

PRELIMINARY PLAT

ST. JAMES CENTRE

A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

LOT COUNT: 6

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 RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF ST. JAMES CENTRE. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER JUDICIAL ORDINANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ASSESSED TO AND BORNE BY THE SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, 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.

NOTE: THE DETENTION REQUIREMENT SATISFIED BY THE POND LOCATED ON LOT 1, BLOCK 1 MAY BE EQUALLY SATISFIED BY THE DETENTION FACILITY PROVIDED WRITTEN PERMISSION TO THE CITY OF NORMAN FOR THE DEVELOPED STORM WATER RUNOFF TO DISCHARGE TO THE RAILROAD RIGHT-OF-WAY LOCATED WEST OF THE PROPERTY VIA PUBLIC STORM SEWER AND THE CITY OF NORMAN APPROVES THE FINAL DRAINAGE PLAN WITHOUT DETENTION FOR THE AREA DISCHARGING TO SAID RIGHT-OF-WAY.

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of said Section 16,

THENCE South 00°00'48" East, along the east line of said Northeast Quarter, a distance of 735.58 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 542.00 feet;

THENCE South 00°00'48" East, parallel with the east line of said Northeast Quarter, a distance of 85.01 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 1,117.53 feet;

THENCE North 01°13'51" West a distance of 85.00 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 140.35 feet to a point on the easterly right of way line of U.S. Highway 77;

THENCE along said easterly right of way line, the following three (3) courses:

1. North 25°41'30" West a distance of 1.11 feet;

2. North 27°36'23" West a distance of 300.00 feet;

3. North 25°11'48" West a distance of 511.96 feet to a point on the north line of said Northeast Quarter;

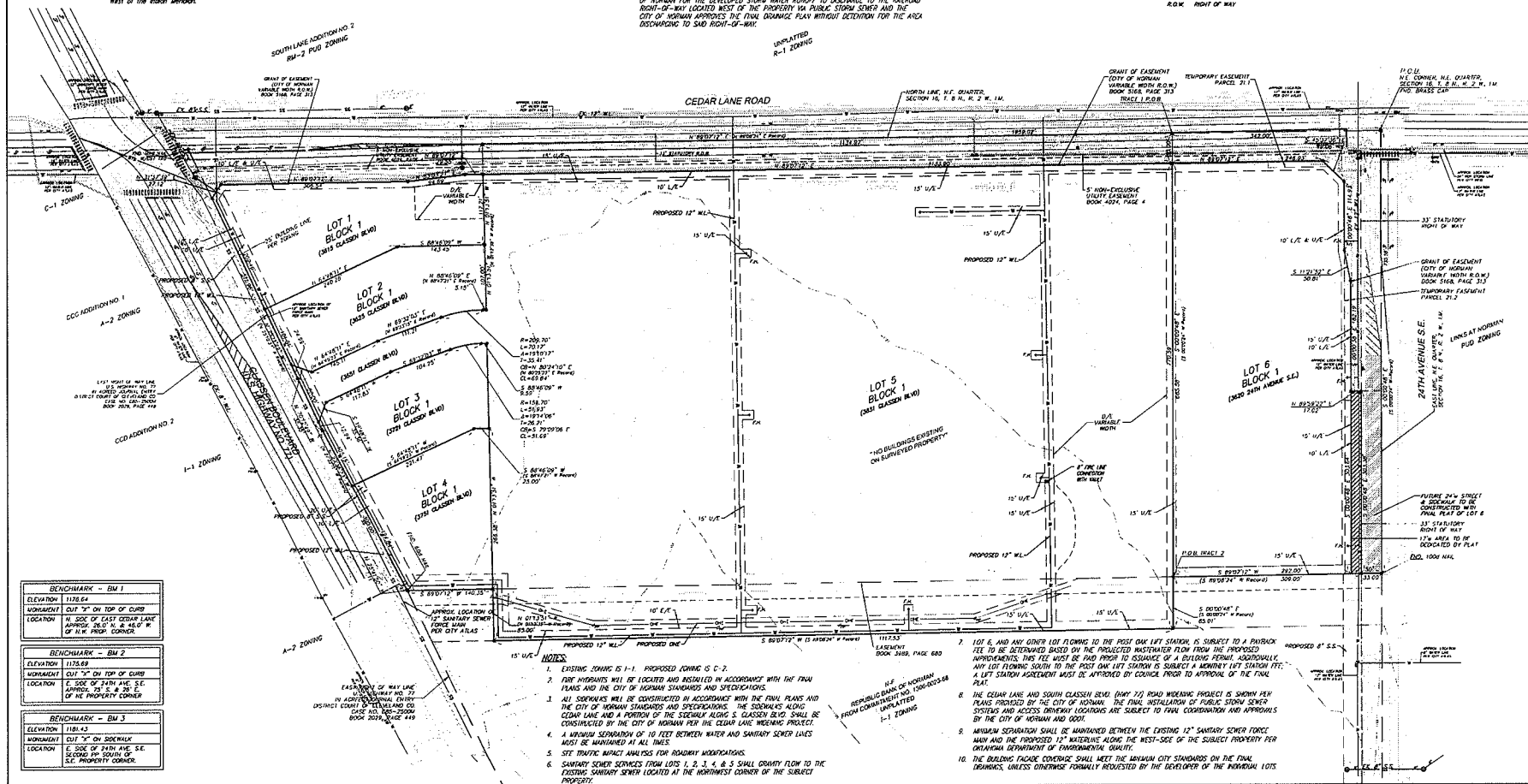
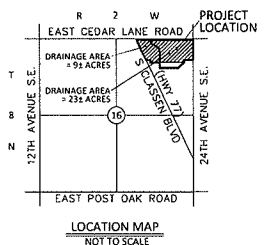
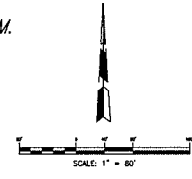
THENCE North 89°07'12" East, along said north line, a distance of 1,859.01 feet to the POINT OF BEGINNING.

