



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

N. Pennsylvania Ave. & NW 178th St.

Name of Development or Applicant

17841 N. Pennsylvania Ave.

Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2053
Case No.: PUD -	
File Date:	1-14-25
Ward No.:	W8
Nbhd. Assoc.:	Rose Lake North Rose Lake Villas
School District:	Edmond
Extg Zoning:	R-1
Overlay:	

19 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc...) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

### Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Box Law Group, PLLC

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

erika@boxlawgroup.com; kaitlyn@boxlawgroup.com;

david@boxlawgroup.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc...) or links to FileShare services (Dropbox, etc...) can not be accepted for security purposes.

Return To:  
HJ & CD Young Limited Partnership  
5111 96<sup>th</sup> St.  
Lubbock, TX 79424

20201007011493300  
DEED 10/07/2020  
08:12:25 AM Book:14502  
Page:282 PageCount:4  
Filing Fee:\$24.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



**QUIT CLAIM DEED**  
(OKLAHOMA STATUTORY FORM)

File No.: **2404608-OK11 (RAN)**

Doc Stamps: **Exempt per Title 68 O.S. Section 3201**

Tax ID#: **16-859-1213**

KNOW ALL MEN BY THESE PRESENTS:

That **HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership, a Texas limited partnership, and Tinhorn Melody Investments, LLC, an Oklahoma limited liability company**, parties of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto **HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership, a Texas limited partnership, as to an undivided one-half (1/2) interest; and Tinhorn Melody Investments, LLC, an Oklahoma limited liability company, as to an undivided one-half (1/2) interest**, parties of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Property Address: **N. Pennsylvania Ave., Oklahoma City, OK**

Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, and to their respective successors and assigns forever

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK - SIGNATURES ON SEPARATE PAGE

Signed and delivered this September 30<sup>th</sup>, 2020.

HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Limited Partnership,  
a Texas limited partnership

By: HJ & CD Young Management, L.L.C., a Texas limited liability company, its Managing General Partner

By: Charlotte D. Young  
Charlotte D. Young, Manager

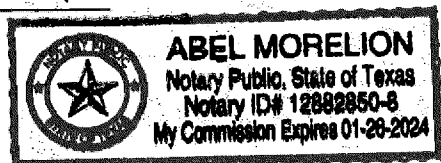
STATE OF Texas, COUNTY OF Lubbock, ss.

This instrument was acknowledged before me on September 30<sup>th</sup>, 2020, by Charlotte D. Young,  
Manager of HJ & CD Young Management, L.L.C., a Texas limited liability company, Managing General  
Partner of HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Limited Partnership, a Texas  
limited partnership.

My Commission Expires:

01/26/2024  
(SEAL)

Abel Morelion  
Notary Public



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Signed and delivered this September 11, 2020.

Tinhorn Melody Investments, LLC, an Oklahoma limited liability company

By: Robyn Young  
Robyn Young, General Manager

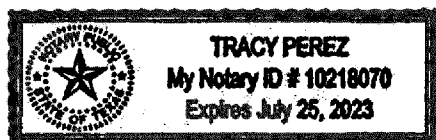
STATE OF Texas, COUNTY OF Travis, ss.

This instrument was acknowledged before me on September 11, 2020, by Robyn Young, General Manager of Tinhorn Melody Investments, LLC, an Oklahoma limited liability company.

My Commission Expires:

7/25/23  
(SEAL)

[Signature]  
Notary Public



## LEGAL DESCRIPTION

A tract of land being the North Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4;

Thence South 660 feet;

Thence West 1,320.04 feet;

Thence North 665.61 feet;

Thence East 1,320.05 feet to the POINT OF BEGINNING.

### LESS & EXCEPT

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northeast (NE) corner of said NE/4;

THENCE, along and with the East line of said NE/4, the following two calls:

1. South 00°22'10" East, a distance of 483.00 feet to the POINT OF BEGINNING;
2. continuing South 00°22'10" East, a distance of 177.00 feet;

THENCE South 89°37'50" West, departing said East line, a distance of 337.00 feet;

THENCE North 00°22'10" West, parallel with the East line of said NE/4, a distance of 177.00 feet;

THENCE North 89°37'50" East, a distance of 337.00 feet to the POINT OF BEGINNING.

