

TO: City of Norman, c/o Planning Department
Norman City Hall (Hand Delivered)
Re: Third Revised PUD Development Plan, Carroll Family LLC
DATE: May 4, 2015

Ladies and Gentlemen:

Carroll Family L.L.C. ("Applicant") respectfully submits this Third Revised proposed Development Plan for the remaining 51.32 acre Planned Unit Development located on the North side of Tecumseh Road, between I-35 Service Road and 36th Avenue N.W., and more particularly described on the accompanying Preliminary Plat and Site Plan. A Rezoning Application for the PUD was previously submitted. The following Exhibits, prepared and submitted by the engineering firm of SMC Consulting Engineers, P.C. are made a part of the Application:

Exhibit A-Preliminary Plat, dated 6-1-15

Exhibit B-Preliminary Site Plan, dated 6-1-15

Exhibit C-Landscape Plan (2 sheets) dated 6-1-15.

Exhibit D-Open Space

USE: In the accompanying Preliminary Plat, the property is divided into lots and blocks. The Applicant request that each area be granted any use permitted as a matter of right for the particular Zoning District, plus any specified individual use. The term "Service Station" is intended to embrace and include "convenience store and/or car wash", which are commonly associated with an automobile service station. There will be no more than one "Service Station" permitted on Lot 1 in Block 2 of the Preliminary Plat.

ACCESS: Access from Tecumseh Road is limited because of highway right-of-way constraints. Because no alleyways have been proposed on the Preliminary Plat, all lots have been designed in accordance with Section 19-402 of the City of Norman. The plat has large tracts that can be designed adequately without the use of an alley. All utilities, sanitation access, emergency access, and fire protection will be provided and identified without the use of an alley.

SITE DESIGN: It is impossible, at this juncture, to realistically outline building footprints. Lot lines are shown on the Preliminary Plat, but it must be emphasized that these lot lines are tentative, only. As specific users come forward, final plats and site plans will be submitted for City review and approval. The number of acres of each lot within the PUD, and the percentage of building coverage will meet requirements of the current zoning ordinance. The site plan represents current real estate requests, but developments will be allowed to reduce lots for larger developments.

LANDSCAPING & SITE AMENITIES: The development has already developed the major exterior street and perimeter street. The remaining interior street will be the Carroll Street. The streetscape for Journey Parkway has been completed for the east side. The remaining west side will be constructed as that portion is final platted.

Interior landscaping, must be shown on a final site development plan for building permit, including irrigation. Actual construction of landscaping on any Final Plat can be deferred to the time a building

permit is issued for any approved Final Plat. Once built, the maintenance and operation of interior landscaping is the responsibility of the owner of the lot in question.

Landscaping:

Landscape planting should enhance the built areas, soften and accent the architecture, build project identity, and screen/buffer objectionable uses and views.

- A. A theme, character, and identity should be established for each building that is compatible with the overall design with emphasis on areas visible to the public. More intense focus on high-use areas, entries, gathering areas, and public rights-of-way is required.
- B. All plant materials should be adaptable to local conditions to fit the intended function and location.

Landscape Design Criteria:

The following landscape standards shall apply to all lots:

A. Minimum Allowance:

- 1. Total landscaping expenditures for a lot must be a minimum of \$25,000/acre and shall be limited to materials and labor for all in-ground landscaping, irrigation, planters and other landscaping materials. Expenditures shall not include cost of professional fees, hardscape paving, and amenities.
- 2. Plant Maintenance Requirements:
 - a. Each owner shall be responsible for providing, protecting, and maintaining all landscaping in a healthy and growing condition and replacing it immediately when necessary with the same or equivalent type, size, and quantity.
- 3. Plant and Bed Materials
 - a. A point system shall be used to determine the minimum amount of landscaping required for each developed parcel. Refer to standards set by the Norman Landscape Ordinance for listing of acceptable plant materials.
 - i. Minimum Points Required:
25,000 points/acre
 - ii. Points per landscape material:
6' Pine Tree-250 points
Additional points for additional foot height-50 points
2" caliper ornamental/flowering tree-250 points
Hardwood 2-1/2" caliper-300 points
Additional points per additional 1/2" caliper-50 points
Shrub 5 gallon and greater-50 points
Shrub 3 gallon-35 points
Ground cover 1 gallon-10 points
Ground cover 1 quart or 4" pot-6 points
Seasonal beds per 1 SF-6 points
Lawn area per 10 SF-2 points
Irrigated area per 10 SF-5 points
 - b. Shade, street, and parking lot trees shall be species having a maximum mature spread ranging from 20' to 40' and with a minimum above base mature height of 30' and installation size of 2 1/2" minimum caliper at 6'.
 - c. Evergreen trees have a minimum of 10' in height when installed.

