



The City of Oklahoma City  
Development Services Department  
Subdivision & Zoning Division  
420 West Main St., Suite 910  
OKC, OK 73102  
405-297-2623

## APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Name of Applicant: Allen Engineering Services, Inc.

Address/location of property to be rezoned: 801 W. Memorial Road., Oklahoma City, Oklahoma 73114

Legal Description of property to be rezoned: Lots 39 and 40, in Block 17 of Fair Hill Addition, in  
Oklahoma City, Oklahoma County, according to the recorded plat thereof.

Size of Property (property cannot exceed 5 acres): 0.63 Acres

Present Use of Property: C-3 Proposed Use: SPUD

THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to [curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)
- Two (2) copies of the deed(s) of the property sought to be rezoned.
- Two (2) copies of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST** ALSO contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- A filing fee of \$1,800.00.
- Ten (10) copies of the attached Master Design Statement and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- Traffic Impact Analysis (Exemptions for this TIA are attached)

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Mr. Lee Shipley  
Rose Hill Builders  
15254 Lleytons Court  
Edmond, Oklahoma 73013  
lee@rosehill.builders

  
Allen Engineering Services, Inc.  
*Applicant's Name (please print)*  
1601 SW 89th Street, Suite C-200  
*Applicant's Mailing Address*  
Oklahoma City, Oklahoma 73159  
*City, State, Zip Code*  
*Phone:* (405) 840-9901  
*E-Mail:* callen@aeswins.com

Staff use only  
Case # SPUD- 1549  
Date Filed 29JUN'23  
7  
Ward # \_\_\_\_\_  
Nbrhd Area FAIRHILL HOA  
EDMOND  
School District \_\_\_\_\_  
Existing Zoning C-3

First American Title  
133 N.W. 8th St.  
Oklahoma City, OK 73102

Return To:  
Five Talents Properties LLC  
3908 Valley Creek Rd  
Edmond OK 73034

20191119011665550  
DEED 11/19/2019  
11:54:48 AM Book:14190  
Page:1090 PageCount:2  
Filing Fee:\$20.00  
Doc. Tax:\$825.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **825.00**  
Filed/insured by: First American Title Insurance Company  
File No.: **2444628-OK07 (SBC)**

Tax ID #: **141035205**

That **NT REAL Properties, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & 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 **Five Talents Properties LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of FAIR HILL ADDITION, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

Property Address: **801 West Memorial Road, Oklahoma City, OK 74114**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **November 15, 2019**.

NT REAL Properties, LLC, an Oklahoma limited liability company

By:   
Name: Kurt Loeffelholz  
Title: Manager/Sole Member

NW 2444628 262

2120 Doc 825.00

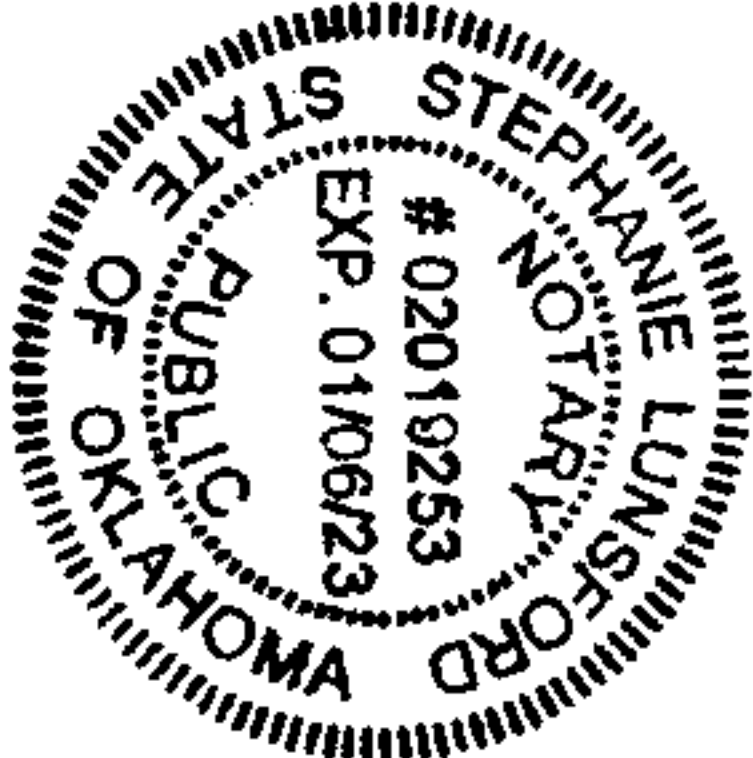
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

}  
}  
} **ss.**  
}

COUNTY OF **OKLAHOMA**

This instrument was acknowledged before me on **November 15, 2019**, by **Kurt Loeffelholz** as **Manager/Sole Member** of **NT REAL Properties, LLC** an **Oklahoma limited liability company**.



