

**Special Meeting of
TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2782

November 19, 2018, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

1. Addison Creek (CD 8) Final Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road
2. Cottages at Addison Creek (CD 8) Final Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road

PUBLIC HEARINGS:

1. Z-7460 Randy Branstetter (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting rezoning from **AG to RS-1 with optional development plan** (Related to The Estates at Tulsa Hills) (Continued from November 7, 2018)
2. The Estates at Tulsa Hills (CD 2) Preliminary Plat, Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue (Related to Z-7460) (Continued from November 7, 2018)

3. **Stratford Ridge** (CD 6) Preliminary Plat, Location: East of the southeast corner of East 11th Street South and South 161st East Avenue
4. **QuikTrip No. 0085** (CD 3) Authorization for Accelerated Release of Building Permit, Location: Southwest corner of East Admiral Place and North Harvard Avenue
5. **Z-7462 Crossover Community Impact** (CD 1) Location: West of the southwest corner of East 36th Street North and North Peoria Avenue requesting rezoning from CS to **MX2-F-65** and **MX2-V-65**
6. **Z-7463 Global Development LLC** (CD 7) Location: South of the southeast corner of East 91st Street South and South Mingo Road requesting rezoning from **CO** and **AG** to **CS with optional development plan** (Related to Mingo Commercial Center)
7. **Mingo Commercial Center** (CD 7) Preliminary Plat, Location: South of the southeast corner of East 91st Street South and South Mingo Road (Related to Z-7463)
8. **MR-1, 2429 E 25th PI** (CD 4) Modification to Subdivision and Development Regulations to remove sidewalk requirement, Location: East of the northeast corner of East 25th Place South and South Lewis Avenue

OTHER BUSINESS

9. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Tulsa Metropolitan Area
Planning Commission

Case : Addison Creek

Hearing Date: November 19, 2018

Case Report Prepared by:

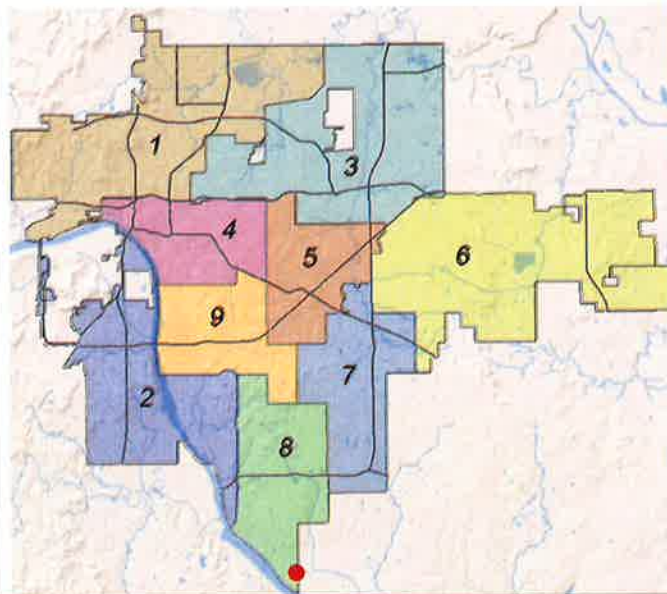
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

114 lots, 9 blocks, 8 reserve areas,
56.41± acres

Location: North of the northwest corner of
East 131st Street South and South
Sheridan Road

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the final
plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat



Nathan Foster
2018.10.04
15:12:40 -05'00'

Draft Final Plat

ADDISON CREEK BLOCKS 1-9

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)
AND PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4)
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



NORTH
Scale: 1" = 100'
Tanner Consulting

SUBDIVISION CONTAINS:
ONE HUNDRED FOURTEEN (14) LOTS
IN NINE (9) BLOCKS
WITH EIGHT (8) RESERVE AREAS
(NETS SUBDIVISION AREA: 58.411 ACRES)

- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BR PG BOOK & PAGE
 - CD CHORD BEARING
 - CD CHORD DISTANCE
 - DAI DATA ANGLE
 - DOC DOCUMENT
 - EMT EASEMENT
 - F/E FENCE & LANDSCAPE EASEMENT
 - GOVT GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - RES RESERVE
 - R/W RIGHT OF WAY
 - SWE SIDEWALK EASEMENT
 - UTE UTILITY EASEMENT
 - SET MONUMENT (SEE NOTE #2)
 - FOUND MONUMENT

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approved Date: _____

_____ TMARC/COGO

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approved Date: _____

_____ CHAIRMAN

_____ MAYOR

_____ ATTEST: CITY CLERK

CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



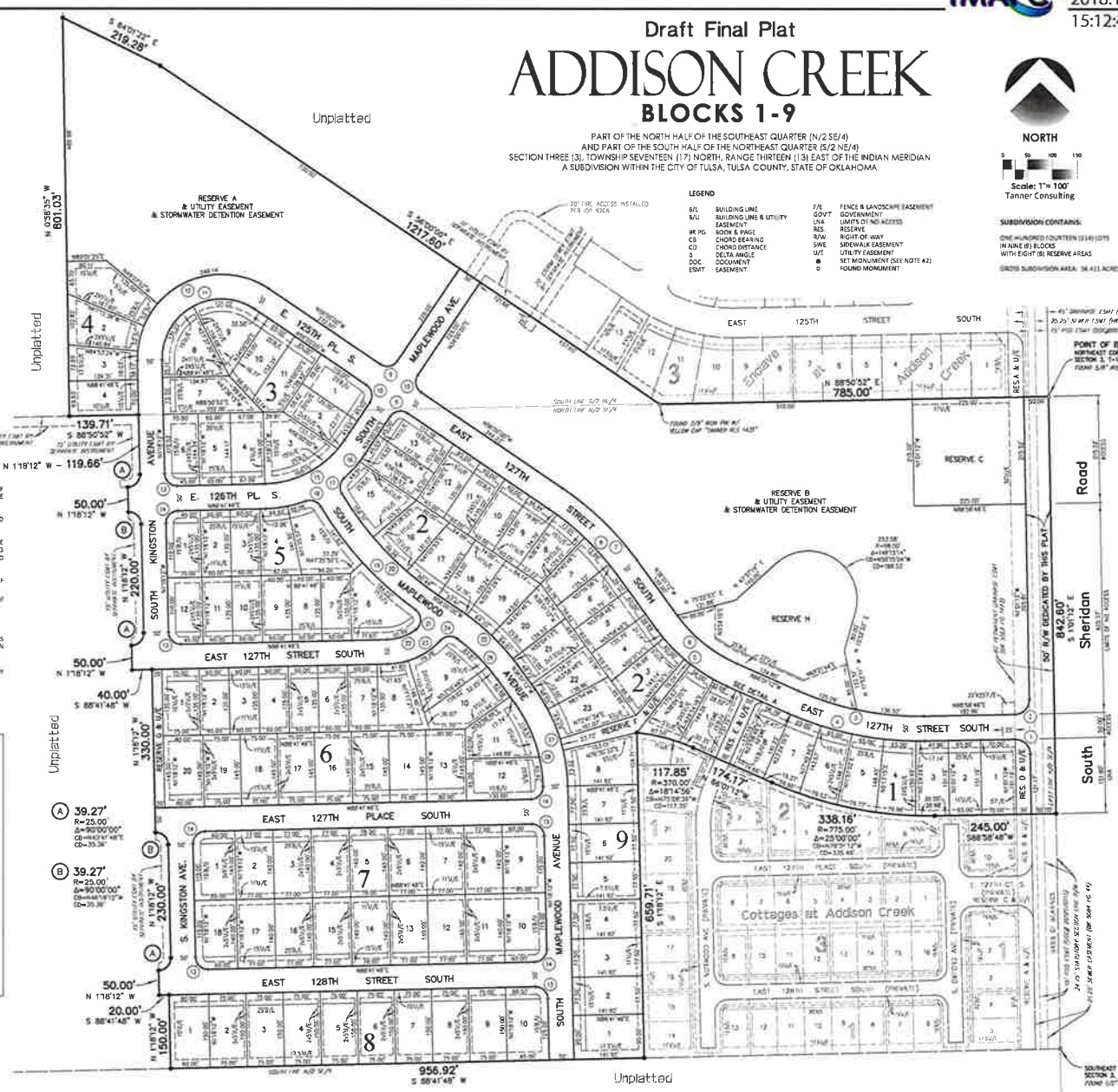
- Notes:
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS AND ENGINEERS.
 - ALL PROPERTY CORNERS ARE SET 3/8" IRON NAIL WITH YELLOW CAP STAMPED "TANNER 85 5435" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (5001), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE READ: LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (1) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;
 - (2) FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 5;
 - THE BEARINGS BETWEEN SAID MONUMENTS BEING SOUTH 1°01'11" EAST.
 - ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS REVIEWED BY SOUTH SHERIDAN ROAD BY VIRTUE OF RIGHT-OF-WAY DESIGNATED BY THIS PLAT.

Curve Table

CURVE	LENGTH	BEARING	DELTA	CHORD	CHORDS
1	47.12'	30.00°	90°00'00"	N48°01'12" W	42.43
2	47.12'	30.00°	90°00'00"	N43°58'48" E	42.43
3	283.62'	89.00°	270°00'00"	N78°51'12" W	281.37
4	283.62'	89.00°	270°00'00"	N78°51'12" W	281.37
5	185.82'	306.00°	307°00'00"	N51°01'12" W	185.29
6	185.82'	306.00°	307°00'00"	N51°01'12" W	185.29
7	209.23'	80.00°	19°58'48"	N46°00'36" W	208.17
8	209.23'	80.00°	19°58'48"	N46°00'36" W	208.17
9	39.27'	25.00°	90°00'00"	N79°00'00" E	35.56
10	39.27'	25.00°	90°00'00"	N11°00'00" W	35.56
11	248.42'	170.00°	127°18'12"	N61°05'48" E	213.18
12	371.78'	170.00°	127°18'12"	N61°05'48" E	320.00'
13	39.27'	25.00°	90°00'00"	N46°18'12" W	35.56
14	39.27'	25.00°	90°00'00"	N46°18'12" W	35.56
15	190.93'	200.00°	54°41'48"	N61°25'04" E	183.75
16	64.22'	206.00°	14°42'36"	N41°23'36" E	64.00
17	31.70'	25.00°	79°31'24"	N87°02'00" E	31.58
18	31.70'	25.00°	79°31'24"	N79°33'36" W	31.58
19	285.67'	89.54°	272°34'44"	N42°30'00" W	283.66
20	285.67'	89.54°	272°34'44"	N42°30'00" W	283.67
21	46.85'	25.00°	107°29'48"	N07°00'00" W	40.29
22	61.59'	206.00°	12°59'55"	N77°52'12" E	61.50
23	121.13'	150.00°	48°18'06"	N62°33'48" E	117.87
24	37.08'	25.00°	84°38'47"	N84°57'00" E	33.91
25	116.94'	406.00°	19°18'53"	N48°00'00" W	106.15
26	115.92'	400.00°	18°18'19"	N44°19'31" W	105.52
27	210.28'	347.50°	34°43'00"	N39°39'42" W	207.28
28	179.99'	297.25°	34°43'00"	N48°39'42" W	172.22

DATE OF PREPARATION: September 24, 2018

1:2



OWNER:
Stone Horse Development, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN DOPEL
EMAIL: BRIAN@SHADOCKSOLUTIONS.COM
12150 East 96th Street North, Suite 200
Owasso, Oklahoma 74055
Phone: (918) 814-0881

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2861, EXPIRES 6/30/2019
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

ADDISON CREEK BLOCKS 1-9
SHEET 1 OF 5

Draft Final Plat ADDISON CREEK BLOCKS 1-9

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)
AND PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4)
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Lot Area & Address Table

AREA LABEL	AREA (SQ)	ADDRESS
BLOCK 1 LOT 1	10584	6474 E. 127TH ST. S.
BLOCK 1 LOT 2	7808	6428 E. 127TH ST. S.
BLOCK 1 LOT 3	10318	6410 E. 127TH ST. S.
BLOCK 1 LOT 4	10624	6330 E. 127TH ST. S.
BLOCK 1 LOT 5	10662	6324 E. 127TH ST. S.
BLOCK 1 LOT 6	10971	6314 E. 127TH ST. S.
BLOCK 1 LOT 7	10287	6212 E. 127TH ST. S.
BLOCK 1 LOT 8	10594	6306 E. 127TH ST. S.
BLOCK 2 LOT 1	10461	6248 E. 127TH ST. S.
BLOCK 2 LOT 2	10545	6244 E. 127TH ST. S.
BLOCK 2 LOT 3	10520	6240 E. 127TH ST. S.
BLOCK 2 LOT 4	18854	6236 E. 127TH ST. S.
BLOCK 2 LOT 5	8144	6232 E. 127TH ST. S.
BLOCK 2 LOT 6	8369	6228 E. 127TH ST. S.
BLOCK 2 LOT 7	8532	6224 E. 127TH ST. S.
BLOCK 2 LOT 8	8587	6220 E. 127TH ST. S.
BLOCK 2 LOT 9	8527	6216 E. 127TH ST. S.
BLOCK 2 LOT 10	8100	6212 E. 127TH ST. S.
BLOCK 2 LOT 11	8100	6208 E. 127TH ST. S.
BLOCK 2 LOT 12	8755	6204 E. 127TH ST. S.
BLOCK 2 LOT 13	9511	12511 S. MARLEWOOD AVE.
BLOCK 2 LOT 14	8961	12517 S. MARLEWOOD AVE.
BLOCK 2 LOT 15	11847	12515 S. MARLEWOOD AVE.
BLOCK 2 LOT 16	15676	12513 S. MARLEWOOD AVE.
BLOCK 2 LOT 17	16053	12511 S. MARLEWOOD AVE.
BLOCK 2 LOT 18	9733	12477 S. MARLEWOOD AVE.
BLOCK 2 LOT 19	10233	12475 S. MARLEWOOD AVE.
BLOCK 2 LOT 20	10562	12473 S. MARLEWOOD AVE.
BLOCK 2 LOT 21	8659	12471 S. MARLEWOOD AVE.
BLOCK 2 LOT 22	11759	12469 S. MARLEWOOD AVE.
BLOCK 3 LOT 1	9316	12510 S. KINGSTON AVE.
BLOCK 3 LOT 2	9227	12505 S. KINGSTON AVE.
BLOCK 3 LOT 3	14878	6021 E. 128TH PL. S.
BLOCK 3 LOT 4	14662	6017 E. 128TH PL. S.
BLOCK 3 LOT 5	14377	6013 E. 128TH PL. S.
BLOCK 3 LOT 6	14176	6009 E. 128TH PL. S.
BLOCK 3 LOT 7	13771	12517 S. KINGSTON AVE.
BLOCK 3 LOT 8	12378	12515 S. KINGSTON AVE.
BLOCK 3 LOT 9	12028	6300 E. 128TH PL. S.
BLOCK 3 LOT 10	12018	6296 E. 128TH PL. S.
BLOCK 3 LOT 11	12018	6292 E. 128TH PL. S.
BLOCK 4 LOT 1	13778	12513 S. KINGSTON AVE.
BLOCK 4 LOT 2	13445	12511 S. KINGSTON AVE.
BLOCK 4 LOT 3	9062	12515 S. KINGSTON AVE.
BLOCK 4 LOT 4	9740	12523 S. KINGSTON AVE.
BLOCK 5 LOT 1	9336	6004 E. 128TH PL. S.
BLOCK 5 LOT 2	8100	6000 E. 128TH PL. S.
BLOCK 5 LOT 3	9476	6016 E. 128TH PL. S.
BLOCK 5 LOT 4	12484	6012 E. 128TH PL. S.
BLOCK 5 LOT 5	8100	6018 E. 127TH ST. S.
BLOCK 5 LOT 6	8100	6014 E. 127TH ST. S.
BLOCK 5 LOT 7	8100	6010 E. 127TH ST. S.
BLOCK 5 LOT 8	8100	6006 E. 127TH ST. S.
BLOCK 5 LOT 9	8100	6002 E. 127TH ST. S.
BLOCK 5 LOT 10	8100	6000 E. 127TH ST. S.
BLOCK 5 LOT 11	8100	6000 E. 127TH ST. S.
BLOCK 5 LOT 12	8100	6000 E. 127TH ST. S.

