SIENA SPRINGS PH II
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EXHIBITS attached hereto and made a part hereof

SIENA SPRING
PLANNED UNIT DEVELOPMENT

1.0 Introduction.

This Planned Unit Development ("PUD") is proposed to comply with the spirit, intent and letter of Sec. 420 of the Norman City Code, which provides for unified developments in accord with the Norman 2025 Land Use and Transportation Plan. This PUD is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, open space and the ongoing protection of the environment, especially with respect to an existing Lake and dam. When implemented, it will offer more usable and suitably located open space, recreation areas and common facilities than would otherwise be required under conventional land development regulations.

In the interest of efficiency, both in terms of time and money it is agreed, that minor modifications to this PUD, agreed to in writing and signed by both Siena Springs LLC and Danny & Cinda Sullivan, adjacent land owners to the south and southwest of the site (herein referred to as Sullivan) may be adopted by the City of Norman Planning Division, without the PUD being represented to City Council. The City of Norman Planning Division will have the sole responsibility of determining if the agreed to modification may be enacted without going before City Council.

2.0 Physical Description of the Development Site

The proposed site is located within Norman City limits. It is an undeveloped 60-acre tract of rolling land, forested with hard wood trees. The site traditionally has been used for raising cattle.

A twelve acre Lake exists along the entire interior perimeter of the site and extends approximately 5 acres to the south and west beyond the site. (herein referred to as Lake). The five-acre southwestern portion of the Lake is owned by two separate landowners, Sullivan and Tietswort, whose property is adjacent to the site. The dam impounding this Lake was constructed in the Dave Blue Creek watershed. The dam is jointly owned by Siena Springs LLC, and Sullivan. The Oklahoma Water Resources Board has regulatory jurisdiction over the dam.

Currently, the only access to the proposed site is from East Lindsey Avenue approximately seven tenths ($7/10^{th}$) of a mile east from the intersection of Lindsey and 24^{th} Avenue SE.

3.0 Legal Description

The site is located within Section 34, Township 9 North, Range 2 West, Indian Meridian, Cleveland County. The specific legal description of the property comprising this PUD is set forth at Exhibit "A" hereto and made a part hereof.

4.0 The Developer

The Developer of this PUD is Siena Springs, LLC, the principals J. Mertens Construction and William Greeson.

5.0 Site and Surrounding Area Zoning

The site is currently zoned RE. The property surrounding the site is zoned and used as follows:

North:	Zoned R-1; includes a part of the Summit Lakes Addition.
South:	Zoned A-2; includes undeveloped land with some private homes; also zoned RE with the owners of part of the Lake residing south and south of the site.
East:	Zoned A-1; the land is unplatted and mostly undeveloped and includes approximately 4 private homes
West:	Zoned R-1; will become part of the Summit Lakes Addition at some time in the future.

6.0 Drainage and Storm Water Retention

6.1 General Concept. A topographic map of the PUD site is attached hereto as Exhibit "B" and made a part hereof. The northern and eastern portions of the site drain towards the Lake. The southern portion drains to the south and southwest towards Lindsay Street.

The Sullivans and Teitsworts as co-owners of the Lake have agreed that Siena Springs LLC may use the Lake to retain storm water runoff as long as the filtration systems set out within this PUD are installed and maintained in accordance with this PUD so as to remove the pollutants from the runoff prior to entering Lake.

Storm water runoff from the northern and eastern portions and a part of the western portions of the site will continue to be routed to the Lake. The runoff shall travel through mechanical filtration systems and or swales specifically designed to remove the pollutants and contaminates prior to draining into the Lake.

Runoff from Lots 4-15 of Block 2 will either drain to a pre-stabilization natural retention area located on the east side of the site, (depicted as "Common Area "C" on Exhibit D.) and then travel through the filtration system located between Lot 18 of Block 1 and Lot 1 of Block 5, prior to being released into the Lake, drain though a drainage swale located between Lots 16 and 17 of Block 1.

6.2 Specific Drainage and Filtration Requirements. The following are requirements for the construction and installation of improvements intended to protect the quality of the Lake and its environs. The Developer will conform to these requirements in the design and construction of the Siena Springs residential subdivision.

6.2.1 Best Management Practices. The Developer and its agents and independent contractors shall at a minimum employ the best management practices as defined in Oklahoma Department of Environmental Quality regulations for storm water management. Such practices shall include, but not be limited to, construction of sedimentation and filtration facilities for runoff across all parts of the Properties reaching the Lake.

Riparian areas adjacent to the Lake shall not be built on or physically modified, except as provided for within this PUD, during construction. Riparian areas adjacent to the Lake and areas along streams and drainage swales leading to the Lake shall be protected during construction in accordance with a Stormwater Pollution Prevention Plan ("SWP3"), attached hereto as Exhibit "C" and incorporated herein by reference, and shall be maintained and restored as necessary in order to enhance its effectiveness for runoff filtration.

(*Language in 6.2.2 - 6.2.5 may need minor modifications based on forthcoming engineering reports. The runoff will travel through eight different drainage swales, each one using natural filtration of rocks and grasses and distance. It may be necessary to use mechanical filtration devices on some of these swales.*)

6.2.2 Mechanical Filtration Treatment. Where overland runoff buffers extend less than 75 feet from the normal-pool water surface, mechanical treatment as set out in 6.2.5 shall be installed in addition to the swales. Where concentrated discharge points exist, as shown on the attached plat, runoff treatment shall be applied.

(Design specifications for each individual swale will be added to 6.2.3 once the drainage

report is completed by the engineers)

6.2.3 Design of Swales. Treatment shall incorporate grassed and stoned swales in all eight (8) drainage easements identified in 6.3.1. These swales shall be designed to maximize the removal of pollutants and contaminates contained in the stormwater runoff, from all pavements, roofs and lawn areas, etc. prior to the runoff reaching the Lake. Swales shall be designed at grades which will limit velocities at full flow to not more than 2.0 feet per second. Retention time through the swale shall not be less than 5 minutes. Plant species selected for use within the swales shall include switchgrass and other species commonly applied in erosion control and pollution control systems. Ground cover shall be established via seeding and/or sodding. Rip-rap installed within the swale systems shall be sized appropriate to calculated runoff volumes and placed in such a way as to achieve required velocities and detention times. Geotechnical fabric shall be installed along swales as may be necessary to minimize erosion. Swales shall be regularly maintained at all times. Maintenance shall include removal of debris and/or sediment as well as restoration of any areas damaged. Drainage swales lying within dedicated drainage easements shall not be fenced or otherwise disturbed.

6.2.4 Sedimentation Basins. Sedimentation basins shall be incorporated at the east arm of the Lake in Common Block C; and at the northwest corner of Common Block A. Design of sedimentation basins shall create detention times of not less than 45 minutes.

6.2.5 Mechanical Filtration Devices. When required by Section 6.2.2 mechanical separation and filtration devices shall be installed. If a drainage swale design does not met the requirements in 6.2.3 a mechanical filtration device will be installed. Installation shall be as recommended by the manufacturer of the device. Sizing of the separator and filtration device shall be as recommended by the manufacturer. Calculations regarding the sizing and design criteria shall be provided to the adjoining land owner (Sullivans) along with shop drawings for the device(s).

6.3 Common Area Maintenance. The Developer will organize as a non-profit corporation the Siena Springs Homeowners Association ("the HOA"). The HOA shall own, control and maintain Common Block "A", the Lake area and the Greenway area around the perimeter of the Lake up to the Lot lines of the houses which abut the Lake; Block "B", the temporary lift station; Common Block "C", the drainage / retention area between Lot 15 Block 2 and Lot 1 Block 3; and all, medians and landscaping and structures; provided, however, that title to Common areas "A" through "C" shall remain in the name of the HOA and Siena Springs

LLC jointly until development of the entirety of Siena Springs is completed. Any proposed improvements to these Common Areas will comply with all applicable provisions of the Norman City Code and shall receive approval of the HOA's Architectural Committee prior to installation or construction.

6.3.1 Maintenance of Lake and Surrounding Greenway. The HOA shall be responsible for maintaining the eight drainage swales, mechanical filtration systems, overland buffers, grass and plant materials, rip-rap, and geotechnical fabric all of which is used to remove pollutants and contaminates from storm water runoff prior to entering into the Lake. Such responsibilities will include but not be limited to the following: (1) Quarterly inspections of all drainage structures, including filtration boxes and outlet swales (2) replacement of filters in accordance with manufacturer's instructions (3) maintenance and replacement of grasses and plants in the drainage swales and at the base of the drainage swales if damaged or dying (4) and cleaning out drainage swales when rocks are covered over 1/3 with dirt and or debris.

