

Planning Commission Minutes
July 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:47 p.m. on July 19, 2024)

18. (PUD-2022) Application by David Box, Williams, Box, Forshee & Bullard, P.C., on behalf of the applicants, to rezone 15602 North MacArthur Boulevard from R-1 Single-Family Residential District to PUD-2022 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: MEEK



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 25, 2024

Item No. IV. 18.

(PUD-2022) Application by David Box, Williams, Box, Forshee & Bullard, P.C., on behalf of the applicants, to rezone 15602 North MacArthur Boulevard from R-1 Single-Family Residential District to PUD-2022 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

| | |
|---------|-------------------------------------|
| Name | David M Box |
| Company | Williams, Box, Forshee & Bullard PC |
| Phone | 405-232-0080 |
| Email | dmbox@wbfbllaw.com |

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow for single-family residential use and development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL 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.

2. Size of Site: 79.66 acres

3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|-----------------------------|--------------|-------------|-----------------------|-------------|
| Zoning | R-1 | R-1/AA | PUD-706 | PUD-1898/ PUD-1651 | PUD-1012 |
| Land Use | Undeveloped/ Residential | Residential | Residential | Undeveloped | Residential |

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

All uses within the R-1 District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all main structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, fiber cement siding, or other similar type finish. No more than 30% EIFS shall be permitted. No wood shall be used as a veneer, wood shall only be used as an accent material. 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. There must be two (2) trees with a minimum of 2-inch diameter with appropriate mulch and edging located in the front yard of each interior lot residential dwelling, or one (1) tree located in the front yard and one (1) tree located in the side yard of each corner lot residential dwelling.

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

Fences shall be of wood construction with metal fence posts and may not exceed 8 feet in height. Wood fence posts are not allowed. All fences must be maintained in good condition with no visible holes or loose or missing pickets. No fence shall be installed on the front portion of any Lot and must commence at the back corner of the residence.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

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

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

Access shall be per the Subdivision Regulations.

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

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

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

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 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 not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD. The maximum lot coverage within this PUD shall be 58%.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B-1 – Conceptual Master Development Plan for Phase 1
- Exhibit B-2 – Conceptual Master Development Plan for Phases 2-4

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District:** Western Heights
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within

the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 6) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 9) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 10) All private roads /streets will have private storm sewer systems.
- 11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 12) Amend Section 9.16 Common Areas: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the

responsibility of the property owners and/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 that meets the requirements specified above.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8-inch/15-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

Water Availability

- 1) An existing 6-inch/8-inch/12-inch water main(s) is located adjacent to the subject site(s).

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Planning Commission

July 25, 2024

PUD-2022

Item No. IV. 18.

- 2) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

The PUD proposes single-family residential development. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along North MacArthur Boulevard, an arterial street.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential. *The PUD regulations could provide for densities within the Urban Low Intensity LUTA range. The base R-1 District allows density of up to 7.26 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The single-family residences on the subject site are currently served by two access points along NW 150th Street. The conceptual plans for the site indicate connections to Macarthur Blvd, connections through the adjacent subdivision on the north to NW 164th Street, and stubs to the south. No through future connection to the adjacent properties on the north and south. Access would be per Subdivision Regulation requirements.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site but are required along all streets by the PUD regulations.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *No triggers requiring mitigation measures related to building scale and site design were identified.*

- 3) **Service Efficiency:**

- Water: *Served – Close to Service or Served*
- Sewer: *Served – Open Sewer Sheds or Served*
- Fire Service: *Rural or Urban Response*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of a stream that bisects the site and two ponds. Floodplain is not present. The conceptual plans for the site illustrate that the majority of lots would be located away from the riparian area and ponds; however, that is not specified in the Master Design Statement. Plan conformance would be strengthened if a buffer from the stream and ponds was proposed as an open space buffer in the Master Design Statement.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

- 5) **Transportation System:** This site is located along the east side of North MacArthur Boulevard, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available. According to Streetlight data, last collected in 2022, North MacArthur Boulevard had 10,448 average daily trips, with a capacity of 22,000.

