



CITY OF SAND SPRINGS

REZONING
APPLICATION

SSZ 517
STR 2,3-20N-11E
33,34,35-21N-11

Present Zoning AG Requested Zoning IL/PUD-39

Present Use Vacant Requested Use Light Industrial

Legal Description of Property to be Rezoned:
(If unplatted metes & bounds, attach plat of survey.)

See attached

Tract Acreage: ~827 AC

Abutting and east of N. Hwy 97, south of Rock School Rd.

General Location/Address: & west of Turkey Creek Rd.

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) Agent

Are there any restrictions controlling the use of the tract, either private restrictions or deed restrictions? No

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed: [Signature] Phone: (918) 747-8900

Address: 2727 E. 21st St., Ste. 200, Tulsa, OK 74114 Email: lreynolds@ellerdetrich.com

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

Application Received On: 10/31/2025 By: CW

Planning Commission Hearing Date: 12/03/2025

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
Conditions? _____

City Council Hearing Date: 12/15/2025
CITY COUNCIL ACTION: _____ VOTE: _____

ORDINANCE NO. _____

Legal Description of Property

Lands situated in the County of Osage, State of Oklahoma, and described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2.

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 lying East of centerline of State Highway #97 in Section 3.

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

Beginning at a point on the East line of said SE/4 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence S 89°48'36" W a distance of 943 feet; Thence S 02°53'02" E a distance of 32.27 feet; Thence S 89°48'36" W a distance of 51.20 feet; Thence N 40°23'20" W a distance of 254.70 feet; Thence S 84°38'35" W a distance of 887.32 feet to the right-of-way line of Highway #97.

ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

Commencing at the Southeast corner of the SE/4 of Section 33, Township 21 North, Range 11 East; Thence N 00°07'33" W along the East line of the SE/4 a distance of 484.04 feet to a property corner and the Point of Beginning; Thence N 78°30'41" W along a property line a distance of

625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28°01'23" E a distance of 240.00 feet; Thence N 00°52'49" W a distance of 250.00 feet; Thence N 32°17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00°52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax IDs: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, and 87322.

PLANNED UNIT DEVELOPMENT**PUD#** 39**SAND SPRINGS PLANNING COMMISSION****100 East Broadway, PO Box 338 • Tulsa, Oklahoma 74063 • (918)246-2575 • FAX (918)245-2573**

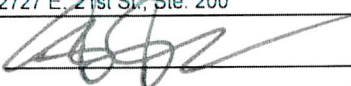
TYPE _____ **DATE FILED:** 10 / 31 / 2025 **SSPC HEARING DATE:** 12 / 03 / 2025
____ Residential
☒ Non-Res
____ Combination **S/T/R** _____ **ZONE** _____ **COUNCIL WARD** _____ **REC'D BY** _____

GENERAL LOCATION: Abutting and east of N. Hwy 97, south of Rock School Rd. & west of Turkey Creek Rd.**PRESENT ZONING:** AG **PROPOSED ZONING:** IL/PUD-39 **REZONING CASE #** SSZ-517**RECORD OWNER:** Ringle Family, LLC **PRESENT USE:** Vacant

Does record owner consent to the filing of this application?

☒ Yes ☐ NoIf Applicant is other than owner, indicate interest: Attorney for Owner**LEGAL DESCRIPTION OF TRACT UNDER APPLICATION:** E-mail to: planning@sandspringsok.org

See attached

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT.**Name:** [Print] Lou Reynolds, Eller & Detrich, P.C. **Telephone:** (918) 747-8900**E-mail:** lreynolds@ellerdetrich.com**Fax:** (918) 747-2665**Other Telephone:** _____**Address:** 2727 E. 21st St., Ste. 200**City/State:** Tulsa, OK**Zip:** 74114**Signature:** **Date:** 10 / 31 / 25**APPLICANT - DO NOT WRITE BELOW THIS LINE**

APPLICATION FEES:	
1. APPLICATION FEE:	\$200.00
2. NOTIFICATION FEE:	\$250.00
TOTAL FEES	\$ 450.00
RECEIPT NUMBER:	

SSPC REC.: _____ **COUNCIL ACTION:** _____**DATE/VOTE:** _____ **DATE/VOTE:** _____**ORD./RES. #:** _____**PLAT NAME & NUMBER OR WAIVER:** _____

PLATTING REQUIREMENTS

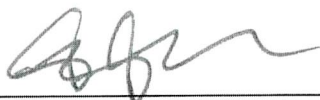
For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

Planned Unit Development Subdivision Plat

A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the Subdivision Regulations, and, in addition to the requirements of the Subdivision Regulations, shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council and adequate provision made for the costs of maintenance; and
3. Such covenants as will reasonably insure the continued compliance with the approved development plan. In order that the public interest may be protected, the City of Sand Springs shall be made beneficiary of covenants pertaining to such matters as the requirement of approval of detail plans prior to the issuance of any permits, location of uses, height of structures, setbacks, screening, open space, signage and access. Such covenants shall provide that the City of Sand Springs may enforce compliance therewith, and shall further provide that amendment of such covenants shall require the approval of the Planning Commission and City Council and the filing of record with the County Clerk a written amendment to the covenants, endorsed by the Planning Commission and City Council.

I do hereby certify that I have read and understand the above mentioned requirements and that I will plat, replat or have the platting requirements waived for the subject property involved.



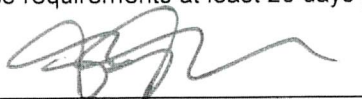
Applicant's Signature

10/31/25

Date

AUTHORIZATION FOR SAND SPRINGS TO OBTAIN NAMES/ADDRESSES OF 300' PROPERTY OWNERS

I authorize Sand Springs Staff to obtain property owner's names and addresses as required for this application. I understand that Sand Springs Staff will utilize ownership information from the Tulsa County Assessor's computer records, which may not incorporate recent ownership changes. Sand Springs is not responsible for the accuracy, completeness and/or currency of the ownership information obtained. I also understand that the applicant is responsible for providing Sand Springs with any and all application updates or corrections necessary to have this ownership list comply with legal notice requirements at least 20 days prior to the public hearing date of this application.



Signature

10/31/25

Date

Sand Springs Planning Commission Case # PUO-039

Date of Hearing 12/03/2025

The Sand Springs Planning Commission meetings are held on the **second Monday of each month at 4:00 p.m.** in the Sand Springs Municipal Building, 100 East Broadway, Council Chambers.

The applicant or person knowledgeable of the property under application must attend the meeting.

Drawings or Site Plans should be submitted at the time of application.

IS THE AREA OF REQUEST IN A FLOOD HAZARD AREA?

If "Yes", the Applicant is advised to immediately contact the City of Sand Springs Public Works Department at 918-246-2579 if your tract is in the City of Sand Springs about possible future development requirements or constraints.

PLATTING REQUIREMENTS:

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.
Contact the Building Inspector's Office at 918-246-2572.

Sand Springs Planning Commission

100 East Broadway, PO Box 338
Sand Springs, Oklahoma 74063

(918) 246-2575

Legal Description of Property

Lands situated in the County of Osage, State of Oklahoma, and described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2.

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 lying East of centerline of State Highway #97 in Section 3.

