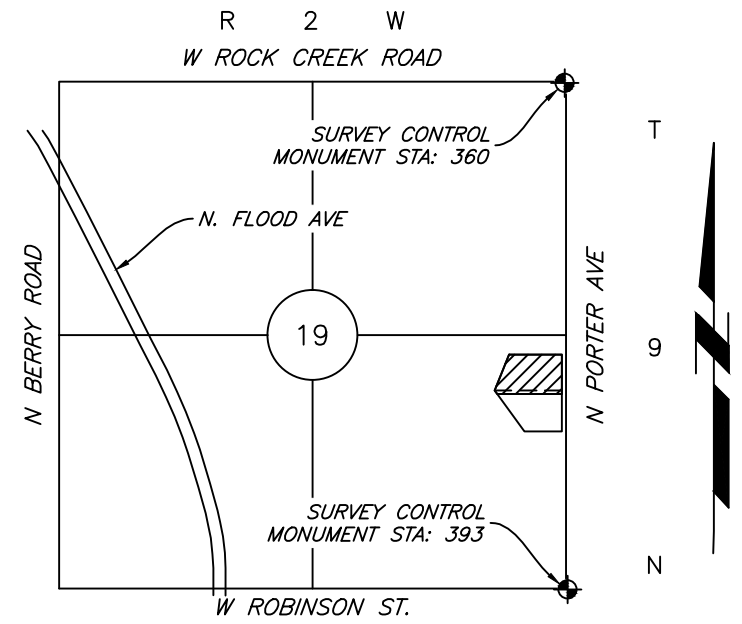


PRELIMINARY PLAT  
VCN Development  
A SIMPLE PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4)  
OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE  
INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION,  
ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA



CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 360  
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE  
HORIZONTAL DATUM: OKLAHOMA STATE PLANE  
NAD83 (CORR96) SOUTH ZONE (U.S. FOOT)  
NORTHING: 696,963.327  
EASTING: 1,135,282.382  
VERTICAL DATUM: NAVD 88 (U.S. FOOT)  
ELEVATION: 1178.78  
GEODETIC COORDINATES  
NORTH LATITUDE: 35°14'49.7452"  
WEST LONGITUDE: 97°26'29.0724"

CITY OF NORMAN SURVEY CONTROL MONUMENT

STATION NO.: 393  
MONUMENT DESC.: 3.5" BRONZE DISC IN CONCRETE  
HORIZONTAL DATUM: OKLAHOMA STATE PLANE  
NAD83 (CORR96) SOUTH ZONE (U.S. FOOT)  
NORTHING: 691,702.045  
EASTING: 2,135,478.859  
VERTICAL DATUM: NAVD 88 (U.S. FOOT)  
ELEVATION: 1192.87  
GEODETIC COORDINATES  
NORTH LATITUDE: 35°13'57.7000"  
WEST LONGITUDE: 97°26'27.1756"

LEGAL DESCRIPTION:

(NORTH TRACT)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 150.56 FEET; THENCE S50°00'00"W(R), S89°55'23"W(M) A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 298.52(R), 299.16(M) FEET; THENCE N80°00'00"W(R), N89°57'59"W(M) A DISTANCE OF 559.25(R), 559.17(M) FEET; THENCE N0°00'00"E A DISTANCE OF 321.46(R), 321.26(M) FEET; THENCE N80°00'00"E A DISTANCE OF 440.00(R), 439.74(M) FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S89°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W(R), N36°35'02"W(M) A DISTANCE OF 82.29 FEET; THENCE N80°00'00"W(R), S89°57'59"E(M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING. CONTAINS 4.05 ACRES, MORE OR LESS, COMBINED.

