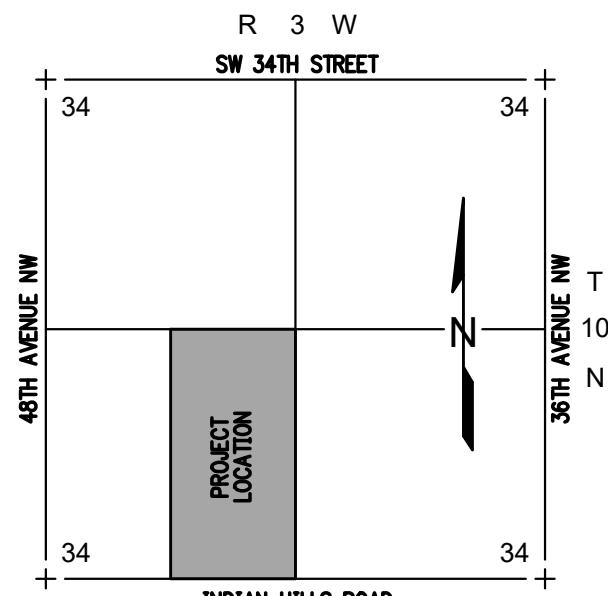


PRELIMINARY PLAT
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER
PREMIUM LAND, LLC
P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	88 LOTS
DUPLEX RESIDENTIAL	28 LOTS
COMMERCIAL	1 LOT
APARTMENTS	1 LOT
TOTAL ACRES	79.79

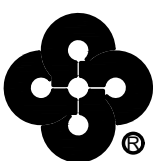
NOTES

- EXISTING ZONING IS R-1 AND CO. PROPOSED ZONING IS P.U.D.
- ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN STANDARDS.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
- ALL ISLANDS AND/OR MEDIAN WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF REDLANDS.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. A 10' SIDEWALK WILL BE CONSTRUCTED ADJACENT TO INDIAN HILLS ROAD.
- THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8" WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
- PARK LAND DEDICATION REQUIRED:
0.83 ACRES (SINGLE-FAMILY & DUPLEX)
1.77 ACRES (MULTI-FAMILY)
- THIS DEVELOPMENT REQUIRES CONSTRUCTION AND MAINTENANCE OF A LIFT STATION AND/OR SIPHON EQUIPMENT. A FINAL PLAT SHALL NOT BE PRESENTED TO THE NORMAN CITY COUNCIL FOR CONSIDERATION UNTIL SUCH TIME AS A CONTRACTUAL AGREEMENT AND BINDING COVENANTS SETTING FORTH THE MANNER IN WHICH CONSTRUCTION AND MAINTENANCE OF SAID LIFT STATION AND/OR SIPHON EQUIPMENT IS TO OCCUR, AND EACH PARTY'S RESPONSIBILITY FOR IT, IS ALSO PRESENTED TO CITY COUNCIL FOR CONTINGENT CONSIDERATION AND APPROVAL THEREOF. AS TO THE LIFT STATION OR SIPHON PUMP EQUIPMENT, ANY SUCH AGREEMENT SHALL SPECIFY THAT THE PROPERTY OWNERS' ASSOCIATION OF EACH ADDITION OF LOTS THAT ARE SERVED BY THE EQUIPMENT SHALL ULTIMATELY BE AND AT ALL TIMES REMAIN RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF SUCH EQUIPMENT. THE RESPECTIVE PROPERTY OWNERS' ASSOCIATIONS SHALL ASSESS EACH LOT AS NECESSARY TO FUND THE MAINTENANCE AND REPAIR OF THE LIFT STATION AND SIPHON EQUIPMENT. IN THE EVENT THAT THE LIFT STATION OR SIPHON EQUIPMENT FAILS AND IS NOT PROPERLY MAINTAINED OR REPAIRED, THE CITY OF NORMAN SHALL HAVE THE RIGHTS AND AUTHORITY SET OUT IN SAID REFERENCE AGREEMENT ENTRY AND MITIGATING ACTIONS AS NECESSARY FOR THE PUBLIC'S SAFETY IN WHICH CASE SUCH COSTS SHALL BE LIABLE FOR ASSESSMENT AGAINST THE LOTS SERVED BY SUCH EQUIPMENT.

