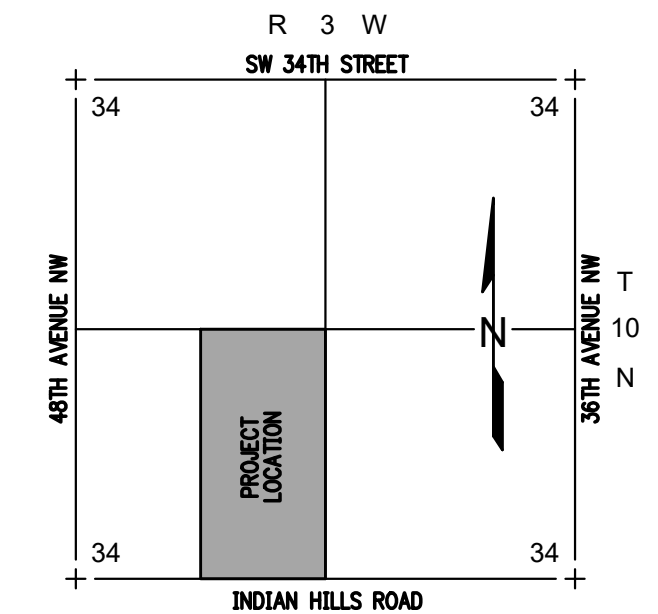
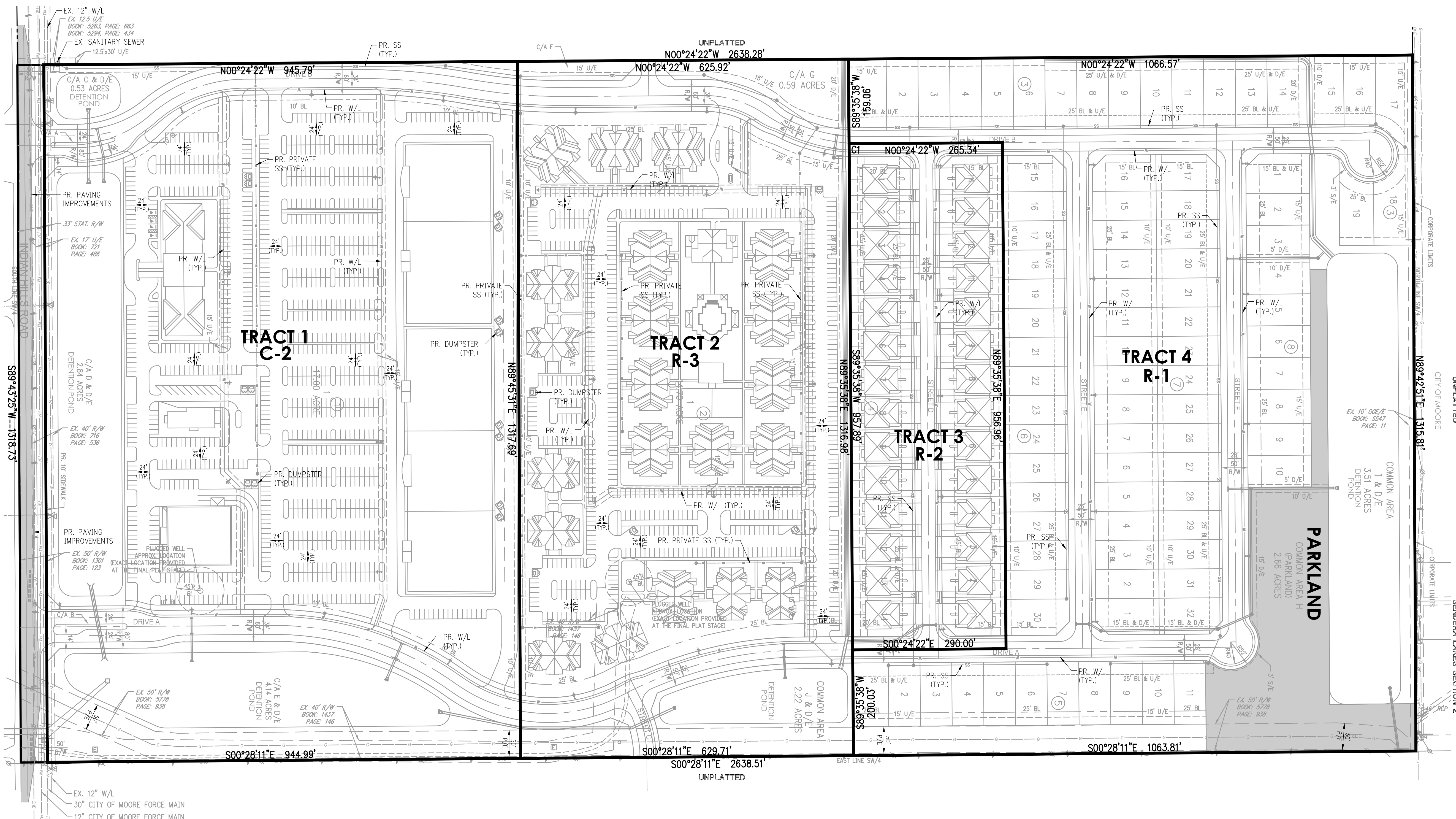
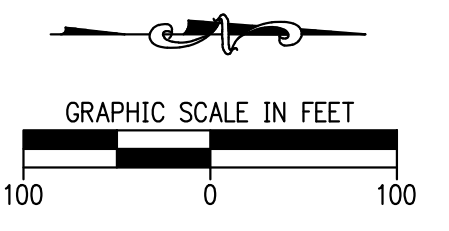


PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
OF
REDLANDS
A PLANNED UNIT DEVELOPMENT
A PART OF THE SW/4 OF SECTION 34, T10N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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



LOCATION MAP
SCALE: 1" = 2000'



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

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
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 PLAT - CONCEPTUAL SITE PLAN
REDLANDS - A PLANNED UNIT DEVELOPMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.craftontull.com

SHEET NO.: 2 of 3
DATE: 10/31/22
PROJECT NO.: 22609900

CERTIFICATE OF AUTHORIZATION:
CA 973 (REV. 01) EXPIRES 6/30/2024

DRAWING: C:\DRAWING\REDLANDS\PRELIM\PLAT\CONCEPTUAL SITE PLAN.PLT