

SOONER MOBILE HOME

REDEVELOPMENT

NORMAN, OKLAHOMA

OWNER: SOONER MOBILE HOME REDEVELOPMENT, LLC

APPLICATION FOR REZONING PLANNED UNIT DEVELOPMENT
APPLICATION FOR NORMAN 2025 LAND USE AND TRANSPORTATION PLAN
AMENDMENT
PRELIMINARY PLAT

PREPARED BY:

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TABLE OF CONTENTS

I. INTRODUCTION

Background and Intent

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

- A. Location
- B. Existing Land Use and Zoning
- C. Elevation and Topography
- D. Drainage
- E. Utility Services
- F. Fire Protection Services
- G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

- A. Medium Density Residential District
- B. Miscellaneous Development Criteria

EXHIBITS

- A. Proposed Preliminary Plat
- B. Proposed Preliminary Site Development Plan and Landscape Plan
- C. Proposed Calculations of Intensity of Uses
- D. Proposed Open Space Areas

I. INTRODUCTION

This SOONER MOBILE HOME REDEVELOPMENT project (the “**Addition**”) is proposed as a Planned Unit Development and Preliminary Plat of roughly 26.22 acres, located in Ward 1 of the City of Norman (see attached **EXHIBIT A**). The Addition lies on the East side of Classen Boulevard at the intersection of Classen Boulevard and Constitution Street, in Norman, Oklahoma. The Addition will provide for the development of multifamily, medium density residential units. The project is focused upon campus student housing, catering to students at the University of Oklahoma.

The Developer, Aspen Heights, is a national student housing developer and manager headquartered in Austin, Texas. Aspen Heights has reinvented the concept of student housing by building neighborhoods of American Craftsman-style homes with all of the amenities of a luxury apartment complex.

Aspen Heights’ unique product includes residential buildings built in the American Craftsman style characterized by clean lines and quality materials. Aspen Heights’ residences far exceed the prevailing standard in the student housing industry in their attention to detail, luxury finishes, amenities and size. Homes feature an open kitchen-den concept, large individual bedrooms and attached bathrooms and walk-in closets. Aspen Heights’ neighborhoods typically feature resort-style pools, 24-hour fitness rooms, movie theaters, beach volleyball courts, running trails and more.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition lies on the East side Classen Blvd. as its turns into 12th Avenue S.E. at Constitution Street, in Norman, Oklahoma.

B. Existing Land Use and Zoning

The proposed PUD is currently 2025 Planned for commercial and low density residential and is currently zoned C-1, RM-4, and R-3. The Property is currently the site of Sooner Mobile Home Park and RV Community with Classen Blvd. abutting the west boundary and similar student oriented housing projects located directly south and east with Crimson Park Apartments and the Cottages of Norman. To the west is C-2 General Commercial zoning, with occupied uses of a convenience store with a fuel station and a strip shopping center attached with a package liquor store on the northwest corner of the intersection of Classen Blvd. and Constitution St. and another strip shopping center on the southwest corner of Classen Blvd. and Constitution St. consisting of a movie rental store, hair salon and credit union branch. Also west of the property is the OU Motel. To the north is flood plain that will remain as undeveloped greenbelt and a buffer to the Cedar Creek subdivision. The owner plans to close the Sooner Mobile Home Park and RV Community and has notified the tenants of the closure and redevelopment to be sought for the property.

C. Elevation and Topography

This Property is generally flat with low slope topography. The north boundary of the Property is in the FEMA 100-year flood plain and will remain as essentially an undeveloped greenbelt area. This also leaves that portion of the Property available for utilization in the City of Norman Greenway Master Plan.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned.

E. Utility Services

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located adjacent to, or in very near proximity to, the boundaries of the Property. Many of the services exist along Classen Boulevard an Urban Principal Arterial Street.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner provided building sprinkler systems if required by building codes in individual structures.

G. Traffic Circulation and Access

Primary vehicular access to the Addition/PUD will be provided by way of Classen Boulevard. The access corridors within the PUD will be private.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is planned to accommodate medium density residential uses. The Exhibits attached hereto, and as submitted by the project Engineer, SMC Consulting Engineers, are incorporated herein by reference and further depict the development criteria.

A. Medium Density Residential District

The proposed improvements in the PUD are as planned on the attached Preliminary Site Development Plan, **EXHIBIT B** hereto.

