

**APPROVED**

8-15-2023

BY THE CITY COUNCIL  
*Cheryl K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD -1922**

**DESIGN STATEMENT FOR**

**Oak Grove Development**

May 24, 2023

**Owner:**

City of Oklahoma City  
200 N Walker Ave, 2<sup>nd</sup> Floor  
Oklahoma City, OK 73102

AND

Oklahoma City Housing Authority  
1700 NE 4<sup>th</sup> St  
Oklahoma City, OK 73117

AND

TSSO Land Development LLC  
916 N Main  
Stillwater, OK 74075

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## **1.0 INTRODUCTION:**

The Planned Unit Development is located southwest of SW 15<sup>th</sup> St. & I-44. The property is 65.4500 acres within the NW/4 of Section 12, Township 11N, Range 4W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property is described in the attached Exhibit "A", which is made a part of this design statement.

## **3.0 OWNER/DEVELOPER:**

The owner of this property described in Section 2.0 is the City of Oklahoma City, Oklahoma City Housing Authority, and TSSO Land Development, LLC. Johnson & Associates prepared the PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 3301 SW 17<sup>th</sup> Street, southwest of the SW 15<sup>th</sup> St & I-44. The majority of the property is currently zoned R-4, "General Residential" District and R-1, "Single Family Residential" District. The majority of the PUD site is also within the Scenic River Overlay Design District (SRODD). The site is primarily developed with multi-family housing units spread across much of the property.

North: Immediately north of the subject site is SW 15<sup>th</sup> St. Beyond SW 15<sup>th</sup> St. is zoned PUD-1027 and developed as the Dell Corporate Campus.

East: Immediately east of the subject site is I-44 which is a 6-8 lane divided US Interstate.

South: South of the subject property is zoned R-1, "Single Family Residential" District and developed as such.

West: Directly west of the subject site is zoned and developed as I-2, "Moderate Industrial" District.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 65.4500 acres and is developed with multi-family housing spread across the property. A portion of the property is within the 100-year and 500-year FEMA floodplain. There is one Blue Line Stream running through the property and contained within a drainage channel. Approximately 5% of the property is covered with trees. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

## **6.0 CONCEPT:**

It is the developer's intent to develop the section along SW 15<sup>th</sup> Street for commercial purposes to service this area which is lacking commercial development. The remainder of the property is intended to be a continuation of the existing multi-family housing development in addition to a school and daycare. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

This PUD seeks to increase the amount of affordable housing while bringing new amenities and services to the exhibit residents.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

This PUD is adjacent to multiple public streets that include SW 15<sup>th</sup> St., SW 17<sup>th</sup> St., SW 20<sup>th</sup> St., SW 22<sup>nd</sup> St. and S Saint Claire Ave.

### **7.2 SANITARY SEWER**

Sanitary sewer will be provided by extension of The City of Oklahoma City sewer line which is currently serving the area.

### **7.3 WATER**

Water is available to the site and will be provided by an extension of The City of Oklahoma City water line system.

### **7.4 FIRE PROTECTION**

Fire Protection for the site shall be provided through the City of Oklahoma City Fire Department. Fire Station 21 at 3000 SW 29<sup>th</sup> St. is approximately 1.2 miles southeast of the subject site.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

There are 4 bus stops within this Planned Unit Development. The EMBARK route 011 runs along SW 17<sup>th</sup> St. which makes up the southern boundary of the subject site.

### **7.7 DRAINAGE**

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

## 7.8 planokc COMPREHENSIVE PLAN

planokc projects this parcel to be in the Urban Low Intensity (UL) area. Urban Low applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation. The uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## 8.1 USE AND DEVELOPMENT REGULATIONS

### Tract 1:

The use and development regulations of the **C-3, "Community Commercial" District for commercial uses** and **R-4 "General Residential" District for residential uses** and the Scenic River Overlay Design District (where applicable, north of SW 20<sup>th</sup> Street) shall govern this PUD, except as modified below.

The following uses shall be the only uses allowed within Tract 1 of this PUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) limited to a carwash.
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)

- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishment: Fast Food (8300.35), including seasonal snow cone stands and food trucks
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36) limited to a drive-thru ancillary to gasoline sales.
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54), shall only be permitted as an accessory use
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Retail Sales and Services: Pawn Shops (8300.65)
- Senior Independent Living (8200.13)
- Community Garden (8150.61)
- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential Oriented (8200.5)
- Rainwater Harvesting (8150.7.1)
- Single Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16) two-family structures shall not be required to be attached
- Multiple-Family Residential (8200.12)

**Bulk Standards:**

Lot Size:

For C-3, "Community Commercial" and R-4, "General Residential" Development the regulations shall be per the base zoning.

Single Family: 3,000 sf

Two Family: 5,000 sf (2,500 sf per unit)

Width:

For C-3, "Community Commercial" and R-4, "General Residential" Development the regulations shall be per the base zoning.

Single Family: 50 feet

Two Family: 50 feet

Coverage:

For C-3, "Community Commercial" and R-4, "General Residential" Development the regulations shall be per the base zoning.

For residential development: 80% per lot

Setbacks:

For C-3, "Community Commercial" District, the regulations shall be per the base zoning except that the following shall apply to Tract 1:

Tract 1: North (SW 15<sup>th</sup> Street): Minimum of 25 feet

Side/Corner (SW Grand Terr): Minimum of 25 feet

For residential development (including R-4), the following setbacks will apply per lot:

Front Yard: Minimum of 10 feet, except for the required 20 feet for a parking space within the driveway. The setback for any new garage shall be 20 feet.

Side Yard: Minimum of 5 feet

Rear Yard: Minimum of 10 feet

Setback between internally divided parcel 0 feet, except as required by building and fire codes.

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, such appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

## Tract 2:

The use and development regulations of the **R-4 “General Residential” District** and, where applicable (north of SW 20<sup>th</sup> St.), the Scenic River Overlay Design District shall govern this PUD, except as modified below.

The following uses shall be the only uses allowed within Tract 2 of this PUD:

- Child Care Centers (8300.25)
- Community Garden (8150.61)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential Oriented (8200.5)
- Moderate Impact Institutional: Neighborhood-Related (8250.14)
- Rainwater Harvesting (8150.7.1)
- Single Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16) two-family structures shall not be required to be attached
- Multiple-Family Residential (8200.12)

## Bulk Standards:

### Lot Size:

Per R-4, “General Residential” Development regulations.

Single Family: 3,000 sf

Two Family: 5,000 sf (2,500 sf per unit)

### Width:

For R-4, “General Residential” Development the regulations shall be per the base zoning.

Single Family: 50 feet

Two Family: 50 feet

### Coverage:

For R-4, “General Residential” Development the regulations shall be per the base zoning.

