



**The City of Oklahoma City** Inv & TC Info sent  
**Development Services Department, Subdivision and Zoning**  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

<b>Staff Use Only</b>	
Case No.: PUD -	1901
File Date:	5 May '22
Ward No.:	9
Neighborhood:	Quail Springs Mill Security
School District:	Edmond
Extg Zoning:	RD1577
Overlay:	—

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Charlie Iman Properties, LLC

Name of Development Applicant

North side of Watermark Blvd, 663' east of N. May Avenue

Address / Location of Property (Provide County name & parcel no. if unknown)

5.00 acres

ReZoning Area (Acres or Square Feet)

Modify PUD-1577 zoning to allow for property use as industrial flex space and associated parking and drives

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

#### Property Owner Information (if other than Applicant):

Quail Springs Land Development, LLC

Name

14105 N. Eastern Avenue, Ste. 100

Mailing Address

Edmond, OK 73013

City, State, Zip Code

405-232-8855

Phone

kip@eokdevelopment.com

Email

Signature of Applicant

Ali Ghaniabadi

Applicant's Name (please print)

10601 S. Western Avenue

Applicant's Mailing Address

Oklahoma City, OK 73170

City, State, Zip Code

405-410-4528

Phone

ali@bradyproperties.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

## QUAIL SPRINGS LAND DEVELOPMENT LLC

14105 N Eastern Avenue Suite 100  
Edmond, OK 73013  
(405) 232-8855

April 20, 2022

City of Oklahoma City  
Planning and Zoning Department  
420 W. Main, 9<sup>th</sup> Floor  
Oklahoma City, OK 73105

RE: Third-Party Zoning Authorization

All,

Quail Springs Land Development, LLC (Owner) authorizes Charlie Iman Properties, LLC (Agent) to initiate rezoning action for the Subject Property legally described as;

"SEE ATTACHMENT A"

The current Subject Property Owner has contracted with the Agent for the purchase of 5 acres (Net), of their 57.29 acre parent tract. It is the expectation of the Owner, that the Agent will complete all necessary documents, applications, fees and submittals for the issuance of a Planned Unit Development application, focused around the I-2 "Community Commercial District" base district.

If you have any questions or comments, please contact the Agent's representative, David Jones, at 405-359-3136.

Respectfully,  
Quail Springs Land Development, LLC



John Roddy Bates, Esq.  
Managing Principle

cc: Ali Ghaniabadi, Charlie Iman Properties, LLC, 10601 S. Western Avenue, OKC, OK 731070  
David Jones, The Orion Group, 2201 Woodhill Road, Edmond, OK 73025

A RETURN TO  
American Guaranty Title Company  
4040 N. Tulsa  
Oklahoma City, Oklahoma 73112  
Attention: Jamie Jarrett  
#05090891

SPECIAL WARRANTY DEED  
Individual  
(Limited Liability Company)

Doc # 2006165297  
Bk 10295  
Pg 513-515  
DATE 11/02/06 11:30:01  
Filing Fee \$17.00  
Documentary Tax \$15000.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That SP QUAIL SPRINGS PARK, LLC, an Oklahoma Limited Liability Company party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto QUAIL SPRINGS LAND DEVELOPMENT, LLC party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

RETURN TO:  
QUAIL SPRINGS LAND DEVELOPMENT, LLC  
510 E. MEMORIAL ROAD SUITE C-2  
OKLAHOMA CITY, OK. 73114

TAXES TO:  
QUAIL SPRINGS LAND DEVELOPMENT, LLC  
510 E. MEMORIAL ROAD SUITE C-2  
OKLAHOMA CITY, OK. 73114

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record. The property is being sold "as is" subject to all encumbrances, restrictions, liens, covenants, zoning and other items of record without any representation or warranty, express or implied, except the limited warranty of title set forth in this special warranty deed.

together with all the improvements thereon, and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances created by or through the undersigned, and no other.

Signed and delivered 30th day of October, 2006.

SP QUAIL SPRINGS PARK, LLC

Derek S. Turner

By: DEREK S. TURNER  
Its MANAGER

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for this State, on this 30th day of October, 2006 personally appeared DEREK S. TURNER as MANAGER, on behalf of SP QUAIL SPRINGS PARK, LLC, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

SEAL

Barbara Chatman

Barbara Chatman

My Commission expires: 12/8/08

File # 05090891

15,000<sup>00</sup>

## Exhibit "A" Attachment

A parcel of land lying in Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 7; Thence South 89°41'02" East along the North line of said Section 7 a distance of 600.01 feet to the Point of Beginning; Thence continuing South 89°41'02" East along said North line a distance of 3,558.02 feet; Thence South 00°07'17" East parallel with the East line of the Northeast Quarter of said Section 7 a distance of 1384.40 feet; Thence South 89°39'50" East parallel with the South line of said Section 7 a distance of 483.10 feet; Thence South 00°07'17" East parallel with the East line of the Northeast Quarter of said Section 7 a distance of 400.00 feet; Thence South 89°39'50" East parallel with the South line of said Section 7 a distance of 107.84 feet; Thence South 00°07'17" East parallel with the East line of the Northeast Quarter of said Section 7 a distance of 300.00 feet to the North right-of-way line for N.W. 145th St.; Thence North 89°39'50" West along said right-of-way line a distance of 513.34 feet; Thence North 44°39'50" West along said right-of-way line a distance of 40.00 feet; Thence South 45°20'10" West along said right-of-way line a distance of 35.36 feet; Thence North 89°39'50" West along said right-of-way line a distance of 114.49 feet; Thence South 00°20'10" West a distance of 50.00 feet; Thence South 44°39'50" East a distance of 35.36 feet; Thence South 00°20'10" West a distance of 110.00 feet; Thence North 89°39'50" West parallel with the South line of said Section 7 a distance of 104.69 feet; Thence South 41°03'00" West a distance of 250.71 feet; Thence North 89°39'50" West parallel with the South line of said Section 7 a distance of 300.00 feet; Thence South 00°21'07" East parallel with the East line of said Southeast Quarter of said Section 7 a distance of 600.00 feet; Thence North 89°39'50" West parallel with the South line of said Section 7 a distance of 1708.85 feet; Thence North 00°00'00" East parallel with the West line of said Section 7 a distance of 100.00 feet; Thence North 89°39'50" West parallel with the South line of said Section 7 a distance of 1784.96 feet to the West line of said Section 7; Thence North 00°00'00" East along said West line a distance of 1,347.01 feet; Thence North 90°00'00" East a distance of 660.00 feet; Thence North 00°00'00" East parallel with the West line of said Section 7 a distance of 710.00 feet; Thence North 90°00'00" West a distance of 60.00 feet; Thence North 00°00'00" East parallel with the West line of said Section 7 a distance of 897.70 feet to the Point of Beginning.