- d. Flowering trees shall be a 2" minimum caliper when installed.
- e. Shrubs used for screening purposes shall be a minimum of 2' in height and 19" in width at installation.
- f. Flower beds are encouraged and shall be planted in acceptable areas to create color, texture, and interest with mulch overlay.
- g. Shrubbery and ground covers shall be used in mass plantings to provide variety and contrasting visual effect in color, shapes, and texture.
- h. Mulch materials shall consist of select shredded cypress (Landscape Ordinance doesn't designate mulch).
- i. Edging use to separate turf areas from beds, shrubs, groundcover, and mulch shall be a high quality steel edging, secured with metal stakes. Plastic or concrete paver edging is not acceptable.
- j. Landscape buffer strips shall be respected and planted per the Carroll Addition PUD Landscape Standards.
- k. Parking bays shall have end and intermediate islands for landscaping 9' x 19' or 38' that shall be planted with low shrubs, perennial flowers and/or ground cover/ornamental grasses, 3' feet in height max., plus two required trees (one in a single island).
- l. Entry drives from streets and building entries shall receive additional accent plantings.
- m. A landscaped strip at least 10 feet wide shall be provided between parking and the sidewalk. The strip shall consist of low shrubs (3' in height max.), plus required trees.

B. Irrigation

- 1. A commercial grade automatic irrigation system is required for each parcel. All heads shall be directed to prevent overspray on sidewalks, buildings, vehicles, or other pavement.
- 2. Irrigation control zones shall be separated to permit appropriate irrigation of similar plant materials, sun exposure, land slope, and soil/landscape conditions. System shall be designed such that all irrigation heads shall apply water to a given area at the same rate yielding matched and uniform precipitation rates and uniform coverage. Shrub and turf areas are to be zoned separately.
- 3. Spray heads shall be placed no further than for 'head to head' coverage based on the sprinkler head performance published by the manufacturer. Rotary heads shall be spaced no further than eighty-five percent (85%) and ninety percent (90%) for ¾" inlet and 1" rotaries respectively at the design pressure.

C. Service Area and Dumpster Screening

- 1. Landscaping for a softening effect or a solid screen may be of evergreen shrubs which provide color and texture over all architectural walls.
- 2. All utility service not screened within a solid screen wall or fence shall have a natural evergreen screen which completely screens the utility service from view. Utilities attached to the building shall be painted to match materials attached to.
- 3. Dumpster enclosures shall meet the City of Norman standards and fully conceal dumpster.
- 4. Drawing No. GC-03..

D. Site Amenities

- 1. Site furnishings such as waste receptacles, urns, bike racks etc. shall be black in color and factory power-coated.
- 2. Bicycle parking per City of Norman standards shall be located within 50 feet of an entrance and be easily visible and accessible from entries and parking areas.

3. Bike racks shall be an inverted "U" profile Style Bike Rack as manufactured by Site Shapes, "Apex Loop" model or equal and cast-in-place or post-applied to concrete slab. Trash containers shall be Model RR-55 with rain lid as manufactured by Urban Accessories.

PARKING AND OFF-STREET LOADING: All uses within the PUD shall comply with the off-street parking and loading requirements, provided by applicable Norman ordinances.

PERIMETER REQUIREMENTS: Because the PUD is bounded by arterial streets on 2 sides, the setbacks, building heights and coverage on each individual lot shall be governed by applicable Norman ordinances for the particular zoning being made of any particular tract within the PUD. All structures must observe a fifty foot (50') front building set back line on both Tecumseh and 36th Avenue N.W.

PROPERTY OWNERS ASSOCIATION: There will be a mandatory POA to operate and maintain the common drainage areas and the streetscaping areas. All internal landscaping is the responsibility of the individual lot owner.

EXTERIOR DESIGN AND MATERIAL: Except as otherwise noted building setbacks and building height maximums will conform to the requirements of the pertinent Zoning District in the zoning ordinance.

The following minimum requirements are provided as a guide to aid in the building design and to establish a basis for overall project unity. Designers are encouraged to be creative in the adaptation of materials relating to the building function. Any alternative materials, finishes, or colors not listed must be submitted to the ARB for consideration.

- A. Architectural design should contribute to the project identity and provide an attractive high-quality environment.
 1. Large massing of three-dimensional forms of buildings shall be broken into smaller components. Varying building facades, rooflines, wall planes, and windows must be used to avoid large expanses of blank walls or materials.
 2. Buildings shall incorporate durable, high-quality materials that reflect permanence including 75% brick or stone masonry on opaque walls. In addition to the masonry, cast stone, ground or rock face CMU with integral color, stucco (limited quantities), architectural concrete, composite metal panels (ACM) and glass may be used.
 3. Large expanses of flat, undifferentiated surfaces should be broken up with building lines, joints and reveal changes in texture and color, and wall surfaces that create shadows, contrast, and interest.
 4. Large flat walls shall incorporate variations in horizontal wall plane of at least 16" with massings, pilasters, spaced columns, reveals, etc.
 5. Windows may be recessed, "punched", banded, vertical, curtain wall, or combined with adjacent matching spandrel glass.
 6. Highly reflective building materials such as mirrored glass or panels are not permitted.
 7. Large expanses of bright colors are not allowed nor are garish non-harmonious colors allowed in the sole opinion of the ARB.
 8. At least one (1) exterior amenity space should be provided with each office building where employees and visitors may take advantage of the outdoors. Such amenity spaces shall include landscaped seating or recreational activity areas.
 9. Pedestrian gathering areas such as plazas, patios, or other usable landscaped amenities should be in scale with and appropriate to the use and the facility's needs.

