

PUD-
DESIGN STATEMENT

Cedar Ridge Office Park

A Planned Unit Development (PUD)

June 2, 2003
Revised August 25, 2003
Revised September 8, 2003
Revised September 12, 2003
Revised September 25, 2003

** AS Approved by City of Yukon October 2003 **

*In the Northeast Quarter, Section 28,
Township 12 North, Range 5 West of the
Indian Meridian, Canadian County, Oklahoma*

Applicant:

Cohagan & Campbell, L.L.C.
Paul Cohagan
301 West Grand Teton Court
Yukon, OK 73099
(405) 820-5209

Prepared by:

Johnson & Associates, Inc.
100 East California, Avenue, Third Floor
Oklahoma City, OK 73104
(405) 235-8075

2220 000/PUD

1.0 LOCATION:

The proposed development site is located east of Nina Willingham Senior Housing addition, on the south side of E. Vandament Avenue in the City of Yukon, Oklahoma (950 E. Vandament). This site is approximately 7.81 acres, more or less in size (340,267 square feet). Access to the site is proposed via Vandament Avenue.

2.0 HISTORY:

This property is currently undeveloped. A portion of the property (northwest corner of the property platted as Cedar Ridge Office Park) is zoned C-1, Office District; the remainder of the property is platted as the Yukon Industrial Park and is zoned I-2, Heavy Industrial. The portion of the property which is currently zoned C-1 was approved for office development by the Yukon City Council on October 14, 2002. Since that time, the City of Yukon has approved an ordinance that would allow for the development of the remainder of the site as an office park.

The property surrounding the proposed PUD is zoned and developed as follows:

- North: Zoned C-1, "Office District, C-2, "Convenience Commercial" District and R-1 "Single-family Residential" District. The property is currently improved with office/retail strip development on the east 2/3rd s and the Kimbell Addition on the west 1/3rd.
- East: Existing C.R.I. & P Railroad tracks.
- South: I-2, "Heavy Industrial" District. The property is currently vacant.
- West: R-3, "Multi-family Residential" District. The property is currently developed with the Nina Willingham Senior Housing complex.

3.0 SCOPE:

It is the desire of the developer of the subject property to revise the existing zoning encumbering the subject site to allow the ability to develop an office park. This will be accomplished through the replacement of the existing zoning (I-2 portion) with the proposed C-1, "Office" District zoning and adding the PUD overlay for the entirety of the site, to include the Special Development Regulations contained herein. These regulations shall allow for all permitted uses within the C-1 Office District. The design statement and exhibits that constitute this Planned Unit Development will provide the property owner the flexibility required to develop the subject property with general office which mirror those currently developed in the surrounding area.

4.0 SITE TOPOGRAPHY, DRAINAGE AND EXISTING UTILITIES:

The site is currently undeveloped. The historic drainage area, approximately 7.81 acres in size, is currently vacant and consists primarily of trees and pasture with average grass cover. The property sheet flows from northwest to southeast toward the swale along the railroad tracks bordering the site on the east. Detention for this project is required and will be accommodated in the southeast corner of the site. Approximately 4.96 acres of the develop[ed] site will be directed to the proposed detention pond and the remainder, 2.85 acres, of the site will bypass the pond. The detention facility will be sized to contain the required 100-year frequency storm volume with an allowance for a 10% reduction in volume due to sedimentation. The design of the regulating outlet structure will ensure that the developed storm water release from the site will not exceed the calculated historic release rates.

Using a generalized soil map of Canadian County, the site was found to contain the Dale Silt Loam soil group. These soils are characterized by good drainage, moderate permeability and a high water holding capacity. Dale soils have a low shrink-swell potential *not requiring any particular engineering remedies* for use as a building site. In addition, the entire site is currently not flood prone and is located in Flood Zone C (area outside of the five hundred year flood zone) on the National Flood Insurance Program FIRM community-panel numbers 400028 0005B and 400028 0015B (effective date September 28, 1979).

Public water can be provided by the City of Yukon through extension of an existing 8" line located within the south right-of-way of Vandament Avenue, just north of the site. This line will be looped within the PUD area.

Sanitary sewer disposal may occur through the use and extension of an 8" line located along the north property line of the project site (this line lies within the right-of-way of Vandament) and a 12" line which lies within a utility easement located along the east property line of the site. Improvement plans for any necessary public extensions will be submitted to the City Public Works Department for review and approval.

Additionally, a gas line lies within a utility easement just within the north property a line of the site (One OK, a subsidiary of ONG, owns this line). An underground fiber optic line, owned by Sprint, travels along the east property line. Unless otherwise required by the City, electrical service will occur via overhead lines. Proper coordination with the various utility companies and the Fire Department (overhead lines) will be made in conjunction with the development of this site.

Fire protection for the site shall be provided by the City of Yukon Fire Department. The closest fire stations to this site currently are within 1 ½ to 2 miles from the subject site (north and northwest). Both stations should have adequate response times. The individual structures, as designed and reviewed at the building permit stage, will provide the necessary fire suppression systems and truck turning radii as is required by the City of

Yukon Fire Chief.

Street access for the site will be via Vandament Avenue, a four-lane arterial. Individual interior lots shall be accessed via a private drive easement as depicted on the Master Development Plan.

5.0 SPECIAL DEVELOPMENT REGULATIONS:

The use and development regulations set out herein shall control the development and use of the property listed in Exhibit A (legal description). In case of a conflict between the regulations set out in this Planned Unit Development and ordinances contained in the Planning and Zoning Code Regulations for The City of Yukon, the use and development regulations contained in this Planned Unit Development shall take precedent and control the development and use of the property. All regulations not specifically addressed herein shall comply with zoning ordinances and building regulations of The City of Yukon in effect at the time of the approval of this PUD, along with State and Federal Regulations as they may apply. The regulations are as follows:

- 5.1. The use and development regulations of the C-1 "Office" District shall govern development of this PUD except as modified below:

- 5.1.1. Setbacks from exterior property lines, as depicted on the Master Development Plan, shall be as follows:

North P/L:	5 feet
South P/L:	15 feet
East P/L:	40 feet
West P/L:	15 feet

There will be no interior setbacks.

- 5.2. There shall be a minimum building separation of 10 feet.
- 5.3. Maximum overall building height shall be 35 feet, containing no more than two stories. Buildings abutting the west property line shall be restricted to one-story construction. No other height restrictions shall apply.
- 5.4. Any site lighting utilized within this development shall be directed away from the adjacent property to the west.
- 5.5. Vehicular access to the individual lots shall be via a private drive, connecting to Vandament Avenue, a public street. Two driveway access points shall service the individual lots. These driveways shall have a minimum separation of 300 feet measured centerline to centerline. "Limits of No Access" shall be enforced on either

side of and between both proposed drives. Individual lots shall be allowed cross access for the purpose of parking via a cross-access agreement affected through recorded covenants and restrictions.

Pedestrian access shall be provided from individual structures to provided parking areas adjacent to said structures. Pedestrian access between lots is not required.

- 5.6. There shall be a maximum of two monument/ground signs permitted. Maximum height of said signs shall be 8 feet; maximum display areas shall be 100 square feet. Signs shall have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the buildings served. There shall be a minimum separation of 250 feet between signs. Signs shall have exterior illumination only. Potential sign locations shall be limited to either side of the two ingress/egress points.
- 5.7. Developer shall maintain a minimum 10% of the gross PUD area for landscape/open area. Landscaping shall be provided along the PUD perimeter at a ratio of 1 tree (deciduous or non-deciduous) and 2 shrubs every 30 feet. While providing appropriate sight-distance, interior landscaping shall include ornamental trees, shrubs, bushes, ground covers, flowerbeds and other features so as to create attractive and environmentally harmonious development. Trees shall be a minimum of 2 ½ -inch caliper for deciduous trees and a minimum of 7 feet in height for Non-deciduous. Deciduous trees may be from a variety of species such as the following (but not limited to the following): Bur or Shumard oak, Lacebark elm, Chinese pistache, Bald or Pond cypress, Loblollypine, Kentucky Coffee or Londonplane tree, Shantung or Purpleblow maple. Ornamental trees may be from a variety of species such as Crab Apple, Crepe Myrtle or Redbud. Landscape areas will be maintained by the Property Owners Association (POA).
- 5.8. A 4-foot sidewalk shall be installed within the right-of-way of Vandament Avenue, in accordance with the requirements of the City of Yukon Subdivision Regulations. The sidewalk will be required at the building permit stage and installed prior to the issuance of an occupancy certificate by the City of Yukon City. Pedestrian access (sidewalks) within and between lots shall also be constructed at the time of final platting, in accordance with City of Yukon regulations.

6.0 GENERAL REGULATIONS:

General Regulations

- 6.1. Public improvements shall be made throughout the Planned Unit Development as required by the City of Yukon. All Local, State and Federal ordinances as they shall apply to the site will be adhered to, provided, however, in the event of any conflict between the terms of this PUD and any City ordinances, the terms of this PUD shall

control and take precedence.

- 6.2. The subject PUD shall be allowed to be developed in phases, subdivided by tracts, sold by lots, or leased in part or in total in accordance with the Yukon Subdivision Regulations. Said development shall occur as follows: Phase I shall consist of all necessary infrastructure improvements as designated by the City of Yukon (including utility extensions, detention facility and perimeter sidewalks); Phase II shall consist of development of individual lots and structures with Phase II-A being roughly the west 1/3 of the PUD, Phase II-B being roughly the central section of the PUD and, Phase II-C being roughly the east 1/3 of the PUD. Detailed plans including building elevations and landscape shall be submitted for City review at the time of development of each phase.
- 6.3. The private drive shall be utilized for access to individual lots and drainage purposes. The maintenance of this drive shall be governed by the Property Owners Association (POA) through the use of recorded Covenants and Restrictions. All governing parts of the City of Yukon Drainage Ordinances and other applicable State or Federal laws, shall apply.
- 6.4. A sight-proof fence shall be required on the west and south boundary lines of this PUD. Said screening shall be a minimum of 6 feet in height. Screening shall include decorative posts (i.e., brick columns).
- 6.5. Internal traffic control devices (i.e., stop signs) shall be installed at appropriate locations within the PUD and/or as directed by the City Engineer. Said control devices shall be maintained by the Property Owners Association (POA).
- 6.6. All structures constructed within this PUD shall comply with the following architectural standards:
 - No metal buildings shall be permitted;
 - A minimum of 50% of the exterior walls of all structures within this PUD shall consist of brick, rock, stone or other similar material;
 - No plain concrete block shall be permitted.
 - Buildings shall be oriented such that the rears of buildings are not facing towards Vandament.
 - Dumpster sites shall be screened from view and be easily accessible by Sanitation Services personnel.
- 6.7. Parking for all permitted uses will be calculated at 1:200 and be provided in spaces with the dimension of 9 feet in width and 18 feet in length.

