

Planning Commission Minutes  
August 11, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 5:02 p.m. on August 6, 2022.)

5. (SPUD-1437) Application by The Grove Retail Center, LLC., to rezone 18101 North May Avenue from the PUD-1111 District to the SPUD-1437 Simplified Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. No freestanding signs shall be permitted on 181st Terrace
2. Freestanding signs located on N May Ave shall be a maximum of 8 feet high and have a maximum sign area of 100 sf per side.

**RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION.**

MOVED BY NOBLE, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,  
PENNINGTON, LAFORGE, NOBLE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 11, 2022**

**Item No. IV. 5.**

**(SPUD-1437) Application by The Grove Retail Center, LLC., to rezone 18101 North May Avenue from the PUD-1111 District to the SPUD-1437 Simplified 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**

This application is to permit a brewery.

**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: 3.36 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1111	PUD-1111	PUD-1111	PUD-1111	PUD-1028
<b>Land Use</b>	Billboard	Residential	Commercial	Res/Com	Commercial

**4. Development Context:** The subject site is located at the southwest corner of N May Avenue and NW 181<sup>st</sup> Terrace. The site is undeveloped and zoned as part of PUD-1111, which is a 630-acre PUD with 26 tracts that was approved in 2005 for “Meadowmont” (now known as The Grove).

The subject site is within Tract 1 of PUD-1111 which allows single-family residential or commercial uses. Land to the south is also within Tract 1 of PUD-1111 and developing with commercial uses (7-11, Starbucks, JackBe grocery). Land north and west has been developed with residences under PUD-1111. Across the street to the east are a personal storage facility and retail center. The SPUD requests limited commercial uses and is specifically requested to allow a small brewery/distillery.

## **II. SUMMARY OF PUD APPLICATION**

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.32	Convenience Sales and Personal Services
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8300.35	Eating Establishments: Fast Food
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Light Industrial (Limited to a brewery/ distillery and associated distribution)
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

### **2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

### **3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum building height shall be in accordance with the base zoning district.

**5. Building Setback Lines**

The maximum building height shall be in accordance with the base zoning district.

**6. Sight-proof Screening:**

Screening requirements shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. The existing street trees will be preserved except at drive locations. A greenbelt at least 15 feet in width shall be provided along the west boundary of the SPUD. Landscaping within the greenbelt shall be provided in the form of a single row of a mixture of deciduous and evergreen trees planted on average 30-foot centers.

**8. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

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

**8.3 Non-Accessory Signs**

Non-Accessory signs shall be prohibited within this SPUD.

**8.4 Electronic Message Display signs**

Electronic Message Display signs shall be prohibited within this SPUD.

**9. Access:**

Access shall be taken from Two (2) drives off NW 181st Terrace and One (1) drive off of N. May Ave. Vehicular access to the commercial development on the south shall be provided.

## **10. Sidewalks**

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.

## **II. Other Development Regulations:**

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, painted split face concrete block, tilt up construction, drivet, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

N/A.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

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

### **5. Dumpsters:**

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 SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

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.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

**5. Oklahoma Water Resources Board (OWRB)**

**6. School District(s) Deer Creek**

**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) 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.
- 5) 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.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD 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.
- 8) Sidewalk 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.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.



**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement. All existing unused wastewater services must be abandoned at the wastewater main.

**b. Solid Waste Management**

- 1) The City cannot provide service, contact private hauler.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 12” water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 4) 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 and fire protection systems which require water pressure in excess of 25 psi.
- 5) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 6) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 7) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*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 N May Avenue, a major arterial street.*

**Density:** The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD regulations could produce a FAR within this range.*

**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 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.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*Access to the site is proposed from two driveways on NW 181<sup>st</sup> Terrace which intersects N May Ave, and one on N May Ave. The driveway on May Ave will be aligned with the street to the east. A vehicular connection is provided to the commercial development to the south.*

**Pedestrian Connectivity:**

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are present on N May Ave and partially installed along NW 181<sup>st</sup> Terrace. The PUD requires sidewalks on NW 181<sup>st</sup> Street while preserving the existing street trees.*