LESS AND EXCEPT:

A tract of land lying in the Northeast Quarter of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; Thence North 89°41'02" West, along the North line of said Northeast Quarter, a distance of 1077.60 feet to the Point of Beginning; Thence South 00°07'17" East, parallel with the East line of said Northeast Quarter, a distance of 1324.40 feet; Thence North 89°39'50" West a distance of 170.91 feet; Thence North 00°07'17" West a distance of 1324.34 feet to a point on the North line of said Northeast Quarter; Thence South 89°41'02" East, along said North line, a distance of 170.91 feet to the POINT OF BEGINNING.

AND

LESS AND EXCEPT:

A parcel or tract of land located in the Northeast Quarter (NE/4), Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being more particularly described as follows:

COMMENCING at the Northeast (NE) corner of said Northeast Quarter (NE/4); Thence North 89°41'02" West along the North line of said Northeast Quarter (NE/4) a distance of 1248.51 feet to the Point of Beginning; Thence from said Point of Beginning South 00°07'17" East a distance of 1384.34 feet; Thence North 89°39'50" West a distance of 25.00 feet; Thence North 00°07'17" West a distance of 1384.33 feet to a point on the North line of said Northeast Quarter (NE/4); Thence South 89°41'02" East along the North line of said Northeast Quarter (NE/4) a distance of 25.00 feet to the Point or Place of Beginning.

AND

LESS AND EXCEPT:

A tract of land lying in the Northwest Quarter (NW/4) of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of said Section 7; Thence South 89°41'02" East, along the North line of said Section 7, a distance of 600.01 feet to the Point of Beginning; Thence continuing South 89°41'02" East, along the North line of said Section 7, a distance of 514.73 feet; Thence South 00°00'00" West, parallel with the West line of said Section 7, a distance of 894.86 feet; Thence South 90°00'00" West a distance of 514.72 feet; Thence North 00°00'00" East, parallel with the West line of said Section 7, a distance of 897.70 feet to the Point of Beginning.

AND

LESS AND EXCEPT:

A tract of land lying in the Northeast Quarter (NE/4) of Section Seven (7), Township Thirteen (13) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING from the Northeast (NE) corner of said Northeast Quarter (NE/4); Thence North 89°41'02" West, along said North line of said Northeast Quarter (NE/4), a distance of 1,273.51 feet to the Point of Beginning; Thence from said Point of Beginning

South 00°07'17" East a distance of 1384.33 feet; Thence North 89°39'50" West a distance of 145.92 feet; Thence North 00°07'17" West a distance of 1384.28 feet to a point on the North line of said Northeast Quarter (NE/4); Thence South 89°41'02" East along the North line of said Northeast Quarter (NE/4) a distance of 145.92 feet to the Point or Place of Beginning.

AND

LESS AND EXCEPT:

A tract of land lying in the West Half (W/2) of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 7; Thence South 00°00'00" West, along the West line of said Section 7, a distance of 2490.63 feet to the POINT OF BEGINNING; Thence South 89°39'50" East a distance of 1320.00 feet; Thence South 00°00'00" West, parallel with said West line, a distance of 467.00 feet; Thence North 89°39'50" West a distance of 1320.00 feet, to a point on the West line; Thence North 00°00'00" East, along said West line, a distance of 467.00 feet to the POINT OF BEGINNING.

AND

LESS AND EXCEPT:

A tract of land lying in the Northeast Quarter (NE/4) of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 7; Thence North 00°21'07" West along the East line of said Section 7 a distance of 2644.32 feet to the Southeast Corner of the Northeast Quarter of said Section 7; Thence North 00°07'17" West along the East line of said Section 7 a distance of 554.22 feet; Thence North 89°39'50" West a distance of 50.00 feet to a point on the West right-of-way line of North Pennsylvania Avenue; Thence North 89°39'50" West a distance of 436.66 feet to the Point of Beginning; Thence North 00°07'17" West a distance of 300.00 feet; Thence North 89°39'50" West a distance of 145.20 feet; Thence South 00°07'17" East a distance of 300.00 feet; Thence South 89°39'50" East a distance of 145.20 feet to the Point of Beginning.

TAX ID# 168511925 and 168511960

UNOFFICIAL

EXHIBIT "A"

I-2 "Light Industrial" Rezoning Legal Description

Tuscana Business Park

A tract of land lying in the Northwest Quarter (NW/4) of Section 07, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows;

COMMENCING at the Northwest Corner (NW/C) of said Northwest Quarter (NW/4);

THENCE South 00° 00' 00" East, along the west line of said Northwest Quarter, a distance of 901.01 feet;

THENCE North 89° 59' 31" East, a distance of 660.00 feet to a POINT OF BEGINNING;

THENCE South 89° 59' 19" East, a distance of 300.00 feet;

THENCE South 00° 00' 00" East, a distance of 430.93 feet;

THENCE along a curve to the right, with a Radius of 240.00 feet, Length of 160.10 feet, Chord Bearing of South 63° 03' 44" East and a chord length of 157.15 feet;

THENCE South 08° 00' 00" East, a distance of 45.49 feet;

THENCE South 81° 59' 38" West, a distance of 132.00 feet;

THENCE South 82° 00' 00" West, a distance of 318.83 feet;

THENCE North 00° 00' 00" East, a distance of 689.99 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 215,016.02 square feet or 4.9361 acres, more or less.

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD – XXXX**

**MASTER DESIGN STATEMENT**  
**FOR**

**TUSCANA BUSINESS PARK**

Near the Northeast Corner of North May Avenue and Watermark Boulevard

**PREPARED FOR:**

Charlie Iman Properties, LLC  
10601 S. Western Avenue  
Oklahoma City, OK 73170  
405-410-4528  
*ali@bradyproperties.com*

**PREPARED BY:**

The Orion Group  
David M. Jones, PE  
2201 Woodhill Road  
Edmond, OK 73025  
405-359-3136  
*djones@orionae.com*

**Industrial (I-2 PUD)**

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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Tuscana Business Park consisting of 4.9361 acres, is located within the NW/4 of Section 7, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located near the Northeast corner of the intersection of N. May Avenue and Watermark Boulevard.

**SECTION 2.0 ..... LEGAL DESCRIPTION**

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

**SECTION 3.0 ..... OWNER/DEVELOPER**

The owner of this property is Quail Springs Land Development, LLC. The developer of this property will be Charlie Iman Properties, LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for O-2, PUD-1577. Surrounding properties are zoned and used for:

- North: PUD-32 (St. Elijah Antiochian Orthodox Christian Church)
- East: PUD-1281 (Watermark at Quail North Apartments)
- South: PUD-1281 (Undeveloped Tract)
- West: PUD-32 (St. Augustine of Canterbury Episcopal Church, Smith-Kernke Funeral Directors)

The Subject Property is currently vacant land. It is part of an existing Planned Unit Development, PUD-1577 and identified as part of Tract 3. It is identified for use and development as O-2 "General Office" District within PUD-1577. Surrounding properties include apartments, car wash, religious facilities, vacant tracts and funeral services. This PUD District zoning modification application, includes I-2 "Moderate Industrial" District uses, many of which are partly permitted within the surrounding districts.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The elevation of the subject property is 1140 to 1130 and the slope analysis reveals 1.4%. The subject property has sandy-loam soils characteristics and the tree cover on the property is 0.5%. This property is in the Bluff Creek drainage basin and there are 5 acres in the drainage area. 0% of the subject property is in the 50 or 100 year flood plain.

