



The City of Oklahoma City
Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

SILVER SPRINGS

Name of Development or Applicant 2140 S County Line Road

East of S County Line Road, south of SW 15th Street.

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

SINGLE FAMILY RESIDENTIAL SUBDIVISION

Summary Purpose Statement / Proposed Development

Staff Use Only:	2014
Case No.: PUD	_____
File Date:	5-2-24
Ward No.:	W3
Nbhd. Assoc.:	-----
School District:	Western Heights
Extg Zoning:	PUD-1757 & PUD-1840
Overlay:	_____

138.305

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) 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.
- 5.) 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.
- 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 8.) 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.
- 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

OKC L DEV., LLC
Name

4058 North College Avenue
Mailing Address

Fayetteville, AR 72703
City, State, Zip Code

479-225-4911
Phone

derek.kennedy@rch.com
Email

Signature of Applicant

Brad Reid
Applicant's Name (please print)

PO Box 31685
Applicant's Mailing Address

Edmond, OK 73003
City, State, Zip Code

405-365-5690
Phone

brad.reid@ltses.com
Email

2021010701002815 B: 14590 P: 162
01/07/2021 11:00:10 AM Pgs: 3
Fee: \$22.00 Doc Stamp: \$7539.75
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Documentary Stamps: \$ 7,539.75
Property Address: 8832 SW 15th Street, Oklahoma City, OK 73128
Mailing Address: 111 S. Elaine
Tulsa, OK 74120

GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 17th day of December, 2020, between **Swatek & Davidson, LLC**, an Oklahoma limited liability company; party of the first part, party grantor and **RSH Investments, L.L.C.**, an Oklahoma limited liability company and **Beaverdale Investments, LLC**, an Oklahoma limited liability company and **485 Fall Creek, LLC**, an Oklahoma limited liability company and **Oakdale Holdings, LLC**, an Oklahoma limited liability company and **Grandview Holdings, LLC**, an Oklahoma limited liability company and **Zella Capital, LLC**, an Oklahoma limited liability company and **Shattuck Interests, LLC**, an Oklahoma limited liability company, parties of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, their heirs and assigns, all of the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

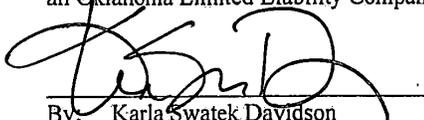
And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, their heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

2 RECORD & RETURN
Firsttitle & Abstract Services LLC
1800 W Houston
Broken Arrow, OK 74012

3/22

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its Manager the day and year first above written.

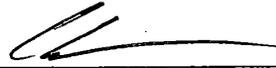
Swatek & Davidson, LLC,
an Oklahoma Limited Liability Company


By: Karla Swatek Davidson
Title: Manager

STATE OF California

COUNTY OF San Diego

This instrument was acknowledged before me this 17th day of December, 2020, by Karla Swatek Davidson, as Manager of Swatek & Davidson, LLC, an Oklahoma limited liability company.


Notary Public

My Commission Expires: 12/10/2023

(SEAL)

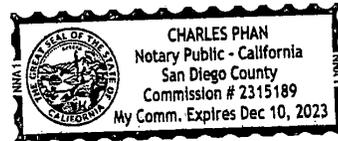


EXHIBIT A

A tract of land being a part of the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence, along and with the North line of said NW/4, the following two calls:

1. South $89^{\circ}28'36''$ East, a distance of 1,350.78 feet to the point of beginning;
2. Continuing South $89^{\circ}28'36''$ East, a distance of 1,178.18 feet to the Northeast corner of said NW/4; Thence South $00^{\circ}13'17''$ East, along and with the East line of said NW/4 and SW/4, a distance of 3,531.25 feet; Thence North $89^{\circ}34'21''$ West, departing said East line, a distance of 1,178.16 feet; Thence North $00^{\circ}13'17''$ West, a distance of 3,533.22 feet to the point of beginning.

2021010701002817 B: 14590 P: 169
01/07/2021 11:00:10 AM Pgs: 3
Fee: \$22.00 Doc Stamp: \$8088.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Documentary Stamps: \$ 8,088.00
Property Address: 8832 SW 15th Street, Oklahoma City, OK 73128
Mailing Address: 11 S. Elgin
Tulsa, OK 74120

GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 18th day of December, 2020, between Swatekco LLC, an Oklahoma limited liability company, party of the first part, party grantor and RSH Investments, L.L.C., an Oklahoma limited liability company and Beavertdale Investments, LLC, an Oklahoma limited liability company and 485 Fall Creek, LLC, an Oklahoma limited liability company and Oakdale Holdings, LLC, an Oklahoma limited liability company and Grandview Holdings, LLC, an Oklahoma limited liability company and Zella Capital, LLC, an Oklahoma limited liability company and Shattuck Interests, LLC, an Oklahoma limited liability company, parties of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, their heirs and assigns, all of the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, their heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

VEDA CHRISTIAN
GTC
648 SW 41ST
OKLAHOMA CITY OK 73109

FedEx

RECORD & RETURN
FirstTitle & Abstract Services LLC
4800 W Houston
Broken Arrow, OK 74012

File No. G-104560
Guaranty Title Company, LLC
Alliant National Title Insurance Company

3/22

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its Manager the day and year first above written.