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

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ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

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625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28°01'23" E a distance of 240.00 feet; Thence N 00°52'49" W a distance of 250.00 feet; Thence N 32°17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00°52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax IDs: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, and 87322.

PROJECT SPRING

Case No. PUD-39

Approximately 827 Acres

Applicant:

**Eller & Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114
(918) 747-8900**

Consultant:

**Kimley-Horn & Associates, Inc.
1437 S. Boulder Avenue, Suite 930
Tulsa, OK 74119**

October 2025

PROJECT SPRING

Case No. PUD-39

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<u>Exhibit "A"</u>	- Aerial Image
<u>Exhibit "B"</u>	- Existing Zoning
<u>Exhibit "C"</u>	- Proposed Zoning
<u>Exhibit "D"</u>	- Development Plan
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<u>Exhibit "F"</u>	- Existing Topography and Soils
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<u>Exhibit "I"</u>	- Project Legal Descriptions

PROJECT SPRING

Case No. PUD-39

I. DEVELOPMENT STATEMENT

The Planned Unit Development District (“PUD”) is a supplemental Zoning District authorized by Chapter 12 of the Sand Springs Zoning Code. A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (the “Development Standards”). A PUD may only modify the provisions of the Sand Springs Zoning Code and does not modify any other laws, regulations or requirements of the City of Sand Springs (the “City”).

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision for the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to be enforced by the City.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable regulations of the Sand Springs Zoning Code. If there is a conflict between the Development Standards and the Sand Springs Zoning Code, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Sand Springs Zoning Code controls.

PROJECT SPRING

Case No. PUD-39

II. DEVELOPMENT CONCEPT

The proposed Project Spring is located on approximately 827 acres bounded by Oklahoma Highway 97 on the west, Delaware Creek on the north, and Turkey Creek to the east. The property is currently bisected by an electrical transmission line that runs generally east-west through Osage county. There is also an electrical transmission line running north-south along the eastern edge of the property. (“the Project”).

PUD-39 uses substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area.

Exhibit “A” is an **Aerial Photograph** and shows the location of Project Spring.

The purpose of PUD-39 is to create a regulatory framework for the development of a technology park for a data center project and related uses. Building locations, building design and overall layout will be refined as future uses as the Project develops. The Development Standards establish land use entitlements flexibility and design expectations to encourage and ensure compatibility with the area.

PUD-39 provides a framework for a well-planned, cohesive project that integrates and permits a data center project and related uses in a connected and aesthetically pleasing and unified development. As shown on **Exhibit “B”, Existing Zoning**, the site is currently zoned AG – Agriculture District, Sand Spring’s least intense zoning designation. The purpose of this request, along with companion application SSZ-517, is to rezone the Project area to IL – Light Industrial District, with the entire Project overlaid by PUD-39 to facilitate a supplemental Zoning District for the site’s development as a data center project. See **Exhibit “C”, Proposed Zoning**.

This Project may have multiple reserve areas or easements for stormwater drainage and detention, secured entrances, access drives, landscaping, open space and natural areas. Additionally, this Project will include electrical substations.

The **Development Plan** for the Project is shown on **Exhibit “D”**.

The Project will have access to Oklahoma Highway 97. The Project perimeter will be gated and secured with private access drives connecting lots to public access. Lots will not require public street frontage.

Detailed Development Plans will be submitted to the City for administrative approval at the time of site plan review for each phase of the Project.

PROJECT SPRING

Case No. PUD-39

III. DEVELOPMENT STANDARDS

LAND AREA:

Gross: 36,039,366 Square Feet 827.35 Acres

PERMITTED USES:

Use Unit 1 (Area-Wide Uses by Right), Public Uses, including, but not limited to Open Spaces, Landscaping Buffer and Storm Water Management; Electric Generation Plant limited to start-up activities, bridging, commissioning, emergency and peaking power needs; Use Unit 4 (Public Protection and Utility Facilities), limited to Antenna and Antenna Supporting Structure, Electric Regulating Station; excluding Storage and or Service Garages and Yards, Water Storage Facility, NEC; Use Unit 21 (Business Signs); and Use Unit 25 (Light Manufacturing and Industry) limited to Data Centers for processing and storing of digital data.

For purposes of PUD-39, the term “Data Center” shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

And Uses Customarily Accessory to the Permitted Uses, which Customary Accessory Uses for Data Centers may include, but are not limited to the following:

- Offices and Office Buildings
- Electrical Substations/Switching Stations
- Backup Generators
- Security Guardhouses
- Cooling Towers (air or water)
- Fuel Storage Tanks
- Temporary Utility Services
- Central Utility Buildings
- Storm Shelters
- Restroom Buildings
- Water Holding Tanks
- Water Treatment Facilities
- Wastewater Treatment Facilities
- Temporary Construction Trailers
- Flow Equalization Basins or Tanks
- Battery Storage Equipment
- Antennas

PROJECT SPRING

Case No. PUD-39

MAXIMUM BUILDING FLOOR AREA RATIO (PROJECT): 0.75
Based on the Development Area in Exhibit E

MINIMUM BUILDING SETBACKS:

From boundary along Highway 97	400 FT
From all other Property boundaries	200 FT
From Internal Streets	10 FT

MAXIMUM BUILDING HEIGHT: 40 FT*

* Architectural, mechanical or electrical elements (elements extending above the building roofline) shall be permitted up to 20 additional feet for unoccupied features. The forgoing height limitation does not apply to overhead electrical lines.

BUILDING COLORS, MATERIALS AND DESIGN:

All exposed exterior walls of main occupiable buildings that are visible from public streets shall employ cohesive design within the Project that uses similar materials with varied textures and colors to provide visual contrast.

OFF-STREET PARKING:

One (1) space per one thousand square feet (1000 SF) of building floor area, excluding data hall areas, internal utility rooms and closets and loading areas.

For Office Buildings:

One (1) space per four hundred square feet (400 SF) of building floor area.

For Any Other Use:

As required by the Sand Springs Zoning Code or with Site Plan approval by Planning Staff.

LOADING AREAS:

Minimum of one (1) loading area per one hundred thousand square feet (100,000 SF) of building floor area.

SECURITY FENCING:

The secure areas of the Project will be fenced with an 8-foot minimum height chain link fence or similar.

PROJECT SPRING

Case No. PUD-39

LANDSCAPE BUFFERS:

From any Project boundary 100 FT

Within landscape buffers there shall be, at minimum, one (1) tree in every 40 linear feet along the buffer. Existing trees shall be counted toward this requirement if caliper is at least 4 inches. Where additional trees are necessary, they shall be added with a minimum ratio of (1) evergreen tree per every four (4) deciduous trees added. All deciduous and evergreen trees shall be at least eight (8) feet in height, or greater, at the time of planting.

Intensified Landscape Buffer 200 FT

There shall be an Intensified Landscape Buffer along the south property line extending from the Highway 97 right of way a distance of 3,300 linear feet to the east. The Intensified Landscape Buffer shall be 200' wide from the property line. Within the Intensified Landscape Buffer there shall be, at a minimum, one (1) tree in every 20 linear feet along the buffer. Existing trees shall be counted toward this requirement if caliper is at least 4 inches. Where additional trees are necessary, they shall be added with a minimum ratio of (1) evergreen tree per every four (4) deciduous trees added. All deciduous and evergreen trees shall be at least eight (8) feet in height, or greater, at the time of planting.

