SITE DEVELOPMENT PLAN

SAXON INDUSTRIAL PARK PHASE III

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

BUILDING & PARKING TABLE

	BUILDING	BUILDING S.F.	TOTAL PARKING
LOT 1 BLOCK 1	BUILDING A	16,900	51
LOT 1 BLOCK 2	BUILDING B	14,800	
	BUILDING C	22,900	
	BUILDING D	36,600	
	BUILDING E	47,200	
	BUILDING F	41,600	
	TOTAL BUILDING S.F.	174,800	797
LOT 1 BLOCK 3	BUILDING K	49,100	214
LOT 2 BLOCK 3	BUILDING G	29,300	
	BUILDING H	32,700	
	BUILDING I	50,000	
	TOTAL BUILDING S.F.	112,000	731

STORM DRAINAGE DETENTION FACILITY EASEMENT

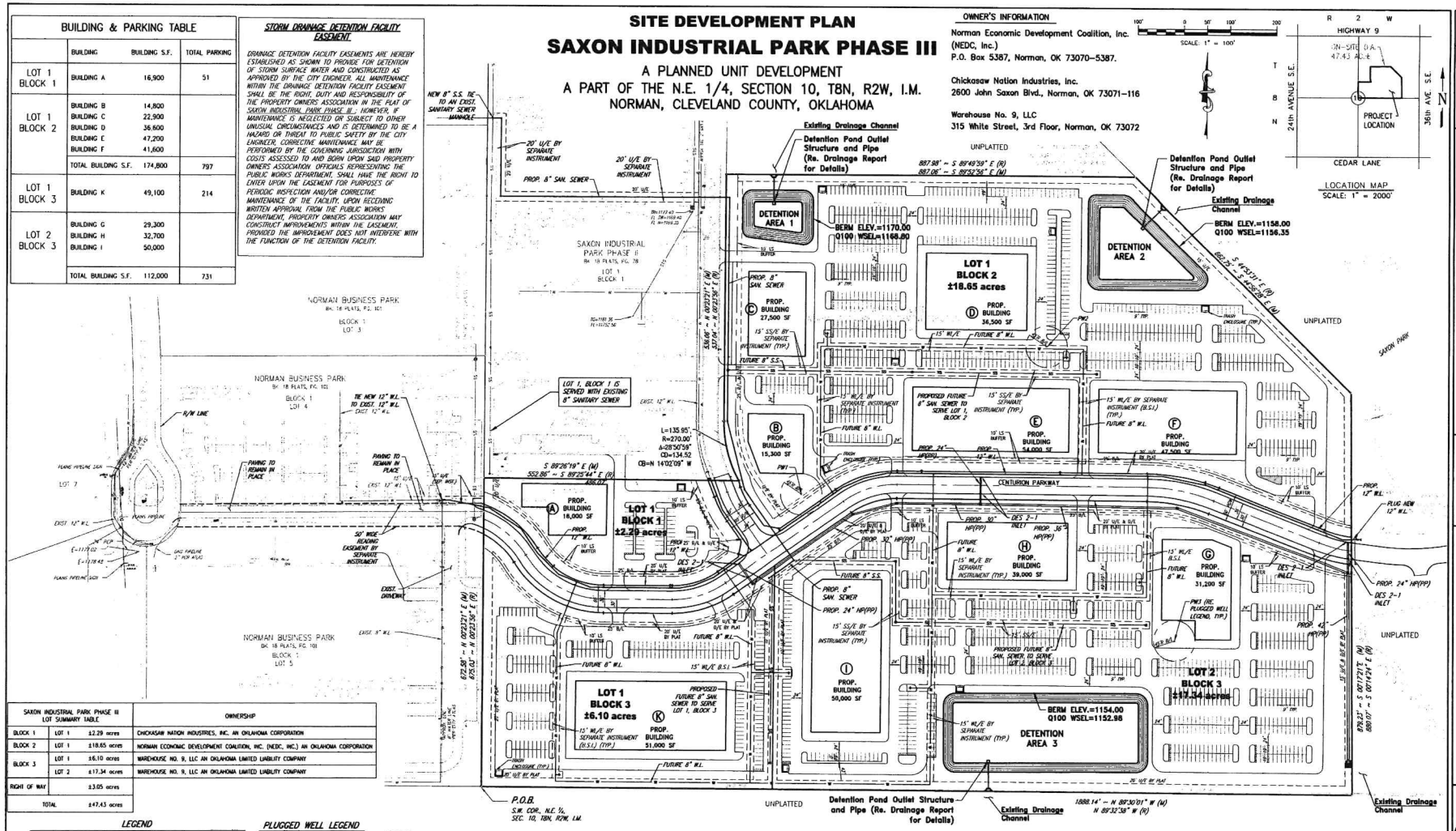
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF SAXON INDUSTRIAL PARK PHASE III. 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 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.

