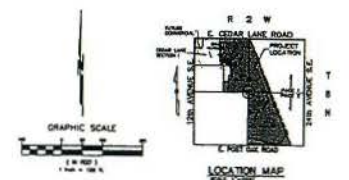
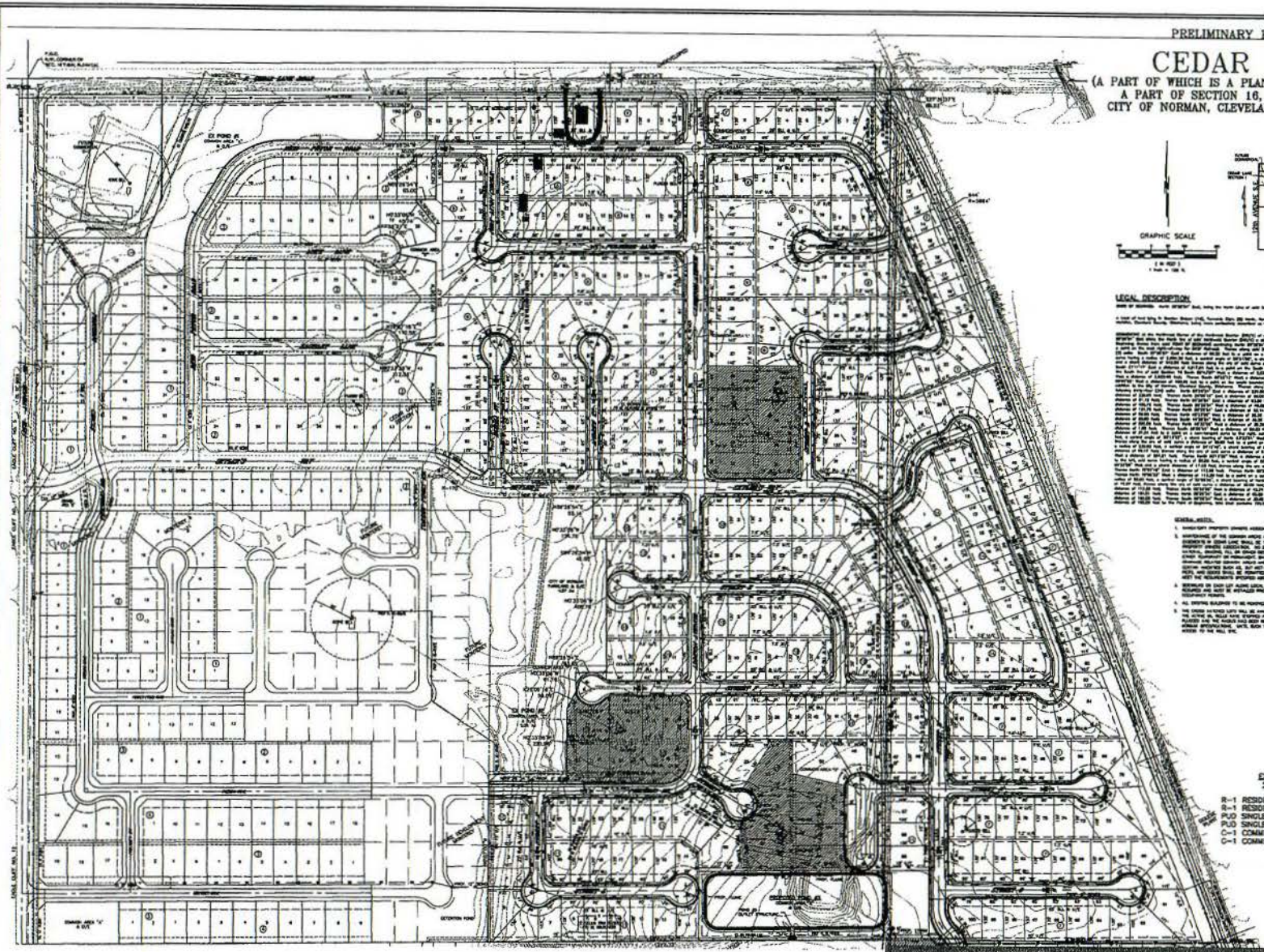


PRELIMINARY PLAT OF
CEDAR LANE
 (A PART OF WHICH IS A PLANNED UNIT DEVELOPMENT)
 A PART OF SECTION 16, T-8-N, R-2-W, I.M.
 CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION
 A PART OF SECTION 16, T-8-N, R-2-W, I.M., CLEVELAND COUNTY, OKLAHOMA. BEING A PART OF A PLANNED UNIT DEVELOPMENT AS SHOWN ON PLAT NO. 4478, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA.

THE SEVERAL PARTS OF THE TRACT OF LAND DESCRIBED ABOVE ARE HEREBY OFFICIALLY SUBDIVIDED INTO THE SEVERAL LOTS AND BLOCKS SHOWN ON THIS PLAT, TOGETHER WITH THE SEVERAL STREETS, ALLEYS, AND OPEN SPACES THEREON, AS SHOWN ON THIS PLAT. THE TOTAL AREA OF THE TRACT OF LAND DESCRIBED ABOVE IS 4.55 ACRES, BEING 197,840 SQUARE FEET, AS SHOWN ON THIS PLAT.

- GENERAL NOTES**
1. ALL IMPROVEMENTS SHOWN THEREON ARE TO BE PROVIDED BY THE OWNER OF EACH LOT, UNLESS OTHERWISE INDICATED THEREON.
 2. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAT, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 3. ALL OPEN SPACES SHOWN ON THIS PLAT ARE TO BE PROVIDED BY THE OWNER OF EACH LOT, UNLESS OTHERWISE INDICATED THEREON.
 4. THE SEVERAL PARTS OF THE TRACT OF LAND DESCRIBED ABOVE ARE HEREBY OFFICIALLY SUBDIVIDED INTO THE SEVERAL LOTS AND BLOCKS SHOWN ON THIS PLAT, TOGETHER WITH THE SEVERAL STREETS, ALLEYS, AND OPEN SPACES THEREON, AS SHOWN ON THIS PLAT.

EXISTING ZONING AND SUBJECT PROPERTY

R-1 RESIDENTIAL: 147.00 ACRES
 R-1 RESIDENTIAL LOTS: 533
 PLUS SINGLE FAMILY: 49 ACRES
 PLUS SINGLE FAMILY LOTS: 31
 C-1 COMMERCIAL: 4.55 ACRES
 C-1 COMMERCIAL LOTS: 1

STORM DRAINAGE DETENTION FACILITY CAPACITY

Detailed technical information regarding storm drainage detention facility capacity, including design flow rates, detention volumes, and peak flow characteristics for the project. This section provides critical data for flood control and water management within the subdivision.

MATCH LINE
 SEE SHEET 2 of 2

OWNER/DEVELOPER:
 CEDAR LANE, LLC
 P.O. BOX 9139
 NORMAN, OK 73070

ENGINEER:
 ARC ENGINEERING CONSULTANTS, LLC
 STEVE HOLLINS, P.E.
 150 BEER CREEK ROAD
 EDMOND, OK 73012



CEDAR LANE
 17TH AVENUE N.E., CEDAR LANE RD.
 AND 1ST AVENUE N.E., OKLAHOMA
 PRELIMINARY PLAT

NO.	REVISIONS	DATE

CEDAR LANE