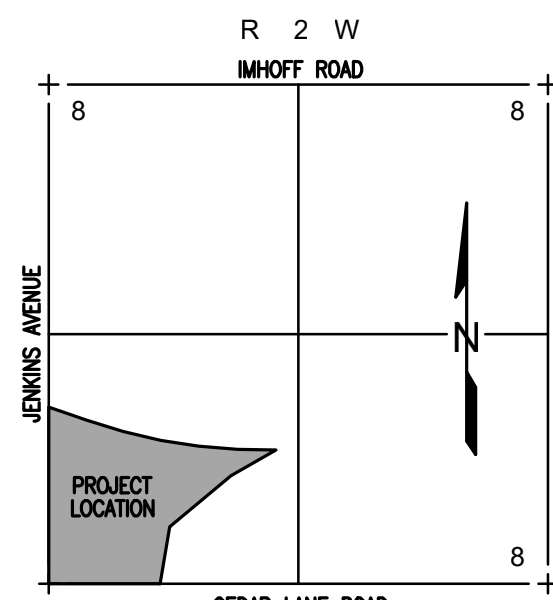


PRELIMINARY PLAT  
OF  
**SOONER VILLAGE**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**OWNER/DEVELOPER**  
HIGHWAY 9 JENKINS M&J INVESTMENTS  
GROUP, L.L.C.  
2252 N BROADWAY  
MOORE, OK 73160  
PH: 405.692.2222

**RESIDENTIAL COUNT:**

DUPLEX UNITS	20 UNITS
MULTI-PLEX UNITS	75 UNITS
APARTMENT UNITS	60 UNITS

**LEGEND**

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

- NOTES**
- EXISTING ZONING IS I-1 LIGHT INDUSTRIAL DISTRICT. PROPOSED ZONING IS P.U.D.
  - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
  - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
  - ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
  - ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
  - 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.
  - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
  - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
  - THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
  - 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) along the West line of said Southwest Quarter (SW/4) a distance of 1846.74 feet to a point on the Southern Right-of-Way line of State Highway No. 9; thence along said Right-of-Way line the following three (3) courses:

- 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) and a chord distance of 255.96 feet for an arc distance of 255.96 feet; thence
- South 70°33'47" East (S70°36'41" E) for a distance of 153.36 feet; thence
- 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) 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) for a distance of 540.23 feet; thence South 50°24'05" West (S50°21'11" W) for a distance of 831.50 feet; thence South 08°29'33" West (S08°26'39" W) 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) 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.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	255.96'	10592.95'	001°23'04"	S69° 55' 09"E	255.96'
C2	2014.10'	5521.46'	020°54'00"	S81° 03' 41"E	2002.95'
C3	162.18'	500.00'	018°35'03"	N80° 51' 08"E	161.47'
C4	269.74'	500.00'	030°54'37"	S87° 00' 55"W	266.48'
C5	100.29'	100.00'	057°27'51"	N73° 44' 18"E	96.14'
C6	52.36'	100.00'	030°00'00"	N30° 00' 22"E	51.76'
C7	32.87'	100.00'	018°49'54"	S03° 03' 16"W	32.72'
C8	15.66'	100.00'	008°58'30"	N01° 52' 26"W	15.65'
C9	84.51'	100.00'	048°25'21"	N68° 24' 09"E	82.02'
C10	55.36'	100.00'	031°43'16"	N28° 19' 51"E	54.66'
C11	32.87'	100.00'	018°49'54"	N86° 56' 44"W	32.72'
C12	55.36'	100.00'	031°43'16"	N61° 40' 09"W	54.66'
C13	32.87'	100.00'	018°50'03"	N86° 56' 40"W	32.72'
C14	55.36'	100.00'	031°43'07"	N61° 40' 05"W	54.66'
C15	25.67'	100.00'	014°42'37"	N04° 48' 27"W	25.60'
C16	4.61'	100.00'	002°38'22"	N88° 42' 22"W	4.61'

**COMMON AREAS:**

C/A 'A' (DR.)	2.59 ACRES
C/A 'B'	0.21 ACRES
C/A 'C' (DR.)	4.66 ACRES
C/A 'D' (DR.)	1.62 ACRES
<b>TOTAL C/A (SITE)</b>	<b>9.08 ACRES</b>

**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 SOONER VILLAGE; 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, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. 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 Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

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

300 Points Parkway Blvd.  
Yukon, Oklahoma 73099

**Crafton Tull**  
architecture | engineering | surveying  
405.787.8270 | 405.787.8274  
www.craftontull.com

SHEET NO.: 1 of 2  
DATE: 09/30/2024  
PROJECT NO.: 23602100

DRAWING: D:\PROJECTS\SOONER VILLAGE\DRAWINGS\PRELIMINARY PLAT\PRELIMINARY PLAT.DWG

**OWNER/DEVELOPER**  
 HIGHWAY 9 JENKINS M&J INVESTMENTS  
 GROUP, LLC  
 2252 N BROADWAY  
 MOORE, OK 73160  
 PH: 405.692.2222

