

Planned Unit Development

A P P R O V E D

OCT 18 1988

of

BY THE CITY COUNCIL

Thomas P. Hanley CITY CLERK

Quail Crossing

Oklahoma City, Oklahoma

PUD # 317

ADMINISTRATIVE AMENDMENT APPROVED
BY THE PLANNING DIRECTOR

ON 10 February 05

See page(s) Exhibit "A" Tract 1 & 2

PUD # 317

ADMINISTRATIVE AMENDMENT APPROVED
BY THE PLANNING DIRECTOR

ON 13th day of January 2009

See page(s) 8 also see PUD 124

Prepared By:

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors

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PLANNED UNIT DEVELOPMENT

OF

QUAIL CROSSING

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PLANNED UNIT DEVELOPMENT
OF
QUAIL CROSSING

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1.0 INTRODUCTION

The Planned Unit Development of QUAIL CROSSING, consisting of approximately 120.98 acres is located in the NW/4 of Section 6, Township 13 North, Range 3 West of the Indian Meridian in Oklahoma City, Oklahoma. The subject property is south of N.W. 164th Street and east of North May Avenue. The property is presently vacant with little or no tree cover.

The intent of this Planned Unit Development is for a diverse community, consisting of commercial, garden office, retirement center and mixed density residential blocks, that is consistent with the development patterns of the far northwest region of Oklahoma City. The primary considerations of QUAIL CROSSING is to utilize and enhance the existing site characteristics to create a unique neighborhood unit.

The QUAIL CROSSING site is located on the perimeter of a rapidly developing area in northern Oklahoma City. All urban services are presently available for extension into the QUAIL CROSSING property, including the existence of major arterials adjoining the northern and western boundaries, which provide excellent access to shopping, business and residential centers throughout the Oklahoma City area.

It is envisioned that QUAIL CROSSING will be a multi-level community, offering both living and employment opportunities. Comprehensive planning, attention to city growth and consideration of the existing uses in the surrounding areas, give this land use plan a unique unifying feature and the components of a well rounded development.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of QUAIL CROSSING is as follows:

A part of the NW/4 of Section 6, Township 13 North, Range 3 West, I.M., Oklahoma City, Oklahoma, more particularly described in Exhibit "A" attached hereto and made a part of this Design Statement

3.0 THE DEVELOPER

The developers of the Planned Unit Development of QUAIL CROSSING are as follows: the Estate of James M. Brown, and Mr. Robert D. Blinn. The provisions of this Planned Unit Development shall be binding on these and future developers, unless amended.

4.0 THE SITE AND SURROUNDING AREAS

The Planned Unit Development of QUAIL CROSSING is situated on a site which is presently vacant except for the existence of a single-family dwelling on its northern boundary and two

oil wells. The property has very little tree cover, two small ponds, and is used primarily for agricultural purposes. The site, which contains approximately 128 acres, extends one-half mile east of May Avenue and one-half mile south of N.W. 164th Street, excluding a 29 acre tract along the southern border which is platted for the Silver Creek Addition.

Adjacent to the Planned Unit Development of QUAIL CROSSING to the west, across North May Avenue, and to the north, across N.W. 164th Street, is vacant land which is zoned "R-1", and is undeveloped. Adjoining the entire eastern boundary is property which is vacant and zoned "R-1" Single-Family Residential and Planned Unit Development of Northampton and is proposed for single-family residences. Bordering the site to the south is the proposed 29 acre Silver Creek Addition, and beyond that is Blue Quail Ridge, zoned predominately single-family but with some commercial and multi-family tracts as well.

The presence of Quail Springs Mall and the proposed North Outer Loop one mile to the south, and the numerous major office complexes in the area, are primary features which will be served by the multi-level concept of the QUAIL CROSSING development.

5.0 CONCEPT

The concept of the Planned Unit Development of QUAIL

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CROSSING is for a multi-use development which is comprised of commercial, garden office, a retirement center and mixed residential tracts that use a step-down in intensity from the major intersection back to the single-family tracts. The plan will maintain the development patterns which have been established in this northern perimeter of Oklahoma City, as well as add a few unique unifying features that will enhance the overall design of this development.

The design concept of QUAIL CROSSING utilizes the existing pond to create a park-like setting in the office tract. The garden office tract is a parcel that incorporates a pond along with a park and water feature. A nine acre commercial tract is located on the corner of North May Avenue and N.W. 164th Street with a 31.24 acres retirement center/multi-family tract located to the east and south. One-quarter mile east of North May Avenue is a proposed collector street which bisects the entire site and connects to N.W. 164th Street. Bordering the entire eastern quarter is a 46.42 acre single-family tract which will complete the step-down in intensity. Additionally, there is another single-family residential tract, consisting of 5 acres located along the southern border of the PUD site. A 14.43 acre residential tract has been established along the west side of the collector and acts as a buffer between the office development and the single family development to the east.

5.1 DEVELOPMENT PARCELS

Summarizing the concept of the Planned Unit Development of QUAIL CROSSING the land uses and acreages are as follows:

Tract 1	9.00 acres	Commercial
Tract 2	31.24 acres	Retirement Center
Tract 3	14.43 acres	Residential - 10 du/ac
Tract 4	12.22 acres	Garden Office
Tract 5	2.80 acres	Lake and Open-Space
Tract 6	46.42 acres	Residential - 5 du/ac
Tract 7	4.87 acres	Residential - 5 du/ac

6.0 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of QUAIL CROSSING within the urbanizing area of Oklahoma City, all city services presently exist to serve this site. The services are as follows:

6.1 Streets

N.W. 164th Street which is a paved section line road, adjoins the entire northern boundary. N.W. 164th Street is a direct link to the City of Edmond, located three miles to the east. Along the western border is North May Avenue (State Highway #74), which is a major access component to Oklahoma City from the north, and will connect with the proposed North Outer Loop, one and one-half miles south of the subject property. Adequate right-of-way will be provided along these section line roads for future upgrading

at time of platting.

6.2 Drainage

The site of the Planned Unit Development of QUAIL CROSSING generally falls from the southeast to the northwest, with two small ponds on the western portion. As a part of the development of QUAIL CROSSING, all of the stringent requirements of the City of Oklahoma City's drainage ordinance applicable at the time of final approval of this Planned Unit Development will be met. Appropriate storm sewers will be included as a part of the development of this site. Additionally, this Planned Unit Development specifically allows for private drainageways left in a natural state to be utilized throughout the site.

6.3 Sanitary Sewer

Sanitary sewer facilities are presently available to be extended into the QUAIL CROSSING site. The developer will extend sanitary sewer lines throughout the subject site in accordance with the regulations of the City of Oklahoma City.

6.4 Water Facilities

Water facilities are presently existing to serve the QUAIL CROSSING site. The developer will extend appropriate water and fire lines throughout the entire development in accordance with the City codes and regulations.

6.5 Fire Protection

Fire protection is available on a first response basis from Fire Station No. 15 located approximately 2 1/2 miles south of the subject property, at 2817 Northwest 122nd Street.

