

CONTACT LIST

OWNER
PZH HOLDINGS, LLC
ATTN: JAMES PARKER
EMAIL: jamesleathparker@gmail.com

C/O: FLESKE COMMERCIAL
ATTN: ERIC FLESKE
EMAIL:eric@fleskeholding.com
PHONE: 405.701.3505

CIVIL ENGINEER
CEDAR CREEK INC.
P. O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7283
EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

SITE DATA

TOTAL ACREAGE: 2.75 ACRES

TOTAL LOTS: 1

TOTAL LOTS: 1

ZONING
CURRENT ZONING: C-2
PROPOSED ZONING: SPUD

PROPOSED ZONING: SPUD

	BOUNDARY LINE		EX. POWER POLE
	RIGHT OF WAY LINE		PROP. POWER POLE
	EASEMENT LINE		EX. TELEPHONE PED.
	EXISTING CONCRETE CURB AND GUTTER		EX. TELEPHONE MANHOLE
	PROPOSED CONCRETE CURB AND GUTTER		EX. TRAFFIC SIGNAL LIGHT
	PROPOSED FIRE LANE STRIPING		EX. TRAFFIC CONTROL BOX
	OVERHEAD ELECTRIC		EX. FLAG POLE
	UNDERGROUND ELECTRIC		EX. YARD LIGHT
	GAS LINE		EX. GREASE TRAP
	UNDERGROUND TELEPHONE		EX. SS MANHOLE
	UNDERGROUND FIBER OPTIC		PROP. SS MANHOLE
	SANITARY SEWER		EX. GAS METER
	WATERLINE		PROP. GAS METER
	BENCHMARK		EX. ELECT. MANHOLE
	FIRE HYDRANT		EX. STORM MANHOLE
	WATER VALVE		
	EX. WATER METER PIT		
	EX. WATER METER		
	PROP. WATER METER		
	EX. SPRINKLER VALVE		
	EX. AUTO SPRINKLER		
	EX. ELECT. PEDESTAL		
	EX. ELECT. TRANSFORMER		
	EX. ELECT. METER		
	PROP. ELECT. METER		
	EX. AIR CONDITIONER		
	EX. SIGNAGE		
	EX. LIGHT POLE		
	PROP. LIGHT POLE		
	EX. BOLLARD		
	PROP. INLETS (SEE GRADING PLAN FOR TYPE)		
	VERTICAL SEPARATION REQUIREMENT		

BENCHMARK DATA		
BENCHMARK #1 DESC: MAG NAIL N:675352.342 E:2141617.106 Z:1141.711	BENCHMARK #3 DESC: MAG NAIL N:675014.540 E:2141813.179 Z:1140.862	BENCHMARK #5 DESC: 1/2" I.P. N:675206.801 E:2141135.944 Z:1144.928
BENCHMARK #2 DESC: MAG NAIL N:675169.511 E:2141638.831 Z:1141.128	BENCHMARK #4 DESC: MAG NAIL N:674722.162 E:2141590.607 Z:1141.735	

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 6657, PAGE 261 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, AS FOLLOWS, TO-WIT:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 120,133SQ. FT. OR 2.7579 ACRES, MORE OR LESS.

 NOT TO SCALE



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GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

DATE PREPARED: 06.19.25

SITE DATA

TOTAL ACREAGE: 2.75 ACRES

TOTAL LOTS: 1

ZONING

CURRENT ZONING: C-2

PROPOSED ZONING: SPUD

2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY SITE 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 6657, PAGE 261 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, AS FOLLOWS, TO-WIT:

TRACT 1:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9;

THENCE NORTH 89°14'30" EAST A DISTANCE OF 7.65 FEET TO THE RIGHT-OF-WAY LINE OF THE AT & SF RAILROAD;

THENCE SOUTH 27°44'11" EAST A DISTANCE OF 1188.06 FEET FOR A POINT OF BEGINNING;

THENCE NORTH 56°43'32" EAST A DISTANCE OF 341.15 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 77;

THENCE SOUTH 27°35'11" EAST A DISTANCE OF 138.30 FEET;

THENCE SOUTH 48°17'14" WEST A DISTANCE OF 349.55 FEET;

THENCE NORTH 27°44'11" WEST A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

AND

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 120,133SQ. FT. OR 2.7579 ACRES, MORE OR LESS.

