

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – 1963

MASTER DESIGN STATEMENT

FOR

Salazar's SW 29th Street Development

August 2, 2023
August 14, 2023

PREPARED FOR:

*Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4235
bwyatt@salazarroofing.com*

PREPARED BY:

*Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
P.O. Box 891747
Oklahoma City, Oklahoma 73189
(405) 840-9901
callen@aeswins.com*

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12

HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.17
SPECIFIC PLAN AND FINAL PLAT	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SW 29th Street and S. Mustang Road, consisting of 30.03 acres that are located within the Southeast Quarter (SE/4) of Section 9, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the Northwest corner of SW 29th Street and S. Mustang Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Salazar Commercial Properties, L.L.C.

SECTION 4.0 SITE AND SURROUNDING AREA

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

- North: R-1, Single-family Residential District and is developed as Canyon Creek single-family residential.
- East: SPUD-1474, 2825 S. Mustang Road to be developed as commercial/retail and SPUD-1412 and O-2, General Office District to be developed as Integris Primary Care Clinic.
- South: AA, Agricultural District and is currently rural single-family residential.
- West: R-1, Single-family Residential District and is developed as Fireside Creek single-family residential.

The subject property is currently undeveloped. Surrounding properties are primarily single-family residential.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1310 to 12800 and the slope analysis reveals gentle to moderate slopes. The subject property has been used for agricultural purposes and the general soil has a brown fine sandy loam surface and subsurface layers. The tree cover on the property is approximately 10%. This property is in the North Canadian River drainage basin and there is no floodplain located on the subject property.

SECTION 6.0CONCEPT

The concept for this PUD is to develop the Northern Tract 1 (20.63 Acres) as R-2, Medium-low Density Residential District to be developed as a Two-family (Duplex) Residential District and the Southern Tract 2 (9.40 Acres) as C-3, Community Commercial District.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2005, as amended, to be made part of this PUD: None.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 26th Street in Canyon Creek, which has a 50-foot public right-of-way width and is a curb and gutter street in accordance with the City of Oklahoma City's residential design standards. There are two stub streets, Sugar Pine Drive and Crystal Pine Drive, that extend South to the subject property and will be extended into this PUD.

The nearest street to the East is S. Mustang Road (State Highway 4), which has a 60-foot dedicated right-of-way along the West side of S. Mustang Road and is a five-lane arterial roadway with a center left turn lane.

The nearest street to the south is SW 29th Street. The intersection of SW 29th Street and S. Mustang Road has been improved and is signalized with dedicated left turn lanes. Intersection improvements extend approximately 500 feet to the West, where SW 29th Street has a statutory right-of-way width of 33 feet on each side of the section line and is paved to County section line road standards.

The nearest street to the West is S. Czech Hall Road, which has a combination of statutory right-of-way width of 33 feet and additional dedicated right-of-way on each side of the section line and is paved to County section line road standards.

Proposed streets in this Planned Unit Development shall be public and shall have a minimum roadway right-of-way width of fifty (50) feet and constructed to the City of Oklahoma City's standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available along the Northern property line in the Canyon Creek development and along the Western property line in the Fireside Creek development. Public sanitary sewers will be extended to provide service to each parcel in this PUD.

7.3 WATER

Water facilities for this property are available along the Northern property line in the Canyon Creek development. Public water will be extended to provide service to each parcel in this PUD.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station Number 33 located at 11630 SW 15th Street, approximately one mile to the North of 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

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

No FEMA 100-year floodplain is located in this PUD.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban: Low Intensity (UL) land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban: Low Intensity 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

The development regulations of the **R-2 Medium-Low Density Residential District shall govern Tract 1, and C-3 Community Commercial District shall govern Tract 2** of this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s): The following uses shall be the only uses permitted in;

Residential

Tract 1: Model Home (8200.8),
Model Home Accessory Parking Lot (8200.9),
Single-Family Residential (8200.14),
Two-Family Residential (8200.16),
Community Recreation: Property Owners Association (8250.3),
Family Day Care Homes (8300.40),