There will be common open space areas in this Planned Unit Development.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify/change, 4.9361 acres, of the overall 27.72 acres identified as Tract 3, PUD-1577 from O-2 "General Office" District to allow for listed use categories associated with I-2 "Moderate Industrial" District, shown in Section 9.0.

**6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS**

No variances are requested, at this time to the current OKC zoning, subdivision or site development standards.

Any variance request for deviation from OKC zoning, subdivision or site development standards will be made at the time of site plan submittal and prior to Occupancy Permit receipt.

**SECTION 7.0..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is NW 149<sup>th</sup> Street which has a right-of-way width of 50 feet. NW 149<sup>th</sup> Street is improved to a point in close proximity to the northwest corner of the Subject Property. The improved section of NW 149<sup>th</sup> Street is paved to OKC standards. The remaining alignment of NW 149<sup>th</sup> Street, across the entirety of the Subject Property and extending to the northwest exit point for the Watermark at Quail North Apartments is an unimproved gravel road. The nearest street to the south is Watermark Boulevard, which has a right-of-way width of 80 feet, paved to OKC standards, and a typical section at 32 feet wide. The nearest street to the west is North May Avenue, with right-of-way in excess of 100' and a multi-lane, concrete paved typical section. Both NW 149<sup>th</sup> Street and Watermark Boulevard intersect to N. May Avenue with non-signalized ingress/egress drive lanes.

Proposed streets/drives in this Planned Unit Development shall be private.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer collection lines are located on the north side of Watermark Boulevard, along the entire Subject Property. Sanitary sewer services will be provided from this public main and be located within dedicated utility easements

**7.3 ..... WATER**

Water facilities for this property are available. Water distribution lines are available along the south edge of NW 149<sup>th</sup> Street and running beneath the pavement of Watermark Boulevard. Both lines rung the full extent of the Subject Property boundary. Water services will be provided from public mains located within dedicated utility easements.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is OKC Fire Station #15, located at 2817 NW 122<sup>nd</sup> Street. Approximately 1.91 miles from this PUD development. Anticipated response times are of rapid levels.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be performed for this development.

7.6 ..... PUBLIC TRANSPORTATION

There are zero bus stops in this Planned Unit Development.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the “Urban - Low Intensity” land use topology area 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, (2020) as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 16.3 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the I-2 “Moderate Industrial” District shall govern 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.

- 8.1.1 No use regulation shall be allowed, within the Tuscana Business Park Planned Unit Development that allows for the growing, manufacture, sale or distribution of products related to or containing THC or CBD or its by-products, Vaping equipment or tools and or the growth, handling or distribution of marijuana and any of its secondary products.
- 8.1.2 Building setbacks shall be a minimum of 25 feet along N.W. 149<sup>th</sup> Street and Watermark Boulevard.
- 8.1.3 Parking and drives are permitted within the setbacks.

9.0.....SPECIAL CONDITIONS

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

Permitted Use(s):

- Use Unit 8300.1 Administrative and Professional Offices
- Use Unit 8300.4 Agricultural Supplies and Services
- Use Unit 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- Use Unit 8300.15 Automotive and Equipment: Heavy Repairs, Heavy Equipment
- Use Unit 8300.21 Automotive and Equipment: Storage
- Use Unit 8300.23 Building Maintenance Services
- Use Unit 8300.24 Business Support Services
- Use Unit 8300.31 Construction Sales and Services
- Use Unit 8300.52 Medical Services: General
- Use Unit 8300.53 Medical Services: Restricted
- Use Unit 8300.55 Participant Recreation and Entertainment: Indoor
- Use Unit 8300.58 Personal Services: General
- Use Unit 8300.59 Personal Services: Restricted
- Use Unit 8300.61 Repair Services: Consumer
- Use Unit 8300.62 Research Services: Restricted
- Use Unit 8300.63 Retail Sales and Services: General
- Use Unit 8300.66 Signs: Non-Accessory
- Use Unit 8350.3 Custom Manufacturing
- Use Unit 8350.7 Industrial: Moderate
- Use Unit 8350.8 Industrial: Light
- Use Unit 8350.10 Research and Development
- Use Unit 8350.16 Wholesaling, Storage and Distribution: Restricted

Any and all other “C” Conditional Uses, “SE” Special Exception Uses or “SP” Special Permit Uses, if desired, will follow the requirements set forth by the City of Oklahoma City Zoning and Planning, Development Services Division, for document submittal and Commission and Council hearing approval or denial.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted, at no greater than 30%. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any public street.

Plan Sheet 1 depicts the preliminary building(s) footprints in the PUD.

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.

**Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.**

9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, (2020), as amended.

To minimize light spillover on residential uses, outdoor lights within the Subject Property will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

**A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.**

9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high fence/wall shall be required along the boundary of this parcel where it is adjacent to residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20’centers and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

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.

9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with 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, 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.

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 25 feet from all property lines adjacent to residential zoning district or use.

9.8 ..... ACCESS REGULATIONS

There shall be one (1) access point from NW 149<sup>th</sup> Street and one (1) access point from Watermark Boulevard in this PUD.

Driveways within and adjacent to this Tract/parcel shall meet all City design standards.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

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.

9.10 ..... SIGNAGE REGULATIONS

There shall be no EMD and/or non-accessory signs or billboards allowed within this PUD.

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

There shall be two (2) freestanding accessory signs in this PUD.

All freestanding accessory signs within this PUD shall be ground (monument) signs with the maximum size being eight (8) feet high and two hundred (200) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

All freestanding accessory signs shall provide a Landscaped Area containing one (1) point of landscaping per two (2) square feet of sign or fraction thereof located within ten (10) feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking point landscaping requirements. Turf grasses shall not be used to satisfy this requirement.

A sign that contains the name of any business and/or any multi-family development located within this PUD is deemed accessory, even if the sign is not installed on the same parcel where the business and/or multi-family development is located, as long as both the business and/or multi-family development, and the sign, are located in this PUD.

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 will not be allowed

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will not be allowed.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) 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 (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

9.13 ..... HEIGHT REGULATIONS

Buildings within this PUD will be limited to no more than two-stories of no greater than 35 feet in combined height.

Any building facing to the boundary of residential property shall be designed so that the wall facing residential properties contains either elevated window(s) with opaque glass, or no elevated window(s).

The base zoning district regulations shall regulate heights of all other 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. Parking and drives shall be allowed within the yard setbacks.

9.15 ..... PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

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.

**9.18 ..... GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

**9.19 ..... SPECIFIC PLAN AND FINAL PLAT**

No occupancy permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, (2020), as amended shall have been approved by the Planning Commission.

