

LOCATION MAP
SCALE: 1" = 1000'

CITY OF NORMAN SURVEY CONTROL MONUMENT

CITY OF NORMAN ZONE CONTROL MONUMENT

SECTION NO. 283
 MONUMENT CORNER, 35° WIDE, DISC IN CONCRETE
 HORIZONTAL, BATHON, OKLAHOMA STATE PLANE
 ANGLES (FORESIDE) SOUTH ZONE (U.S. FOOT)
 DISTANCE 2,511.70 ± 0.45
 DISTANCE 2,511.70 ± 0.45
 HORIZONTAL BEARING AND ADJ. (U.S. FOOT)
 ELEVATION 1190.87
 GEOMETRIC COORDINATES
 NORTHING 1574.7000 ± 0.0001
 WEST LONGITUDE 97°42'1.174"

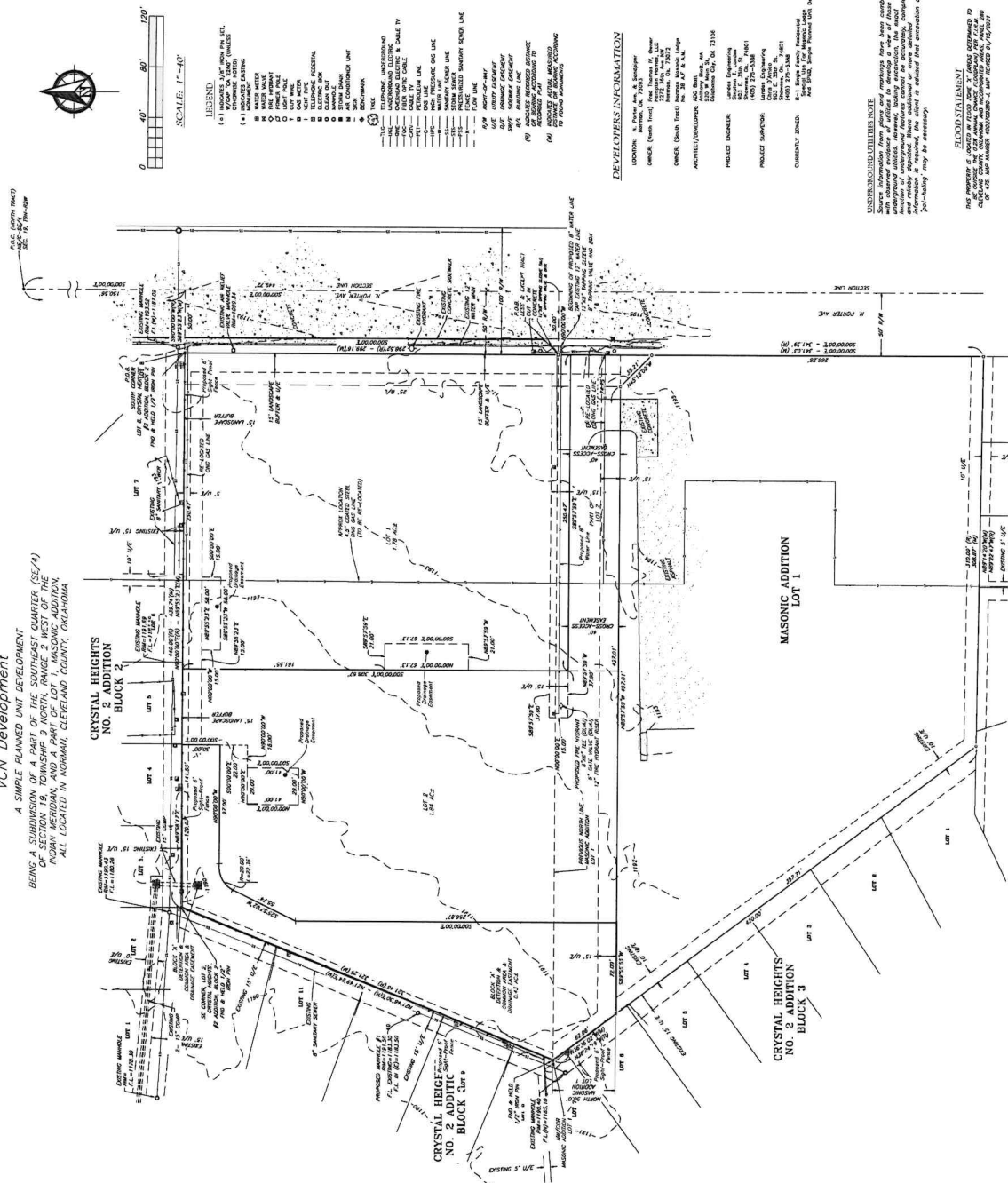
[illegible][illegible]

STORMWATER FLOW

STORMWATER DETENTION AREA (BLOCK "A") MAINTENANCE

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORMWATER DETENTION AREA AND POND UNITS. SUCH MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY OF HOUSTON SHALL BE RESPONSIBLE FOR STORMWATER DETENTION AREA AND POND MAINTENANCE SHALL FALL UPON HOMEOWNERS ASSOCIATION.

STORMWATER DETENTION AREA MAINTENANCE



PRELIMINARY PLAT
VCN Development
A SIMPLE PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND A PART OF LOT 1, MASONIC ADDITION, ALL LOCATED IN NORMAN, CLEVELAND COUNTY, OKLAHOMA.

CRYSTAL HEIGHTS
NO. 2 ADDITION

CRYSTAL HEIGHT
NO. 2 ADDITIC

CRYSTAL HEIGHTS
NO. 2 ADDITION

MASONIC ADDITION
LOT 1

DEVELOPERS INFORMATION

LOCATION: N. Parker Ave. & Sandpaper
Norman, OK 73093

OWNER: (North Tract) Fred Thomas N. Owner
Hempden Homes, LLC
2372 36th Ave NW
Norman, OK 73072

OWNER: (South Tract) Norman Masonite Lodge
No. 28 J.F. & M.C.

ARCHITECT/DEVELOPER: 402 BUST
Anthony Bost, WA
920 W. Main St.
Guthrie City, OK 73106

PROJECT ENGINEER:
Landes Engineering
Stephen T. Landes
903 E. 35th St.
Durham, N.C. 27601

PROJECT SUPERVISOR:
(405) 275-5388
Lundin Engineering
Chris D'Amico
803 E. 30th St.
Shawnee, Ok. 74801
(405) 275-5388

CURRENTLY ZONED:
R-1 Single Family Residential
Special Use For Massacre

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. 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 AT RISK OF FLOODING FROM THE CUMULATIVE EFFECTS OF EXCESSIVE RAINFALL). PER T.I.R.M. CLEVELAND COUNTY, GEORGIA, AND INCORPORATED AREAS, PARCEL 280 OF 473, MAP NUMBER 40037C0280-J, MAP REVISED 01/15/2021.

Revisions		Rev	Date	Notes
1			05/07/2004	Notes-see Pwr City Review

[illegible]

03/23/2024 Date

Stephen T. Landes P.C. #19539

STEPHEN T. LANDES
P.C. #19539
OCT 2024