The eight drainage swales/easements will be located at the following areas: (#1) between lot 18 of Block 1 and lot 1 of Block 5 off of Siena Springs Drive (#2) between lots 6 and 7 of Block 5 off of Siena Springs Drive (#3) between lots 11 and 12 Block 5 off of Pescara Drive (#4) between lots 14 and 15 of Block 5 off Pescara Drive (#5) between lots 27 and 28 of Block 5 off Manzano Court, (#6) between lots 36 and 35 of Block 5 off Rome Court, (#7) between lots 42 and 41 Block 5 off Florence Court and (#8) between Lots 16 and 17 of Block 1 off of Siena Springs Drive.

6.3.2 Quality of Lake Water. The HOA will be responsible for maintaining the quality of the Lake water. The developer shall prior to having this PUD voted on by City Council have a certified laboratory take 3 samples from the Lake and test each sample for the following: dissolved solids, dissolved oxygen, e-coli, phosphates, detergents, herbicides and pesticides. The average of the three samples for each individual item tested shall service as the baseline for that respective item, said baselines shall be attached hereto as exhibit E.

Once construction is started on the site the HOA or developer shall have a certified laboratory take grab samples from the Lake every 4 months for the following items: Dissolved Solids, Dissolved Oxygen, E-coli, phosphates & detergents. The certified laboratory shall also take grab samples every 6 months and test for pesticides and herbicides. The HOA shall provide copies of all test results to the Sullivans as co-owners of the Lake. If any of the Lake water grab samples reflect an increase of 10% above the established baseline, for any of the above listed items an additional sample shall be collected by the lab within 5 days and retested, to confirm the results. If the test result reflects an increase over the

baseline by 10% or greater then the HOA shall within 30 days retain a water engineer to determine what is necessary to reduce the pollutant(s) to the baseline levels. The HOA shall implement the recommendations of the engineer within 30 days of receipt of that recommendation.

6.3.3 Greenway Grass. The HOA shall be responsible for maintaining the grasses covering the Greenway around the Lake, i.e. the area from the Lake to the back Lot lines of the homes abutting the Lake.

6.3.4 Retention Area. The HOA shall be responsible for maintaining the retention area located on the east side of the Addition between lot 15 block 2 and lot 1 block 3 off Siena Springs Drive (Common Block C). When the capacity of the retention pond is reduced by one-third then the HOA shall cause the retention area be dredged or trenched restoring it back to full capacity. In order to gage the capacity of the retention area the Developer shall place a pole in the retention area which has marker indicating when the retention area has been reduced by 1/3. Within thirty (30) days reach that mark the HOA shall have the area dredged or trenched back to original capacity.

6.3.5 Dam Maintenance. The HOA and the adjoining landowner of the dam (Sullivan) will each be responsible for one-half of the expenses associated with maintenance of the dam located on the south side of the Lake. The HOA and the adjoining landowner jointly own the dam, which falls under the regulatory jurisdiction of the Oklahoma Water Resources Board. The HOA and the adjoining landowner will equally share the expense of all repairs performed on the dam. Such repairs will be those determined necessary by the Oklahoma Water Resources Board or by a third party engineer retained for inspection purposes by the HOA and the adjoining landowner. Either the Sullivans or the HOA may at their respective discretion call for an inspection on the dam. When either party requests an inspection of the dam it shall notify the other in writing 10 days prior to the scheduled inspection.

7.0 Topography and Construction of Residences.

7.1 According to a general soil map of Cleveland County, the soils on the PUD site are generally classified as erosive. To eliminate any potential adverse effect on the Lake, the soil located between the Lake and the back Lot lines of the homes which abut the Lake will not be scalped, built on, or modified/disturbed, during construction or thereafter pursuant to a Stormwater Pollution Prevention Plan ("SWP3"), incorporated herein by reference. See Exhibit "D" hereto, the Plat which reflects the areas around the Lake which will not be disturbed. Because of the erosive nature of the soil, fill material may be imported to achieve adequate compaction for a sound base for roadways and homes. Such fill material may include fly ash, lime and/or cement. In order to assure the fill material will not enter the Lake, all fill material brought in shall not be used

beyond the utility easements running behind the lots abutting Common Area A, as shown on the Plat set out in Exhibit "D".

7.2 Siena Springs LLC has caused to be prepared the SWP3, a copy of which is attached as Exhibit "C". It will be implemented to reduce or eliminate any erosion of the soil on this site. The Developer, Siena Springs LLC, has prepared and executed a Declaration of Covenants, Conditions and Restrictions ("the Covenants") which shall be filed of record before this PUD is voted on by City Council. The Covenants will also incorporate the SWP3 by reference.

7.3 The soil, trees and grass located between the Lake shore and the back Lot lines of the homes abutting the Lake, will not be scalped, built on or modified/ disturbed in order to preserve the health of the Lake. This excludes the construction of the eight drainage swales and the lying of utilities within the utility easements, as reflected on the Plat attached as Exhibit "D". Lot lines will be set back in accordance with the Plat and the measurements set out therein at Exhibit "D". This PUD is not located in a flood plain area.

8.0 Concept

The Siena Springs PUD will be a single-family residence addition consisting of 131 medium to large sized lots. This PUD is intended to create an environmentally sensitive and inviting residential neighborhood in which the Lake is the focal point of the addition. This will be accomplished by not disturbing, or modifying the natural areas around the Lake, by providing undisturbed green space around the Lake and other areas, and by leaving trees and high sloping areas undisturbed.

This PUD is intended to allow the flexibility needed to create a distinctive and environmentally protective addition. Construction of roads and lots sizes which conform to the natural features of existing topography, using the natural features of the land to control runoff, and creating a large amount of natural open space areas, will assure protection of the Lake from contaminated runoff and erosion.

9.0 Specifications of Residential Lots

Siena Springs will consist of one hundred thirty one (131) single-family residences. The lot sizes will vary from approximately 8,400 square feet to 20,000 square feet. No lot will be smaller than 8,200 square feet. No home will exceed three stores in height. No residence which contains less than 2,400 square feet, exclusive of basements, open porches, attached carports, attached garages, and detached structures, shall be built on Lots 2 - 9 of Blocks 5 or Lots 12 – 17 of Block 1. For all remaining Lots no residence shall be built which contain less than 2,100 square feet, exclusive of basements, open porches, attached carports, attached garages, and detached structures. Each residence shall be built with a covered front porch area. The Covenants will, among other matters, provide restrictions on house placement.

10.1 **Streets**. Street access to the PUD will be via a north/south drive coming off Lindsey Street approximately seven tenths ($7/10^{th}$) of a mile east of SE 24^{th} Avenue. The proposed north/south drive will be used as a collector street with a width of 34 feet. This street will run the entire east side of the addition as depicted on the Plat attached hereto as Exhibit "D". At some time in the future Siena Springs will connect to two platted roads in the Summit Lakes Addition, Hollow Summit Drive and Kingwoods Drive, both of these roads are located on the west of the PUD.

10.2 **Water & Sewer**. Siena Springs will construct a temporary lift station to service all the homes in Phase one of the development. The City will be responsible for maintenance of the lift station once it is placed in service. Each member of the HOA will be obligated under the terms of the Covenants to pay a fee to the City for it to maintain the temporary lift station. The maintenance fee will be charged on each home owner's individual utility bill. Lots in Phase 2 and Phase 3 of the development will be served by gravity sewers connecting with Summit Lakes Addition.
discretionary

10.3 **Fire Protection Services**. Fire protection for the homes in this PUD will be provided by the City of Norman Fire Department. The closest fire station to the addition is Station No. 3 located at Lindsay & George, approximately 3 miles from the site. Siena Springs will install the necessary fire hydrants and ingress and egress for fire trucks in accordance with the Norman City Code.

11.0 Perimeter Treatment

Siena Springs, LLC will construct a fence along the exterior perimeter of the PUD facing Lindsey Street. The fence will be constructed of wood, brick, stucco or similar material, and shall be maintained by the HOA. In addition Siena Springs will construct a fence behind Lots 5 & 6 of Block 1. The material of this fence will be agreed upon between Siena Springs LLC and the adjacent landowners (Sullivans). All fences abutting Common Area A (See Exhibit D Plat) shall be uniform in height, four foot, and be constructed of black wrought iron, or black aluminum. All other fences shall be of a type commonly known as wood privacy fences with a minimum height of six feet as measured from the ground and a maximum height of eight feet, and constructed with treated lumber to resist rot and decay.

12.0 Open Space

The PUD will include an open area which will surround the perimeter of the Lake, extending from the Lake shore to the Lot lines of the Lots abutting the Lake. This area will, excluding the exception set forth within this PUD, be undeveloped and undisturbed and planted with native grasses to aid in filtration of storm water runoff from yards and homes. The depth of the open area will be no less then 60 feet on the west side of the Lake and 75 feet on the east side of the Lake. The area attached hereto as Exhibit F depicts the specific boundaries for the open area. There will also be an open area on the east side of the addition where a natural retention pond area will be located. This area will be used to collect waters from the east section of the addition. In addition, there will be a 35 foot buffer running towards the north east corner between lots 11 and 12, of Block 5. The purpose of this buffer is to protect the creek which runs into the Lake and as a drainage easement.