B. Exterior Materials

The following materials are acceptable. Substitutions may be submitted and considered at the sole discretion of the ARB (upon receipt of complete actual samples, renderings, and documentation).

1. Modular brick masonry as manufactured by Acme as follows:
 - a. Acme Tulsa, velour Modular Mingle
 - 1) 45% Blend 2 (Garnet)
 - 2) 15% Blend 3 (Crimson)
 - 3) 20% Blend 5 Light (Tuscany Light)
 - 4) 20% Blend 5 Dark (Tuscany Dark)
 - b. Buildings must utilize at least three (3) of the colors listed above
2. Mortar-"buff" color admixture
3. Cast Stone-smooth, limestone or buff color stone
4. Renaissance Stone-"Nutmeg"
5. Prairie Stone-"Limestone" chisel face or ground face
6. Rockcast-"Buffstone" chisel face or ground face
7. Natural Indiana Limestone
8. Natural Stone-Tan, buff, or neutral colors at the discretion of the ARB.
9. Cultured Stone as manufactured by Owens Corning, El Dorado or approved equal
 - a. Joints must be grouted and raked ½" deep.
10. Metal (handrails, balusters, sign posts, light fixtures)-black (anodized or powder coated) or satin stainless steel.
11. Metal canopies or sun shades shall be aluminum and prefinished to match window framing, metal panels, or other approved color.
12. Prefinished metal coping-Kynar 500 finish to match adjacent wall material.
13. Stucco-EIFS Dryvit brand colors are listed. Substitute manufacturers may be used upon sample approval by the ARB. No EIFS shall be installed within 7'-0" of finished grade.
 - a. Dryvit #103 "Natural White"
 - b. Dryvit #37BB "Popcorn"
 - c. Dryvit #449 "Buckskin"
 - d. Other neutral colors upon submittal and approval of the ARB.
14. Glass and window framing-Vision glass may be gray, blue, green, or clear, insulated, low-E, and equivalent to PPG Solarcool glass.
 - a. Glass shall be tempered per code as required.
 - b. Any spandrel glass shall match the vision glass in color and be vertically tempered with no distortion.
 - c. Aluminum window framing shall have black or clear anodized finish.
 - d. Vertical joints in glass may be flush-glazed or butt-jointed with a structural black silicone seal. Corner joints at butt-jointed glass shall receive a 1" square black anodized aluminum tube.
15. Hardware-all exterior door hardware shall be US 32D finish, brushed stainless steel.
16. Aluminum composite panels (ACM)-shall be four (4) or six (6) mm thick with reveal mounting system and wet or dry joints. Finish shall be factory anodized or premium paint finish.
17. Multifamily materials-
 - a. Exterior veneer shall be a minimum of 40% masonry.

b. Exterior trim shall be horizontal or "shingle style" cement fiber siding.

C. Rooftop Mechanical Units

1. All rooftop mechanical units and equipment shall be approved by the ARB and fully screened with a building parapet or screen that matches the material and/or color of the building materials, so as not to be visible by a person standing on any abutting street or building of similar elevation.
2. Rooftop mechanical units shall be shown to scale on all CD submittals.

D. Roofing

1. Low Slope Roofs-Light-colored roofing color (white TPO, EPDM) shall be used to reduce heat gain and also be applied to the back side of any exposed parapets.
2. Metal Roofing-Standing Seam Metal by AEP-Span, Berridge, or equivalent
 - a. Finish shall be Kynar 500 Finish or equal
3. Natural slate roofing
4. Synthetic slate roofing by DaVinci or equivalent
5. Composition Roofing (multi-family sections only)-forty (40) year laminated shingle
6. Awnings or horizontal canopies-standing seam metal, open louvers or fabric allowed. Colors as manufactured by Sunbrella shall be submitted for approval by the ARB. Frames shall be painted to match exposed awning material or black.

E. Fencing and Walls

1. Fencing or screening shall be used to distinguish private gathering spaces from public spaces where appropriate.
2. Wrought iron and masonry are the permitted materials. No flammable or wood materials may be used for fencing. All fence sections receive factory or powder coat finish. Fence materials shall be compatible and coordinate with each building design.

