

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2059

MASTER DESIGN STATEMENT FOR
S. Western Ave. & SW 179th St. / W. Indian Hills Rd.

January 30, 2025
March 19, 2025
March 24, 2025
April 4, 2025
April 16, 2025
April 28, 2025

PREPARED FOR:

Raven Investments, LLC
PO Box 7187
Moore, OK 73153
mckownrichard@mac.com
(405) 637-8742

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Western Ave. & SW 179th Street / W. Indian Hills Rd., consisting of 176.20 acres, is located within the Southwest Quarter (SW/4) of Section 33, Township 10 N, Range 3 W, of the Indian Meridian, Cleveland County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Raven Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District and used for residential development.
East: R-1 and PUD-925 Districts and used for residential development.
South: City of Norman and is undeveloped.
West: AA District and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped and consists primarily of open farm and grass land with a scattering of trees and with a denser area of trees on the far north side. The property generally slopes from North to South. The highest elevation is approximately 1224 located on the North property line and the lowest elevation is 1155 located at the Southeast corner of the property. There is a drainage swale and pond generally in the middle of the property that collects drainage from approximately 130 acres of the property and directs it to a detention pond in the Southwest corner of the property. The remaining property on the East side drains toward a low area around the middle of the East property line, and also the Southeast corner. The soil consists primarily of silty clay loam, silt loam, and fine sandy loam.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a mixed-use development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Pleasant Dr. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is SW 179th St. / W. Indian Hills Rd. The nearest street to the west is S. Western Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available for a portion of the property in the hard corner of S. Western Ave. and SW 179th St. / W. Indian Hills Rd. Sanitary sewer services will be provided from public mains, septic, and/or aerobic.

7.3 WATER

Water facilities for this property are available. The addition will be served by a proposed waterline which will have to be extended approximately half a mile east along SW 179th St. / Indian Hills Road and then approximately a quarter of a mile north along Santa Fe Avenue to connect to an existing water main.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 35 located at 13017 S. May Ave. It is approximately 5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The PUD is within the Urban Low Intensity Land Use Typology Area and within the Urban Future Layer. The requested LUTA for the PUD site is Urban Low Intensity, and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be two (2) Tracts within this PUD as follows. Tract 1 shall consist of a minimum of thirty (30) acres that will be used for a commercial development, in accordance with the regulations set forth herein. If a portion of Tract 1 is purchased for right-of-way (ROW), turnpike, etc., the boundary between Tract 1 and Tract 2 will be administratively adjusted as needed to allow for the required thirty (30) acre commercial tract. There must be a minimum of 30 acres developed in accordance with the C-3 District that has frontage on an arterial street or turnpike within this PUD.

Tract 1: The use and development regulations of the **C-3 Community Commercial District** and the **R-4 General Residential District** shall govern Tract 1, except as herein modified.

The following uses shall be permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel & Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use (this use is limited to allow shared parking amongst multiple users for uses located within Tract 1 of this PUD)
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Use
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window [there shall be a minimum of 150 feet between speaker boxes and residential uses]
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection & Utility: General
8250.13	Light Public Protection & Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential [limited to a maximum of 648 dwelling units]
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living

Tract 2: The use and development regulations of the **R-1 General Residential District** shall govern Tract Two (2) of this PUD, except as herein modified. The minimum lot size shall be 5,000 square feet. A maximum of 20 percent of the lots within this tract shall be allowed to have a minimum lot width of 46 feet. All other lots shall have a lot width greater than 46 feet, and the lots along the north PUD boundary line shall have a minimum frontage of 67 feet. Single-family residential development shall be permitted to be developed at 65% lot coverage. Lot coverage shall be defined as the portion of a lot or site covered or permitted to be covered by principal and accessory building(s) or structure(s), including driveways and any other impervious surface.

Accessory uses are allowed subject to the compliance of the conditions and review procedures required by the zoning ordinance.

The following uses shall be permitted within Tract 2:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home

- 8200.9 Model Home Accessory Parking Lot (This use shall be permitted to be on an adjacent lot or a lot that is separated from the lot in which the Model Home is located)
- 8200.14 Single-Family Residential (There shall be a maximum of 5 dwelling units per acre allowed within Tract 2)
- 8500.2 Permitted Temporary Uses. Temporary Buildings, On-Site. As Sales Trailer. Sales office in Model home garage, which will be converted back to a garage before occupied as a residence by homeowner.

