

**Planned Unit Development
Design Statement
City of Edmond**

Title of Planned Unit Development:

The Heritage at Coffee Creek:
A Mixed-Use Community
Edmond, OK

Project Information:

Owner(s)/Developer(s): Double Eagle Development, LLC
2019 Ruhl Drive
Guthrie, OK 73044

Prepared by: Planning Design Group
5314 S. Yale Avenue, Suite 510
Tulsa, OK 74135
918.628.1255

And

Williams, Box, Forshee & Bullard PC
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbbox@wbfbllaw.com

General Location: 4000 N. Kelley Ave. [Former Coffee Creek Golf Course located at the SE corner of N. Kelly Ave. and W. Coffee Creek Rd. Intersection. Acreage bounded by W. Coffee Creek Rd. on the north, N. Blvd Street on the east, The Villas at Coffee Creek on the south, and N. Kelly Ave. on the west.]

Date: January 30, 2020

Table of Contents

Submission for Planned Unit Development	Error! Bookmark not defined.
Project Description:	4
A. Development Standards	5
1. District 1: Mixed-Use Town Center Development Standards	6
A. District Information:	6
B. Uses:	6
C. Design Regulations:	6
D. Utility Service	7
E. Façade Regulations	7
F. Building Materials	7
G. Transparency	7
H. Landscaping Regulations	8
I. Sensitive Border	8
K. Street and Access Regulations	8
L. Parking Regulations	10
M. Sidewalk Regulations	10
N. Signage Regulations	10
O. Open Space/Recreation Areas	10
P. Fencing	10
2. District 2: Mixed-Use Neighborhood Retail & Office Park Development Standards	11
A. District Information:	11
B. Uses:	11
C. Design Regulations:	11
D. Utility Service	11
E. Façade Regulations	12
F. Building Materials	12
G. Landscaping Regulations	12
H. Sensitive Border	12
J. Street and Access Regulations	13

K. Parking Regulations	14
L. Sidewalk Regulations	14
M. Signage Regulations	14
N. Open Space/Recreation Areas	14
O. Fencing	14
3. District 3: Medium Density Residential Development Standards	14
A. District Information:	15
B. Uses:	15
C. Design Regulations:	15
D. Utility Service	16
E. Façade Regulations	16
F. Building Materials	16
G. Landscaping Regulations	17
I. Street and Access Regulations	17
J. Parking Regulations	18
K. Sidewalk Regulations	19
L. Greenbelts	19
M. Fencing and Screening	19
4. District 4: Traditional Residential Development Standards	20
A. District Information:	20
B. Uses:	20
C. Design Regulations:	20
D. Utility Service	21
E. Façade Regulations	21
F. Building Materials	22
G. Landscaping Regulations	22
I. Street and Access Regulations	22
J. Parking Regulations	23
K. Sidewalk Regulations	23
L. Greenbelts	23

M. Fencing and Screening	23
B. Open Space and Recreational Areas	23
C. Home Owners Association	25
D. Project Scheduling.....	25
E. Platting Requirements	25
F. Stormwater Requirements.....	25
G. Site Plan Review.....	25
H. List of Exhibits	26-26

Project Description:**Project Name**

The Heritage at Coffee Creek: A Mixed-Use Community

Project Owner

Mr. Kyle Copeland
Double Eagle Development, LLC
219 Ruhl Drive
Guthrie, OK 73044

General Location of PUD

Former Coffee Creek Golf Course located at the SE corner of N. Kelly Ave. and W. Coffee Creek Rd. Intersection. Acreage bounded by W. Coffee Creek Rd on the north, N. Blvd Street on the east, The Villas at Coffee Creek on the south, and N. Kelly Ave. on the west.

Current Zoning

Single Family Residential (A)

Edmond Plan DesignationSuburban Mixed-Use

Edmond Plan Description: Areas that can support a variety of land uses provided that the development occurs at medium to low suburban intensities. Examples of appropriate uses include residential, neighbor retail, and office. Housing types can include single-family homes, townhomes, and low-rise multi-family buildings. Suburban Mixed-Use areas will be regulated under the City's Planned Unit Development District (PUD) to allow flexible site design and a variety of land uses that cannot be accommodated on other single-use zoning districts. This level of flexibility is needed to ensure that the overall design and integration of various uses creates a unified, high-quality environment.

Project Concept

The Heritage at Coffee Creek is located on the former site of the Coffee Creek Golf Course. The site is +/- 189 acres with approximately 91 acres of the proposed development preserved as open space. See *Exhibit F: Open Space & Tree Canopy Diagram*

The Heritage at Coffee Creek master plan is envisioned to be a walkable community that provides a mix of low to medium density residential development connected to a neighborhood serving, mixed-use town center and mixed-use neighborhood retail and office park via biking, walking, and/or driving. The master plan concept utilizes New Urbanism design principles that design places around people, rather than the automobile, and places an emphasis on the pedestrian experience and safety. Active uses pulled up close to the street and designed with transparency for interest are placed strategically along pedestrian routes to engage people. Buildings and landscape details address the human scale by incorporating elements such as awnings, façade variation, pedestrian scaled signage, and lighting. Unattractive surface parking lots are placed behind and/or to the sides of buildings in order to not disrupt the pedestrian walking experience. On-street parking provides convenient front door parking while serving as a safety buffer between pedestrians and vehicular traffic. Wide sidewalks with elements like trees, lighting, street furniture, public art, etc. provide clear, comfortable, and safe pedestrian access to building entrances.

In addition to a comfortable mixed-use walking environment, existing golf cart paths will be utilized, and where necessary, rerouted to provide a complete trail system throughout the community, connecting residents to the town center, mixed-use retail and office park, and the City of Edmond public trail located along a portion of the southern boundary of the site. An abundance of preserved open space, mature tree canopies, floodplain/riparian areas, and ponds provide outdoor amenities and access to nature for residents.

The new residential portions of The Heritage at Coffee Creek will be developed on pockets of land that once served as a private suburban golf course and thus has been designed with a great amount of consideration for the existing homes surrounding the former course. To preserve views and privacy, greenbelts are provided as buffers between all existing and new residential development. New residential lots that abut the greenbelts are compatible in size to existing lot sizes and act as a land use transition to new medium density residential lots. See *Exhibit B: Master Plan*

A. Development Standards

The Heritage at Coffee Creek master plan contains four distinct development districts that all contain similar design elements but are unique in other ways. Therefore, each district has its own set of development standards. The four development districts included are:

Mixed-Use Town Center, Mixed-Use Neighborhood Retail & Office Park, Medium Density Residential, and Traditional Residential. See *Exhibit C: Master Plan Districts*

1. District 1: Mixed-Use Town Center Development Standards

The Mixed-Use Town Center District is intended to create a walkable, pedestrian friendly atmosphere that supports a variety of ground floor, neighborhood serving retail, entertainment, and offices uses with residential above.

A. District Information:

1. Total Acreage = +/- 7.41 acres

B. Uses: The use and development regulations of the D-1 Restricted Retail Commercial District shall govern the Mixed-Use Town Center District, except as herein modified.

1. Added Uses

- a. Residential units located above ground level retail and/or office
- b. Craft brewery or wine bar

2. Omitted Uses

- a. Car wash, automated or self-service
- b. Convenience store or fuel sales
- c. Big Box Retail
- d. Multi-family Apartment Complex
- e. Drive thru/drive in restaurant facilities

C. Design Regulations:

Building Setbacks	
Arterial Street	50' min.
Primary Street (front yard)	0' min. - 15' max.
Secondary Street (front yard)	0' min. - 15' max.
Side: Common lot line	0' min.
Side: alley	5' min.
Rear: Common lot line	0' min.
Rear: Alley	5' min.

- a. Building Height – 35' maximum; hip, gambrel, or mansard roofs not permitted
- b. Maximum SF of non-residential = 96,830 sf.

D. Utility Service

- 1. The Developer will connect to all city utilities and drainage will comply with Title 23.

E. Façade Regulations

- 1. The architectural style of the proposed buildings will reflect the territorial architectural history and context of the Edmond community and region. To create architectural interest, building facades shall incorporate various expressions of structural design elements such as, but not limited to: floor banding or belt course details, columns, pilasters, piers, quoins; foundation water tables or rustication details; façade articulation and variation in wall plane including patterns of door and window openings through the use of sills, mullions, and other scale providing window elements.
- 2. New building facades oriented toward primary streets and open space utilized as an event/venue amenity shall include differentiation between the first and second level through the use of a cornice, canopy, balcony, arcade, awning and/or other architectural feature. See *Exhibit D: Circulation and Access Diagram*
- 3. Blank Walls
 - a. A blank wall is defined as having no active uses including no transparency or doorways. Buildings facing a primary street or open space utilized as an event/venue amenity shall have no single blank wall greater than 20 percent (%) of the building face.

F. Building Materials

- 1. Not less than 70 percent (%) of all new building facades (not including door and windows areas) facing primary streets or open space utilized as an event/venue amenity shall be constructed using high quality materials including but not limited to: brick, native stone, and/or tinted/textured concrete masonry.

G. Transparency

- 1. Providing windows at the pedestrian level encourages interaction between people and the ground story space. The intent of providing windows is to allow pedestrians to view activities inside the building or displays related to those activities. Non-residential, ground floor

uses shall provide a minimum of 50% windows/transparency. Upper stories shall provide a minimum of 20% windows/transparency.

H. Landscaping Regulations

1. The site will meet and/or exceed the City of Edmond landscape code requirements. There will be a landscape requirement of a ten (10) foot wide buffer along the N. Kelly Ave. and W. Coffee Creek Rd. frontages.

I. Sensitive Border

1. The Mixed-Use Town Center District is not located within 300 feet of any existing platted or developed single family residential property and therefore is not subject to Section 22.6.5 Sensitive Borders Standards. All future residential development built within the Medium Density and Traditional Residential Districts located within The Heritage at Coffee Creek PUD will not be subject to the sensitive border's requirements.

J. Lighting Regulations

1. The development will include both site and building lighting that is decorative and functional. All light fixtures will comply with City of Edmond, Chapter 6 Site Design Standards. Non-cutoff (unshielded) fixtures, such as globe or vertical glass pane designs, can be utilized as streetscape and/or trail lighting provided the fixture emits a low lumen level and provides a coated or internal white frosting to diffuse light.

K. Street and Access Regulations

1. Description of proposed streets, including right-of-way and street concepts
 - a. All internal streets within the Mixed-Use Town Center District will be private streets designed to reflect the character and pedestrian friendly atmosphere of a traditional downtown main street. A grid system of primary and secondary streets is designed to encourage easy walking distances and safe pedestrian crossings. See *Exhibit D: Circulation & Access Diagram*
 - b. Proposed Streets Sections are provided to show design intent. The cross section includes a ninety (90) foot right-of-way's designed with two-way, eleven (11) foot wide drive lanes and angled on-street parking. Street trees, pedestrian scaled lighting, and streetscape furniture shall be provided in a five (5)

foot minimum amenity zone. Ten (10) foot wide sidewalks provide a clear, wide path for pedestrians. Final dedication of Right-of-Way and utility locations are to be determined and approved at the Platting Phase of Development. See *Exhibit G: Mixed-Use Street Section*

2. W. Coffee Creek Rd. with Dedicated On-Street Bike Lane Facilities
 - a. To accommodate pedestrian friendly facilities identified in the City of Edmond's Bicycle Master Plan for the Coffee Creek corridor, Exhibit H represents a modification to the standard 5-lane minor arterial roadway cross section. The cross section depicts a seventy (70) foot right-of-way, instead of a (90) foot, for the first five hundred (500) feet from the intersection. The intent is to show the proposed reduced right-of-way will accommodate a future planned on-street separated bike lane while still meeting cross slope requirements, accommodate all applicable easements, and provide required public sidewalks. Final dedication of Right-of-Way and utility locations are to be determined and approved at the Platting Phase of Development. See *Exhibit H: W. Coffee Creek Rd. with Dedicated On-Street Bike Lane Facilities*.
3. Number of Access Points
 - a. Vehicular access located off of N. Kelly Avenue and off of W. Coffee Creek Rd. provide entry into the Mixed-Use Town Center District and will comply with all applicable City of Edmond intersection and drive separation requirements. See *Exhibit D: Circulation & Access Diagram*
4. Driveway Separation
 - a. All vehicular access points will comply with City of Edmond intersection and drive separation standards. See *Exhibit D: Circulation & Access Diagram*
5. Pedestrian Access
 - a. Main entrances shall face the primary street and/or open space utilized as an event/venue amenity. Retail/commercial bay entrances shall be prominent and expressed by such elements such as taller volumes, recessed doorways, canopies, lighting, awnings, and/or galleries.

