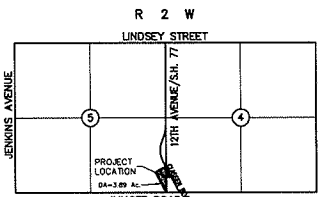
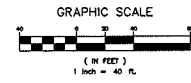


PRELIMINARY SITE DEVELOPMENT PLAN OF CLASSEN CROSSINGS APARTMENTS & RETAIL

A PLANNED UNIT DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 5 & SOUTHWEST QUARTER OF SECTION 4,
T 8 N, R 2 W, L.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. TURNING RADI SHALL ACCOMMODATE THE LARGEST RESPONDING VEHICLE.
3. EXISTING CURB CUTS ON S. CLASSEN BLVD TO BE REMOVED.



LOCATION MAP
SCALE: 1" = 40'

SUBJECT PROPERTY
3.9364 ACRES
S. CLASSEN BLVD.
CURRENTLY ZONED A-2 & I-2
REZONE TO PUD

OWNER/DEVELOPER:
CLASSEN CROSSINGS, LLC
P.O. BOX 5156
NORMAN, OK 73070

ENGINEER:
ARC ENGINEERING
CONSULTANTS, LLC
STEVE ROLLINS, P.E.
150 DEER CREEK ROAD
EDMOND, OK 73012

SURVEYOR:
OKLAHOMA SURVEY COMPANY
RYAN DOUDICAN, P.L.S.
P.O. BOX 6723
EDMOND, OK 73083

LEGAL DESCRIPTION

Commencing at the Southwest Corner of said Southwest Quarter (SW/4) of Section Five (5) and the Southwest Quarter (SW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter, thence North along the East line of said Southwest Quarter a distance of 430 feet (Measured: North 00°18'14" West a distance of 14.53 feet) to the point of beginning; thence from said POINT OF BEGINNING, continuing North (Measured: North 00°18'14" West) along the East line of said Southwest Quarter a distance of 323.47 feet; thence North 07°30'20" East a distance of 131.87 feet to a point on the West line of the right-of-way of U.S. Highway No. 77; thence along the West line of said right-of-way North 77°22'00" West (Measured: a distance of 374.04 feet; thence West a distance of 385 feet (Measured: South 22°00'00" West a distance of 356.61 feet) to a point on the East line of the right-of-way of A.S. & S.F. Railroad; thence along the East line of said right-of-way South a distance of 732.0 feet (Measured: South 27°21'48" East a distance of 782.05 feet) to the point of beginning. Said tract containing 3.9364 acres more or less.

Measured bearings from Oklahoma Survey Company ALTA dated 09/12/2013.

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 legal duty and responsibility of the property owner(s) in the plot of CLASSEN CROSSINGS APARTMENTS & RETAIL; 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 engineering division, 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 engineering division, 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.

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
P.O. BOX 504-200
NORMAN, OK 73060
TEL: (405) 902-8444
FAX: (405) 902-8444
CERTIFICATE OF AUTHORIZATION NO. 8280 EXP. 1/29/14

ARC
ENGINEERING
CONSULTANTS

CLASSEN CROSSINGS
APARTMENTS & RETAIL
CLASSEN BLVD. & E. CONSTITUTION ST.
NORMAN, CLEVELAND CO, OKLAHOMA
PRELIMINARY SITE PLAN

REVISIONS	NO.	DESCRIPTION	DATE

PROJECT NUMBER:	14-004
DATE:	12-03-14
SCALE:	(HORIZ.) 1"=40'
(VERT.)	N/A

SHEET NUMBER
1 of 1