Accessory Dwelling Units, defined as a dwelling unit that is accessory to a Principal Dwelling on the same parcel and includes a building or part of a building that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation, may be permitted on a maximum of 20% of any given platted block within Tract 2, subject to the setback regulations and lot coverage regulations as defined herein.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Façade regulations shall be in accordance with the base zoning regulations.

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. In addition, there shall be a 50-foot landscape buffer along the north PUD boundary line and east PUD boundary line where adjacent to existing residential uses. All existing mature, healthy trees within the above-referenced 50-foot landscape buffer shall remain to the greatest extent possible.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

The base zoning district of each respective tract shall regulate the screening requirements. A six-foot decorative masonry wall shall be required along S. Western Ave. If the trees are removed within the 50-foot landscape buffer along the north PUD boundary line, a six-foot decorative masonry wall shall be required along said north PUD boundary line. For lots abutting the landscaped buffer defined in Section 9.2, there shall be a four-foot (4') split rail fence or four-foot (4') Ameristar black metal decorative fence between the lot line and the landscape buffer. The decorative masonry wall and four-foot fence referenced herein shall be maintained by a Homeowners Association.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from SW 179th St. / Indian Hills Rd. and S. Western Ave. There shall be connectivity between tracts within this PUD. There will be connection to stub streets to the north or east of this development.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that parking and maneuvering adjacent to a platted common lot will be permitted in the public street right-of-way upon receipt of a revocable permit. Each single-family dwelling shall have a two-car garage. Garages shall be permitted to count toward meeting one parking space of the required parking count. All parking spaces shall be located off of the right-of-way on private property. The plat shall indicate the location where maneuvering will be permitted within this PUD. However, the development may reduce the parking requirements within any commercial development of this PUD by 15%.

9.10 SIGNAGE REGULATIONS

All signage shall be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Roofing regulations shall be in accordance with the base zoning district.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways shall be provided in this Planned Unit Development and shall connect residential tracts to adjacent Common Areas.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

For Tract One (1):

The base zoning district shall govern the setbacks within this Tract, except that for any multi-family development within this Tract, the R-4 General Residential District shall govern said development.

For Tract Two (2):

Front: 7 feet, except all garages will have a minimum 20' front yard setback.

Rear: 10 feet

Side: 0 feet or 6 feet [there shall be a minimum of 6 feet between dwelling units and shall be illustrated on the final plat]

Corner Side: 10 feet

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives and islands / medians, and ADA compliant pathway, if any, in the development shall be the responsibility of the Homeowners Association. In the event of an ADA compliant pathway, it shall be no wider than five (5) feet and must be located at least twenty feet (20') from the north PUD boundary. 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. There shall be a minimum of 40 acres of open space within this PUD.

9.17 SPECIFIC PLAN

A specific plan shall be required for multi-family and commercial development.