- 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 commercial uses adjacent to existing low intensity residential, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” 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 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. *The site is already zoned for commercial uses. The new SPUD would carve out a portion of PUD-1111 to allow a brewery. The SPUD maintains the existing PUD’s requirement for a 15-foot greenbelt where adjacent to residential and would preserve the street trees along NW 181<sup>st</sup> Terrace.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The proposed uses are similar to what is allowed in the existing PUD-111 except that the new SPUD would remove the Spectator Sports use and add the Drinking Establishment use and the Light Industrial use (limited to a brewery/distillery). Plan conformance would be strengthened by removing or limiting the sign height/size allowance along NW 181<sup>st</sup> Street and mirroring the sign allowance in PUD-1028 to the east (Valencia, Tract I, 8-ft monument sign, maximum 100 square feet).*

- 3) **Service Efficiency:**
  - Water: *Served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located at the southwest corner of N May Avenue, a Major Arterial Street, and NW 181<sup>st</sup> Terrace, a Neighborhood Street, both in the Urban Low LUTA. Transit (bus) service is not available.
- 6) **Other Development Related Policies**
  - Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
    - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access pints immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
    - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
    - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
  - Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
  - New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
  - Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
  - 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)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- 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 at the southwest corner of N May Avenue and NW 181<sup>st</sup> Terrace. The site is zoned PUD-1111 (Tract 1) which allows residential or commercial uses. The proposed SPUD would carve out a portion of the existing PUD to allow a brewery/distillery. The SPUD maintains the existing PUD's requirement for a 15-foot greenbelt where adjacent to residential and requires the street trees along NW 181<sup>st</sup> Terrace to remain except where driveways are installed. Driveways are limited to two on the neighborhood street and one on N May Ave. Plan conformance would be strengthened by limiting sign height/size.

**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 subject to the following Technical Evaluations:**

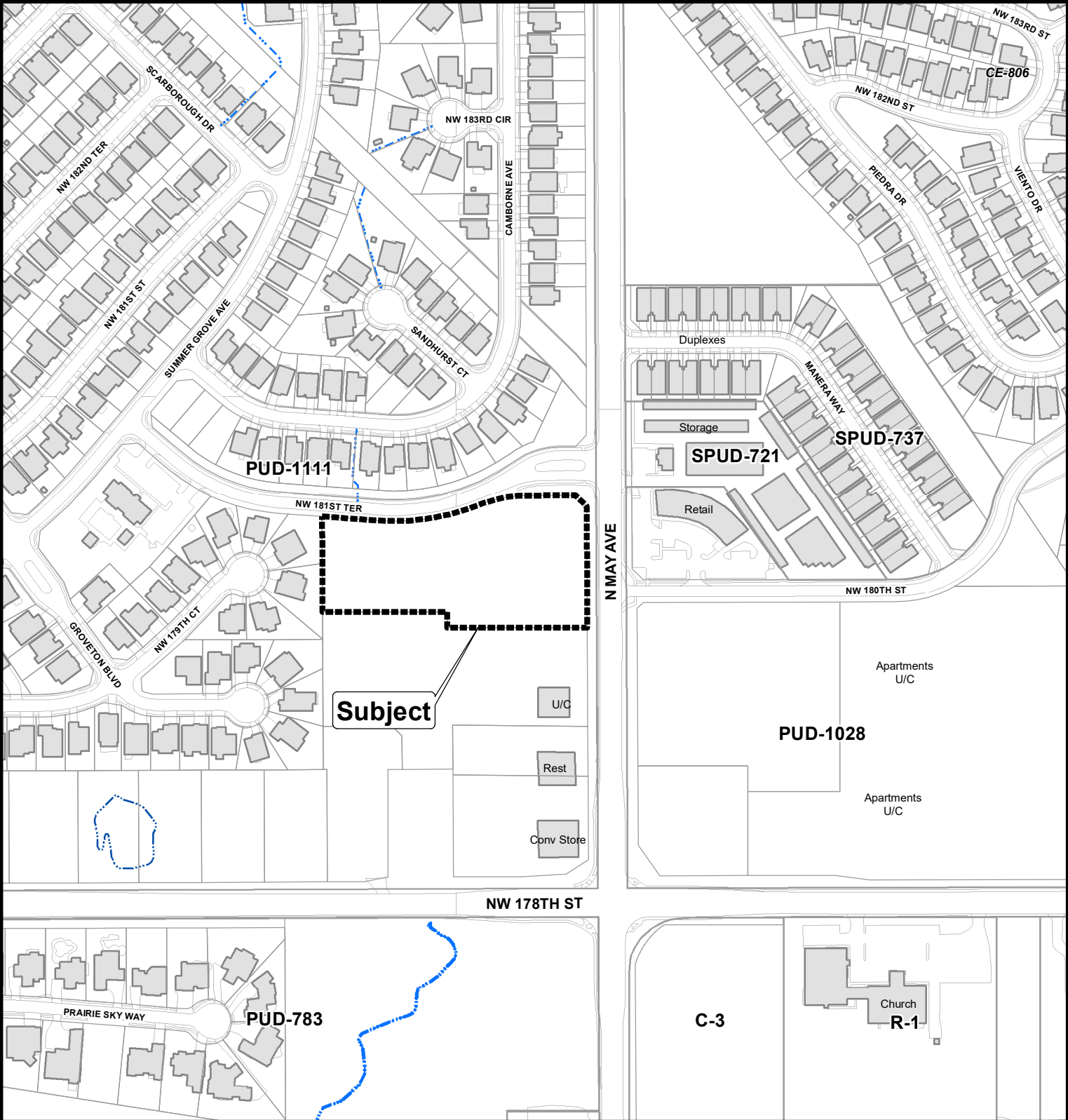
1. No freestanding signs shall be permitted on 181<sup>st</sup> Terrace

