

# NORMAN A24 PRELIMINARY SITE PLAN

BEING A PART OF THE SW/4 OF SECTION 27, T-9-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 27, THENCE N 0°23'00" W A DISTANCE OF 674.04 FEET; THENCE N 89°31'00" E A DISTANCE OF 750.00 FEET TO THE WEST LINE OF ROYAL OAKS SECTION 6;

THENCE S 0°23'00" E A DISTANCE OF 674.04 FEET TO THE SOUTH SECTION LINE;

THENCE S 89°31'00" W A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

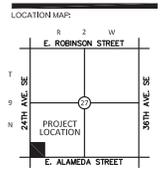
CONTAINING 504,907.54 SQ FT OR 11,591.00 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE INSURANCE COMPANY'S COMMITMENT NO. 25510658 DATED AUGUST 15, 2025.

BASIS OF BEARING: AN ASSUMED BEARING OF N 89°59'22" W AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID

## 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 3888 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 BORNE UPON SAID PROPERTY OWNERS. 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 MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



ENGINEERING • PLANNING • CONSULTING  
P.O. Box 14534 Oklahoma City, OK 73113  
405-278-3385  
www.cedarcreekinc.com

## CONTACT LIST

**OWNER**  
NORMAN A24, LLC  
C/O: LEGACY RIDGE DEVELOPMENT  
ATTN: CHAD COCHELL  
EMAIL: chad@legacyridge.com  
PHONE: 405.701.3505

**CIVIL ENGINEER**  
CEDAR CREEK INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
OK CA 0084  
EXP. 06.20.26  
CONTACT: JASON EMMETT, P.E.  
PHONE: 405.609.4622

**SURVEYOR**  
GOLDEN LAND SURVEYING  
OK CA 7263  
EXP. 06.30.20  
7394 NW 164th ST., SUITE #5  
EDMOND, OK 73103  
PHONE: 405.892.7883

DATE PREPARED: 01.02.26

## SITE DATA

TOTAL ACREAGE: 11,591.00 ACRES  
TOTAL LOTS: 2  
LOT 1: 373,311.90 SF (8.57 AC)  
LOT 2: 61,380.73 SF (1.41 AC)

## ESTIMATED PAVEMENT

DRIVES: 31,052.78 SF  
PARKING: 22,215.35 SF  
SIDEWALK: 9,049.25 SF

## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SS PUBLIC SANITARY SEWER
- SSS PRIVATE SANITARY SEWER
- 6"W PUBLIC WATERLINE
- 4"W PRIVATE WATERLINE
- RETAINING WALL
- WOPZ EASEMENT
- 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
- ⊕ EX. BOLLARD
- ⊕ EX. POWER POLE
- ⊕ PROP. POWER POLE
- ⊕ EX. TELEPHONE MANHOLE
- ⊕ EX. TELEPHONE SIGNAL LIGHT
- ⊕ EX. TRAFFIC CONTROL BOX
- ⊕ EX. FLAG POLE
- ⊕ EX. YARD LIGHT
- ⊕ EX. GREASE TRAP
- ⊕ EX. SS MANHOLE
- ⊕ PROP. SS MANHOLE
- ⊕ EX. GAS METER
- ⊕ PROP. GAS METER
- ⊕ EX. GAS METER
- ⊕ EX. ELECT. MANHOLE
- ⊕ EX. STORM MANHOLE
- ⊕ PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT
- M/A/E - MUTUAL ACCESS EASEMENT
- FLOOD INUNDATION ZONE

## BENCHMARK DATA

**BENCHMARK #1**  
DESC: MAG NAIL  
N889427.280  
E:2145869.910  
Z:11207.968

**BENCHMARK #2**  
DESC: MAG NAIL  
N886507.333  
E:2148914.305  
Z:1181.036

**BENCHMARK #3**  
DESC: MAG NAIL  
N887303.461  
E:2146837.649  
Z:1174.907

**BENCHMARK #4**  
DESC: MAG NAIL  
N887314.597  
E:2145959.753  
Z:1192.135

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

## SETBACK DATA

**RM-6 ZONING**  
FRONT SETBACK: 35'  
BACK SETBACK: 20'  
SIDE SETBACK: 5'

**C-2 ZONING**  
FRONT SETBACK: 15'  
BACK SETBACK: 10'  
SIDE SETBACK: 10'

## WOPZ AREA

TOTAL ACREAGE: 17,384.40 SF (4.97 AC)

## ZONING

CURRENT ZONING: C-2 & R1-A  
PROPOSED ZONING: C-2 & RM-6

## (WOPZ) 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 34-1110 OF THE NORMAN CITY CODE.

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

## ESTIMATED DIRTWORK

TOTAL CUT: 4,132.22 CY  
TOTAL FILL: 28,443.36 CY  
NET (FILL): 24,300.14 CY

