

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD – 1905

MASTER DESIGN STATEMENT
FOR

Native Provisions
7101 S. Indian Meridian Road
Choctaw, OK 73020
90.15 acres +/-
In the SE/4,
Sec. 25, T11N, R1W I.M.
Oklahoma County,
Oklahoma

October 6, 2022

PREPARED FOR:

Native Provisions
7101 S. Indian Meridian Road
Choctaw, OK 73020
telephone 918-408-6272
email Marc@nativeprovisions.farm

PREPARED BY:

Landes Engineering
903 E. 35th Street
Shawnee, Ok. 74804
405-275-5388
slandes@landesengineering.net

Agricultural

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Native Provisions, consisting of 90.15 +/- acres located within the SE/4, Township 11N, Range 1W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 7101 S. Indian Meridian Road, Choctaw, OK 73020. Said parcel is located at the southeast corner of the intersection of Northwest Expressway and Piedmont Road.

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 of this property is Consul Properties, LLC, Thousand Oaks Farms, LLC and MM HM, LLC, 6608 N. Western Ave., Oklahoma City, OK 7316. The entities include both owner and develop the property.

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 – Open Pasture

East: AA District – Wooded, undeveloped & Residential

South: AA District -Wooded & undeveloped

West: AA District – Wooded, undeveloped & R-A residential further to west.

The subject property lies along the west side of Indian Meridian road beginning at the Southeast corner of the intersection of Indian Meridian Road and SE 74th Street and continuing northward to include the Northeast Quarter of the section less and except a parcel on the west side consisting of approximately 59 Acres. The excluded portion of the quarter section is accessed from SE 71st Street while the 90.15 acres +/- area accessed from Indian Meridian Road. This is primarily due the east branch of Hog Creek which divides the porton of the quarter section which is excluded from this property. The property currently contains a structure which was originally utilized as a residence but is now operated as the central office of the facility. The surrounding property is primarily unimproved woodlands, pastureland, and un-developed with surrounding low intensity residential structures. Oil wells and tank battery exists directly south of the parcel and on this parcel.

The intent of the Developer is to propose a Agricultural PUD District comprised of two (2) +/- acre residential tracts (RA2) along Indian Meridian and sustain conventual agricultural activities in the interior. The central office will be utilized for packaging and processing which will require an I-1 special use designation. The three (3) tracts in the proposed PUD area comprise 90.15 +/- acres with approximately 65 acres dedicated for residential use along Indian Meridian and the remaining sustained as agricultural district guidelines.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property is in a range from 1116 to 1188 with a natural flow from North to South. Along the west boundary of the property is the east branch of Hog Creek which rises to a ridge at the approximate mid-point of the agricultural portion of the property. Hog Creek along the west side is a zone AE studied area with a floodway designation which will remain in the Agricultural portion of this development. A low area exists on the east side of the agricultural ridge before rising up to Indian Meridian Road. The low area demarks the general boundary between the proposed residential and agricultural tract.

The subject property primarily consists of Harrah & Stephenville fine sandy loam soil characteristics and the tree cover on the property is (approximately 50%). This property is located in the east tributary of Hog Creek with the confluence reaching Lake Thunderbird within an approximate 1.5 miles from the property. The subject property is located on FIRM panel 40109C0365H with an effective date of 12/18/2009. Neither the office or any agricultural structure will be impacted by the 100 year flood plain. The agricultural portion of the property has a floodplain elevation designated from 1126 to 113. The proposed residential parcels will not be impacted by the 100 year flood elevation.

SECTION 6.0CONCEPT

The concept for this PUD is to sustain the Agricultural (AA) based zoning designation while modifying the east side of the property adjacent to Indian Meridian into a rural Single-Family Residential agricultural use by allocating floodplain and riparian use lands to be allocated for the minimum 5.0 acre allocation required within an Agricultural District. This will permit approximately 13 single residence along the frontage of Indian Meridian Road while leaving a minimum 50' undisturbed treeline between the residential and agricultural portion of the properties and utilizing the floodprone property as a riparian zone with the land area dedicated to residential housing. It is anticipated most of these properties will be for operators of the farm. An I-1 special use designation is being sought for a 0.40 acre portion of the AA portion of the property to allow for processing of the products grown on-site.