Swatekco LLC,
an Oklahoma limited liability company



By: Michael A. Swatek
Title: Manager



By: Wendy S. Swatek
Title: Manager

STATE OF Oklahoma

COUNTY OF Oklahoma

This instrument was acknowledged before me this 18 day of December, 2020, by Michael A. Swatek and Wendy S. Swatek, as Managers of Swatekco LLC, an Oklahoma limited liability company.



Notary Public

My Commission Expires: 07/19/2023

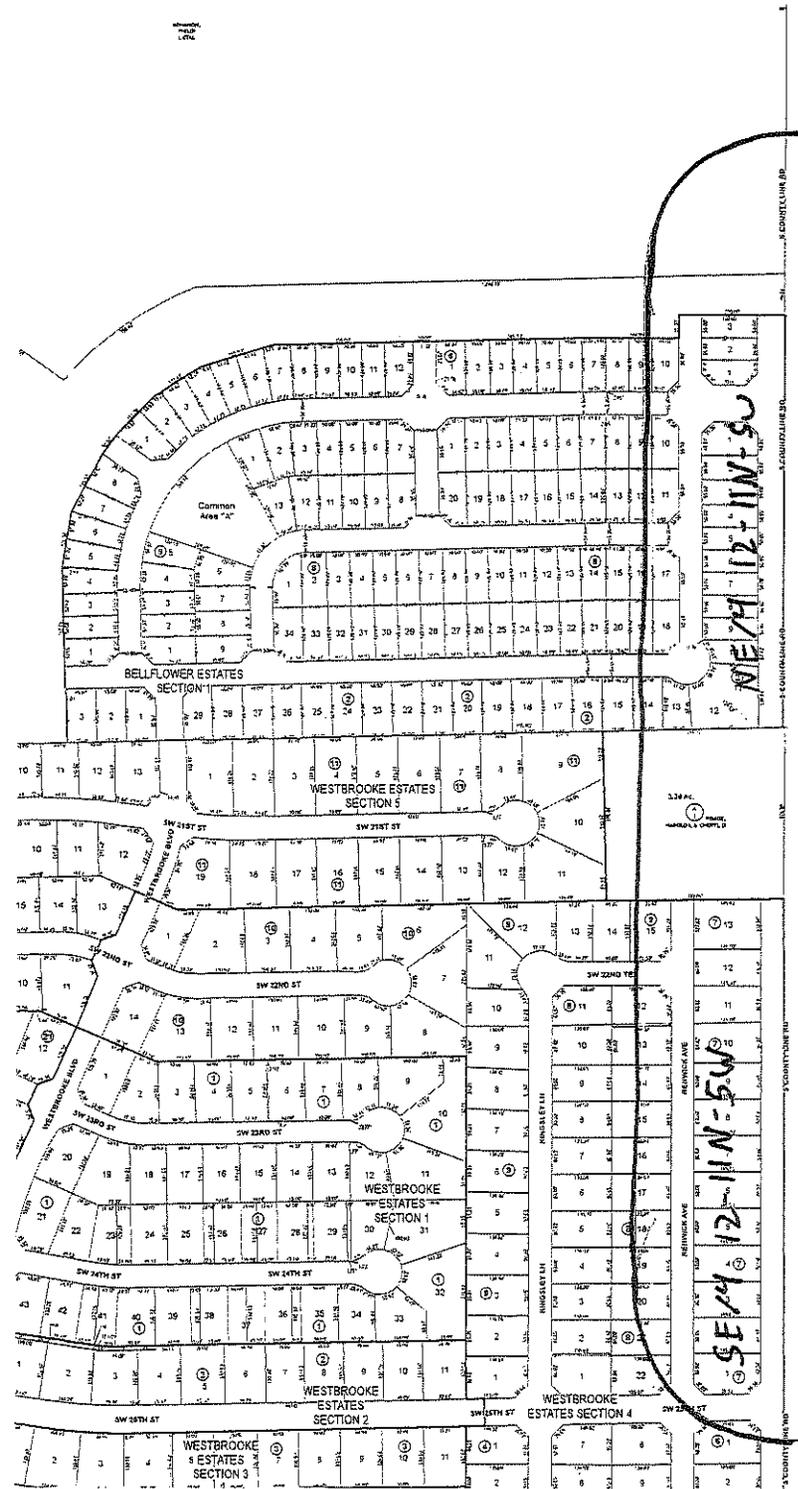
(SEAL)