6.6 Gas, Electricity, Telephone and Cable Vision

Adequate gas, electricity, telephone and cable television lines are available for extension into the QUAIL CROSSING site. Proper coordination with the various utilities will be made in conjunction with the development of the QUAIL CROSSING site.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are hereby placed on the development of QUAIL CROSSING. Planning and zoning regulations will be those which are in effect at the time of approval of this Planned Unit Development. Certain zoning districts are referred to as a part of these Special Development Regulations of this Planned Unit Development of QUAIL CROSSING. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such referenced zoning districts shall be the language and regulations applicable to these referenced zoning districts contained in the City of Oklahoma City's Planning and Zoning Code as such exists on the day of enactment of the Ordinance approving this Planned Unit Development by the

City Council of the City of Oklahoma City. In cases of conflict between the provisions of City codes and regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supercede. The regulations are as follows:

7.1 Tract 1 (9.00 acres)

7.1.1 The Use Regulations and the Development Regulations of the C-3 Community Commercial District shall apply for the development of Tract 1, QUAIL CROSSING.

7.1.2 Limits of access to North May Avenue and Northwest 164th Street from Tract 1 shall be as reflected on the Master Development Plan (Exhibit B) and as stated herein to the following:

7.1.2.1 There shall be no access to North May Avenue within 100 feet of the south boundary or north boundary of Tract 1, QUAIL CROSSING.

7.1.2.2 There shall be no access to Northwest 164th Street within 80 feet of the west boundary of Tract 1, QUAIL CROSSING.

7.1.2.3 There shall be no access between Tracts 1 and 2 and Tracts 1 and 3, QUAIL CROSSING.

7.1.2.4 There shall be no more than one (1) access point to Northwest 164th Street from Tract 1, QUAIL CROSSING.

7.1.2.5 There shall be no more than two (2) access points to North May Avenue from Tract 1, QUAIL CROSSING.

7.1.2.6 There shall be a minimum separation of 200 feet between access points to North May Avenue from Tract 1, QUAIL CROSSING.

7.1.2.7 All measurements stated herein shall be measured centerline of street to leading edge of drive, or centerline of street to centerline of street, or centerline of drive to centerline of drive.

7.1.3 The following Use Restrictions shall apply to Tract 1, QUAIL CROSSING.

7.1.3.1 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted", as defined in the Planning and Zoning Code of the City of Oklahoma City shall be permitted within Tract 1, provided such restrictions shall not prohibit restaurants which serve alcohol beverages containing more than 5% alcohol by volume. Nothing contained herein shall in anyway relieve or diminish the requirement under the planning and zoning code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City codes and ordinances.

7.1.3.2 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted.

7.1.3.3 No business operating as Use Unit 2438 "Adult Entertainment Use" as defined in the Planning and Zoning Codes shall be permitted.

7.1.3.4 The following Use Unit Classifications, presently defined under the 1980 Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited:

2408.1 Automotive: Parking Lot

2408.2 Automotive: Parking Garage

2416.1 Communication Services: Limited

2423.1 Funeral and Interment Services: Undertaking

2436 Personal Storage

7.1.4 The following landscaping provisions shall apply to Tract 1, QUAIL CROSSING:

7.1.4.1 A minimum of 20% of the area contained in Tract 1, QUAIL CROSSING shall be devoted to landscaped openspace.

7.1.4.2 A minimum of 20% of such openspace shall be comprised of either island or open spaces within or adjacent to parking lot areas.

7.1.4.3 Landscaped openspaces shall be defined as areas which are not covered by buildings, drives or paved parking areas.

7.1.4.4 Landscaping of parking islands or landscaped areas within or adjacent to be accomplished by low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every 20 parking spaces.

7.1.4.5 All landscaping in conjunction with the development of QUAIL CROSSING will be constructed in a manner that will not create a sight restriction hazard for vehicular traffic.

7.1.4.6 Landscaping along North May Avenue and Northwest 164th Street shall be accomplished by planting an average of at

least one (1) tree for every 50 feet of frontage.

7.1.5 Signage for Tract 1, QUAIL CROSSING shall be in accordance with the present advertising ordinances of the City of Oklahoma City for the "C-3" Community Commercial District except as provided as follows:

7.1.5.1 The number of freestanding pole signs along North May Avenue within Tract 1 shall not exceed two (2) freestanding pole signs.

7.1.5.2 The number of freestanding pole signs along Northwest 164th Street in Tract 1, QUAIL CROSSING, shall not exceed one (1) freestanding pole sign.

7.1.5.3 The maximum height of any freestanding pole sign within Tract 1, QUAIL CROSSING shall not exceed thirty (30) feet in height.

7.1.5.4 Freestanding signs within Tract 1 shall have an architectural base that will blend with the development constructed of brick, wood, stucco, or masonry and shall be landscaped with shrubs or other suitable landscaping.

7.1.6 A maximum building height limitation of three (3) stories or forty (40) feet in height shall be applied for the development of Tract 1, QUAIL CROSSING not withstanding any conflicting regulations of the City of Oklahoma City.

7.1.7 Buildings constructed within Tract 1, QUAIL CROSSING shall have an exterior vertical wall finish of at least sixty (60%) percent masonry construction exclusive of doors and windows, such masonry construction may be of masonry, brick,

wood, stucco, rock or equivalent type finish.

7.1.8 A minimum building setback from the property line along North May Avenue and Northwest 164th Street to freestanding buildings within Tract 1, QUAIL CROSSING shall be no less than 100 feet.

7.2 Tract 2 Retirement Center 31.24 acres

7.2.1 The Use regulations and Development Regulations of the "R-4" General Residential District shall apply for the development of Tract 2, QUAIL CROSSING; however, (i) Retirement Center development shall be limited to 44 occupants per acre and (ii) all other development shall be restricted to 14.52 dwelling units per acre with a limit of 12 dwelling units attached.

7.2.2 Limits of access to Northwest 164th Street, Sugar Loaf Drive, North May Avenue and N.W. 160th Street shall be as reflected on the Master Development Plan (Exhibit B), and stated herein to the following:

7.2.2.1 No access to Northwest 164th Street or Sugar Loaf Drive shall be permitted within 150 feet of the intersection of Northwest 164th Street and Sugar Loaf Drive.

7.2.2.2 No access to Northwest 164th Street from Tract 2, QUAIL CROSSING shall be permitted within 200 feet of the western boundary of Tract 2.

7.2.2.3 No more than two access points to Northwest 164th Street from Tract 2, QUAIL CROSSING shall be allowed.

7.2.2.4 A minimum separation of 200 feet between access points to Northwest 164th Street, from Tract 2, QUAIL CROSSING shall be permitted maintained.

7.2.2.5 A minimum separation of 100 feet between access points to Sugar Loaf Drive from Tract 2 shall be maintained.

7.2.2.6 No more than two (2) access points shall be allowed to North May Avenue from Tract 2, QUAIL CROSSING.

7.2.2.7 There shall be a minimum separation of 100 feet between access points to Northwest 160th Street from Tract 2 QUAIL CROSSING.

7.2.2.8 There shall be limits of no access to Northwest 160th Street and Sugar Loaf Drive from Tract 2 within 60 feet of the intersection of said streets.

7.2.2.9 There shall be limits of no access to Northwest 160th Street and North May Avenue within 100 feet of the intersection of said streets.

