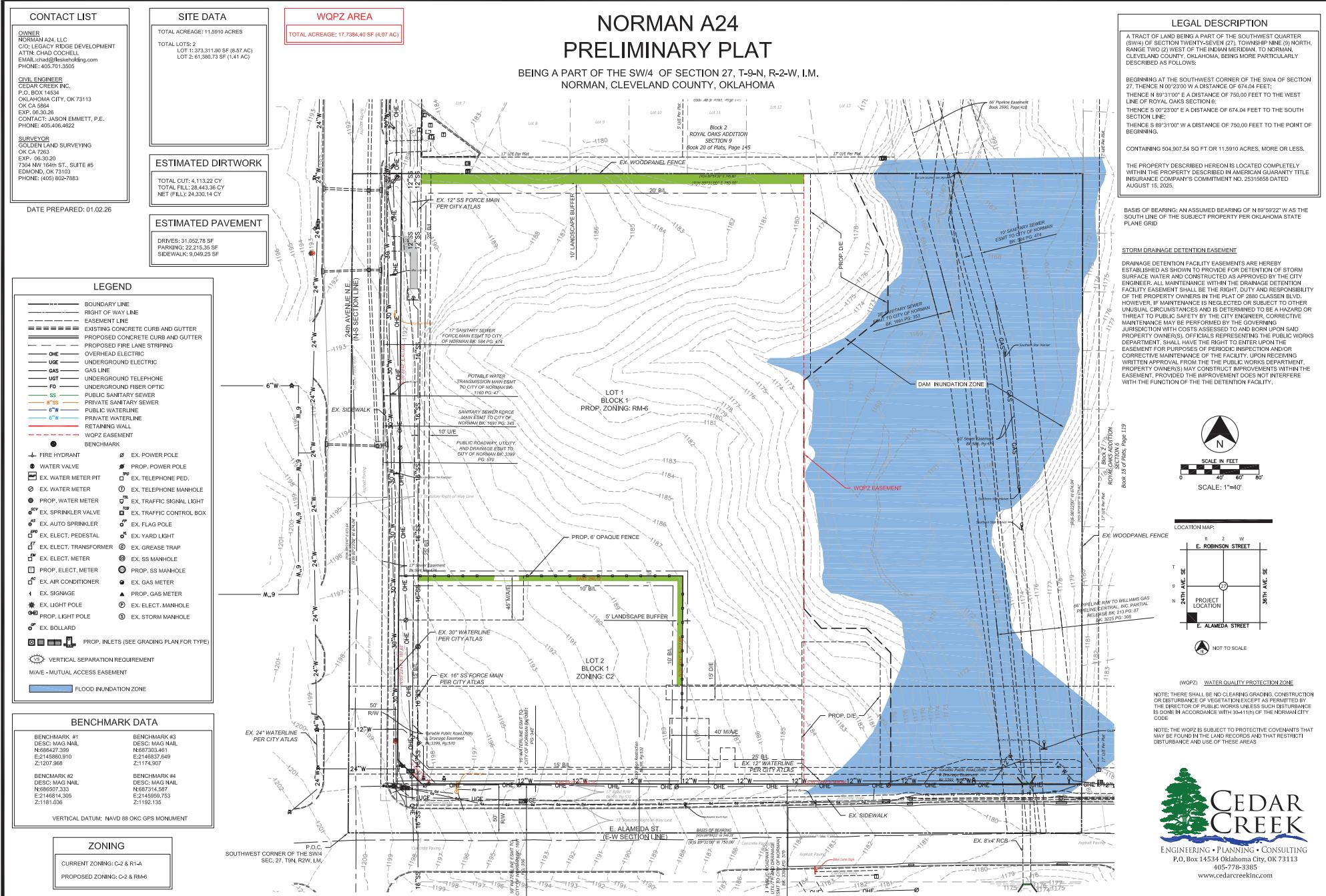


NORMAN A24 PRELIMINARY PLAT

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



NORMAN A24 PRELIMINARY SITE PLAN

BEING A PART OF THE SW 1/4 OF
SECTION 27, T-9-N, R-2-W, LM,
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) 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 1/4 OF SECTION 27, THENCE N 89°31'00" E A DISTANCE OF 674.04 FEET; THENCE S 02°30'00" E A DISTANCE OF 750.00 FEET TO THE WEST LINE OF ROYAL OAKS SECTION 6; THENCE S 02°30'00" E A DISTANCE OF 674.04 FEET TO THE SOUTH SECTION LINE; THENCE S 89°31'00" W A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 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. 25319658 DATED AUGUST 15, 2025.

