





# Application for Pre-Development Informational Meeting

Case No. PD 21-26

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b>  Farzaneh Development, LLLP	<b>ADDRESS</b>  PO Box 720088 Norman, OK 73070
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<b>EMAIL ADDRESS</b>  chris.anderson@smcokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b>  Christopher D. Anderson 405.232.7715 <b>BEST TIME TO CALL:</b> M-F 8am-5pm
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located            at the SW corner of the intersection of             
E. Cedar Lane and 36th Ave., SE

and containing approximately   90.68   acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Single Family Residences

OFFICE USE ONLY	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: <u>  P  </u>
	<input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>  6-28-2021  </u>
	<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>          </u> a.m./p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>          </u>
	<input type="checkbox"/> Rezoning to <u>          </u> District(s)	<input checked="" type="checkbox"/> Written description of project	Current Zoning: <u>  Planned Unit Development  </u>
<input type="checkbox"/> Special Use for <u>          </u>	<input checked="" type="checkbox"/> Preliminary Development Map	Current Plan Designation: <u>          </u>	
<input checked="" type="checkbox"/> Preliminary Plat <u>  Destin Landing, PUD  </u> (Plat Name)	<input checked="" type="checkbox"/> Greenbelt Enhancement Statement		
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower			



Your Civil Engineering Solution

Consulting Engineers, P.C.  
815 West Main  
Oklahoma City, OK 73106  
405-232-7715  
FAX 405-232-7859  
www.smcock.com

*Civil Engineering  
Land Development  
Storm Water Management*

Terence L. Haynes  
Christopher D. Anderson  
Muhammad A. Khan

June 18, 2021

Mr. Ken Danner  
Subdivision Development Manager  
City of Norman  
201-A West Gray Street  
Norman, Oklahoma 73070  
Ph. : 366-5458

Re : Preliminary Development Application  
Destin Landing – E. Cedar Lane and 36<sup>th</sup> Ave. S.E.  
Norman, Oklahoma  
SMC 6167.00

Dear Mr. Danner,

This is a companion application for the first Preliminary Plat of the Destin Landing project. As you know, the PUD zoning that was approved several years ago was for a very large area and at that time it was decided that a detailed preliminary plat for the entire area did not make sense because it was so large that it would certainly change over the life of the development. So a generalized plat was approved with the knowledge that smaller preliminary plats would be submitted over the life of the project which would allow the design to adjust with the market over time.

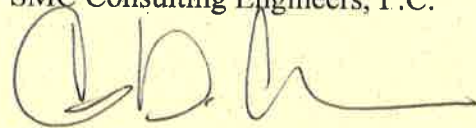
Please find enclosed the following items for this submittal:

1. A copy of the legal description of the project.
2. A copy of the radius map.
3. Two copies of a certified ownership list of all property owners within 350 feet of the property.
4. A completed application.
5. A written description of the proposed project.
6. A Preliminary Development Map on 30" x 42" paper.
7. A reduction of the Preliminary Development Map on 8-1/2" x 11" paper.
8. A filing fee check in the amount of \$125.

With receipt of this application, please proceed with placing this item on the next available meeting dates.

Sincerely,

SMC Consulting Engineers, P.C.

A handwritten signature in black ink, appearing to read 'CD Anderson', with a long horizontal flourish extending to the right.

Christopher D. Anderson, P.E.

c.c. Home Creations  
File

**PRELIMINARY DEVELOPMENT MAP**  
**DESTIN LANDING**

A PLANNED UNIT DEVELOPMENT  
 A PART OF THE A.E. 1/4 & S.E. 1/4, SECTION 15, T8N, R27W, 14M,  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

