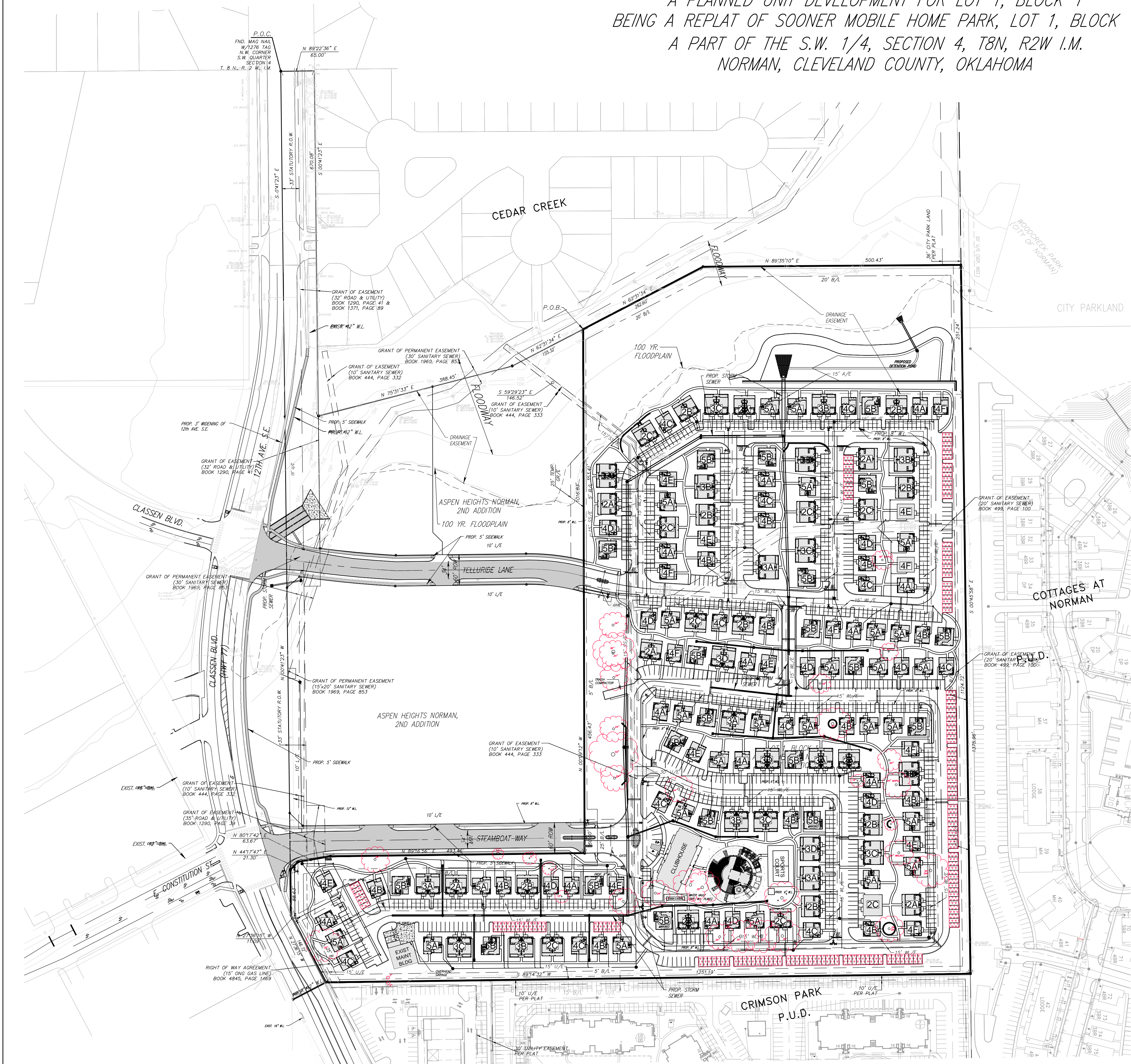
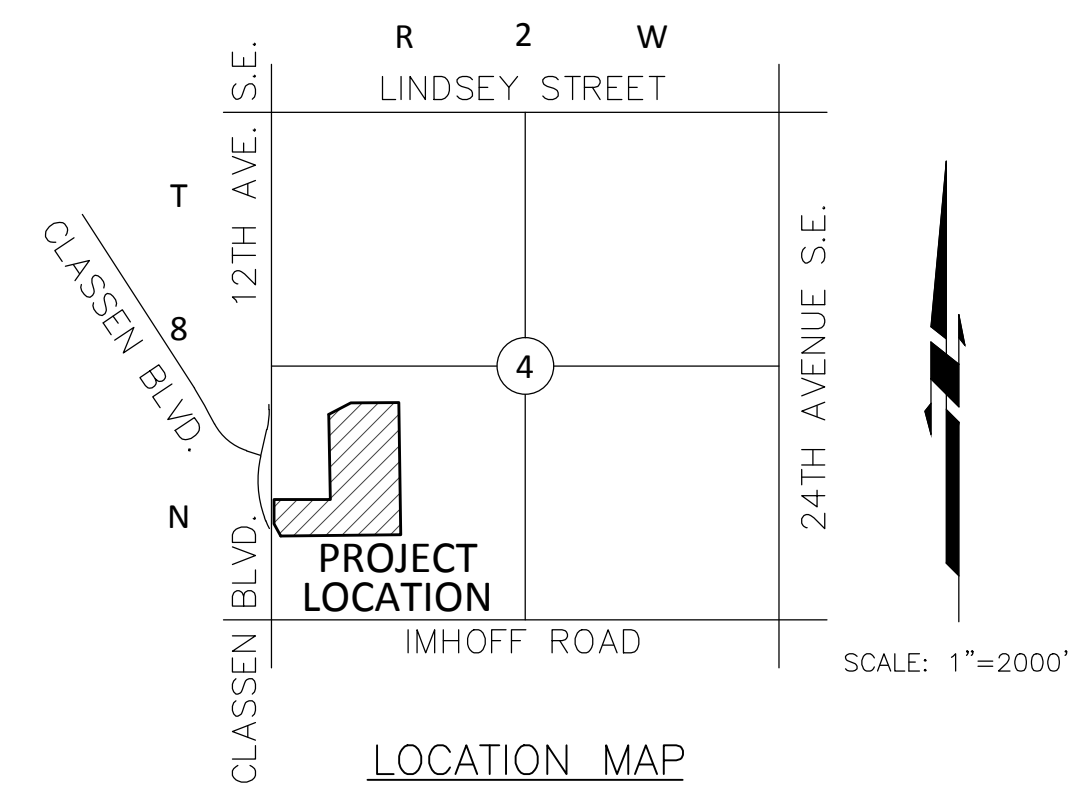