1. Uses; Design

The purpose for the PUD is to extend the RM-6, Medium Density Apartment District, zoning and apply its provisions from the City of Norman zoning code, unless as amended herein (to the extent of any contradiction between the provisions of this PUD and the proposed designs and exhibits submitted with this PUD and the City Zoning Ordinance, this PUD and its proposed designs and exhibits as submitted shall control):

- a. The proposed intensity of uses shall be approved as put forth on attached **EXHIBIT C**.
- b. Height: Structures may not exceed three stories, or forty-five (45) feet, whichever is greater.
- c. Exterior Materials. The Addition/PUD homes and structures are designed in the American Craftsman style architecture. The exteriors are fiber-cement boards (cementitious siding) with wood and natural stone accents. Roofs are architectural style asphalt shingles with select Aluminum accents.
- d. Density: The Addition may be developed to a density of up to a maximum of 7.5 units per acre. That figure is based on the preliminary plans, which include approximately 179 residential units over 26.22 acres, which is planned density of 6.8 units per acre (7.5 being submitted to allow for up to a 10% overage as needed).
- e. Impervious Area: The total amount of impervious area, including all building footprints and paved areas shall not cover more than seventy nine (79) percent of lot area.
- f. Accessory Buildings: Accessory buildings such as, but not limited to, a common area clubhouse and related uses are allowed and may contain uses consistent with, but not limited to, office, fitness, residents' movie theater, game room, library, lounge, meeting room, swimming pool and accessory buildings, model unit, maintenance and equipment rooms, etc. Accessory buildings not to exceed the height of the principal residential buildings and shall be in harmony with the adjacent buildings.
- g. Athletic and recreational courts and facilities are allowed as support uses within the residential district.
- h. Minimum building setbacks shall be maintained as per the City Council approved Preliminary Site Development Plan, which is attached herewith and as shown as **EXHIBIT B**.

2. Parking

Parking will be accommodated by way of common area parking lots within the PUD, and/or by way of parallel parking along the private streets within the PUD. The areas allowing parallel parking will provide a 20' (twenty-foot) clear aisle for emergency vehicles.

3. Dumpster and Trash Enclosures

A trash compactor and its enclosure may be located on site to facilitate resident trash removal. Any dumpster enclosure will be built of materials to be compatible with the building exteriors in the Addition. Location of dumpsters and compactors will be as approved by the City of Norman Sanitation department. Dumpster enclosures will be built to city standards.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plan for the medium density residential areas currently submitted with this PUD shall be incorporated herein as an integral part of the PUD, upon approval by the City Council, and the development of the property shall be substantially constructed as presented thereon, although the PUD may be further refined once final site development plans are submitted with final plat, subject to City Staff approval.

2. Amenities

Open space and green space areas are located throughout the Addition. Within the area of the Addition, open green space totals over approximately 13.99 acres, or over approximately 53% of the total site area. See **EXHIBIT D**.

3. Signage

All signage shall be in conformance with the City of Norman's Sign Codes, as amended from time to time, and comply with applicable district regulations.

Signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines.

4. Fencing; buffering

Fencing may be constructed at all perimeter areas of the Addition/PUD, and within the Addition, per the Developer's discretion. Construction material may be of masonry, pre-cast concrete, metal/iron, or wood, or any combination thereof, and other materials as compatible with the building

structures of the Addition in sufficient manner to secure and screen that edge condition.

5. Traffic access/circulation/parking and sidewalks

The access to the PUD will be from Classen Boulevard. Developer reserves the option to provide gated access at West boundary of the PUD property subject to any such gated entry being designed per the City of Norman standards as required for emergency vehicle access and adequate traffic control. If applicable, landscape buffers will accommodate all City of Norman traffic division sight triangle requirements. All internal drives and streets will be private and will have adequate circulation provided for the Fire Department and City Waste Management Services.

All interior sidewalks for PUD will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities.

6. Lighting

All exterior lighting shall be installed in conformance with the City of Norman commercial outdoor lighting standards, as amended from time to time.