13.0 Maintenance By Home Owners Association

The HOA will be responsible for maintaining the retention ponds, the entirety of the Lake, its tailwaters, the existing dam (except as indicated in section 6.3.5) and the eight drainage swales / easements and any additional stormwater runoff filtration systems located within the drainage easements / systems. The HOA shall have a certified laboratory take grab samples from the Lake every 4 months for the following items: Dissolved Solids, DO, E-coli, phosphates & detergents. The lab shall take grab samples every 6 months and test for pesticides and herbicides. If any of the grab samples taken from the Lake reflect an increase of 10% over the established baseline (See Exhibit E – Base Line Results) in any of the above listed items then the laboratory shall within 5 days, take an additional grab sample from the same general area as the prior sample and retest the sample, to confirm the results. If the test result is confirmed then the HOA shall within 30 days retain a certified water engineer to determine what is necessary to reduce the pollutant(s). The HOA shall implement the recommendations of the engineer within 30 days of receipt of the recommendation.

The Covenants will set out additional HOA requirements for maintaining all retention ponds, open areas, the dam, the Lake, and the filtration system. Such specifications will include requirements as to financing, maintenance scheduling, preventive restrictions, and liability insurance.

The Covenant will provide for the types of herbicides, pesticides and fertilizer which can be used in the addition.

14.0 Development Phases

The development of Siena Springs will be undertaken in three phases. The first phase will consist of approximately 50 Lots and Common Block C. It will include the homes located on Venice Court and some of the homes on Siena Springs Drive, specifically Lots 1-18 of Block 1, Lots 1 - 15 of Block 2, Lots 1 - 8 of Block 5, Lots l - 9 of Block 3 and Common Block "C" (See Exhibit D - Plat). Phase One be contingent on and require the construction of the lift station and force main, associated gravity sewers, the on-site 12" waterline, and the off-site 12' waterline.

Phase Two will consist of 37 Lots, located on Siena Springs Drive, Pescara Dive, and Manzano Drive, specifically Lots 1 - 24 Block 5 and Lots 1 - 13 Block 6. Phase Two will be contingent on and require the construction of the gravity sewers and waterlines connecting with Summit Lakes Addition. No cleaning, grubbing and grading for Lots will occur on Phase Two until the completion and acceptance of public improvements in Phase One.

Phase Three will consist of the 44 remaining Lots. Lots 14 - 34 of Block 6, Lots 1 – 14 of Block 7 and Lots 1 – 9 of Block 8. Phase Three will require the construction of the remaining gravity sewers connecting to Phase One and Phase Two. No cleaning, grubbing and grading for Lots will occur on Phase Three until the completion and acceptance of public improvements in Phase Two.

15.0 Housing Construction

Homes in the addition will meet or exceed the minimum side yard requirement of 5 feet. The minimum front setback will be 25 feet with the exception of the cul-de-sac lots which will have a 20-foot setback. There shall be a rear yard having a depth of not less than twenty feet or twenty percent of the lot, whichever is smaller; unattached one-story buildings of accessory use shall set back one foot from the utility easement. Houses will be constructed of brick, masonry, Masonite siding, or stucco as more specifically provided in the Covenants. The maximum impervious area for each individual lot shall be no more than sixty-five percent (65%) of the total lot area.

17.0 Entryway Signs

The entrance into Siena Springs from Lindsey will include a sign designating the addition. The sign will be constructed of masonry or stone. The sign may be lighted. The island in the entry will be landscaped with appropriate vegetation, boulders, and landscape timbers so as not to interfere with traffic site lines. The HOA will be reasonable for the upkeep and maintenance of the sign and island.

18.0 Traffic

All lots within the Siena Springs PUD will have access via public streets. The collector street will be off Lindsey street approximately seven tenths ($7/10^{th}$) of a mile of SE 24^{th} Avenue. The collector street will be 34 feet wide and will run the length of the addition on the east side. The remainder of the addition will be serviced with local streets, which will be 26 feet wide. There will be two points of access on the west side of the addition, via Summit Lakes Addition, when it is constructed.

All internal streets will provide adequate circulation in accordance with the Norman City Code for Fire Department and City Waste Management Services.

19.0 Sidewalks

There will be a pedestrian path walkway along the north half of the Lake. The pathway will not be paved, but will be comprised of 3/8 inch crusher run material over geotechnical fabric. The HOA will be responsible for maintaining the walkway. The walkway will be lighted. Both the walkway and the lighting will be installed during phase two. The walkway is depicted on the plat (Exhibit D)

EXHIBIT A - SITE DEVELOPMENT PLAN

SIENA SPRINGS ADDITION SECTION 2

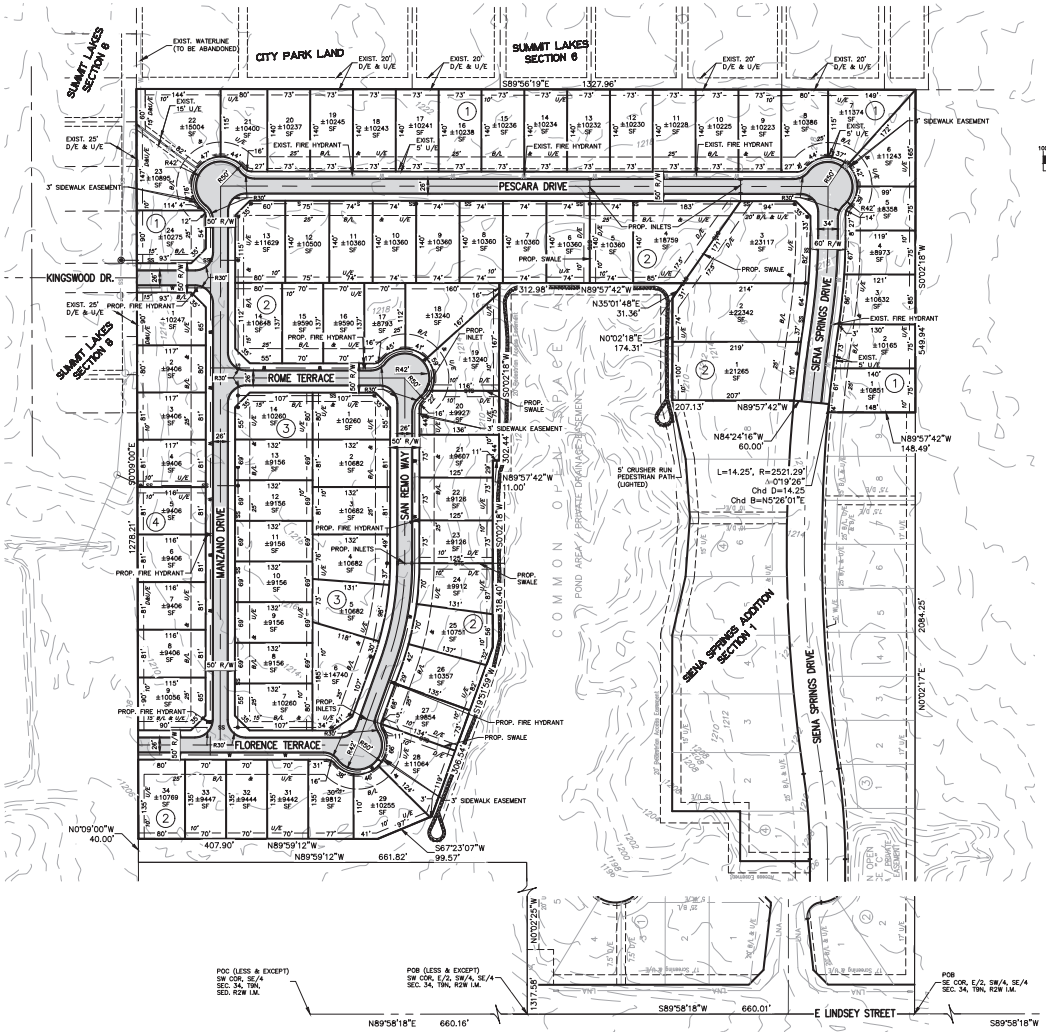
A PLANNED UNIT DEVELOPMENT

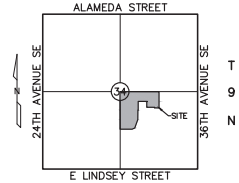
BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

