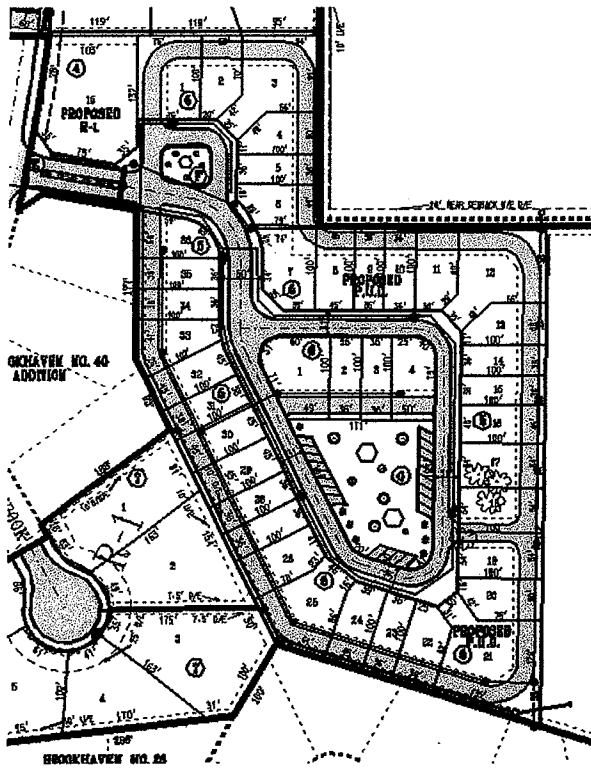


Brookhaven PUD Addition

A Planned Unit Development

DESIGN STATEMENT & P.U.D. REPORT



Prepared for:

The City of Norman
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Norman, Oklahoma 73070

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CPES

Clour Planning & Engineering Services

ENGINEERS • SURVEYORS • PLANNERS

408 Bannister Ct.

Norman, Oklahoma 73072

Tel: (405) 833-2522

enginsurv@aol.com

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NARRATIVE

The proposed Brookhaven PUD Addition is to be a Planned Unit Development (P.U.D.) within the City of Norman, Cleveland County, Oklahoma, located on the east side of Brookhaven Boulevard approximately 825 feet south of West Rock Creek Road. The proposed PUD is located within the Brookhaven No. 41 Revised Preliminary Plat.

The current physical character of the site is open grassland, gently sloping to the east as a temporary drainage way for Brookhaven No. 40 Addition, and discharging into a regional detention pond, which serves the areas required to detain within the overall preliminary plat. This proposed PUD site will be completely re-graded, as the temporary drainage flumes will no longer be required, now that the major appurtenances of the stormwater collection system have been constructed with the previous final platted developments.

This development will provide approximately 40 single family residential lots. The neighboring subdivisions in the general area of this proposed development currently consist of single family residences, multi-family complexes and apartments. Most of these developments are in ongoing construction phases. The major, immediate, neighboring developments are: Brookhaven No. 40 Addition (R-1 residential to the west), The Falls at Brookhaven Addition (RM-6, multi-family apartments to the north) and Brookhaven Mansions Addition (RM-6, multi-family senior independent living center, to the east) and commercial (C-1) developments further to the northeast. The proposed Brookhaven Addition PUD will comprise high-end, single-family "townhouse" type homes (similar to previous developments of the Brookhaven Square Additions) with minimum front yards, and parking access to vehicular garages from alleyways extending behind the structures. There will be three designated, public street parking lots around a central, common area within the site. No other street side parking will be allowed.

AREAS & USE

This Planned Unit Development (P.U.D.) contains a total of 10.51 acres in the NE/4 of Section 22, T9N, R3W, I.M. in Norman, Cleveland County, Oklahoma (A copy of the legal description has been attached to the Preliminary Plat and Application for Re-Zoning). The existing zoning is RM-6, Medium Density Apartment District.

A PUD zoning designation for this site will reduce the potential population density that could have been built on the property under the RM-6 zoning classification. Projected habitation modeling demonstrates a potential reduction from ~220 persons, to ~71 persons.

