

**APPROVED**

12-17-2024

BY THE CITY COUNCIL  
*Arny H. Simpson* CITY CLERK

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

**PUD-2029**

**MASTER DESIGN STATEMENT FOR**

**SW 29<sup>th</sup> St.**

August 1, 2024  
September 5, 2024  
September 20, 2024  
October 11, 2024  
December 16, 2024

Amended by City Council on December 17, 2024.

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 8612 SW 29<sup>th</sup> St., consisting of 25.69 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **SECTION 3.0 ..... OWNER**

The owners of this property are Bruce Allen Notley or Kathy Ann Notley, trustees of the Notley Trust Dated July 28, 2014, Bryan Potts, and Blake Potts.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-1. Surrounding properties are zoned and used for:

North: PUD-1660 District and used is currently undeveloped.  
East: R-1 District and used for residential development.  
South: PUD-1941 District and used is currently undeveloped.  
West: PUD-1941 District and used is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The subject property is currently vacant and used for agriculture. There is a small farm pond located in the middle of the site that will be preserved and used for stormwater detention. The site generally flows to the northeast to an existing culvert and pond on the east side of the property.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SW 29<sup>th</sup> St. The nearest street to the east is S. Eagle Ln. The nearest street to the south is SW 36<sup>th</sup> St. The nearest street to the west is S. County Line Rd.



## 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not currently available. Sanitary sewer services will be extended from public mains.

## 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

## 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 20 located at 7929 SW 29<sup>th</sup> St. It is approximately 0.7 miles from this PUD development. All structures within this PUD will be sprinklered.

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

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

## 7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

## 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

## 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

## **SECTION 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, 2020, as amended, 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.

No section within this PUD may be administratively amended.

#### 8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential District** shall govern this PUD, except as herein modified.

**All uses within the R-4 District shall be permitted within this PUD.**

There shall be a maximum of 11 dwelling units per acre within this PUD. There shall be a maximum of 264 residential units. Site layout shall be in accordance with Exhibit B, attached hereto and incorporated herein.

#### 9.0.....SPECIAL CONDITIONS

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

##### 9.1.....FACADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer and masonry. A maximum of 40% cementitious siding (including, but not limited to, the brand commonly known as James Hardie) and wood material shall be permitted. In no instance shall EIFS (Exterior Insulation Finish System) material exceed 5% of the overall exterior building wall finish for each structure. Exposed metal or exposed concrete block buildings shall not be permitted.

##### 9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. In addition, a 20-foot landscape buffer shall be required along the east boundary line. Said landscape buffer shall adhere to the specifications within Exhibit D, attached and incorporated herein.

The east building setback area shall be restricted to landscaped open green space and shall not be developed with buildings, parking, or paving. The landscaping within the east building setback area shall adhere to the specifications within Exhibit D, attached and incorporated herein.

##### 9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

#### 9.4 ..... SCREENING REGULATIONS

No less than an eight-foot-high wall shall be required along the south and west boundary. No less than an eight-foot-high wall shall be required along the east side of this PUD and shall be located along the setback line as defined in Section 9.14, below. No wall shall be located within the east setback area. Said wall shall be constructed entirely of masonry on a continuous footing. No less than a six-foot and no greater than an eight-foot-high wrought iron fence shall be required along the northern boundary line of this PUD.

#### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform with the City of Oklahoma City Subdivision Regulations, as amended.

#### 9.6 ..... DRAINAGE REGULATIONS

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

#### 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

#### 9.8 ..... ACCESS REGULATIONS

The main access to the property shall be off SW 29<sup>th</sup> St. Up to two access points may be permitted off SW 29<sup>th</sup> St. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. All access points shall meet OKC Subdivision Regulations for separation. No access shall be permitted off of S. Eagle Ln.

Developer shall be required to pay for and install the widening of SW 29<sup>th</sup> St. from County Line Rd. east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29<sup>th</sup> St. and County Line Rd. prior to the issuance of a certificate of occupancy for any structure on site. The SW 29<sup>th</sup> St widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the intersection of SW 29<sup>th</sup> St and County Line Rd. All design and construction shall be in accordance with the requirements of the Public Works department and all applicable City of Oklahoma City standards and specifications.

