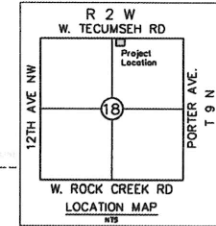




PRELIMINARY PLAT OF CHARLESTON RIDGE ADDITION

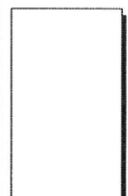
THE ADDITION BEING A PART OF THE NW/4, NE/4 SEC.18 T9N, R2W, LM.
NORMAN, CLEVELAND COUNTY, OKLAHOMA.

(ZONE PUD)



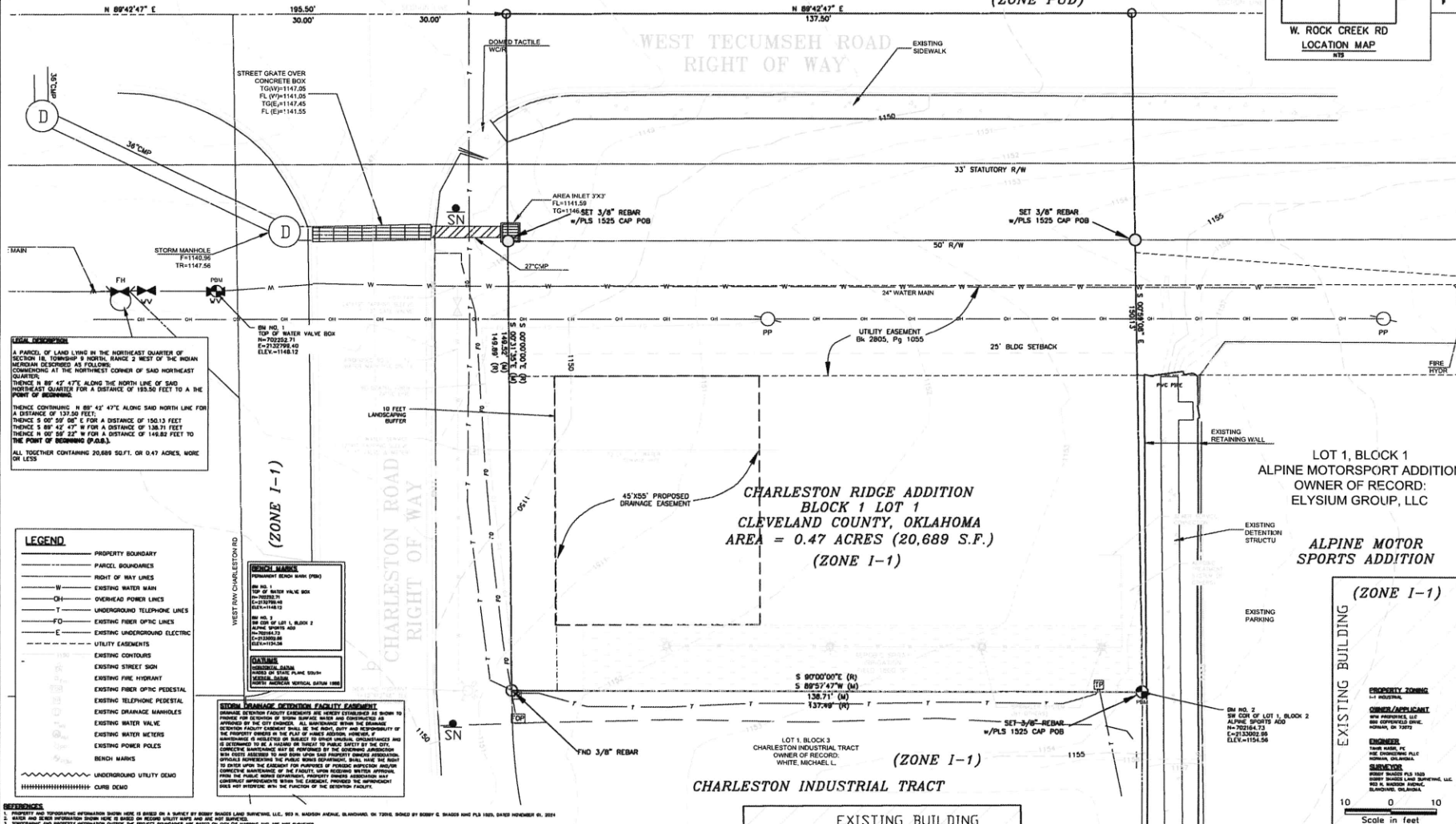
NSE ENGINEERING
CONSULTANTS, PLLC
2900 WEST LINDEY STREET
SUITE 111
NORMAN, OK 73072
TEL 405-241-2000
FAX 270-817-8739
www.nseengineering.com

