

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

**PUD-1910**

**DESIGN STATEMENT FOR  
N County Line Rd. & Kilpatrick Turnpike**

July 19, 2022  
September 9, 2022

**Applicant:**

Shavers Investments, LLC  
2342 NW 220<sup>th</sup> Ter.  
Edmond, OK 73025

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075

## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER .....	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS .....	1
6.0 CONCEPT .....	2
7.0 SERVICE AVAILABILITY .....	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS .....	3
9.0 SPECIAL CONDITIONS .....	6
9.1 ARCHITECTURAL REGULATIONS .....	6
9.2 LANDSCAPING REGULATIONS.....	6
9.3 LIGHTING REGULATIONS.....	6
9.4 SCREENING REGULATIONS.....	6
9.5 DUMPSTER REGULATIONS.....	6
9.6 DRAINAGE REGULATIONS.....	6
9.7 VEHICULAR ACCESS REGULATIONS .....	7
9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS .....	7
9.9 PARKING REGULATIONS .....	7
9.10 SIGNAGE REGULATIONS .....	8
9.11 ROOFING REGULATIONS .....	9
9.12 SETBACK REGULATIONS.....	9
9.13 HEIGHT REGULATIONS .....	9

9.14 LOT COVERAGE REGULATIONS .....	9
9.15 OPEN SPACE REQUIREMENTS .....	10
9.16 PUBLIC IMPROVEMENTS .....	10
9.17 COMMON AREAS .....	10
9.18 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS .....	10
10.0 DEVELOPMENT SEQUENCE .....	10
11.0 EXHIBITS .....	10

## **1.0 INTRODUCTION:**

The subject property is located southwest of N County Line Rd. & Kilpatrick Turnpike. This site is approximately 52.3360 acres in size.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed "N County Line Rd. & Kilpatrick Turnpike" PUD is described in Exhibit A, attached and is made a part of this Design Statement.

## **3.0 OWNER/DEVELOPER:**

The owner/developer of this property described in Section 2.0 is Shavers Investments, LLC. Johnson & Associates prepared the PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property lies southwest of N County Line Rd. & Kilpatrick Turnpike in northwest Oklahoma City. The site is currently zoned as PUD-1394 and encompasses Tracts 1, 2, 3, 4, 7 and 8. Tracts 1 and 2 have base zonings of C-3, "Community Commercial" District. Tract 3 has a base zoning of O-2, "General Office" District. Tract 4 has a base zoning of R-1, "Single-Family Residential" District. Tracts 7 and 8 have base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District, respectively. The proposed project will consist of a mixed-use developed that includes a variety of multi-family residential and commercial uses. The subject property is undeveloped.

North: Immediately north of the proposed PUD is the Kilpatrick Turnpike. Beyond is zoned and developed as R-1, "Single-Family Residential" District, AA, "Agricultural" District and SPUD-1305 with a base zoning of I-2, "Moderate Industrial" District.

East: East of the proposed PUD is N County Line Rd. and zoned as PUD-1394 with a base zoning of R-1ZL, "Single-Family Residential Zero Lot Line" District. PUD-1394 is currently undeveloped.

South: South of the proposed PUD is zoned as R-1, "Single-Family Residential" District and contains a single-family structure and associated agricultural uses. Additionally, PUD-1763 with a base zoning of R-1, "Single-Family Residential" District is undeveloped.

West: Directly west of the proposed PUD is John Kilpatrick Turnpike. Beyond is zoned and developed as R-1, "Single-Family Residential" District.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 52.3360 acres and is undeveloped. The site has no existing tree cover. There is a small section on the east side of the property that is within the FEMA 100-year Floodplain. There are no USGS Blue Lines present. The development will be designed to meet all of the requirements of the City of Oklahoma City Drainage Ordinance and the Oklahoma City Subdivision Regulations.

## **6.0 CONCEPT:**

It is the Developer's intention to rezone the subject property to accommodate a mixed-use development that will include much needed commercial uses and a modern multi-family residential component with ample amenities. The location of this PUD makes for convenient access to Memorial Rd. and Kilpatrick Turnpike. These two major roadways make this a convenient location for the proposed commercial uses. In addition, the increase in single-family housing in this area has resulted in a lack of diversity of housing types and virtually no commercial or retail areas.

