

RESIDENTIAL

A P P R O V E D

4-26-2022

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD – 1880

DESIGN STATEMENT

FOR

CAVALLO

JANUARY 13, 2022

Revised: MARCH 1, 2022

PREPARED BY:

Crafton Tull & Associates, Inc.
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
Kendall.Dillon@craftontull.com

PREPARED FOR:

WP Land, LLC.
2731 S. I-35 Service Road
Moore, Oklahoma 73160
P 405.366.000 F 405.703.4334
E anthony@westpointgroup.com

TABLE OF CONTENTS

INTRODUCTION1.0

LEGAL DESCRIPTION2.0

OWNER/DEVELOPER3.0

SITE AND SURROUNDING AREA.....4.0

PHYSICAL CHARACTERISTICS5.0

CONCEPT.....6.0

SERVICE AVAILABILITY7.0

SPECIAL DEVELOPMENT REGULATIONS.....8.0

USE AND DEVELOPMENT REGULATIONS.....8.1

SPECIAL CONDITIONS..... 9.0

MODIFIED LOT REQUIREMENTS IN TRACTS 2..... 9.1

FACADE REQUIREMENTS..... 9.2

LANDSCAPING REGULATIONS.....9.3

LIGHTING REGULATIONS.....9.4

SCREENING REGULATIONS.....9.5

DUMPSTER REGULATIONS.....9.6

PLATTING REGULATIONS.....9.7

DRAINAGE REGULATIONS..... 9.8

ACCESS REGULATIONS.....9.9

PARKING REGULATIONS.....9.10

SIGNAGE REGULATIONS.....9.11

ROOFING REGULATIONS.....9.12

RESIDENTIAL

SIDEWALK REGULATIONS.....	9.13
HEIGHT REGULATIONS.....	9.14
SETBACK REGULATIONS.....	9.15
PUBLIC IMPROVEMENTS.....	9.16
COMMON AREAS	9.17
DEVELOPMENT SEQUENCE.....	10.0
EXHIBITS.....	11.0

RESIDENTIAL

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Cavallo, consisting of 62.57 acres is located within the NW/4 of Section 22, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma City, Oklahoma. The subject property is generally located South of S.W. 44th Street, East of Mustang Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Cavallo is described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is; WP Land, LLC., 2731 S. I-35 Service Road, Moore, Oklahoma 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned AA District and is vacant. Surrounding properties are zoned and used for:

North: "PUD-1384", currently vacant farmland and the entry into the Johnson Farms Addition.

South: "AA", currently vacant farmland.

East: "AA", currently vacant farmland.

West: "PUD-1403", currently vacant farmland.

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the Oklahoma City Comprehensive Plan (Plan OKC).

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is on the northwest side adjacent to S. Mustang Rd at elevation 1288, while the lowest elevation is 1258 at a drainage point adjacent to SW 44th Street. There is a FEMA Zone AE 100 year floodplain along the stream that makes its way towards Mustang Creek basin to the north. Within the floodplain is a USGS Blue Line and floodway that runs along the eastern portion of the site, diagonally, southwest to northeast. There is an OG&E large electric power transmission line traveling diagonally from the northwest portion of the site adjacent to SW 44th Street towards the southeast. There are one large transmission tower within the site.

There are multiple soil types within this site; NrB Norge silt loam in the northwest, BnC Binger fine sandy loam adjacent and within the floodplain, Ra Reinach very fine sandy loam in the southern portion of the site, Ya fine sandy loam in the floodplain, and Pw Port silty clay loam along the streambed.

SECTION 6.0 CONCEPT

RESIDENTIAL

The concept for this PUD is to provide for community commercial in Tract 1 at the corner where SW 44th and S. Mustang Rd intersect and providing smaller size single-family lots in Tract 2.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 44th Street, which has a right-of-way width of 33-feet from centerline and is paved to rural standards. The approach towards the intersection with S. Mustang Rd has been improved with 4-lanes and a dedicated left turn lane. The nearest street to the west is S. Mustang Rd. and is paved as a 4-lane arterial. The nearest street to the east is S. Sara Rd, which has been improved to a 4-lane arterial. The nearest street to the south is SW 59th Street, which has a right-of-way width of 33-feet from centerline and is paved to rural standards.