Exhibit A  
LEGAL DESCRIPTION

NW 178<sup>th</sup> & Penn

December 18, 2024

A tract of land being the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE/4);  
thence South 660 feet;  
thence West 1,320.04 feet;  
thence North 665.61 feet;  
thence East 1,320.05 feet to the point of beginning.

LESS & EXCEPT A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; and being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence, along and with the East line of said Northeast Quarter (N/4), the following two calls:

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thence South 89°37'50" West, departing said East line, a distance of 337.00 feet;  
thence North 00°22'10" West, parallel with the East line of said Northeast Quarter (NE/4), a distance of 177.00 feet; thence North 89°37'50" East, a distance of 337.00 feet to the point of beginning.

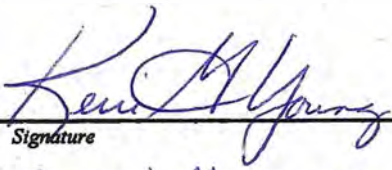
## LETTER OF AUTHORIZATION

I, Kerri G. Young, General Mgr, Tinhorn Melody Investments, LLC, AND  
Charlotte Delores Young, Mgr, HJ & CD Young Family Limited Partnership or,  
*Property Owner of Record*

\_\_\_\_\_, authorize,  
*Agent of the Property Owner of Record and Title*

Box Law Group, PLLC  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
*Signature*

Title: General Manager  
*Manager / Proprietor*

Date: 11/8/2024  
*MM/DD/YYYY*

By:   
*Signature*

Title: Manager  
*Manager / Proprietor*

Date: Nov 8, 2024  
*MM/DD/YYYY*



**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: January 2, 2025 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2911242-OK99



## LEGAL DESCRIPTION

NW 178<sup>th</sup> & Penn

December 18, 2024

A tract of land being the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE/4);  
thence South 660 feet;  
thence West 1,320.04 feet;  
thence North 665.61 feet;  
thence East 1,320.05 feet to the point of beginning.

LESS & EXCEPT A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; and being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence, along and with the East line of said Northeast Quarter (N/4), the following two calls:

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2. continuing South 00°22'10" East, a distance of 177.00 feet;

thence South 89°37'50" West, departing said East line, a distance of 337.00 feet;  
thence North 00°22'10" West, parallel with the East line of said Northeast Quarter (NE/4), a distance of 177.00 feet; thence North 89°37'50" East, a distance of 337.00 feet to the point of beginning.

OWNERSHIP REPORT  
ORDER 2911242-OK99

DATE PREPARED: JANUARY 13, 2025  
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4721	R168591213	HJ & CD YOUNG LP	TINHORN MELODY INVESTMENTS LLC	5111 96TH ST	LUBBOCK	TX	79424	EDMOND TOWNSHIP	0	0	EDMOND TOWNSHIP BLK 000 LOT 000 PT NE4 SEC 31 14N 3W BEG AT NE/C NE4 TH S483FT W337FT S177FT W983.04FT N665.61FT E1320.05FT TO BEG CONT 18.7ACRS MORE OR LESS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
4715	R188131040	OKC CAMPUS REALTY LLC		4600 E SECOND ST	EDMOND	OK	73034	UNPLTD PT SEC 29 14N 3W	0	0	UNPLTD PT SW4 SEC 29 14N 3W BEG SW/C SW4 TH N921.20FT E550FT S921.20FT W550FT TO BEG SUBJ TO ESMTS OF RECORD	2001 NW 178TH ST OKLAHOMA CITY
4718	R186691965	CLUB CAR WASH EDMOND 178TH LLC		1591 E PRATHERVILLE RD, Unit 101	COLUMBIA	MO	65202	UNPLTD PT SEC 30 14N 3W	0	0	UNPLTD PT SEC 30 14N 3W 000 000 PT SE4 SEC 30 14N 3W BEG 1156.86FT W OF SE/C SE4 TH W158.40FT N325FT E158.40FT S325FT TO BEG CONT 1.18ACRS MORE OR LESS	2245 NW 178TH ST OKLAHOMA CITY
4718	R186691995	MOUNTAIN PORTFOLIO OWNER OK 3 LLC		30 N LASALLE ST, Unit 4140	CHICAGO	IL	60602	UNPLTD PT SEC 30 14N 3W	0	0	UNPLTD PT SE4 SEC 30 14N 3W BEG SE/C SE4 TH W270.63FT N260.63FT E270.63FT S260.63FT TO BEG CONT 1.62ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	17901 N PENNSYLVANIA AVE OKLAHOMA CITY
4718	R186692000	GENTLE CARE ANIMAL HOSPITAL LLC		2301 NW 178TH ST	EDMOND	OK	73012-4283	UNPLTD PT SEC 30 14N 3W	0	0	UNPLTD PT SEC 30 14N 3W 000 000 PT SE4 SEC 30 14N 3W BEG 1315.26FT W OF SE/C SE4 TH W190.97FT N105FT E17FT N93.38FT NE71.59FT NE41.01FT NE56.35FT E80FT S325FT TO BEG CONT 1.22ACRS MORE OR LESS	2301 NW 178TH ST OKLAHOMA CITY
4718	R186692003	SUCCESS LLC		11901 N MACARTHUR BLVD STE G2	OKLAHOMA CITY	OK	73162	UNPLTD PT SEC 30 14N 3W	0	0	UNPLTD PT SEC 30 14N 3W 000 000 PT SE4 SEC 30 14N 3W BEG 330.63FT W OF SE/C SE4 TH W195FT N325FT E94.33FT SELY135.80FT S204.65FT W25FT S70FT TO BEG CONT 1.3047ACRS MORE OR LESS	2125 NW 178TH ST, Unit A OKLAHOMA CITY

