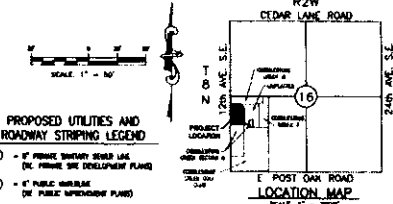


- NOTES:**
1. THE PROPERTY WILL BE LOCATED AND RECALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 2. ALL UTILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
 3. ALL PROPOSED PUBLIC UTILITY LINES ARE 6'-WIDE EXCEPT AS NOTED.
 4. ALL PROPOSED PUBLIC UTILITY LINES ARE 6'-WIDE EXCEPT AS NOTED.
 5. ALL PROPOSED PUBLIC UTILITIES ARE 6'-WIDE EXCEPT AS NOTED.
 6. THE CITY OF NORMAN WILL BE ADVISED.
 7. COPY MADE ON THE PROPERTY SHALL BE PROVIDED WITH A SIGN-OUTTING SHEET AND A SIGN SHALL BE PLACED FOR POWER LINES.
 8. LANDSCAPING SHALL NOT BLOCK ACCESS TO THE UTILITY.
 9. REFER TO PUBLIC IMPROVEMENT PLANS FOR PUBLIC UTILITY LINES, SIGNAGE, AND SIGNAGE SIZES DETAILS NOT SHOWN HERE FOR CLARITY.
 10. REFER TO PRIVATE SITE DEVELOPMENT PLANS FOR DETAILS NOT SHOWN HERE FOR CLARITY.

FINAL SITE DEVELOPMENT PLAN
SAGE COBBLESTONE CREEK
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER:
 JUMPER BAKE AT
 COBBLESTONE CREEK, LLC,
 A TEXAS LIMITED LIABILITY
 COMPANY,
 230 FORT ONE BUILDING,
 SUITE 575
 HOUSTON, TX 77007

PROJECT ADDRESS:
 4402 12TH AVENUE S.E.
 NORMAN, OK 73077

**PROPOSED UTILITIES AND
 ROADWAY STRIPING LEGEND**

- 1 - 4" PAVEMENT OVER EXISTING CONCRET
- 2 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 3 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 4 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 5 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 6 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 7 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 8 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 9 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 10 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 11 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 12 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 13 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 14 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 15 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 16 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 17 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 18 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 19 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)
- 20 - 4" PUBLIC UTILITY (6" PUBLIC UTILITY)

SITE PLAN LEGEND

- A - 6" DIA
- B - 8" DIA
- C - 10" DIA
- D - 12" DIA
- E - 14" DIA
- F - 16" DIA
- G - 18" DIA
- H - 20" DIA
- I - 22" DIA
- J - 24" DIA
- K - 26" DIA
- L - 28" DIA
- M - 30" DIA
- N - 32" DIA
- O - 34" DIA
- P - 36" DIA
- Q - 38" DIA
- R - 40" DIA
- S - 42" DIA
- T - 44" DIA
- U - 46" DIA
- V - 48" DIA
- W - 50" DIA
- X - 52" DIA
- Y - 54" DIA
- Z - 56" DIA
- AA - 58" DIA
- AB - 60" DIA
- AC - 62" DIA
- AD - 64" DIA
- AE - 66" DIA
- AF - 68" DIA
- AG - 70" DIA
- AH - 72" DIA
- AI - 74" DIA
- AJ - 76" DIA
- AK - 78" DIA
- AL - 80" DIA
- AM - 82" DIA
- AN - 84" DIA
- AO - 86" DIA
- AP - 88" DIA
- AQ - 90" DIA
- AR - 92" DIA
- AS - 94" DIA
- AT - 96" DIA
- AU - 98" DIA
- AV - 100" DIA

BICYCLE PARKING DATA

AVAILABLE PARKING SPACES (INCLUDING USE)	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
FIRST 6 AVAILABLE SPACES	1	1
REMAINING 134 AVAILABLE SPACES	1	20
TOTAL	2	21