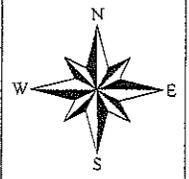
EXHIBIT A

A tract of land being a part of the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows: Commencing at the Northwest corner of said NW/4; Thence, along and with the North line of said NW/4, the following two calls:

1. South 89°28'36" East, a distance of 1,145.00 feet to the point of beginning;
 2. Continuing South 89°28'36" East, a distance of 205.78 feet;
- Thence South 00°13'17" East, departing said North line, a distance of 3,533.22 feet; Thence North 89°34'21" West, a distance of 1,365.09 feet to a point on the West line of said SW/4; Thence North 00°11'13" West, along and with said West line, a distance of 885.54 feet to the Southwest corner of said NW/4; Thence North 00°04'38" East, along and with the West line of said NW/4, a distance of 2,014.31 feet to a point on the North right-of-way line of Southwest (SW) 15th Street according to the permanent easement recorded in Book 9616, Page 166 (hereinafter "Street Esmt"); Thence, along and with the North line of said Street Esmt, the following eight calls:
1. On a non-tangent curve to the left having a radius of 1,839.86 feet, a chord bearing of North 63°28'53" East, a chord length of 108.45 feet and an arc length of 108.46 feet (108.43, record);
 2. South 28°40'29" East, a distance of 35.07 feet;
 3. North 61°19'31" East, a distance of 30.00 feet;
 4. North 28°40'29" West, a distance of 35.07 feet;
 5. On a non-tangent curve to the left having a radius of 1,839.86 feet, a chord bearing of North 58°29'49" East, a chord length of 151.61 feet and an arc length of 151.65 feet;
 6. North 67°23'45" East, a distance of 51.21 feet;
 7. North 56°08'09" East, a distance of 439.55 feet;
 8. On a curve to the right having a radius of 1,610.00 feet, a chord bearing of North 65°34'37" East, a chord length of 528.19 feet and an arc length of 530.59 feet (530.34, record) to the point of beginning.

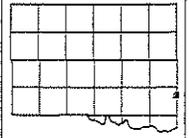


Adjacent Maps:



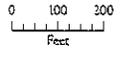
Canadian County
 Assessor's Office
 300 N Cloppaw Ave
 El Reno, OK 73036
 Ph: (405) 295-6331
 Fax: (405) 423-2406
 www.canadiancounty.org

Section 12
 Township 11 North
 Range 05 West

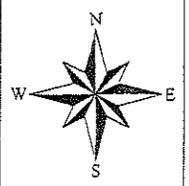


1 inch equals 200 feet

Scale: 1:2,400



Adjacent Maps:



A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7; thence S00°04'38"W along the West line of said NW/4 a distance of 1161.64 feet to the POINT OF BEGINNING; thence S89°28'36"E and parallel with the North line of said NW/4 a distance of 2535.01 feet to a point on the East line of said NW/4; thence S00°13'17"E a distance of 2369.55 feet; thence N89°34'21"W a distance of 2543.25 feet to a point on the West line of said SW/4; thence N00°11'13"W along the West line of said SW/4 a distance of 885.54 feet to the Southwest corner of said NW/4; thence N00°04'38"E along the West line of said NW/4 a distance of 1488.18 feet to the POINT OF BEGINNING.

Containing 6,024,579.53Sq. Ft. or 138.305 Acres, more or less.

Legal Description prepared on ---- by Troy Dee, Registered Professional Land Surveyor No. 1745.

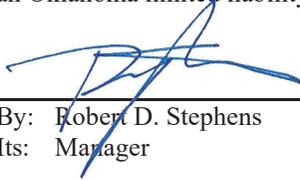
The City of Oklahoma City
420 W Main, Suite 900
Oklahoma City, OK 73102

RE: RSH Investments Property 135 Acres

To Whom It May Concern:

This letter will provide LTS Engineering Services, LLC and/or Williams, Box, Forshee & Bullard, P.C. authorization to act as agents on our behalf in matters of Platting and Planning of approximately 135 acres, more or less, located in the Northwest Quarter (NW/4) and Southwest Quarter (SW/4) of Section Seven (07), Township Eleven North (T11N), Range Four West (04W), Oklahoma County, Oklahoma.

