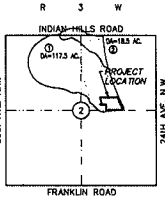


**PRELIMINARY PLAT**  
**VALUE PLACE ADDITION**  
**A REPLAT OF LOT 2, BLOCK 1,**  
**OF HUETTNER ADDITION SECTION TWO**  
**A PART OF THE N.E. 1/4, SECTION 2, T9N, R3W I.M.**  
**NORMAN, CLEVELAND COUNTY, OKLAHOMA**  
**STORM DRAINAGE DETENTION FACILITY EASEMENT**



LOCATION MAP  
NOT TO SCALE

**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 PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
3. ALL SANITARY SEWER SHALL BE 8" UNLESS OTHERWISE NOTED.
4. EXISTING ZONING IS I-1.
5. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED.
6. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.
7. THE SITE PLAN IS CONCEPTUAL. FINAL FIRE PROTECTION WATER LINES WILL BE DESIGNED IF NECESSARY AT SUBMISSION OF DRAINAGE REPORT FOR EACH LOT.
8. IF THE BUILDINGS REQUIRE SPRINKLER PROTECTION THE DISTANCE BETWEEN THE FDC AND THE NEAREST HYDRANT SHALL BE LIMITED BASED ON THE MOUNTING LOCATION.

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 DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF "VALUE PLACE" AND/OR A REPLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION SECTION TWO. 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, CORRECTING MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERFORMING INSPECTION AND/OR CORRECTING MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, OF THE NORMAN METROPOLITAN BEING A PART OF VALUE PLACE ADDITION A REPLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION SECTION TWO, RECORDED IN BOOK 21, PAGE 73, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT TWO (2) OF BLOCK ONE (1) OF SAID VALUE PLACE ADDITION A REPLAT OF LOT 2, BLOCK 1 OF HUETTNER ADDITION SECTION TWO DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