10.0 DEVELOPMENT SEQUENCE

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

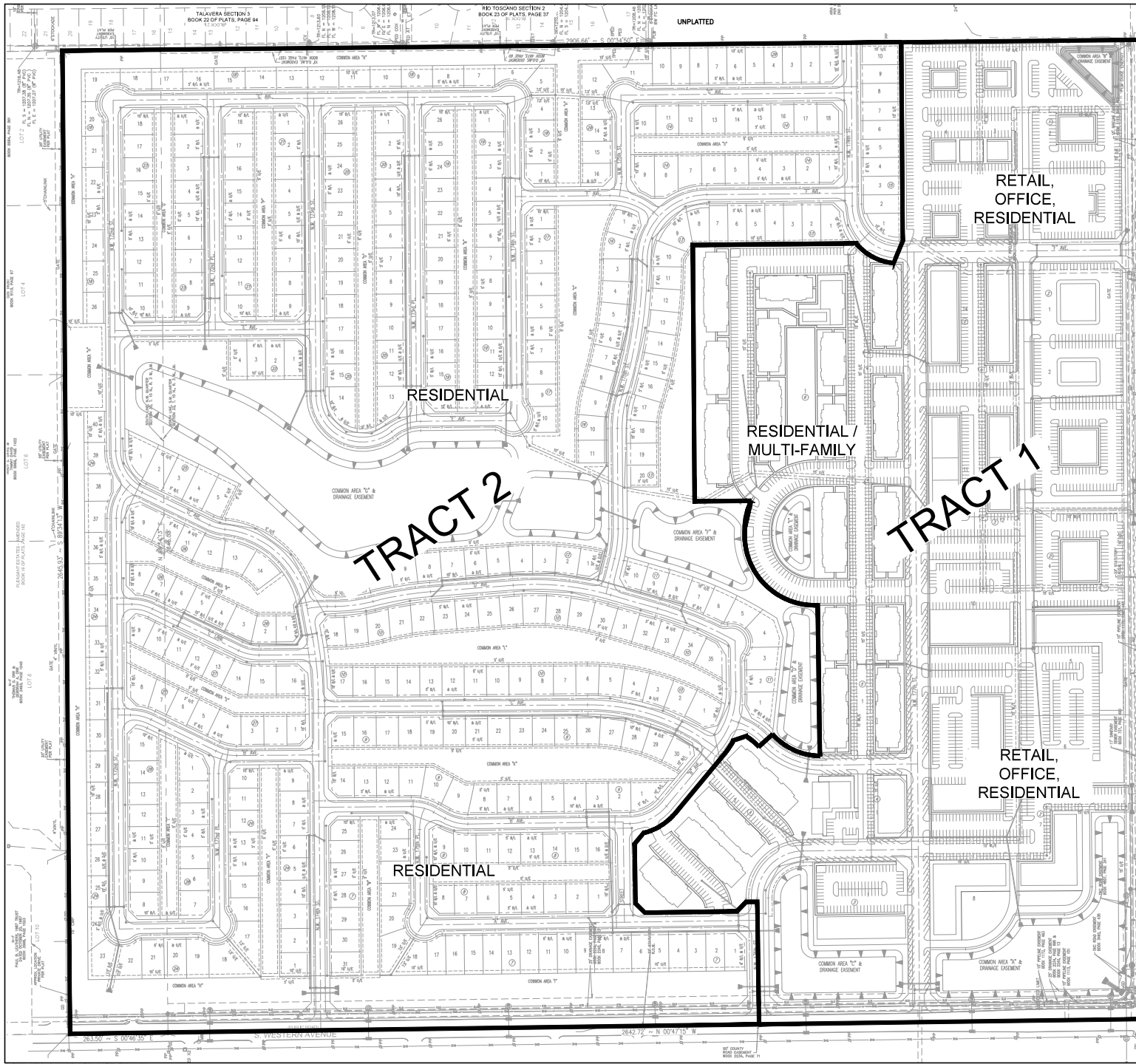
11.0 EXHIBITS

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

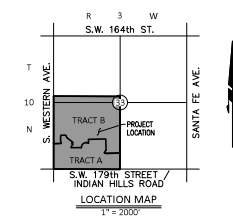
- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2059 Exhibit A – Legal Description

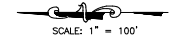
A tract of land lying in the West Half (W/2) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 33; THENCE North 00°47'15" West along the West line of said SW/4 a distance of 2642.72 feet to the Northwest corner of said SW/4, said point also being the Southwest corner of the Northwest Quarter (NW/4) of said Section 33; THENCE North 00°46'35" West and along the West line of said NW/4 a distance of 263.50 feet; THENCE North 89°34'13" East a distance of 2645.93 feet to a point on the East line of said NW/4; THENCE South 00°34'50" East along said East line a distance of 2906.66 feet to the Southeast Corner of said SW/4; THENCE South 89°34'50" West along the South line of said SW/4 a distance of 2635.49 feet to the POINT OF BEGINNING.



Master Zoning Exhibit
WESTERN HILLS
A PLANNED UNIT DEVELOPMENT
A PART OF THE W. 1/2, SECTION 33,
T10N, R3W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



PUD-2059 EXHIBIT B



SMC CONSULTING ENGINEERS, P.C.
1100 WESTERN AVENUE, SUITE 200
OKLAHOMA CITY, OKLAHOMA 73106
PHONE: (405) 733-7337
FAX: (405) 733-7338
WWW.SMCENGINEERS.COM

OWNER:
Rosen Investments, LLC
P.O. Box 7337
Moore, Oklahoma 73153

Engineer:
SMC Consulting Engineers, P.C.
1100 West Avenue, Suite 200
Oklahoma City, OK 73106

