

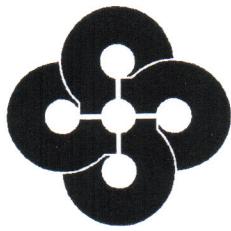
DESIGN STATEMENT FOR
THE PLANNED UNIT DEVELOPMENT OF
STONE MILL PHASE 4

REVISED 9/11/13

PREPARED FOR:

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STONE MILL PHASE 4

A Planned Unit Development in the City of Yukon, Oklahoma

DESIGN STATEMENT

- **INTRODUCTION**

The project site consists of a vacant land located West of Yukon Parkway within the Stone Mill residential development.

This Planned Unit Development consists of 26.75 acres and is located in Yukon, Oklahoma. The property presently consists of a portion of undeveloped land within the existing Stone Mill residential development.

- **LEGAL DESCRIPTION**

A tract of land lying in the Southeast Quarter (S.E./4) of Section Twenty-Eight (28), Township Twelve North (T-12-N), Range Five West (R-5-W), Indian Meridian (I.M.), Canadian County, Oklahoma. Said Tract being more particularly described as follows:

Commencing at the Northeast Corner of said S.E./4,
Thence S00°00'12"E a distance of 640.00 feet;
Thence N89°55'46"W a distance of 50.00 feet to the Point of Beginning;
Thence S52°52'17"W a distance of 326.12 feet;
Thence S00°00'12"W a distance of 329.79 feet;
Thence S44°58'11"W a distance of 183.96 feet;
Thence S00°00'12"W a distance of 690.00 feet;
Thence S89°56'09"W a distance of 360.00 feet;
Thence N00°00'12"E a distance of 254.46 feet;
Thence N89°59'48"W a distance of 470.68 feet;
Thence N01°28'58"W a distance of 237.17 feet;
Thence N55°58'40"E a distance of 43.76 feet;
Thence N34°01'20"W a distance of 50.00 feet;
Thence S55°58'40"W a distance of 11.86 feet;
Thence N01°28'58"W a distance of 933.07 feet;
Thence N01°26'36"W a distance of 95.13 feet;
Thence along a curve to the right with a radius of 478.46 feet and a chord bearing of S72°47'21"E, a chord distance of 119.08 feet, a distance of 119.39 feet;
Thence along a curve to the left with a radius of 530.00 feet and a chord bearing of S66°28'36"E, a chord distance of 16.66 feet, a distance of 16.66 feet;
Thence S25°50'26"E a distance of 36.68 feet;
Thence S72°47'42"E a distance of 50.01 feet;
Thence N60°10'09"E a distance of 36.62 feet;
Thence along a curve to the left with a radius of 530.00 feet and a chord bearing of S81°04'47"E, a chord distance of 53.18 feet, a distance of 53.20 feet;
Thence S01°28'58"E a distance of 153.06 feet;

Thence N89°55'46"E a distance of 973.90 feet to the Point of Beginning;

Said tract containing 26.75 acres, more or less.

- **OWNER/DEVELOPER**

3N Development, LLC
901 Stone Creek Boulevard
Yukon, Oklahoma 73099

- **SITE AND SURROUNDING AREAS**

This PUD property is presently a portion of undeveloped land within the Stone Mill residential development that is currently zoned R-1, single-family residential. The land to the North of the project site was developed as part of Stone Mill Phase 2, while the land to the West of the project site was developed as part of Stone Mill Phase 3. The property to the South and East of the project site is currently unplatte

- **PHYSICAL CHARACTERISTICS**

The general slope of the land is to the east with a drop of roughly 20 ft. across the property.

There is an existing drainage way located through the center of the property. The majority of this area of the site will remain for drainage purposes.

See Exhibit C – Topographic Map for reference.

- **GENERAL PLANNED UNIT DEVELOPMENT CONCEPT**

Stone Mill Phase 4 is a planned residential community located within the Stone Mill residential development in Yukon, Oklahoma. The purpose of this PUD is to permit a private, gated single-family residential community. Few of the underlying R-1 zoning regulations will need to be varied to accommodate the desired construction.

The community will serve as a buffer between the existing Stone Mill Phase 3 residential development and the Stone Mill commercial site along Yukon Parkway.

Approximately 55 single-family home sites are planned, along with the majority of the common area being devoted to drainage purposes consisting of an existing drainage way to remain in its natural state. The noticeable addition will be that of a necessary storm sewer crossing to allow a road to be constructed over the drainage way.

The community will be gated, thus all streets and drives within will be designated private. These streets and drives will be maintained by the Property Owners Association.

Significant effort will be taken to preserve trees and natural features, including the existing pond and drainage way to maintain the natural feeling throughout the development. The proposed drainage crossing will consist of an arched culvert with a decorative rock facade, similar to that which was constructed in the Villas at Stone Mill.

The houses will be those of French country style with a typical size of 3000 square feet. The typical building façade will consist of brick with stone accent. Similar construction materials will be used throughout the development, emphasizing the use of stone.