RSH INVESTMENTS, LLC,
an Oklahoma limited liability company



By: Robert D. Stephens
Its: Manager

GRANDVIEW HOLDINGS LLC,
an Oklahoma limited liability company



By: Jason P. Hammock
Its: Manager

BEAVERDALE INVESTMENTS, LLC,
an Oklahoma limited liability company



By: Matthew Q Klimisch
Its: Manager

ZELLA CAPITAL, LLC,
an Oklahoma limited liability company



By: William A. Meadors
Its: Manager

485 FALL CREEK LLC,
an Oklahoma limited liability company



By: Thomas J. O'Brien
Its: Manager

SHATTUCK INTEREST LLC,
an Oklahoma limited liability company



By: Travis C. Mason
Its: Manager

OAKDALE HOLDINGS LLC,
an Oklahoma limited liability company



By: John Lenochoan
Its: Manager

CERTIFICATE OF BONDED ABTRACTOR
(ABUTTING LANDOWNERS)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that I have checked the records in the Office of the County Clerk and County Treasurer of said County and State as to the ownership of certain properties adjoining and abutting the following described land:

A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7; thence S00°04'38"W along the West line of said NW/4 a distance of 1161.64 feet to the POINT OF BEGINNING; thence S89°28'36"E and parallel with the North line of said NW/4 a distance of 2535.01 feet to a point on the East line of said NW/4; thence S00°13'17"E a distance of 2369.55 feet; thence N89°34'21"W a distance of 2543.25 feet to a point on the West line of said SW/4; thence N00°11'13"W along the West line of said SW/4 a distance of 885.54 feet to the Southwest corner of said NW/4; thence N00°04'38"E along the West line of said NW/4 a distance of 1488.18 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: April 10, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2868357-WA99

Name	Mailing Address	LOT	BLOCK	Legal
CHRISTOPHER A. BOHANON AND DAVID A BOHANON AND PHILIP L. BIHANON	315 WEST SOUTH AVE.REDLAND.CA.92373 AND 820 NW 72ND STREET.OKC.OK.73116 AND 1513 BRIGHTON AVE.OKC.OK.73120			PT NE/4 12-11N-5W (A# ON THE MAP)
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063			PT NE/4 12-11n-5w (A#2 ON THE MAP)
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063	9, 10	6	BELLFLOWER ESTATES 1
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063	9, 10, 11, 12	7	BELLFLOWER ESTATES 1
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063	1, 2, 3	1	BELLFLOWER ESTATES 1
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063	16, 17, 18, 19	8	BELLFLOWER ESTATES 1
LENAR HOMES OF OLAHOMA LLC	1707 MARKETPLACE BLCVD. SUITE 100.IRVING.TX.75063	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	2	BELLFLOWER ESTATES 1
HAROLD L POAGE & CHERYL D POAGE	PO BOX 850680.YUKON.OK.73085			PT SE/4 12-11N-5W
STEVEN C BOWMAN AND CYNTHIA T BOWMAN	9009 SW 22ND TERR.OKC.OK.73128	15	9	WESTBROOKE ESTATES 4
JENAE GREEN KLUGE AND JASON WM. MATTHEW KLUGE A/K/A JASON WM. MATHEW KLUGE	2301 RENWICK AVE.OKC.OK.73128	12, 13	8	WESTBROOKE ESTATES 4
LAWRENCE ANTHONY MARTIN AND PATRICIA LYNN MARTIN	6904 nw 100TH ST.OKC.OK.73162	14	8	WESTBROOKE ESTATES 4
HEATHER WORDEN AND JASON WORDEN	2325 RENWICK AVE.OKC.OK.73128	15	8	WESTBROOKE ESTATES 4
KIRBY LEMONTE LEWIS AKA KIRBY L. LEWIS AND DARINE LEWIS	2401 RENWICK AVE.OKC.OK.73128	16	8	WESTBROOKE ESTATES 4
JASON VILLANUEVA AND CHERYL VILLANUEVA	2409 RENWICK AVE.OKC.OK.73128	17	8	WESTBROOKE ESTATES 4
THOMAS CHRISTOPHER BASCO AND GINA BASCO	2417 RENWICK AVE.OKC.OK.73128	18	8	WESTBROOKE ESTATES 4
JOHN PAUL ESPARZA AND JANYS H. ESPARZA	2501 RENWICK AVE.OKC.OK.73128	19	8	WESTBROOKE ESTATES 4
LAM VAN PHAM AND NHIEU HOANG PHAM, TRUSTEES OF THE LAM VAN PHAM AND NHIEU HOANG PHAM JOINT LIVING REVOCABLE TRUST		20	8	WESTBROOKE ESTATES 4
HARRELL COX AND ELIZABETH COX	2517 RENWICK AVE.OKC.OK.73128	21	8	WESTBROOKE ESTATES 4
CHARLES NUTT AND CAROL NUTT	2525 RENWICK AVE.OKC.OK.73128	22	8	WESTBROOKE ESTATES 4
ERIC D. MEYN AND BRANDY L. MEYN	224 RENWICK AVE.OKC.OK.73128	13	7	WESTBROOKE ESTATES 4
PAUL FRAZIER AND ALICE A. FRAZIER	2232 RENWICK AVE.OKC.OK.73128	12	7	WESTBROOKE ESTATES 4
THE HERMAN MASSEY FAMILY TRUST	2300 RENWICK AVE.OKC.OK.73128	11	7	WESTBROOKE ESTATES 4
D. ROBERT HINES FAMILY TRUST, DANIEL ROBERT HINES TRUSTEE	2308 RENWICK AVE.OKC.OK.73128	10	7	WESTBROOKE ESTATES 4
RICHARD B.ROSSIN AND JOY M ROSSON	2316 RENWICK AVE.OKC.OK.73128	9	7	WESTBROOKE ESTATES 4
DANA TALLON AND WANDA TALLON	2324 RENWICK AVE.OKC.OK.73128	8	7	WESTBROOKE ESTATES 4
CASEY B WEDDLE AND TRISTEN A WEDDLE	2400 RENWICK AVE.OKC.OK.73128	7	7	WESTBROOKE ESTATES 4
KEITH S. RUSH AND LOMA CHARLENE RUSH	2408 RENWICK AVE.OKC.OK.73128	6	7	WESTBROOKE ESTATES 4
DUANE L. DOUGLAS, JR. AND MICHELLE DOUGLAS	2416 RENWICK AVE.OKC.OK.73128	5	7	WESTBROOKE ESTATES 4
BASSAM SALUS	2500 RENWICK AVE.OKC.OK.73128	4	7	WESTBROOKE ESTATES 4
MIKEL R. HUMPHRIES AND JANE M. HUNPHRIES	2508 RENWICK AVE.OKC.OK.73128	3	7	WESTBROOKE ESTATES 4
JASON M. HOLT AND REBECCA E. HOLT	2516 RENWICK AVE.OKC.OK.73128	2	7	WESTBROOKE ESTATES 4
JAMES D.KETCHAM AND VIVIAN ANNETTE KETCHAM & THE KETCHAM FAMILY TRUST DATED NOVEMBER 8, 2021	2524 RENWICK AVE.OKC.OK.73128	1	7	WESTBROOKE ESTATES 4
ALFRED E. TORTELL JR. AND TAMMY L. TORTELL	2600 RENWICK AVE.OKC.OK.73128	1	6	WESTBROOKE ESTATES 4