### Setbacks:

For all development (including R-4), the following setbacks shall apply:

Front Yard: Maximum 50 feet

Street Side Yard: Maximum 40 feet

Side Yard: Minimum of 5 feet

Rear Yard: Minimum of 10 feet

Setback between internally divided parcel 0 feet, except as required by building and fire codes.

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, such appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

## **9.0 SPECIAL CONDITIONS:**

The following special conditions shall be made a part of this PUD:

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block.

### **9.2 LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance including the requirements of the SRODD, where applicable, in place at the time of development. A minimum 10-foot landscape buffer between commercial uses and residential uses shall be required with evergreen plantings on 25-foot centers.

A minimum 10-foot landscape buffer shall be provided along SW 15<sup>th</sup> Street and shall consist of evergreen and deciduous plantings, and may include berms. Street trees are required along all streets per SRODD. This buffer may encroach into the right of way.

Artificial turf shall be permitted in lieu of grass and shall count toward the calculations of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

### **9.3 LIGHTING REGULATIONS**

To minimize light spillover on residential uses, outdoor lights within any commercial space in this PUD will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

The design site lighting in this PUD shall be in accordance with the SRODD, where applicable, and Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended, except as modified below.

The maximum mounting height of light pole fixtures within parking areas shall be 26 feet.

#### **9.4 SCREENING REGULATIONS**

No less than a six-foot and not greater than an eight-foot-high wall shall be required along the boundary of C-3 portion of this PUD where office or commercial uses are adjacent to any residential use outside the PUD boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and shall be solid and opaque. Sight proof screening shall not be required for the R-4, "General Residential" District development.

#### **9.5 DUMPSTER REGULATIONS**

Dumpsters provided onsite shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets. Dumpsters shall be at least 50 feet from an adjacent residential zoning district or residential use.

#### **9.6 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas.

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

#### **9.7 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be from the existing public streets. New street extensions may be done through platting or the public dedication process subject to the approval and standards of the City of Oklahoma City Public Works Dept.

For C-3, "Community Commercial" Development, the access regulations shall be per zoning and Subdivision Regulation requirements, and drives must meet the minimum separation and offset requirements. Shared access via adjacent tracts may occur with recorded cross access agreements. Driveway locations and sizes shall be permitted as shown on the attached site plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A property owners association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum right-of-way width of 20 feet for one-way and 24 feet for two-way drives and be built to the City of Oklahoma City Standards.

Tract 1 shall be permitted a maximum of five (5) drives as depicted on Exhibit C. Variations may occur. Boulevard style drives may be permitted.

## 9.8 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep and that each unit shall only require one parking space. Driveways shall be a minimum 18 feet in length from the back of curb.

Parking for the residential uses shall only require one (1) parking space per dwelling unit.

## 9.9 SIGNAGE REGULATIONS

Tract 1: If Tract 1 is developed pursuant to the Gasoline Sales, Large (8300.45) use unit, signage regulations within Tract 1 shall be per Exhibit E. If a use other than Gasoline Sales, Large (8300.45) is developed in Tract 1, signage shall meet the base zoning and SRODD, where applicable.

Tract 2: Signage shall be per the R-4 and the SRODD regulations.

### 9.9.1 *Decorative Artwork, Architectural Elements*

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

If artwork or architectural elements are proposed within the SRODD, design approval shall be required.

## **9.10 SIDEWALK REGULATIONS**

Sidewalks within this PUD shall be per the City of Oklahoma City Municipal Code requirements and the SRODD, where applicable. Specifically, sidewalks shall be required along the entire frontage SW 15<sup>th</sup> Street and shall be a minimum 5 feet wide with a 5-foot green area between the sidewalk and the curb/street, or 6 feet if adjacent to the curb. Sidewalks shall be required along the entire frontage of the PUD on Grand Blvd, a minimum of 5 feet wide, or 6 feet if adjacent to the curb.

A pedestrian connection at least 5 feet wide shall be provided within the PUD to connect the residential development to the commercial use(s) in Tract 1.

## **9.11 HEIGHT REGULATIONS**

The maximum building height shall be 50 feet.

## **9.12 OPEN SPACE REGULATIONS**

The development shall provide a minimum of 15% open space designated as common area, excluding paved streets. The areas may be located surrounding riparian blue line streams and their associated tree stands. The open space areas may include recreational amenities and required drainage facilities and shall retain mature healthy tree stands.

## **9.13 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## **9.14 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility shall be placed within the common areas intended for the use of conveyance of storm water and/or drainage easements.

## **9.15 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS**

Specific plans shall not be required within this PUD based on the detail provided herein.

A Certificate of Approval is required for all new and revisions to existing buildings or sites in that portion of the PUD located in the SRODD. The Gasoline Sales, Large (8300.45) use within Tract 1 may be approved administratively and shall not require board approval based on the detail provided herein.

Platting is only required for all single- or two-family residential lots and shall be contained within a preliminary and final plat and any plat dedications shall be approved by the City Planning Commission, prior to construction of any such single-family residences.

All existing structures and development shall be deemed in zoning conformance with this PUD.

**10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A: Legal Description
- Exhibit B: Tract Map
- Exhibit C: Master Development Plan
- Exhibit D: Detailed Site Plan
- Exhibit E: Signage Details Exhibits
- Exhibit F: Building Elevations
- Exhibit G: Sign Location Exhibit

EXHIBIT A  
LEGAL DESCRIPTION

Oak Grove  
Overall Zoning

March 18, 2022  
Revised October 28, 2022

A tract of land being a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Twelve (12), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°52'22" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 1,920.79 feet;

THENCE South 00°07'38" East, departing said North line, a distance of 53.16 feet to a point on the South right-of-way line of S.W. 15<sup>th</sup> Street and a point on the West right-of-way line of S. Grand Boulevard as described in Easement in favor of the City of Oklahoma City recorded in Book 3955, Page 1652, said point being the POINT OF BEGINNING;

THENCE along and with said West right-of-way line of S. Grand Boulevard the following four (4) calls:

1. South 00°21'30" East, , a distance of 23.63 feet;
2. on a non-tangent curve to the left having a radius of 68.00 feet, a chord bearing of South 45°29'23" East, a chord length of 96.48 feet and an arc length of 107.26 feet;
3. on a reverse curve to the right having a radius of 125.00 feet, a chord bearing of South 53°09'38" East, a chord length of 152.26 feet and an arc length of 163.71 feet;
4. South 15°38'31" East, a distance of 798.38 feet to the extended South line of the recorded plat PACKINGDALE and the North line of the recorded plat REPLAT OF INDUSTRIAL BOULEVARD ADDITION ;

