v) Cluster development has been utilized as a means to develop the Greenbelt System.

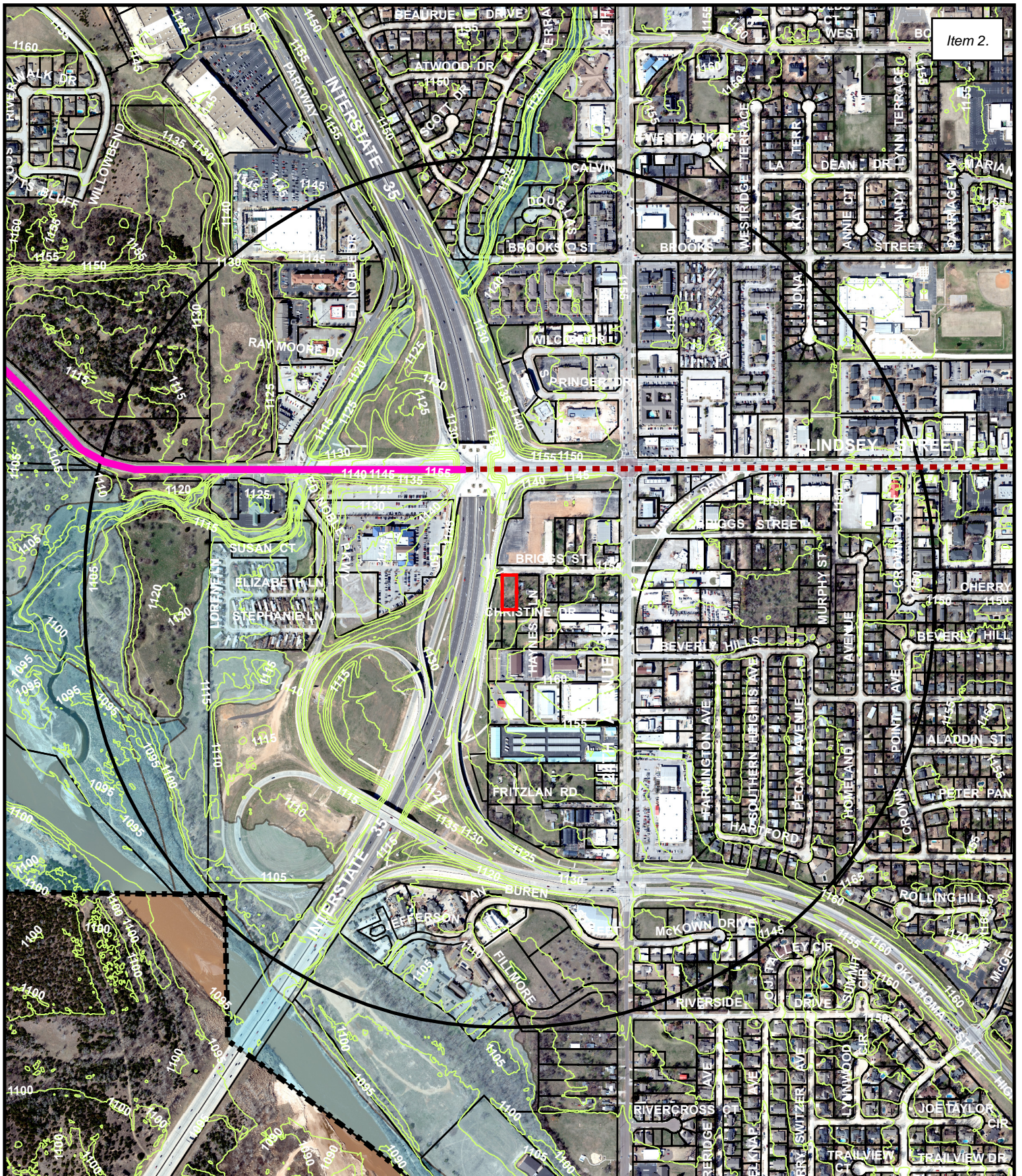
NA(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Due to proximity of I-35, we do not believe it is a
safe area for non-motorized traffic.

Signature of Applicant or Contact Person (required) : _____

GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



Item 2.



Map Produced by the City of Norman
Geographic Information System,
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

March 2021 Aerial Photography

March 3, 2023

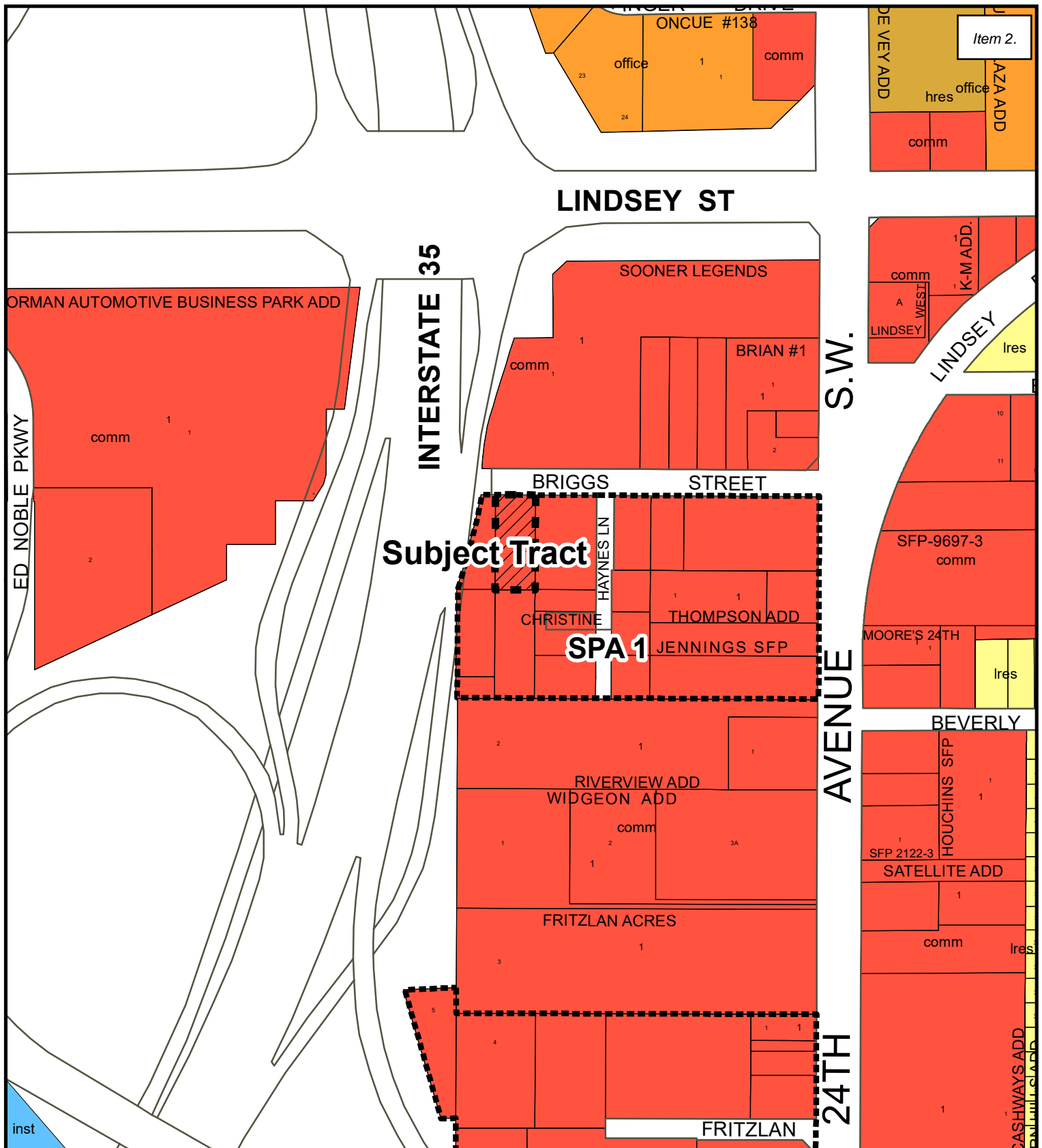
0 400 800 Ft

1/2 Mile Radius
Parcels

5ft. Contours
Floodway
100yr. Floodplain
Stream Planning Corridor

Greenbelt Priority Trails

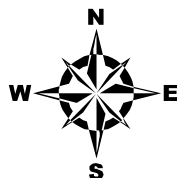
North Norman Tecumseh Trail
Scissortail Trail
South Legacy Trail
East Norman Trails
West Lindsey Extension
Current & In-Progress Trails



Norman 2025 Land Use Plan



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

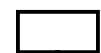


March 3, 2023

0 150 300 Ft.