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4718	R216291000	NAZZ PROPERTIES LLC		11901 N MACARTHUR, Unit 13	OKLAHOMA CITY	OK	73162	VALENCIA COMMERCIAL SEC III	1	1	VALENCIA COMMERCIAL SEC III BLK 1 LOT 1 EX BEG 525.63FT W OF SE/C SE4 TH W216.94FT TH N185.5FT TH E28.81FT TH N139.5FT TH E184.81FT TH S325FT TO BEG CONT 1.51ACRS	UNKNOWN OKLAHOMA COUNTY
4718	R216291005	NAZZ PROPERTIES LLC		11901 N MACARTHUR BLVD, Unit B	OKLAHOMA CITY	OK	73162- 1807	VALENCIA COMMERCIAL SEC III	1	1	VALENCIA COMMERCIAL SEC III BLK 1 LOT 1 EX BEG 742.57FT W OF SE/C SE4 TH W237.3FT TH N325FT TH E266.23FT TH S139.5FT TH W28.81FT TH S185.FT TO BEG CONT 1.86ACRS	0 UNKNOWN
4718	R216291010	AGMOD RE HOLDINGS LLC		12360 MARKET DR	OKLAHOMA CITY	OK	73114	VALENCIA COMMERCIAL SEC III	1	2	VALENCIA COMMERCIAL SEC III BLK 001 LOT 002	2233 NW 178TH ST OKLAHOMA CITY
4718	R216291020	VALENCIA COMMERCIAL LAND LLC		2301 W I 44 SERVICE RD, Unit 100	OKLAHOMA CITY	OK	73112- 8766	VALENCIA COMMERCIAL SEC III	1	3	VALENCIA COMMERCIAL SEC III BLK 001 LOT 003	UNKNOWN OKLAHOMA COUNTY
4718	R216291040	17925 PENNSYLVANIA LLC		800 W 16TH ST	LONG BEACH	CA	90813- 1413	VALENCIA COMMERCIAL SEC III	1	5	VALENCIA COMMERCIAL SEC III BLK 001 LOT 005	UNKNOWN OKLAHOMA COUNTY
4718	R216981000	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT A	2213 NW 178TH ST, Unit A EDMOND
4718	R216981010	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT B	2213 NW 178TH ST UNIT B
4718	R216981020	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK UNIT C	2213 NW 178TH ST UNIT C
4718	R216981030	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT D	2215 NW 178TH ST UNIT D
4718	R216981040	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT E	2215 NW 178TH ST UNIT E
4718	R216981050	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT F	2115 NW 178TH ST UNIT F

