

BRIDGEVIEW AT CARRINGTON

ADDITION

NORMAN, OKLAHOMA

*A PROJECT BY ALLIANCE DEVELOPMENT GROUP, LLC
RICHARD MCKOWN AND LINDA HILDEBRANT*

PLANNED UNIT DEVELOPMENT
& PRELIMINARY PLAT

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I. INTRODUCTION

This Bridgeview at Carrington Addition (the “**Addition**”) is proposed as a Planned Unit Development (“**PUD**”) of roughly 369.74 acres, in Ward 3 of the City of Norman, within the Section between Franklin Road and Indian Hills Road, and 48th Avenue NW and 36th Avenue NW. The Addition will provide a variety of uses, including commercial, single family residential, multifamily residential, institutional, and open space passive recreational areas.

The vast majority of the subject property is currently zoned as the J&J Properties Addition Planned Unit Development, which was approved by the City of Norman in 2010 via O-0910-14. This proposal adds approximately 20 additional acres (10 for commercial development and 10 for additional single-family lots). The Applicant is requesting an amendment to the NORMAN 2025 land use designation for the NW corner of 36th Avenue NW and Franklin Rd to commercial. The remaining NORMAN 2025 land use designations for the property will remain unchanged. This PUD is presented with an updated Preliminary Plat for the entire development.

This PUD District will allow the necessary greater flexibility in design to create a community with a variety of family unit and building types, a vibrant walkable commercial district that compliments the nearby residential, enhanced open space areas, and creative circulation patterns.

Upon completion, the PUD will provide more appealing residential and pedestrian designs than would otherwise be attainable under conventional practices and regulations of the development guidelines of the City of Norman. Therefore, flexibility in the design and construction of roads and lot sizes which help to provide a more distinct neighborhood concept is critical. This more efficient design of developed areas within the Addition will allow for uniquely large amounts of natural open space, which will enable the protection of more areas of the natural environment.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Addition is located generally in an area within the Section that lies between Franklin Road to the south, Indian Hills Road to the north, 48th Avenue NW to the west, and 36th Avenue NW to the east.

B. Existing Land Use and Zoning

The majority of the property is currently zoned PUD, with the 20 acres being incorporated into the master planned development being currently zoned A-2 Rural Agricultural District. To the south of the Addition is the Carrington Place Addition.

To the northeast of the Addition is the Marlatt Addition. To the southeast of the Addition is Ruby Grant Park. The Addition lies within the Moore School District.

C. Elevation and Topography

The site consists of a variety of topographies, although generally of low slope. Generally, the site drains to the east-southeast in varying degrees of slope.

D. Drainage

A Drainage Impact Analysis has been prepared to illustrate the detention requirements that are required and the solutions planned. Storm water runoff will be controlled by several detention ponds throughout the development. A prominent feature of this Addition is that there are no plans for any sub-surface storm water piping or management, and thus the storm water facilities will provide a wonderful compliment visually and interactively with the walkable neighborhood. This Addition will strive to manage the storm water through environmentally natural methodologies and in an open manner that allows for such systems to be aesthetically complimentary to the overall development. In addition, there will be dedicated Water Quality Protection Zone areas to provide a riparian buffer along the ponds and streams throughout the development.

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 near proximity to, the section line boundaries of the Addition.

F. Fire Protection Services

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

G. Traffic Circulation and Access

Primary vehicular access to the site would be provided by way of the section line roads that surround the Addition, specifically that being Indian Hills Road, Franklin Road, 36th Avenue NW, and 48th Avenue NW. The NORMAN 2025 Transportation Plan indicates the section line road of Indian Hills Road, Franklin Road, and 36th Avenue NW to be Urban Principal Arterials, and NORMAN 2025 indicates the western section line road of 48th Avenue NW to be of an Urban Minor Arterial.

A significant feature of this Addition is that the various components of the Addition are intended to be connected by walkable avenues. The different uses of commercial, residential, multifamily, and educational areas shall interconnect so

that such uses can actively cross-participate without traveling outside of the PUD area, and thus without traveling into the section line roads that surround it.

All streets within the district are designed with short distances and thus will inherently calm traffic without the need for calming devices to be superimposed within the streets. The only collector streets in the Addition are planned for the short segments between the surrounding section line roads and the nearest interior streets as provided in separate exhibit.

As proposed, the Addition will have up to six (6) right of way intersections, plus private drive curb cuts, along 48th Avenue NW, between Indian Hills and Franklin Road. The Addition will be allowed to have up to two (2) right of way intersections, plus private drive curb cuts, along Indian Hills Road.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Addition is comprised of several different sections that provide a variety of uses and characteristics. The Exhibits attached hereto are incorporated herein by reference and further depict the development criteria for each section. Each distinct section of different uses within the Addition is discussed separately below, and a complete list of the allowable uses for each district is attached as EXHIBIT G.

A. Single-Family District; Large Lots

This area of the PUD is approximately 269.95 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

1. Lot Design

The purpose for the PUD is to extend the R-1 zoning provision and to allow for at least the following within this district:

- a. 10 foot front yard building setback line, with a 20 foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. 5 foot side yard building setback line.
- c. 10 foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 6,000 gross square feet in area with dimensions being generally 60 feet wide and 100 feet deep, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 75%.

2. Housing Construction

Homes in this district shall be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories, and may have attic storage areas and/or basement areas, with a total dwelling height not to exceed 35 feet at the eave. Each house shall have enclosed garages of two vehicles or more capacity.

All the roofs shall be completed as approved by the Property Owner Association (“POA”) Architectural Review Committee. All aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry or as approved by the POA Architectural Review Committee.

One (1) accessory dwelling unit (ADU) may be constructed on each Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot.