7. Landscaping

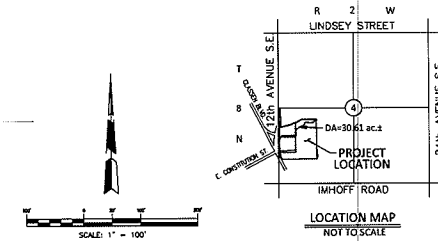
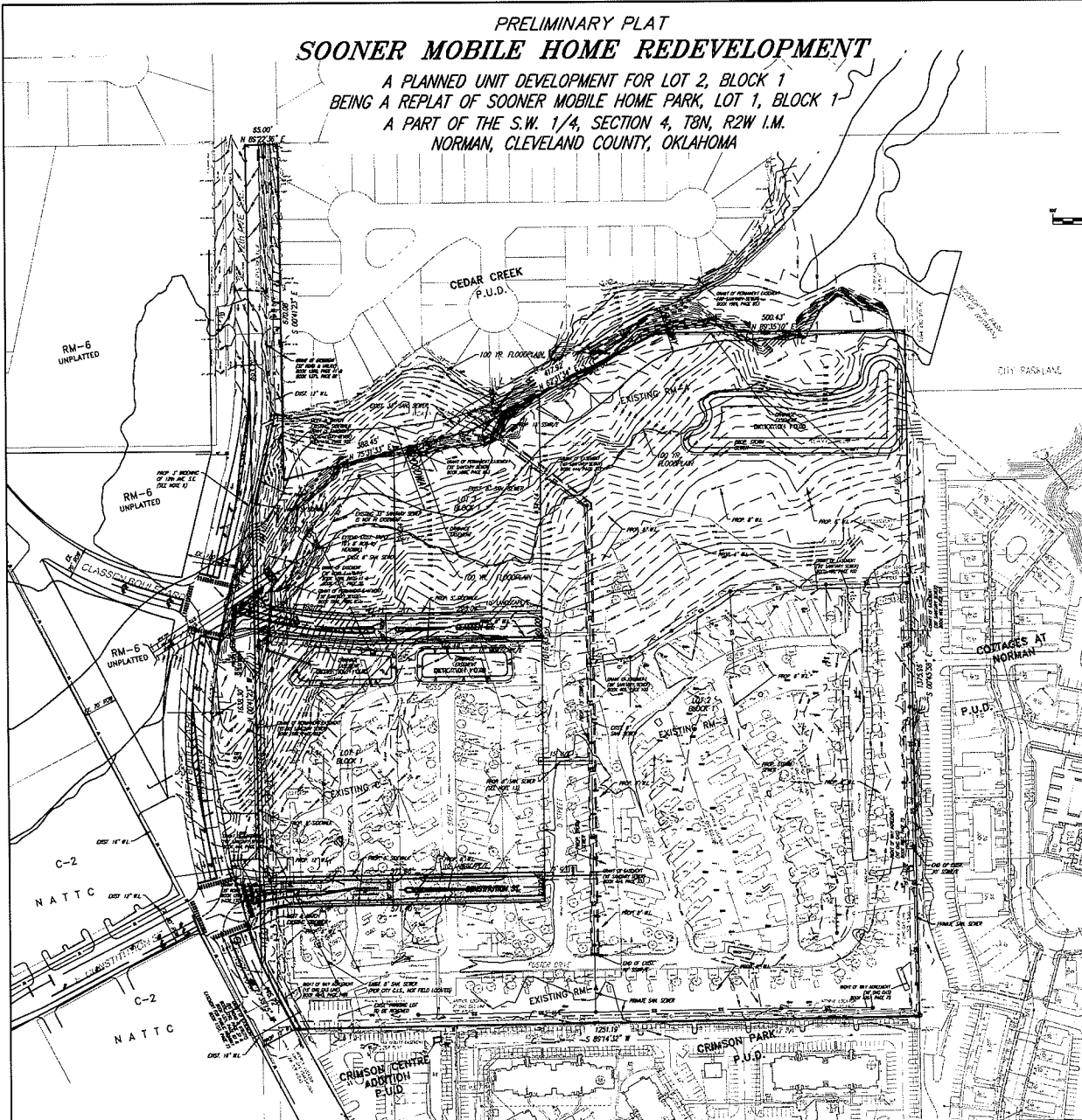
Landscaping shall be provided in conformity to City of Norman ordinances. The proposed Landscaping Plan is attached as **EXHIBIT E**.

8. Public Parkland

Fees in lieu of a park land dedication were paid under the platting process for the original Sooner Mobile Home Park.

PRELIMINARY PLAT 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



STORM DRAINAGE EXTENSION FACILITY EASEMENT

DRAINAGE EXTENSION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR EXTENSION OF STORM DRAINAGE SYSTEM AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE EXTENSION FACILITY EASEMENT SHALL BE THE RESPONSIBILITY AND RESPONSIBILITY OF THE PROPERTY OWNERS. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR THE PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR THE PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR THE PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR THE PURPOSES OF INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY.

