

Amended and Restated
University North Park PUD Development Plan

October 2021

Background: In 2002, the Board of Regents of the University of Oklahoma (“Owner/Applicant”) submitted a Development Plan for approximately 585 acres owned by the Applicant, together with off-site detention easements, as a Planned Unit Development (“PUD”), located East of I-35 and West of existing airport runways, running North from Robinson Street to Tecumseh Avenue LESS AND EXCEPT the North 1,226.5 feet lying West of 24th Avenue NW, (hereinafter referred to as “the **Property**”). A PUD Application and Preliminary Plat were submitted concurrently with that Development Plan. The PUD, the Development Plan, and Preliminary Plat were duly approved by the City Council of Norman, Oklahoma, on August 27, 2002. On October 11, 2005, the Norman City Council approved the First Amendment to the PUD Narrative by Ordinance O-0506-9 which permits the Owner/Applicant to sell or lease unplatted portion of forty (40) acres or more. Subsequently, the Owner/Applicant sold a portion of the 585 acres. Development has begun on the areas originally designated as “SDA #3, SDA #4, and SDA #5” on the original Preliminary Plat, part of which is now designated and recorded as the Final Plat of *UNIVERSITY NORTH PARK ADDITION*, Section One. In addition, a Master Plan has been developed for the South Half of the Property. As to the North Half of the Property, it is still impossible, at this juncture, to realistically outline building footprints. As specific users come forward, final plats and site plans will be submitted for City review and approval.

This Amended and Restated Narrative is intended to replace, in their entirety, the original 2002 PUD Narrative and its 2005 First Amendment, **subsequent amendments in 2006, 2015, 2018, 2019 and 2021 (Lot 4A, Block 1 University North Park Professional Center)**.

It is still appropriate to impose significant standards, restrictions and requirements on the development of the Property.

The City of Norman has long owned forty acres of land which abut the subject PUD tract. This forty-acre tract lies at the south ends of the existing airport runways. Years ago, the City leased said forty acres to the University of Oklahoma (“the University”), with the stipulation that the University would operate and maintain the land as a municipal airport. The University has satisfied, and continues to satisfy, that obligation to operate a municipal airport. The University is still under an obligation to the FAA to include the following reservations and restrictions in all deeds conveying any part of the Property:

1. Reserving air space above the Property for aircraft, with attendant noise, operating from Westheimer Airpark;
2. Restricting height of structures, vegetation and obstructions; and
3. Restricting use of land that would interfere with landings and takeoffs at Westheimer Airpark, or that would otherwise constitute an airport hazard.

The following Exhibits, submitted by the firm of SMC Consulting Engineers, P.C., are made a part of this Planned Unit Development:

Exhibit A - Revised Preliminary Plat dated 8/14/06 and subsequently revised as presented to Council on 12/12/06;

Exhibit B - Revised Traffic Impact Analysis dated 8/14/06;

Exhibit C - Revised Preliminary Development Plan Map dated 8/14/06 as revised for Council on 12/12/06;

Exhibit D - Revised Streetscape/Landscape/Greenway Plan dated 8/14/06;

Exhibit E - Revised Drainage/Detention Plan dated 8/14/06 and revised 9/22/06;

Exhibit F-University North Park (*South Half*) Master Signage Plan dated 8/14/06 (prepared by architect).

Exhibit G - Legal Description, University North Park (SDA-1) Purchase Tract

Exhibit G-1 - Location Map, UNP Business Center

Exhibit H – Amended uses to a portion of the south half of UNP to allow a bar, lounge or tavern; live entertainment venue; and mixed buildings as permitted uses

Exhibit I – Amended use to a portion of the south half of UNP to allow for seasonal use of a stage for outdoor live entertainment located in the area as shown on Exhibit I.

Exhibit J – Legal description for additional allowable use of senior living center with a restaurant and a bar, and a revised parking ratio.

Exhibit K – Location Map for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

Exhibit L – Legal description for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

Exhibit M – Site Plan for Lot 4A, Block 1 University North Park Professional Center (provided by Johnson & Associates)

USE: In the accompanying revised Preliminary Plat and Revised Preliminary Plan Map Exhibits, the South Half of the Property is divided into Ready Building Areas (“RBA”) 1A, 1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, along with Legacy Park, RBA-LP. The North Half of the Property is not divided into lots and blocks. At this juncture, the Applicant has no way of knowing what configuration for a lot, or what specific use, any particular Buyer/Tenant might want for all or any part of said North Half. Accordingly, as to said North Half, the Revised Preliminary Plat simply divides the Property and designates separate Sub-Development Areas (“SDA”). The RBAs and the SDAs are expected to be developed successively, each over a period of three (3) years. However, this does not preclude two or more RBAs and/or SDAs being developed within the same time frame. While the entire Property could take twenty-one (21) years to develop, it is contemplated

that full development will be accomplished in a lesser time. Approval of a Final Plat for any part of an RBA or SDA will contemplate that Final Plat(s) for all of that particular RBA or SDA will be submitted within three (3) years thereafter. However, water and sewer improvements for an entire RBA or SDA will be installed, for that particular RBA or SDA, at the time the first part of that particular SDA is developed. [NOTE: Tracts X1 and X2, as shown on Exhibit A (Revised Preliminary Plat) and Exhibit C (Revised Development Map, are not RBAs or SDAs. Tracts X1 and X2 (which were referred to as 3A and 4A on the original Preliminary Plat) will accommodate street, utility, parking, detention, and airport purposes. Tract X1 and X2 will be landscaped, and any parking thereon will be subject to a fifty (50) foot setback line, and there will be no curbcuts, driveways or other access from either X1 or X2 directly onto Robinson Street.] Owner/Applicant proposes the following-described uses for all 585 acres of the Property, relating to the total developed land area, less rights-of way, as follows:

INDUSTRIAL - not more than fifty percent (50%) of total;

COMMERCIAL - not more than fifty percent (50%) of total;

OFFICE - not more than fifty percent (50%) of total;

RESIDENTIAL - not more than thirty percent (30%) of total.

The terms used, immediately above, are **defined** to mean:

“Residential”-Any uses currently permitted as a matter of right in the RM-6 zoning district of the City of Norman;

“Commercial”- Any uses currently permitted as a matter of right in the C-2 zoning district of the City of Norman and the below additional allowable uses; except the land included on Exhibit H also allows the following uses:

- Bar, lounge or tavern;
- Live entertainment venue;
- Mixed buildings

Except the land included on “Exhibit I” also allows the following use:

- Seasonal use of a stage for outdoor live entertainment located in the area as shown on “Exhibit I” and defined as follows:

Outdoor Live Entertainment: Allowing outdoor live entertainment within the area designated on the site plan (Exhibit I). The outdoor live entertainment will occur seasonally, weather permitting, and during business hours, so long as said outdoor live entertainment does not interfere with any permitted or City organized activities at the adjacent parkland.

- The land included on “Exhibit J” also allows the following uses:

- Senior Living Center, including but not limited to memory care and assisted living, with a restaurant and a bar on the premises and a revised parking ratio of 1 parking space per 1 living unit.
- The land included on “Exhibits L and M” also allows the following uses:
 - A childcare establishment located in the area as shown on “Exhibits L and M”.

“Industrial” - Any uses currently permitted as a matter of right in the I-1 and M-1 zoning districts of the City of Norman; and

“Office” - Any uses currently permitted as a matter of right in the O-1 and C-O zoning districts of the City of Norman

With respect to SDA #1, Owner/Applicant specifically states that it is limited to industrial, office and/or residential uses, only, and that **no commercial uses will be developed on SDAs #1, #2, #6 or #7. Further, 72 acres of the net 88 acres in SDA #6 will be solely devoted to multi-family residential at a density of 18 units per acre. (It should be noted that, since no actual end-users for the North Half of the Property are known at this time, the land-use limitations in the preceding two sentences are subject to revision, contingent on an acceptable TIA for any such revisions.)** Further, the maximum Floor Area Ratio (“FAR”) for each land use category, for the entire PUD, shall be as follows: .40 Residential; .20 Commercial; and .15 Industrial.

SALES, FINAL PLAT AND TAXES: The terms “Owner”, “Applicant” and “Owner/Applicant” should each be, and are, deemed to include the University of Oklahoma Foundation, Inc., (“**Foundation**”) an Oklahoma not-for-profit corporation having the University as its exclusive beneficiary (including a wholly-owned subsidiary of the Foundation), as well as the University of Oklahoma. Owner/Applicant may sell or lease unplatted portions of forty (40) acres or more of the Property to a Buyer/Tenant. Such Buyer/Tenant must first submit a Final Plat and a Site Plan to the Owner/Applicant for review and approval. No building permit can be issued prior to the approval of a Final Plat by the City of Norman. Subject to the preceding four sentences, Owner/Applicant will not sell or lease unplatted portions of the Property to any Buyer/Tenant. All Final Plats and building permits will be subject to then-applicable ordinances and regulations of the City of Norman and to fees connected therewith. In the event that Owner/Applicant or any other tax-exempt entity lease any part of the Property to any entity, or uses any part of the Property for any purpose, that is not entitled by law to be exempt from paying ad valorem taxes, then and in all such events, the owner(s) of such tract(s) will be required to pay to the County Treasurer of Cleveland County an in-lieu tax in an amount of the ad valorem tax that would otherwise be payable. Such in-lieu taxes will be due and payable at the time or times such ad valorem taxes would otherwise be due and payable.

WATER WELLS: There are existing water wells in the PUD tract, currently capable of producing non-potable water. Owner/Applicant reserves the right to use such non-potable water for irrigation and/or manufacturing purposes only.

QUALIFICATION OF BUYER/TENANT: Whenever the Owner/Applicant (meaning the University, the Foundation or the Foundation's wholly-owned subsidiary) receives a written offer to buy or lease any part of the Property, such offer will be referred to and examined by a committee appointed by the President of the University or the President of the Foundation, as the case may be. The President of the University of Oklahoma (or his/her designee) shall serve as a member of any such Committee which is appointed by the President of the Foundation. If a contract is then executed by Owner/Applicant and the Buyer/Tenant, a Final Plat and required accompanying documents will be prepared. Upon approval of such Final Plat and related documents, the development of the Buyer/Tenant's lot may be started.

ACCESS: Primary access to the Property will be from existing 24th Avenue NW. The submitted Revised Preliminary Plat contains easements sufficient to accommodate a new frontage road along the westerly boundary of the Property, with connections to I-35.

With respect to such I-35 connections, ingress and egress points for North-bound traffic on Interstate Highway 35 may be constructed. The construction of an interchange over I-35, at Rock Creek Road, will be dependent on funding by the Oklahoma Department of Transportation ("ODOT"). It is hoped that such interchange will be constructed in connection with widening of I-35. The point currently shown, where the easement for the south end of a new frontage road ties into Robinson Street, is subject to adjustment, depending on final decision from highway officials having jurisdiction. The precise points where the easement for such frontage road ties back into Tecumseh Road, Robinson Street, Rock Creek Road or 24th Avenue NW may be relocated by the requirements of the buyer/tenant(s) of the lot(s) in such area(s), if highway officials having jurisdiction approve any such relocation.

The Revised Traffic Impact Analysis ("TIA") Exhibit B reflects total current buildout limitations, based on the realization that no portion of the I-35 Interchange at Rock Creek Road is either in existence or authorized. As Final Plats are submitted, if the Interchange at Rock Creek Road is not under contract or has not been built, each such Final Plat must adequately accommodate traffic, without the Interchange. A detailed TIA, to be submitted with each Final Plat, must embrace traffic considerations for the entire RBA or SDA within which any Final Plat is located. If any such Final Plat, along with any proposed improvements, will generate traffic in excess of "Level Service D" during peak hours for any intersections identified in the TIA, Owner/Applicant understands and agrees that such Final Plats will **not** be considered by the City of Norman. Owner/Applicant hopes to gain approval of the construction of the I-35 Interchange at Rock Creek Road. It is important to note that the estimated maximum Floor Area Ratio ("**FAR**") percentages, shown in Revised TIA Exhibit B, apply to the entire PUD land area, and not to any particular RBAs or SDAs. A Final Plat may be submitted for all or any part of an RBA or SDA, with the FAR percentage for any particular land use exceeding the maximum percentage estimated in the Revised TIA Exhibit B for the entire PUD, for that particular land use. The maximum square footage of each use category for the entire PUD is stated in Revised TIA Exhibit B.

Because no alleyways have been proposed on the Preliminary Plat, all lots smaller than three (3) acres in size, or which share access to public streets, will provided internal

connections with cross-access easements to adjacent lots to facilitate deliveries, traffic flow and sanitation service. In SDA#1, there will be no more than three (3) curb cuts onto 24th Avenue NW, to be used as shared driveways by a maximum of six (6) platted lots in SDA#1. Throughout the PUD, driveway/curb cuts will: (A) be at least one hundred fifty feet (150') from a street intersection; and (B) be at least one hundred fifty feet (150') apart; and (C) not be permitted within "stacking" lanes for turning movements on streets. The sharing of common driveways, by adjoining lots, along with cross-access easements, will be utilized to the maximum extent practical. Median cuts in the South Half of the Property will be limited to those shown on the approved Revised Development Plans Map (Exhibit C).