7.2.2.10 There shall be a minimum separation of 200 feet between access points to North May Avenue from Tract 2.

7.2.2.11 No more than three (3) access points to Sugar Loaf Drive from Tract 2 shall be allowed.

7.2.2.12 No more than four (4) access points to N.W. 160th Street from Tract 2 shall be allowed.

7.2.2.13 All measurements stated herein shall be measured centerline of street to leading edge of drive, or centerline of street to centerline of street, or centerline of drive to centerline of drive.

7.2.3 The following landscaping provisions shall apply to Tract 2, QUAIL CROSSING:

7.2.3.1 At least 20% of the area contained in Tract 2, QUAIL CROSSING shall be devoted to landscaped openspace. A minimum of 25% of such landscaped openspace shall be comprised of either island or open spaces within or adjacent to parking areas. landscaped open spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.2.3.2 Landscaping of parking lot islands or landscaped areas will be accomplished by low profile trees, shrubs, ivy, or a combination thereof, with a minimum of one (1) tree for every 20 parking spaces.

7.2.3.3 A landscaped buffer strip at least ten (10) feet in width shall be established along the eastern boundary of Tract 2. Such landscaped buffer strip shall be comprised of berms and trees at least six (6) feet in height so that there shall be an average of one (1) tree for every 35 feet of frontage along Sugar Loaf Drive. Additionally, sight-proof screening may be installed within such landscaped buffer strip.

7.2.3.4 All landscaping in conjunction with the development of QUAIL CROSSING will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.2.3.5 Landscaping along North May Avenue and Northwest 164th Street shall be accomplished with an average of at least one (1) tree for every 40 feet of frontage.

7.2.4 Signage for Tract 2, QUAIL CROSSING will be in accordance with the present advertising ordinances of the City of Oklahoma City for the "R-4" General Residential District and as provided herein: There shall be no freestanding pole signs permitted in Tract 2, QUAIL CROSSING. Ground signs within Tract 2 and along Sugar Loaf Drive and N. W. 160th Street shall be in accordance with the "O-1" Limited Office District Sign Regulations and limited to no more than three (3) such signs along Sugar Loaf Drive and four (4) such signs along N. W. 160th Street with a maximum of fifty (50) square feet of display area per sign.

7.2.5 The maximum height of buildings within the East 225 feet of Tract 2 as measured from the centerline of Sugar Loaf Drive shall be two (2) stories and thirty-five (35) feet in height. The maximum height of buildings within the South 200 feet of Tract 2 as measured from the centerline of N. W. 160th Street shall be two (2) stories and thirty-five feet in height. The maximum height of buildings within the remainder of Tract 2 shall be four (4) stories and sixty (60) feet in height notwithstanding other regulations of the City of Oklahoma City.

7.2.6 The exterior vertical walls or surfaces of buildings to be constructed within Tract 2, QUAIL CROSSING shall be comprised of at least 60% masonry construction, exclusive of doors and windows, such masonry construction shall consist of masonry, brick, stucco, wood, or equivalent type material.

7.2.7 A minimum building setback from the centerline of Sugar Loaf Drive to free-standing buildings within Tract 2, **QUAIL CROSSING** shall be no less than 100 feet. A minimum building setback from the property line along North May Avenue and Northwest 164th Street to free-standing buildings shall be no less than 60 feet. In all other instances there shall be a minimum of a twenty-five (25) foot minimum setback for all buildings to be constructed within Tract 2.

7.3 Tract 3 Residential (14.43 acres)

7.3.1 The Use Regulations and Development Regulations of the "R-2" Medium-Low Density Residential District shall apply for the development of Tract 3, **QUAIL CROSSING**.

7.3.2 The maximum density within Tract 3, **QUAIL CROSSING** shall not exceed 10 dwelling units per acre.

7.3.3 The maximum number of dwelling units which may be attached within Tract 3 shall not exceed two (2) dwelling units.

7.3.4 Limits of no access from lots to be developed within Tract 3 shall be established along Sugar Loaf Drive. All access to lots shall be from cul-de-sacs off of Sugar Loaf Drive.

7.4 Tract 4 Garden Office (12.22 Acres)

7.4.1 The Use regulations and Development Regulations of the "O-1" Limited Office District shall apply for the development of Tract 4, **QUAIL CROSSING**.

7.4.2 Limits of access to North May Avenue shall be as reflected

on the Master Development Plan (Exhibit "B") and stated herein to the following:

7.4.2.1 No access to North May Avenue from Tract 4, QUAIL CROSSING within 100 feet of the south boundary of Tract 4.

7.4.2.2 A maximum of two (2) access points shall be allowed to North May Avenue from Tract 4, QUAIL CROSSING.

7.4.2.3 A minimum separation of 200 feet between access points to North May Avenue from Tract 4, QUAIL CROSSING shall be maintained.

7.4.2.4 No access to North May Avenue or Northwest 160th Street within 150 feet of the intersection of said streets.

7.4.2.5 Access to Northwest 160th Street from Tract 4 shall be limited to one access point. Said access point shall be located no closer than 350 feet to the eastern boundary of Tract 4. Said access point shall be limited to right turn into and left turn out of Tract 4 by utilizing directional drives, signage, medians and other such methods with the desired result being that no traffic is allowed into or out of Tract 4 on Northwest 160th Street except between the access point and North May Avenue.

7.4.2.6 All measurements stated herein shall be measured centerline of street to leading edge of drive or centerline of street to centerline of street, or centerline of drive to centerline of drive.

7.4.4 The following landscaping provisions shall apply to Tract 4, QUAIL CROSSING:

7.4.4.1 At least 10% of the area contained within Tract 4,

QUAIL CROSSING shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of islands or open-spaces within or adjacent to parking lot areas. Landscaped open-spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.4.4.2 Landscaping of parking lot islands or landscaped areas will be accomplished by low profile shrubs, trees, ivy, grass or a combination thereof, with a minimum of one (1) tree for every 20 parking spaces.

7.4.4.3 All landscaping in conjunction with the development of Tract 4, QUAIL CROSSING will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.4.4.4 Landscaping along North May Avenue and Northwest 160th Street shall be accomplished by planting an average of at least one (1) tree for every 40 feet of frontage.

7.4.4.5 A landscaped buffer strip, as shown on the Master Development Plan, at least ten (10) feet in width shall be established along the eastern and southern boundary of Tract 4. Such landscaped buffer strip shall be comprised of berms and trees planted at least 6 feet in height so that there shall be an average of one (1) tree for every thirty-five feet of length along said boundaries. Additionally, sight-proof screening shall be installed within said landscaped buffer strip.

7.4.5 Signage within Tract 4, QUAIL CROSSING will be in accordance with the present advertising ordinances of the City of Oklahoma City for the "O-1" Limited Office District and as provided herein: there shall be no free-standing pole signs permitted in Tract 4, QUAIL CROSSING.

7.4.6 The exterior vertical wall surface of buildings to be constructed within Tract 4, QUAIL CROSSING shall be comprised of at least 50% masonry construction, exclusive of doors and windows, such masonry construction shall consist of masonry, brick, stucco, wood, rock or equivalent type finish.