EXHIBITS:

The following exhibits are attached hereto and shall be made an integral part of this Planned Unit Development.

- A. Legal Description
- B. Master Development Plan
- C. Site Topographic Plan
- D. Preliminary Site Plan
- E. Open Space/Screening Exhibit
- F. Typical Landscape Exhibit

EXHIBIT A
Legal Description
Cedar Ridge Office Park

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, in Canadian County, Oklahoma, and a part of YUKON INDUSTRIAL PARK, an Addition to the City of Yukon, as recorded in Book 3, Page 83 of Plats, said tract being more particularly described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter (NE/4);

Thence North 90°00'00" East along the North line of said Northeast Quarter (NE/4) a distance of 675.00 feet;

Thence South 00°00'51" West a distance of 50.00 feet to the Point of Beginning;

Thence from said POINT OF BEGINNING North 90°00'00" East and parallel to said North line of said Northeast Quarter (NE/4) a distance of 592.23 feet to a point on the West Right-of-Way line of the Chicago – Rock Island and Pacific Railroad;

Thence South 42°39'09" East along said west Right-of-Way line a distance of 585.11 feet;

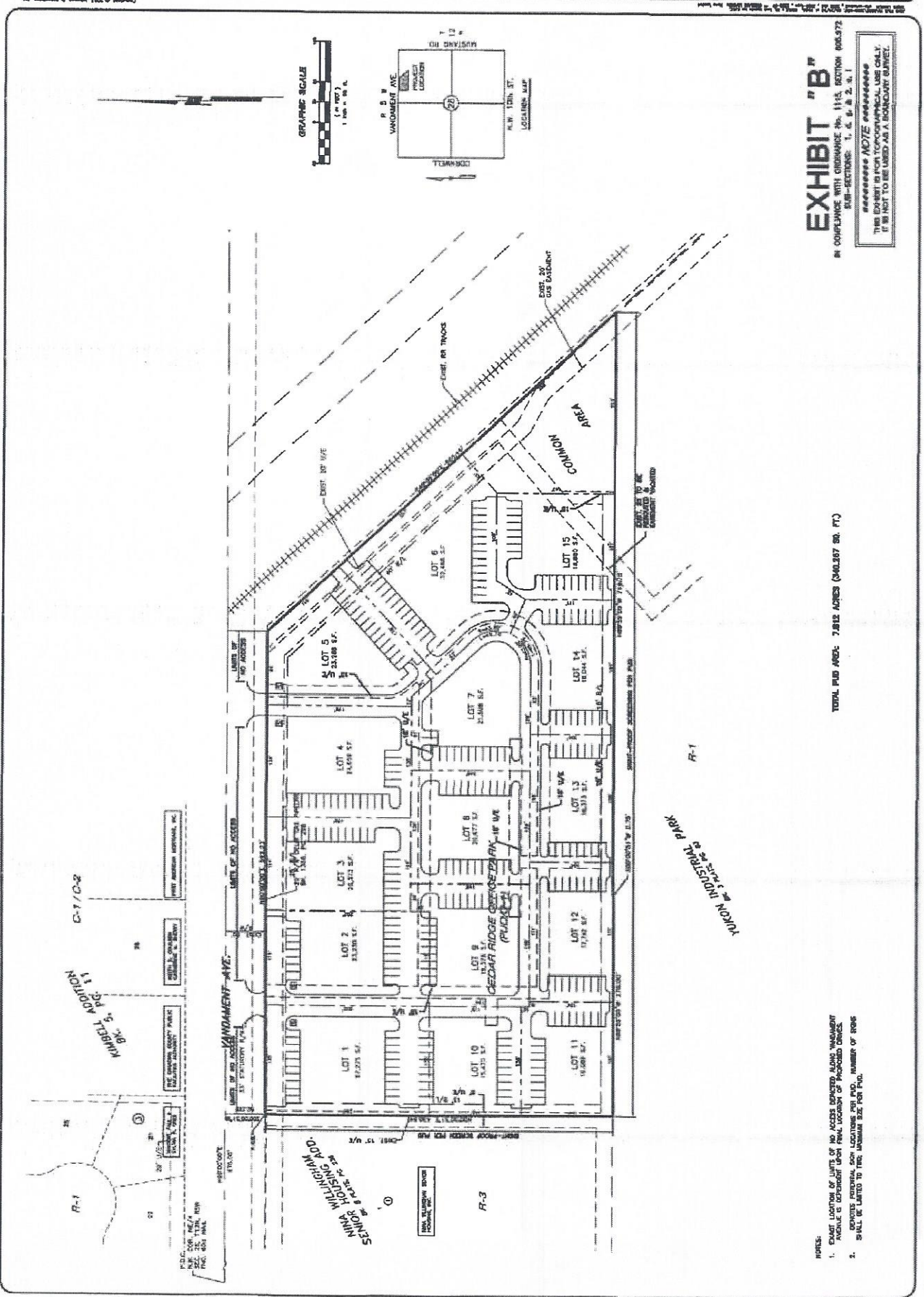
Thence South 89°59'09" West a distance of 718.78 feet;

Thence South 00°00'51" West a distance of 0.75 feet;

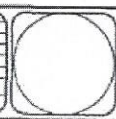
Thence South 89°59'09" West a distance of 270.00 feet;

Thence North 00°00'51" East a distance of 430.84 feet to the POINT OF BEGINNING;

Said tract contains 340,267 Square Feet or 7.812 Acres, more or less.



REVISIONS	DATE



JOHNSON & ASSOCIATES, INC.
100 E. CALLEMAN AVE. - 7TH FLOOR
TULSA, OKLA. 74106
TEL: 336-1234
FAX: 336-1235

CEDAR RIDGE OFFICE PARK
TULSA, OKLAHOMA COUNTY, OKLAHOMA
SITE TOPOGRAPHIC PLAN

EXHIBIT "C"
IN COMPLIANCE WITH ORDINANCE NO. 1119, SECTION 804.022
SUB-SECTION: 2, 1, 1, 1

1
SHEET NUMBER

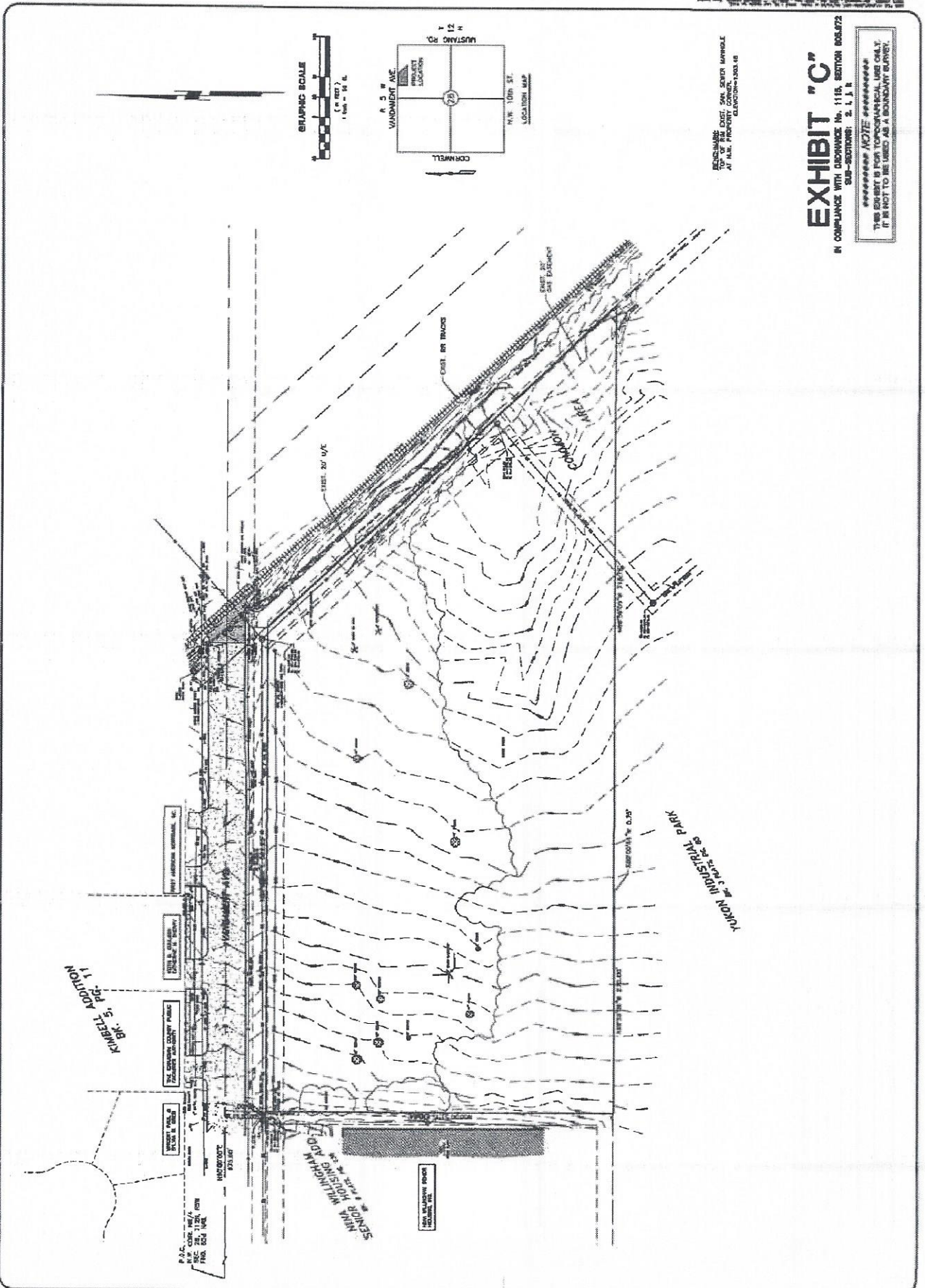


EXHIBIT "C"
IN COMPLIANCE WITH ORDINANCE NO. 1119, SECTION 804.022
SUB-SECTION: 2, 1, 1, 1

NOTES:
1. THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY.
2. IT IS NOT TO BE USED AS A CONVEYANCE DOCUMENT.

