PRELIMINARY PLAT
THE RETREAT AT NORMAN
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 9, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

RECORD DESCRIPTION:

A tract of land being in the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at a point 1974.79 feet North 00°15'19" East of the southwest corner of the Southwest Quarter (SW/4) of said Section Nine (9);

THENCE North 00°15'19" East a distance of 279.51 feet;

THENCE North 62°24'49" East a distance of 657.69 feet;

THENCE North 89°22'58" East a distance of 579.74 feet;

THENCE South 27°44'11" East a distance of 672.50 feet;

THENCE North 62°30'41" East a distance of 401.67 feet;

THENCE South 27°35'11" East a distance of 28.00 feet;

THENCE South 62°30'41" West a distance of 501.59 feet;

THENCE South 89°23'29" West a distance of 1578.53 feet to the POINT OR PLACE OF BEGINNING, subject to right-of-way easements as mentioned and described in a RECIPROCAL DEED IN PARTITION recorded in Book 464 of Deeds at Page 171.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in part of the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows:

BEGINNING at a point on the east present right of way line of 12th Avenue SE a distance of 527.35 feet South 00°13'03" West of and 33.00 feet South 89°46'57" East of the northwest corner of said Southwest Quarter (SW/4);

THENCE South 06°51'02" East a distance of 57.45 feet;

THENCE South 06°39'12" East a distance of 83.01 feet;

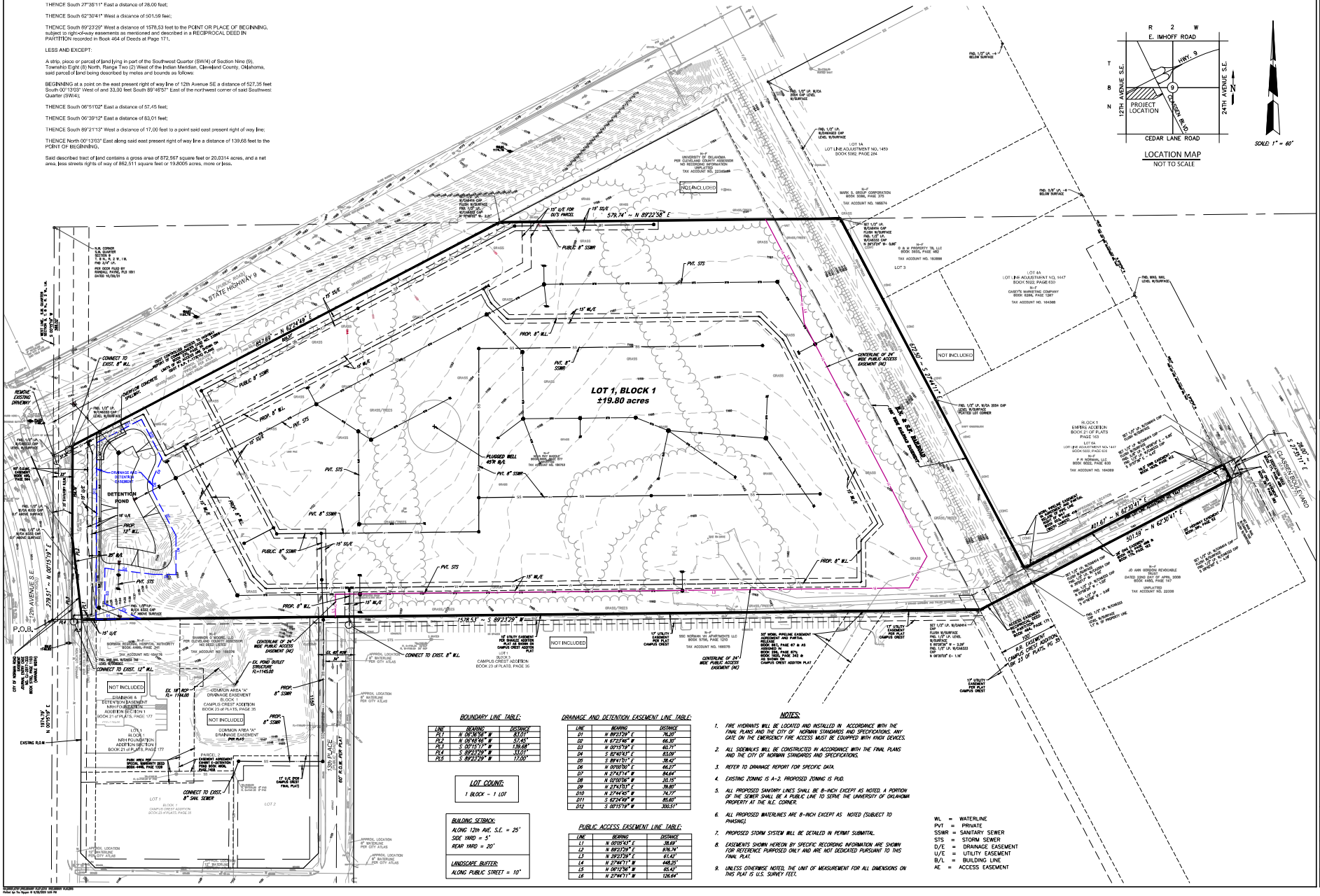
THENCE South 89°21'13" West a distance of 17.00 feet to a point said east present right of way line;