Swimming pools constructed on any lot in this district shall be enclosed by a fence that controls access to the pool. Such fencing may be as per the attached Exhibit F, or as per approved by the POA Architectural Review Committee provided it complies with building code.

3. Limited Discreet Business Activity Allowed

Within this District, home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise would be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf

in area, attached to the surface of the Dwelling, would be allowed to denote the business being carried on within.

4. Clubhouse Lot.

A clubhouse, pool, and/or other related common area Property Owners Association amenities for the use of the property owners are planned within this district, at such time as the Developer determines in Developer's reasonable discretion that the market will support. The Clubhouse and pool facility will be constructed at such time as when at least sixty (60%) of the residential lots within this area of the Addition have been sold and permitted for construction of a dwelling.

B. Single-Family District; Small Lots

This area of the PUD is approximately 37.26 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

1. Lot Design

The purpose for the PUD is to extend the R-1 zoning provision and to allow for at least the following within this district:

- a. 10 foot front yard building setback line, with a 20 foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward and greet the streetscape ahead of the garage facades.
- b. 5 foot side yard building setback line.
- c. 10 foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 4,680 gross square feet in area with dimensions being generally 60 feet wide and 78 feet deep, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 85%.

2. Housing Construction

Homes in this district shall be standard construction, single family, detached homes. Houses will be of standard wood frame construction. Houses may be one or two stories, and may have attic storage areas and/or basement areas, with a total dwelling height not to exceed 35 feet at the eave. Each house shall have enclosed garages of two vehicles or more capacity.

All the roofs shall be completed as approved by the Property Owner Association (“POA”) Architectural Review Committee. All aspects of all exterior improvements made to any property in the Addition, must be approved by the Architectural Control Committee in writing prior to commencement of construction.

The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry. or the equivalent, or as approved by the POA Architectural Review Committee.

One (1) accessory dwelling unit (ADU) may be constructed on each Lot. ADUs may have living accommodations to include a full kitchen. Each Lot will be allowed to have one (1) principal single-family dwelling unit and one (1) ADU in accordance with the terms of this PUD. This shall not preclude owners from also constructing accessory buildings such as, but not limited to: pool houses, barns, or sheds so long as they are not also used as residential dwelling units with full kitchens if an ADU is already present on the Lot. The locations of accessory buildings are subject to modification during final development of each Lot.

Swimming pools constructed on any lot in this district shall be enclosed by a fence that controls access to the pool. Such fencing may be as per the attached Exhibit F, or as per approved by the POA Architectural Review Committee provided it complies with building code

3. Limited Discreet Business Activity Allowed

Within this District, home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise would be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the Dwelling, would be allowed to denote the business being carried on within.

C. Multifamily District

This area of the PUD is approximately 19.36 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

1. Lot Design

The purpose for the PUD is to extend the RM-6 zoning provision and to allow for at least the following in this District:

- a. Zero foot front yard building setback line.
- b. Zero foot side yard building setback line.
- c. Zero foot rear yard building setback line, or setback to the utility easement along the back of yard if applicable.
- d. The density of this area of the PUD shall not exceed approximately twenty-four (24) dwelling units per acre.
- e. Open space areas are located throughout the overall PUD Addition and form an extensive feature of the project, and thus due to extensive common area open space, there is no minimum open space ratio and impervious area coverage ratios of each lot in this district shall be allowed up to 90%.
- f. Recreation space for this district is intended to be included in the overall open space within the overall PUD, as it is intended that this district will be easily walkable and connected to the open spaces throughout the Addition.

2. Construction

The maximum building height shall be four (4) stories, exclusive of any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls. The principal exterior of any residential structure shall be at least fifty percent (50%) masonry and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which must blend visually together with the masonry.

3. Parking

Parking may be accommodated by way of garages and/or by way of common area parking lots within the district, and/or by way of parallel parking along the streets within this district. It is intended that common area parking lots may also be utilized as shared parking with the commercial district to the north.

D. Commercial District

This area of the PUD is approximately 29.17 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

The Addition includes a vibrant walkable commercial area along the northern most part of the PUD, which is connected back into the medium and low density residential areas to the south. Additionally, the Addition will feature a 10-acre commercial corner at the SE corner of the development. In essence, the commercial corners at each end of the development shall serve at least in part as the town center

village of the residential community. The commercial areas would feature walkable streetscapes, with minimal or no building setback lines in order to create an intimate pedestrian commercial feel to pedestrians passing by, and coming from, the homes in the Addition.

1. Uses Permitted.

The commercial area of the PUD is intended to allow for the following uses to be permitted:

- a. Any use that is permitted as a matter of right in the C-2, General Commercial District, in the City of Norman.
- b. Mixed-use building in which one or more dwelling units may be located on the upper floor(s) provided that at least part of the first floor use is a permitted use in C-1 districts.
- c. Live/work units, where a single space is used jointly for a permitted non-residential use as well as a residence for the owner or operator of the non-residential use.
- d. Notwithstanding the above, the following uses are prohibited in this Addition:
 - i. Adult oriented businesses
 - ii. Auto-oriented uses
 - iii. Building material storage yards
 - iv. Gas stations
 - v. Junk yards
 - vi. Kennels with outdoor runs
 - vii. Mini-storage facilities
 - viii. Outdoor display of merchandise shall not be permitted overnight
 - ix. Uses where the outdoor storage or display of products is the principal activity, such as new or used automobile sales lots.