- **DEVELOPMENT ACREAGE / DENSITY**

Total Acreage – 26.75 Acres (1165309 Square Feet)

Lot & Improvements Acreage – 20.99 Acres (2.62 Lots / Acre)

Common Area Acreage – 5.76 Acres (3.88 Acres – At or below the 100 Year Water Surface Elevation)

- **SERVICE AVAILABILITY**

- **STREETS**

Access will be provided to the gated community from a proposed drive off of Stone Mill Boulevard. Private streets and drives will be installed by the developer in conformance with City residential subdivision standards in terms of right of way width and paving cross section. Street design, paving plans and crash gate design will be submitted as a part of the platting process.

There will be a crash gate on War Eagle Lane at its intersection with Stone Mill Phase 3. Said crash gate will be designed such that City emergency vehicles will have necessary access through it.

- **WATER**

There is an existing 8-inch waterline stub off of the 8-inch waterline along Stone Mill Boulevard. Through the use of both 6 and 8-inch waterlines, we will be able to connect to the above existing line and provide service to the gated development.

These lots will be served by the Yukon municipal water system. Water lines, necessary fire hydrants and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- **SANITARY SEWER**

There is an existing 12-inch sanitary sewer line on the West of the project site providing service to a portion of the lots. The remainder of the lots will be serviced through the extension of the additional sanitary sewer lines to the existing lift station.

Sanitary sewer lines and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- **STORM WATER DRAINAGE**

The necessary drainage improvements and easements will be provided in accordance with the City of Yukon standards.

- **OTHER UTILITIES**

Gas, electric, telephone and cable lines are available to adequately meet the needs of the development. All necessary steps will be followed to coordinate the efforts of the various utilities in order to provide service to the site.

- **USE AND DEVELOPMENT CONDITIONS**

The Planned Unit Development of Stone Mill Phase 4 will comply with city zoning regulations, except as herein modified per this document.

- **ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 80% brick veneer, rock or stone masonry.

- **LANDSCAPING REGULATIONS**

The City of Yukon's Landscape Ordinance will be adhered to in the PUD. Existing healthy, mature trees shall be protected. Credit will be given for any existing trees that are saved. All trees need to be acclimated to Oklahoma climate.

- **PLATTING REGULATIONS**

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any building permits being issued in the PUD.

- **DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to applicable sections of the Yukon Code of Ordinances.

- **ACCESS REGULATIONS**

Lot 1, Block 15 and Lot 1, Block 16 will have access off of Stone Mill Boulevard. There will be limits of no access through the sight triangles at the intersection of Stone Mill Boulevard and War Eagle Lane. Gating of this PUD is permitted with a minimum staking distance of 5 cars.

- **SIGNAGE REGULATIONS**

A 'Dead End' sign shall be installed on War Eagle Lane at an appropriate distance from the proposed crash gate. Any additional community identification signage required will be installed per City Ordinance.

- **SIDEWALK REGULATIONS**

Four-foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

- **HEIGHT REGULATIONS**

All structures shall have a maximum height of 45 feet.

- **SETBACK REGULATIONS**

Front Setbacks: Lots with frontage along Stone Mill Court shall have a front building setback of 10 ft. and a garage front setback of 25 ft. Lot 1, Block 15 shall have a setback of 15 ft. along Stone Mill Boulevard and a setback of 25 ft. along War Eagle Lane, while Lot 1, Block 16 shall have a setback of 25 ft. along Stone Mill Boulevard and a setback of 15 ft. along War Eagle Lane.

Rear Setbacks: Rear lot setbacks shall 15'.

- **LOT COVERAGE**

The maximum lot coverage shall be 45%.

- **COMMON AREA REGULATIONS**

A Property Owners Association shall be established. Maintenance of the common areas, entrance landscaping, gated entryway and other amenities within the development shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

- **DEVELOPMENT SEQUENCE**

The Stone Mill Phase 4 development will be completed in one phase. Subdivision platting and city review will be essential elements of the development. There will be one final plat.

The City of Yukon shall be entitled to enforce covenants pertaining to maintenance of common areas, drainage, structures, landscaping, gates, entrances, streets, alleys and other improvements.

- **MASTER DEVELOPMENT PLAN**

The Master Development Plan Map has been prepared and is attached to this Design Statement as a part of the application for rezoning. The Conceptual Plan designates the design concept for the gated community to be platted along with the general pattern of streets, general lot sizes and land use concepts that will serve as guidelines for the subdivision platting and development. Exact configuration of lots may be adjusted in the platting process, any significant change from the elements established on the Master Development Plan Map or in the Design Statement will require an amendment of the Planned Unit Development.

The Master Development Plan Map shall be attached to this Design Statement as a part of the permanent record of the Stone Mill Phase 4 Planned Unit Development Zoning.

- **EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A – Master Development Plan
EXHIBIT B – Conceptual Plan
EXHIBIT C – Topographic Plan
EXHIBIT D – Gated Entrance Plan
EXHIBIT E – Typical Gate & Entrance Plan
EXHIBIT F – Decorative Drainage Structure