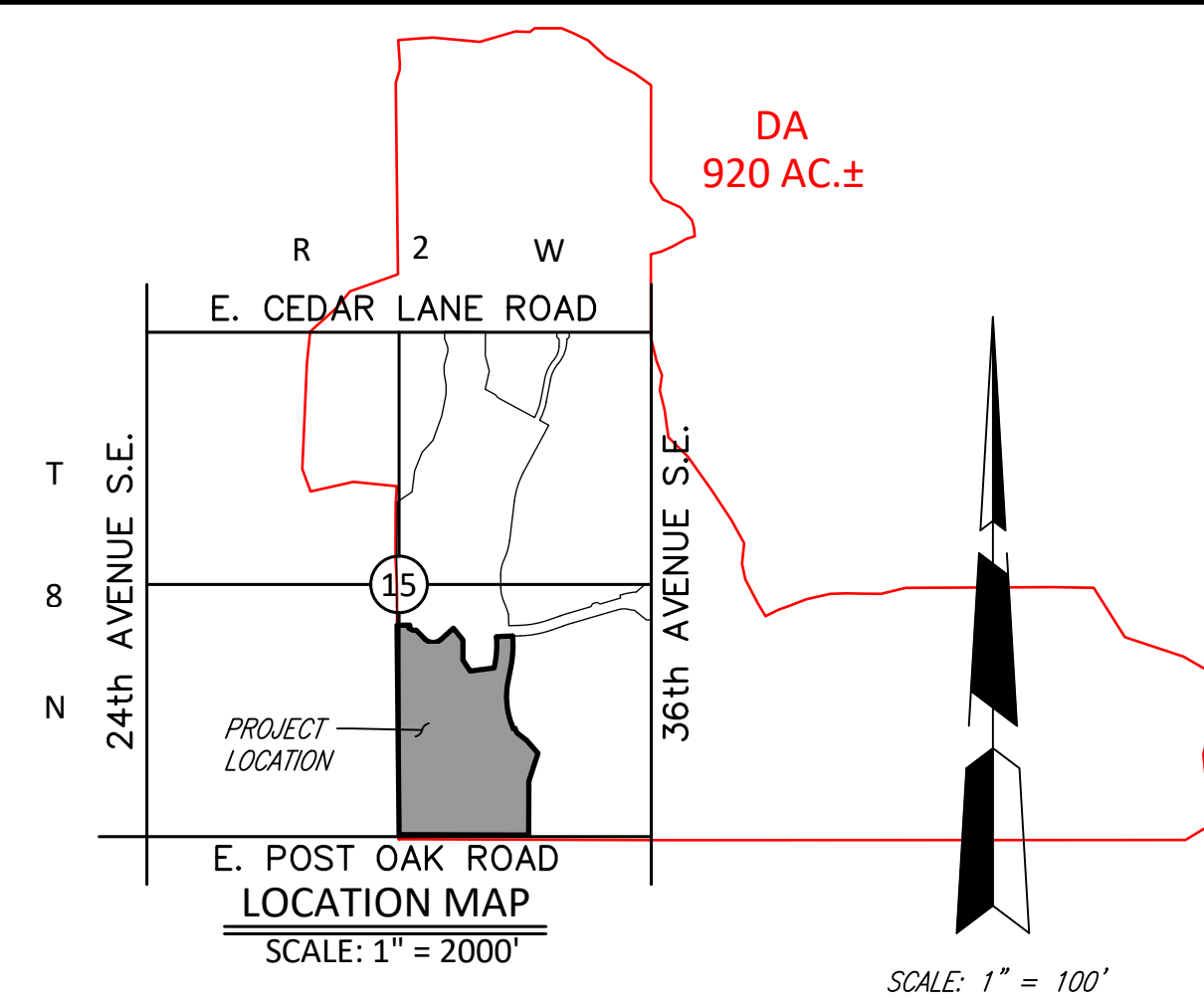


**PRELIMINARY SITE PLAN
DESTIN LANDING PHASE 2
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 15, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**



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OWNER / DEVELOPER
FARZANEH DEVELOPMENT, L.L.P.
2252 N. BROADWAY ST.
MOORE, OKLAHOMA 73160