Commercial

Tract 2: Administrative & Professional Office (8300.1),
Alcoholic Beverage Retail Sales (8300.5),
Animal Sales & Service (8300.8),
Building Maintenance Services (8300.23),
Business Support Services (8300.24),
Child Care Centers (8300.25),
Communications Services: Limited (8300.29),
Convenience Sales & Personal Services (8300.32),
Custom Manufacturing (8350.3),
Dwelling Units & Mix Use (8200.2),
Eating Establishments: Drive-In (8300.34),
Eating Establishments: Fast Food (8300.35),
Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36),
Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37),
Eating Establishments: Sitdown, Alcohol Permitted (8300.38),
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39),
Food & Beverage Retail Sales (8300.41),
Library Services & Community Centers (8250.11),
Light Public Protection & Utility: General (8250.12),
Light Public Protection & Utility: Restricted (8250.13),
Low Impact Institutional: Neighborhood Related (8250.14),
Medical Services: General (8300.52),
Medical Services: Restricted (8300.53),
Participant Recreation and Entertainment: Indoor (8300.55),

Personal Services: General (8300.58),
Personal Services: Restricted (8300.59),
Repair Services: Consumer (8300.61),
Research Services: Restricted (8300.62),
Personal Storage (8300.60),
Retail Sales and Services: General (8300.63),
Wholesaling, Storage & Distribution: Restricted (8350.16).

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal R panels or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street. All residential structures shall have front-facing doors that address the street.

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.

All practical means shall be used to preserve existing large trees on residential lots and common areas.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be preserved when practical. Existing healthy, mature trees shall be protected in this PUD and shall be preserved when practical. the areas of tree preservation shall be Indicate on future plats.

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

Sight-proof screening shall be required for this PUD in accordance with the City of Oklahoma City’s ordinances in place at the time of development.

9.5 PLATTING REGULATIONS

All 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. There shall be a minimum of two lots within the commercial tract.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways Drainage 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, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

9.7 DUMPSTER REGULATIONS

Dumpsters shall not be permitted in Tract 1 of this PUD. Dumpsters shall be permitted in Tract 2 of this PUD and shall be screened from view in accordance with the City of Oklahoma City's ordinances in place at the time of development. Dumpsters shall be located at least 50 feet from residentially zoned or developed property.

9.8 ACCESS REGULATIONS

There shall be four (4) access points to this PUD. One (1) from SW 29th Street, two (2) connecting streets to Crystal Pine Drive and Sugar Pine Drive in the Canyon Creek development and one (1) connecting street to SW 27th Street in the Fireside Creek development. There shall be no access to arterial streets from individual lots within this PUD. "Limits of No Access" along SW 29th Street shall be clearly shown on the Final Plat.

9.9 PARKING REGULATIONS

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet for Tract 1 in this PUD. Parking requirements for Tract 2 in this PUD shall be in accordance with Section 59-10600, Off-Street Parking Requirements.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

A maximum of two residential development identification signs shall be permitted per access point to a public street or connecting street from adjacent residential developments. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area).

Signage within the Commercial Tract 2 shall be in accordance with the C-3, Community Commercial District base zoning, except that freestanding signs shall be ground/monument signs, each a maximum of 8 feet high and up to a maximum 100 square feet in area. Freestanding signs

shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall be prohibited in this PUD.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be required on all streets within this PUD.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

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 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.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

9.18 SPECIFIC PLAN AND FINAL PLAT

Specific Plan approval shall only be required for the Commercial Tract 2.

Platting is required for Tract 1 of this PUD.

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 Descriptions

Exhibit B – Plat of Survey

Exhibit C – Master Development Plan

Exhibit D – Residential Exhibits

PUD-1963 Exhibit A - Legal Description

Residential Tract 1

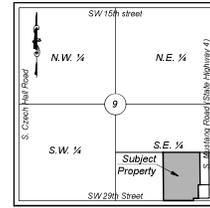
A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows: Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North $00^{\circ}13'38''$ East a distance of 60.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North $00^{\circ}21'13''$ West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning; Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North $00^{\circ}18'53''$ West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South $89^{\circ}49'15''$ East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North $89^{\circ}38'41''$ East a distance of 7.00 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South $89^{\circ}38'41''$ West a distance of 55.00 feet to the Point of Beginning. **AND**

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows: Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning; Thence continuing North $89^{\circ}46'22''$ West a distance of 824.70 feet; Thence North $00^{\circ}18'53''$ West a distance of 435.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South $00^{\circ}13'38''$ West a distance of 60.00 feet to the Point of Beginning.

