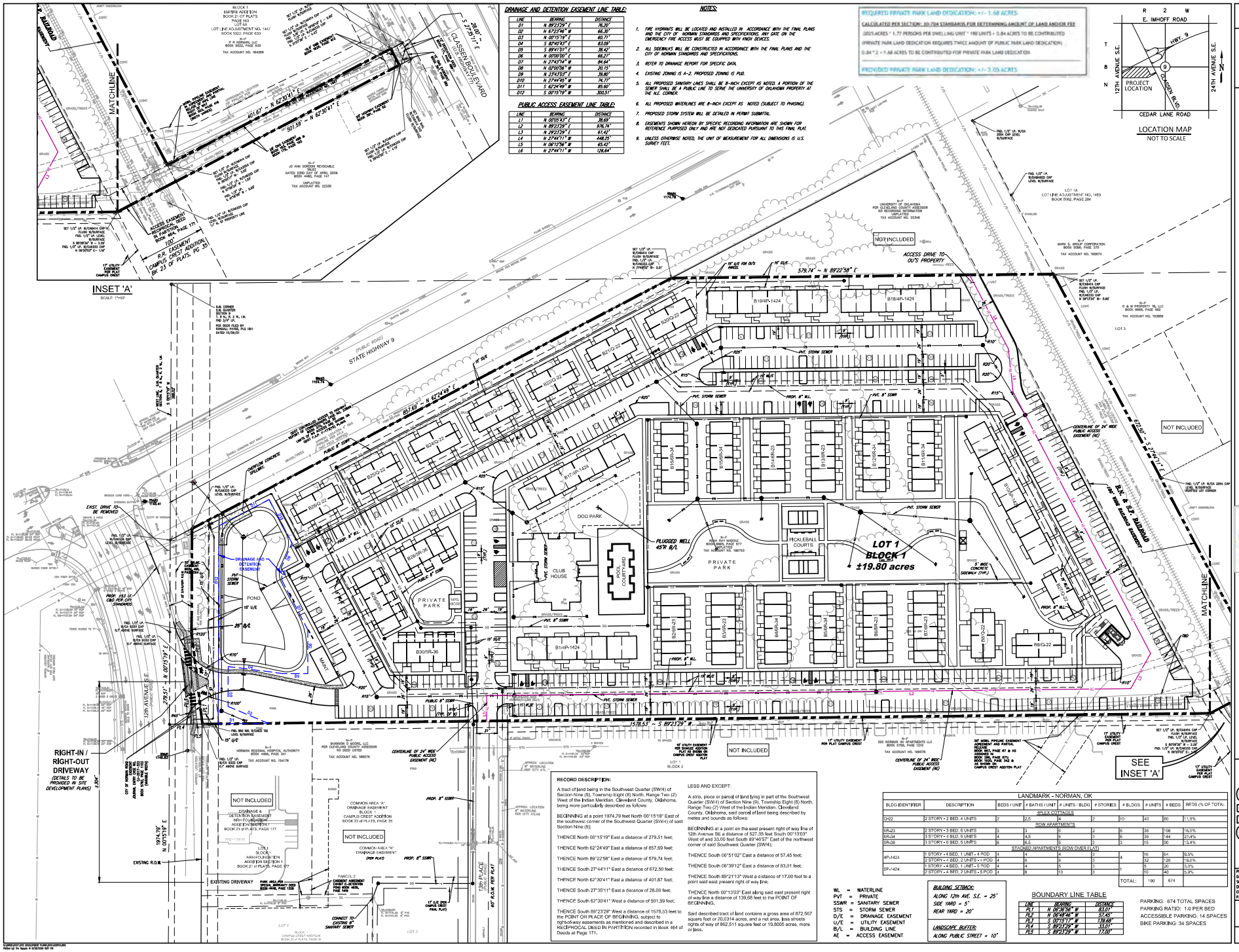

INSET 'A'
SCALE: 1"=50'
MATCHLINE
STATE HIGHWAY 9
CLASSEN BOULEVARD
12th AVENUE S.E.
24th AVENUE S.E.
