

THE CITY OF NORMAN
PLANNED UNIT DEVELOPMENT NO. _____

DESIGN STATEMENT

FOR

TURTLE CROSSING

Initial: September 25, 2019

Revised: February 4, 2020

PREPARED BY:

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PREPARED FOR:

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P.O. Box 720088
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SECTION 1.0 INTRODUCTION

The Planned Unit Development of TURTLE CROSSING, consisting of approximately 10.53 acres, is a part of the Northwest Quarter of Section 3, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma. The property is located on the south side of E. Lindsey Street, between 24th Avenue S.E. and 36th Avenue S.E. in Norman, OK. The property is presently zoned “RM-2” Low Density Apartment and “RM-6” Medium Density Apartment. The concept of this PUD is for single-family residential.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the subject property and PUD tract is included in Exhibit A, attached hereto and made a part of this PUD.

SECTION 3.0 OWNER/DEVELOPER

The owner/developer is Hossein Farzaneh.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned “RM-2” Low Density Apartment District, “RM-6” Medium Density Apartment District, and is undeveloped.

The properties to the north are currently zoned “A-2” Rural Agricultural District, “R-1” Single-Family Dwelling District with permissive use for a Planned Unit Development, and “RE” Residential Estates District. Said properties are used for private single-family dwellings.

The properties to the east are currently zoned “A-2” Rural Agricultural District and “R-1” Single-Family Dwelling District. Said properties are undeveloped.

The property to the south is currently zoned “R-1” Single-Family Dwelling District. Said property is used for single-family residential.

The properties to the west are currently zoned “R-1” Single-Family Dwelling District and “RM-2” Low Density Apartment District. Said properties are used for single-family and duplex dwellings, respectively.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property is primarily characterized by north to south sloping terrain that drains towards Dave Blue Creek.

SECTION 6.0 CONCEPT

The concept of this PUD is for single-family residential.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The subject property has access to E. Lindsey Street.

7.2 SANITARY SEWER

The development will be served by public sanitary sewer lines that will tie to existing public sanitary sewer lines constructed south of this PUD.

7.2.1 SUMMIT VALLEY LIFT STATION

The entire development will be subject to the Summit Valley Lift Station fee and a Lift Station agreement will be required. The Lift Station agreement must be approved by the City of Norman's City Council concurrent with this design statement.

7.3 WATER

The development will be served by public water lines that will tie to an existing public water line, located parallel to E. Lindsey Street.

7.4 FIRE PROTECTION

The subject property is located approximately one mile directly south of Norman Fire Department Station #9 (3001 Alameda Street).

7.5 OTHER UTILITIES

Coordination with various other utility companies will be made for the extension of other necessary utilities in conjunction with, and as a part of, the development of the subject property.

SECTION 8.0 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **"R-1" Single-Family Dwelling District** shall govern, except as herein modified, including conditional, special permit, special exception requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

All uses permitted for "R-1" Single-Family Dwelling District shall be allowed for this development.

The following variations to the use and development regulations of the R-1 base-zoning district shall apply:

- a. Minimum Building Setbacks shall be:
 - Front: 20 feet (measured from front property line)
 - Side: 5 feet (measured from side lot line)
 - Rear: 15 feet (measured from rear lot line)
- b. Minimum Lot width shall be 40 feet.
- c. Intensity: Each lot shall contain a minimum of 4,400 square feet per unit.
- d. Maximum impervious coverage shall not exceed 65%.
- e. Maximum building coverage shall be 50%
- f. Maximum Density: 7 dwelling units per acre.
- g. Upon approval of this PUD, the provisions, regulations, of the development plan contained herein shall not be changed, altered or amended in any manner except by action of the City Council after review and recommendation by the Planning Commission. Any application to change, alter or amend these regulations shall be processed in the same manner as any other rezoning application which includes the giving of written and published legal notice to surrounding property owners as to the time and manner of the public hearing to be held to consider those changes.

SECTION 9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

The exterior façade of all residential construction shall be comprised of no less than 50% brick, rock, or similar material. It is the intent of this provision to allow window trim, entryways, above garage door and eave decorative treatments using materials other than brick, rock, or similar materials. It is the intent of this provision to insure durable, long lasting, upscale facades.