#### 9.9 ..... 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.

## 9.10 ..... SIGNAGE REGULATIONS

### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

### 9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

### 9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

### 9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

## 9.11 ..... ROOFING REGULATIONS

Roofing for all structures to conform to adopted Building Code requirements.

## 9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a five (5) foot landscaped buffer, shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. An internal pedestrian circulation plan shall be shown on subsequent Specific Plans.

## 9.13 ..... HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40'), except Building 1, Building 2, and Building 3, as depicted on Exhibit B, shall be a maximum of two (2) stories and thirty feet (30'). The maximum height of the Club, as depicted on Exhibit B, shall be one story and twenty-five feet (25'). The base R-4 District step-downs in building height shall apply.

## 9.14 ..... SETBACK REGULATIONS

Setback regulations shall be in accordance with the base zoning district except that the setback along the eastern boundary of the PUD shall be 135 feet for non-residential structures (the Club and pool, as shown on Exhibit B) and 260 feet for residential structures. The building setback area between the east boundary line to the structures shall be restricted to landscaped open green space as defined in Section 9.2 and shall not be developed with buildings, parking, or paving.

9.15 ..... 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.

9.16 ..... COMMON AREAS

A minimum of 20 percent of the PUD site shall usable open space. Maintenance of the common areas, private drainage easements, and islands/medians 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 shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

A Specific Plan shall be required per 59-14150.D.

**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 - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D – Landscape Plan

Exhibit A

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4);  
**THENCE** N 89°41'09" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 605.00 FEET;  
**THENCE** S 00°31'02" E, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 485.80 FEET;  
**THENCE** N 89°41'09" W, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 375.44 FEET;  
**THENCE** S 00°12'56" E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 840.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4);  
**THENCE** S 89°43'40" E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 984.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4);  
**THENCE** N 00°31'02" W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), ALSO BEING ALONG THE WEST LINE OF SHOCK'S WESTERN HEIGHTS ESTATES ADDITION, A DISTANCE OF 1325.13 FEET TO THE **POINT OF BEGINNING**.

TRACT CONTAINS 25.69 ACRES (1,118,912.56 SQ. FT.) AS DESCRIBED.

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN - HAVING A MEASURED BEARING OF N 89°41'09" W.

LEGAL DESCRIPTION WAS PREPARED ON 10.30.2023 BY OR UNDER THE DIRECT SUPERVISION OF **SHANE D. CARROLL #1981**.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

  
**SHANE D. CARROLL**  
**PROFESSIONAL LAND SURVEYOR #1981**



ELEVATION

LAND SURVEYING

8501 SW 15TH ST.  
OKLAHOMA CITY, OK 73128  
405-493-9393

SHANE D. CARROLL  
PROFESSIONAL LAND SURVEYOR #1981  
C.A. #8524 EXPIRES 06-30-2024

LOT-SPLIT SURVEY

SHEET 1 OF 2

PART OF THE NW/4 OF SECTION 18

T-11-N, R-4-W, I.M.

OKLAHOMA COUNTY, OKLAHOMA

N

↑

SUBJECT PROPERTY

T 11 N

S COUNTY LINE RD

SW 29TH ST

NW/4

NE/4

18

SW/4

SE/4

SW 44TH ST

S COUNCIL RD

R 4 W

REVISION	BY	DATE
SCALE:		1"=250'
FINAL DATE:		10/30/2023
FIELD DATE:		10/17/2023
DRAWN BY:		WAH
REVIEW BY:		SDC
JOB NUMBER:		2023.58



