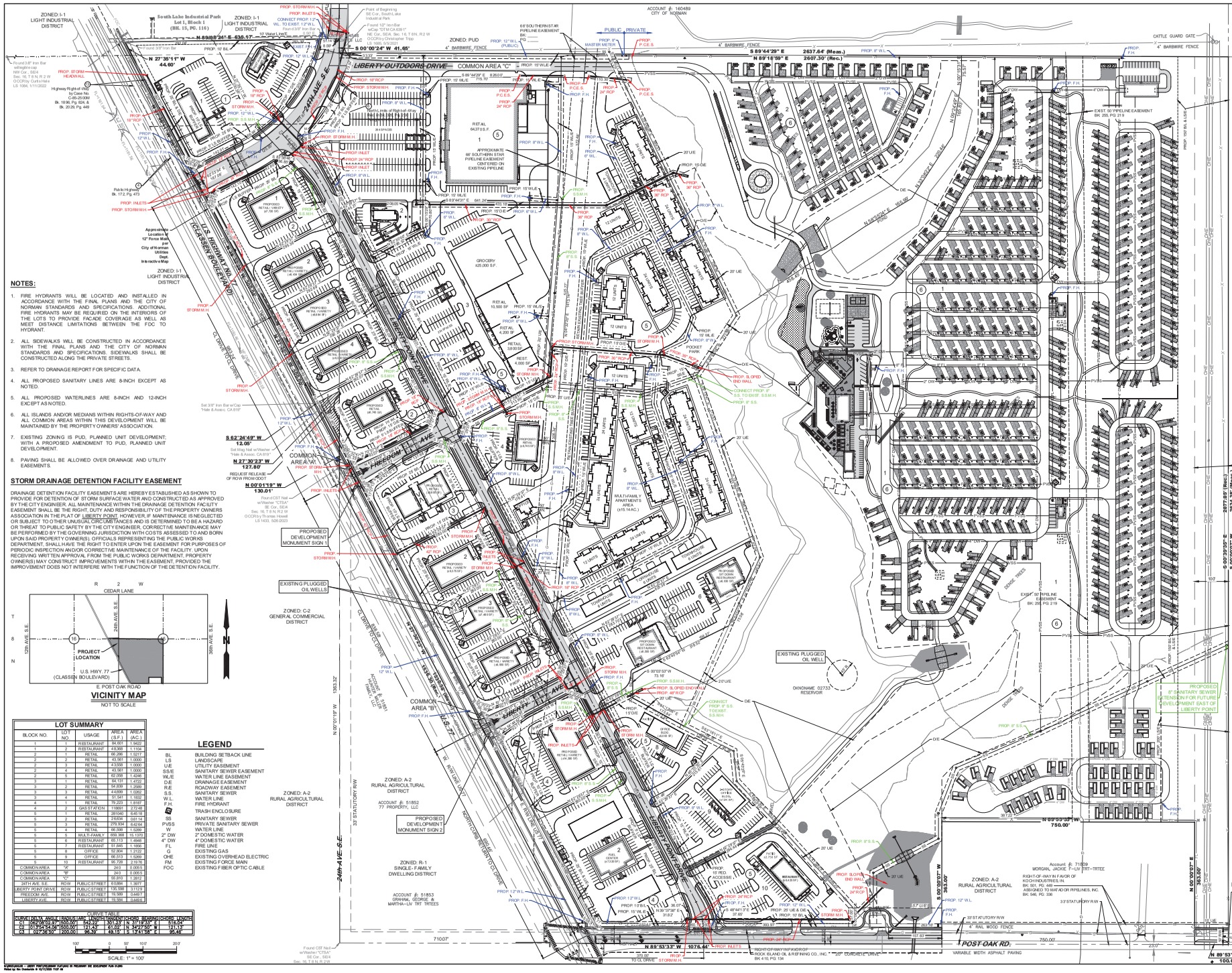

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PRIVATE STREETS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
7. EXISTING ZONING IS PUD, PLANNED UNIT DEVELOPMENT; WITH A PROPOSED AMENDMENT TO PUD, PLANNED UNIT DEVELOPMENT.
8. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

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 OWNERS ASSOCIATION IN THE PLAT OF LIBERTY POINT. 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 MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE 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 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.