By modifying the existing zoning requirements, the design statement and exhibits constitute this Planned Unit Development and will provide the developer with the flexibility desired to expand the agricultural activities to include both packaging and processing while sustaining the agricultural appearance and nature of the area. The frontage along Indian Meridian is heavily wooded and is being modified to allow for the development of two-acre residential tracts while sustaining a woodland buffer between the agricultural activities and the rural housing development area.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations, as amended, to be made part of this PUD:

Minimum frontage and screening requirements per AA designation.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

Access to a public right of way is limited to S. Indian Meridian.

7.2 SANITARY SEWER

Public sanitary sewer facilities are not available for this property. All sewer services will be provided from individual septic systems or lagoon systems based on agricultural development requirements.

7.3 WATER

No public water system is available to this area. Private well systems will be developed for services.

7.4 FIRE PROTECTION

The nearest Oklahoma City fire station to this property is station number 28 located at 7101 S Anderson Rd. Oklahoma City, OK 73150, approximately 6.0 miles from this PUD development. Anticipated response times are 10.85 minutes based on $T = 0.65 + 1.7D$

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Natural gas lines are not available to this location, attempts to get service are been developed. The area currently has single phase electric service but is currently been evaluated for three phase power.

7.6 PUBLIC TRANSPORTATION

There are no existing Oklahoma City bus lines which run within or close to this Planned Unit Development.

7.7 DRAINAGE

A portion of the property within this Planned Unit Development is within a FEMA 100-year flood plain which is the east branch of Hog Creek. The residential portion is not impacted by the floodplain. All structures in the agricultural area will be elevated above the established Base Flood Elevation.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural Low Intensity land use topology area. Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer.

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

Tract I

The use and development regulations of the AA Agricultural District shall govern this tract, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be permitted:

8150.2 Agricultural Processing: Limited
8150.3 Animal Raising: Commercial
8150.5 Animal Raising: Personal
8250.3 Community Recreation: Property Owners Association
8150.6.2 Composting
8300.40 Family Day Care Homes
8150.6.3 Greenhouse
8150.6.4 Home Garden
8150.6.5 Hoop House
8250.12 Light Public Protection and Utility: General
8150.8 Row and Field Crops
8200.14 Single-Family Residential

Conditional Uses:

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8150.2.1 Animal Raising: Chickens and Quail
8300.27 Communications Services: Antennas
8300.28 Communications Services: Broadcast Towers
8300.30 Communications Services: Telecommunication Towers
8150.7 Horticulture
8150.7.1 Rainwater Harvesting
8150.9 Urban Farm

Tract 2

The use and development regulations of the RA2 Rural Residential District shall govern this tract except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8150.6.2 Composting
8200.14 Single-Family Residential - A maximum thirteen (13) single-family parcels shall be permitted. Single family homes shall be limited to a minimum 2,400 sq. ft. constructed on a permanent foundation.

Conditional Uses:

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8150.2.1 Animal Raising: Chickens and Quail
8150.5 Animal Raising: Personal
8150.6.4 Home Garden
8150.7 Horticulture

Tract 3

The use and development regulations of the AA Agricultural District shall govern this tract, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be permitted:

8150.1 Agricultural Processing: General
8150.2 Agricultural Processing: Limited.
8350.3 Custom Manufacturing
8350.8 Industrial, Light
8350.7 Industrial, Moderate.
8300.62 Research Services: Restricted

SECTION 9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Per the AA District except that the follow shall apply in Tract 2: Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted, at no greater than 30%. 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 m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Sight-proof screening is not required but may be provided in accordance with the base zoning regulations. A 300-foot setback shall be provided from the western PUD boundary. Trees will be preserved within the western setback. In addition, trees within the entire PUD site will be preserved to the maximum extent possible. No large trees may be removed unless damaged due to environmental conditions such as tornado, draught, or fire causing the trees to die.

9.5 DRAINAGE REGULATIONS

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD as defined in the previous sections. Such drainage ways must be designed to handle adequate flows.

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

9.6 DUMPSTER REGULATIONS

Dumpsters shall be located as required on the Agricultural property. Residential developments in Tract 2 shall utilize polycarts.

9.7 ACCESS REGULATIONS

Access to Tract 1 shall be from one drive on Indian Meridian.

Access to Tract 2 shall be from an interior street as required by the Oklahoma City Subdivision Regulations or from Indian Meridian based on AA frontage regulations. Roads or drives for residential tracts shall be limited to only 4 access points off Indian Meridian. (Two access points for Tract 2 (north tract) and two access points for Tract 2 (south tract)).

Frontage on an improved street is not required for Tract 3 and access is permitted through other tracts.