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4718	R216981060	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT G	2115 NW 178TH ST UNIT G
4718	R216981070	RA 2213 LLC		17934 ANTHEM RIDGE RD	OWASSO	OK	74055	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT H	2215 NW 178TH ST UNIT H
4718	R216981080	IRON SHARPENS IRON PROPERTIES LLC		2217 NW 178TH STE A	EDMOND	OK	73012	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT I	2217 NW 178TH ST
4718	R216981090	MACKEY HOLDINGS LLC		2241 NW 178TH ST	EDMOND	OK	73012	VALENCIA BUSINESS PARK	0	0	VALENCIA BUSINESS PARK BLK 000 LOT 000 UNIT J	2241 NW 178TH ST
4721	R184172000	INDEPENDENT SCHOOL DISTRICT NO 12	EDMOND PUBLIC SCHOOLS	1001 W DANFORTH RD	EDMOND	OK	73003- 4801	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W 000 000 PT NE4 SEC 31 14N 3W BEG 660FT S OF NE/C NE4 TH W990FT S660FT E990FT N660FT TO BEG CONT 15ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
4721	R184172020	SILVERHAWK HOMEOWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W 000 000 PT NE4 SEC 31 14N 3W BEG 1056.11FT E OF NW/C NE4 TH E261.45FT S352.52FT SWLY396.65FT N53.33FT NELY ALONG A CURVE 141.99FT NELY ON A CURVE 139.85FT NE37.87FT N50FT TO BEG CONT 2.84ACRS MORE OR LESS	UNKNOWN
4721	R184172030	ROY & VEVA MORRISON RANCH CORPORATION		PO BOX 336	CATHEYS VALLEY	CA	95306	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT NE4 SEC 31 14N 3W BEG 483FT S OF NE/C NE4 TH S177FT W337FT N177FT E337FT TO BEG CONT 1.37ACRS MORE OR LESS	17645 N PENNSYLVANIA AVE EDMOND
4721	R207471000	SILVERHAWK HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	SILVERHAWK PH I	1	1	SILVERHAWK PH I 001 001	17804 SILVERHAWK WAY OKLAHOMA CITY
4721	R207471010	SILVERHAWK HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	SILVERHAWK PH I	1	2	SILVERHAWK PH I 001 002	0 UNKNOWN OKLAHOMA CITY

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4721	R207471020	MASSEY JAMES C & MARGARET B		17708 SILVERHAWK WAY	EDMOND	OK	73012	SILVERHAWK PH I	1	3	SILVERHAWK PH I 001 003	17708 SILVERHAWK WAY OKLAHOMA CITY
4721	R207471030	SIXTEEN3 HOLDINGS LLC		3825 NW 166TH STE B7	EDMOND	OK	73012	SILVERHAWK PH I	1	4	SILVERHAWK PH I 001 004	17704 SILVERHAWK WAY OKLAHOMA CITY
4721	R207471040	HARTING MATTHEW H & AUTUMN CO TRS	HARTING MATTHEW H & AUTUMN REV TRUST	17700 SILVERHAWK WAY	EDMOND	OK	73012-7158	SILVERHAWK PH I	1	5	SILVERHAWK PH I 001 005	17700 SILVERHAWK WAY OKLAHOMA CITY
4721	R207471050	HENLEY JASON	HENLEY DARAH M	17701 BLACK HAWK CIR	EDMOND	OK	73012-7129	SILVERHAWK PH I	1	6	SILVERHAWK PH I 001 006	17701 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471060	SMITH JOVONNE K		17705 BLACK HAWK CIR	EDMOND	OK	73012-7129	SILVERHAWK PH I	1	7	SILVERHAWK PH I 001 007	17705 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471070	SMOCHA ITZHAK		PO BOX 8302	EDMOND	OK	73083-8302	SILVERHAWK PH I	1	8	SILVERHAWK PH I 001 008	17709 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471080	WOLDRIDGE BRANDON TODD		17713 BLACK HAWK CIR	EDMOND	OK	73012	SILVERHAWK PH I	1	9	SILVERHAWK PH I 001 009	17713 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471090	LINS MARY E		17805 BLACK HAWK CIR	EDMOND	OK	73012-7131	SILVERHAWK PH I	1	10	SILVERHAWK PH I 001 010	17805 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471100	HANSON ANNABEL	MCPHERSON CONNOR	17809 BLACK HAWK CIR	EDMOND	OK	73012-7131	SILVERHAWK PH I	1	11	SILVERHAWK PH I 001 011	17809 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471110	1505 NW HAWK LLC		1916 MULHOLLAND DR	EDMOND	OK	73012-4118	SILVERHAWK PH I	1	12	SILVERHAWK PH I 001 012	17808 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471120	LORENZ BEAU A		17804 BLACK HAWK CIR	EDMOND	OK	73012-7132	SILVERHAWK PH I	1	13	SILVERHAWK PH I 001 013	17804 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471130	1907 PROPERTIES LLC		6608 N WESTERN AVE STE 349	OKLAHOMA CITY	OK	73116	SILVERHAWK PH I	1	14	SILVERHAWK PH I 001 014	17800 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471140	MONROE ASHLEY		17712 BLACK HAWK CIR	EDMOND	OK	73012-7130	SILVERHAWK PH I	1	15	SILVERHAWK PH I 001 015	17712 BLACK HAWK CIR OKLAHOMA CITY