DEVELOPER:
SKYRIDGE HOMES, INC
2100 QUAIL CREEK
NORMAN, OK 73026

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

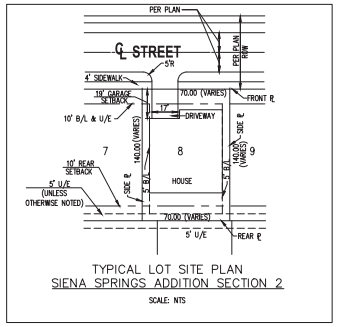
SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 24.80 ACRES
NUMBER OF LOTS = 81
CURRENT ZONING = PUD





LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



TYPICAL LOT SITE PLAN
SIENA SPRINGS ADDITION SECTION 2
SCALE: NTS

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID TRACT FURTHER DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE/4, 1320.04 FEET S 89°58'18" W OF THE SOUTHEAST CORNER OF SAID SE/4, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE E/2 SW/4 SE/4;

THENCE S 89°58'18" W, ON SAID SOUTH LINE, FOR A DISTANCE OF 660.01 FEET TO THE SOUTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 00°02'25" W FOR A DISTANCE OF 1317.58 FEET TO THE NORTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 89°59'12" W FOR A DISTANCE OF 661.82 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SE/4;

THENCE N 00°09'00" W FOR A DISTANCE OF 1318.21 FEET TO THE NORTHWEST CORNER OF THE NW/4 SE/4;

THENCE S 89°56'19" E FOR A DISTANCE OF 1327.96 FEET TO THE NORTHEAST CORNER OF THE NW/4 SE/4;

THENCE S 00°02'18" W FOR A DISTANCE OF 2634.19 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT ALL OF SIENA SPRINGS ADDITION SECTION 1, FILED IN PLAT BOOK 22, PAGE 63,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE ¼), SECTION 34, TOWNSHIP 9 NORTH (T9N), RANGE 2 WEST (R2W), OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID S.E. ¼;

THENCE NORTH 89°58'18" EAST ALONG THE SOUTH LINE OF SAID S.E. ¼ A DISTANCE OF 660.16 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°02'25" WEST A DISTANCE OF 1317.58 FEET;

THENCE NORTH 89°59'12" WEST A DISTANCE OF 661.82 FEET TO A POINT ON THE WEST LINE OF SAID S.E. 1/4;

THENCE NORTH 00°09'00" WEST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°59'12" EAST A DISTANCE OF 407.90 FEET;

THENCE NORTH 67°23'07" EAST A DISTANCE OF 99.57 FEET;

THENCE NORTH 19°51'59" EAST A DISTANCE OF 306.54 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 318.40 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 11.00 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 302.44 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 312.98 FEET;

THENCE SOUTH 35°01'48" WEST A DISTANCE OF 31.36 FEET;

THENCE SOUTH 00°02'18" WEST A DISTANCE OF 174.31 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 207.13 FEET;

THENCE SOUTH 84°24'16" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE;

THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2521.29 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°26'01" WEST A DISTANCE OF 14.25 FEET) WITH AN ARC LENGTH OF 14.25 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 148.49 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 2084.25 FEET TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4;

THENCE SOUTH 89°58'18" WEST, AND ALONG SAID SOUTH LINE, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. SAID LESS AND EXCEPT TRACT CONTAINS 35.29 ACRES, MORE OR LESS.

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 SIENA SPRINGS ADDITION SECTION 2, HOWEVER, IF MAINTENANCE IS NEGLECTED OF SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, 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

PLAT NOTES:

1. COMMON AREAS SHALL BE MAINTAINED BY THE SIENA SPRINGS PROPERTY OWNERS ASSOCIATION.

CA=COMMON AREA
PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
(X) BLOCK NO.

PROP. SANITARY SEWER
EXIST. SANITARY SEWER
PROP. WATERLINE
EXIST. WATERLINE

POC (LESS & EXCEPT) SW COR, SE/4 SEC. 34, T9N, R2W I.M.
POB (LESS & EXCEPT) SW COR, E/2, SW/4, SE/4 SEC. 34, T9N, R2W I.M.
POB SE COR, E/2, SW/4, SE/4 SEC. 34, T9N, R2W I.M.
SE COR, SE/4 SEC. 34, T9N, R2W I.M.
N89°58'18"E 660.16'
S89°58'18"W 660.01'
S89°58'18"W 1320.04'
N0°02'25"W 1317.58'

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: AUGUST 27, 2021

DEVELOPER:
SKYRIDGE HOMES, INC
2100 QUAIL CREEK
NORMAN, OK 73026

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

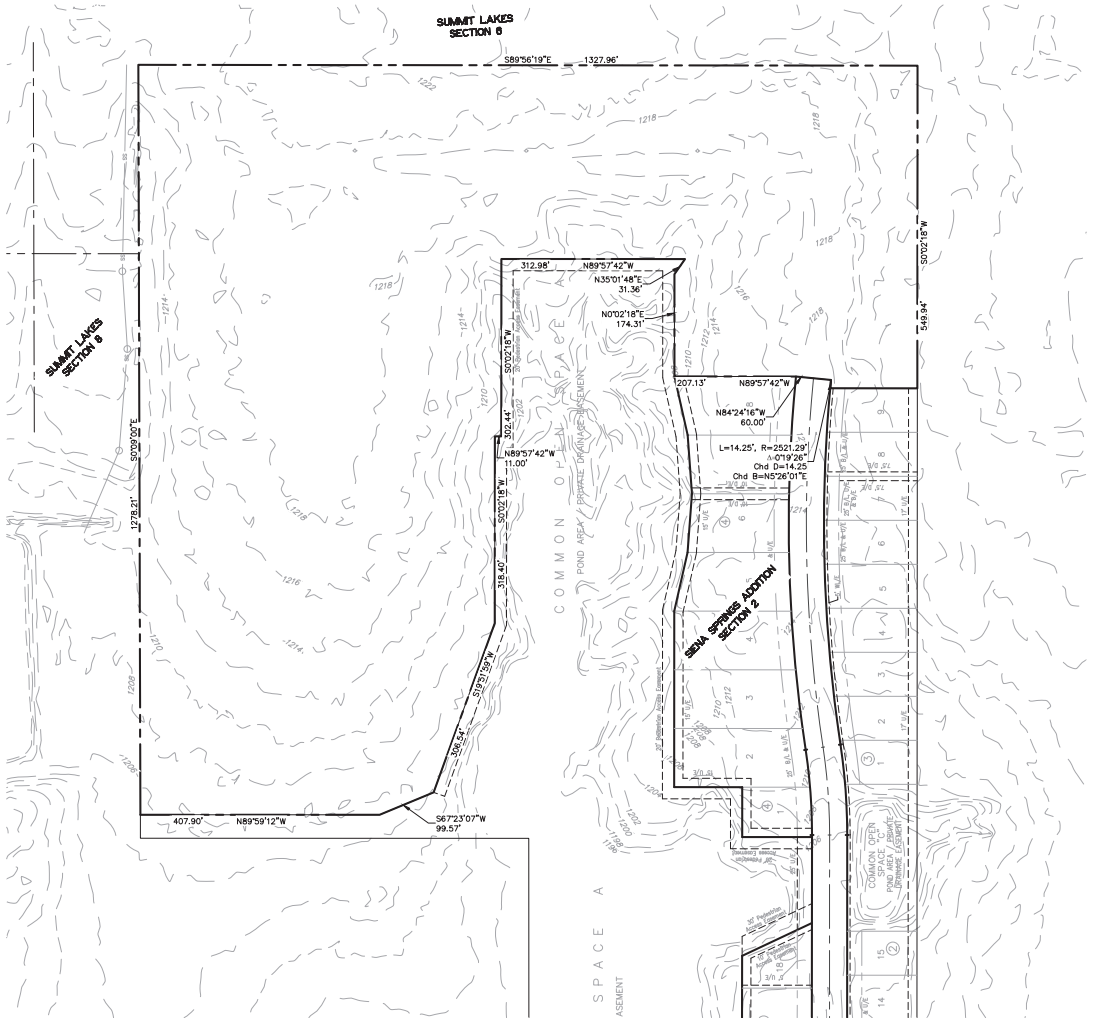
EXHIBIT B - TOPOGRAPHY MAP

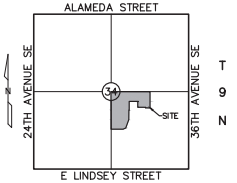
SIENA SPRINGS ADDITION SECTION 2

A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 24.80 ACRES
NUMBER OF LOTS = 81
CURRENT ZONING = PUD





LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 Inch = 100 ft.