NOTE: 11 BIKE BOQS ARE PROVIDED

HOLDING STATE
 1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

J.M.C. NUMBER OF REVISIONS

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

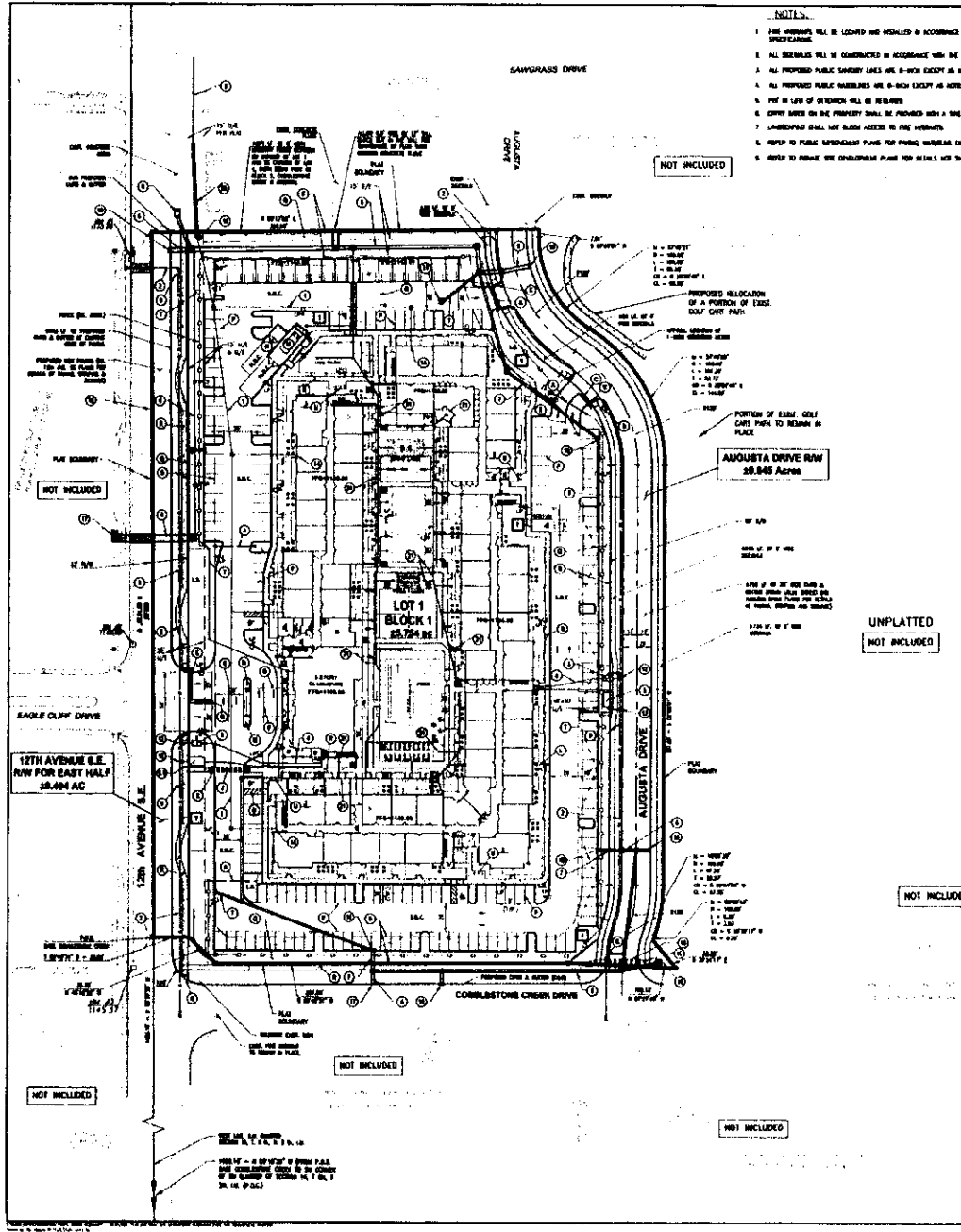
1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB

1. 1/4" DIA TOP OF CURB
 2. 1/4" DIA ANGLE TO TOP
 OF CURB



12TH AVENUE S.E.
 R.W. FOR EAST HALF
 28.894 AC

AUGUSTA DRIVE R.W.
 29.845 ACRES

COBBLESTONE CREEK DRIVE

LOT 1 BLOCK 1
 28,794 SQ. FT.

SAWGRASS DRIVE

12TH AVENUE S.E.

12TH AVENUE S.E.

12TH AVENUE S.E.

12TH AVENUE S.E.

12TH AVENUE S.E.

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12TH AVENUE S.E.

12TH AVENUE S.E.

12TH AVENUE S.E.

12TH AVENUE S.E.

PARKING			
LINE#	ROAD	REQD.	PROVIDED
100	12	201.6	196
			Damage
			302
			TOTAL

SAGE COBBLESTONE CREEK LOT SUMMARY TABLE

LOT 1, BLOCK 1	5.794 ACRES
AUGUSTA DRIVE R.O.M.	0.845 ACRES
12TH AVE. SE. R.O.M.	0.194 ACRES
TOTAL	7.034 ACRES

Legal Description

A tract of land lying in the Southeast Quarter of Section 16, Township 8 North, Range 2 West, of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Southeast Quarter;

THENCE North 07°18'27" East along the east line of said Southeast Quarter, a distance of 1588.14 feet to the POINT OF BEGINNING;

THENCE continuing North 02°16'20" East, along said east line, a distance of 852.50 feet to a point being 799.01 feet South 12°16'25" East of the southwest corner of the southeast corner of said Section 16;

THENCE North 88°17'02" East along a distance of 53.00 feet to the southeast corner of Lot 1, Block 1, Cobblestone Creek I.M. (see map in Book 21 of Public Trusts 24) and continuing along the south line of said Block 1 to a point on a curve to the right;

THENCE South 07°18'27" East along a distance of 328.88 feet to a point on the Southwest Corner of Lot 1, Block 1, Cobblestone Creek I.M. (see map in Book 21 of Public Trusts, Page 24);

THENCE South 07°02'01" East a distance of 7.31 feet to a point on a curve to the left;

THENCE South 89°05'00" East along a curve having a radius of 142.85 feet (said curve subtended by a chord which bears South 07°18'27" East a distance of 142.85 feet and an arc length of 142.85 feet) to a point on a curve to the right;

THENCE South 07°18'27" East a distance of 17.76 feet, and an arc length of 42.24 feet to a point on a curve to the right;

THENCE South 07°18'27" East along a curve having a radius of 108.82 feet (said curve subtended by a chord which bears South 07°18'27" East a distance of 5.74 feet) and an arc length of 5.74 feet;

THENCE South 07°18'27" East a distance of 53.20 feet to a point on the NORTH right-of-way line of Cobblestone Creek Drive;

THENCE along the right-of-way line the following four (4) courses:

- 1) North 87°24'51" East a distance of 100.12 feet;
- 2) South 88°20'17" East a distance of 27.20 feet;
- 3) North 88°20'17" East a distance of 26.28 feet;
- 4) South 88°40'31" East a distance of 53.88 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 58,814 square feet of 1.343 acres, plus or minus.

SAGE COBBLESTONE CREEK
 12TH AVE. S.E. & CEDAR LANE RD.
 NORMAN, OKLAHOMA



FINAL SITE DEVELOPMENT PLAN