AREA LABEL	AREA (SQ)	ADDRESS
BLOCK 6 LOT 1	10223	6000 E. 127TH ST. S.
BLOCK 6 LOT 2	8100	6004 E. 127TH ST. S.
BLOCK 6 LOT 3	8100	6014 E. 127TH ST. S.
BLOCK 6 LOT 4	8100	6024 E. 127TH ST. S.
BLOCK 6 LOT 5	8100	6034 E. 127TH ST. S.
BLOCK 6 LOT 6	8100	6044 E. 127TH ST. S.
BLOCK 6 LOT 7	8100	6054 E. 127TH ST. S.
BLOCK 6 LOT 8	13107	12706 S. MARLEWOOD AVE.
BLOCK 6 LOT 9	12459	12718 S. MARLEWOOD AVE.
BLOCK 6 LOT 10	12459	12722 S. MARLEWOOD AVE.
BLOCK 6 LOT 11	11600	6100 E. 127TH PL. S.
BLOCK 6 LOT 12	11919	12722 S. MARLEWOOD AVE.
BLOCK 6 LOT 13	10875	6200 E. 127TH PL. S.
BLOCK 6 LOT 14	10875	6204 E. 127TH PL. S.
BLOCK 6 LOT 15	10875	6208 E. 127TH PL. S.
BLOCK 6 LOT 16	10875	6212 E. 127TH PL. S.
BLOCK 6 LOT 17	10875	6216 E. 127TH PL. S.
BLOCK 6 LOT 18	10875	6220 E. 127TH PL. S.
BLOCK 6 LOT 19	10875	6224 E. 127TH PL. S.
BLOCK 6 LOT 20	10875	6228 E. 127TH PL. S.
BLOCK 6 LOT 21	10875	6232 E. 127TH PL. S.
BLOCK 6 LOT 22	10875	6236 E. 127TH PL. S.
BLOCK 6 LOT 23	10875	6240 E. 127TH PL. S.
BLOCK 6 LOT 24	10875	6244 E. 127TH PL. S.
BLOCK 6 LOT 25	10875	6248 E. 127TH PL. S.
BLOCK 6 LOT 26	10875	6252 E. 127TH PL. S.
BLOCK 6 LOT 27	10875	6256 E. 127TH PL. S.
BLOCK 6 LOT 28	10875	6260 E. 127TH PL. S.
BLOCK 6 LOT 29	10875	6264 E. 127TH PL. S.
BLOCK 6 LOT 30	10875	6268 E. 127TH PL. S.
BLOCK 6 LOT 31	10875	6272 E. 127TH PL. S.
BLOCK 6 LOT 32	10875	6276 E. 127TH PL. S.
BLOCK 6 LOT 33	10875	6280 E. 127TH PL. S.
BLOCK 6 LOT 34	10875	6284 E. 127TH PL. S.
BLOCK 6 LOT 35	10875	6288 E. 127TH PL. S.
BLOCK 6 LOT 36	10875	6292 E. 127TH PL. S.
BLOCK 6 LOT 37	10875	6296 E. 127TH PL. S.
BLOCK 6 LOT 38	10875	6300 E. 127TH PL. S.
BLOCK 6 LOT 39	10875	6304 E. 127TH PL. S.
BLOCK 6 LOT 40	10875	6308 E. 127TH PL. S.
BLOCK 6 LOT 41	10875	6312 E. 127TH PL. S.
BLOCK 6 LOT 42	10875	6316 E. 127TH PL. S.
BLOCK 6 LOT 43	10875	6320 E. 127TH PL. S.
BLOCK 6 LOT 44	10875	6324 E. 127TH PL. S.
BLOCK 6 LOT 45	10875	6328 E. 127TH PL. S.
BLOCK 6 LOT 46	10875	6332 E. 127TH PL. S.
BLOCK 6 LOT 47	10875	6336 E. 127TH PL. S.
BLOCK 6 LOT 48	10875	6340 E. 127TH PL. S.
BLOCK 6 LOT 49	10875	6344 E. 127TH PL. S.
BLOCK 6 LOT 50	10875	6348 E. 127TH PL. S.
BLOCK 6 LOT 51	10875	6352 E. 127TH PL. S.
BLOCK 6 LOT 52	10875	6356 E. 127TH PL. S.
BLOCK 6 LOT 53	10875	6360 E. 127TH PL. S.
BLOCK 6 LOT 54	10875	6364 E. 127TH PL. S.
BLOCK 6 LOT 55	10875	6368 E. 127TH PL. S.
BLOCK 6 LOT 56	10875	6372 E. 127TH PL. S.
BLOCK 6 LOT 57	10875	6376 E. 127TH PL. S.
BLOCK 6 LOT 58	10875	6380 E. 127TH PL. S.
BLOCK 6 LOT 59	10875	6384 E. 127TH PL. S.
BLOCK 6 LOT 60	10875	6388 E. 127TH PL. S.
BLOCK 6 LOT 61	10875	6392 E. 127TH PL. S.
BLOCK 6 LOT 62	10875	6396 E. 127TH PL. S.
BLOCK 6 LOT 63	10875	6400 E. 127TH PL. S.
BLOCK 6 LOT 64	10875	6404 E. 127TH PL. S.
BLOCK 6 LOT 65	10875	6408 E. 127TH PL. S.
BLOCK 6 LOT 66	10875	6412 E. 127TH PL. S.
BLOCK 6 LOT 67	10875	6416 E. 127TH PL. S.
BLOCK 6 LOT 68	10875	6420 E. 127TH PL. S.
BLOCK 6 LOT 69	10875	6424 E. 127TH PL. S.
BLOCK 6 LOT 70	10875	6428 E. 127TH PL. S.
BLOCK 6 LOT 71	10875	6432 E. 127TH PL. S.
BLOCK 6 LOT 72	10875	6436 E. 127TH PL. S.
BLOCK 6 LOT 73	10875	6440 E. 127TH PL. S.
BLOCK 6 LOT 74	10875	6444 E. 127TH PL. S.
BLOCK 6 LOT 75	10875	6448 E. 127TH PL. S.
BLOCK 6 LOT 76	10875	6452 E. 127TH PL. S.
BLOCK 6 LOT 77	10875	6456 E. 127TH PL. S.
BLOCK 6 LOT 78	10875	6460 E. 127TH PL. S.
BLOCK 6 LOT 79	10875	6464 E. 127TH PL. S.
BLOCK 6 LOT 80	10875	6468 E. 127TH PL. S.
BLOCK 6 LOT 81	10875	6472 E. 127TH PL. S.
BLOCK 6 LOT 82	10875	6476 E. 127TH PL. S.
BLOCK 6 LOT 83	10875	6480 E. 127TH PL. S.
BLOCK 6 LOT 84	10875	6484 E. 127TH PL. S.
BLOCK 6 LOT 85	10875	6488 E. 127TH PL. S.
BLOCK 6 LOT 86	10875	6492 E. 127TH PL. S.
BLOCK 6 LOT 87	10875	6496 E. 127TH PL. S.
BLOCK 6 LOT 88	10875	6500 E. 127TH PL. S.
BLOCK 6 LOT 89	10875	6504 E. 127TH PL. S.
BLOCK 6 LOT 90	10875	6508 E. 127TH PL. S.
BLOCK 6 LOT 91	10875	6512 E. 127TH PL. S.
BLOCK 6 LOT 92	10875	6516 E. 127TH PL. S.
BLOCK 6 LOT 93	10875	6520 E. 127TH PL. S.
BLOCK 6 LOT 94	10875	6524 E. 127TH PL. S.
BLOCK 6 LOT 95	10875	6528 E. 127TH PL. S.
BLOCK 6 LOT 96	10875	6532 E. 127TH PL. S.
BLOCK 6 LOT 97	10875	6536 E. 127TH PL. S.
BLOCK 6 LOT 98	10875	6540 E. 127TH PL. S.
BLOCK 6 LOT 99	10875	6544 E. 127TH PL. S.
BLOCK 6 LOT 100	10875	6548 E. 127TH PL. S.
BLOCK 6 LOT 101	10875	6552 E. 127TH PL. S.
BLOCK 6 LOT 102	10875	6556 E. 127TH PL. S.
BLOCK 6 LOT 103	10875	6560 E. 127TH PL. S.
BLOCK 6 LOT 104	10875	6564 E. 127TH PL. S.
BLOCK 6 LOT 105	10875	6568 E. 127TH PL. S.
BLOCK 6 LOT 106	10875	6572 E. 127TH PL. S.
BLOCK 6 LOT 107	10875	6576 E. 127TH PL. S.
BLOCK 6 LOT 108	10875	6580 E. 127TH PL. S.
BLOCK 6 LOT 109	10875	6584 E. 127TH PL. S.
BLOCK 6 LOT 110	10875	6588 E. 127TH PL. S.
BLOCK 6 LOT 111	10875	6592 E. 127TH PL. S.
BLOCK 6 LOT 112	10875	6596 E. 127TH PL. S.
BLOCK 6 LOT 113	10875	6600 E. 127TH PL. S.
BLOCK 6 LOT 114	10875	6604 E. 127TH PL. S.
BLOCK 6 LOT 115	10875	6608 E. 127TH PL. S.
BLOCK 6 LOT 116	10875	6612 E. 127TH PL. S.
BLOCK 6 LOT 117	10875	6616 E. 127TH PL. S.
BLOCK 6 LOT 118	10875	6620 E. 127TH PL. S.
BLOCK 6 LOT 119	10875	6624 E. 127TH PL. S.
BLOCK 6 LOT 120	10875	6628 E. 127TH PL. S.
BLOCK 6 LOT 121	10875	6632 E. 127TH PL. S.
BLOCK 6 LOT 122	10875	6636 E. 127TH PL. S.
BLOCK 6 LOT 123	10875	6640 E. 127TH PL. S.
BLOCK 6 LOT 124	10875	6644 E. 127TH PL. S.
BLOCK 6 LOT 125	10875	6648 E. 127TH PL. S.
BLOCK 6 LOT 126	10875	6652 E. 127TH PL. S.
BLOCK 6 LOT 127	10875	6656 E. 127TH PL. S.
BLOCK 6 LOT 128	10875	6660 E. 127TH PL. S.
BLOCK 6 LOT 129	10875	6664 E. 127TH PL. S.
BLOCK 6 LOT 130	10875	6668 E. 127TH PL. S.
BLOCK 6 LOT 131	10875	6672 E. 127TH PL. S.
BLOCK 6 LOT 132	10875	6676 E. 127TH PL. S.
BLOCK 6 LOT 133	10875	6680 E. 127TH PL. S.
BLOCK 6 LOT 134	10875	6684 E. 127TH PL. S.
BLOCK 6 LOT 135	10875	6688 E. 127TH PL. S.
BLOCK 6 LOT 136	10875	6692 E. 127TH PL. S.
BLOCK 6 LOT 137	10875	6696 E. 127TH PL. S.
BLOCK 6 LOT 138	10875	6700 E. 127TH PL. S.
BLOCK 6 LOT 139	10875	6704 E. 127TH PL. S.
BLOCK 6 LOT 140	10875	6708 E. 127TH PL. S.
BLOCK 6 LOT 141	10875	6712 E. 127TH PL. S.
BLOCK 6 LOT 142	10875	6716 E. 127TH PL. S.
BLOCK 6 LOT 143	10875	6720 E. 127TH PL. S.
BLOCK 6 LOT 144	10875	6724 E. 127TH PL. S.
BLOCK 6 LOT 145	10875	6728 E. 127TH PL. S.
BLOCK 6 LOT 146	10875	6732 E. 127TH PL. S.
BLOCK 6 LOT 147	10875	6736 E. 127TH PL. S.
BLOCK 6 LOT 148	10875	6740 E. 127TH PL. S.
BLOCK 6 LOT 149	10875	6744 E. 127TH PL. S.
BLOCK 6 LOT 150	10875	6748 E. 127TH PL. S.
BLOCK 6 LOT 151	10875	6752 E. 127TH PL. S.
BLOCK 6 LOT 152	10875	6756 E. 127TH PL. S.
BLOCK 6 LOT 153	10875	6760 E. 127TH PL. S.
BLOCK 6 LOT 154	10875	6764 E. 127TH PL. S.
BLOCK 6 LOT 155	10875	6768 E. 127TH PL. S.
BLOCK 6 LOT 156	10875	6772 E. 127TH PL. S.
BLOCK 6 LOT 157	10875	6776 E. 127TH PL. S.
BLOCK 6 LOT 158	10875	6780 E. 127TH PL. S.
BLOCK 6 LOT 159	10875	6784 E. 127TH PL. S.
BLOCK 6 LOT 160	10875	6788 E. 127TH PL. S.
BLOCK 6 LOT 161	10875	6792 E. 127TH PL. S.
BLOCK 6 LOT 162	10875	6796 E. 127TH PL. S.
BLOCK 6 LOT 163	10875	6800 E. 127TH PL. S.
BLOCK 6 LOT 164	10875	6804 E. 127TH PL. S.
BLOCK 6 LOT 165	10875	6808 E. 127TH PL. S.
BLOCK 6 LOT 166	10875	6812 E. 127TH PL. S.
BLOCK 6 LOT 167	10875	6816 E. 127TH PL. S.
BLOCK 6 LOT 168	10875	6820 E. 127TH PL. S.
BLOCK 6 LOT 169	10875	6824 E. 127TH PL. S.
BLOCK 6 LOT 170	10875	6828 E. 127TH PL. S.
BLOCK 6 LOT 171	10875	6832 E. 127TH PL. S.
BLOCK 6 LOT 172	10875	6836 E. 127TH PL. S.
BLOCK 6 LOT 173	10875	6840 E. 127TH PL. S.
BLOCK 6 LOT 174	10875	6844 E. 127TH PL. S.
BLOCK 6 LOT 175	10875	6848 E. 127TH PL. S.
BLOCK 6 LOT 176	10875	6852 E. 127TH PL. S.
BLOCK 6 LOT 177	10875	6856 E. 127TH PL. S.
BLOCK 6 LOT 178	10875	6860 E. 127TH PL. S.
BLOCK 6 LOT 179	10875	6864 E. 127TH PL. S.
BLOCK 6 LOT 180	10875	6868 E. 127TH PL. S.
BLOCK 6 LOT 181	10875	6872 E. 127TH PL. S.
BLOCK 6 LOT 182	10875	6876 E. 127TH PL. S.
BLOCK 6 LOT 183	10875	6880 E. 127TH PL. S.
BLOCK 6 LOT 184	10875	6884 E. 127TH PL. S.
BLOCK 6 LOT 185	10875	6888 E. 127TH PL. S.
BLOCK 6 LOT 186	10875	6892 E. 127TH PL. S.
BLOCK 6 LOT 187	10875	6896 E. 127TH PL. S.
BLOCK 6 LOT 188	10875	6900 E. 127TH PL. S.
BLOCK 6 LOT 189	10875	6904 E. 127TH PL. S.
BLOCK 6 LOT 190	10875	6908 E. 127TH PL. S.
BLOCK 6 LOT 191	10875	6912 E. 127TH PL. S.
BLOCK 6 LOT 192	10875	6916 E. 127TH PL. S.
BLOCK 6 LOT 193	10875	6920 E. 127TH PL. S.
BLOCK 6 LOT 194	10875	6924 E. 127TH PL. S.
BLOCK 6 LOT 195	10875	6928 E. 127TH PL. S.
BLOCK 6 LOT 196	10875	6932 E. 127TH PL. S.
BLOCK 6 LOT 197	10875	6936 E. 127TH PL. S.
BLOCK 6 LOT 198	10875	6940 E. 127TH PL. S.
BLOCK 6 LOT 199	10875	6944 E. 127TH PL. S.
BLOCK 6 LOT 200	10875	6948 E. 127TH PL. S.
BLOCK 6 LOT 201	10875	6952 E. 127TH PL. S.
BLOCK 6 LOT 202	10875	6956 E. 127TH PL. S.
BLOCK 6 LOT 203	10875	6960 E. 127TH PL. S.
BLOCK 6 LOT 204	10875	6