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4721	R207471150	GRAHAM DONALD JR		17708 BLACK HAWK CIR	EDMOND	OK	73012-7130	SILVERHAWK PH I	1	16	SILVERHAWK PH I 001 016	17708 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471160	VILLARREAL ARTHUR A		17704 BLACK HAWK CIR	EDMOND	OK	73012-7130	SILVERHAWK PH I	1	17	SILVERHAWK PH I 001 017	17704 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471170	GREGORY KAMBRE		17700 BLACK HAWK CIR	EDMOND	OK	73012	SILVERHAWK PH I	1	18	SILVERHAWK PH I 001 018	17700 BLACK HAWK CIR OKLAHOMA CITY
4721	R207471180	CREWS ASHLEY ERIN		2317 NW 176TH ST	EDMOND	OK	73012	SILVERHAWK PH I	1	19	SILVERHAWK PH I 001 019	2317 NW 176TH ST OKLAHOMA CITY
4721	R207471190	DELTORTO KRISTINE LYNN		2313 NW 176TH ST	EDMOND	OK	73012-7125	SILVERHAWK PH I	1	20	SILVERHAWK PH I 001 020	2313 NW 176TH ST OKLAHOMA CITY
4721	R207471200	AMS REALTY LLC		2309 NW 176TH ST	EDMOND	OK	73012	SILVERHAWK PH I	1	21	SILVERHAWK PH I 001 021	2309 NW 176TH ST OKLAHOMA CITY
4721	R207471210	CHAN FAMILY REV TRUST		22600 ALPINE DR	CUPERTINO	CA	95014	SILVERHAWK PH I	1	22	SILVERHAWK PH I 001 022	2305 NW 176TH ST OKLAHOMA CITY
4721	R207471220	JONES LUKE EDWARD & CARA BETH		2301 NW 176TH ST	EDMOND	OK	73012-7125	SILVERHAWK PH I	1	23	SILVERHAWK PH I 001 023	2301 NW 176TH ST OKLAHOMA CITY
4721	R207471230	WILLIS FAMILY LIV TRUST		4722 W 87TH ST	TULSA	OK	74132	SILVERHAWK PH I	1	24	SILVERHAWK PH I 001 024	17620 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471240	EVANS WILLIAM H II	EVANS CINDY R	3825 DERBY RUN DR	EDMOND	OK	73034	SILVERHAWK PH I	1	25	SILVERHAWK PH I 001 025	17616 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471250	VAUGHAN NATHAN		17612 RED TAILED HAWK WAY	EDMOND	OK	73012-7122	SILVERHAWK PH I	1	26	SILVERHAWK PH I 001 026	17612 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471260	NIMANI ISTREF		7420 NW 134TH ST	OKLAHOMA CITY	OK	73142-9740	SILVERHAWK PH I	1	27	SILVERHAWK PH I 001 027	17608 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471480	LOWE DAVID		1005 STAR GRASS DR	MANSFIELD	TX	76063-1699	SILVERHAWK PH I	1	49	SILVERHAWK PH I 001 049	17613 BLACK HAWK DR OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2911242-OK99

