

NOTES:

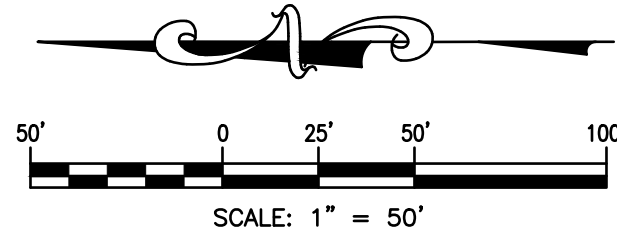
1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. LOT 1, BLOCK 7 WILL HAVE SANITARY SEWER SERVICE FROM THE FUTURE EAST RIDGE DEVELOPMENT SOUTH OF LINDSEY. THIS LOT WILL NOT BE FINAL PLATTED UNTIL THAT SEWER SERVICE IS AVAILABLE.
6. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
7. ALL ISLANDS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF VARENNIA LANDING ADDITION.
8. EXISTING ZONING IS PUD.

***FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.**

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 VARENNIA LANDING ADDITION. 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 ENGINEER, 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT 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

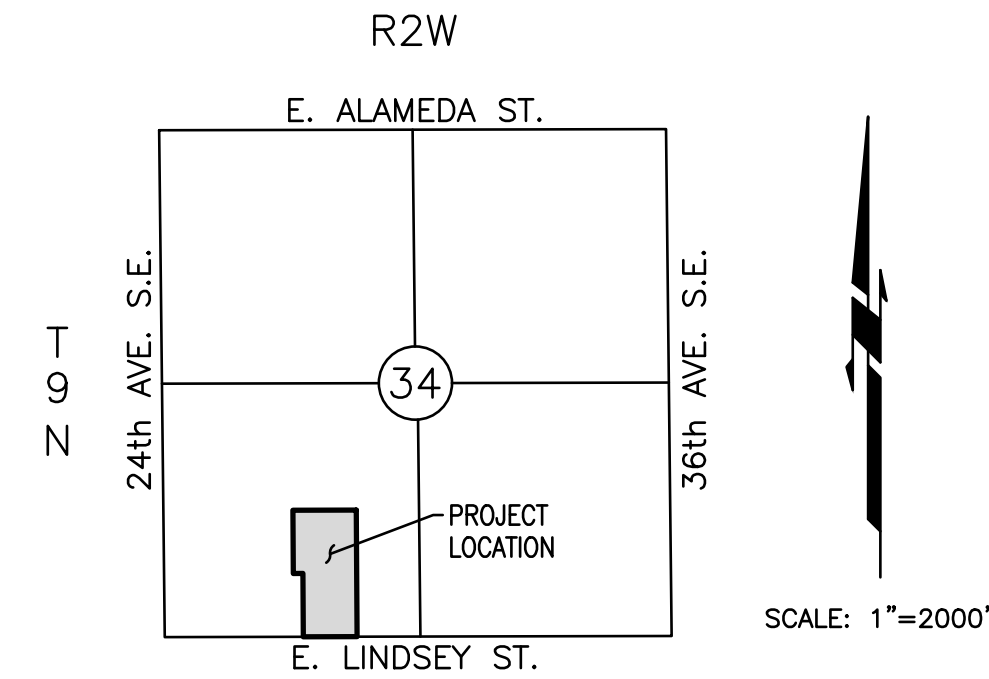


LEGAL DESCRIPTION:

Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Thirty-Four (34), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. 1/4; THENCE South 89°50'21" West along the South line of said S.W. 1/4 a distance of 660.00 feet to the POINT OF BEGINNING;
THENCE continuing South 89°50'21" West along said South line a distance of 560.00 feet;
THENCE North 00°21'54" West a distance of 660.00 feet;
THENCE South 89°50'21" West a distance of 100.00 feet;
THENCE North 00°21'54" West a distance of 658.44 feet to the North line of said S.W. 1/4;
THENCE North 89°50'21" East along the North line of said S.W. 1/4 a distance of 660.00 feet;
THENCE South 00°21'54" East a distance of 1318.44 feet to the POINT OF BEGINNING.

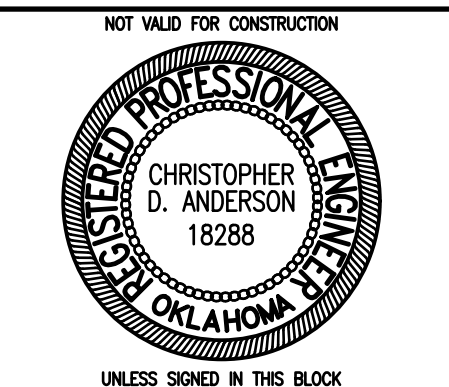
Said tract contains 18.46 acres, more or less.



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OWNER
SHAHRAM STEVE MONTAZZADEH
5101 SE 15th ST.
OKLAHOMA CITY, OKLAHOMA 73165

OWNER/DEVELOPER:
VARENNIA LANDING, LLC
1203 BROOKHAVEN BLVD.
NORMAN, OKLAHOMA 73072
(405) 329-0256



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

SMC		SMC Consulting Engineers, P.C.		Date	
8000 E. 15th Ave. Suite 100		PH: 405-232-7715 Fax: 405-232-7659		By	
Website: www.smcok.com		OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2019		No.	
1. Prepared per City plan review comments		10/12/2019		Revision	

PROJECT NO.: 6305.00
DATE: 04/08/19
SCALE: 1" = 50'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Plat

SHEET NO.
1

