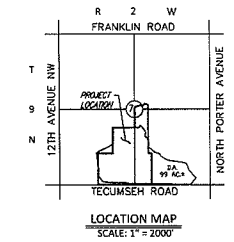
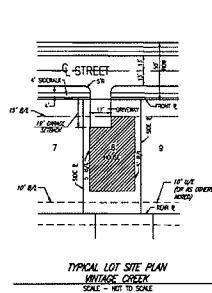


PRELIMINARY PLAT
VINTAGE CREEK
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4, S.E. 1/4 & N.E. 1/4 OF SECTION 7,
 19N, R2W, 1M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

82.40 ACRES
 185 LOTS
 2.25 LOTS PER ACRE

There shall be no clearing, grading, construction or disturbance of vegetation within the RUPZ except as permitted by the Director of Public Works unless such disturbance is done in accordance with 19-514(E) of the Norman City Code.

All Water Quality Protection Zone (WQPZ) Areas shown herein are subject to the recent Protective Orders of Vintage Creek Addition and applicable Codes of the City of Norman.

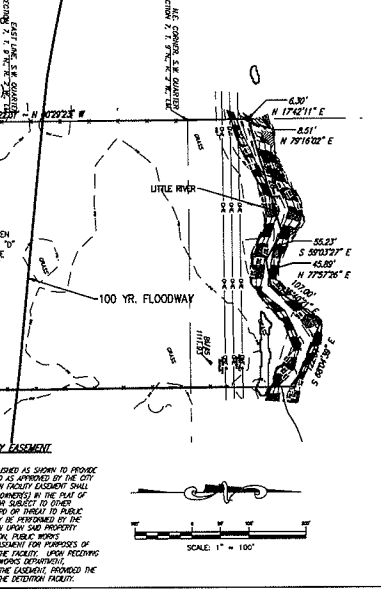
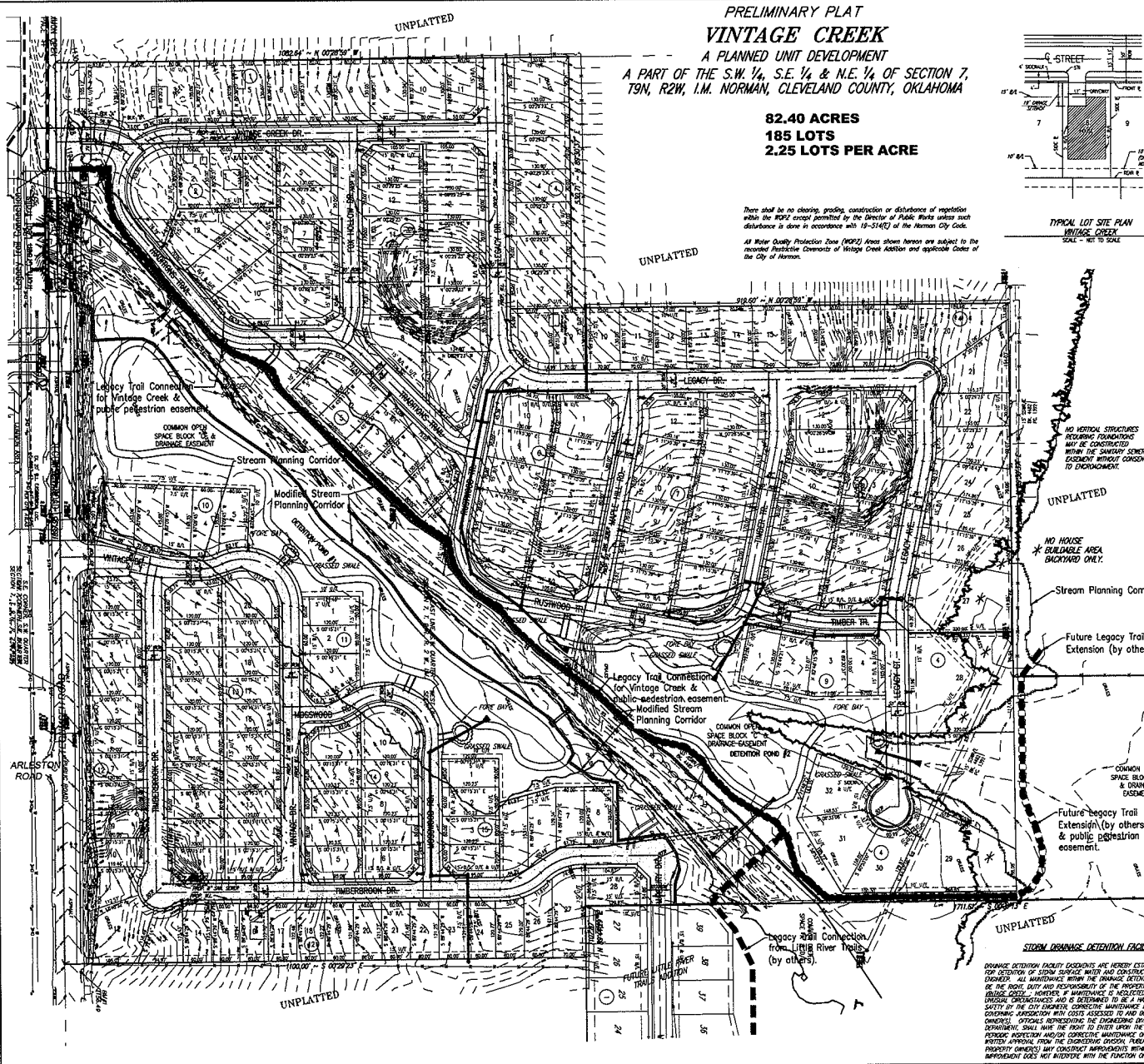