- 6) **Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential

subdivisions should achieve a mixture of housing types within a unified development. (SU-4)

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the east side of North MacArthur Boulevard, north of NW 150th Street. The site is zoned R-1 and currently developed with two single-family residences on the eastern half of the property. A portion of the western half of the site was platted as Echo Park in 2021 (C-7313). The remainder of the site was preliminary platted as Echo Park Phases 2,3 & 4 in 2022 (C-7497). Adjacent to the site on the north, along North MacArthur Boulevard, is a 5.17-acre parcel zoned AA and developed with a single-family residence. The rest of the northern boundary abuts a single-family residential neighborhood. The conceptual plans for the site indicate future connection to the adjacent properties on the north and south. The property south of the site, and most of the western half of the subject site, was zoned to PUD-1651 in 2017 for commercial, senior/assisted living, office, and single-family residential development.

The portion of the subject site that was included in PUD-1651 was rezoned to the R-1 District and the eastern portion of PUD-1651 was rezoned to PUD-1898 in 2022 for a gated residential subdivision. Both properties remain undeveloped. East of the site is a single-family residential neighborhood zoned PUD-706. Across North MacArthur Boulevard, to the west, is a single-family residential neighborhood zoned PUD-1012.

The PUD is requested to allow single-family residential development with R-1 base zoning. The PUD proposes bulk standards be regulated by the base zoning, except that the maximum lot coverage is proposed to be 58%. The PUD proposes to limit certain exterior architectural materials, requires enhanced landscaping requirements in the front yard of each lot, and requires sidewalks be constructed on all streets. No conformance issues were identified.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

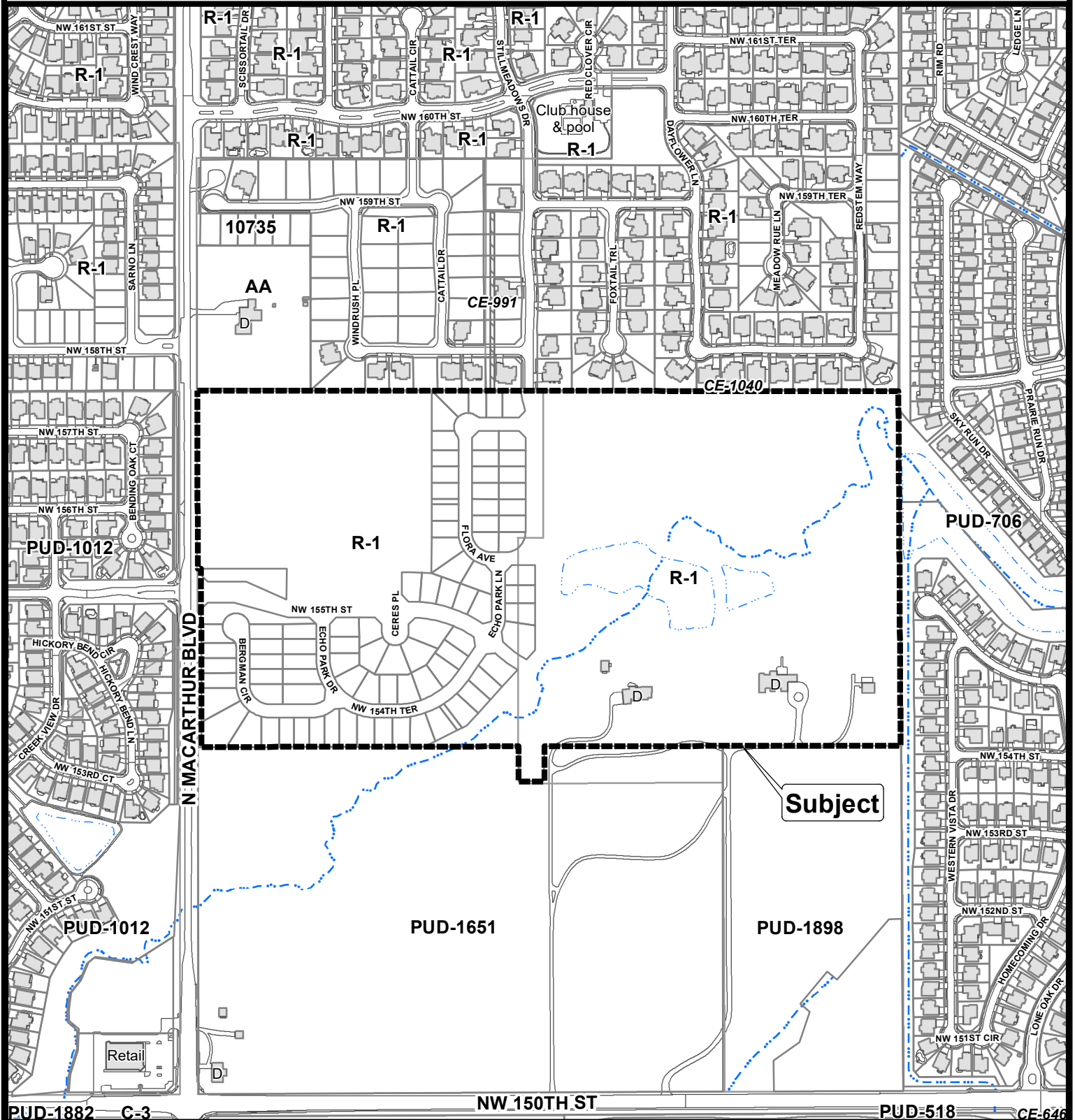
Approval of the application.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

