

NORMAN A24 PRELIMINARY PLAT

BEING A PART OF THE SW1/4 OF SECTION 27, T-9-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

WOPZ AREA
TOTAL ACREAGE: 17,738.40 SF (4.07 AC)

SITE DATA
TOTAL ACREAGE: 11.5910 ACRES
TOTAL LOTS: 2
LOT 1: 3,731.90 SF (8.57 AC)
LOT 2: 81,380.73 SF (1.81 AC)

ESTIMATED DIRTWORK
TOTAL CUT: 4,113.22 CY
TOTAL FILL: 28,443.36 CY
NET (FILL): 24,330.14 CY

ESTIMATED PAVEMENT
DRIVES: 31,052.78 SF
PARKING: 22,215.35 SF
SIDEWALK: 9,940.25 SF

CONTACT LIST

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

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5954
EXP. 06.30.26
CONTACT: JASON EMMETT, P.E.
PHONE: 405.406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 622-7883

DATE PREPARED: 01.02.26

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
- UG UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SS PUBLIC SANITARY SEWER
- 8" SS PRIVATE SANITARY SEWER
- 6" W PUBLIC WATERLINE
- 6" W PRIVATE WATERLINE
- WOPZ EASEMENT
- BENCHMARK
- ⬇ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ EX. WATER METER PIT
- ⊕ EX. 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
- ⊕ EX. POWER POLE
- ⊕ PROP. POWER POLE
- ⊕ EX. TELEPHONE PED.
- ⊕ EX. TELEPHONE MANHOLE
- ⊕ EX. TRAFFIC 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. ELECT. MANHOLE
- ⊕ EX. STORM MANHOLE
- ⊕ PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- ⊕ VERTICAL SEPARATION REQUIREMENT
- MA/E - MUTUAL ACCESS EASEMENT
- FLOOD INUNDATION ZONE

BENCHMARK DATA

BENCHMARK #1
DESC: MAG NAIL
N889427.399
E2145860.910
Z:1207.968

BENCHMARK #2
DESC: MAG NAIL
N886507.335
E2146814.305
Z:1181.036

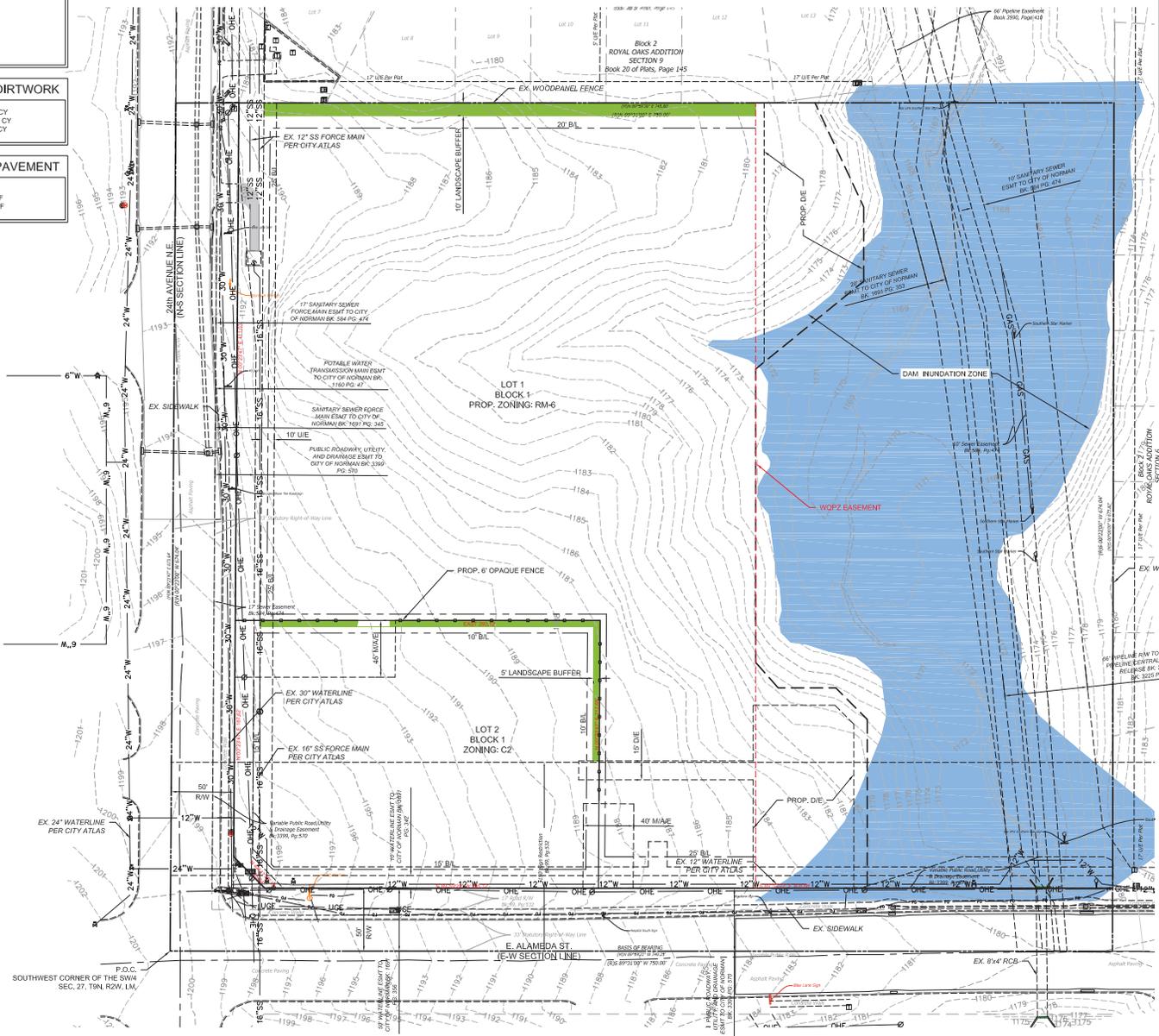
BENCHMARK #3
DESC: MAG NAIL
N887303.461
E2146837.649
Z:1174.907

BENCHMARK #4
DESC: MAG NAIL
N88714.587
E2145959.733
Z:1192.135

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

ZONING

CURRENT ZONING: C-2 & R-1A
PROPOSED ZONING: C-2 & RM-6



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) 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 SW4 OF SECTION 27; THENCE N 02°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 02°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.

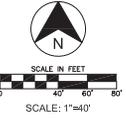
CONTAINING 904,507.54 SQ FT OR 11.5910 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE INSURANCE COMPANY'S COMMITMENT NO. 2531568 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 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 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.



(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 304-110 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

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