9.2 LANDSCAPING REGULATIONS

Any islands or common areas created as a part of this PUD will be platted as common area and will be maintained by the Property/Homeowner's Association created as a part of this PUD.

A six-foot wood privacy fence will be constructed along the edge of the property line, located parallel to E. Lindsey Street and illustrated on the attached Landscape Plan. The fence will be maintained by the Property/Homeowner's Association created as a part of this PUD.

9.3 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 occupancy permits being issued.

No structures shall be allowed within the 100-foot Western Electric Cooperative easement, located on the east side of this PUD and illustrated on the attached Master Development Plan. This restriction will become void in the event that the easement is released or a subsequent agreement is made for the encroachments into the easement.

No structure shall be allowed within 1-foot of the proposed 7.5-foot utility easement and 20-foot Oklahoma Gas & Electric Company easement, located in the middle of block 1 of this PUD and illustrated on the attached Master Development Plan.

9.4 DRAINAGE REGULATIONS

Drainage improvements shall be in accordance with applicable sections of the City of Norman Subdivision Regulations. Drainage ways may be permitted and constructed in accordance with said Subdivision Regulations, which may include certain allowances in construction standards for PUDs, provided the PUD is platted with drainage ways confined to common areas and/or drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific review and approval by the City Engineer of the City of Norman or a designated engineer under contract with the City.

9.5 ACCESS REGULATIONS

The subject property has access to E. Lindsey Street and shall have one access point onto said street.

9.6 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Norman's Code of Ordinances.

9.7 SIGNAGE REGULATIONS

Any signage created as a part of this PUD will be platted as a dedicated easement and will be maintained by the Property/Homeowners Association created as a part of this PUD.

9.8 ROOFING REGULATIONS

All residential structures within this PUD shall have a roof with a rating of Class C or better. Said roofs shall be of a non-combustible material thereby providing a safety feature to help with the prevention of fire.

9.9 AMENITIES

Common Area A, located along the western boundary of the development and illustrated on the attached Master Development Plan, consists of 2.25 acres of Open Space and accounts for 21% of the total development.

SECTION 10.0 DEVELOPMENT SEQUENCE

Development phasing shall be permitted as a part of the development of this PUD.

SECTION 11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this Planned Unit Development:

EXHIBIT A: LEGAL DESCRIPTION OF PUD AND TRACTS

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHIC MAP

EXHIBIT D: LANDSCAPE PLAN

Exhibit "A"
LEGAL DESCRIPTION

Overall

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner NW/4; thence

S00°54'11"E along the East line of said NW/4 a distance of 2058.76 feet to a point on the Exterior line of the EAST RIDGE additions, according to their respective recorded plats; thence N33°56'16"W a distance of 686.36 feet; thence N09°51'48"W a distance of 500.19 feet; thence S80°08'12"W a distance of 417.95 feet; thence S89°12'34"W a distance of 27.96 feet; thence N00°47'26"W a distance of 120.04 feet; thence N89°12'34"E a distance of 0.62 feet; thence N00°47'48"W a distance of 171.20 feet; thence N89°51'48"W a distance of 32.81 feet; thence N00°08'12"E a distance of 776.54 feet to a point on the North line of said NW/4; thence N89°58'28"E along said line a distance of 910.52 feet to the POINT OF BEGINNING.

Said tract contains 1,235,331 Sq Ft or 28.36 Acres, more or less.

Rezoning

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner NW/4; thence

S00°54'11"E along the East line of said NW/4 a distance of 580.07 feet; thence S89°58'28"W a distance of 249.88 feet; thence N00°01'32"W a distance of 10.00 feet; thence S89°58'28"W a distance of 110.00 feet; thence S00°01'32"E a distance of 77.48 feet; thence S89°58'28"W a distance of 222.93 feet; thence N27°29'37"W a distance of 729.74 feet to a point on the North line of said NW/4; thence N89°58'28"E along said North line a distance of 910.52 feet to the POINT OF BEGINNING.