Tulsa Metropolitan Area
Planning Commission

Case : Cottages at Addison Creek

Hearing Date: November 19, 2018

Case Report Prepared by:

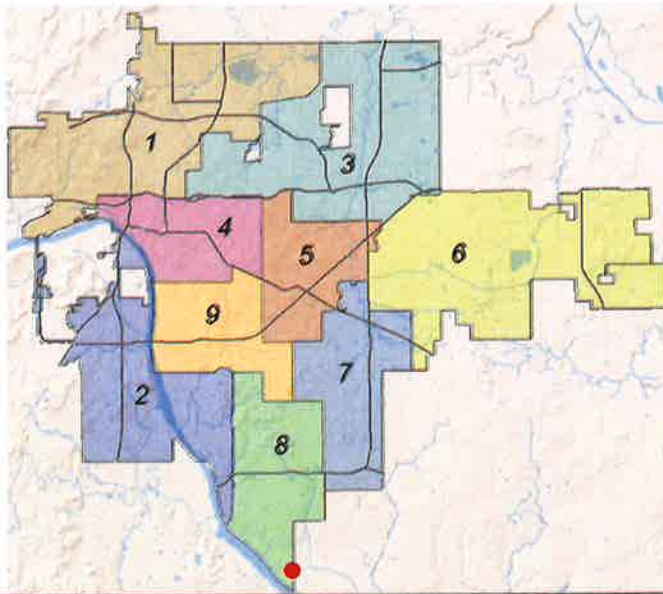
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

49 lots, 3 blocks, 3 reserve areas,
10.25± acres

Location: North of the northwest corner of
East 131st Street South and South
Sheridan Road

Zoning: RS-3/PUD-812

Staff Recommendation:

Staff recommends **approval** of the final
plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat

Draft Final Plat

PUD-812

COTTAGES AT ADDISON CREEK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THREE (3) TOWNSHIP SEVENTEEN (17) NORTH RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Stone Horse Development, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN DOYLE
EMAIL: BRIAN@STONHORSE.COM
12150 East 96th Street North, Suite 200
Owasso, Oklahoma 74055
Phone: (918) 814-0881

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2019
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1" = 50'
60 30 15

SUBDIVISION CONTAINS:
FOURTY-NINE (49) LOTS
IN THREE (3) BLOCKS
WITH THREE (3) RESERVE AREAS

62055 SUBDIVISION AREA: 151.276 ACRES

POINT OF COMMENCEMENT
NORTH LINE 1/2 SE/4
SECTION 3, T-17-N R-13-E
RANGING 547' 50" 1/2

POINT OF BEGINNING
N 88°58'48" E
245.00'

Lot Information Table

AREA LABEL	AREA (SQ. FT.)	MIN. LIABILITY SPACE (SQ. FT.)*	ADDRESS
BLOCK 1 LOT 1	7186	3830	12731 S. OXFORD AVE. E.
BLOCK 1 LOT 2	6380	3204	12727 S. OXFORD AVE. E.
BLOCK 1 LOT 3	6385	3208	12741 S. OXFORD AVE. E.
BLOCK 1 LOT 4	6350	3204	12865 S. OXFORD AVE. E.
BLOCK 1 LOT 5	7192	4622	12865 S. OXFORD AVE. E.
BLOCK 1 LOT 6	8178	4842	6338 EAST 128TH STREET S.
BLOCK 1 LOT 7	6812	2986	6334 EAST 128TH STREET S.
BLOCK 1 LOT 8	6215	2989	6330 EAST 128TH STREET S.
BLOCK 1 LOT 9	6215	2989	6324 EAST 128TH STREET S.
BLOCK 1 LOT 10	6215	2989	6320 EAST 128TH STREET S.
BLOCK 1 LOT 11	6215	2989	6316 EAST 128TH STREET S.
BLOCK 1 LOT 12	6215	2989	6312 EAST 128TH STREET S.
BLOCK 1 LOT 13	6215	2989	6308 EAST 128TH STREET S.
BLOCK 1 LOT 14	8715	5379	12808 S. NORWOOD AVE.
BLOCK 1 LOT 15	8900	3564	12804 S. NORWOOD AVE.
BLOCK 1 LOT 16	8900	3564	12760 S. NORWOOD AVE.
BLOCK 1 LOT 17	8900	3564	12746 S. NORWOOD AVE.
BLOCK 1 LOT 18	8900	3564	12732 S. NORWOOD AVE.
BLOCK 1 LOT 19	8900	3564	12718 S. NORWOOD AVE.
BLOCK 1 LOT 20	8900	3564	12704 S. NORWOOD AVE.
BLOCK 1 LOT 21	7414	4078	12728 S. NORWOOD AVE.
BLOCK 1 LOT 22	6139	2782	12724 S. NORWOOD AVE.
BLOCK 1 LOT 23	10477	7141	12718 S. NORWOOD AVE.
BLOCK 2 LOT 1	5874	2935	12727 S. NORWOOD AVE.
BLOCK 2 LOT 2	6093	2937	12723 S. NORWOOD AVE.
BLOCK 2 LOT 3	7138	3892	12727 S. NORWOOD AVE.
BLOCK 2 LOT 4	6800	4924	6309 EAST 127TH PLACE S.
BLOCK 2 LOT 5	7093	3717	6315 EAST 127TH PLACE S.
BLOCK 2 LOT 6	8621	3265	6319 EAST 127TH PLACE S.
BLOCK 2 LOT 7	5820	1666	6325 EAST 127TH PLACE S.
BLOCK 2 LOT 8	5099	7562	6335 EAST 127TH PLACE S.
BLOCK 2 LOT 9	7334	3892	12715 S. OXFORD AVE. E.
BLOCK 2 LOT 10	7433	4097	12721 S. OXFORD AVE. E.
BLOCK 2 LOT 11	7846	4230	6336 EAST 127TH PLACE S.
BLOCK 2 LOT 12	6090	2714	6330 EAST 127TH PLACE S.
BLOCK 2 LOT 13	6050	2714	6326 EAST 127TH PLACE S.
BLOCK 2 LOT 14	6050	2714	6322 EAST 127TH PLACE S.
BLOCK 2 LOT 15	6050	2714	6318 EAST 127TH PLACE S.
BLOCK 2 LOT 16	6050	2714	6314 EAST 127TH PLACE S.
BLOCK 2 LOT 17	6050	2714	6310 EAST 127TH PLACE S.
BLOCK 2 LOT 18	7866	4230	6306 EAST 127TH PLACE S.
BLOCK 2 LOT 19	7866	4230	6302 EAST 127TH PLACE S.
BLOCK 2 LOT 20	6050	2714	6300 EAST 128TH STREET S.
BLOCK 2 LOT 21	6050	2714	6296 EAST 128TH STREET S.
BLOCK 2 LOT 22	6050	2714	6292 EAST 128TH STREET S.
BLOCK 2 LOT 23	6050	2714	6288 EAST 128TH STREET S.
BLOCK 2 LOT 24	6050	2714	6284 EAST 128TH STREET S.
BLOCK 2 LOT 25	6050	2714	6280 EAST 128TH STREET S.
BLOCK 2 LOT 26	7566	4230	6276 EAST 128TH STREET S.
RESERVE A	4543	5883	
RESERVE B	2537	3357	
RESERVE C	69712	6232	

* AS REQUIRED BY PLANNED UNIT DEVELOPMENT ACT, MINIMUM LIABILITY SPACE IS AS DEFINED WITHIN THE CITY OF TULSA ZONING CODE IN EXISTENCE AS OF JUNE 19, 2014. REQUIRED MINIMUM LIABILITY SPACE LISTED REFLECTS LIABILITY SPACE CREDIT IN THE AMOUNT OF 25,370 SQUARE FEET WITH RESERVE A, B, AND C.

Curve Table

CURVE	LENGTH	DELTA	CHORD	CHORD BEARING	CHORD DISTANCE
1	41.12	30.00'	90°00'00"	N49°18'48"E	42.40'
2	41.12	30.00'	90°00'00"	N49°18'48"E	42.40'
3	19.13	25.00'	89°43'00"	N49°00'00"E	25.23'
4	19.13	25.00'	90°00'00"	N46°18'12"E	35.35'
5	39.27	25.00'	90°00'00"	N49°18'48"E	35.35'
6	75.00'	110.50'	23°18'00"	N62°20'18"E	94.41'
7	68.26	200.00'	25°17'00"	N51°20'18"E	81.54'
8	39.27	25.00'	90°00'00"	N49°18'48"E	35.35'
9	39.29	25.00'	90°27'00"	N43°50'18"E	35.44'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREIN ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH AMERICAN DATUM 1983 (NAD 83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MEASUREMENTS:
 - (1) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 3.
 - (2) FOUND 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SE/4) OF SECTION 3.
 THE BEARINGS BETWEEN SAID MEASUREMENTS BEING 110°13'17" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



Location Map
Scale: 1" = 2000'



FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMAPC/IN/CG

CITY ENGINEER
Tanner Consulting

Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN
MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval. If not filed in the Office of the County Clerk before that date.

LEGEND

- R/L BOUNDARY LINE
- S/L BOUNDARY LINE & UTILITY EASEMENT
- CK PG BLOCK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FL FENCE AND LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- SNE SIDEWALK EASEMENT
- U/E UTILITY EASEMENT
- FM FOUND MONUMENT
- FOUND MONUMENT

2.2

Draft Final Plat

PUD-812

COTTAGES AT ADDISON CREEK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THREE (3) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

STONE HORSE DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SE/4; THENCE SOUTH 1°01'12" EAST AND ALONG THE EAST LINE OF THE N/2 SE/4, FOR A DISTANCE OF 842.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 1°01'12" EAST AND ALONG THE EAST LINE OF THE N/2 SE/4, FOR A DISTANCE OF 471.23 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE N/2 SE/4; THENCE SOUTH 84°21'48" WEST AND ALONG THE SOUTH LINE OF THE N/2 SE/4, FOR A DISTANCE OF 840.00 FEET; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO SAID SOUTH LINE, FOR A DISTANCE OF 699.79 FEET; THENCE SOUTH-EASTERLY ALONG A 370.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 84°55'10" EAST, A CENTRAL ANGLE OF 18°14'56" A CHORD BEARING AND DISTANCE OF SOUTH 75°09'39" EAST FOR 117.35 FEET; FOR AN ARC DISTANCE OF 117.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°01'37" EAST FOR A DISTANCE OF 174.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A 775.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°00'00" A CHORD BEARING AND DISTANCE OF SOUTH 17°12'22" EAST FOR 338.48 FEET; FOR AN ARC DISTANCE OF 338.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°58'48" EAST FOR A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 446,637 SQUARE FEET OR 10.258 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8301), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;
- (2) FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 01°01'12" EAST.

