



CONSTRUCTION KEY NOTES

1. PAVEMENT (SEE SHEET C501 DETAIL 1)
2. NOT USED
3. CONCRETE HEADER CURB (SEE SHEET C501 DETAIL 3)
4. HANDICAP PARKING STALL (SEE SHEET C501 DETAIL 7)
5. PARKING STRIPES
6. HANDICAP RAMP TYPE A (SEE C501 DETAIL 11)
7. HANDICAP RAMP TYPE B (SEE C501 DETAIL 11)
8. SANDPIT
9. GAZEBO
10. PUTTING GREEN
11. CONCRETE FLUME (SEE SHEET C502 DETAIL 12)
12. DUMPSTER
13. 6" WOOD SCREENING FENCE
14. 7.5" TRANSFORMER PAD
15. GENERATOR PAD
16. 8" PUBLIC WATER LINE (SEE SHEET CU101 & 102)
17. 8" PRIVATE SANITARY SEWER LINE (SEE SHEET CU103)
18. PRIVATE SEWER LIFT STATION
19. 1/2" WOOD SHROUD DETECTOR CHECK WITH METER
20. 4" SEWER SERVICE LINES
21. 2" CONCRETE TRICKLE CHANNEL (SEE SHEET C502 DETAIL 13)
22. KEYSTONE RETAINING WALL OR EQUAL (SEE KEYSTONE DETAILS)
23. MONUMENT SIGN (10' x 1'-4" x 5", SEE ARCHITECTURAL SHEET A1.2)
24. 8" HDPE STORM SEWER
25. 12" HDPE STORM SEWER
26. 18" HDPE STORM SEWER
27. PRIVATE SEWER FORCE MAIN
28. 6" PRIVATE FIRE SERVICE
29. 2" DOMESTIC WATER SERVICE WITH 2" METER
30. LIMITS OF STORM WATER DETENTION FACILITY
31. 15" HDPE STORM SEWER
32. CURB INLET
33. 3/4" DOMESTIC WATER SERVICE WITH 3/4" METER
34. PIPE BOLLARD (SEE SHEET C502 DETAIL 15)
35. LOCKING VALVE BOX (COS DETAIL 3412 AND ADOCAST, PART #120005)
36. HANDICAP RAMP (CITY OF STILLWATER TYPE 7 RAMP)

GENERAL SITE PLAN NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB. STANDARD PAVING DIMENSIONS ARE: DRIVE ANGLES ARE 24"; PARKING SPACE DIMENSIONS ARE WIDTH 9', DEPTH: 20'; HANDICAP PARKING SPACES ARE DEPTH 20'; SIDEWALKS ARE 5' IN WIDTH. ALL DIMENSIONS ARE AS NOTED UNLESS OTHERWISE STATED ON PLANS.
2. THE PROPOSED WATER LINE IS COVERED BY A PROPOSED 20 FOOT UTILITY EASEMENT.
3. THE PROPOSED SANITARY SEWER LINES ARE PRIVATE.
4. ALL STORM SEWER DRAINAGE BASINS SHALL BE 18" DIAMETER, ADS DRAINTECH BASIN OR EQUAL, LIDS OR GRATES TO BE TRAFFIC RATED IF LOCATED IN PAVEMENT.
5. 6" BARRIER CURB & GUTTER SHALL BE USED EXCEPT WHERE OTHERWISE STATED ON PLANS.

ZONING REQUIREMENTS COMPARISON TABLE					
ZONE	BUILDING SETBACKS			LOT COVERAGE	DENSITY
	STRUCTURE HEIGHT	FRONT	SIDE REAR		
RSS	35'	20'	15' 20'	40%	8.71 UNITS/ACRE
RSS_PUD	37'	180'	35' 40'	40%	8.94 UNITS/ACRE
AMENDED RSS_PUD	37'	20'	35' 40'	40%	8.80 UNITS/ACRE

PARKING SUMMARY			
PARKING SPACES	REQUIRED	PROPOSED STANDARD	PROPOSED HANDICAP
TOTAL	103	104	6
			110



ENGINEER'S CERTIFICATION
 This site plan, to the best of my knowledge and ability, has been designed and prepared in accordance with the Zoning Ordinances of the City of Stillwater, the Comprehensive Plan, and other applicable ordinances, laws, and regulations governing the development of land within the City of Stillwater.
Kelly D Harris
 Kelly D. Harris, P.E. No. 24260
 Date 1/24/18

LEGAL DESCRIPTION
 The Northwest Quarter of Section 19, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, more particularly described as follows: Commencing at the southwest corner of said Northwest Quarter of Section 19, Township 19 North, Range 2 East of the Indian Meridian; thence, on an assumed bearing of North along the West line of said Northwest Quarter, 950.00 feet to the Point of Beginning; thence, continuing on a bearing of North, along said West line, 660.00 feet; thence on a bearing of East, 660 feet; thence, on a bearing of South, 660.00 feet; thence, on a bearing of West, 660.00 feet to the Point of Beginning, containing 10.00 acres, more or less.

- PROPOSED FEATURES LEGEND**
- PROPOSED CONTOUR
 - PROPOSED ASPHALT PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED GRAVEL PAVING
 - PROPOSED OVERHEAD TELECOM
 - PROPOSED UNDERGROUND TELECOM
 - PROPOSED OVERHEAD ELECTRIC
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED WATER MAIN
 - PROPOSED WATER SERVICE
 - PROPOSED NATURAL GAS MAIN
 - PROPOSED NATURAL GAS SERVICE
 - PROPOSED SANITARY MAIN
 - PROPOSED SANITARY SERVICE
 - PROPOSED STORM MAIN
 - PROPOSED STORM SERVICE
 - PROPOSED SILT FENCE
 - PROPOSED TELECOM RISER
 - PROPOSED TELEPHONE MANHOLE
 - PROPOSED GAS MANHOLE
 - PROPOSED FIBER MANHOLE
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED WATER SPOUT
 - PROPOSED WATER MANHOLE
 - PROPOSED TRAFFIC CONTROL VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GAS METER
 - PROPOSED UTILITY POLE
 - PROPOSED GUY ANCHOR
 - PROPOSED LIGHT POLE
 - PROPOSED GROUND LIGHT
 - PROPOSED ELECTRIC DEVICE AS NOTED
 - PROPOSED ELECTRIC MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED STORM MANHOLE
 - PROPOSED HANDICAP SYMBOL
 - PROPOSED TRAFFIC CONTROL BOX
 - PROPOSED TRAFFIC SIGNAL POLE
 - PROPOSED TRAFFIC BOLLARD
 - PROPOSED POLE SIGN
 - PROPOSED STREET SIGN
 - PROPOSED TRAFFIC SIGN
 - PROPOSED FLAGPOLE
 - PROPOSED TREE
 - PROPOSED SHRUB
 - PROPOSED RETAINING WALL

BENCHMARK

1. 1/2" WOOD SHROUD DETECTOR CHECK WITH METER
2. CHISELED "X" IN CONCRETE PAD
3. 1/2" IRON PIN WITH CAP LS 1397.

REVISIONS

NO.	DATE	DESCRIPTION

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PRIMROSE COMMUNITIES
AMENDED PRELIMINARY PUD SITE PLAN
 DRAWN BY: KKH
 DATE: 01/18/18
 SCALE: 1"=40'
 SHEET: C101