Said tract contains 458,364 Sq Ft or 10.52 Acres, more or less.

PROJECT OWNER AND DEVELOPER:

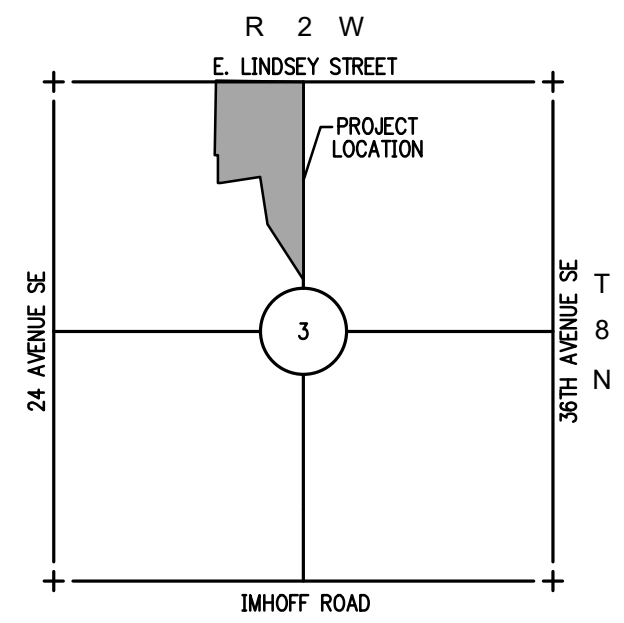
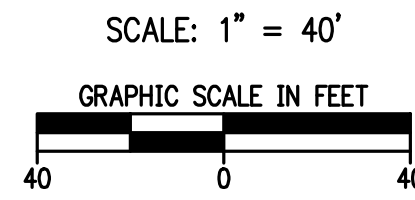
Hossein Farzaneh
PO Box 720088
Norman, Oklahoma
73070

PH: 405.692.2222
FAX: 405.793.6024

LEGEND

- BL BUILDING LIMIT LINE
- D/E DRAINAGE EASEMENT
- EX. EXISTING
- L.N.A. LIMITS OF NO ACCESS
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT

MASTER DEVELOPMENT PLAN
OF
TURTLE CROSSING
A PLANNED UNIT DEVELOPMENT
A Part of the NW/4 of Section 3, T8N, R2W, I.M.
Norman, Cleveland County, Oklahoma



| LINE # | LENGTH | DIRECTION |
|--------|--------|---------------|
| L1 | 10.00' | N00° 01' 32"W |
| L2 | 77.48' | S00° 01' 32"E |