Subject Tract



Zoning

GREENBELT COMMISSION
March 21, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-04

STAFF REPORT

GENERAL INFORMATION

APPLICANT	CA McCarty Construction, LLC
LOCATION	1309 S. Berry Road
PROPOSAL	McCoop Abode Preliminary Plat; Plat and rezone approximately 1.09 acres from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for two single-family homes
NORMAN 2025 LAND USE	Current: Low Density Residential Proposed: No Change
LAND USE	Current: Vacant Proposed: Single-family residential North: Single-family residential West: Single-family residential South: Single-family residential East: Single-family residential
ZONING	Current: R-1, Single Family Dwelling District Proposed: SPUD, Simple Planned Unit Development North: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development East: R-1, Single Family Dwelling District, with Permissive Use for a Planned Unit Development

SYNOPSIS: The applicant submitted a preliminary plat for property located at 1309 S. Berry Road. The applicant requests to rezone from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, to allow for two single-family homes.

ANALYSIS: This area is zoned R-1, Single Family Dwelling District, and R-1, Single Family Dwelling District, with permissive use for a Planned Unit Development (Ordinance No. 9192-4 and 9293-34). The immediate area is comprised of predominately single-family development. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

S. Berry Road is designated as a minor urban arterial in the Comprehensive Transportation Plan adjacent to the subject property. This roadway requires a 5'-8' sidewalk for future projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan proposes medium priority trails along the subject's frontage. The applicant has proposed a 5' sidewalk per the preliminary site development plan (see attached).

The Greenbelt Enhancement Statement, rezoning application, location map, and preliminary plat are attached.

STAFF COMMENTS: Staff reviewed the Greenway Master Plan and the Priority Trails Map. As noted above, this section of S. Berry Road requires a 5'-8' sidewalk for future projects. The applicant will provide a 5' sidewalk with the development of the property. Given this, there are no opportunities for trails.

Staff places this item on the consent docket for the March 21, 2023 Greenbelt Commission Meeting.

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce



Keith A. Barrett
Libby A. Smith
Joe P. Krodel

March 1, 2023

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent CA McCarty Construction, LLC (the “**Applicant**”) in the attached application for a Pre-Development Information Meeting. The Applicant intends to rezone and plat the subject property in order to allow the Applicant to develop two single family residential lots as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing R-1, Single Family Dwelling to a Simple Planned Unit Development, in order to allow for the intended development. A preliminary conceptual site plan showing a preliminary layout of the proposed development is included with this application packet.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

GUNNER B. JOYCE
Attorney at Law



Application for
Pre-Development Informational Meeting

Case No. PD Item 3.

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 CA McCarty Construction, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Rieger law Group gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 405-310-5274 BEST TIME TO CALL: M-F Business Hours

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

A proposal for development on a parcel of land, generally located at 1309 S. Berry Road

and containing approximately 1.04 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):

The Applicant intends to rezone and plat the Property in order to allow for the development of two single family residential lots within the Property.

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

<input type="checkbox"/> 2025 Plan Amendment	<input type="checkbox"/> Growth Boundary
<input type="checkbox"/> Rezoning to _____ District(s)	<input type="checkbox"/> Land Use
<input type="checkbox"/> Special Use for _____	<input type="checkbox"/> Transportation
<input type="checkbox"/> Preliminary Plat _____ (Plat Name)	
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	
<input type="checkbox"/> Commercial Communication Tower	

Items submitted:

<input type="checkbox"/> Deed or Legal Description
<input type="checkbox"/> Radius Map
<input type="checkbox"/> Certified Ownership List
<input type="checkbox"/> Written description of project
<input type="checkbox"/> Preliminary Development Map
<input type="checkbox"/> Greenbelt Enhancement Statement
<input type="checkbox"/> Filing fee of \$125.00

Current Zoning: _____

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: _____

at _____ a.m./p.m.

by _____



Application for
REZONING OR SPECIAL USE

Case No. O-_____

Item 3.

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

APPLICANT(S) CA McCarty Construction, LLC	ADDRESS OF APPLICANT c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	EXISTING ZONING: R-1; single family dwelling PROPOSED ZONING OR SPECIAL USE FOR: SPUD; Simple Planned Unit Development

PROPOSED USE(S) (including all buildings to be constructed): The applicant seeks to develop the Property into two single family residential lots, as more specifically enumerated in the attached SPUD Narrative

STREET ADDRESS OR LOCATION: 1309 S. Berry Road, Norman, OK 73069

LEGAL DESCRIPTION AND AREA OF REQUEST: See attachments for legal description and area.

SIZE OF PROJECT AREA: approx 1.04 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):

Gunner Joyce, Attorney for Applicant

ADDRESS AND TELEPHONE:

Rieger Law Group PLLC

136 Thompson Dr.

Norman, OK 73069

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- ☐ Application
- ☐ Site Plan
- ☐ Certified Ownership List and Radius Map
- ☐ Proof of Ownership
- ☐ Supporting Data
- ☐ Filing Fee of \$_____

Date Submitted:

Time Submitted:

_____ a.m./p.m.

Checked by:

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Item 3.

Greenbelt Case No. _____ Pre-Development Case No. _____

Applicant Name: CA McCarty Construction, LLC Date: March 1, 2023

Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: (405) 310-5274; gjoyce@riegerlawgroup.com

Name of Development: McCoop Abode Addition Area (Acres): 1.04

General Location 1309 S. Berry

***Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment___; Preliminary Plat ☒ Rural Certificate of Survey___
b. Proposed **Land Use:** Residential ☒ Commercial___ Industrial___ Other___

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

The Applicant intends to rezone and plat the subject property in order to develop two single family residential lots. A preliminary conceptual layout is included in this application packet.

2. Does your proposed development or project incorporate open space(s)?

Yes ☒ No ___

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Open Space:	<input checked="" type="checkbox"/> Yes ___ No	___ Public <input checked="" type="checkbox"/> Private
Detention Pond:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Parking Lot Landscape:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Floodplain/Creek:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	<input checked="" type="checkbox"/> Yes	___ No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	___ Yes	<input checked="" type="checkbox"/> No
Other	_____	

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Item 3.

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Various commercial sites along West Lindsey Street.

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

Sidewalks along public right-of-way of S. Berry Rd.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

- ☒ Storm water channels
- ☒ Detention ponds
- ☒ Floodplains
- ☒ Stream bank/Riparian corridors
- ☒ Utility Easements
- ☒ Abandoned/Active Railroad corridors
- ☒ Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails? N/A

7. Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- ☒ (a) Portions of the Greenbelt System are accessible to the general public.
- ☒ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Item 3.

☒ (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

☒ (j) Permeable ground surfaces have been preserved to the extent possible.

☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

☒ (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

☒ (s) Riparian buffers are incorporated into the Greenbelt System.

☒ (t) The commercial developments have provided for pedestrian access.

☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Item 3.

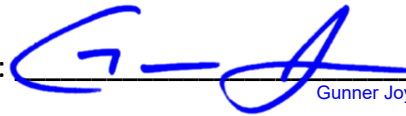
under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

☒ (v) Cluster development has been utilized as a means to develop the Greenbelt System.

☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



Gunner Joyce, Attorney for Applicant

GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):

McCOOP ABODE ADDITION

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

CA McCARTY CONSTRUCTION, LLC

APPLICATION FOR:

PRELIMINARY PLAT AND
SIMPLE PLANNED UNIT DEVELOPMENT

SUBMITTED: MARCH 1, 2023

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

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I. INTRODUCTION

Background and Intent

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- D. Utility Services
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- F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Uses Permitted
- B. Site Plan
- C. Traffic access/circulation/sidewalks
- D. Open Space
- E. Signage
- F. Height
- G. Parking
- H. Exterior Materials
- I. Fencing
- J. Drainage

EXHIBITS

- A. Legal Description
- B. Site Development Plan
- C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development (the “**SPUD**”) is being submitted for the property located at 1309 S. Berry Road, as more particularly described on **Exhibit A** (the “**Property**”). This SPUD seeks to rezone the Property from the existing R-1, Single Family Dwelling designation to allow the applicant to split and develop the Property as two single family residential lots.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1309 S. Berry Road, which is near the intersection of W Lindsey Street and S. Berry Road.