THENCE South 89°52'22" West, along and with the extended South line of the recorded plat PACKINGDALE and the North line of the recorded plat REPLAT OF INDUSTRIAL BOULEVARD ADDITION a distance of 1,095.64 feet to a point on the East right-of-way line of platted Independence Avenue;

THENCE North 00°11'40" West, a distance of 229.05 feet to a point on the extended North right-of-way line of S.W. 17<sup>th</sup> Street as shown on the recorded plat ROBERT S. KERR VILLAGE;

THENCE along and with the North and West right-of-way line extended of said S.W. 17<sup>th</sup> Street the following calls:

1. South 89°38'30" West, a distance of 865.64 feet;

2. On a curve to the left having a radius of 225.00 feet, a chord bearing of South 50°59'45" West, a chord length of 281.03 feet and an arc length of 303.52 feet;
3. South 12°21'00" West, a distance of 119.13 feet;
4. On a curve to the right having a radius of 275.00 feet, a chord bearing of South 52°06'00" West, a chord length of 351.69 feet and an arc length of 381.57 feet;
5. North 88°09'00" West, a distance of 220.65 feet;
6. On a curve to the left having a radius of 505.00 feet, a chord bearing of South 45°51'00" West, a chord length of 726.53 feet and an arc length of 810.88 feet;
7. South 00°09'00" East, a distance of 43.00 feet to the centerline of S.W. 20<sup>th</sup> Street

THENCE continuing South 00°09'00" East, along and with the West right-of-way line of Saint Clair Avenue extended, a distance of 630.78 feet to the North right-of-way line of S.W. 22<sup>nd</sup> Street;

THENCE South 89°51'00" West, along and with the North right-of-way line of S.W. 22<sup>nd</sup> Street, a distance of 392.03 feet to the extended East line of the recorded plat STRICKLIN ADDITION;

THENCE along and with the East line of said STRICKLING ADDITION extended the following twenty-one (21) calls:

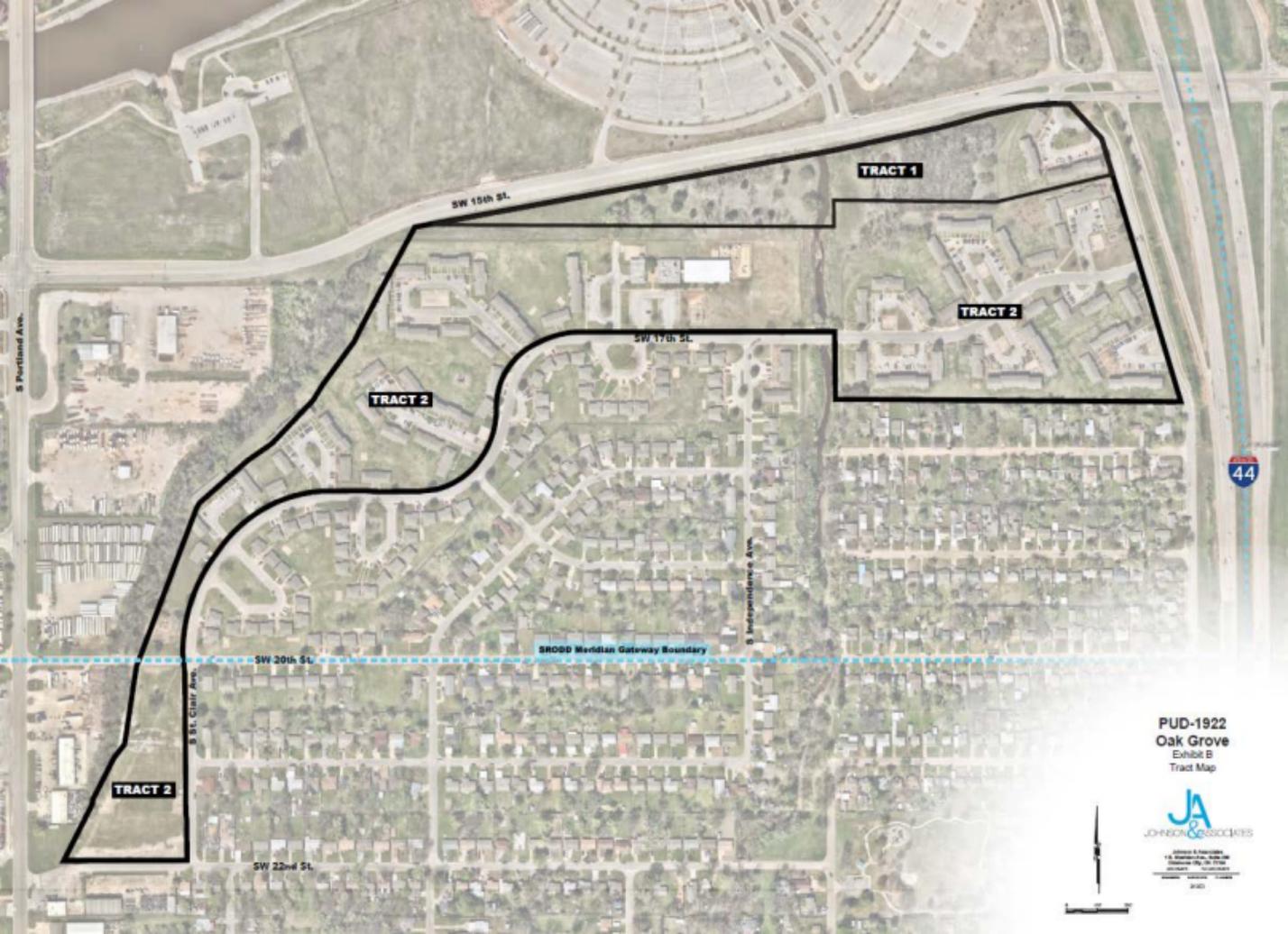
1. North 27°24'42" East, a distance of 185.47 feet;
2. North 07°26'56" East, a distance of 15.12 feet;
3. North 27°24'42" East, a distance of 149.12 feet;
4. North 38°36'26" East, a distance of 56.29 feet;
5. North 09°17'02" East, a distance of 117.51 feet;
6. North 07°23'14" East, a distance of 14.57 feet;
7. North 08°51'43" East, a distance of 134.06 feet;
8. North 07°41'33" East, a distance of 65.36 feet;
9. North 20°33'20" East, a distance of 141.41 feet;
10. North 00°09'00" West, a distance of 15.00 feet;
11. North 20°33'20" East, a distance of 141.41 feet;

12. North 18°18'20" East, a distance of 33.58 feet;
13. North 06°18'43" East, a distance of 133.28 feet;
14. North 00°09'00" West, a distance of 43.02 feet;
15. North 51°14'12" East, a distance of 246.64 feet;
16. North 58°01'28" East, a distance of 91.47 feet;
17. North 43°34'18" East, a distance of 180.68 feet;
18. North 33°01'46" East, a distance of 50.31 feet;
19. North 35°51'37" East, a distance of 163.28 feet;
20. North 20°42'33" East, a distance of 45.12 feet;
21. North 28°50'37" East, a distance of 257.76 feet to a point on the South right-of-way line of S.W. 15<sup>th</sup> Street;