PRELIMINARY SITE PLAN YUKON, CANADIAN COUNTY, OKLAHOMA CEDAR RIDGE OFFICE PARK		SHEET NUMBER 1
PROJECT LOCATION 100 E. Oklahoma Ave., Third Floor Oklahoma City, OK 73104 JOHNSON & ASSOCIATES, P.C. 100 E. Oklahoma Ave., Third Floor Oklahoma City, OK 73104 PREPARED BY: JOHNSON & ASSOCIATES, P.C. CHECKED BY: JOHNSON & ASSOCIATES, P.C. DATE:		

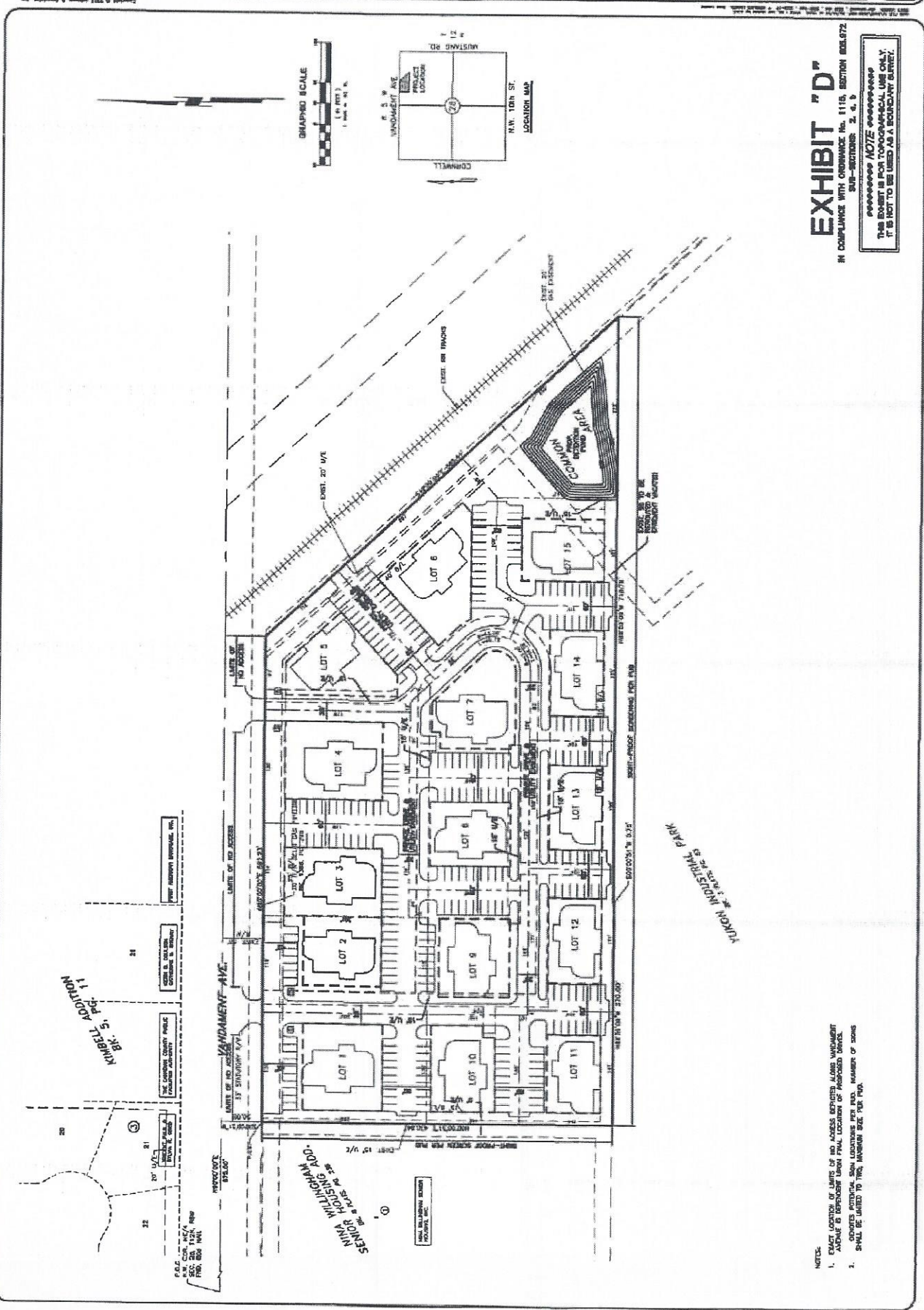
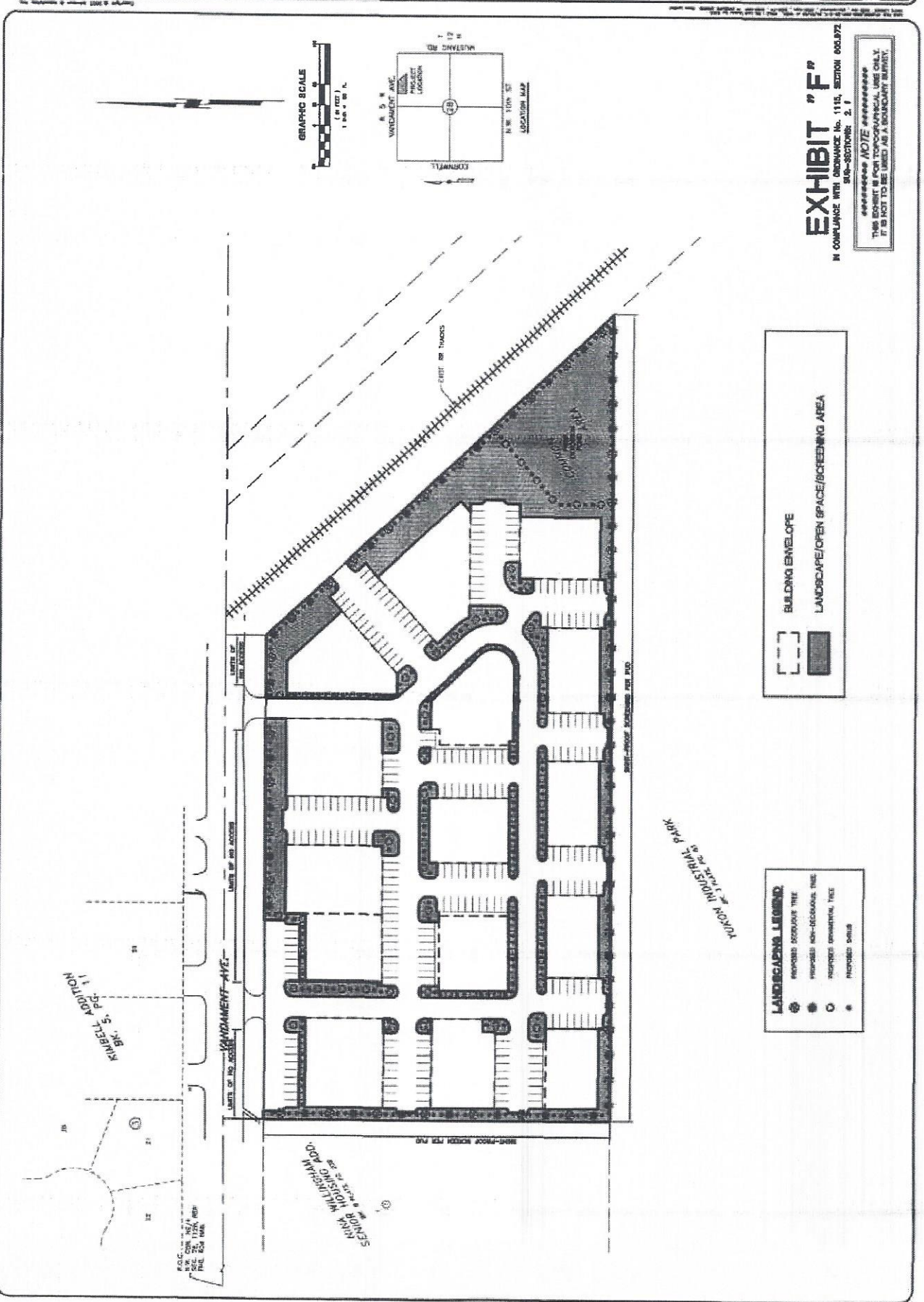
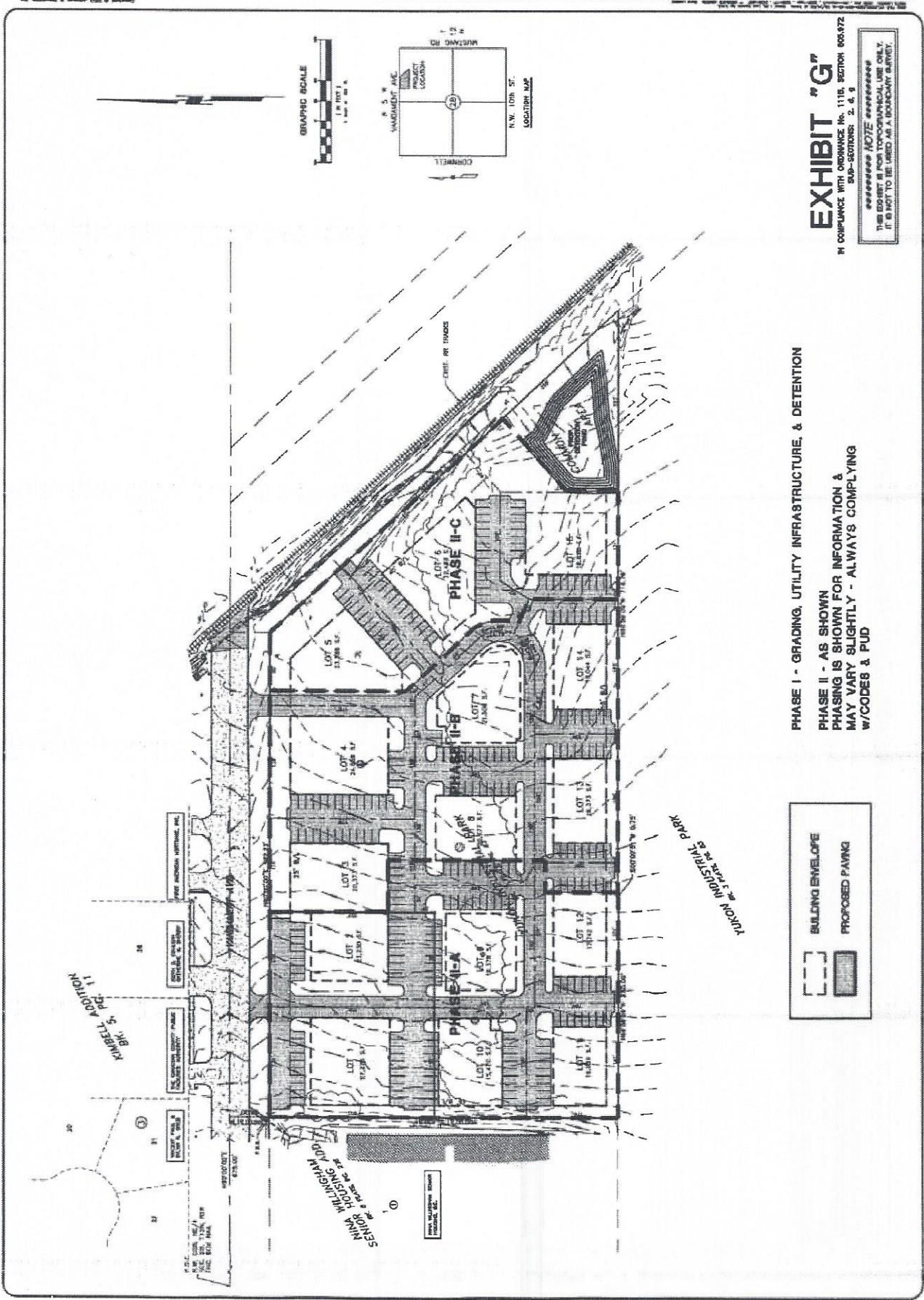