B. Existing Land Use and Zoning

The existing zoning is R-1, Single Family Dwelling, and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential.

C. Elevation and Topography

The Property is undeveloped and the topography of the Property slopes gradually from East to West.

D. Utility Services

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended by the Applicant, as necessary.

E. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

F. Traffic Circulation and Access

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD seeks to retain the Property's existing allowable uses under R-1, Single Family Dwelling to allow for the development of two single family residential structures on the Property, as well as accompanying uses. A complete list of allowable uses on the Property is attached as **Exhibit C**.

B. Site Plan

The Property shall be developed as depicted on the Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 22.420.05(11) of the City of Norman's SPUD Ordinance, as may be amended from time to time.

The following shall be the required building setbacks:

- The Front Yard setback shall be a minimum of ten (10) feet.
- All other building setbacks shall be a minimum of five (5) feet, except in the areas where, as shown on the attached Site Development Plan, the setback shall be three (3) feet.

C. Traffic access/circulation/sidewalks

Traffic circulation and access to the Property shall be allowed in the manner shown on the attached Site Development Plan.

D. Open Space

Open space shall be utilized on the Property as shown on the Site Development Plan. The impervious area for the Property shall not exceed 65%.

E. Signage

All signs shall comply with the sign standards of the City of Norman Sign Code as applicable to a zoning of R-1, Single Family Dwelling designation.

F. Height

No buildings shall exceed three and one-half (3-1/2) stories or forty-five (45) feet in height, excluding any necessary roof top mechanical units, equipment, screening, or parapet walls.

G. Parking

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

H. Exterior Materials

The exterior materials of the building to be constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

I. Fencing

Fencing is permissible along the perimeter of the Property but is not required. Fencing may be brick, stone, wood, wrought iron, or other material.

J. Drainage

A preliminary drainage report has been provided to City Staff. The development of the Property shall meet or exceed the applicable ordinances and standards of the City.

EXHIBIT A

Legal Description of the Property

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;
Thence continuing North 89°53'04" East a distance of 401.00 feet;
Thence South 00°13'57" West a distance of 109.00 feet;
Thence South 89°53'04" West a distance of 401.00 feet;
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

EXHIBIT B

Site Development Plan

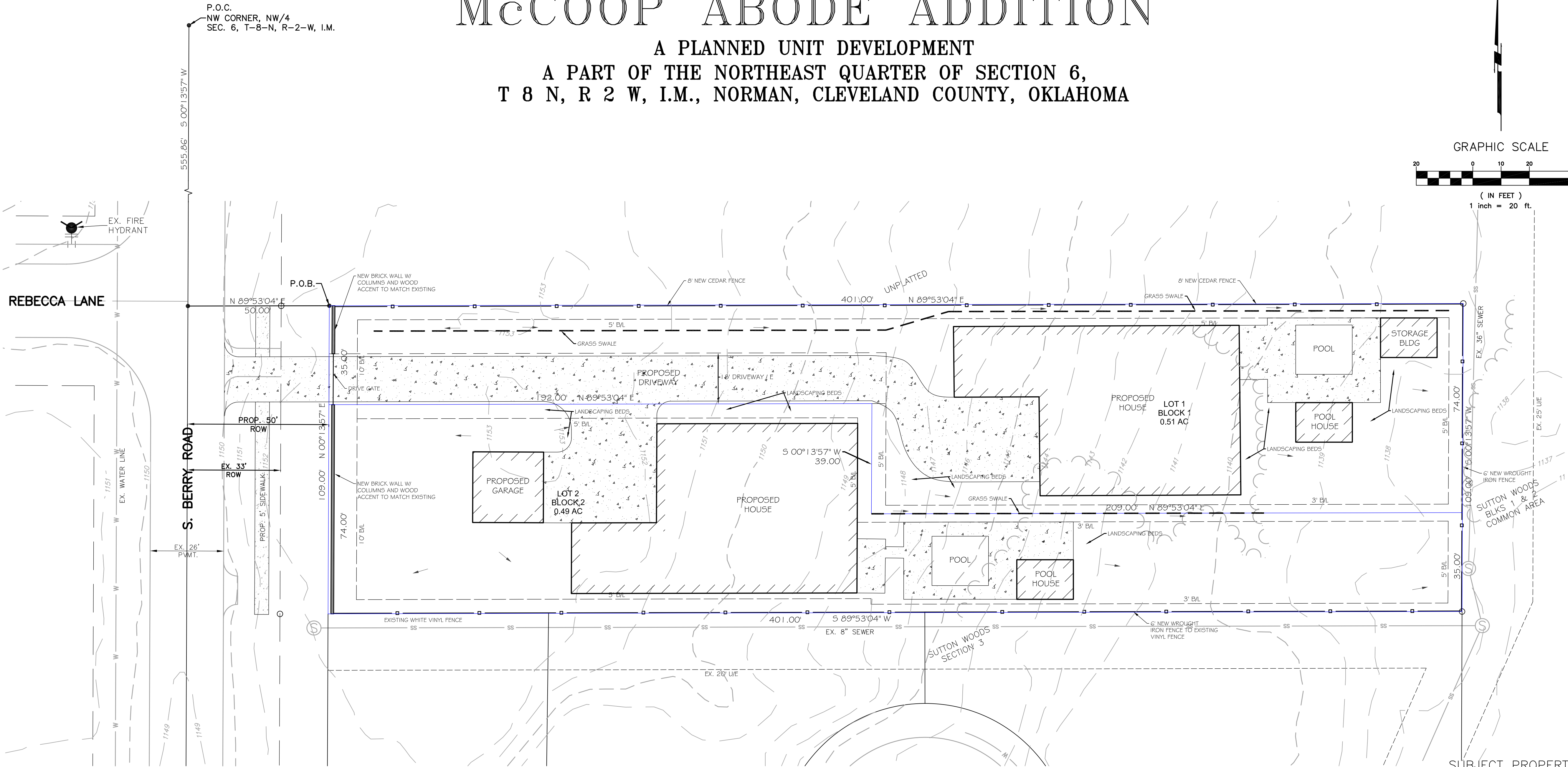
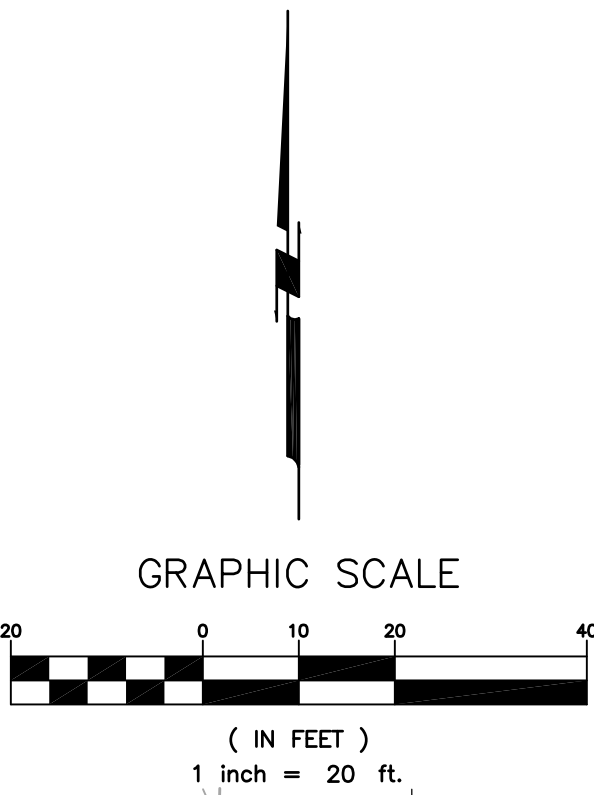
EXHIBIT C
Allowable Uses

Allowable Uses:

- (a) Detached one family dwelling.
- (b) Family day care home.
- (c) General purpose farm or garden.
- (d) Home occupation.
- (e) Municipal recreation or water supply.
- (f) Accessory buildings.
- (g) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:
 - (1) On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two (2) feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.
 - (2) An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.
 - (3) All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.
 - (4) No vehicle shall ever be parked between the property line and any adjoining street.
 - (5) Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.
 - (6) Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.
- (h) Model Home, subject to a one hundred dollar (\$100.00) annual permit, as provided in Sec. 22:450 (84) for no more than four (4) years. (O-0102-27)
- (i) Short-term rentals. (O-1920-56)

PRELIMINARY SITE DEVELOPMENT PLAN OF
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6,
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