LANDSCAPING/STREETSCAPING/GREENWAY: At least fifteen percent (15%) of the net area of the Property will be designated as open space. The project will fully comply with all Norman ordinances and regulations relating to landscaping and drainage detention. On-site landscaping (including "streetscaping", as hereinafter defined) will be installed when a Building Permit is issued for an approved Final Plat. Definitions of terms used herein are:

"arterial streets"-24th Ave. NW and I-35 Service Road and Rock Creek Road;

"interior streets"-All other public streets, **other than arterial streets**, within the development;

"streetscaping" - On **individual lots**, trees bordering interior streets and arterial streets; in **common areas**, all trees and all other vegetation; and

"landscaping" - Trees, other than streetscaping, plus all other vegetation on any given lot.

For the property described on "Exhibits G and G-1" the required streetscape buffer strip along the east side of 24th Avenue will be maintained at five (5) feet.

For the property described on "Exhibits L and M" the required streetscape buffer strip along the east side of 24th Avenue will be maintained at five (5) feet.

Streetscaping, as well as landscaping, must be shown on a Final Plat, including irrigation. Actual construction of streetscaping and landscaping on any Final Plat can be deferred to the time a building permit is issued for an approved Final Plat.

The owner of any given lot will always be responsible for the **installation and maintenance of landscaping, plus the installation of streetscaping** on each such **lot**, **plus** the installation and maintenance of any detention area which is wholly or partially contained within such lot.

The installation and **maintenance** of any and all **streetscaping** in medians and common areas (along with the operation and maintenance of all common drainage/detention areas and any other commons areas) will always be the responsibility of a mandatory Property Owners Association ("**POA**"), which has been formed by Owner/Applicant, pursuant to the First Amended and Restated Declaration of Covenants and Restrictions executed by

the Owner/Applicant and others and filed on March 13, 2006, in Book 4145, Pages 213-257, Cleveland County Clerk's Office ("**the Restrictive Covenants**"). Installation, or bonding for installation, shall occur in adjacent medians, prior to the issuance of a Certificate of Occupancy. Notwithstanding the provisions of the Restrictive Covenants (or any other covenant between adjoining landowners), the City of Norman can discharge its legal obligation to notify responsible parties by notifying only the POA of the need for maintenance and the possibility of a lien if the City has such maintenance performed.

Current Norman ordinances would require two five foot (5') wide sidewalks, one on each side of 24th Avenue NW, each running the entire north-south length of the Property. Instead, Applicant proposes to provide appropriate easements and will cause to be built, and have the POA maintain, a ten-foot (10') wide "multi-purpose trail" along the entire east side of 24th Avenue NW, as it runs through the PUD. The remaining sidewalks will be on both sides of Rock Creek Road, between 24th Avenue NW and the I-35 Service Road easement. Such trail and sidewalks will provide connections to existing City "greenway" trails. In any residential areas, additional sidewalks may be required, pursuant to Norman Ordinances.

PARKING AND OFF-STREET LOADING: All uses within the PUD shall comply with the off-street parking and loading requirements, and related landscaping provisions, provided by applicable Norman ordinances, subject to the following: Owner/Applicant has confirmed that the various uses to be made of the Property will not, in all cases, require as much parking space as is prescribed by current Norman ordinances. Accordingly, owners may submit revised Site Development Plans and Preliminary Plats showing less than the amounts required by Norman ordinances for parking for any specific lot(s), for the consideration of the City of Norman.

BUILDING LIMITATIONS: The building heights on each individual lot shall be governed by applicable FAA Regulations and by restrictions identified within the PUD. Setbacks and coverages on each individual lot shall be governed by applicable FAA Regulations and City of Norman ordinances, subject to the provisions of this PUD Narrative. All buildings must observe a fifty foot (50') front building setback line. Provided, however, on a Commercial lot which provides parking at the rear and/or side of a store, (where no parking is provided in front of the building, a twenty foot (20') front building setback line is permissible.

For the property described on "Exhibits G and G-1" the required front building setback line shall be twenty-five (25) feet.

For the property described on "Exhibits L and M" the required front building setback line shall be twenty-five (25) feet.

DRAINAGE/DETENTION: A regional drainage solution, embracing the entire area within the PUD, is submitted as Revised Exhibit E. It exceeds City of Norman requirements. Detention plans for the PUD are discussed, in general, in Revised Exhibit E. Specific detention plans will be submitted with each Final Plat, as required by Norman ordinances. All off-site drainage detention areas will be conveyed as non-exclusive easements to the POA, for the use and benefit of the PUD, by separate instruments.

PROPERTY OWNERS ASSOCIATION: A mandatory POA (University North Park Association, LLC, 100 Timberdell Road, Norman, OK 73019) has been created, to operate and maintain the detention/drainage and other common areas and the streetscaping areas within the entire PUD, all as shown on attached Revised Exhibits. Installation and maintenance of landscaping is the responsibility of the individual lot owner.

BUILDING DESIGN AND MATERIAL: Pursuant to Section 11 of the Restrictive Covenants, Owner/Applicant has appointed an Architectural Review Board (“ARB”). The ARB is to review and approve building design and material. Buildings throughout the PUD are to be compatible in design and in color. Buildings with metal exterior walls are prohibited in the PUD, except as specifically authorized, in writing, by the ARB. As to any such authorized metal building, any exterior wall which is exposed to a public street (including said I-35 Service Road) must be glass, concrete and/or masonry. If any masonry wall, on any building anywhere in the PUD, is built from concrete or concrete blocks, it must be covered with stucco or other comparable finish, and painted in colors compatible with surrounding buildings. No colors shall be utilized on exterior walls and/or exterior fixtures without the prior approval of the ARB. In addition to control over design and materials, the ARB will have final authority regarding exterior colors, if any disputes arise. Building design and materials must be made a part of any Site Plan submitted to the City of Norman, along with a Final Plat.

SCREENING: Items stored outside any enclosed building must be screened by a masonry fence which is tall enough to completely screen the stored items from the view of passing motorists and pedestrians. In no event shall such masonry fence be less than six feet (6') tall. Such storage must be behind any applicable building setback lines. Automobiles, trucks, recreational vehicles, boats and similar fully finished products, which are part of inventories being offered for sale at retail, are expressly excluded from the screening requirement in this paragraph. At the time any Final Plat is submitted, it must specify any **outdoor** storage and/or sales area.

SIGNS: Each and every sign must comply fully with the Norman sign ordinance, except as specifically modified by Exhibit F University North Park Master Signage Plan, and by the following:

1. The setback for ground signs may be a minimum of ten feet (10'), which includes signs that can have an increased size under existing Norman ordinances, if set back an additional distance.
2. “Entry Signage” may be placed on opposite sides of the following streets: 24th Avenue NW, at Robinson; 24th Avenue NW, at the North end of SDA#6; and Rock Creek Road, at I-35 Service Road.

Any such “Entry Signage” sign cannot exceed one hundred (100) square feet and can bear only the name of this PUD Development.

3. Owner/Applicant will cause no more than one (1) “off-premises” billboard to be erected on the East side of I-35, on land embraced within this Application, on a site to be designated by Owner/Applicant which will be separated from any

other existing billboards by at least one thousand feet (1,000'). Owner/Applicant expects to promptly convey title, by metes and bounds descriptions, to such billboard site to the Foundation. The Foundation is not a "school or public or quasi-public institution" within the context of the Norman sign ordinance. This one billboard within the PUD may be electronic and will be restricted to advertising only the University of Oklahoma, its programs, its activities and its people.

TRANSPORTATION IMPROVEMENTS

- A. **TRAFFIC LIGHTS:** At a future date, there will be a need for a traffic signals within the Property to the extent that such traffic signals are not constructed and financed through the recently-approved TIF District for the Property, the Owner/Applicant requests the City of Norman to ask the Oklahoma Department of Transportation ("ODOT") to place each such traffic signal on the State system, to fund its construction. In such event(s), Owner/Applicant will contribute twenty percent (20%) of the cost of the construction of each such traffic signal, within sixty (60) days after the City of Norman delivers written certification to the Owner/Applicant that any such traffic signal is ready to be put out for bid. Owner/Applicant will furnish the engineering for each such light within ninety (90) days after the City of Norman delivers written request to the Owner/Applicant that such engineering be furnished.

In the event that the City has not received approval of State, Federal or other outside funding for any such traffic signal, at the time any Final Plat is submitted, then as to each such "unfunded" signal, the engineer's **total** estimate of the construction cost must be escrowed with the City by Owner/Applicant.

- B. **OTHER IMPROVEMENTS:** A Final Plat's share of the cost of such other transportation improvements, as identified in the current or successive TIAs (including, but not limited to, widening, intersection improvements, right-of-way, utility relocation costs, etc.), must be assessed at the time of Final Plat approval and escrowed with the City of Norman at the time of obtaining a building permit.

RESTRICTIVE COVENANTS: Applicant prepared and filed the Restrictive Covenants, as more fully described, above. Such covenants cover, at a minimum, common maintenance, detention requirements and building design.

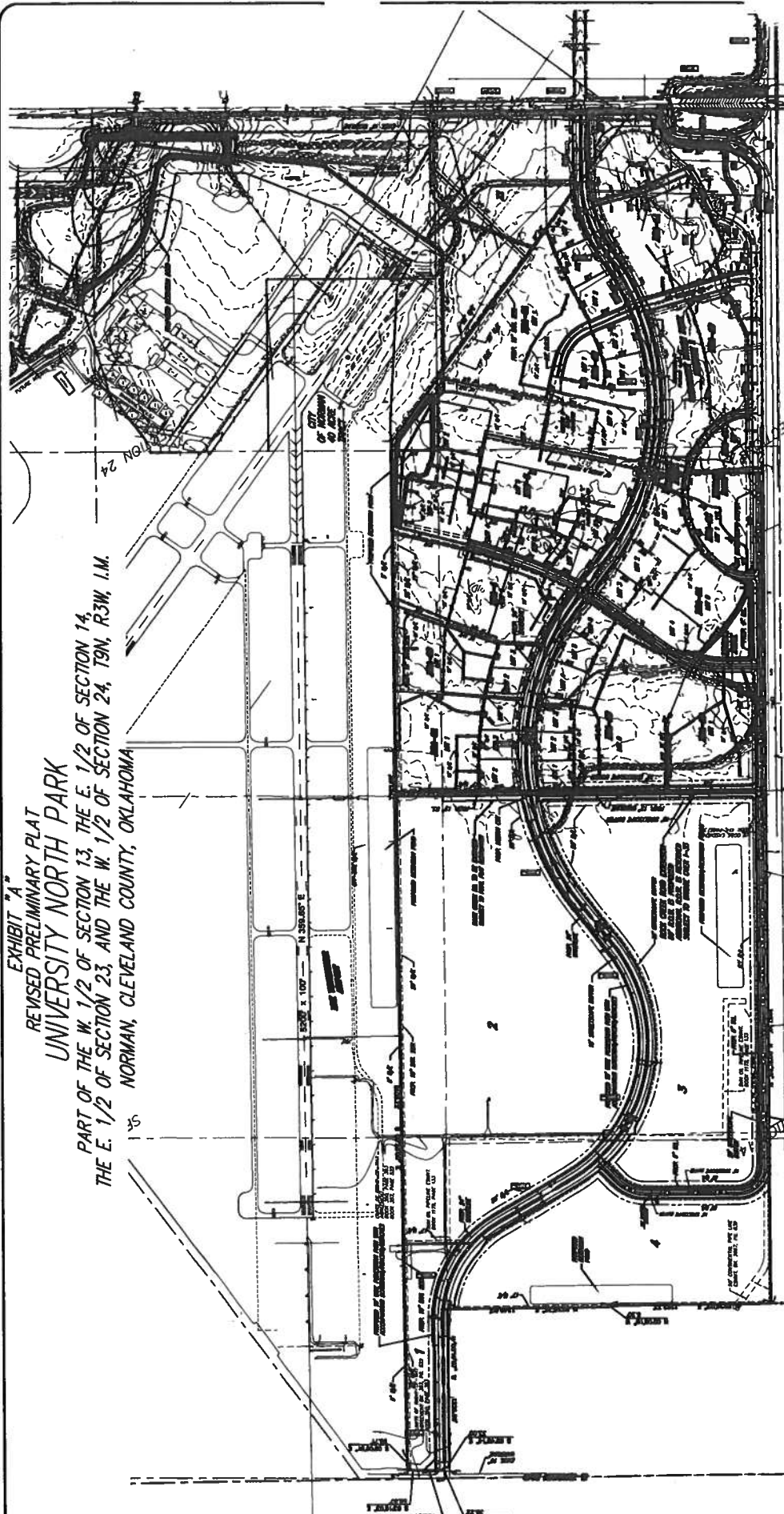
EXHIBIT "A"

EXHIBIT A
REVISED PRELIMINARY PLAT

UNIVERSITY NORTH PARK

PART OF THE W. 1/2 OF SECTION 13, THE E. 1/2 OF SECTION 14,
THE E. 1/2 OF SECTION 23, AND THE W. 1/2 OF SECTION 24, T9N, R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



