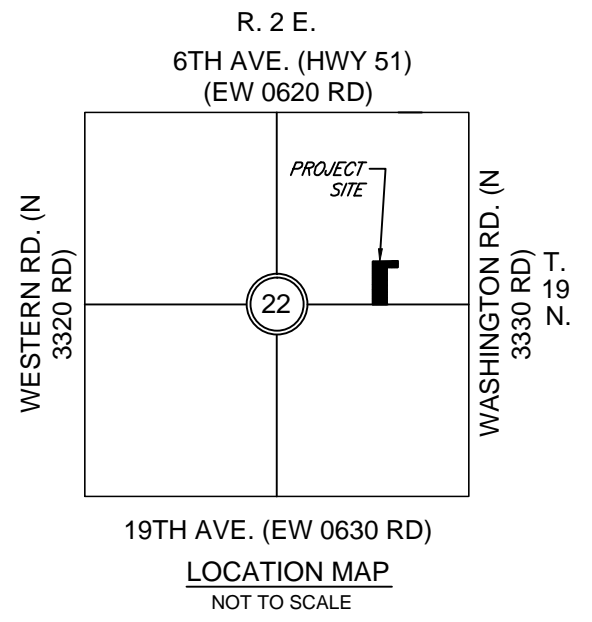
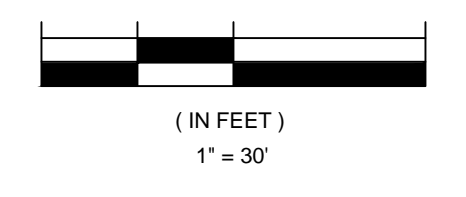


GRAPHIC SCALE



GENERAL NOTES

1. ALL FINISHED FLOOR ELEVATIONS AND GRADING IS CONCEPTUAL IN NATURE AND NOT FINAL.
2. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. RADII SHOWN ARE 3' UNLESS OTHERWISE NOTED.
4. CROSS ACCESS AND PARKING AGREEMENTS WILL BE IN PLACE FOR ALL OFFICE/RETAIL TRACTS.
5. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE AE BASED ON FEMA FIRM MAP# 40119C0227, DATED MAY 16, 2007. CLOMR 13-16-3363R (WHICH HAS NOT BEEN SUBMITTED FOR A LOMR BY THE CITY OF STILLWATER) SHOWS THE NORTH SIDE OF 12TH AVENUE IN THIS AREA TO BE REMOVED FROM THE FLOODPLAIN. THE DEVELOPER WILL HAVE THE SITE REMOVED FROM THE MAPPED FLOODPLAIN WITH A FLOOD ELEVATION CERTIFICATE.

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 22; THENCE SOUTH 89°11'27" WEST ALONG THE SOUTH LINE OF SAID NE/4 FOR 1128.61 FEET (MEASURED DISTANCE), 68 RODS (DEED DISTANCE, AS DESCRIBED IN WARRANTY DEED BOOK 1897, PAGE 693, FILED IN THE OFFICE OF THE PAYNE COUNTY CLERK), SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°11'27" WEST ALONG SAID SOUTH LINE FOR 198.00 FEET; THENCE NORTH 01°02'55" WEST FOR 593.24 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF 11TH AVENUE; THENCE NORTH 88°55'02" EAST ALONG THE SOUTH LINE OF 11TH AVENUE FOR 40.00 FEET TO A SET 3/8" IRON PIN; THENCE SOUTH 01°02'55" EAST FOR 100.00 FEET TO A POINT ON THE WEST LINE OF BLOCK ONE (1), ROMSHE ADDITION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE SOUTH 01°02'55" EAST ALONG THE WEST LINE OF SAID BLOCK 1 AND A SOUTHERLY EXTENSION THEREOF FOR 494.18 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.
 SAID PARCEL BEING 2.336 ACRES

DEVELOPER / OWNER
 E&M OF STILLWATER, L.L.C.
 1123 WESTWOOD DR
 STILLWATER, OK 74074

ENGINEER
 GOSE & ASSOCIATES
 113 E 8TH AVE.
 STILLWATER, OK 74074
 PHONE: (405) 743-4907

ENGINEER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ACCOMPANYING SITE PLAN, TO THE BEST OF MY KNOWLEDGE AND ABILITY, IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF STILLWATER, THE COMPREHENSIVE PLAN, AND OTHER APPLICABLE ORDINANCES, LAWS, AND REGULATIONS GOVERNING THE DEVELOPMENT OF LAND WITHIN THE CITY OF STILLWATER OF WHICH I AM COMPLETELY FAMILIAR.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER AND HAS ALL RIGHTS, TITLE AND INTEREST IN AND TO THE ABOVE DESCRIBED TRACT OF LAND.