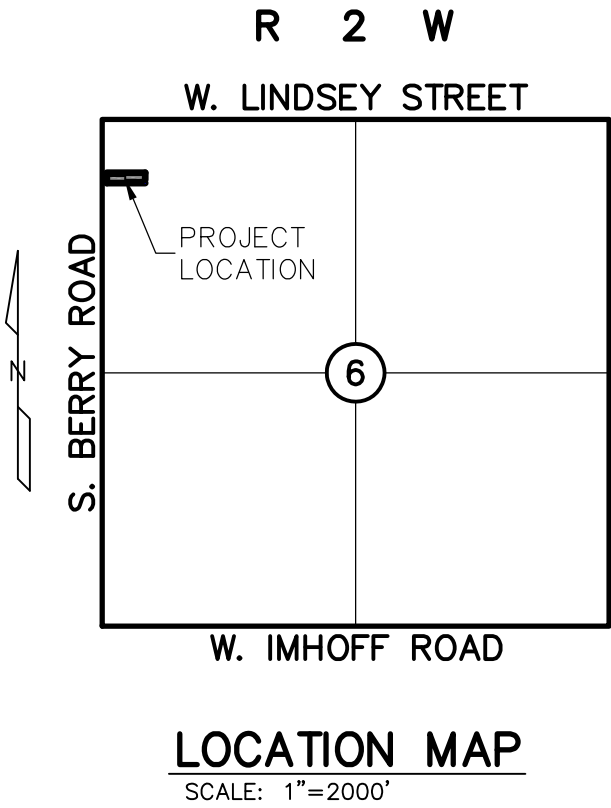
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;
Thence continuing North 89°53'04" East a distance of 401.00 feet;
Thence South 00°13'57" West a distance of 109.00 feet;
Thence South 89°53'04" West a distance of 401.00 feet;
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



SUBJECT PROPERTY
1.00± AC.
S. BERRY ROAD
CURRENTLY ZONED R-1
REZONE TO PUD

DEVELOPER:
C.A. McCARTY
CONSTRUCTION, LLC
P.O. BOX 720608
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
135 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
CENTERLINE SERVICES, LLC
RONALD D. SMITH, P.L.S.
P.O. BOX 338
NOBLE, OK 73068

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT

McCOOP ABODE ADDITION
1309 S.BERRY ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY SITE PLAN

REVISIONS			DATE
DRAWN BY:	NO.	DESCRIPTION	
SDR			
CHECKED BY:			
SDR			
APPROVED BY:			
SDR			

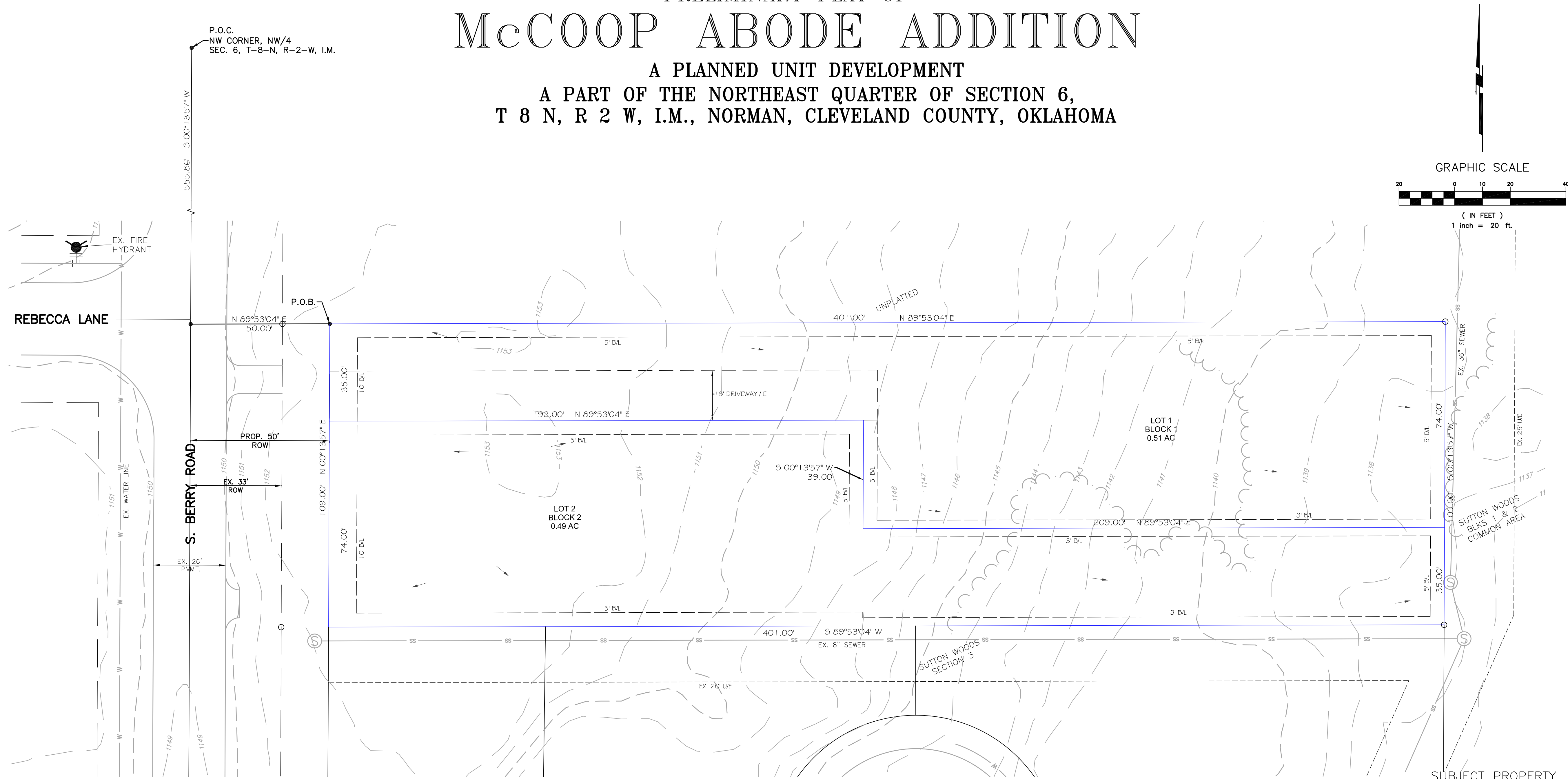
PROJECT NUMBER:
23-003
DATE:
03-01-23
SCALE:
(HORIZ.) 1"=20'
(VERT.) N/A

SHEET NUMBER
1 of 1

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
135 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 509-0212
FAX (405) 562-8648
CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24

PRELIMINARY PLAT OF
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6,
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. EXISTING SOUTH CURB CUT ON S. BERRY ROAD TO BE REMOVED.

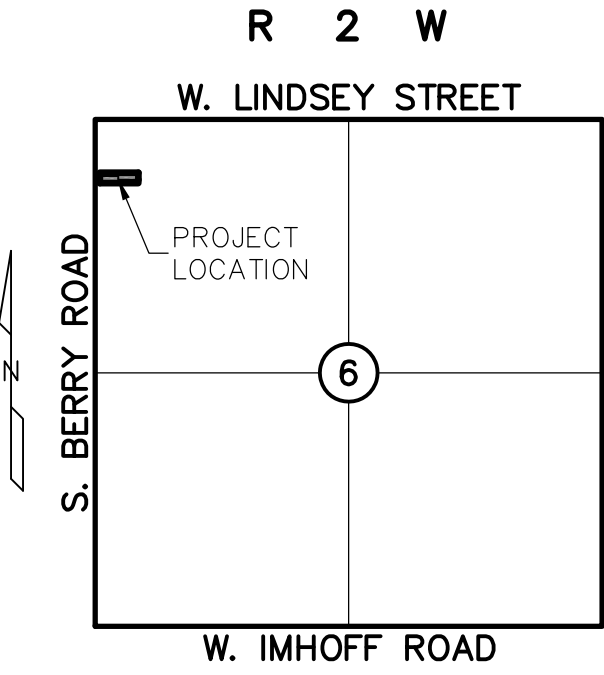
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Six (6);
Thence South 00°13'57" West, along the West line of said Northwest Quarter (NW/4) a distance of 555.86 feet;
Thence North 89°53'04" East a distance of 50.00 feet to the POINT OF BEGINNING;
Thence continuing North 89°53'04" East a distance of 401.00 feet;
Thence South 00°13'57" West a distance of 109.00 feet;
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Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