1.000

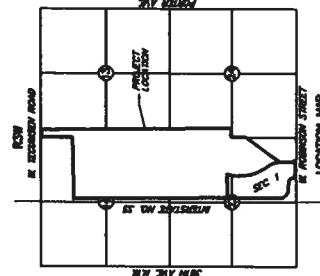
1. MEMORANDUM FOR THE RECORD
2. SUBJECT
3. REFERENCE
4. DATE
5. BY
6. FOR
7. APPROVED
8. DATE
9. BY
10. FOR
11. APPROVED
12. DATE
13. BY
14. FOR
15. APPROVED
16. DATE
17. BY
18. FOR
19. APPROVED
20. DATE
21. BY
22. FOR
23. APPROVED
24. DATE
25. BY
26. FOR
27. APPROVED
28. DATE
29. BY
30. FOR
31. APPROVED
32. DATE
33. BY
34. FOR
35. APPROVED
36. DATE
37. BY
38. FOR
39. APPROVED
40. DATE
41. BY
42. FOR
43. APPROVED
44. DATE
45. BY
46. FOR
47. APPROVED
48. DATE
49. BY
50. FOR
51. APPROVED
52. DATE
53. BY
54. FOR
55. APPROVED
56. DATE
57. BY
58. FOR
59. APPROVED
60. DATE
61. BY
62. FOR
63. APPROVED
64. DATE
65. BY
66. FOR
67. APPROVED
68. DATE
69. BY
70. FOR
71. APPROVED
72. DATE
73. BY
74. FOR
75. APPROVED
76. DATE
77. BY
78. FOR
79. APPROVED
80. DATE
81. BY
82. FOR
83. APPROVED
84. DATE
85. BY
86. FOR
87. APPROVED
88. DATE
89. BY
90. FOR
91. APPROVED
92. DATE
93. BY
94. FOR
95. APPROVED
96. DATE
97. BY
98. FOR
99. APPROVED
100. DATE
101. BY
102. FOR
103. APPROVED
104. DATE
105. BY
106. FOR
107. APPROVED
108. DATE
109. BY
110. FOR
111. APPROVED
112. DATE
113. BY
114. FOR
115. APPROVED
116. DATE
117. BY
118. FOR
119. APPROVED
120. DATE
121. BY
122. FOR
123. APPROVED
124. DATE
125. BY
126. FOR
127. APPROVED
128. DATE
129. BY
130. FOR
131. APPROVED
132. DATE
133. BY
134. FOR
135. APPROVED
136. DATE
137. BY
138. FOR
139. APPROVED
140. DATE
141. BY
142. FOR
143. APPROVED
144. DATE
145. BY
146. FOR
147. APPROVED
148. DATE
149. BY
150. FOR
151. APPROVED
152. DATE
153. BY
154. FOR
155. APPROVED
156. DATE
157. BY
158. FOR
159. APPROVED
160. DATE
161. BY
162. FOR
163. APPROVED
164. DATE
165. BY
166. FOR
167. APPROVED
168. DATE
169. BY
170. FOR
171. APPROVED
172. DATE
173. BY
174. FOR
175. APPROVED
176. DATE
177. BY
178. FOR
179. APPROVED
180. DATE
181. BY
182. FOR
183. APPROVED
184. DATE
185. BY
186. FOR
187. APPROVED
188. DATE
189. BY
190. FOR
191. APPROVED
192. DATE
193. BY
194. FOR
195. APPROVED
196. DATE
197. BY
198. FOR
199. APPROVED
200. DATE
201. BY
202. FOR
203. APPROVED
204. DATE
205. BY
206. FOR
207. APPROVED
208. DATE
209. BY
210. FOR
211. APPROVED
212. DATE
213. BY
214. FOR
215. APPROVED
216. DATE
217. BY
218. FOR
219. APPROVED
220. DATE
221. BY
222. FOR
223. APPROVED
224. DATE
225. BY
226. FOR
227. APPROVED
228. DATE
229. BY
230. FOR
231. APPROVED
232. DATE
233. BY
234. FOR
235. APPROVED
236. DATE
237. BY
238. FOR
239. APPROVED
240. DATE
241. BY
242. FOR
243. APPROVED
244. DATE
245. BY
246. FOR
247. APPROVED
248. DATE
249. BY
250. FOR
251. APPROVED
252. DATE
253. BY
254. FOR
255. APPROVED
256. DATE
257. BY
258. FOR
259. APPROVED
260. DATE
261. BY
262. FOR
263. APPROVED
264. DATE
265. BY
266. FOR
267. APPROVED
268. DATE
269. BY
270. FOR
271. APPROVED</

Abstract

- [illegible]

1

THE NEW YORK PUBLIC LIBRARY
ASTEN LENOX TILDEN FOUNDATIONS
500 5TH AVENUE NEW YORK 17, N.Y.



OWNERS/SUBSIDERS:
THE BOARD OF REGENTS OF
THE UNIVERSITY OF OKLAHOMA
600 PRAIRIEVIEW OAK
NORMAN, OK 73019

UNIVERSITY NORTH PARK, L.L.C.
210 PARK AVENUE

SUITE 1000
OKLAHOMA CITY, OK 73102

UNIVERSITY TOWN CENTER, L.L.C.
912 N.W. 57th ST.

OKLAHOMA CITY, OK 73118

2. Discussion

DESIGNED BY:
SAC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 253-7715

DOBT 2
RENSED PRELIMINARY PLAT
UNIVERSITY NORTH PARK
ROBINSON ST. & HILLSDALE NO. 38
NORTH, CALIFORNIA
1600 Cambridge, B.A. - 1960

2000

THE UNIVERSITY OF CHICAGO

11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

100

1. **NAME**

Copyright © 2000 by John Wiley & Sons, Inc.

EXHIBIT "B"

REVISED TRAFFIC IMPACT STUDY

DATED AUGUST 14, 2006

**ON FILE FOR REVIEW IN THE
CITY CLERK'S DEPARTMENT**

EXHIBIT "C"

**PRELIMINARY SITE DEVELOPMENT PLAN
UNIVERSITY NORTH PARK**

**PART OF THE W. 1/2 OF SECTION 13, THE E. 1/2 OF SECTION 14,
THE E. 1/2 OF SECTION 23, AND THE W. 1/2 OF SECTION 24, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

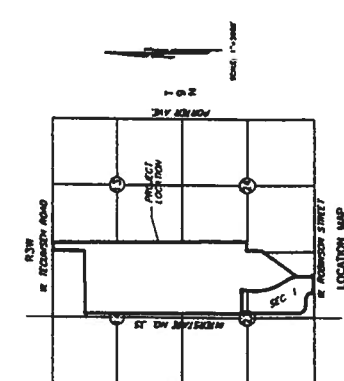


Site name	Net site sediment heavy metal
1	0.14 g
2	0.03 g
3	0.02 g
4	0.02 g
5	0.02 g
6	0.02 g
7	0.02 g
8	0.02 g
9	0.02 g
10	0.02 g
11	0.02 g
12	0.02 g
13	0.02 g
14	0.02 g
15	0.02 g
16	0.02 g
17	0.02 g
18	0.02 g
19	0.02 g
20	0.02 g
21	0.02 g
22	0.02 g
23	0.02 g
24	0.02 g
25	0.02 g
26	0.02 g
27	0.02 g
28	0.02 g
29	0.02 g
30	0.02 g
31	0.02 g
32	0.02 g
33	0.02 g
34	0.02 g
35	0.02 g
36	0.02 g
37	0.02 g
38	0.02 g
39	0.02 g
40	0.02 g
41	0.02 g
42	0.02 g
43	0.02 g
44	0.02 g
45	0.02 g
46	0.02 g
47	0.02 g
48	0.02 g
49	0.02 g
50	0.02 g
51	0.02 g
52	0.02 g
53	0.02 g
54	0.02 g
55	0.02 g
56	0.02 g
57	0.02 g
58	0.02 g
59	0.02 g
60	0.02 g
61	0.02 g
62	0.02 g
63	0.02 g
64	0.02 g
65	0.02 g
66	0.02 g
67	0.02 g
68	0.02 g
69	0.02 g
70	0.02 g
71	0.02 g
72	0.02 g
73	0.02 g
74	0.02 g
75	0.02 g
76	0.02 g
77	0.02 g
78	0.02 g
79	0.02 g
80	0.02 g
81	0.02 g
82	0.02 g
83	0.02 g
84	0.02 g
85	0.02 g
86	0.02 g
87	0.02 g
88	0.02 g
89	0.02 g
90	0.02 g
91	0.02 g
92	0.02 g
93	0.02 g
94	0.02 g
95	0.02 g
96	0.02 g
97	0.02 g
98	0.02 g
99	0.02 g
100	0.02 g

Accounting (2007-2010)		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059		2059-2060		2060-2061		2061-2062		2062-2063		2063-2064		2064-2065		2065-2066		2066-2067		2067-2068		2068-2069		2069-2070		2070-2071		2071-2072		2072-2073		2073-2074		2074-2075		2075-2076		2076-2077		2077-2078		2078-2079		2079-2080		2080-2081		2081-2082		2082-2083		2083-2084		2084-2085		2085-2086		2086-2087		2087-2088		2088-2089		2089-2090		2090-2091		2091-2092		2092-2093		2093-2094		2094-2095		2095-2096		2096-2097		2097-2098		2098-2099		2099-2100		2100-2101		2101-2102		2102-2103		2103-2104		2104-2105		2105-2106		2106-2107		2107-2108		2108-2109		2109-2110		2110-2111		2111-2112		2112-2113		2113-2114		2114-2115		2115-2116		2116-2117		2117-2118		2118-2119		2119-2120		2120-2121		2121-2122		2122-2123		2123-2124		2124-2125		2125-2126		2126-2127		2127-2128		2128-2129		2129-2130		2130-2131		2131-2132		2132-2133		2133-2134		2134-2135		2135-2136		2136-2137		2137-2138		2138-2139		2139-2140		2140-2141		2141-2142		2142-2143		2143-2144		2144-2145		2145-2146		2146-2147		2147-2148		2148-2149		2149-2150		2150-2151		2151-2152		2152-2153		2153-2154		2154-2155		2155-2156		2156-2157		2157-2158		2158-2159		2159-2160		2160-2161		2161-2162		2162-2163		2163-2164		2164-2165		2165-2166		2166-2167		2167-2168		2168-2169		2169-2170		2170-2171		2171-2172		2172-2173		2173-2174		2174-2175		2175-2176		2176-2177		2177-2178		2178-2179		2179-2180		2180-2181		2181-2182		2182-2183		2183-2184		2184-2185		2185-2186		2186-2187		2187-2188		2188-2189		2189-2190		2190-2191		2191-2192		2192-2193		2193-2194		2194-2195		2195-2196		2196-2197		2197-2198		2198-2199		2199-2200		2200-2201		2201-2202		2202-2203		2203-2204		2204-2205		2205-2206		2206-2207		2207-2208		2208-2209		2209-2210		2210-2211		2211-2212		2212-2213		2213-2214		2214-2215		2215-2216		2216-2217		2217-2218		2218-2219		2219-2220		2220-2221		2221-2222		2222-2223		2223-2224		2224-2225		2225-2226		2226-2227		2227-2228		2228-2229		2229-2230		2230-2231		2231-2232		2232-2233		2233-2234		2234-2235		2235-2236		2236-2237		2237-2238		2238-2239		2239-2240		2240-2241		2241-2242		2242-2243		2243-2244		2244-2245		2245-2246		2246-2247		2247-2248		2248-2249		2249-2250		2250-2251		2251-2252		2252-2253		2253-2254		2254-2255		2255-2256		2256-2257		2257-2258		2258-2259		2259-2260		2260-2261		2261-2262		2262-2263		2263-2264		2264-2265		2265-2266		2266-2267		2267-2268		2268-2269		2269-2270		2270-2271		2271-2272		2272-2273		2273-2274		2274-2275		2275-2276		2276-2277		2277-2278		2278-2279		2279-2280		2280-2281		2281-2282		2282-2283		2283-2284		2284-2285		2285-2286		2286-2287		2287-2288		2288-2289		2289-2290		2290-2291		2291-2292		2292-2293		2293-2294		2294-2295		2295-2296		2296-2297		2297-2298		2298-2299		2299-2300		2300-2301		2301-2302		2302-2303		2303-2304		2304-2305		2305-2306		2306-2307		2307-2308		2308-2309		2309-2310		2310-2311		2311-2312		2312-2313		2313-2314		2314-2315		2315-2316		2316-2317		2317-2318		2318-2319		2319-2320		2320-2321		2321-2322		2322-2323		2323-2324		2324-2325		2325-2326		2326-2327		2327-2328		2328-2329		2329-2330		2330-2331		2331-2332		2332-2333		2333-2334		2334-2335		2335-2336		2336-2337		2337-2338		2338-2339		2339-2340		2340-2341		2341-2342		2342-2343		2343-2344		2344-2345		2345-2346		2346-2347		2347-2348		2348-2349		2349-2350		2350-2351		2351-2352		2352-2353		2353-2354		2354-2355		2355-2356		2356-2357		2357-2358		2358-2359		2359-2360		2360-2361		2361-2362		2362-2363		2363-2364		2364-2365		2365-2366		2366-2367		2367-2368		2368-2369		2369-2370		2370-2371		2371-2372		2372-2373		2373-2374		2374-2375		2375-2376		2376-2377		2377-2378		2378-2379		2379-2380		2380-2381		2381-2382		2382-2383		2383-2384		2384-2385		2385-2386		2386-2387		2387-2388		2388-2389		2389-2390		2390-2391		2391-2392		2392-2393		2393-2394		2394-2395		2395-2396		2396-2397		2397-2398		2398-2399		2399-2400		2400-2401		2401-2402		2402-2403		2403-2404		2404-2405		2405-2406		2406-2407		2407-2408		2408-2409		2409-2410		2410-2411		2411-2412		2412-2413		2413-2414		2414-2415		2415-2416		2416-2417		2417-2418		2418-2419		2419-2420		2420-2421		2421-2422		2422-2423		2423-2424		2424-2425		2425-2426		2426-2427		2427-2428		2428-2429		2429-2430		2430-2431		2431-2432		2432-2433		2433-2434		2434-2435		2435-2436		2436-2437		2437-2438		2438-2439		2439-2440		2440-2441		2441-2442		2442-2443		2443-2444		2444-2445		2445-2446		2446-2447		2447-2448		2448-2449		2449-2450		2450-2451		2451-2452		2452-2453		2453-2454		2454-2455		2455-2456		2456-2457		2457-2458		2458-2459		2459-2460		2460-2461		2461-2462		2462-2463		2463-2464		2464-2465		2465-2466		2466-2467		2467-2468		2468-2469		2469-2470		2470-2471		2471-2472		2472-2473		2473-2474		2474-2475		2475-2476		2476-2477		2477-2478		2478-2479		2479-2480		2480-2481		2481-2482		2482-2483		2483-2484		2484-2485		2485-2486		2486-2487		2487-2488		2488-2489		2489-2490		2490-2491		2491-2492		2492-2493		2493-2494		2494-2495		2495-2496		2496-2497		2497-2498		2498-2499		2499-2500		2500-2501		2501-2502		2502-2503		2503-2504		2504-2505		2505-2506		2506-2507		2507-2508		2508-2509		2509-2510		2510-2511		2511-2512		2512-2513		2513-2514		2514-2515		2515-2516		2516-2517		2517-2518		2518-2519		2519-2520		2520-2521		2521-2522		2522-2523		2523-2524		2524-2525		2525-2526		2526-2527		2527-2528		2528-2529		2529-2530		2530-2531		2531-2532		2532-2533		2533-2534		2534-2535		2535-2536		2536-2537		2537-2538		2538-2539		2539-2540		2540-2541		2541-2542		2542-2543		2543-2544		2544-2545		2545-2546		2546-2547		2547-2548		2548-2549		2549-2550		2550-2551		2551-2552		2552-2553		2553-2554		2554-2555		2555-2556		2556-2557		2557-2558		2558-2559		2559-2560		2560-2561		2561-2562		2562-2563		2563-2564		2564-2565		2565-2566		2566-2567		2567-2568		2568-2569		2569-2570		2570-2571		2571-2572		2572-2573		2573-2574		2574-2575		2575-2576		2576-2577		2577-2578		2578-2579		2579-2580		2580-2581		2581-2582		2582-2583		2583-2584		2584-2585		2585-2586		2586-2587		2587-2588		2588-2589		2589-2590		2590-2591		2591-2592		2592-2593		2593-2594		2594-2595		2595-2596		2596-2597		2597-2598		2598-2599		2599-2600		2600-2601		2601-2602		2602-2603		2603-2604		2604-2605		2605-2606		2606-2607		2607-2608		2608-2609		2609-2610		2610-2611		2611-2612		2612-2613		2613-2614		2614-2615		2615-2616		2616-2617		2617-2618		2618-2619		2619-2620		2620-2621		2621-2622		2622-2623		2623-2624		2624-2625		2625-2626		2626-2627		2627-2628		2628-2629		2629-2630		2630-2631		2631-2632		2632-2633		2633-2634		2634-2635		2635-2636		2636-2637		2637-2638		2638-2639		2639-2640		2640-2641		2641-2642		2642-2643		2643-2644		2644-2645		2645-2646		2646-2647		2647-2648		2648-2649		2649-2650		2650-2651		2651-2652		2652-2653		2653-2654		2654-2655		2655-2656		2656-2657		2657-2658		2658-2659		2659-2660		2660-2661		2661-2662		2662-2663		2663-2664		2664-2665		2665-2666		2666-2667		2667-2668		2668-2669		2669-2670		2670-2671		2671-2672		2672-2673		2673-2674		2674-2675		2675-2676		2676-2677		2677-2678		2678-2679		2679-2680		2680-2681		2681-2682		2682-2683		2683-2684		2684-2685		2685-2686		2686-2687		2687-2688		2688-2689		2689-2690		2690-2691		2691-2692		2692-2693		2693-2694		2694-2695		2695-2696		2696-2697		2697-2698		2698-2699		2699-2700		2700-2701		2701-2702		2702-2703		2703-2704		2704-2705		2705-2706		2706-2707		2707-2708		2708-2709		2709-2710		2710-2711		2711-2712		2712-2713		2713-2714		2714-2715		2715-2716		2716-2717		2717-2718		2718-2719		2719-2720		2720-2721		2721-2722		2722-2723		2723-2724		2724-2725		2725-2726		2726-2727		2727-2728		2728-2729		2729-2730		2730-2731		2731-2732		2732-2733		2733-2734		2734-2735		2735-2736		2736-2737	
------------------------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--