7.4.7 The minimum building setback from the property line along North May Avenue to free-standing buildings within Tract 4, QUAIL CROSSING shall be no less than 60 feet.

7.4.8 The minimum building set-back along the eastern and southern boundary of Tract 4 shall be 50 feet from such boundary to any free-standing building within Tract 4.

7.4.9 The minimum building set back from the property line along Northwest 160th Street to free-standing buildings within Tract 4 shall be no less than twenty-five (25) feet.

7.5 LAKE 2.80 acres

7.5.1 Development Regulations of the "R-1" Single Family Residential District shall apply for Tract 5.

7.5.2 The only uses allowed within Tract 5 shall be for lakes, ponds, open-spaces, landscaping to include but not limited to such uses as gazebos, walls, walkways and other

landscaping features.

7. 5.3 The pond contained in Tract 5 may be redesigned but shall not be diminished in size by more than 50%, or not less than .75 acres in size.

7.5.4 The minimum building set-back from the property line along Northwest 160th Street to free-standing buildings within Tract 5 shall be no less than twenty-five (25) feet.

7.5.5 No vehicular access shall be allowed from Tract 5 onto Northwest 160th Street.

7.5.6 Pedestrian access shall be provided within Tract 5 around the pond.

7.7 Tract 6 Residential (46.42 acres)

Tract 7 Residential (4.87 acres)

7.7.1 The Use Regulations and development of the "R-1" Single-Family Residential District shall apply for the development of Tracts 6 and 7, QUAIL CROSSING.

7.7.2 The maximum density within Tracts 6 and 7, QUAIL CROSSING shall not exceed 5 dwelling units per acre.

7.7.3 Landscaping along Northwest 164th Street shall be accomplished by planting an average of one (1) tree for at least every 50 feet of frontage.

7.8 GENERAL PROVISIONS

7.8.1 Development phasing shall be allowed for the development of the Planned Unit Development of QUAIL CROSSING.

7.8.2 Maintenance of all streets, medians, entry island, open-spaces and other such features shall be the responsibility of the property owners within the development of QUAIL CROSSING.

7.8.3 Private drainageways are specifically allowed as a part of this development. Such drainageways may be constructed in accordance with Chapter 16, Section 16-7 of the Oklahoma City Drainage Code. Such private drainageways, however, must be designed to handle to adequate flows, must be submitted for review and made subject to the approval of the Community Development Director of the City of Oklahoma City and/or City Engineer, and the maintenance of such drainageways must be placed in a property owners association.

7.8.4 Each tract or unit development of properties within this Planned Unit Development of QUAIL CROSSING will be platted, architecturally designed and engineered and submitted to the City of Oklahoma City for complete review for compliance with the provisions of this Planned Unit Development prior to the issuance of building permits. Development improvements as required as a part of this Planned Unit Development will be installed at the time of final platting for that particular area.

7.8.5 The collector streets shown on the Master Development Plan (Exhibit "B") to serve tracts within the QUAIL CROSSING development, shall be constructed to collector street standards. Such collector streets shall be installed as a

part of the development of all properties that adjoin such collector streets. It is specifically provided for in this Planned Unit Development that the precise location of such collector streets shall be set at the time of preliminary platting of this property. Additionally, a collector street shall be provided to the east and will be included at the time of preliminary platting if requested by the Planning Commission.

7.8.6 Sight triangles in accordance with the standard specifications of the City of Oklahoma City shall be provided at the intersection of all streets within the Planned Unit Development of QUAIL CROSSING.

7.8.7 Half street paving of North May Avenue and Northwest 164th Street shall be installed in the following locations as a part of the development of QUAIL CROSSING. Such half street paving adjoining a specific tract shall be installed for that specific tract prior to or in conjunction with the final platting and/or issuance of building permits within a specific tract, unless such has already been installed by some other entity. Such half street paving shall include the installation of left turn bays at the intersection of Northwest 164th Street and North May Avenue and a deceleration lane for the intersection of Northwest 160th Street and North May Avenue and Sugar Loaf and N.W. 164th Street. The locations for half-street paving are as follows:

North May Avenue - adjoining Tracts 1, 2 and 4, QUAIL CROSSING.

Northwest 164th Street - Adjoining Tracts 1 and 2, QUAIL CROSSING.

7.8.8 A Traffic Impact Study shall be submitted to the City of Oklahoma City prior to or in conjunction with the submittal of the first preliminary plat covering property to be developed for commercial, office or multi-family development.

7.8.9 Sidewalks shall be provided as a part of the development of QUAIL CROSSING in the following locations: Sugar Loaf Drive; the collector street to the east; Northwest 160th Street; Northwest 164th Street and North May Avenue.

7.8.10 Buildings to be constructed within this PUD shall not be allowed to be constructed of metal or tin as depicted in Exhibit "F".

8.0 EXHIBITS

The following exhibits are attached hereto and made a part hereof of this Planned Unit Development of QUAIL CROSSING. The exhibits are as follows:

Exhibit "A"	Legal Description
Exhibit "B"	Master Development Plan
Exhibit "C"	Existing Utilities
Exhibit "D"	Existing Zoning
Exhibit "E"	Plat of Survey
Exhibit "F"	Metal Building Example

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EXHIBIT "A"

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, Range 3 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said NW $\frac{1}{4}$; thence North 0° 01' 26" West along the west line of said NW $\frac{1}{4}$ a distance of 595.00 feet; thence South 89° 40' 08" East a distance of 50 feet to the point of beginning; thence North 0° 01' 26" West and parallel with said west line a distance of 1903.23 feet; thence South 89° 56' 21" East and parallel with the north line of said NW $\frac{1}{4}$ a distance of 208.71 feet; thence North 0° 01' 26" West and parallel with the west line of said NW $\frac{1}{4}$ a distance of 208.71 feet to a point 50 feet south of the North line of said NW $\frac{1}{4}$; thence South 89° 56' 21" East and parallel with said north line a distance of 2346.88 feet to a point on the east line of said NW $\frac{1}{4}$; thence South 0° 00' 16" West along said east line a distance of 1529.32 feet; thence North 90° 00' 00" West a distance of 547.15 feet; thence South 0° 00' 00" West a distance of 500.57 feet; thence North 90° 00' 00" West a distance of 30 feet; thence South 0° 00' 00" West a distance of 115 feet; thence North 90° 00' 00" West a distance of 442.70 feet; thence North 60° 20' 28" West a distance of 60 feet; thence South 29° 39' 45" West a distance of 13.11 feet to a point of curvature; thence southwesterly on a curve to the left having a radius of 218.85 feet and a delta angle of 29° 39' 33" for an arc distance of 113.29 feet; thence South 45° 00' 00" West a distance of 35.36 feet; thence South 00° 00' 00" West a distance of 50 feet; thence South 45° 00' 00" East a distance of 35.36 feet; thence South 0° 00' 00" West a distance of 95.00 feet; thence North 89° 40' 08" West and parallel with the south line of said NW $\frac{1}{4}$ a distance of 678.41 feet; thence North 0° 01' 26" West a distance of 311.96 feet; thence North 89° 40' 08" West and parallel with said south line a distance of 828.91 feet to the point or place of beginning. Said described tract contains 120.98 acres, more or less.