Streets that are proposed in this PUD shall be public streets built to Oklahoma City's standards and shall have right-of-way widths of 50-feet.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are currently available and runs south to north adjacent to the streambed.

7.3 WATER

Water facilities for this property are currently available. There is an existing water line located along SW 44th Street.

7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 33 at 11630 SW 15th Street, Yukon, 2.4 miles from an entrance into the addition.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this PUD.

7.7 DRAINAGE

A Portion of the property within this Planned Unit Development is located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

RESIDENTIAL

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. This PUD fits within the description of the Comprehensive Plan designation.

8.0 SPECIAL DEVELOPMENT REGULATIONS

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

8.1 USE AND DEVELOPMENT REGULATIONS

This planned unit development shall consist of two (2) tracts as follows:

8.1.1 TRACT ONE (1)

The use and development regulations of the "C-3" Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following use units shall be the only uses permitted in Tract 1:

- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

RESIDENTIAL

Convenience Sales and Personal Services (8300.32)
Cultural Exhibits (8250.5).
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window 8300.36)
Eating Establishments: Sitdown (8300.37)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Food and Beverage Retail Sales (8300.41)
Gasoline Sales: Large (8300.45)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Personal Storage (8300.60)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)

A minimum of 150' separation shall be provided from residential for drive-thru and gas uses.

8.1.2 TRACT TWO (2)

The use and development regulations of the “R-1” Single-Family Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

9.1.1 TRACT 2:

1. Minimum lot size shall be 4,000 square feet.
2. Minimum lot width shall be 40 feet at the platted front building line.
3. The minimum depth of the front yard shall be 20 feet.
4. Maximum lot coverage shall be 65%.

9.2 FAÇADE REQUIREMENTS:

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

RESIDENTIAL

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

A 5-foot landscape buffer with trees on 20-foot centers shall be provided between Tract-1 and Tract-2.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2020, as amended.

9.5 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high screen shall be required along the eastern and southern boundary of Tract 1 where abutting residential zoning/use. Said screen shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

9.6 DUMPSTER REGULATIONS

Within Tract 1, dumpsters shall be located in 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 single-family residential zoning/use.

9.7 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.8 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. 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's, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.9 ACCESS REGULATIONS

There shall be two street access points from SW 44th Street to serve the residential Tract 2. There shall be two additional driveway access points from SW 44th Street for Commercial Tract 1. There shall be three driveway access points along the east side of S. Mustang Rd to serve the Commercial Tract 1. Access driveways shall meet driveway separation requirements with a minimum of 200 feet of separation.

RESIDENTIAL

Tract 1 Lots may be platted and subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive. A split lot is not required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Access to Tract 2 of this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a Boulevard street.

Streets or driveways on adjacent property within 200 feet of this PUD shall be shown on the Master Development Plan.

Individual residential lots shall not be permitted to take access from arterial/section line road(s) and “Limits of No Access” shall be established along lots abutting an arterial/section line road for residential lots.

Pedestrian access shall be provided from Tract 2 to S Mustang Rd.

9.10 PARKING REGULATIONS

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

For Tract Two (2), on-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

Commercial and Single Family residential subdivision sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business development is located, as long as the business and the sign are located within this PUD.

9.11.2 ATTACHED SIGNS

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

RESIDENTIAL

9.11.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in this PUD.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

9.12 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better, except that commercial buildings shall be permitted to have flat roofs.

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 44th Street and along S. Mustang Road 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.

9.14 HEIGHT REGULATIONS

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

9.15 SETBACK REGULATIONS

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

9.16 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.

9.17 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.

10.0 DEVELOPMENT SEQUENCE

RESIDENTIAL

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 DESCRIPTIONS: OVERALL, A-1 AND A-2

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

**EXHIBIT – A PUD LEGAL
CAVALLO
OVERALL LEGAL**

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING;
thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet; thence
S27°25'44"W a distance of 309.60 feet; thence
S59°26'01"W a distance of 995.46 feet; thence
S19°13'41"W a distance of 773.64 feet; thence
S39°30'33"W a distance of 561.07 feet; thence
S77°22'52"W a distance of 328.29 feet; thence
S57°06'58"W a distance of 366.29 feet; thence
N00°14'36"W a distance of 68.03 feet; thence
N10°10'10"W a distance of 203.04 feet; thence
N00°14'36"W a distance of 1861.65 feet; thence
N45°01'49"E a distance of 49.26 feet; thence
S89°45'42"E a distance of 514.49 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,725,372 Sq Ft or 62.57 Acres, more or less.