**Case No: PUD-2022 Applicant: Williams, Box, Forshee & Bullard,
P.C. on behalf of the applicants**

Existing Zoning: R-1 Location: 15602 N. MacArthur Blvd.



The City of
OKLAHOMA CITY

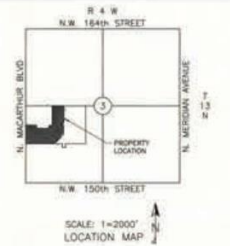
Planned Unit Development



0 250 500 Feet



A PART OF THE SOUTHWEST QUARTER OF SECTION 3
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Ph: 405.246.9411



FINAL PLAT OF ECHO PARK

A PART OF THE SOUTHWEST QUARTER OF SECTION 3
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'
N 4 W
N.W. 164th STREET



SCALE: 1"=2000'
LOCATION MAP
BASIS OF BEARING:
N 00° 05' 46" W

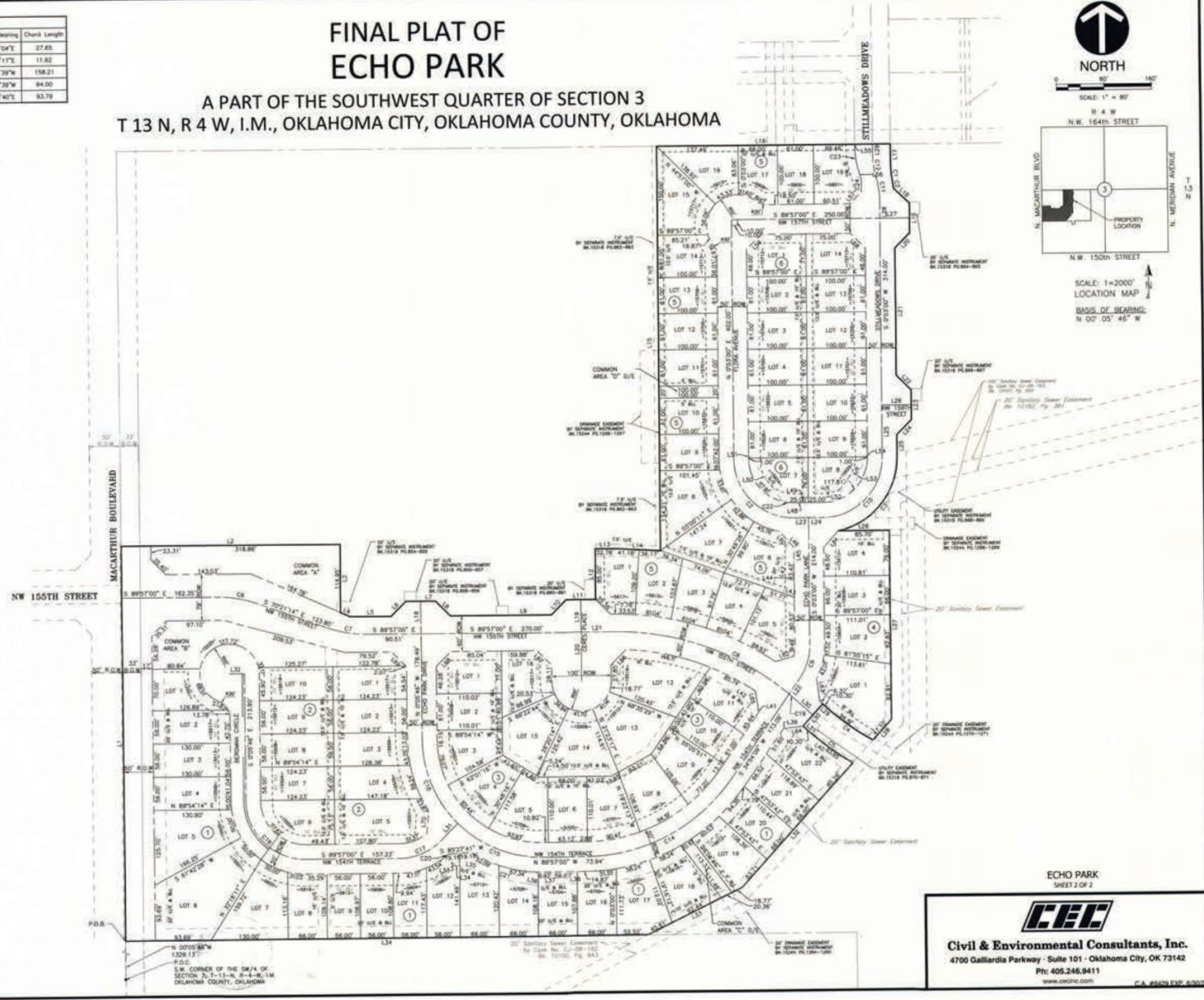
| BOUNDARY LINE TABLE | | | BOUNDARY CURVE TABLE | | |
|---------------------|--------|-------------|----------------------|--------|--------|
| Line # | Length | Direction | Curve # | Length | Radius |
| L1 | 665.13 | N00°01'44"W | C1 | 27.68 | 150.00 |
| L2 | 368.96 | S89°57'00"W | C2 | 11.82 | 175.00 |
| L3 | 114.90 | S00°03'00"W | C3 | 171.31 | 125.00 |
| L4 | 17.44 | S45°03'31"E | C4 | 84.18 | 425.00 |
| L5 | 89.68 | S89°57'00"W | C5 | 53.95 | 475.00 |
| L6 | 35.38 | N45°03'00"W | | | |
| L7 | 30.00 | S89°57'00"W | | | |
| L8 | 35.38 | S45°03'31"E | | | |
| L9 | 170.00 | S89°57'00"W | | | |
| L10 | 35.38 | N45°03'00"W | | | |
| L11 | 50.00 | S89°57'00"W | | | |
| L12 | 85.00 | N00°03'00"E | | | |
| L13 | 32.78 | S89°57'00"W | | | |
| L14 | 77.35 | S89°57'00"W | | | |
| L15 | 680.21 | N00°03'00"E | | | |
| L16 | 383.85 | S89°57'00"W | | | |
| L17 | 35.75 | N00°15'48"E | | | |