*Stephanie Lunsford*  
NOTARY PUBLIC **Stephanie Lunsford**

My Commission Expires: **1/6/2023**

Mail Tax Statements To:  
RCB Bank  
909 West Edmond Road  
Edmond, OK 73003

UNOFFICIAL

**Exhibit A**  
**Legal Description**

**Warranty Deed, Recorded in Book 14190, Page 1090**

Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

*Five Talents Properties, L.L.C.  
3908 Valley Creek Road  
Edmond, Oklahoma 73034  
(405) ~~473~~ 0464*

August 9, 2023

Mr. Thad Johnson  
City of Oklahoma City  
Development Services  
420 West Main Street, Suite 910  
Oklahoma City, Oklahoma 73102

Re: SPUD-1549  
801 W. Memorial Road  
Fair Hill, Block 17, Lots 39 & 40

Dear Mr. Johnson:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for rezoning of the above referenced property on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

*Gordon Brewer*  
Type Name, Manager



*Five Talents Properties, L.L.C.  
3908 Valley Creek Road  
Edmond, Oklahoma 73034  
(405) 562-3616*

June 26, 2023

Mr. Curtis Liggins  
City of Oklahoma City  
Development Services  
420 West Main Street, Suite 910  
Oklahoma City, Oklahoma 73102


**Re: 801 W. Memorial Road  
Fair Hill, Block 17, Lots 39 & 40**

Dear Mr. Liggins:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for rezoning of the above referenced property on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

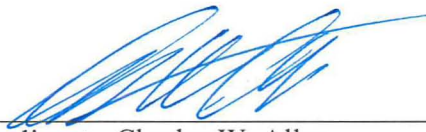
 Executive Assistant  
Representative

AFFIRMATION

STATE OF OKLAHOMA           )  
  ) §  
COUNTY OF OKLAHOMA       )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property that are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 20<sup>TH</sup> day of June, 2023.

  
Applicant Charles W. Allen

Allen Engineering Services, Inc.

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma, County of Oklahoma, on the 20<sup>th</sup> day of June, 2023.

My Commission Expires:

03/06/27

  
Notary Public  
Commission # 23003194



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This ~~Non~~-Official Report is for Account Number R141035205 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. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss:

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 2023 Radon Report

filed in the office of the County Assessor  
on the 20th day of June, 2023

Given under my hand and official seal this  
26th day of June, 2023

County Assessor

K. Burch Deputy

Oklahoma County Assessor  
300 ft. Radius Report  
6/28/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R129041010	E & K INVESTMENTS LLC		PO BOX 13010		OKLAHOMA CITY	OK	73113-1010	ESKRIDGE COMMERCIAL PARK	001	000	ESKRIDGE COMMERCIAL PARK 001 000 LOT 2 EX 566.93FT	900 W MEMORIAL RD OKLAHOMA CITY
R129041020	LAGNIAPPE PROPERTIES LLC		1916 MULHOLLAND DR		EDMOND	OK	73012-4118	ESKRIDGE COMMERCIAL PARK	002	001	ESKRIDGE COMMERCIAL PARK 002 001	800 W MEMORIAL RD OKLAHOMA CITY
R131254000	E & K INVESTMENTS LLC		PO BOX 13010		OKLAHOMA CITY	OK	73113-1010	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 1116.09FT E OF NW/C NW4 TH S375FT W555.37FT S310.60FT TO N LINE OF TURNPIKE TH SE786.46FT SE ON A CURVE 123.37FT SE ON A CURVE 284.52FT N1163.2	700 W MEMORIAL RD OKLAHOMA CITY
R140565230	MRP PROPERTIES LLC		4500 N CLASSEN BLVD, Unit 200		OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 876.92FT E & 50FT N OF SW/C SW4 TH N200FT E134.41FT SE227.58FT W243FT TO BEG	815 W MEMORIAL RD OKLAHOMA CITY
R141035205	FIVE TALENTS PROPERTIES LLC		3908 VALLEY CREEK RD		EDMOND	OK	73034	FAIR HILL ADDITION	017	000	FAIR HILL ADDITION 017 000 LOTS 39 & 40	801 W MEMORIAL RD OKLAHOMA CITY
R141035165	ZD MANAGEMENT LLC		13707 FAIRHILL AVE		EDMOND	OK	73013	FAIR HILL ADDITION	017	000	FAIR HILL ADDITION 017 000 LOTS 35 36 37 & 38	13709 FAIRHILL AVE OKLAHOMA CITY
R141035155	ZELEKE TENAGN B	MITIKU AYNEKULU	13725 FAIRHILL AVE		EDMOND	OK	73013-1928	FAIR HILL ADDITION	017	000	FAIR HILL ADDITION 017 000 S33.92FT LOT 34	13725 FAIRHILL AVE OKLAHOMA CITY