LEGAL DESCRIPTION

The East Half of the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

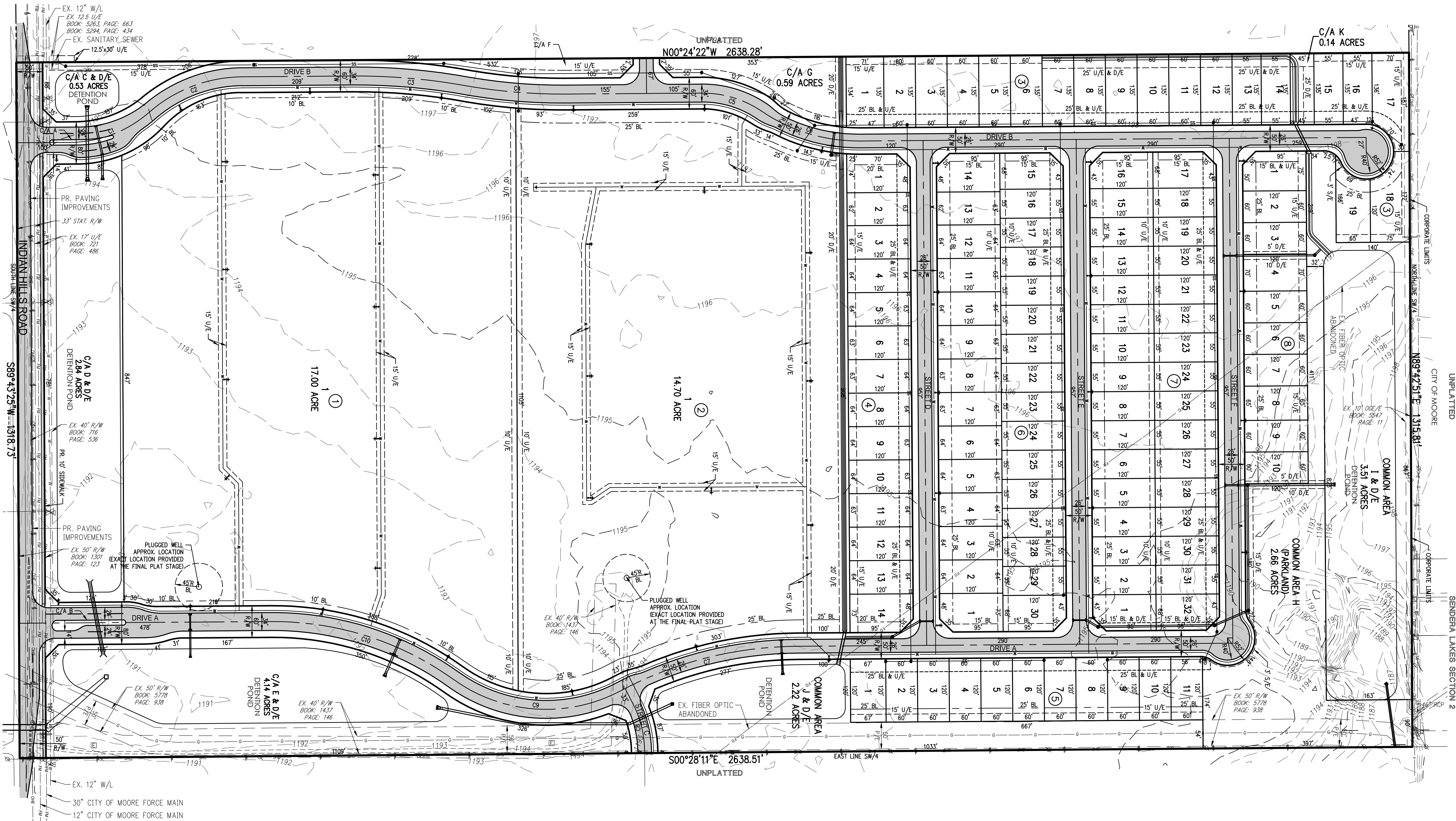
PRELIMINARY PLAT
REDLANDS - A PLANNED UNIT DEVELOPMENT



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SHEET NO.: 1 of 3
DATE: 11/29/22
PROJECT NO.: 22609900