EXHIBIT "D"
 IN COMPLIANCE WITH ORDINANCE NO. 1110, SECTION 804.872
 SUB-SECTION 2, 4, 5
 NOTE: THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

NOTES:
 1. EXACT LOCATIONS OF LIMITS OF NO ACCESS DEPENDS UPON THE LOCATION OF THE EXISTING DRIVEWAY.
 2. SHALL BE LIMITED TO THE MAXIMUM SIZE FOR THE LOT.



REVISIONS NO. DESCRIPTION DATE			J. B. BARNETT & ASSOCIATES, INC. 100 E. CHANDLER AVE., SUITE 200 OKLAHOMA CITY, OKLAHOMA 73104 (405) 521-1111	PHASING, PARKING, & PAVING EXHIBIT YUKON, CANADIAN COUNTRY, OKLAHOMA	SHEET NO. 1
DATE					



PHASE I - GRADING, UTILITY INFRASTRUCTURE, & DETENTION
 PHASE II - AS SHOWN
 PHASING IS SHOWN FOR INFORMATION &
 MAY VARY SLIGHTLY - ALWAYS COMPLYING
 W/CODES & PUD

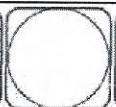


EXHIBIT "G"

IN COMPLIANCE WITH ORDINANCE NO. 1115, SECTION 805.872
 SUB-SECTIONS 2, 3, & 5

***** NOTE *****
 THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY.
 IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

NO.	REVISIONS	DATE



JENNIFER S. ANDERSON, INC.
 100 E. CHURCH AVENUE, SUITE 100
 OKLAHOMA CITY, OK 73104
 (405) 241-1111
 www.jenniferanderson.com

CEDAR RIDGE OFFICE PARK
 VEHICULAR & PEDESTRIAN
 CIRCULATION PLAN

DATE	11/11/2011
DRAWN BY	JSA
CHECKED BY	JSA
APPROVED BY	JSA
SCALE	AS SHOWN
SHEET NUMBER	1

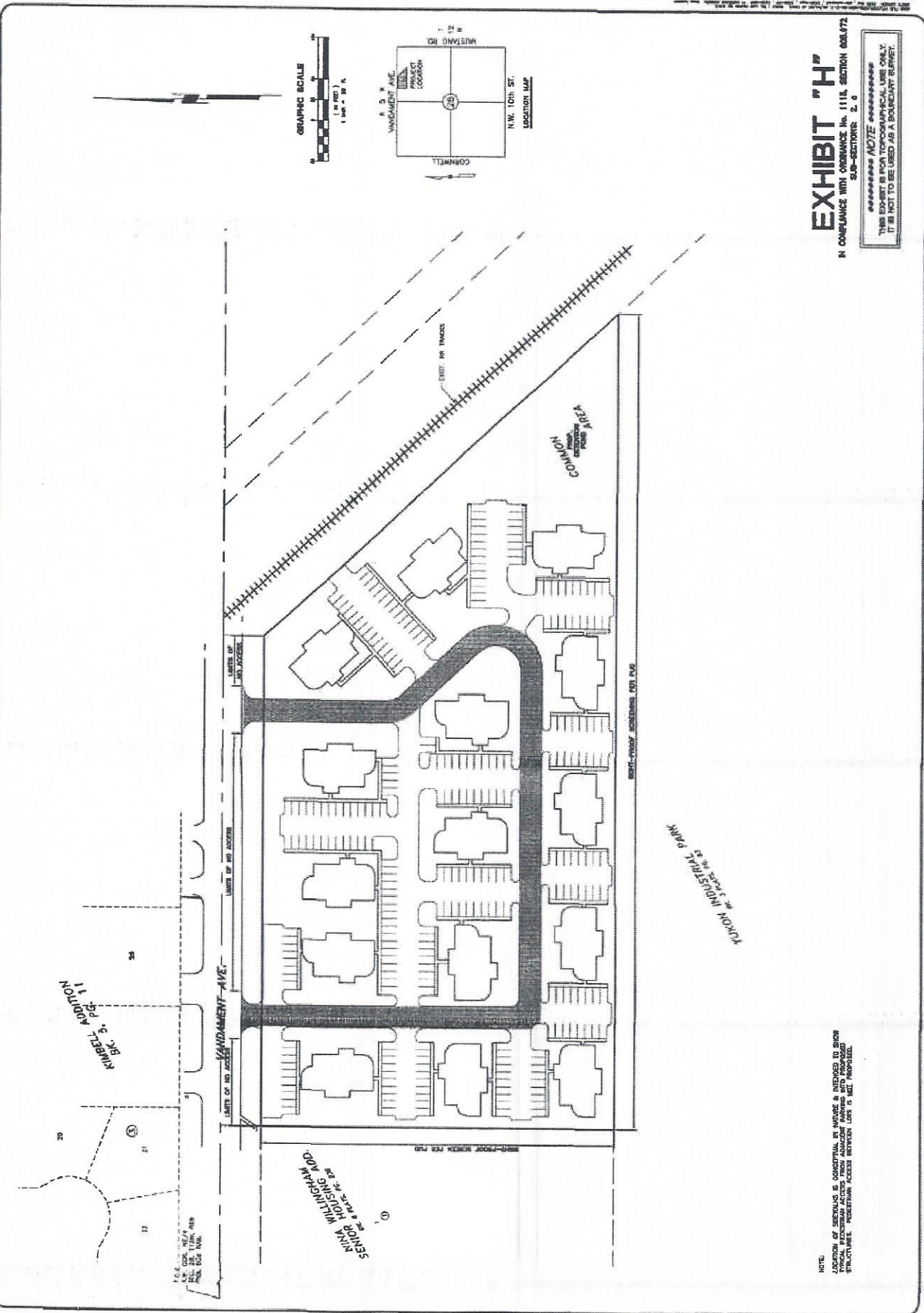


EXHIBIT "H"

IN COMPLIANCE WITH ORDINANCE No. 1111, SECTION 008.072
 SUB-SECTIONS 2.0

NOTE: THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

NOTE: LOCATION OF STRUCTURES IS CONCEPTUAL IN NATURE & INTENDED TO SHOW TYPICAL PICTORIAL ASPECTS FROM ADJACENT AREAS INTO PROPOSED STRUCTURES. PICTURED AREAS BETWEEN LOTS & ARE NOT TO BE USED.