The details of the Landscape Buffer and Intensified Landscape Buffer are shown on Exhibit "E".

NATURAL AREAS:

The details of such buffers and natural areas along the Project boundary are shown on **Exhibit "D"**.

SIGNS:

Signs will comply with the applicable requirements of the Sand Springs Zoning Code.

LIGHTING:

All light standards, including building mounted, shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent property. Topography must be considered in such calculations.

Additionally, a Lighting Plan shall be submitted, illustrating locations of light poles and fixtures. All Project lighting shall otherwise comply with Sand Springs Zoning Code.

PROJECT SPRING

Case No. PUD-39

NOISE

Noise levels from Project Spring shall be limited to 65 decibels (“dBA”) (Hourly Equivalent (Leq) Sound level) at the Project boundary at any time of the day. The measurement of noise levels shall be conducted using an American National Standards Institute (ANSI) Type I Integrating Sound Level Meter over a minimum of 1 hour (60 minutes) in order to determine the hourly equivalent noise level at the Project boundary. During an emergency operation the noise level limit does not apply.

TRASH AREAS:

All trash areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage. This section shall not apply to construction activities.

IV. ACCESS AND CIRCULATION:

INGRESS/EGRESS AND EMERGENCY ACCESS:

Primary point of access shall be located along Oklahoma Highway 97. The primary access point will include a gated, secure entrance. Emergency vehicles will have access through the primary secured entrance and/or through a secondary emergency access point located along Oklahoma Highway 97.

INTERIOR ACCESS DRIVES:

Individual lots will not require street frontage or direct access to public streets, but will require connected private access drives ultimately connecting to ingress/egress points of the overall project. Interior access drives will be private and designed and constructed in accordance with the design requirements of the International Fire Code (IFC) for fire apparatus access.

PROJECT SPRING

Case No. PUD-39

V. TOPOGRAPHY AND SOILS:

The Custom Soil Resource Report for Osage County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Property contains a number of different soil type.

Any development constraints associated with these soils and the topography will be addressed during the engineering design, permitting, and platting of the Project.

Existing topography and soils are represented on **Exhibit “F”**, **Existing Topography and Soils** attached hereto.

VI. UTILITIES:

The Project is anticipated to utilize reliable utility services to support data center operations, including water supply, wastewater treatment, electrical power, and telecommunications.

Water Supply: The Project will be served by either a public drinking water provider or private onsite water supply and may be distributed through private lines to individual lots, in accordance with applicable regulations of the Oklahoma Water Resources Board and the Oklahoma Department of Environmental Quality. Coordination with the selected water provider will determine service capacity, line sizing, and phasing to meet the anticipated demands of the facility.

Wastewater Treatment: The Project will be served by either a public sanitary sewer provider or private onsite wastewater treatment and disposal system and may be collected through a private collection system with private sewer lines from each lot. Such sewer system will be designed and constructed in accordance with the standards established by the public sewer provider and the regulations of the Oklahoma Department of Environmental Quality.

Electrical Power: Electrical power will be provided by the local electric utility or through a dedicated substation connection. Coordination with the power provider will address redundancy, reliability, and capacity planning.

Telecommunications: The Project will be served by multiple telecommunications providers to ensure redundant and diverse connectivity routes. Fiber conduit and routing will be coordinated with site development and access planning.

Existing utilities in and around the site are shown on **Exhibit “G” - Existing Utilities**. Final utility alignments, capabilities, and service providers will be confirmed during the detailed design and permitting stages.

PROJECT SPRING

Case No. PUD-39

VII. SITE PLAN REVIEW:

No Building Permit will be issued for any building within Project Spring until a Detail Site Plan for the lot or parcel has been submitted to the City of Sand Springs and administratively approved as being in compliance with the approved PUD Development Standards.

VIII. SCHEDULE OF DEVELOPMENT:

The development within Project Spring is planned to begin within 24 months after approval of the planning and development, platting, Detail Site Plan approval, or any other required approvals.

IX. COMBINED PROJECT CONSTRAINTS:

See **Exhibit “H”** – **Combined Constraints** that highlight the impact of the building setbacks and landscape buffers proposed in PUD 39.

X. PROJECT LEGAL DESCRIPTIONS:

See **Exhibit “I”** attached hereto:

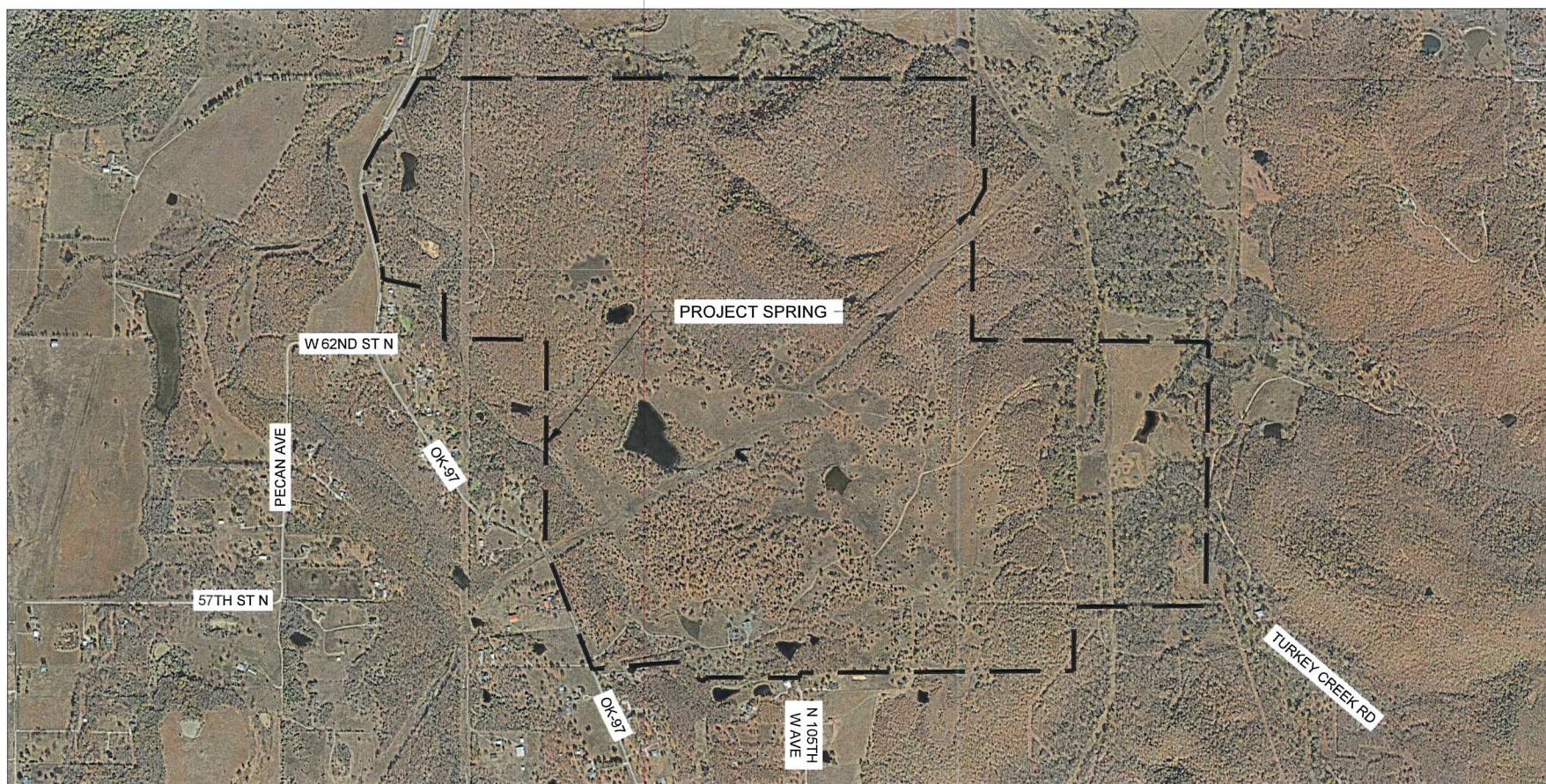
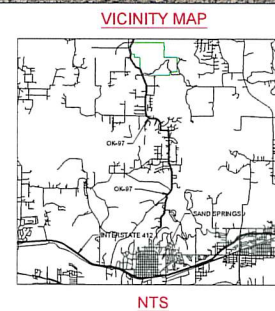
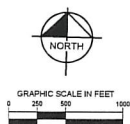