2. Parking Count Requirements.

Within the commercial areas of the Addition, parking counts recommended by the City of Norman will be relaxed to the extent that the developer can present a reasonable plan of shared use for such facilities between users that typically fill them at different times. As just one example, office uses within the commercial district that typically use the space during regular business hours only may share parking with the multifamily townhouse development to the south which likely will have minimal parking needs during regular business hours when residents are away at work. Such shared parking areas will only be required to be as large as is necessary for the one larger user, not for both at the same time. The goal is to provide maximum efficiency of paved areas and shared uses wherever possible to reduce the paved

footprint in the Addition and maximize the improvements. Developer may regulate use of the shared parking areas by way of restrictive covenants and/or private cross-parking agreements. In addition, parallel or 45-degree angled parking may be allowed on the streets within the commercial districts.

Off-street parking shall be generally located to the side or rear of non-residential buildings. Required parking for non-residential uses may be located in a common parking facility and/or garage, provided such facility is located within 200 feet (including rights-of-way) of the boundary line of the non-residential use.

3. Layout, Area and Height Requirements.

Setbacks:

- a.** Side yard setback may be zero, except when buildings in this area of the Addition abut property zoned for single-family detached dwellings. In that case, side yard setback must be a minimum of five feet (5') for two story buildings, plus an additional five feet (5') for each additional two stories, or portion thereof.
- b.** Rear yard setback may be zero, except when buildings in this area of the Addition abut property zoned for single-family detached dwellings. In that case, the rear yard setback must be a minimum of ten feet (10') for two story buildings, plus an additional ten feet (10') for each additional two stories, or portion thereof.
- c.** Buildings should generally be constructed at the front property line, but may be set back up to ten feet (10') from the property line to accommodate for architecturally required indentations or for increased public sidewalk or plaza areas. Building step-backs are permitted above the second floor of any building.

There are no height restrictions in the commercial district.

Front facades of buildings shall be oriented toward commercial/main streets within the commercial tract, and must include an unlocked public entrance within this façade.

When buildings are located on corners, the entrance shall be located on the corner with appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature.

Blank unarticulated walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Such walls shall have

architectural treatments that are the same as the front façade, including consistent style, materials, colors, windows, and details.

Open space areas are located throughout the overall PUD Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 90%.

4. Fencing

Within the commercial area, any fencing that is visible from 36th Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road shall be constructed primarily from the same exterior materials of the commercial buildings the fences are associated with, or from ornamental metal, decorative masonry fencing, or natural living plant materials.

5. Loading/Service Areas

Any loading or service areas shall be located at the side or rear of the commercial buildings, and in such a manner that they are not visible from 36th Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road. Screening walls shall be built from similar material to the exterior of the primary façade of the commercial buildings, and/or living natural plants shall be located around the loading and service areas such that they are screened from any abutting residential lots. Applicant requests an alley waiver for the commercial areas in this Addition.

6. Dumpster and Trash Enclosures

Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and uses.

7. Outdoor storage

Outdoor storage of items in commercial areas of the PUD shall be screened such that they cannot be seen from any adjacent residential lots, or from 36th Avenue NW, Franklin Road, 48th Avenue NW, and/or Indian Hills Road. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

8. 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 C-2 commercial

regulations. In addition, projecting signs perpendicular from the building structures are allowed as per section 28-505 of the City of Norman ordinances.

E. School District

This area of the PUD is approximately 14 acres, as depicted on the Preliminary Site Development Plan attached as EXHIBIT D hereto.

The Addition includes along the west side adjacent to 48th Avenue NW, a site intended for a school, which will be within the Moore Public School District. It is the intention of the Developer that the school would have connectivity to the neighborhood by way of walkable streets and open spaces. The provisions of the City of Norman O-1, Office-Institutional District, and the special uses therein of Mixed use buildings, and child care centers, all without limitation, are incorporated herein as they relate to the school site.

Shared parking will be allowed between the school and the townhouse development to the north, to the extent a reasonable plan of reduced parking count and sharing ratios can be presented by the Developer.

F. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The preliminary site development plans for the commercial and multi-family areas currently submitted with this PUD will be further refined once final site development plans are submitted with each final plat. Since the intent of the PUD process is to foster innovative and creative design, the use of this zoning district allows flexibility in the design and layout of the development while at the same time protecting existing and future surrounding areas. The applicant may exercise some flexibility in the design of the commercial and multi-family development areas; however, because approximately 5.5% of the PUD has been identified for Commercial Use, 4.7% has been identified for Multi-Family Assisted Living Use, and 5.5% has been identified for Multi-Family Townhouse Use, the developer shall not vary those percentages of use more or less than 1-2%, unless prior approval is obtained by City Council.

2. Amenities

- a. Walking trail(s) will be constructed at various locations in and around the common areas of the Addition, with such trails being built from hard surfaces and/or natural surfaces, and/or other suitable materials as appropriate to the location of the trail in the Addition.

- b. Park land will be provided as private park land within the Addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.
- c. Open space and green space areas are located throughout the Addition and form an extensive feature of this project. Open space totals over approximately 95 acres and is depicted on EXHIBIT C attached hereto.

3. Signage at Entryways

Each entrance to this Addition from the section line roads that surround the Addition may contain an entryway sign(s) designating the Addition. The sign(s) will conform to current City signage requirements. The sign(s) may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines. Vegetation may also be located in the traffic-calming device(s) at the entry(s).

4. Fencing

Exterior fencing will be constructed along the perimeter of the Addition where there are residential lots abutting 48th Avenue NW and Franklin Road, and such exterior fencing at these locations will be maintained by the applicable POA. Other exterior and/or developer fencing may be constructed in other areas of the PUD as well in the discretion of the Developer. Construction materials of fencing within the addition may be any combination of masonry, metal/iron, and wood. Construction of the exterior fences may be phased along with the development of the PUD as the lots are built out.

All fencing within the Addition must be approved by the Architectural Review Committee of the POA.