THENCE along and with the South right-of-way line of S.W. 15<sup>th</sup> Street the following five (5) calls:

1. on a non-tangent curve to the right having a radius of 1,095.93 feet, a chord bearing of North 72°16'26" East, a chord length of 271.92 feet and an arc length of 272.63 feet;
2. North 79°23'58" East, a distance of 1,172.61 feet;
3. on a non-tangent curve to the left having a radius of 7,050.00 feet, a chord bearing of North 77°19'06" East, a chord length of 512.07 feet and an arc length of 512.19 feet;
4. North 75°14'13" East, a distance of 89.35 feet;
5. on a non-tangent curve to the right having a radius of 1,095.93 feet, a chord bearing of North 80°14'19" East, a chord length of 191.11 feet and an arc length of 191.35 feet to the POINT OF BEGINNING.

Containing 49.4 acres, more or less.



SW 15th St.

TRACT 1

TRACT 2

SW 17th St.

TRACT 2

SW 20th St.

SROOD Meridian Gateway Boundary

S St. Clair Ave.

S Independence Ave.

TRACT 2

SW 22nd St.

44

PUD-1922  
Oak Grove  
Exhibit B  
Tract Map

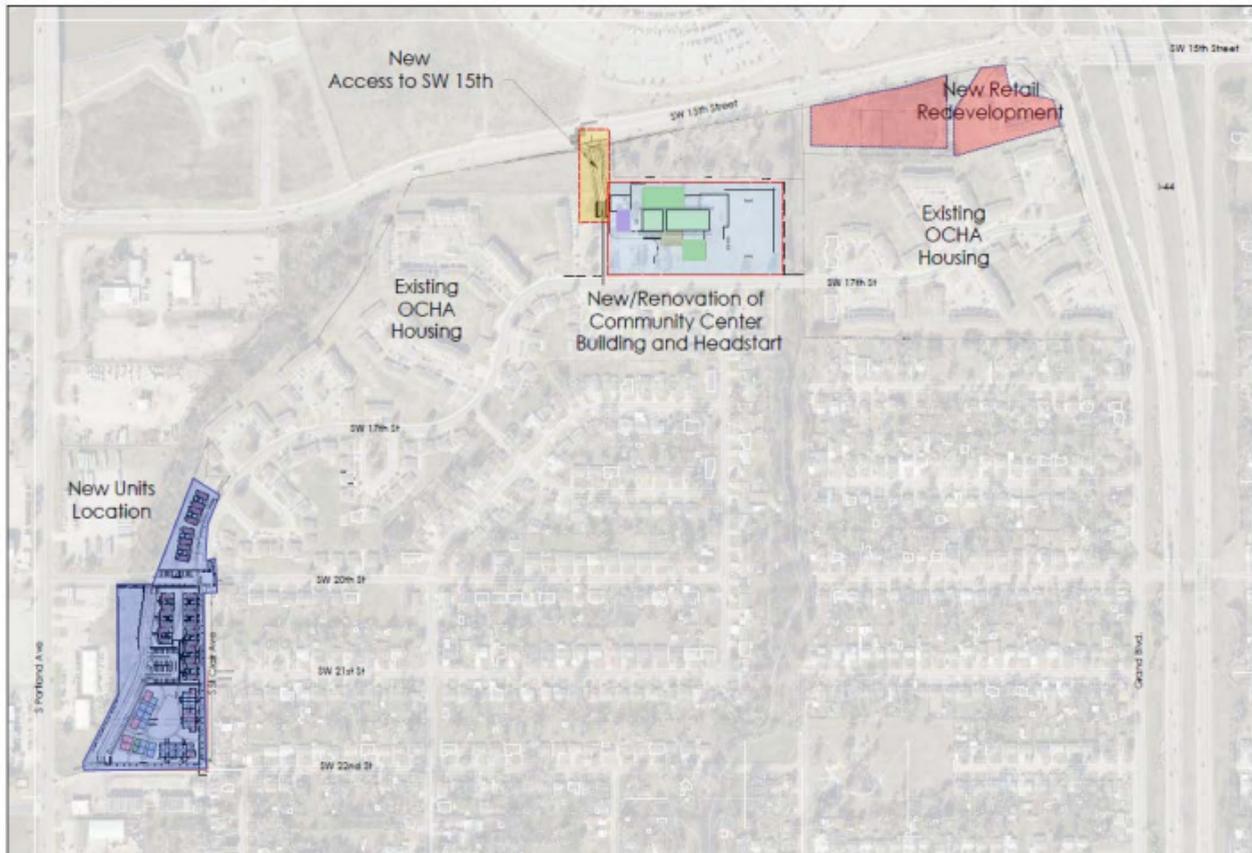
**JA**  
JOHNSON & ASSOCIATES

Planners & Surveyors  
11800 West 10th Avenue, Suite 100  
Westminster, CO 80040  
303.440.1000