LEGAL DESCRIPTION:

(SOUTH TRACT)

LOT ONE (1), BLOCK ONE (1), MASONIC ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

LESS AND EXCEPT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER (NE/C) OF THE SE/4 OF SAID SECTION 19; THENCE S00°00'00"E A DISTANCE OF 449.72 FEET; THENCE S89°00'00"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 74.75 FEET; THENCE N45°18'02"W A DISTANCE OF 35.21 FEET; THENCE N89°57'59"W A DISTANCE OF 497.01 FEET; THENCE N36°24'19"W(R), N36°35'02"W(M) A DISTANCE OF 82.29 FEET; THENCE N80°00'00"W(R), S89°57'59"E(M) A DISTANCE OF 559.25(R), 559.17(M) FEET TO THE POINT OF BEGINNING. CONTAINS 0.63 ACRES, MORE OR LESS, REMAINING.

STORMWATER FLOW

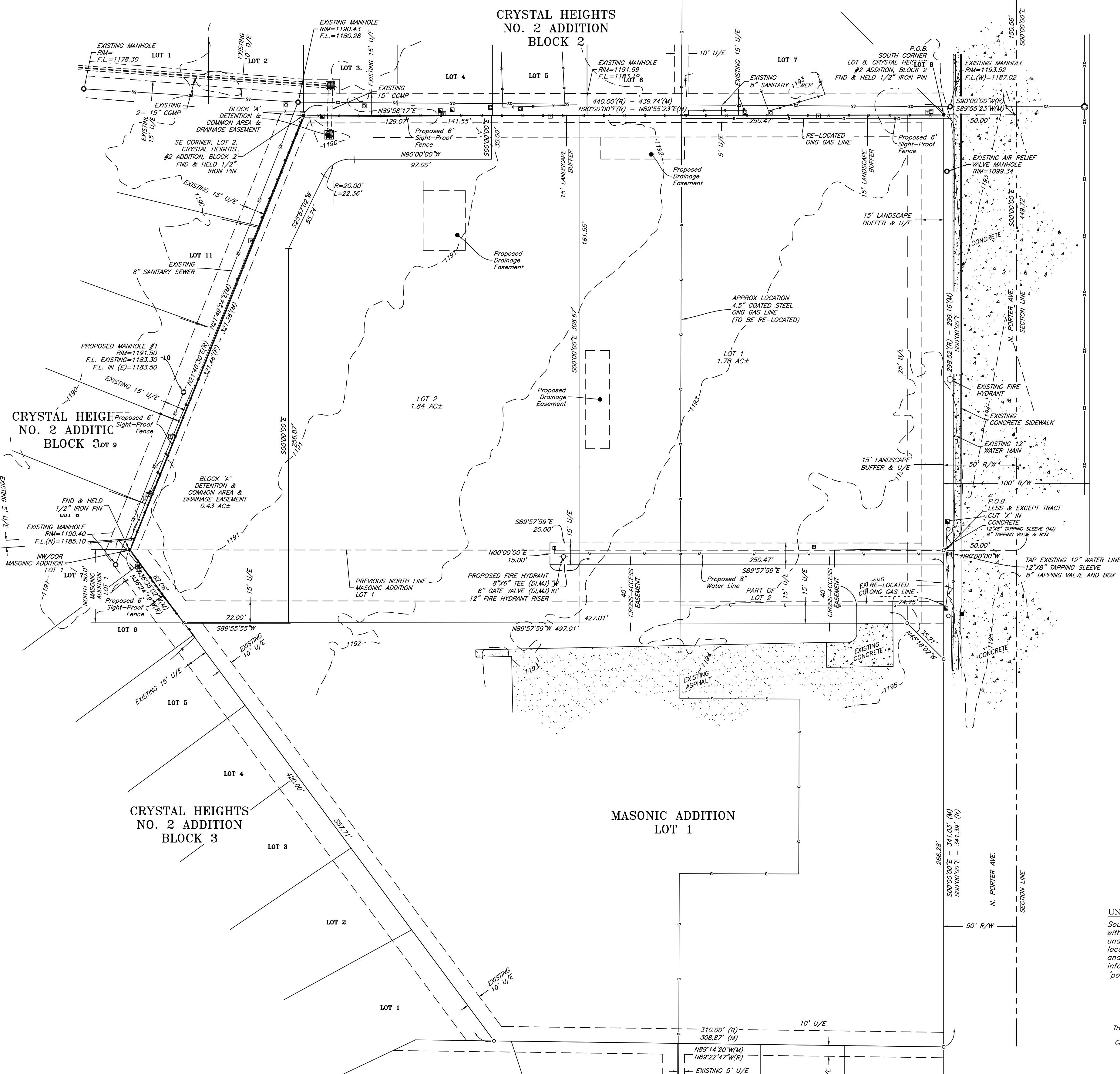
THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED TRAIN GARDEN DETENTION AREAS AND DRY STORMWATER DETENTION AREA (BLOCK "A") LOCATED ON THE WEST SIDE OF THE PROPERTY. THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREAS AND DISCHARGED INTO THE EXISTING CITY STORMWATER SYSTEM.