DESTIN LANDING  
 E. CEDAR LANE & 30TH AVE. S.E.  
 NORMAN, OKLAHOMA

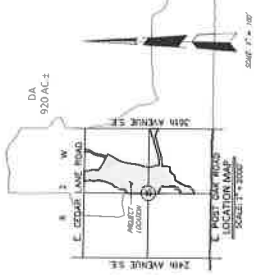
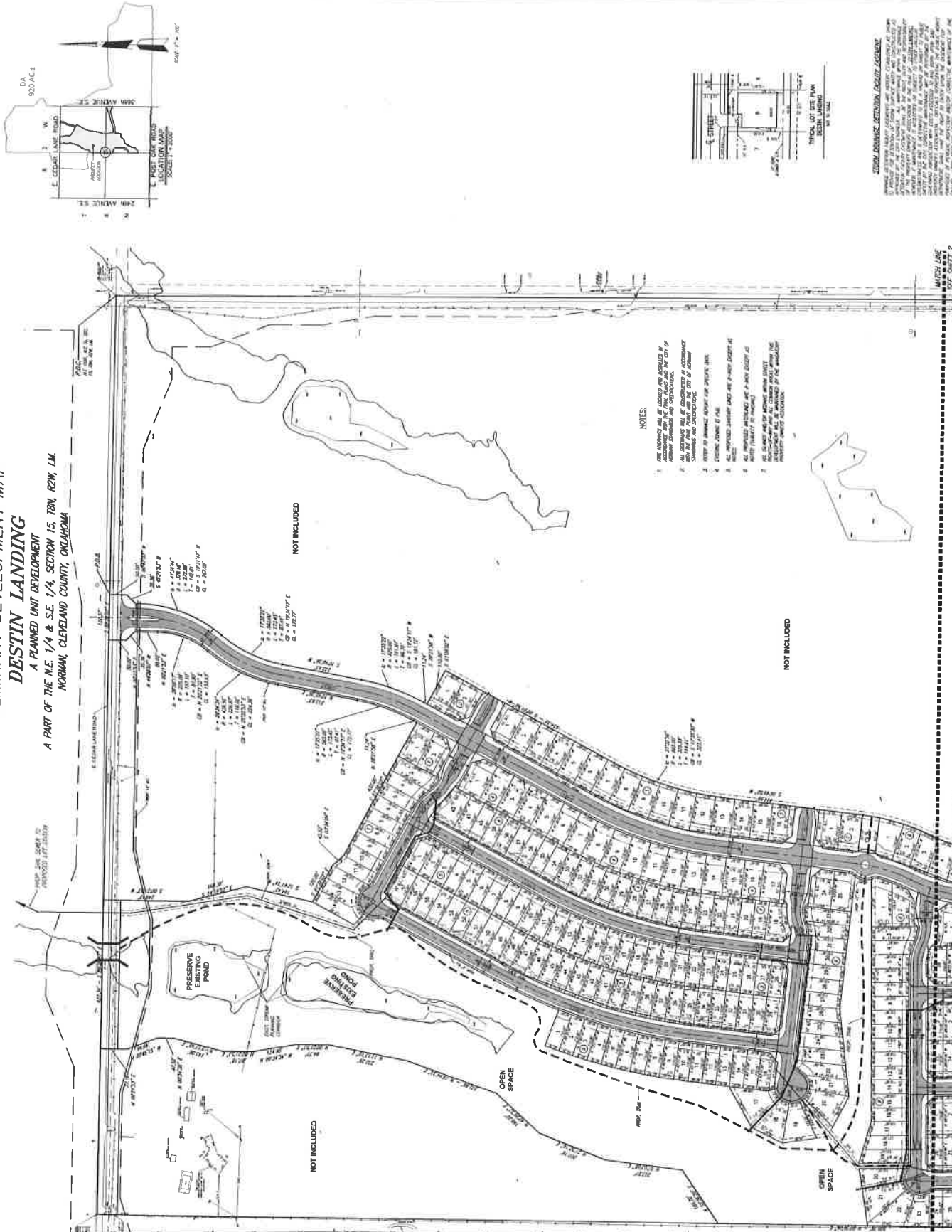
**SMG**  
 SMC Consulting Engineers, P.C.  
 1000 N. W. 10th St., Suite 100  
 Norman, Oklahoma 73061  
 Phone: 405.894.1111  
 Fax: 405.894.1112  
 Email: smg@smg-engineers.com