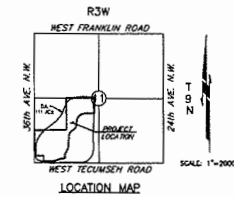
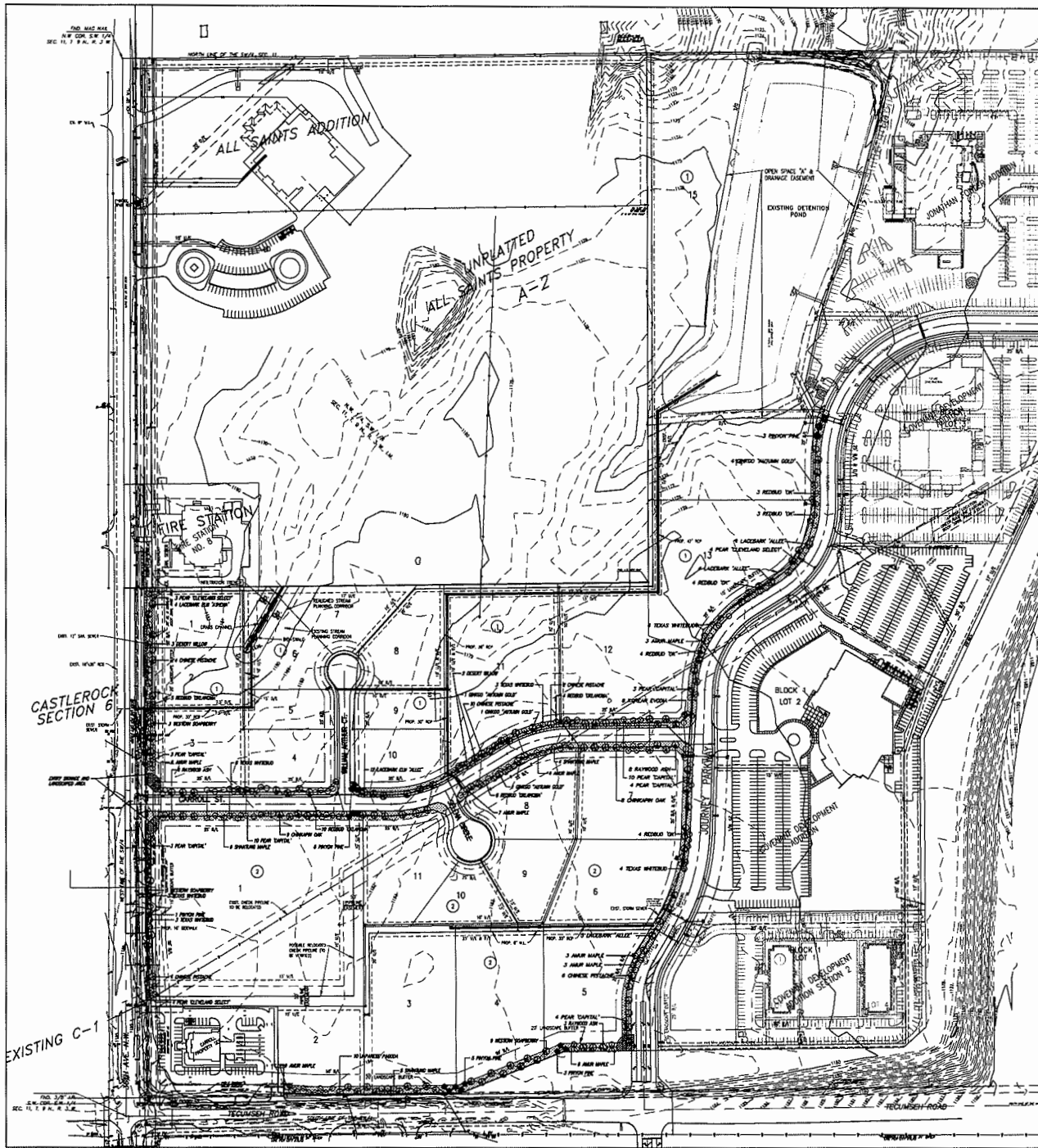
SIGNS: Each and every sign must comply fully with the Norman Sign Ordinance and other applicable regulations, except that areas designated as "Entry Signage" on "Exhibit C-Landscape Plan" and "Exhibit D-Streetscape Concept" may be maximum of fifty (50) square feet. Any such "Entry Signage" signs which are on opposite sides of a street must have the same name of the Development being entered.

Please advise if any changes need to be made in the documents related to this Application. Thank you.