CEDAR LANE ROAD
E. IMHOFF ROAD
PROJECT LOCATION
LOT 1
BLOCK 1
±19.80 acres
CLUB HOUSE
POOL
PICKLEBALL COURTS
DOG PARK
PRIVATE PARK
POND
MAIL
MARKET
DRAINAGE AND DETENTION EASEMENT
PLUGGED WELL
45'R B/L
RIGHT-IN / RIGHT-OUT DRIVEWAY
(DETAILS TO BE PROVIDED IN SITE DEVELOPMENT PLANS)
EXISTING DRIVEWAY
EXIST. DRIVE TO BE REMOVED
NOT INCLUDED
SEE INSET 'A'
ACCESS DRIVE TO OU'S PROPERTY
579.74' ~ N 89°22'58" E
1578.53' ~ S 89°23'29" W
401.67' ~ N 62°30'41" E
501.59' ~ N 62°30'41" E
657.69' ~ N 62°24'49" E
279.51' ~ N 00°15'19" E
197.67' ~ N 00°15'19" E
RECORD DESCRIPTION:
A tract of land being in the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
BEGINNING at a point 1974.79 feet North 00°15'19" East of the southwest corner of the Southwest Quarter (SW/4) of said Section Nine (9);
THENCE North 00°15'19" East a distance of 279.51 feet;
THENCE North 62°24'49" East a distance of 657.69 feet;
THENCE North 89°22'58" East a distance of 579.74 feet;
THENCE South 27°44'11" East a distance of 672.50 feet;
THENCE North 62°30'41" East a distance of 401.67 feet;
THENCE South 27°35'11" East a distance of 28.00 feet;
THENCE South 62°30'41" West a distance of 501.59 feet;
THENCE South 89°23'29" West a distance of 1578.53 feet to the POINT OR PLACE OF BEGINNING, subject to rights-of-way easements as mentioned and described in a RECIPROCAL DEED IN PARTITION recorded in Book 464 of Deeds at Page 171;
LESS AND EXCEPT:
A strip, piece or parcel of land lying in part of the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) 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 east present right of way line of 12th Avenue SE a distance of 527.35 feet South 00°15'03" West of and 33.00 feet South 89°46'57" East of the northwest corner of said Southwest Quarter (SW/4);
THENCE South 00°51'02" East a distance of 57.45 feet;
THENCE South 06°39'12" East a distance of 83.01 feet;
THENCE North 89°21'13" West a distance of 17.00 feet to a point said east present right of way line;
THENCE North 00°13'03" East along said east present right of way line a distance of 139.68 feet to the POINT OF BEGINNING.
Said described tract of land contains a gross area of 872,567 square feet or 20.0314 acres, and a net area, less streets rights of way of 862,511 square feet or 19.8005 acres, more or less.
DRAINAGE AND DETENTION EASEMENT LINE TABLE:
LINE | BEARING | DISTANCE
D1 | N 89°23'29" E | 76.20'
D2 | N 67°23'46" W | 44.30'
D3 | N 00°15'19" E | 60.71'
D4 | S 62°40'43" E | 83.09'
D5 | S 89°41'01" E | 38.42'
D6 | N 00°00'00" E | 66.21'
D7 | N 27°43'14" W | 84.64'
D8 | N 02°00'06" W | 20.15'
D9 | N 23°43'03" E | 39.80'
D10 | N 27°44'45" W | 74.77'
D11 | S 62°24'49" W | 85.60'
D12 | S 00°15'19" W | 350.51'
PUBLIC ACCESS EASEMENT LINE TABLE:
LINE | BEARING | DISTANCE
L1 | N 00°05'43" E | 38.69'
L2 | N 89°23'29" E | 976.74'
L3 | N 29°23'29" E | 61.43'
L4 | N 27°44'11" W | 448.25'
L5 | N 06°12'56" W | 65.42'
L6 | N 27°44'11" W | 126.64'
NOTES:
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ANY GATE ON THE EMERGENCY FIRE ACCESS MUST BE EQUIPPED WITH KNOX DEVICES.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS A-2, PROPOSED ZONING IS PUD.
