



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

SE 52nd St.

Name of Development or Applicant

16300 SE 52nd St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2062
Case No.: PUD -	_____
File Date:	<u>2-27-25</u>
Ward No.:	<u>W4</u>
Nbhd. Assoc.:	----
School District:	<u>Choctaw/Nicoma Park</u>
Extg Zoning:	<u>AA</u>
Overlay:	_____

5.08 acres

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

David Box  
Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant  
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

mckenna@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.

**WARRANTY DEED  
(Oklahoma Statutory Form)**

20130220010244480  
02/20/2013 02:18:44 PM  
Bk:RE12168 Pg:1288 Pgs:1 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bo Jack Baxter, A Single Person**, party of the first part, in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Terrahoma, Inc.** party of the second part, the following described real property and premises situate in OKLAHOMA County, State of Oklahoma, to-wit:

**The West Half (W/2) of the North Half (N/2) of the North Half (N/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.**  
NOTE: A mobile/manufactured home is located on above-described real property.

A mobile/manufactured home is located on above-described real property and is permanently affixed to said real property, described as VIN# FH1TX238ABT

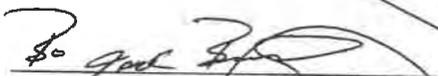
Return to  
Terrahoma, Inc  
14400 SE 29th  
Choctaw, OK 73020

Tax I.D. Number: 144079010

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

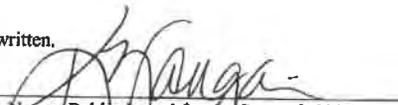
Signed and delivered 14th day of February, 2013.

  
Bo Jack Baxter

THE STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS. INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th day of February, 2013, personally appeared **Bo Jack Baxter, A Single Person**, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

  
Notary Public in and for the State of Oklahoma  
Notary's Printed Name:  
Notary's Commission Expires:



A  
CAPITOL ABSTRACT AND TITLE COMPANY  
6601 N. BROADWAY EXT., BLDG. #5  
OKLAHOMA CITY, OKLAHOMA 73116  
ATTN: SHIPPING  
File No: 1390407

20130220010244480  
Filing Fee: \$13.00  
Doc. Stamps: \$82.50  
02/20/2013 02:18:44 PM  
DEED



82.50 1/13

## EXHIBIT A

### Legal Description

The West Half (W/2) of the North Half (N/2) of the North Half (N/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

## LETTER OF AUTHORIZATION

I, Stan W Malaske 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: Stan W Malaske  
*Signature*

Title: Owner  
*Manager / Proprietor*

Date: 2/10/2025  
*MM/DD/YYYY*



MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1075	R144079010	TERRAHOMA INC	14400 SE 29TH ST	CHOCTAW	OK	73020-6530	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT SW4 SEC 19 11N 1E W/2 OF N/2 N/2 NE4 SW4 CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD <b>(SUBJECT PROPERTY)</b>	16300 SE 52ND ST OKLAHOMA CITY
1075	R144079028	MASTERSON MAURICE J	5500 S INDIAN MERIDIAN	CHOCTAW	OK	73020	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SW4 SEC 19 11N 1E BEG 330.84FT N OF SE/C OF GOVT LOT 3 TH W311.63FT NELY346.43FT E208.45FT S330.84FT TO BEG CONT 1.97ACRS MORE OR LESS SUBJ TO A 60FT RD ESMT ON N	UNKNOWN
1075	R144079025	ROBINSON SHEILA	5424 S INDIAN MERIDIAN	CHOCTAW	OK	73020-5521	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E BLK 000 LOT 000 PT SW4 SEC 19 11N 1E BEG SE/C OF GOVT LOT 3 TH N661.68FT E660FT S662.21FT W660FT TO BEG SUBJ TO A 60FT RD ESMT ON N	5424 S INDIAN MERIDIAN RD OKLAHOMA CITY
1075	R144079030	MCFARLAND JOHN & DENISE M	16300 OWENS DR	CHOCTAW	OK	73020	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT SW4 SEC 19 11N 1E SE4 OF NE4 OF SW4	16300 OWENS DR OKLAHOMA CITY
1075	R144079020	MASTERSON MAURICE J	5500 S INDIAN MERIDIAN RD	CHOCTAW	OK	73020-5522	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT SW4 SEC 19 11N 1E BEG SW/C OF S/2 N/2 GOVT LOT 3 TH E1612.37FT N330.49FT W1611.27FT S330.41FT TO BEG CONT 12.23ACRS MORE OR LESS	5500 S INDIAN MERIDIAN RD OKLAHOMA CITY
1075	R144079023	GRIGGS BRIAN THOMAS & CATHERINE ROSE	2752 NW 22ND ST	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT SW4 SEC 19 11N 1E BEG 1612.37FT E OF SW/C S/2 N/2 GOVT LOT 3 TH E790.78FT N330.53FT W790.78FT S330.49FT TO BEG CONT 6ACRS MORE OR LESS	16301 OWENS DR OKLAHOMA CITY