LOCATION MAP
SCALE: 1"=2000'

SUBJECT PROPERTY
1.00± AC.
S. BERRY ROAD
CURRENTLY ZONED R-1
REZONE TO PUD

DEVELOPER:
C.A. McCARTY
CONSTRUCTION, LLC
P.O. BOX 720608
NORMAN, OK 73070

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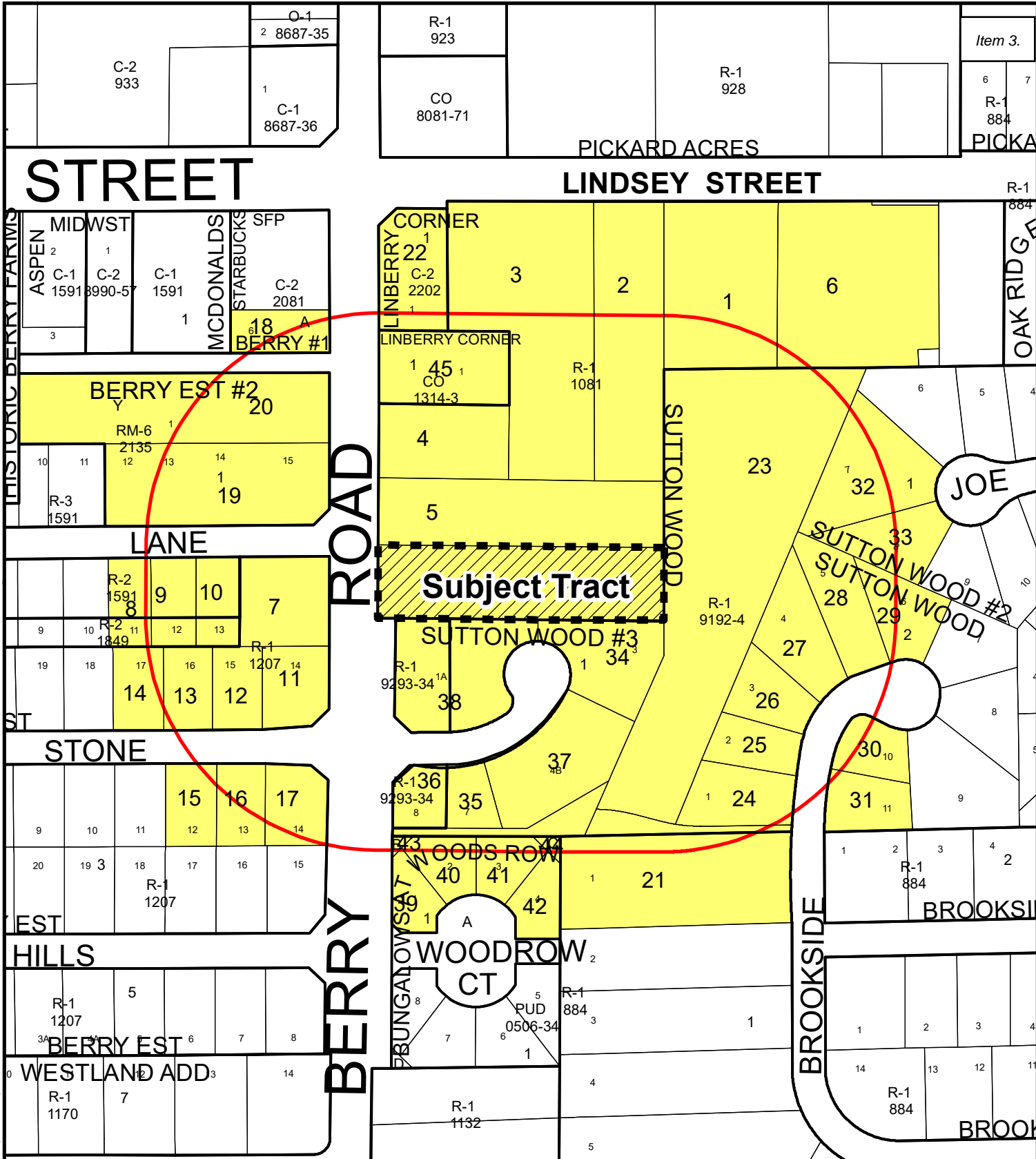
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Radius Map

350ft. Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

0 100 200 Feet

February 27, 2023

Subject Tract

Radius

Zoning

Parcels

Notification Area

41

CERTIFIED OWNERSHIP LIST

Per the radius map provided by the City of Norman Planning Department, the property address and ownership of each property adjacent to the Subject Property, as identified below, is attached hereto.

See Attached Legal Description

CERTIFICATION OF OWNERSHIP LIST

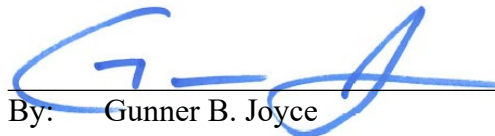
RE: Application of:

Applicant: CA McCarty Construction, LLC

Address: c/o Rieger Law Group, PLLC
136 Thompson Drive
Norman, Oklahoma 73069

It is hereby certified that the names and addresses shown on the attached ownership list represent a full, true, complete, correct, and current list of the property owners' names and addresses that are within 350 feet of the Subject Property, as the same appear in the online records of the County Assessor Offices of Cleveland County, State of Oklahoma.

Dated this 1st day of March, 2023 at Norman, Oklahoma, at 8:00 a.m.


By: Gunner B. Joyce
Attorney at Law

CERTIFICATE OF CONTRACTUAL INTEREST

I, **Gunner Joyce, attorney for the Applicant**, hereby certify and attest that Rieger Law Group PLLC represents the Applicant in the attached application, and that the Applicant has a contract pending to purchase the property described in that application, the consent of the current property owner and the right to purchase the described property in the City of Norman:

AND, I further certify and attest that the legal description in the Application materials describes accurately the subject property.

AND, I accept billing for the cost of publishing legal notice for the applications.



GUNNER JOYCE
Attorney at Law
On behalf of the Applicant

RIEGER LAW GROUP PLLC
136 THOMPSON DRIVE
Norman, Oklahoma, 73069-5245
Phone: (405) 310-5274
Email: gjoyce@riegerlawgroup.com



Explanation of Procedures for PLATTING OF PROPERTY

Item 3.

(Amended 6/12)

City of Norman Engineering Division - 201 W. Gray St., Bldg. A - Norman, OK 73069 - (405) 366-5452 Phone - (405) 366-5418 Fax

If you desire to make application to have your property platted, the procedure is as follows:

1. Check with the Subdivision Development Manager in the Engineering Division, Public Works Department, to determine what paperwork is required. A Pre-Development meeting and Greenbelt Commission review, and/or Floodplain Committee meeting may be required. He can be reached at 366-5458.
2. After completion of the form, submit two (2) copies of the application form, along with the filing fee (see below), and five (5) copies of the plat to Ken Danner, Subdivision Development Manager, 201-A West Gray by 1:30 p.m. on the filing deadline prior to the next Planning Commission meeting.
3. Digital files in Autocadd or Microstation are extremely helpful and highly recommended to help in the review process.
4. After your application and required materials are filed, staff will analyze your request. A specific date will be set to finalize the review of all required plats and necessary submittals. You, or your representative, should be present at that meeting to address any concerns relating to the subdivision, its design or content, or any required submittals. If changes are necessary, the check print copy of your plat will be returned to you for correction before being docketed to appear before the Planning Commission.
5. Any required corrections should be made in a timely manner. ***Failure to attend this meeting or to provide the corrections will cause your plat to be removed from the Planning Commission agenda.***
6. Upon receipt of the corrected plat, the Engineering staff will research and analyze your request and prepare a staff report with recommendation, which will be provided to each Planning Commission member. These staff reports will also be provided to the applicant or his representative.
7. At the next scheduled Planning Commission meeting, <link to calendar> your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Chairman will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
8. After final Planning Commission action, your request will be forwarded to the City Council.
9. A filing fee shall be paid at the time of submission according to the following schedule:

Plat Type	Base Fee	+ amount per acre or portion thereof	GIS Fee
Preliminary Plats	\$150.00	\$10.00	N/A
Final Plat for all zoning district classifications	\$350.00	\$10.00	\$100.00 per lot
Short Form Plats and NORMAN 2025 Rural Certificates of Survey (Section 19-604 of this Chapter)	\$150.00	\$10.00	\$100.00 per lot

The filing fee shall be calculated on the basis of the total acreage (rounded up to the next whole number) included within the property proposed to be platted.