WESTERN HILLS

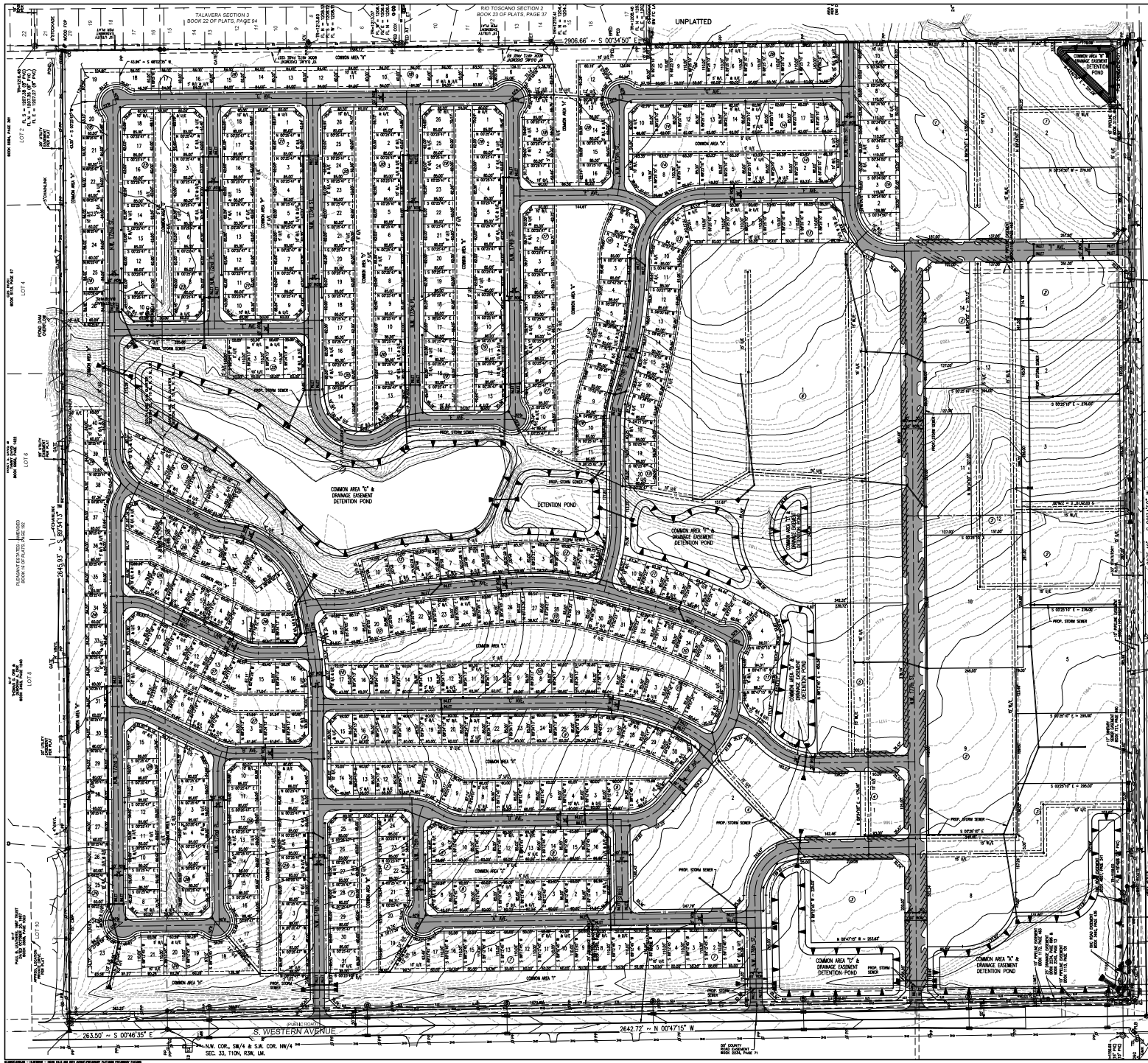
S. WESTERN AVE. & SW 179TH ST. /
INDIAN HILLS RD.
OKLAHOMA CITY, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
1100 WESTERN AVENUE, SUITE 200
OKLAHOMA CITY, OKLAHOMA 73106
PHONE: (405) 733-7337
FAX: (405) 733-7338
WWW.SMCENGINEERS.COM