1075	R144078990	WHITE BRIAN & KAMMERIN	16200 SE 52ND ST	CHOCTAW	OK	73020-5449	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT SW4 SEC 19 11N 1E BEG 630.19FT E OF NW/C SW4 TH E464.18FT S329.22FT W467.31FT N329.17FT TO BEG CONT 3.52ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	16200 SE 52ND ST OKLAHOMA CITY
1075	R144079013	FRANKLIN HEATHER & BRAYDEN	16330 SE 52ND ST	CHOCTAW	OK	73020-5401	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SW4 SEC 19 11N 1E E/2 OF N/2 N/2 NE4 SW4 CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	16330 SE 52ND ST OKLAHOMA CITY
1076	R144072515	WIDENER TRUMAN DUANE & SHEILA RENEE CO TRS, WIDENER TRUMAN & SHEILA FAMILY TRUST	PO BOX 976	CHOCTAW	OK	73020-0976	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT NW4 SEC 19 11N 1E BEG 1378.09FT E & 945FT S OF NW/C OF GOVT LOT 2 OF NW4 TH E344.52FT S375FT W344.52FT N375FT TO BEG	16301 SE 52ND ST OKLAHOMA CITY
1076	R144072545	KALLOS ZOLTAN JR, KALLOS ANNA	14032 SE 110TH ST	OKLAHOMA CITY	OK	73165	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT NW4 SEC 19 11N 1E N632.18FT OF E344.52FT OF W689.04FT OF GOVT LOT 2 IN S/2 NW4 PLUS E25FT OF E344.52FT OF W689.04FT	16109 SE 52ND ST OKLAHOMA CITY
1076	R144072525	HAZLEWOOD LINCOLN W & GLENDA TRS, HAZLEWOOD L W & G A REV LIV TRUST	16125 SE 52ND ST	CHOCTAW	OK	73020-5448	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT OF NW4 SEC 19 11N 1E E344.52FT OF W1033.56FT OF S 1/2 OF NW4	16125 SE 52ND ST OKLAHOMA CITY
1076	R144072550	ADKISSON CHARLES G & PAMELA S TRS, ADKISSON LIVING TRUST	1350 PINEHILL RD	CHOCTAW	OK	73020-7057	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT NW4 SEC 19 11N 1E BEG AT A PT 1033.56FT E OF THE NW/C OF GOVT LOT 2 TH E344.52FT S1320FT W344.52FT TH N TO BEG	16201 SE 52ND ST OKLAHOMA CITY
1076	R144072535	CAMPBELL RICHARD O JR & CAROL J	5101 OSAGE HILLS DR	NEWALLA	OK	74857-8421	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT SEC 19 11N 1E 000 000 PT NW4 SEC 19 11N 1E BEG 2067.12FT E OF NW/C OF GOVT LOT 2 OF NW4 TH S1320FT W344.52FT N375FT W344.52FT N945FT E689.04FT TO BEG	16317 SE 52ND ST OKLAHOMA CITY

1076	R144072538	HOSTETTER KELSEY	4816 MONTROSE DR	DEL CITY	OK	73115-4446	UNPLTD PT SEC 19 11N 1E	0	0	UNPLTD PT NW4 SEC 19 11N 1E BEG 2067.12FT E OF NW/C S/2 NW4 TH E344.52FT S1320FT W347.16FT N1320FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
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**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

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

**MASTER DESIGN STATEMENT FOR**

**SE 52<sup>nd</sup> St.**

February \_\_\_\_, 2025

**PREPARED FOR:**

Terrahoma, Inc.  
14400 SE 29<sup>th</sup> St.  
Choctaw, OK 73020  
405-733-1169  
crystal@swmbuilders.com

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
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525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of SE 52<sup>nd</sup> St., consisting of 5.08 acres, is located within the Southwest Quarter (SW/4) of Section 19, Township 11 N, Range 1 E, 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/DEVELOPER**

The owner and developer of this property is Terrahoma, Inc.

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

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

- North: AA District and used for residential development.
- East: AA District and used for residential development.
- South: AA District and used for residential development.
- West: AA District and used for 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 property is currently developed with a single family structure.

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

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit residential development on modified lot sizes.

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

**7.1 ..... STREETS**

The nearest street to the north is SE 52<sup>nd</sup> St. The nearest street to the east is S. Triple X Rd. The nearest street to the south is SE 53<sup>rd</sup> St. The nearest street to the west is S. Indian Meridian.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic / aerobic.

