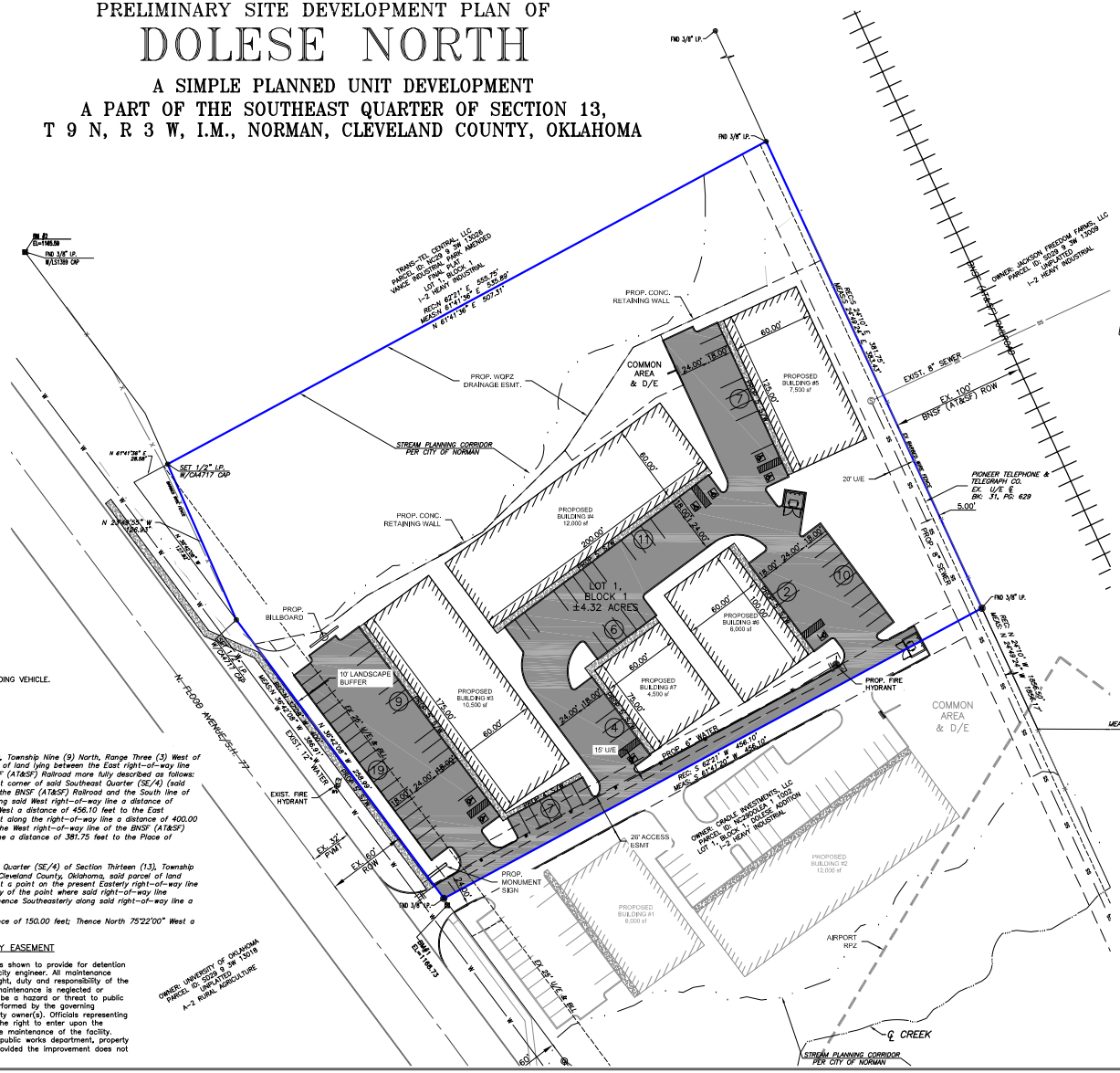
PRELIMINARY SITE DEVELOPMENT PLAN OF

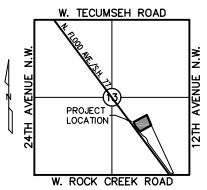
DOLESE NORTH

A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T 9 N, R 3 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



LOCATION MAP
SCALE: 1"=2000'

SUBJECT PROPERTY
4.32 ACRES
CURRENTLY ZONED C-2
REZONE TO SPUD

GENERAL NOTES

1. ANY EXISTING STRUCTURES TO BE REMOVED.
2. TURNING RADII SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLE.

LEGAL DESCRIPTION

Part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being a tract of land lying between the East right-of-way line of US Highway 77 and the West right-of-way line of the BNSF (AT&SF) Railroad more fully described as follows: BEGINNING at a point that is 521.9 feet West of the Southeast corner of said Southeast Quarter (SE/4) (said point being the intersection of the West right-of-way line of the BNSF (AT&SF) Railroad and the South line of said Southeast Quarter (SE/4)); Thence North 24°10' West along said West right-of-way line a distance of 1856.50 feet to the Point of Beginning; Thence South 62°21' West a distance of 456.10 feet to the East right-of-way line of US Highway 77; Thence North 37°08' West along the right-of-way line a distance of 400.00 feet; Thence North 62°21' East a distance of 555.75 feet to the West right-of-way line of the BNSF (AT&SF) Railroad; Thence South 24°10' East along said right-of-way line a distance of 381.75 feet to the Place of Beginning.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the present Easterly right-of-way line of US Highway No. 77, a distance of 832.80 feet Southeasterly of the point where said right-of-way line intersects the North line of said Southeast Quarter (SE/4); Thence Southeasterly along said right-of-way line a distance of 375.00 feet; Thence North 23°49'55" West a distance of 179.51 feet; Thence North 36°42'25" West a distance of 150.00 feet; Thence North 75°22'00" West a distance of 64.00 feet to the Point of Beginning.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage detention facility easements are hereby established as shown to provide for detention of storm surface water and constructed as approved by the city engineer. All maintenance within the drainage detention facility easement shall be the right, duty and responsibility of the property owner(s) in the plat of DOLESE NORTH; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the city engineer, corrective maintenance my be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officials representing the engineering division, public works department, shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the engineering division, public works department, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

OWNER/DEVELOPER:
CRADLE INVESTMENTS, LLC
P.O. BOX 5156
NORMAN, OK 73070

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

SURVEYOR:
OKLAHOMA SURVEY COMPANY
RYAN DOUDICAN, P.L.S.
P.O. BOX 6723
EDMOND, OK 73083

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
135 DEER CREEK ROAD
EDMOND, OK 73012
PHONE (405) 509-0212
SROLLINS@ARCENGR.COM
CERTIFICATE OF AUTHORIZATION, NO. 6290 EXP. 6/30/26
ARC ENGINEERING CONSULTANTS

PROFESSIONAL ENGINEER
STEVE ROLLINS
OKLAHOMA

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

DOLESE NORTH
N. FLOOD AVENUE & W. TECUMSEH ROAD
NORMAN, CLEVELAND CO, OKLAHOMA
PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	3/23/26
2	ADD 2ND DUMPSTER	4/16/26
3	MOVE FIRE HYDRANT	5/05/26

DRAWN BY: SDR
CHECKED BY: SDR
APPROVED BY: SDR

PROJECT NUMBER: 24-011
DATE: 03-02-26
SCALE: (HORIZ.) 1"=40' (VERT.) N/A

SHEET NUMBER
1 of 1