THENCE North 00°13'03" East along said east present right of way line a distance of 139.68 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 872,567 square feet or 20.0314 acres, and a net area, less streets rights of way of 852,511 square feet or 19.8005 acres, more or less.

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 RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF THE RETREAT AT NORMAN; 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER'S ASSOCIATION. 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 ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



BOUNDARY LINE TABLE:

LINE	BEARING	DISTANCE
PL1	N 00°36'56" W	83.01'
PL2	N 00°06'56" W	57.45'
PL3	S 00°15'17" W	139.68'
PL4	S 89°23'29" W	33.01'
PL5	S 89°21'29" W	17.00'

LOT COUNT:

1 BLOCK - 1 LOT

BUILDING SETBACK:

ALONG 12th AVE. S.E. = 25'
SIDE YARD = 5'
REAR YARD = 20'

LANDSCAPE BUFFER:

ALONG PUBLIC STREET = 10'

DRAINAGE AND DETENTION EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
D1	N 89°23'29" E	76.20'
D2	N 67°23'46" W	66.30'
D3	N 00°15'19" E	60.71'
D4	S 82°40'43" E	83.09'
D5	S 89°41'01" E	38.42'
D6	N 00°00'56" W	66.27'
D7	N 37°43'14" W	84.64'
D8	N 00°00'56" W	20.15'
D9	N 27°43'01" E	39.80'
D10	N 27°44'45" W	74.77'
D11	S 62°24'49" W	85.65'
D12	S 00°15'19" W	330.51'

PUBLIC ACCESS EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°06'43" E	58.69'
L2	N 89°23'29" E	976.74'
L3	N 39°23'29" E	61.43'
L4	N 27°44'11" W	448.25'
L5	N 06°12'56" W	65.42'
L6	N 27°44'11" W	126.64'

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ANY GATE ON THE EMERGENCY FIRE ACCESS MUST BE EQUIPPED WITH KNOX DEVICES.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
5. ALL PROPOSED SANITARY LINES SHALL BE 8-INCH EXCEPT AS NOTED. A PORTION OF THE SEWER SHALL BE A PUBLIC LINE TO SERVE THE UNIVERSITY OF OKLAHOMA PROPERTY AT THE N.E. CORNER.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
7. PROPOSED STORM SYSTEM WILL BE DETAILED IN PERMIT SUBMITTAL.
8. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSED ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
9. UNLESS OTHERWISE NOTED, THE UNIT OF MEASUREMENT FOR ALL DIMENSIONS ON THIS PLAT IS U.S. SURVEY FEET.

WL = WATERLINE
PVT = PRIVATE
SSWR = SANITARY SEWER
STS = STORM SEWER
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
AE = ACCESS EASEMENT

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OWNER/DEVELOPER
LCD ACQUISITIONS, LLC
HEWA RAY MADOLE
3060 PEACHTREE ROAD NW, SUITE 500
ATLANTA, GA 30305

ENGINEER
SMC CONSULTING ENGINEERS
815 E. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106

09-28-2026

THE RETREAT AT NORMAN
3060 CLASSEN BLVD.
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 East Main - Oklahoma City, OK 73106
Ph: 405-232-7931 Fax: 405-232-7939
Engineering Certificate of Authorization No. CA 4411 Exp. 06/30/2027
Surveying Certificate of Authorization No. CA 4411 Exp. 06/30/2027

No.	Description	Date
1	1ST SUBMITTAL	09-28-26

PROJECT NO.:4701.00
DATE:09/28/26
SCALE:1" = 60'
DRAWN BY:D.G.
ENGINEER:MUHAMMAD ASHRAF KHAN
P.E. NUMBER:18318

PRELIMINARY PLAT 30x42

SHEET NO.
1