

NOTES:

1. THE HYDRAULICS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL STORMWATER 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. ALL PROPOSED SWATHWAY LINES ARE 8-INCH EXCEPT AS NOTED.
5. LOT 1, BLOCK 7 WILL HAVE SANITARY SEWER SERVICE FROM THE FUTURE EAST WIDE DEVELOPMENT SOUTH OF LINDSEY. THIS LOT WILL NOT BE FINED PLACED UNTIL THAT SEWER SERVICE IS AVAILABLE.
6. ALL PROPOSED MATERIALS ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO FINISHING).
7. ALL ISLANDS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THE DEVELOPMENT WILL BE MANAGED BY THE PROPERTY OWNERS ASSOCIATION OF VARENNIA LANDING ADDITION.
8. EXISTING ZONING IS PUD.
9. FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORMY SEWER PIPES SHOWN ARE 8" DIA.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PREVENT FLOOD DRAINAGE OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND REPAIRS OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAN OF VARENNIA LANDING ADDITION. MAINTENANCE IS RELIEVED OF SUBJECT TO OTHER LINES, ENCUMBRANCES AND IS DETERMINED TO BE A HAZARD OR HINDER TO PUBLIC SAFETY BY THE CITY ENGINEER. CONSENTING MAINTENANCE MAY BE PERFORMED BY THE CONSENTING ASSOCIATION WITH LOCAL ACCESS TO AND FROM UPON (AND PROPERTY OWNERS ASSOCIATION, STAFFS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF INSPECTION AND/OR CONNECTION. MAINTENANCE OF THE FACILITY UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS ASSOCIATION MAY CONDUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

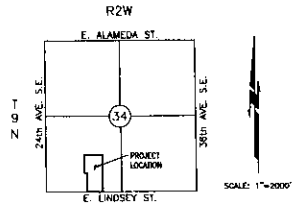
**PRELIMINARY PLAT
VARENNIA LANDING ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 34, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