VICINITY MAP

NOT TO SCALE

LOT SUMMARY

BLOCK NO.	LOT NO.	USAGE	AREA (S.F.)	AREA (AC.)
1	1	RESTAURANT	84,601	1.9422
1	2	RESTAURANT	48,069	1.1034
2	1	RETAIL	66,299	1.5217
2	2	RETAIL	43,561	1.0000
2	3	RETAIL	43,558	1.0000
2	4	RETAIL	43,561	1.0000
2	5	RETAIL	62,658	1.4248
3	1	RETAIL	64,131	1.4722
3	2	RETAIL	94,839	2.2599
3	3	RETAIL	44,699	1.0262
3	4	RETAIL	51,541	1.1832
4	1	RETAIL	79,223	1.8187
4	2	GAS STATION	119991	2.72 AC
5	1	RETAIL	281040	6.45 AC
5	2	RETAIL	274584	6.81 AC
5	3	RETAIL	276,934	6.4254
5	4	RETAIL	66,998	1.5289
5	5	MULTI-FAMILY	699,368	15.1370
5	6	RESTAURANT	69,113	1.4948
5	7	RESTAURANT	61,995	1.4229
5	8	OFFICE	52,804	1.2122
5	9	OFFICE	66,513	1.5269
5	10	RESTAURANT	90,728	2.0828
COMMON AREA	"A"		240	0.0055
COMMON AREA	"B"		240	0.0055
COMMON AREA	"C"		65,810	1.2812
24TH AVE. S.E.	ROW	PUBLIC STREET	163884	1.3977
LIBERTY POINT DRIVE	ROW	PUBLIC STREET	135,598	3.1129
FREEDOM AVE.	ROW	PUBLIC STREET	19,599	0.4497
LIBERTY AVE.	ROW	PUBLIC STREET	19,599	0.4497

LEGEND

BL	BUILDING SETBACK LINE
L.S	LANDSCAPE
U/E	UTILITY EASEMENT
S.S/E	SANITARY SEWER EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	TRASH ENCLOSURE
SS	SANITARY SEWER
PVSS	PRIVATE SANITARY SEWER
W	WATER LINE
2" DW	2" DOMESTIC WATER
4" DW	4" DOMESTIC WATER
FL	FIRE LINE
G	EXISTING GAS
OHE	EXISTING OVERHEAD ELECTRIC
FM	EXISTING FORCE MAIN
FOC	EXISTING FIBER OPTIC CABLE

CURVE TABLE

CURVE	DELTA ANGLE	BOUNDARY LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	062°08'02.9"	500.00'	542.24'	301.23' N 31°19'43" E	518.04'
C2	013°54'24.08"	500.00'	121.40'	61.00' N 54°07'49" E	121.10'
C3	027°38'30"	200.00'	98.30'	49.15' S 13°41'58" E	95.46'

SCALE: 1" = 100'

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REVISED PRELIMINARY SITE DEVELOPMENT PLAN

LIBERTY POINT

A PLANNED UNIT DEVELOPMENT

A PART OF THE EAST HALF (E./2) OF SEC. 16 & A PART OF THE WEST HALF (W./2) OF SEC. 15, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER / DEVELOPER

WIGGIN PROPERTIES, LLC
8501 BROADWAY EXT., SUITE 302
OKLAHOMA CITY, OK 73116
(405) 842-0100

PREPARED BY

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

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

LIBERTY POINT

US 77/ CLASSEN BLVD. & POST OAK ROAD
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 West Main Street, Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA 1463 EXP. 06/30/2027

REVISIONS	
1	PRELIMINARY PLAT REVIEW COMMENTS 10/01/25
2	PRELIMINARY PLAT REVIEW COMMENTS 10/07/25

PROJECT NO.: 6642.00
DATE: 10/01/25
SCALE: 1" = 100'
DRAWN: BR/SJH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

REVISED PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO.
PSD-01