



ENGINEERING ASSOCIATES, INC.

Design Statement for the
PLANNED UNIT DEVELOPMENT
OF
LOT 2, BLOCK 1 W-M ADDITION
YUKON, OKLAHOMA

A Part of the Northeast One-Quarter, Section 30, T-12-N, R-5-W, I.M.

Canadian County, Oklahoma

CEI Project No. 23083.0

December 21, 2007

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PLANNED UNIT DEVELOPMENT

LOT 2, BLOCK 1 W-M ADDITION

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1.0 INTRODUCTION

The Planned Unit Development of Lot 2 Block 1 W-M Addition consists of approximately 22.69 acres more or less, and is located in the Northeast One-Quarter (NE1/4) of Section Thirty (30), Town ship Twelve North (T-12-N), Range Five West (R-5-W), Indian Meridian, Yukon, Canadian County, Oklahoma. The subject property is bordered on the east by Garth Brooks Boulevard and on the south by Interstate 40. The site is presently developed and consists of a Wal-Mart Retail Store and Murphy Oil Fueling Station.

This Planned Unit Development of the Lot 2 Block 1 W-M Addition prepares for the subdivision of the Murphy Oil Lease Area from the Wal-Mart property. Access throughout this Planned Unit Development will be shared by owning entities as to limit conflict points as much as possible.

LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development is: Lot 2 Block 1 W-M Addition recorded in Plat Book 8, Page 156.

2.0 THE DEVELOPER

The developer of this Planned Unit Development is Wal-Mart.

3.0 THE HISTORY

The subject property comprising this Planned Unit Development is presently zoned "C-3" Restricted Commercial District. The property was previously included in a Final Plat which was approved by the City of Yukon in 1992 as a part of the approval process for the W-M Addition. The property currently consists of a retail store and fueling station.

4.0 SITE AND SURROUNDING DEVELOPMENT

- 4.1 Site Topography – The site has been developed and the topography is shown on the Wal-Mart development plans that were approved by the City of Yukon.
- 4.2 Soil Condition – The site consists primarily Kingfisher silt loam, having one to three percent slopes. This soil is typified by moderate to low shrink swell and low soil strength, which would not prohibit the site from thoughtful site development.
- 4.3 Site and Surrounding Properties – The site is presently zoned "C-3" Restricted Commercial District. The property is presently developed and no development is proposed at this time.

West: Properties to the west are zoned "C-3" Restricted Commercial.

North: Properties to the west are zoned "C-3" Restricted Commercial.

East: Properties to the west are zoned "C-3" Restricted Commercial.

South: The property to the south is Interstate 40.

5.0 CONCEPT

The concept of this Planned Unit Development of Lot 2 Block 1 W-M Addition is to establish flexible development regulations allowing for the development of satellite pads that can be subsequently subdivided from the Parent Tract through the platting process. Access will be shared so as to limit conflict points as much as possible. The concept for Tract 1 created by this Planned Unit Development is to remain its current use. The concept for Tract 2 created by this Planned Unit Development is to remain its current use.

6.0 Access All Caps

Access to Tract 2 will be provided by a cross access agreement to be filed. The proposed satellite pads, due to location and existing development, do not require direct access to an arterial but will be granted access to existing driveways and parking areas across Tract 1 as specified in agreement to be filed. Access to the parent tract (Lot 2, Block 1, W-M Addition) is provided via Garth Brooks Boulevard.

7.0 SERVICE AVAILABILITY

Due to the location of Tract 2, W-M Addition within this area of the City of Yukon. All urban services are presently available to serve this site. The services are as follows:

- 7.1 Streets – The property has frontage and access onto Garth Brooks Boulevard.
- 7.2 Sanitary Sewer – Sanitary Sewer is available to serve the subject property by means of existing sanitary sewer lines located along Garth Brooks Boulevard.
- 7.3 Water – Water service is available to serve the subject property by means of existing water lines located along Garth Brooks Boulevard.
- 7.4 Fire protection is presently available from existing City of Yukon fire facilities.
- 7.5 Gas, Electricity, and Telephone Utility lines for all normal services are available. Easements were created by the final plat.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development. Certain zoning districts and regulations referred to in this text shall be those that appear in the Planning and Zoning Code of the City of Yukon, as amended. For purposes of clarification and interpretation, the operative and controlling language and regulations applicable to the reference zoning districts as contained in the City of Yukon's Planning and Zoning Code, as amended. In

cases of conflict between provisions of the Planning and Zoning Code, 2002, and the provisions of the Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