PUD-317 Correction

Exhibit "A"

TRACT- 1

LEGAL DESCRIPTION

A part of the NW¹/₄, Section, 6, Township 13 North, Range 3 West, I. M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW¹/₄; thence South 89° 56' 21" East; along the north line of said NW¹/₄, a distance of 258.71 feet; thence South 0° 01' 26" East a distance of 50.00 feet to the point of beginning; thence South 89° 56' 21" East and parallel with said north line a distance of 231.29 feet; thence South 0° 01' 26" East and parallel with the west line of said NW¹/₄ a distance of 990.00 feet; thence North 89° 56' 21" West a distance of 440.00 feet; thence North 0° 01' 26" West and parallel with said west line a distance of 781 .29 feet; thence South 89° 56' 21" East and parallel with said north line a distance of 208.71 feet; thence North 0° 01' 26" West and parallel with said west line a distance of 208.71 feet to the point or place of beginning; Said tract contains 9.00 acres, more or less.

The Administrative Amendment underlined in Tract 1 and 2, identified as part of Exhibit "A" was approved by the Planning Director 10 Feb 05

PUD-317 Correction

Exhibit "A"

TRACT - 2

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section, 6, Township 13 North, Range 3 West, I. M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW $\frac{1}{4}$; thence South 89° 56' 21" East; along the north line of said NW $\frac{1}{4}$, a distance of 258.71 feet; thence South 0° 01' 26" East a distance of 50.00 feet to the point of beginning; thence South 89° 56' 21" east and parallel with said north line a distance of 850.00 feet; thence South 0° 01' 26" East a distance of 325.00 feet; thence South 02° 13' 04" East a distance of 225.24 feet; thence South 180 13' East a distance of 175.00 feet; thence South 78° 05' 12" West a distance of 331.76 feet; thence North 89° 56' 21" West a distance of 590.00 feet; thence North 0° 01' 26" West a distance of 785.00 feet to the point or place of beginning. Said described tract contains 15.33 acres, more or less,

AND

Commencing at the Southwest corner of said NW $\frac{1}{4}$; thence North 0° 01' 26" West along the west line of said NW $\frac{1}{4}$, a distance of 1180.00 feet; thence North 89° 54' 34" East a distance of 50.00 feet to the point of beginning; thence North 0° 01' 26" East; and parallel with said west line a distance of 536.63 feet; thence South 89° 56' 21" East a distance of 440.00 feet; thence North 0° 01' 26" West a distance of 205.00 feet; thence South 89° 56' 21" East a distance of 590.00 feet; thence North 78° 05' 12" East a distance of :331.76 feet; thence South 18° 13' 04" East a distance of 341.80 feet; thence South 73° 00' 00" West a distance of 460.00 feet; thence South 60° 03' 39" West a distance of 409.54 feet; thence South 70° 00' 00" West a distance of 425.00 feet; thence South 89° 54' 34" West a distance of 267.00 feet to the point or place of beginning. Said tract contains 15.91 acres, more or less.

The Administrative Amendment underlined in Tract 1 and 2, identified as part of Exhibit "A" was approved by the Planning Director 10 Feb 05

9 1 5 0 0 0 8 6 2 7 4

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors

510 COLCORD DRIVE • OKLAHOMA CITY OKLAHOMA 73102 • TELE. 405-232-2208



E. D. HILL, JR., P. E., L. S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

TRACT - 3

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, Range 3 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said NW $\frac{1}{4}$; thence North 0° 01' 26" West along the West line of said NW $\frac{1}{4}$ a distance of 595.00 feet; thence South 89° 40' 08" East and parallel with the south line of said NW $\frac{1}{4}$, a distance of 878.91 feet to the point of beginning; thence North 0° 01' 26" West a distance of 115.00 feet; thence North 51° 30' 00" East a distance 300.00 feet; thence North 4° 17' 18" West a distance of 241.21 feet; thence North 37° 30' 00" West a distance of 360.00 feet; thence North 60° 03' 39" East a distance of 224.54 feet; thence North 73° 00' 00" East a distance of 460.00 feet; thence South 18° 13' 04" East a distance of 215.00 feet; thence South 10° 12' 19" East a distance of 241.19 feet; thence South 7° 54' 33" East a distance of 523.53 feet; thence South 29° 39' 45" West a distance of 150.00 feet; thence North 60° 20' 28" West a distance of 30.00 feet; thence South 29° 39' 45" West a distance of 3.37 feet; thence North 89° 40' 08" West a distance of 712.05 feet to the point or place of beginning. Said described tract contains 14.43 acres, more or less.

7 1 6 0 0 0 6 2 7 5

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Land Use Planning

Surveyors

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E. D. HILL, JR., P.E., L.S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

TRACT - 4

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, Range 3 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said NW $\frac{1}{4}$; thence North 0° 01' 26" West along the west line of said NW $\frac{1}{4}$; a distance of 1180.00 feet; thence North 89° 54' 34" East a distance of 50.00 to the point of beginning; thence continuing North 89° 54' 34" East a distance of 267.00 feet; thence North 70° 00' 00" East a distance of 60.00 feet; thence South 10° 30' 00" East a distance of 250.00 feet; a thence due East a distance of 455.00 feet; thence due north a distance of 140.00 feet; thence North 57° 01' 59" West a distance of 339.02 feet; thence North 70° 00' 00" East a distance of 135.00 feet; thence North 60° 03' 39" East a distance of 185.00 feet; thence South 37° 30' 00" East a distance of 360.00 feet; thence South 04° 17' 18" East a distance of 241.21 feet; thence South 51° 30' 00" West a distance of 300.00 feet; thence South 0° 01' 26" East a distance of 115.00 feet; thence North 89° 40' 08" West a distance of 828.91 feet; thence North 0° 01' 26" West and parallel with the west line of said NW $\frac{1}{4}$, a distance of 585.31 feet to the point or place of beginning. Said described tract contains 12.22 acres, more or less.

9 1 6 0 0 0 0 6 2 7 6
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E. D. HILL, JR., P. E., L. S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

TRACT = 5

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, Range 3 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said SW $\frac{1}{4}$; thence North 0° 01' 26" West along the west line of said SW $\frac{1}{4}$ a distance of 1180 feet; thence North 89° 54' 13" East a distance of 317.00 feet; thence North 70° 00' 00" East a distance of 60.00 feet to the point of beginning; thence continuing North 70° 00' 00" East a distance of 230.00 feet; thence South 57° 01' 59" East a distance of 339.02 feet; thence due South a distance of 140.00 feet; thence due west a distance of 455.00 feet; thence North 10° 30' 00" West a distance of 250.00 feet to the point or place of beginning. Said described tract contains 2.80 acres, more or less.