STONE HORSE DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS AND STREETS AND HAS DESIGNATED THE SAME AS "COTTAGES AT ADDISON CREEK", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY OF SOUTH SHERIDAN ROAD AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, CABLE TELEVISION, AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPLIANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER AND UPON THE UTILITY EASEMENTS FOR ANY AND ALL PURPOSES AFORESAID, PROVIDED HOWEVER, OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, AVOIDING, AND REPAIRING AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH LINES AND PURPOSES OF A UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED, HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, COMMUNICATION, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE SOUTH AND EAST PERIMETER UTILITY EASEMENTS AND IN THE RIGHT-OF-WAY OF THE UTILITY EASEMENTS. OVERHEAD LIGHT POLES OR STANDARDS MAY BE SERVED ONLY BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE

EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE POSTS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, AND GAS SERVICES THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE ON ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, AND GAS SERVICE AND THE OWNER OF EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THEIR LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH SAID PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, AND STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS WITHIN THE SUBDIVISION. NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER THE ABOVE SAID OWNERS LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY AN AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV (THE "ASSOCIATION") AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT. PROVIDED HOWEVER, THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH SHERIDAN ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED FOR IN THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA RELATING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SIDEWALK WITHIN THE STREET RIGHT-OF-WAY OF SOUTH SHERIDAN ROAD AND WITHIN BOTH SIDES OF THE RESERVE C PRIVATE STREET RIGHT-OF-WAY OF EAST 127TH COURT SOUTH, ALL AS DEPICTED ON THE ATTACHED PLAT. ELSEWHERE WITHIN THE SUBDIVISION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE DWELLING, WITHIN A LOT, THE OWNER OF THE PARTICULAR LOT SHALL CONSTRUCT, AND THEREAFTER MAINTAIN, THE SIDEWALK EXTENDING ALONG THE FULL PRIVATE STREET FRONTAGE WITHIN THE SUBDIVISION EASEMENTS OF THE LOT AND WITHIN THE RESERVE C PRIVATE STREET RIGHT-OF-WAY ADJACENT TO THE LOT. SIDEWALKS SHALL BE CONTINUOUS WITH ADJOINING SIDEWALKS.

I. SIDEWALK EASEMENTS

THE OWNER HEREBY ESTABLISHES A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, OVER, AND ACROSS THE AREAS DEPICTED IN THE ACCOMPANYING PLAT AS "SIDEWALK EASEMENT" OR "SWEE" FOR THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR RESPECTIVE TENANTS, AGENTS, GUESTS, AND INVITEES FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPLACING SIDEWALKS. THE OWNER HEREBY RESERVES SAID EASEMENTS FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION IV, HEREIN.

J. FENCE AND LANDSCAPE EASEMENT

THE UNDERSIGNED OWNER DOES HEREBY ESTABLISH AND GRANT TO THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND FOR THEIR COMMON USE AND BENEFIT, FENCE AND LANDSCAPE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE AND LANDSCAPE EASEMENTS" ON THE ACCOMPANYING PLAT. THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER, OBSERVATION, FENCES, AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES, WALLS, SPRINKLER SYSTEMS, LANDSCAPING, AND LIGHTING, AND FOR THE MAINTENANCE AND REPAIR THERETO, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS WITHIN THE FENCE AND LANDSCAPE EASEMENTS. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FENCES AND ENTRY FEATURES AND ALL LANDSCAPING LOCATED OUTSIDE OF SUCH EASEMENTS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

K. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA, UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS ALONG RESERVE AREAS A AND B, AND THE SHERIDAN ROAD RIGHT-OF-WAY) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE APPLICANT PROVIDES THE FOLLOWING INFORMATION TO THE CITY AND THE FOREGOING: THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IN SUCH CASES, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY BE ISSUED UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR A TEMPORARY CERTIFICATE OF OCCUPANCY.

L. RESERVE AREAS

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR OPEN SPACE, PARK, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, AND RECREATIONAL USES AND ARE HEREBY FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION. USE OF RESERVE A AND B IS LIMITED TO THE FOREGOING DESCRIBED USES AND TO THE LOCATION OF UTILITIES.

2. RESERVE C AS DESIGNATED ON THE ACCOMPANYING PLAT IS HEREBY ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING

VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS IN THE SUBDIVISION AND THE PUBLIC STREETS, AND SHALL BE LIMITED TO USE FOR PRIVATE STREETS, FOR PROVIDING DRAINAGE SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVEL THE PRIVATE STREETS WITHIN RESERVE C AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

3. THE OWNER HEREBY GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVEL THE PRIVATE STREETS WITHIN RESERVE C AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

4. THE OWNER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF TULSA, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, TO:

- a. CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTH OF RESERVE C, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF TULSA DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET;
- b. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET WITHIN RESERVE C, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE AND SPECIFICALLY ANY FIRE SUPPRESSION VEHICLE;
- c. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH; OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH; AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

5. THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT STREETS WITHIN RESERVE C, AS DEPICTED ON THE ACCOMPANYING PLAT, DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARDS AS TO WIDTH OF DESIGNATED RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED DILIGENT TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

6. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVES, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS, RECREATIONAL FACILITIES, AND FENCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION. SEE SECTION IV FOR ADDITIONAL DETAILS AND REQUIREMENTS.

7. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE SHERIDAN ROAD RIGHT-OF-WAY, SHALL BE MAINTAINED AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY THE PROPERTY OWNERS' ASSOCIATION, AT A MINIMUM, THE GRASS-COVERED AREAS OF THE RESERVE AREAS AND SHERIDAN ROAD RIGHT-OF-WAY SHALL BE MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.

2.3

Draft Final Plat

PUD-812

COTTAGES AT ADDISON CREEK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THREE (3) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION CONTINUED

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, COTTAGES AT ADDISON CREEK WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) AS PUD NO. 812 AS PROVIDED WITHIN SECTIONS 1100-1107 OF TITLE 42, TULSA REVISED ORDINANCES (TULSA ZONING CODE), IN EXISTENCE AS OF THE DATE SUBMITTED; AND

WHEREAS PUD NO. 812 WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON MAY 21, 2014, AND ADOPTED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA, ON JUNE 19, 2014; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, THE OWNER'S SUCCESSORS IN TITLE AND THE CITY OF TULSA, OKLAHOMA;

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

A. GENERAL DEVELOPMENT AND CONDITION

THE DEVELOPMENT OF COTTAGES AT ADDISON CREEK SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE AS SUCH PROVISIONS EXISTED ON JUNE 19, 2014, OR AS MAY BE AMENDED SUBSEQUENT TO THAT DATE.

B. DEVELOPMENT STANDARDS

THE LOTS WITHIN COTTAGES AT ADDISON CREEK (HEREINAFTER REFERRED TO AS THE "LOTS") SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

PERMITTED USES:

THE USES PERMITTED AS A MATTER OF RIGHT IN RS-3 ZONING DISTRICT IN THE CITY OF TULSA ZONING CODE, INCLUDING LANDSCAPED FEATURES AND SECURED ENTRANCES AND RECREATIONAL FACILITIES AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES.

MAXIMUM NUMBER OF LOTS:	58 LOTS
MINIMUM LOT WIDTH:	55 FEET
MINIMUM LOT SIZE:	5,800 SQ. FT.
MINIMUM LIVABILITY SPACE REQUIRED PER LOT:	4,000 SQ. FT. *
MINIMUM BUILDING SETBACKS:	
FRONT YARD	20 FT.
REAR YARD NOT ABUTTING A PUBLIC STREET	15 FT.
REAR YARD ABUTTING A PUBLIC STREET	20 FT.
SIDE YARD NOT ABUTTING A PRIVATE STREET	5 FT.
SIDE YARD ABUTTING A PRIVATE STREET	15 FT. **
MAXIMUM BUILDING HEIGHT:	40 FT. ***
MAXIMUM FRONT YARD COVERAGE BY PARKING:	40 %
OFF STREET PARKING: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT.	
SIGNAGE: ONE (1) ALONG THE SOUTH SHERIDAN ROAD FRONTAGE, NOT TO EXCEED 32 SQUARE FEET IN SIZE. NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING SHALL AS BE ALLOWED IN THE TULSA ZONING CODE.	
* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT. THE FACE OF THE FINAL PLAT WILL ILLUSTRATE THE LIVABILITY SPACE REQUIREMENT FOR EACH LOT AND MAY BE LESS THAN 4000 SQUARE FEET.	
** NO GARAGE ACCESS ALLOWED ON SIDE YARDS ABUTTING A PRIVATE STREET.	
*** ARCHITECTURAL FEATURES MAY EXTEND A MAXIMUM OF FIVE (5) FEET ABOVE THE MAXIMUM PERMITTED BUILDING HEIGHT.	

C. LANDSCAPING AND SCREENING

IN THE CASE OF DOUBLE-FRONTAGE LOTS BETWEEN THE DEVELOPMENT AND ADJACENT PUBLIC STREETS, SPACE FOR LANDSCAPING AND SCREENING WILL BE PROVIDED VIA FENCE, BARRIERS, FENCING OR WALLS ON THE NORTH AND EAST PERIMETERS OF THE PUD WILL BE MINIMUM 6' HEIGHT AND MASONRY CONSTRUCTION.

D. VEHICULAR ACCESS AND CIRCULATION

THE SUBDIVISION WILL HAVE TWO PRIMARY ACCESS POINTS. TRAFFIC WILL PRIMARILY COME FROM SOUTH SHERIDAN ROAD TO REACH THE SITE. STREETS WITHIN THE PROPERTY ARE GATED, AND THEREFORE, PRIVATE, TO CREATE THE DENSITY AND STREET PROPORTIONS, A 30 FOOT RIGHT-OF-WAY WITH 26 FEET OF PAVING WILL BE USED.

E. PEDESTRIAN ACCESS

THE SUBDIVISION WILL PROVIDE SIDEWALKS INSIDE THE SUBDIVISION AND WILL ULTIMATELY CONNECT TO THE SIGNAL SYSTEM ON BOTH SIDES OF THE PROPOSED PUBLIC STREET ON THE

NORTH EDGE OF THIS PUD. SIDEWALKS WILL ALSO BE REQUIRED ON THE EAST SIDE OF THE PROJECT ALONG SOUTH SHERIDAN IN THE STREET RIGHT OF WAY. SIDEWALKS IN THE PUBLIC STREET RIGHT OF WAY WILL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE DEVELOPMENT PLANS PREPARED DURING SUBDIVISION DESIGN AND CONSTRUCTION PHASE.

SECTION III. LAND USE RESTRICTIONS

A. USE OF LAND

ALL LOTS WITHIN THE SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED SOLELY FOR SINGLE FAMILY RESIDENCES. ALL ELSE HEREIN NOTWITHSTANDING, IF PERMITTED UNDER SECTION 50.02 OF THE TULSA ZONING CODE, ANY LOT OWNED OR DESIGNATED BY OWNER MAY BE USED FOR MOBILE HOMES OR RESIDENTIAL SALES AND LEASING OFFICES UNTIL RESIDENCES HAVE BEEN CONSTRUCTED ON ALL LOTS.

B. SETBACKS

1. STREET AND EASEMENT SETBACKS, NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL BE ERRECTED NEARER TO A STREET THAN THE BUILDING SETBACK LINES DEPICTED ON THE ACCOMPANYING PLAT, NOR SHALL ANY BUILDING ENCRACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.
2. SIDE YARD. NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET IN WIDTH. SIDE YARDS ABUTTING A PUBLIC OR PRIVATE STREET SHALL NOT BE LESS THAN 15 FEET.
3. REAR YARD. THE MINIMUM REAR YARD SETBACK SHALL BE 20 FEET WHEN ABUTTING A PUBLIC STREET AND 15 FEET WHEN NOT ABUTTING A PUBLIC STREET.

C. ADDITIONAL PRIVATE RESTRICTIONS AND COVENANTS

ADDITIONAL RESTRICTIONS AND COVENANTS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR SIMILARLY TITLED DOCUMENT.

SECTION IV. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "COTTAGES AT ADDISON CREEK" (THE "PROPERTY OWNERS' ASSOCIATION" OR "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREAS, FENCE AND LANDSCAPE EASEMENTS, AND OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE VENDED WITH OR ADJACENT TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION.

B. PRIVATE RESTRICTIONS AND COVENANTS

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROMOVING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS SHALL BE FILED OF RECORD WITH THE TULSA COUNTY CLERK, SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, AND SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

C. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, ALL AS GOVERNED BY THE ASSOCIATION'S ARTICLES OF INCORPORATION AND AS DESCRIBED IN THE SUBDIVISION'S SEPARATE COVENANTS, CONDITIONS AND RESTRICTIONS FILED AFTER THIS PLAT. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

D. ASSESSMENT

THE OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREON, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE ESTABLISHED BY THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

E. ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER. THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS GRANTEES, TRANSFERREES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION. AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED. WITHIN THE PROVISIONS OF SECTION I. AND V. ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREIN, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. AND V., WHETHER OR NOT SPECIFICALLY REFERRED TO, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE IN EXISTENCE AS OF JUNE 19, 2014 AND SHALL INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA. ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION, IF THE UNDERSIGNED OWNER OR SUCCESSOR OR ASSIGN, SHALL WAIVE ANY OF THE COVENANTS WITHIN SECTION II. IT SHALL BE LAWFUL FOR THE CITY OF TULSA, ANY OWNER OF A LOT, OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. LAND USE RESTRICTIONS AND SECTION IV. PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSOR OR ASSIGN, SHALL WAIVE ANY OF THE COVENANTS WITHIN SECTION III. OR IV., IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION. THE DEFENSE THAT THE PARTY INITIATING THE ENFORCEABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT OR THE PROPERTY OWNERS' ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED HEREIN AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I., SETBACKS, EASEMENTS AND UTILITIES, SECTION IV. PROPERTY OWNERS' ASSOCIATION, AND SECTION V., ENFORCEMENT, DURATION, AMENDMENT & SEVERABILITY MAY BE AMENDED OR TERMINATED ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE, AND BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF TULSA. THE COVENANTS CONTAINED WITHIN SECTION I. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD 812 BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION WITH THE TULSA COUNTY CLERK. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 75% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS DURING ITS OWNERSHIP OF AT LEAST 75% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

C. SEVERABILITY

THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER. THE FAILURE OF THE OWNER OR ANY OTHER PERSON TO ENFORCE ANY COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RENUNCIATION OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS OR CONDITIONS.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF TULSA ZONING CODE AS THE SAME EXISTED ON THE DATE THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF _____, 2018.