CERTIFICATE OF AUTHORIZATION
C.A. 973 (F&S) EXPIRES 6/30/2024



COMMON AREAS:	
C/A 'A'	0.03 ACRES
C/A 'B'	0.05 ACRES
C/A 'C' (DR.)	0.53 ACRES
C/A 'D' (DR.)	2.84 ACRES
C/A 'E' (DR.)	4.14 ACRES
C/A 'F'	0.27 ACRES
C/A 'G'	0.59 ACRES
C/A 'H' (PARK LAND)	2.66 ACRES
C/A 'I' (DR.)	3.51 ACRES
C/A 'J' (DR.)	2.22 ACRES
C/A 'K'	0.14 ACRES
TOTAL C/A (SITE)	16.98 ACRES

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 REDLANDS; 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.

LEGEND

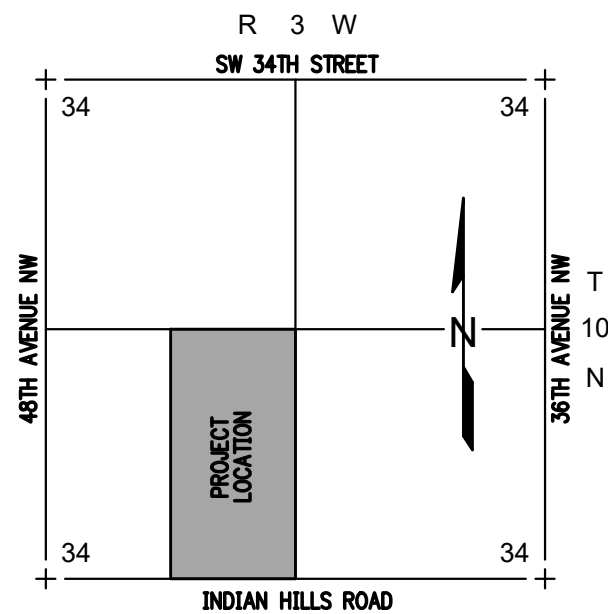
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