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ENGINEER'S AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN ENGINEER'S AND SPECIFICATIONS. THE SIDEWALK ALONG 12TH AVE. S.E. WILL BE CONSTRUCTED AS SHOWN.
3. EXISTING ZONING IS C-1, R-3, A-2 AND RM-6. PROPOSED ZONING IS AS FOLLOWS: LOT 1, C-2; LOT 2, PUD; LOTS 3 & 4, C-1.
4. DRIVE GATES SHALL BE PROVIDED WITH A SLOTTED OPENING DESIGN (SOS) THAT WILL RESTRICT / OPEN UPON APPROACH OF EMERGENCY VEHICLES WITH SLOTTED OPENING. IN ADDITION, A MANUAL RELEASE SHALL BE PROVIDED TO RELEASE THE GATES UPON POWER LOSS TO THE GATE CONTROLLER.
5. EASEMENTS SHALL BE DESIGNED SO AS TO ACCOMMODATE THE TURNING RADIUS OF LARGEST RESPONDING VEHICLES.
6. ALL SIDEWALKS CONSTRUCTED FOR THE PUD WITHIN THE PROPERTY LIMITS WILL BE PRIVATE LINES TO BE MAINTAINED BY THE PROPERTY OWNER.
7. A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER AND SANITARY SERVICE LINES MUST BE MAINTAINED AT ALL TIMES.
8. SEE TRAFFIC IMPACT ANALYSIS FOR ROADWAY MODIFICATIONS.
9. EXISTING MOBILE HOMES AND STRUCTURES FOR MOBILE HOME PROPERTIES WILL BE REMOVED. ALL EXISTING SANITARY SERVICE CONNECTIONS WILL BE CAPPED FOR ALL MOBILE HOMES.
10. EXISTING SEWERAGE TREATMENT FACILITIES IN COMPLIANCE WITH THIS PROPOSAL TO BE REMOVED.
11. EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSAL TO BE REMOVED OR ADJUSTED.
12. EXISTING PRIVATE SANITARY SERVICE MUST REMAIN PRIVATE OR BE ADJUSTED OR REMOVED.
13. FIELD VERIFICATION OF PUBLIC SANITARY SERVICE LINES ON WEST PROPERTY IS REQUIRED. DECISION TO BE DETERMINED AT CONSTRUCTION TIME.
14. REAR BUILDING SETBACK SHALL BE 15' MINIMUM UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

A UNIT OF LAND BEING ALL OF Lot 1, Block 1, SOONER MOBILE HOME PARK, an Addition to the City of Norman, Cleveland County, Oklahoma, recorded in Book 20 of Plats, Page 7, and a Unit of land being in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, of being more particularly described as follows:

BEGINNING at the northeast corner of said Southwest Quarter;

1. THENCE North 89°23'56" East a distance of 55.00 feet to a point on the west line of Block 1, CEDAR CREEK, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 7, also being a point on the west line of way line of 12th Avenue S.E.;
2. THENCE South 00°41'23" East, along said west line of Block 1, Block 1, and east right of way line, a distance of 570.00 feet to the southwest corner of said Block 1;
3. THENCE along the south line of said Block 1, the following three (3) courses:
1. North 70°31'31" East a distance of 368.45 feet;
2. North 62°31'34" East a distance of 417.62 feet;
3. North 69°35'10" East a distance of 500.43 feet to the southwest corner of said Block 1;
4. THENCE South 09°45'58" East, along the west line of Lot 1, Block 1, ANCHORED PLAT, PLAT OF THE COTTAGES AT NORMAN, an Addition to the City of Norman, recorded in Book 23 of Plats, Page 13 extended north and the west line of said Block 1, Block 1, extended north, a distance of 1,275.86 feet to the southwest corner of said SOONER MOBILE HOME PARK and the northeast corner of Lot 1, Block 1, CRIMSON PARK ADDITION, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 14;
5. THENCE South 09°14'32" West, along the south line of said SOONER MOBILE HOME PARK, north line of said CRIMSON PARK ADDITION and the north line of Lot 1, CRIMSON CENTRE ADDITION, an Addition to the City of Norman, recorded in Book 22 of Plats, Page 12, a distance of 1,251.19 feet to the southwest corner of said SOONER MOBILE HOME PARK, also being a point on the west right of way line of U.S. Highway 77 as shown on said map;
6. THENCE North 27°38'15" West, along the west line of said SOONER MOBILE HOME PARK and said east right of way line, a distance of 145.72 feet to a point on the west line of said Southwest Quarter, also being the west line of said SOONER MOBILE HOME PARK;
7. THENCE North 00°41'23" West, along the west line of said SOONER MOBILE HOME PARK and west line of said Southwest Quarter, a distance of 1,530.30 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,712.619 square feet or 39.3183 acres, more or less.