NETIVE AREA SUMMARY	
NO. PLANT/ANIMAL SPECIES	500.00 AC
INVEST. & COSTS (PERCENTAGE)	0.00 AC
INVEST. 3rd	500.00 AC
INVEST. 4th	500.00 AC

NEW AREA STATISTICS	
2007-2011	2007-2011
2007-2011	2007-2011
2007-2011	2007-2011



OWNERS/STAKEHOLDERS

THE BOARD OF REGENTS OF
THE UNIVERSITY OF OKLAHOMA
6660 PARRINGTON OVAL
NORMAN, OK 73019

UNIVERSITY NORTH PARK, L.L.C.
1210 PARK AVENUE
SUITE 1000
OKLAHOMA CITY, OK 73102

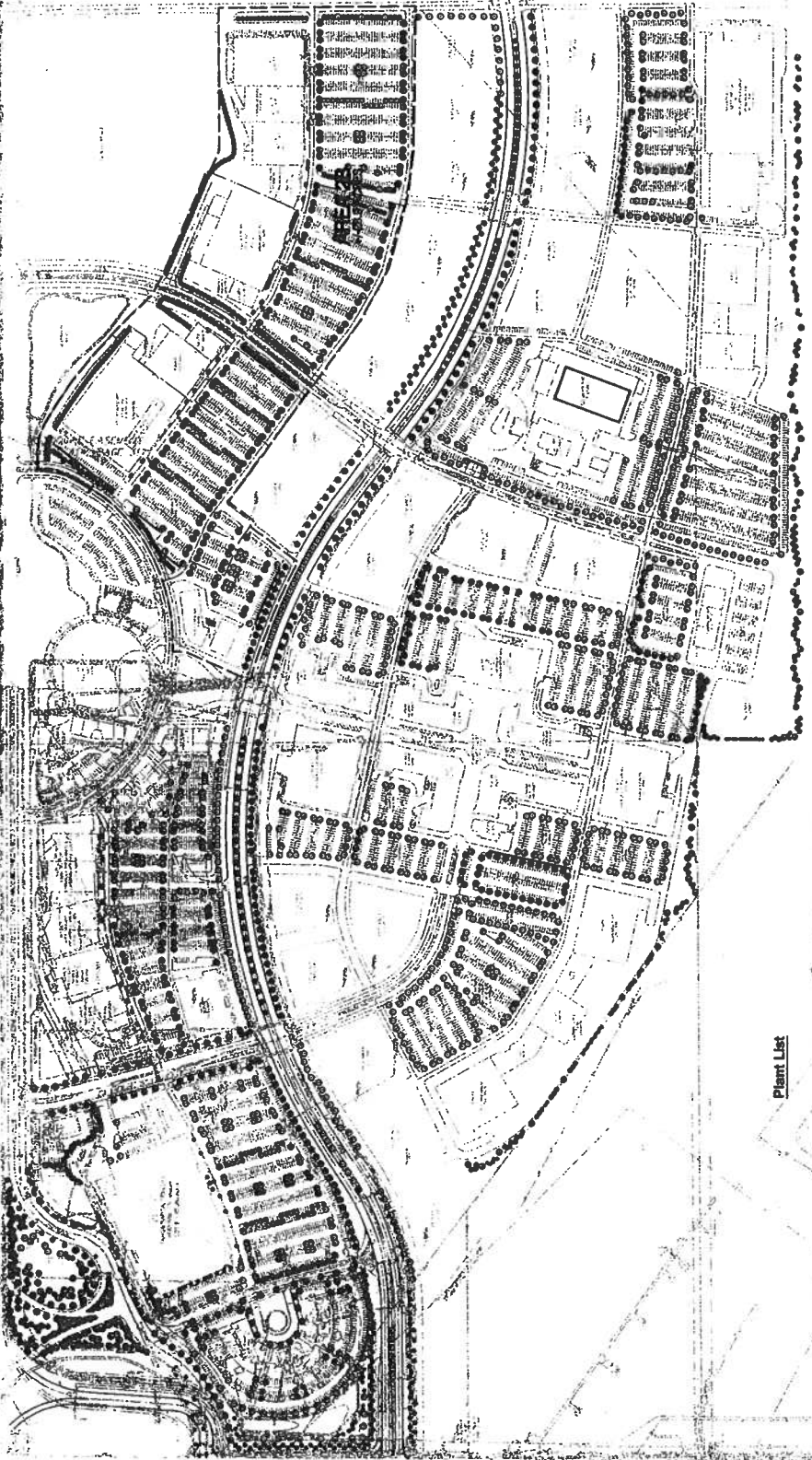
UNIVERSITY TOWN CENTER, L.L.C.
1912 N.W. 57th ST.
OKLAHOMA CITY, OK 73118

DESIGNED BY:
SAC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73106
(405) 232-7715

COUNTY
PRELIMINARY SITE DEVELOPMENT PLAN
UNIVERSITY NORTH PARK
ROBINSON ST. & INTERSTATE NO. 35
HOUSTON, TEXAS 77058
HOUSTON, TEXAS 77058



UNIVERSITY NORTH PARK
AREAS
AUGUST 14, 2008



Plant List

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	COUNT	SPACING/NOTES	MATCHED
○	WILLOW OAK	OP		848		MATCHED
○	FRAXINUS VIRGINICA 'BRANIFFE'	URBANITE LAM	3-4" CAL/10 FT	848		MATCHED
○	PRUNUS CHERRY	CHERRY PRUNUS	2" CAL/10 FT	848		MATCHED
○	QUERCUS STAMBURGII	SHAWNEE OAK	3-4" CAL/10 FT	848		MATCHED
○	LARIX LARicina 'NILE'	ALLIE CHERRY BLM	1" CAL/10 FT	848		MATCHED
○	YARROWIA BERTOLINI	WILD CYPRESS	3" CAL/10 FT	848		MATCHED
○	ACER GINSENG 'PLANE'	PLANE ASH BARK	2" CAL/10 FT	848		MATCHED
○	CECROPS REPENS 'YOUNG'	OLIVARIA REDWOOD	2" CAL/10 FT	848		MATCHED
○	CECROPS REPENS 'TIGER WHITE'	TIGER WHITE REDWOOD	2" CAL/10 FT	848		MATCHED
○	PRUNUS PANDORA	PANDORA PINE	8" FT	848		MATCHED
○	PRUNUS PANDORA	LOBLOLLY PINE	8" FT	848		MATCHED

SCIENTIFIC NAME	COMMON NAME	SIZE	COUNT	SPACING/NOTES
CECROPS REPENS 'YOUNG'	OLIVARIA REDWOOD	2" CAL/10 FT	848	
CECROPS REPENS 'TIGER WHITE'	TIGER WHITE REDWOOD	2" CAL/10 FT	848	
PRUNUS PANDORA	PANDORA PINE	8" FT	848	
PRUNUS PANDORA	LOBLOLLY PINE	8" FT	848	
WILLOW OAK	OP		848	
FRAXINUS VIRGINICA 'BRANIFFE'	URBANITE LAM	3-4" CAL/10 FT	848	
PRUNUS CHERRY	CHERRY PRUNUS	2" CAL/10 FT	848	
QUERCUS STAMBURGII	SHAWNEE OAK	3-4" CAL/10 FT	848	
LARIX LARicina 'NILE'	ALLIE CHERRY BLM	1" CAL/10 FT	848	
YARROWIA BERTOLINI	WILD CYPRESS	3" CAL/10 FT	848	
ACER GINSENG 'PLANE'	PLANE ASH BARK	2" CAL/10 FT	848	
CECROPS REPENS 'YOUNG'	OLIVARIA REDWOOD	2" CAL/10 FT	848	
CECROPS REPENS 'TIGER WHITE'	TIGER WHITE REDWOOD	2" CAL/10 FT	848	
PRUNUS PANDORA	PANDORA PINE	8" FT	848	
PRUNUS PANDORA	LOBLOLLY PINE	8" FT	848	

EXHIBIT "D"
LANDSCAPE PLAN
UNIVERSITY TOWN CENTER
NORMAN, OKLAHOMA
AUGUST, 2008



SACK AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 N. UNIVERSITY BLVD., SUITE 100
NORMAN, OKLAHOMA 73069
PHONE: (405) 821-1111
FAX: (405) 821-1112
WWW.SACKANDASSOCIATES.COM