9.8 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.

9.9 SIGNAGE REGULATIONS

9.9.1 FREESTANDING ACCESSORY SIGNS

There shall be no freestanding signs permitted in this PUD except as permitted for residential subdivisions.

9.9.2 ATTACHED SIGNS

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

9.9.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.9.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.10 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better

9.11 SIDEWALK REGULATIONS

No sidewalks shall be required.

9.12 HEIGHT REGULATIONS

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

9.13 SETBACK REGULATIONS

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

All structures shall have a minimum building line off Indian Meridian Road of 100 feet from Right of Way.

9.14 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.

9.15 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

No development will occur within the area shown on Exhibit B as “Open Space”.

9.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

9.17 SPECIFIC PLAN

Due to the agricultural and residential nature of the PUD, a Specific Plan is not required.

9.18 PLATTING

Platting shall be required per Subdivision Regulations.

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 (s)

Exhibit B – Master Development Plan & Topographic Map

Exhibit C - FloodMap

LANDES ENGINEERING LLC
& ASSOCIATES
ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Exhibit A

June 22, 2022

OVERALL LEGAL DESCRIPTION:

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25;18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north 89°36'43" East along the North line of said SE/4, a distance of 1298.05ft; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

AGRICULTURAL TRACT LEGAL DESCRIPTION:

All of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma, more particularly, described as follow: Beginning at the Southwest Corner (SW/C) of said SE/4, said point being the Southeast corner (SE/C) of Heritage Estates; Thence North 00°25;18" West along the East line of Heritage Estates, a distance of 2637.65 feet to the Northwest Corner (NW/C) of said SE/4; thence north 89°36'43" East along the North line of said SE/4, a distance of 1298.05ft; thence South 19°10'31" West a distance of 1069.32 feet; thence South 03°14'38" West a distance of 1627.60 feet to a point on the South line of said SE/4; Thence South 89°13'09" West along said South line, a distance of 835.37 feet to the point of beginning.

LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being

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more particularly described as follows: Beginning at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence South 89°13'08" West along the South line of said SE/4 for a distance of 600.02, thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 985.31 feet; thence North 89°43'26" East for a distance of 100.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 330.00 feet; thence North 45° 13'08" East for a distance of 280.43 feet; thence North 89°43'26" East a distance of 299.00 feet; thence North 00°16'34" West a distance of 150.00 feet; thence South 89°43'26" West a distance of 299.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 419.11 feet; thence South 89°43'26" West a distance of 50.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 543.87 feet to the North line of the said SE/4; thence North 89°36'43" East along the North Line of the SE/4 for a distance of 350.00 feet to the NE/C of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 2,620.25 feet to the place or point of beginning containing 26.39 acres more or less.

AND LESS AND EXCEPT

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North 00°16'34" West along the East line of said SE/4 a distance of 980.02 feet; thence South 89°43'26" West for a distance of 720.00 feet to the place or point of beginning; thence continuing South 89°43'26" West a distance of 600.00 feet; thence North 00°16'34" West a distance of 330.00 feet; thence North 89°43'26" East a distance of 600.00 feet; thence South 00°16'34" East and parallel to the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning containing 0.45 acres more or less.

RURAL RESIDENTIAL 2 TRACT LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Beginning at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence South 89°13'08" West along the South line of said SE/4 for a distance of 600.02, thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 985.31 feet; thence North 89°43'26" East for a distance of 100.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 330.00 feet; thence North 45° 13'08" East for a distance of 280.43 feet; thence North 89°43'26" East a distance of 299.00 feet; thence North 00°16'34" West a distance of 150.00 feet; thence South 89°43'26" West a distance of 299.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 419.11 feet; thence South 89°43'26" West a distance of 50.00 feet; thence North 00°16'34" West and parallels to the East line of said SE/4 a distance of 543.87 feet to the North line of the said SE/4; thence North 89°36'43" East along the North Line of the SE/4 for a distance of 350.00 feet to the NE/C of said SE/4; thence South 00°16'34" East along the East line of said SE/4 a distance of 2,620.25 feet to the place or point of beginning containing 26.39 acres more or less.