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OWNER / DEVELOPER:

SOONER MOBILE HOME
REDEVELOPMENT L.L.C.
2575 KELLEY POINTE PARKWAY,
SUITE 300
EDMOND, OK 73013
(405)445-5105

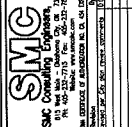
PREPARED BY:

SMC Consulting Engineers, P.C.
615 W. Main St.
Oklahoma City, Oklahoma 73108
PH: (405)252-7715



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



PROJECT NO. 5535-09
DATE: 10/14/19
SCALE: 1" = 100'
DRAWN: DRG
CHECKED: L. MACALESTER
DATE: 10/14/19
P.C. NUMBER: 13416

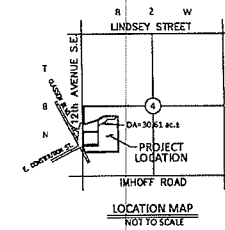
PRELIMINARY PLAT

SHEET NO.
1

EXHIBIT "A"

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



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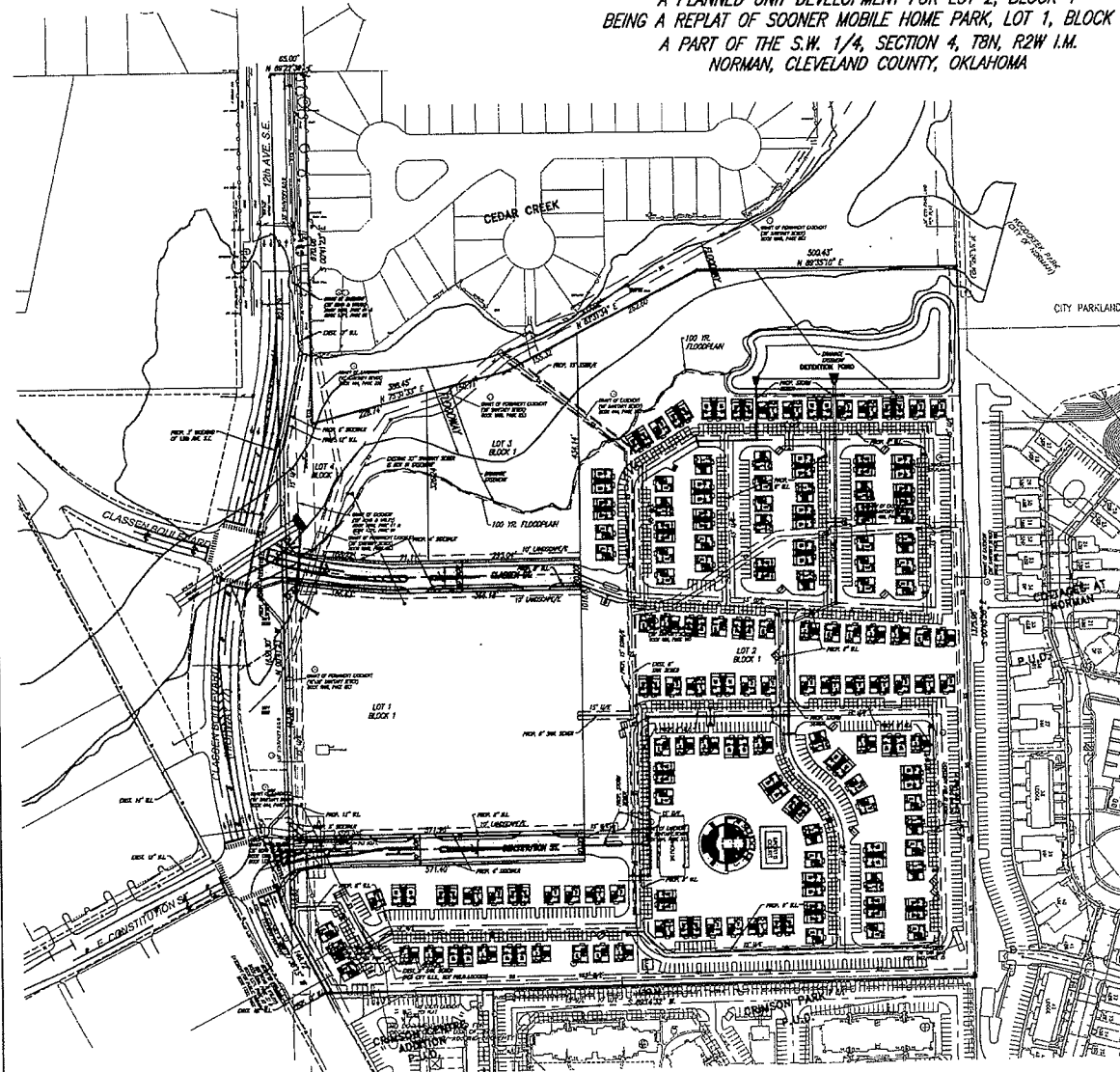


