

Stillwater Residential PUD - Preliminary Plat Narrative



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Community Solar Lighting

Lighting for the community will be addressed in two ways:

1. All intersections of drive aisles and public roads shall be light by ART350 pedestal solar down-lights (see map for coverage and detail sheet below
2. The remaining community will preserve a dark sky initiative, where each Individual town home and twin home unit privately control standard exterior lighting. CC&Rs shall address the late and early hours for use of exterior lighting, but it should be noted that there is acceptable spacing between all units so as to avoid light pollution to and from neighboring units.



Kingfisher
Lighting



Artelys

Datasheet

Product Description

The Artelys is a high-pressure sodium (HPS) street lighting fixture designed for high-pressure sodium (HPS) street lighting applications. It is a high-pressure sodium (HPS) street lighting fixture designed for high-pressure sodium (HPS) street lighting applications. It is a high-pressure sodium (HPS) street lighting fixture designed for high-pressure sodium (HPS) street lighting applications.

Specification Text

The luminaires shall be manufactured from high-pressure sodium (HPS) street lighting fixture designed for high-pressure sodium (HPS) street lighting applications. It is a high-pressure sodium (HPS) street lighting fixture designed for high-pressure sodium (HPS) street lighting applications.

Specification

Wavelength: 589nm, 589.0nm, 589.3nm
Material: Die-cast Aluminum
Paint Finish: Graphite Grey

Key Features

- 2-220V - 12,000 Lumen Luminaire
- Energy use by 120 W/HV
- 4000K, CRI > 90
- Lifetime: >100,000 Hours

Dimensions



Optics



KingfisherLighting.com | 01624 485900 | sales@kingfisherlighting.com
OF ARTELYS | CONCESSION DEVELOPMENT GROUP | Revised Data Agreement, Lighting Design



Accessories & Options

- Suspended Mount V2: 04m
- Constant flow details

Mounting Options

- Suspended Mount V2: 04m
- Constant flow details

Dimming Options

- 0-10V Dimming
- DALI Dimming
- 0-10V Dimming
- DALI Dimming
- Constant flow details

Other Options

- Paint finish options
- Constant flow details

Residential Sign Monuments

Monuments displaying the community name and branding the PUD as a stand-alone community within the Master Plan of Old Farm Estates will be placed as indicated. Signs shall follow inspiration from the following concepts:

Landscaping, Open Space, & Amenities

The development provides thoughtfully distributed open spaces designed for convenience and usability. Key amenities include:

- A centrally located pickle ball court with adjacent seating and landscaping (Item 9).
- An outdoor patio amenity for gatherings and recreation (Item 10).
- Multiple landscaped retention basins that double as green space (Item 4).
- Internal green corridors with connected pathways that enhance walk-ability and resident enjoyment.

Landscaping includes:

- Trees along W 6th St spaced at 30' O.C. (Item 3).
- Grass & Shrubs lining driveway partitions and retention basins.
- Professionally landscaped areas around town home units (Item 7).
- Native and water-wise plant species to ensure long-term sustainability.
- Privacy buffers where applicable to preserve residential enjoyment.



Site Plan, Architecture, & Parking

Clustered Development:

The PUD employs a clustered density strategy to preserve open space and enhance community connectivity. Twin home lots (Item 5) and town home lots (Item 6) are arranged to maximize green corridor access and amenity proximity. The proposed density aligns with SCC 10-5-2 allowances.

Elevations:

The Stillwater Residential PUD includes twin homes and town homes designed with a cohesive architectural theme. Building elevations will feature a blend of modern farmhouse and craftsman styles using durable materials such as vinyl and Ip smart siding, stone veneers, and metal roofing accents. Neutral earth tones will dominate, with contrasting trim for visual interest and appeal. All architectural styles will incorporate elements from existing buildings within the Old Farm Estates Master Plan and previously built twin home development.

Parking:

Each town home and twin home lot will have a minimum 2 car garage and a 2 car driveway. Additional amenity use and guest parking will be available near the main entrance by the pickle ball courts (Item 8). No parking longer than 30 minutes will be allowed on any drive aisles, and overnight guests will need to use a driveway stall belonging to their host. Parking will be enforced by the HOA and upheld according to CC&R guidelines. The plan exceeds the minimum required by SCC Title 9 and includes additional stalls to accommodate guests (per SCC 10-5-3).



Development & Community Management

HOA & CC&R's:

Stillwater Residential will be managed by a professional HOA management company, with a board of community elected officials. The 'Association will oversee maintenance of all common areas, amenities, private streets, landscaping, and snow removal. Governing CC&R documents will define roles, responsibilities, and enforcement procedures, with provisions recognizing city authority where applicable. Necessary dues will be assessed monthly to cover all expenses for: . 1) Landscaping and maintenance of all common areas, 2) Snow removal and storage on all private drive aisles, & 3) the maintenance of all town home building exteriors.

Snow Removal & Storage Plan:

All private streets are designed to exceed city standards and will be maintained by the 'Association. Dedicated snow storage zones are marked throughout the site (Item 11) for plowed snow, ensuring streets and access remain clear during winter. A professional snow removal contractor will be retained seasonally.

Solid Waste:

Solid waste will be managed via individual container services for each unit. Containers will be stored in unit garages or side yards and placed curbside on pickup days. The development will work with the city's waste management services to coordinate collection points and ensure compliance.



Information

DOCUMENTS

BOARD MEMBERS

ABOUT THE AREA

Our board is made up of residents that are active in the community and want to help ensure the best possible services for the community. We are currently the services needed to find your community.

John Diano, President

David Bogart, Vice President

Constance Salviere, Treasurer

Eric Downspout, Secretary