STONE HORSE DEVELOPMENT, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: DANIEL RUIH, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED DANIEL RUIH, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF STONE HORSE DEVELOPMENT, L.L.C. TO THE FOREGOING INSTRUMENT AS HIS MANAGER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SIKED, AND PLATED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "COTTAGES AT ADDISON CREEK," A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2018.



BY: DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: NOTARY PUBLIC

2.4



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7460 with optional development plan. (Related to The Estates of Tulsa Hills preliminary plat.)

Hearing Date: November 19th, 2018
(Continued from November 7th, 2018)

Case Report Prepared by:

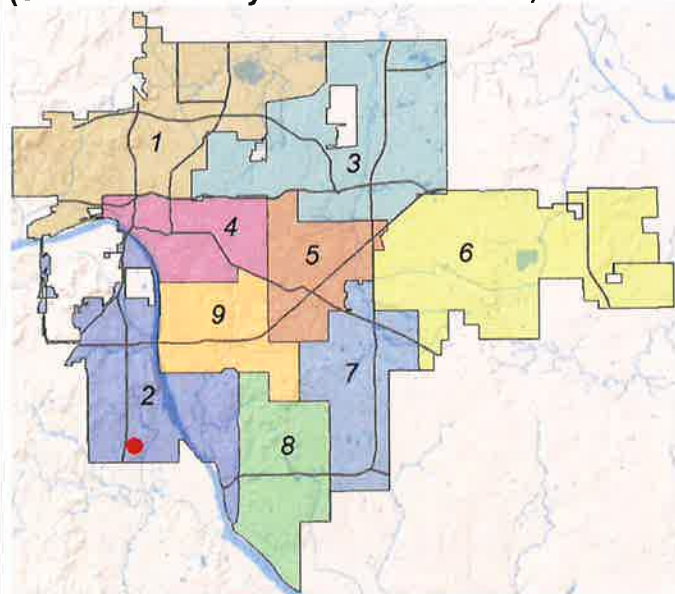
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Randy Branstetter

Property Owner: ESTATES AT TULSA HILLS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: AG

Proposed Use: Private Street Gated Residential Subdivision

Concept summary: Rezone property to allow single family residential development and include an optional development plan to allow private streets and a gated subdivision greater than 20 acres.

Tract Size: 40 ± acres

Location: North of the northeast corner of West 91st Street South & South Maybelle Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-1 with optional development plan for private streets.

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of RS-1 with the optional development plan standards in Section II.

Staff Data:

TRS: 8214

CZM: 51

Atlas:

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7460

APPLICANTS DEVELOPMENT CONCEPT:

The Estates at Tulsa Hills is a proposed residential development submitted as an Optional Development Plan with underlying zoning of RS-1, pursuant to the provisions of the Tulsa Zoning Code. The site consists of approximately 40.4 acres located East of South Maybelle Avenue in between the blocks of 86th St S and 89th St S. The site is bounded on the north by agricultural land with cattle still being kept along with a private cemetery, on the west by Winchester Park Residential subdivision, on the South by several multiple acreage agricultural tracts (also with cattle) and on The East by a severe slope down to FEMA floodplain land. The development has approximately 1326 feet of frontage on the Right of Way for Maybelle Avenue.

The site has tree cover over approximately seventy five percent of the property and is characterized by rolling terrain. An existing pond accepts overland drainage from the West of the site and from the North of the site then drains to the South thru several agricultural acreages with ponds then eventually draining into Hagar Creek, which is a major drainageway, located to the East & Southeast of the site. Within the proposed development a new wet detention pond is proposed on the South border of the property to meet City of Tulsa stormwater control requirements and to maintain some of the natural beauty of the existing site.

The proposed, The Estates at Tulsa Hills optional development plan would allow for a maximum of 43 single-family detached homes on an average lot size of almost three quarters of an acre. The Estates at Tulsa Hills will be a private gated neighborhood. The main access point will be derived from an entrance on South Maybelle Avenue. The subdivision will consist of a private street system located within a dedicated reserve area and utility easement. An emergency access point will be located at the southern portion of the subdivision with direct access to Maybelle Avenue. The private street system will flow through the development allowing the street system to take advantage of the site's natural physical characteristics. This will afford several the project homesites visual and pedestrian access to the adjacent wooded reserve areas located thru the middle of the project site.

Additionally, this project will extend Maybelle Avenue, South from its existing ending point about 86th St South all the way to connect to 91ST Street.

The Development Concept is designed to enable the creation of a residential development which will create harmony and continuity within the project itself. In addition, The Estates at Tulsa Hills is surrounded by a significant amount of native open space and floodplain, therefore enhancing the marketability and desirability of the homes within the subdivision.

A Homeowners' Association is to be established at The Estates at Tulsa Hills, whose responsibilities will include the maintenance of the landscaped entries, private streets, perimeter fencing, and any common areas.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Concept Plan (Preliminary Plat for The Estates at Tulsa Hills)

3.2

SECTION II: Optional Development Plan Standards:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RS-1 zoning district.
2. The entire optional development plan may be served by private streets with a maximum land area of 40.4 +/- acres as defined in the legal description.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to either a public street or a private street. All private streets shall be in a reserve area as defined on the face of the final plat.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to a Home Owners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Provisions through a mutual access agreement or similar provision shall be made to permit access for vehicular and pedestrian connectivity to allow abutting property owners, their guest and invitees, access from and to properties abutting the east boundary of The Estates at Tulsa Hills. This provision is only intended to provide access for property west of the Hager Creek floodplain.
5. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
6. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. Gate designs, security systems and access controls must be reviewed and approved by the technical advisory committee before installation.
7. Street improvements to South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including its required sidewalks shall be completed from the current end of pavement on South Maybelle Avenue to 91st prior to issuing residential building permits.

PLATTING REQUIREMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

DETAILED STAFF RECOMMENDATION:

Z-7460 requesting RS-1 zoning is consistent with the new neighborhood land use designation of the Tulsa Comprehensive Plan and,

RS-1 zoning is consistent with the West Highlands small area plan desire for large lot development at this location and,

Staff supports single family residential development and intensities as requested by Z-7460 however the street network that is shown on the conceptual plan will not allow future connectivity North, East or South of this site as recommended by the comprehensive plan and,

RS-1 zoning is consistent with the expected development pattern in the area therefore,

Staff recommends **Approval** of Z-7460 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Comprehensive Plan recognizes this site as a new neighborhood. RS-2 zoning is a compatible use in the New Neighborhood designation.

Land Use Plan map designation: New Neighborhood

“The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.”

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

3.4

Major Street and Highway Plan: Extension of South Maybell from the south west corner of the site to South 91st Street has been required as part of the IDP plan process.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small Area Plan

The small area plan recognizes that this area is included in the Riverside airport traffic pattern zone where high-density development is discouraged. Also, the small area plan recognizes that homebuilders in the area should be aware of the noise impacts of the airport, and construct homes accordingly.

The West Highlands Small Area Plan recognizes this area as a New Neighborhood.

One of the many concepts identified in the small area plan includes large lot development with street and pedestrian connectivity.

One of the goals identified in the small area plan recommends the extension of South Maybelle Avenue from 81st to 91st as private development occurs.

Special District Considerations:

The Federal Aviation Administration will require language on the face of the plat to inform property owners that Jones/Riverside airport is near the area and they will be affected by the airport operations.

Historic Preservation Overlay: none

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is partially wooded with a mix of steep terrain and some grass pasture areas. The western third of the site is bisected by an intermittent creek that has existing ponds.

Environmental Considerations:

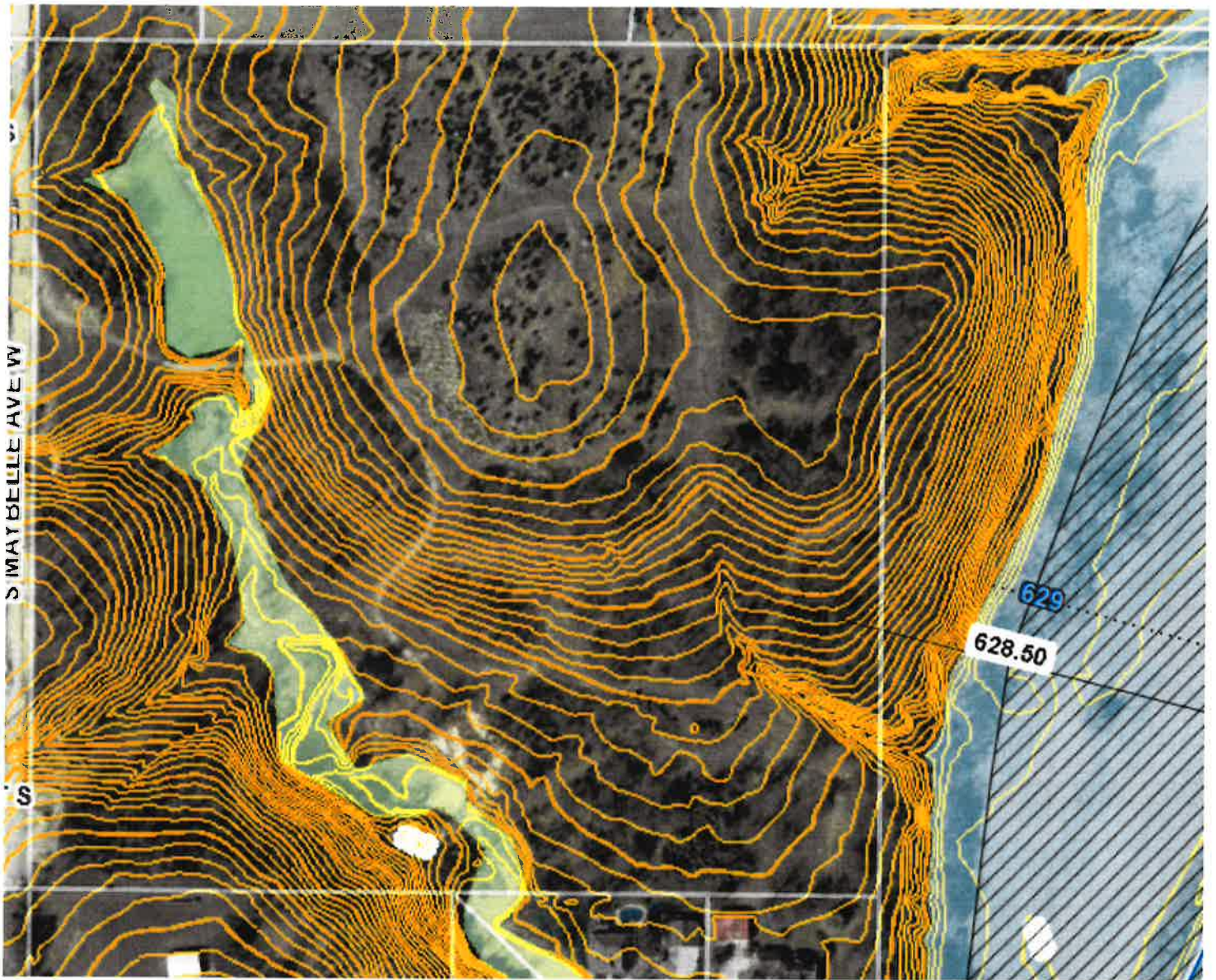
The flood plain area is a City of Tulsa Regulatory floodplain. The site is not affected by FEMA floodplain regulations. The terrain and floodplain area will impact building and street placement along with special considerations for utility locations. The abutting properties on the north are accessed by private driveway agreements.

The property east has a small developable area above the floodplain that can only be accessed from West 91st approximately ½ mile south of the northeast corner of the boundary of this property. Access to that parcel is through a flood plain and flood way.

South of the south east corner of the site two homes have been constructed. Access to those homes is provided by a private drive through a FEMA flood plain. Vehicular access to those lots would be blocked during extreme flood events. Some alternative access to those homes should be a consideration as part of this project.

FLOODPLAIN MAP WITH TOPOGRAPHIC INFORMATION:

3.5



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Maybelle Avenue	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available but only after current ongoing single family residential development west of the site is complete.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	New Neighborhood	Growth	Single Family home
East	AG	Park and Open	Stability	Undeveloped

		Space		
South	AG	New Neighborhood	Growth	Undeveloped
West	CO with single family residential and RS-3	New Neighborhood	Stability and Growth	Single Family residential and single family residential subdivision in the construction phase.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

Z-7439 June 2018: All concurred in **approval** of a request for *rezoning* a 37.56± acre tract of land from RS-3 to RS-4 with an Optional Development Plan for a single-family residential subdivision on property located north of the northwest corner of West 91st Street South and West 91st Street South.

Z-7397 August 2017: All concurred in **approval** of a request for *rezoning* a 78± acre tract of land from AG/IL to AG/CG with an Optional Development Plan for office and commercial use on property located on the northwest corner of West 91st Street South and South Elwood Avenue.

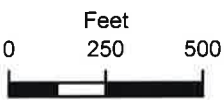
Z-7377 April 2017: All concurred in **approval** of a request for *rezoning* a 3.39± acre tract of land from AG to RS-2 on property located south of the southeast corner of South Maybelle Avenue and West 81st Street South, abuts the subject property on the north.

