

OWNER/DEVELOPER

HIGHWAY 9 JENKINS M&J INVESTMENTS 2252 N BROADWAY MOORE, OK 73160

PH: 405.692.2222

RESIDENTIAL COUNT: DUPLEX UNITS 20 UNITS MULTIPLEX UNITS 75 UNITS APARTMENT UNITS 60 UNITS

LEGEND BUILDING LIMIT LINE ACCESS EASEMENT DRAINAGE EASEMENT UTILITY EASEMENT SIDEWALK EASEMENT (3') EX. PIPELINE EASEMENT EXISTING LIMITS OF NO ACCESS RIGHT-OF-WAY (DR.) DRAINAGE RELATED COMMON AREA

LANDSCAPE BUFFER

- 1. EXISTING ZONING IS I—1 LIGHT INDUSTRIAL DISTRICT. PROPOSED ZONING IS P.U.D
- 2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- 3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN
- 4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- 5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- 6. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- 7. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF SOONER VILLAGE.
- 9. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- 10. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- 11. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- 12. PARK LAND DEDICATION REQUIRED:
 - 0.83 ACRES (SINGLE-FAMILY & DUPLEX) 1.77 ACRES (MULTI-FAMILY)

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter (SW/4) of Section Eight (8), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter (SW/4); thence

North 00°12'02" West (N00°14'56"W m) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southerly Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3)

1) Along a curve to the left having a radius of 10,592.95 feet, a chord bearing South 69°52'15" East (S69°55'09"E m) and a chord distance of 255.98 feet for an arc distance of 255.96 feet; thence

2) South 70°33'47" East (S70°36'41"E m) for a distance of 153.36 feet; thence 3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41"E m) and a chord distance of 2002.95 feet, for an arc distance of 2014.10 feet; thence

South 60°07'38" West (S60°04'44"W m) for a distance of 540.23 feet; thence South 50°24'05" West (S50°21'11"W m) a distance of 831.50 feet; thence South 08°29'33" West (S09°26'39"W m) for a distance of 594.59 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°42'35" West (S89°39'41"W m) along said South line a distance of 1159.07

feet to the Point of Beginning.

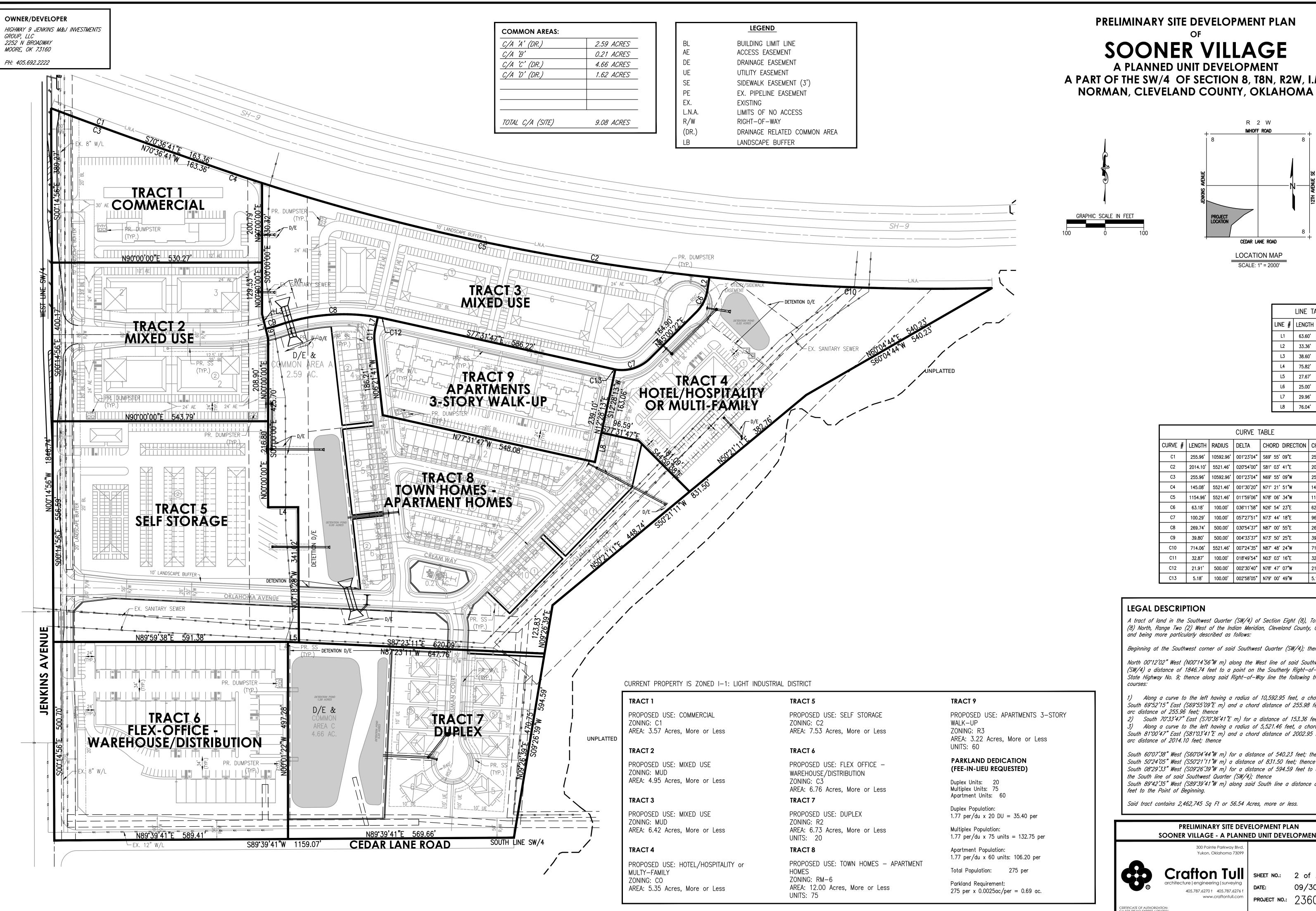
Said tract contains 2,462,745 Sq Ft or 56.55 Acres, more or less.