Said described tract contains an area of 1,402.31 square feet or 32,3171 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (South Zone-NAD83) using a bearing of North 89°07'12" East on the north line of the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian.

LEGEND

- Proposed Easement
- Proposed Lot
- Proposed 12" Waterline
- Proposed 15" Waterline
- Proposed 18" Waterline
- Proposed 24" Waterline
- Proposed 30" Waterline
- Proposed 36" Waterline
- Proposed 42" Waterline
- Proposed 48" Waterline
- Proposed 54" Waterline
- Proposed 60" Waterline
- Proposed 66" Waterline
- Proposed 72" Waterline
- Proposed 78" Waterline
- Proposed 84" Waterline
- Proposed 90" Waterline
- Proposed 96" Waterline
- Proposed 102" Waterline
- Proposed 108" Waterline
- Proposed 114" Waterline
- Proposed 120" Waterline
- Proposed 126" Waterline
- Proposed 132" Waterline
- Proposed 138" Waterline
- Proposed 144" Waterline
- Proposed 150" Waterline
- Proposed 156" Waterline
- Proposed 162" Waterline
- Proposed 168" Waterline
- Proposed 174" Waterline
- Proposed 180" Waterline
- Proposed 186" Waterline
- Proposed 192" Waterline
- Proposed 198" Waterline
- Proposed 204" Waterline
- Proposed 210" Waterline
- Proposed 216" Waterline
- Proposed 222" Waterline
- Proposed 228" Waterline
- Proposed 234" Waterline
- Proposed 240" Waterline
- Proposed 246" Waterline
- Proposed 252" Waterline
- Proposed 258" Waterline
- Proposed 264" Waterline
- Proposed 270" Waterline
- Proposed 276" Waterline
- Proposed 282" Waterline
- Proposed 288" Waterline
- Proposed 294" Waterline
- Proposed 300" Waterline
- Proposed 306" Waterline
- Proposed 312" Waterline
- Proposed 318" Waterline
- Proposed 324" Waterline
- Proposed 330" Waterline
- Proposed 336" Waterline
- Proposed 342" Waterline
- Proposed 348" Waterline
- Proposed 354" Waterline
- Proposed 360" Waterline
- Proposed 366" Waterline
- Proposed 372" Waterline
- Proposed 378" Waterline
- Proposed 384" Waterline
- Proposed 390" Waterline
- Proposed 396" Waterline
- Proposed 402" Waterline
- Proposed 408" Waterline
- Proposed 414" Waterline
- Proposed 420" Waterline
- Proposed 426" Waterline
- Proposed 432" Waterline
- Proposed 438" Waterline
- Proposed 444" Waterline
- Proposed 450" Waterline
- Proposed 456" Waterline
- Proposed 462" Waterline
- Proposed 468" Waterline
- Proposed 474" Waterline
- Proposed 480" Waterline
- Proposed 486" Waterline
- Proposed 492" Waterline
- Proposed 498" Waterline
- Proposed 504" Waterline
- Proposed 510" Waterline
- Proposed 516" Waterline
- Proposed 522" Waterline
- Proposed 528" Waterline
- Proposed 534" Waterline
- Proposed 540" Waterline
- Proposed 546" Waterline
- Proposed 552" Waterline
- Proposed 558" Waterline
- Proposed 564" Waterline
- Proposed 570" Waterline
- Proposed 576" Waterline
- Proposed 582" Waterline
- Proposed 588" Waterline
- Proposed 594" Waterline
- Proposed 600" Waterline