3/2023







# Master Plan Site

## Overall Site Plan

Exhibit D



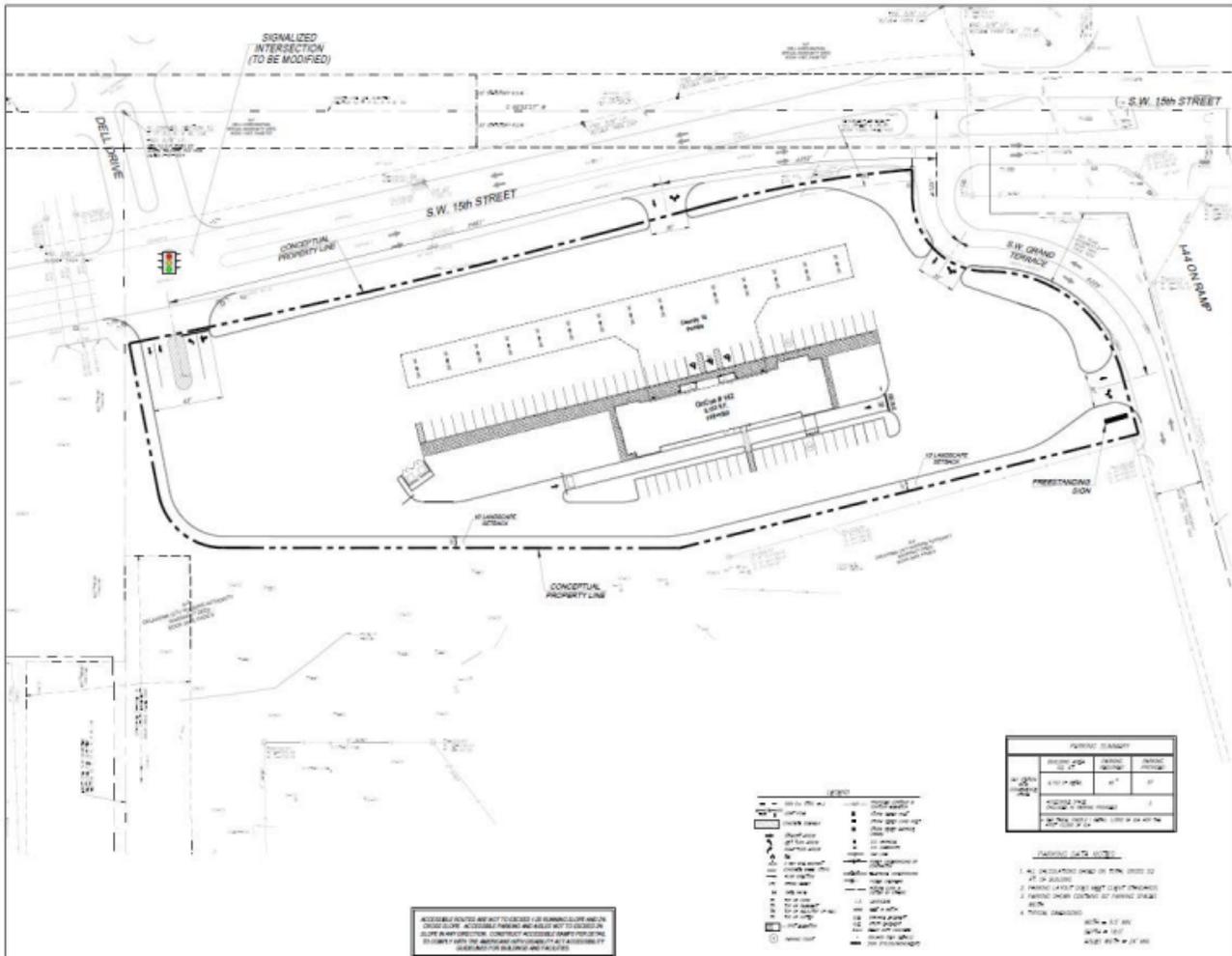


# Option

Site Plan  
Exhibit D

	UNIT COUNT		Total
	1st Floor	2nd Floor	
STUDIO S1	2	2	4
ONE BED B1	21	21	42
2 BED B2	9	9	18
Multi-Generational Townhouse T1 w/ Studio Flat F1	24	24	48
	56	52	108
PARKING			
OFF STREET PARKING			64
ON STREET PARKING			46
			110





SIGNALIZED INTERSECTION  
(TO BE MODIFIED)

S.W. 15th STREET

S.W. 15th STREET

S.W. GRAND TERRACE

DELL DRIVE

Office & 1st Level

LANDSCAPE SERVICE

CONCEPTUAL PROPERTY LINE

LANDSCAPE SERVICE

PRESTRESSING SIGN

ACCESSIBLE PARKING AREAS NOT TO BE LOCATED IN REMOTE AREAS AND/OR  
DRIVEWAYS. ACCESSIBLE PARKING AREAS NOT TO BE LOCATED ON  
SLOPE AND/OR CURB CUTS. CONCEPT ACCESSIBLE PARKING AREAS  
TO COMPLY WITH THE AMERICAN DISABILITY ACT AS APPLICABLE TO  
ACCESSIBLE TO BUILDINGS AND FACILITIES.

LEGEND

1. 1/2" = 1' (1/8" = 1')	1. 1/2" = 1' (1/8" = 1')	1. 1/2" = 1' (1/8" = 1')
2. 1/4" = 1' (1/8" = 1')	2. 1/4" = 1' (1/8" = 1')	2. 1/4" = 1' (1/8" = 1')
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4. 1/16" = 1' (1/32" = 1')	4. 1/16" = 1' (1/32" = 1')	4. 1/16" = 1' (1/32" = 1')
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9. 1/512" = 1' (1/1024" = 1')	9. 1/512" = 1' (1/1024" = 1')	9. 1/512" = 1' (1/1024" = 1')
10. 1/1024" = 1' (1/2048" = 1')	10. 1/1024" = 1' (1/2048" = 1')	10. 1/1024" = 1' (1/2048" = 1')
11. 1/2048" = 1' (1/4096" = 1')	11. 1/2048" = 1' (1/4096" = 1')	11. 1/2048" = 1' (1/4096" = 1')
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14. 1/16384" = 1' (1/32768" = 1')	14. 1/16384" = 1' (1/32768" = 1')	14. 1/16384" = 1' (1/32768" = 1')
15. 1/32768" = 1' (1/65536" = 1')	15. 1/32768" = 1' (1/65536" = 1')	15. 1/32768" = 1' (1/65536" = 1')
16. 1/65536" = 1' (1/131072" = 1')	16. 1/65536" = 1' (1/131072" = 1')	16. 1/65536" = 1' (1/131072" = 1')
17. 1/131072" = 1' (1/262144" = 1')	17. 1/131072" = 1' (1/262144" = 1')	17. 1/131072" = 1' (1/262144" = 1')
18. 1/262144" = 1' (1/524288" = 1')	18. 1/262144" = 1' (1/524288" = 1')	18. 1/262144" = 1' (1/524288" = 1')
19. 1/524288" = 1' (1/1048576" = 1')	19. 1/524288" = 1' (1/1048576" = 1')	19. 1/524288" = 1' (1/1048576" = 1')
20. 1/1048576" = 1' (1/2097152" = 1')	20. 1/1048576" = 1' (1/2097152" = 1')	20. 1/1048576" = 1' (1/2097152" = 1')
21. 1/2097152" = 1' (1/4194304" = 1')	21. 1/2097152" = 1' (1/4194304" = 1')	21. 1/2097152" = 1' (1/4194304" = 1')
22. 1/4194304" = 1' (1/8388608" = 1')	22. 1/4194304" = 1' (1/8388608" = 1')	22. 1/4194304" = 1' (1/8388608" = 1')
23. 1/8388608" = 1' (1/16777216" = 1')	23. 1/8388608" = 1' (1/16777216" = 1')	23. 1/8388608" = 1' (1/16777216" = 1')
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25. 1/33554432" = 1' (1/67108864" = 1')	25. 1/33554432" = 1' (1/67108864" = 1')	25. 1/33554432" = 1' (1/67108864" = 1')
26. 1/67108864" = 1' (1/134217728" = 1')	26. 1/67108864" = 1' (1/134217728" = 1')	26. 1/67108864" = 1' (1/134217728" = 1')
27. 1/134217728" = 1' (1/268435456" = 1')	27. 1/134217728" = 1' (1/268435456" = 1')	27. 1/134217728" = 1' (1/268435456" = 1')
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29. 1/536870912" = 1' (1/1073741824" = 1')	29. 1/536870912" = 1' (1/1073741824" = 1')	29. 1/536870912" = 1' (1/1073741824" = 1')
30. 1/1073741824" = 1' (1/2147483648" = 1')	30. 1/1073741824" = 1' (1/2147483648" = 1')	30. 1/1073741824" = 1' (1/2147483648" = 1')