OWNER'S INFORMATION

Norman Economic Development Coalition, Inc. (NEDC, Inc.)
P.O. Box 5387, Norman, OK 73070-5387.

Chickasaw Nation Industries, Inc.
2600 John Saxon Blvd., Norman, OK 73071-116

Warehouse No. 9, LLC
315 White Street, 3rd Floor, Norman, OK 73072



LOCATION MAP
SCALE: 1" = 2000'

SAXON INDUSTRIAL PARK PHASE III LOT SUMMARY TABLE

		OWNERSHIP
BLOCK 1	LOT 1	±2.29 acres — CHICKASAW NATION INDUSTRIES, INC. AN OKLAHOMA CORPORATION
BLOCK 2	LOT 1	±18.65 acres — NORMAN ECONOMIC DEVELOPMENT COALITION, INC. (NEDC, INC.) AN OKLAHOMA CORPORATION
BLOCK 3	LOT 1	±6.10 acres — WAREHOUSE NO. 9, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY
	LOT 2	±17.34 acres — WAREHOUSE NO. 9, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY
RIGHT OF WAY		±3.05 acres
TOTAL		±47.43 acres

LEGEND

SIGN (i.e. STOP, etc.)
LIGHT POLE
CONCRETE SIDEWALK
STRAIGHT ARROW
LEFT TURN ARROW
RIGHT TURN ARROW
TEE
3 WAY FIRE HYDRANT
FLOW DIRECTION
GATE VALVE
TOP OF CURB
TOP OF PAVEMENT
TOP OF WALK/TOP OF WALL
TOP OF GUTTER
PARKING COUNT
STORM SEWER
SANITARY SEWER
SANITARY SEWER MANHOLE
W.L. WATERLINE
WV WATER VALVE
UST UNDERGROUND STORAGE TANK
BOLLARD (REF: DETAILS)
PROPOSED CONTOUR & CONTOUR ELEVATION
STORM SEWER INLET
STORM SEWER CURB INLET
STORM SEWER MANHOLE (TYPIC)
S.S. MANHOLE
S.S. CLEANOUTS
GAS LINE
POWER UNDERGROUND BY CONTRACTOR
TELEPHONE UNDERGROUND
POWER OVERHEAD
L.S. LANDSCAPE
MB/T & MATCH
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
W/E WATERLINE EASEMENT
SS/E SANITARY SEWER EASEMENT
B/L BUILDING LINE
R/W RIGHT OF WAY
H.D.C. HEAVY DUTY CONCRETE
B.S.I. BY SEPARATE INSTRUMENT

PLUGGED WELL LEGEND

PW1 = 12" STEEL PIPE (APPEARS TO BE A PLUGGED WELL)
N. 674084.62
E. 2148345.93

PW2 = LOCATION OF PLUGGED WELL PER COORDINATES SHOWN ON CORPORATE ADDITION PRELIMINARY PLAT
N. 674422.00
E. 3149877.00

PW3 = LOCATION OF PLUGGED WELL PER COORDINATES SHOWN ON CORPORATE ADDITION PRELIMINARY PLAT
N. 673791.00
E. 3150155.00

NOTES:

1. FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 300' APART.
2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
4. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
5. TOTAL NUMBER OF BLOCKS: 03
   TOTAL NUMBER OF LOTS: 04
6. ACCESS TO THE 8" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
7. SITE LAYOUT WITH THE BUILDING LOCATIONS INCLUDING THE FUTURE EXTENSION OF SEWER AND WATER TO EACH BUILDING IS CONCEPTUAL. EXTENSION OF PUBLIC WATERLINES FOR DOMESTIC AND FIRE PROTECTION USE INCLUDING THE FIRE HYDRANTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
8. SITE LAYOUT WITH BUILDING LOCATION IS CONCEPTUAL WITH FINAL PLATTING, ADDITIONAL SANITARY SEWER IMPROVEMENTS WILL BE DESIGNED AS REQUIRED.
9. TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW ON THREE SIDES PER CITY STANDARDS. A VISUAL OPAQUE, SELF-LATCHING GATE SHALL BE PROVIDED. THE LOCATION OF TRASH ENCLOSURE SHALL BE LOCATED AND INSTALLED PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
10. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA. THE SITE IS SUBJECTED TO THE DETENTION REQUIREMENTS. DETENTION SYSTEMS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
11. THE SITE PLAN SHOWN FOR THE PROPOSED LOTS IS A VISUAL REPRESENTATION OF SITE'S POTENTIAL SUBDIVISION LAYOUT HELPING PROPERTY OWNERS TO VISUALIZE THE FURTHER DESIGN DEVELOPMENT. THIS PLAN DOES NOT REPRESENT A DEFINITIVE CONSTRUCTION PLAN. ALL LAYOUTS, DIMENSIONS, AND DETAILS ARE SUBJECT TO VERIFICATION BY LICENSED DESIGN PROFESSIONALS AT AN APPROPRIATE TIME IN THE FUTURE DEVELOPMENT OF THESE LOTS TO COMPLY WITH THE RELEVANT REGULATIONS GOVERNED BY THE AUTHORITIES HAVING THE JURISDICTION.

LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), City of Norman, Cleveland County, Oklahoma, being particularly described as follows:

BEGINNING at the Southwest corner of said Northeast Quarter (NE/4);

THENCE North 00°23'21" East (North 00°23'36" East- record), along the West line of said Northeast (NE/4), a distance of 672.58 feet (673.03' - record) to the Southwest corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded at Book 18 Plats, Page 78, filed in the offices of the County Clerk of Cleveland County, Oklahoma;

THENCE along the South and East Boundary lines of said SAXON INDUSTRIAL PARK, PHASE II for the following 3 courses:

1. South 89°26'19" East (South 89°25'44" East - record), a distance of 552.86 feet;
2. Northerly on a curve to the right, having a radius of 270.00 feet, central angle of 28°50'59", chord bearing of North 14°02'09" West (North 14°01'33" West - record), chord distance of 134.52 feet, for an arc length of 135.95 feet;
3. North 00°23'21" East (North 00°23'36" East - record), a distance of 536.06 feet (537.04' - record);

THENCE South 89°52'56" East (South 89°49'59" East - record), a distance of 887.06 feet (887.98' - record);

THENCE South 44°56'28" East, (South 44°53'31" East - record) a distance of 682.75 feet;

THENCE South 00°17'21" East, (South 00°14'24" East - record) a distance of 879.23 feet (880.07' - record) to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°30'01" West, (North 89°32'38" West - record) along said South line, a distance of 1,888.14 feet to the POINT OF BEGINNING.

Said tract of land containing 2,065,999 square feet or 47.43 acres, more or less.

The basis of bearing for the above-described tract of land is North 89°30'01" West along the South line of the Northeast Quarter (NE/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma South Zone and referenced to the City of Norman GPS Monuments.

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5/13/25

NOT VALID FOR CONSTRUCTION

MUHAMMAD ASGHAR KHAN 18318

SAXON INDUSTRIAL PARK

36th AVE. S.E. & HIGHWAY 9
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers P.C.
315 West Main - Norman, Ok. 73069
Ph: 405-321-7775 Fax: 405-321-7859
www.smcce.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 1461 EXP. 06/30/2025

No.	Revision	By	Date
1	Revised per City Plan Review comments	TN	12/17/20
2	Revised per City Plan Review comments	TN	05/13/25

PROJECT NO.: 6369.00
DATE: 04/15/2020
SCALE: 1"=100'
DRAWN BY: TN
ENGINEER: MUHAMMAD A. KHAN
P.E. NUMBER: 18318

SITE DEVELOPMENT PLAN

SHEET NO.
A