CURVE TABLE

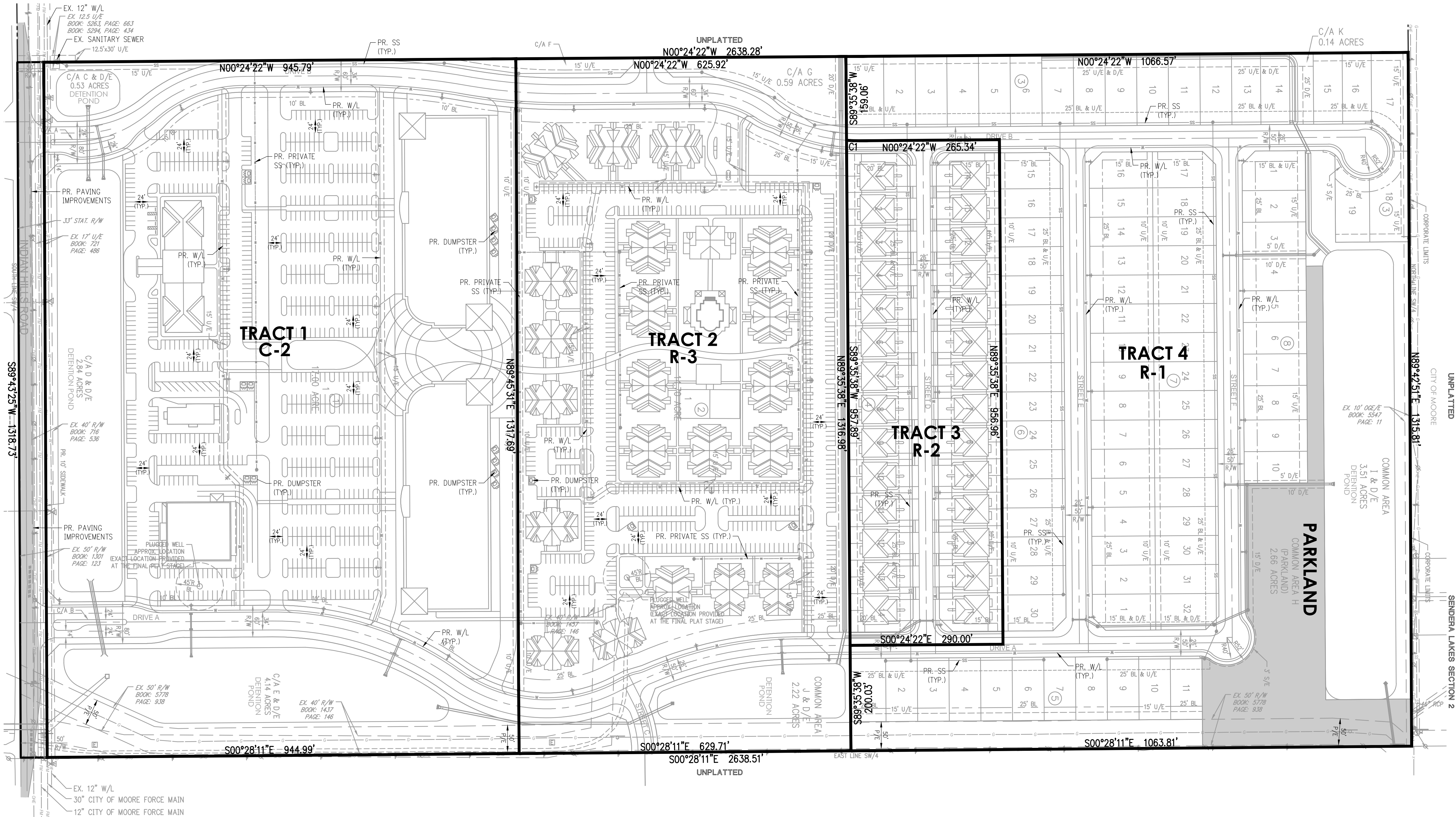
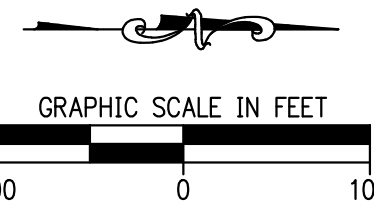
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	164.80'	230.00'	041°03'11"	N20° 48' 10"W	161.29'
C2	192.85'	270.00'	040°55'24"	S20° 52' 04"E	188.77'
C3	222.97'	1170.00'	010°55'08"	S05° 03' 12"W	222.63'
C4	181.57'	1035.24'	010°02'56"	N04° 37' 06"E	181.34'
C5	120.83'	200.00'	034°36'58"	S16° 54' 07"W	119.00'
C6	196.35'	325.00'	034°36'58"	N16° 54' 07"E	193.38'
C7	348.64'	725.00'	027°33'08"	S14° 10' 56"E	345.29'
C8	93.42'	200.00'	026°45'45"	S76° 12' 45"W	92.57'
C9	333.43'	300.00'	063°40'48"	N03° 52' 53"E	316.53'
C10	368.73'	585.00'	036°06'50"	S17° 39' 52"W	362.66'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.69'	325.00'	004°21'09"	N01° 46' 12"E	24.68'

PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
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NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