PERMITTED SIGNAGE

TYPE OF SIGN	AREA	PERMITTED	PERMITTED
1. 1/2" = 1' (1/8" = 1')	1. 1/2" = 1' (1/8" = 1')	1. 1/2" = 1' (1/8" = 1')	1. 1/2" = 1' (1/8" = 1')
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- PARKING DATE NOTED
1. ALL OCCUPANCY DATED ON THIS SHEET IS AS OF JULY 2011
  2. PARKING DATE NOTED IN PARENTS
  3. PARKING DATE NOTED BY PARKING SPECIALIST
  4. TOTAL GARAGE

SCALE: 1/4" = 1' 0"  
DATE: 07/11/11  
SHEET: 0178 OF 178

SMC  
SUNBELT METAL FABRICATORS  
1100 S. W. 15th Street  
Ocala, FL 34471  
TEL: 352.369.1100  
FAX: 352.369.1101  
WWW.SUNBELTMETAL.COM

onCue

NOT FOR CONSTRUCTION

CENTER #118  
118 S. W. 15th STREET  
OCALA, FL 34471

DATE: 07/11/11  
SHEET: 0178 OF 178

DATE: 07/11/11  
SHEET: 0178 OF 178

JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON



(2x) 3' x 5' internally lit cabinets - 'OnCue'  
 (2x) 3' x 3'3" internally lit cabinets - 'Phillips 66'  
 P66 logo to outside always

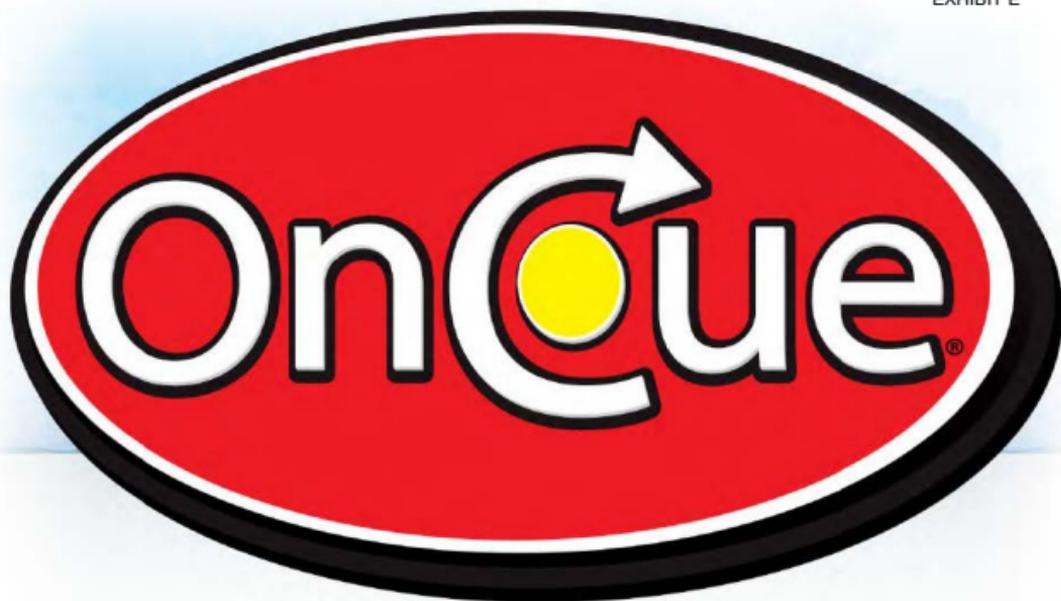


CLIENT

ONCUE #142

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JAMES

ARTIST

1/9/22

DESIGN DATE

CHRISTEL

SALES PERSON



(3x) 5'6" x 9'6" internally lit logo cabinets

CLIENT

ONCUE #142

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JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON

3' x 3' non lit cabinet  
with molded &  
embossed pan face

**Surcharge**  
**FREE**  
**ATM**  
for **TransFund** customers.



ALL ELIGIBLE CARDS FEATURE  
A TRANSFUND LOGO.



CLIENT

ONCUE #142

APPROVAL

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8'11.25" x 32'1.375" x 2" metal cabinet  
with 6'6" x 11'9" internally lit  
molded and embossed logo.  
overall depth - 8"

EXHIBIT E

JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON



7' x 52'8" x 2" metal cabinet  
with 6'6" x 11'9" internally lit  
molded and embossed logo.  
overall depth - 8"



CLIENT

ONCUE #142

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JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON



21.5' - 56" internally lit channel letters  
4'10.25" x 18'4.25" overall size

EXHIBIT E



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ONCUE #142

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SALES PERSON

CHRISTEL

DESIGN DATE

4/26/23

ARTIST

JAMES

Intensely lit cabinets with back-painted molded, embossed faces

5000 series 16" clear prior units

backlit flat plastic faces with 3M translucent graphics



21' overall height

5'10" x 9'6"

2"

4' x 9'6"

2"

5'2" x 9'6"

18" x 9'6"

2"

4' x 9'6"

grade

2 layers of rebar



12" deep concrete pad (4" above grade)