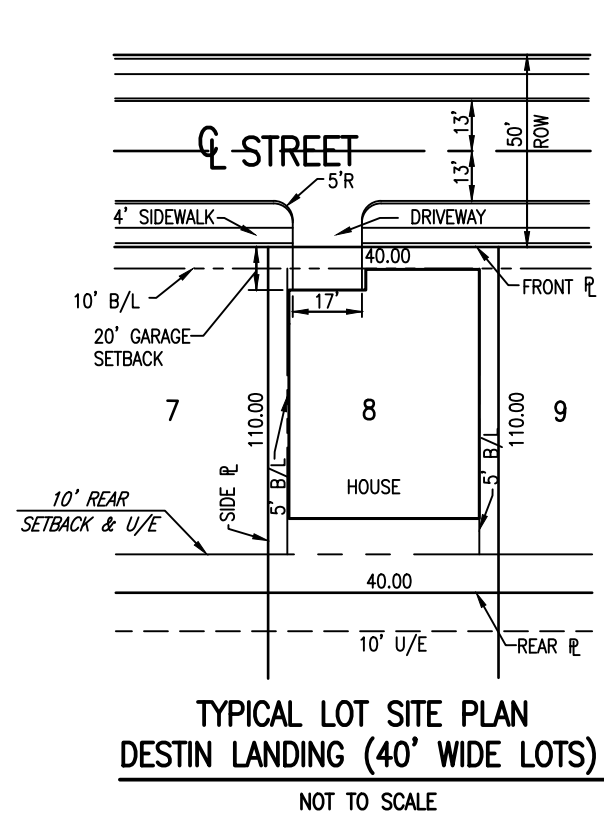
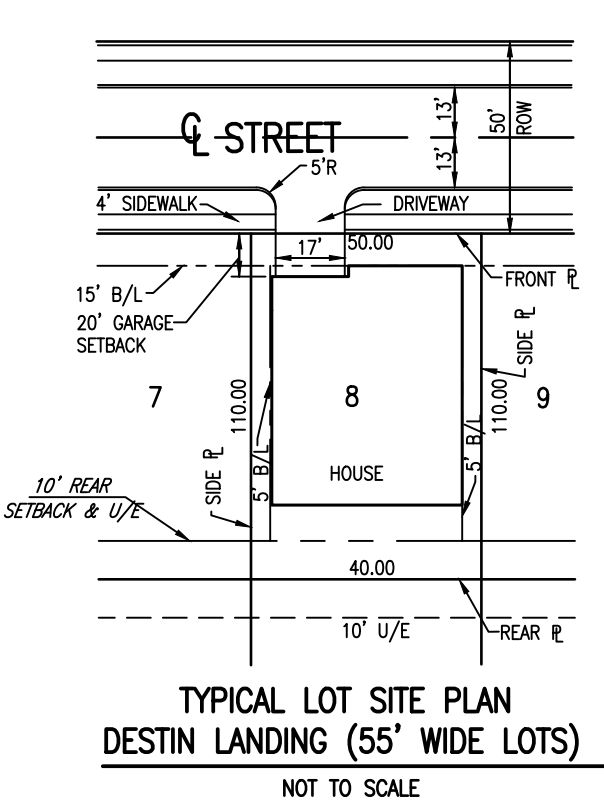
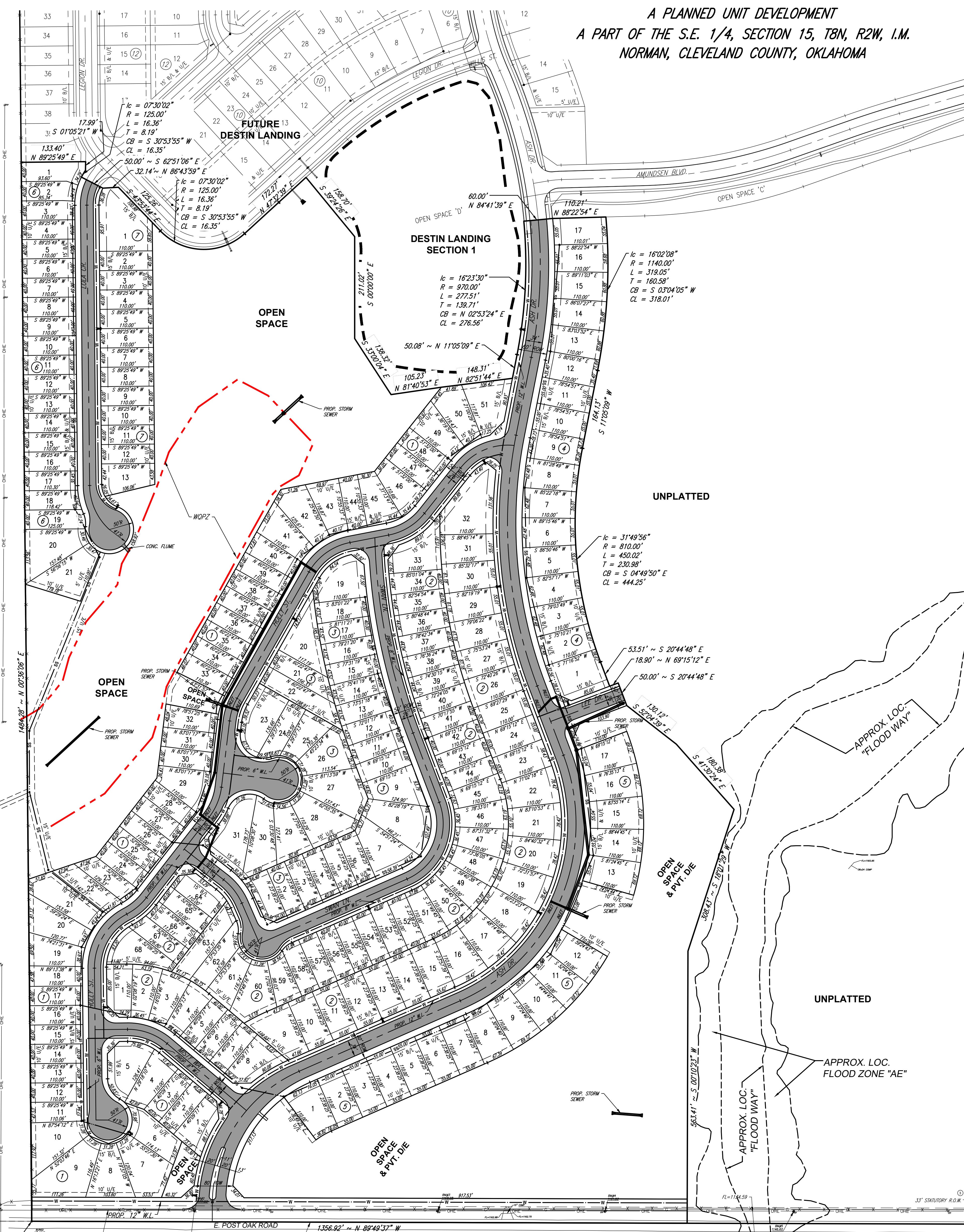
ENGINEER
SMC CONSULTING ENGINEERS
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106