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: JULY 29, 2021

EXHIBIT C

Stormwater Prevention Plan

[Full 182 page document submitted to City Staff with application]

Exhibit D

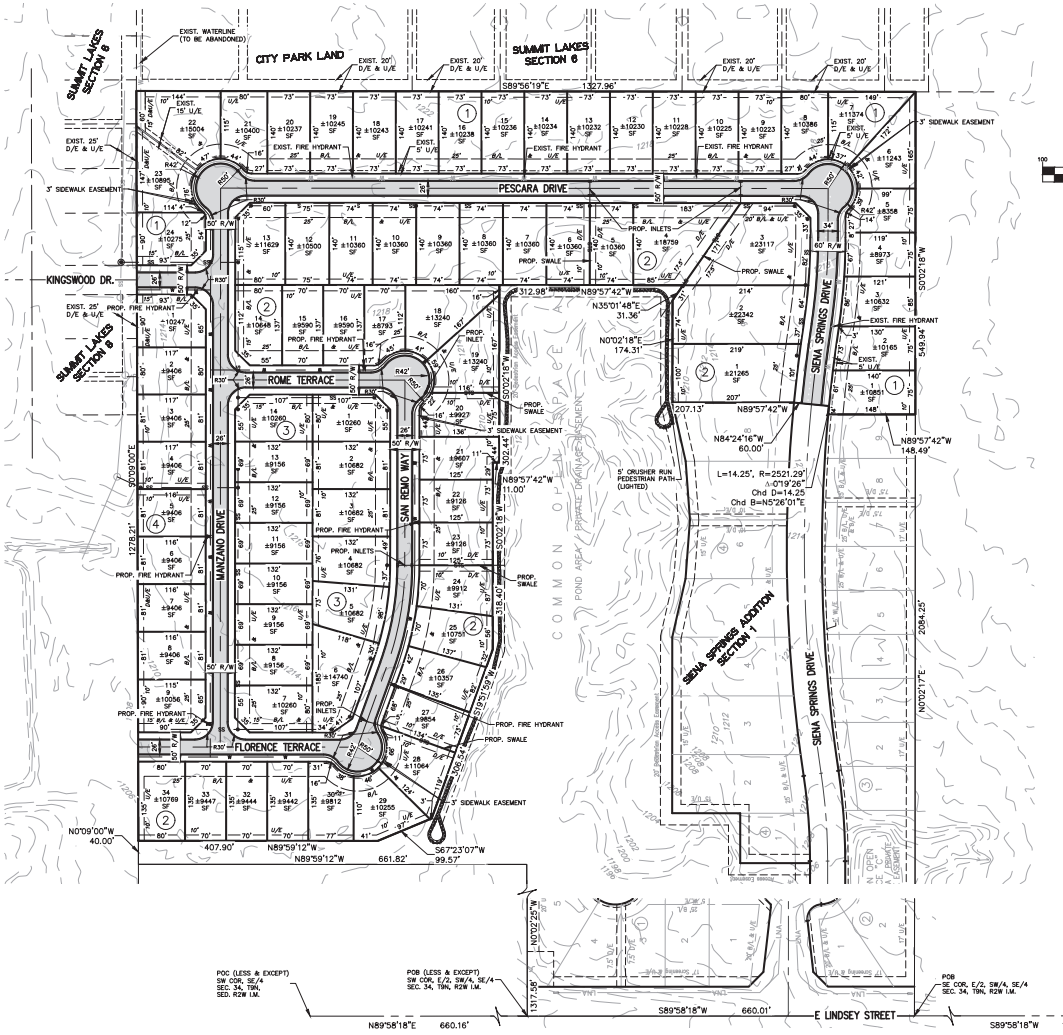
DEVELOPER:
SKYRIDGE HOMES, INC
2100 QUAIL CREEK
NORMAN, OK 73026

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

PRELIMINARY PLAT
SIENA SPRINGS ADDITION SECTION 2
A PLANNED UNIT DEVELOPMENT

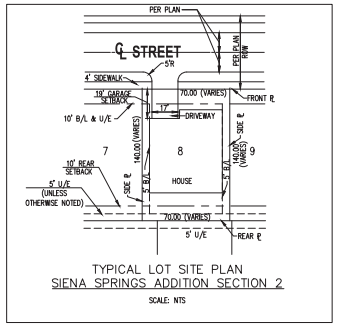
BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 24.80 ACRES
NUMBER OF LOTS = 81
CURRENT ZONING = PUD



LOCATION MAP
SCALE: 1"=2000'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



TYPICAL LOT SITE PLAN
SIENA SPRINGS ADDITION SECTION 2
SCALE: NTS

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID TRACT FURTHER DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE/4, 1320.04 FEET S 89°58'18" W OF THE SOUTHEAST CORNER OF SAID SE/4, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE E/2 SW/4 SE/4;

THENCE S 89°58'18" W, ON SAID SOUTH LINE, FOR A DISTANCE OF 660.01 FEET TO THE SOUTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 00°02'25" W FOR A DISTANCE OF 1317.58 FEET TO THE NORTHWEST CORNER OF SAID E/2 SW/4 SE/4;

THENCE N 89°59'12" W FOR A DISTANCE OF 661.82 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SE/4;

THENCE N 00°09'00" W FOR A DISTANCE OF 1318.21 FEET TO THE NORTHWEST CORNER OF THE NW/4 SE/4;

THENCE S 89°56'19" E FOR A DISTANCE OF 1327.96 FEET TO THE NORTHEAST CORNER OF THE NW/4 SE/4;

THENCE S 00°02'18" W FOR A DISTANCE OF 2634.19 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT ALL OF SIENA SPRINGS ADDITION SECTION 1, FILED IN PLAT BOOK 22, PAGE 63,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE ¼), SECTION 34, TOWNSHIP 9 NORTH (T9N), RANGE 2 WEST (R2W), OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID S.E. ¼;

THENCE NORTH 89°58'18" EAST ALONG THE SOUTH LINE OF SAID S.E. ¼ A DISTANCE OF 660.16 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°02'25" WEST A DISTANCE OF 1317.58 FEET;

THENCE NORTH 89°59'12" WEST A DISTANCE OF 661.82 FEET TO A POINT ON THE WEST LINE OF SAID S.E. 1/4;

THENCE NORTH 00°09'00" WEST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°59'12" EAST A DISTANCE OF 407.90 FEET;

THENCE NORTH 67°23'07" EAST A DISTANCE OF 99.57 FEET;

THENCE NORTH 19°51'59" EAST A DISTANCE OF 306.54 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 318.40 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 11.00 FEET;

THENCE NORTH 00°02'18" EAST A DISTANCE OF 302.44 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 312.98 FEET;

THENCE SOUTH 35°01'48" WEST A DISTANCE OF 31.36 FEET;

THENCE SOUTH 00°02'18" WEST A DISTANCE OF 174.31 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 207.13 FEET;

THENCE SOUTH 84°24'16" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE;

THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2521.29 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°26'01" WEST A DISTANCE OF 14.25 FEET) WITH AN ARC LENGTH OF 14.25 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 148.49 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 2084.25 FEET TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4;

THENCE SOUTH 89°58'18" WEST, AND ALONG SAID SOUTH LINE, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. SAID LESS AND EXCEPT TRACT CONTAINS 35.29 ACRES, MORE OR LESS.

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 SIENA SPRINGS ADDITION SECTION 2, HOWEVER, IF MAINTENANCE IS NEGLECTED OF SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, 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

PLAT NOTES:

1. COMMON AREAS SHALL BE MAINTAINED BY THE SIENA SPRINGS PROPERTY OWNERS ASSOCIATION.

CA=COMMON AREA
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D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
Ⓧ BLOCK NO.

PROP. SANITARY SEWER
EXIST. SANITARY SEWER
PROP. WATERLINE
EXIST. WATERLINE

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: JULY 29, 2021

EXHIBIT E - BASE LINE RESULTS
PUD OF SIENA SPRINGS

Laboratory Analytical Report

ENVIRONMENTAL TESTING, INC.
4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

21 July 2021

Mr. Mark Cox

Enviro Group LLC
1800 N. Interstate Dr. Ste 124
Norman, OK 73072

WO: E1G0166
RE: Sienna Springs

Enclosed are the results of analyses for samples received by the laboratory on 7/12/2021. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

DRAFT REPORT

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

South 01

E1G0166-01 (Aqueous) - Sampled: 07/12/21 08:30

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods									
Dissolved Oxygen	**6.11**	1.00	mg/L	1	EJG0213	LDH	07/12/21 15:35	SM 4500-O G-2001	H-03
Orthophosphate as P	<0.200	0.200	mg/L	1	EJG0218	LDH	07/13/21 11:40	SM 4500-P E-2011	
pH	**8.70**		pH Units	1	EJG0321	LDH	07/16/21 11:45	SM 4500-H+ B-2011	H-03
Total Dissolved Solids	**210**	100	mg/L	1	EJG0287	BT	07/16/21 13:25	SM 2540 C-2011	
Turbidity	**2.40**	1.15	NTU	1	EJG0193	BT	07/12/21 13:50	SM 2130 B-2001	
Microbiological Parameters by IDEXX Methods									
E. Coli, MPN	**10**	10	MPN/100mL	10	EJG0209	BT	07/13/21 14:00	SM 9223 B (Colilert-18)-2004	
Anions by EPA Method 300.0									
Nitrate as N	<0.0726	0.0726	mg/L	1	EJG0331	JMG	07/19/21 09:57	EPA 300.0 1993	H-01

