

PRELIMINARY SITE PLAN

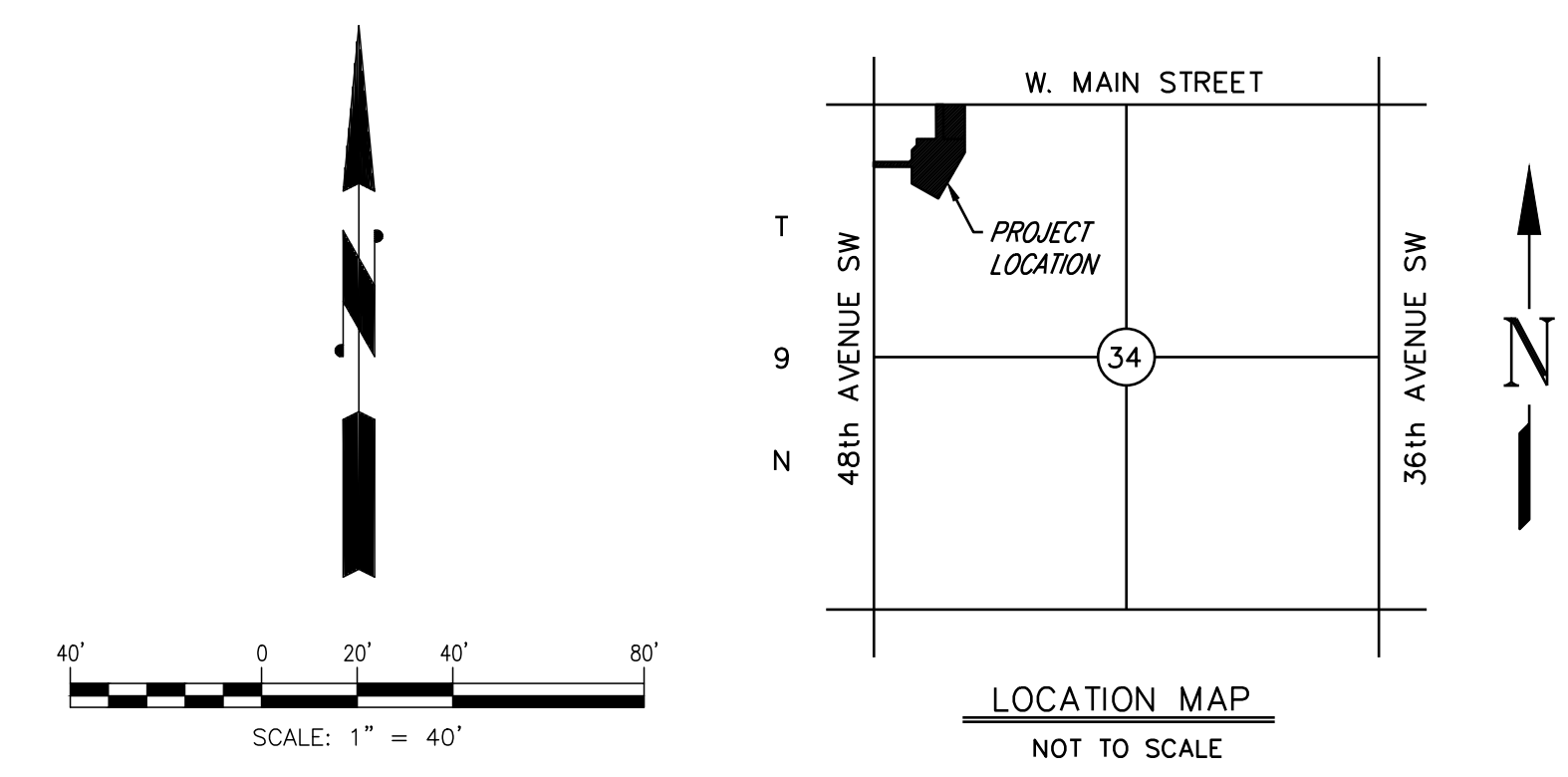
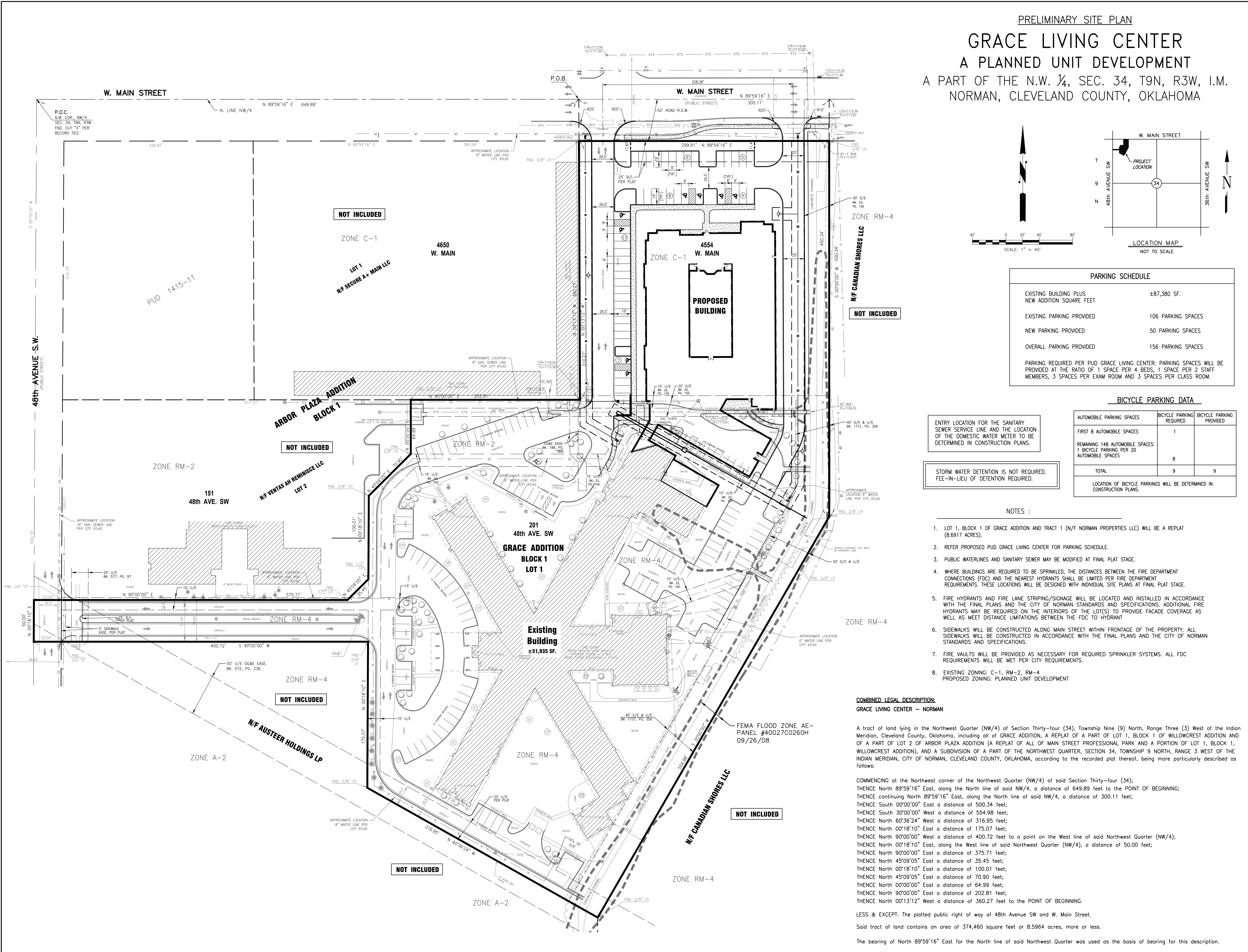
GRACE LIVING CENTER