LEGAL DESCRIPTION

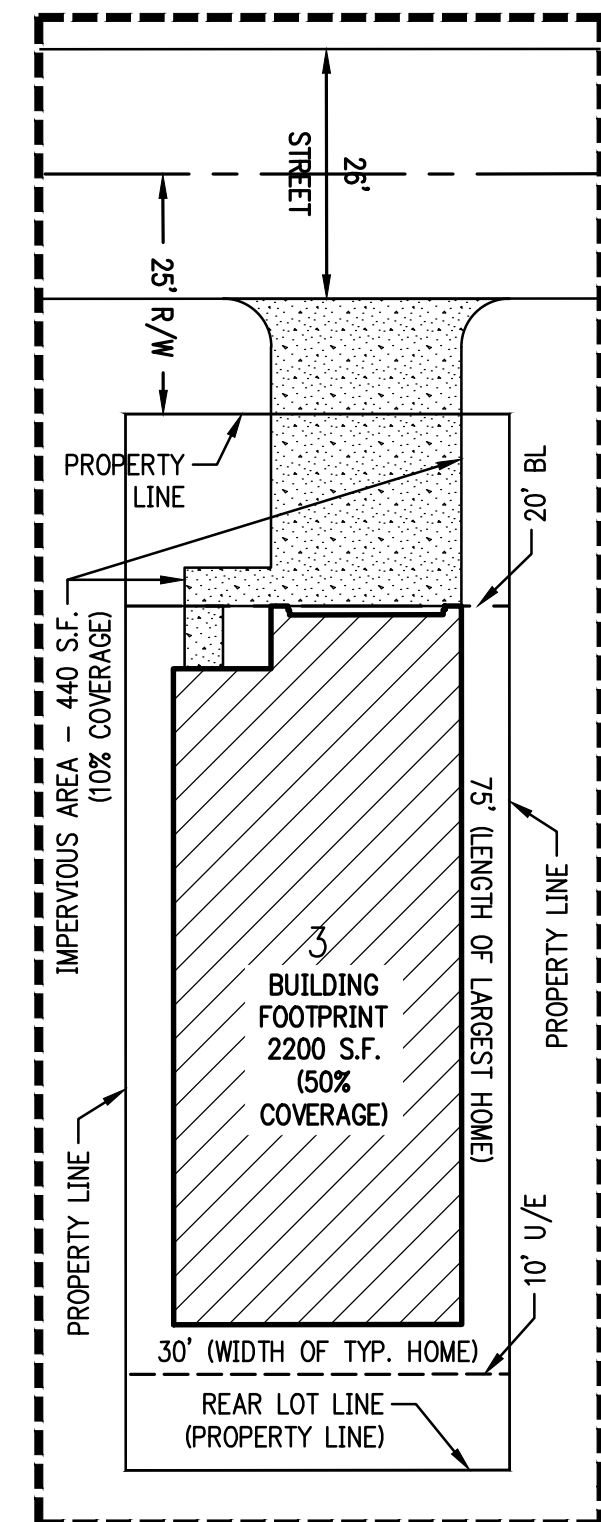
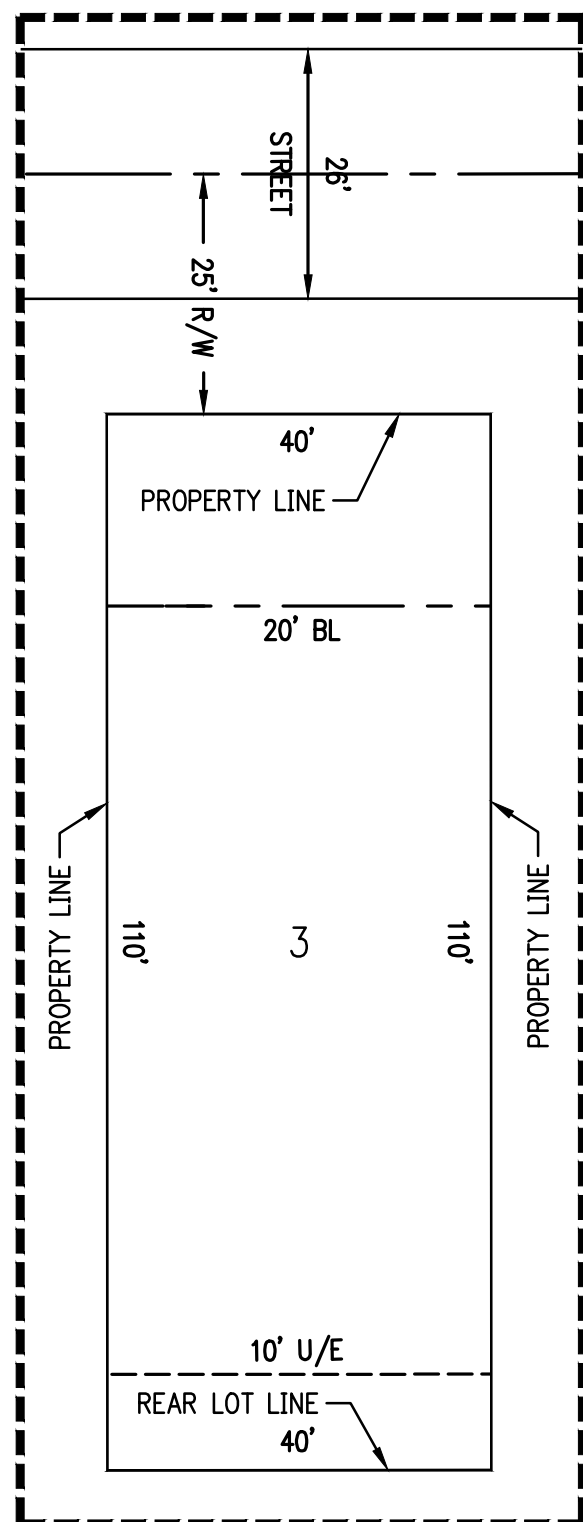
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BEGINNING at the Northeast Corner of said NW/4; thence