**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

Plan Sheet 1 – Master Development Plan

EXHIBIT "A"

I-2 "Light Industrial" Rezoning Legal Description

Tuscana Business Park

A tract of land lying in the Northwest Quarter (NW/4) of Section 07, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows;

COMMENCING at the Northwest Corner (NW/C) of said Northwest Quarter (NW/4);

THENCE South 00° 00' 00" East, along the west line of said Northwest Quarter, a distance of 901.01 feet;

THENCE North 89° 59' 31" East, a distance of 660.00 feet to a POINT OF BEGINNING;

THENCE South 89° 59' 19" East, a distance of 300.00 feet;

THENCE South 00° 00' 00" East, a distance of 430.93 feet;

THENCE along a curve to the right, with a Radius of 240.00 feet, Length of 160.10 feet, Chord Bearing of South 63° 03' 44" East and a chord length of 157.15 feet;

THENCE South 08° 00' 00" East, a distance of 45.49 feet;

THENCE South 81° 59' 38" West, a distance of 132.00 feet;

THENCE South 82° 00' 00" West, a distance of 318.83 feet;

THENCE North 00° 00' 00" East, a distance of 689.99 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 215,016.02 square feet or 4.9361 acres, more or less.



REVISIONS

**The Orion Group**  
Engineers • Environmental • Planners  
182 E. 10th Street, Oklahoma City, OK 73101

PRELIMINARY BUILDING LAYOUT

CONSTRUCTION DOCUMENTS FOR:  
**ALI GHANIABADI TRACT**  
TUSCANA PARK

OKLAHOMA CITY

PROJECT NO. 15012

SHEET NO. 101

SHEET  
**SITE-1**

Larry Stein  
Oklahoma County Assessor's  
Office



## Ownership Radius Report

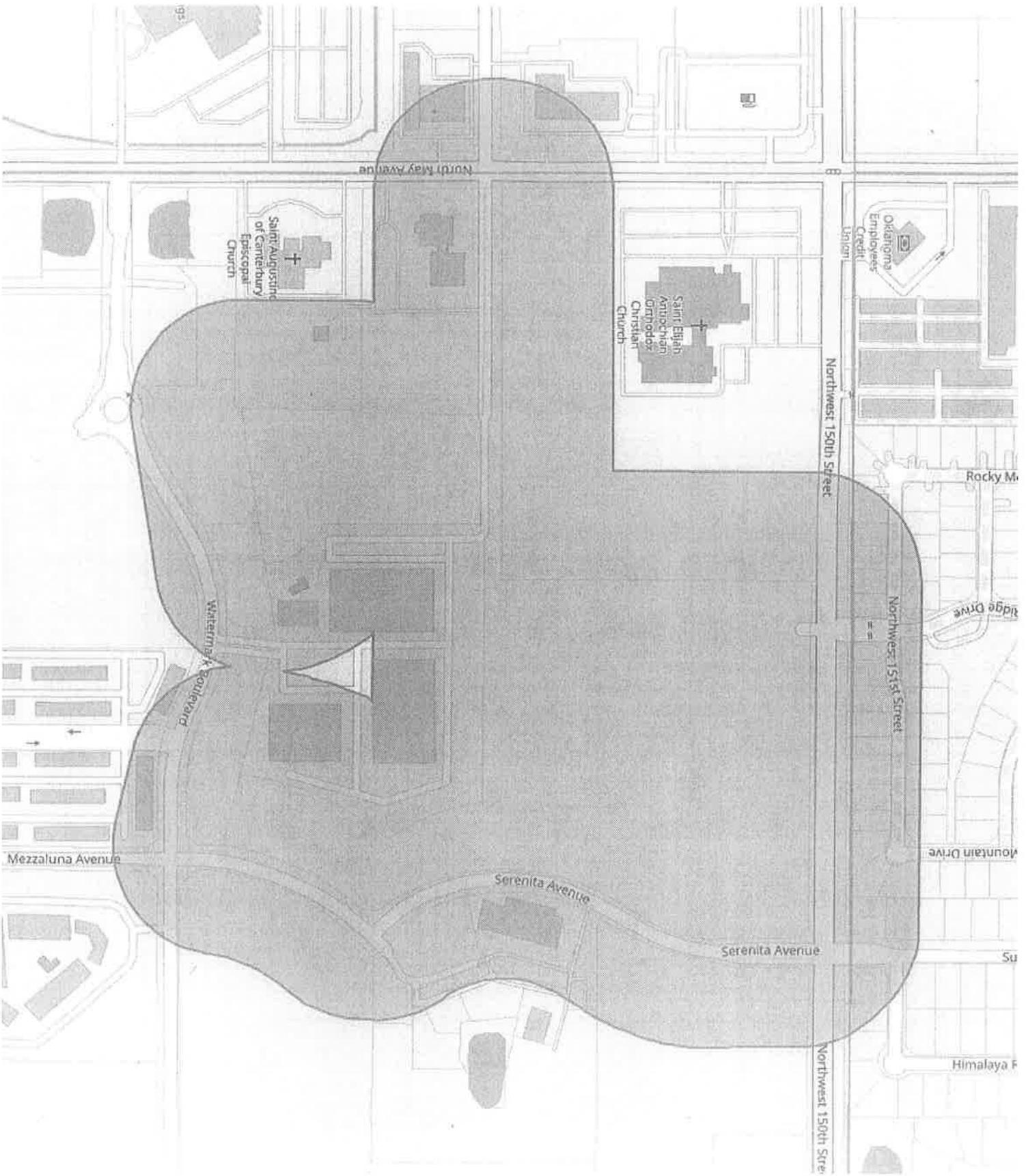
This Report is for Account Number R168511925 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.



STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300 ft red dirt  
filed in the office of the County Assessor  
on the 6 day of May, 2022  
Given under my hand and official seal this  
6 day of May, 2022

[Signature]  
County Assessor  
Deputy



North May Avenue

Saint Augustin  
of Canterbury  
Episcopal  
Church

Saint Elijah  
Antiochian  
Orthodox  
Christian  
Church

Oklaoma  
Employees  
Credit  
Union

Northwest 150th Street

Rocky M.