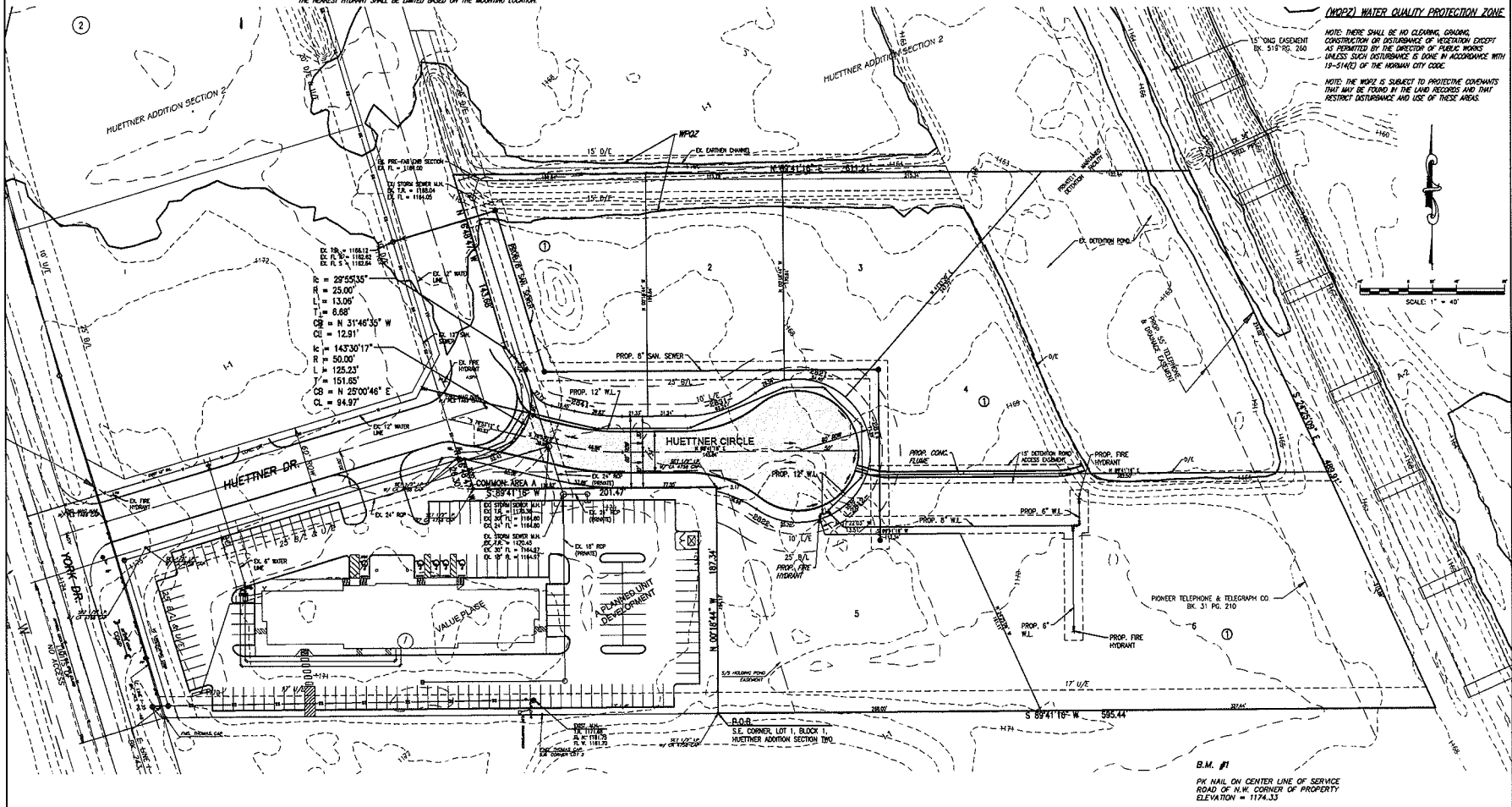
BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE (1) OF SAID VALUE PLACE ADDITION A REPLAT OF LOT 2, BLOCK 1 OF HUETTNER ADDITION SECTION TWO; THENCE NORTH 07°18'44" WEST A DISTANCE OF 187.34 FEET; THENCE SOUTH 89°41'16" WEST A DISTANCE OF 201.47 FEET; THENCE NORTH 15°46'35" WEST A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF HUETTNER DRIVE; THENCE ON A CURVE TO THE LOT, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HUETTNER DRIVE HAVING A RADIUS OF 50.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 25°00'46" EAST A CHORD DISTANCE OF 84.97 FEET) AND AN ARC LENGTH OF 123.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HUETTNER DRIVE HAVING A RADIUS OF 25.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 31°46'35" WEST A CHORD DISTANCE OF 12.91 FEET) AND AN ARC LENGTH OF 13.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HUETTNER DRIVE; THENCE NORTH 15°46'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF HUETTNER DRIVE A DISTANCE OF 143.68 FEET; THENCE NORTH 89°41'16" EAST A DISTANCE OF 611.21 FEET; THENCE SOUTH 24°25'04" EAST A DISTANCE OF 488.91 FEET; THENCE SOUTH 89°41'16" WEST A DISTANCE OF 358.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.18 ACRES, MORE OR LESS.

**(WQRP) WATER QUALITY PROTECTION ZONE**

NOTE: THERE SHALL BE NO CLEANSING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION 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.

NOTE: THE WQRP IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.



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**VALUE PLACE ADDITION**  
**A REPLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION SECTION TWO**  
**HUETTNER DRIVE & YORK DRIVE**  
**NORMAN, OKLAHOMA**

**SMC**  
**SAC CONSULTING ENGINEERS, P.C.**  
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**Norman, Oklahoma 73061**  
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**WWW.SAC-ENGINEERS.COM**

PROJECT NO.: 99700  
 DATE: 04/11/15  
 SCALE: 1" = 40'  
 DRAWN BY: RMC  
 CHECKED BY: T.M. L. WICKLER  
 P.E. NUMBER: 13418

**PRELIMINARY PLAT**  
 SHEET NO. 1