EXHIBIT A:
AERIAL IMAGE



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-360-8858

NOTES
LATERAL MADE BY MEALMARE CO. (C) 1987

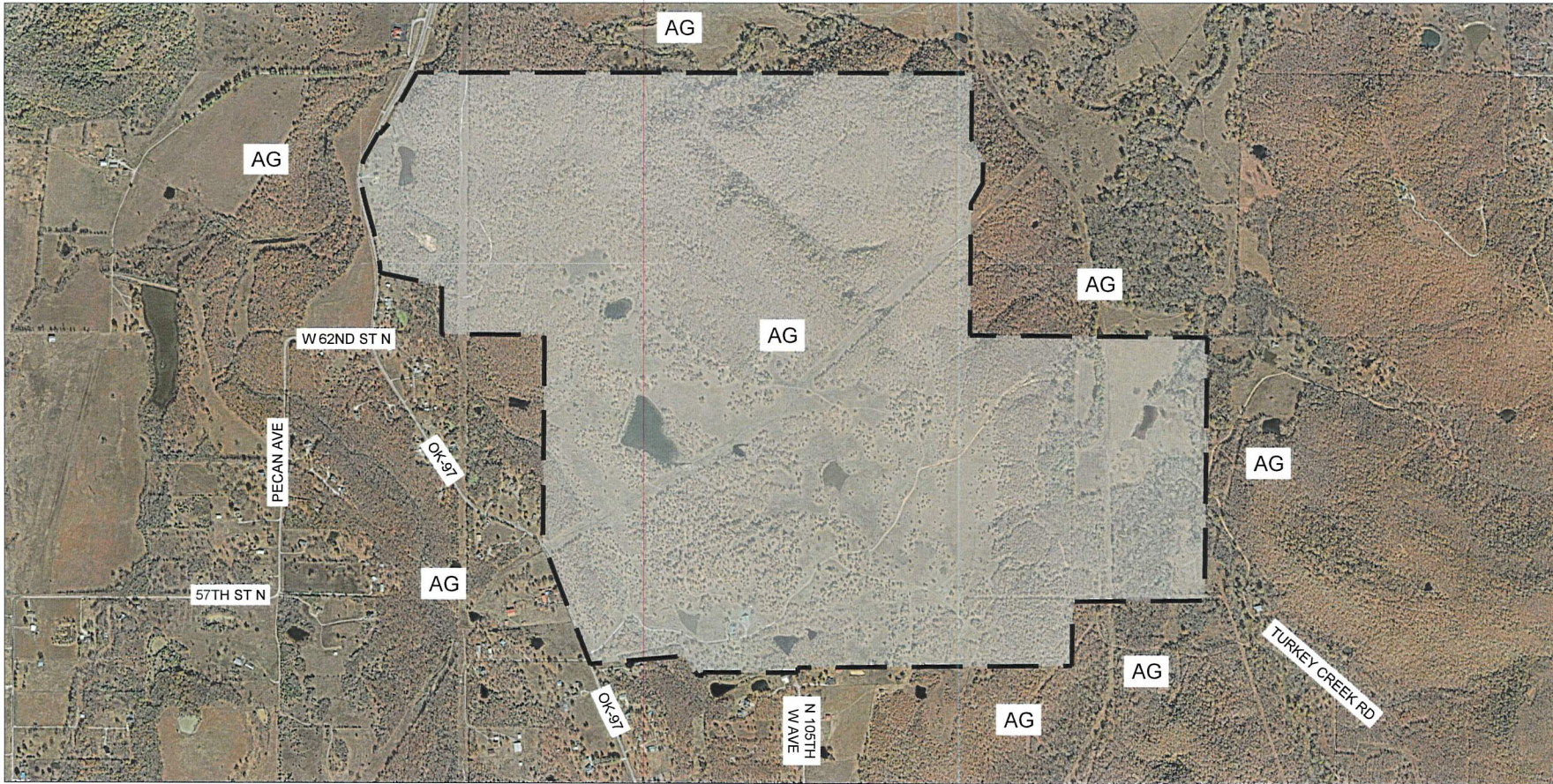
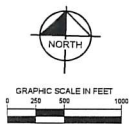
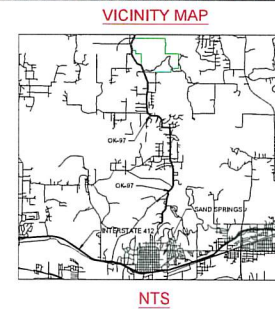


EXHIBIT B: EXISTING ZONING



LEGEND	
AG	AGRICULTURE



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 100
Tulsa, OK 74119
P: 918-364-0008