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D/E	DRAINAGE EASEMENT
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S/E	SIDEWALK EASEMENT (3')
P/E	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA

TRACT 1
PROPOSED ZONING: C-2
AREA: 28.61 Acres, More or Less
SQUARE FOOTAGE: 180,470 (Approximate)

TRACT 2
PROPOSED ZONING: R-3
AREA: 18.99 Acres, More or Less
UNITS: 400 (Approximate)

TRACT 3
PROPOSED ZONING: R-2
AREA: 6.37 Acres, More or Less
UNITS: 56 (Approximate)

TRACT 4
PROPOSED ZONING: R-1
AREA: 25.82 Acres, More or Less
LOTS: 95 (Approximate)

PARKLAND DEDICATION

R-1 Single Family Lots: 88
R-2 Two Family Lots: 28 (56 units)
R-3 Multi-Family Units: 400

Single Family Population:
2.62 per/du x 88 lots = 231 per

Two Family Population:
1.77 per/du x 56 units = 100 per

Multi-Family Population:
1.77 per/du x 400 units: 708 per

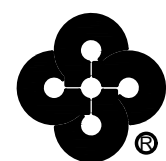
Total Population: 1,039 per

Parkland Requirement:
1,039 per x 0.0025ac/per = 2.60 ac.

OWNER/DEVELOPER
PREMIUM LAND, LLC
P.O. BOX 6718
EDMOND, OK 73083
PH: 405.285.5105

LEGAL DESCRIPTION
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Section Thirty-four (34), Township Ten (10) North,
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PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT



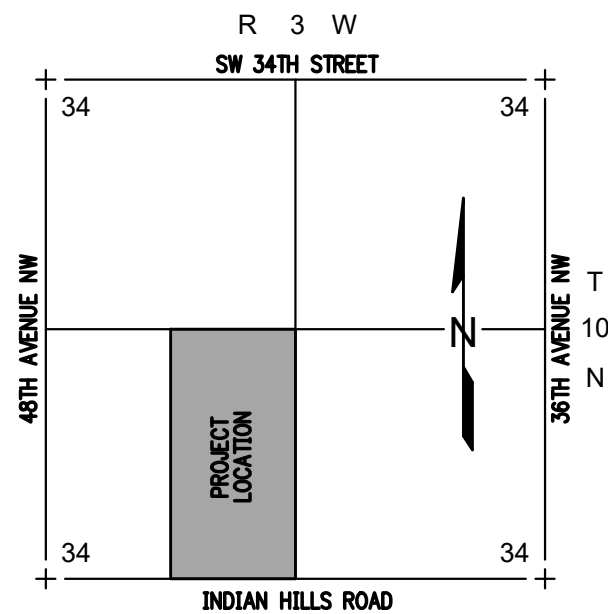
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CERTIFICATE OF AUTHORIZATION
CA 973 (FELS) EXPIRES 6/30/2024