Z-7259 April 2014: All concurred in **approval** of a request for *rezoning* a 48.5± acre tract of land from AG to RS-3 on property located north of the northwest corner of West 91st Street South and West 91st Street South.

Z-7164/ Z-7164-SP-1 March 2011: All concurred in **approval** of a request for *rezoning* and a request for a Corridor Development Plan on a 30± acre tract of land for commercial mixed use development, The Walk at Tulsa Hills, on property located on the southeast corner of U.S. Highway 75 and West 81st Street

Z-7140/ Z-7140-SP-1 December 2009: All concurred in **approval** of a request for *rezoning* a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street, on property located north of the northwest corner of West 91st Street South and South Maybelle Avenue.

11/7/2018 1:30 PM



Subject Tract

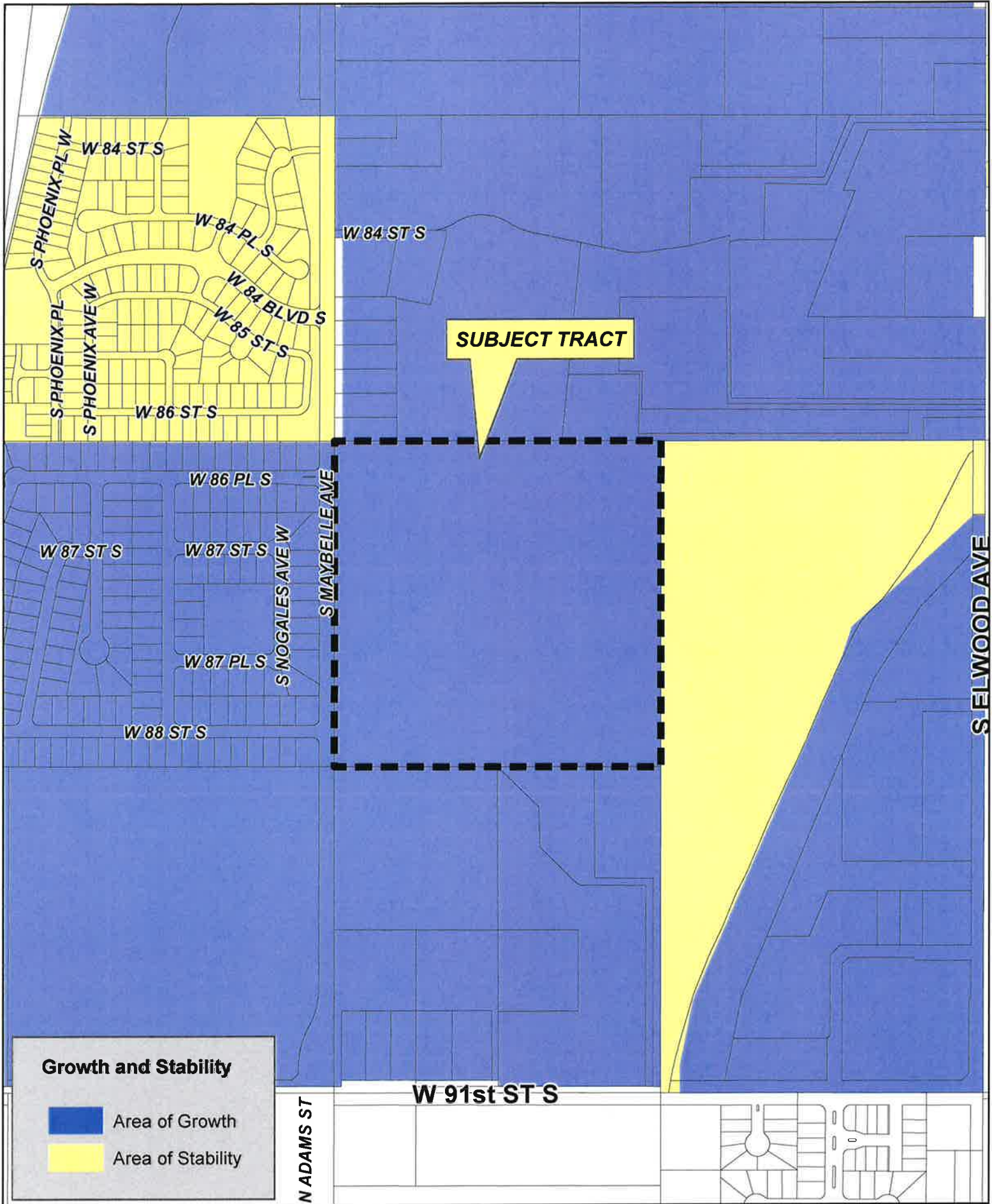
18-12 14

Z-7460 with Optional Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

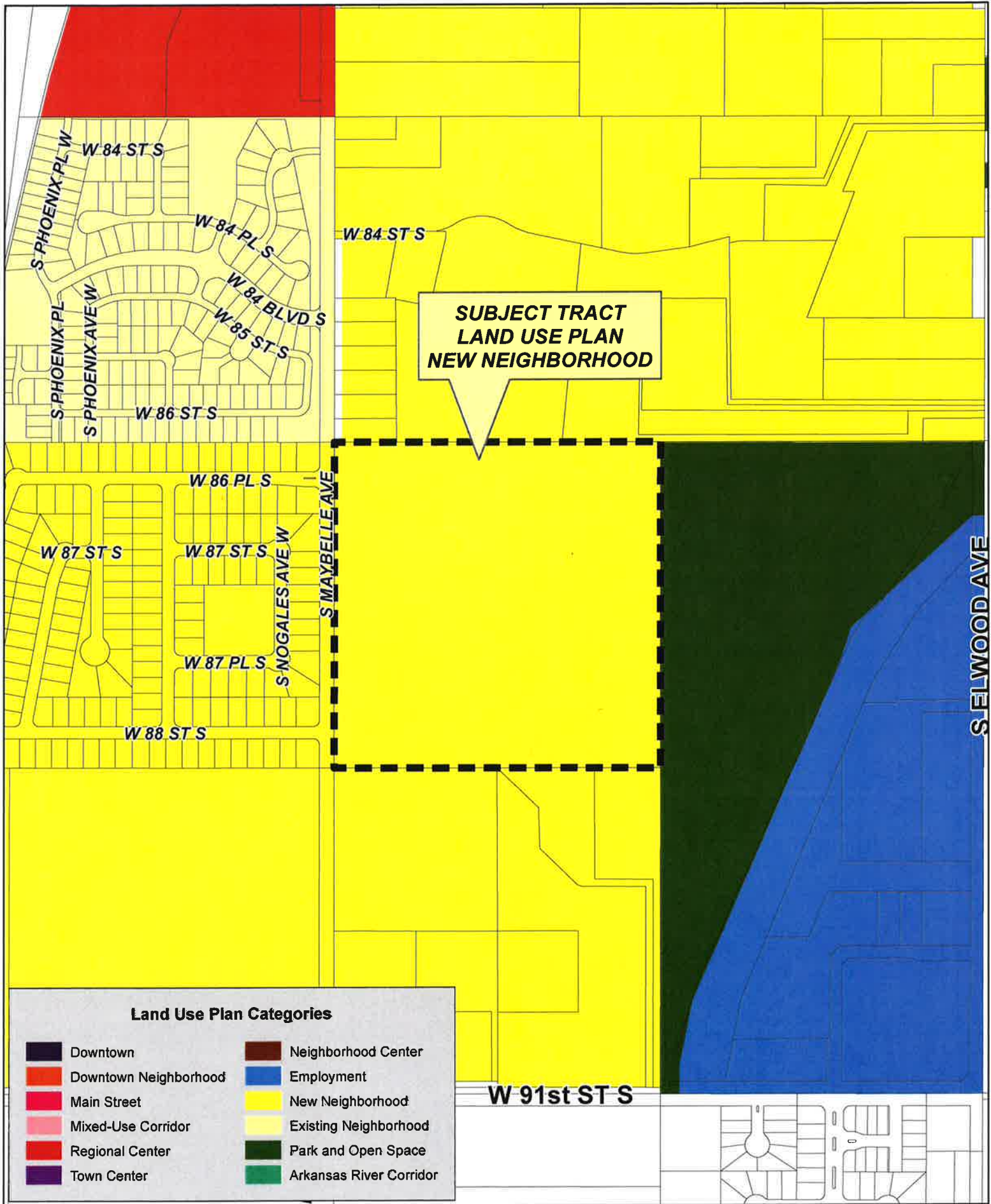




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Z-7460
with Optional
Development Plan





**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

Land Use Plan Categories

- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |

W 91st ST S



18-12 14

**Z-7460
with Optional
Development Plan**

3.10





Tulsa Metropolitan Area Planning Commission

Case : The Estates at Tulsa Hills
(Related to Z-7460)
Continued from 11/7/2018

Hearing Date: November 19, 2018

Case Report Prepared by:

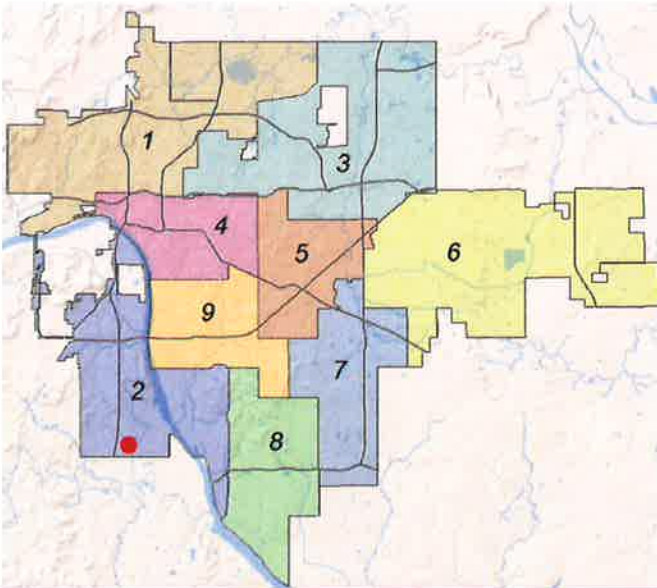
Nathan Foster

Owner and Applicant Information:

Applicant: Randy Branstetter

Owner: Estates at Tulsa Hills, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

39 lots, 3 blocks, 40.457 ± acres

Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue

Zoning:

Current: AG (Agriculture)

Proposed: RS-1 with optional development plan (Z-7460)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat

41.1

PRELIMINARY SUBDIVISION PLAT

The Estates at Tulsa Hills - (CD 2)

Continued from 11/7/2018

North of the northeast corner of West 91st Street South and South Maybelle Avenue

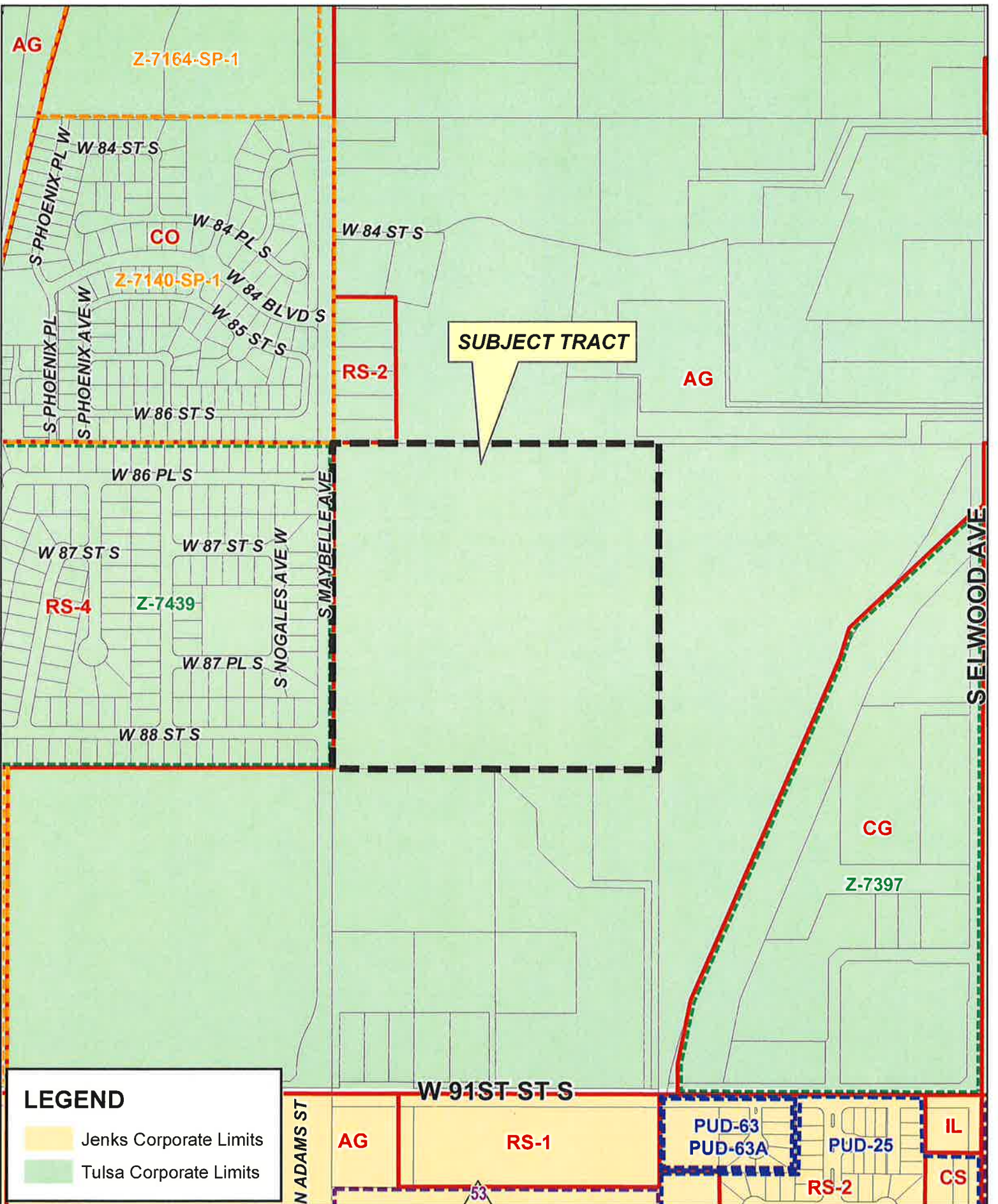
This plat consists of 39 lots, 3 blocks on 40.457 ± acres.