NOTES:
1. AERIAL IMAGE BY MAPBOX, COPYRIGHT 2025

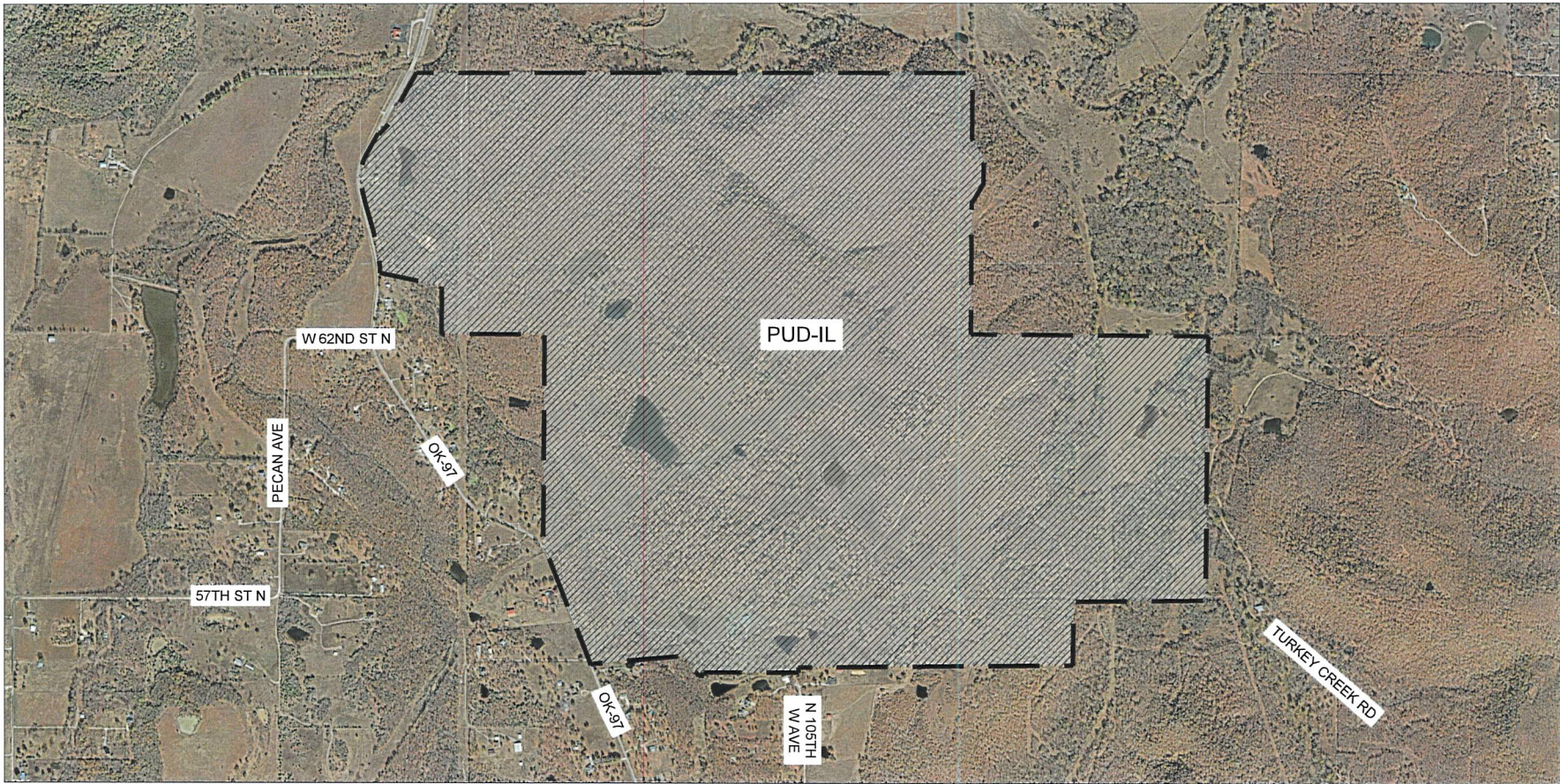
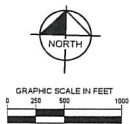
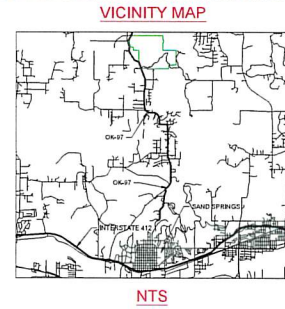


EXHIBIT C: PROPOSED ZONING



LEGEND	
AG	AGRICULTURE
IL	INDUSTRIAL
	PROPOSED ZONING (PUD-IL)



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 500
Tulsa, OK 74119
P 918-580-6609

NOTES:
1. MAP WAS MADE BY KIMLEY-HORN COPYRIGHT 2025

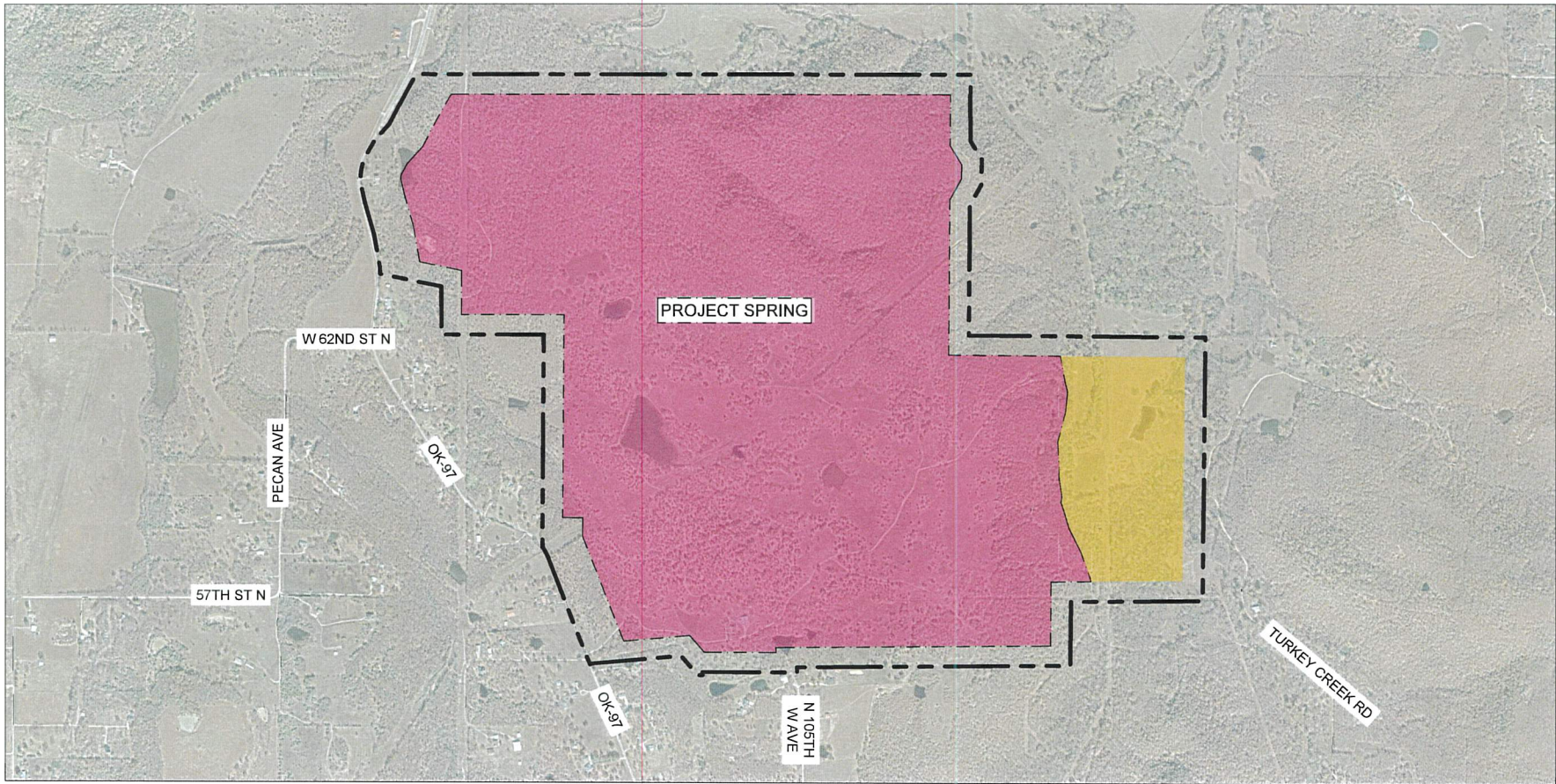
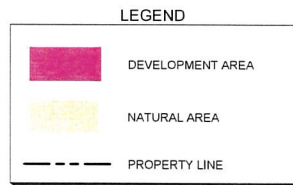
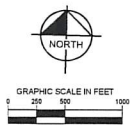
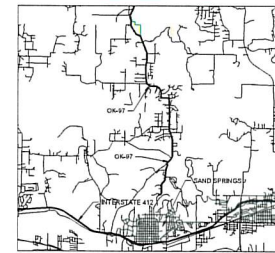