# FINAL SITE DEVELOPMENT PLAN ASPEN HEIGHTS NORMAN, 1ST ADDITION

A PLANNED UNIT DEVELOPMENT FOR LOT 1, 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. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH PUD NARRATIVE.
2. ALL STREETS IN ASPEN HEIGHTS NORMAN, 1ST ADDITION ARE PRIVATE.
3. A GATED ENTRANCE WILL BE INSTALLED AS SHOWN WHERE STEAMBOAT WAY BECOMES A PRIVATE DRIVE.
4. DEVELOPER RESERVES RIGHT TO INSTALL A GATE WHERE TELLURIDE LANE BECOMES A PRIVATE DRIVE.
5. DEVELOPER RESERVES RIGHT TO INSTALL COVERED PARKING WHERE INDICATED ON THIS PLAN. SAID COVERED PARKING SHALL COMPLY WITH CITY STANDARDS AND SPECIFICATIONS, OR AS OTHERWISE APPROVED BY CITY. INSTALLATION OF COVERED PARKING SHALL BE AT DEVELOPER'S DISCRETION.

**LEGEND**

- EXISTING TREES TO BE SAVED AND REMAIN IN PLACE
- PROPOSED COVERED PARKING (SEE NOTE 5)

**CALCULATIONS**

TOTAL UNITS	194 UNITS
TOTAL BUILDINGS	149 BUILDINGS
GROSS SITE AREA	26.21 ACRES
GROSS DENSITY	7.40 DU/AC
NET SITE AREA	23.66 ACRES
EXCLUDES FLOODPLAIN	
NET DENSITY	8.20 DU/AC
PARKING REQUIRED (CITY)	355 SPACES (1.80 SP/UN)
PARKING PROVIDED	861 SPACES (4.44 SP/UN)
FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA SHOWN	0.33
OPEN SPACE RATIO REQUIRED	1.80
OPEN SPACE RATIO PROVIDED	2.72
LIVABILITY SPACE RATIO REQUIRED	0.95
LIVABILITY SPACE RATIO PROVIDED	1.98
RECREATIONAL SPACE REQUIRED	0.13
RECREATIONAL SPACE PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	17.04 ACRES (65%)
IMPERVIOUS COVER SHOWN	14.42 ACRES (55%)
(INCLUDES 7% CONTINGENCY FOR WALKS, DECKS, ETC.)	

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**OWNER / DEVELOPER**  
ASPEN HEIGHTS  
1301 S. CAPITAL OF TEXAS HWY  
SUITE B-201  
AUSTIN, TEXAS 78746  
Ph: (512) 369-3030

**PREPARED BY:**  
SMC Consulting Engineers, P.C.  
815 W. Main St.  
Oklahoma City, Oklahoma 73106  
Ph: (405)232-7715

**ASPEN HEIGHTS NORMAN, 1ST ADDITION**  
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

<b>SMC</b> SMC Consulting Engineers, P.C. P.O. Box 232-7715 Fax: (405) 232-7839 Website: www.smcok.com	By: _____ Date: 06/29/2015
	Checked: _____ Date: 06/29/2015
	Approved: _____ Date: 06/29/2015
	City Review: _____ Date: 06/29/2015

PROJECT NO.: 5536.00  
DATE: 10/13/13  
SCALE: 1" = 100'  
DRAWN BY: D.G.  
ENGINEER: TOM L. MCALEER  
P.E. NUMBER: 13418

**FINAL SITE DEVELOPMENT PLAN**

SHEET NO.  
**1**