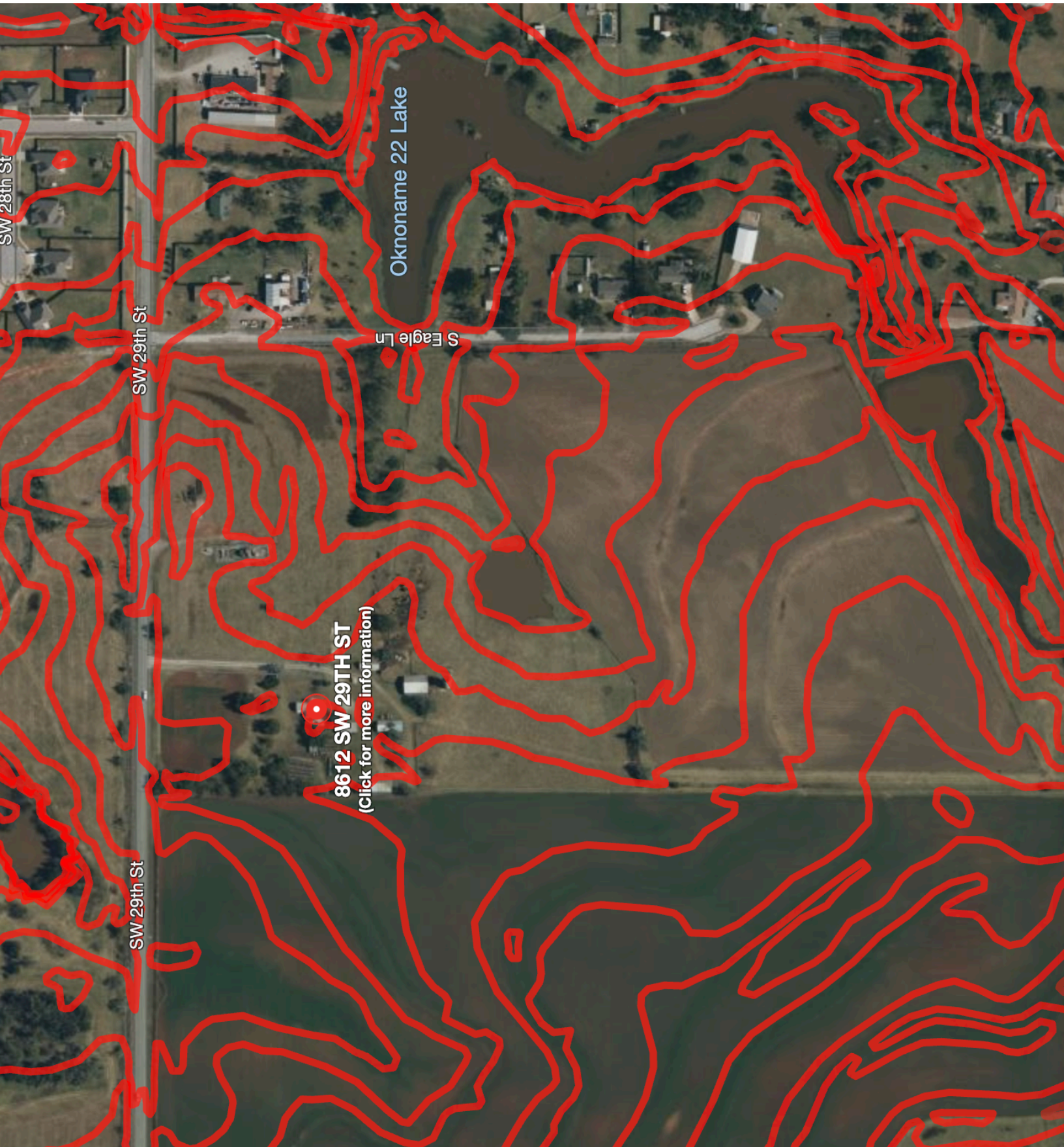


EXHIBIT B

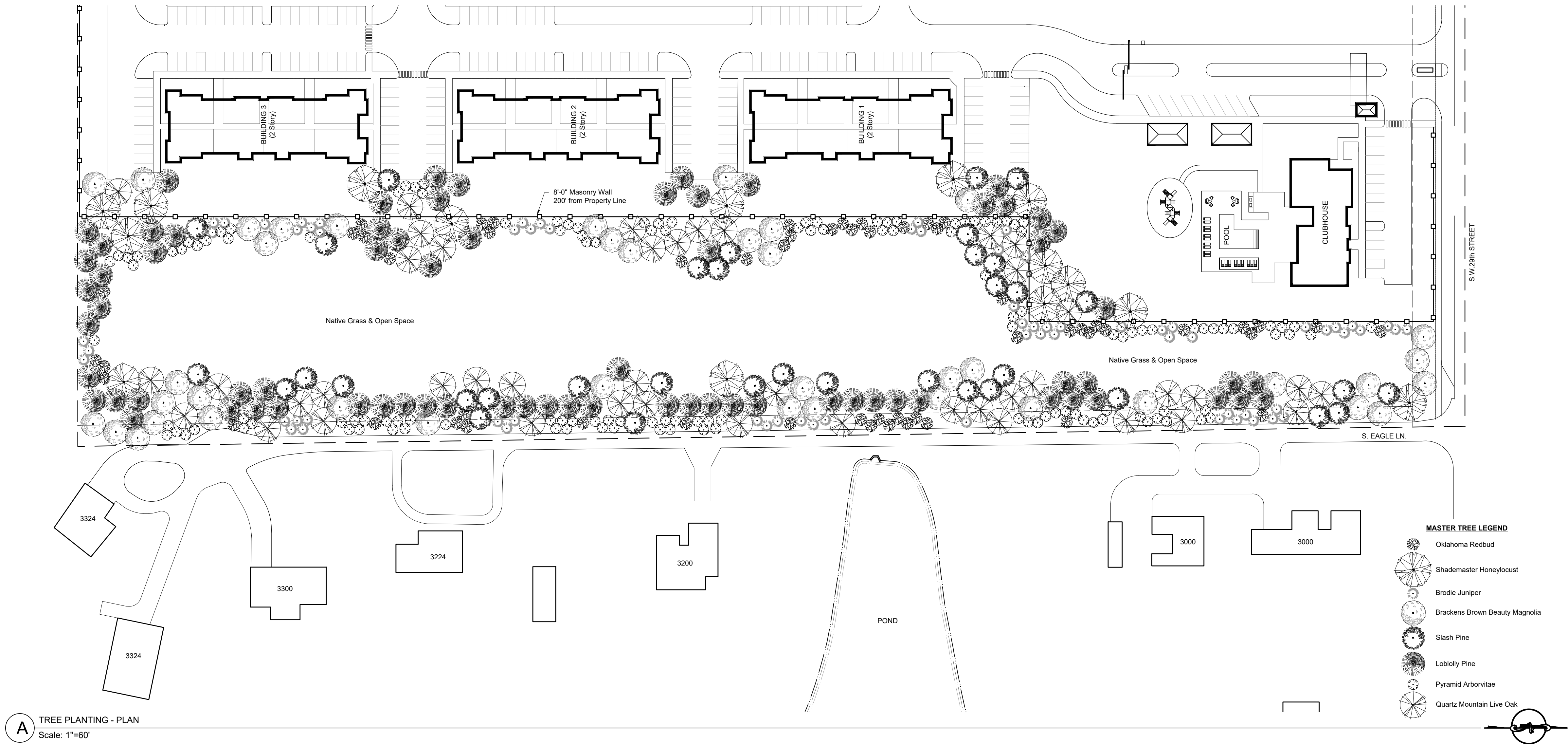
8612 SOUTHWEST 29TH STREET  
OKLAHOMA CITY, OKLAHOMA

12/12/24

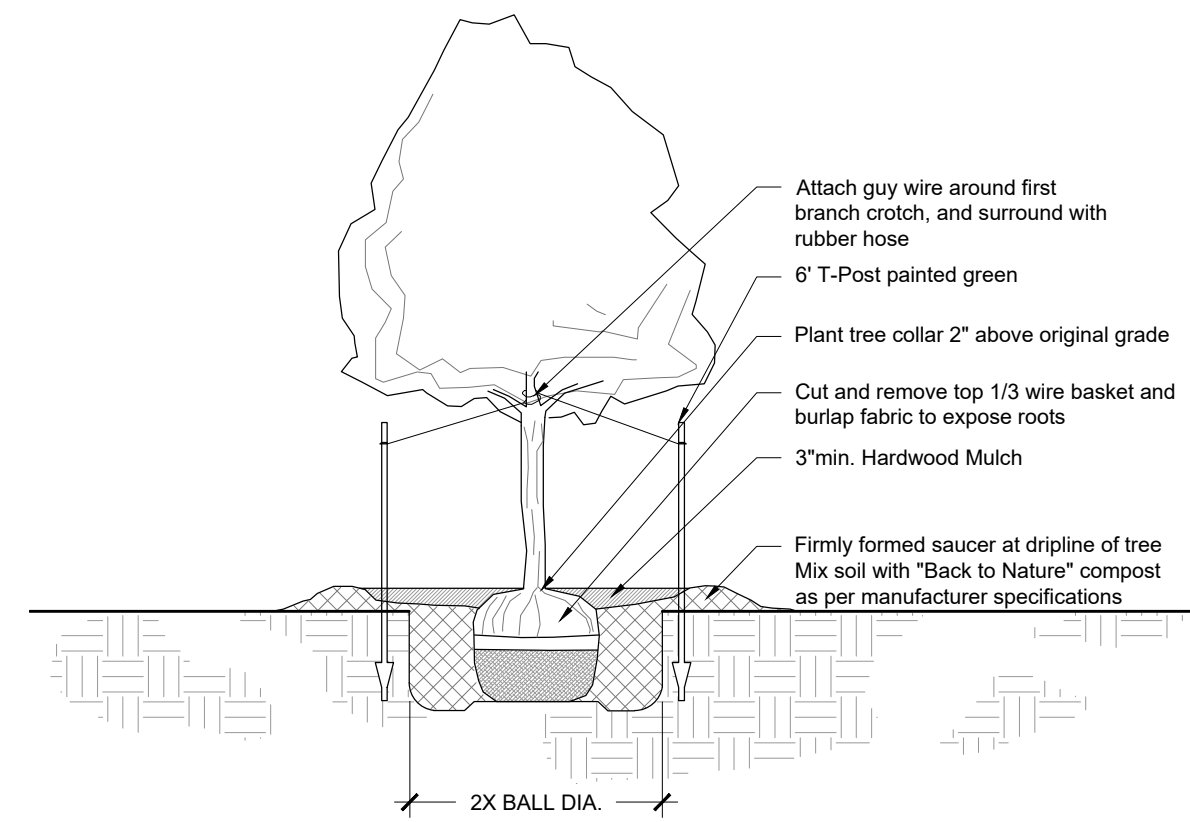








A TREE PLANTING - PLAN  
Scale: 1"=60'



1 TREE STAKING - DETAIL  
Scale: N.T.S.

#### GENERAL LANDSCAPE NOTES

1. All work shall be performed by a licensed Landscape Contractor. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
2. The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to any utilities during the course of work.
3. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
4. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
5. The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
6. No material shall be planted before finish grading has been completed.
7. The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind. water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
8. Should the Landscape Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soil, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he/she must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Landscape Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