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INDUSTRIAL 1 - TRACT LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SE corner of the SE/4 of Section 25, Township 11 North, Range 1 West, I.M., Oklahoma County, Oklahoma; thence North $00^{\circ}16'34''$ West along the East line of said SE/4 a distance of 980.02 feet; thence South $89^{\circ}43'26''$ West for a distance of 720.00 feet to the place or point of beginning; thence continuing South $89^{\circ}43'26''$ West a distance of 600.00 feet; thence North $00^{\circ}16'34''$ West a distance of 330.00 feet; thence North $89^{\circ}43'26''$ East a distance of 600.00 feet; thence South $00^{\circ}16'34''$ East and parallel to the East line of said SE/4 a distance of 330.00 feet to the place or point of beginning containing 0.45 acres more or less.



Stephen T. Landes, P.E. #19539

EXHIBIT "B"
PUD # 1905

NOT INCLUDED
CURRENT ZONING AA

NOT INCLUDED
21.71 Acres
15300 SE 71st STREET
CURRENT ZONING AA

NOT INCLUDED
10.81 Acres
CURRENT ZONING AA

NOT INCLUDED
26.50 Acres
CURRENT ZONING AA

NOT INCLUDED
7351 S. INDIAN MERIDIAN
87.93 Acres
CURRENT ZONING AA

NOT INCLUDED
7350 S. INDIAN MERIDIAN
2500 TO 7400 INDIAN MERIDIAN
CURRENT ZONING AA

NOT INCLUDED
HERITAGE ESTATES
CURRENT ZONING AE

NOT INCLUDED
6601 S. INDIAN MERIDIAN
CURRENT ZONING AA

7.2 Acres
RA2
TRACT 2

63.4 Acres
AA
TRACT 1

0.45 Acres
I-1
TRACT 3

19.1 Acres
RA2
TRACT 2

OPEN SPACE

100-YR. FLOODPLAIN

FLOODWAY AREA

HOG CREEK - EAST BRANCH

100-YR. FLOODPLAIN

100-YR. FLOODPLAIN

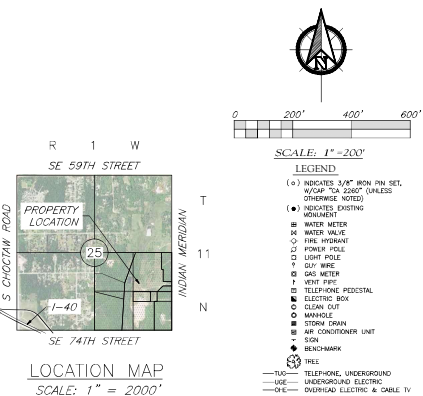
100-YR. FLOODPLAIN

100-YR. FLOODPLAIN

BEFORE YOU DIG
CALL ONE

LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITY LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.



AGRICULTURAL LEGAL DESCRIPTION
 All of the Southeast Quarter (SW-1/4) of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT
 A tract of land located in the Southeast Quarter (SW-1/4 of Section Twenty-Five (25), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, more particularly, described as follows: Beginning at the Southeast corner (SW-1/4 and SW-1/4) and going north by the Southeast corner (SE-1/4 of the Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, a distance of 207' 45" feet to the Southwest Corner (SW-1/4 and SW-1/4), hence north 89°39'41" East along the North line of Section 25, a distance of 1296.00 feet; hence South 19°07'32" West a distance of 2089.32 feet; hence South 03°45'42" West a distance of 1642' 00" feet to a point on the North line of said SW-1/4, hence North 19°13'09" West along said North line a distance of 835' 57" feet to the point of beginning.

AND LESS AND EXCEPT

A part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-five (25), Township Eleven (11) North, Range One (1) West of the Indian Territory, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the SE corner of the SE $\frac{1}{4}$ of Section 25, Township 11 North, Range 1 West, 13M., Oklahoma County, Oklahoma; thence North 89°16'30" West along the East line of said SD $\frac{1}{2}$ a distance of 980.02 feet, thence South 89°16'30" East for a distance of 730.00 feet to the place or point of beginning; thence South 89°16'30" East "W" a distance of 100.00 feet to the place or point of beginning; thence South 89°16'30" East "W" a distance of 990.00 feet; thence South 00°16'30" East perpendicular to the East line of said SD $\frac{1}{2}$; a distance of 730.00 feet to the place or point of beginning containing 0.45 acres more or less.

[illegible]

DWG FILE: Z:\PROPOSALS\2022\ENGINEERING\ENG 616-22 MARC CLINE\PIV EXHIBIT.DWG

National Flood Hazard Layer FIRMMette



97°15'17"W 35°23'57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

97°14'40"W 35°23'27"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/20/2022 at 1:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

