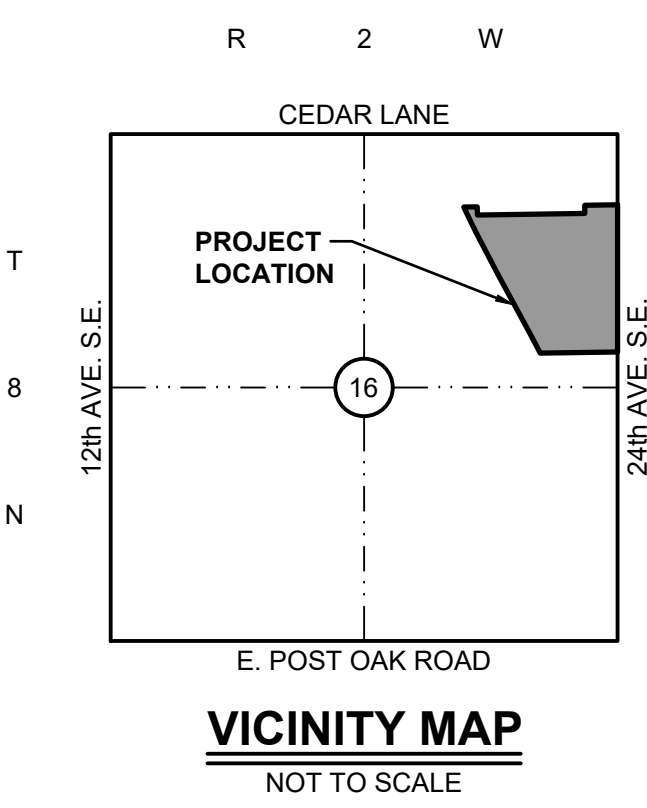
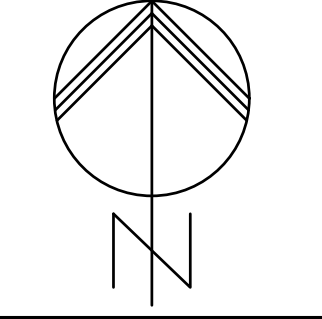


PRELIMINARY PLAT ARMSTRONG BANK CONSOLIDATION PROJECT A PLANNED UNIT DEVELOPMENT A PART OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land situate within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said NE/4, thence N 00°00'54" W along the East line of said NE/4 (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast corner of SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, some being the POINT OF BEGINNING; thence S 89°06'09" W along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Eastern Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place; thence N 28°26'32" W a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place; thence N 25°42'53" W a distance of 205.41 feet; thence N 25°42'53" W a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DM CA6391" found in place; thence N 89°08'14" E a distance of 140.35 feet to a point on the line of Lot 1 Block 1 ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DM CA6391" found in place; thence along said line the following three (3) courses:

1. S 01°12'49" E a distance of 85.00 feet; thence
2. N 89°08'14" E a distance of 1117.53 feet; thence
3. N 00°00'14" E a distance of 85.01 feet; thence

N 89°08'14" E a distance of 342.10 feet to a point on the East line of said NE/4, said point marked by a 1200 nail found in place; thence S 00°00'54" E along said line a distance of 1532.90 feet to the POINT OF BEGINNING.

Said tract contains 1,760,469 Sq Ft or 40.41 Acres, more or less.

- NOTES:**
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
 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. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
 6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
 7. EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT, WITH A PROPOSED CHANGE TO PUD.
 8. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF ARMSTRONG BANK CONSOLIDATION PROJECT ADDITION. 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 BORNE UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