The Technical Advisory Committee (TAC) met on October 18th, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). Rezoning is being requested under (Z-7460) with an optional development plan to permit the use of private streets in the subdivision. The rezoning request must be approved and effective prior to the approval of a final plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Subdivision & Development Regulations require call boxes to be located 60 feet from the curb line of the public street from which the private street is accessed. Vehicle turn-around is required before the entrance gate that allows passenger vehicles to complete a turn-around completely outside of the right-of-way of the intersecting public street. Property to the south and east are isolated by floodplain and may need emergency access through the subdivision. Staff recommends extending reserves to the edge of the subdivision to serve as a possible future connection or providing additional access easements. As a requirement of this project, South Maybelle Avenue is required to connect to West 91st Street. IDP for both the Maybelle project and the site must be approved prior to approval of final plat. Limits of No Access must be provided along South Maybelle Avenue. Provide width of Maybelle right-of-way and include filing information.
4. **Sewer/Water:** Main line extensions are required to serve the subdivision. Easements must align with approved IDP plans.
6. **Engineering Graphics:** Submit subdivision control data sheet with the final plat submittal. Add "City of Tulsa" to the plat subtitle before Tulsa County. Ensure accuracy of point of beginning and point of commencement and correct spelling. Provide information for surveyor and engineer on the face of the plat including name, address, phone, email address, and CA number with renewal date. Update location map to reflect only platted property boundaries and label all other property as unplatted.
7. **Stormwater, Drainage, & Floodplain:** All drainage structures must be contained within easements. Overland drainage easements are required for any outflow to offsite areas. Covenant language must include HOA maintenance of all drainage easements as well as Reserve C.

8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.



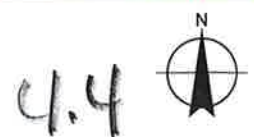
LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits



**THE ESTATES
AT TULSA HILLS**

18-12 14





Subject
Tract

THE ESTATES AT TULSA HILLS

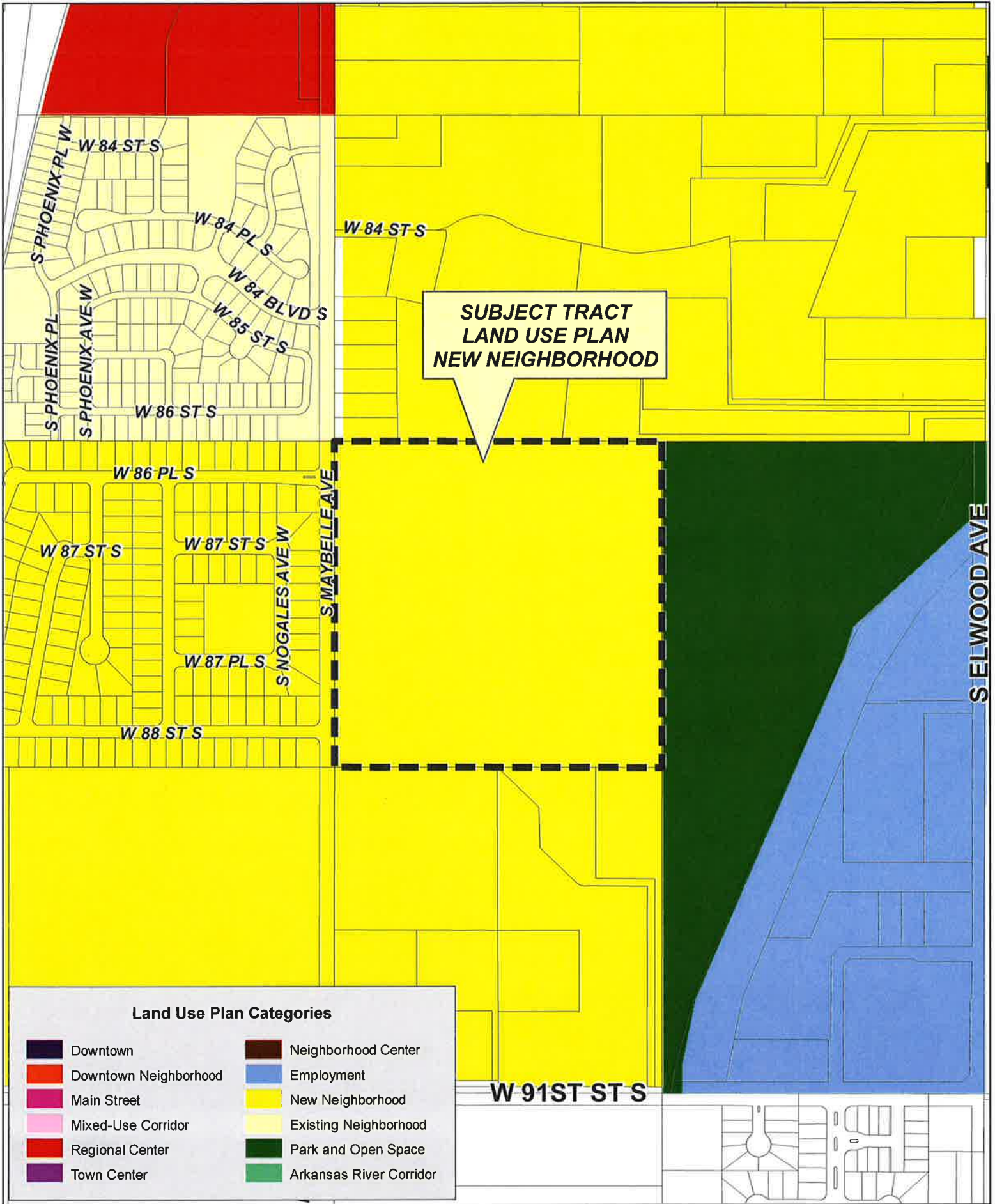
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Aerial Photo Date: February 2018



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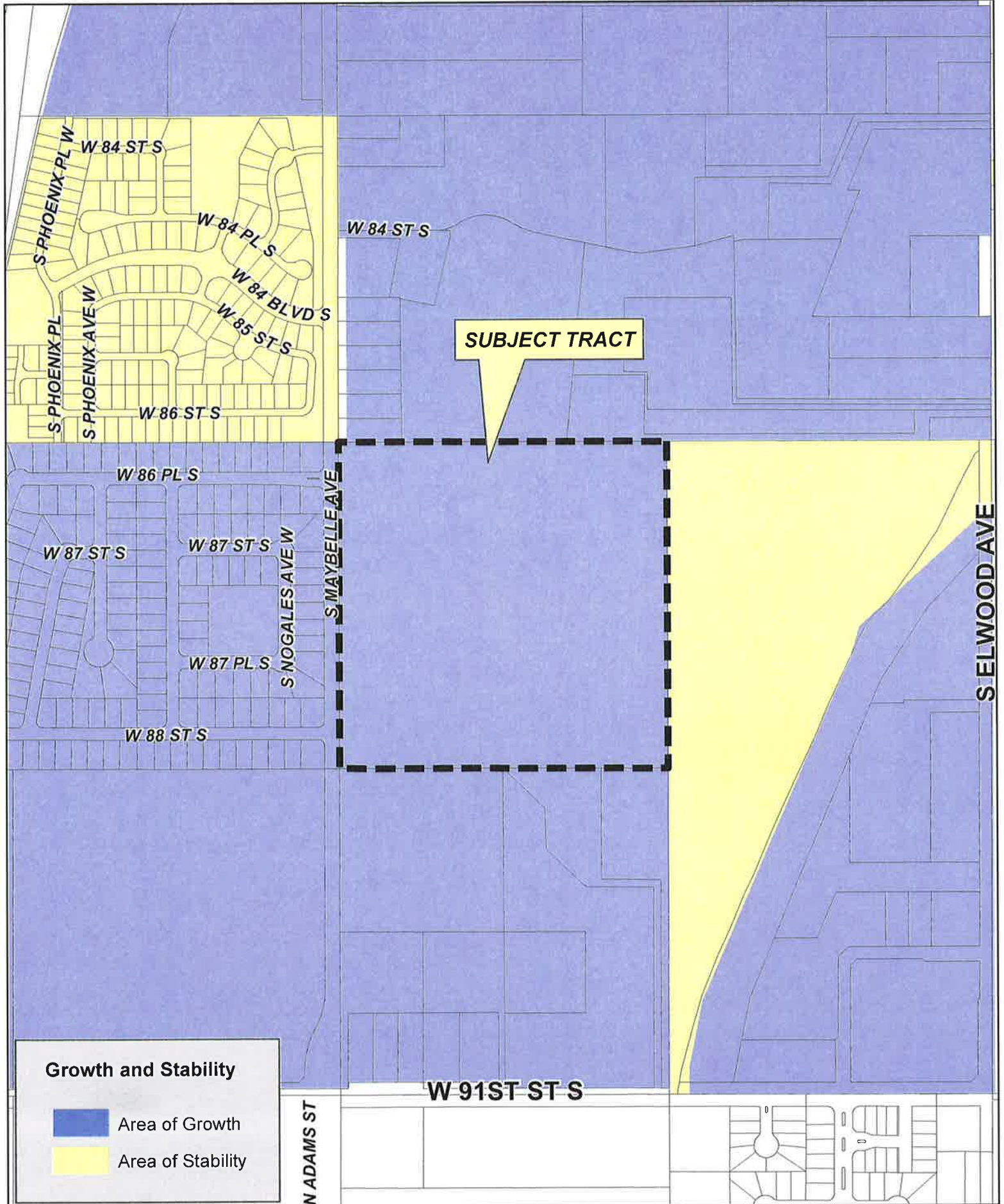
**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**



**THE ESTATES
AT TULSA HILLS**

18-12 14

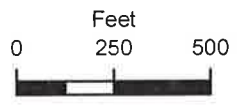




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



**THE ESTATES
AT TULSA HILLS**

18-12 14

4.7



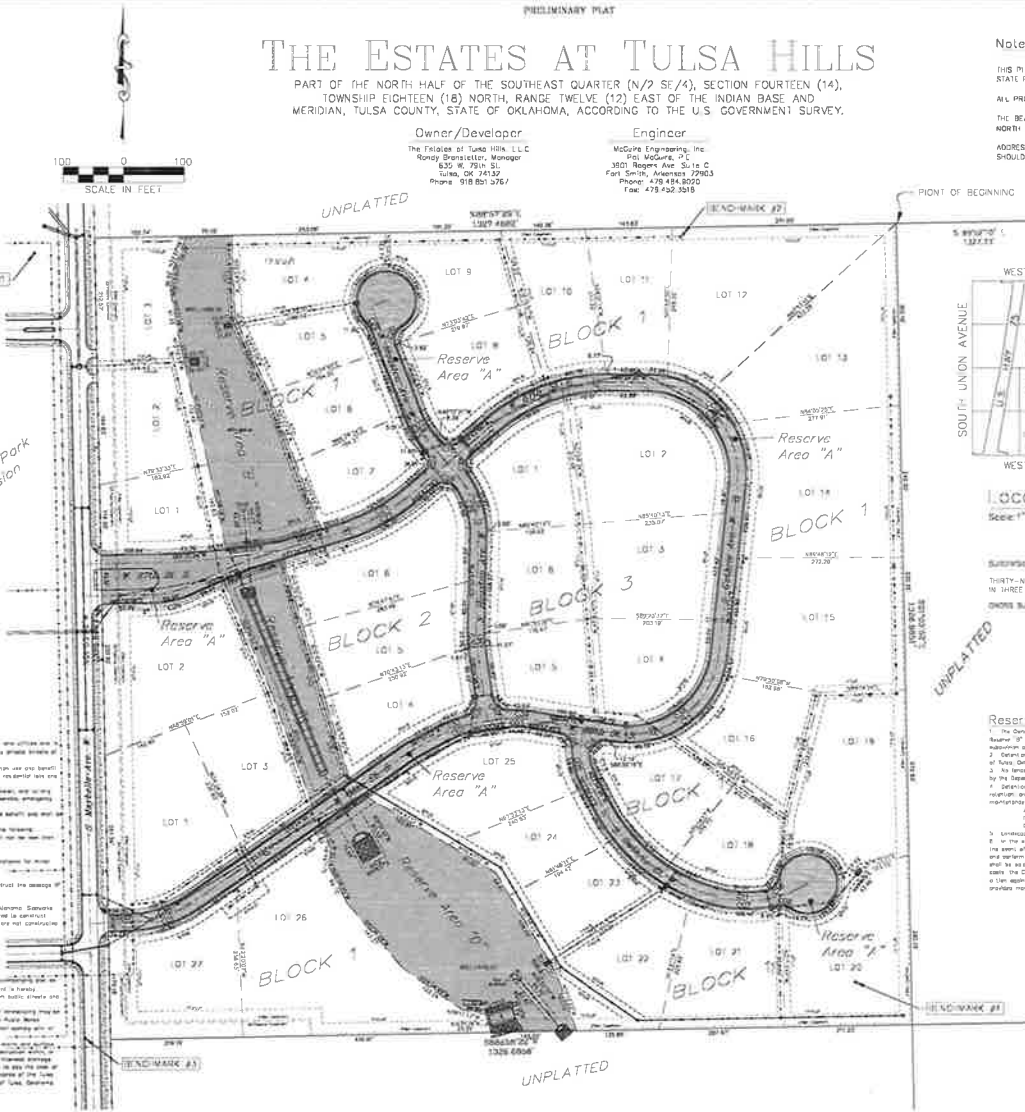
Lot Area Table

Table with 4 columns: AREA (ACRES), AREA (SQ. FT.), AREA (ACRES), AREA (SQ. FT.). Lists lot areas for blocks 1, 2, and 3.

Curve Table

Table with 6 columns: CURV#, LENGTH (L), RADIUS (R), DELTA (A), CHORD (C), CHORD BEARING (CB). Lists curve data for various lots.