The PUD will provide 40 platted lots in Blocks 5 (36 lots) & Block 6 (4 lots) for single family use. Common Blocks F & G are designated as "open space" to be utilized by the residents and public, consisting of gazebos and/or pavilion structures, park benches, sidewalks, fountains, and other landscaped amenities. Light fixtures in these and other common areas will be compliant with the City of Norman lighting ordinance.

DEVELOPMENT REGULATIONS

Typical lots vary in width from 36 feet (35' min.), to an average of 45 feet wide and 100 feet deep. A few lots will have upwards to 54 feet of frontage. There are six, larger corner lots. Many of the townhouses will incorporate additional lots, or portions thereof. The standard practice of lot line adjustments will be utilized to facilitate the extra, required building area for such housing.

All lots will have a zero front yard building setback line, and zero lot line side yard setbacks. There will be a standard utility easements (for public utilities) and an alley easement along the rear of all the lots. Additional easements will be provided for private, franchised utilities. Utility easements are depicted on the Preliminary Plat, or will be filed as separate instruments.

Fire hydrants will be located at the curb returns (300' in between hydrants) in front of the lots to ensure adequate coverage for fire protection. Sanitary sewer mains will be installed at the rear of the lots to avoid conflict with other utilities (water, gas, electric, cable, etc.) normally installed in the front of subdivisions.

The newly constructed detention pond for the Brookhaven No. 41 Revised Preliminary Plat will serve the PUD site for stormwater collection.

CIRCULATION

A public street will allow the only ingress and egress to the PUD addition. This street will branch off to the east of Brookhaven Boulevard, and provide access to the PUD. The entrance street is to be collector width (34') and will have a center island extending to the first intersection. Both sides of the entrance street will be landscaped or have fenced screening. A decorative entrance (not gated) will delineate the PUD from the adjoining R-1 tracts.

The interior streets (an initial 26' transitioning to 20' in width) will provide access to the front of the lots, open space areas, and the public parking. These streets will be concrete or asphalt, curb and gutter typical section. Interior curves have radii which will permit emergency and waste disposal vehicles ease of navigation through the subdivision. Both streets will loop and intersect to a curved section connecting the individual blocks. The looped street section (20' width) will be directionally designated (signed) as "one way."

Access to the garages at the back of the residences will be from the alleyways which encompass the back of the lots of the addition. There will be five points of access from the public streets to the alleyways. Four foot wide sidewalks (5' wide if adjacent to curb,) ADA compliant will be constructed in accordance with the standards of the City of Norman, to accommodate pedestrian traffic within and around the development.

PROPERTY OWNERS ASSOCIATION

Due to unique conditions for this site, a Property Owner's Association (POA) will be created, or incorporated with the adjacent residential platted additions. Any common areas or amenities (parking, entrances, screening fences, lawns, etc.) will be maintained by the property owner's association. Other dedicated rights-of-way will be maintained by the City.

PERIMETER TREATMENT

Perimeter fencing will be installed (except in areas which will conflict with site distances) according to City standards and requirements. The fencing shall be of construction and material type to provide privacy and security. Any additional fencing that is not maintained by the POA will be maintained by the individual property owners.

LANDSCAPING

Sodding, seeding, and other vegetative practices (temporary and permanent) will be implemented to provide soil stabilization, and to minimize siltation onto streets and through stormwater conveyance and detention structures.

Landscaping for the single family lots is to be provided by the owner of the lot, as is done in other single family additions. As there is to be no front building line setback, the landscaping at the front of the lots will be limited and possibly restricted from large trees. Landscaping will be provided for the interiors of the open space areas and around the parking stalls, and maintained by the property owner's association.

COVENANTS

All property covenants will be submitted with the Final Plat. Such covenants will include, but are not limited to: size of residence (minimum square footage, height, etc.) construction methodology (unit connectivity, party wall, etc.), exterior finish (masonry type, etc.), roof type and finish, and property owner's association participation. All covenants will comply with City of Norman legal review and interpretation.