Oklahoma County Assessor  
300 ft. Radius Report  
6/28/2023

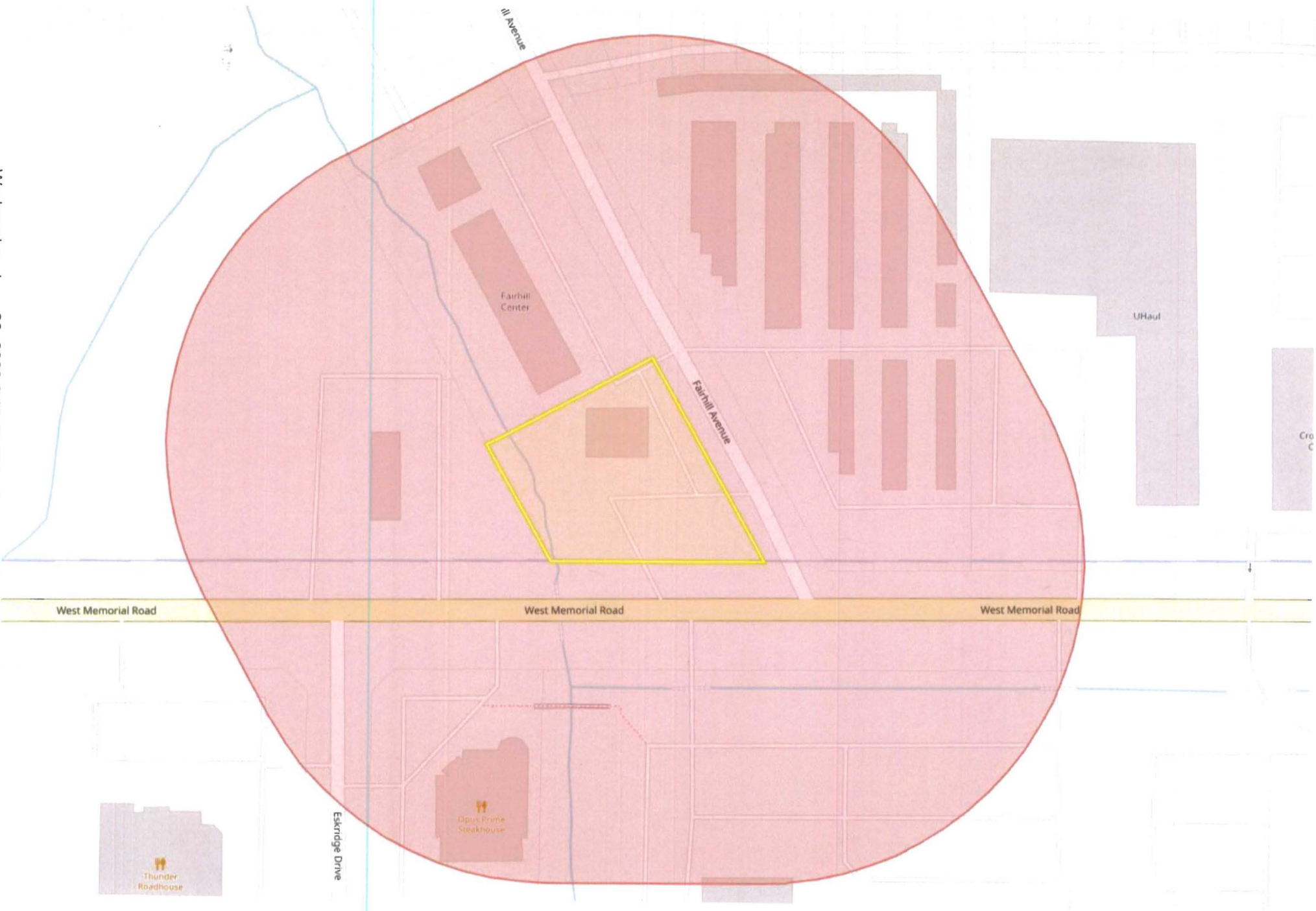
R141034385	LOONEY RICKY		822 NW 137TH ST		EDMOND	OK	73013-1951	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 PT LOT 10 BEG NW/C SD LOT TH ELY ALONG N LOT LINE 67.33FT SE162.77FT SW36.96FT NW163.67FT TO BEG	822 NW 137TH ST OKLAHOMA CITY
R141034380	CAPLINGER JIMMY C	CAPLINGER JUDY M	15639 CESSNA RD		AUSTIN	TX	76247	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 PT LOT 10 BEG NE/C SD LOT 10 TH W68.26FT WLY ALONG A CURVE 6.58FT SE162.77FT NE24.57FT TO SE/C SD LOT 10 N150.49FT TO BEG	820 NW 137TH ST OKLAHOMA CITY
R141034375	REYNOLDS KYLE		2425 NW 159TH TER		EDMOND	OK	73013	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 W30FT LOT 9	818 NW 137TH ST OKLAHOMA CITY
R141034370	STEVENSON DEMETRO		816 NW 137TH ST		EDMOND	OK	73013-1951	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 E30FT OF W60FT LOT 9	816 NW 137TH ST OKLAHOMA CITY
R141034365	PATERNOSTRO EILEEN		814 NW 137TH ST		EDMOND	OK	73013	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 W15FT LOT 8 & E15FT LOT 9	814 NW 137TH ST OKLAHOMA CITY
R141034363	CHAPPLE JANETTA J CO TRS	JCHAPPLE LIVING TRUST	1016 BANK SIDE CIR		EDMOND	OK	73012-6443	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 E30FT W45FT LOT 8	812 NW 137TH ST OKLAHOMA CITY
R141034361	HESS ROSALIE ETAL	HESS STEVEN E	4105 NE 119TH ST		OKLAHOMA CITY	OK	73131	FAIR HILL ADDITION	014	000	FAIR HILL ADDITION 014 000 E30FT LOT 8	810 NW 137TH ST OKLAHOMA CITY