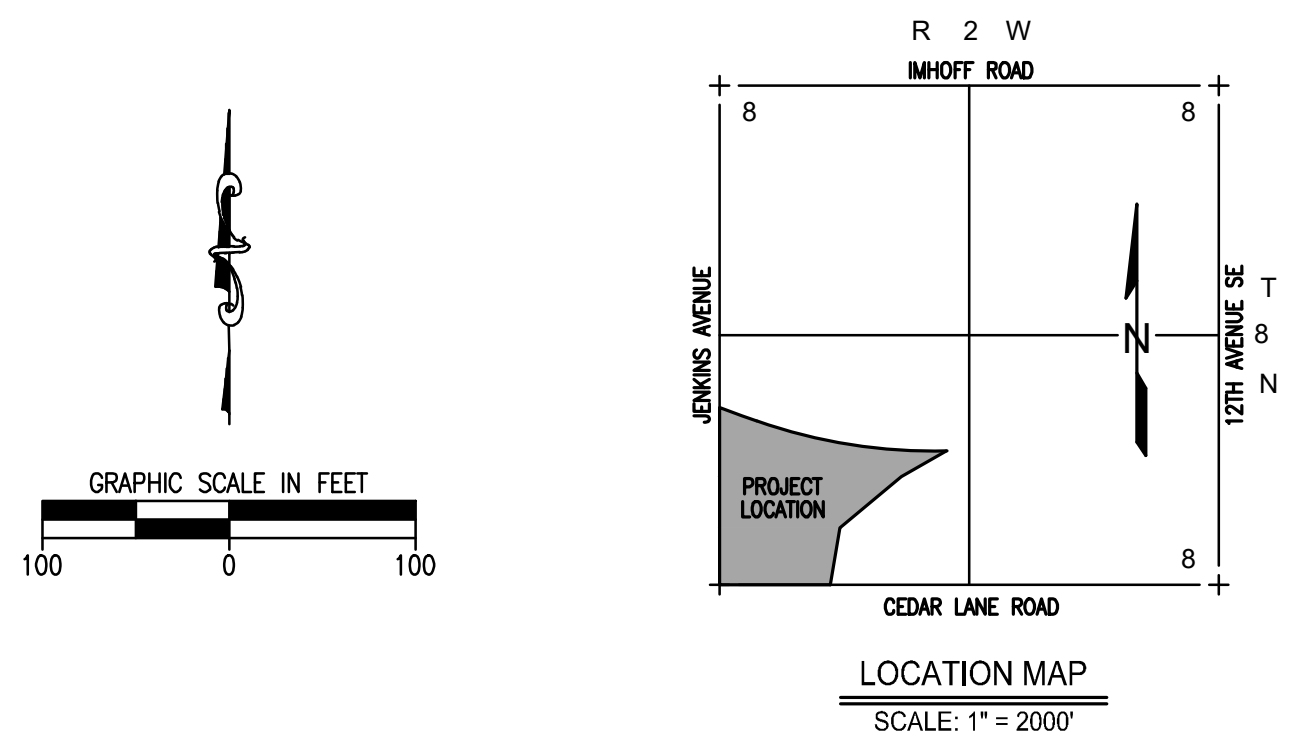
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<b>TOTAL C/A (SITE)</b>	<b>9.08 ACRES</b>

**LEGEND**

BL	BUILDING LIMIT LINE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
LB	LANDSCAPE BUFFER

**PRELIMINARY SITE DEVELOPMENT PLAN**  
 OF  
**SOONER VILLAGE**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE SW/4 OF SECTION 8, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**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'