- BENCHMARK - BM 1**
ELEVATION: 1126.64
MONUMENT: OUT 7" ON TOP OF CURB
LOCATION: N. SIDE OF EAST CEDAR LANE, APPROX. 36.0' N. & 84.0' W. OF N.W. CORNER
- BENCHMARK - BM 2**
ELEVATION: 1126.69
MONUMENT: OUT 7" ON TOP OF CURB
LOCATION: E. SIDE OF 24TH AVE. S.E., APPROX. 70.5' S. & 39.0' E. OF N.E. PROPERTY CORNER
- BENCHMARK - BM 3**
ELEVATION: 1181.43
MONUMENT: OUT 7" ON SIDEWALK
LOCATION: E. SIDE OF 24TH AVE. S.E., SECTIONS 16 & 20, S. OF S.E. PROPERTY CORNER

- 1. EXISTING ZONING IS I-1. PROPOSED ZONING IS C-2.
- 2. FIRE ALARMS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- 3. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. THE SIDEWALKS ALONG CEDAR LANE AND A PORTION OF THE SIDEWALK ALONG S. CLASSEN BLVD. SHALL BE CONSTRUCTED BY THE CITY OF NORMAN PER THE CEDAR LANE WIDENING PROJECT.
- 4. A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED AT ALL TIMES.
- 5. SITE TRAFFIC IMPACT ANALYSIS FOR ROADWAY MODIFICATIONS.
- 6. SANITARY SEWER SERVICES FROM LOTS 1, 2, 3, 4 & 5 SHALL DRAIN TO THE EXISTING SANITARY SEWER LOCATED IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- 7. LOT 6, AND ANY OTHER LOT FLOWING TO THE POST OAK LEFT STATION, IS SUBJECT TO A PARBACK FEE TO BE DETERMINED BASED ON THE PROJECTED WASTEWATER FLOW FROM THE PROPOSED IMPROVEMENTS. THIS FEE MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT. ADDITIONALLY, ANY LOT FLOWING SOUTH TO THE POST OAK LEFT STATION IS SUBJECT TO A MINORITY LOT STATION FEE.
- 8. THE CEDAR LANE AND SOUTH CLASSEN BLVD. (HWY 77) ROAD WIDENING PROJECT IS SHOWN PER PLANS PROVIDED BY THE CITY OF NORMAN. THE FINAL INSTALLATION OF PUBLIC STORM SEWER SYSTEMS AND ACCESS DRIVEWAY LOCATIONS ARE SUBJECT TO FINAL COORDINATION AND APPROVAL BY THE CITY OF NORMAN AND GODD.
- 9. MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN THE EXISTING 12" SANITARY SEWER FORCE MAIN AND THE PROPOSED 12" WATERLINE ALONG THE WEST-SIDE OF THE SUBJECT PROPERTY PER OATHMAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- 10. THE BUILDING FOOTING COVERAGE SHALL MEET THE MINIMUM CITY STANDARDS ON THE FINAL DRAINAGE, UNLESS OTHERWISE FORMALLY REQUESTED BY THE DEVELOPER OF THE INDIVIDUAL LOTS.

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OWNER / DEVELOPER
HERITAGE FINE HOMES INVESTMENTS, LLC
770 WEST CREEK ROAD
SUITE 101
NORMAN, OK 73069

PREPARED BY:
SMC Consulting Engineers, P.C.
815 W. Main St.
Oklahoma City, Oklahoma 73106
PH: (405)322-7715

NOT VALID FOR CONSTRUCTION

UNLESS SHOWN IN THIS PLAT

PRELIMINARY PLAT
ST. JAMES CENTRE
CLASSEN BOULEVARD (HWY 77)
& CEDAR LANE
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
1150 W. Main Street, Suite 101
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FAX: (405)322-7716

PROJECT NO. 1815550
DATE: 10/10/14
SCALE: 1"=40'
DRAWN BY: JMS
CHECKED BY: L. WIKES
DATE: 11/10/19

PRELIMINARY PLAT

SHEET NO.