9 1 6 0 0 0 0 6 2 7 7

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E. D. HILL, JR., P. E., L. S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

510 COLCORD DRIVE • OKLAHOMA CITY, OKLAHOMA 73102 • TELE. 405 232-2208

TRACT - 6

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, Range 3 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW $\frac{1}{4}$; thence South 89° 56' 21" East along the north line of said NW $\frac{1}{4}$, a distance of 1340.00 feet; thence South 0° 01' 26" East a distance of 50.00 feet to the point of beginning; thence South 89° 56' 21" East and parallel with said north line a distance of 1265.59 feet to a point on the east line of said NW $\frac{1}{4}$; thence South 0° 00' 16" West along said east line a distance of 1529.32 feet; thence due west a distance of 547.15 feet; thence due south a distance of 500.57 feet; thence due east a distance 30.00 feet; thence due south a distance of 115.00 feet; thence due west a distance of 442.70 feet; thence North 60° 20' 28" West a distance of 30.00 feet; thence North 29° 39' 45" East a distance of 150.00 feet; thence North 07° 54' 33" West a distance of 523.54; thence North 10° 12' 19" West a distance of 241.19 feet; thence North 18° 13' 04" West a distance of 731.80 feet; thence North 02° 34' 07" West a distance of 225.24 feet; thence North 0° 01' 26" West a distance of 325.00 feet to the point or place of beginning. Said described tract contains 46.42 acres, more or less.

9 1 5 0 0 0 0 5 2 7 3

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors

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E. D. HILL, JR., P. E. L. S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

TRACT = 7

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$, Section 6, Township 13 North, range 3 west, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said NW $\frac{1}{4}$; thence North 0° 01' 26" West along the west line of said NW $\frac{1}{4}$ a distance of 595.00 feet; thence South 89° 40' 08" East and parallel with the south line of said NW $\frac{1}{4}$, a distance of 878.91 feet to the point of beginning; thence continuing South 89° 40' 08" East a distance of 712.05 feet; thence South 29° 39' 45" West a distance of 9.74 feet to a point of curvature; thence southwesterly along a curve to the left having a radius of 218.85 feet a distance of 113.29 feet; thence South 45° 00' 00" West a distance of 35.36 feet; thence due South a distance of 50.00 feet; thence South 45° 00' 00" East a distance of 35.36 feet; thence due South a distance of 95.00 feet; thence North 89° 40' 08" West and parallel with said south line a distance of 678.41 feet; thence North 0° 01' 26" West and parallel with said west line a distance of 311.96 feet to the point or place of beginning. Said described tract contains 4.87 acres, more or less.

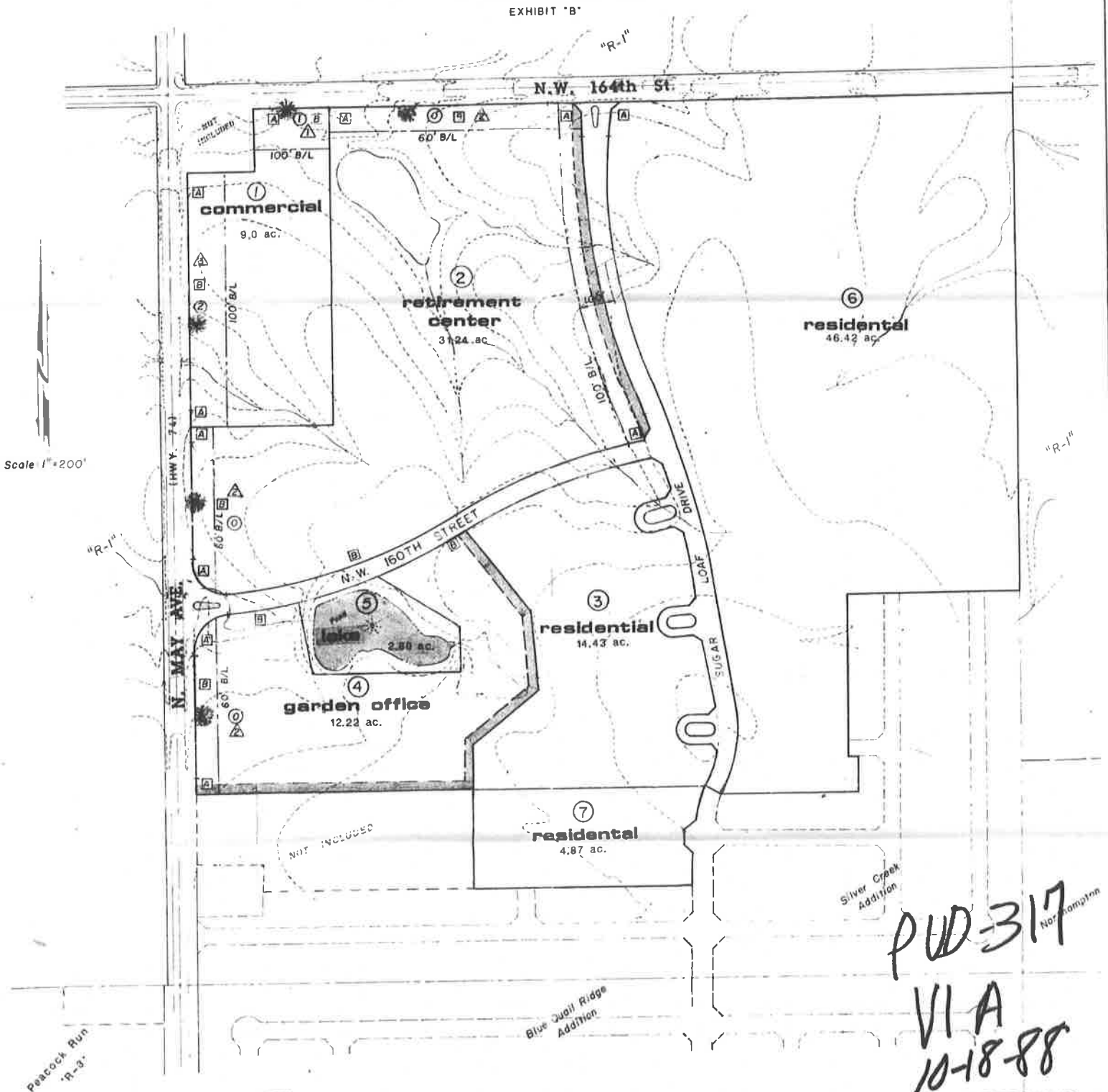
Quail Crossing

A PART OF THE NW/4, SECTION 6, T-13-N, R-3-W, I.M.