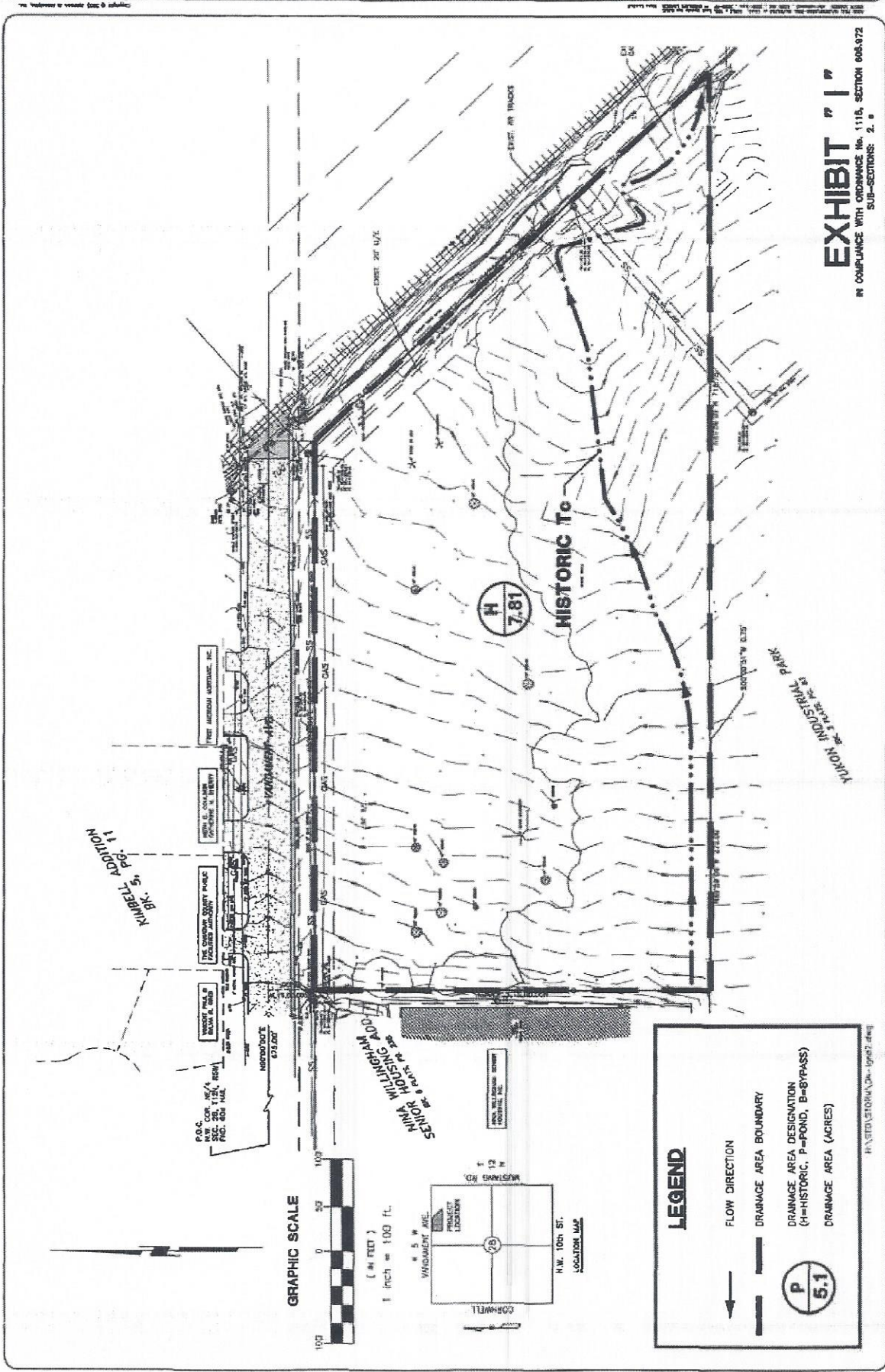
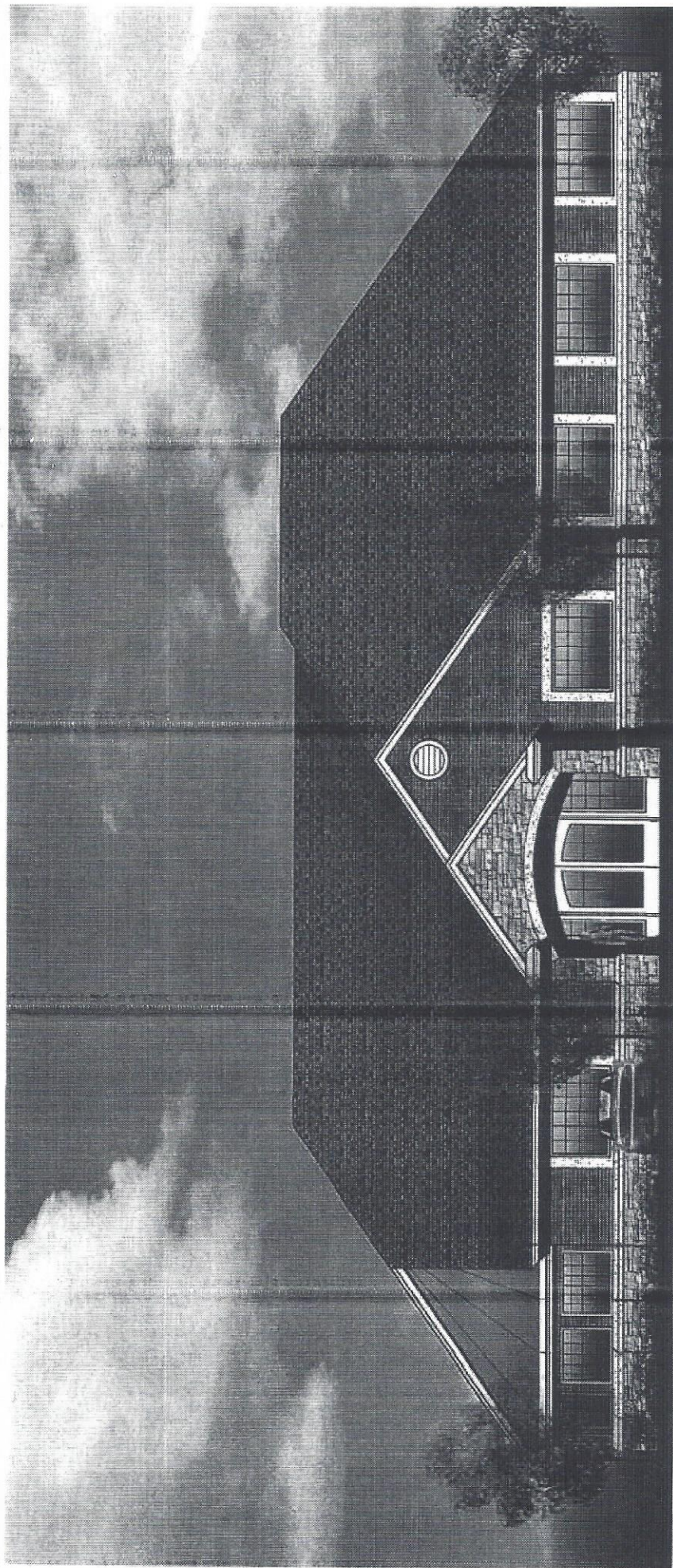


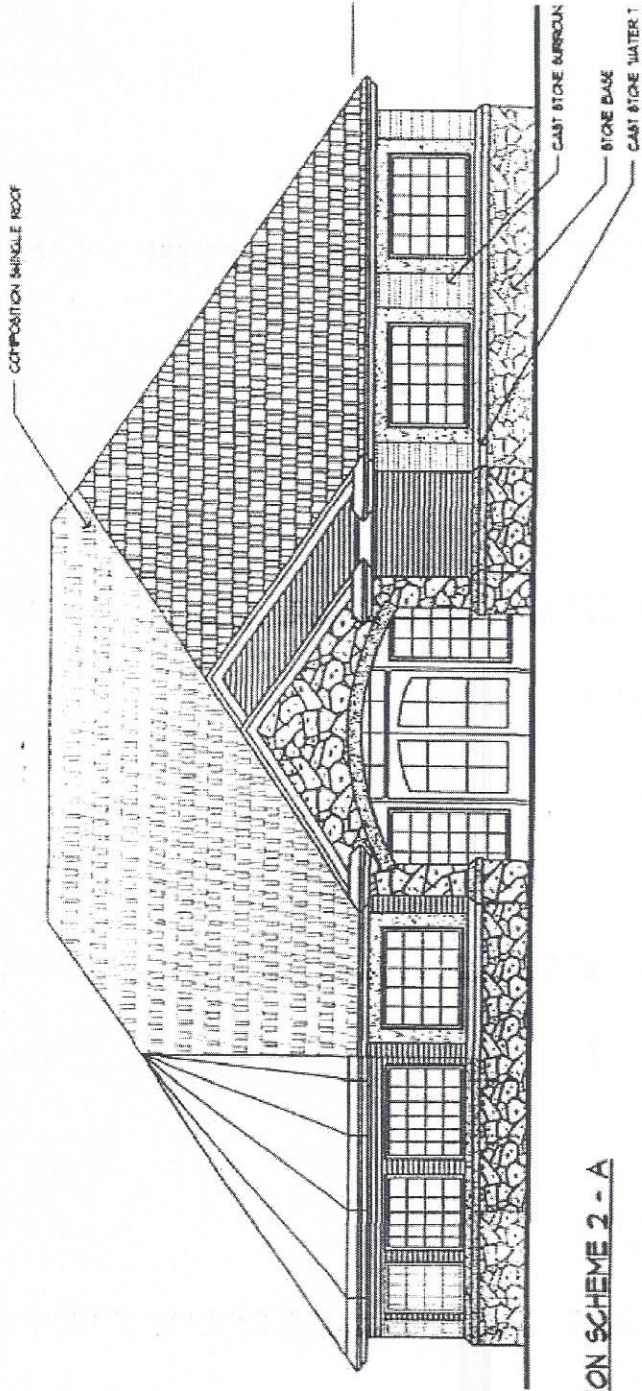
Exhibit K

Architectural Concept For Proposed Structures And Monument Sign

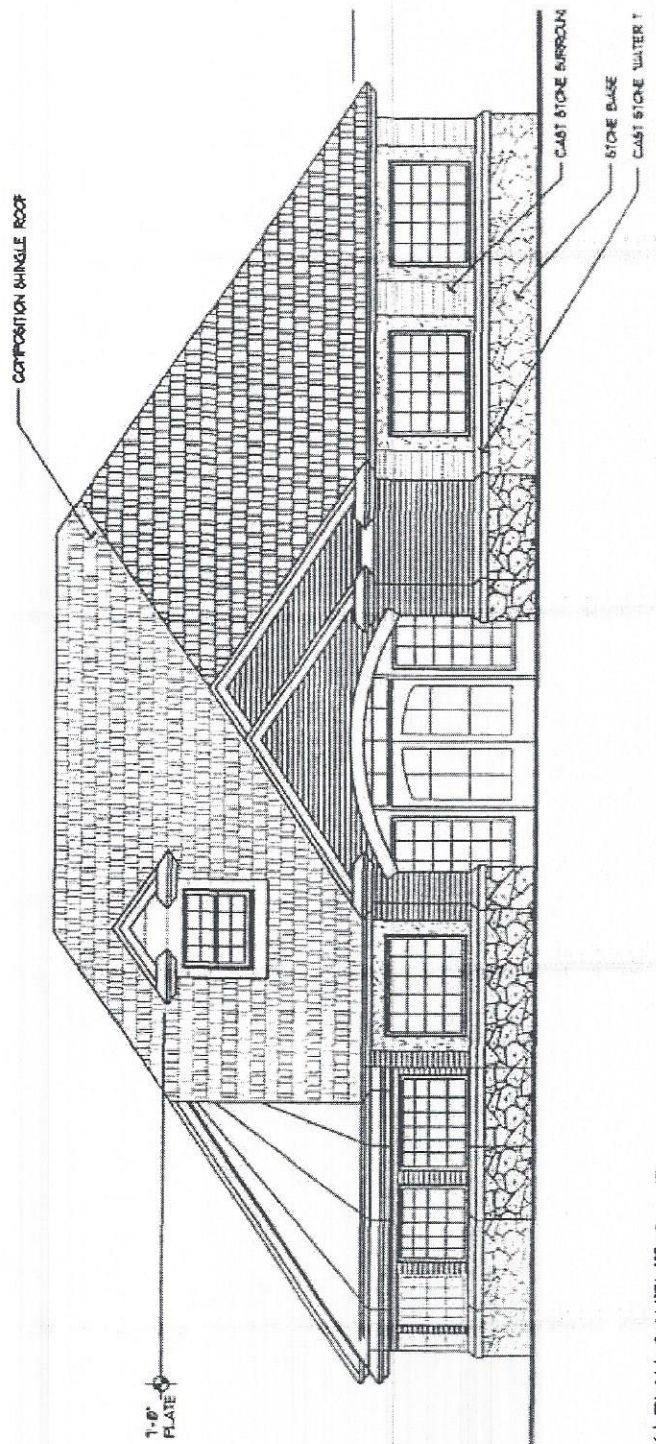
Note: Architectural designs for proposed structures and signs are conceptual in nature and are not meant as final plans for construction. Signage and architectural features will be required to adhere to requirements in Planned Unit Development document.