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 36 located at 17700 SE 104<sup>th</sup> St. It is approximately 5.5 miles 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 a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural 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 AA District shall govern this PUD, except as herein modified.

**All uses within the AA District shall be permitted within this PUD.**

9.0.....SPECIAL CONDITIONS

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

The minimum lot size within this PUD shall be 2.5 acres and there shall be 1 dwelling unit per 2.5 acres. The maximum lot coverage shall be 50%.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, architectural metal, 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

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 SE 52<sup>nd</sup> St.

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 prohibited.

9.10.2 ..... ATTACHED SIGNS

Attached signs will be prohibited.

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

Sidewalks shall not be required within this PUD.

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**

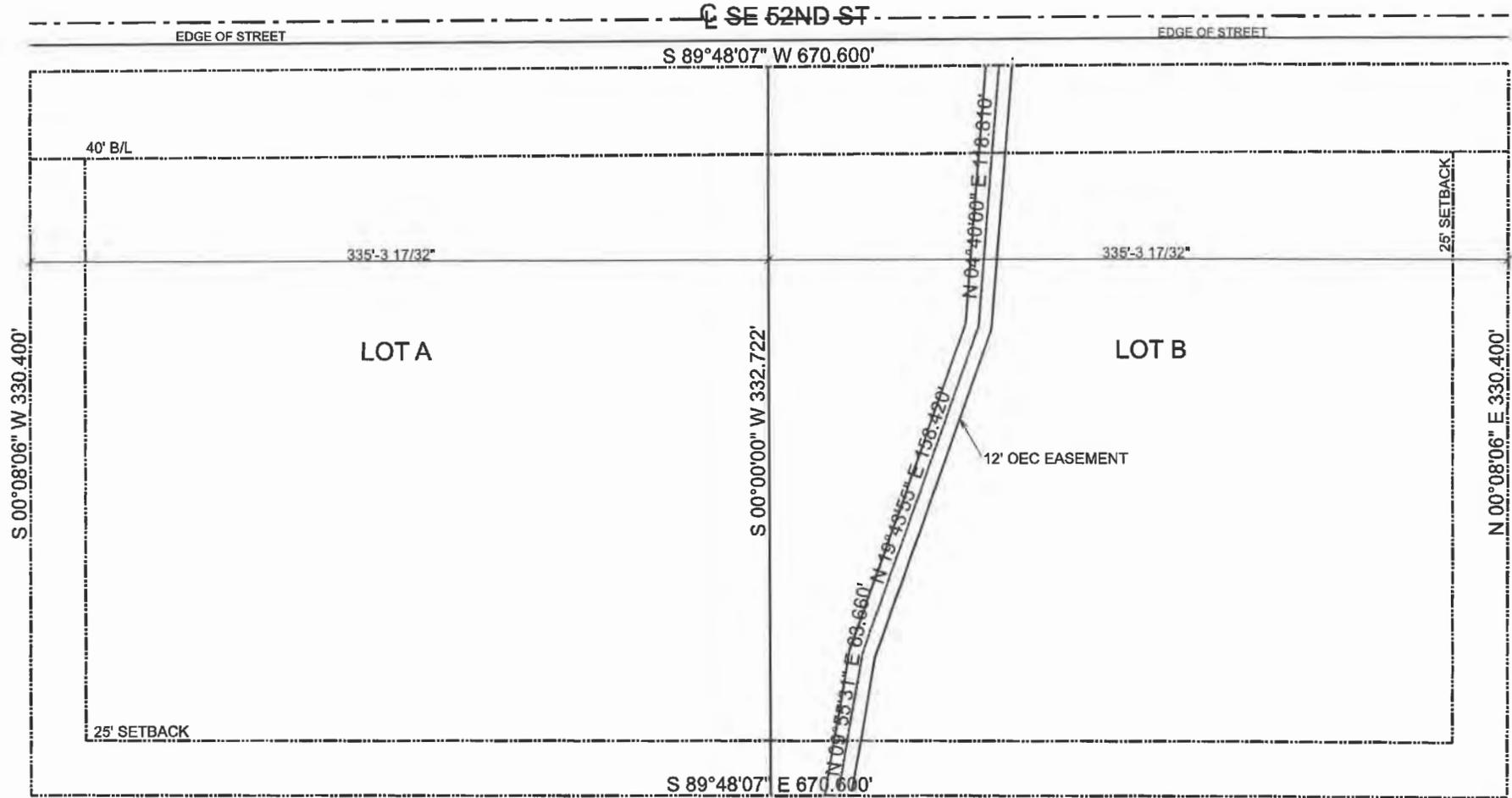
Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