OWNER _____ DATE _____

PLANNING COMMISSION'S CERTIFICATE

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF OKLAHOMA, HERBY CERTIFY THAT SAID COMMISSION DULY APPROVED THIS PRELIMINARY PUD AT A MEETING OF THE COMMISSION ON THE DAY OF _____, 2017.

CHAIRPERSON _____ DATE _____

CITY COUNCIL'S CERTIFICATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STILLWATER THAT THE DEVELOPMENT SHOWN ON THIS PUD SITE PLAN IS HEREBY ACCEPTED

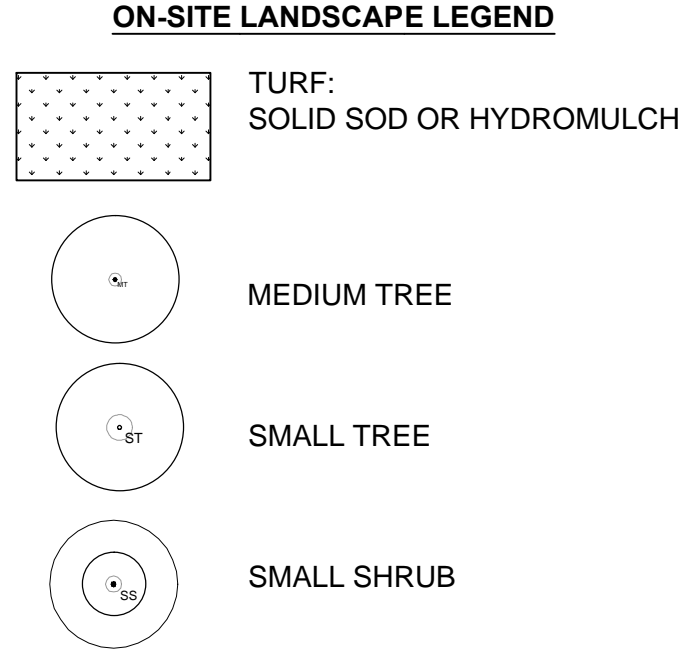
ACCEPTED BY CITY COUNCIL THIS _____ DAY OF _____, 2017.

ATTEST:

MAYOR _____

CITY CLERK _____

	EXISTING	PROPOSED
ZONING	RSS	OFFICE / COMMERCIAL (W/PHARMACY)
USES	SINGLE-FAMILY	OFFICE, PHARMACY
DENSITY	8 UNITS/ACRE	N/A
SETBACKS		
FRONT	20-FT	15-FT
SIDE	5-FT	15-FT
REAR	20-FT	15-FT



ON-SITE LANDSCAPING REQUIREMENTS

LANDSCAPING REQUIRED 9% OF DEVELOPMENT AREA

DEVELOPMENT AREA: 95,418 SF (2.19 AC)
 REQUIRED LANDSCAPE AREA (9%): 8,588 SF
 50 POINTS/100 SF AREA REQUIRED: 4,294 POINTS

TURF (TF) 10 POINTS/100 SF: 30,715 SF = 3,072
 SMALL TREES PROVIDED = 14 (x 100 POINTS) = 1,400
 MEDIUM TREES PROVIDED = 7 (x 150 POINTS) = 1,050
 SMALL SHRUBS PROVIDED = 64 (x 25 POINTS) = 1,600
 TOTAL POINTS PROPOSED = 7,122 POINTS

PROJECT PHASING
 IT IS INTENDED FOR THE PROJECT TO BE DEVELOPED IN UP TO FIVE (5) PHASES. THE TRACTS HAVE BEEN NUMBERED IN ORDER TO REFLECT THE PROPOSED PHASING. TRACT 1 (PHARMACY) WOULD BEGIN IMMEDIATELY, WITH THE OTHERS FOLLOWING SUIT AS DEMAND DICTATES DEVELOPMENT.

SHEET NUMBER C1.0	1220 WEST 12TH AVENUE STILLWATER, OKLAHOMA	PRELIMINARY PUD SITE PLAN	JOB NUMBER 624-28	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT. PREPARED UNDER THE SUPERVISION OF: STEPHEN C. GOSE OK P.E.#: 22808 DATE: 12/12/17	<p>Gose & Associates ENGINEERING • PLANNING • LAND SERVICES 113 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4907 CA 1640 www.gose-associates.com</p>	NO.	REVISIONS	DATE
			DATE 12/12/2017			SCALE: AS SHOWN	CREATED BY: sg	DRAWN BY: sg