Respectfully submitted,

Tom McCaleb, P.E.
Engineer for Applicant

Enclosures
Cc: Client



CARROLL FARM ADDITION P.L.D. LANDSCAPE STANDARDS

- Landscape plans for each lot shall be submitted with applications for building permits per the requirements of the Norman Zoning Ordinance. Additional landscape buffer strips are required below for streets, collector and residential thoroughfares in the P.L.D. Landscape Buffer Strips may be crossed by access drives to public streets as approved during the planning process.
- A. 36th Ave. N.W. --- Landscape Buffer Strip
(1) A landscape buffer strip for the frontage north of Carroll Street, along 36th Ave. N.W., shall be a minimum of twenty (20) feet.
(2) A landscape buffer strip for the frontage south of Carroll Street, along 36th Ave. N.W., shall be a minimum of fifteen (15) feet.
- B. Tecumseh Road --- Landscape Buffer Strip
(1) A landscape buffer strip for the frontage west of 36th Ave. N.W. along Tecumseh Road, shall be a minimum of fifteen (15) feet for Carroll Property Section 1, Block 1, Lot 1.
(2) A landscape buffer strip for the frontage west and east of Journey Parkway, (excluding Run 1 immediately above) along Tecumseh Road, shall be a minimum of twenty (20) feet.
- C. 1-36 Frontage Road --- Landscape Buffer Strip
(1) A landscape buffer strip for the frontage along the Interstate 35 Service Road shall be a minimum of twenty (20) feet. There shall be a minimum of one tree per seventeen (17) lineal feet, or fraction thereof, planted in the landscape buffer strip.
- D. Carroll Street and Journey Parkway --- Landscape Buffer Strips
(1) A landscape buffer strip for the frontage along Carroll Street, shall be a minimum of ten (10) feet.
(2) A landscape buffer strip for the frontage along Journey Parkway shall be a minimum of ten (10) feet.
- E. Other Landscape Requirements
(1) All landscape requirements in the current SECTION 431-B, of the Norman Zoning Code, apply unless modified in the above standards.

NOTE:
LOCATIONS OF TREES MAY VARY SLIGHTLY DUE TO DIMENSIONS AND SITE TRIANGLES. DETAILED PLAN TO BE SUBMITTED WITH SPECIES AT TIME OF BUILDING PERMIT APPLICATIONS FOR EACH LOT. OTHER LANDSCAPE REQUIREMENTS TO BE FULFILLED WITH LANDSCAPE PLANS FOR EACH LOT WHEN DEVELOPED.

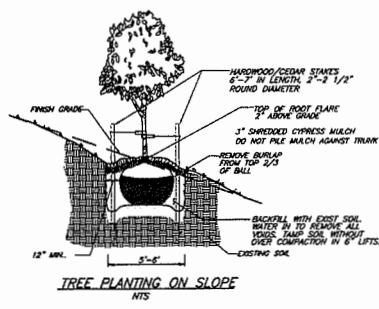
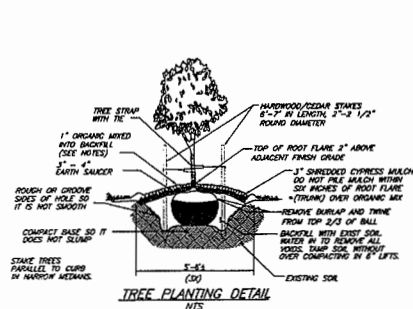
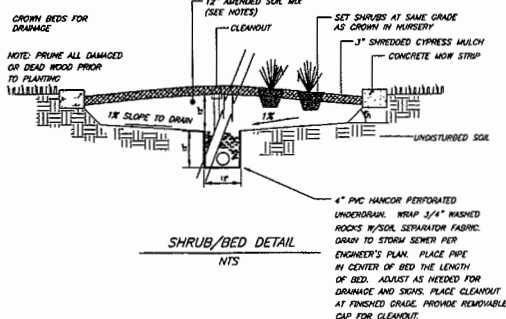
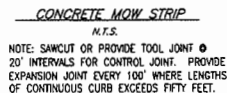
NORMAN, OKLAHOMA - CARROLL ADDITION				
NO.	PLANT COMMON NAME	HEIGHT	DIAM./SIZE	TOTAL QUANTITY
SHADE TREES				
1	LACINIAE OLM 'ALEUT'		2" CAL.	12
2	LACINIAE OLM 'ALEUT'		2" CAL.	4
3	CHINAPIA OLM		2" CAL.	17
4	JAPANESE PAGODA 'FREUDEN'		2" CAL.	10
5	CHINESE PRINCE		2" CAL.	28
6	BURNING BUSH		2" CAL.	17
7	SHAWNEE MAPLE 'THORPE SUNSET'		2" CAL.	18
8	WESTERN SORBERY		2" CAL.	17
9	ORINOCO 'NATURAL GOLD'		2" CAL.	7
ORNAMENTAL TREES				
14	REDWOOD 'CHALMERS'		2" CAL.	43
15	TEXAS MYRTLE		2" CAL.	25
16	PEAR 'CAPITAL'		2" CAL.	37
17	PEAR 'CLEVELAND SELECT'		2" CAL.	11
18	ARJUN MAPLE		2" CAL.	41
19	FOREAN EYONIA		2" CAL.	12
20	DESERT WILLOW		2" CAL.	11
EVERGREENS				
22	FRAXIN PRINCE		6"-8"	18
MISCELLANEOUS				
24	MISC. TREE MATERIAL (STAMING, MULCH, ETC.)		L.S.	1