| CENTER LINE TABLE | | | CENTER LINE CURVE TABLE | | |
|-------------------|--------|-------------|-------------------------|--------|--------|
| Line # | Length | Direction | Curve # | Length | Radius |
| L18 | 55.00 | N00°03'00"E | C6 | 88.40 | 200.00 |
| L19 | 55.00 | N00°03'00"E | C7 | 88.40 | 200.00 |
| L20 | 82.98 | N00°03'00"E | C8 | 317.40 | 450.00 |
| L21 | 37.79 | S89°57'00"W | C9 | 60.83 | 100.00 |
| L22 | 35.74 | S45°03'31"E | C10 | 137.08 | 100.00 |
| L23 | 25.00 | S89°57'00"W | C11 | 40.66 | 150.00 |
| L24 | 25.00 | S89°57'00"W | C12 | 39.84 | 150.00 |
| L25 | 88.00 | S00°03'00"W | C13 | 288.79 | 300.00 |
| L26 | 50.00 | S89°57'00"W | C14 | 156.82 | 200.00 |
| L27 | 50.00 | S89°57'00"W | C15 | 156.82 | 200.00 |
| L28 | 28.68 | S00°03'00"W | C16 | 156.82 | 200.00 |
| L29 | 18.81 | S00°15'48"E | C17 | 78.67 | 100.00 |
| L30 | 40.44 | S45°03'31"E | C18 | 156.82 | 200.00 |
| L31 | 40.88 | N45°03'31"E | C19 | 12.89 | 450.00 |
| L32 | 25.00 | N89°54'14"E | | | |

| EASEMENT LINE TABLE | | | PROPERTY LINE CURVE TABLE | | |
|---------------------|--------|-------------|---------------------------|--------|--------|
| Line # | Length | Direction | Curve # | Length | Radius |
| L33 | 32.85 | S45°04'36"E | C20 | 4.23 | 128.00 |
| L34 | 1.88 | N89°57'41"E | C21 | 74.83 | 240.00 |
| L35 | 47.49 | S70°08'13"E | C22 | 18.56 | 75.00 |
| L36 | 15.57 | S70°08'13"E | | | |
| L37 | 41.88 | N89°57'00"E | | | |
| L38 | 42.86 | S89°57'00"E | | | |
| L39 | 2.25 | N89°50'13"E | | | |
| L40 | 114.83 | N04°01'58"W | | | |
| L41 | 2.56 | S09°40'51"E | | | |
| L42 | 100.70 | S04°01'58"W | | | |
| L43 | 20.44 | S70°18'59"E | | | |
| L44 | 57.28 | S19°41'01"W | | | |
| L45 | 32.85 | S00°03'00"W | | | |
| L46 | 14.05 | S42°04'40"E | | | |
| L47 | 77.77 | S19°41'01"W | | | |
| L48 | 13.60 | N89°57'00"W | | | |
| L49 | 11.60 | N19°41'01"E | | | |
| L50 | 86.97 | S30°40'58"E | | | |
| L51 | 5.00 | S00°03'00"E | | | |
| L52 | 81.77 | S89°50'03"E | | | |
| L53 | 67.87 | S22°18'45"W | | | |
| L54 | 5.85 | S00°03'00"W | | | |

| PROPERTY LINE TABLE | | |
|---------------------|--------|-------------|
| Line # | Length | Direction |
| L55 | 2.90 | N00°15'48"E |
| L56 | 16.10 | N16°03'48"W |
| L57 | 38.22 | N42°57'44"E |
| L58 | 35.38 | N45°03'00"W |
| L59 | 35.38 | S45°03'00"W |
| L60 | 37.08 | N42°04'48"W |
| L61 | 37.08 | S42°10'30"W |
| L62 | 31.77 | N79°04'50"E |
| L63 | 38.22 | S07°44'40"E |
| L64 | 33.08 | S83°30'13"W |
| L65 | 35.61 | N09°40'51"W |
| L66 | 35.10 | N45°03'00"W |
| L67 | 35.38 | N45°03'00"W |
| L68 | 35.31 | S45°03'31"E |
| L69 | 33.34 | N45°01'23"E |
| L70 | 37.83 | N00°15'48"E |