The developer intends to construct a modern commercial hub for this area and high-quality apartment living for those seeking to live in northwest Oklahoma City. The proposed commercial uses will be thoughtfully designed to prevent any negative impacts to the surrounding residential areas. The proposed multi-family development will provide the area with this needed housing type. Within the multi-family tract of this PUD, the developer intends to construct a high-end club house, pool, and playground equipment.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the property that will be in keeping with the nature of the area.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access to this PUD will be via N County Line Rd.

### **7.2 SANITARY SEWER**

Sewer will be provided by extension of the City of Oklahoma City sewer line which currently serving the area.

### **7.3 WATER**

Water will be provided by extension of the City of Oklahoma City water line which currently serving the area.

### **7.4 FIRE PROTECTION**

Fire protection for the site shall be provided through the City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 3 which is located at 11601 N MacArthur Blvd. Station 3 is approximately 4 miles southeast of the subject PUD.

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

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

## **7.6 PUBLIC TRANSPORTATION**

There are no existing Oklahoma City bus lines which run within or close to this Planned Unit Development, nor are any proposed.

## **7.7 DRAINAGE**

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

## **7.8 planokc COMPREHENSIVE PLAN**

PlanOKC projects this parcel to be in the Urban Low Intensity area. The Urban-Low Intensity 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. The Comprehensive Plan prescribes a desired density range of 15-30 du/acre for multi-family.

## **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, as amended ("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, 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 (\*\*All drive-thru uses related windows and speaker boxes shall be prohibited within 150' of any residential use)**

### **8.1.1 TRACT 1**

The use and development regulations of the **R-4, "General Residential" District** shall govern Tract 1, except as herein modified below:

The following uses shall be made a part of this PUD:

- Community Garden (8150.6.1)

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Minimum Lot Size: The minimum lot size within this Tract shall be 7,500 square feet.

Minimum Lot Width: The minimum lot width within this Tract shall be 100 feet.

### 8.1.2 TRACT 2

The use and development regulations of the **C-3, “Community Commercial” District** shall govern Tract 2, except as herein modified below:

The following uses shall be made a part of this PUD:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)

- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Rainwater Harvesting (8150.7.1)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

### 8.1.3 TRACT 3

The use and development regulations of the **C-3, “Community Commercial” District** shall govern Tract 3, except as herein modified below:

The following uses shall be made a part of this PUD:

- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)



- Personal Storage (8300.60)
- Retail Sales and Services: General (8300.63)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

## **9.0 SPECIAL CONDITIONS:**

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

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS, wood or other materials not listed shall 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 design 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.

To minimize light spillover on residential uses, outdoor lights within this PUD will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

### **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along PUD boundaries adjacent to single family residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

### **9.5 DUMPSTER REGULATIONS**

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

### **9.6 DRAINAGE REGULATIONS**

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

## **9.7 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be from N County Line Rd. Tract 1 shall be accessed via the proposed NW 132<sup>nd</sup> St. connecting to the east side of this PUD and via internal streets connecting to Tracts 2 and 3. These streets may be public or private drives. Additionally, access shall include a shared connection with Blackrock Canyon to the South.

## **9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along N County Line Rd. Said sidewalks shall be six-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. At the time of the Specific Plan stage, a pedestrian circulation plan showing internal connections between all uses shall be shown.

## **9.9 PARKING REGULATIONS**

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

For residential units, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. This provision includes covered/carport spaces.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## **9.10 SIGNAGE REGULATIONS**

### **9.10.1 TRACT 1:**

Signage within Tract 1 shall be per the R-4, “General Residential” District regulations.

### **9.10.2 TRACT 2:**

#### **9.10.2.1 *Freestanding Accessory Signs***

Freestanding signs shall be in accordance with the C-3 “Community Commercial” district regulations, except that sign within 250’ of County Line Road shall be limited to monument signs with a maximum of 8’ in height and 100 square feet in area.