Plat of Survey

Part of the Southeast Quarter of Section 9, Township 11 North, Range 5 West City of Oklahoma City, Canadian County, Oklahoma



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale

Legal Descriptions

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 599.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning;

Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning. This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

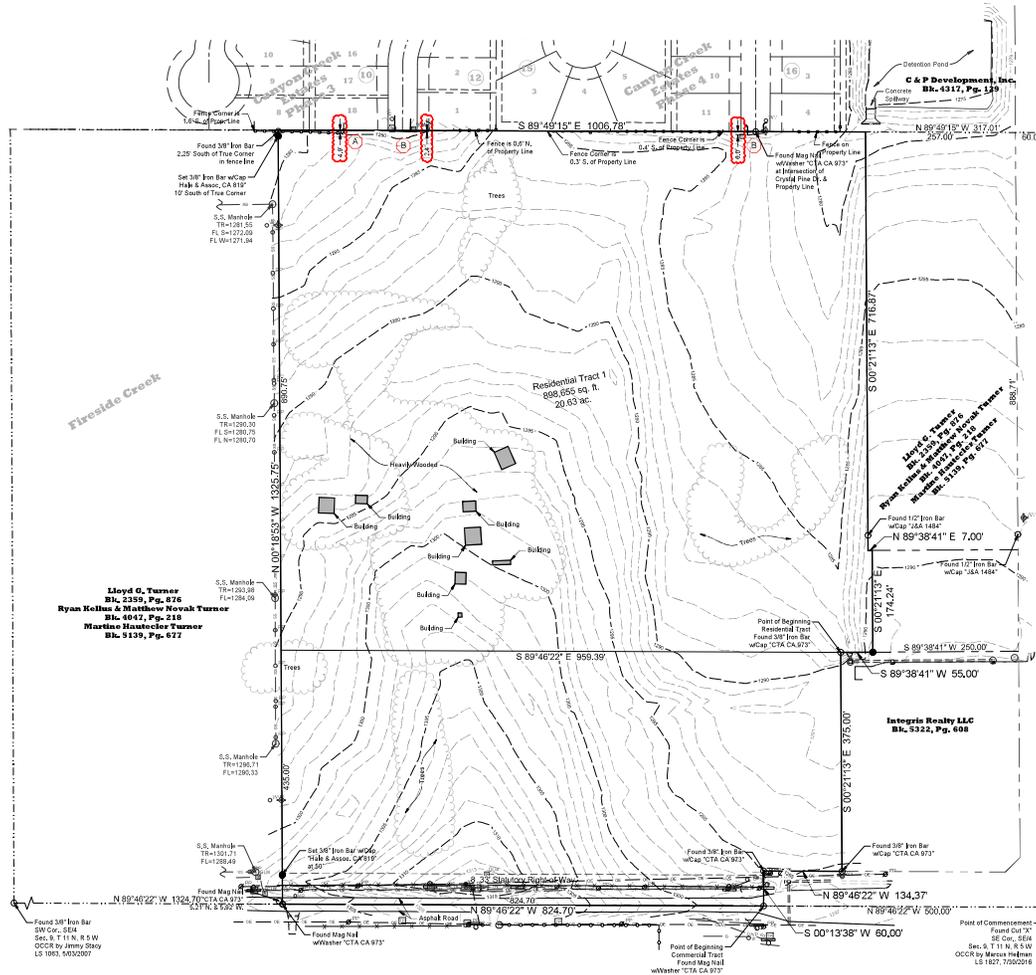
Benchmarks

OKC GPS Sta. 384
2" diameter aluminum cap located approximately 95 feet East of the centerline of a church driveway and 28 feet South of the centerline of SW 15th Street.
Elev.=1262.54

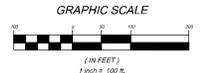
Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 28th day of June, 2023.

Curtis Lee Hale, LS 1084
Date



Basis of Bearings:
N 00°21'13" W, on the East line of the SE/4 Sec. 9, T 11 N, R 5 W



Legend	
●	FOUND MONUMENT
○	SET MONUMENT
○	3" IRON BAR W/ CAP
□	HALE & ASSOC. CA 819*
□	BOLLARD
□	TELEPHONE PEDESTAL
□	FIBER OPTIC PULL BOX
○	POWER POLE
○	GAS LINE MARKER
○	VENT PIPE
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	SDN
---	SUBJECT PROPERTY
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SECTION LINE
---	OVERHEAD ELECTRIC LINES
---	UNDERGROUND GAS LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND FIBER OPTIC LINE
---	WATER LINE
---	BARBED WIRE FENCE
---	STEEL FENCE
---	STOCKADE FENCE
---	TREELINE

Statement of Encroachments

(A) Stockade fence encroaches property line as shown.
(B) Curb lined asphalt roads encroach property line.



THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE OR WARRANTY TO BE THE COMPLETE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR UNKNOWN) PRIOR TO ANY CONSTRUCTION TO PREVENT DAMAGE TO ANY UTILITIES.

PROJECT NAME	NO.	DATE
REVISIONS		

Salazar Homes, Inc.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242

Land Surveying and Planning
1600 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
C. A. 819 - 40p, June 20, 2025
www.lspurveyors.com

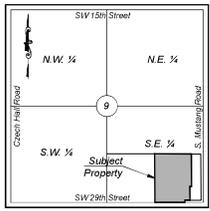
Part of the Southeast Quarter
Section 9, Township 11 North
Range 5 West of the Indian Meridian
Canadian County, Oklahoma
Plat of Survey

PROJECT NAME	6765-1
TITLE	6765-1.dwg
DATE	8/2/2022
DRAWN BY	JMS
CHECKED BY	CLH
FIELD DRAWN BY	CH, ML

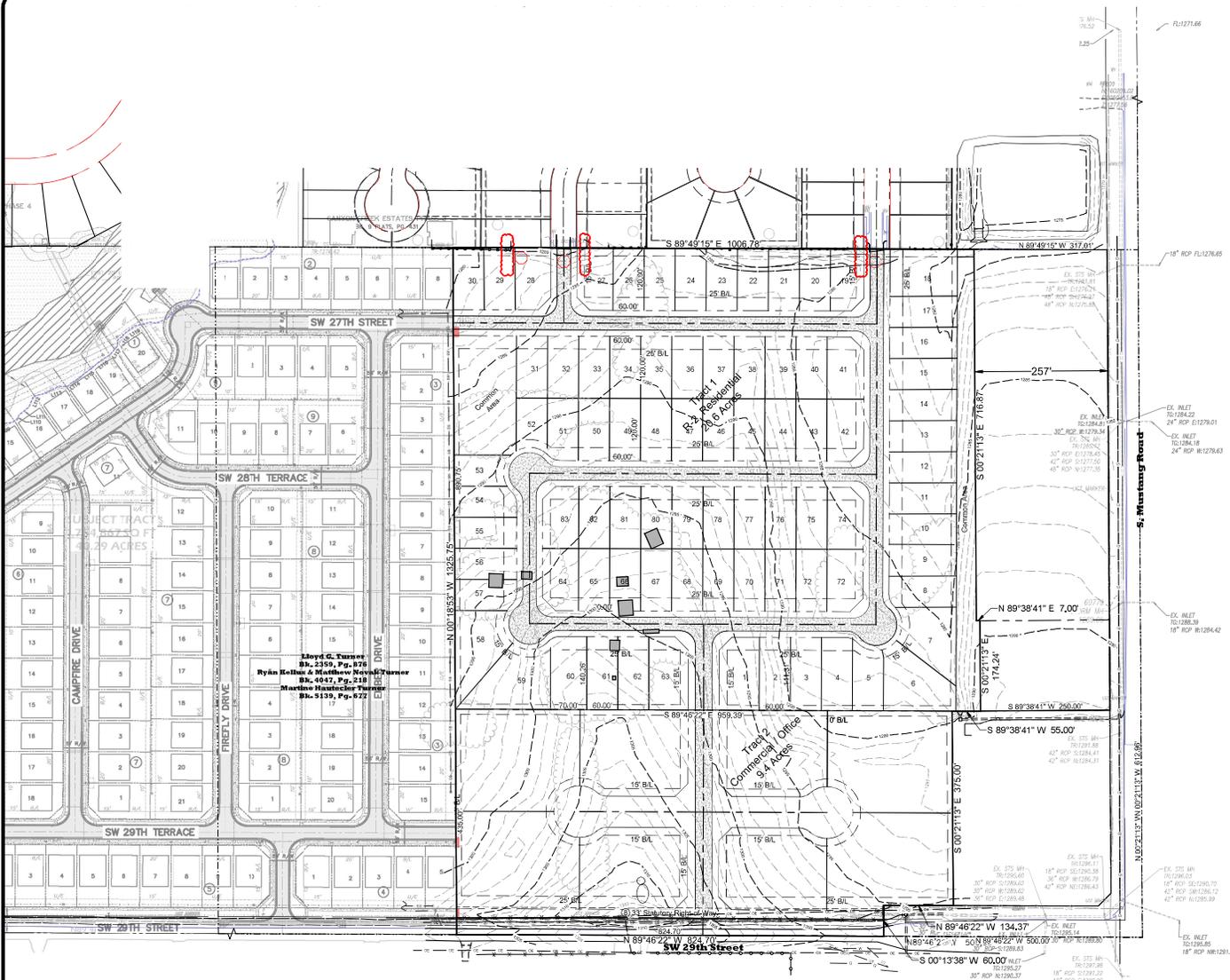
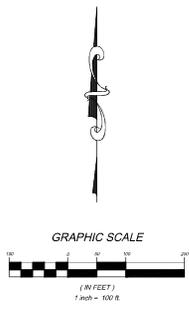
SHEET 1 OF 1

