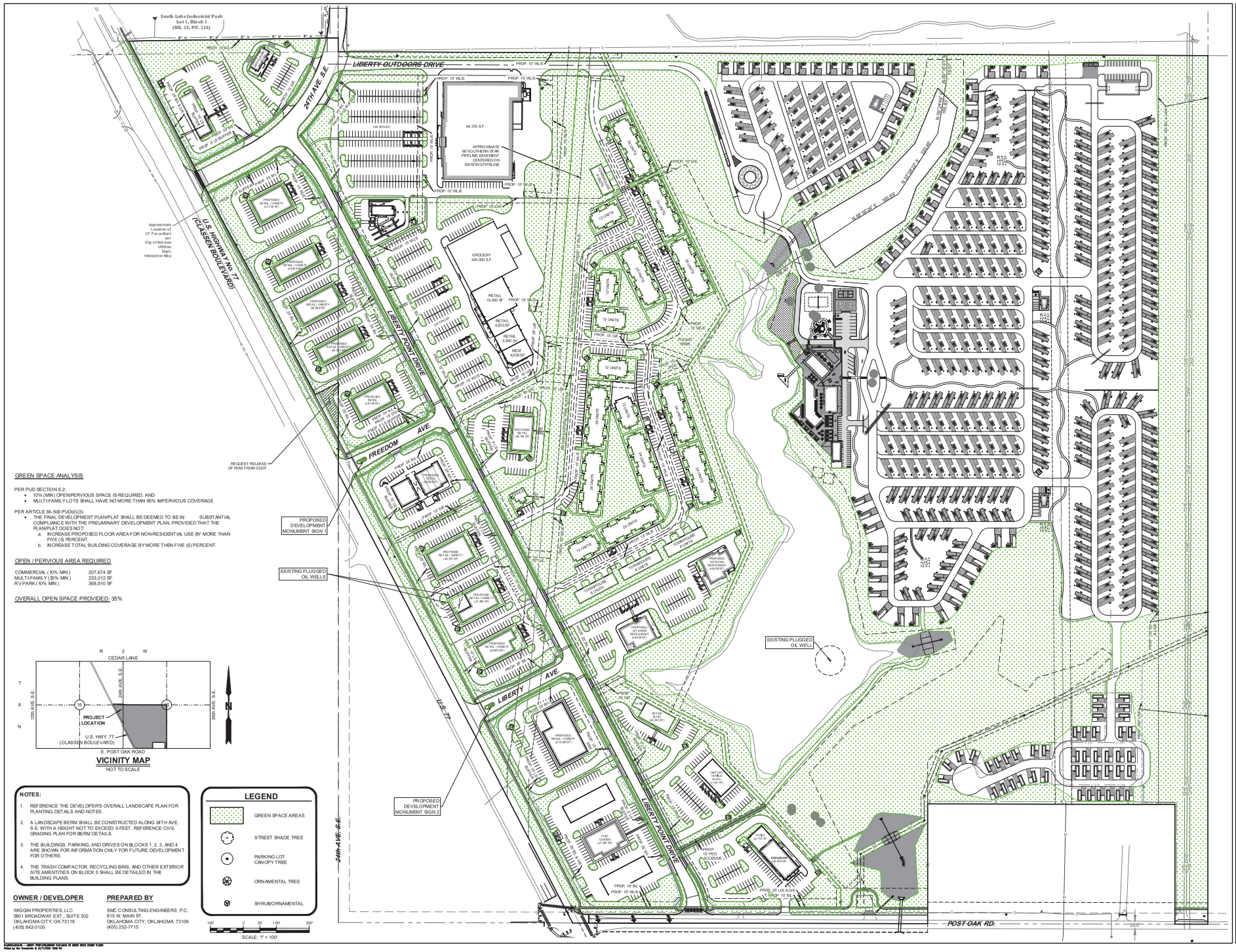

GREEN SPACE ANALYSIS

PER PUD SECTION E.2:
- 10% (MIN) OPEN/PERVIOUS SPACE IS REQUIRED, AND
- MULTI-FAMILY LOTS SHALL HAVE NO MORE THAN 65% IMPERVIOUS COVERAGE

PER ARTICLE 36-509 PUD(d)(3):
- THE FINAL DEVELOPMENT PLAN/PLAT SHALL BE DEEMED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY DEVELOPMENT PLAN, PROVIDED THAT THE PLAN/PLAT DOES NOT:
  a. INCREASE PROPOSED FLOOR AREA FOR NON-RESIDENTIAL USE BY MORE THAN FIVE (5) PERCENT.
  b. INCREASE TOTAL BUILDING COVERAGE BY MORE THEN FIVE (5) PERCENT.

OPEN / PERVIOUS AREA REQUIRED

COMMERCIAL (10% MIN.)	207,674 SF
MULTI-FAMILY (35% MIN.)	233,012 SF
RV PARK (10% MIN.)	368,910 SF

OVERALL OPEN SPACE PROVIDED: 35%

VICINITY MAP
NOT TO SCALE

NOTES:

1. REFERENCE THE DEVELOPER'S OVERALL LANDSCAPE PLAN FOR PLANTING DETAILS AND NOTES.
2. A LANDSCAPE BERM SHALL BE CONSTRUCTED ALONG 24TH AVE. S.E. WITH A HEIGHT NOT TO EXCEED 3-FEET. REFERENCE CIVIL GRADING PLAN FOR BERM DETAILS.
3. THE BUILDINGS, PARKING, AND DRIVES ON BLOCKS 1, 2, 3, AND 4 ARE SHOWN FOR INFORMATION ONLY FOR FUTURE DEVELOPMENT FOR OTHERS.
4. THE TRASH COMPACTOR, RECYCLING BINS, AND OTHER EXTERIOR SITE AMENITIES ON BLOCK 5 SHALL BE DETAILED IN THE BUILDING PLANS.

LEGEND

- GREEN SPACE AREAS
- STREET SHADE TREE
- PARKING LOT CANOPY TREE
- ORNAMENTAL TREE
- SHRUB/ORNAMENTAL

SCALE: 1" = 100'

OWNER / DEVELOPER

WIGGIN PROPERTIES, LLC
5801 BROADWAY EXT., SUITE 302
OKLAHOMA CITY, OK 73118
(405) 842-0100

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

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GREEN SPACE EXHIBIT
LIBERTY POINT
A PLANNED UNIT DEVELOPMENT
A PART OF THE EAST HALF (E./2) OF SEC. 16 & A PART OF THE WEST HALF (W./2) OF SEC. 15, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

LIBERTY POINT

US 77/ CLASSEN BLVD. & POST OAK ROAD
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 West Main Street, Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7859
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA- 664 EXP. 06/30/2027

1	CITY REV. COMMENTS
2	
3	
4	
5	

PROJECT NO.: 6642.00
DATE: 10/01/25
SCALE: 1" = 100'
DRAWN: BY/BF
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

REVISED GREEN SPACE EXHIBIT

SHEET NO.
GSE-1

H:\PROJECTS\LIB - LIBERTY POINT\PRELIMINARY PLAT\LIB-GS GREEN SPACE EXHIBIT.DWG
Plotted by: Ben Chandler @ 10/17/2025 12:00 PM