SOONER MOBILE HOME REDEVELOPMENT
 A PLANNED UNIT DEVELOPMENT FOR LOT 2, BLOCK 1
 BEING A REPLAT OF SOONER MOBILE HOME PARK, LOT 1, BLOCK 1
 E. CONSTITUTION ST. & 12th AVE. S.E.
 NORMAN, OKLAHOMA

SMC
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 E-MAIL: SMC@SMCENGINEERS.COM
 WWW.SMCENGINEERS.COM

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO. 1



- 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.

SCALE 1" = 100'

CALCULATIONS

TOTAL UNITS	178 UNITS
TOTAL BEDS	623 BEDS
GROSS SITE AREA	20.32 ACRES
GROSS DENSITY	8.80 DU/AC
GROSS DENSITY (BEDS)	23.67 BEDS/AC
NET SITE AREA	23.77 ACRES
NET DENSITY	7.53 DU/AC
NET DENSITY (BEDS)	20.20 BEDS/AC

PARKING REQUIRED (CITY)	323 SPACES (1.80 SP/UN)
PARKING PROVIDED	511 SPACES (1.30 SP/BD)

CALCULATIONS

FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.31
OPEN SPACE RATIO REQUIRED	1.20
LIABILITY SPACE RATIO PROVIDED	2.75
LIABILITY SPACE RATIO REQUIRED	0.95
LIABILITY SPACE RATIO PROVIDED	1.24
RECREATION SPACE RATIO REQUIRED	0.13
RECREATION SPACE RATIO PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	17.11 ACRES (84%)
IMPERVIOUS COVER SHOWN	11.46 ACRES (84%)

(INCLUDES PERCENTAGE FOR PAVEMENT, DRIVEWAYS, ETC.)

EXHIBIT C
Calculations of Intensity of Uses

CALCULATIONS

TOTAL UNITS	179 UNITS
TOTAL BEDS	623 BEDS
GROSS SITE AREA	26.32 ACRES
GROSS DENSITY	6.8 DU/AC
GROSS DENSITY (BEDS)	23.67 BEDS/AC
NET SITE AREA EXCLUDES FLOODPLAIN	23.77 ACRES
NET DENSITY	7.53 DU/AC
NET DENSITY (BEDS)	26.2 BEDS/AC
PARKING REQUIRED (CITY)	323 SPACES (1.80 SP/UN)
PARKING PROVIDED	811 SPACES (3.60 SP/UN)