5. Traffic access/circulation/parking and sidewalks

The PUD will have a combination of public and private streets to serve all residential lots. The access to the PUD will be from 36th Avenue NW from the east of the Addition, Franklin Road to the south of the Addition, Indian Hills Road to the north of the Addition, and 48th Avenue NW to the west of the Addition, and internal public streets. Some private gates are planned. All internal streets will have adequate circulation provided for the fire department and City Waste Management Services.

All sidewalks will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities. A five-foot wide City

sidewalk will be provided generally along the section line roads that abut the Addition, constructed to City of Norman Standards.

Any trails within the Addition shall be excluded from any requirements to meet ADA guidelines as many of them are planned to follow the natural landscape and feature the natural beauty of the terrain and land.

6. 48th Ave. NW Right of Way Development

The 48th Avenue NW Right of Way shall be developed in accordance with the plans as shown on Attached Exhibit E.

As shown, the right of way on the east side of 48th Avenue NW shall be thirty-three (33) feet in width to the east of the section line. Adjacent to that thirty-three (33) foot right of way is a forty (40) foot wide DCP Pipeline easement which accommodates existing pipelines that extend parallel to the section line and that will remain in place. In order to provide space to allow for utilities to be installed by franchise holders to the east of the 48th Avenue NW section line, the Developer is providing an additional seventeen (17) foot wide utility, street, sidewalk, and drainage right of way easement immediately east of the pipeline easement.

The developer proposes to build a three-lane road (two travel lanes with a continuous center turn-lane) along 48th Avenue NW, which meets the definition of a minor arterial, in order to mitigate traffic impacts resulting from the number of street intersections that are proposed.

The three existing subgrade oil and gas pipelines shall remain in place within their existing easements. The pipeline easements will be shown as platted Open Space on the Final Plat of the PUD. The only surface and/or subsurface structures to be built by Applicant within the pipeline easements shall be, (1) driveways and/or streets, and (2) underground water and/or sewer lines, and (3) fences, all crossing the pipelines at approximately right angles, so as to continue to afford the right to access the property to and from the section line road, which by right Applicant and its predecessors in title have held since prior to the creation of any of said pipeline easements. Overhead utility lines will span the pipeline easements, at heights required by law, so that no pole supporting such overhead lines need be placed in the pipeline easements.

7. Development Phasing

The Addition may be developed in phases to begin as soon as the market demand will support. Market demand will be the determining factor in the number of units constructed on lots, the number of lots developed at any given time, the progression of amenities that will serve the Addition, and all

other aspects of sequence and timing in the development of the Addition, as determined by the Developer in Developer's discretion.

8. Lighting

All lighting over any common areas will be shielded from adjacent single-family homes. Decorative street lights will be allowed within the PUD, in the common areas, and along the streets of the PUD.

9. Sales Trailers

A temporary trailer will be allowed for use by sales representatives within each of the residential districts in the Addition. The trailer will have a parking area for customers per City specifications. The trailer will be removed within approximately twelve months after being on the site.

10. Property Owner Association

A mandatory POA will be created to maintain all common elements including the rights-of-way along all abutting section line roads, the intended pathways and all private open areas and improvements. The Developer may create one POA for the entire Addition, or may create one POA for the commercial districts and one POA for the residential districts in the Addition, with such decision being in the Developer's discretion. All aspects of all exterior improvements made to any property in the Addition, must first be approved in writing by the Architectural Control Committee of the applicable Property Owners Association prior to issuance of building permit and prior to commencement of any construction on any lot. The requirements set forth herein are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be much more extensive, restrictive, and descriptive.

11. Open Space

Open space areas are located throughout the Addition. Open space totals approximately 96 acres in the Addition, and is depicted on EXHIBIT C attached hereto.

Addition open space and green space areas consist of planned walkways, trails, playground areas, and landscape/natural areas. The open spaces also include the areas planned for private park land and uses consistent with Park Land District are allowed for in the open space areas.

A mandatory property owners association will be formed in order to own the common open space areas, to privately manage and maintain the

common areas of the Addition, and to provide heightened governance of the residents and construction within the Addition.

All lighting over any common area will be generally shielded from adjacent single-family homes.

12. Landscaping

Landscaping shall be provided in conformity to Section 36-551 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

13. Sanitation

Sanitation services for the Addition will comply with the City of Norman's sanitation ordinances, rules, and regulations. Final sanitation plans shall be subject to review and approval of City Staff.