S00°54'11"E along the East line of said NW/4 a distance of 580.07 feet; thence
S89°58'28"W a distance of 249.88 feet; thence
N00°01'32"W a distance of 10.00 feet; thence
S89°58'28"W a distance of 110.00 feet; thence
S00°01'32"E a distance of 77.48 feet; thence
S89°58'28"W a distance of 222.93 feet; thence
N27°29'37"W a distance of 729.74 feet to a point on the North line of said NW/4; thence
N89°58'28"E along said North line a distance of 910.52 feet to the POINT OF BEGINNING.

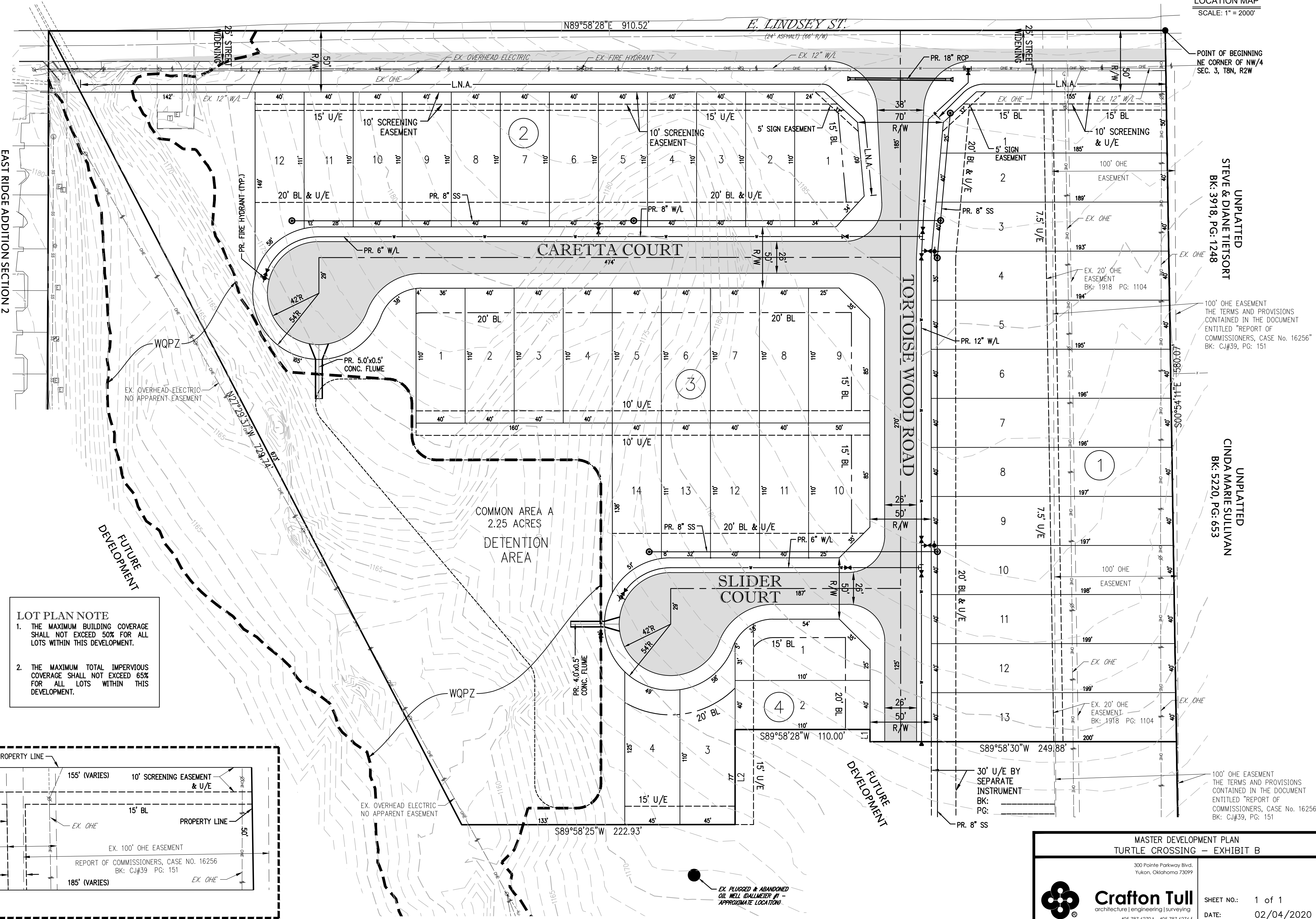
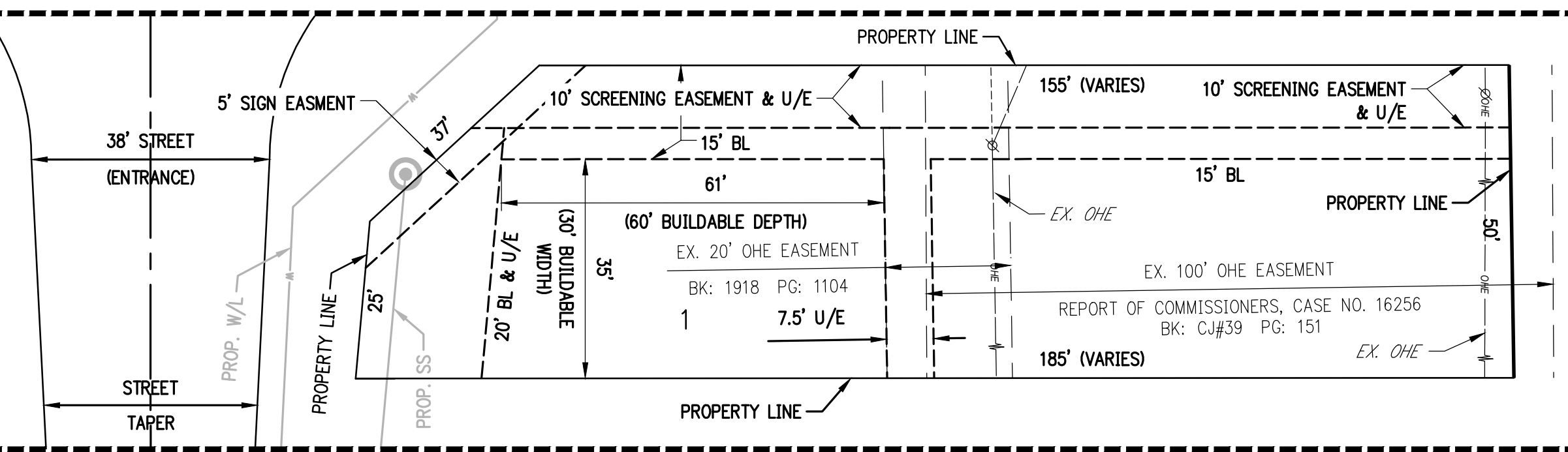
Said tract contains 458,364 Sq Ft or 10.52 Acres, more or less.

EAST RIDGE ADDITION SECTION 2
BOOK: PLAT 13, PAGE: 56



LOT PLAN NOTE

1. THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 50% FOR ALL LOTS WITHIN THIS DEVELOPMENT.
2. THE MAXIMUM TOTAL IMPERVIOUS COVERAGE SHALL NOT EXCEED 65% FOR ALL LOTS WITHIN THIS DEVELOPMENT.