The Planning Commission and City Council meetings are held in the Council Chambers of the Norman Municipal Building at 201 West Gray Street. If you have any further questions, please call the Engineering Division at 366-5452.


062812.mt



Application for
PLATTING OF PROPERTY

Item 3.

City of Norman Engineering Division - 201 W. Gray St., Bldg. A - Norman, OK 73069— (405) 366-5452 Phone - (405) 366-5418 Fax

NAME OF PLAT McCoop Abode Addition		TYPE OF PLAT: <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Short Form Plat <input type="checkbox"/> NORMAN 2025 Rural Certificate of Survey		DATE SUBMITTED: 03-01-23	
NAME AND ADDRESS OF OWNER OF RECORD Sandra K. Bell Revocable Living Trust 1101 Cherrystone Circle Norman, OK 73072 Phone: _____ Fax: _____ E-Mail: _____		NAME AND ADDRESS OF SUBDIVIDER C.A. McCarty Construction, LLC P.O. Box 720608 Norman, OK 73070 Phone: (405) 310-3210 Fax: (405) 571-0102 E-Mail: cmccarty@camccartyconstruction.com			
NAME AND ADDRESS OF REGISTERED LAND SURVEYOR PREPARING THE PLAT Surveyor: _____ Engineer: Arc Engineering Centerline Services, LLC Consultants, LLC P.O. Box 338 135 Deer Creek Rd. Noble, OK 73068 Edmond, OK 73012 Phone: (405) 509-0212 Fax: (405) 562-8648 E-Mail: srollins@arcengr.com		STREET ADDRESS OR LOCATION 1309 S. Berry Rd. Norman, OK 73070 (When applicable) DATE OF: <input checked="" type="checkbox"/> PRE-DEVELOPMENT MEETING March 23, 2023 <input checked="" type="checkbox"/> GREENBELT COMMISSION MEETING March 21, 2023 <input type="checkbox"/> FLOODPLAIN COMMITTEE MEETING _____			
PROPOSED USE (including all buildings to be constructed): Two residential structures _____ _____ _____					
SIGNATURE OF APPLICANTS:  _____ Gunner Joyce, Attorney for Applicants		<i>In order that your application can be heard and considered at the next Planning Commission meeting, you <u>must</u> submit this completed application form and the following required information to the Engineering Division for review.</i> <i>All information must be submitted before 1:30 p.m. on the filing deadline.</i>			

FOR OFFICE USE ONLY

SUBMITTALS:

- ☐ 5 copies of the Preliminary and/or Final Plat
- ☐ 5 copies of the NORMAN 2025 Rural Certificate of Survey or Short Form Plat
- ☐ Rezoning Application, if needed for change of use
- ☐ 5 copies of any required Plot Plan
- ☐ Legal description and area of request, certified by an architect, engineer, or surveyor
- ☐ Drainage Report/Erosion Control Report
- ☐ Sewer Impact Report, if required
- ☐ Construction Drawings for all public improvements (Final Plat)
- ☐ Traffic Impact Report, if required
- ☐ Filing Fee: \$ _____

Staff will complete their review of your plat by _____.

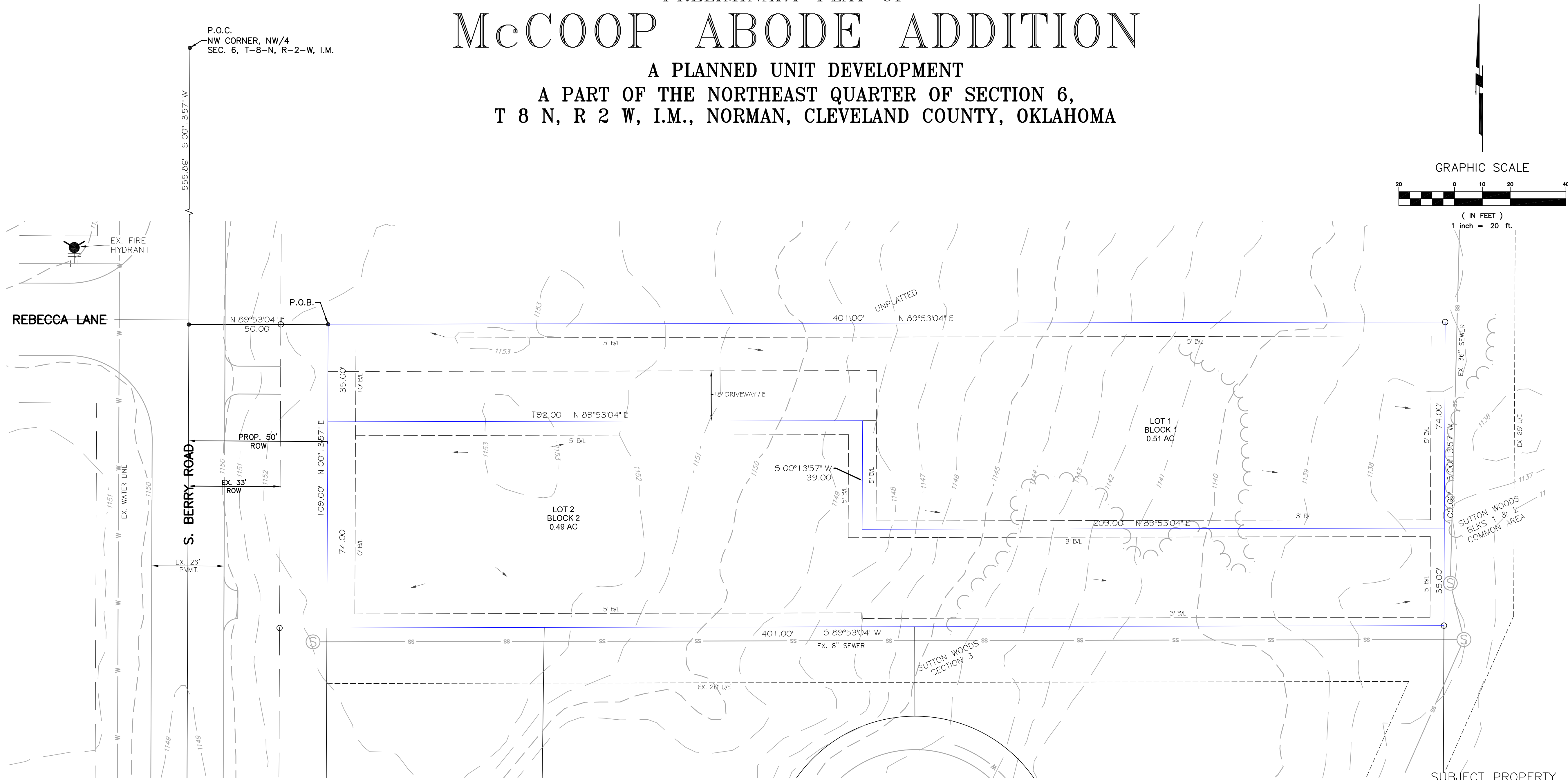
Check prints will be returned to you; corrections must be completed by _____. Failure to complete these corrections in a timely manner will result in your plat not being docketed for consideration by the Planning Commission.

Reviewed by: _____

Date: _____

PRELIMINARY PLAT OF
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6,
T 8 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



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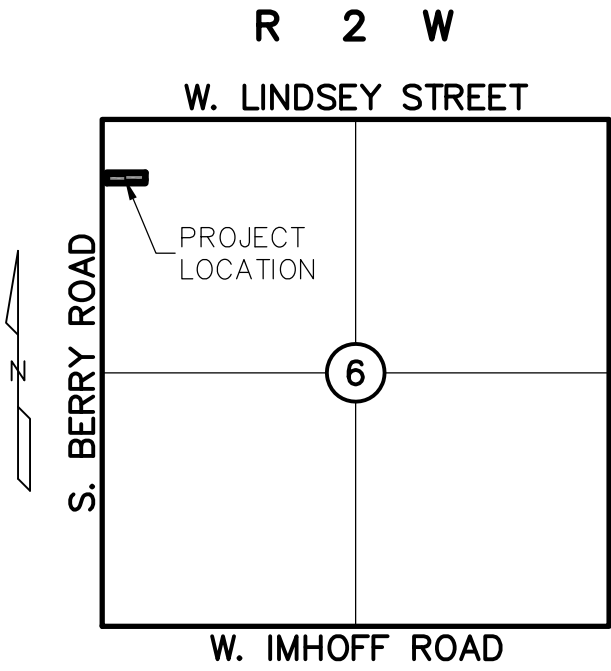
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Containing 43708.1593± square feet or 1.003± acres more or less.