PRELIMINARY  
 DEVELOPMENT MAP

**STANDARD SPECIFICATIONS FOR CONCRETE**  
 SECTION 05100 - CONCRETE  
 PART 1 - SUMMARY  
 A. Section Includes  
 1. Concrete  
 B. Related Sections  
 1. Formwork  
 2. Reinforcing Steel  
 3. Cast-in-Place Concrete  
 PART 2 - MATERIALS  
 A. Concrete  
 1. Type  
 2. Strength  
 3. Air Content  
 4. Modulus of Elasticity  
 5. Coefficient of Thermal Expansion  
 6. Shrinkage  
 7. Freezing and Thawing Resistance  
 8. Chloride Ion Content  
 9. Sulfate Content  
 10. Maximum Size of Aggregate  
 11. Maximum Water-Cement Ratio  
 12. Maximum Air Content  
 13. Maximum Free Water-Cement Ratio  
 14. Maximum Free Water-Air Ratio  
 15. Maximum Free Water-Cement-Air Ratio  
 16. Maximum Free Water-Cement-Air Ratio for Maximum Density  
 17. Maximum Free Water-Cement-Air Ratio for Maximum Strength  
 18. Maximum Free Water-Cement-Air Ratio for Maximum Modulus of Elasticity  
 19. Maximum Free Water-Cement-Air Ratio for Maximum Coefficient of Thermal Expansion  
 20. Maximum Free Water-Cement-Air Ratio for Maximum Shrinkage  
 21. Maximum Free Water-Cement-Air Ratio for Maximum Freezing and Thawing Resistance  
 22. Maximum Free Water-Cement-Air Ratio for Maximum Chloride Ion Content  
 23. Maximum Free Water-Cement-Air Ratio for Maximum Sulfate Content



- NOTES:**
1. THE LAYOUT OF THE LOTS AND AREAS IS SUBJECT TO THE CITY OF NORMAN AND THE CITY OF OKLAHOMA. THE CITY OF OKLAHOMA HAS REVIEWED THIS MAP AND HAS APPROVED THE LAYOUT OF THE LOTS AND AREAS. THE CITY OF OKLAHOMA HAS REVIEWED THIS MAP AND HAS APPROVED THE LAYOUT OF THE LOTS AND AREAS.
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MATCH LINE  
 SEE SHEET  
 22-00002-2