- 8.1 Use Restrictions – The use and development regulations of the “C-3” Restricted Commercial District shall govern the development site, except as modified herein.
- 8.2 Required lot frontage and access to Public Street for Tract 2, W-M Addition notwithstanding other codes and requirements of the City of Yukon shall be through the access drive and parking lots of Tract 1, W-M Addition and the Wal-Mart parking lot. A cross access and parking agreement and covenants and restrictions shall be recorded for these properties with the plat for this development. No further public street frontage and/or access shall be required for these lots.
- 8.3 Frontage requirements and front yard setback requirements shall be deemed to only apply to exterior boundaries of this Planned Unit Development notwithstanding city codes and ordinances. There shall be no interior frontage requirements and/or setbacks between lots in this Planned Unit Development.
- 8.4 Joint parking and access may be utilized throughout this Planned Unit Development in accordance with ordinances and regulations to allow for required parking to be located on adjoining lots so long as the overall parking requirements are met.
- 8.5 Minimum Lot Size requirements shall not apply to interior lots within this Planned Unit Development

9.0 GENERAL REGULATIONS

- 9.1 Landscaping requirements shall not apply to interior lots within this Planned Unit Development so long as the overall landscaping requirements are met.
- 9.2 This PUD establishes flexible development regulations allowing for the development of satellite pads that can be subsequently subdivided from the Parent Tract through the platting process. It is necessary to follow platting procedures established by the City of Yukon to create Tract 1, Tract 2 or any subsequent satellite pads in this development.

10.0 Exhibits

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

- Exhibit A- Survey Description of Tract 1 and Tract 2
- Exhibit B- Development Plan

Exhibit A:

Tract 1 Survey Description:

Part of Lot 2, Block 1 Wal-Mart Addition as shown on the Final Plat of Wal-Mart Addition recorded at Plat Book 8, Page 156 in the records of Canadian County, OK also being located in the Northeast Quarter of Section Thirty (30), Township Twelve (12) North, Range Five (5) West and described by metes and bounds as follows:

Beginning at a 5/8 inch capped rebar (COA 1789) at the Northeast corner of said Lot 2; Thence South $00^{\circ}16'47''$ East, a distance of 256.56 feet to a 3/8 inch rebar; Thence South $89^{\circ}57'35''$ West, a distance of 236.90 feet to a 3/8 inch rebar; Thence South $00^{\circ}16'56''$ East, a distance of 377.43 feet to a chiseled "X"; Thence South $00^{\circ}18'39''$ East, a distance of 174.95 feet to a 5/8 inch capped rebar (COA 1789); Thence North $78^{\circ}49'32''$ West, a distance of 149.88 feet to a 5/8 inch capped rebar (COA 1789); Thence South $00^{\circ}17'28''$ East, a distance of 220.09 feet to a 3/8 inch capped rebar (LS 917); Thence North $78^{\circ}27'51''$ West, a distance of 57.00 feet to a 3/8 inch rebar (bent); Thence along a non-tangent curve to the right having a radius of 2197.20 feet, an arc length of 696.00 feet, and a chord which bears North $69^{\circ}42'44''$ West, a chord distance of 693.10 feet to a 3/8 inch capped rebar (LS 917); Thence North $47^{\circ}58'35''$ West, a distance of 110.02 feet to a point from which a disturbed 3/8 inch rebar bears North $45^{\circ}18'28''$ East, a distance of 1.10 feet; Thence along a non-tangent curve to the left having a radius of 43184.26 feet, an arc length of 286.38 feet, and a chord which bears North $58^{\circ}55'40''$ West, a chord distance of 286.38 feet to a 3/8 inch capped rebar (LS 917); Thence North $00^{\circ}17'42''$ West, a distance of 586.15 feet to a t-post (bent); Thence North $89^{\circ}59'19''$ East, a distance of 590.92 feet to a 3/8 inch rebar; Thence South $00^{\circ}02'50''$ East, a distance of 168.29 feet to a 3/8 inch rebar; Thence South $90^{\circ}00'00''$ East, a distance of 556.54 feet to a 1/2 inch rebar; Thence North $00^{\circ}13'01''$ West, a distance of 108.88 feet to a 1/2 inch rebar; Thence North $89^{\circ}58'26''$ East, a distance of 267.55 feet to the Point of Beginning.