**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:

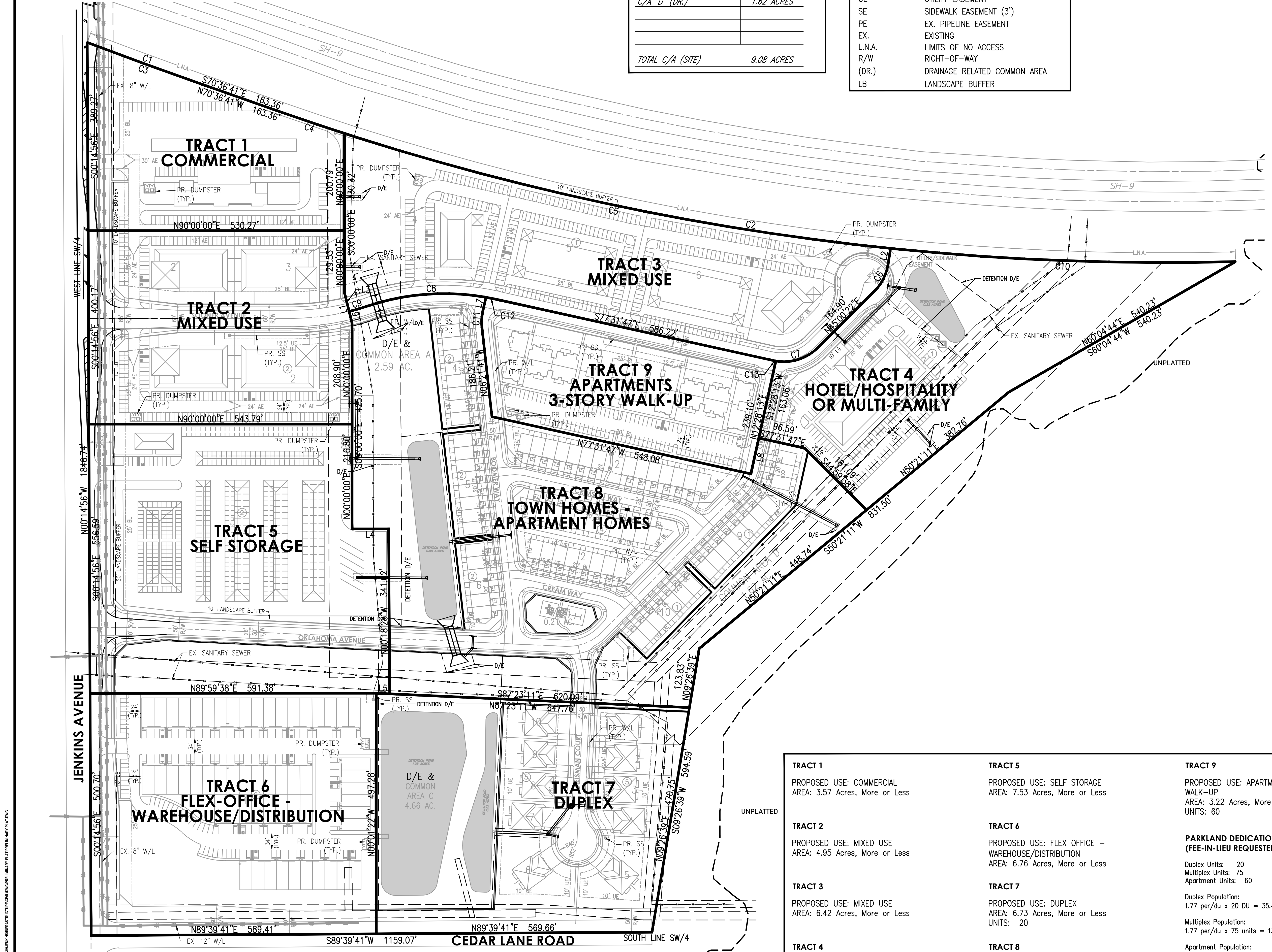
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- 2) South 70°33'47" East (S70°36'41" E) m) for a distance of 153.36 feet; thence
- 3) Along a curve to the left having a radius of 5,521.46 feet, a chord bearing South 81°00'47" East (S81°03'41" E) and a chord distance of 2002.95 feet, for an arc 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) a distance of 831.50 feet; thence South 08°29'33" West (S08°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 1158.07 feet to the Point of Beginning.

Said tract contains 2,462,745 Sq Ft or 56.54 Acres, more or less.

<b>TRACT 1</b> PROPOSED USE: COMMERCIAL AREA: 3.57 Acres, More or Less	<b>TRACT 5</b> PROPOSED USE: SELF STORAGE AREA: 7.53 Acres, More or Less	<b>TRACT 9</b> PROPOSED USE: APARTMENTS 3-STORY WALK-UP AREA: 3.22 Acres, More or Less UNITS: 60
<b>TRACT 2</b> PROPOSED USE: MIXED USE AREA: 4.95 Acres, More or Less	<b>TRACT 6</b> PROPOSED USE: FLEX OFFICE - WAREHOUSE/DISTRIBUTION AREA: 6.76 Acres, More or Less	<b>PARKLAND DEDICATION (FEE-IN-LIEU REQUESTED)</b> Duplex Units: 20 Multiplex Units: 75 Apartment Units: 60  Duplex Population: 1.77 per/du x 20 DU = 35.40 per Multiplex Population: 1.77 per/du x 75 units = 132.75 per Apartment Population: 1.77 per/du x 60 units = 106.20 per Total Population: 275 per Parkland Requirement: 275 per x 0.0025ac/per = 0.69 ac.
<b>TRACT 3</b> PROPOSED USE: MIXED USE AREA: 6.42 Acres, More or Less	<b>TRACT 7</b> PROPOSED USE: DUPLEX AREA: 6.73 Acres, More or Less UNITS: 20	
<b>TRACT 4</b> PROPOSED USE: HOTEL/HOSPITALITY or MULTI-FAMILY AREA: 5.35 Acres, More or Less	<b>TRACT 8</b> PROPOSED USE: TOWN HOMES - APARTMENT HOMES AREA: 12.00 Acres, More or Less UNITS: 75	



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**PRELIMINARY SITE DEVELOPMENT PLAN**  
**SOONER VILLAGE - A PLANNED UNIT DEVELOPMENT**

300 Pointe Parkway Blvd.  
 Yukon, Oklahoma 73099

**Crafton Tull**  
 architecture | engineering | surveying  
 405.787.6270 | 405.787.6274  
 www.craftontull.com

SHEET NO.: 2 of 2  
 DATE: 09/30/24  
 PROJECT NO.: 23602100

CERTIFICATE OF AUTHORIZATION:  
 CA 973 (P&ID) EXPIRES 6/30/2024