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1828	R168651800	RSH INVESTMENTS LLC ETAL, BEAVERDALE INVESTMENTS LLC, 485 FALL CREEK LLC	111 S ELGIN	TULSA	OK	74120	MUSTANG TOWNSHIP	04W	007	MUSTANG TOWNSHIP PT NW4 & SW4 SEC 7 11N 4W BEG 1145FT E OF NW/C NW4 TH E205.78FT S3533.22FT W1365.09FT N885.54FT N2014.31FT LEFT ON CURVE NE108.46FT SE35.07FT NE30FT NW35.07FT LEFT ON CURVE NE151.65FT NE51.21FT NE439.55FT RIGHT ON CURVE NE530.59FT TO BEG CONT 102.50ACRS MORE OR LESS (SUBJECT PROPERTY CONTAINED WITHIN)	8832 SW 15TH ST UNINCORPORATED
1828	R168651855	RSH INVESTMENTS LLC ETAL, BEAVERDALE INVESTMENTS LLC, 485 FALL CREEK LLC	111 S ELGIN	TULSA	OK	74120	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP PT NW4 & SW4 SEC 7 11N 4W BEG 1350.78FT E OF NW/C NW4 TH E1178.18FT S3531.25FT W1178.16FT N3533.22FT TO BEG CONT 95.53ACRS MORE OR LESS (SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN UNINCORPORATED
1825	R142022000	CACTUS DRILLING COMPANY LLC, C/O K E ANDREWS & COMPANY	1900 DALROCK RD	ROWLETT	TX	75088-5526	UNPLTD PT SEC 07 11N 4W	000	000	UNPLTD PT SEC 07 11N 4W 000 000 PT NE4 SEC 7 11N 4W BEG 907.50FT W OF NE/C NE4 TH W1026.66FT S669.35FT W695FT S1978.91FT E1710.72FT NE227.57FT NW362.54FT NE517.18FT NE156.65FT NLY631.39FT NW315.48FT NE319.32FT N307.61FT TO BEG	8300 SW 15TH ST OKLAHOMA CITY