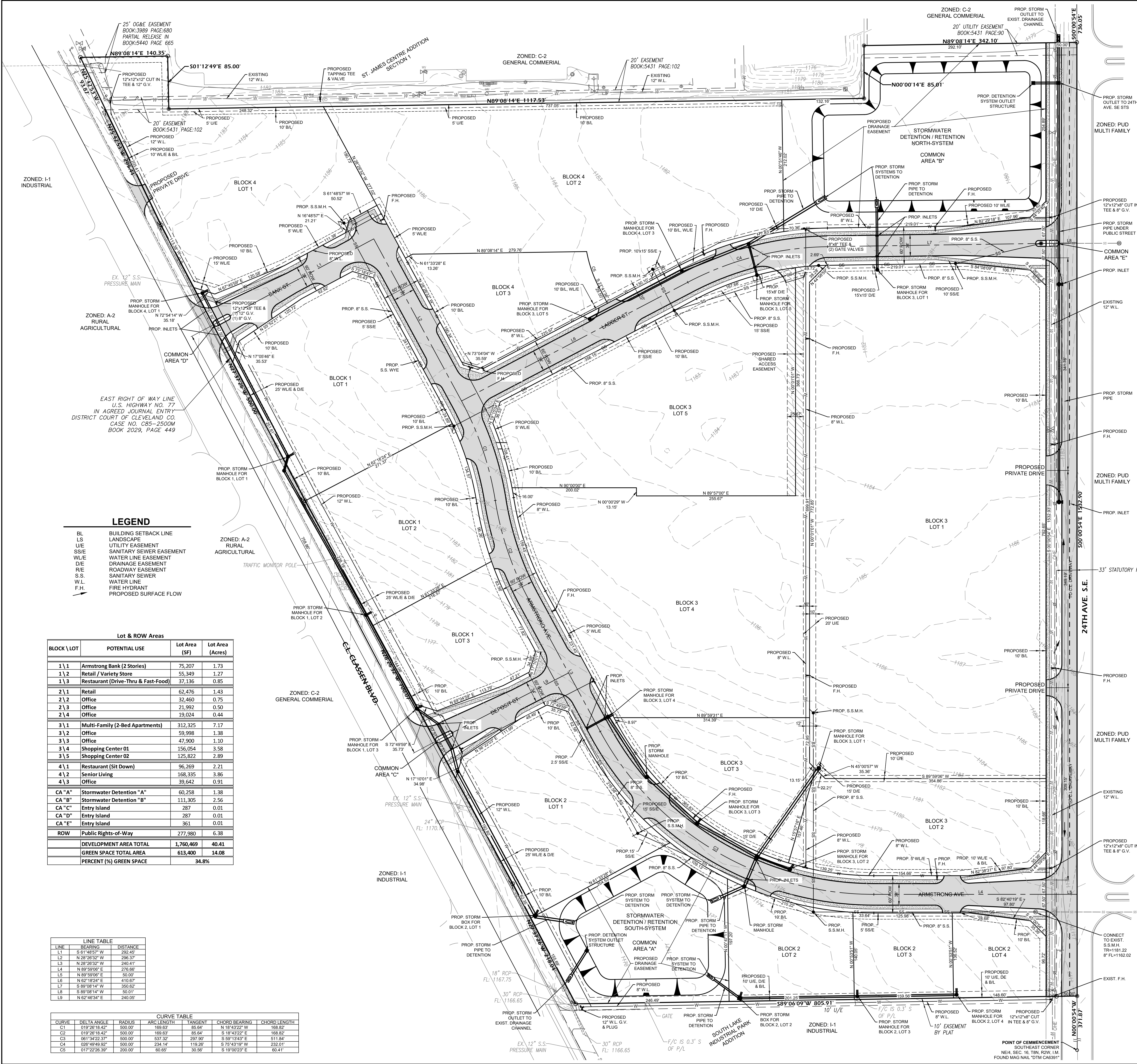
OWNER / DEVELOPER
REPUBLIC BANK OF NORMAN
PO BOX 5369
NORMAN, OK 73070-5369

PREPARED BY
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

ARMSTRONG BANK
CONSOLIDATION PROJECT
CEDAR LANE & 24th AVE. S.E.
NORMAN, CLEVELAND COUNTY
OKLAHOMA

SMC Consulting Engineers, P.C.
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NORMAN, OKLAHOMA 73106
PHONE: (405) 232-7715 FAX: (405) 232-7899
WWW.SMCENGINEERS.COM
DATE: 06/26/23
SCALE: 1" = 60'
DRAWN BY: RMC
ENGINEER-IN-CHARGE: L. HANES
P.E. NUMBER: 16820



LEGEND

- BL BUILDING SETBACK LINE
- LS LANDSCAPE
- UE UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- W/E WATER LINE EASEMENT
- D/E DRAINAGE EASEMENT
- R/E ROADWAY EASEMENT
- S.S. SANITARY SEWER
- W.L. WATER LINE
- F.H. FIRE HYDRANT
- PROPOSED SURFACE FLOW

Lot and ROW Areas

BLOCK \ LOT	POTENTIAL USE	Lot Area (SF)	Lot Area (Acres)
1\1	Armstrong Bank (2 Stories)	75,207	1.73
1\2	Retail / Variety Store	55,349	1.27
1\3	Restaurant (Drive-Thru & Fast-Food)	37,136	0.85
2\1	Retail	62,476	1.43
2\2	Office	32,460	0.75
2\3	Office	21,992	0.50
2\4	Office	19,024	0.44
3\1	Multi-Family (2-Bed Apartments)	312,325	7.17
3\2	Office	59,998	1.38
3\3	Office	47,900	1.10
3\4	Shopping Center 01	156,054	3.58
3\5	Shopping Center 02	125,822	2.89
4\1	Restaurant (Sit Down)	96,269	2.21
4\2	Senior Living	168,335	3.86
4\3	Office	39,642	0.91
CA "A"	Stormwater Detention "A"	60,258	1.38
CA "B"	Stormwater Detention "B"	111,305	2.56
CA "C"	Entry Island	287	0.01
CA "D"	Entry Island	287	0.01
CA "E"	Entry Island	361	0.01
ROW	Public Rights-of-Way	277,980	6.38
DEVELOPMENT AREA TOTAL		1,760,469	40.41
GREEN SPACE TOTAL AREA		613,400	14.08
PERCENT (%) GREEN SPACE		34.8%	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°48'57" W	292.49'
L2	N 28°26'32" W	296.37'
L3	N 23°26'22" W	240.41'
L4	N 89°59'06" E	276.66'
L5	N 89°59'06" E	50.00'
L6	N 62°19'24" E	419.07'
L7	S 89°08'14" W	356.62'
L8	S 89°08'14" W	50.01'
L9	N 82°46'34" E	246.09'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	019°26'18.42"	500.00'	169.63'	85.64'	N 18°43'22" W	168.82'
C2	019°26'18.42"	500.00'	169.63'	85.64'	S 18°43'22" E	168.82'
C3	061°34'22.37"	500.00'	537.32'	297.90'	S 59°13'43" E	511.84'
C4	026°49'49.92"	500.00'	234.14'	119.26'	S 75°43'19" W	232.01'
C5	017°22'26.39"	200.00'	60.89'	30.95'	S 19°00'23" E	60.41'