Exhibit "C"

Salazar's SW 29th Street Master Development Plan



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale



Zoning & Land Use Code
Zoning: AA, Agricultural

NO.	REVISIONS	DATE

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242



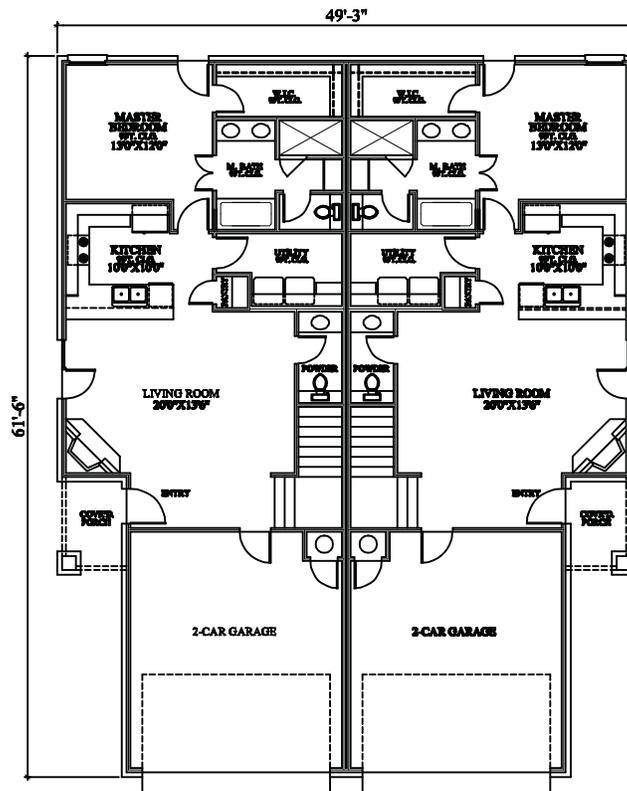
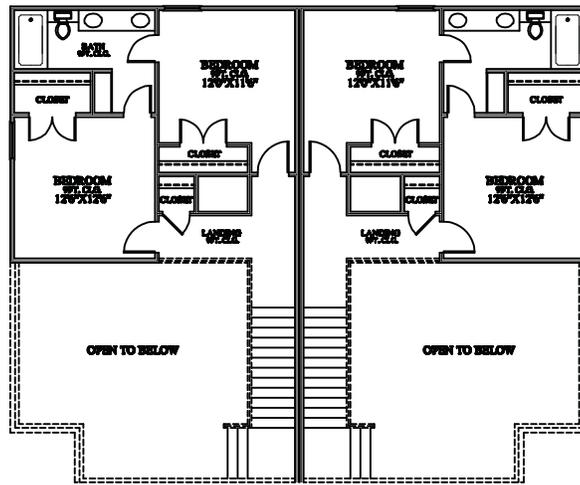
Salazar's SW 29th Street Development
SW 29th Street & S. Mustang Road
Oklahoma City, Canadian County
Master Development Plan

PROJECT NO.	6785.1
FILE	6785-1MDP
DATE	06-27-2023
DRAWN BY	JMS
CHECKED BY	CWA
FILED BY	H&A

SHEET
1
OF 1



THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE LISTING OF UTILITIES IN THIS AREA. IF AS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR UNKNOWN) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



Salazar Homes, Inc.-Plan-3060
Address: 11628 & 11630 NW 122nd Terrace
Oklahoma City, Oklahoma

