

OWNER
NORMAN A24, LLC
C/O: LEGACY RIDGE DEVELOPMENT
ATTN: CHAD COCHELL
EMAIL: chad@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 7263
EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73103
PHONE: (405) 802-7883

TOTAL ACREAGE: 11.5910 ACRES
TOTAL LOTS: 2
LOT 1: 373,311.90 SF (8.57 AC)
LOT 2: 61,380.73 SF (1.41 AC)

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

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

TOTAL ACREAGE: 17,7384.40 SF (4.07 AC)

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 00°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 00°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.

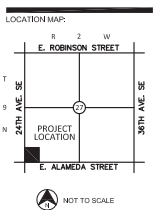
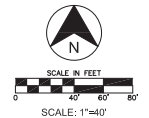
CONTAINING 504,907.54 SQ FT OR 11.5910 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY
WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE
INSURANCE COMPANY'S COMMITMENT NO. 25315658 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. THE CITY ENGINEER'S APPROVAL DOES NOT GUARANTEE THAT THE FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF 2860 CLASSEN BLVD., KNOXVILLE, TENNESSEE 37912. THE CITY ENGINEER'S APPROVAL IS BASED ON THE 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 (THE CITY OF KNOX) OR THE PUBLIC WORKS DEPARTMENT. THE CITY ENGINEER'S OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT TO PERFORM CORRECTIVE MAINTENANCE. THE CITY ENGINEER'S OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT TO PERFORM CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THEY DO NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

































(WQPZ) 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 30-411(h) 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

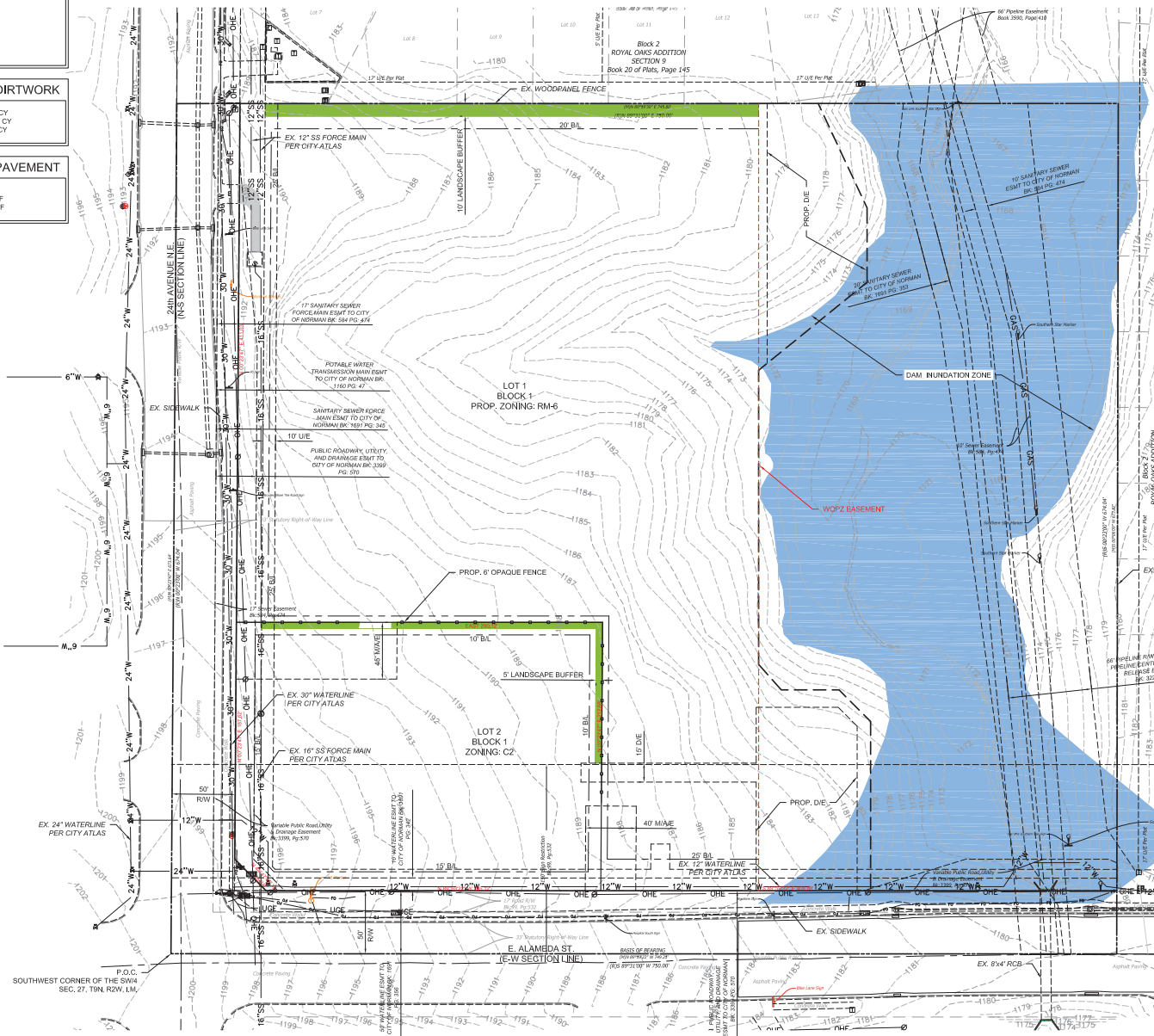
=====	BOUNDARY LINE
-----	RIGHT OF WAY LINE
=====	EASEMENT LINE
=====	EXISTING CONCRETE CURB AND GUTTER
=====	PROPOSED CONCRETE CURB AND GUTTER
=====	PROPOSED FIRE LINE STRIPING
ONE	OVERHEAD ELECTRIC
UG=	UNDERGROUND ELECTRIC
GAS	GAS LINE
UGT	UNDERGROUND TELEPHONE
FO	UNDERGROUND FIBER OPTIC
SS	PUBLIC SANITARY SEWER
8" S	PRIVATE SANITARY SEWER
6" W	PUBLIC WATERLINE
6" W	PRIVATE WATERLINE
=====	RETAINING WALL
-----	WOPZ EASEMENT