Oklahoma County Assessor  
300 ft. Radius Report  
6/28/2023

R140565365	M&W LANDMARK LLC		4101 NE 119TH ST		OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 375FT N & 50FT E OF SW/C SW4 TH N507.65FT E516.83FT ELY97FT SELY722.22FT W134.41FT S200FT W279.94FT N265FT W246.92FT N60FT W300FT TO BEG CONT 11	0 UNKNOWN OKLAHOMA CITY
R140562515	AMERCO REAL ESTATE COMPANY	ATTN DIANA DAVIS PROPERTY TAX DEPT	PO BOX 29046		PHOENIX	AZ	85038	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 50FT N & 916FT W OF SE/C SW4 TH N463.96FT W237FT S463.96FT E237FT TO BEG CONT 2.524ACRS MORE OR LESS	721 W MEMORIAL RD OKLAHOMA CITY
R140562518	AMERCO REAL ESTATE COMPANY		PO BOX 29046		PHOENIX	AZ	85038-9046	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 50FT N & 1153FT W OF SE/C SW4 TH N463.96FT W235.78FT SWLY129.19FT SELY500.86FT E123.77FT TO BEG CONT 2.622ACRS MORE OR LESS	721 W MEMORIAL RD OKLAHOMA CITY

Oklahoma County Assessor  
300 ft. Radius Report  
6/28/2023

R140562515	AMERCO REAL ESTATE COMPANY	ATTN DIANA DAVIS PROPERTY TAX DEPT	PO BOX 29046		PHOENIX	AZ	85038	UNPLTD PT SEC 09 13N 3W	000	000	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 50FT N & 916FT W OF SE/C SW4 TH N463.96FT W237FT S463.96FT E237FT TO BEG CONT 2.524ACRS MORE OR LESS	721 W MEMORIAL RD OKLAHOMA CITY
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***SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

MASTER DESIGN STATEMENT

FOR

Bullfrog Oklahoma City Spas  
801 W. Memorial Road  
Oklahoma City, Oklahoma

June 28, 2023

**PREPARED BY:**

Mr. Charles W. Allen  
Allen Engineering Services, Inc.  
1601 SW 89th Street, Suite C-200  
Oklahoma City, Oklahoma 73159  
Tel: (405) 840-9901  
Fax: (405) 681-4881  
e-mail: callen@aeswins.com

**FOR:**

Mr. Lee Shipley  
Rose Hill Builders  
15254 Lleytons Court  
Edmond, Oklahoma 73013  
lee@rosehill.builders

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020 as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulations of the **C-3, Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

Permitted Use Units:

Administrative & Professional Office (8300.1)  
Adult Day Care Facilities (8300.2)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales & Service (8300.8)  
Animal Sales & Service: Kennel & Veterinary Restricted (8300.11)  
Automotive: Parking Garage (8300.12)  
Automotive: Parking Lot, as Principal Use (8300.13)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)  
Child Care Centers (8300.25)

Communications Services: Limited (8300.29)  
 Community Recreation: General (8250.2)  
 Community Recreation: Property Owners Association (8250.3)  
 Community Recreation: Restricted (8250.4)  
 Construction Sales & Services (8300.31)  
 Convenience Sales & Personal Services (8300.32)  
 Cultural Exhibits (8250.5)  
 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)  
 Greenhouse (8150.6.3)  
 Laundry Services (8300.48)  
 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)  
 Murals (8250.16)  
 Participant Recreation and Entertainment: Indoor (8300.55)  
 Payday or Title Loan Agencies (8300.57)  
 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)  
 Retail Sales and Services: Pawn Shops (8300.65)  
 Spectator Sports & Entertainment: Restricted (8300.69)  
 Wholesaling, Storage & Distribution: Restricted (8350.16)

2. Maximum Building Height: In accordance with C-3 Zoning.
3. Minimum Lot Size: For this SPUD: 27,365 square feet.
4. Maximum Number of Buildings: None.

5. Building Setback Lines: In accordance with C-3 Zoning and the Final Plat of Fair Hill Addition, except for accessory structures to include in-ground display pool and gazebo
6. Sight-proof Screening: In accordance with C-3 Zoning.
7. Landscaping: In accordance with C-3 Zoning.

8. Signs:

8.1 Freestanding Accessory Signs

The existing pole sign will be allowed. New freestanding signs will be in accordance with C-3, Community Commercial District regulations.

8.2 Attached Signs

Attached signs will be in accordance with C-3, Community Commercial District regulations.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Messaging Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access: Existing access from W. Memorial Road and Fairhill Avenue shall remain.
10. Sidewalks: Sidewalks shall be required along W. Memorial Road in accordance with current sidewalk requirements.