TRACT 1

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 85.51 feet; thence
S00°14'18"W a distance of 60.00 feet to the POINT OF BEGINNING; thence

S89°45'42"E a distance of 290.01 feet; thence
S00°14'36"E a distance of 856.34 feet; thence
S37°52'45"W a distance of 83.32 feet; thence
S89°45'24"W a distance of 120.76 feet; thence
S37°52'45"W a distance of 66.17 feet; thence
S89°45'24"W a distance of 111.95 feet; thence
N00°14'36"W a distance of 941.71 feet; thence
N45°01'49"E a distance of 49.26 feet to the POINT OF BEGINNING.

Said tract contains 304,651 Sq Ft or 6.99 Acres, more or less.

TRACT 2

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING;
thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet; thence
S27°25'44"W a distance of 309.60 feet; thence
S59°26'01"W a distance of 995.46 feet; thence
S19°13'41"W a distance of 773.64 feet; thence
S39°30'33"W a distance of 561.07 feet; thence
S77°22'52"W a distance of 328.29 feet; thence
S57°06'58"W a distance of 366.29 feet; thence
N00°14'36"W a distance of 68.03 feet; thence
N10°10'10"W a distance of 203.04 feet; thence
N00°14'36"W a distance of 919.93 feet; thence
N89°45'24"E a distance of 111.95 feet; thence
N37°52'45"E a distance of 66.17 feet; thence
N89°45'24"E a distance of 120.76 feet; thence
N37°52'45"E a distance of 83.32 feet; thence
N00°14'36"W a distance of 856.34 feet; thence
S89°45'42"E a distance of 224.48 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

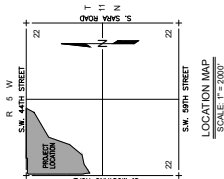
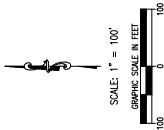
Said tract contains 2,420,721 Sq Ft or 55.57 Acres, more or less.

MASTER DEVELOPMENT PLAN

OF

CAVALLO

A PART OF THE NW/4 OF SECTION 22, T11N, R5W, I1M,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE #	LENGTH	DIRECTION
11	66.00'	N00°14'30"W
12	49.50'	N00°01'40"E
13	60.00'	N00°14'31"E

LEGEND:

P.O.C. POINT OF COMMENCEMENT

(NW/4 OF NW/4 OF SECTION 22

T11N, R5W, I1M)

P.O.B. POINT OF BEGINNING

LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I1M), Oklahoma City, Canadian County, Oklahoma; being more particularly described by means and bounds as follows:

COMMENCING at the Northwest corner of said NW/4, thence S89°45'42"E a distance of 600.00 feet to the Point of Beginning; thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet, thence

S27°25'14"W a distance of 306.60 feet, thence

S59°20'11"W a distance of 995.46 feet, thence

S39°30'33"W a distance of 551.07 feet, thence

S77°25'27"W a distance of 338.29 feet, thence

S00°14'36"W a distance of 68.03 feet, thence

N10°10'10"W a distance of 203.04 feet, thence

N00°14'31"E a distance of 60.00 feet, thence

S89°45'42"E a distance of 314.49 feet, thence

N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,725.27 ± sq. ft. or 62.57 Acres, more or less.

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com

PROJECT OWNER AND DEVELOPER:

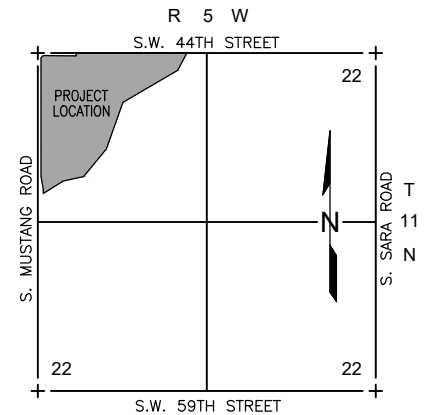
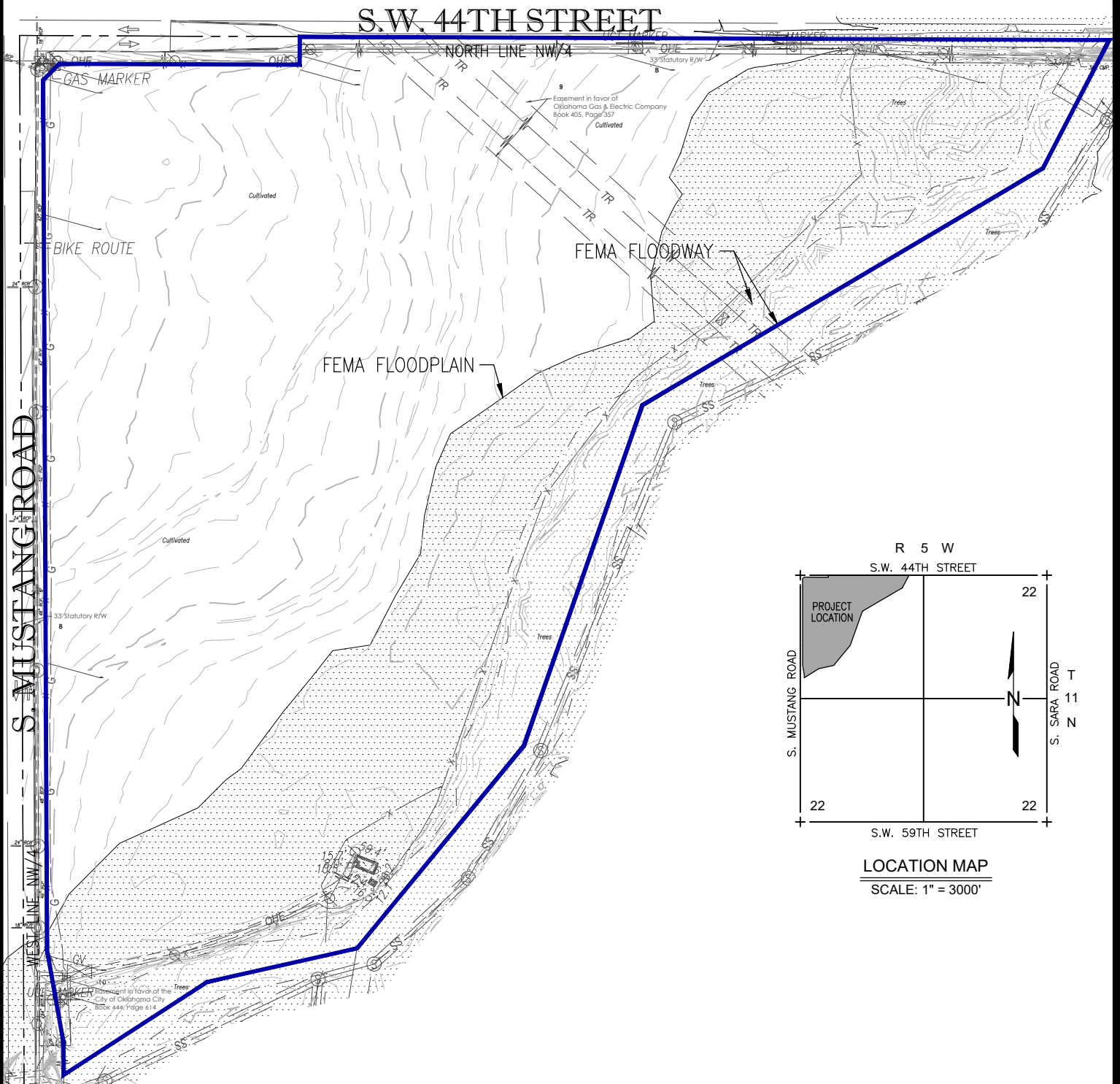
WP LAND, LLC

2731 S. I-35 SERVICE ROAD

MOORE, OKLAHOMA 73160

PH: 405.366.0000

EMAIL: anthony@westpointgroup.com



LOCATION MAP

SCALE: 1" = 3000'

SCALE: 1" = 300'

PROJECT OWNER AND DEVELOPER:

WP LAND, LLC
2731 S. I-35 SERVICE ROAD
MOORE, OKLAHOMA 73160

PH: 405.366.0000
EMAIL: anthony@westpointgroup.com

CAVALLO - TOPOGRAPHIC MAP - EXHIBIT C

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 of 1

DATE: 02/28/22

PROJECT NO.: 21617700

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2022