EXHIBIT B
Proposed Preliminary Site Development Plan

Full Sized PDF Documents Provided to City Staff

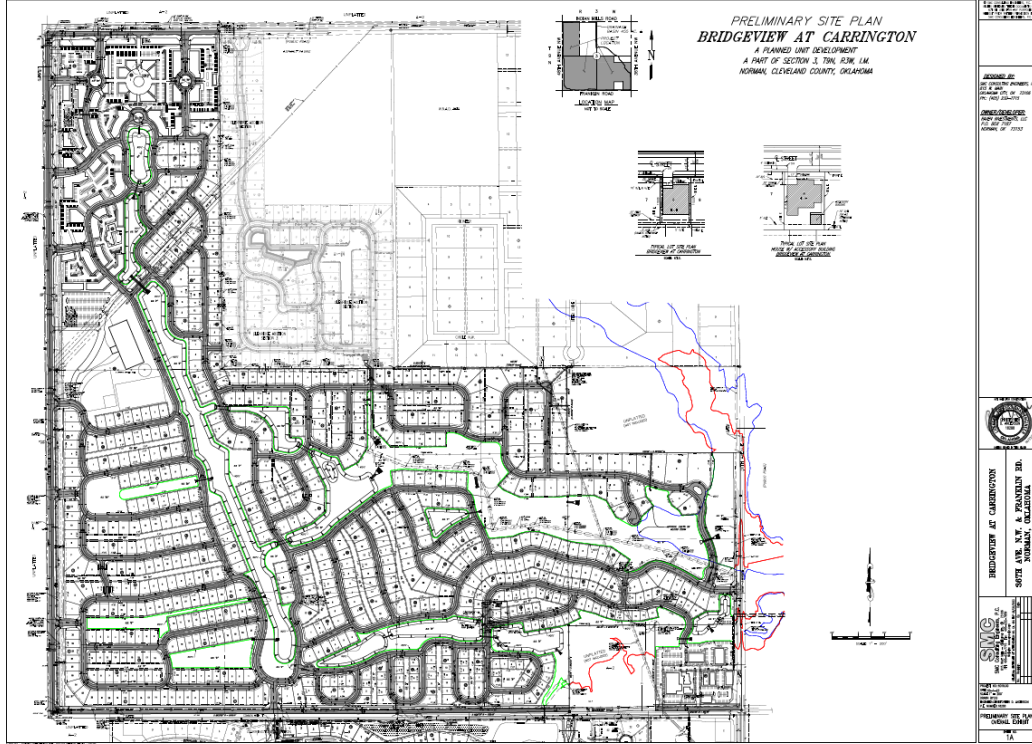