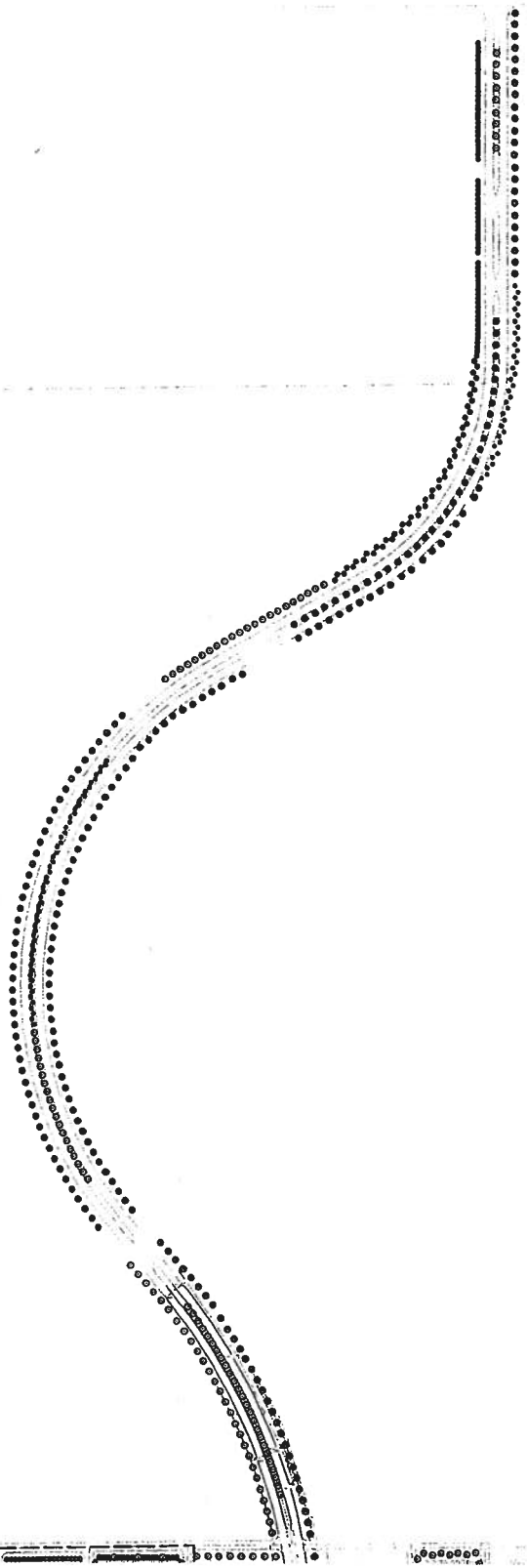
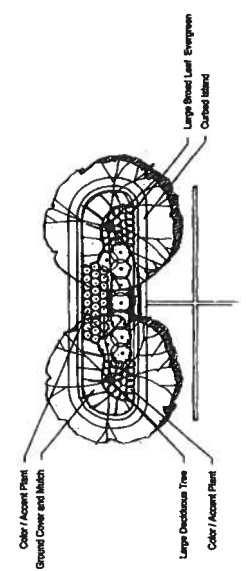


EXHIBIT "D"
LANDSCAPE PLAN
UNIVERSITY TOWN CENTER
NORMAN, OKLAHOMA
AUGUST, 2006

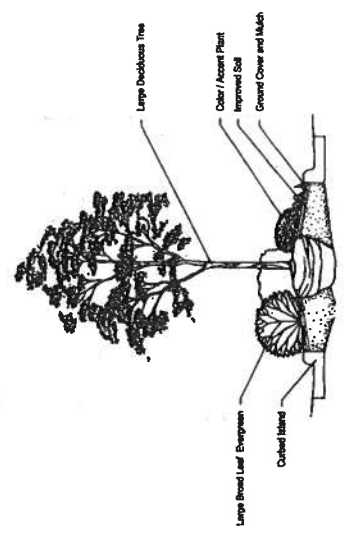
SCALE IN FEET
0 20 40 60 80 100

SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING
1000 N. UNIVERSITY AVENUE, SUITE 100
NORMAN, OKLAHOMA 73069-1000
PHONE: (405) 822-4444 FAX: (405) 822-4444
WWW.SACKANDASSOCIATES.COM

NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/1/06	ISSUED FOR PERMIT	J. SACK	J. SACK
2	8/1/06	REVISED	J. SACK	J. SACK
3	8/1/06	REVISED	J. SACK	J. SACK
4	8/1/06	REVISED	J. SACK	J. SACK
5	8/1/06	REVISED	J. SACK	J. SACK
6	8/1/06	REVISED	J. SACK	J. SACK
7	8/1/06	REVISED	J. SACK	J. SACK
8	8/1/06	REVISED	J. SACK	J. SACK
9	8/1/06	REVISED	J. SACK	J. SACK
10	8/1/06	REVISED	J. SACK	J. SACK



Parking Lot Island - Plan
NOT TO SCALE



Parking Lot Island - Section
NOT TO SCALE



EXHIBIT "E"

REVISED DRAINAGE/DETENTION PLAN

DATED AUGUST 14, 2006

AND REVISED SEPTEMBER 22, 2006

**ON FILE FOR REVIEW IN THE
PUBLIC WORKS DEPARTMENT**

MASTER SIGNAGE CONCEPT PLAN
EXHIBIT " F-1 "
Ground and Wall Sign Criteria for University Town Center
Norman, Oklahoma

GENERAL INFORMATION

The sign standards have been selected to harmonize with and compliment the design of the entire site and will assist in creating a consistent quality of visual identity for the development. It is intended that individual business signage be designed in an imaginative and varied manner. The signage guidelines below supplement those signage standards described in the Minimum Design Standards for University North Park. In addition the Master Signage Concept Plan (MSCP) outlines the proposed locations and sizes of all ground signs in the development. The Minimum Design Standards, the Signage Exhibit, and the Master Signage Concept Plan are equally enforceable and are joined together as one document. Together these documents supersede the City of Norman Sign Code only with respect to this development, and only to the extent of specific signs described herein. All other signage shall comply with the City of Norman Sign Code.

Ground Signs

Ground signs will be categorized into the following primary categories, and permitted at those locations described on the Master Signage Concept Plan. The locations shown on that plan may be adjusted according to the specific design constraints imposed by physical conditions or property line adjustments. **Deviations from the MSCP must be approved by the ARB and the City Manager, or his designee, prior to obtaining sign permits.**

Businesses which would otherwise be permitted "Additional Signs", oriented for interstate traffic, will not be permitted additional ground signs, other than those depicted on the MSCP.

Categories

I-35 Ground signs

Signs ranging from twenty five to forty feet in height, located along the I-35 frontage road, between West Robinson Street and Rock Creek Road. Sign designs and locations designated on the MSCP are intended to supersede the City of Norman Sign Code provision for "Additional Signs" section 18-504 (b),(1),f. The intent is to provide uniform, coordinated signage design as viewed from the I-35 corridor. The express purpose of these signs is to provide visual identity for single anchor store businesses, or identity on one sign for multiple businesses in the development. Businesses represented on these signs may be located anywhere within the development west of 24th Avenue NW.

EXHIBIT "F-1"

24th Avenue NW Ground Signs

Signs ranging from twenty to twenty five feet in height, located no further than twenty five feet from the Right of Way of 24th Avenue NW between West Robinson Street and Rock Creek Road. The express purpose of these signs is to provide visual identity for single, anchor store, businesses or multiple businesses in the development. Businesses represented on these signs may be located anywhere within the development.

Outparcel 'monument style' Ground Signs

Signs ranging from four feet to twelve feet in height, located as designated on the MSCP. The express purpose of these signs are to identify the business, or businesses, in freestanding buildings located on designated outparcels. These parcels include outparcel property facing West Robinson Street, 24th Avenue NW, Mt. Williams Drive, and Conference center Drive

Directional and informational signs

Ground mounted directional and informational signs shall be permitted in accordance with the Minimum Design Standards and the City of Norman Sign Code.

Wall Signs

Wall signs shall be permitted in accordance with the Minimum Design Standards and the City of Norman Sign Code, with the following exceptions.

1. For purposes of calculating Maximum Area Allowable, buildings with multiple connected businesses shall not be considered one building. Each business shall be considered independently.
2. No part of a wall sign shall be located more than thirty feet above grade level
3. Due to the location of the ten-story hotel and conference center, wall signs (which otherwise meet all Sign Code requirements) can be located at any height on the walls of both structures.

Project UNIVERSITY TOWN CENTER AT UNIVERSITY MOUNT PARK INMAN, OREGON	Show Title MASTER SIGNAGE CONCEPT PLAN
Commissioned and designed by: SOONER INVESTMENT 2000 N.W. Division Pl. # 10 Portland, OR 97209-3000 Contact: Mr. P. L. Schmitt	
Client: SOONER INVESTMENT 121.9852.00 121.9852.00 121.9852.00	

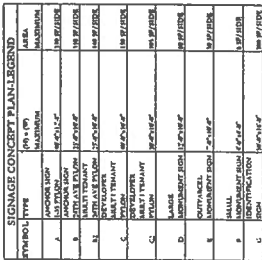
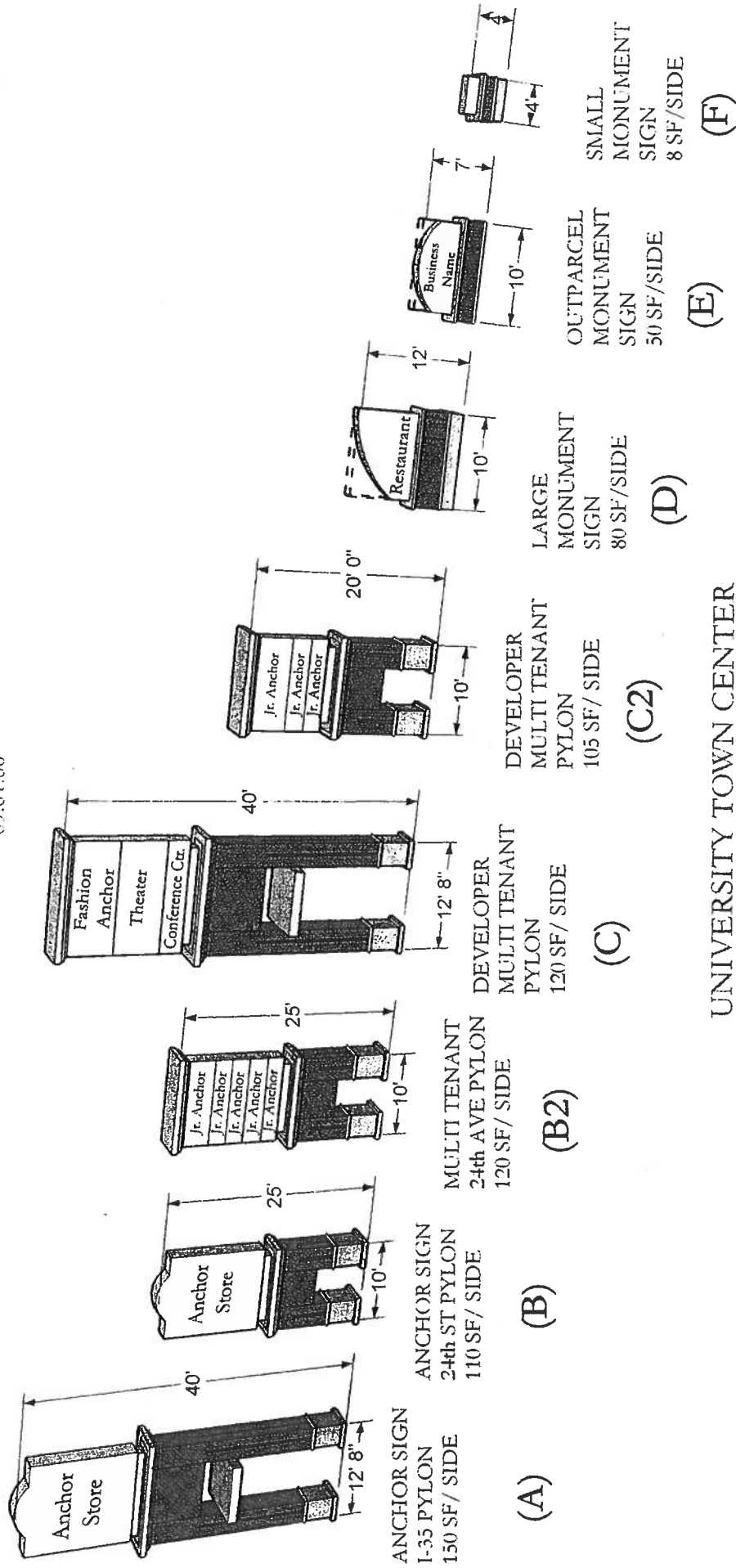


EXHIBIT "F-2"