Less and Except:

Part of Lot 2, Block 1 Wal-Mart Addition as shown on the Final Plat of Wal-Mart Addition recorded at Plat Book 8, Page 156 in the records of Canadian County, OK also being located in the Northeast Quarter of Section Thirty (30), Township Twelve (12) North, Range Five (5) West and described by metes and bounds as follows:

Commencing at the Northeast corner of said Lot 2; Thence South $00^{\circ}16'47''$ East, a distance of 256.56 feet to a 3/8 inch rebar; Thence South $89^{\circ}57'35''$ West, a distance of 236.90 feet to a 3/8 inch rebar; Thence South $00^{\circ}16'56''$ East, a distance of 377.43 feet to a chiseled "X"; Thence South $00^{\circ}18'39''$ East, a distance of 174.95 feet to a 5/8 inch capped rebar (COA 1789); Thence North $78^{\circ}49'32''$ West, a distance of 149.88 feet to a 5/8 inch capped rebar (COA 1789); Thence South $00^{\circ}17'28''$ East, a distance of 220.09 feet to a 3/8 inch capped rebar (LS 917); Thence North $78^{\circ}27'51''$ West, a distance of 57.00 feet to a 3/8 inch rebar (bent); Thence North $11^{\circ}12'28''$ East, a distance of 39.94 feet to a mag nail for the Point of Beginning; Thence South $89^{\circ}42'51''$ West, a distance

of 38.81 feet to a chiseled "X"; Thence North 74°08'38" West, a distance of 166.84 feet to a mag nail; Thence North 00°17'08" West, a distance of 16.56 feet to a mag nail; Thence North 89°42'51" East, a distance of 42.54 feet to a chiseled "X"; Thence North 00°17'10" West, a distance of 31.00 feet to a mag nail; Thence North 89°42'51" East, a distance of 156.53 feet to a mag nail; Thence South 00°17'09" East, a distance of 93.94 feet to the Point of Beginning and containing 0.31 acres or 13,665 square feet more or less.

Having a remaining area of 22.38 acres or 974,807 square feet more or less.

Tract 2 Survey Description:

Part of Lot 2, Block 1 Wal-Mart Addition as shown on the Final Plat of Wal-Mart Addition recorded at Plat Book 8, Page 156 in the records of Canadian County, OK also being located in the Northeast Quarter of Section Thirty (30), Township Twelve (12) North, Range Five (5) West and described by metes and bounds as follows:

Commencing at the Northeast corner of said Lot 2; Thence South 00°16'47" East, a distance of 256.56 feet to a 3/8 inch rebar; Thence South 89°57'35" West, a distance of 236.90 feet to a 3/8 inch rebar; Thence South 00°16'56" East, a distance of 377.43 feet to a chiseled "X"; Thence South 00°18'39" East, a distance of 174.95 feet to a 5/8 inch capped rebar (COA 1789); Thence North 78°49'32" West, a distance of 149.88 feet to a 5/8 inch capped rebar (COA 1789); Thence South 00°17'28" East, a distance of 220.09 feet to a 3/8 inch capped rebar (LS 917); Thence North 78°27'51" West, a distance of 57.00 feet to a 3/8 inch rebar (bent); Thence North 11°12'28" East, a distance of 39.94 feet to a mag nail for the Point of Beginning; Thence South 89°42'51" West, a distance of 38.81 feet to a chiseled "X"; Thence North 74°08'38" West, a distance of 166.84 feet to a mag nail; Thence North 00°17'08" West, a distance of 16.56 feet to a mag nail; Thence North 89°42'51" East, a distance of 42.54 feet to a chiseled "X"; Thence North 00°17'10" West, a distance of 31.00 feet to a mag nail; Thence North 89°42'51" East, a distance of 156.53 feet to a mag nail; Thence South 00°17'09" East, a distance of 93.94 feet to the Point of Beginning and containing 0.31 acres or 13,665 square feet more or less.