EXHIBIT C

Proposed Open Space Areas

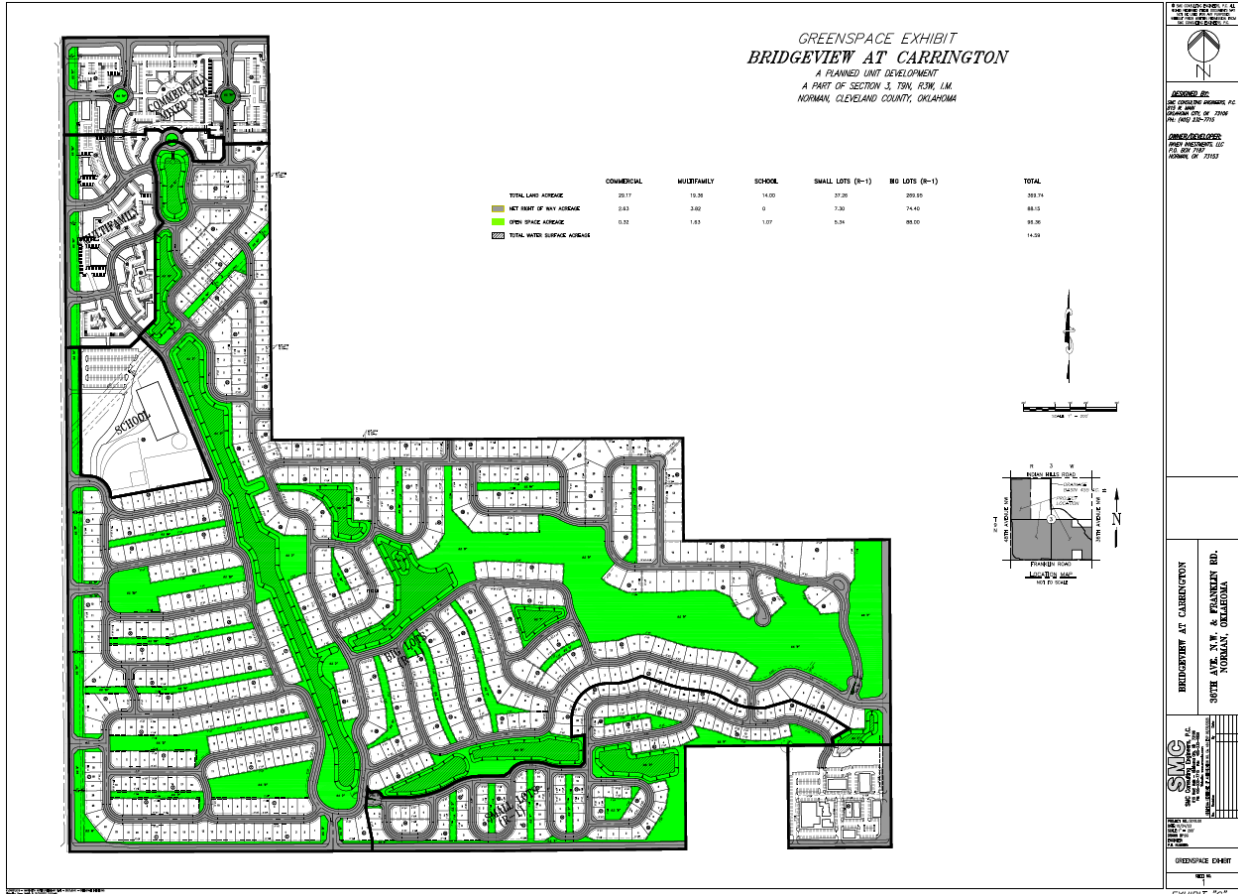
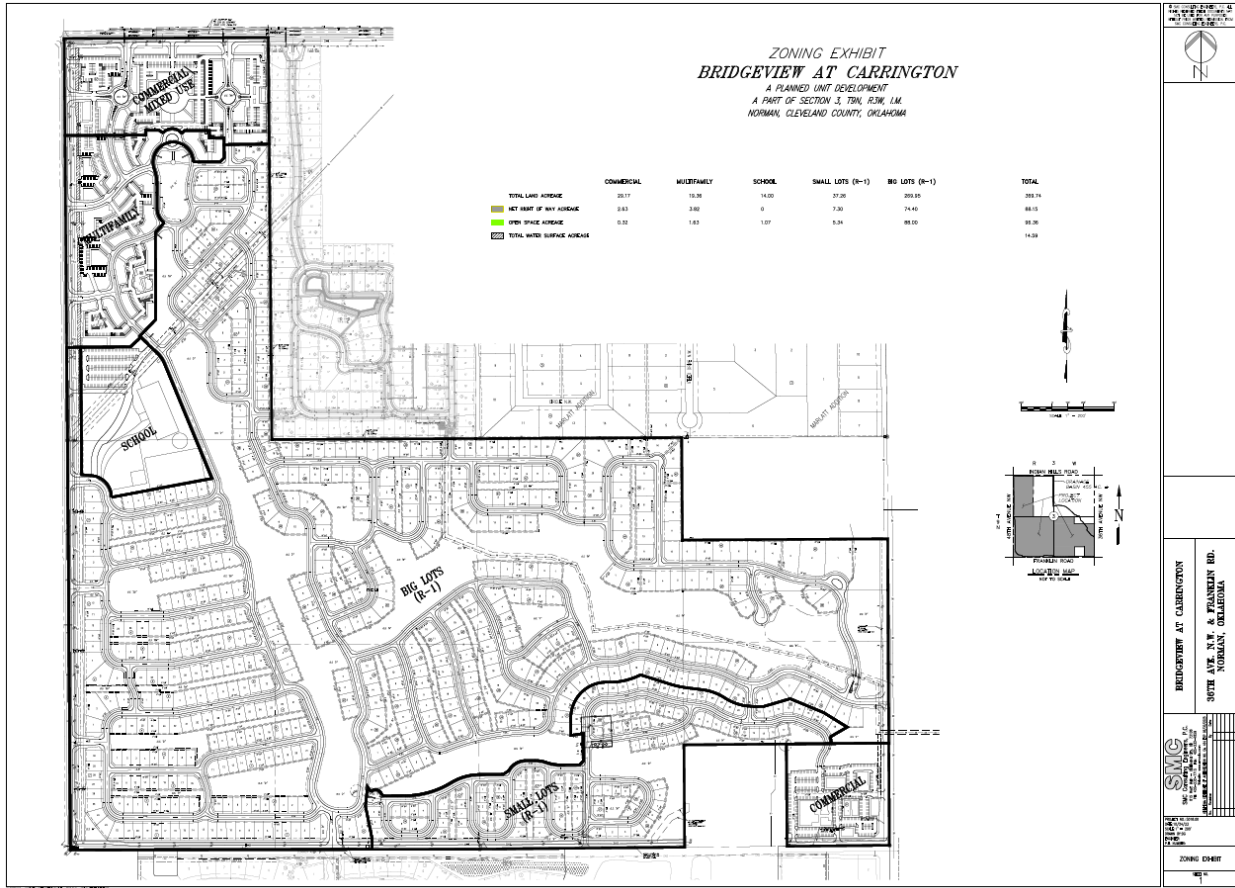