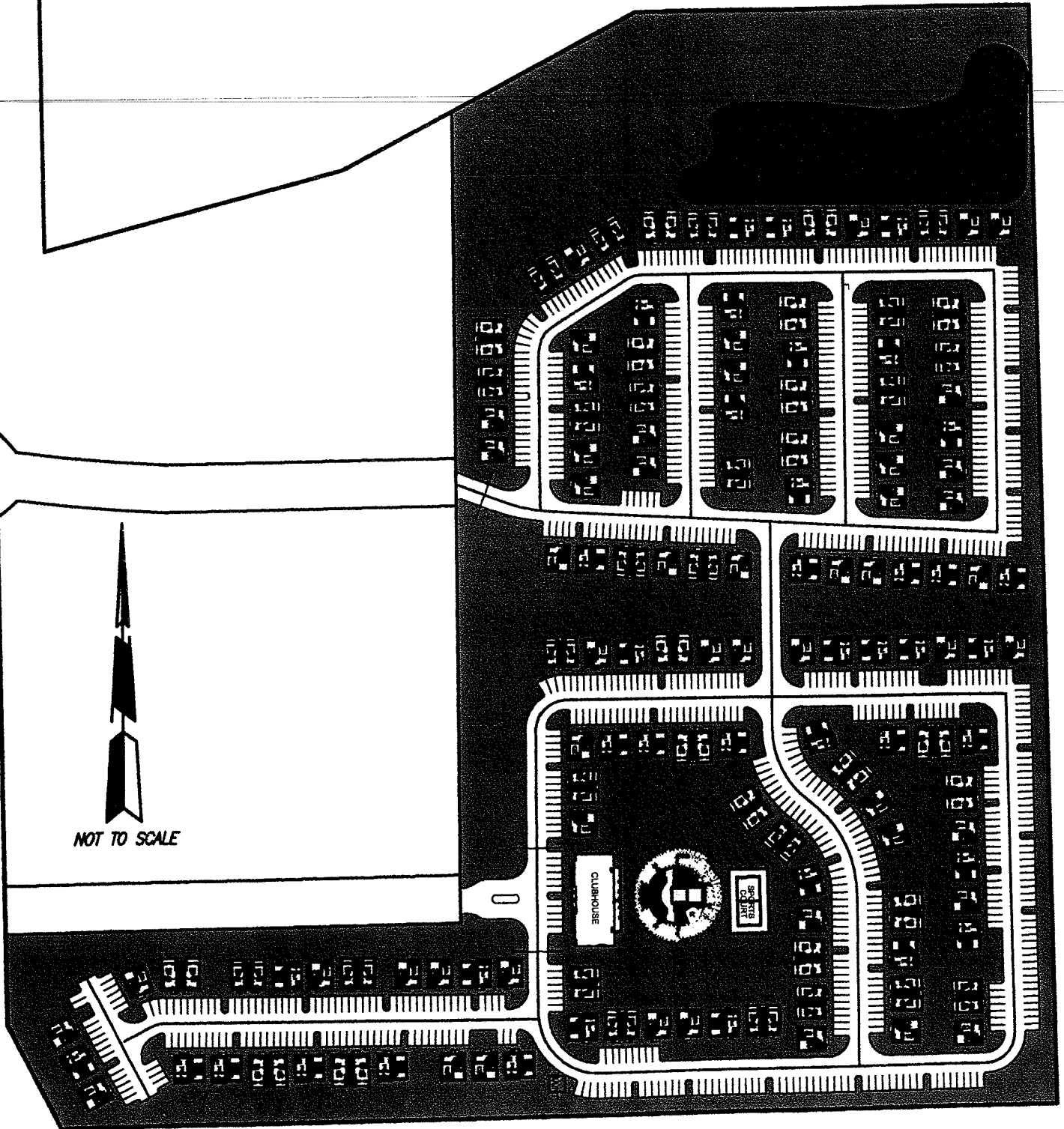
CALCULATIONS

FLOOR AREA RATIO ALLOWED	0.40
FLOOR AREA RATIO SHOWN	0.31
OPEN SPACE RATIO REQUIRED	1.80
OPEN SPACE RATIO PROVIDED	2.75
LIVABILITY SPACE RATIO REQUIRED	0.95
LIVABILITY SPACE RATIO PROVIDED	1.94
RECREATION SPACE RATIO REQUIRED	0.13
RECREATION SPACE RATIO PROVIDED	0.13
IMPERVIOUS COVER ALLOWED	17.11 ACRES (65%)
IMPERVIOUS COVER SHOWN	11.48 ACRES (44%)
(INCLUDES 7% CONTINGENCY FOR WALKS, DECKS, ETC.)	