2220.000/PUD

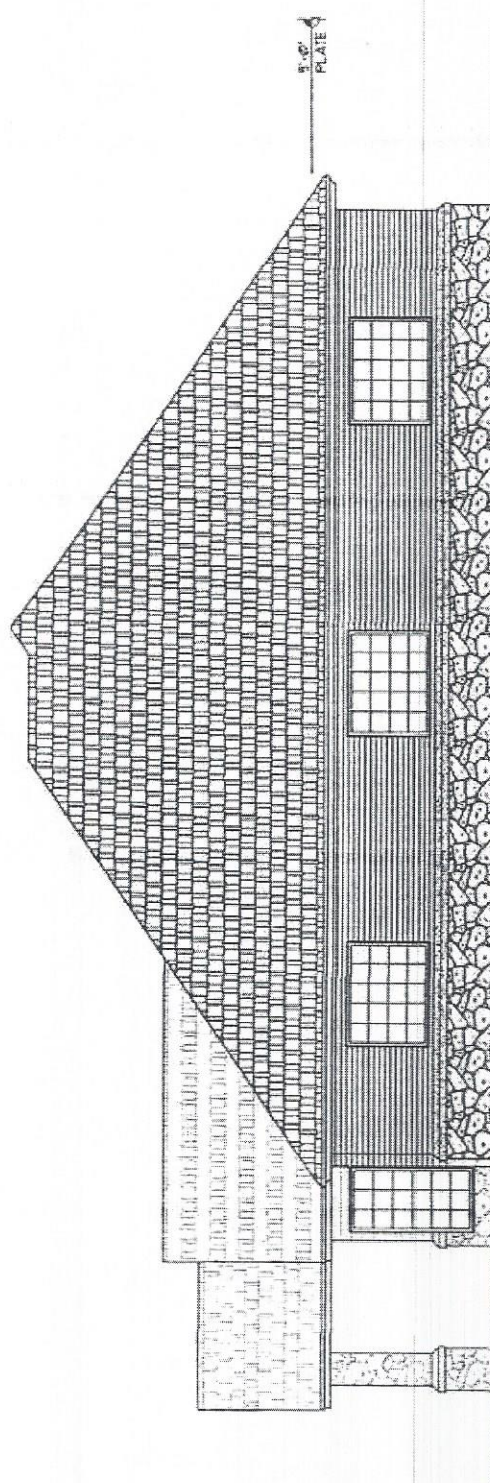
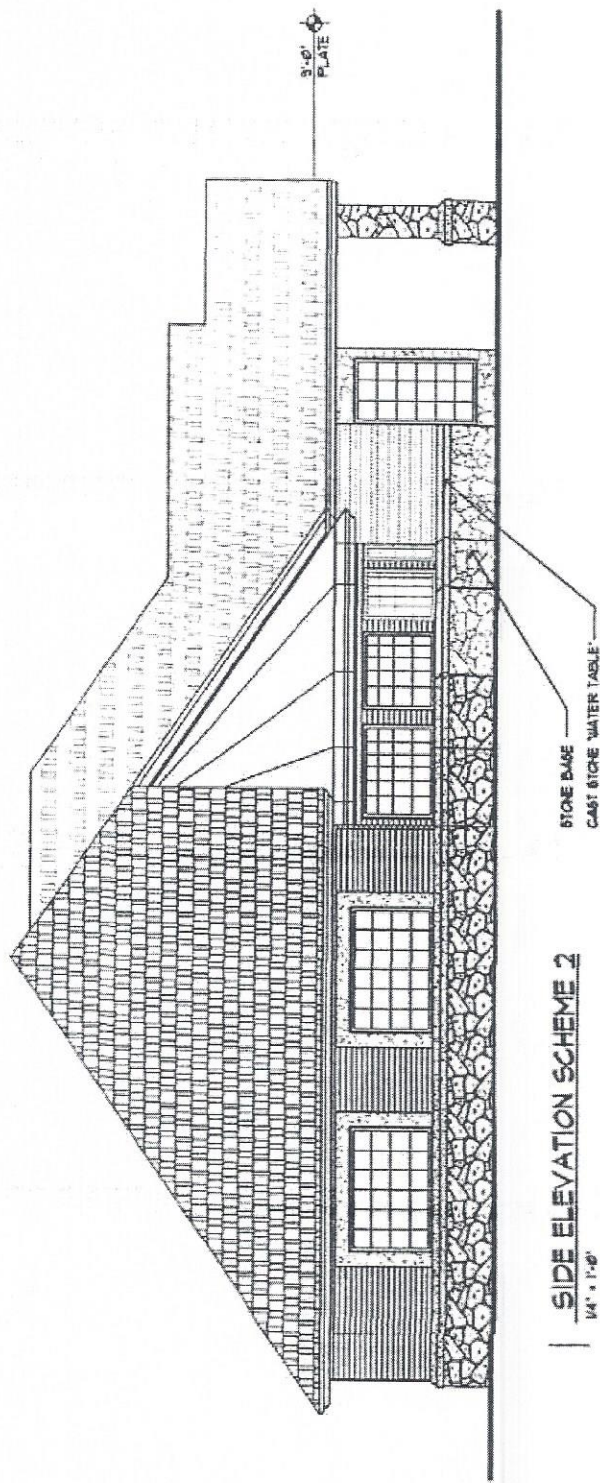




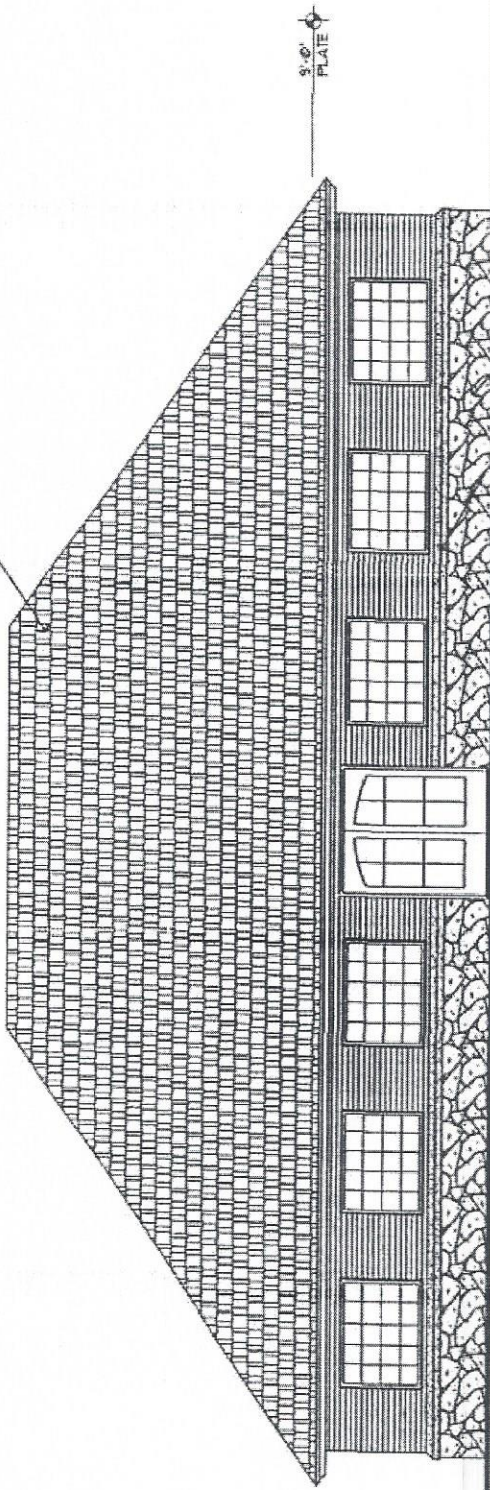
FRONT ELEVATION SCHEME 2 - A
1/4" = 1'-0"



FRONT ELEVATION SCHEME 2 - B
1/4" = 1'-0"