EXHIBIT C-1

CARROLL FARM ADDITION
A PLANNED UNIT DEVELOPMENT
36TH AVE. N.W. & TECUMSEH ROAD
NORMAN, OKLAHOMA

SMC
SHEET 40
1

LANDSCAPE PLAN



LANDSCAPING NOTES

- [illegible]

LAWN SOD NOTES

SOD SHALL BE DENSE, HEALTHY, FIELD GROWN OR PLANTGATED SOD WITH THE GRASSES HAVING A MINIMUM OF 100% ROOTS LIFTING FROM FIELD. SOD SHALL BE STRONGLY ROOTED OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.

SOD SHALL BE DARK GREEN IN COLOR, FREE FROM DISEASES, WEEDS AND HARMFUL INSECTS.

DELIVER ROLLS OF SOD TO THE SITE WITHIN TWENTY-FOUR (24) HOURS OF HARVESTING. DELIVERY ONLY AS WHEN SOD CAN BE INSTALLED ON DAY OF DELIVERY. SOD ON PALETS OVER 24 HOURS NOT ACCEPTABLE.

ADEQUATELY PROTECT SOD FROM DRYING OUT AND OTHER INJURY.

INSTALL THE FOLLOWING TYPES OF LAWN IN LOCATIONS SHOWN ON DRAWINGS:

SOD - 1-1/2" MINIMUM GRASS, SOD, SOD SHALL BE "STANDARD" QUALITY

SOD SED PREPARATION:[illegible]