Measured bearings from Centerline Services, LLC ALTA dated 01/26/2022



LOCATION MAP
SCALE: 1"=2000'

SUBJECT PROPERTY
1.00± AC.
S. BERRY ROAD
CURRENTLY ZONED R-1
REZONE TO PUD

DEVELOPER:
C.A. McCARTY
CONSTRUCTION, LLC
P.O. BOX 720608
NORMAN, OK 73070

ENGINEER:
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CERTIFICATE OF AUTHORIZATION NO. 6290 EXP. 6/30/24

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1309 S. BERRY ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER:	23-003
DATE:	03-01-23
SCALE:	1"=20'
(HORIZ.)	1"=20'
(VERT.)	N/A

SHEET NUMBER
1 of 1

McCoop Abode Addition

PRELIMINARY DRAINAGE REPORT



Located at 1309 S. Berry Road
Norman, OK

March 01, 2023



Arc Engineering Consultants, LLC

CIVIL ENGINEERING
135 DEER CREEK ROAD
PHONE (405) 509-0212

LAND PLANNING
EDMOND, OK 73012
FAX (405) 582-8848

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HISTORIC DRAINAGE SUMMARY2

PROPOSED DRAINAGE SUMMARY2

CONCLUSIONS & RECOMMENDATIONS3

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PRELIMINARY DRAINAGE AREA MAP & “C” FACTOR CALCULATIONS

 Historic/Developed Drainage Area Map

 Historic & Proposed “C” Factor Calculations

 USGS Web Soil Survey Information

REPORT SUMMARY

PROJECT DESCRIPTION

This project is a 1.00 acre residential development that will consist of two new homes. The site is located in the vicinity of S. Berry Road just south of W. Lindsey Street, also being a part of Section Six (6), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma.

This drainage report addresses the preliminary design and control of the storm water runoff for the proposed development to meet the City of Norman drainage ordinance. This report is prepared to support the rezoning request of the site. Mitigation techniques are illustrated in this report and are shown on the attached Preliminary Drainage Area Map to provide insight into the proposed storm water management plan for the site. Detailed drainage calculations for the site and any proposed Low Impact Development (LID) systems will be substantiated in the detailed construction plans.

HISTORIC DRAINAGE SUMMARY

The 1.00 acre site is currently undeveloped with vegetative grass and some trees, especially along the east end of the property. A single house was on the property but it was demolished several years ago.

The property has a small ridge near the west side of the property. The west side of the ridge sheet flows west towards S. Berry Road. The majority east side of the property flows to the east towards Imhoff Creek. There is very little if any off-site storm water that flows onto the site. Storm water eventually flows south in Imhoff Creek. According to the USDA Web Soil Survey website, the soils on site consist mostly of Teller-Urban land complex soils, 0 to 3 percent slopes and 3 to 8 percent slopes, which are classified as Hydrologic Soil Group B. A historic runoff coefficient of 0.343 has been calculated to represent existing conditions based on historic impervious areas (0.95) and pervious area, Lawns and Pastures, Average Slope, Hydrologic Soil Group B (0.20). See the attached Preliminary Drainage Area Map in the Appendix to this report for the historic runoff coefficient calculations. The rational method will be used to calculate the peak flows for the historic drainage areas in the detailed construction plans.

PROPOSED DRAINAGE SUMMARY

Storm water from the proposed 1.00 acre development will continue to sheet flow across the site the same directions as historic. Storm water on the west side of the property will continue to sheet flow west across the grass and proposed driveway towards S. Berry Road. Storm water on the east side of the property will continue to sheet flow east across grass and the proposed driveway towards Imhoff Creek. Proposed storm water management practices may include Low Impact Development (LID) designs such as grass swales, grass berms, mulched landscaping beds around the houses and pools, and bioretention pond or rain gardens as needed. As many of the existing trees as possible will also be saved along the east side of the property. These best management practices (BMP's)

are designed to slow storm water velocities, increase storm water filtration, increase the amount of absorption into the soil to recharge groundwater supplies and to keep topsoil in place. These BMP's also reduce the volume of storm water released downstream of the site.

A residential runoff coefficient of 0.568 has been calculated to represent the proposed runoff conditions based on actual impervious and pervious areas shown on the preliminary site plan. See the attached Preliminary Drainage Area Map in the Appendix to this report for the developed runoff coefficient calculation. The rational method will be used to calculate the peak flows for the developed drainage areas in the detailed construction plans.

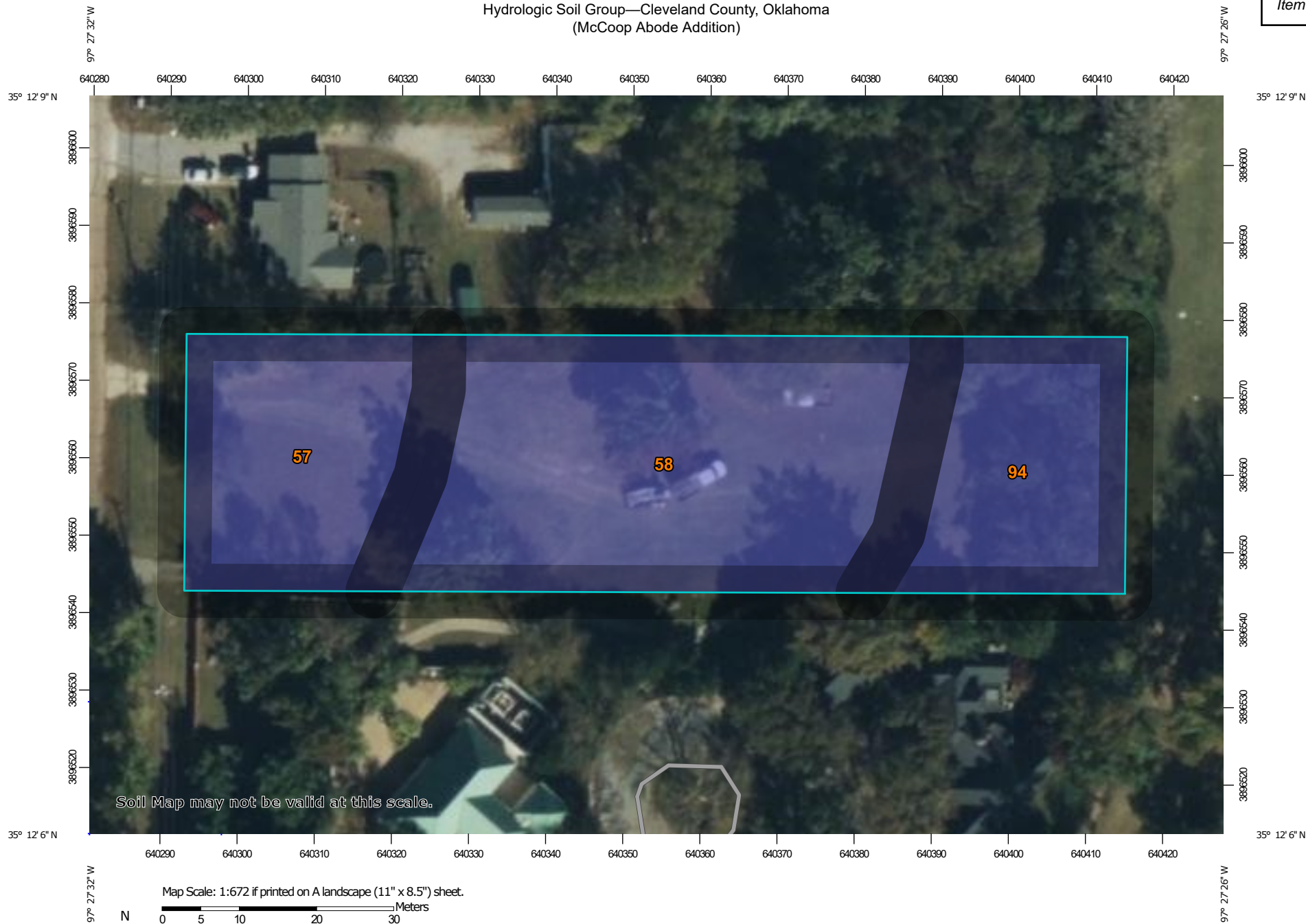
CONCLUSIONS AND RECOMMENDATIONS

The preliminary drainage calculations show that the proposed development will provide for a functional drainage system that meets the City of Norman drainage ordinance.

