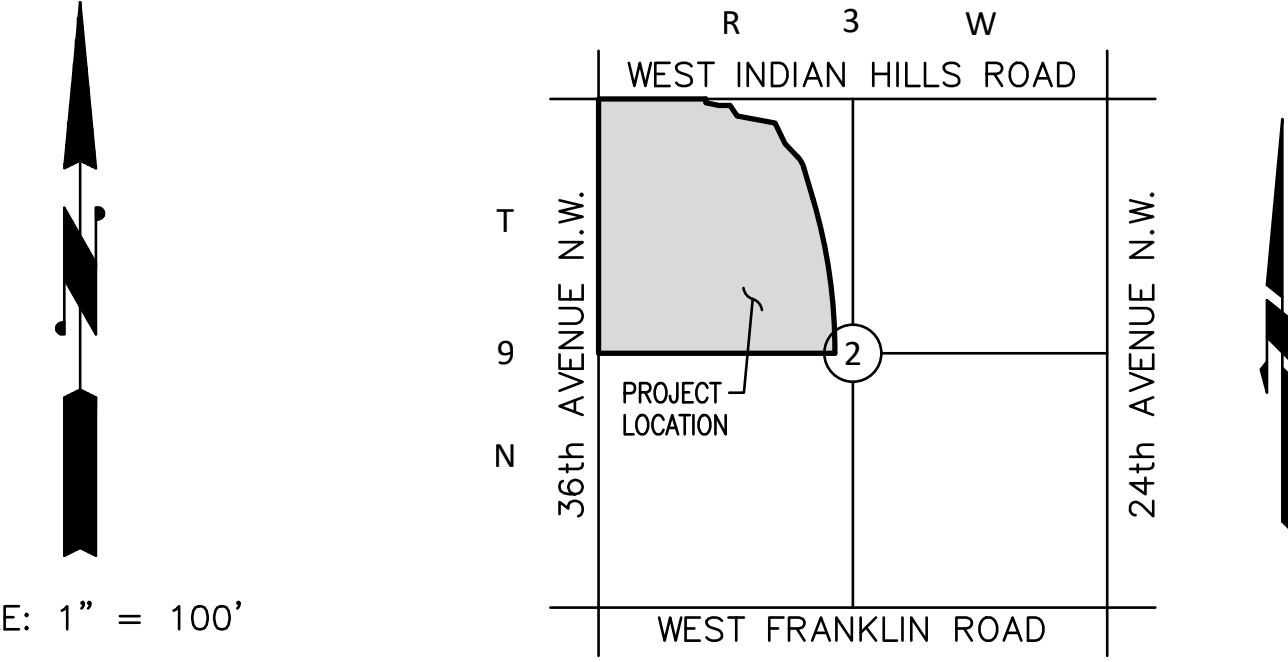


**Preliminary Plat**  
**NORTH NORMAN VILLAGE**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.W. 1/4, SECTION 2, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

**Received**  
**4/2/2025**



Residential, Proposed Single Family Lots - 143  
 Multi-Family w/ Retail space Lots - 5  
 Commercial Lots = 22  
 Open Space Area = 14.56 ac.±  
 Parkland = 7.50 ac.±

LOCATION MAP  
 1" = 2000'

**LEGAL DESCRIPTION**

Being a tract of land lying in the Northwest Quarter (NW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter;

THENCE South 89°40'25" West, along the north line of said Northwest Quarter, a distance of 1,532.07 feet to the POINT OF BEGINNING;

THENCE South 00°19'35" East a distance of 33.00 feet to a point on the westerly right of way line of Interstate 35 as established by the Report of Commissioners Case No. 17935 recorded in Book 243, Page 90; Report of Commissioners Case No. 20943 recorded in Book 318, Page 293 and F.A.P. 1-35-2(21)115 plans;

THENCE along said westerly right of way line, the following nine (9) courses:

1. South 79°00'52" East a distance of 137.67 feet;
2. North 89°40'25" East a distance of 118.43 feet;
3. South 31°44'30" East a distance of 140.62 feet;
4. South 81°42'13" East a distance of 401.47 feet;
5. South 26°05'27" East a distance of 241.72 feet;
6. South 36°31'31" East a distance of 185.18 feet;
7. South 54°30'23" East a distance of 88.95 feet;
8. South 17°05'41" East a distance of 385.70 feet to a point of curvature;
9. Southerly along a curve to the right having a radius of 5,579.55 feet (said curve subtended by a chord which bears South 08°57'22" East a distance of 1,579.81 feet) for an arc distance of 1,585.13 feet to a point on the south line of said Northwest Quarter;

THENCE South 89°28'25" West, along said south line, a distance of 2,462.22 feet to the southwest corner of said Northwest Quarter;

THENCE North 00°36'11" West, along the west line of said Northwest Quarter, a distance of 2,599.31 feet to the northwest corner of said Northwest Quarter;

THENCE North 89°40'25" East, along the north line of said Northwest Quarter, a distance of 1,116.21 feet to the POINT OF BEGINNING.

Said tract of land contains 130.76 acres, more or less.

**NOTES:**

1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
3. EXISTING ZONING IS A-2. THE PROPOSED USE OF THE PROPERTY IS FOR "PUD", PLANNED UNIT DEVELOPMENT.
4. ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
5. ALL SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.

**BUILDING SETBACKS FOR THE SINGLE FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:**

FRONT: ON ALL LOTS THAT HAVE REAR LOADED GARAGES FROM AN ALLEY (LOTS 1, 2, 3, 4, 20, 21, AND 22 OF BLOCK 5; ALL OF BLOCK 6; ALL OF BLOCK 7; ALL OF BLOCK 8; AND ALL OF BLOCK 10), A MINIMUM OF 2' IS PERMITTED. ON ALL OTHER LOTS, A MINIMUM OF 4' IS PERMITTED PROVIDED ALL GARAGES HAVE A MINIMUM 20' FRONT YARD SETBACK.

REAR: 10' SETBACK  
 SIDE: 0', 3' OR 6' SETBACK

**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 NORTH NORMAN 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.

**(WQPZ) WATER QUALITY PROTECTION ZONE**

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(b) OF THE NORMAN CITY CODE.

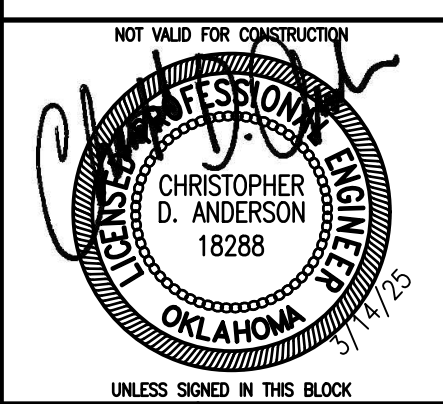
NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

**\* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP**

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**OWNER:**  
 APEX PROPERTIES, LLC  
 2021 S. SANTA FE AVE.  
 MOORE, Oklahoma 73160

**Engineer:**  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106



**NORTH NORMAN VILLAGE**  
**INDIAN HILLS RD. & 36TH AVE. N.W.**  
**NORMAN, OKLAHOMA**

PROJECT NO. 6579.00	DATE: 2/23/25
SCALE: 1" = 100'	DRAWN BY: G.G.
ENGINEER: CHRISTOPHER D. ANDERSON	P.E. NUMBER: 18288

**PRELIMINARY PLAT**  
 SHEET NO. 1