STEPS FOR PLANTING SHRUBS

1. PLANT SHRUBS SHOWN NOT TO CLIMB MATERIAL OF 3/4" BENCH OF CURB. MATCH ALL PLANTINGS WITH UNITS/TYPE COUNTRY. PLANTING SHOULD BE 10' FROM CURB AND 10' FROM CITY DETAIL. PLANT PLANTER 3" TO KEEP WATER FROM DRAINING INTO CURB.
2. PLANT AND STATE OUT BED AREA FOR SHRUBS TO BE PLANTED IN AS SHOWN ON DRAWINGS.
3. INSTALLED SOIL IN PLANTING AREA TO A DEPTH OF 12 INCHES AND ADD 10% MORE SOIL TO COMPENSATE FOR SETTLE. PLANTING SHOULD BE 10' FROM CURB AND 10' FROM CITY DETAIL. PLANT PLANTER 3" TO KEEP WATER FROM DRAINING INTO CURB.
4. PLANT BEDDING SHALL BE DEEP ENOUGH TO ALLOW PLANTS TO SET AT THE SAME DEPTH AT WHICH THEY WERE PREVIOUSLY GROWING OR 5" TO 1" ABOVE FINISH GRADE BUT NOT BELOW FINISH GRADE.
5. REMOVE PLANTS CAREFULLY FROM CONTAINERS TO HOLD SOIL BILLS TO PREVENT ROOTS FROM BEING DAMAGED PRIOR TO PLANTING. AFTER PLANTING IS COMPLETE, PLANTS SHOULD BE PLANTED TO THE SAME DEPTH AS THEY WERE IN THEIR CONTAINERS. PLANTS SHOULD BE PLANTED TO THE SAME DEPTH AS THEY WERE IN THEIR CONTAINERS. PLANTS SHOULD BE PLANTED TO THE SAME DEPTH AS THEY WERE IN THEIR CONTAINERS.
6. CAREFULLY PLANT PLANTS FROM THEIR BEST AVAILABLE. BACK-FILL WITH APPROVED TOPSOIL AND PLANT PLANTER 3" TO KEEP WATER FROM DRAINING INTO CURB. PLANT PLANTER 3" TO KEEP WATER FROM DRAINING INTO CURB.
7. APPLY A ROOT STIMULATING TREATMENT AS DIRECTED BY THE LABEL.
8. IMMEDIATELY AFTER PLANTING PLANTS APPLY A MINIMUM OF 3" EXPRESS MULCH OVER LANDSCAPED PLANTING AREAS AND PURPOSE TO UNIFORM SURFACE.
9. WATERS PRUNING SHOULD BE DONE FOR SHAPING PURPOSES DURING:
10. BED PREPARATION/PLANTING. REMOVE OLD SOIL, REMOVE ANY RUBBLE AND DEBRIS. ADD 12" OF TOPSOIL TO BED. ADD 12" OF TOPSOIL TO BED. ADD 12" OF TOPSOIL TO BED. ADD 12" OF TOPSOIL TO BED.
11. PLANT SHRUBS TO FULL BENCH.
12. PLANT SHRUBS TO FULL BENCH.
13. PLANT SHRUBS TO FULL BENCH.
14. PLANT SHRUBS TO FULL BENCH.
15. PLANT SHRUBS TO FULL BENCH.
16. PLANT SHRUBS TO FULL BENCH.
17. PLANT SHRUBS TO FULL BENCH.
18. PLANT SHRUBS TO FULL BENCH.
19. PLANT SHRUBS TO FULL BENCH.
20. PLANT SHRUBS TO FULL BENCH.
21. PLANT SHRUBS TO FULL BENCH.
22. PLANT SHRUBS TO FULL BENCH.
23. PLANT SHRUBS TO FULL BENCH.
24. PLANT SHRUBS TO FULL BENCH.
25. PLANT SHRUBS TO FULL BENCH.
26. PLANT SHRUBS TO FULL BENCH.
27. PLANT SHRUBS TO FULL BENCH.
28. PLANT SHRUBS TO FULL BENCH.
29. PLANT SHRUBS TO FULL BENCH.
30. PLANT SHRUBS TO FULL BENCH.
31. PLANT SHRUBS TO FULL BENCH.
32. PLANT SHRUBS TO FULL BENCH.
33. PLANT SHRUBS TO FULL BENCH.
34. PLANT SHRUBS TO FULL BENCH.
35. PLANT SHRUBS TO FULL BENCH.
36. PLANT SHRUBS TO FULL BENCH.
37. PLANT SHRUBS TO FULL BENCH.
38. PLANT SHRUBS TO FULL BENCH.
39. PLANT SHRUBS TO FULL BENCH.
40. PLANT SHRUBS TO FULL BENCH.
41. PLANT SHRUBS TO FULL BENCH.
42. PLANT SHRUBS TO FULL BENCH.
43. PLANT SHRUBS TO FULL BENCH.
44. PLANT SHRUBS TO FULL BENCH.
45. PLANT SHRUBS TO FULL BENCH.
46. PLANT SHRUBS TO FULL BENCH.
47. PLANT SHRUBS TO FULL BENCH.
48. PLANT SHRUBS TO FULL BENCH.
49. PLANT SHRUBS TO FULL BENCH.
50. PLANT SHRUBS TO FULL BENCH.
51. PLANT SHRUBS TO FULL BENCH.
52. PLANT SHRUBS TO FULL BENCH.
53. PLANT SHRUBS TO FULL BENCH.
54. PLANT SHRUBS TO FULL BENCH.
55. PLANT SHRUBS TO FULL BENCH.
56. PLANT SHRUBS TO FULL BENCH.
57. PLANT SHRUBS TO FULL BENCH.
58. PLANT SHRUBS TO FULL BENCH.
59. PLANT SHRUBS TO FULL BENCH.
60. PLANT SHRUBS TO FULL BENCH.
61. PLANT SHRUBS TO FULL BENCH.
62. PLANT SHRUBS TO FULL BENCH.
63. PLANT SHRUBS TO FULL BENCH.
64. PLANT SHRUBS TO FULL BENCH.
65. PLANT SHRUBS TO FULL BENCH.
66. PLANT SHRUBS TO FULL BENCH.
67. PLANT SHRUBS TO FULL BENCH.
68. PLANT SHRUBS TO FULL BENCH.
69. PLANT SHRUBS TO FULL BENCH.
70. PLANT SHRUBS TO FULL BENCH.
71. PLANT SHRUBS TO FULL BENCH.
72. PLANT SHRUBS TO FULL BENCH.
73. PLANT SHRUBS TO FULL BENCH.
74. PLANT SHRUBS TO FULL BENCH.
75. PLANT SHRUBS TO FULL BENCH.
76. PLANT SHRUBS TO FULL BENCH.
77. PLANT SHRUBS TO FULL BENCH.
78. PLANT SHRUBS TO FULL BENCH.
79. PLANT SHRUBS TO FULL BENCH.
80. PLANT SHRUBS TO FULL BENCH.
81. PLANT SHRUBS TO FULL BENCH.
82. PLANT SHRUBS TO FULL BENCH.
83. PLANT SHRUBS TO FULL BENCH.
84. PLANT SHRUBS TO FULL BENCH.
85. PLANT SHRUBS TO FULL BENCH.
86. PLANT SHRUBS TO FULL BENCH.
87. PLANT SHRUBS TO FULL BENCH.
88. PLANT SHRUBS TO FULL BENCH.
89. PLANT SHRUBS TO FULL BENCH.
90. PLANT SHRUBS TO FULL BENCH.
91. PLANT SHRUBS TO FULL BENCH.
92. PLANT SHRUBS TO FULL BENCH.
93. PLANT SHRUBS TO FULL BENCH.
94. PLANT SHRUBS TO FULL BENCH.
95. PLANT SHRUBS TO FULL BENCH.
96. PLANT SHRUBS TO FULL BENCH.
97. PLANT SHRUBS TO FULL BENCH.
98. PLANT SHRUBS TO FULL BENCH.
99. PLANT SHRUBS TO FULL BENCH.
100. PLANT SHRUBS TO FULL BENCH.