9. The optimum time for planting is from October 1 to May 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
10. New tree plantings are to be staked per planting details, and trees that are not staked will be rejected.
11. All deciduous trees shall be pruned to provide 4" minimum clear trunk unless otherwise noted.
12. The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
13. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, size and plant list specifications.
14. The Landscape Contractor shall grade planting beds, as required to provide positive drainage and promote optimum plant growth.
15. All areas without Sod or Shrubs shall receive a 3" layer of Hardwood Mulch as specified on Tree Staking Detail.
16. All plants shall be vigorous, healthy material, free of pests and disease.
17. All plants and trees must meet all requirements specified in the plant list, details and specifications.
18. In the event any of the specified plantings in Exhibit D are unavailable, the developer shall consult with Oklahoma Landscape Architects and the City to revise the plans to include a replacement of like-kind based on availability while keeping in character with the intent of the design.
19. The standards set forth in 'American Standard for Nursery Stock' represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 Grade Specimen and shrubs shall be heavy well shaped specimens as well.
20. All disturbed areas shall be planted with Bermuda Sod.
21. All existing Arborvitae, Trees with Stumps to be removed as necessary to accommodate new plantings.
22. The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, fertilizing of all planting areas and lawns until total acceptance of the work by the owner.
23. The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
24. The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
25. The Landscape Contractor will be responsible for the collection, removal and proper disposal of any and all debris generated during the installation of this project.