**II. Other Development Regulations:**

1. Architecture: The existing building's exterior a glass window and door store front with a masonry waynes coat on the front and sides. The remaining exterior finish EFES.
2. Open Space: None.

3. Street Improvements: N/A

4. Other:

Lighting: The site lighting improvement in this SPUD, if required, shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters: Existing dumpster is located behind the building and shall be screened from view.

Parking: This SPUD has 14 striped parking spaces located in front of the building and shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

### III. Supporting Documents

Exhibit A:	Legal Description
Exhibit B:	Existing Site Plan
Exhibit C:	In-ground Pool Plan, Cross-section & Renderings

**Exhibit A**  
**Legal Description**

**Warranty Deed, Recorded in Book 14190, Page 1090**

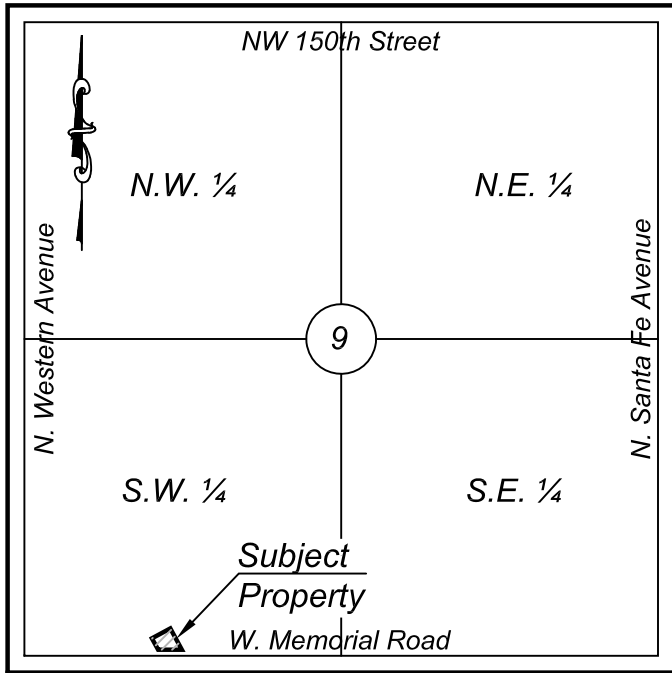
Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit B ~ Existing Site Plan

Part of the Southwest Quarter of

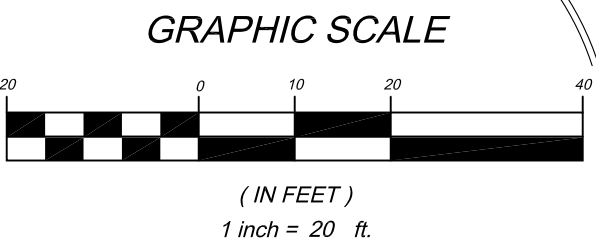
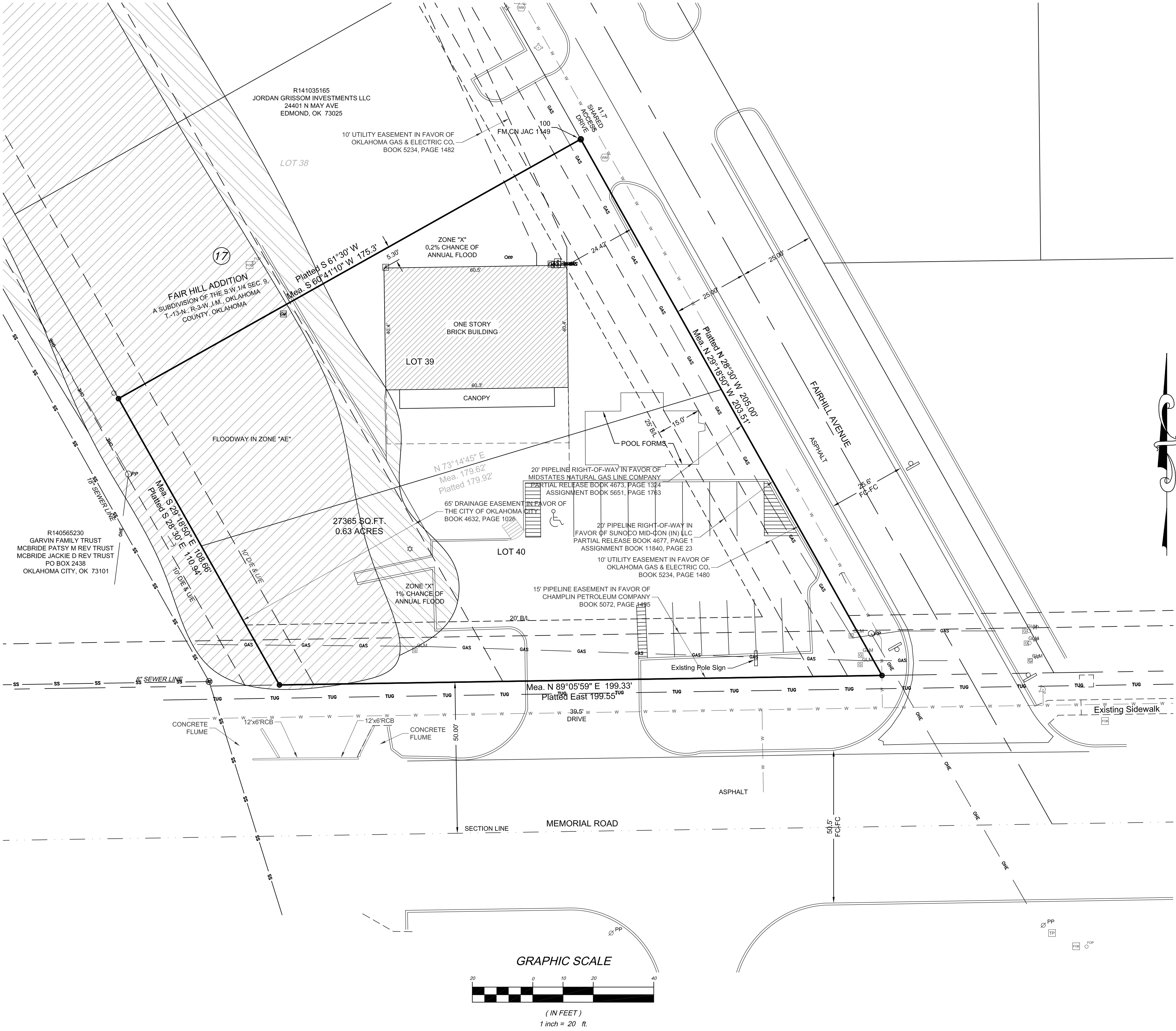
Section 9, Township 13 North, Range 3 West