EXHIBIT D

Proposed Zoning Districts

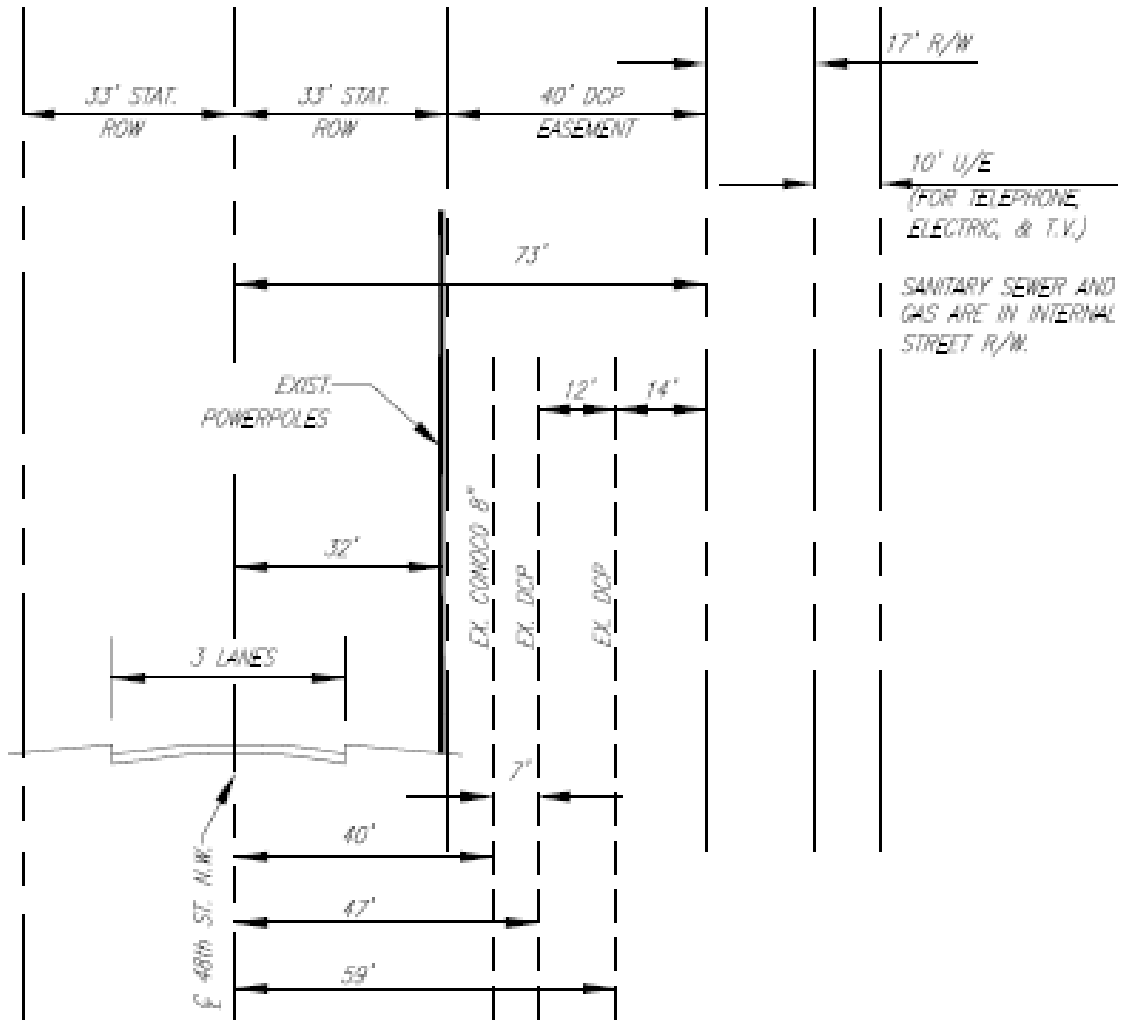


BRIDGEVIEW AT CARRINGTON
 30TH AVE. N.W. & FRANKLIN RD.
 NORMAN, OKLAHOMA

ZONING EXHIBIT

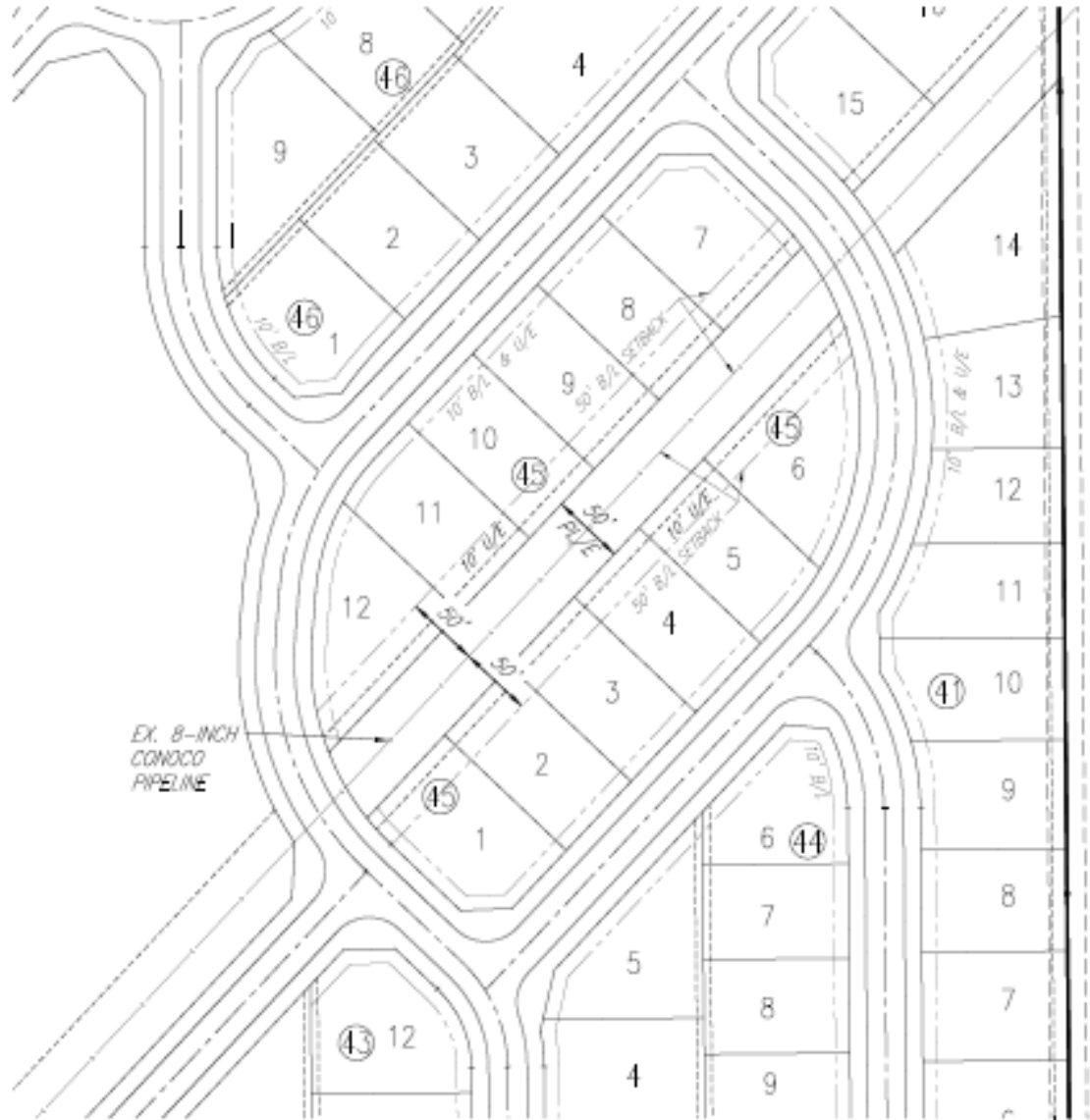
EXHIBIT "D"

EXHIBIT E
Proposed 48th Avenue NW Right of Way Development



SCALE: N.T.S.