L. Parking Regulations

1. Commercial and office parking for the Mixed-Use Town Center District will be shared throughout the district and will be provided at a ratio of 1 space per 250 sf. of development. On-street parking shall count toward this requirement. All surface parking lots are to be located to the rear or side of buildings and screened with landscaping.
2. Residential units located above street level retail/office will provide designated residential parking at a ratio of 1.5 spaces per unit.

M. Sidewalk Regulations

1. All development within the Mixed-Use Town Center District must provide safe, direct and convenient pedestrian access connecting streets and parking to primary building entrances, and to all other uses in the development that allow for public access.

N. Signage Regulations

1. Monument/project identification signage will be provided at the corner of N. Kelly Ave. and Coffee Creek Rd., as well as each vehicular access point into the Mixed-Use Town Center. All building and project signage will comply with City of Edmond Sign Standards.

O. Open Space/Recreation Areas

1. The Mixed-Use Town Center will provide a common open space that can be utilized as a venue for entertainment, recreational amenity, and/or outdoor plaza/seating space. See Exhibit B: Master Plan and Exhibit F: Open Space & Tree Canopy Diagram

P. Fencing

1. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high-quality materials including but not limited to: wrought iron, aluminum, or metal.
2. Chain link, barbed wire, and concertina wire material is prohibited.
3. All walls used to define outdoor dining areas shall be architecturally compatible with the character of the buildings and constructed of high-quality materials including but not limited to: stone, decorative blocks, brick, cast stone, concrete, or stucco over standard concrete masonry blocks.
 - a. For outdoor dining/patios, a front yard fence, railing, or low walls shall not exceed 3 feet (36") in total height as measured from the ground to the top of the fence, railing and/or the wall.

2. District 2: Mixed-Use Neighborhood Retail & Office Park Development Standards

The Mixed-Use Neighborhood Retail & Office Park District is intended to create a pedestrian friendly office development with architecture that is in keeping with surrounding residential style buildings. Development within the district can be a vertical or horizontal mix of office with office serving commercial/retail uses.

A. District Information:

1. Total Acreage = +/- 6.44 acres

B. Uses: The use and development regulations of the D-1, Restricted Retail Commercial District shall govern the Mixed-Use Neighborhood Retail & Office Park District, except as herein modified.

1. Omitted Uses

- a. Car wash, automated or self-service
- b. Convenience store or fuel sales
- c. Big Box Retail
- d. Drive thru/drive in restaurant facilities

C. Design Regulations:

Building Setbacks	
Arterial Street	50' min.
Primary Street (front yard)	0' min. - 15' max.
Side Street (front yard)	0' min. - 15' max.
Side: Common lot line	0' min.
Side: alley	5' min.
Rear: Common lot line	0' min.
Rear: Alley	5' min.

1. Building Height – 35' maximum
2. Maximum SF of non-residential = 84,160 sf.

D. Utility Service

1. The Developer will connect to all city utilities and drainage will comply with Title 23.

E. Façade Regulations

1. The architectural style of the proposed buildings shall take on a residential character in its massing, scale, and form. To create architectural interest, building facades shall incorporate various expressions of structural design elements such as, but not limited to: floor banding or belt course details, columns, pilasters, piers, quoins; foundation water tables or rustication details; façade articulation and variation in wall plane including patterns of door and window openings through the use of sills, mullions, and other scale providing window elements.
2. New building facades oriented toward primary streets and open space utilized as event/venue space shall include differentiation between the first and second level through the use of a cornice, canopy, balcony, arcade, awning and/or other architectural feature. See *Exhibit D: Circulation and Access Diagram*
3. Blank Walls
 - a. A blank wall is defined as having no active uses including no transparency or doorways. Buildings facing a primary street or open space utilized as an event/venue amenity shall have no single blank wall greater than 20 percent (%) of the building face.

F. Building Materials

1. Not less than 70 percent (%) of all new building facades (not including door and windows areas) facing primary streets or open space utilized as an event/venue amenity shall be constructed using high quality materials including but not limited to: brick, native stone, and/or tinted/textured concrete masonry.

G. Landscaping Regulations

1. The site will meet and/or exceed the City of Edmond landscape code requirements.

H. Sensitive Border

1. The Mixed-Use Neighborhood Retail & Office Park District is not located within 300 feet of any existing platted or developed single family residential property and therefore is not subject to Section 22.6.5 Sensitive Borders Standards. All future residential development built within the Medium Density and Traditional Residential Districts located within The Heritage at Coffee Creek PUD will not be subject to the sensitive border's requirements.

I. Lighting Regulations

1. The development will include both site and building lighting that is decorative and functional. All light fixtures will comply with Zoning Code, Chapter 6 Site Design Standards. Non-cutoff (unshielded) fixtures, such as globe or vertical glass pane designs, can be utilized as streetscape and/or trail lighting provided the fixture emits a low lumen level and provides a coated or internal white frosting to diffuse light.

J. Street and Access Regulations

1. Description of proposed streets, including right-of-way and street concepts
 - a. All internal streets within the Mixed-Use Neighborhood Retail & Office Park District will be private streets designed to reflect the character and pedestrian friendly atmosphere of a traditional downtown main street. A grid system of primary and secondary streets is designed to encourage easy walking distances and safe pedestrian crossings. See *Exhibit D: Circulation & Access Diagram*
 - b. Proposed Streets Sections are provided to show design intent. The cross section includes a ninety (90) foot right-of-ways designed with two-way, eleven (11) foot wide drive lanes and angled on-street parking. Street trees, pedestrian scaled lighting, and streetscape furniture shall be provided in a five (5) foot minimum amenity zone. Ten (10) foot wide sidewalks provide a clear, wide path for pedestrians. Final dedication of Right-of-Way and utility locations are to be determined and approved at the Platting Phase of Development. See *Exhibit G: Mixed-Use Street Section*
2. Number of Access Points
 - a. Vehicular access located off of N. Kelly Avenue will provide entry into the Mixed-Use Neighborhood Retail & Office Park District and will comply with all applicable City of Edmond intersection and drive separation requirements. See *Exhibit D: Circulation & Access Diagram*
3. Driveway Separation
 - a. All vehicular access points will comply with City of Edmond intersection and drive separation standards. See *Exhibit D: Circulation & Access Diagram*

4. Pedestrian Access

- a. Main entrances shall face the primary street and/or open space utilized as an event/venue amenity. Entrances shall be prominent and expressed by elements such as taller volumes, recessed doorways, canopies, lighting, awnings, and/or galleries.

K. Parking Regulations

1. Parking for the Mixed-Use Neighborhood Retail & Office Park District will be shared throughout the district and will be provided at a ratio of 1 space per 250 sf. of development.

L. Sidewalk Regulations

1. All development within the Mixed-Use Neighborhood Retail & Office Park District must provide safe, direct and convenient pedestrian access connecting streets and parking to primary building entrances, and to all other uses in the development that allow for public access.

M. Signage Regulations

1. Monument/project identification signage will be provided at the primary vehicular entrance located off N. Kelly Ave. All building and project signage will comply with City of Edmond Sign Standards.

N. Open Space/Recreation Areas

1. The Mixed-Use Neighborhood Retail & Office Park District will provide a common open space that can be utilized as a venue for outdoor plaza, dining, seating etc. space. See *Exhibit F: Open Space & Tree Canopy Diagram*

O. Fencing

1. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high-quality materials including but not limited to: wrought iron, aluminum, or metal.
2. Chain link, barbed wire, and concertina wire material is prohibited.
3. All walls used to define outdoor dining areas shall be architecturally compatible with the character of the buildings and constructed of high-quality materials including but not limited to: stone, decorative blocks, brick, cast stone, concrete, or stucco over standard concrete masonry blocks.

- a. For outdoor dining/patios, a front yard fence, railing, or low walls shall not exceed 3 feet (36") in total height as measured from the ground to the top of the fence, railing and/or the wall.

3. District 3: Medium Density Residential Development Standards

The Medium Density Residential District is intended to accommodate a mix of detached and attached housing options in a pedestrian-friendly environment that respects the scale and character of traditional single-family houses. Options include smaller housing types that can achieve medium density yields and provide high-quality marketable options between traditional single-family homes and undesired high-density apartments. Typologies could include but aren't limited to: small lot single-family detached house, duplexes, fourplexes, cottage courts/greens and townhouses.

A. District Information:

1. Total Acreage = +/- 13.7 acres

B. Uses: The use and development regulations below shall govern the Medium Density Residential Development

1. Allowed Uses

- a. Single-family detached
- b. Single-family attached (up to 4 units)
- c. Townhouse
- d. Duplex

2. Omitted Uses

- a. Multiple-family dwelling (anything above 4 units)
- b. Manufactured home or home park
- c. Group Living
- d. All uses listed under the Public and Civic category with the exception of Parks

C. Design Regulations:

Lot Standards	Area	Width
Single- Unit Detached	5,000 sf. min.	50' min.
Single-Unit Attached	1,800 sf. min.	20' min.
Multi-Unit (up to 2 units)	7,000 sf. min.	60' min.
Multi-Unit (up to 4 units)	10,000 sf. min.	80' min.

Building Setbacks	
Principal Structure (front yard)	5' min. - 15' max.
Accessory Structure (front yard)	50' min.
Side Street	5' min.
Side: Common lot line/alley	5' min.
Side: single unit attached, between abutting units	0' min.
Rear: Common lot line/alley	5' min.
Rear-accessed garage	5' min.

1. Building Height – 35' maximum
2. Maximum dwelling units
 - a. The Medium Density Residential District shall have a maximum density of 7 units per acre.
 - b. Total maximum allowable units = 95

D. Utility Service

1. The Developer will connect to all city utilities and drainage will comply with Title 23.

E. Façade Regulations

1. Housing options that are integrated into single-family neighborhoods in the form of secondary and multi-unit structures that fit into the form of the existing neighborhood through the use of elements like height, setback, and façade width provide an increase in housing types while still respecting the look and feel of a single-family neighborhood. Units and pedestrian entrances must face the primary street and utilize architectural elements that engage the street. These elements could include but are not limited to: awnings/canopies, balconies, porches, and/or residential stoops.

F. Building Materials

1. Not less than 70 percent (%) of all new building facades (not including door and windows areas) facing streets shall be constructed using high quality materials including but not limited to; brick, native stone and/or stucco.

G. Landscaping Regulations

1. The site will meet and/or exceed the City of Edmond landscape code requirements.
2. New vehicular access points that provide ingress and egress into residential development areas shall make landscape provisions that help to mitigate and/or reduce headlight glare. Examples of mitigation measures can be but are not limited to landscape berms, evergreen shrubs, trees and/or a combination of all.

H. Lighting Regulations

1. All residential roadway and pedestrian lighting will comply with Zoning Code, Chapter 6 Site Design Standards. Non-cutoff (unshielded) fixtures, such as globe or vertical glass pane designs, can be utilized as streetscape and/or trail lighting provided the fixture emits a low lumen level and provides a coated or internal white frosting to diffuse light.

I. Street and Access Regulations

1. Streets within the Medium Density District will be private streets designed to accommodate a more urban form of development. Housing typologies that utilize rear alley access and garage parking often do not have space to accommodate guest parking therefore these street corridors should plan for such accommodations. Added benefits for on-street parking include traffic calming, buffering pedestrians from vehicular traffic, and allowing traffic to move freely in a tighter urban environment.
 - a. Proposed Streets Sections are provided to show design intent. The cross section depicts dedicated on-street parallel parking within a 60-foot right-of-way. Street trees and public sidewalks are planned within the right-of-way. Final dedication of Right-of-Way and utility locations are to be determined and approved at the Platting Phase of Development. See *Exhibit I: Medium Density Residential Street Section*

2. Garage Access

- a. Residential garages must be placed entirely to the rear of the unit and be rear accessed. All garage doors must face the rear alley or easement. Alleys shall be sixteen (16) feet of pavement maximum with a required five (5) foot minimum setback for all structures and fences. See *Exhibit L: Medium Density Residential Alley Section*.
- b. Exceptions are residential typologies that gain access from the street. These typologies must utilize a shared parking court and/or provide side facing garages.