10.75" x 0.375" wall x 3/4" base pipes  
108" x 36" holes  
3500psi concrete

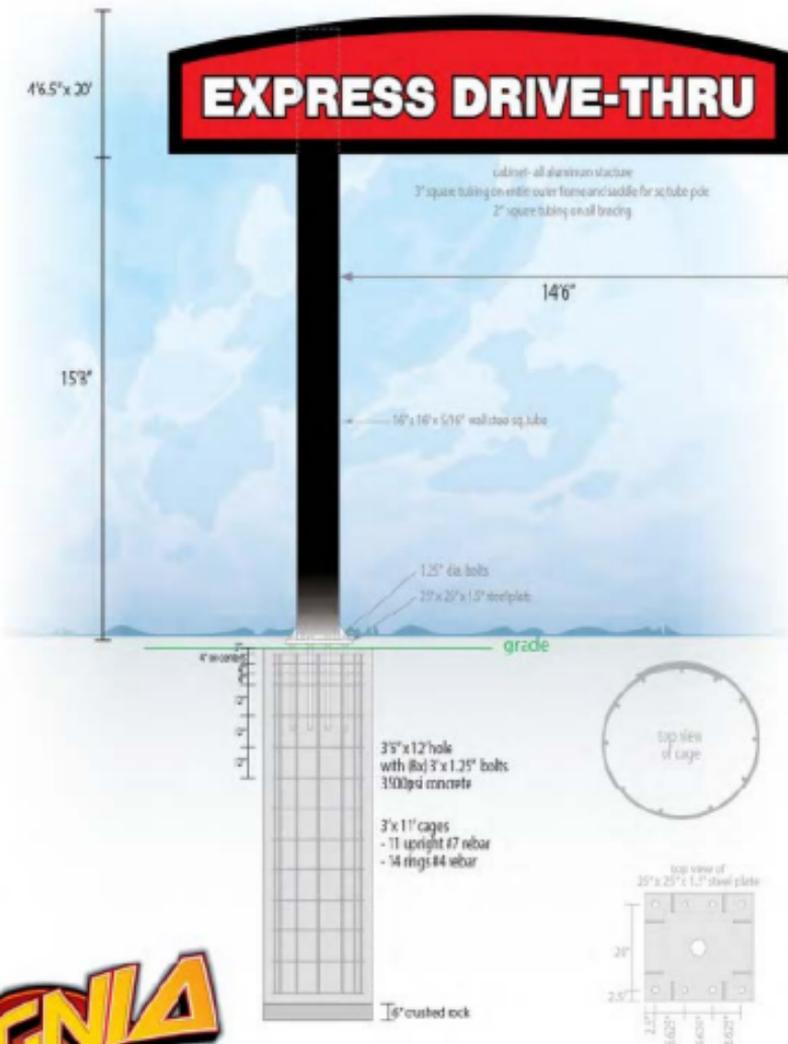
1/2" crushed rock



grade







ARTIST: JAMES  
 DESIGN DATE: 1/7/22  
 SALES PERSON: CHRISTEL  
 JOB LOCATION: location

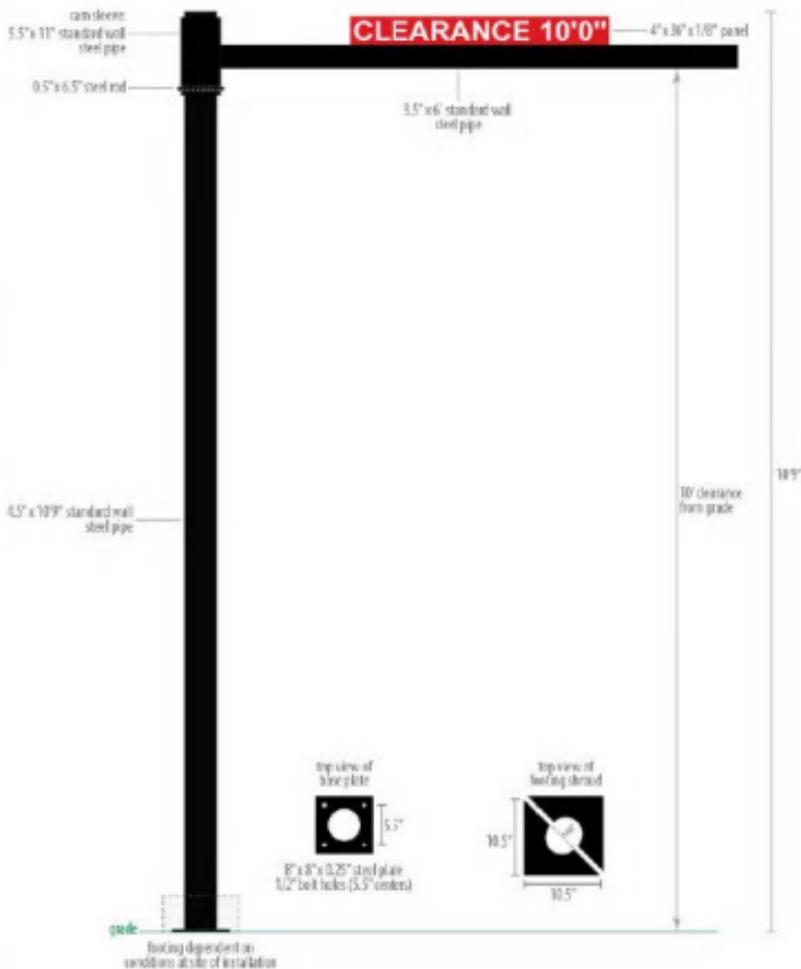


CLIENT

APPROVAL

ONCUE #142

EXHIBIT E



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SALES PERSON  
**CHRISTEL**

DESIGN DATE  
**3/6/22**

ARTIST  
**JAMES**



CLIENT **ONCUE #142**

APPROVAL



Artist  
Victoria H.

Design Date  
4-12-23

Company Purchased from  
EverBrite



30"W X 72"H X 13"D overall size  
55" HD LCD Screen viewing area

Store Number

Approval

OnCue #142

EXHIBIT E



[Pattern]	1. POLYMER CONCRETE	PERIMETER WALL
[Pattern]	2. POLYMER CONCRETE	ROOF PANEL
[Pattern]	3. POLYMER CONCRETE	ROOF PANEL
[Pattern]	4. POLYMER CONCRETE	ROOF PANEL