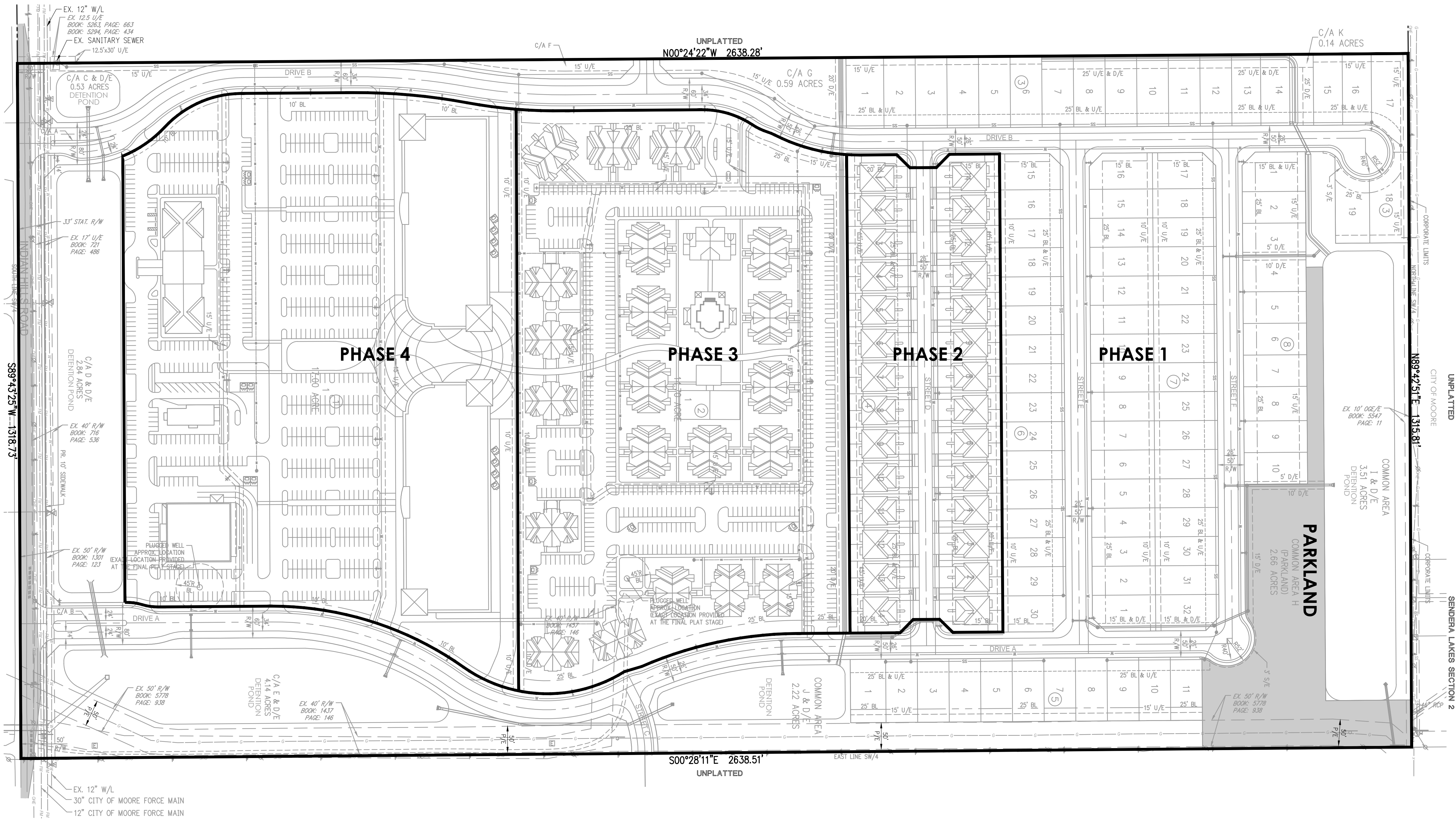
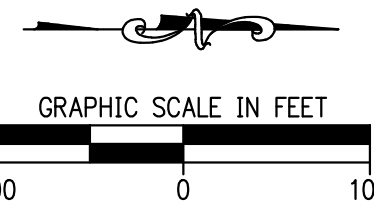
SHEET NO.: 2 of 3
DATE: 11/29/22
PROJECT NO.: 22609900

DEVELOPMENTAL PHASING SHALL BE ALLOWED AS A PART OF THIS PUD. THE ANTICIPATED PROGRESSION OF DEVELOPMENT IS ILLUSTRATED AS SHOWN IN THIS EXHIBIT. THE ACTUAL PROGRESSION MAY VARY DUE TO MARKET CONDITIONS.

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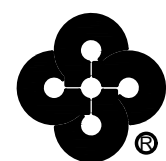
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PRELIMINARY PHASING PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT



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SHEET NO.: 3 OF 3
DATE: 11/29/22
PROJECT NO.: 22609900

CERTIFICATE OF AUTHORIZATION:
CA 973 (P&SU) EXPIRES 6/30/2024