EXHIBIT D: DEVELOPMENT AREA



VICINITY MAP



NTS

TOTAL ACREAGE: ± 826.64 ACRES
TOTAL DEVELOPABLE AREA: ± 618 ACRES

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 100
Tulsa, OK 74119
P 918-360-8888

NOTES:
1. AERIAL PHOTO BY MEAD&P, COPYRIGHT 2025

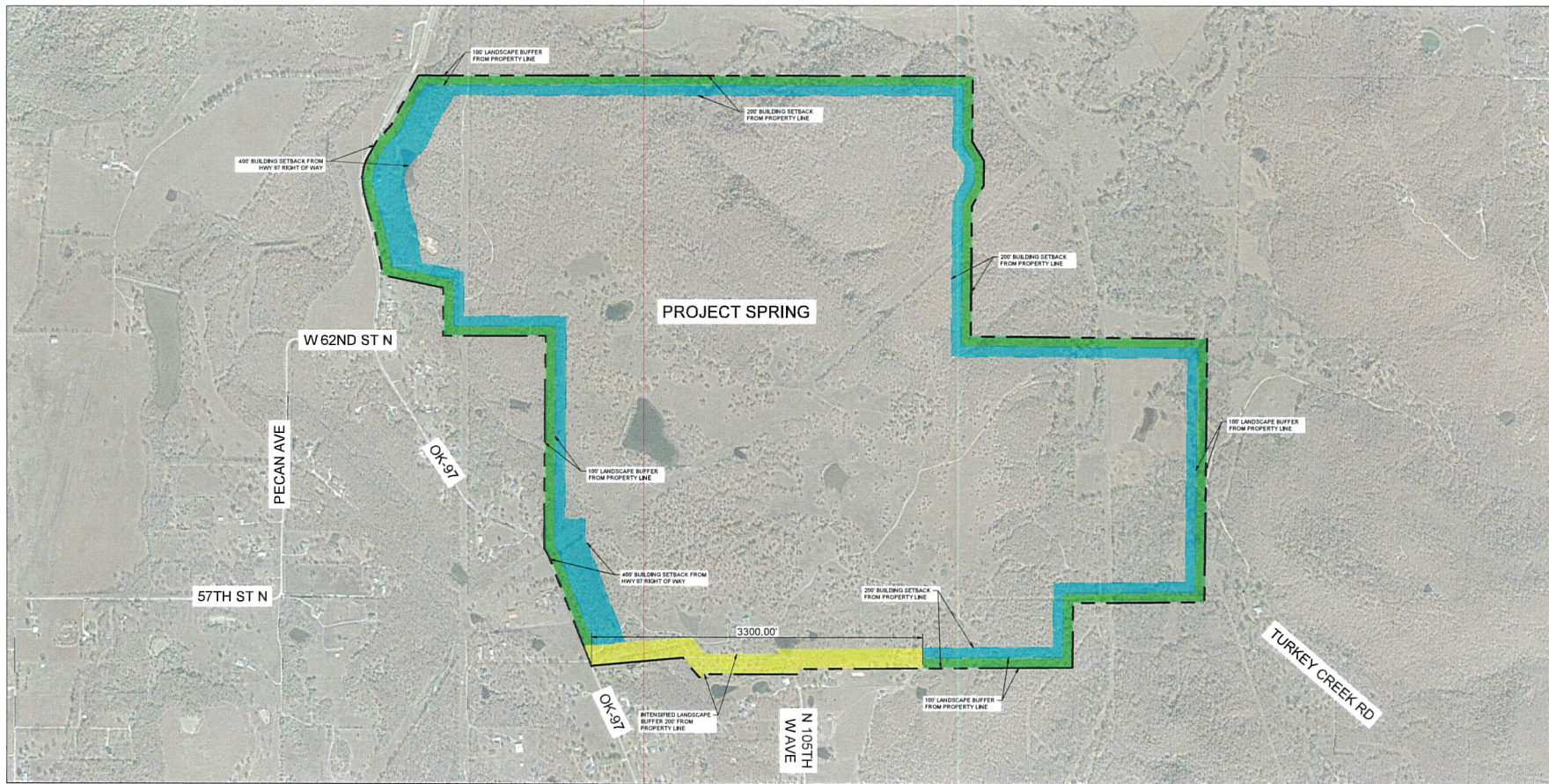
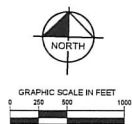
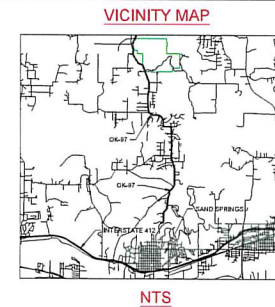


EXHIBIT E: SETBACK AND LANDSCAPE BUFFER



LEGEND	
	LANDSCAPE BUFFER
	BUILDING SETBACK
	INTENSIFIED LANDSCAPE BUFFER



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn
1437 S Boulder Dr
Suite 150
Tulsa, OK 74119
P 918-266-6666

