

PRELIMINARY SITE DEVELOPMENT PLAN
PARK 7 GROUP
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4 OF SECTION 9, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

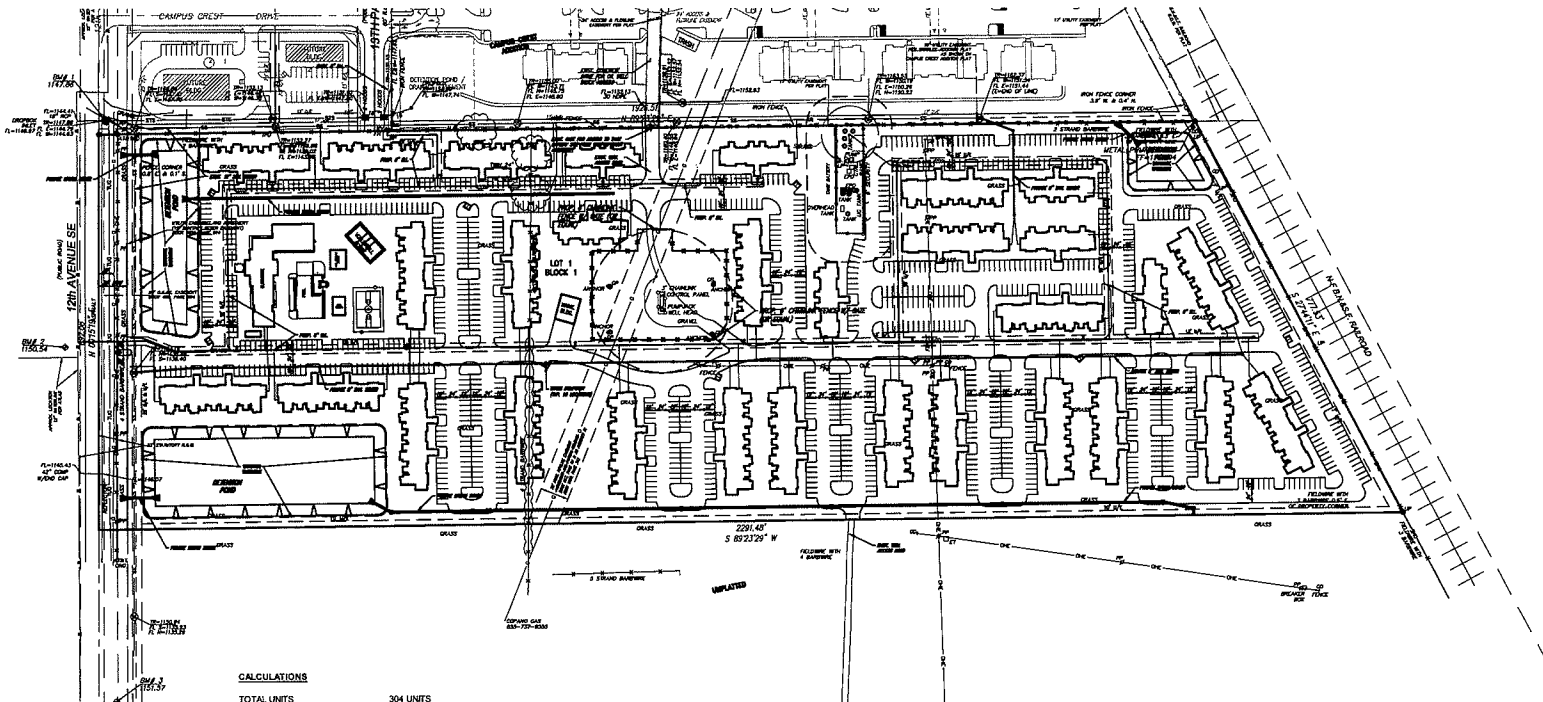
STORM DRAINAGE DETENTION FACILITY EASEMENT

DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURGE RUNOFF AND CONDUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DETENTION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND LIABILITY OF THE PROPERTY OWNERS IN THE AREA OF THE FACILITY. HOWEVER, IF MAINTENANCE IS REQUESTED OR CONDUCTED TO OTHER ADJACENT PROPERTIES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE CITY ENGINEER WITH COSTS ACCESSED TO AND BORNE FROM SAID PROPERTY OWNERS. OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE FACILITY FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS MAY CONDUCT IMPROVEMENTS WITHIN THE EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER / DEVELOPER
 PARK 7 GROUP, L.L.C.
 401 FARM AVE. S, FLOOR 4
 NEW YORK, NY 10018

PREPARED BY:
 SMC Consulting Engineers, P.C.
 815 W. Main St.
 Oklahoma City, Oklahoma 73108
 PH: (405) 232-7715



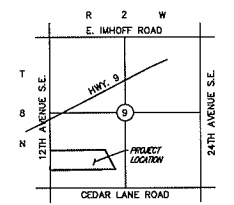
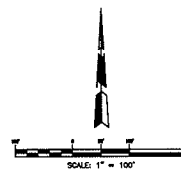
CALCULATIONS

TOTAL UNITS	304 UNITS
TOTAL BEDS	910 BEDS
GROSS SITE AREA	32.97 ACRES
GROSS DENSITY	9.2 DU/AC
GROSS DENSITY (BEDS)	27.6 BEDS/AC
NET SITE AREA (EXCLUDING ROW EASEMENT)	32.22 ACRES
NET DENSITY	9.43 DU/AC
NET DENSITY (BEDS)	28.24 BEDS/AC
PARKING REQUIRED (CITY)	547 SPACES (1.80 SP/UN)
PARKING PROVIDED	1097 SPACES (3.60 SP/UN)

CALCULATIONS

FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.16
OPEN SPACE REQUIRED	10 %
OPEN SPACE PROVIDED	50 %
IMPERVIOUS COVER ALLOWED	20.94 ACRES (65%)
IMPERVIOUS COVER SHOWN	15.36 ACRES (49%)

- NOTES:**
1. CITY OF NORMAN STANDARD ST-42 WILL BE USED IF THERE IS A CREDIT ENTRY.
 2. SEE SEPARATELY SUBMITTED OIL WELL SITE PLAN FOR DETAILS PERTAINING TO THE OIL WELLS.



LOCATION MAP
 SCALE: 1" = 2000'

PARK 7 GROUP
 12th AVE. S.E. & CEDAR LANE RD.
 NORMAN, OKLAHOMA

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PROJECT NO. 10000000
 DATE: 04/12/13
 SCALE: 1" = 100'
 SHEET NO. 1
 DRAWN BY: SMC
 CHECKED BY: SMC
 P.E. NUMBER:

PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. 1