3. Number of Vehicular Access Points

- a. All residential portions of the project can be accessed via new vehicular entry points located off of Coffee Creek Rd. A secondary access point may be provided off of N. Blvd St. along the eastern edge of the site. In order to provide adequate connectivity and meet access regulations, the master plan provides two access points within the development that connect to the public roadway, Shortgrass Rd. See *Exhibit D: Circulation & Access Diagram*
- b. A cluster of the Medium Density Residential District is located adjacent to the Mixed-Use Office Park District and can be accessed from the district via a private street system located off of N. Kelly Drive. See *Exhibit D: Circulation & Access Diagram*

4. Driveway Separation

- a. All vehicular access points will comply with the City of Edmond intersection, drive separation standards, and cul-de-sac length regulations.

5. Pedestrian Access

- a. A primary pedestrian entry that faces the street or common open space is required for all units.

J. Parking Regulations

1. All parking within the Medium Residential District shall comply with the following parking standards.

Units Type	Minimum	Maximum
0 to 1 bedroom	1/unit	1/unit
2 bedrooms	1.5/unit	2/unit
3 + bedrooms	2/unit	4/unit*

Note: For residential units located adjacent to the Mixed-Use Neighborhood Retail and Office Park District, guest parking may be provided at a maximum of 1.5 spaces per unit and shall be located to the side of the units. See *Exhibit B: Master Plan*

* Three (3) car garages are prohibited in the Medium Density Residential District.

K. Sidewalk Regulations

1. All development within the Medium Density Residential District must provide sidewalks connecting streets to trails and open space within the community.

L. Greenbelts

1. A 35' minimum green belt shall be provided between existing residential development and new residential development within the Medium Density Residential District.
 - a. Trails located within the 35' greenbelt shall be located a minimum of 10' off property lines.

M. Fencing and Screening

1. Sight proof fencing may be utilized between lots and on rear or side of properties and shall not exceed six (6) feet in height from the ground and be "dog-eared" on its top surface.
 - a. Exceptions are those that do not utilize rear alley access for parking and therefore abut greenbelt areas in which case the rear or side fencing shall be open with materials of split rail, pony rail, cedar picket or wrought iron. Such rear or side yard fencing shall be no more than four (4) feet in height.
 - b. Site proof fencing or screening may be used around swimming pools and pool work service areas for privacy provided that such fencing is at least five feet (5') from the rear of the lot line.
2. All adjoining fences must be set back at least two feet (2') from the front of any building structure upon which the fence may abut.
3. All common area fences, if the only fence present at that location, shall be maintained by the owner of the abutting lot.
4. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high-quality materials including but not limited to: wrought iron, aluminum, or metal
5. Chain link, barbed wire, and concertina wire material is prohibited.

6. For urban style private residential patios, a front yard fence, railing, or low walls may extend beyond the front building façade if the following requirements are met:
 - a. All walls shall be architecturally compatible with the character of the building and constructed of high-quality materials including but not limited to: stone, decorative blocks, brick, cast stone, concrete, or stucco over standard concrete masonry blocks.
 - b. Fences, railings, and walls shall not exceed 3 feet (36") in total height as measured from the ground to the top of the fence, railing and/or the wall however;
 - c. For elevated residential patios, the total fence, railing, and/or wall height shall not exceed 5 feet (60") total.
7. District 3 residential development that occurs south of District 2 shall provide a minimum 7' masonry wall. The regulation intent is to provide a visual screen between all new residential development and the first 6 existing residential lots located along the north side of Hollowdale, known as Coffee Creek 1, Block 1, lots 1-6. Final length and location of the wall will be determined at site plan approval and is subject to requirements listed in Section A.2.L.1 Greenbelts.

4. District 4: Traditional Residential Development Standards

The Traditional Residential District is intended to accommodate a mix of detached, single-family housing with lots that are compatible with the surrounding Coffee Creek subdivision.

A. District Information:

1. Total Acreage of 4A, 4B, and 4D = +/- 49.7 acres
2. Total Acreage of 4C = +/- 28.74 acres

B. Uses: The use and development regulations of the A, Single Family District shall govern the Traditional Residential District, except as herein modified.

1. Omitted Uses

- a. All uses listed under the Public and Civic category with the exception of Parks

C. Design Regulations:

Lot Standards	Area	Width
District 4A	9,600 sf. min.	80' min.
District 4B	8,400 sf. min.	70' min.

District 4C	12,500 sf. min.	100' min.
District 4D	5,000 sf. min.	50' min.

Building Setbacks	
Principal Structure (front yard)	10' min. - 20' max.
Accessory Structure (front yard)	60' min.
Secondary Street	10' min - 20' max.
Side: Common lot line/alley	5' min.
Rear Yard	15' min.

1. Building Height – 35' maximum
2. Maximum dwelling units
 - a. The Traditional Residential District shall have a maximum density of 2 units per acre.
 - i. The maximum allowable units for 4A, 4B, & 4D combined = 100.
 - ii. The maximum allowable units for 4C = 56.
 - iii. The total maximum allowable units for District 4 = 156

Note: District 4C does not have legal access out onto N. Kelly Ave. If legal access to N. Kelly Ave. is obtained in the future, the development standards stated herein shall apply.

D. Utility Service

1. The Developer will connect to all city utilities and drainage will comply with Title 23.

E. Façade Regulations

1. Units and pedestrian entrances must face the primary street and utilize architectural elements that engage the street. These elements could include but are not limited to: awnings/canopies, balconies, porches, and/or residential stoops.
2. Garages
 - a. Traditional detached garages that set toward the back of the lot or garages that are turned to the side and the doors are not visible along the front façade are highly encouraged. Garage doors that face the street shall be setback a minimum of 20' feet behind the front wall plane of the building.

F. Building Materials

1. Not less than 70 percent (%) of all new building facades (not including door and windows areas) facing streets shall be constructed using high quality materials including but not limited to; brick, native stone and/or stucco.

G. Landscaping Regulations

1. The site will meet and/or exceed the City of Edmond landscape code requirements.
2. New vehicular access points that provide ingress and egress into residential development areas shall make landscape provisions that help to mitigate and/or reduce headlight glare. Examples of mitigation measures can be but are not limited to landscape berms, evergreen shrubs, trees and/or a combination of all.

H. Lighting Regulations

1. All residential roadway and pedestrian lighting will comply with Zoning Code, Chapter 6 Site Design Standards. Non-cutoff (unshielded) fixtures, such as globe or vertical glass pane designs, can be utilized as streetscape and/or trail lighting provided the fixture emits a low lumen level and provides a coated or internal white frosting to diffuse light.

I. Street and Access Regulations

1. Description of proposed streets, including right-of-way and street concepts
 - a. Primary streets located within the Traditional Residential District will be public and provide the standard 50-foot right-of-way. *See Exhibit J: Standard Residential Street Section with Trail Edge and Exhibit K: Standard Residential Street Section*
2. Number of Vehicular Access Points
 - a. All residential portions of the project can be accessed via new vehicular entry points located off of Coffee Creek Rd. A secondary access point may be provided off of N. Blvd St. along the eastern edge of the site. In order to provide adequate connectivity and meet access regulations, the master plan provides two access points within the development that connect to the public roadway, Shortgrass Rd. *See Exhibit D: Circulation & Access Diagram*

3. Driveway Separation

- a. All vehicular access points will comply with City of Edmond intersection, drive separation standards, and cul-de-sac length regulations. See *Exhibit D: Circulation & Access Diagram*

4. Pedestrian Access

- a. A primary pedestrian entry that faces the street is required for all units.

J. Parking Regulations

- 1. All parking shall be located behind the front building line. Parking within the Traditional Residential District will comply with the City of Edmond residential parking standards.

K. Sidewalk Regulations

- 1. All development within the Traditional Residential District must provide sidewalks connecting streets to trails and open space within the community.

L. Greenbelts

- 1. A 35' minimum green belt shall be provided between existing residential development and new residential development within the Traditional Residential District.
 - a. Trails located within the 35' greenbelt shall be located a minimum of 10' off property lines.

M. Fencing and Screening

- 1. Sight proof fencing may be utilized between lots and on rear or side of properties and shall not exceed six (6) feet in height from the ground and be "dog-eared" on its top surface.
 - a. Exceptions are those that abut greenbelt areas in which case the rear or side fencing shall be open with materials of split rail, pony rail, cedar picket or wrought iron. Such rear or side yard fencing shall be no more than four (4) feet in height.
 - b. Site proof fencing or screening may be used around swimming pools and pool work service areas for privacy provided that such fencing is at least five feet (10') from the rear of the lot line.
- 2. All adjoining fences must be set back at least two feet (2') from the front of any building structure upon which the fence may abut.
- 3. All common area fences, if the only fence present at that location, shall be maintained by the owner of the abutting lot.

4. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high-quality materials including but not limited to: wrought iron, aluminum, or metal
5. Chain link, barbed wire, and concertina wire material is prohibited.

B. Open Space and Recreational Areas

The Heritage at Coffee Creek masterplan provides +/- 90 acres of private preserved open space, which include approximately 2.5 miles of existing trails/cart paths two large detention ponds, and several acres of floodplain and natural riparian areas. Reclaimed golf course areas are envisioned to be reclaimed and planted with a native/naturalistic plant pallet in order to conserve water and promote wildlife habitat. See *Exhibit F: Open Space & Tree Canopy Diagram*

1. There are two floodplain areas designated within the project area. The FEMA regulated floodplain and floodway runs north to south on the western portion of the property and is approximately 27 acres in size. The second floodplain area is centrally located on the site surrounding the two existing detention ponds and is designated as Edmond Floodplain. The designated area encompasses approximately 11 acres. See *Exhibit E: Existing Drainage Diagram*.
2. Future development has been designed and sighted to preserve viewsheds and minimize impacts on surrounding residential development by minimizing the removal of mature, existing tree canopies across the site. Approximately 41 of the 46 acres of the existing tree canopy has been preserved.
3. In residential District 3 and 4, required greenbelts provide a buffer between existing and residential development and allow for trail network expansion and connectivity throughout the community.
4. In addition to the existing trails/cart paths, trails that reroute and/or expand the existing trails/cart path network are planned for and will be implemented as development occurs. Final trail layout, width, and surface material will be approved during the site plan approval stage.
 - a. In addition to the private trail system described above, the following amenities will be developed and completed prior to receiving a certificate of occupancy for new homes:
 - i. 6 picnic tables with a concrete pad to be intermittently located throughout the open space areas of the site and shall be accessible from the main trail.

- ii. A mowed multi-purpose lawn space for passive and active recreational uses.
- iii. A children's playground that accommodates ages 5-12

C. Home Owners Association

1. A Mandatory Home Owner's Association will be established for all residential development in Districts 3 and 4 and shall oversee the implementation and maintenance of any future common areas and stormwater facilities.
2. In order to respond to needs and development features that are not present in residential areas, the Mixed-Use Commercial and Office Districts 1 and 2 will form separate association(s) to oversee the implementation and maintenance of future common areas and stormwater facilities.
3. A detailed Declaration of Covenants, Conditions and Restrictions for the Heritage at Coffee Creek is required at the time of final plat approval. A draft of the Table of Contents of the Declaration of Covenants, Conditions, and Restrictions showing all required articles and sections for the future document is attached herein as Exhibit N.

D. Project Scheduling

The project may be developed in multiple phases and in any sequence based upon market demand and securing tenants. It is the intent that the Developer will begin construction following site plan approvals.

E. Platting Requirements

The development will comply with platting requirements set forth by the City of Edmond.

F. Stormwater Requirements

All City of Edmond and Title 23 requirements will be met at the time of Final Platting or Site Plan Approval for the Heritage at Coffee Creek Development. See *Exhibit M: Preliminary Drainage Report*

G. Site Plan Review

No building permit shall be issued for the construction of buildings within development Districts 1 and 2 until a detailed site plan of the development area has been submitted to and approved by the City of Edmond Planning Commission as being in compliance with the PUD Development Concept and the Development Standards herein. Separate building plans may be submitted for individual construction after the PUD has been given final approval by the City of Edmond.

H. List of Exhibits

Exhibit A: Legal Description

Exhibit B: Master Plan

Exhibit C: Master Plan Districts

Exhibit D: Circulation & Access Diagram

Exhibit E: Existing Drainage Diagram

Exhibit F: Open Space & Tree Canopy Diagram

Exhibit G: Mixed-Use Street Section

Exhibit H: W. Coffee Creek Rd. with Dedicated On-Street Bike Lane Facilities

Exhibit I: Medium Density Residential Street Section

Exhibit J: Standard Residential Street Section with Trail Edge

Exhibit K: Standard Residential Street Section

Exhibit L: Medium Density Residential Alley Section

Exhibit M: Preliminary Drainage Report

Exhibit N: Declaration of Covenants, Conditions, and Restrictions Draft
Table of Contents

EXHIBIT A: LEGAL DESCRIPTION

TRACT 1

A tract of land situated within a portion of the North Half (N/2) of Section Fourteen (14), Township Fourteen North (T14N), Range Three West (R3W) of the Indian Meridian (I.M.) in Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said N/2; thence S 89° 15' 41" E along the South line of said N/2 a distance of 55.02 feet to the POINT OF BEGINNING; thence along the Exterior Boundary of COFFEE CREEK I, according to the recorded plat thereof, the following Seven (7) Courses:

1. N 00° 41' 36" W a distance of 382.23 feet to a point marked by a 3/8" Iron Pin found in place; thence
2. N 36° 42' 45" E a distance of 31.48 feet to a point marked by a 3/8" Iron Pin found in; thence
3. 110.76 feet along the arc of a curve to the left having a radius of 207.19 feet, subtended by a chord of 109.45 feet which bears N 55° 21' 46" E; thence
4. 92.22 feet along the arc of said curve having a radius of 114.81 feet, subtended by a chord of 89.76 feet which bears N 63° 03' 37" E; thence
5. N 86° 04' 31" E a distance of 5.48 feet; thence
6. S 07° 03' 38" E a distance of 125.19 feet; thence
7. N 86° 04' 30" E a distance of 331.78 feet to the Southeast corner of Lot 3, Block 2, COFFEE CREEK I; thence

S 87° 36' 39" E a distance of 301.83 feet to a point marked by a 3/8" Iron Pin found in place; thence

S 84° 13' 48" E a distance of 360.29 feet; thence

S 88° 01' 07" E a distance of 188.76 feet to the Southwest corner of Block E, COFFEE CREEK I, marked by a 3/8" Iron Pin found in place; thence

S 75° 23' 52" E along the South line of said Block E a distance of 160.03 feet; thence

S 11° 50' 39" E a distance of 46.84 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 82° 05' 31" E a distance of 110.25 feet; thence

N 84° 57' 11" E a distance of 100.69 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 63° 34' 18" E a distance of 103.77 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 84° 31' 47" E a distance of 105.64 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 11° 46' 16" W a distance of 42.00 feet to the Southwest corner of Block G, COFFEE CREEK I; thence

S 86° 56' 48" E along the exterior boundary of said COFFEE CREEK I a distance of 203.18 feet to the Southwest Corner of COFFEE CREEK 1A, according to the recorded plat thereof, marked by a 3/8" Iron Pin found in place; thence

S 88° 55' 52" E along the exterior boundary of said COFFEE CREEK 1A a distance of 320.28 feet to the Southeast corner of Lot 3, Block 5, COFFEE CREEK 1A, marked by a 3/8" Iron Pin found in place; thence

S 62° 21' 43" E a distance of 111.78 feet; thence

S 88° 55' 49" E a distance of 501.24 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 85° 32' 01" E a distance of 105.07 feet to the Southeast corner of Lot 10, Block 5, COFFEE CREEK 1A; thence

N 89° 43' 30" E along the Exterior boundary of said Block 5 a distance of 149.54 feet to a point on the Exterior Boundary of COFFEE CREEK 1B, according to the recorded plat thereof; thence along said line the following Three (3) courses:

1. S 00° 15' 36" E a distance of 24.80 feet to a point marked by a 3/8" Iron Pin found in place; thence
2. N 88° 14' 19" E a distance of 957.07 feet to a point marked by a 3/8" Iron Pin found in place; thence
3. N 61° 18' 17" E a distance of 81.65 feet to a point on the Exterior Boundary of LAKEVIEW AT COFFEE CREEK, marked by a 3/8" Iron Pin found in place; thence along said line the following Three (3) Courses:
 1. S 46° 05' 30" E a distance of 49.80 feet; thence
 2. S 82° 35' 38" E a distance of 309.74 feet to a point on a curve to the right, marked by a 3/8" Iron Pin found in place; thence
 3. 102.17 feet along the arc of said curve having a radius of 220.00 feet, subtended by a chord of 101.26 feet which bears S 25° 57' 22" W, to a point marked by a 3/8" Iron Pin found in place; thence

S 83° 19' 43" W a distance of 207.97 feet; thence

S 65° 21' 26" W a distance of 112.20 feet to a point marked by a 3/8" Iron Pin w/ cap "ISCH CA1139" found in place; thence

S 05° 42' 41" W a distance of 83.17 feet to a point marked by a 3/8" Iron Pin w/ cap "ISCH CA1139" found in place; thence

S 89° 10' 09" E a distance of 185.30 feet to a point on the Exterior Boundary of said LAKEVIEW AT COFFEE CREEK, same being a point on a curve to the left, marked by a 3/8" Iron Pin w/ busted cap found in place; thence along said boundary the following Two (2) courses:

1. 70.75 feet along the arc of said curve having a radius of 220.00 feet, subtended by a chord of 70.44 feet which bears S 08° 43' 34" W, to a point of tangency; thence
2. S 00° 28' 54" E a distance of 30.38 feet to a point on the South line of said N/2; thence

N 89° 15' 41" W along said South line a distance of 4511.35 feet to the POINT OF BEGINNING.

Said tract contains 1,700,414 Sq Ft or 39.036 Acres, more or less.

TRACT 2

A tract of land situated within a portion of the North Half (N/2) of Section Fourteen (14), Township Fourteen North (T14N), Range Three West (R3W) of the Indian Meridian (I.M.) in Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said N/2, marked by an Aluminum Cap stamped "OLS 1149" found in place; thence

S 89° 49' 08" E along the North line of said N/2 a distance of 1602.76 feet; thence

S 00° 11' 17" W a distance of 139.91 feet, to a point marked by a 3/8" Iron Pin found in place; thence

S 78° 26' 38" W a distance of 117.50 feet; thence

S 66° 11' 27" W a distance of 66.91 feet to a point on the Exterior Boundary line of WILDMEADOW AT COFFEE CREEK, according to the recorded plat thereof; thence along said line the following Twelve (12) courses:

1. N 86° 53' 49" W a distance of 90.00 feet to a point marked by a 3/8" Iron Pin found in place; thence
2. S 54° 46' 47" W a distance of 115.60 feet to a point marked by a 3/8" Iron Pin found in place; thence
3. S 41° 52' 57" W a distance of 114.76 feet to a point marked by a 3/8" Iron Pin found in place; thence
4. S 17° 38' 33" W a distance of 66.59 feet; thence
5. S 51° 36' 24" E a distance of 102.02 feet; thence
6. S 69° 34' 59" E a distance of 89.22 feet; thence
7. S 72° 18' 51" E a distance of 170.40 feet to a point marked by a 3/8" Iron Pin found in place; thence
8. S 78° 07' 22" E a distance of 222.52 feet to a point marked by a 3/8" Iron Pin found in place; thence
9. S 86° 51' 57" E a distance of 314.19 feet; thence
10. S 88° 15' 42" E a distance of 115.40 feet to a point marked by a 3/8" Iron Pin found in place; thence
11. N 60° 48' 30" E a distance of 635.03 feet to a point marked by a 3/8" Iron Pin found in place; thence
12. S 44° 48' 43" E a distance of 20.17 feet to a point marked by a 3/8" Iron Pin found in place, same being a point on the Exterior Boundary line of COFFEE CREEK II, according to the recorded plat thereof; thence along said line the following Six (6) courses:
 1. S 00° 14' 04" W a distance of 168.21 feet; thence
 2. S 48° 10' 02" W a distance of 650.72 feet to a point marked by a 3/8" Iron Pin found in place; thence
 3. S 89° 55' 30" W a distance of 465.40 feet to a point marked by a 3/8" Iron Pin found in place; thence
 4. S 18° 05' 09" W a distance of 346.75 feet to a point marked by a 3/8" Iron Pin found in place; thence
 5. S 59° 45' 45" E a distance of 133.06 feet to a point marked by a 3/8" Iron Pin found in place; thence
 6. N 77° 48' 19" E a distance of 788.70 feet to a point marked by a 3/8" Iron Pin found in place, same being a point on the Exterior Boundary Line of THE

ESTATES AT COFFEE CREEK, according to the recorded plat thereof; thence along said line the following Nine (9) courses:

1. N 84° 48' 37" E a distance of 170.06 feet; thence
2. S 71° 34' 57" E a distance of 192.84 feet to a point marked by a 3/8" Iron Pin found in place; thence
3. S 82° 32' 12" E a distance of 265.42 feet to a point marked by a 3/8" Iron Pin found in place; thence
4. S 32° 41' 11" E a distance of 93.08 feet to a point marked by a 3/8" Iron Pin found in place; thence
5. S 01° 03' 59" E a distance of 54.77 feet to a point marked by a 3/8" Iron Pin found in place; thence
6. S 77° 36' 26" E a distance of 61.94 feet to a point marked by a 3/8" Iron Pin found in place; thence
7. N 81° 56' 28" E a distance of 91.10 feet to a point marked by a 3/8" Iron Pin found in place; thence
8. N 70° 19' 41" E a distance of 116.36 feet; thence
9. N 50° 44' 58" E a distance of 103.11 feet to a point on the Exterior Boundary line of THE VILLAS AT COFFEE CREEK, according to the recorded plat thereof; thence

N 73° 32' 02" E along said line a distance of 330.62 feet to a point on the Exterior Boundary line of WILDMeadow IV AT COFFEE CREEK, according to the recorded plat thereof; thence along said line the following Two (2) courses:

1. S 75° 49' 20" E a distance of 684.13 feet; thence
2. S 79° 17' 12" E a distance of 125.93 feet to a point on a curve to the right, marked by a 3/8" Iron Pin found in place, same being a point on the Exterior Boundary Line of COFFEE CREEK 1B, according to the recorded plat thereof; thence along said line the following Ten (10) courses:

1. 166.79 feet along the arc of said curve having a radius of 370.00 feet, subtended by a chord of 165.39 feet which bears S 20° 38' 10" E; thence
2. S 07° 47' 48" E a distance of 293.79 feet; thence
3. S 74° 04' 42" W a distance of 143.07 feet, to a point marked by a 3/8" Iron Pin found in place; thence
4. N 14° 47' 05" W a distance of 81.12 feet; thence
5. N 76° 05' 38" W a distance of 58.59 feet to a point marked by a 3/8" Iron Pin found in place; thence
6. S 77° 15' 51" W a distance of 170.43 feet to a point marked by a 3/8" Iron Pin found in place; thence
7. S 14° 35' 39" W a distance of 154.71 feet to a point marked by a 3/8" Iron Pin found in place; thence
8. S 69° 35' 11" W a distance of 53.42 feet to a point marked by a 3/8" Iron Pin found in place; thence
9. N 88° 13' 41" W a distance of 651.73 feet to a point marked by a 3/8" Iron Pin found in place; thence
10. S 74° 22' 09" W a distance of 145.15 feet to a point marked by a 3/8" Iron Pin found in place; thence

S 89° 37' 04" W along said line extended, same being the Exterior line of COFFEE CREEK 1A extended, according to the recorded plat thereof a distance of 99.66 feet to a

point marked by a 3/8" Iron Pin found in place; thence along said line the following Three (3) courses:

1. N 73° 46' 26" W a distance of 603.32 feet; thence
2. N 88° 25' 50" W a distance of 257.60 feet; thence
3. S 58° 34' 42" W a distance of 351.32 feet; thence

S 84° 45' 52" W a distance of 38.82 feet; thence

N 58° 57' 44" W a distance of 60.00 feet; thence

N 38° 46' 43" W a distance of 77.00 feet; thence

S 78° 35' 31" W a distance of 3.00 feet to a point on the Exterior Boundary line of COFFEE CREEK I, according to the recorded plat thereof; thence along said line the following Three (3) courses:

1. S 78° 35' 31" W a distance of 575.78 feet to a point marked by a 3/8" Iron Pin found in place; thence
2. N 73° 59' 50" W a distance of 299.65 feet; thence
3. N 48° 39' 01" W a distance of 82.81 feet to the Northernmost Northwest corner of Lot 8 Block 1 of said Addition, same being a point marked by a 3/8" Iron Pin found in place; thence

N 32° 26' 04" W a distance of 159.29 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 64° 12' 40" W a distance of 208.09 feet to a point marked by a 3/8" Iron Pin found in place; thence

N 79° 24' 23" W a distance of 97.37 feet to a point marked by a 3/8" Iron Pin found in place; thence

S 03° 39' 08" W a distance of 244.71 feet to a point marked by a 3/8" Iron Pin found in place, same being a point on the Exterior Boundary line of COFFEE CREEK I, according to the recorded plat thereof; thence along said line the following Fourteen (14) courses:

1. S 86° 04' 31" W a distance of 6.87 feet to a point marked by a 3/8" Iron Pin found in place; thence
2. S 03° 55' 29" E a distance of 10.00 feet; thence
3. S 86° 04' 31" W a distance of 75.99 feet; thence
4. N 15° 18' 20" E a distance of 10.59 feet; thence
5. N 37° 39' 01" W a distance of 67.00 feet; thence
6. S 87° 53' 50" W a distance of 75.00 feet; thence
7. S 37° 31' 01" W a distance of 84.00 feet to a point marked by a 3/8" Iron Pin found in place; thence
8. S 87° 53' 50" W a distance of 290.00 feet to a point marked by a 3/8" Iron Pin found in place; thence
9. S 07° 03' 38" E a distance of 130.05 feet to a point on a curve to the left; thence
10. 172.55 feet along the arc of said curve having a radius of 214.81 feet, subtended by a chord of 167.95 feet which bears S 63° 03' 36" W, to a point of reverse curvature; thence
11. 23.94 feet along the arc of said curve having a radius of 107.19 feet, subtended by a chord of 23.89 feet which bears S 46° 26' 43" W, to a point marked by a 3/8" Iron Pin found in place; thence
12. N 60° 28' 25" W a distance of 19.26 feet to a point marked by a 3/8" Iron Pin found in place; thence
13. N 00° 41' 36" W a distance of 125.77 feet; thence

14. S 89° 18' 24" W a distance of 55.05 feet to a point on the West line of said N/2;
thence
N 00° 41' 53" W along said line a distance of 1999.15 feet to the POINT OF
BEGINNING.

Said tract contains 5,240,296 Sq Ft or 120.301 Acres, more or less.

TRACT 3

A tract of land situated within a portion of the North Half (N/2) of Section Fourteen (14), Township Fourteen North (T14N), Range Three West (R3W) of the Indian Meridian (I.M.) in Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said N/2, marked by an Aluminum Cap stamped "OLS 1149" found in place; thence

N 89° 15' 41" W along the South line of said N/2 a distance of 639.47 feet to a point on the Exterior Boundary line of LAKEVIEW AT COFFEE CREEK, according to the recorded plat thereof, marked by a 3/8" Iron Pin w/ cap "ISCH LS54" found in place; thence along said line the following Twelve (12) courses:

1. N 00° 31' 59" W a distance of 32.94 feet to a point of curvature to the right, marked by a 3/8" Iron Pin w/ cap "ISCH LS54" found in place; thence
2. 88.22 feet along the arc of said curve having a radius of 90.00 feet, subtended by a chord of 84.73 feet which bears N 27° 32' 26" E, to a point of curvature to the left marked by a 3/8" Iron Pin w/ cap "ISCH LS54" found in place; thence
3. 349.81 feet along the arc of said curve having a radius of 350.00 feet, subtended by a chord of 335.43 feet which bears N 26° 59' 23" E, to a point marked by a 1/2" Iron Pin found in place; thence
4. N 89° 27' 30" E a distance of 345.06 feet; thence
5. N 00° 32' 30" W a distance of 1178.08 feet; thence
6. S 81° 36' 48" W a distance of 110.00 feet; thence
7. S 29° 06' 03" W a distance of 91.35 feet; thence
8. S 24° 10' 11" W a distance of 137.80 feet; thence
9. S 44° 34' 32" W a distance of 153.10 feet; thence
10. S 48° 39' 45" W a distance of 127.90 feet; thence
11. S 57° 45' 22" W a distance of 48.03 feet; thence
12. S 82° 10' 56" W a distance of 49.95 feet to a point on the exterior boundary of COFFEE CREEK 1B, according to the recorded plat thereof; thence along said line the following Two (2) courses:
 1. N 07° 47' 48" W a distance of 61.30 feet to a point of curvature to the left; thence
 2. 43.34 feet along the arc of said curve having a radius of 430.00 feet, subtended by a chord of 43.32 feet which bears N 10° 41' 02" W, to a point on the exterior line of THE LINKS II AT COFFEE CREEK, according to the recorded plat thereof; thence along said line the following Seven (7) courses:
 1. N 56° 56' 51" E a distance of 72.96 feet; thence
 2. N 12° 12' 15" E a distance of 295.77 feet to a point marked by a 3/8" Iron Pin found in place; thence

3. N 34° 07' 26" E a distance of 114.04 feet to a point marked by a 3/8" Iron Pin found in place; thence
4. N 13° 41' 34" E a distance of 310.48 feet to a point marked by a 3/8" Iron Pin w/ cap "ISCH LS54" found in place; thence
5. N 04° 35' 37" E a distance of 202.52 feet to a point marked by a 3/8" Iron Pin found in place; thence
6. N 77° 38' 22" W a distance of 420.40 feet; thence
7. S 21° 05' 47" E a distance of 2.72 feet to a point on the Exterior Boundary line of THE LINKS I AT COFFEE CREEK, according to the recorded plat thereof; thence along said line the following Three (3) courses:
 1. N 76° 07' 35" W a distance of 85.03 feet to a point marked by a 3/8" Iron Pin found in place; thence
 2. S 52° 01' 13" W a distance of 153.00 feet; thence
 3. N 65° 44' 09" W a distance of 224.95 feet to a point on the Exterior Boundary line of WILDMEADOW III AT COFFEE CREEK, according to the recorded plat thereof, marked by a 3/8" Iron Pin found in place; thence along said line the following Six (6) courses:
 1. N 81° 36' 08" W a distance of 151.81 feet to a point marked by a 3/8" Iron Pin found in place; thence
 2. N 85° 48' 57" W a distance of 179.16 feet; thence
 3. N 81° 32' 13" W a distance of 297.85 feet to a point marked by a 3/8" Iron Pin found in place; thence
 4. S 89° 39' 48" W a distance of 267.62 feet to a point marked by a 3/8" Iron Pin found in place; thence
 5. S 80° 10' 09" W a distance of 160.65 feet to a point marked by a 3/8" Iron Pin found in place; thence
 6. N 88° 49' 14" W a distance of 134.40 feet to a point marked by a 3/8" Iron Pin found in place; thence
- S 79° 22' 02" W along said line extended same being the Exterior Boundary line of WILDMEADOW II AT COFFEE CREEK, according to the recorded plat thereof, a distance of 212.93 feet to a point marked by a 3/8" Iron Pin found in place; thence
- N 00° 03' 46" E along said line a distance of 41.42 feet to a point on the Exterior boundary line of COFFEE CREEK II, according to the recorded plat thereof; thence along said line the following Four (4) courses:
 1. N 67° 09' 13" E a distance of 143.91 feet; thence
 2. N 09° 37' 26" E a distance of 150.00 feet; thence
 3. N 62° 10' 22" E a distance of 230.00 feet; thence
 4. N 01° 09' 53" E a distance of 49.75 feet to a point on the North line of said N/2; thence
- S 88° 49' 47" E along said line a distance of 794.94 feet to a point on the Exterior boundary line of FAIRWAY PARK I, marked by a PK nail found in place; thence along said line the following Four (4) courses:
 1. S 01° 11' 08" W a distance of 99.98 feet to a point marked by a 3/8" Iron Pin found in place; thence
 2. S 60° 55' 28" E a distance of 173.65 feet to a point marked by a 3/8" Iron Pin found in place; thence
 3. S 70° 43' 04" E a distance of 205.38 feet; thence

4. N 38° 27' 52" E a distance of 216.77 feet to a point on the Exterior boundary line of that certain tract described in Book 12209 on Page 172, marked by a 3/8" Iron Pin w/ cap "CA1139" found in place; thence along said line the following Three (3) courses:
 5. S 70° 36' 54" E a distance of 310.12 feet; thence
 6. S 66° 29' 53" E a distance of 356.72 feet to a point marked by a 3/8" Iron Pin w/ cap "Mapco" found in place; thence
 7. S 88° 48' 52" E a distance of 290.55 feet to a point on the East line of said N/2; thence
- S 00° 32' 18" E along said line a distance of 2351.28 feet to the POINT OF BEGINNING.

Said tract contains 1,313,871 Sq Ft or 30.162 Acres, more or less.

EXHIBIT B: MASTER PLAN

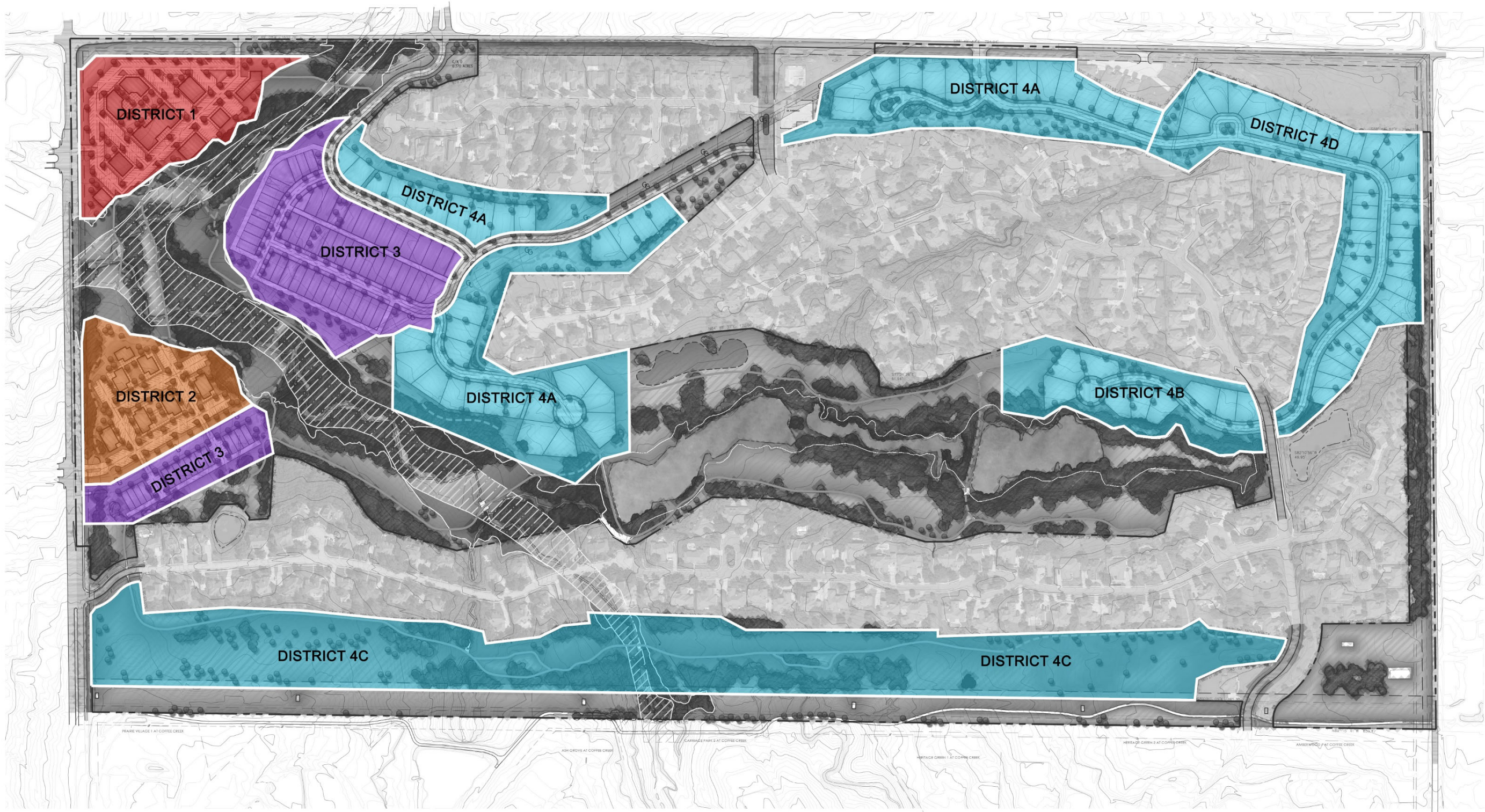


Legend



- Single Family Residential
- Medium Density Residential
- Mixed-Use Commercial + Office
- Proposed Roads
- Floodplain Area
- Open Space
- Trails

EXHIBIT C: MASTER PLAN DISTRICTS



District Legend



District 1
Mixed-Use Town Center



District 2
Mixed-Use Neighborhood Retail & Office Park



District 3
Medium Density Residential



District 4
Traditional Residential

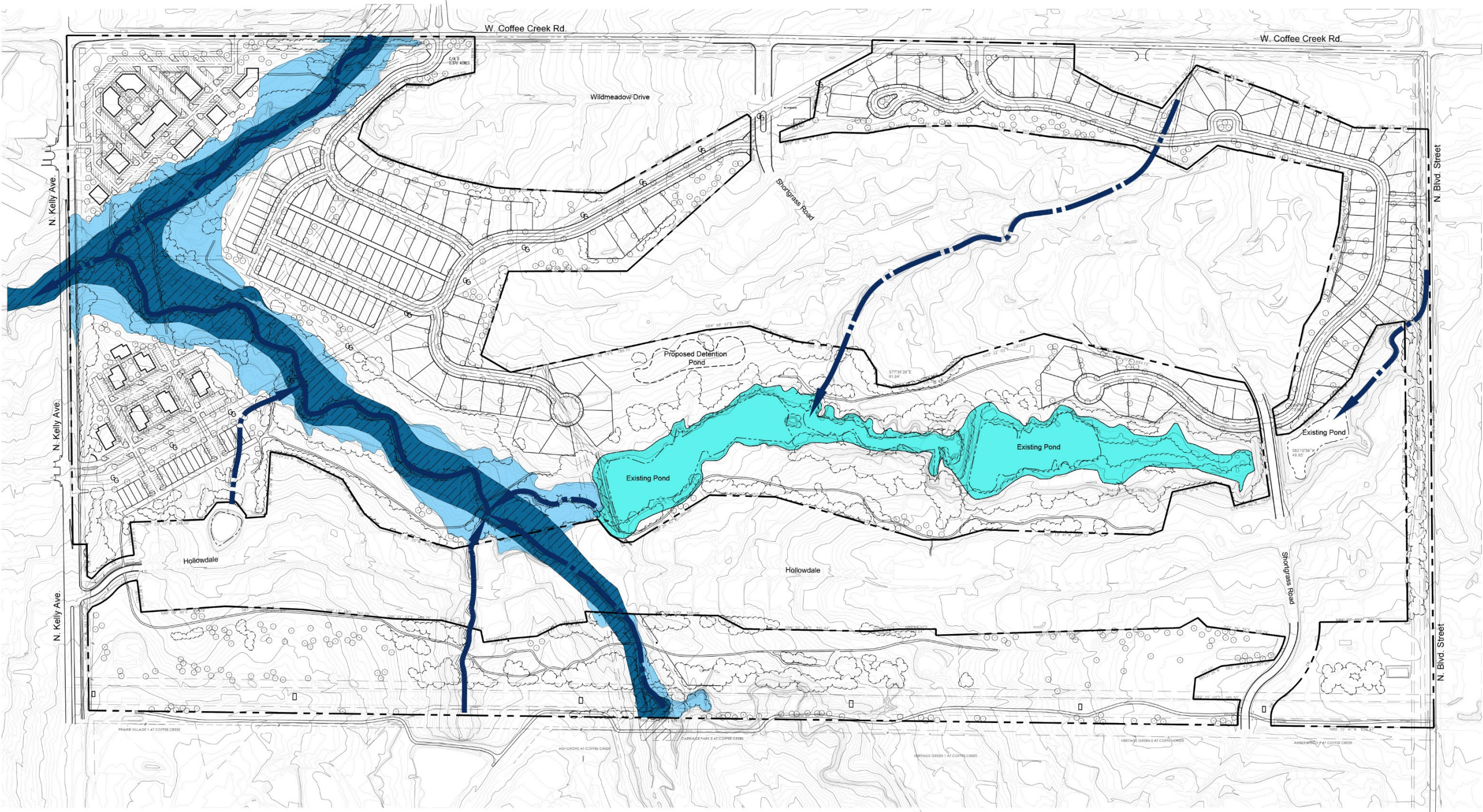
EXHIBIT D: CIRCULATION & ACCESS DIAGRAM



Circulation Access Legend

-
- Primary Acces
- Secondary Access
- Alley Access
- New Trail
- Existing Trail
- Existing City of Edmond Public Trail
- Primary Vehicular Access Point
- Secondary Vehicular Access

EXHIBIT E: EXISTING DRAINAGE DIAGRAM



Site Drainage Legend



- Major Drainage Ways
- Fema 100 Yr Floodplain
- Floodway
- Edmond Floodplain

EXHIBIT F: OPEN SPACE & TREE CANOPY DIAGRAM



Open Space Legend



Total Private Open Space = +/- 90.92 Acres

Total Existing Tree Canopy Coverage = +/- 46.63 Acres



Preserved Tree Canopy = +/- 41.40 Acres

Total Site Acreage = 189.49 Acres

EXHIBIT G: MIXED-USE STREET SECTION

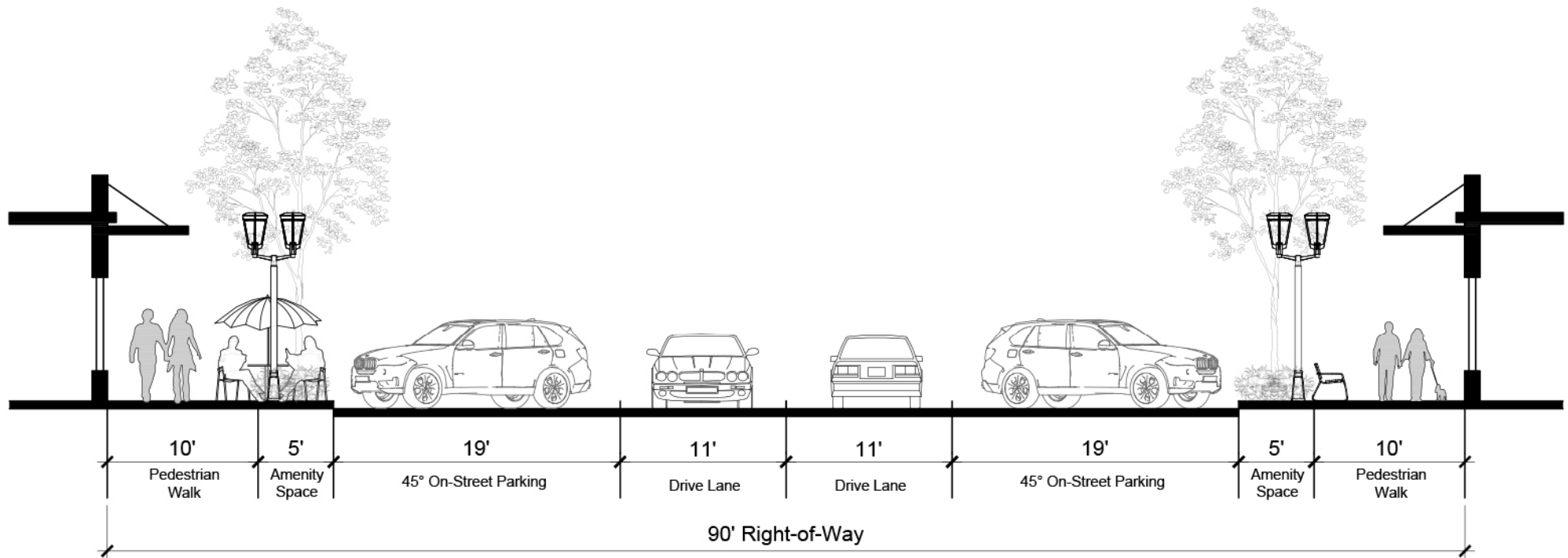


EXHIBIT H: W. COFFEE CREEK RD. WITH DEDICATED ON-STREET BIKE LANE FACILITIES

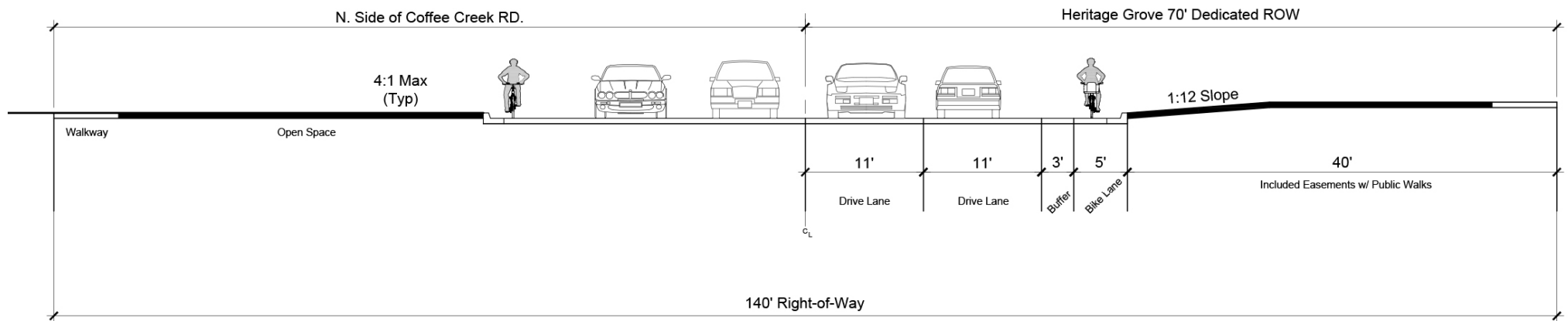


EXHIBIT I: MEDIUM DENSITY RESIDENTIAL STREET SECTION

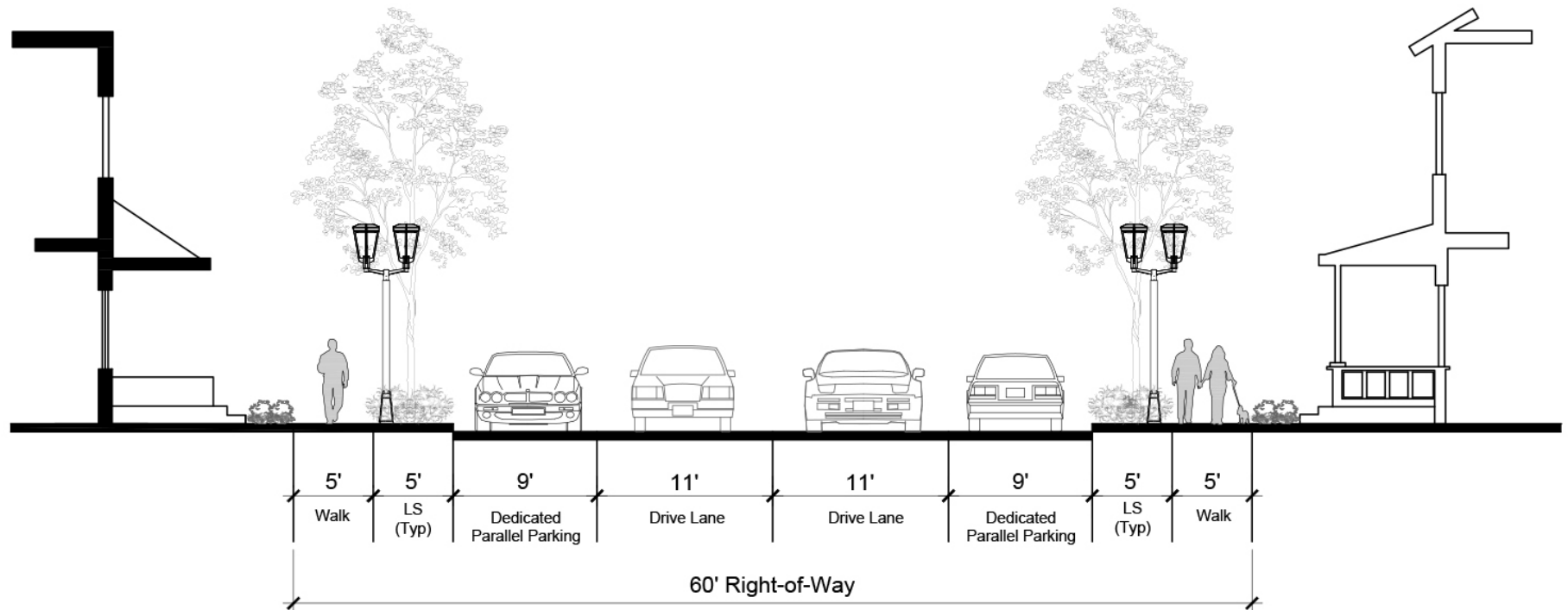


EXHIBIT J: STANDARD RESIDENTIAL STREET SECTION WITH TRAIL EDGE

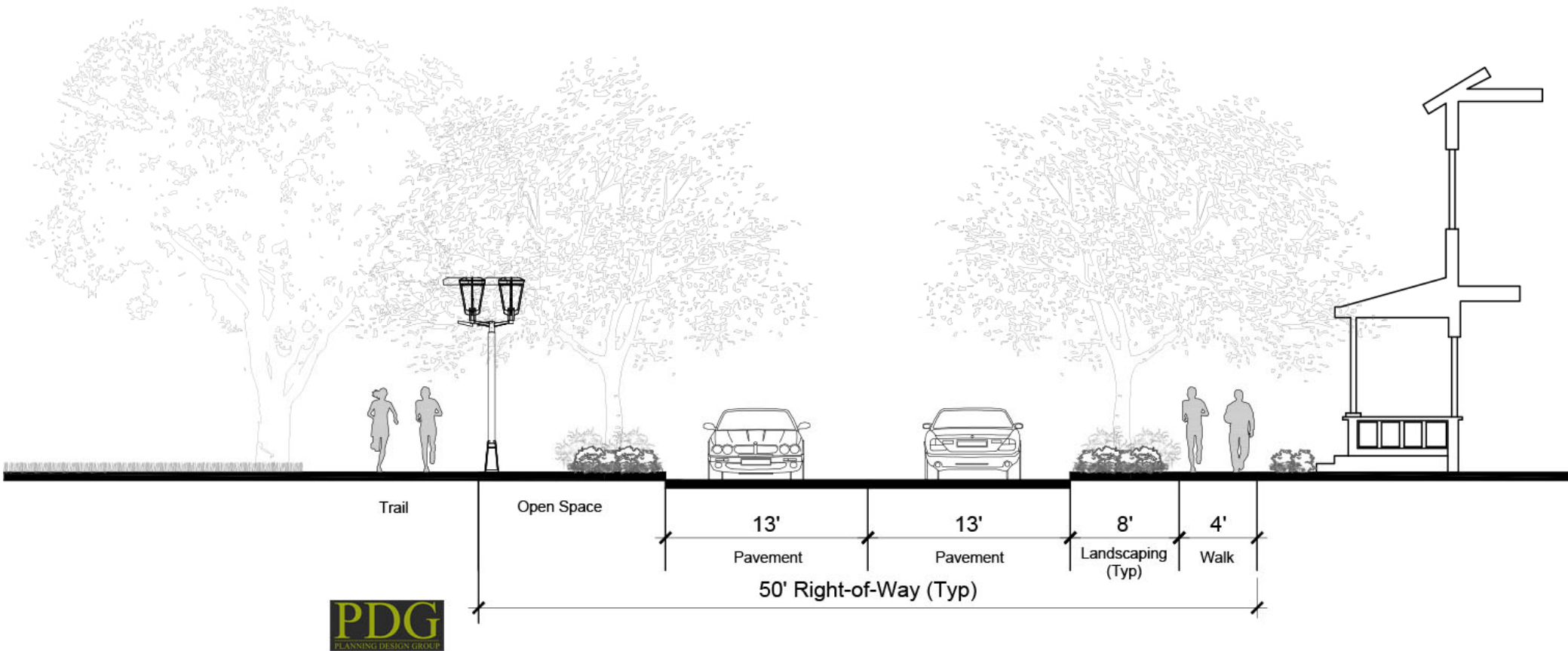


EXHIBIT K: STANDARD RESIDENTIAL STREET SECTION

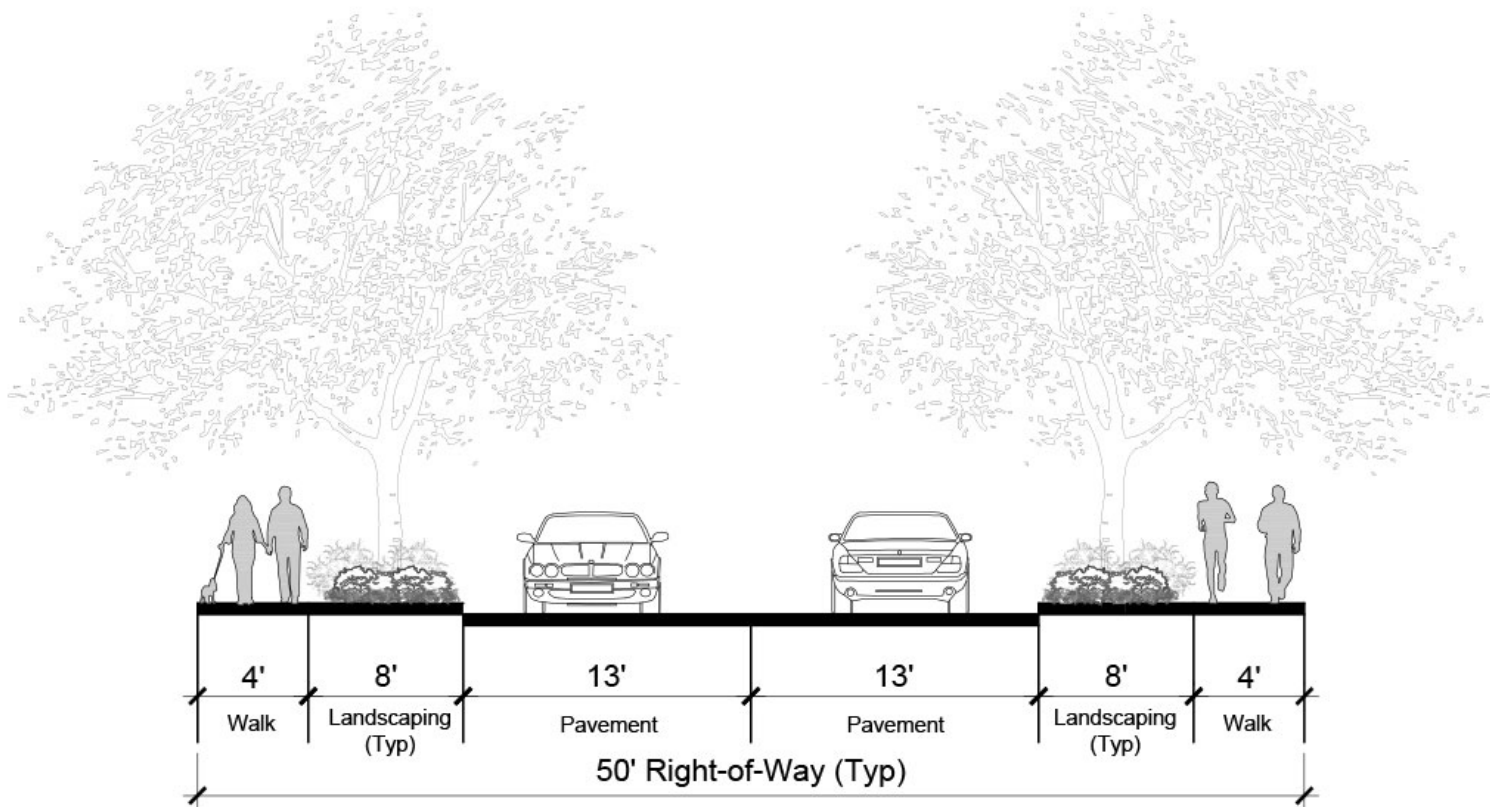
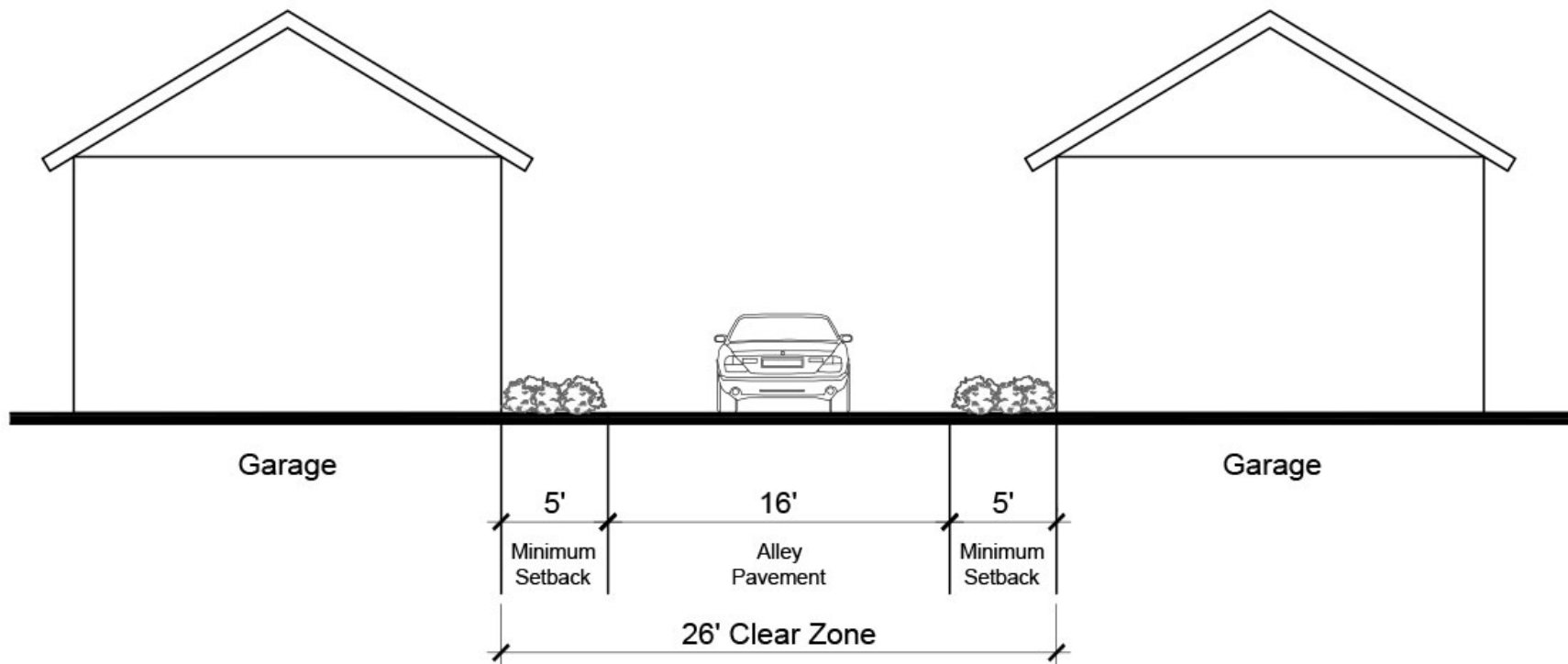