OKLAHOMA CITY, OKLAHOMA

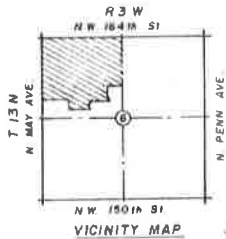
MASTER DEVELOPMENT PLAN

EXHIBIT 'B'



Scale 1" = 200'

Peacock Run
"R-3"



NOTES

- A** - Denotes Limits of No Access
- B** - Denotes Minimum Separation of Access Points Per Design Statement
- Denotes Required Tree Locations
- Denotes Open Space Buffer
- Denotes Lakes to be Retained
- Denotes Number of Access Points
- Denotes Number of Freestanding Pole Signs

Silver Creek Addition

Blue Quail Ridge Addition

PUD-317
VIA
10-18-88

APPROVED

OCT 18 1988

BY THE CITY COUNCIL
The Polly CITY CLERK

240

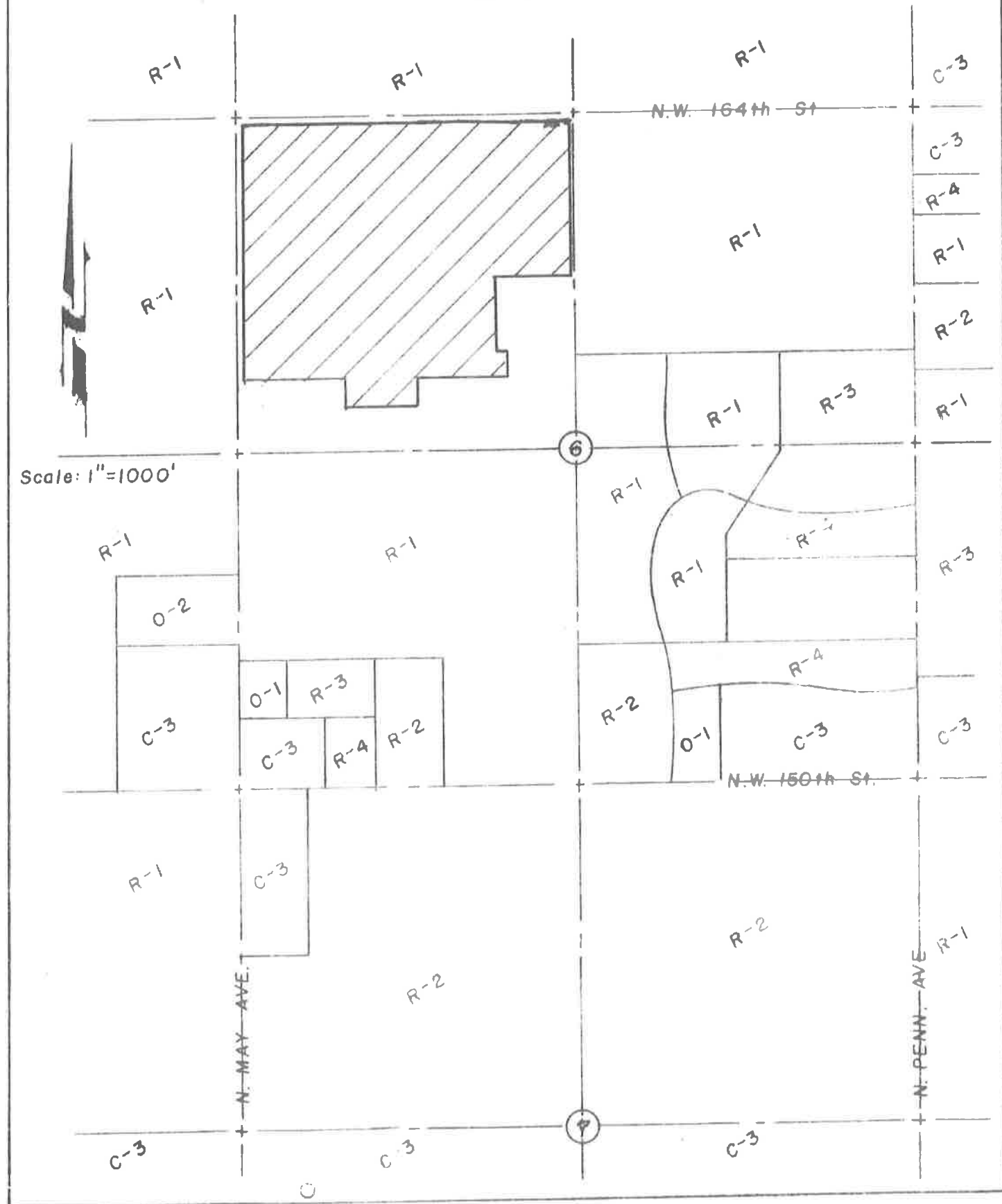
October 1988

E. D. HILL
SURVEYING & ENGINEERING Co.
315 W. COLCORD DRIVE
OKLAHOMA CITY, OKLAHOMA TELE. 405 232-2298

21300000279

EXISTING ZONING

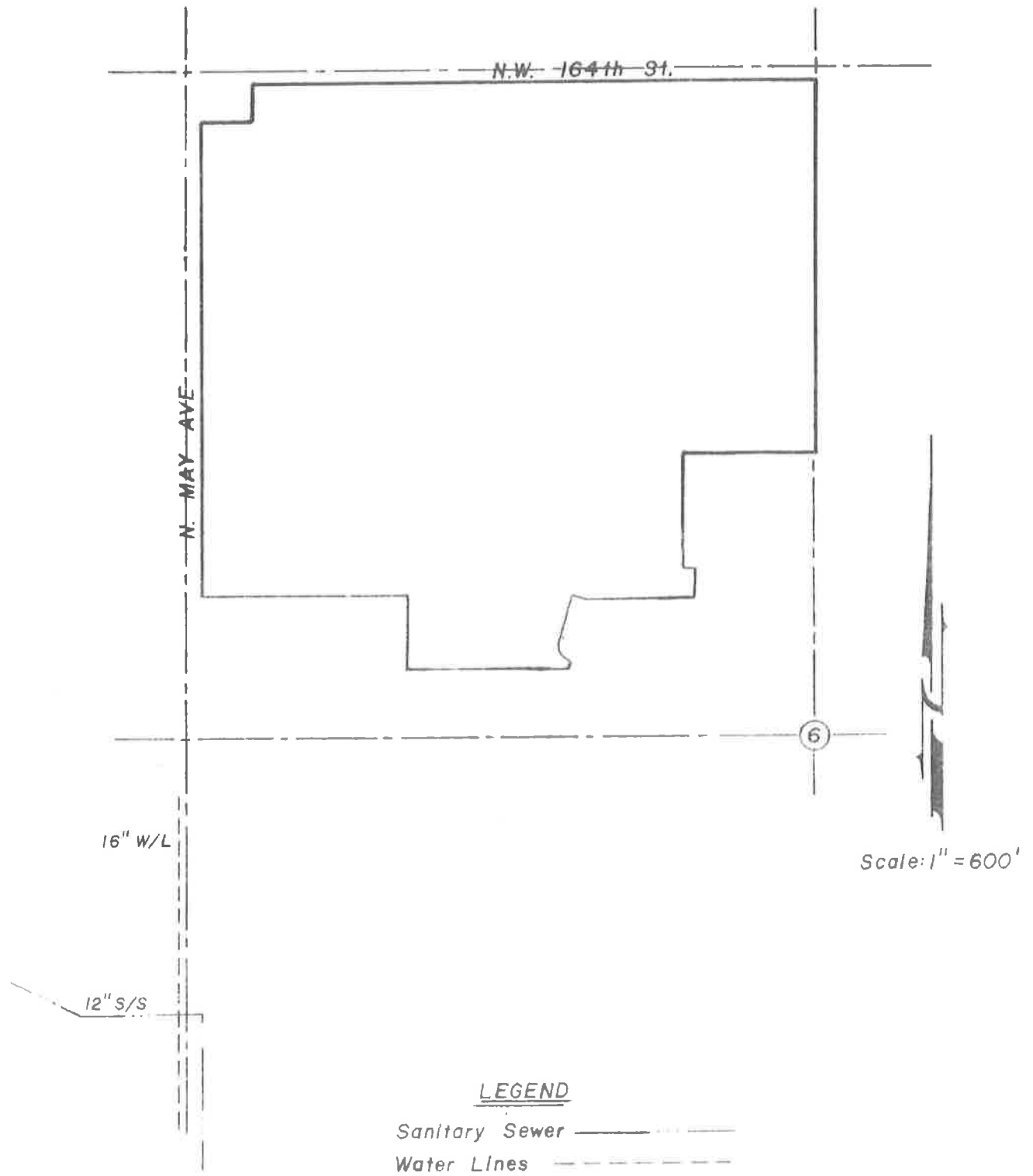
Exhibit "C"