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. ¼, SEC. 34, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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APPLICANT:
GRACE LIVING CENTER - NORMAN
C/O ATTORNEY, BLAINE NICE
100 N. BROADWAY, SUITE 1700
OKLAHOMA CITY, OK 73102



PARKING SCHEDULE

EXISTING BUILDING PLUS NEW ADDITION SQUARE FEET	±87,380 SF.
EXISTING PARKING PROVIDED	106 PARKING SPACES
NEW PARKING PROVIDED	50 PARKING SPACES
OVERALL PARKING PROVIDED	156 PARKING SPACES

PARKING REQUIRED PER PUD GRACE LIVING CENTER: PARKING SPACES WILL BE PROVIDED AT THE RATIO OF 1 SPACE PER 4 BEDS, 1 SPACE PER 2 STAFF MEMBERS, 3 SPACES PER EXAM ROOM AND 3 SPACES PER CLASS ROOM.

BICYCLE PARKING DATA

AUTOMOBILE PARKING SPACES	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 8 AUTOMOBILE SPACES	1	
REMAINING 148 AUTOMOBILE SPACES: 1 BICYCLE PARKING PER 20 AUTOMOBILE SPACES	8	
TOTAL	9	9

LOCATION OF BICYCLE PARKINGS WILL BE DETERMINED IN CONSTRUCTION PLANS.

ENTRY LOCATION FOR THE SANITARY SEWER SERVICE LINE AND THE LOCATION OF THE DOMESTIC WATER METER TO BE DETERMINED IN CONSTRUCTION PLANS.

STORM WATER DETENTION IS NOT REQUIRED. FEE-IN-LIEU OF DETENTION REQUIRED.