Watermark Boulevard

Northwest 151st Street

Ridge Drive

Mezzaluna Avenue

Mountain Drive

Serenita Avenue

Serenita Avenue

Su

Northwest 150th Stre

Himalaya F

Oklahoma County Assessor's  
300ft Radius Report  
5/6/2022

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R203691090	QUAIL SPRINGS BAPTIST CHURCH INC		14613 N MAY AVE	OKLAHOMA CITY	OK	73134-5098	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	000	000	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 000 000 COMMON AREA B	0 UNKNOWN OKLAHOMA CITY
R203691060	QUAIL SPRINGS AUTOMOTIVE REAL	ESTATE FACILITY LLC	14827 N MAY AVE	OKLAHOMA CITY	OK	73134-5014	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	002	006	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 002 006	14827 N MAY AVE OKLAHOMA CITY
R203692005	KARDESUER 2 LLC	KARDESUER 149 LLC	PO BOX 2422	EDMOND	OK	73083-2422	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	001	000	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 001 000	15001 N MAY AVE, UNIT 1 OKLAHOMA CITY
R210481030	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANNA SEC 1	000	000	TUSCANNA SEC 1 000 000	D COMMON AREA
R210481040	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANNA SEC 1	000	000	TUSCANNA SEC 1 000 000	E COMMON AREA
R210481050	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANNA SEC 1	000	000	TUSCANNA SEC 1 000 000	F COMMON AREA
R134012015	QUAIL SPRINGS APARTMENTS LLC		4200 E SKELLY DR SITE 800	TULSA	OK	74135-3239	UNPLTD PT SEC 7 13N 3W	000	000	UNPLTD PT SEC 7 13N 3W 000 000 PT W/2 SEC 7 13N 3W BEG 1937.26FT S & 660.01FT E & 388.04FT NE & 501.39FT ELY ON A CURVE & 238.93FT SE ON A REVERSE CURVE & 252.87FT E & 40FT S OF NW/4 NW/4 TH E500.92FT	14820 MEZZALUNA AVE OKLAHOMA CITY
R215541035	ONE NORTH OKLAHOMA PROPCO LLC	C/O ACCESS CAR WASH HOLDINGS LLC	5 EAST EAGER ST	BALTIMORE	MD	21202	TUSCANNA PARK	002	000	TUSCANNA PARK BLK 002 LOT 000 PT OF LOT 2 BEG SW/C OF LT 2 TH N127.79FT NE77.77FT E273.73FT S153.68FT SW ON A CURVE 51.86FT W173.65FT W212.27FT TO BEG CONT 1.32ACRS MORE OR LESS	2801 WATERMARK BLVD OKLAHOMA CITY
R212971000	MFT RESERVE ON LLC		2600 WATERMARK BLVD	OKLAHOMA CITY	OK	73134	WATERMARK AT MEZZALUNA	001	000	WATERMARK AT MEZZALUNA 001 000	2600 WATERMARK BLVD OKLAHOMA CITY
R168511925	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	BRITTON TOWNSHIP	000	000	BRITTON TOWNSHIP PT SEC 7 13N 3W BEING PTS OF NE4 SE4 SW4 & NW4 BEG 369.22FT N & 1120.98FT W & 110FT N & 35.36FT NE OF THE SE/C NE4 TH W110FT SE35.36FT S110FT W104.69FT SW96.97FT S235.49FT E38.84FT S1	UNKNOWN
R215541040	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANNA PARK	000	000	TUSCANNA PARK BLK 000 LOT 000 COMMON AREAS G H & I	G-I COMMON AREA

R215541030	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANA PARK	002	002	TUSCANA PARK BLK 002 LOT 000 PT OF LOT 2 BEG 212.24FT E & 73.65FT ELY & 51.86FT SE ON A CURVE FROM SW/C LT 2 TH N154.98FT W121.44FT N69.91FT SE86.03FT NE25.64FT NW80.88FT N41.70FT E80.53FT N20.10FT N	0 UNKNOWN OKLAHOMA CITY
R210481020	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANA SEC 1	000	000	TUSCANA SEC 1 000 000 COMMON AREA C	C COMMON AREA
R210481000	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	TUSCANA SEC 1	000	000	UNPLD PT SEC 7 13N 3W 000 000 PT NW4 SEC 7 13N 3W BEG 1281.01FT S OF NW/C NW4 TH E60FT S330FT W660FT N330FT TO BEG	2825 WATERMARK BLVD OKLAHOMA CITY
R134012000	MORGAN PORTER H III TRS	KERNKE PROPERTY TRUST	1401 NW 23RD ST	OKLAHOMA CITY	OK	73106-3619	UNPLD PT SEC 7 13N 3W	000	000	BRITTON TOWNSHIP PT SEC 7 13N 3W BEING PTS OF NE4 SE4 SW4 & NW4 BEG 369.22FT N & 1120.98FT W & 110FT N & 35.36FT NE OF THE SE/C NE4 TH W110FT SE35.36FT S110FT W110.69FT SW96.97FT S236.49FT E38.84FT S1	14624 N MAIN AVE OKLAHOMA CITY
R1368511925	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	BRITTON TOWNSHIP	000	000	UNKNOWN	
R214491030	OSN OFFICE PARK LLC		2800 NW 36TH ST STE 200	OKLAHOMA CITY	OK	73112-7468	QUAIL LAKES OFFICE PARK PH 1	001	004	QUAIL LAKES OFFICE PARK PH 1 BLK 001 LOT 009 PT OF LOT 5 BEG SE/C LT 5 TH W211.81FT NW14.96FT NE1127.28FT N65.84FT ELY88.19FT NE35.53FT TO NE/C LT 5 S141.97FT TO BEG CONT. 400ACRS MORE OR LESS	14800 SERENITA AVE OKLAHOMA CITY
R214491040	OSN OFFICE PARK LLC		2800 NW 36TH ST STE 200	OKLAHOMA CITY	OK	73112-7468	QUAIL LAKES OFFICE PARK PH 1	001	005	QUAIL LAKES OFFICE PARK PH 1 BLK 001 LOT 000 PT OF LOT 5 BEG 211.81FT W & 14.96FT NW OF SE/C LT 5 TH NW98.92FT NE1133.52FT SE25.66FT ELY29.64FT 566.84FT SW1127.28FT TO BEG CONT 3122ACRS MORE OR LESS	14800 SERENITA AVE OKLAHOMA CITY
R214491045	EIA INVESTMENTS LLC		14801 SERENITA AVE	OKLAHOMA CITY	OK	73134	QUAIL LAKES OFFICE PARK PH 1	001	000	14810 SERENITA AVE OKLAHOMA CITY	

Oklahoma County Assessor's  
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5/6/2022