FREESTANDING (GROUND) SIGNS

ILLUSTRATION

09.01.06



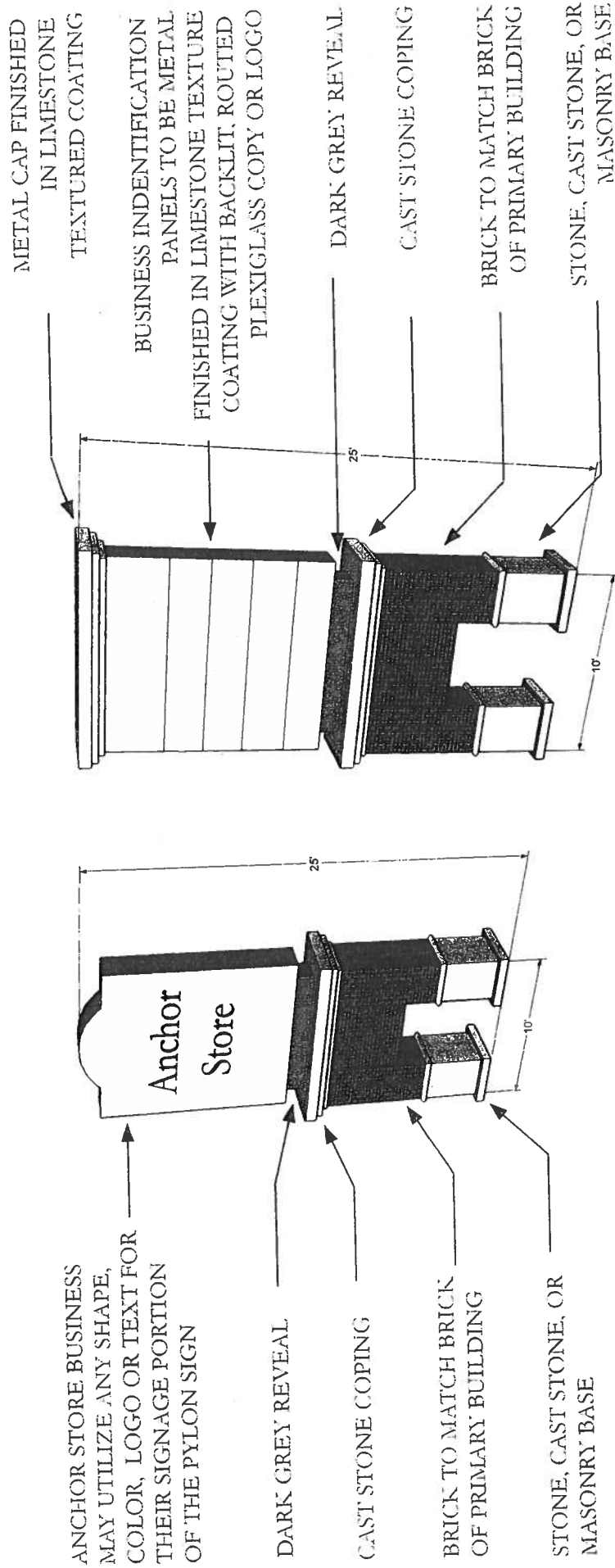
UNIVERSITY TOWN CENTER
AT
UNIVERSITY NORTH PARK
NORMAN, OKLAHOMA

EXHIBIT "F-3"

TYPICAL PYLON SIGN

MATERIALS

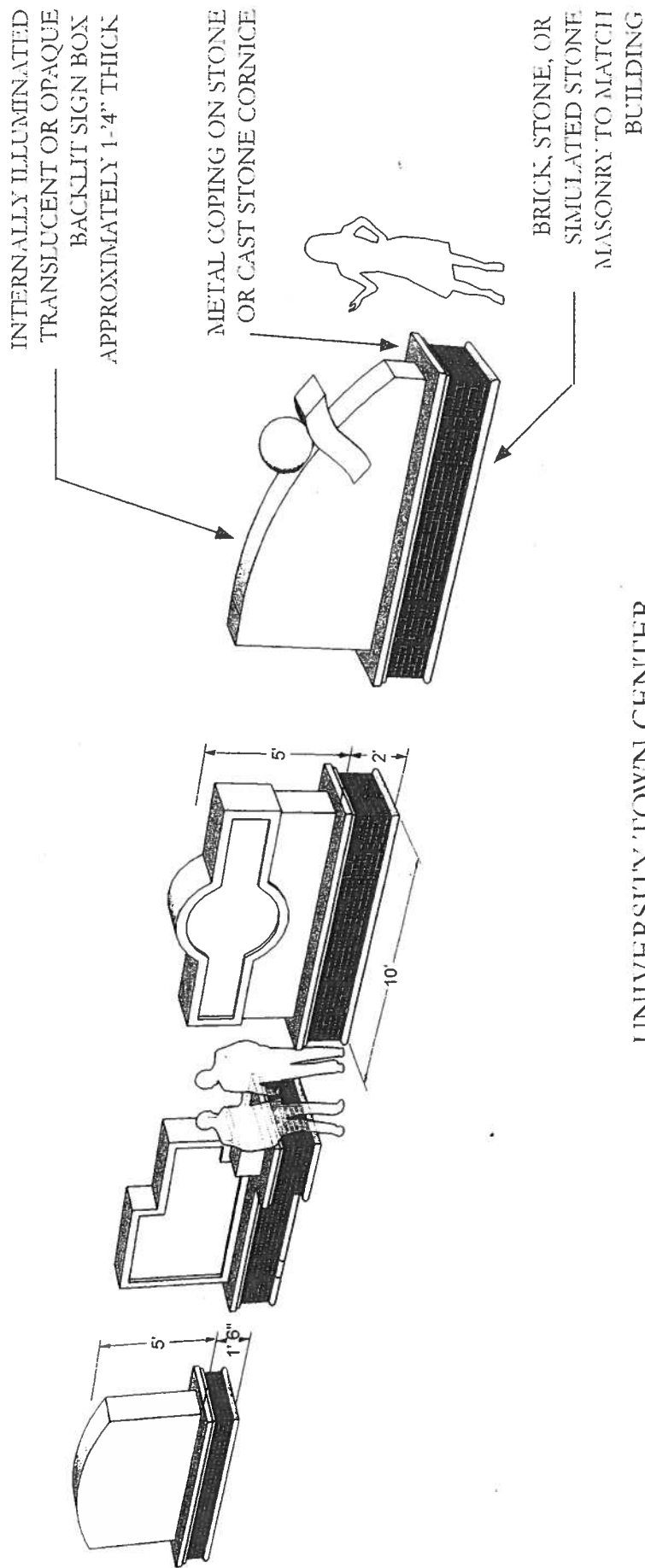
08.11.06



UNIVERSITY TOWN CENTER
AT
UNIVERSITY NORTH PARK
NORMAN, OKLAHOMA

EXHIBIT "F-4"
 TYPICAL OUTPARCEL
 MONUMENT SIGN MATERIALS
 (APPLIES TO TYPE "D, E, F")

08.11.06



UNIVERSITY TOWN CENTER
 AT
 UNIVERSITY NORTH PARK
 NORMAN, OKLAHOMA

EXHIBIT G

LEGAL DESCRIPTION

UNIVERSITYNORTH PARK (SDA-1) PURCHASE TRACT

A tract of land lying in the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 13;

THENCE South 00°16'07" East, along the west line of the said Northwest Quarter of Section 13, a distance of 85.00 feet to a point on the southerly right-of-way line of Tecumseh Road as established by that certain HIGHWAY EASEMENT recorded in Book 2475, Page 439, said point being the POINT OF BEGINNING;

THENCE easterly, along said right-of-way line, the following four (4) courses:

1. South 89°49'14" East a distance of 33.00 feet;
2. North 44°57'58" East a distance of 35.22 feet;
3. South 89°49'14" East a distance of 189.54 feet;
4. South 83°18'03" East a distance of 58.87 feet to a point on the east line of that certain SURPLUS PROPERTY DEED OF RELEASE recorded in Book 3282, Page 614, Cleveland County records;

THENCE southeasterly, along said east line, the following two (2) courses:

1. South 09°09'51" East a distance of 99.71 feet;
2. South 00°38'00" East a distance of 1379.14 feet;

THENCE South 89°22'00" West a distance of 291.24 feet;

THENCE North 69°58'55" West a distance of 60.00 feet to a point on the centerline of 24th Avenue NW as established by the HIGHWAY EASEMENT in favor of the State of Oklahoma recorded in Book 2552, Page 472, Cleveland County records;

THENCE northerly, along said centerline, on a non-tangent curve to the left having a radius of 876.16 feet (said curve subtended by a chord which bears North 12°43'58" East a distance of 222.22 feet) for an arc distance of 222.82 feet;

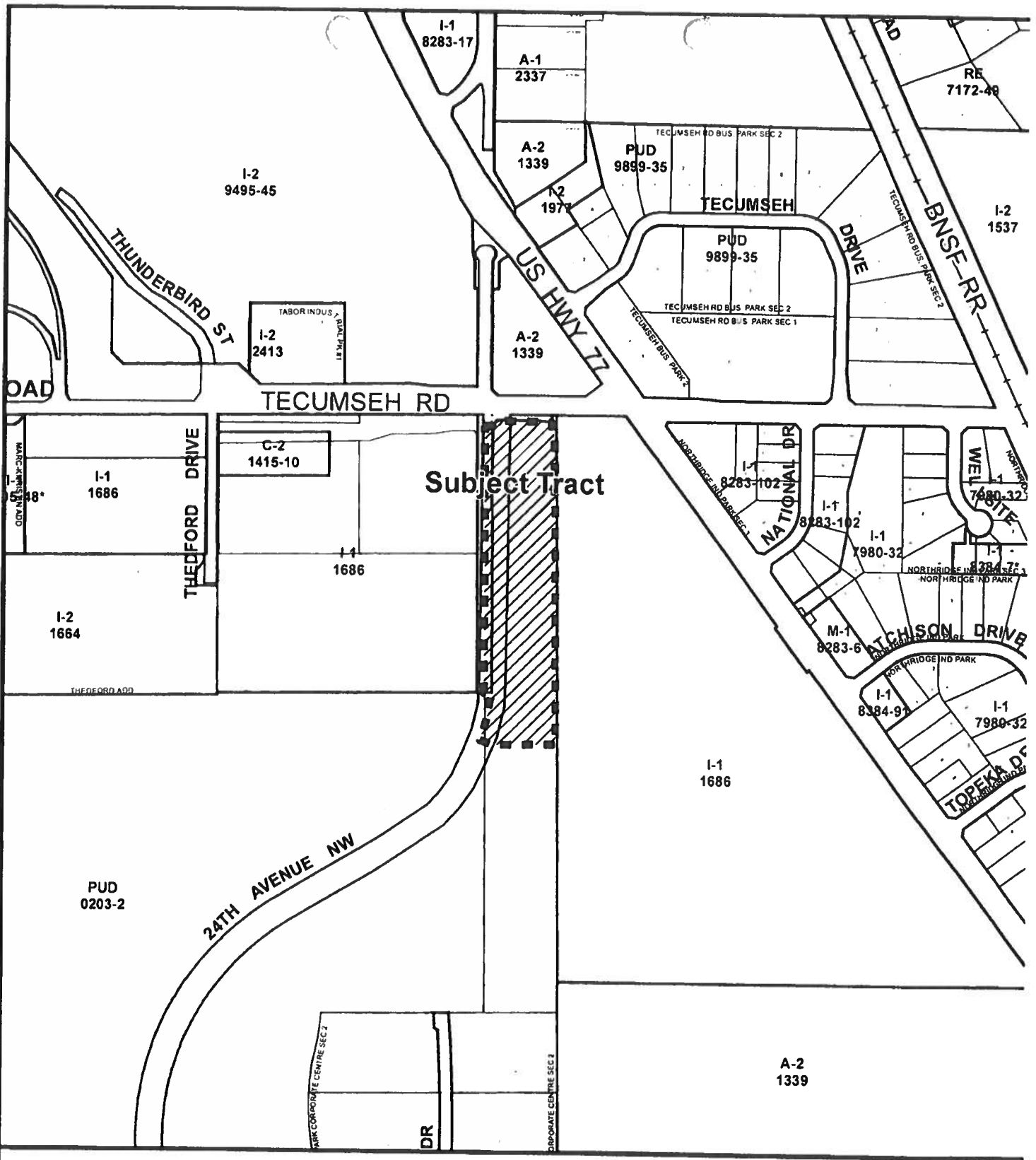
THENCE South 89°15'36" West a distance of 32.66 feet to a point on the common line between said Sections 13 and 14;

THENCE North 00°16'07" West, along said common line, a distance of 1226.50 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 478,686 square feet or 10.9891 acres more or less, and an area net of the right-of-way for 24th Avenue NW (120 feet in width) of 339,588 square feet or 7.7959 acres more or less.