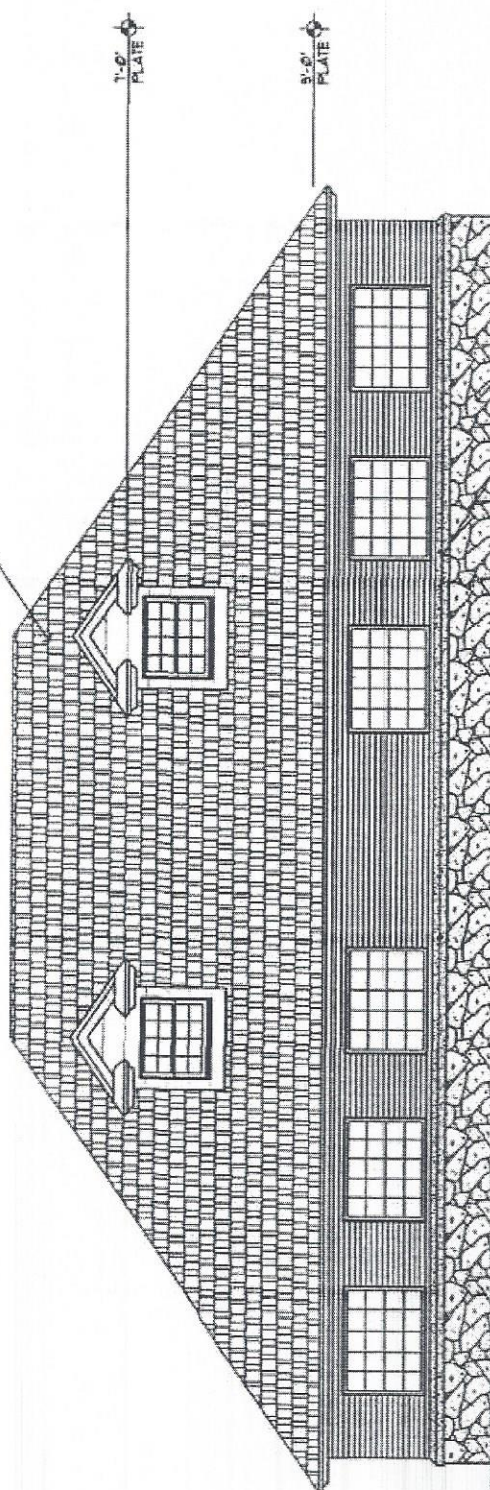


COMPOSITION SHINGLE ROOF

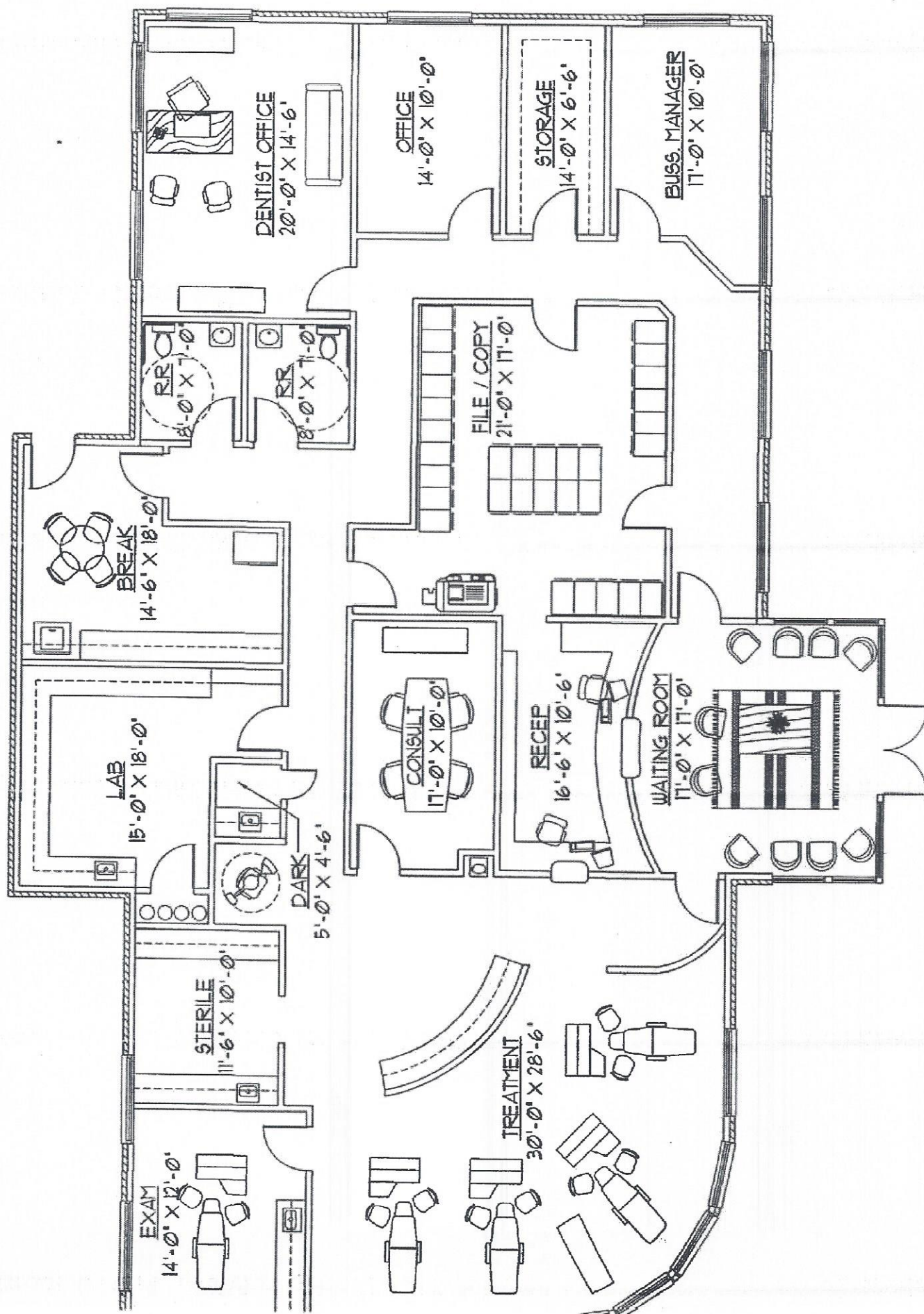


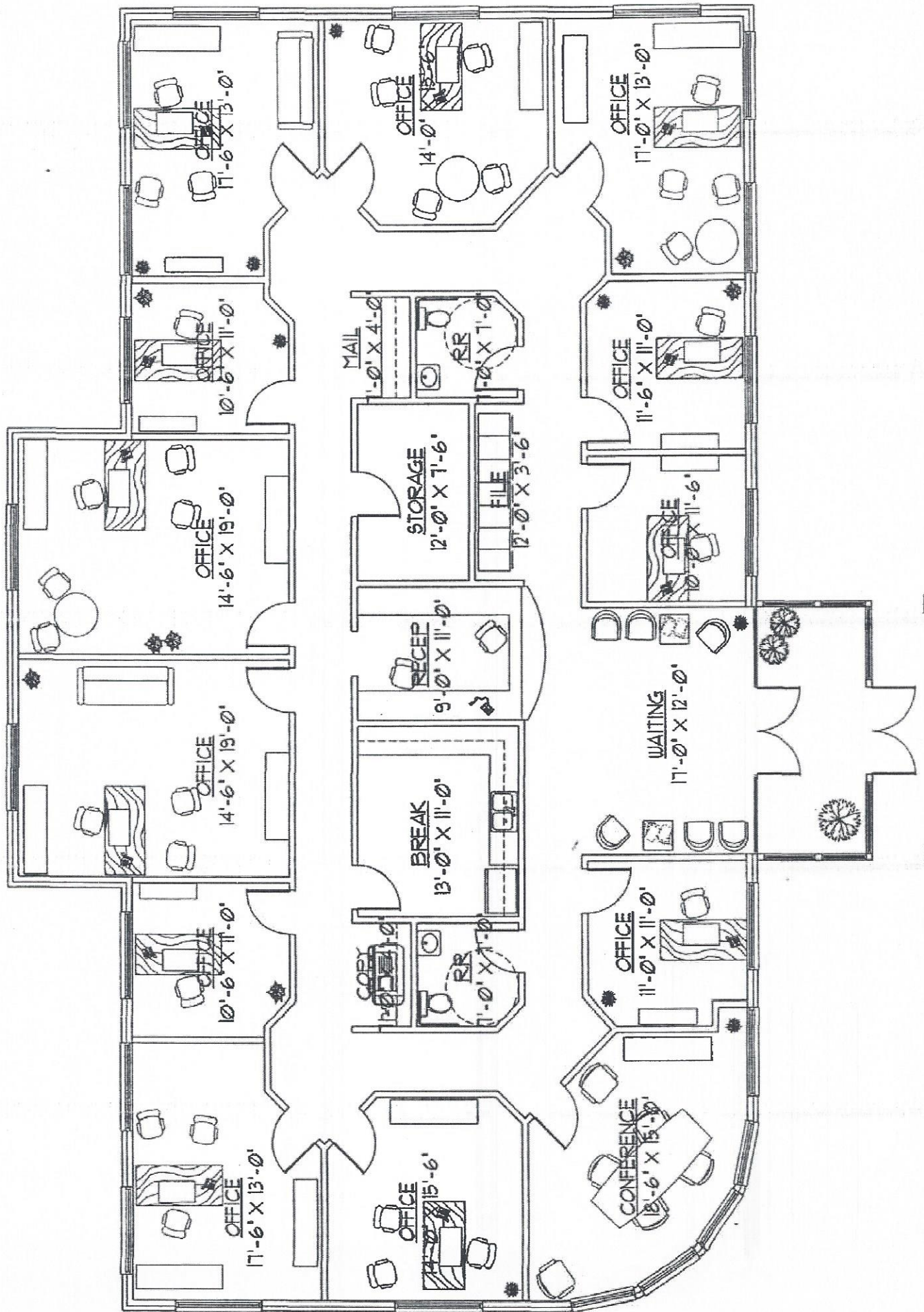
BACK ELEVATION SCHEME 2 - A
1/4" = 1'-0"

COMPOSITION SHINGLE ROOF



2 BACK ELEVATION SCHEME 2 - B
1/4" = 1'-0"





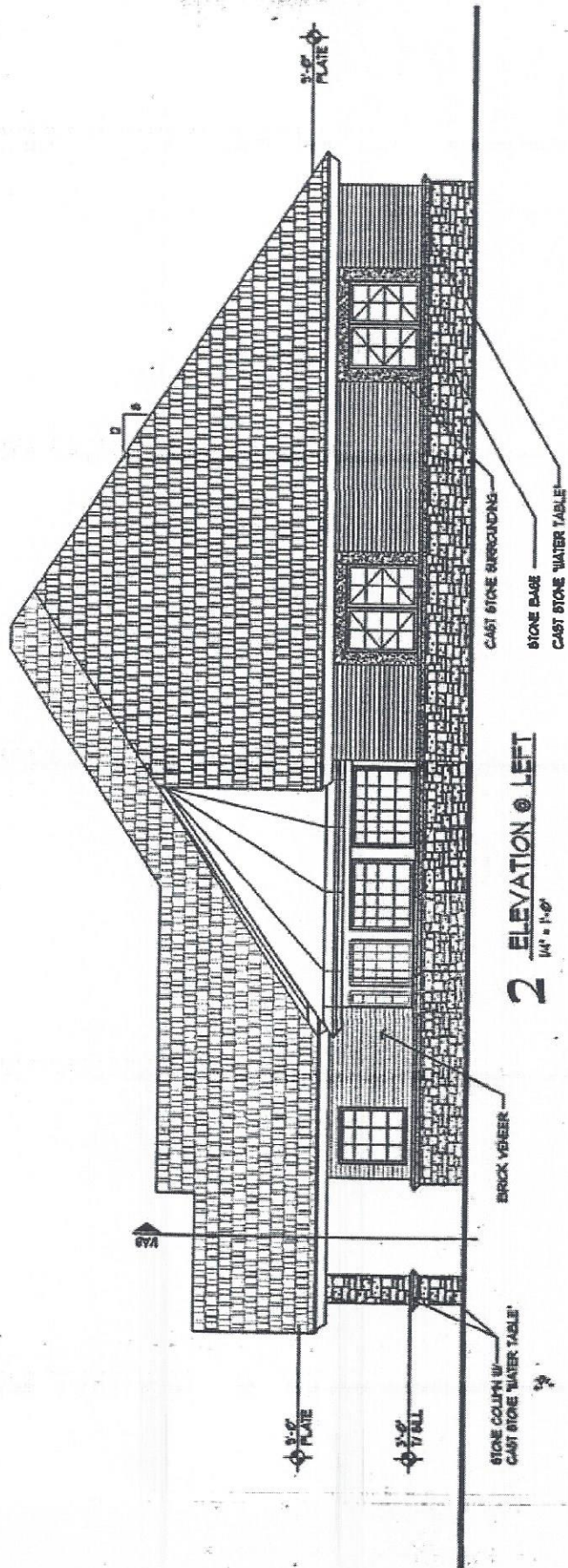
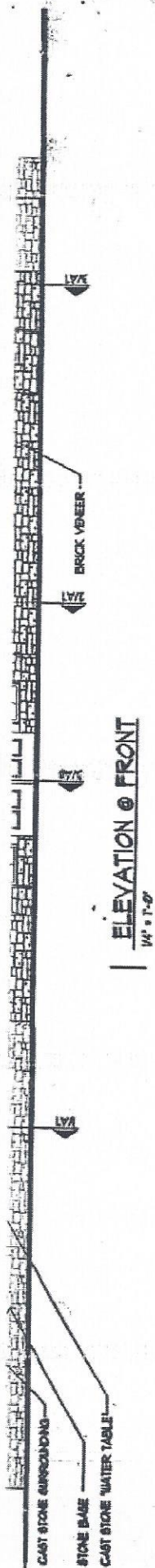
TRINITY
GROUP
ARCHITECTS