5. ALL PROPOSED SANITARY LINES SHALL BE 8-INCH EXCEPT AS NOTED. A PORTION OF THE SEWER SHALL BE A PUBLIC LINE TO SERVE THE UNIVERSITY OF OKLAHOMA PROPERTY AT THE N.E. CORNER.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
7. PROPOSED STORM SYSTEM WILL BE DETAILED IN PERMIT SUBMITTAL.
8. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
9. UNLESS OTHERWISE NOTED, THE UNIT OF MEASUREMENT FOR ALL DIMENSIONS IS U.S. SURVEY FEET.
REQUIRED PRIVATE PARK LAND DEDICATION: +/- 1.68 ACRES
CALCULATED PER SECTION: 30-704 STANDARDS FOR DETERMINING AMOUNT OF LAND AND/OR FEE
(0.025 ACRES * 1.77 PERSONS PER DWELLING UNIT * 190 UNITS = 0.84 ACRES TO BE CONTRIBUTED)
(PRIVATE PARK LAND DEDICATION REQUIRES TWICE AMOUNT OF PUBLIC PARK LAND DEDICATION)
0.84 * 2 = 1.68 ACRES TO BE CONTRIBUTED FOR PRIVATE PARK LAND DEDICATION
PROVIDED PRIVATE PARK LAND DEDICATION: +/- 2.05 ACRES
LOCATION MAP
NOT TO SCALE
GRAPHIC SCALE
SCALE: 1" = 50'
WL = WATERLINE
PVT = PRIVATE
SSWR = SANITARY SEWER
STS = STORM SEWER
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
AE = ACCESS EASEMENT
BUILDING SETBACK:
ALONG 12th AVE. S.E. = 25'
SIDE YARD = 5'
REAR YARD = 20'
LANDSCAPE BUFFER:
ALONG PUBLIC STREET = 10'
LANDMARK - NORMAN, OK
BLDG IDENTIFIER | DESCRIPTION | BEDS / UNIT | # BATHS / UNIT | # UNITS / BLDG | # STORIES | # BLDGS | # UNITS | # BEDS | BEDS (% OF TOTAL:
DUPLEX COTTAGES
D-22 | 2 STORY - 2 BED, 4 UNITS | 2 | 2.5 | 4 | 2 | 10 | 40 | 80 | 11.9%
ROW APARTMENTS
BR-23 | 2 STORY - 3 BED, 6 UNITS | 3 | 3 | 6 | 2 | 6 | 36 | 108 | 16.0%
BR-34 | 3 STORY - 4 BED, 8 UNITS | 4 | 4.5 | 8 | 3 | 6 | 36 | 144 | 21.4%
BR-36 | 3 STORY - 6 BED, 5 UNITS | 6 | 6.5 | 5 | 3 | 3 | 15 | 90 | 13.4%
STACKED APARTMENTS (ROW OVER FLAT)
4F-1424 | 1 STORY - 4 BED, 1 UNIT - 4 POD | 4 | 4 | 4 | 1 | 10 | 16 | 64 | 9.5%
| 2 STORY - 4 BED, 2 UNITS - 4 POD | 4 | 8 | 8 | 3 | 4 | 32 | 128 | 19.0%
5F-1424 | 1 STORY - 4 BED, 1 UNIT - 5 POD | 4 | 4 | 5 | 3 | 1 | 5 | 20 | 3.0%
| 2 STORY - 4 BED, 2 UNITS - 5 POD | 4 | 8 | 10 | 3 | | 10 | 40 | 5.9%
TOTAL: | | | | | | | 190 | 674 |
BOUNDARY LINE TABLE
LINE | BEARING | DISTANCE
PL1 | N 06°39'56" W | 83.01'
PL2 | N 06°48'46" W | 57.45'
PL3 | S 00°15'19" E | 139.68'
PL4 | S 89°21'29" W | 17.01'
PL5 | S 89°23'29" W | 17.00'
PARKING: 674 TOTAL SPACES
PARKING RATIO: 1.0 PER BED
ACCESSIBLE PARKING: 14 SPACES
BIKE PARKING: 34 SPACES
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09-28-2026
THE RETREAT AT NORMAN
3060 CLASSEN BLVD.
NORMAN, OKLAHOMA
SMC CONSULTING ENGINEERS, P.C.
115 E. Comanche, Norman, OK 73069
PH: 405-329-7318 Fax: 405-329-7609
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 464 EXP 6/30/2027
PROJECT NO.: 4701.00
DATE: 08/28/2026
SCALE: AS SHOWN
DRAWN BY: MS
ENGINEER: MUHAMMAD A. KHAN
P.E. NUMBER: 18318
PRELIMINARY SITE PLAN
SHEET NO.
1