#### **9.10.2.2 *Attached Signage***

Attached signs shall be in accordance with the C-3 “Community Commercial” district regulations with the following exceptions:

Square footage of signs for individual uses located in a multi-story, multi-tenant structure (stacked uses) shall be calculated based upon the frontage and setback of the individual use requesting the sign, regardless of the floor on which the use is located. (See Municipal Code Section 3-102(c) 3). Frontage is considered that façade(s) where the sign is to be located.

#### **9.10.2.3 *Non-Accessory Signs***

Non-accessory signage shall not be permitted within this development.

#### **9.10.2.4 *Electronic Message Display Signs***

Electronic Message Display Signs shall only be permitted within Tract 3 and shall be in accordance with the C-3 “Community Commercial” district regulations.

#### **9.10.2.5 *Decorative Artwork, Architectural Elements and Temporary Signage***

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not

limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

#### **9.10.3 TRACT 3:**

Signs within Tract 3 shall be reviewed and approved at the Specific Plan stage of development.

### **9.11 ROOFING REGULATIONS**

All non-metal structures in this PUD shall have Class C roofing or better.

### **9.12 SETBACK REGULATIONS**

There shall be no interior setbacks within this PUD except as required by Fire Code.

#### **TRACT 1:**

Setbacks shall not be required within this Tract except where adjacent to single-family residential, then there shall be a setback of 15 feet plus a 5-foot landscape buffer from the PUD boundary.

#### **TRACTS 2 & 3:**

Setbacks within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

### **9.13 HEIGHT REGULATIONS**

#### **TRACT 1:**

The maximum height of buildings within Tract 1 shall be 60 feet.

#### **TRACTS 2 & 3:**

The maximum building height for structures within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

### **9.14 DENSITY**

#### **TRACT 1:**

Density within Tract 1 shall be per the R-4, "General Residential" District regulations.

### **TRACTS 2 & 3:**

The maximum building height for structures within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

## **9.15 OPEN SPACE**

### **TRACT 1:**

The developer shall reserve a minimum of 20% open space within Tract 1 as passive open space for the use of the residents within the development. Landscape areas shall be counted toward the open space requirement.

### **TRACTS 2 & 3:**

Open space for Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

## **9.16 PUBLIC IMPROVEMENTS**

The property owner shall make public improvements throughout the PUD as may be 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.

## **9.17 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property. 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.

## **9.18 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS**

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150D of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission. Additionally, the specific plan shall specify and show the street trees, landscaping or other techniques used to buffer the subject site from the residential uses to the east.

## **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:

- A: Legal Description
- B: Tract Map
- C: Conceptual Site Plan

**Exhibit "A"**  
**Legal Description**

LEGAL DESCRIPTION

The Curve Kilpatrick

July 15, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING;

THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract);

THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South 89°49'18" West, a distance of 43.43 feet;
2. North 43°04'41" West, a distance of 130.06 feet;
3. South 89°49'18" West, a distance of 84.88 feet;
4. South 82°40'44" West, a distance of 416.87 feet;
5. South 52°05'09" West, a distance of 39.05 feet;
6. South 88°13'45" West, a distance of 54.24 feet;
7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South 61°27'15" West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;

13. South 14°57'26" East, a distance of 37.00 feet;

14. South 31°05'27" West, a distance of 388.46 feet;

15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike;