R134011980	ST AUGUSTINE OF CANTERBURY	EPISCOPAL CHURCH	PO BOX 1335	OKLAHOMA CITY	OK	73101-1335	UNPLTD PT SEC 7 13N 3W	000	000	UNPLTD PT SEC 7 13N 3W 000 000 PT NW4 SEC 7 13N 3W BEG 951.02FT S OF NW/C NW4 TH E660FT S300FT W660FT N330FT TO BEG CONT SACS MORE OR LESS	14700 N MAIN AVE OKLAHOMA CITY
R210681000	SIR QUAIL NORTH LLC		PO BOX 530292	BRMNGHA M	AL	35253-0292	WATERMARK AT TUSCANA	001	001	WATERMARK AT TUSCANA 001 001	2701 WATERMARK BLVD OKLAHOMA CITY
R214491020	OKLAHOMA LIFESKILL PROPERTIES LLC		2952 VIA ESPERANZA	EDMOND	OK	73013	QUAIL LAKES OFFICE PARK PH 1	001	003	QUAIL LAKES OFFICE PARK PH 1 001 003	14812 SERENITA AVE OKLAHOMA CITY
R214491050	KS HOLDINGS LLC		14816 SERENITA AVE	OKLAHOMA CITY	OK	73134	QUAIL LAKES OFFICE PARK PH 1	001	006	QUAIL LAKES OFFICE PARK PH 1 BLK 001 LOT 000 PT OF LOT 7 BEG 34.16FT E OF NW/C LT 7 TH E36.26FT SELY124.12FT SWLY119.31FT NWLY159.45FT NELY116.87FT TO BEG CONT .4443ACRS MORE OR LESS	14816 SERENITA AVE OKLAHOMA CITY
R214491060	P&B CAPITAL LLC		2800 NW 36TH ST STE 200	OKLAHOMA CITY	OK	73112-7468	QUAIL LAKES OFFICE PARK PH 1	001	007	QUAIL LAKES OFFICE PARK PH 1 BLK 001 LOT 000 ALL OF LOT 2 PLUS PT OF LOTS 6 & 7 DESCRIBED AS BEG NW/C LOT 2 TH SER1.80FT SE75FT E33.47FT TH CONT E34.16FT SWLY116.87FT SW93.09FT NW33.17FT SW53.28FT SE3	14828 SERENITA AVE OKLAHOMA CITY
R214491010	OKLAHOMA LIFESKILL PROPERTIES LLC		2952 VIA ESPERANZA	EDMOND	OK	73013-8934	QUAIL LAKES OFFICE PARK PH 1	001	002	UNPLTD PT SEC 7 13N 3W 000 000 PT NW4 & NE4 SEC 7 13N 3W BEG 2230.22FT E & 50FT S & 42.43FT SW & 183.29FT S & 84.18FT SW & 219.63FT SWLY ON A CURVE & 75.98FT SW FROM NW/C NW4 TH E684.50FT S607.11FT W5	14820 SERENITA AVE OKLAHOMA CITY
R134012050	OSN OFFICE PARK LLC		2800 NW 36TH ST STE 200	OKLAHOMA CITY	OK	73112-7468	UNPLTD PT SEC 7 13N 3W OFFICE PARK PH	000	000	UNPLTD PT SEC 7 13N 3W 000 000	UNKNOWN
R214491000	OKLAHOMA LIFESKILL PROPERTIES LLC		2952 VIA ESPERANZA	EDMOND	OK	73013-8934	QUAIL LAKES OFFICE PARK PH 1	001	000	QUAIL LAKES OFFICE PARK PH 1 BLK 001 LOT 001	14820 SERENITA AVE OKLAHOMA CITY

R20381260	DUMIER WAYNE L & CAROL L		2716 NW 151ST ST	EDMOND	OK	73013-9220	THE GARDENS OF BLUE QUAIL RIDGE PH II	006	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 4 EX LOT 6	2716 NW 151ST ST OKLAHOMA CITY
R20381250	CLARK JAMES P & RENATA R		2712 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH II	006	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 3 EX W3FT	2708 NW 151ST ST OKLAHOMA CITY
R20381240	THORNTON JENNIE SUE	BAUGHMAN JANET MARIE	2708 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH II	006	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 3 EX E3FT	2704 NW 151ST ST OKLAHOMA CITY
R20381230	WIESIG LOUIS L TRS	WIESIG LOUIS L LIVING TRUST	2704 NW 151ST ST	EDMOND	OK	73013-9220	THE GARDENS OF BLUE QUAIL RIDGE PH II	006	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 2 EX E3FT PLUS E3FT OF LOT 3	2700 NW 151ST ST OKLAHOMA CITY
R20381220	ADAMS RUSSELL L	ADAMS DONNA K	2700 NW 151ST ST	EDMOND	OK	73013-9220	THE GARDENS OF BLUE QUAIL RIDGE PH II	006	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 1 & E3FT OF LOT 2	2636 NW 151ST ST OKLAHOMA CITY
R205331000	HIGLEY BARBARA DIANE		2636 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 1 EX E3FT	15101 SUGAR LOAF DR OKLAHOMA CITY
R204481340	BOOKER REGINALD WAYNE	BOOKER BARBARA ANN	15101 SUGAR LOAF DR	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE 5TH	025	001	BLUE QUAIL RIDGE 5TH 025 001 THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 E3FT OF LOT 1 PLUS LOT 2 EX E3FT	2632 NW 151ST ST OKLAHOMA CITY
R205331010	LEE JAMES E		2632 NW 151ST ST	EDMOND	OK	73013-9221	BLUE QUAIL RIDGE PH III	009	000	BLUE QUAIL RIDGE 5TH 023 000 LOT 3 EX W9.25FT	2504 NW 151ST ST OKLAHOMA CITY
R204481040	SMALLWOOD BRAD & TRISH		2504 NW 151ST ST	EDMOND	OK	73013-9204	BLUE QUAIL RIDGE 5TH	023	000	BLUE QUAIL RIDGE 5TH 023 000 LOT 2 & W9.25FT OF LOT 3	2508 NW 151ST ST OKLAHOMA CITY
R204481030	AKAND MOHAMMAD M		3137 VIA ESPERANZA	EDMOND	OK	73013	BLUE QUAIL RIDGE 5TH	023	000	BLUE QUAIL RIDGE 5TH 023 001	2512 NW 151ST ST OKLAHOMA CITY
R204481020	HALSTEAD VELINDA J		2512 NW 151ST ST	EDMOND	OK	73013-9204	BLUE QUAIL RIDGE 5TH	023	001	BLUE QUAIL RIDGE 5TH 023 001	
R134011950	ST ELIJAH ANTIOCHIAN ORTHODOX	CHRISTIAN CHURCH	15000 N MAY AVE	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 7 13N 3W	000	000	UNPLTD PT SEC 7 13N 3W 000 000 PT NW4 SEC 7 13N 3W BEG NW/C OF NW4 TH E600.01FT S897.70FT W600FT N901.01FT TO BEG PLUS A TR REG 600.01FT E OF NW/C NW4 TH E514.73FT S894.86FT W514.72FT N897.70FT TO BEG	15000 N MAY AVE OKLAHOMA CITY
R20381270	ODOM CHARLES E & MOLLY		2720 NW 151ST ST	EDMOND	OK	73013-9220	THE GARDENS OF BLUE QUAIL RIDGE PH II	005	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 006 000 LOT 6 EX E5.5FT	2720 NW 151ST ST OKLAHOMA CITY
R134011925	QUAIL SPRINGS LAND DEVELOPMENT LLC		14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5866	BRITTON TOWNSHIP	000	000	UNPLTD PT SEC 7 13N 3W 000 000 PT NW4 SEC 7 13N 3W BEG NW/C OF NW4 TH E600.01FT S897.70FT W600FT N901.01FT TO BEG PLUS A TR REG 600.01FT E OF NW/C NW4 TH E514.73FT S894.86FT W514.72FT N897.70FT TO BEG	LINKNOVN