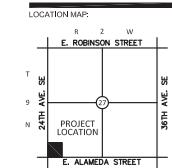
BASE OF BEARING: AN ASSUMED BEARING OF N 89°52'22" W AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID

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 OWNERS OF THE PROPERTY LOCATED IN THE 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 UNPREDICTABLE CIRCUMSTANCES, THE PROPERTY OWNERS OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNMENT. MAINTENANCE OF THE FACILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PUBLIC INSPECTION AND CORRECTIVE MAINTENANCE OF THE FACILITY UPON OBTAINING 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.



SCALE IN FEET
0 40' 60' 80'



NOT TO SCALE



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

CONTACT LIST	
OWNER NORMAN A4, LLC CLOUDY RIDGE DEVELOPMENT ATTN: CHAD COCHELL EMAIL: chad@feskeholding.com PHONE: 405.701.3505	GENERAL ENGINEER CEDAR CREEK, INC. P.O. BOX 14534 OKLAHOMA CITY, OK 73113 OK 8664 EFCO 14534 CONTACT: JASON EMMETT, P.E. PHONE: (405) 406.4622

SITE DATA	
TOTAL ACREAGE: 11.5910 ACRES TOTAL LOTS: 2 LOT 1: 373.31190 SF (8.57 AC) LOT 2: 61.380.73 SF (1.41 AC)	DRIVES: 31,002.78 SF PARKING: 22,215.35 SF SIDEWALK: 9,049.25 SF

DATE PREPARED: 01.02.26

ESTIMATED PAVEMENT	
DRIVES: 31,002.78 SF PARKING: 22,215.35 SF SIDEWALK: 9,049.25 SF	

LEGEND	
BOUNDARY LINE	RIGHT OF WAY LINE
EASEMENT LINE	EASEMENT LINE
EXPOSED CONCRETE CURB AND GUTTER	PROPOSED CONCRETE CURB AND GUTTER
PROPOSED FIRE LINE STRIPPING	
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
Gas	GAS LINE
UGT	UNDERGROUND TELEPHONE
FO	UNDERGROUND FIBER OPTIC
SS	PUBLIC SEWER
PS	PUBLIC SANITARY SEWER
PW	PUBLIC WATERLINE
CW	PRIVATE WATERLINE
RE	RETAINING WALL
WOPZ	WOPZ EASEMENT
BENCHMARK	BENCHMARK
Fire Hydrant	EX. FIRE HYDRANT (TYP)
Water Valve	EX. WATER VALVE
Water Meter	EX. WATER METER
Water Meter	PROP. WATER METER
Sprinkler Valve	EX. SPRINKLER VALVE
Auto Sprinkler	EX. AUTO SPRINKLER
Elect. Pedestal	EX. ELECT. PEDESTAL
Elect. Transformer	EX. ELECT. TRANSFORMER
Elect. Meter	EX. ELECT. METER
Elect. Meter	PROP. ELECT. METER
Air Conditioner	EX. AIR CONDITIONER
Signage	EX. SIGNAGE
Light Pole	EX. LIGHT POLE
Bollard	EX. BOLLARD
Inlets	PROP. INLETS (SEE GRADING PLAN FOR TYPE)
VS	VERTICAL SEPARATION REQUIREMENT
MA/E	MAUTUAL ACCESS EASEMENT
	FLOOD INUNDATION ZONE

BENCHMARK DATA	
BENCHMARK #1 DESC: MAG NAIL N#866427.399 E#214589.910 Z:1174.968	BENCHMARK #3 DESC: MAG NAIL N#897303.461 E#214587.849 Z:1174.968
BENCHMARK #2 DESC: MAG NAIL N#866507.333 E#2145814.305 Z:1181.036	BENCHMARK #4 DESC: MAG NAIL N#897314.587 E#214589.753 Z:1182.135

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

SETBACK DATA	
RIM-4 ZONING FRONT SETBACK: 25' BACK SETBACK: 20' SIDE SETBACK: 5'	WOPZ AREA TOTAL ACREAGE: 17,738.40 SF (4.07 AC)

ZONING	
CURRENT ZONING: C-2 & R1-A PROPOSED ZONING: C-2 & R4-6	

BM #1

ZONING	
CURRENT ZONING: C-2 & R1-A PROPOSED ZONING: C-2 & R4-6	

BM #1

ZONING	
CURRENT ZONING: C-2 & R1-A PROPOSED ZONING: C-2 & R4-6	

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ZONING	
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