1826	R215321135	COUNCIL PARK INVESTMENTS LLC	17730 N MACARTHUR BLVD, Unit A	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	000	COUNCIL BUSINESS PARK SEC 1 BLK 001 ALL OF LOT 14 & PT OF LOT 13 DESC AS BEG SW/C LOT 14 TH N142.47FT N70.92FT SE117.72FT ON A CURVE TO THE LEFT W/ A RADIUS OF 60FT S137.34FT W578.14FT TO BEG CONT 2.78 ACRS MORE OR LESS	8433 SW 23RD PL OKLAHOMA CITY
1826	R215321125	COUNCIL PARK INVESTMENTS LLC	17730 N MACARTHUR BLVD, Unit A	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	000	COUNCIL BUSINESS PARK SEC 1 BLK 001 ALL OF LOT 12 & PT OF LOT 13 DESC AS BEG NW/C LOT 12 TH E577.77FT S103.98FT SW52.22FT ON A CURVE TO THE RIGHT W/ A RADIUS OF 50FT SW41.59FT ON A CURVE TO THE LEFT W/ RADIUS 60FT W522.46FT N54.08FT N125FT TO BEG CONT 2.34 ACRS MORE OR LESS	8417 SW 23RD PL OKLAHOMA CITY
1826	R215321070	FINCHER COLTON JAMES 2001 IRREV TRUST	17730 N MACARTHUR BLVD, Unit A	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	008	COUNCIL BUSINESS PARK SEC 1 BLK 001 LOT 008 PLUS PT OF SE4 SEC 7 11N 4W BEG 2113.68 W OF NE/C SE4 TH SE216.35FT SW255.39FT NW600.41FT N6.83FT E517.83FT TO BEG	8325 SW 23RD PL OKLAHOMA CITY
1826	R215321080	COUNCIL WAREHOUSE INVESTMENTS LLC	17690 N MACARTHUR BLVD	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	009	COUNCIL BUSINESS PARK SEC 1 BLK 001 LOT 009 PLUS PT OF SE4 SEC 7 11N 4W BEG NLY NW/C LOT 9 TH SW251.15FT NW311.98FT N493.15FT SE600.41FT TO BEG	8333 SW 23RD PL OKLAHOMA CITY

1826	R215321090	COUNCIL WAREHOUSE INVESTMENTS LLC	17690 N MACARTHUR BLVD	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	010	COUNCIL BUSINESS PARK SEC 1 BLK 001 LOT 010 PLUS PT OF SE4 SEC 7 11N 4W BEG NLY NW/C OF LOT 10 TH SW114.47FT SW189.87FT W80.35FT N307.28FT SE311.98FT TO BEG	8401 SW 23RD PL OKLAHOMA CITY
1826	R215321100	COUNCIL WAREHOUSE INVESTMENTS LLC	17690 N MACARTHUR BLVD	EDMOND	OK	73012	COUNCIL BUSINESS PARK SEC 1	001	011	COUNCIL BUSINESS PARK SEC 1 BLK 001 LOT 011 PLUS PT OF SE4 SEC 7 11N 4W BEG NLY NW/C LOT 11 TH SW105.18FT N67.88FT E80.35FT TO BEG	8409 SW 23RD PL OKLAHOMA CITY
1827	R216721020	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	003	ANTONS LANDING SEC 1 BLK 001 LOT 003	2417 HEATHERY PARK OKLAHOMA CITY
1827	R216721030	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	004	ANTONS LANDING SEC 1 BLK 001 LOT 004	2409 HEATHERY PARK OKLAHOMA CITY
1827	R216721040	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	005	ANTONS LANDING SEC 1 BLK 001 LOT 005	2401 HEATHERY PARK OKLAHOMA CITY
1827	R216721050	ARNOLD CHARLES C & ELAINE	10912 SW 21ST ST	YUKON	OK	73099-7577	ANTONS LANDING SEC 1	001	006	ANTONS LANDING SEC 1 BLK 001 LOT 006	2400 HEATHERY PARK OKLAHOMA CITY
1827	R216721060	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	007	ANTONS LANDING SEC 1 BLK 001 LOT 007	2408 HEATHERY PARK OKLAHOMA CITY
1827	R216721070	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	008	ANTONS LANDING SEC 1 BLK 001 LOT 008	2500 HEATHERY PARK OKLAHOMA CITY
1827	R216721100	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	011	ANTONS LANDING SEC 1 BLK 001 LOT 011	2501 BARRY BURN OKLAHOMA CITY
1827	R216721110	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	012	ANTONS LANDING SEC 1 BLK 001 LOT 012	2409 BARRY BURN OKLAHOMA CITY
1827	R216721120	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	001	013	ANTONS LANDING SEC 1 BLK 001 LOT 013	2401 BARRY BURN OKLAHOMA CITY
1827	R216721130	ARAPIDIS JOHN	2400 BARRY BURN	OKLAHOMA CITY	OK	73128	ANTONS LANDING SEC 1	002	001	ANTONS LANDING SEC 1 BLK 002 LOT 001	2400 BARRY BURN OKLAHOMA CITY
1827	R216721140	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	002	002	ANTONS LANDING SEC 1 BLK 002 LOT 002	2408 BARRY BURN OKLAHOMA CITY
1827	R216721150	GRIFFIN JULIA K & ROGER L JR	10304 SW 28TH ST	YUKON	OK	73099-7398	ANTONS LANDING SEC 1	002	003	ANTONS LANDING SEC 1 BLK 002 LOT 003	2500 BARRY BURN OKLAHOMA CITY