PROJECT NUMBER:
DATE: 01/28/20
SCALE: 1" = 100'
DRAWN BY: J.A.
CHECKED BY: J.A.
P.L. NUMBER:

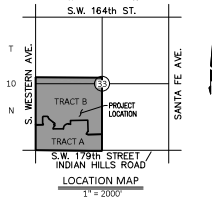
MASTER ZONING EXHIBIT

SHEET
1



Preliminary Plat WESTERN HILLS

A PLANNED UNIT DEVELOPMENT
A PART OF THE W. 1/2, SECTION 33,
T10N, R3W, L1M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



PUD-2059 EXHIBIT B-1

RESIDENTIAL LOTS - 425 LOTS
COMMERCIAL / RETAIL LOTS - 20 LOTS
MULTI-FAMILY / RESIDENTIAL - 3 LOTS
OPEN SPACE AREA = 41.58 AC.±

SCALE: 1" = 100'

LEGAL DESCRIPTION

A tract of land lying in the West Half (W/2) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:
BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 33;
THENCE North 07°47'15" West along the West line of said SW/4 a distance of 2642.72 feet to the Northwest corner of said SW/4; said point also being the Southwest corner of the Northwest Quarter (NW/4) of said Section 33; THENCE North 07°46'25" West along the West line of said NW/4 a distance of 263.50 feet; THENCE North 89°54'12" East a distance of 2645.93 feet to a point on the East line of said NW/4; THENCE South 07°47'15" East along said East line a distance of 2606.66 feet to the Southwest corner of said SW/4; THENCE South 89°54'12" West along the South line of said SW/4 a distance of 2635.49 feet to the POINT OF BEGINNING.
Said tract contains 176.20 acres, more or less.

NOTES:

1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF OKLAHOMA CITY.
3. EXISTING ZONING IS "R-1", THE PROPOSED USE OF THE PROPERTY IS FOR "PUD".
4. ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
5. ALL SANITARY SEWER SHALL BE 8" UNLESS OTHERWISE NOTED.
6. FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP.

BUILDING SETBACKS WILL BE AS FOLLOWS:

Front: 5 feet, except all garages will have a minimum 20' front yard setback.
Rear: 10 feet.
Side: 0 feet or 6 feet (there shall be a minimum of 6 feet between dwelling units and shall be illustrated on the final plat)
Corner Side: 10 feet