RESIDENTIAL LOTS - 201
OPEN SPACE AREA = 19.37 AC.±

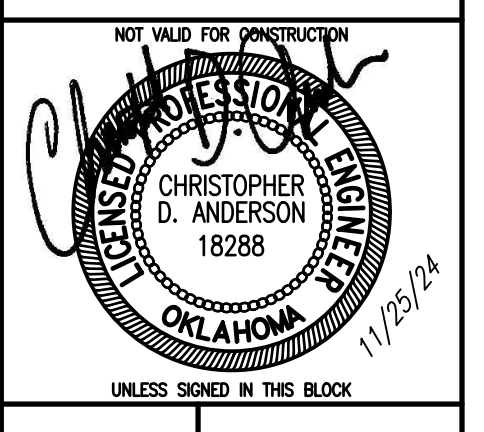
- NOTES:**
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 - EXISTING ZONING IS PUD.
 - ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
 - ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED (SUBJECT TO PHASING).
 - ALL ISLANDS AND/OR MEDJANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION.
 - FRONT SETBACKS FOR 5500 S.F. LOTS WILL BE 15' (OR AS OTHERWISE SHOWN), WITH A 20' SETBACK FOR GARAGE.
 - FRONT SETBACKS FOR 4000 S.F. LOTS WILL BE 10' (OR AS OTHERWISE SHOWN), WITH A 20' SETBACK FOR GARAGE.
 - FEMA FIRM FLOOD PANEL MAP #40027C02851, REVISED FEBRUARY 20, 2013, WAS USED FOR THIS PROJECT.

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 DESTIN LANDING PHASE 2; 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 ASSESSED TO AND BORN 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 IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

(WQPZ) WATER QUALITY PROTECTION ZONE
NOTE: THERE SHALL BE NO CLEARING, 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 WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.



P.O.B.
S.W. COR., SE/4,
SEC. 15, T8N, R2W, I.M.



DESTIN LANDING PHASE 2
36TH AVE. S.E. & POST OAK RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
1005-232-7715 Fax: 1005-232-7889
www.smc-engineers.com
OKLAHOMA CERTIFICATE OF REGISTRATION NO. 04, EXP. 06/30/2025

PROJECT NO.: 6167.02
DATE: 11/25/14
SCALE: 1" = 100'
DRAWN BY: D.G.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

PRELIMINARY SITE PLAN
SHEET NO.
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