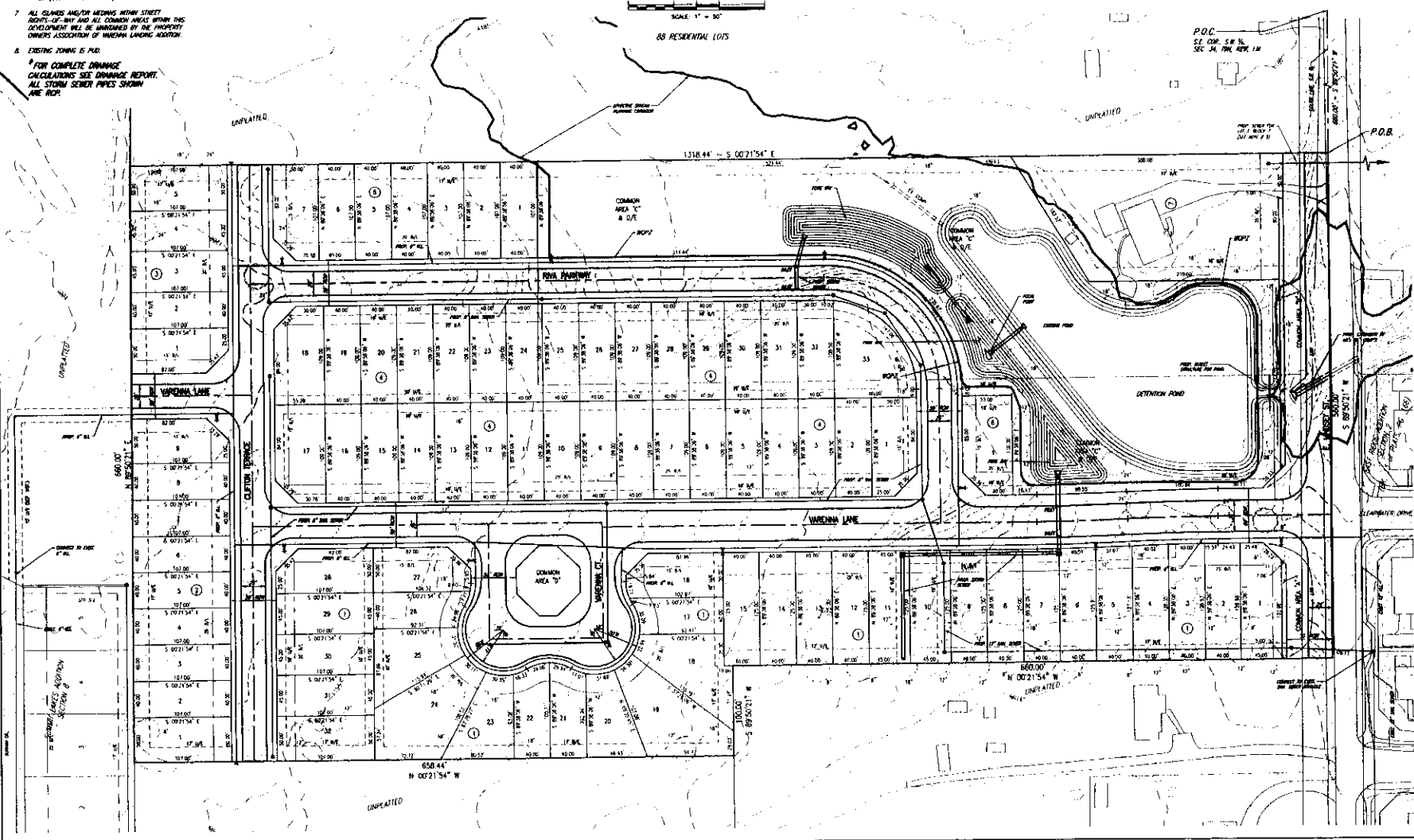
88 RESIDENTIAL LOTS

LEGAL DESCRIPTION

Being a Part of land being in the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Nine North (9N), Range Ten West (20W) of the Indian Meridian (14th) Normal, Cleveland County, Oklahoma, and being more particularly described as follows:
 COMMENCING at the Southwest corner of said S.W. 1/4, THENCE South 89°27'21" West along the South line of said S.W. 1/4, a distance of 860.00 feet to the POINT OF BEGINNING;
 THENCE remaining South 89°27'21" West along said South line a distance of 340.00 feet;
 THENCE North 02°21'54" West a distance of 600.00 feet;
 THENCE South 89°27'21" West a distance of 100.00 feet;
 THENCE North 02°21'54" West a distance of 658.44 feet to the North line of said S.W. 1/4;
 THENCE North 89°27'21" East along the North line of said S.W. 1/4, a distance of 662.00 feet;
 THENCE South 02°21'54" East a distance of 1118.44 feet to the POINT OF BEGINNING.
 See also plat containing 18 1/2 acre, more or less.



SCALE: 1"=2000'



SMG CONSULTING ENGINEERS, P.C.
 1203 BROADWAY, SUITE 200
 NORMAN, OKLAHOMA 73072
 (405) 329-0256

OWNER/DEVELOPER
 VARENNIA LANDING, LLC
 1203 BROADWAY, SUITE 200
 NORMAN, OKLAHOMA 73072
 (405) 329-0256



VARENNIA LANDING ADDITION
 24th AVE S.E. & E. LINDSEY ST.
 NORMAN, OKLAHOMA

SMG CONSULTING ENGINEERS, P.C.
 1203 BROADWAY, SUITE 200
 NORMAN, OKLAHOMA 73072
 (405) 329-0256

PROJECT NO. 150434
 DATE: 10/14/15
 SHEET: 1 OF 17
 DRAWN BY: J.C.
 CHECKED BY: Christopher M. Peterson
 P.E. NUMBER: 10388

Preliminary Plat
 SHEET NO. 1