POINT OF BEGINNING
NE CORNER OF NW/4
SEC. 3, T8N, R2W

UNPLATTED
STEVE & DIANE TIETSORT
BK: 3918, PG: 1248

UNPLATTED
CINDA MARIE SULLIVAN
BK: 5220, PG: 653

100' OHE EASEMENT
THE TERMS AND PROVISIONS
CONTAINED IN THE DOCUMENT
ENTITLED "REPORT OF
COMMISSIONERS, CASE No. 16256"
BK: C/J#39, PG: 151

MASTER DEVELOPMENT PLAN
TURTLE CROSSING - EXHIBIT B

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
C.A.#193 (P.L.#13) APR 05/2020

SHEET NO.: 1 of 1
DATE: 02/04/2020
PROJECT NO.: 18614200

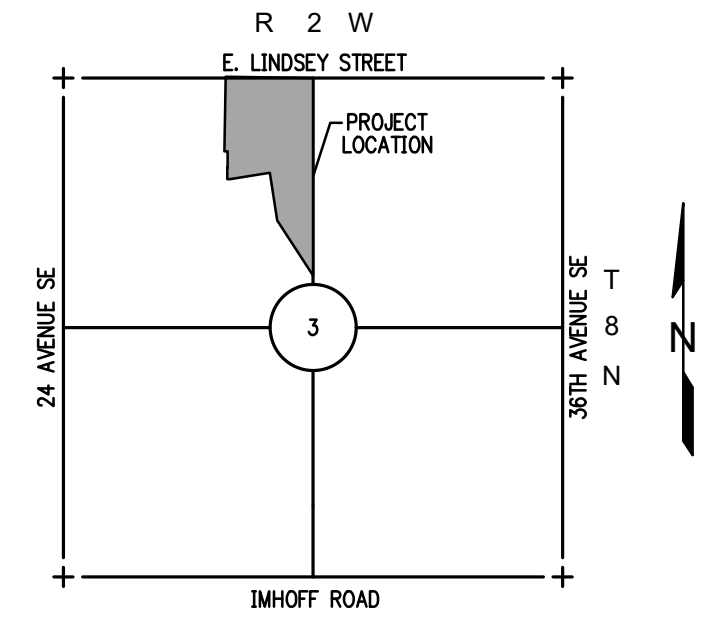
DRAWING: 5/11/2020 10:00 AM PROJECT: TURTLE CROSSING

PROJECT OWNER AND DEVELOPER:

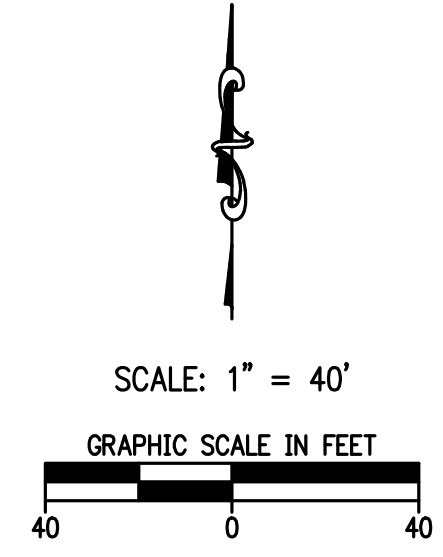
Hossein Farzaneh
 PO Box 720088
 Norman, Oklahoma
 73070

PH: 405.692.2222
 FAX: 405.793.6024

TOPOGRAPHIC MAP
 OF
TURTLE CROSSING
 A PLANNED UNIT DEVELOPMENT
 A Part of the NW/4 of Section 3, T8N, R2W, I.M.
 Norman, Cleveland County, Oklahoma



LOCATION MAP
 SCALE: 1" = 2000'



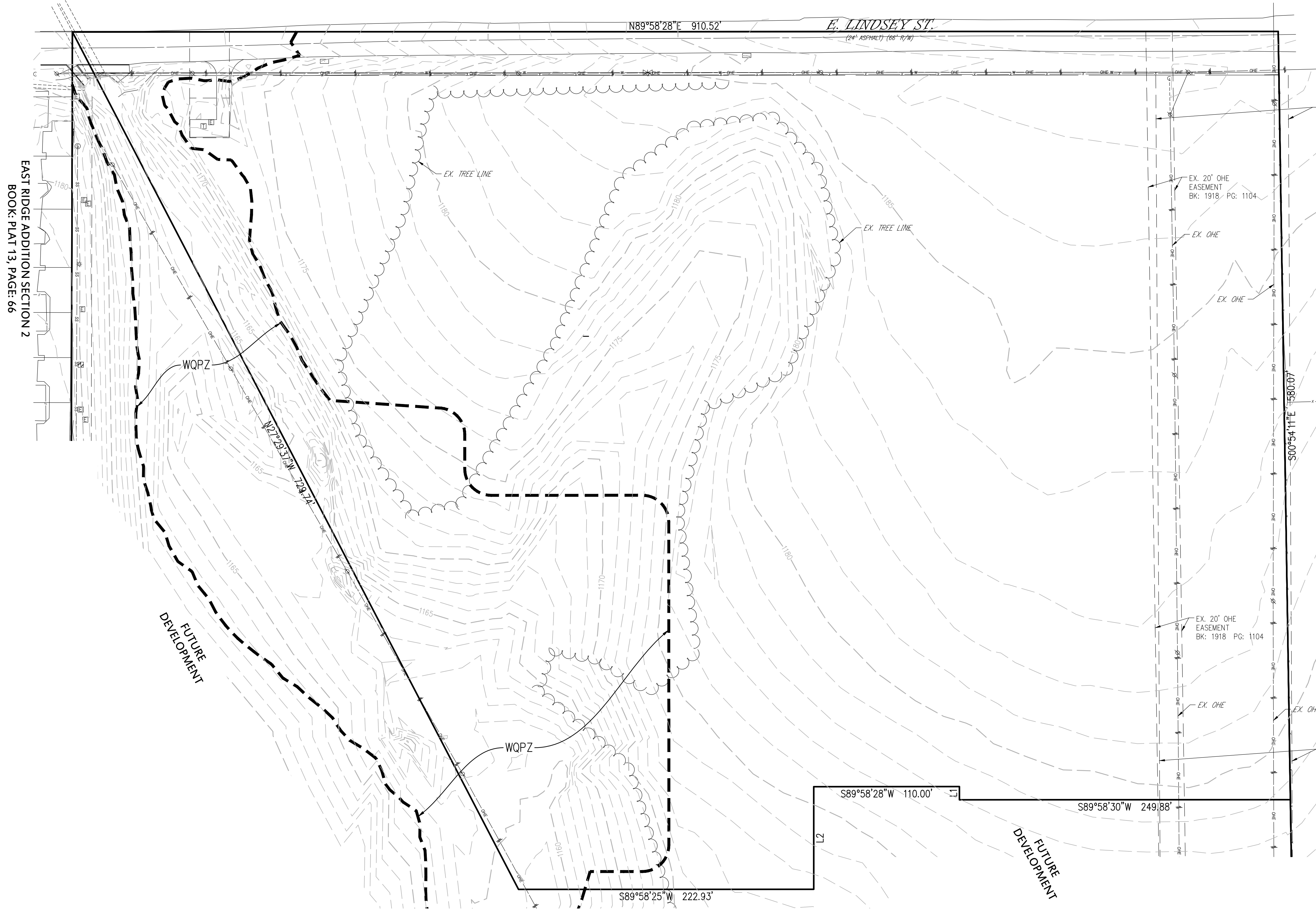
| LINE TABLE | | |
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 S00°01'32"E a distance of 77.48 feet; thence
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EAST RIDGE ADDITION SECTION 2
 BOOK: PLAT 13, PAGE: 66

TOPOGRAPHIC MAP
 TURTLE CROSSING - EXHIBIT C

300 Pointe Parkway Blvd.
 Yukon, Oklahoma 73099

Crafton Tull
 architecture | engineering | surveying
 405.787.6270 | 405.787.6271
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SHEET NO.: 1 of 1
 DATE: 02/04/2020
 PROJECT NO.: 18614200

CERTIFICATE OF AUTHORIZATION:
 CA 970 (P&S) EXPIRES 04/30/2020

DRAWING: 011814200_TURTLE_CROSSING_EXHIBIT_C.dwg

