

# FINAL SITE DEVELOPMENT PLAN

## ROSE ROCK SCHOOL - PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

### ZONING SUMMARY

**SITE LOCATION:**  
 1515 W. MAIN ST.  
 NORMAN, OK 73069

**CURRENT ZONING:** R-1 SINGLE FAMILY RESIDENTIAL  
**PROPOSED ZONING:** PUD

**SETBACKS PROVIDED:**  
 50' FRONT  
 20' SIDE  
 30' REAR

**OFF-STREET PARKING:** 25 SPACES MIN PER PUD

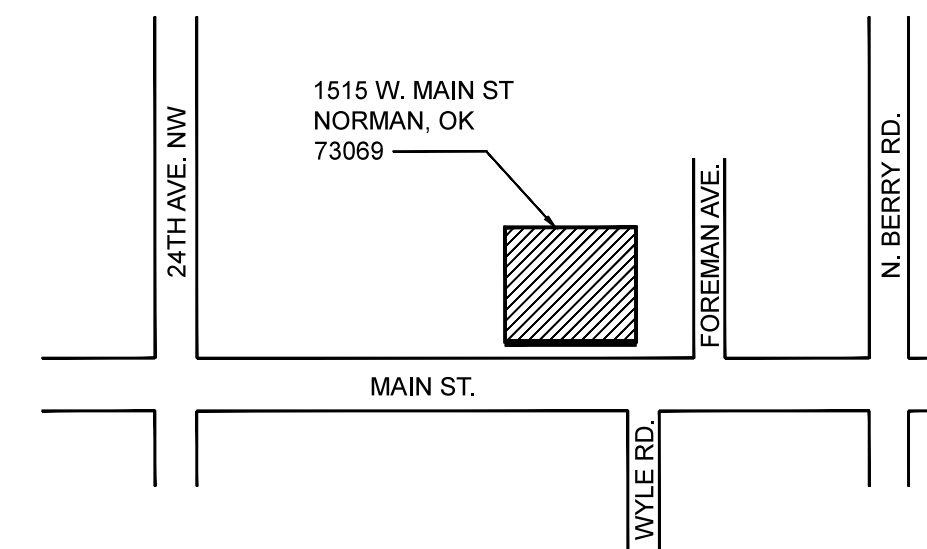
**LOT AREA:**  
 3.72 ACRES (162,043 SF) - NO CHANGES PROPOSED

**BUILDING FOOTPRINT:**  
 EXISTING HOUSE: 2,152 SF - NO CHANGES  
 PROPOSED EXISTING GARAGE: 1,332 SF - NO CHANGES  
 PROPOSED TOTAL: 3,484 SF  
 BUILDING AREA : SITE AREA = 3,484 SF : 162,043 SF = 2.15%  
 PROPOSED IMPERVIOUS PAVING AREA (INCLUDES BUILDINGS) : SITE AREA = 31,148 SF : 162,043 SF = 19.2%  
 PROPOSED GREEN SPACE = 130,895 SF OR 80% OF SITE (130,895 / 59 STUDENTS = 2,218.5 GREEN SPACE SF PER STUDENT)