| LEGEND | |
|--------|---------------------|
| W | West |
| Sec. | Section |
| T | Township |
| R | Range |
| I.M. | Indian Meridian |
| OK | Oklahoma |
| R.O.W. | Right-of-Way |
| U/E | Utility Easement |
| D/E | Drainage Easement |
| B/L | Building Limit Line |
| St. | Street |
| Av. | Avenue |
| Blvd. | Boulevard |
| P.O.B. | Point of Beginning |
| W | With |
| S | And |
| F.P.K. | FOUND PER N.A.L. |



ECHO PARK
SHEET 2 OF 2

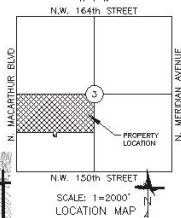
CEC
Civil & Environmental Consultants, Inc.
4700 Gallardia Parkway • Suite 101 • Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com

PRELIMINARY PLAT OF ECHO PARK PHASES 2, 3 & 4

150TH STREET & MACARTHUR AVENUE
OKLAHOMA CITY, OKLAHOMA

- NOTES:
1. ALL PUBLIC ROAD TO BE BUILT PER OKLAHOMA CITY DETAILS AND SPECIFICATIONS.
 2. THERE IS AN EXISTING 12" SEWER MAIN (SB-0018) RUNNING THROUGH THE PROPERTY. PART OF THIS SEWER LINE WILL BE RELOCATED. PROPOSED 8" SEWER LINES WILL SERVE ALL LOTS.
 3. THERE IS AN EXISTING 12" WATER MAIN (WA-1445) ALONG N. MACARTHUR BLVD. A 12" WATER LINE WILL BE INSTALLED TO LOOP THE EXISTING WATER LINES. 8" & 6" WATER LINES WILL SERVE THE REMAINING LOTS.
 4. FIRE HYDRANTS WILL BE INSTALLED TO SERVE AS FIRE PROTECTION FOR THE PROPOSED HOME OWNERS.
 5. MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 6. A SIDEWALK SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ADJUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
 7. A SIDEWALK SHALL BE CONSTRUCTED ON ALL COMMON AREAS WHERE IT ADJUTS A LOCAL AND/OR A COLLECTOR STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER.
 8. DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT.

| AREAS | | |
|--------------------------|------------|-----|
| DEVELOPED LOTS | 43.74 AC | 76% |
| COMMON AREA / OPEN SPACE | 14.14 AC | 24% |
| TOTAL= | 57.88 AC | |
| DENSITY | | |
| LOTS | 192 | |
| LOTS PER ACRE | 3.31 | |
| MINIMUM LOT SIZE | | |
| TOTAL LOT | 6,000 S.F. | |