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

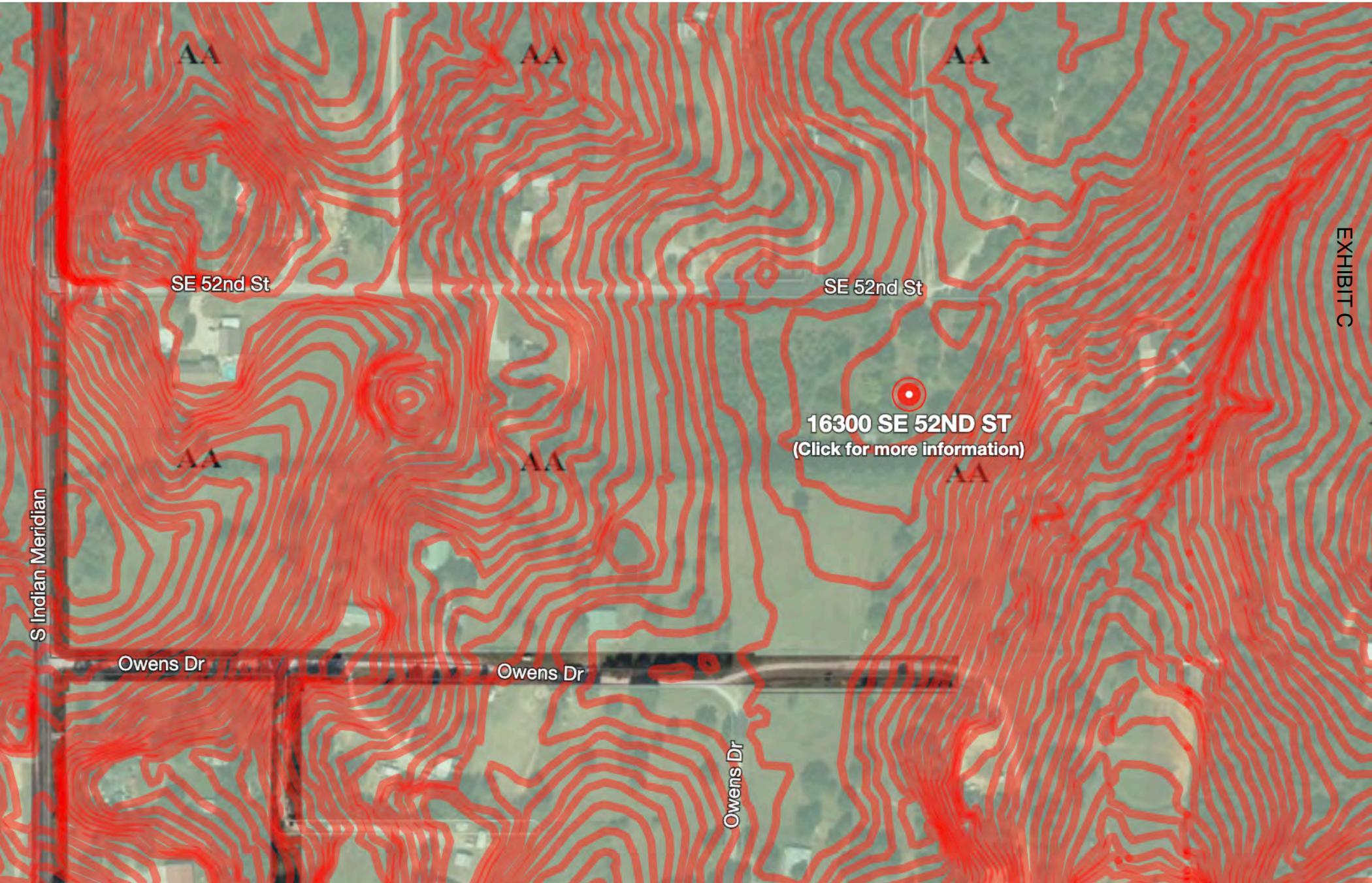
- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

EXHIBIT B



SWM & SON'S, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER. THIS NOTICE MUST APPEAR IN GREEN INK TO BE A LEGAL COPY. PLEASE REPORT VIOLATIONS TO SWM & SON'S, INC. 405-733-1169.

<p align="center"><b>SWM &amp; SON'S, INC.</b>                  14400 S.E. 29th St., CHOCTAW, OK. 73020                  PH. 405-733-1169, FAX. 405-733-1170</p>		CLIENT:	<p align="center"><b>DWG. NO.</b>  <b>1.1</b></p>
		DATE: Tuesday, December 10, 2024	
DRAWN BY: NP	SCALE: 1" = 60.00'		



AA

AA

AA

SE 52nd St

SE 52nd St

AA

AA

AA

**16300 SE 52ND ST**  
(Click for more information)

S Indian Meridian

Owens Dr

Owens Dr

Owens Dr

EXHIBIT C