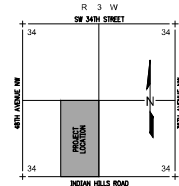
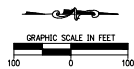


PRELIMINARY PLAT
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER
PREMIER LAND, LLC
P.O. BOX 6718
EDMOND, OK 73063
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

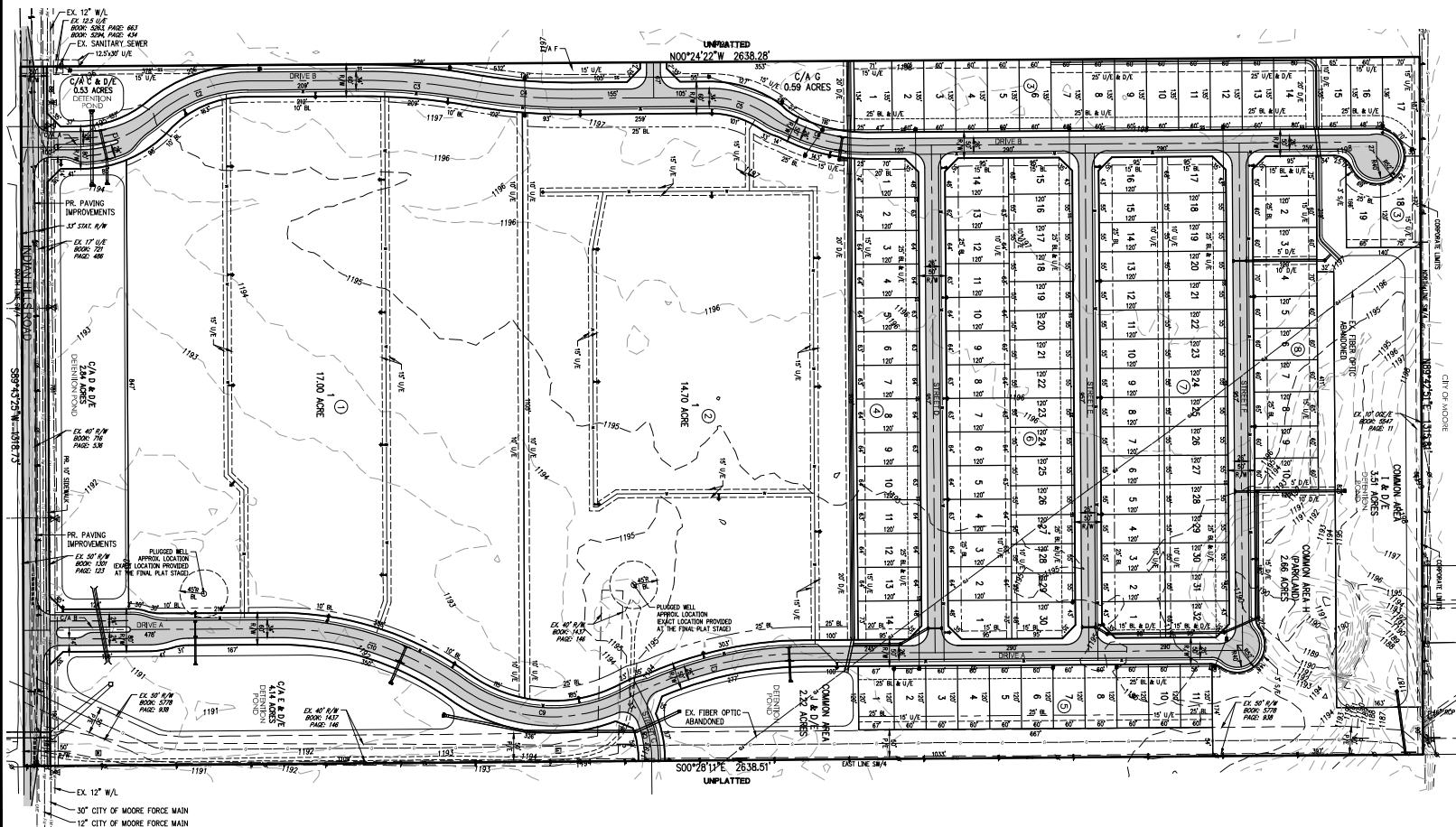
NOTES

- 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:
0.63 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 ITS, IS ALSO PRESENTED TO CITY COUNCIL FOR 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

Crafton Tull
architectural engineering llc
405.787.0070 • 405.787.0071
www.craftontull.com
SHEET NO: 1 of 3
DATE: 10/31/22
PROJECT NO: 22609900



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)	2.94 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
TOTAL C/A (S/TIE) 16.84 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 state of OKLAHOMA, 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 (S)
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	164.807	230.007	041°03'11"	N20° 48' 10"W	181.297
C2	192.857	270.007	040°56'24"	S20° 52' 04"E	188.777
C3	222.877	1170.007	010°55'08"	S08° 03' 12"W	222.637
C4	181.577	1035.247	010°02'56"	N04° 37' 06"E	181.347
C5	120.837	200.007	034°36'58"	S16° 54' 07"W	119.007
C6	196.357	325.007	034°36'58"	N16° 54' 07"E	193.387
C7	348.647	725.007	027°33'08"	S14° 10' 56"E	345.297
C8	93.427	200.007	026°45'45"	S76° 12' 45"W	92.577
C9	333.437	300.007	063°40'48"	N03° 52' 53"E	316.537
C10	368.737	585.007	036°06'50"	S17° 39' 52"W	362.667