Prepared by:
Taylor Derriston PLS 1787
Smith Roberts Baldischwiler LLC
April 16, 2015
VERSION 4

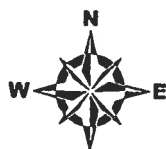
G-1



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions

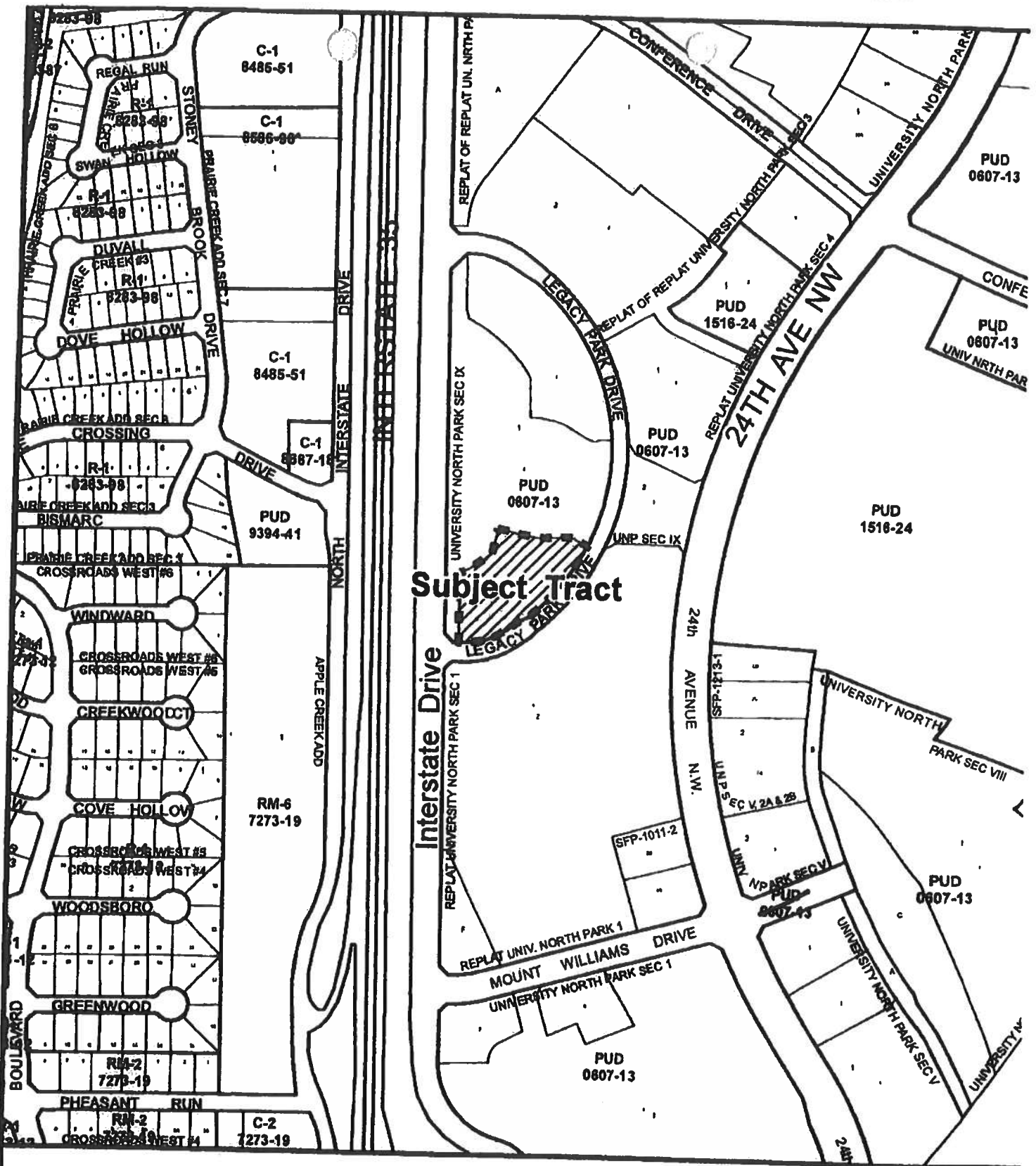


May 12, 2015

0 300 600 Ft.

 Subject Tract
 Zoning

Zoning



Location Map

EXHIBIT I

September 11, 2018

0 210 420 Ft.

 Subject Tract
 Zoning



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

EXHIBIT J

PUD AREA DESCRIPTION

A tract of land lying in the East Half (E/2) of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, said point also being the southeast corner of Block 1, UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 1, recorded in Book 24 of Plats, Page 15;

THENCE South 89°06'20" West, along the south line of said Southeast Quarter, the south line of said Block 1 and the south line of Rock Creek Road right of way as dedicated by said plat, a distance of 667.66 feet to a point on the centerline of 24th Avenue N.W. as established by that certain Highway Easement recorded in Book 2552, Page 472 and partially dedicated by said plat, said point also being a point on a curve;

THENCE along the centerline of said 24th Avenue N.W., the following Four (4) courses:

1. Northwesterly along a non-tangent curve to the left having a radius of 1,905.41 feet (said curve subtended by a chord which bears North 24°23'10" West a distance of 924.06 feet) for an arc distance of 933.37 feet;
2. North 38°25'09" West a distance of 400.00 feet to a point of curvature;
3. Northerly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 17°44'04" West a distance of 865.68 feet) for an arc distance of 884.78 feet to the northwest corner of Radius Way right of way as dedicated by UNIVERSITY NORTH PARK SECTION XIV recorded in Book 24 of Plats, Page 83, said point being on the centerline of said 24th Avenue N.W., a point on a curve and the POINT OF BEGINNING;
4. Continuing Northeasterly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 26°17'27" East a distance of 971.02 feet) for an arc distance of 998.40 feet;

THENCE South 52°49'34" East a distance of 470.27 feet;

THENCE South 10°17'56" West a distance of 77.31 feet to the northwest corner of Lot 1, Block 2, UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 2, recorded in Book 23 of Plats, Page 179 and being a point on a curve;

THENCE along the westerly line of Lots 1 and 2 in said Block 2, the following Two (2) courses:

1. Southerly along a non tangent curve to the right having a radius of 1,207.17 feet (said curve subtended by a chord which bears South 09°36'47" West a distance of 224.62 feet) for an arc distance of 224.95 feet to a point of reverse curvature;
2. Southerly along a non tangent curve to the left having a radius of 1,265.72 feet (said curve subtended by a chord which bears South 03°26'45" West a distance of 236.22 feet) for an arc distance of 236.57 feet;

THENCE North 90°00'00" West a distance of 209.63 feet to the northeast corner of said Radius Way right of way;

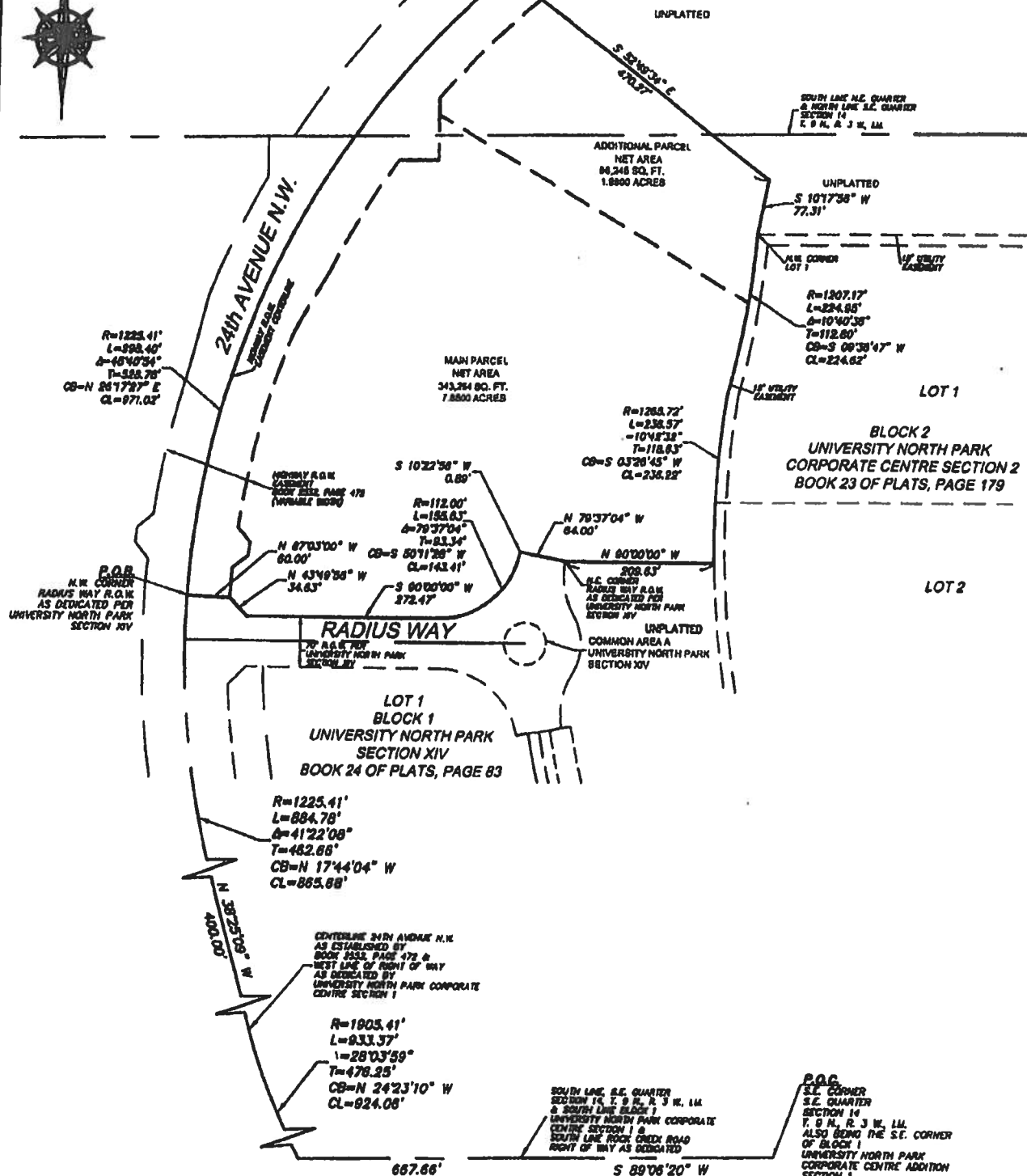
THENCE along the northerly right of way line of said Radius Way, the following Six (6) courses:

1. North 79°37'04" West a distance of 64.00 feet;
2. South 10°22'56" West a distance of 0.89 feet to a point of curvature;
3. Southwesterly along a curve to the right having a radius of 112.00 feet (said curve subtended by a chord which bears South 50°11'28" West a distance of 143.41 feet) for an arc distance of 155.63 feet;
4. South 90°00'00" West a distance of 272.47 feet;
5. North 43°49'56" West a distance of 34.63 feet;
6. North 87°03'00" West a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 494,425 square feet or 11.3504 acres, more or less.

The basis of bearings for this description was North 90°00'00" West as a portion of the northerly right of way line of Radius Way as shown on the plat of UNIVERSITY NORTH PARK SECTION XIV.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105
March 6, 2019



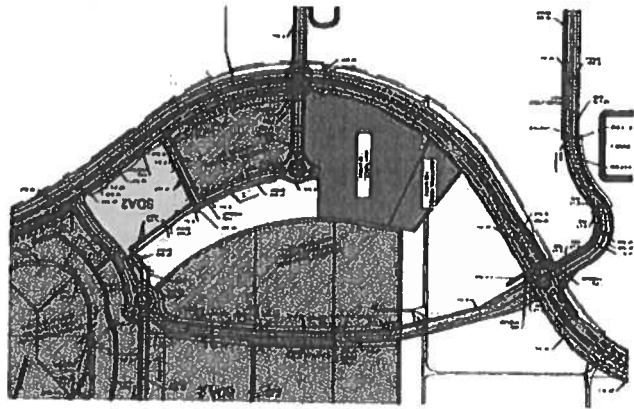
20 NE 36th Street Phone: 405-801-7402 email: randym@dm-ak.com
Oklahoma City, OK 73105 Fax: 405-801-7421

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

'EXHIBIT J'
NOT TO SCALE

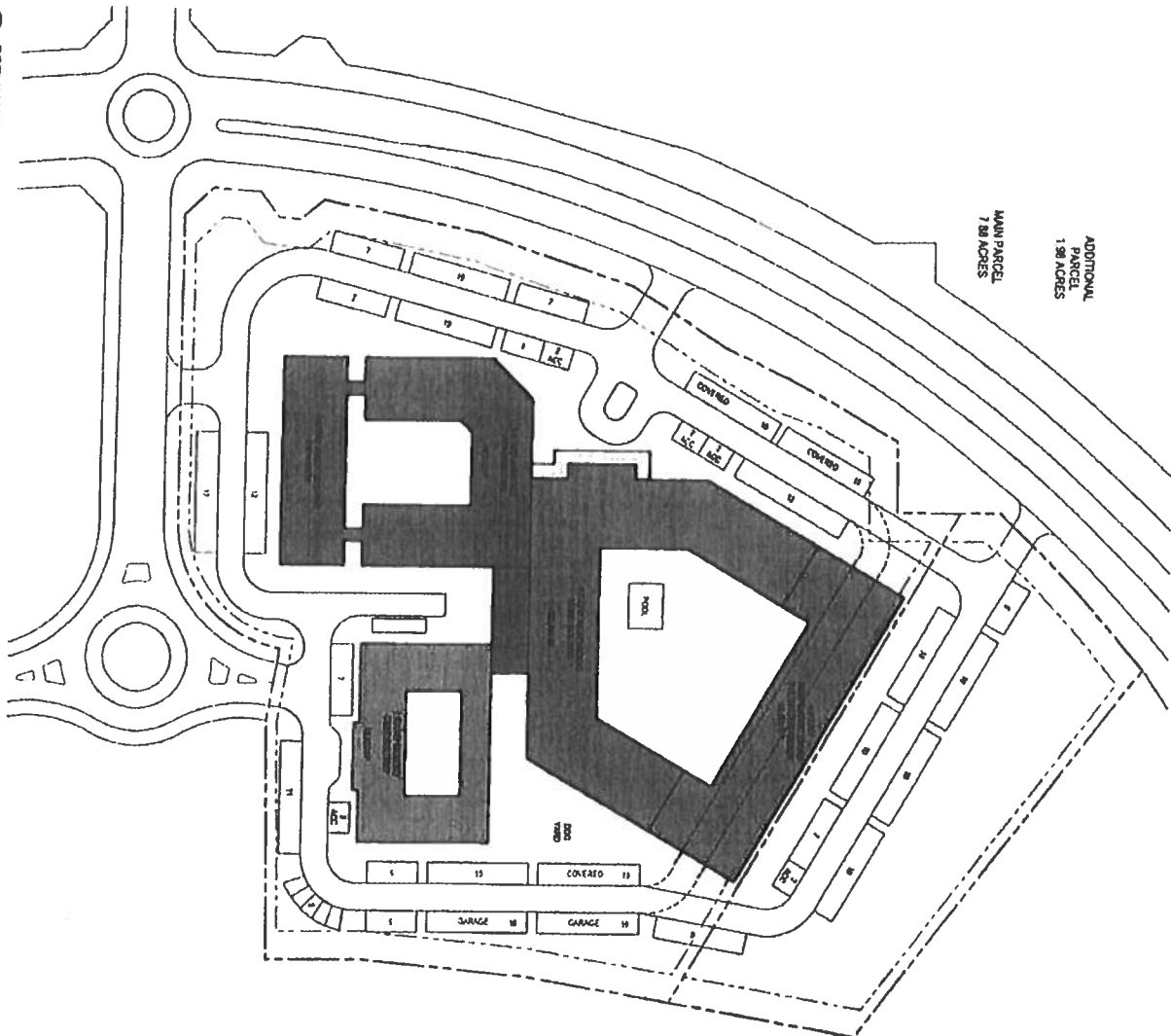
'Exhibit J'