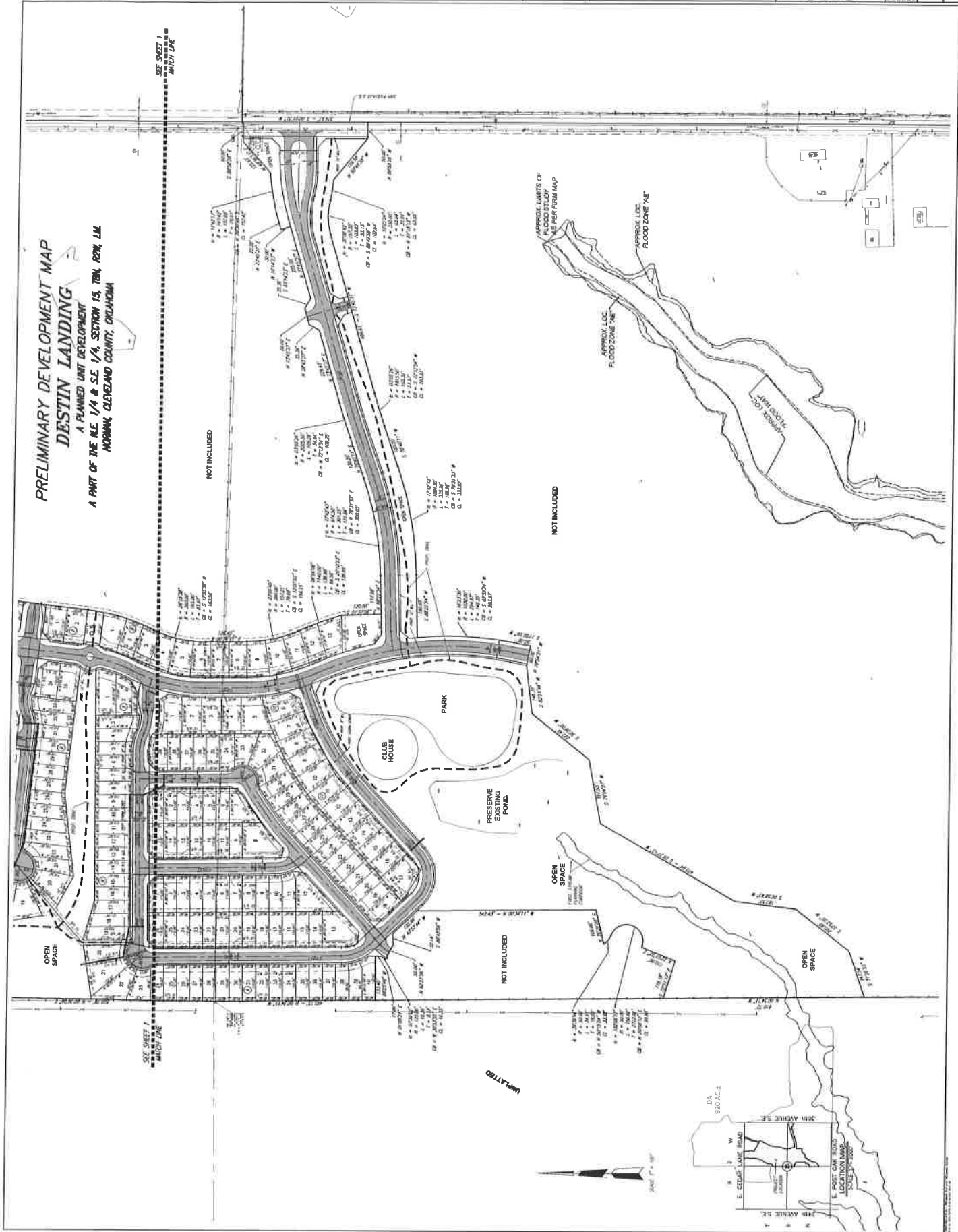
MATCH LINE  
 SEE SHEET  
 22-00001-1

**PRELIMINARY DEVELOPMENT MAP**  
**DESTIN LANDING**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4 & S.E. 1/4, SECTION 15, T8N, R2W, L1E  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

DESTIN LANDING  
 E. CEDAR LAKE & 36TH AVE. S.E.  
 NORMAN, OKLAHOMA

**SMG**  
 SMC Consulting Engineers, P.C.  
 1000 N. W. 10th St., Suite 100  
 Norman, Oklahoma 73061  
 (405) 833-1111  
 FAX (405) 833-1112  
 www.smge.com

PRELIMINARY DEVELOPMENT MAP  
 SHEET 2



OWNER / DEVELOPER  
 DESTIN LANDING, L.P.  
 1000 N. W. 10th St., Suite 100  
 Norman, Oklahoma 73061

DESIGNER  
 SMC CONSULTING ENGINEERS, P.C.  
 1000 N. W. 10th St., Suite 100  
 Norman, Oklahoma 73061

DATE  
 10/15/2010

PROJECT NO.  
 1000000000

DATE  
 10/15/2010

PROJECT NO.  
 1000000000

SEE SHEET 1  
 36TH AVE S.E.

SEE SHEET 1  
 36TH AVE S.E.

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

UNPLATTED

APPROXIMATE LIMITS OF  
 FLOOD STUDY  
 A/E PER FIRM MAP

APPROXIMATE LIMITS  
 OF FLOOD ZONE A/E

APPROXIMATE LIMITS  
 OF FLOOD ZONE A/E

DA  
 920 AC.±

E. CEDAR LAKE ROAD

36TH AVENUE S.E.

24th AVENUE S.E.

E. POST OAK ROAD

LOCATION MAP

SCALE 1" = 40'