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

Middle 02

E1G0166-02 (Aqueous) - Sampled: 07/12/21 08:30

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods									
Dissolved Oxygen	**5.47**	1.00	mg/L	1	EJG0213	LDH	07/12/21 15:35	SM 4500-O G-2001	H-03
Orthophosphate as P	<0.200	0.200	mg/L	1	EJG0218	LDH	07/13/21 11:40	SM 4500-P E-2011	
pH	**8.68**		pH Units	1	EJG0321	LDH	07/16/21 11:45	SM 4500-H+ B-2011	H-03
Total Dissolved Solids	**242**	100	mg/L	1	EJG0287	BT	07/16/21 13:25	SM 2540 C-2011	
Turbidity	**1.80**	1.15	NTU	1	EJG0193	BT	07/12/21 13:50	SM 2130 B-2001	
Microbiological Parameters by IDEXX Methods									
E. Coli, MPN	**50**	10	MPN/100mL	10	EJG0209	BT	07/13/21 14:00	SM 9223 B (Colilert-18)-2004	
Anions by EPA Method 300.0									
Nitrate as N	<0.0726	0.0726	mg/L	1	EJG0331	JMG	07/19/21 10:16	EPA 300.0 1993	H-01

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

North 03

E1G0166-03 (Aqueous) - Sampled: 07/12/21 08:30

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods									
Dissolved Oxygen	**6.28**	1.00	mg/L	1	EJG0213	LDH	07/12/21 15:35	SM 4500-O G-2001	H-03
Orthophosphate as P	<0.200	0.200	mg/L	1	EJG0218	LDH	07/13/21 11:40	SM 4500-P E-2011	
pH	**8.62**		pH Units	1	EJG0321	LDH	07/16/21 11:45	SM 4500-H+ B-2011	H-03
Total Dissolved Solids	**258**	100	mg/L	1	EJG0287	BT	07/16/21 13:25	SM 2540 C-2011	
Turbidity	**1.50**	1.15	NTU	1	EJG0193	BT	07/12/21 13:50	SM 2130 B-2001	
Microbiological Parameters by IDEXX Methods									
E. Coli, MPN	<10	10	MPN/100mL	10	EJG0209	BT	07/13/21 14:00	SM 9223 B (Colilert-18)-2004	
Anions by EPA Method 300.0									
Nitrate as N	<0.0726	0.0726	mg/L	1	EJG0331	JMG	07/19/21 10:34	EPA 300.0 1993	H-01

Laboratory Analytical Report

13 July 2021

Russell Britten

Environmental Testing Inc.
4619 N. Santa Fe
Oklahoma City, OK 73118

WO: P1G0037
RE: E1G0166

Enclosed are the results of analyses for samples received by the laboratory on 7/12/2021. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Jorge Gamarra For Russell Britten

President

Original (P)

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.oilab.com

Environmental Testing Inc.
4619 N. Santa Fe
Oklahoma City OK, 73118

Project Number: E1G0166
Project Manager: Russell Britten

Reported:
07/13/21 16:58

P1G0037-01 (Aqueous)
Sampled: 7/12/2021 8:30:00AM
Sample Name: E1G0166-01

Parameter	Result	Reporting Limit	Units	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods						
MBAS (Surfactants)	<0.02	0.02	mg/L	07/13/21	SM 5540 C-2000	

ETI-Oilab, LLC

Jorge Gamarra For Russell Britten, President

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.oilab.com

Environmental Testing Inc.
4619 N. Santa Fe
Oklahoma City OK, 73118

Project Number: E1G0166
Project Manager: Russell Britten

Reported:
07/13/21 16:58

P1G0037-02 (Aqueous)
Sampled: 7/12/2021 8:30:00AM
Sample Name: E1G0166-02

Parameter	Result	Reporting Limit	Units	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods						
MBAS (Surfactants)	<0.02	0.02	mg/L	07/13/21	SM 5540 C-2000	

ETI-Oilab, LLC

Jorge Gamarra For Russell Britten, President

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.oilab.com

Environmental Testing Inc.
4619 N. Santa Fe
Oklahoma City OK, 73118

Project Number: E1G0166
Project Manager: Russell Britten

Reported:
07/13/21 16:58

P1G0037-03 (Aqueous)
Sampled: 7/12/2021 8:30:00AM
Sample Name: E1G0166-03

Parameter	Result	Reporting Limit	Units	Analyzed	Method	Qualifiers
Conventional Chemistry Parameters by Standard Methods						
MBAS (Surfactants)	<0.02	0.02	mg/L	07/13/21	SM 5540 C-2000	

ETI-Oilab, LLC

Jorge Gamarra For Russell Britten, President

Sample Receipt Form: P1G0037

ETI-Oilab, LLC

P1G0037

Printed: 7/13/2021 9:22:42AM

P-1-G-0037

Client: Environmental Testing Inc.
Project: Oilab Testing

Project Manager: Russell Britten
Project Number: E1G0166

Report To:
Environmental Testing Inc.
Russell Britten
4619 N. Santa Fe
Oklahoma City, OK 73118
Phone: (405) 488-2400
Fax: (405) 488-2404

Invoice To:
Environmental Testing Inc.
Russell Britten
4619 N. Santa Fe
Oklahoma City, OK 73118
Phone: (405) 488-2400
Fax: (405) 488-2404

Date Due: 07/19/21 17:00 (5 day TAT)

Received By: Jorge Gamarra

Date Received: 07/12/21 10:30

Samples Received at:	20°C				
Custody seals	No	Received on ice	No	Sufficient sample	Yes
Containers intact	Yes	Sample or temp blank frozen	No		
COC/Labels agree	Yes	Headspace in VOA vials	No		
Preservation confirmed	No	Correct containers	Yes		

Analysis	Due	TAT	Expires	Comments
P1G0037-01 E1G0166-01 [Aqueous] Sampled 07/12/21 08:30 CST				
(oil) Surfactants SM5540	07/16/21 15:00	5	07/14/21 08:30	
P1G0037-02 E1G0166-02 [Aqueous] Sampled 07/12/21 08:30 CST				
(oil) Surfactants SM5540	07/16/21 15:00	5	07/14/21 08:30	
P1G0037-03 E1G0166-03 [Aqueous] Sampled 07/12/21 08:30 CST				
(oil) Surfactants SM5540	07/16/21 15:00	5	07/14/21 08:30	

P1G0037

ENVIRONMENTAL TESTING, INC.

SUBCONTRACT ORDER

Sending Laboratory:

Environmental Testing, Inc.
4619 N Santa Fe Ave
Oklahoma City, OK 73118
Phone: (405) 488-2400
Fax: (405) 488-2404

Project Manager: Russell Britten

Subcontracted Laboratory:

ETI-Oilab LLC
4619 N. Santa Fe
Oklahoma City, OK 73118
Phone: (405) 528-8378
Fax:

Please report to: reports@etilab.com

Work Order: E1G0166

Analysis	Requested TAT	Expires	Comments
Sample ID: E1G0166-01 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			
Sample ID: E1G0166-02 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			
Sample ID: E1G0166-03 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			

Released By — Date/Time: 7/12/21 1030

Received By — Date/Time: 7-12-21 10:30

E1G0166

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

QUALITY CONTROL

Conventional Chemistry Parameters by Standard Methods
Environmental Testing, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifiers
Batch EJG0193 - General Prep - Wet Chem (Aq)										
Blank (EJG0193-BLK1)				**Prepared & Analyzed: 07/12/21**						
Turbidity	<1.15	1.15	NTU							
LCS (EJG0193-BS1)				**Prepared & Analyzed: 07/12/21**						
Turbidity	90.0	1.15	NTU	100.0		90	80-120			
Duplicate (EJG0193-DUP1)		**Source: E1G0083-01**		**Prepared & Analyzed: 07/12/21**						
Turbidity	6.90	1.15	NTU		6.70			3	20	
Batch EJG0213 - General Prep - Wet Chem (Aq)										
Duplicate (EJG0213-DUP1)		**Source: E1G0166-03**		**Prepared & Analyzed: 07/12/21**						
Dissolved Oxygen	6.29	1.00	mg/L		6.28			0.2	20	
Batch EJG0218 - General Prep - Wet Chem (Aq)										
Blank (EJG0218-BLK1)				**Prepared & Analyzed: 07/13/21**						
Orthophosphate as P	<0.200	0.200	mg/L							
LCS (EJG0218-BS1)				**Prepared & Analyzed: 07/13/21**						
Orthophosphate as P	0.410	0.200	mg/L	0.4000		102	80-120			
Matrix Spike (EJG0218-MS1)		**Source: E1G0166-01**		**Prepared & Analyzed: 07/13/21**						
Orthophosphate as P	0.469	0.208	mg/L	0.4167	0.0300	105	80-120			
Matrix Spike Dup (EJG0218-MSD1)		**Source: E1G0166-01**		**Prepared & Analyzed: 07/13/21**						
Orthophosphate as P	0.458	0.208	mg/L	0.4167	0.0300	103	80-120	2	20	