1827	R216721190	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	002	007	ANTONS LANDING SEC 1 BLK 002 LOT 007	2501 VLASTA DR OKLAHOMA CITY
1827	R216721200	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	002	008	ANTONS LANDING SEC 1 BLK 002 LOT 008	2409 VLASTA DR OKLAHOMA CITY
1827	R216721210	BRADFORD GREGORY J & SUSAN TRS, BRADFORD GREGORY J & SUSAN LIV TRUST	2401 VLASTA DR	OKLAHOMA CITY	OK	73128-5011	ANTONS LANDING SEC 1	002	009	ANTONS LANDING SEC 1 BLK 002 LOT 009	2401 VLASTA DR OKLAHOMA CITY
1827	R216721220	DEVOS TROY, DEVOS MELANIE	2400 VLASTA DR	OKLAHOMA CITY	OK	73128-5008	ANTONS LANDING SEC 1	002	010	ANTONS LANDING SEC 1 BLK 002 LOT 010	2400 VLASTA DR OKLAHOMA CITY
1827	R216721230	CHAPMAN MICHAEL G & ABIGAIL M	2408 VLASTA DR	OKLAHOMA CITY	OK	73128	ANTONS LANDING SEC 1	002	011	ANTONS LANDING SEC 1 BLK 002 LOT 011	2408 VLASTA DR OKLAHOMA CITY
1827	R216721240	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	ANTONS LANDING SEC 1	002	012	ANTONS LANDING SEC 1 BLK 002 LOT 012	2416 VLASTA DR OKLAHOMA CITY
1827	R168651850	ANTONS LANDING LP	PO BOX 250	MUSTANG	OK	73064-0250	MUSTANG TOWNSHIP	04W	007	MUSTANG TOWNSHIP BLK 000 LOT 000 PT SW4 SEC 7 11N 4W BEG SW/C SW4 TH N1771.39FT E2510.25FT S1766.18FT W2544.24FT TO BEG EX 17.913ACRS PLTD INTO ANTONS LANDING SEC 1 SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-

MASTER DESIGN STATEMENT

FOR

Silver Springs

March 2, 2024

PREPARED BY:

LTS Engineering Services
PO BOX 31685
Edmond, OK 73003
brad.reid@ltses.com

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1.0 INTRODUCTION

The Planned Unit Development of Silver Springs consists of 138.305 acres. The project is located in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma: Located east of S County Line Road, south of SW 15th Street.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit “A”, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owners of the property described in Section 2.0 is RSH INVESTMENTS LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned PUD-1757 and PUD-1840, I-2 Moderate Industrial. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: R-1, Single Family Residential

East: I-2, Industrial

South: PUD-1660, Single Family Residential

West: R-1 & PUD-1974, Single Family Residential

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1286 on the southwest side of the property, while the lowest elevation is 1239 in the northeast and northwest corners Slopes range from 1% to 10%. The site is undeveloped land with a few sparse trees.

6.0 CONCEPT

The concept for this PUD is to develop a single-family residential subdivision. The use of this PUD will provide for a more efficient use of the land than could otherwise be achieved through traditional zoning.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The subject site is located east of S County Line Road and south of SW 15th Street.

7.2 PEDESTRIAN WAYS

Pedestrian ways will be constructed and suitably surfaced to connect with existing or future walkways in the area and provide for adequate pedestrian circulation. Pedestrian ways shall be designated and located in accordance with provisions listed in the City of Oklahoma City Subdivision Regulations.

7.3 SANITARY SEWER

Public sanitary sewer facilities are available to serve the site.

7.4 WATER

A 12" water line is available to serve the site along S County Line Road.

7.5 FIRE PROTECTION

There nearest fire station to this property is Station 20 at 7929 SW 29th Street.

7.6 GAS, ELECTRICAL AND TELEPHONE SERVICES

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

7.7 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development

7.8 DRAINAGE

The subject property has no FEMA 100-year floodplain on the site.

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

7.9 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

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 that 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 by more than 10%. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-1 Single-Family Residential District** for this Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020)., except as modified in Section 9.0 Special Conditions.