PRELIMINARY PLAT **SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT**



405.787.6270 † 405.787.6276 f www.craftontull.com

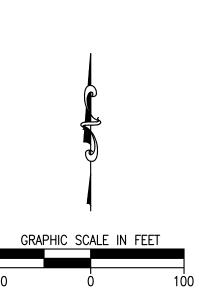
09/30/2024 PROJECT NO.: 23602100

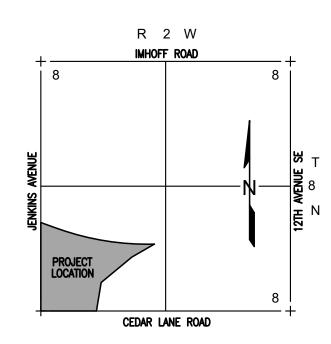


PRELIMINARY SITE DEVELOPMENT PLAN

SOONER VILLAGE

A PLANNED UNIT DEVELOPMENT A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.





LOCATION MAP SCALE: 1" = 2000'

LINE TABLE					
LINE #	LENGTH	DIRECTION			
L1	63.60'	N13° 52' 47"W			
L2	33.36'	N08° 48' 24"E			
L3	38.60'	S13° 52' 47"E			
L4	75.82'	S89° 58′ 38″W			
L5	27.67'	S87° 23' 11"E			
L6	25.00'	S13° 52' 47"E			
L7	29.96'	N12° 55' 54"E			
L8	76.04'	S12° 28' 13"W			

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH		
C1	255.96'	10592.96	001°23'04"	S69* 55' 09"E	255.96'		
C2	2014.10'	5521.46'	020*54'00"	S81° 03' 41"E	2002.95'		
C3	255.96	10592.96	001°23'04"	N69° 55' 09"W	255.96'		
C4	145.08	5521.46	001*30'20"	N71° 21' 51"W	145.08'		
C5	1154.96	5521.46	011*59'06"	N78° 06' 34"W	1152.85'		
C6	63.18'	100.00'	036*11'58"	N26° 54' 23"E	62.13'		
C7	100.29	100.00'	057*27'51"	N73° 44' 18"E	96.14		
C8	269.74	500.00'	030*54'37"	N87° 00' 55"E	266.48'		
C9	39.80'	500.00'	004°33'37"	N73° 50' 25"E	39.78'		
C10	714.06	5521.46	007*24'35"	N87° 48' 24"W	713.56		
C11	32.87'	100.00'	018*49'54"	N03° 03' 16"E	32.72'		
C12	21.91'	500.00'	002*30'40"	N78° 47' 07"W	21.91'		
C13	5.18'	100.00'	002*58'05"	N79° 00' 49"W	5.18'		

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300 Pointe Parkway Blvd.

Yukon, Oklahoma 73099

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09/30/24

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