DATE PREPARED: JANUARY 13, 2025  
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

4721	R207471490	ZANGI EYAL		2843 220TH PL NE	SAMMAMISH	WA	98074- 6417	SILVERHAWK PH I	1	50	SILVERHAWK PH I 001 050	17617 BLACK HAWK DR OKLAHOMA CITY
4721	R207471500	JACKSON MACENZIE		17617 RED TAILED HAWK WAY	EDMOND	OK	73012	SILVERHAWK PH I	2	1	SILVERHAWK PH I 002 001	17617 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471510	ADAMS ROBERT & ALYSSA		17615 RED TAILED HAWK WAY	EDMOND	OK	73012- 7121	SILVERHAWK PH I	2	2	SILVERHAWK PH I 002 002	17615 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471520	BAUTISTA SUSANA TOVAR		17609 RED TAILED HAWK WAY	EDMOND	OK	73012- 7121	SILVERHAWK PH I	2	3	SILVERHAWK PH I 002 003	17609 RED TAILED HAWK WAY OKLAHOMA CITY
4721	R207471630	AT HOME 2 LLC	C/O JANICE CAROL HASTY	621 DEBORAH LN	EDMOND	OK	73034	SILVERHAWK PH I	2	14	SILVERHAWK PH I 002 014	17608 BLACK HAWK DR OKLAHOMA CITY
4721	R207471640	AT HOME 2 LLC	C/O JANICE CAROL HASTY	621 DEBORAH LN	EDMOND	OK	73034	SILVERHAWK PH I	2	15	SILVERHAWK PH I 002 015	17612 BLACK HAWK DR OKLAHOMA CITY
4721	R207471650	NGUYEN NAM V	HUYNH LINH MY	3044 NW 183RD ST	EDMOND	OK	73012- 7658	SILVERHAWK PH I	2	16	SILVERHAWK PH I 002 016	17616 BLACK HAWK DR OKLAHOMA CITY
4721	R207473930	SILVERHAWK HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	SILVERHAWK PH I	0	0	SILVERHAWK PH I 000 000 COMMON AREAS A B C D E F G H I & PRIVATE STREET (172ND ST)	0 UNKNOWN OKLAHOMA CITY
4728	R184234035	KALIDY LLC		PO BOX 226	EDMOND	OK	73083	UNPLTD PT SEC 32 14N 3W	0	0	UNPLTD PT NW4 SEC 32 14N 3W BEG NW/C OF NW4 TH E340FT S255FT W340FT N255FT TO BEG CONT 1.99ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	17850 N PENNSYLVANIA AVE OKLAHOMA CITY
4728	R184234045	EK REAL ESTATE LLC		PO BOX 706	EDMOND	OK	73083	UNPLTD PT SEC 32 14N 3W	0	0	UNPLTD PT SEC 32 14N 3W 000 000 PT NW4 SEC 32 14N 3W BEG 255FT S OF NW/C NW4 TH E340FT S125FT W340FT N125FT TO BEG CONT .98ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	17840 N PENNSYLVANIA AVE OKLAHOMA CITY
4728	R203911090	KEUTE TIM L & SHANNON		17637 COBALT AVE	EDMOND	OK	73012	VILLAS AT COPPER CREEK	1	10	VILLAS AT COPPER CREEK 001 010	17637 COBALT AVE OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2911242-OK99

DATE PREPARED: JANUARY 13, 2025  
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

