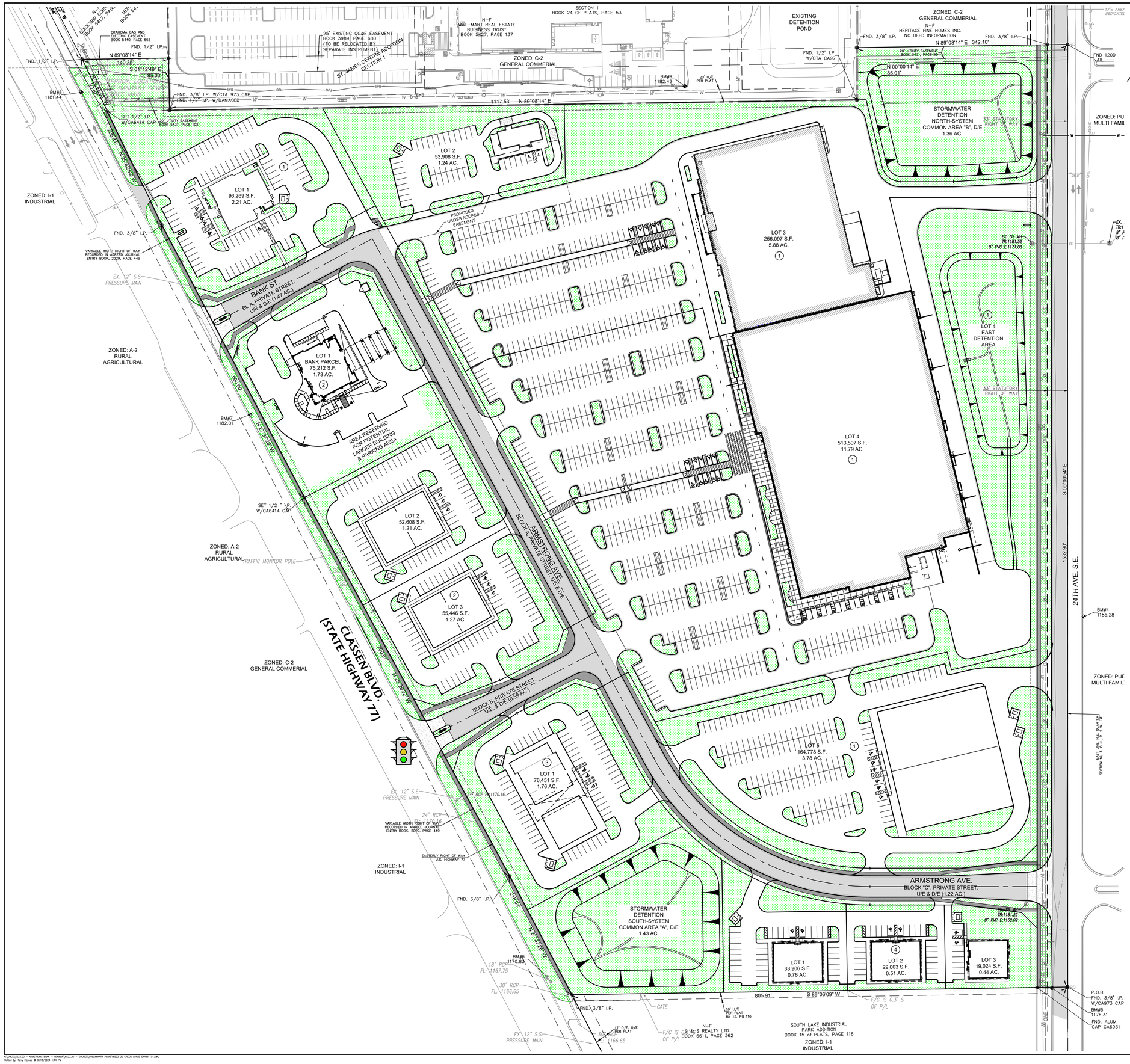
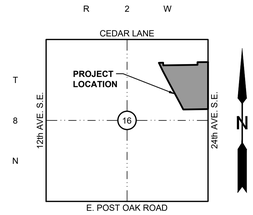


GREENSPACE EXHIBIT

ARMSTRONG BANK CONSOLIDATION PROJECT

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
NOT TO SCALE

PRELIMINARY LOT/GREEN SPACE SUMMARY

PREL. PLAT BLOCK & LOT #	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
BL 1, LOT 1	Restaurant (Sit Down)	96,269	2.21
BL 1, LOT 2	Restaurant (Drive-Thru)	53,908	1.24
BL 1, LOT 3	Retail Building B	256,097	5.88
BL 1, LOT 4	Retail Building A	513,507	11.79
BL 1, LOT 5	Retail Building C	164,778	3.78
BL 2, LOT 1	Bank Parcel	75,212	1.73
BL 2, LOT 2	Retail	52,608	1.21
BL 2, LOT 3	Retail	55,446	1.27
BL 3, LOT 1	Retail	76,451	1.76
BL 4, LOT 1	Office Building	33,906	0.78
BL 4, LOT 2	Office Building	22,003	0.51
BL 4, LOT 3	Office Building	19,024	0.44
CA "A"	Stormwater Detention "A"	62,393	1.43
CA "B"	Stormwater Detention "B"	59,301	1.36
BLOCK A	Cross Access, U/E & D/E	63,972	1.47
BLOCK B	Cross Access, U/E & D/E	25,902	0.59
BLOCK C	Cross Access, U/E & D/E	53,048	1.22
ROW	24th ST S.E.	76,638	1.76
	DEVELOPMENT AREA TOTAL	1,760,461	40.41
	GREEN SPACE AREA	522,669	12.00
	PERCENT (%) GREEN SPACE w/ ROW	29.7%	

OWNER / DEVELOPER

ROYCE ENTERPRISES, INCORPORATED
12910 PIERCE STREET, SUITE 110
OMAHA, NE 68144

SOONER INVESTMENT DEV CO, LLC
2301 WEST I-44 SERVICE ROAD, STE. 100
OKLAHOMA CITY, OK 73112

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

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N

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED

CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY
OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 W. Main St. Oklahoma City, OK 73106
P.O. 405-232-7715 Fax: 405-232-7859
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OK Authorization No. 6169 Exp. 6/30/2025

No.	Revision	By	Date
1	PER CITY DRT REVIEW COMMENTS		09/13/24

PROJECT NO.: 6523.00
DATE: 08/19/24
SCALE: 1" = 60'
DRAWN BY: RWC
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

GREEN SPACE EXHIBIT

SHEET NO.

N:\SMCO\6523.00 - ARMSTRONG BANK - NORMAN\6523.20 - SOONER\PRELIMINARY PLAN\6523 20 GREEN SPACE EXHIBIT 01.DWG
Plotted by: Terry Haynes @ 9/13/2024 1:44 PM