- NOTES:**
1. EXISTING ZONING IS A-2. PROPOSED ZONING IS P.U.D.
 2. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 3. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
 4. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
 6. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE. AS FINAL PLATS ARE DEVELOPED, 12-INCH MAY BE USED IF LOOPED SYSTEM CANNOT BE ACCOMMODATED.
 7. THE IMPROVEMENTS TO BE SPACED A MINIMUM OF 300' APART, AND DESIGNED AT FINAL PLAT STAGE PER CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 8. ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON OPEN SPACE WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF VINTAGE CREEK. E-1, BLOCKS A,B,C,D,E.
 9. ALL EXISTING STRUCTURES TO BE REMOVED.

Legal Description:
 A tract of land being a part of the South half (S. 1/2) and a part of the Northeast Quarter (N.E. 1/4) of Section Seven (7), Township Nine North (9N), Range Two West (2W), of the Indian Meridian (14L) Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (S.W. 1/4) of said Section 7; THENCE North 89°44'29" East along the South line of said S.W. 1/4 to the POINT OF BEGINNING; THENCE North 00°28'59" West a distance of 1082.64 feet; THENCE North 89°30'33" East a distance of 532.71 feet; THENCE North 00°28'59" West a distance of 519.60 feet; THENCE North 00°28'59" East a distance of 708.43 feet; THENCE North 00°28'59" West a distance of 722.31 feet; THENCE North 17°42'11" East a distance of 6.30 feet; THENCE North 79°16'02" East a distance of 6.51 feet; THENCE North 17°42'11" East a distance of 156.68 feet; THENCE South 89°30'33" East a distance of 55.23 feet; THENCE North 77°57'26" East a distance of 45.89 feet; THENCE North 39°16'02" East a distance of 101.00 feet; THENCE South 89°30'33" East a distance of 122.44 feet; THENCE South 00°28'59" East a distance of 171.81 feet; THENCE North 89°44'29" East a distance of 107.87 feet; THENCE South 00°28'59" East a distance of 1100.00 feet; THENCE South 89°44'29" West a distance of 1082.55 feet to the POINT OF BEGINNING.

Said tract contains 3,580,216 square feet, or 82,397 acres, more or less.



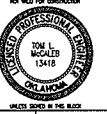
STORM DRAINAGE DETENTION FACILITY EASEMENT

DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DETENTION FACILITY EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS. IN THE PLAT OF PUBLIC CREEK, HOWEVER, IF MAINTENANCE IS REQUIRED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A MAJOR OBSTACLE TO PUBLIC SAFETY IN THE CITY ENGINEER'S DISCRETION, MAINTENANCE MAY BE PERFORMED BY THE ENGINEERING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS. OPTIONS REPRESENTING THE ENGINEERING DESIGN, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CONSTRUCTION MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DESIGN, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENTS DO NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER/DEVELOPER:
 AN DEVELOPMENT, L.L.C.
 231 1800 E. I-40
 NORMAN, OK 73072
 (405) 329-7979

ENGINEER:
 SMC CONSULTING ENGINEERS, P.C.
 815 E. MAIN ST.
 OKLAHOMA CITY, OK 73106
 (405) 232-7715



VINTAGE CREEK
 A PLANNED UNIT DEVELOPMENT
 TECUMSEH RD. & N. PORTER AVE.
 NORMAN, OKLAHOMA

SMC CONSULTING ENGINEERS, P.C.
 815 E. MAIN ST.
 OKLAHOMA CITY, OK 73106
 (405) 232-7715
 FAX: (405) 232-7716
 E-MAIL: SMC@SMCENGINEERS.COM
 WWW.SMCENGINEERS.COM

PROJECT NO. 5781.00
 DATE: 04/11/2024
 SCALE: 1" = 100'
 DRAWN BY: J. LACROS
 P.L. HAMMONS (13418)

PRELIMINARY PLAT
 SHEET NO. 1