**actue**

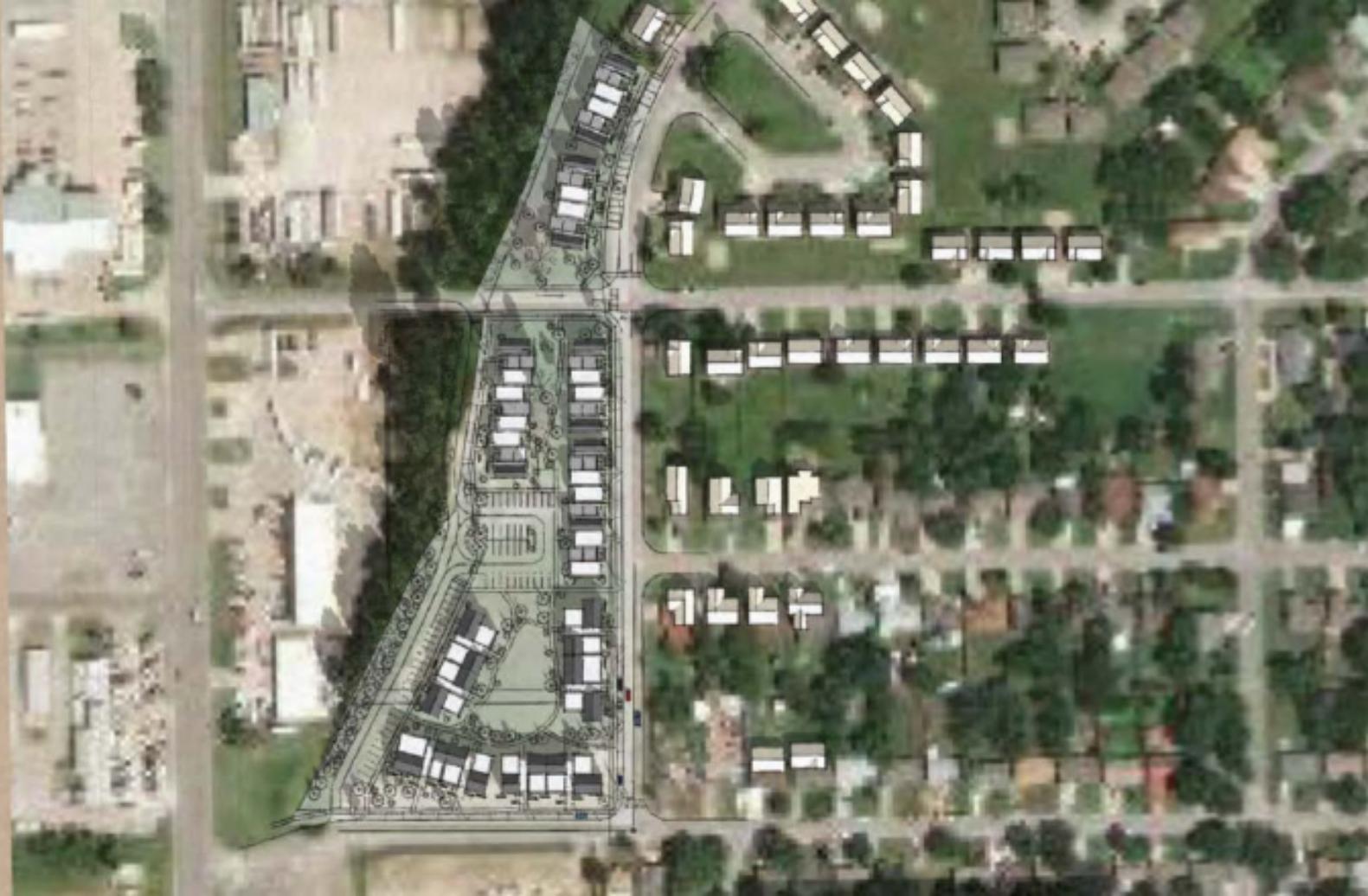
*NOT FOR CONSTRUCTION*

OFFICE 4140  
1-4140 S.E. 1<sup>ST</sup> AVE. SUITE 100  
OCEANVIEW CITY, DELAWARE

**SMC**  
SOUTHERN METAL COMPANY  
1000 W. 10<sup>TH</sup> AVENUE  
MILWAUKEE, WI 53219  
TEL: 414-224-1000  
WWW.SMC-CORP.COM

18-0000-0000  
REAR ELEVATION  
REAR ELEVATION







Oak Grove  
Exhibit F



Oak Grove  
Exhibit F









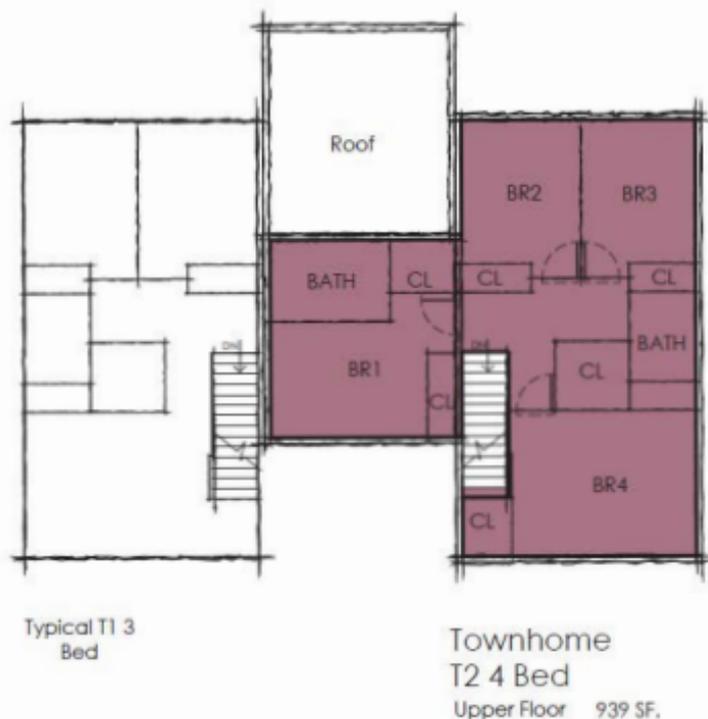
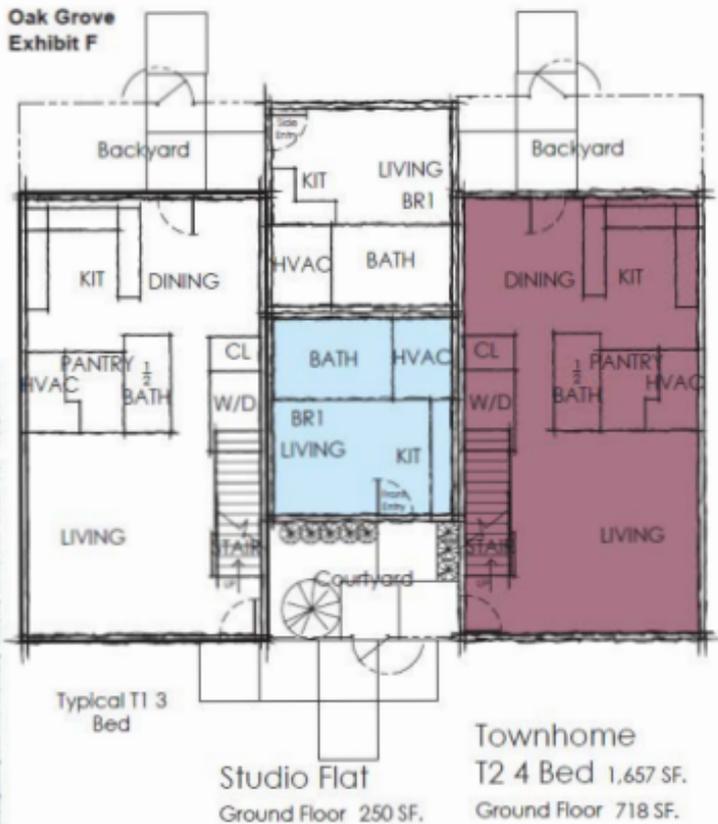












## Unit Layouts