SMC Consulting Engineers, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

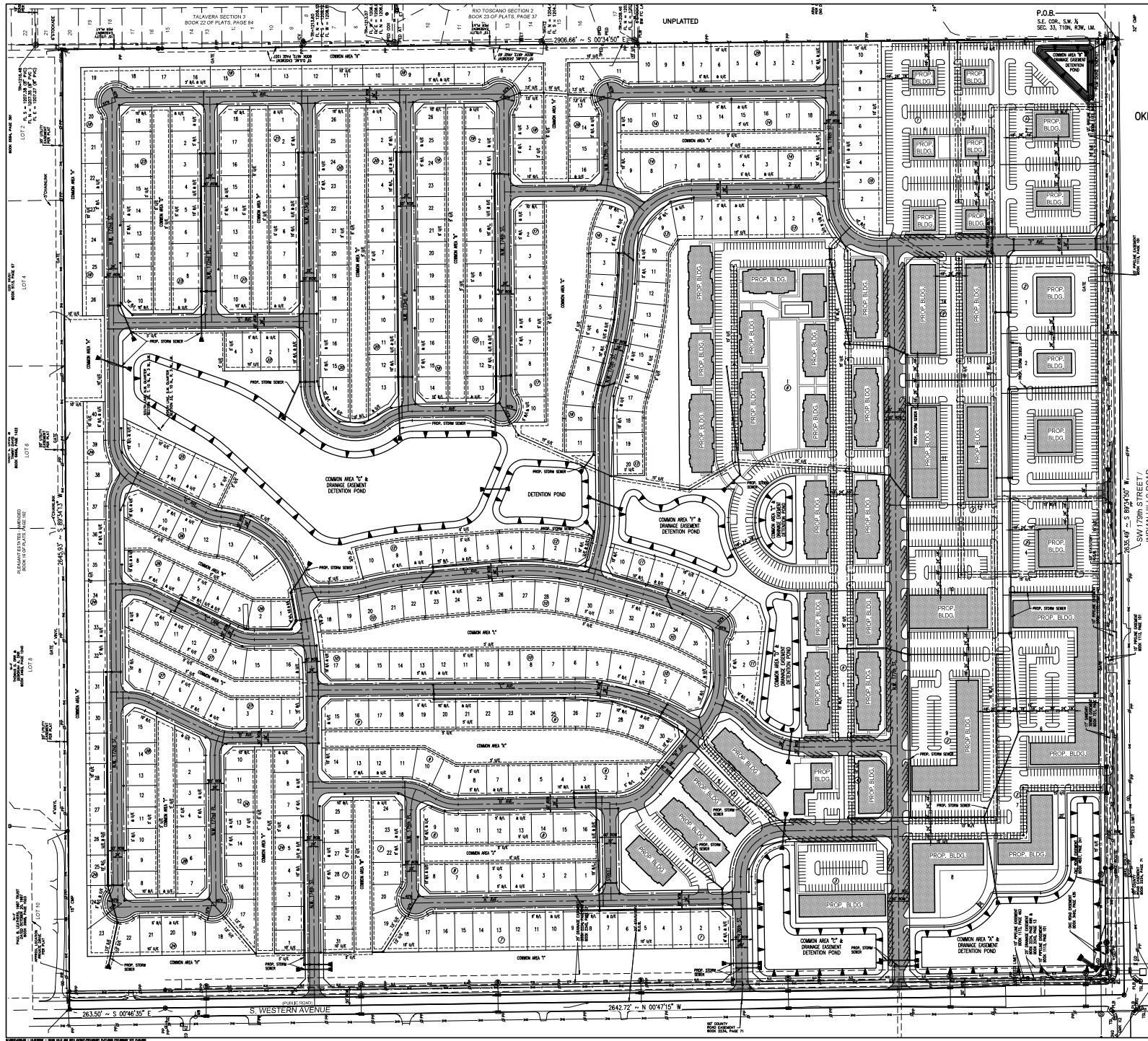
OWNER:
Rosen Investments, LLC
P.O. Box 7387
Moore, Oklahoma 73153

Engineer:
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106

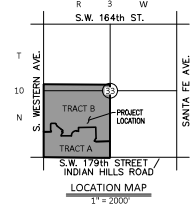
WESTERN HILLS
S. WESTERN AVE. & SW 179TH ST. /
INDIAN HILLS RD.
OKLAHOMA CITY, OKLAHOMA

SMC Consulting Engineers, P.C.
DATE: 01/26/25
SCALE: 1" = 100'
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
P.L. NUMBER: 1808

PRELIMINARY PLAT
SHEET
1



Preliminary Site Plan
WESTERN HILLS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 33,
 T10N, R3W, I.M.
 OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



PUD-2059 EXHIBIT B-2

SCALE: 1" = 100'

RESIDENTIAL LOTS - 425 LOTS
 COMMERCIAL / RETAIL LOTS - 20 LOTS
 MULTI-FAMILY / RESIDENTIAL - 3 LOTS
 OPEN SPACE AREA = 41.58 AC.±