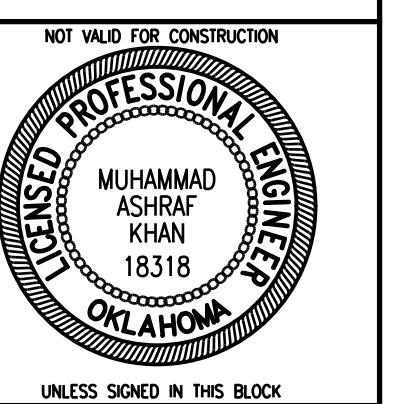
- NOTES :**
- LOT 1, BLOCK 1 OF GRACE ADDITION AND TRACT 1 (N/F NORMAN PROPERTIES LLC) WILL BE A REPLAT (8.6917 ACRES).
 - REFER PROPOSED PUD GRACE LIVING CENTER FOR PARKING SCHEDULE.
 - PUBLIC WATERLINES AND SANITARY SEWER MAY BE MODIFIED AT FINAL PLAT STAGE.
 - WHERE BUILDINGS ARE REQUIRED TO BE SPRINKLED, THE DISTANCES BETWEEN THE FIRE DEPARTMENT CONNECTIONS (FDC) AND THE NEAREST HYDRANTS SHALL BE LIMITED PER FIRE DEPARTMENT REQUIREMENTS. THESE LOCATIONS WILL BE DESIGNED WITH INDIVIDUAL SITE PLANS AT FINAL PLAT STAGE.
 - FIRE HYDRANTS AND FIRE LANE STRIPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOT(S) TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT
 - SIDEWALKS WILL BE CONSTRUCTED ALONG MAIN STREET WITHIN FRONTAGE OF THE PROPERTY. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 - FIRE VAULTS WILL BE PROVIDED AS NECESSARY FOR REQUIRED SPRINKLER SYSTEMS. ALL FDC REQUIREMENTS WILL BE MET PER CITY REQUIREMENTS.
 - EXISTING ZONING: C-1, RM-2, RM-4
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

COMBINED LEGAL DESCRIPTION:
GRACE LIVING CENTER - NORMAN

A tract of land lying in the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, including all of GRACE ADDITION, A REPLAT OF A PART OF LOT 1, BLOCK 1 OF WILLOWCREST ADDITION AND A PART OF LOT 2 OF ARBOR PLAZA ADDITION (A REPLAT OF ALL OF MAIN STREET PROFESSIONAL PARK AND A PORTION OF LOT 1, BLOCK 1, WILLOWCREST ADDITION), AND A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, according to the recorded plat thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Thirty-four (34);
 THENCE North 89°59'16" East, along the North line of said NW/4, a distance of 649.89 feet to the POINT OF BEGINNING;
 THENCE continuing North 89°59'16" East, along the North line of said NW/4, a distance of 300.11 feet;
 THENCE South 00°00'00" East a distance of 500.34 feet;
 THENCE South 30°00'00" West a distance of 554.98 feet;
 THENCE North 60°36'24" West a distance of 316.95 feet;
 THENCE North 00°18'10" East a distance of 175.07 feet;
 THENCE North 90°00'00" West a distance of 400.72 feet to a point on the West line of said Northwest Quarter (NW/4);
 THENCE North 00°18'10" East, along the West line of said Northwest Quarter (NW/4), a distance of 50.00 feet;
 THENCE North 90°00'00" East a distance of 375.71 feet;
 THENCE North 45°09'05" East a distance of 35.45 feet;
 THENCE North 00°18'10" East a distance of 100.01 feet;
 THENCE North 45°09'05" East a distance of 70.90 feet;
 THENCE North 00°00'00" East a distance of 64.99 feet;
 THENCE North 90°00'00" East a distance of 202.81 feet;
 THENCE North 00°13'12" West a distance of 360.27 feet to the POINT OF BEGINNING.

LESS & EXCEPT: The platted public right of way of 48th Avenue SW and W. Main Street.
 Said tract of land contains an area of 374,460 square feet or 8.5964 acres, more or less.
 The bearing of North 89°59'16" East for the North line of said Northwest Quarter was used as the basis of bearing for this description.



GRACE LIVING CENTER
W. MAIN ST. & 48th AVE. SW
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
 815 West Main - Oklahoma City, OK 73106
 PH: 405-232-7715 Fax: 405-232-7899
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 44 EXP. 06/30/2019
 SMC PROJECT NUMBER: 2022718

PROJECT NO.: 6194.00
 DATE: 2/22/2018
 SCALE: 1"=40'
 DRAWN BY: TH
 ENGINEER: MUHAMMAD A. KHAN
 P.E. NUMBER: 18318

PRELIMINARY SITE PLAN
 SHEET NO.
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