EXHIBIT D
Proposed Open Space Areas

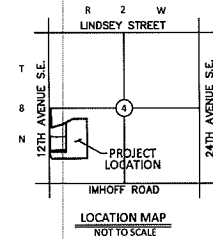
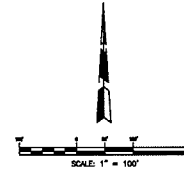
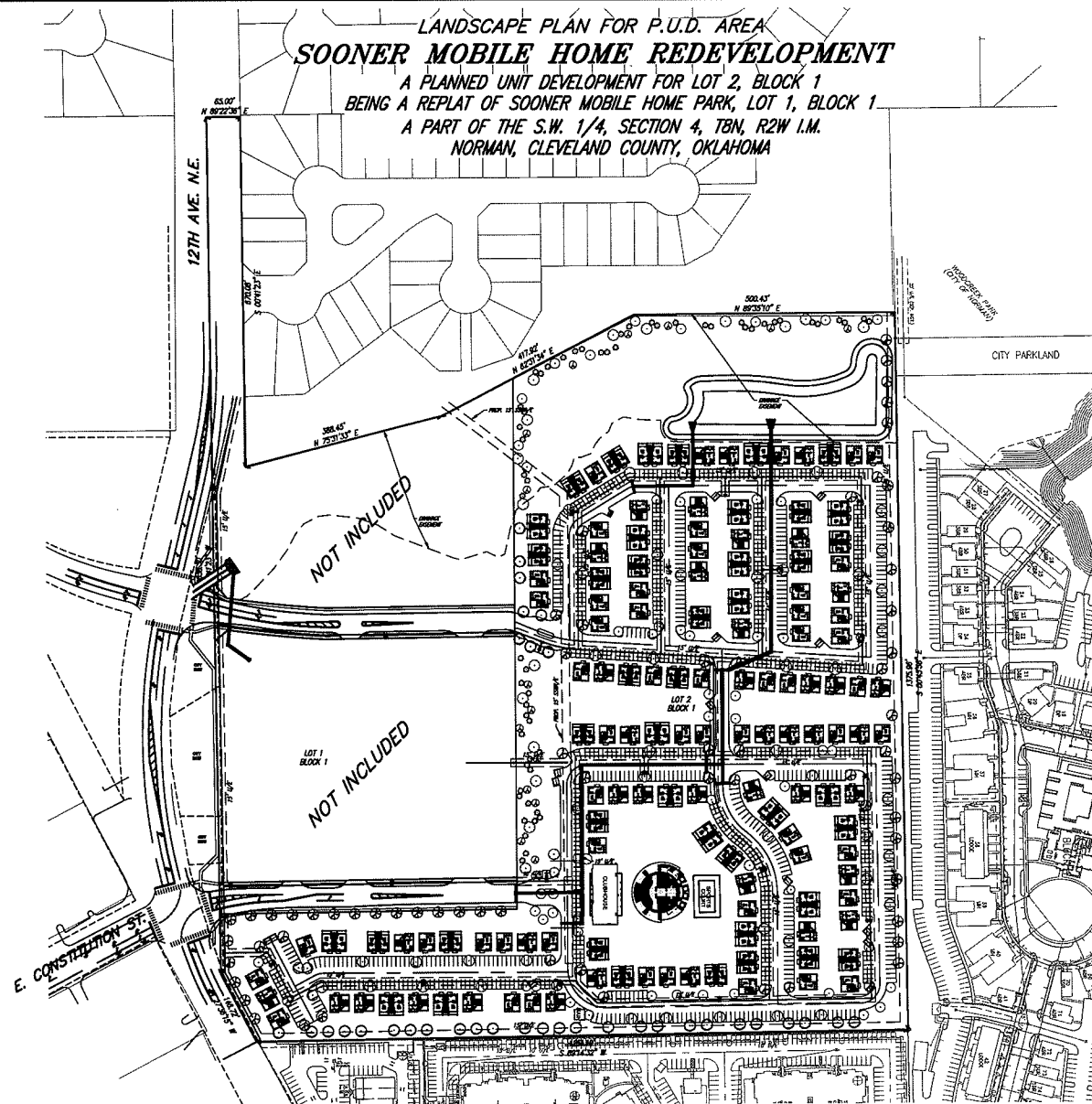
SOONER MOBILE HOME LLC
OPEN SPACE EXHIBIT

OPEN SPACE = 13.99 AC.±



LANDSCAPE PLAN FOR P.U.D. AREA SOONER MOBILE HOME REDEVELOPMENT

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A PART OF THE S.W. 1/4, SECTION 4, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SITE TREE REQUIREMENTS

PERIPHERAL LANDSCAPE REQUIREMENTS	Property Perimeter:	5238.8 / 40 = 131 Trees
	Peripheral Trees Required:	131 Trees
OFF-STREET PARKING REQUIREMENTS EXCEEDING 30 SPACES	275 Spaces x 15 =	4125 / 100 = 41 Trees
	TOTAL TREES REQUIRED:	172 Trees

PLANT MATERIAL SCHEDULE

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
35		Bald Cypress	Taxodium distichum	2'-5" cal., 10'-12' ht.	Straight trunk, balanced branching
56		Canary Juniper	Juniperus vir. 'Canary'	8'-9' ht.	Strong central leader, full to ground
56		Chinese Pistache	Pistachia chinensis	2'-2.5" cal., 10'-12' ht.	Straight trunk, balanced branching
70		Lacebark Elm	Ulmus parvifolia	2'-2.5" cal., 10'-12' ht.	Straight trunk, balanced branching
16		Red Bud	Cercis canadensis	2'-2.5" cal., 8'-10' ht.	Straight trunk, balanced branching
66		Shumard Oak	Quercus x 'Shumard'	2'-2.5" cal., 10'-12' ht.	Straight trunk, balanced branching

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SOONER MOBILE HOME REDEVELOPMENT
A PLANNED UNIT DEVELOPMENT FOR LOT 2 BLOCK 1
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PROJECT NO.	8040
DATE	11/11/2011
SCALE	1" = 100'
DRAWN BY	D.L.
CHECKED BY	L.M.
DATE	11/11/2011

LANDSCAPE SITE PLAN
SHEET NO. L-1