THESE PLANS, SPECIFICATIONS, AND CONDITIONS SHALL BE THE BASIS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CHARLESTON RIDGE
3520 CHARLESTON ROAD
NORMAN, OKLAHOMA
SHEET TITLE: PRELIMINARY PLAT PLAN

Revisions
Issue Date
03.5.2025
Project No.
2419
Sheet No.
P-PLAT



A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE 10TH MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE N 89° 42' 47" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 193.50 FEET TO A THE POINT OF BEGINNING;
THENCE CONTINUING N 89° 42' 47" E ALONG SAID NORTH LINE FOR A DISTANCE OF 137.50 FEET;
THENCE S 00° 50' 50" E FOR A DISTANCE OF 150.13 FEET;
THENCE S 89° 42' 47" W FOR A DISTANCE OF 136.91 FEET;
THENCE N 00° 50' 52" W FOR A DISTANCE OF 148.89 FEET TO THE POINT OF BEGINNING (P.O.B.).
ALL TOGETHER CONTAINING 20,689 SQ. FT. OR 0.47 ACRES, MORE OR LESS.

- LEGEND**
- PROPERTY BOUNDARY
 - PARCEL BOUNDARIES
 - POINT OF WAY LINES
 - W - EXISTING WATER MAIN
 - OH - OVERHEAD POWER LINES
 - T - UNDERGROUND TELEPHONE LINES
 - FO - EXISTING FIBER OPTIC LINES
 - E - EXISTING UNDERGROUND ELECTRIC
 - UTILITY EASEMENTS
 - EXISTING CONTOURS
 - EXISTING STREET SIGN
 - EXISTING FIRE HYDRANT
 - EXISTING FIBER OPTIC PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING DRAINAGE MANHOLES
 - EXISTING WATER VALVE
 - EXISTING POWER POLES
 - BENCH MARKS
 - UNDERGROUND UTILITY DEMO
 - CLUB DEMO

BENCH MARK
PERMANENT BENCH MARK (PBM)
BM NO. 1
TOP OF WATER VALVE BOX
ELEVATION 1147.25
ELEVATION 1147.25
ELEVATION 1147.25
BM NO. 2
SE COR. OF LOT 1, BLOCK 2
ELEVATION 1148.12
ELEVATION 1148.12
ELEVATION 1148.12

STORM DRAINAGE DETENTION FACILITY EASEMENT
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM DRAINAGE WATER AND CONSTRUCTION OF DETENTION FACILITY CONFORMING TO THE DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS OF THE CITY OF NORMAN, OKLAHOMA. THE EASEMENT IS GRANTED TO THE CITY OF NORMAN, OKLAHOMA, FOR THE PURPOSES OF PROVIDING DETENTION FACILITY FOR STORM DRAINAGE WATER. THE EASEMENT SHALL NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

1. PROPERTY AND INFORMATION CONTAINED HEREIN IS BASED ON A SURVEY BY ROBERT SHANLEY LAND SURVEYING, L.L.C., 903 N. WARDEN AVENUE, BLANCKHORN, IN 46105, DATED NOVEMBER 01, 2024.
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PROXIMATE TOWNSHIP
T 9 N
PROXIMATE RANGE
R 2 W
PROXIMATE SECTION
S 18
OWNER
ALPINE MOTORSPORT ADDITION
3520 CHARLESTON ROAD
NORMAN, OK 73072
OWNER'S ATTORNEY
NORMAN, OK 73072
OWNER'S ADDRESS
3520 CHARLESTON ROAD
NORMAN, OK 73072
OWNER'S PHONE
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OWNER'S FAX
270-817-8739
OWNER'S EMAIL
info@alpinemotor.com
OWNER'S WEBSITE
www.alpinemotor.com

Scale in feet
10 0 10
PRINT SIZE 24"x36"