

2880 CLASSEN BLVD.
A SIMPLE PLANNED UNIT DEVELOPMENT
PRELIMINARY GREENSPACE PLAN
(REPLAT OF MONROE ADDITION)
BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

CONTACT LIST

PARTNER
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OWNER
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P.O. BOX 1424
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SURVEYOR
GOLDENLAND SURVEYING
P.O. BOX 1424
ATLANTA, GA 30301
PHONE: 404.511.1505

DATE PREPARED: 06.19.25

SITE DATA

TOTAL ACREAGE: 2.75 ACRES (120,133 SF)
TOTAL LOTS: 1
IMPERVIOUS AREA: 79,952.23 SF (66.56%)
PERVIOUS AREA: 40,180.77 SF (33.44%)

ZONING

CURRENT ZONING: C-2
PROPOSED ZONING: SPD

LEGEND

- BOUNDARY LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING ASPHALT DRIVEWAY
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- UNDERGROUND FIBER OPTIC
- SANITARY SEWER
- WATERLINE
- BENCHMARK
- EX. POWER POLE
- PROP. POWER POLE
- EX. WATER METER
- PROP. WATER METER
- EX. TELEPHONE MANHOLE
- PROP. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- PROP. TRAFFIC SIGNAL LIGHT
- EX. FLAG POLE
- PROP. FLAG POLE
- EX. SPRINKLER VALVE
- PROP. SPRINKLER VALVE
- EX. ELECT. TRANSFORMER
- PROP. ELECT. TRANSFORMER
- EX. GREASE TRAP
- PROP. GREASE TRAP
- EX. GAS METER
- PROP. GAS METER
- EX. AIR CONDITIONER
- PROP. AIR CONDITIONER
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. STORM MANHOLE
- PROP. STORM MANHOLE
- EX. BOLLARD
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

BENCHMARK DATA

BENCHMARK #1
BENCH MARK #1
N 75° 52' 54.2" W
E 2141813.179
Z 1141.735

BENCHMARK #2
BENCH MARK #2
N 75° 52' 54.2" W
E 2141813.179
Z 1141.735

BENCHMARK #3
BENCH MARK #3
N 75° 52' 54.2" W
E 2141813.179
Z 1141.735

BENCHMARK #4
BENCH MARK #4
N 75° 52' 54.2" W
E 2141813.179
Z 1141.735

BENCHMARK #5
BENCH MARK #5
N 75° 52' 54.2" W
E 2141813.179
Z 1141.735

VERTICAL DATUM: NAVD 88 CNG GPS MONUMENT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, T-8-N, R-2-W, I.M., BEING A PART OF THE MONROE ADDITION, IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO FOLLOW, TO WIT:

TRACT 1:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (NW/2) NW/4 OF SECTION 9, T-8-N, R-2-W, I.M., BEING A PART OF THE MONROE ADDITION, IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO FOLLOW, TO WIT:

TRACT 2:

LOT ONE (1) IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CONTAINING 120.133 SQ. FT. OR 2.75 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, T-8-N, R-2-W, I.M., BEING A PART OF THE MONROE ADDITION, IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 687 PAGE 281 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, TO FOLLOW, TO WIT:



