THE CITY OF THE VILLAGE
PLANNED UNIT DEVELOPMENT
FOR MULFORD CENTER
MARCH 12, 2018
REVISED APRIL 27, 2018

Prepared By:
Huit-Zollars, Inc.
2832 W. Wilshire Blvd.
Oklahoma City, OK 73116
405-842-0363
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1.0 INTRODUCTION

This Planned Unit Development is located on the northeast corner of Center Street and Sunset Boulevard. Included in the project is part of Lots 14-16, Block 2 of Lakeside Estates, to be re-subdivided into nine Single Family Residential lots to be known as Mulford Center.

2.0 LEGAL DESCRIPTION

The legal description of the property is Lots 14, 15, and 16, Block 2 of Lakeside Estates, a subdivision of part of the NE/4 of Section 25, T13N, R4W, I.M., Oklahoma County, Oklahoma.

A metes and bounds legal description is attached as Exhibit A.

3.0 OWNER/DEVELOPER

The owner and developer of this PUD is:
Mulford Village Homes, LLC
Bruce Mulford, Manager
10305 Sunset Lane
The Village, OK 73120

4.0 SITE AND SURROUNDING DEVELOPMENT

The property consists of 2.175± acres surrounded by residential property.

5.0 ZONING

The subject property is currently zoned A-1 Single Family Residential. The surrounding properties are also zoned Single Family Residential.

The relationship between the proposed uses and the adjoining land uses is compatible. The proposed uses of the subject property are in harmony with surrounding zoning and uses.

**Current A-1 Single Family zoning regulations are applicable unless otherwise altered by this PUD document.**
6.0 PHYSICAL CHARACTERISTICS

The subject property has been demolished and cleared for new homes to be constructed. The property generally drains from south to north to a drainage channel that runs north along rear lot lines to Hefner Road.

7.0 CONCEPT

The concept for re-development of this property is to provide a high quality single family residential community.

Mulford Center

<table>
<thead>
<tr>
<th>Area</th>
<th>2.175 Acres</th>
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<tbody>
<tr>
<td>Number of Lots</td>
<td>9</td>
</tr>
<tr>
<td>Gross Density</td>
<td>4.14 Lots/Acre</td>
</tr>
<tr>
<td>Size Range of Homes</td>
<td>2400-3600 S.F.</td>
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</table>

8.0 SERVICE AVAILABILITY

8.1 STREETS – The streets within this PUD will be public.

8.2 SANITARY SEWER – There is an existing sanitary sewer main along the northeast boundary of the property which will provide access for sewer services to be extended for service onto the subject property.

8.3 WATER – There is an existing water main on the south side of Center Street. A new water main will be constructed that will serve the subject properties. A Single Service will be used for proposed Lot 1, Block 3.

8.4 ELECTRICAL, GAS AND COMMUNICATION SERVICES – Proper coordination with the various utility companies will be done in conjunction with this development.

8.5 DRAINAGE – Development of this project will comply with the City of the Village drainage regulations.

9.0 DEVELOPMENT REGULATIONS

All use, area and development regulations of the A-1 Single Family Residential District shall apply to this PUD except as herein modified, including conditional, special permit, special exception, and/or accessory uses (i.e. structures, buildings, setbacks, easements, and retaining walls) subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.
9.1 **LOT SIZE**—Lot sizes in this PUD may be less than 45% of the size of adjacent lots; this development maintains the A-1 Single Family Residential District minimum lot size of 7,200 square feet.

9.2 **LOT COVERAGE**—Structures within this PUD shall have a maximum lot coverage of 50%.

9.3 **SETBACKS**—Unless otherwise shown on the plat:

[Mulford Center]

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<tr>
<td>Front Yard:</td>
<td>15 feet</td>
</tr>
<tr>
<td>Side Yard:</td>
<td>5 feet</td>
</tr>
<tr>
<td>Side Yard Adjacent to Street:</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear yard:</td>
<td>10 feet</td>
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</table>

9.4 **HEIGHT**—All structures in this PUD shall comply with the height requirements of the A-1 Single Family Zoning District.

9.5 **MAILBOXES**—Mailbox(es) to be located curbside within the provided right-of-way. Structure type and style to match brick of corresponding house structure.

10.0 **SOIL CHARACTERISTICS**—See Exhibit D.

11.0 **PLATTING REQUIRED**

Re-subdividing of the existing lots via a new plat shall be a requirement of this PUD.

12.0 **PUBLIC IMPROVEMENTS**

Public improvements shall be made by the Developer throughout the planned unit development as required by the City of the Village. All Local, State, and Federal ordinances and regulations as they apply to this site will be adhered to fully.

13.0 **EXHIBITS**

EXHIBIT A — LEGAL DESCRIPTION
EXHIBIT B — PRELIMINARY PLAT
EXHIBIT C — AREA MAP
EXHIBIT D — SOIL CHARACTERISTICS
A part of the NE/4 of Sec. 25 T-13-N, R-4-W, I.M. City of The Village, Oklahoma County, Oklahoma. Being more particularly described as follows:

COMMENCING at the Northwest Corner of Lot 15, Block 2, Casady Lakeside Estates, a Recorded Plat, said point being on the East line of Sunset Boulevard; thence South 34°28'19" East a distance of 8.45 feet to the POINT OF BEGINNING; thence North 35°08'22" East a distance of 93.37 feet; thence North 22°19'15" East a distance of 107.42 feet; thence North 64°39'48" East a distance of 173.33 feet; thence South 20°20'51" East a distance of 129.84 feet; then South 87°30'52" East a distance of 45.00 feet; thence South 02°31'13" West a distance of 247.73 feet; thence South 89°37'00" West a distance of 287.54 feet; thence North 34°23'19" West a distance of 131.55 feet to the POINT OF BEGINNING.

Area enclosed as described is 2.175 ± Acres.
LEGAL DESCRIPTION

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PROPERTY CURRENTLY ZONED A-1, SINGLE FAMILY.
MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oklahoma County, Oklahoma
Survey Area Data: Version 18, Sep 25, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 18, 2014—May 15, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.