City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map  
Section 9, Township 13N, Range 3W  
Not To Scale

Legend	
○	MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
○	MONUMENT FOUND
—	SUBJECT PROPERTY
—	PROPERTY LINE
- - -	EASEMENT LINE (U/E, D/E)
- - -	RIGHT-OF-WAY (R/W)
- - -	SECTION LINE
- - -	BUILDING LIMIT (BL)
- - -	CENTERLINE
W — W	WATER LINE
G — G	GAS LINE
OHE — OHE	OVERHEAD ELECTRIC
SS — SS	SANITARY SEWER
TUG — TUG	TELEPHONE LINE
⊞	ELECTRIC METER
⊞	GUY ANCHOR
⊞ PP	POWER POLE
☆	LIGHT POLE
⊞	PULL BOX
⊞	SIGN
⊞ OV	GAS VALVE
⊞	GAS METER
⊞ CO	SEWER CLEANOUT
⊞	SANITARY SEWER MANHOLE
⊞	WATER METER
⊞ WV	WATER VALVE
⊞	FIRE HYDRANT



Legal Description

Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Surveyor's Notes

- This Site Plan was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
- Boundary, Monuments, Flood Zones and Easements shown hereon are based upon ALTA Survey provided by Jividen and Company, P.L.L.C., dated October 7, 2014.
- Date of Field Work: May 16, 2023