#### GENERAL NOTES: ref. Article XI Landscaping & Screening Regulations

##### 59-11150. General regulations.

###### L. Quality and Coverage Requirements.

- (1) All plant material planted to meet the minimum requirements of these regulations shall be in a healthy condition at the time of planting and shall meet quality standards set forth by the American Standard for Nursery Stock.
- (2) Turf grass shall be planted, seeded or re-seeded as necessary, watered and maintained in such a manner as to completely cover all exposed areas of soil after one full growing season.
- (3) No disturbed ground shall be left exposed. Grass and other approved and appropriate groundcover or mulch shall cover all non-paved and non-built developed areas.

###### M. Maintenance.

It shall be the responsibility of the property owner(s), or his/her assigned agent(s) to:

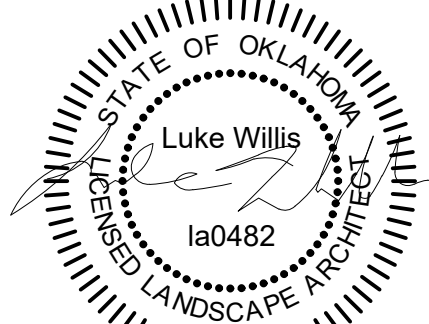
- (1) Maintain and keep all sight-proof screening and fencing in good repair at all times.
- (2) Maintain the landscaping by keeping lawns mowed, all plants properly groomed and maintained as disease-free, and planting beds groomed, except in naturally occurring dense growths of shrubs or undergrowth.
- (3) Replace any required planting(s), which have been removed, are diseased or no longer living, within one year or the first planting season, whichever occurs first, except those in naturally occurring dense growths of shrubs or undergrowth.

#### IRRIGATION NOTES: ref. Article XI Landscaping & Screening Regulations

##### 59-11350. Landscape irrigation requirements.

- A. The property owner shall be responsible for the irrigation of all required landscape areas and plant materials, with exception of natural areas and xeriscape plantings, utilizing one or a combination of the following methods:
  - (1) An automatic or manual underground irrigation system (conventional spray, bubbler, etc.), equipped with a rain and freeze sensors.
  - (2) An automatic water-saving irrigation system (drip, porous pipe, leaky pipes, etc.) equipped with a rain and freeze sensors.
  - (3) A hose attachment within 100 feet of all required landscape areas and plant materials.
- B. The irrigation method used shall be in place and operational at the time of the landscape inspection for Certificate of Occupancy, and shall be maintained and kept operational at all times to provide for efficient water distribution.
- C. Landscape areas utilizing xeriscape plants and installation techniques may use a temporary and aboveground system, and shall be required to provide irrigation for the first three years only.
- D. Landscape plans shall indicate, by a detail, drawing or by specification in a note on the site plan, the type and location of irrigation that will be used. Plans should be specific enough to show that adequate irrigation would be provided to all required landscape areas and plant materials.
- E. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- F. The Director may allow alternate irrigation systems provided the property owner can show that compliance is not feasible. Alternate irrigation systems may include the use of "gator bags" or water trucks, provided maintenance agreements are in place to assure proper use of the proposed system(s).

Full Legal Description:  
Mustang Township PT NW4 SEC 18 11N 4W NE4 OF NW4 CONT  
40ACRS More or Less EX E30FT TO CITY & EX W APPROX 250FT.



Oklahoma CA No. 03167  
Expires June 30, 2023

#### General Notes

## EXHIBIT D

No.	Revision/Issue	Date

Oklahoma  
Landscape  
Architects

918-264-6636

OLA

Tree Planting Layout  
Diagram  
Shocks Western Heights  
SW 29th St. & S. Eagle Ln.  
OKC, OK 73179

Landscaping

12-17-2024

1"=60'

L-1.1