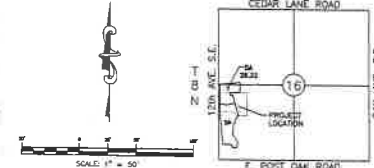


PRELIMINARY SITE DEVELOPMENT PLAN COBBLESTONE CREEK SENIOR COMMUNITY

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W 1.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
4. ALL PROPOSED WATERLINES ARE 8-INCH EXCEPT AS NOTED.
5. BLOCK 1 TO BE RESERVED FOR SENIOR COMMUNITY.
6. OPEN SPACE "B" WILL REMAIN AS GOLF COURSE.
7. FEE IN LIEU OF DETENTION WILL BE REQUIRED.
8. FIRE WALK LOCATION WILL BE DETAILED IN CONSTRUCTION PLAN ONCE THE PRELIMINARY ENTRY TO THE BUILDING IS KNOWN.
9. ENTRY GATES ON THE PROPERTY SHALL BE PROVIDED WITH A SCHED-OPENING SENSOR AND A SENSING MANUAL RELEASE FOR POWER OUTAGES.
10. LANDSCAPING SHALL NOT BLOCK ACCESS TO FIRE HYDRANTS.
11. FIRE HYDRANTS ALONG AUGUSTA DRIVE SHALL BE INSTALLED WITHIN RIGHT OF WAY OF AUGUSTA DRIVE. OPTIMAL LOCATION OF FIRE HYDRANT IS OUT OF POSITION FOR CLARITY.

PARKING				
UNITS	RATIO	REQ'D	PROVIDED	
168	1:2	201.6	188	Standard Garage
			202	TOTAL

APARTMENTS		FLOORS				UNITS		TOTAL / BUILDING X	
Units	Type	1	2	3	4				
1/1 Single	A1	16	16	16		48		28.8%	
1/1 Inside Corner	A2	2	2	2		6		3.6%	
1/1 Standard	A3	22	20	21		63		37.8%	
1/1 Standard Access	A3 ACC					0		0.0%	
1/1 Dup	A4	4	4	4		12		7.2%	
2/2 Standard	B1A	8	8	8		24		14.4%	
2/2 3d - 2 Showers	B1B					0		0.0%	
2/2 Large	B2	1	4	4		9		5.4%	
2/2 Large Access	B2 ACC					0		0.0%	
2/2 Corner	B3	1	1	1		3		1.8%	
2/2 Corner Den	B4	3	3	3		9		5.4%	
2/2 Inside Corner	B5					0		0.0%	
Units / Building		50	54	57	0	161		100%	

MASTER UNIT COUNT					
BUILDING TYPES 2-5				MIX	TARGET
UNITS		TYPE	MA		
	1/1 Single	A1	16		
	1/1 Inside Corner	A2	2		
	1/1 Standard	A3	22	63	
	1/1 Standard Access	A3 ACC	0		
	1/1 Dup	A4	12	76	75
	2/2 Standard	B1A	16		
	2/2 3d - 2 Showers	B1B	0		
	2/2 Large	B2	1		
	2/2 Large Access	B2 ACC	0		
	2/2 Corner	B3	1		
2/2 Corner Den	B4	3			
2/2 Inside Corner	B5	2	23	25	
Units / Building			166		

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OWNER:
CCDC, L.L.C.
4704 AUGUSTA DR.
NORMAN, OK 73072
PHONE: (405) 923-2550

DEVELOPER:
CCDC, L.L.C.
JUNIPER NORMAN OZ SENIOR HOUSING, L.P.

DESIGNED BY:
SMC Consulting Engineers, P.C.
815 W. MAIN
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PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO. 1