PIPELINE EXHIBIT
PLAN VIEW
J & J PROPERTIES
NORMAN, OKLAHOMA
NOVEMBER 4, 2009



EX. 8-INCH
CONCRETE
PIPELINE

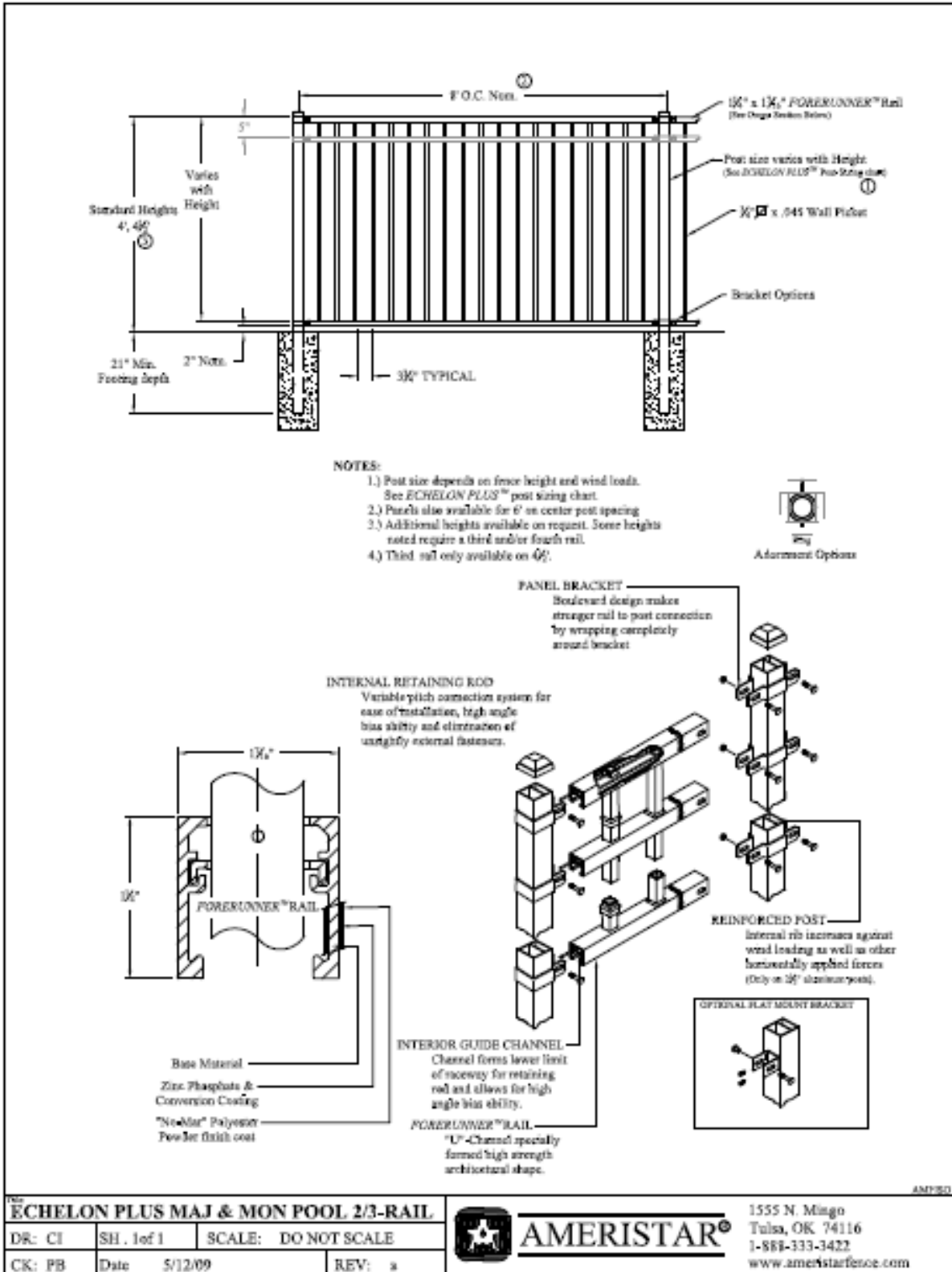


SCALE: 1" = 100'

EXHIBIT E
3 of 3

EXHIBIT F

Proposed Fencing Around Swimming Pools in Single Family Districts



The ECHELON PLUS MAJ & MON POOL 2/3-RAIL		
DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: PB	Date 5/12/09	REV: a

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

EXHIBIT G

Allowable Uses

Single-Family District (Large and Small Lots)

- Single Family dwelling
- Family day care home
- General purpose farm or garden
- Home occupation, including the Limited Discreet Business Activity enumerated in this PUD
- Municipal recreation or water supply
- Model Home, subject to a one-hundred-dollar (\$100.00) annual permit for no more than four (4) years
- Short-term rentals
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- One accessory dwelling unit (ADU) may be developed on each lot within the Property provided (a) it is clearly secondary to the larger principal dwelling; and (b) is not a mobile home;
 - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place.
 - The ADU may be contained within a larger shop, barn, or warehouse, as designed by the owner.

Multifamily District

- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in NCC 36-515(d);
- Two-family dwelling (duplex), or a single-family dwelling with a garage apartment;
- Apartment buildings, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses;
- Townhouse Development;
- Short-term rentals; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Commercial District

- Gas Station/Convenience
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.

- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Hardware store.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical Marijuana Dispensary, as allowed by state law.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor Patio.

- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
 - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.
- Toy store.
- High Density Multifamily Uses, which includes apartment buildings and similar associated uses such as, but not limited to, a clubhouse, leasing office, fitness center, and garage buildings, provided that at least the first-floor use is a permitted use in C-1 districts;
- Short-term rentals.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

School District

- Any of the following uses:
 - Art gallery.
 - Assembly halls.
 - Laboratories for research and testing, including medical marijuana testing laboratories, as allowed by State law, where all work is housed in buildings.
 - Libraries.
 - Museums.
 - Music conservatories.
 - Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or

dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- Public and private schools and college with students in residence and dormitories associated therewith.
- Trade schools and schools for vocational training.
- Churches, temples or other places of worship.
- Fraternal service organization not conducted for profit.
- Recreation uses associated with any of the uses listed under subsection (a) of this section and maintained primarily for the benefit and use of the occupants thereof.
- Shops and stores associated with and incidental to the uses listed subsection (a) of this section maintained for serving only the occupants thereof.
- Buildings and structures and uses customarily incidental to the above uses.
- Short-term rentals.