9 1 5 0 0 0 0 6 2 0 0

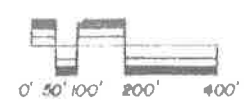
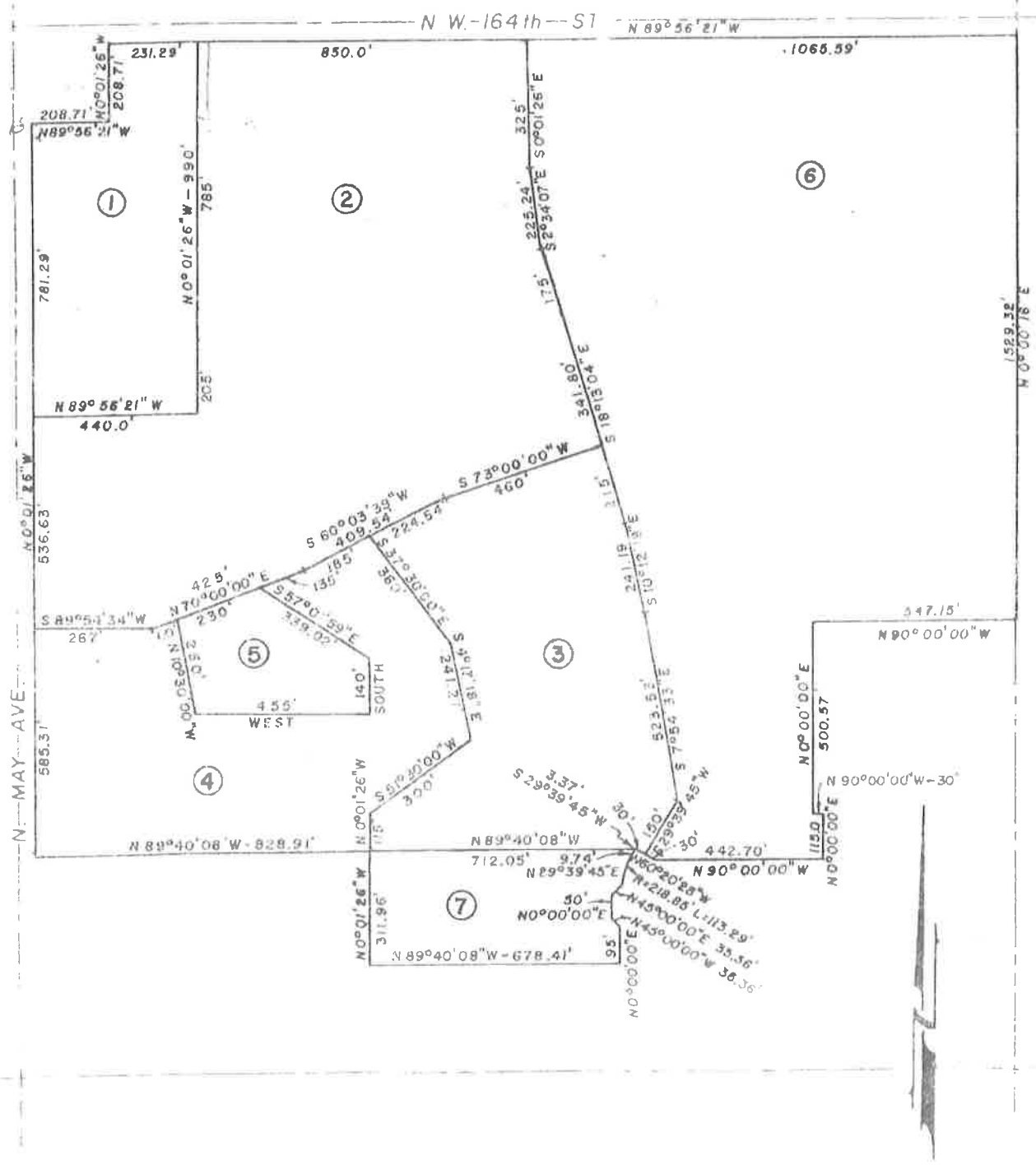
EXISTING UTILITIES

Exhibit "D"



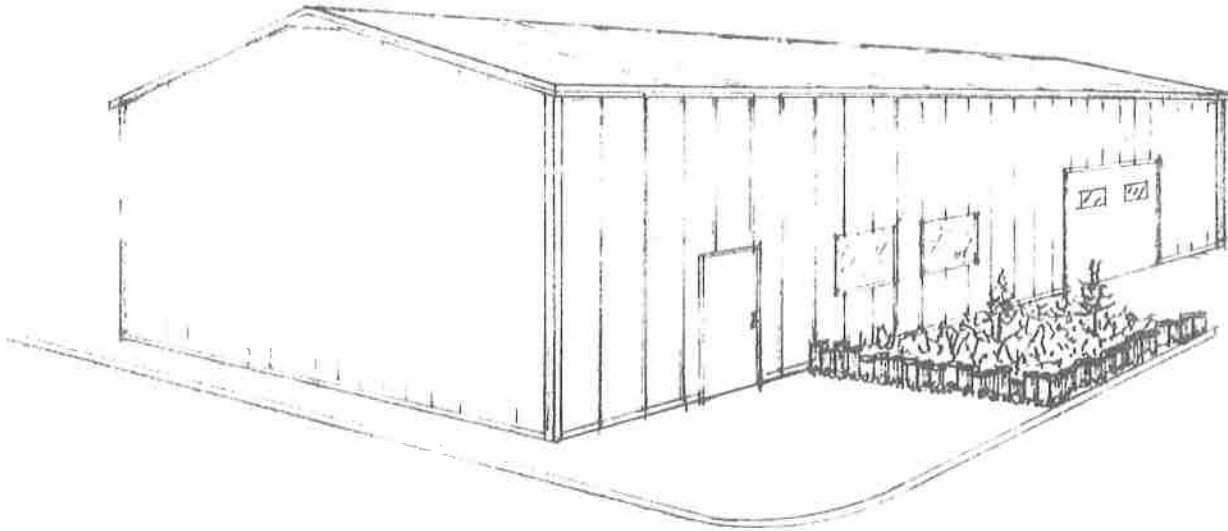
PLAT

Exhibit "E"



9 1 5 0 0 0 0 6 2 8 2

Exhibit "F"



**Prohibited
Metal Building Example**