It is hereby requested that the City of Norman accept this Preliminary Drainage Report and approve the Preliminary Site Plan.

APPENDIX

Hydrologic Soil Group—Cleveland County, Oklahoma
(McCoop Abode Addition)



Soil Map may not be valid at this scale.

Map Scale: 1:672 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters


0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cleveland County, Oklahoma
 Survey Area Data: Version 20, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 14, 2020—Nov 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
57	Teller-Urban land complex, 1 to 3 percent slopes	B	0.2	24.6%
58	Teller-Urban land complex, 3 to 8 percent slopes	B	0.5	52.5%
94	Port silt loam, 0 to 1 percent slopes, frequently flooded	B	0.2	22.9%
Totals for Area of Interest			1.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

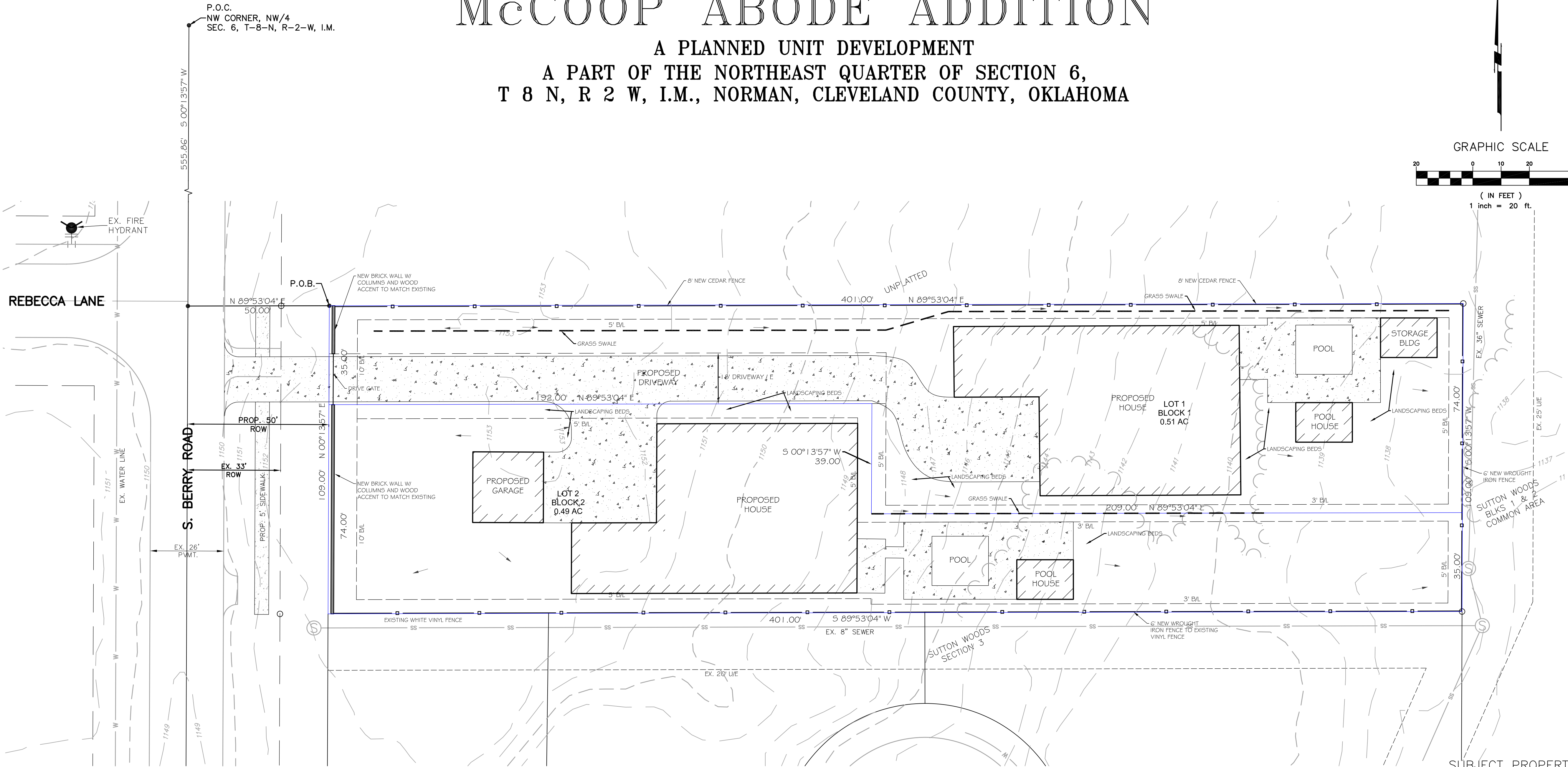
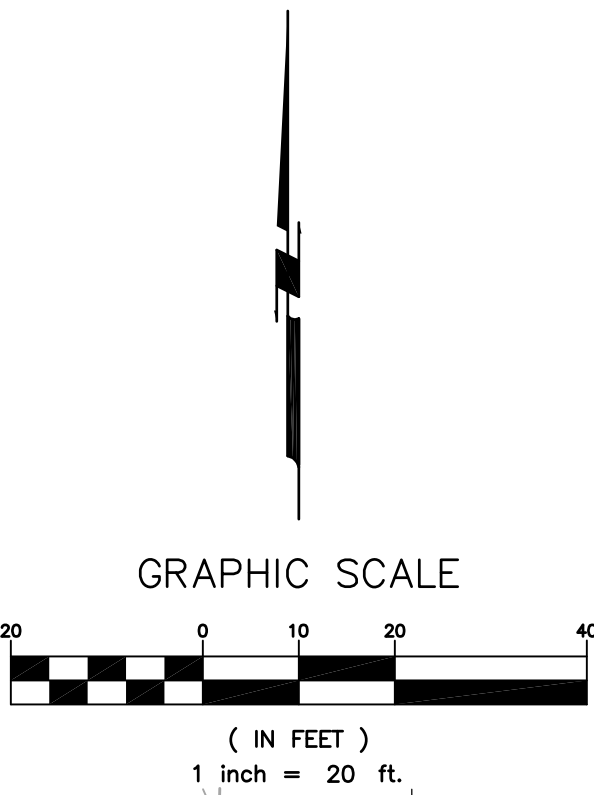
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PRELIMINARY SITE DEVELOPMENT PLAN OF
McCOOP ABODE ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER OF SECTION 6,
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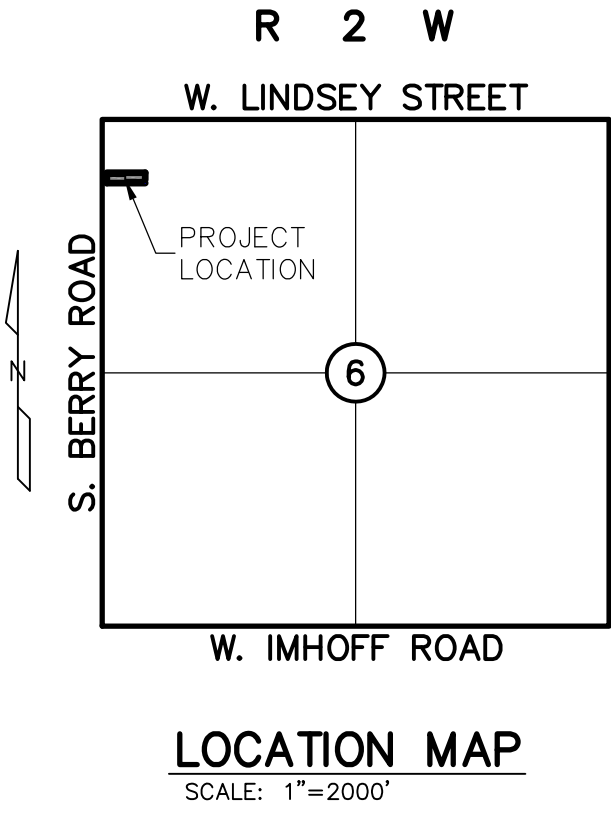
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1.00± AC.
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REZONE TO PUD

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SHEET NUMBER
1 of 1

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SHEET NUMBER
1 of 1

McCOOP ABODE ADDITION
1309 S.BERRY ROAD
NORMAN, CLEVELAND COUNTY, OKLAHOMA
PRELIMINARY DRAINAGE AREA MAP