100-Prm-001, 2012, 1001 Madison, Norman, OK 682 Project Development/Construction (06/20/12) (1/2/2012) (1/2/2012) 10:11 AM



PROPOSED PARKING, 265

PRELIMINARY SITE LAYOUT - PHASE 2



ADDITIONAL
PARKING
150 SPACES
7.50 ACRES

MEDCORE NORMAN, OK
IL, AL & MC

SITE ADDRESS LINE 1
SITE CITY, SITE STATE SITE ZIP

pi architects

1001 Madison, Norman, OK 682
781.123.1234
www.piaa.com

11

SK2

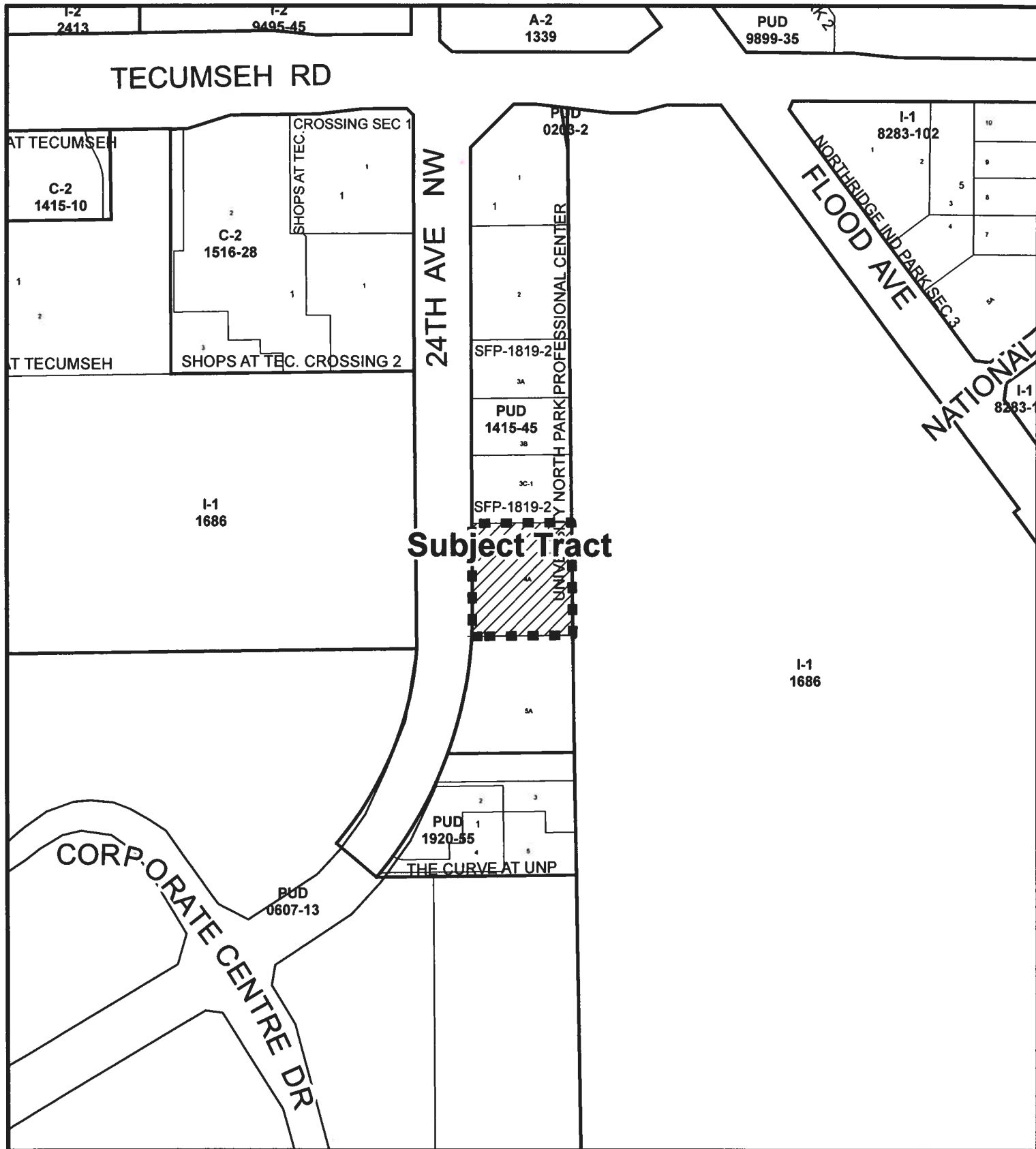


Exhibit 'K'



October 14, 2021

0 150 300 Ft.

 Subject Tract
 Zoning

Map Produced by the City of Norman
 Geographic Information System.
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

EXHIBIT L

University North Park Professional Center

Lot 4A Block 1

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being all of Lot 4 Block 1 as shown on the plat UNIVERSITY NORTH PARK PROFESSIONAL CENTER recorded in Book 24 of plats, Page 80, LESS & EXCEPT the North 21.64 feet thereof, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Lot 4, said point being the POINT OF BEGINNING;

THENCE along and with the West line of said Lot 4 on a curve to the left, having a radius of 936.16 feet, a chord bearing of North 01°26'56" East, a chord length of 56.12 feet and an arc length of 56.13 feet;

THENCE North 00°16'07" West, continuing along and with the West line of said Lot 4, a distance of 202.54 feet;

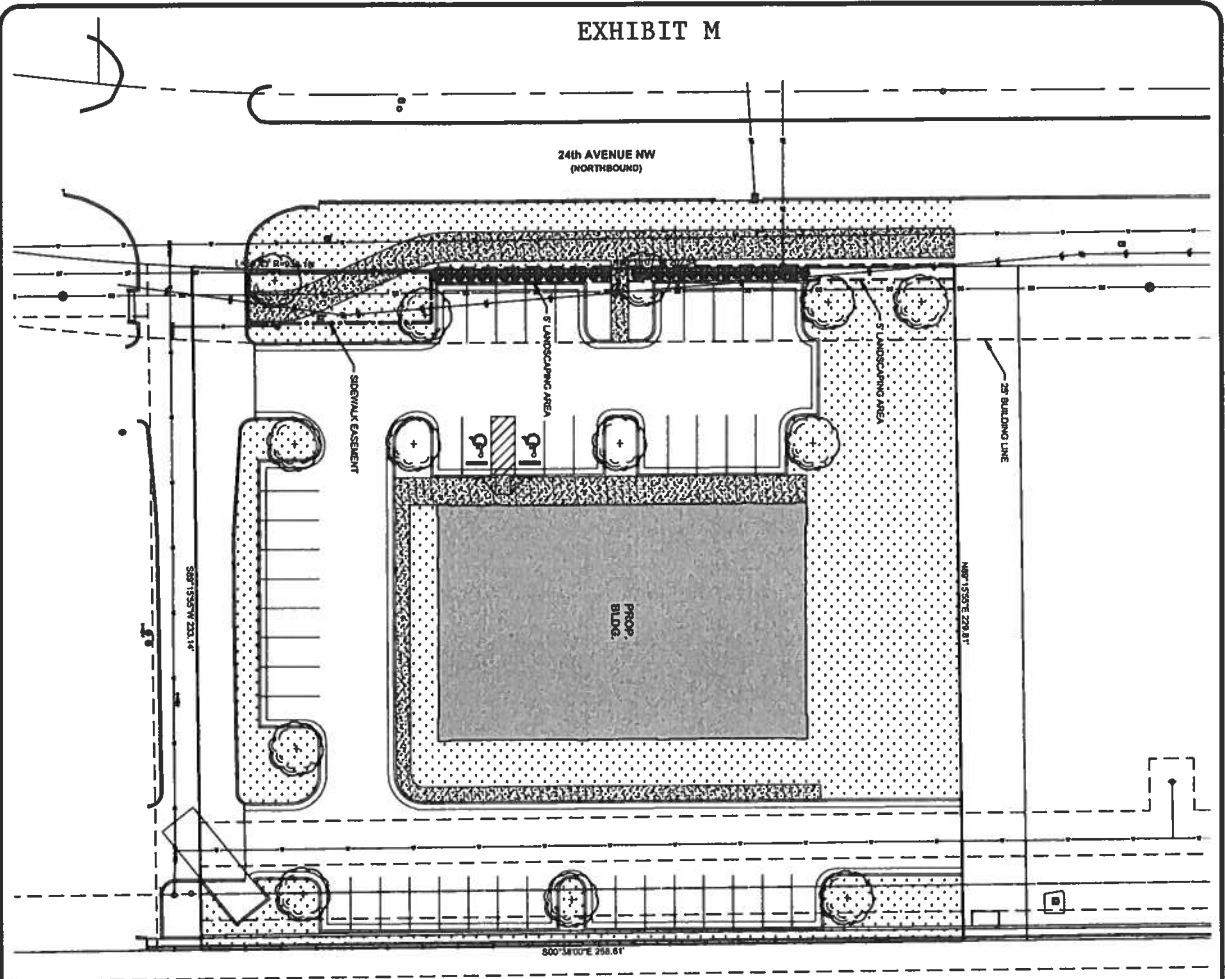
THENCE North 89°15'55" East, parallel with and 21.64 feet South of the North line of said Lot 4, a distance of 229.81 feet to a point on the East line of said Lot 4;

THENCE South 00°38'00" East, along and with the East line of said Lot 4, a distance of 258.61 feet to the Southeast (SE) Corner of said Lot 4;

THENCE South 89°15'55" West, along and with the South line of said Lot 4, a distance of 233.14 feet to the POINT OF BEGINNING.

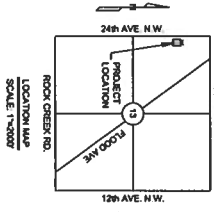
Containing 59,676 square feet or 1.3700 acres, more or less.

EXHIBIT M



LANDSCAPING NOTES

1. ALL PLANTS TO HAVE JANUARY 7 SPECIFIED HARDWOOD MATCH.
2. PROTECT ANY EXISTING PLANT MATERIALS FROM DAMAGE DURING CONSTRUCTION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY EXISTING PLANT MATERIALS FROM DAMAGE DURING CONSTRUCTION. THE SYSTEM SHALL INCLUDE A COMBINATION OF SPRAY HEADS AND DROPPERS. THE IRRIGATION SYSTEM SHALL BE A DESIGNED SYSTEM.
4. PROPOSED LANDSCAPE WILL NOT INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITIES. CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES OCCURRING DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES TO EXISTING UTILITIES. PROPOSED LANDSCAPE WILL NOT INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITIES.
5. PLANTINGS WITHIN 10 FEET OF ANY UNDERGROUND UTILITY SHALL BE PROTECTED BY A CONCRETE CURB OR OTHER MEANS TO PREVENT DAMAGE TO NEARBY UTILITIES.



KEY	COMMON NAME	SIZE	QTY.
	1/2" Caliper Tree	8' High and 10"	13
	Shrub		32
	Turf Grass		

LANDSCAPING

ONE CALL UTILITY LOCATION NUMBER
800-852-2543
1-800-852-2543
The Learning Center, Norman, Oklahoma
All other utilities should be located prior to any construction.

THE LEARNING CENTER

THE LEARNING CENTER
NORMAN, CLEVELAND COUNTY, OKLAHOMA

EXHIBIT L - SITE PLAN

JA
Johnson & Associates
11 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 738-1870 FAX (405) 738-1870 www.ja-inc.com
Certified of Subcontractor #1146 Exp. Date 06-30-2005
• INTERIOR • EXTERIOR • PLUMBING •

REVISIONS

NO.	DESCRIPTION	DATE