9.0 SPECIAL CONDITIONS

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

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line
- Front Yard Setback: Fifteen (15) feet, driveways and garages shall be provided no less than Eighteen (18) feet from the back of the sidewalk.
- Any lot abutting the adjoining properties on the south or along S County Line Road shall be a minimum of Six Thousand (6,000) square feet with a minimum width of Fifty (50) feet at the building line.
- There shall be a minimum 50-foot common area buffer along the southern portion of the property.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements. A 6-foot privacy fence shall be required along the frontage of the S County Line Road. This fence shall be owned and maintained by the property owner's association.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be S County Line Road which is a two-lane minor arterial streets paved to rural standards. Street stubs will be constructed to the south and to the north.

9.6.1 SIGNAGE REGULATIONS

9.6.2 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.3 ATTACHED SIGNS

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

9.6.4 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be:

Front: 15 feet, driveways and garages shall be provided no less than 18 feet from the back of the sidewalk.

Side: 5 feet

Read: 10 feet

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 LOT COVERAGE

Maximum lot coverage shall be 60%.

9.11 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code.

Maneuvering within the Right of Way shall be permitted within this PUD to access on-street parking spaces. Inset parking shall be provided at a rate of two (2) spaces per every ten (10) dwelling units for the 30-foot width lots.

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.

10.0 EXHIBITS

Exhibit A: Legal Description

Exhibit B: Master Development Plan – Conceptual

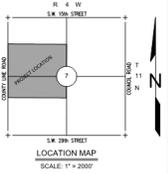
EXHIBIT A

A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7; thence S00°04'38"W along the West line of said NW/4 a distance of 1161.64 feet to the POINT OF BEGINNING; thence S89°28'36"E and parallel with the North line of said NW/4 a distance of 2535.01 feet to a point on the East line of said NW/4; thence S00°13'17"E a distance of 2369.55 feet; thence N89°34'21"W a distance of 2543.25 feet to a point on the West line of said SW/4; thence N00°11'13"W along the West line of said SW/4 a distance of 885.54 feet to the Southwest corner of said NW/4; thence N00°04'38"E along the West line of said NW/4 a distance of 1488.18 feet to the POINT OF BEGINNING.

Containing 6,024,579.53Sq. Ft. or 138.305 Acres, more or less.

MASTER DESIGN PLAN
OF
SILVER SPRINGS
PART OF THE W/2 & SW OF SECTION 7, T11N, R74, I.M.
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



S. COUNTY LINE ROAD

POINT OF COMMENCEMENT
NW CORNER OF NW/4 OF
SECTION 7, T11N, R74, I.M.

POINT OF BEGINNING

UNPLATED

ANTON'S LANDING

- NOTES**
1. MAINTENANCE OF THE COMMON AREAS AND GUARDRAILS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ASSOCIATION. NO STRUCTURE, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS OR DRAINAGE AREAS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PERMITS FOR SUCH ACTIVITIES SHALL BE PERMITTED AS PROVIDED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
 2. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
 3. A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER. A SIDEWALK PLAN SHALL BE COMPLETED WITH THE CONSTRUCTION PLAN AT THE TIME OF FINAL PLAT.
 4. ALL SANITARY SEWER LINES SHALL BE 12" AT A MINIMUM IN 60% GRADE.

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
C/A	COMMON AREA
L.N.A.	LIMITS OF NO ACCESS
---	EXISTING CONTOURS
SS	SANITARY SEWER
W	WATER LINES



OWNER:
RSH INVESTMENTS LLC
111 S. ELGIN
TULSA, OK 74120

LEGAL DESCRIPTION:
A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the NW/4 of said Section 7; thence S00°04'38"W along the West line of said NW/4 a distance of 1281.64 feet to the POINT OF BEGINNING; thence S87°25'30"W and parallel with the North line of said NW/4 a distance of 913.21 feet to a point on the East line of said NW/4; thence S00°13'37"E a distance of 269.93 feet; thence N89°13'17"W a distance of 224.32 feet to a point on the West line of said SW/4; thence N00°13'17"W along the West line of said SW/4 a distance of 881.54 feet to the Southwest corner of said NW/4; thence N82°02'57"E along the West line of said NW/4 a distance of 1488.18 feet to the POINT OF BEGINNING.

Containing 6,024,579.5360, Ft. or 138.305 Acres, more or less.

LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	1040 LOTS
SINGLE-FAMILY RESIDENTIAL	138.31 ACRES
RESIDENTIAL DENSITY	7.52 (DU/AC) - 0.13 (AC/DU)

MASTER DESIGN PLAN
OF
SILVER SPRINGS

LTS ENGINEERING SERVICES, LLC
CERTIFICATE OF AUTHORIZATION: CE 4710 EXP. 02/28/2025

SHEET: 1 OF 1
DATE: 5/01/2024