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

NO.	REVISION/ISSUE	DATE

CLIENT  
**Rose Hill Builders**  
15254 Lleytons County  
Edmond, Oklahoma 73013

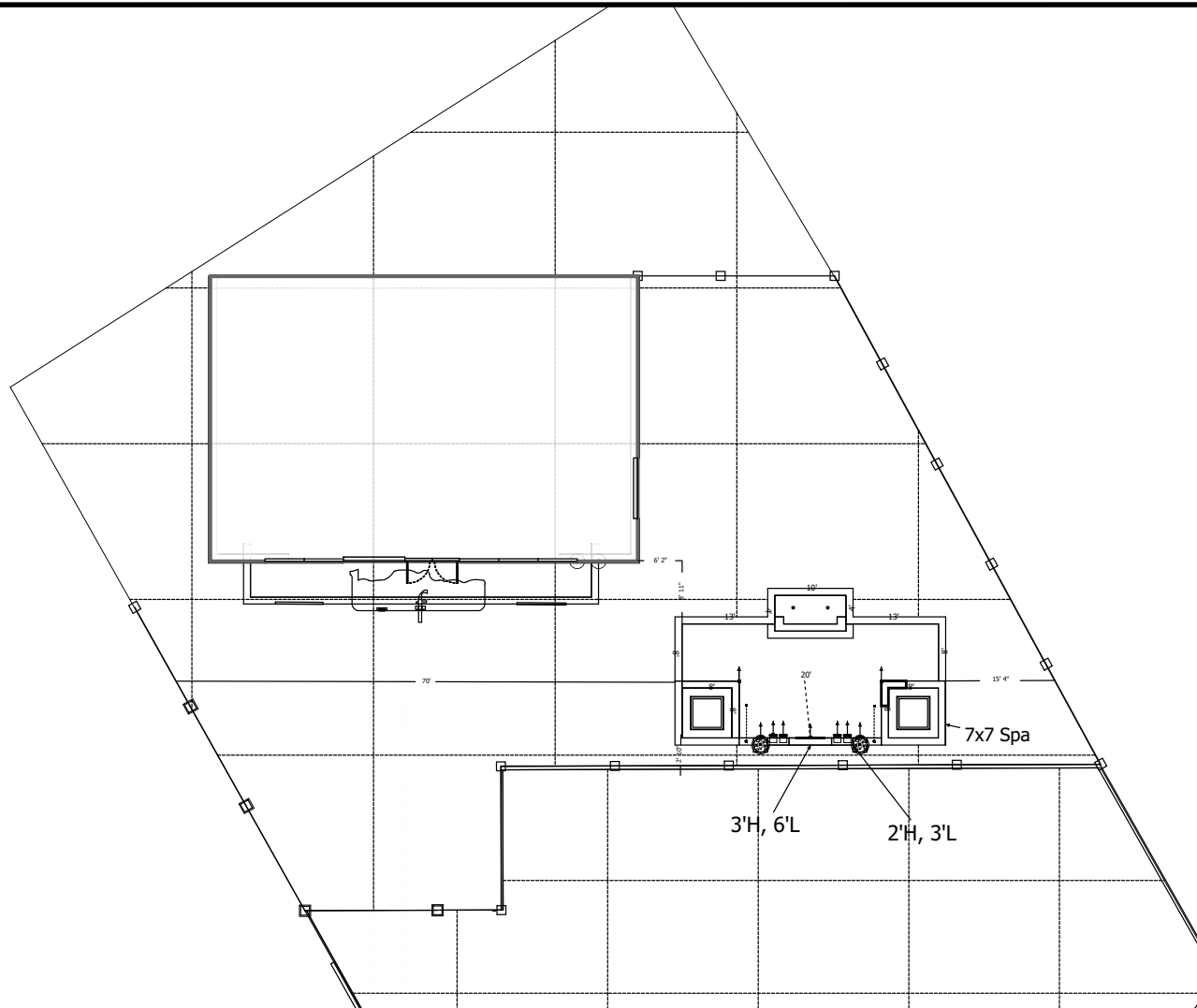
Land Surveying and Planning  
1601 SW 89th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73159  
Tel: (405) 686-0774 - Fax: (405) 681-4881  
C.A.: 819 - Exp.: June 30, 2025  
www.landsurvey.com

Assoc.  Surveyor

PROJECT NAME  
**Bullfrog Oklahoma City Spas**  
801 W. Memorial Road  
Oklahoma City, Oklahoma 73114  
Fair Hill Addition, Block 17, Lots 39 & 40  
Exhibit B ~ Existing Site Plan

PROJECT NO.	4734.3
FILE	4734-3.dwg
DATE	5/22/2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	CLH, CH

## Exhibit C



### Pool Specs

Envelope: 36' x 20'  
Perimeter: 112'  
Area: 487.74 ft<sup>2</sup>  
Depth: 1' 9" to 1' 9"  
Volume: 4,979 gallons  
Interior Finish: Pool Interiors, Blue Mix  
Tile Material: Tile, Blue Gray; Stone, Cobblestone  
Steps/Benches: 3

### Spa Specs

Count: 2  
Perimeter: 56'  
Area: 97.93 ft<sup>2</sup>  
Volume: 1,092 gallons  
Spillover Length(s): 7', 16'  
Spillover Mtr: Tile, Steel Blue  
Interior Finish: Pool Interiors, Blue Mix  
Tile Material: Tile, Steel Blue; Stone, Cobblestone

### Tile Specs

Raised Beams: \_\_\_\_\_

Pool Tile Material: Tile, Blue Gray; Stone,  
Spa Tile Material: Tile, Steel Blue; Stone,  
Notes: \_\_\_\_\_

### Deck Specs

Perimeter: 915' Area: 15218.88 ft<sup>2</sup>  
Coping Area: 0 ft<sup>2</sup>  
Coping Material: \_\_\_\_\_  
Surface Material: Concrete, Salt Finish  
Turn Down: 0" 403' Riser: +1" 27' 4"  
6"  
+1" 437'

NOTES: \_\_\_\_\_

### Equipment

Circ Pump: \_\_\_\_\_ Control Panel: \_\_\_\_\_  
Pump #2: \_\_\_\_\_ Remote: \_\_\_\_\_  
Pump #3: \_\_\_\_\_ Sanitizer: \_\_\_\_\_  
Filter: \_\_\_\_\_ Blower: \_\_\_\_\_  
Heater: \_\_\_\_\_ Fill Line: \_\_\_\_\_  
Cleaner: \_\_\_\_\_ Other: \_\_\_\_\_  
Pool Light: \_\_\_\_\_ Other: \_\_\_\_\_  
Spa Light: \_\_\_\_\_ Other: \_\_\_\_\_  
Other: \_\_\_\_\_ Other: \_\_\_\_\_  
NOTES: \_\_\_\_\_

### Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

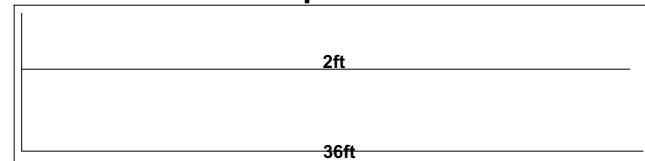
X \_\_\_\_\_

**POOLS BY**  
**ROSE HILL**

Project Name: Bullfrog's  
Client Name: \_\_\_\_\_  
Client Email: \_\_\_\_\_  
Client Phone: \_\_\_\_\_  
Address: 801 West Memorial Road  
City: Oklahoma City  
State/Province: OK  
Zip/Postal Code: 73114  
Designer Name: Derek Swann

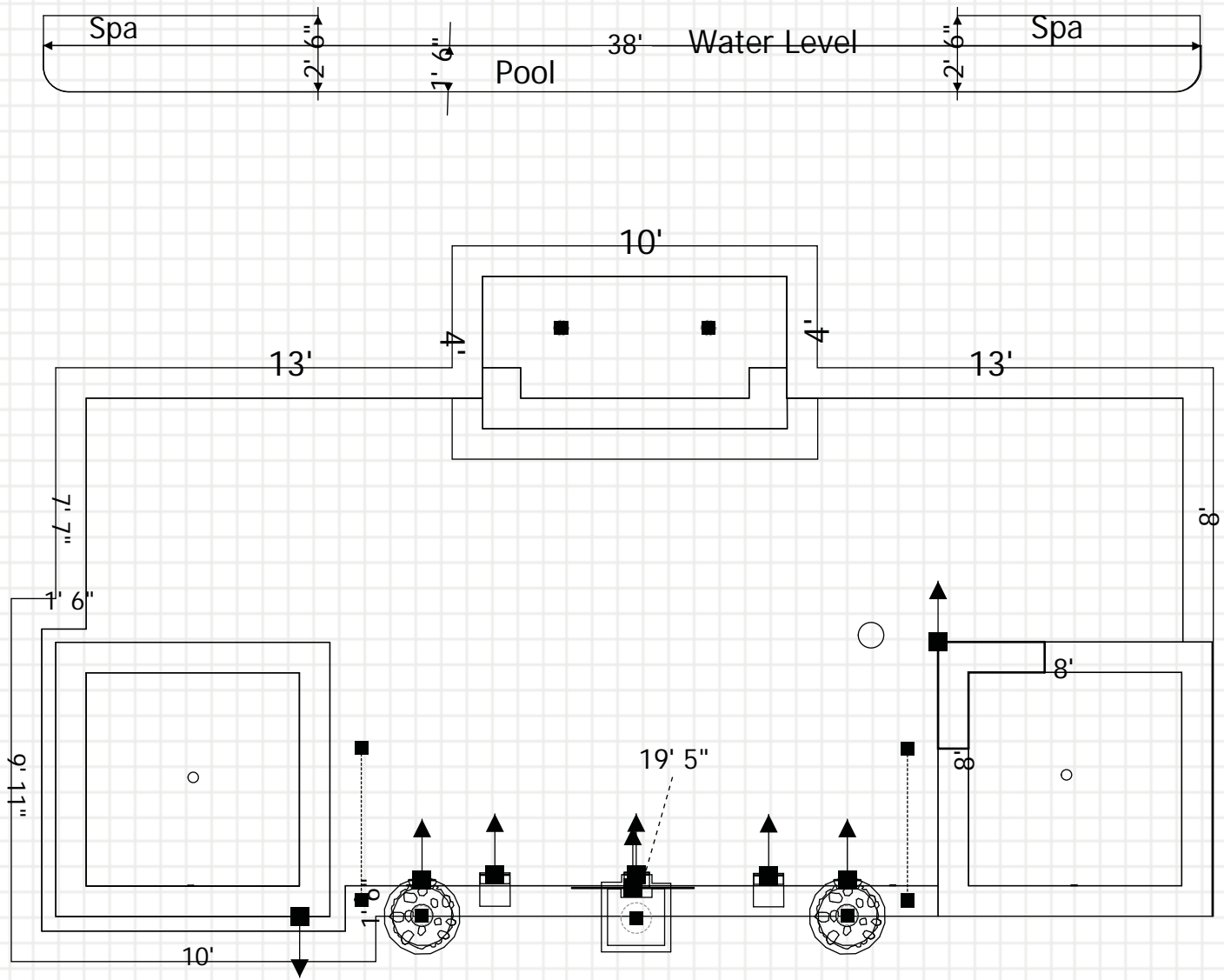
Block: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
Lot #: \_\_\_\_\_ Gate Code: \_\_\_\_\_  
PG: \_\_\_\_\_ PB: \_\_\_\_\_  
Notes: \_\_\_\_\_

### Pool Depth Profile



# Exhibit C

Cross Section



## Exhibit C







**Exhibit A**  
**Legal Description**

**Warranty Deed, Recorded in Book 14190, Page 1090**

Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.