NOTES:
1. AERIAL IMAGE BY MAPBOX, COPYRIGHT 2023

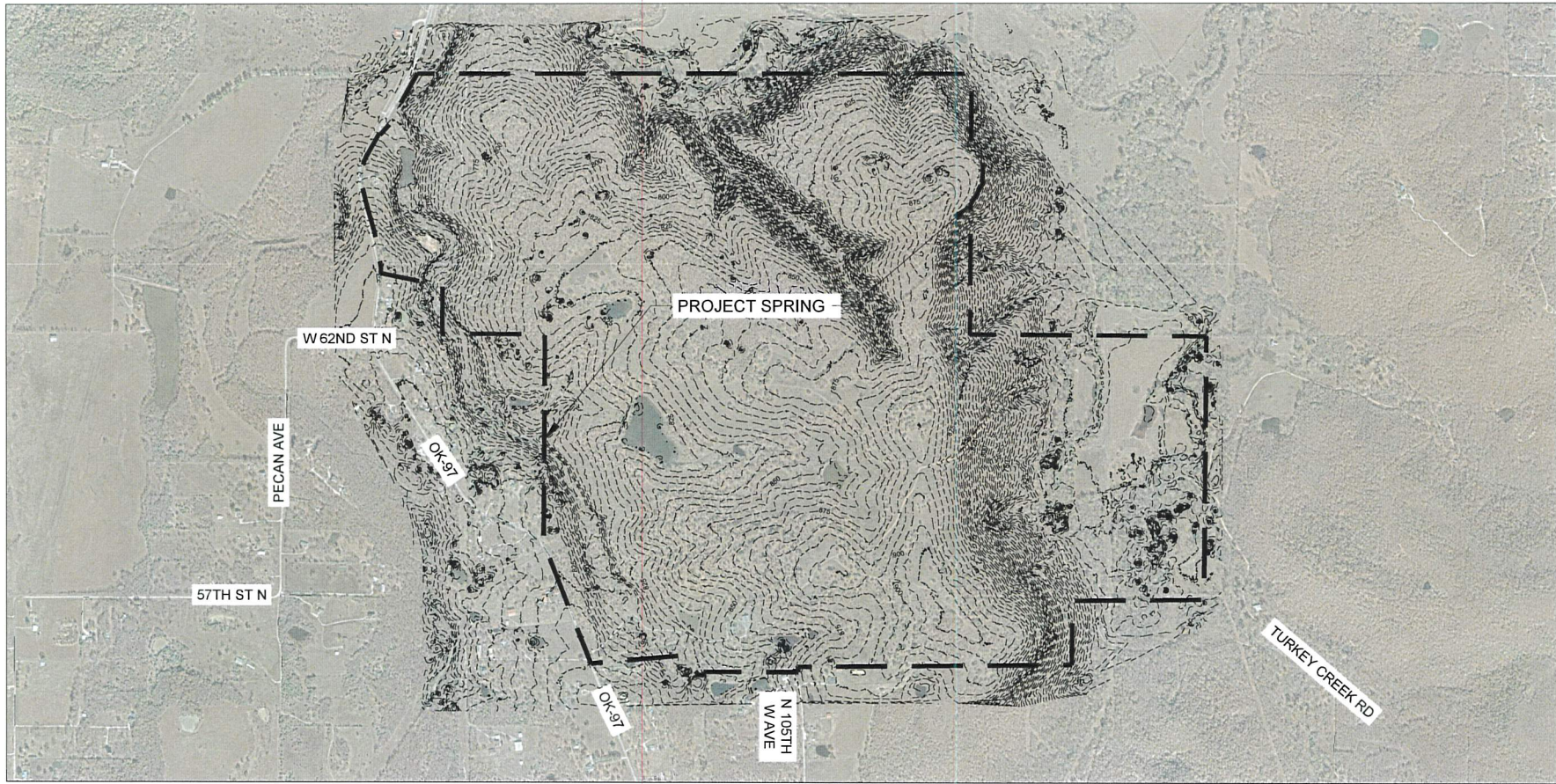
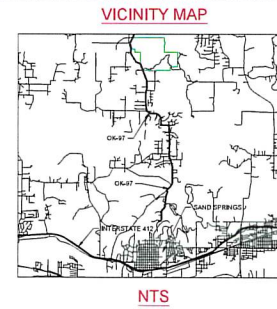
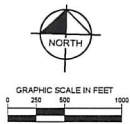


EXHIBIT F: EXISTING TOPOGRAPHY



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 600
Tulsa, OK 74119
P 918-360-8800

NOTES:
1. MAPS MADE BY KIMLEY-HORN, COPYRIGHT 2025



LEGEND

	BARNSDALL VERY FINE SANDY LOAM		VERDIGRIS SILT LOAM (OCCASIONALLY FLOODED)
	COYLE LOAM		VERDIGRIS SILT LOAM (FREQUENTLY FLOODED)
	POCASSET FINE SANDY LOAM		WYNOHA SILTY CLAY LOAM
	NORGE SILT LOAM		BARTLESVILLE-BIGHEART COMPLEX
	PARSONS SILT LOAM		BIGHEART-NOTAZE-ROCK OUTCROP COMPLEX
	STEEDMAN SILT LOAM		NOTAZE-BIGHEART-ROCK OUTCROP COMPLEX (VERY STONY)
	STEEDMAN SILT LOAM		NOTAZE-BIGHEART-ROCK OUTCROP COMPLEX (EXTREMELY STONY)

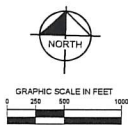
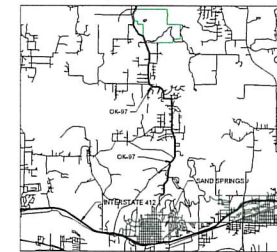


EXHIBIT F (2 OF 2): EXISTING SOIL

VICINITY MAP



NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 300
Tulsa, OK 74119
P 918-360-8888

NOTES:
LATERAL INSE BY NEUPAW, COPIED 10/2025

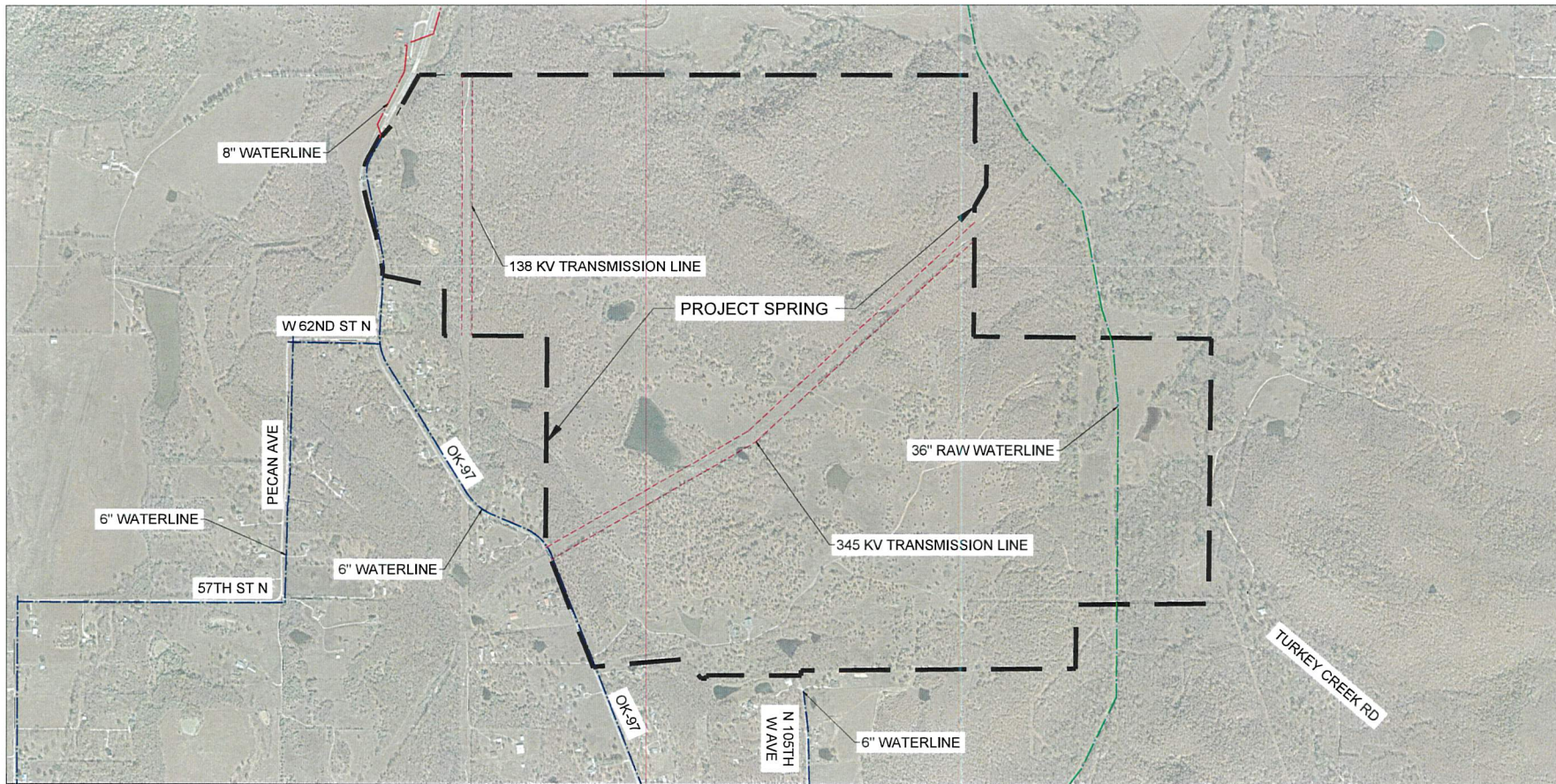
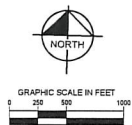
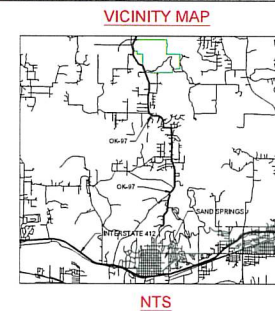