- | | | | |
|---|------------------------|---|--------------------------|
|  | FIRE HYDRANT |  | EXP. POWER POLE |
|  | WATER VALVE |  | PROP. WATER POLE |
|  | EX. WATER METER PIT |  | EX. TELEPHONE PED. |
|  | EX. WATER METER |  | EX. TELEPHONE MANHOLE |
|  | PROP. WATER METER |  | EX. TRAFFIC SIGNAL LIGHT |
|  | EX. SPRINKLER VALVE |  | EX. TRAFFIC CONTROL BOX |
|  | EX. AUTO SPRINKLER |  | EX. FLAG POLE |
|  | EX. ELECT. PEDESTAL |  | EX. YARD LIGHT |
|  | EX. ELECT. TRANSFORMER |  | EX. GREASE TRAP |
|  | EX. ELECT. METER |  | EX. SS MANHOLE |
|  | PROP. ELECT. METER |  | PROP. SS MANHOLE |
|  | EX. AIR CONDITIONER |  | EX. GAS METER |
|  | EX. SIGNAGE |  | PROP. GAS METER |
|  | EX. LIGHT POLE |  | EX. ELECT. MANHOLE |
|  | PROP. LIGHT POLE |  | EX. STORM MANHOLE |

<p>BENCHMARK #1</p> <p>DESC: MAG NAIL</p> <p>N:086427.399</p> <p>E:2145860.910</p> <p>Z:1207.968</p>	<p>BENCHMARK #3</p> <p>DESC: MAG NAIL</p> <p>N:067303.461</p> <p>E:2146837.649</p> <p>Z:1174.907</p>
<p>BENCHMARK #2</p> <p>DESC: MAG NAIL</p> <p>N:086507.333</p> <p>E:2146814.305</p> <p>Z:1181.036</p>	<p>BENCHMARK #4</p> <p>DESC: MAG NAIL</p> <p>N:067314.587</p> <p>E:2145959.753</p> <p>Z:1192.135</p>

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

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



CONTACT LIST

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EXP. 06.30.20
7304 NW 164th ST., SUITE #5
EDMOND, OK 73113
PHONE: 405.802.7883

DATE PREPARED: 01.02.26

SITE DATA

TOTAL ACREAGE: 11.5910 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
- OAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- PS PUBLIC SANITARY SEWER
- SS PRIVATE SANITARY SEWER
- 6"W PUBLIC WATERLINE
- 6"W PRIVATE WATERLINE
- RETAINING WALL
- 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
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- EX. GAS METER
- EX. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT
- MAVE - MUTUAL ACCESS EASEMENT
- FLOOD INUNDATION ZONE

BENCHMARK DATA

BENCHMARK #1
DESC: MAG NAIL
N886427.380
E:2145869.910
Z:1207.988

BENCHMARK #2
DESC: MAG NAIL
N886507.335
E:2146914.305
Z:1181.036

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

BENCHMARK #4
DESC: MAG NAIL
N887314.587
E:2145959.753
Z:1192.135

VERTICAL DATUM: NAVD 88 OK GPS MONUMENT

SETBACK DATA

R-46 ZONING
FRONT SETBACK: 25'
BACK SETBACK: 20'
SIDE SETBACK: 5'

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

WOPZ AREA

TOTAL ACREAGE: 17,738.40 SF (4.07 AC)

ZONING

CURRENT ZONING: C-2 & R1-A
PROPOSED ZONING: C-2 & R-46

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 504.90754 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. 25513658 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 3800 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 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.