OWNER:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

WESTERN HILLS

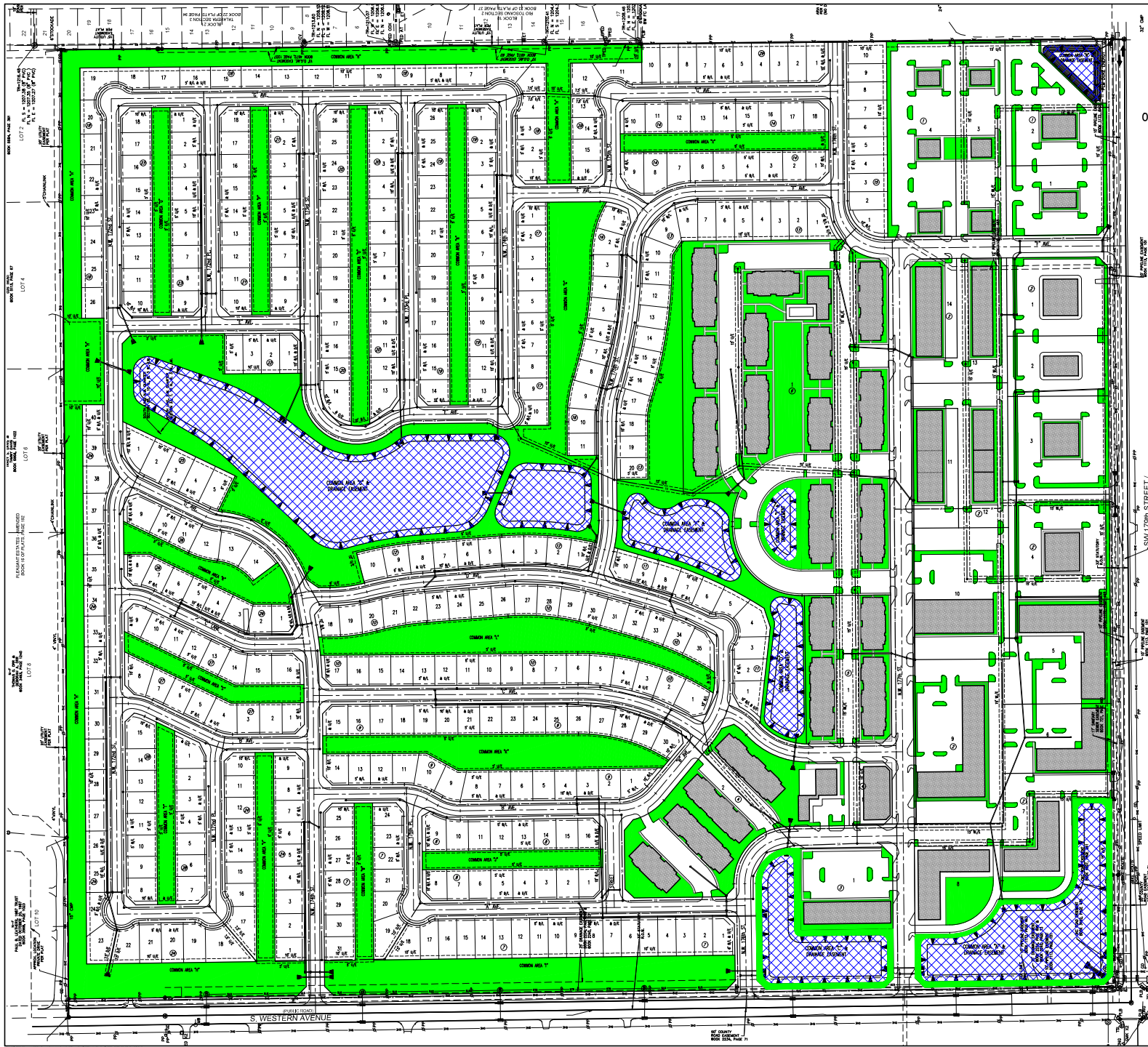
S. WESTERN AVE. & SW 179TH ST. / INDIAN HILLS RD. OKLAHOMA CITY, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PHONE: (405) 233-1100
 FAX: (405) 233-1101
 WWW: WWW.SMC-OKLAHOMA.COM

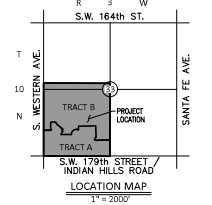
PROJECT INFORMATION:
 DATE: 11/28/20
 SCALE: 1" = 100'
 DRAWN: JPD/L
 CHECKED: JPD/L
 P.L. NUMBER: 1000

PRELIMINARY SITE PLAN

SHEET NO. 1



Greenspace Exhibit
WESTERN HILLS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 33,
 T10N, R3W, L.M.
 OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



PUD-2059 EXHIBIT B-3



GREENSPACE AREA = 49.43 AC.± (28%)



OWNER:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

WESTERN HILLS

**S. WESTERN AVE. & SW 179TH ST. /
 INDIAN HILLS RD.
 OKLAHOMA CITY, OKLAHOMA**

SMC
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PHONE: (405) 233-1100
 FAX: (405) 233-1101
 E-MAIL: SMC@SMCENGINEERS.COM
 WWW.SMCENGINEERS.COM

PROJECT INFORMATION
 DATE: 4/14/20
 SCALE: 1" = 100'
 DRAWN BY: JLD
 CHECKED BY: JLD
 P.L. NUMBER: 1808

GREENSPACE EXHIBIT
 SHEET NO. 1

PUD-2059 Exhibit C