EXHIBIT G: EXISTING UTILITIES



LEGEND	
	6" WATERLINE
	8" WATERLINE
	36" RAW WATERLINE
	EXISTING POWER EASEMENT



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn
1437 S Boulder Dr
Suite 510
Tulsa, OK 74119
P 918-350-4555

NOTES:
1. AERIAL IMAGE BY MAPMAP, COPYRIGHT 2023

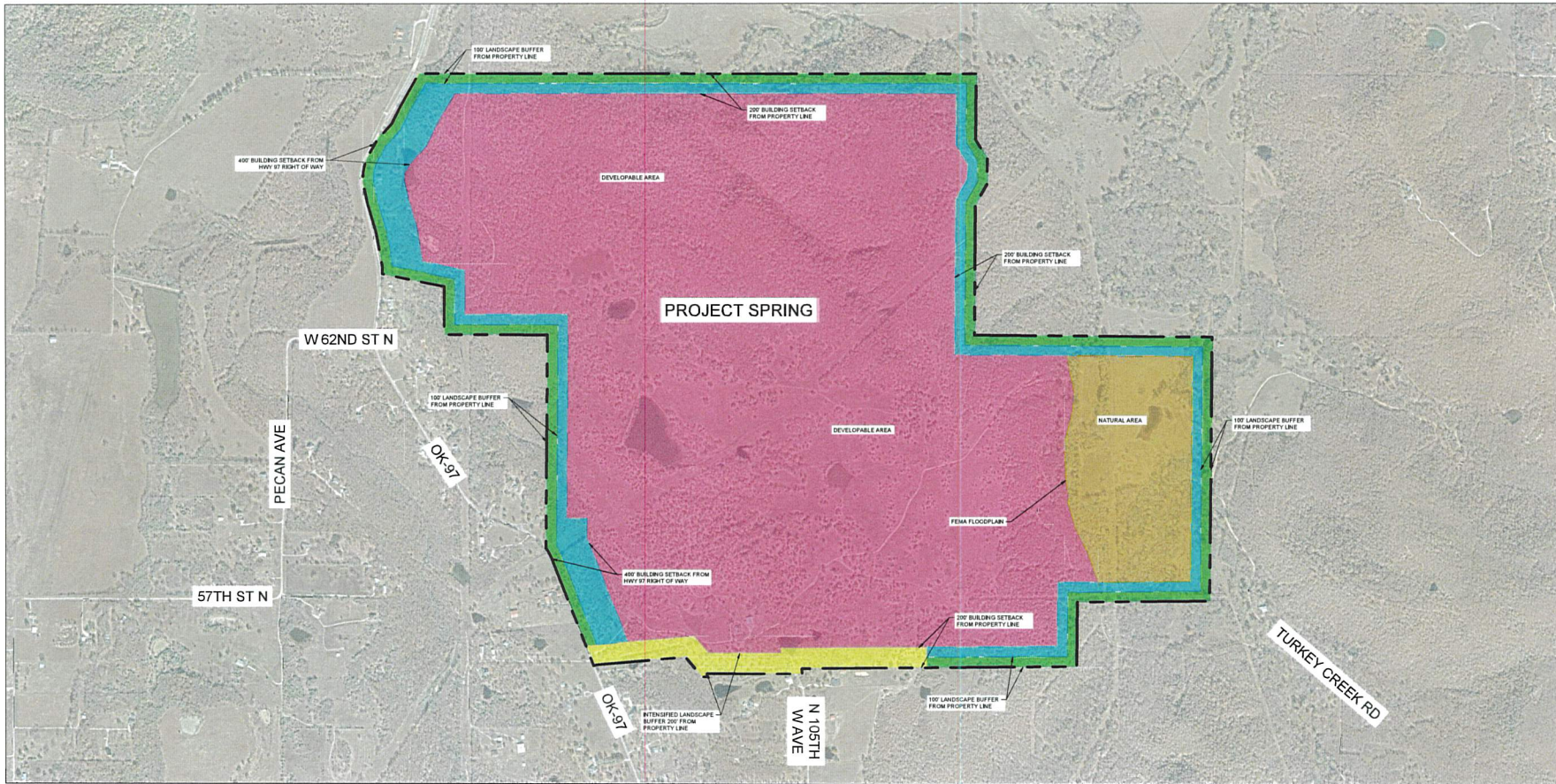
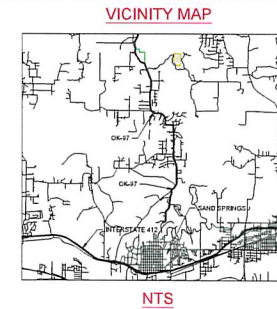
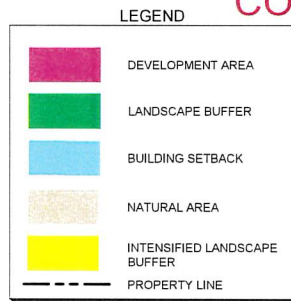
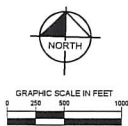


EXHIBIT H: COMBINED CONSTRAINTS EXHIBIT



PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
OCTOBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 500
Tulsa, OK 74119
P 510-360-0008

NOTES:
Landscape made by Mapbox, copyright 2025



EXHIBIT I – LEGAL DESCRIPTION

Lands situated in the County of Osage, State of Oklahoma, and is described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2;

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 Lying East of centerline of State Highway #97 in Section 3;

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

Beginning at a point on the East line of said SE/4 1848 feet N02° 53'02"W of the Southeast corner of said SE/4; Thence S 89° 48'36" W a distance of 943 feet; Thence S 02° 53'02" E a distance of 32.27 feet; Thence S 89° 48'36" W a distance of 51.20 feet; Thence N 40° 23'20" W a distance of 254.70 feet; Thence S 84° 38'35" W a distance of 887.32 feet to the right-of-way line of Highway #97.

ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

Commencing at the Southeast corner of the SE/4 of Section 33, Township 21 North, Range 11 East; Thence N 00° 07'33" W along the East line of the SE/4 a distance of 484.04 feet to a property corner and the Point of Beginning; Thence N 78° 30'41" W along a property line a distance of 625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28° 01'23" E a distance of 240.00 feet; Thence N 00° 52'49" W a distance of 250.00 feet; Thence N 32° 17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00° 52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax ID: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, 87322