EXHIBIT L: MEDIUM DENSITY RESIDENTIAL ALLEY SECTION



June 18, 2018

Preliminary Drainage Report

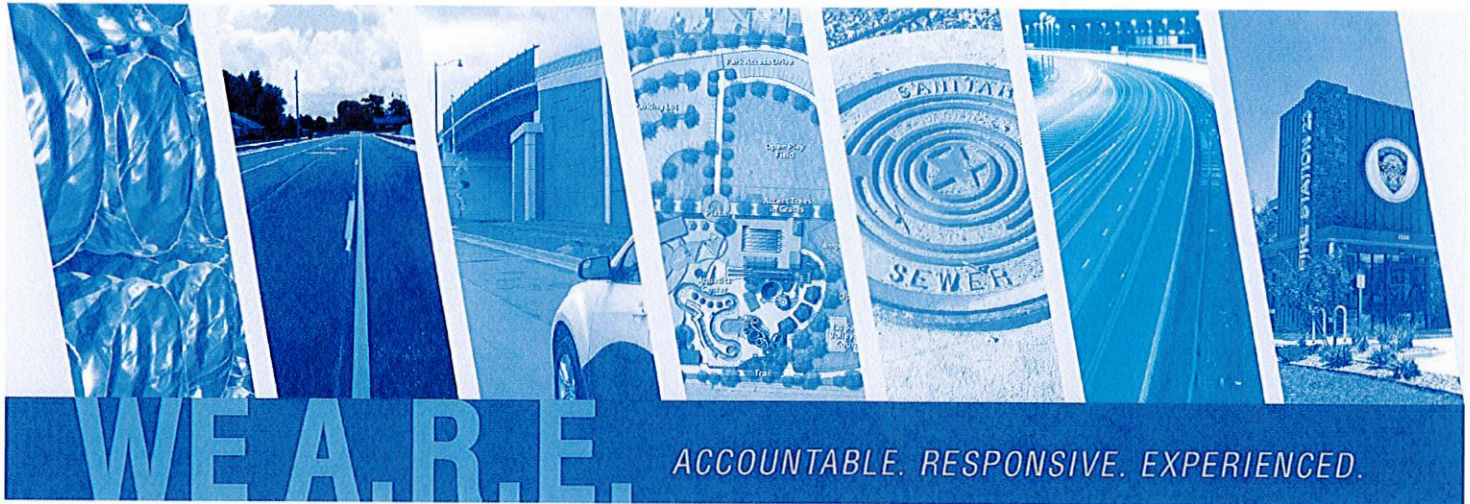
Prepared for:

The Heritage at Coffee Creek

Submitted to:

City of Edmond
10 S. Littler Avenue
Edmond, OK 73083

CTA JOB NO. 176055-00



Prepared by:



Crafton Tull
architecture | engineering | surveying



Index

Written Report



Crafton Tull
architecture | engineering | surveying

PROJECT NAME: The Heritage at Coffee Creek

PROJECT DESCRIPTION:

The following is the Preliminary Drainage Report for the proposed development of the Heritage at Coffee Creek. The project is located on the south side of W Coffee Creek Road between N Kelly Avenue and North Boulevard.

STORM DRAINAGE DESIGN:

The runoff for this site generally flows to the center of the property where there is a large drainage way that flows to the west.

There are two forks of FEMA floodplain on the west part of the property. There is Edmond floodplain that goes through the middle of the property to the east from the FEMA floodplain. At this time, there will be no crossings added in the floodplains. Lots will be out of both the Edmond and FEMA floodplains. A flood study will be done at the time of the Final Plats.

With the large drainage ways that cut through the property, drainage will be routed through the proposed developments into storm sewer systems and either into detention ponds or into the creeks. Detention will be handled with each phase of the project, once a more detailed layout is formulated for the site, so that runoff after development will be at or less than historic.

CONCLUSION:

This report looked at the general site and the masterplan design. All City of Edmond requirements will be met with the completion of the engineering design at the time of the Final Plats for the developments.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

DATE: June 18, 2018

REVIEWED BY: Brad Reid P.E.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE HERITAGE AT COFFEE CREEK

DRAFT TABLE OF CONTENTS

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	INTRODUCTION TO THE COMMUNITY	1
I.	CREATION OF THE COMMUNITY	1
	1.1. Development Intent	1
	1.2. Duration	2
	1.3. Governing Documents	2
II.	CONCEPTS AND DEFINITIONS	3
	2.1. Architectural Review Committee	3
	2.2. Area of Common Responsibility	3
	2.3. Association	3
	2.4. Base Assessment	3
	2.5. Board of Directors or Board	3
	2.6. Builder	3
	2.7. By-Laws	3
	2.8. Certificate	3
	2.9. Common Area	3
	2.10. Common Expenses	4
	2.11. Community-Wide Standard	4
	2.12. Declarant	4
	2.13. Design Guidelines	4
	2.14. Exclusive Common Area	4
	2.15. Governing Documents	4
	2.16. Master Plan	4
	2.17. Member	4
	2.18. Mortgage; Mortgagee	5
	2.19. Official Records	5
	2.20. Owner	5
	2.21. Person	5
	2.22. Properties or The Heritage at Coffee Creek	5
	2.23. Reviewer	5
	2.24. Rules and Regulations	5
	2.25. Special Assessment	5
	2.26. Specific Assessment	5
	2.27. Supplemental Declaration	5
	2.28. Unit	5
	2.29. Use Restrictions	6
	2.30. Heritage	6

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	2.31. Heritage Assessments	6
	2.32. Heritage Association	6
	2.33. Heritage Expenses	6
	2.34. Voting Group	6
	2.35. Voting Member	6
	CREATION AND MAINTENANCE OF COMMUNITY STANDARDS	7
III.	USE AND CONDUCT	7
	3.1. Framework for Regulation	7
	3.2. Authority to Enact Use Restrictions	7
	3.3. Owners' Acknowledgment	8
	3.4. Protection of Owners	8
IV.	ARCHITECTURE AND LANDSCAPING	10
	4.1. General requirement for Prior Approval	10
	4.2. Architectural Review	11
	4.3. Guidelines and Procedures	12
	4.4. No Waiver of Future Approvals	13
	4.5. Variances	14
	4.6. Limitation of Liability	14
	4.7. Enforcement	14
V.	MAINTENANCE AND REPAIR	14
	5.1. Level of Maintenance Required	14
	5.2. Owner's Responsibility	15
	5.3. Heritage's Responsibility	15
	5.4. Responsibility for Repair and Replacement	16
	COMMUNITY GOVERNANCE AND ADMINISTRATION	16
VI.	THE ASSOCIATION AND ITS MEMBERS	16
	6.1. Functions of Association	16
	6.2. Membership	17
	6.3. Voting	17
	6.4. Heritage, Voting Members and Voting Groups	18

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
VII.	ASSOCIATION POWERS AND RESPONSIBILITIES	21
	7.1. Acceptance and Control of Association Property	21
	7.2. Maintenance of the Area of Common Responsibility	21
	7.3. Insurance	22
	7.4. Compliance and Enforcement	25
	7.5. Implied Rights; Board Authority	27
	7.6. Powers of the Association Relating to Heritage	27
	7.7. Disclaimer of Liability	28
	7.8. Provision of Services	29
	7.9. Security	29
	7.10. Indemnification	29
VIII.	ASSOCIATION FINANCES	30
	8.1. Budgeting and Allocating Common Expenses	30
	8.2. Budgeting and Allocating Heritage Expenses	31
	8.3. Budgeting for Reserves	32
	8.4. Authority to Assess Owners; Time of Payment	32
	8.5. Declarant's Option to Fund Budget Deficits	32
	8.6. Special Assessments	33
	8.7. Specific Assessments	33
	8.8. Personal Obligation	33
	8.9. Lien for Assessments	34
	8.10. Date of Commencement of Assessment Obligations	35
	8.11. Failure to Assess	35
	8.12. Exempt Property	35
	8.13. Capitalization of Association	35
	COMMUNITY DEVELOPMENT	36
IX.	EXPANSION OF THE COMMUNITY	36
	9.1. Expansion by Declarant	36
	9.2. Expansion by the Association	36
	9.3. Additional Covenants and Easements	37
	9.4. Effect of Filing Supplemental Declaration	37
X.	SPECIAL RIGHTS RESERVED TO DECLARANT	37
	10.1. Withdrawal of Property	37
	10.2. Planned Community	37

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	10.3. Construction of Improvements	37
	10.4. Right To Use Common Area	38
	10.5. Other Covenants Prohibited	38
	10.6. Right to Approve Changes in Community Standards	38
	10.7. Use of the Name "The Heritage at Coffee Creek"	38
	10.8. Right to Transfer or Assign Declarant Rights	38
	10.9. Multi-Family Residential Use	39
	PROPERTY RIGHTS WITHIN THE COMMUNITY	39
XI.	EASEMENTS	39
	11.1. Easements in Common Area	39
	11.2. Easements of Encroachment	40
	11.3. Easements for Utilities, Etc.	40
	11.4. Easements To Serve Additional Property	41
	11.5. Easements for Cross-Drainage	41
	11.6. Right of Entry	41
	11.7. Easements for Maintenance and Enforcement	41
	11.8. Rights to Stormwater Runoff, Effluent and Water Reclamation	42
	11.9. Easements for Lake and Pond Maintenance and Flood Water	42
XII.	EXCLUSIVE COMMON AREAS	42
	12.1. Purpose	42
	12.2. Designation	43
	12.3. Use by Others	43
XIII.	PARTY WALLS AND OTHER SHARED STRUCTURES	43
	13.1. General Rules of Law To Apply	43
	13.2. Maintenance; Damage and Destruction	43
	13.3. Right to Contribution Runs with Land	44
	13.4. Disputes	44
	RELATIONSHIPS WITHIN AND OUTSIDE THE COMMUNITY	44
XIV.	DISPUTE RESOLUTION AND LIMITATION ON LITIGATION	44
	14.1. Agreement to Avoid Litigation	44
	14.2. Claims	44
	14.3. Mandatory Procedures	45

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	14.4. Allocation of Costs of Resolving Claims	46
	14.5. Enforcement of Resolution	47
	14.6. Consensus for Association Litigation	47
XV.	FENCES	47
	15.1. General	47
	15.2. View Impairment	47
XVI.	PROTECTION OF MORTGAGEES	48
	16.1. Notices of Action	48
	16.2. No Priority	48
	16.3. Notice to Association	48
	16.4. Failure of Mortgagee to Respond	49
	16.5. HUD/VA Approval	49
	CHANGES IN THE COMMUNITY	49
XVII.	CHANGES IN OWNERSHIP OF UNITS	49
XVIII.	CHANGES IN COMMON AREA	49
	18.1. Condemnation	49
	18.2. No Partition	50
	18.3. Dedication of Common Area	50
	18.4. Actions Requiring Owner Approval	50
XIX.	AMENDMENT OF DECLARATION	50
	19.1. Amendment by Declarant	50
	19.2. Amendment by Owners	51
	19.3. Validity and Effective Date of Amendments	51
	19.4. Severability	51

TABLE OF EXHIBITS

- “A” Land initially submitted**
- “B” Land subject to annexation**
- “C” Initial use restrictions**
- “D” Rules of Arbitration**
- “E” By-Laws of The Heritage at Coffee Creek Community Association, Inc.**