STORMWATER DETENTION AREA (BLOCK "A") MAINTENANCE

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORMWATER DETENTION AREA AND POND UNTIL SUCH TIME A HOMEOWNER ASSOCIATION IS FORMED. AT SUCH TIME, RESPONSIBILITY FOR STORMWATER DETENTION AREA AND POND MAINTENANCE SHALL FALL UPON HOMEOWNER ASSOCIATION. THE CITY OF NORMAN WILL NEVER BE RESPONSIBLE FOR STORMWATER DETENTION AREA AND POND MAINTENANCE.

STORMWATER DETENTION AREA MAINTENANCE

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; 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSORTED TO AND BORNE UPON SAID PROPERTY OWNERS 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 IMPROVEMENTS DO NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



LEGEND

- (○) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE

- TUG TELEPHONE, UNDERGROUND
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC & CABLE TV
- FOC FIBER OPTIC CABLE
- CATV CABLE TV
- PET PETROLEUM LINE
- G GAS LINE
- HPG HIGH PRESSURE GAS LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- STS STORM SEWER
- PSS PRESSURIZED SANITARY SEWER LINE
- X FENCE
- FLOW LINE

- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- SW/E SIDEWALK EASEMENT
- B/L BUILDING LINE
- (R) INDICATES RECORDED DISTANCE OR BEARING ACCORDING TO RECORDED PLAT
- (M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING ACCORDING TO FOUND MONUMENTS

DEVELOPERS INFORMATION

LOCATION: N. Porter Ave. & Sandpiper

OWNER: (North Tract) Fred Thomas IV, Owner

2272 36th Ave NW

Norman, OK 73072

OWNER: (South Tract) Norman Masonic Lodge

No. 38 AF & AM

ARCHITECT/DEVELOPER: ADG Blatt

Anthony Blatt, AIA

920 W Main St.

Oklahoma City, OK 73106

PROJECT ENGINEER: Landes Engineering

Stephen T. Landes

903 E. 35th St.

Shawnee, Ok. 74801

(405) 275-5388

PROJECT SURVEYOR: Landes Engineering

Chris D'Amico

903 E. 35th St.

Shawnee, Ok. 74801

(405) 275-5388

CURRENTLY ZONED: R-1 Single Family Residential

Special Use For Masonic Lodge

And SPUD, Simple Planned Unit Development

UNDERGROUND UTILITIES NOTE

Source information from plans and markings have been combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted or more detailed. Where additional or more detailed information is required, the client is advised that excavation or 'pot-holing' may be necessary.

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. CLEVELAND COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 280 OF 475, MAP NUMBER 4002700280-J, MAP REVISED 01/15/2021)

Client: Kayley Garriott/ADG Blatt

Project: VCN Development

Sheet Title: Preliminary Plat

Design: STL

Check: STL

Date: 01/29/2024

Scale: 1" = 40'

Landes Engineering L.L.C.

www.landesengineering.net

903 E. 35th Street \* P.O. Box 1032

Shawnee, OK 74802-1032

(405) 275-5388 \* Fax (405) 275-9047

CA # 2260 EXP. 6-30-25

Date: 02/26/2024

Stephen T. Landes P.E. #19539

Revisions

1

02/07/2024

Mark-Loss Per City Review

1 of 1