BASIS OF BEARING: SOUTH 27°35'11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

LEGEND

- | | | | |
|-----|--|---|--------------------------|
| --- | BOUNDARY LINE | ○ | EX. POWER POLE |
| --- | RIGHT OF WAY LINE | ⬮ | PROP. POWER POLE |
| --- | EASEMENT LINE | ⬮ | EX. TELEPHONE PED. |
| --- | EXISTING CONCRETE CURB AND GUTTER | ⬮ | EX. TELEPHONE MANHOLE |
| --- | PROPOSED CONCRETE CURB AND GUTTER | ⬮ | EX. TRAFFIC SIGNAL LIGHT |
| --- | PROPOSED FIRE LANE STRIPING | ⬮ | EX. TRAFFIC CONTROL BOX |
| --- | OHE | ⬮ | EX. FLAG POLE |
| --- | OVERHEAD ELECTRIC | ⬮ | EX. YARD LIGHT |
| --- | UGE | ⬮ | EX. GREASE TRAP |
| --- | UNDERGROUND ELECTRIC | ⬮ | EX. SS MANHOLE |
| --- | GAS | ⬮ | PROP. SS MANHOLE |
| --- | UGT | ⬮ | EX. GAS METER |
| --- | UNDERGROUND TELEPHONE | ⬮ | PROP. GAS METER |
| --- | FO | ⬮ | EX. ELECT. MANHOLE |
| --- | UNDERGROUND FIBER OPTIC | ⬮ | EX. STORM MANHOLE |
| --- | SS | ⬮ | |
| --- | SANITARY SEWER | ⬮ | |
| --- | 8"W | ⬮ | |
| --- | WATERLINE | ⬮ | |
| ● | BENCHMARK | ⬮ | |
| ⬮ | FIRE HYDRANT | ⬮ | |
| ⬮ | WATER VALVE | ⬮ | |
| ⬮ | EX. WATER METER PIT | ⬮ | |
| ⬮ | EX. WATER METER | ⬮ | |
| ⬮ | PROP. WATER METER | ⬮ | |
| ⬮ | EX. SPRINKLER VALVE | ⬮ | |
| ⬮ | EX. AUTO SPRINKLER | ⬮ | |
| ⬮ | EX. ELECT. PEDESTAL | ⬮ | |
| ⬮ | EX. ELECT. TRANSFORMER | ⬮ | |
| ⬮ | EX. ELECT. METER | ⬮ | |
| ⬮ | PROP. ELECT. METER | ⬮ | |
| ⬮ | EX. AIR CONDITIONER | ⬮ | |
| ⬮ | EX. SIGNAGE | ⬮ | |
| ⬮ | EX. LIGHT POLE | ⬮ | |
| ⬮ | PROP. LIGHT POLE | ⬮ | |
| ⬮ | EX. BOLLARD | ⬮ | |
| ⬮ | PROP. INLETS (SEE GRADING PLAN FOR TYPE) | ⬮ | |
| ⬮ | VERTICAL SEPARATION REQUIREMENT | ⬮ | |

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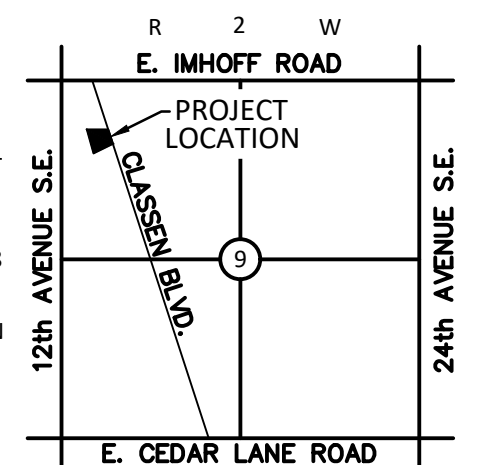
STORM DRAINAGE DETENTION EASEMENT

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 IN THE PLAT OF 2880 CLASSEN BLVD. 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 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 THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE THE DETENTION FACILITY.



SCALE IN FEET
0 40' 60' 80'
SCALE: 1"=40'

LOCATION MAP:



NOT TO SCALE



ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
405-778-3385
www.cedarcreekinc.com