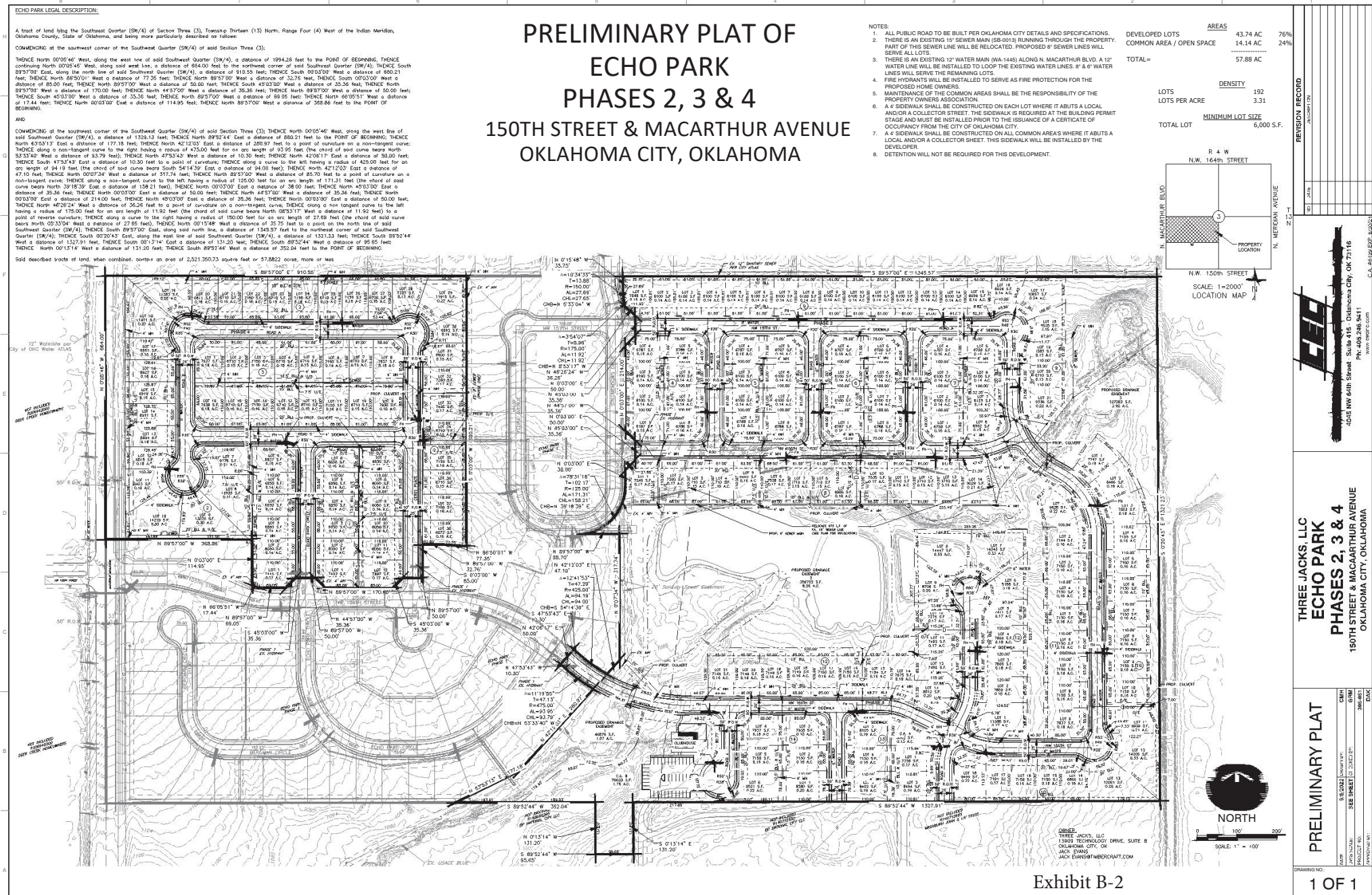


| REVISION RECORD | |
|-----------------|-----------|
| NO. | DATE |
| 1 | 10/1/2022 |

THREE JACKS, LLC
ECHO PARK
PHASES 2, 3 & 4
150TH STREET & MACARTHUR AVENUE
OKLAHOMA CITY, OKLAHOMA

PRELIMINARY PLAT

| DATE | BY | CHKD | DATE |
|-------------|--------------------|----------|-----------|
| 10/1/2022 | JACKSON | CHM | 10/1/2022 |
| PROJECT NO. | SEE SHEET 12 OF 12 | REVISION | |
| DATE | 10/1/2022 | BY | JACKSON |



**Case No: PUD-2022 Applicant: Williams, Box, Forshee & Bullard,
P.C. on behalf of the applicants**

Existing Zoning: R-1 Location: 15602 N. MacArthur Blvd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet