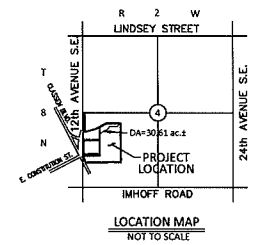
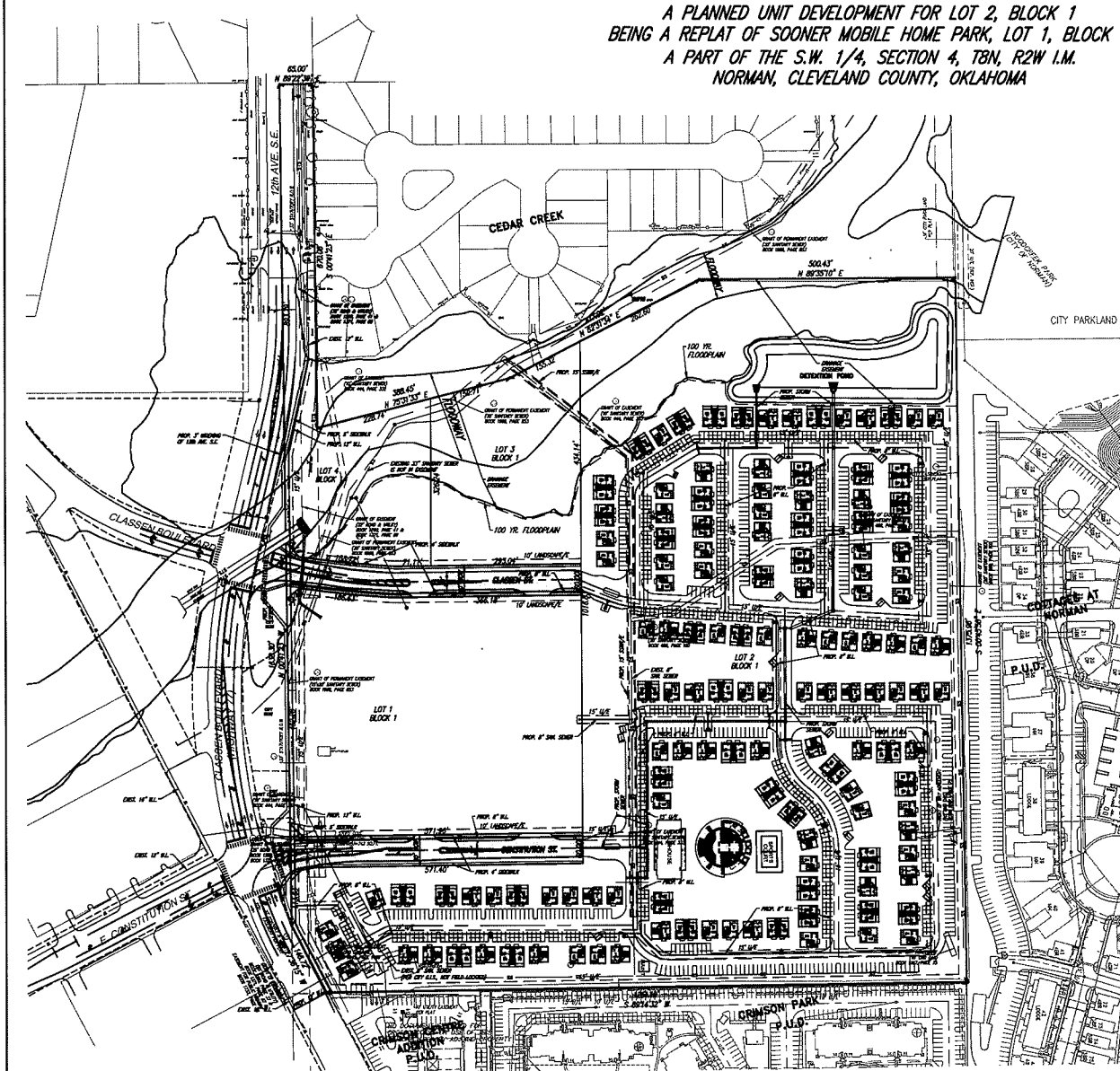


PRELIMINARY SITE DEVELOPMENT PLAN **SOONER MOBILE HOME REDEVELOPMENT**

A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
 BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
 A PART OF THE S.W. 1/4, SECTION 4, T8N, R2W I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:
1. TRASH DUMPSTERS MIGHT BE REPLACED WITH A TRASH COMPACTOR WITH FINAL DESIGN.
 2. REAR BUILDING SETBACK SHALL BE 15' MINIMUM UNLESS OTHERWISE NOTED.



CALCULATIONS	
TOTAL UNITS	179 UNITS
TOTAL BEDS	823 BEDS
GROSS SITE AREA	26.32 ACRES
GROSS DENSITY	6.80 DU/AC
GROSS DENSITY (BEDS)	23.67 BEDS/AC
NET SITE AREA EXCLUDING FLOODPLAIN	23.77 ACRES
NET DENSITY	7.53 DU/AC
NET DENSITY (BEDS)	25.20 BEDS/AC
PARKING REQUIRED (CITY)	323 SPACES (1.80 SP/UNIT)
PARKING PROVIDED	811 SPACES (1.30 SP/UNIT)

CALCULATIONS	
FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.31
OPEN SPACE RATIO REQUIRED	1.80
OPEN SPACE RATIO PROVIDED	2.75
LIABILITY SPACE RATIO REQUIRED	0.95
LIABILITY SPACE RATIO PROVIDED	1.94
RECREATION SPACE RATIO REQUIRED	0.13
RECREATION SPACE RATIO PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	17.11 ACRES (66%)
IMPERVIOUS COVER SHOWN	11.48 ACRES (44%)
(INCLUDES 1% CONTINGENCY FOR WALKS, DECKS, ETC.)	

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OWNER / DEVELOPER:
 SOONER MOBILE HOME REDEVELOPMENT, L.L.C.
 2575 KELLY POWERS PARKWAY, SUITE 300
 TOMBARD, OK 73013
 (405)445-5186

PREPARED BY:
 SAC Consulting Engineers, P.C.
 815 N. Main St.
 Oklahoma City, Oklahoma 73108
 Ph: (405)232-7715

SEE MAP FOR COORDINATES

SEE MAP FOR COORDINATES

SOONER MOBILE HOME REDEVELOPMENT
 A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
 BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1

E. CONSTITUTION ST. & 12th AVE. S.E.
NORMAN, OKLAHOMA

SAC CONSULTING ENGINEERS, P.C.
 815 N. Main St.
 Oklahoma City, Oklahoma 73108
 Ph: (405)232-7715

PROJECT NO. 100000000
 DATE: 10/1/13
 SCALE: 1" = 100'
 OWNER: RYAN L. JACKER
 P.E. NUMBER: 13418

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO. 1