EXHIBIT "C"

LANDSCAPE DETAILS

CARROLL ADDITION
NORMAN, OKLAHOMA

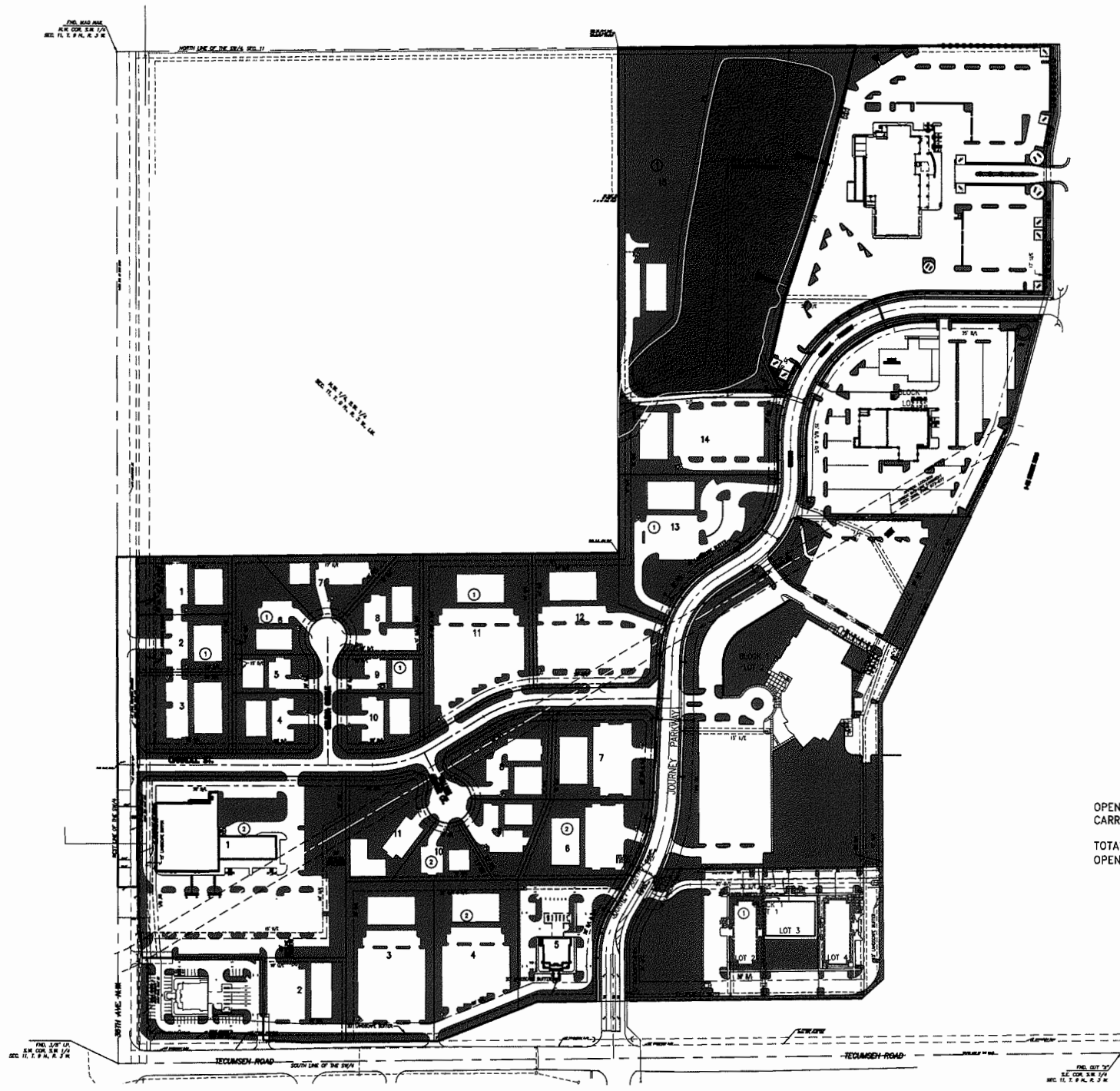
SPEAR & McCALEB CO., INC.
OKLAHOMA CITY, OKLAHOMA

DATE 8/12/99	SCALE 1" = 100'
--------------	-----------------

GRAPH BY	VLC	1 - 100
TOM L. McCALEB P.E. 41342		

REVISID 9/9/98

2 of 2



OPEN SPACE EXHIBIT
 CARROLL FARM ADDITION
 TOTAL AREA = 90.32 ACRES
 OPEN SPACE = 37.75 ACRES (42%)

EXHIBIT D