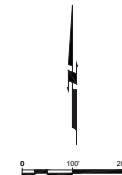
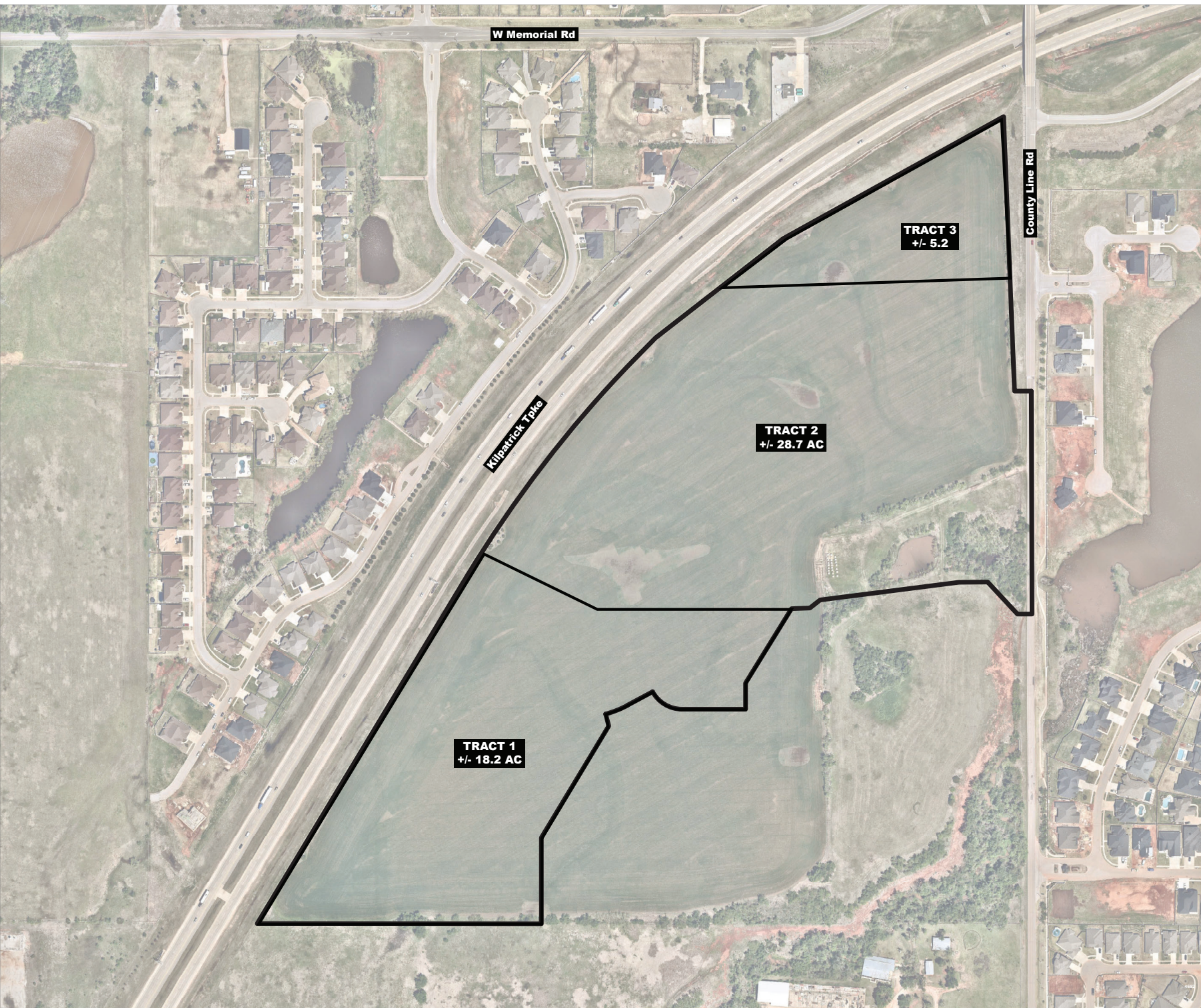
THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:

1. North 31°05'27" East (North 31°05'33" East record), a distance of 1,209.26 feet (1209.41 feet record);
2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North 38°21'23" East, a chord length of 904.02 feet and an arc length of 906.29 feet;
3. North 52°05'09" East (North 52°05'55" East record), a distance of 482.35 feet (482.30 feet record);
4. North 61°03'02" East (North 61°02'42" East record), a distance of 749.04 feet (749.21 feet record);
5. South 02°17'37" East (South 02°16'46 East record), a distance of 818.15 feet (818.27 feet record);
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

Containing 2,279,757 square feet or 52.3360 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)





**PUD-1910  
N County Line Rd. &  
Kilpatrick Turnpike**

Exhibit B  
Tract Map

+/- 52.3360 acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 334-8111 FAX (405) 334-8115

ENGINEERS SURVEYORS PLANNERS

7/19/22





**PUD-1910**  
**N County Line Rd. &**  
**Kilpatrick Turnpike**

Exhibit C  
 Conceptual Site Plan

+/- 52.3360 acres



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-6075 FAX (405) 235-6075

ENGINEERS SURVEYORS PLANNERS

7/19/22

Conceptual site plan showing feasible option  
 permitted under proposed rezoning