ARCHITECTS • INTERIOR ARCHITECTURE • LAND PLANNING
3030 N.W. EXPRESSWAY SUITE 1450 • OKLAHOMA CITY, OK 73112
405.347.1262

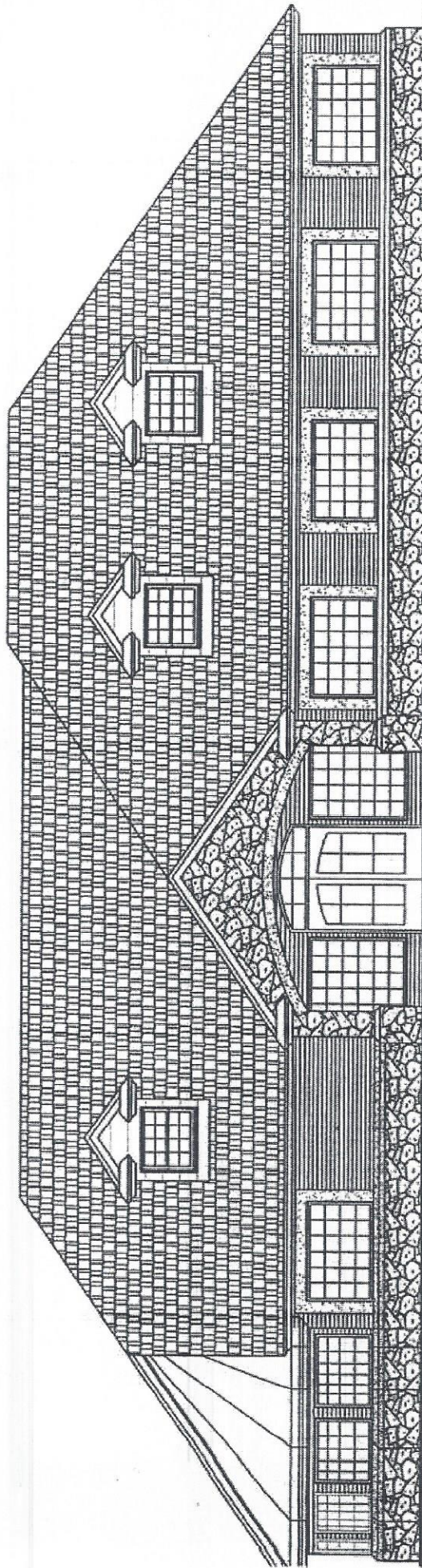
2 BUILDING SECTION
1/4" = 1'-0"

TEE-CLIPS
2 ABOVE TRANSITION
CAULK BETWEEN
PANEL LEGS
FIELD SEND PANEL
TO DESIRED ANGLE

3" 0" FELT UNDERLAMENT
BERBRIDGE PASCIA PANEL
FASTENERS: 20' O.C. MAX.
FLASHING: 4" END LAPS WITH
CONTINUOUS BEAD OF CAULK
ON LAP-ON SEAM
BERBRIDGE TEE-PANEL: 6"
PANEL AND FORM NEW LEG
FROM RIDGE TO EAVE.
FASTENERS: 20' O.C. MAX.

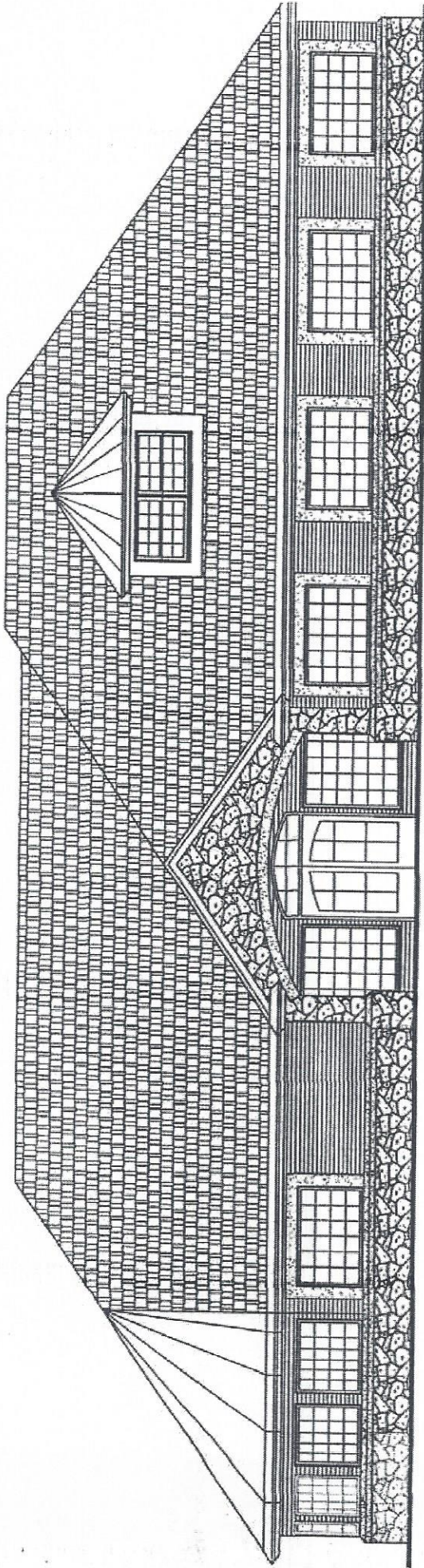


LARGER DESIGN

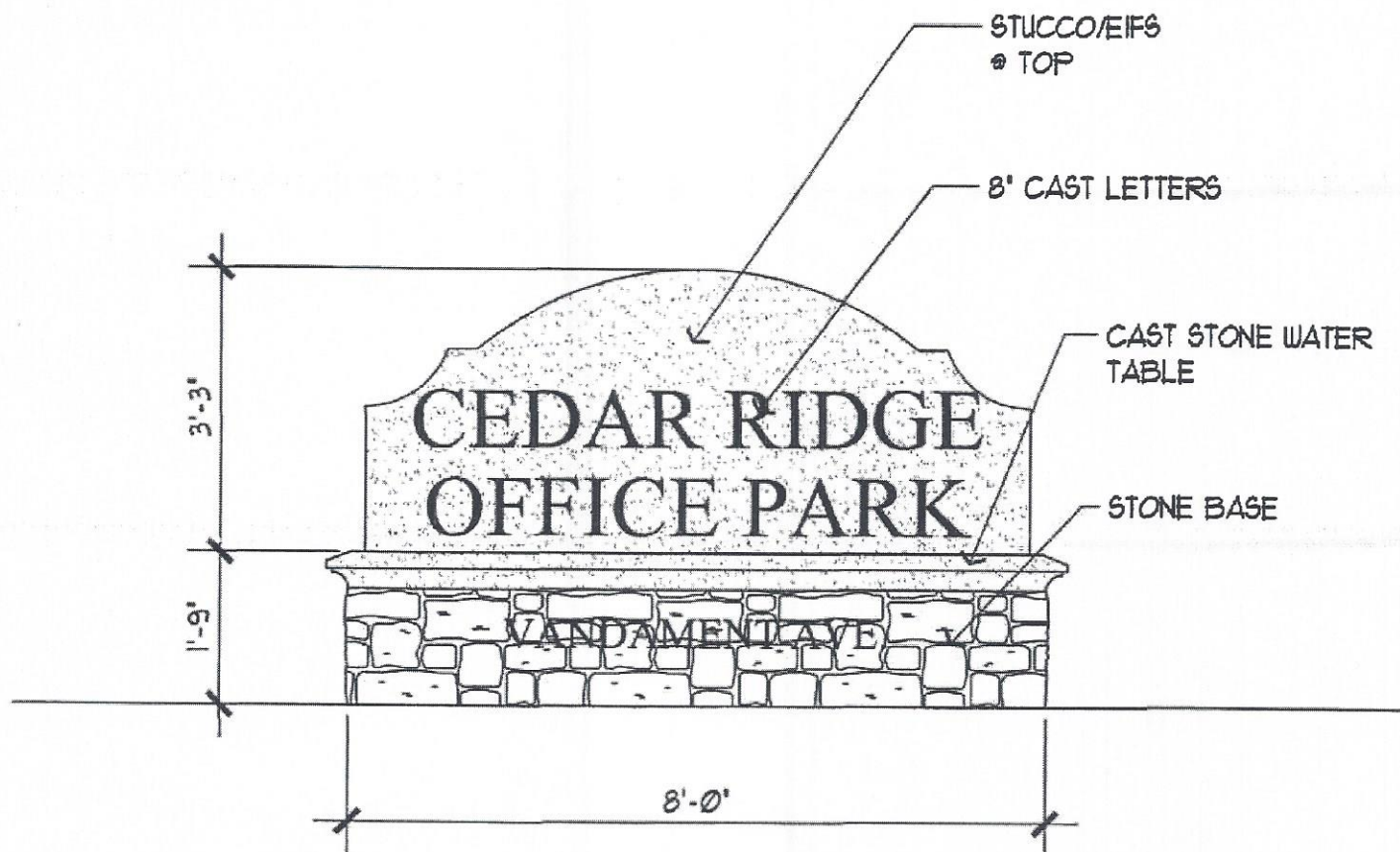


FRONT ELEV
1/4" = 1'-0"

FRONT ELEV
1/2" = 1'-0"

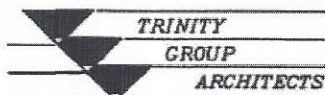


FRONT ELEV
1/2" = 1'-0"



CEDAR RIDGE OFFICE PARK MONUMENT SIGN

SEPTEMBER 23, 2003



3030 N.W. EXPRESSWAY, SUITE 1450
OKLAHOMA CITY, OKLAHOMA 73112
405.947.7262