4728	R203911100	HARRINGTON PATRICK		17641 COBALT AVE	EDMOND	OK	73012	VILLAS AT COPPER CREEK	1	11	VILLAS AT COPPER CREEK 001 011	17641 COBALT AVE OKLAHOMA CITY
4728	R203911110	RABCO PROPERTIES LLC		PO BOX 30341	EDMOND	OK	73003- 0006	VILLAS AT COPPER CREEK	1	12	VILLAS AT COPPER CREEK 001 012	17645 COBALT AVE OKLAHOMA CITY
4728	R203911120	TRELOAR DELORIS M		17649 COBALT AVE	EDMOND	OK	73012- 4174	VILLAS AT COPPER CREEK	1	13	VILLAS AT COPPER CREEK 001 013	17649 COBALT AVE OKLAHOMA CITY
4728	R203911230	MBAKA RICHARD	SCHMIDT JODEE L	17644 COBALT AVE	EDMOND	OK	73012	VILLAS AT COPPER CREEK	2	11	VILLAS AT COPPER CREEK 002 011	17644 COBALT AVE OKLAHOMA CITY
4728	R203911240	LI CHEN		17648 COBALT AVE	EDMOND	OK	73012- 4173	VILLAS AT COPPER CREEK	2	12	VILLAS AT COPPER CREEK 002 012	17648 COBALT AVE OKLAHOMA CITY
4728	R203911560	ALICANTE LLC		412 N MAIN ST	BUFFALO	WY	82834- 1754	VILLAS AT COPPER CREEK	4	1	VILLAS AT COPPER CREEK 004 001	2025 NW 176TH TER OKLAHOMA CITY
4728	R203911570	KRUSE RONALD W & FELICIA		2021 NW 176TH TER	EDMOND	OK	73012- 4177	VILLAS AT COPPER CREEK	4	2	VILLAS AT COPPER CREEK 004 002	2021 NW 176TH TER OKLAHOMA CITY
4728	R203911580	SONG PING	XUE HONGMING	12451 CRABAPPLE MEADOW WAY	ALPHARETTA	GA	30004- 6615	VILLAS AT COPPER CREEK	4	3	VILLAS AT COPPER CREEK 004 003	2017 NW 176TH TER OKLAHOMA CITY
4728	R203911630	VILLAS AT COPPER CREEK HOA INC	C/O NEIGHBORHOODS PLUS	1322 FRETZ DR	EDMOND	OK	73003	VILLAS AT COPPER CREEK	0	0	VILLAS AT COPPER CREEK 000 000 COMMON AREAS A B C D E F G H I & PRIVATE STREETS	17604 PALLADIUM LN OKLAHOMA CITY

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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**N. Pennsylvania Ave. & NW 178<sup>th</sup> St.**

17841 N. Pennsylvania Ave.

January 13, 2025

**PREPARED FOR:**

HJ &CD Young Limited Partnership and Tinhorn  
Melody Investments, LLC  
5111 96<sup>th</sup> St.  
Lubbock, TX 79424  
(405) 239-1202  
[ctucker@priceedwards.com](mailto:ctucker@priceedwards.com)

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.com)

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

The Planned Unit Development (PUD) of N. Pennsylvania Ave. & NW 178<sup>th</sup> St., consisting of approximately 19 acres, is located within the Northeast Quarter of Section 31, Township 14 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 17841 N. Pennsylvania Ave.

## **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 owner of this property is HJ & CD Young Limited Partnership and Tinhorn Melody Investments, LLC.

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

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

North: PUD-1138 District and used for commercial development.  
East: C-3 and PUD-838 Districts and used for commercial and residential development.  
South: R-1 and R-1ZL Districts and used for a school and a residential development.  
West: PUD-1310 and R-1ZL District and used for a residential development.

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 undeveloped with Pennsylvania Avenue to the east and N.W. 178<sup>th</sup> Street to the north. There is a small grove of trees and a small pond situated at the NW corner of the property that is identified as a wetland area. The property has gently slopes from south to north and the site discharges into existing storm sewer located under N.W. 178<sup>th</sup> Street.

## **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 NW 178<sup>th</sup> St. The nearest street to the east is N. Pennsylvania Ave. The nearest street to the south is NW 164<sup>th</sup> St. The nearest street to the west is Silverhawk Way.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided 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 37 located at 16820 N. Pennsylvania Ave. It is approximately .7 miles away from this PUD development.

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 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.

#### 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.**

#### 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 structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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.

##### 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 a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

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

Subdivision shall conform to the 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

Access may be taken from NW 178<sup>th</sup> St. and N. Pennsylvania Ave.

## 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 ON-PREMISE 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 ..... OFF-PREMISE SIGNS

Non-Accessory signs will be prohibited.

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

Electronic Message Display signs will be 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, 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 not be required.

**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



178th and PENNSYLVANNIA  
OKLAHOMA CITY, OKLAHOMA

9/1824

RENDERED SITE PLAN



Scale



North



