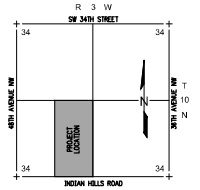
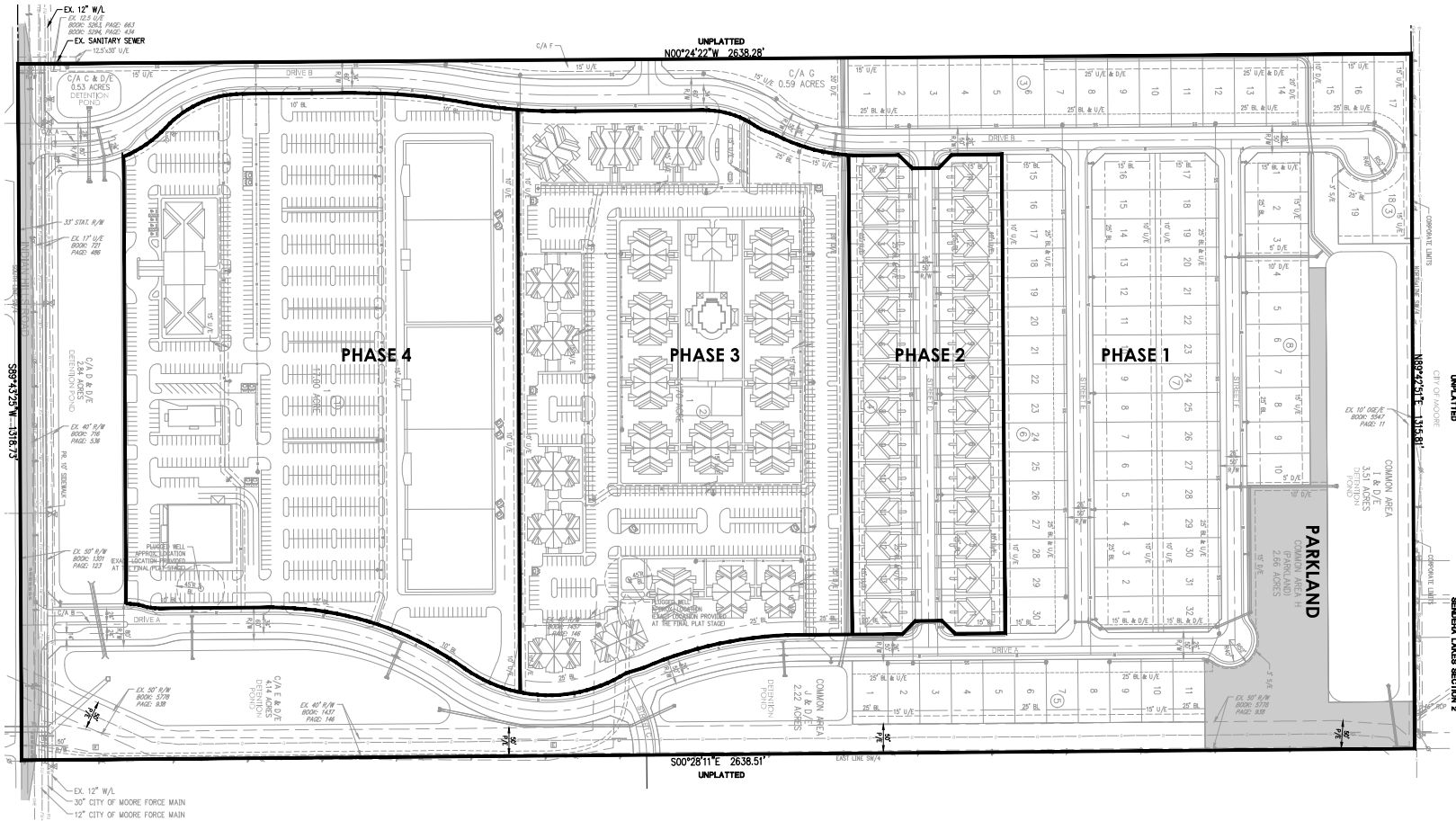
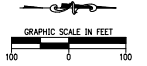


DEVELOPMENTAL PHASING SHALL BE ALLOWED AS A PART OF THIS PLAN. THE ANTICIPATED PROGRESSION OF DEVELOPMENT IS ILLUSTRATED AS SHOWN IN THIS EXHIBIT. THE ACTUAL PROGRESSION MAY VARY DUE TO MARKET CONDITIONS.

PRELIMINARY PHASING PLAN
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'



COMMON AREAS:	
C/A 1"	0.03 ACRES
C/A 2"	0.06 ACRES
C/A 3" (DR.)	0.53 ACRES
C/A 4" (DR.)	2.84 ACRES
C/A 5" (DR.)	4.14 ACRES
C/A 6"	0.27 ACRES
C/A 7"	0.59 ACRES
C/A 8" (PARK LAND)	2.66 ACRES
C/A 9" (DR.)	3.51 ACRES
C/A 10" (DR.)	2.22 ACRES
TOTAL C/A (SITE)	
16.84 ACRES	

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

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.

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 PHASING PLAN
REDLANDS-A PLANNED UNIT DEVELOPMENT



SHEET NO: 3 OF 3
DATE: 10/31/22
PROJECT NO: 22609900