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
Oklahoma City, OK 73118
405.488.2400 Phone
405.488.2404 Fax
www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

QUALITY CONTROL

Conventional Chemistry Parameters by Standard Methods
Environmental Testing, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifiers
Batch EJG0287 - General Prep - Wet Chem (Aq)										
Blank (EJG0287-BLK1)				**Prepared: 07/15/21 Analyzed: 07/16/21**						
Total Dissolved Solids	<50.0	50.0	mg/L							
LCS (EJG0287-BS1)				**Prepared: 07/15/21 Analyzed: 07/16/21**						
Total Dissolved Solids	1030	100	mg/L	1000		103	80-120			
Duplicate (EJG0287-DUP1)		**Source: E1G0102-09**		**Prepared: 07/15/21 Analyzed: 07/16/21**						
Total Dissolved Solids	240	100	mg/L		264			10	10	
Duplicate (EJG0287-DUP2)		**Source: E1G0195-01**		**Prepared: 07/15/21 Analyzed: 07/16/21**						
Total Dissolved Solids	3180	200	mg/L		3150			1	10	
Batch EJG0321 - General Prep - Wet Chem (Aq)										
LCS (EJG0321-BS1)				**Prepared & Analyzed: 07/16/21**						
pH	7.02		pH Units	7.000		100	99-101			
Duplicate (EJG0321-DUP1)		**Source: E1G0173-01**		**Prepared & Analyzed: 07/16/21**						
pH	7.27		pH Units					200	20	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

QUALITY CONTROL

Microbiological Parameters by IDEXX Methods
Environmental Testing, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifiers
Batch EJG0209 - General Prep - Microbiology										
Blank (EJG0209-BLK1)				**Prepared: 07/12/21 Analyzed: 07/13/21**						
E. Coli, MPN	<1	1	MPN/100mL							
Duplicate (EJG0209-DUP1)		**Source: E1G0166-01RE1**		**Prepared: 07/12/21 Analyzed: 07/13/21**						
E. Coli, MPN	<100	100	MPN/100mL		ND				200	

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Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

QUALITY CONTROL

Anions by EPA Method 300.0
Environmental Testing, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifiers
Batch EJG0331 - General Prep - Wet Chem (Aq)										
Blank (EJG0331-BLK1)				**Prepared & Analyzed: 07/18/21**						
Nitrate as N	<0.0726	0.0726	mg/L							
LCS (EJG0331-BS1)				**Prepared & Analyzed: 07/18/21**						
Nitrate as N	0.442	0.0726	mg/L	0.4520		98	90-110			
Matrix Spike (EJG0331-MS1)		**Source: E1G0166-01RE1**		**Prepared & Analyzed: 07/18/21**						
Nitrate as N	2.22	0.363	mg/L	2.260	ND	98	80-120			
Matrix Spike Dup (EJG0331-MSD1)		**Source: E1G0166-01RE1**		**Prepared & Analyzed: 07/18/21**						
Nitrate as N	2.21	0.363	mg/L	2.260	ND	98	80-120	0.3	20	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

ENVIRONMENTAL TESTING, INC.

4619 N. Santa Fe Ave
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www.etilab.com

Enviro Group LLC	Project: Sienna Springs	
1800 N. Interstate Dr. Ste 124	Project Number: [none]	**Reported:**
Norman OK, 73072	Project Manager: Mr. Mark Cox	07/21/21 12:41

Certifications

Code	Description	Number	Expires
NELAP/OK	NELAP Accredited (ODEQ)	2020-069	08/31/2021
TCEQ	Texas Accedited (TCEQ)	T104704498-21-11	03/31/2022

Qualifiers and Definitions

Abbreviation	Description
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
x	Non-Certified analyte
NA	Not Applicable

Qualifier	Description
H-01	Sample analysis was performed past the method holding time.
H-03	Sample was received and analyzed past the method holding time.

ENVIRONMENTAL TESTING, INC.

Sample Receipt Form: E1G0166

Environmental Testing, Inc.

E1G0166

Printed: 7/12/2021 9:52:37AM

E-1-G-0166

Client:	**Enviro Group LLC**	**Project Manager:**	**Mr. Mark Cox**
Project:	**Sienna Springs**	**Project Number:**	**[none]**

Report To:

Enviro Group LLC
Mr. Mark Cox
1800 N. Interstate Dr. Ste 124
Norman, OK 73072
Phone: (405) 740-2225
Fax: (405) 329-3130

Invoice To:

Enviro Group LLC
Mr. Mark Cox
1800 N. Interstate Dr. Ste 124
Norman, OK 73072
Phone: (405) 740-2225
Fax: (405) 329-3130

Date Due:	07/19/21 17:00 (5 day TAT)		
Received By:	Stephanie Saul	Date Received:	07/12/21 09:41
Logged In By:	Andra Hoot	Date Logged In:	07/12/21 09:46

Samples Received at: 6.2°C

Custody seals	No	Received on ice	Yes	Sufficient sample	Yes
Containers intact	Yes	Sample or temp blank frozen	No		
COC/Labels agree	Yes	Headspace in VOA vials	No		
Preservation confirmed	No	Correct containers	Yes		

Notes:

Preservation Confirmation

Container ID	Container Type	pH	Date/Time	Lot #
E1G0166-01 A	BOD Bottle	N/A		
E1G0166-02 A	BOD Bottle	↓		
E1G0166-03 A	BOD Bottle			

Preservation Confirmed By

Date

Reviewed By

Date

wko_EOC_wpres_rev9.0.rpt

CHAIN OF CUSTODY RECORD

ENVIRONMENTAL TESTING, INC.

4619 NORTH SANTA FE AVE.
OKLAHOMA CITY, OK 73118
(405) 488-2400
FAX: (405) 488-2404

Oilab

PAGE: ___ OF ___

SAMPLE SERIES #: 416116

SHADED AREAS FOR LABORATORY USE ON

COMPANY: ENVIRO GROUP
ADDRESS: 4004 Hatterly LN
NORMAN, OK 73072
PHONE #: 405 740 7225
EMAIL: mrc201L@aol.com
P.O. #:
CLIENT CONTACT: Mark Cox
PROJECT #: /MANAGER:
SITE LOCATION: Siena Springs

SAMPLE TYPE
1. WATER
2. SOIL
3. SLUDGE
4. OIL
5. OTHER

CONTAINER TYPE
P-PLASTIC
G-GLASS
V-VOA
O-OTHER
T-TEFLON

ANALYSIS

See list

ETI SAMPLE #	CLIENT SAMPLE IDENTIFICATION	SAMPLE TYPE	CONTAINER SIZE	CONTAINER TYPE	CONTAINER #	SAMPLING DATE	SAMPLING TIME	PRESERVATIVES	LAB COMMENTS
1	South 01	W			6	7.12	8:30		
2	Middle 02	W			↓	↓	↓		
3	North 03	W							

RECEIVED ON ICE: [X] Y [ ] N @4.2c 4.9+1.3~
EQUIPMENT #: 1000043

SAMPLER:

FIELD PH:
TEMP:
TIME: COND:
CALIB: [ ] 4 [ ] 7 [ ] 10

REQUESTED TURNAROUND TIME:
[X] REGULAR (5 DAYS)

RUSH REQUIRED: (ADDITIONAL FEES MAY APPLY)
[ ] 3 DAYS [ ] 2 DAYS [ ] 1 DAY

RELINQUISHED BY: Mark Cox	DATE: 7.12.21	RECEIVED BY: Sean Saul	DATE: 7.12.21	COMMENTS:
	TIME: 9:41		TIME: 9:41	
RELINQUISHED BY:	DATE:	RECEIVED BY:	DATE:	
	TIME:		TIME:	
RELINQUISHED BY:	DATE:	RECEIVED BY:	DATE:	
	TIME:		TIME:	LOG IN REVIEW:

SIGNATURE CONSTITUTES AGREEMENT TO TERMS & CONDITIONS.

ENVIRONMENTAL TESTING, INC.