2. Freestanding signs located on N May Ave shall be a maximum of 8 feet high and have a maximum sign maximum area of 100 sf per side.

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

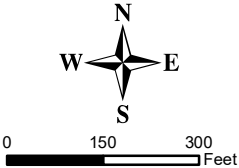
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Case No: SPUD-1437      Applicant: Grove Retail Center, LLC  
Existing Zoning: PUD-1111  
Location: 18101 N. May Ave.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development









**Case No: SPUD-1437      Applicant: Grove Retail Center, LLC**  
**Existing Zoning: PUD-1111**  
**Location: 18101 N. May Ave.**



*Aerial Photo from 2/2020*



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



0 150 300 Feet





Wednesday, June 29, 2022

Development Services Department  
420 West Main Street  
Suite 910  
Oklahoma City, OK 73102-4437

RE: ID#G192206 - SPUD-1437 Simplified Planned Unit Development District

OKLAHOMA CITY

The Association of Central Oklahoma Governments has completed its Regional Clearinghouse Review of the above referenced proposal recently submitted by your office. The proposed project is consistent with ACOG area-wide goals and objectives.

Please notify this office of any subsequent modifications, supplements, or amendments to this proposal if such occurs. At that point we will conduct an additional regional review of the modified proposal as necessary.

You are also requested to notify this office of the official action taken on this proposal by the agency from which you are requesting assistance.

Please be advised that this letter only intends to assist you in the process of your application. No commitment of funds for your proposal from any funding source is intended or implied.

Please include the ID number listed above for any future communication regarding this proposal. We appreciate this opportunity for review and comment on your proposal.