SCALE IN FEET

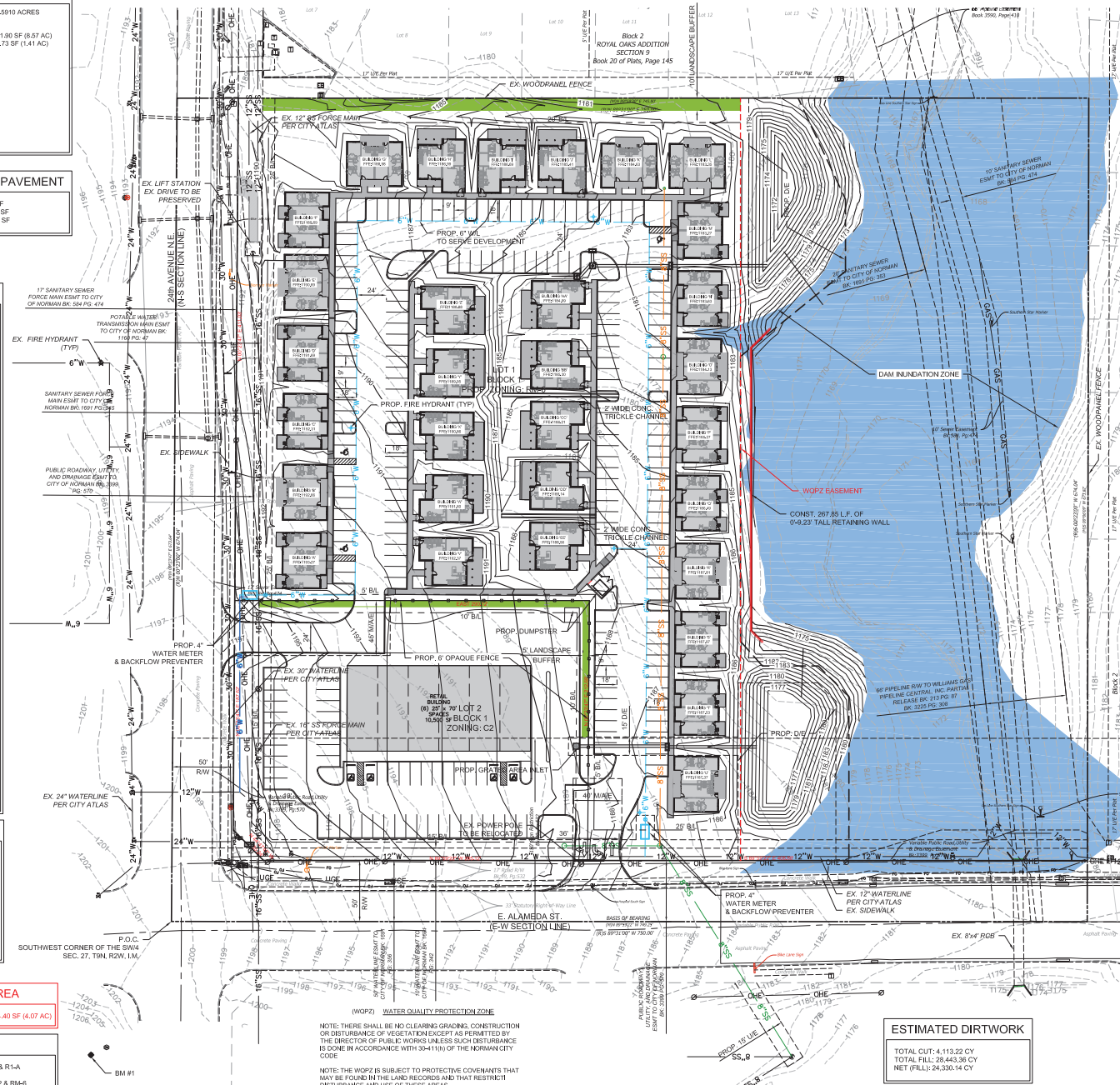
SCALE: 1"=40'

LOCATION MAP



NOT TO SCALE

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



ESTIMATED DIRTWORK

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

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