R205331080	WHITENER MARK D TRS	WHITENER MARK D REV TRUST	2604 NW 151ST ST	EDMOND	OK	73013-9221	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 9 & PT OF LOT 10 BEG AT COMMON N CORNER OF LOTS 9 & 10 TH SELVY113.78FT E53.13FT NWLY153.88FT TO BEG	2604 NW 151ST ST OKLAHOMA CITY
R205331070	JOY TERRY	JOY JUDITH A	2608 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 8 EX WSFT	2608 NW 151ST ST OKLAHOMA CITY
R205331060	PITCHARD MARK L & CATHY L TRS	PITCHARD MARK L & CATHY L FAMILY TRUST	2612 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 7 & WSFT OF LOT 8	2612 NW 151ST ST OKLAHOMA CITY
R205331050	NGUYEN TAN HOANG HA	HUYNH KIM HUY THI	2616 NW 151ST ST	EDMOND	OK	73013-9221	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 6 & EBFT OF LOT 5	2616 NW 151ST ST OKLAHOMA CITY
R205331040	HALL SARALYN TRS	HALL SARALYN REV TRUST	2620 NW 151ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 LOT 5 EX EBFT	2620 NW 151ST ST OKLAHOMA CITY
R205331030	SPENCER RITA B		2624 NW 151ST ST	EDMOND	OK	73013-9221	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 ES.8FT OF LOT 3 & ALL OF LOT 4	2624 NW 151ST ST OKLAHOMA CITY
R205331020	KETCH RICHARD D & LAURA L TRS	KETCH RICHARD D & LAURA L LIVING TRUST	2628 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 EBFT OF LOT 2 & ALL OF LOT 3 EX E5.8FT	2628 NW 151ST ST OKLAHOMA CITY
R205331090	DOWDY DEBORAH D	MCDONALD JACQUELINE	2600 NW 151ST ST	EDMOND	OK	73013-9221	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 000 PT OF LOT 10 BEG 53.13FT E OF SW/C LT 10 TH NWLY137.88FT NELY ON A CURVE 39.72FT SELVY108.23FT	2600 NW 151ST ST OKLAHOMA CITY
R205331100	COY FAMILY TRUST		15200 SHADOW MOUNTAIN DR	EDMOND	OK	73013-9224	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	001	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 011	15200 SHADOW MOUNTAIN DR OKLAHOMA CITY
R204481350	OLTEAN WILLIAM D & JOANNE C		15105 SUGAR LOAF DR	EDMOND	OK	73013	BLUE QUAIL RIDGE 5TH	025	002	BLUE QUAIL RIDGE 5TH 025 002	15105 SUGAR LOAF DR OKLAHOMA CITY
R204481200	DELROSARIO MARK & KARLA		15200 SUGAR LOAF DR	EDMOND	OK	73013-9211	BLUE QUAIL RIDGE 5TH	024	001	BLUE QUAIL RIDGE 5TH 024 001	15200 SUGAR LOAF DR OKLAHOMA CITY
R203881365	MANSELL PEGGY		2713 NW 151ST ST	EDMOND	OK	73013-9202	THE GARDENS OF BLUE QUAIL RIDGE PH II	007	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 007 000 LOT 4 EX W15.88FT PLUS W14.50FT OF LOT 3	2713 NW 151ST ST OKLAHOMA CITY
R203881360	CALVERT FAMILY TRUST		2709 NW 151ST ST	EDMOND	OK	73013-9202	THE GARDENS OF BLUE QUAIL RIDGE PH II	007	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 007 000 LOT 3 EX W14.50FT PLUS W11.50FT OF LOT 2	2709 NW 151ST ST OKLAHOMA CITY
R203881350	HELLING GERALDINE M TRS	HELLING GERALDINE M REV TRUST	2705 NW 151ST ST	EDMOND	OK	73013-9202	THE GARDENS OF BLUE QUAIL RIDGE PH II	007	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 007 000 W16.88FT OF LOT 1 & LOT 2 EX W11.50FT	2705 NW 151ST ST OKLAHOMA CITY

R20381340	FLYNN VAUNIE L TRS	FLYNN SAM & VAUNIE REV TRUST	2701 NW 151ST ST	EDMOND	OK	73013-9202	THE GARDENS OF BLUE QUAIL RIDGE PH II	007	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 007 000 LOT 1 EX W16.88FT	2701 NW 151ST ST OKLAHOMA CITY
R205391110	LONG SHIRLEY M ETAL		15204 SHADOW MOUNTAIN DR 15201 SUGAR LOAF DR	EDMOND	OK	73013-9224	THE GARDENS OF BLUE QUAIL RIDGE PH III	009	012	THE GARDENS OF BLUE QUAIL RIDGE PH III 009 012 LOT 12 EX N5FT	MOUNTAIN DR OKLAHOMA CITY
R204481360	MATAYOSHI TAKASHI			EDMOND	OK	73013-9212	BLUE QUAIL RIDGE 5TH	025	003	BLUE QUAIL RIDGE 5TH 025 003	15201 SUGAR LOAF DR OKLAHOMA CITY
R205391170	KENNEDY RICHARD D TRS	KENNEDY RICHARD D LIVING TRUST	2633 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 000 LOT 1 & W10FT OF LOT 2	2633 NW 151ST ST OKLAHOMA CITY
R205391180	JONES JULIE M CO TRS & TRUST	JONES GARY H CO TRS	2629 NW 151ST ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 000 LOT 2 EX W10FT & EX E7FT	2629 NW 151ST ST OKLAHOMA CITY
R205391190	MILLS LINDELL TRS	MILLS LINDELL LIVING TRUST	2625 NW 151ST ST	EDMOND	OK	73013-9222	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 000 LOT 2 & ALL OF LOT 3	2625 NW 151ST ST OKLAHOMA CITY
R205391200	CREWS GRANT P & KAY A TRS	CREWS GRANT P & KAY A 2000 REV TRUST	2621 NW 151ST ST	EDMOND	OK	73013-9222	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	004	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 004	2621 NW 151ST ST OKLAHOMA CITY
R205391210	CHILDERS REBA E TRUST		2617 NW 151ST ST	EDMOND	OK	73013-9222	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	005	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 005	2617 NW 151ST ST OKLAHOMA CITY
R205391220	DUNCAN HAMILTON A JR		2613 NW 151ST ST	EDMOND	OK	73013-9222	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	006	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 006	2613 NW 151ST ST OKLAHOMA CITY
R205391230	DYER JERRY E & SUSAN W TRS	DYER FAMILY REV TRUST	2609 NW 151ST	EDMOND	OK	73013	THE GARDENS OF BLUE QUAIL RIDGE PH III	010	007	THE GARDENS OF BLUE QUAIL RIDGE PH III 010 007	2609 NW 151ST ST OKLAHOMA CITY
R20381450	GARDENS OF BLUE QUAIL RIDGE HOMEOWNERS	ASSOCIATION INC	1322 FRETZ DR	EDMOND	OK	73003-5871	THE GARDENS OF BLUE QUAIL RIDGE PH II	000	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 000 000 COMMON AREA B & PRIVATE STREETS	B COMMON AREA
R20381440	GARDENS OF BLUE QUAIL RIDGE HOMEOWNERS	ASSOCIATION INC	1322 FRETZ DR	EDMOND	OK	73003-5871	THE GARDENS OF BLUE QUAIL RIDGE	000	000	THE GARDENS OF BLUE QUAIL RIDGE 000 000 COMMON AREAS A & PRIVATE STREETS	A COMMON AREA
R205391430	GARDENS OF BLUE QUAIL RIDGE HOMEOWNERS	ASSOCIATION INC	1322 FRETZ DR	EDMOND	OK	73003-5871	THE GARDENS OF BLUE QUAIL RIDGE PH III	000	000	THE GARDENS OF BLUE QUAIL RIDGE PH III 000 000 COMMON AREA B & PRIVATE STREETS	B COMMON AREA
R20381450	GARDENS OF BLUE QUAIL RIDGE HOMEOWNERS	ASSOCIATION INC	1322 FRETZ DR	EDMOND	OK	73003-5871	THE GARDENS OF BLUE QUAIL RIDGE PH II	000	000	THE GARDENS OF BLUE QUAIL RIDGE PH II 000 000 COMMON AREA B & PRIVATE STREETS	B COMMON AREA
R158951925	QUAIL SPRINGS LAND	DEVELOPMENT LLC	14105 N EASTERN AVE STE 100	EDMOND	OK	73013-5865	BRITTON TOWNSHIP	000	000	BRITTON TOWNSHIP PT SEC 7 12W 3W BEING PTS OF NE4 SE4 SW4 & NW4 BEG 369.22FT N & 1120.98FT W & 110FT N & 35.36FT NE OF THE SEC NE4 TH W110FT SE35.36FT S110FT W1104.69FT SW96.97FT S235.49FT E88.84FT S1	UNKNOWN