Sincerely,

*Mark W. Sweeney*

Mark W. Sweeney, AICP  
Executive Director

Chair  
**Josh Moore**  
Edmond Councilmember

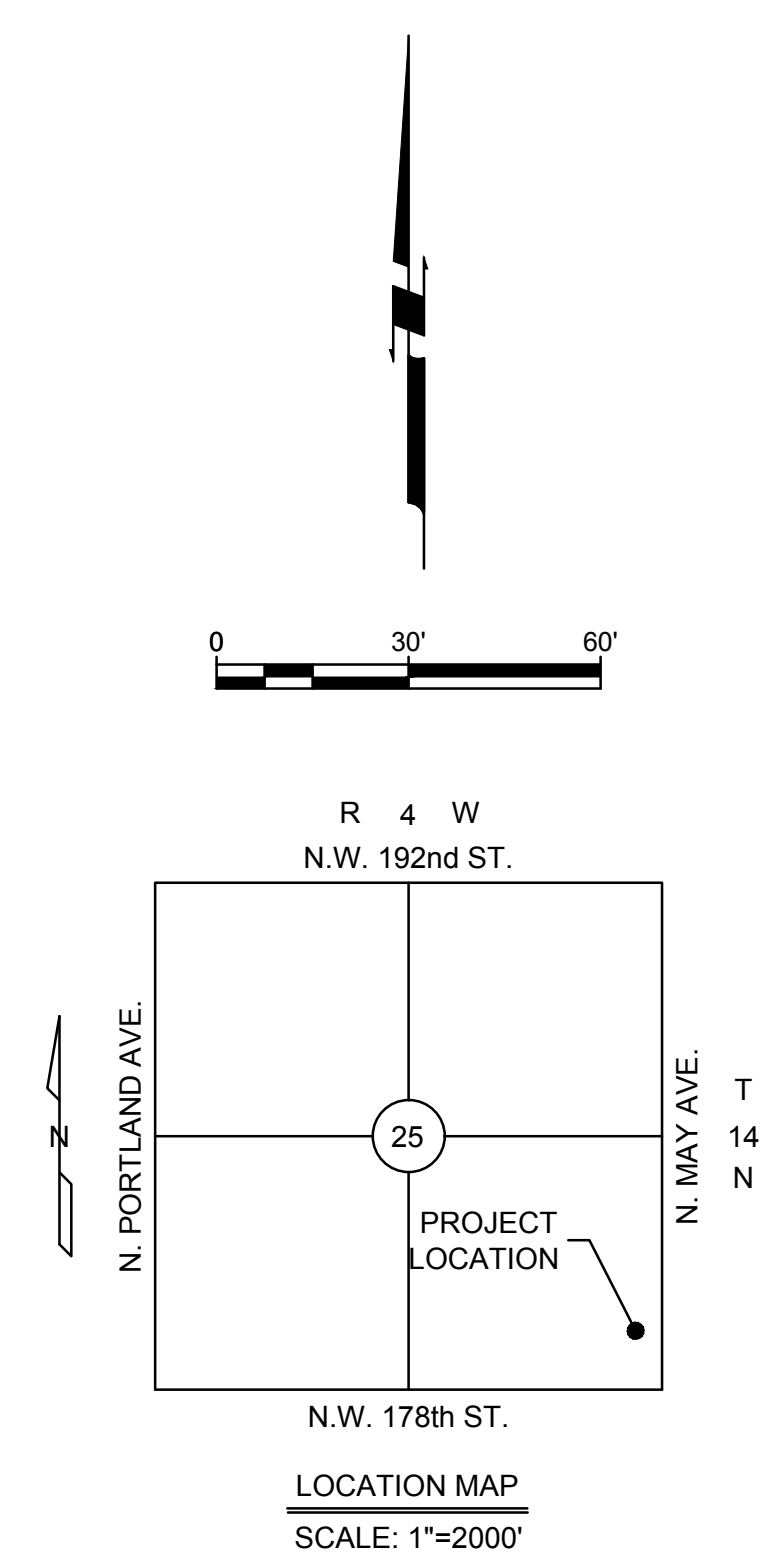
Vice-Chair  
**Brian Grider**  
Mustang Mayor

Secretary/Treasurer  
**Glenn Berglan**  
Goldsby Mayor

Executive Director  
**Mark W. Sweeney, AICP**

[association of central oklahoma governments](http://associationofcentraloklahomagovernments.org)

4205 N. Lincoln Blvd. | Oklahoma City, OK 73105 | 405.234.2264 | [acogok.org](http://acogok.org)



**LEGEND**

 CONST. SIDEWALK  
RE: SHT. \_\_\_\_

**ONE CALL UTILITY LOCATION NUMBER**  
840-5032  
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

[illegible]

THESE PLANS ARE  
PRELIMINARY IN NATURE  
AND ARE NOT A FINAL,  
SIGNED AND SEALED SET  
OF DOCUMENTS.

**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.joakic.com  
Certificate of Authorization #1484 Exp. Date 05-30-2023

• ENGINEERS • SURVEYORS • PLANNERS •

PEAK VIEW BREWERY

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

SITE EXHIBIT

Proj. No.: \_\_\_\_\_  
Date: ####  
Scale: 1"=  
  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_

SHEET NUMBER  
**EX**