Environmental Testing, Inc.
4619 N. Santa Fe
Oklahoma City, OK 73118
(405) 488-2400 (phone)
(405) 488-2404 (fax)
www.etilab.com

Environmental Testing Quotation

Client: Mr. Mark Cox
Enviro Group LLC
1800 N. Interstate Dr. Ste 124
Norman, OK 73072

Project: Sienna Springs

Quote Number: 1,147
Printed: 07/07/21
Effective: 07/07/21
Expires: 07/07/22

Pricing Summary

Parameter	Method	Quantity	TAT (days)	Unit Price	Extended Price
Aqueous					
Nitrate 300.0	EPA 300.0 1993	1	5	$20.00	$20.00
Orthophoaphate 300.0	EPA 300.0 1993	1	5	$20.00	$20.00
8081B Pesticides	EPA 8081B 2000	1	5	$150.00	$150.00
8151 Herbicides (Aq)	EPA 8151A 1996	1	5	$180.00	$180.00
Turbidity SM2130B	SM 2130 B-2001	1	5	$20.00	$20.00
Solids TDS SM2540C	SM 2540 C-2011	1	5	$20.00	$20.00
pH SM4500-H+B	SM 4500-H+ B-2011	1	5	$20.00	$20.00
Diss Oxygen SM4500-O G	SM 4500-O G-2001	1	5	$20.00	$20.00
Surfactants SM5540	SM 5540 C-2000	1	5	$65.00	$65.00
E. Coli 18 Quanti-Tray	SM 9223 B (Colilert-1	1	5	$50.00	$50.00
				Bid Total:	**$565.00**

We appreciate your business!
Please call us at (405) 488-2400 if you have any questions.

Russell Britten
President

bid_ETI-OIL-CBL_Rev2.0.rpt

ENVIRONMENTAL TESTING, INC.

SUBCONTRACT ORDER

Sending Laboratory:

Environmental Testing, Inc.
4619 N Santa Fe Ave
Oklahoma City, OK 73118
Phone: (405) 488-2400
Fax: (405) 488-2404

Project Manager: Russell Britten

Subcontracted Laboratory:

ETI-Oilab LLC
4619 N. Santa Fe
Oklahoma City, OK 73118
Phone: (405) 528-8378
Fax:

Please report to: reports@etilab.com

Work Order: E1G0166

Analysis	Requested TAT	Expires	Comments
Sample ID: E1G0166-01 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			
Sample ID: E1G0166-02 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			
Sample ID: E1G0166-03 *Aqueous* *Sampled: 07/12/21 08:30*			
(oil) Surfactants SM5540	5	07/14/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (C)			

Released By	Date/Time	Received By	Date/Time
	7/12/21 1030		

ENVIRONMENTAL TESTING, INC.

SUBCONTRACT ORDER

Sending Laboratory:

Environmental Testing, Inc.
4619 N Santa Fe Ave
Oklahoma City, OK 73118
Phone: (405) 488-2400
Fax: (405) 488-2404

Project Manager: Russell Britten

Subcontracted Laboratory:

Ana-Lab Corporation
2600 Dudley Road, PO Box 9000
Kilgore, TX 75663
Phone: (903) 984-0551
Fax: (903) 984-5914

Please report to: reports@etilab.com

Work Order: E1G0166

Analysis	Requested TAT	Expires	Comments
Sample ID: E1G0166-01 *Aqueous Sampled: 07/12/21 08:30*			
(sub) 8151 Herbicides (Aq)	5	07/19/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (D)			
Sample ID: E1G0166-02 *Aqueous Sampled: 07/12/21 08:30*			
(sub) 8151 Herbicides (Aq)	5	07/19/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (D)			
Sample ID: E1G0166-03 *Aqueous Sampled: 07/12/21 08:30*			
(sub) 8151 Herbicides (Aq)	5	07/19/21 08:30	
Containers Supplied: Amber Unpres - 1000mL (D)			

Released By	Date/Time	Received By	Date/Time
	7/12/21 1030		

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 24.80 ACRES
NUMBER OF LOTS = 81
CURRENT ZONING = PUD

DEVELOPER:
SKYRIDGE HOMES, INC
2100 QUAIL CREEK
NORMAN, OK 73026

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

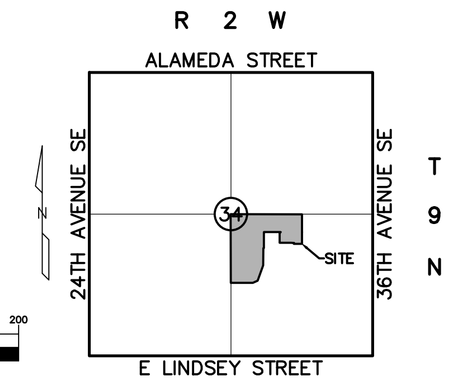
EXHIBIT F - OPEN SPACE EXHIBIT

SIENA SPRINGS ADDITION SECTION 2

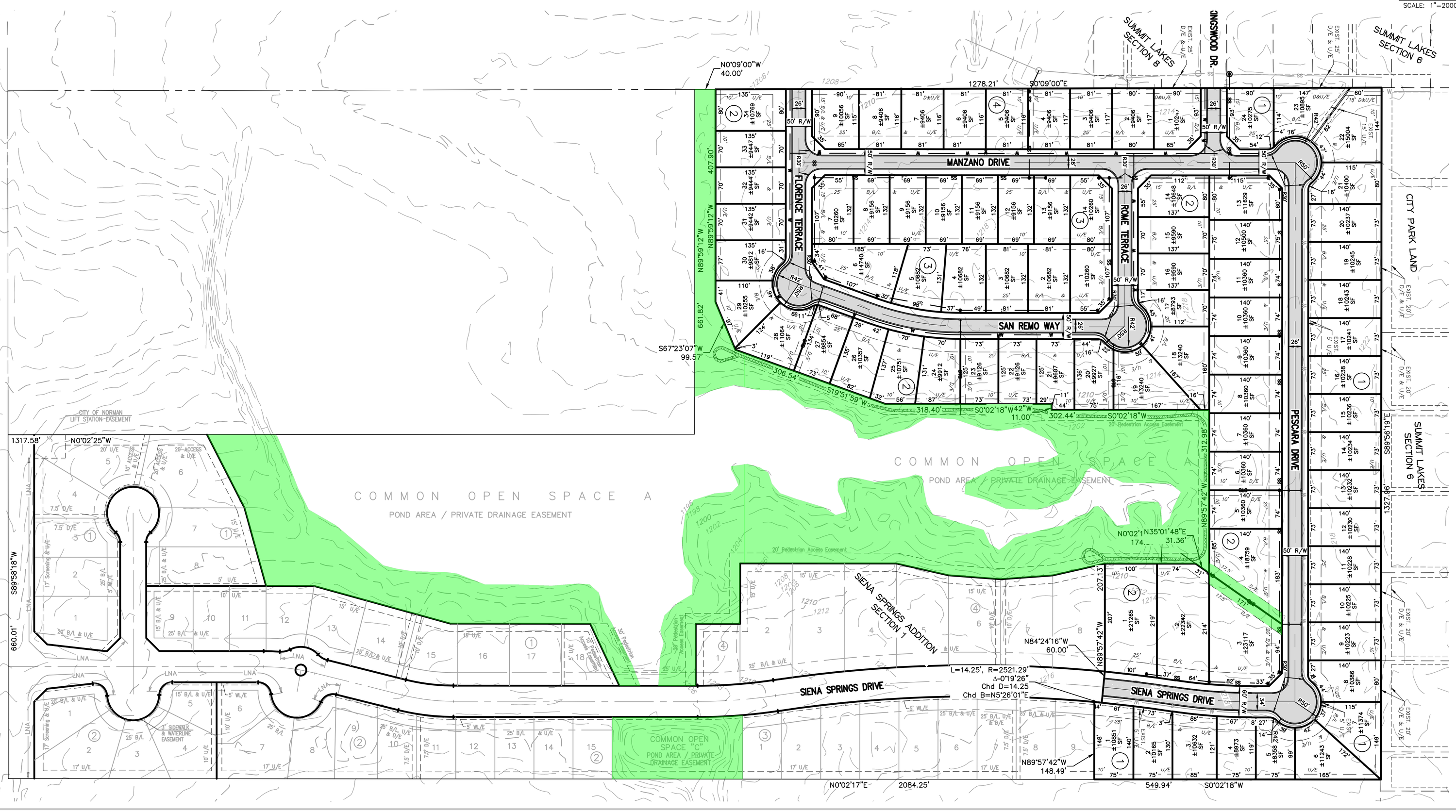
A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



LOCATION MAP
SCALE: 1"=2000'



DATE OF PREPARATION: AUGUST 27, 2021

EXHIBIT F – OPEN SPACE EXHIBIT FOR SIENA SPRINGS ADDITION SECTION 2 SHEET 1 OF 1