8/21/2023

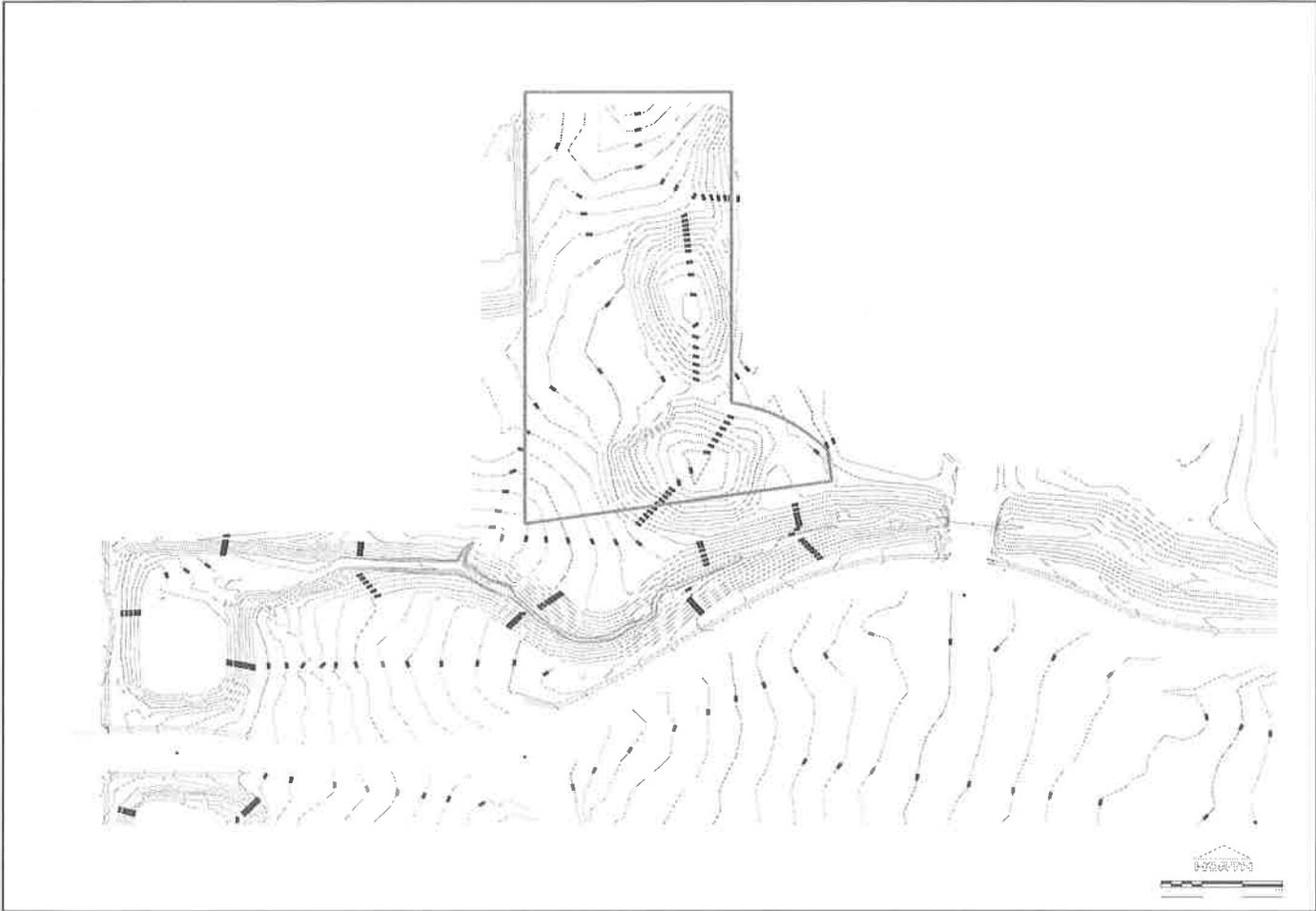
**The Orion Group**  
 1000 N. Lincoln Blvd., Suite 1000  
 Oklahoma City, Oklahoma 73102 • 405.383.1314

PRELIMINARY BUILDING LAYOUT

CONSTRUCTION DOCUMENTS FOR:  
**ALI GHANIABADI TRACT**  
**TUSCANA PARK**  
 OKLAHOMA CITY

PROJECT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET  
**SITE-1**  
 OF SHEETS



REVISIONS

**The Orion Group**  
 Environmental & Engineering  
 1401 N. Orange Ave., Suite 200  
 Orlando, FL 32809  
 TOPOGRAPHIC SURVEY

CONSTRUCTION DOCUMENTS FOR:  
**ALI GHANIABADI TRACT**  
**TUSCANA BUSINESS PARK**  
 OKLAHOMA CITY

PROJECT NO.

DATE

**SITE-1**

OKLAHOMA