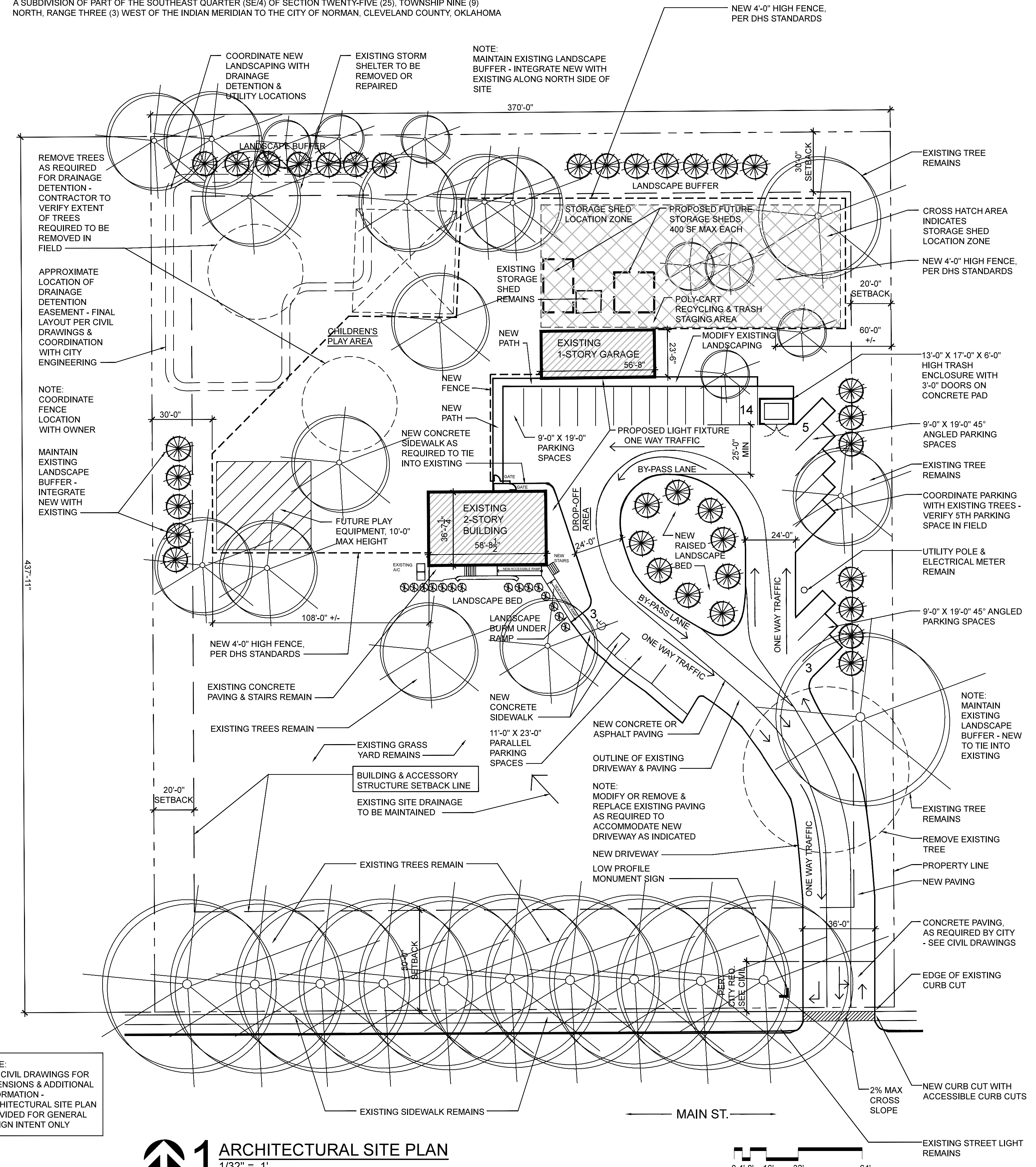
### PROJECT NOTES

- REFER TO PUD NARRATIVE FOR ADDITIONAL INFORMATION.
- ALL NEW PAVING TO BE FLUSH WITH EXISTING PAVING TO REMAIN. IF RAISED CURB AROUND BUILDING IS UTILIZED, ACCESSIBLE CURB RAMPS SHALL BE PROVIDED. EXISTING SITE DRAINAGE PATHS TO REMAIN. NO CHANGES TO OVERALL SITE DRAINAGE PATTERNS ARE PROPOSED.

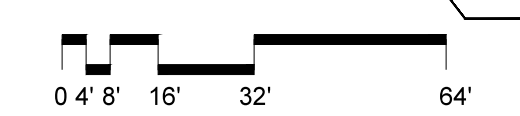
**Project Schedule:**  
 As stated in the approved PUD, the construction of proposed site improvements and building improvements, where required, is anticipated to begin following all required City approvals. Improvements will be phased as needed to accommodate enrollment and City requirements. The proposed site improvements indicated, once constructed, are intended to accommodate a maximum of 59 students.



**2 LOCATION MAP**  
 NOT TO SCALE



**1 ARCHITECTURAL SITE PLAN**  
 1/32" = 1'



**ROSE ROCK SCHOOL**  
 1515 W. MAIN ST.  
 NORMAN, OK 73069

Design by: bgA  
 Drawn by: bgA  
 Review by: bgA

Date: \_\_\_\_\_  
 07.25.14  
 REVISED PER CITY COMMENTS  
 06.26.14 PERMITS  
 06.09.14 FINAL PLAT SUBMITTAL

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Drawing Title:  
**ARCHITECTURAL SITE PLAN**

Sheet No.