Reserve Area "A" - Private Streets
Reserve Area "B" & "D" - Stormwater Detention Easement
Reserve Area "C" - Overhead Storage Easement



THE ESTATES AT TULSA HILLS

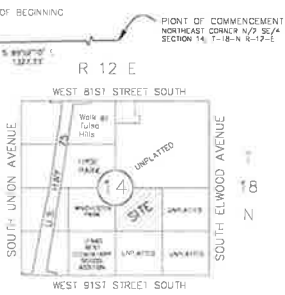
PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE 1/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

Owner/Developer: The Estates at Tulsa Hills, L.L.C.
Engineer: McGuire Engineering, Inc.



Notes

This plat meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.



Approval table with fields for Final Plat Endorsement of Approval, Approval Date, City Engineer, Council of the City of Tulsa, Oklahoma, Chairman, Mayor, Attest: City Clerk, and City Attorney.

Reserve Area "B" & "D" - Stormwater Detention Easement
The Owner hereby certifies to the Public a general easement...
1. General easement...
2. Easement...
3. Easement...

APPROVED FOR IDP PERMIT ONLY
MICHAEL LIND, PE
DATE



Table with 3 columns: BY, DATE, REVISION. Shows revision history.

City of Tulsa
McGuire Engineering, Inc.
2901 Rogers Ave., Suite 1
Tulsa, Oklahoma 74106
Tel: (479) 484-8028 Fax: (479) 455-2816

Table with 2 columns: DRAWN BY, APPV. BY, VERT. SCALE, DATE, JOB NO. and 2 columns: SLW, PDM, 1"=80', Jul 2016, ATLAS PAGE NO: #1010.

Handwritten signature/initials.

CONCEPTUAL UTILITY PLAN

THE ESTATES AT TULSA HILLS

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

Owner/Developer
The Estates of Tulsa Hills, LLC
Randy Brantley, Manager
830 W. 19th St.
Tulsa, OK 74119
Phone: 918.661.3127

Engineer
McGuire Engineering, Inc.
Pat McGuire, P.E.
1001 Rogers Ave. Suite C
Tulsa, OK 74119
Phone: 479.468.9000
Fax: 479.492.2818

Lot Area Table

AREA NO.	AREA (ACRES)	AREA LABEL	AREA (ACRES)
001	0.278	BLOCK 2, LOT 06	1.160
002	0.665	BLOCK 2, LOT 07	1.214
003	0.649	BLOCK 2, LOT 08	0.771
004	0.653	BLOCK 2, LOT 09	0.566
005	0.474	BLOCK 2, LOT 10	0.100
006	0.474	BLOCK 2, LOT 11	0.918
007	0.533		
008	0.148		
009	0.864		
010	1.02		
011	0.884	BLOCK 2, LOT 01	1.020
012	1.250	BLOCK 2, LOT 02	0.830
013	1.260	BLOCK 2, LOT 03	0.888
014	1.420	BLOCK 2, LOT 04	0.888
015	1.47	BLOCK 2, LOT 05	0.587
016	0.650	BLOCK 2, LOT 08	0.878
017	0.501		
018	1.02		
019	1.02		
020	1.45		
021	0.865		
022	1.07		
023	0.574		
024	0.514		
025	0.988		
026	1.25		
027	1.25		

Curve Table

CHY.	LENH(L)	RADUS(R)	DELTA(D)	CHORD(C)	CHORDS(C)
1	125.80	215.00	333°30'	72°02'11"	124.01
2	48.24	135.00	195°27'	27°02'21"	47.88
3	44.48	135.00	185°23'	38°02'08"	44.28
4	43.16	210.00	87°34'49"	39°02'01"	40.35
5	39.89	115.00	265°07'	115°04'34"	36.21
6	768.80	315.00	48°53'56"	37°04'51"	760.80
7	768.47	210.00	283°33'	89°51'34"	767.27
8	21.74	25.00	49°48'26"	29°50'57"	21.05
9	721.09	210.00	280°02'56"	21°02'54"	718.02
10	29.91	25.00	68°35'14"	45°28'45"	28.15
11	81.09	185.00	75°06'48"	87°30'13"	80.44
12	74.84	285.00	48°58'51"	50°27'23"	73.78
13	30.63	85.00	79°32'07"	144°25'	30.26
14	47.84	210.00	128°10'07"	42°32'27"	46.82
15	267.17	165.00	87°46'25"	57°02'23"	238.82
16	216.87	155.00	80°49'49"	41°38'00"	214.81
17	224.72	315.00	42°47'01"	70°07'08"	218.32
18	36.16	210.00	81°04'01"	88°14'29"	37.35
19	42.14	135.00	19°09'48"	302°12'11"	44.93
20	36.85	210.00	86°27'20"	171°13'	33.22
21	250.26	85.00	280°34'37"	80°28'45"	250.27
22	11.90	27.00	25°14'43"	33°19'08"	11.80
23	55.18	105.00	19°05'04"	303°57'01"	54.92
24	36.05	210.00	80°00'00"	245°17'35"	37.45
25	124.80	155.00	21°21'42"	80°24'28"	124.17
26	65.08	155.00	275°12'32"	77°26'41"	65.24
27	136.39	465.00	217°43'58"	60°29'57"	136.60
28	35.87	210.00	88°48'04"	85°17'48"	35.62
29	66.55	135.00	292°21'27"	183°17'48"	66.78
30	71.27	165.00	60°27'12"	332°24'41"	71.59
31	34.48	210.00	80°53'17"	345°06'18"	31.34
32	45.87	168.43	135°08'	89°38'09"	40.66
33	168.26	184.00	43°01'38"	127°10'11"	165.01
34	94.39	165.00	32°46'51"	194°42'42"	93.11
35	45.77	210.00	85°20'38"	160°17'17"	45.34
36	202.87	285.00	42°47'01"	70°07'08"	198.61
37	235.17	115.00	48°48'49"	41°38'00"	230.40
38	218.00	135.00	57°46'25"	52°49'33"	193.48
39	42.53	165.00	148°00'	88°28'47"	42.41
40	35.43	210.00	80°53'17"	313°10'11"	31.44
41	22.27	135.00	09°27'13"	03°27'49"	22.25



FINAL PLAT APPROVAL

ENDORSEMENT OF APPROVAL

Use: Residential Area Planning Commission

Approval Date: _____

IMARC/ACC

CITY ENGINEER

County of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

CITY ATTORNEY

The approval of this final plat will expire one year from the date of City Council approval. If not filed in the Office of the County Clerk before that date.

Location Map
Scale: 1" = 3000'

SUBDIVISION CONTAINS
THIRTY-NINE (39) LOTS
IN THREE (3) BLOCKS
GROSS SUBDIVISION AREA: 40.457 ACRES

- Notes
1. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP UNLESS OTHERWISE NOTED.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4501), NORTH AMERICAN DATUM (NAD 83), THE NORTH LINE OF THE NORTHWEST QUARTER BEING N 88°54'54" E.
 4. ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

APPROVED FOR IDP PERMIT ONLY

MICHAEL LIND, P.E.
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA

DATE: _____



CALL OKIE!
EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES BEFORE YOU DIG. CONTACT OKLAHOMA ONE CALL: 1-800-522-6543

SOUTHWESTERN BELL TELEPHONE COMPANY
Cox Communications
OKLAHOMA NATURAL GAS COMPANY
AMERICAN ELECTRIC POWER COMPANY

BY	DATE	REVISION

City of Tulsa

ME McGuire Engineering, Inc.
2002 Brown Ave. Suite C
Tulsa, Oklahoma 74119
Tel: (479) 468-9000 Fax: (479) 453-2118

DRAWN BY: SLW	IDP NUMBER: 17473
APPV. BY: PDM	ATLAS PAGE NO: #1010
HORIZ. SCALE: 1" = 100'	SHEET: 1101 of 02
VERT. SCALE: N/A	
DATE: SEP 2018	
JOB NO:	

b.h



Tulsa Metropolitan Area
Planning Commission

Case : Stratford Ridge

Hearing Date: November 19, 2018

Case Report Prepared by:

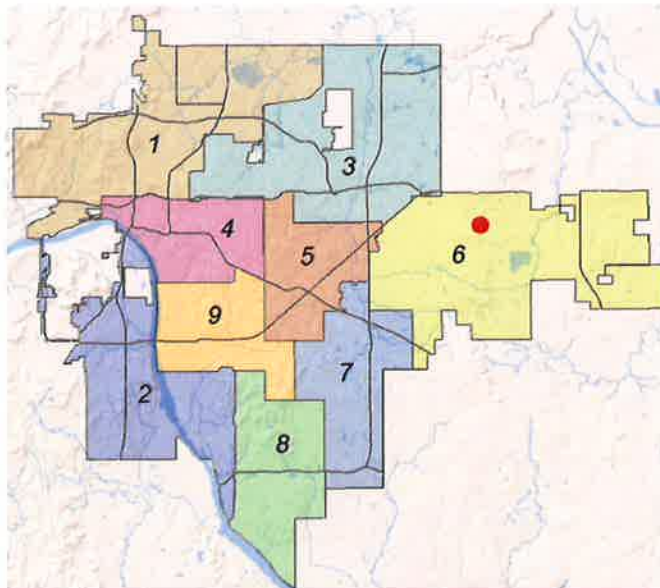
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: Stratford Ridge, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

175 lots, 12 blocks, 1 reserve, 31.5 ± acres (Subdivision to be completed in two phases)

Location: East of the southeast corner of East 11th Street South and South 161st East Avenue

Zoning: RS-3/PUD-737

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Mike Craddock

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat

PRELIMINARY SUBDIVISION PLAT

Stratford Ridge - (CD 6)

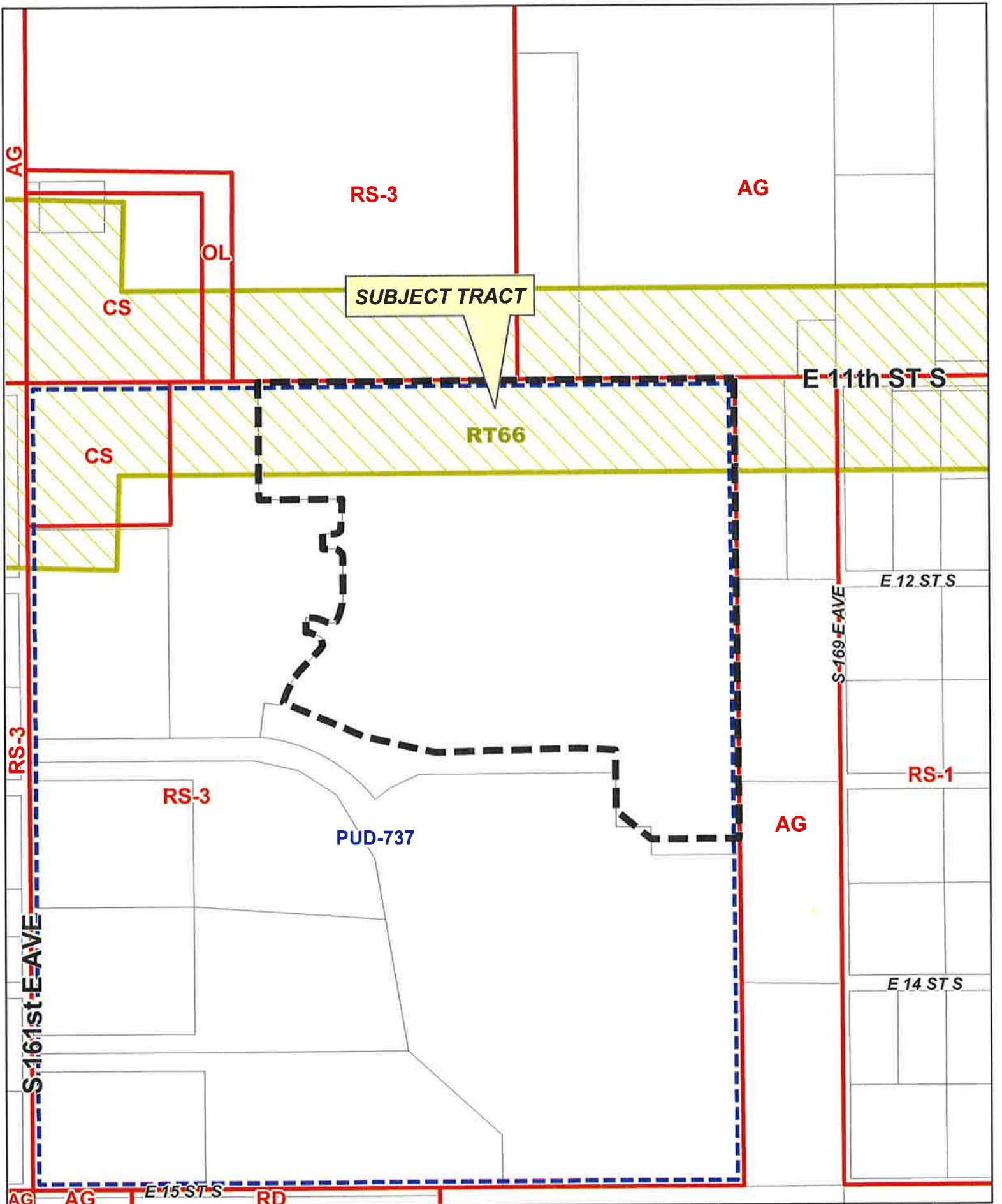
East of the southeast corner of East 11th Street South and South 161st East Avenue

This plat consists of 175 lots, 12 blocks, and 1 reserve area on 31.5 ± acres. The subdivision will be completed in two phases as denoted on the face of the preliminary plat.

The Technical Advisory Committee (TAC) met on November 1, 2018 and provided the following conditions:

1. **Zoning:** All property included in the subdivision is zoned RS-3 with an overlay of PUD-737. The proposed lots conform to the requirements of the PUD. The PUD number must be included on the face of the plat and approved development standards must be filed with the final plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat. Provide address disclaimer on face of the final plat.
3. **Transportation & Traffic:** A stub street must be provided to the east to ensure connectivity to future development.
4. **Sewer:** Sewer main line extensions and improvements to the existing sanitary sewer lift station are required for service to the subdivision. IDP plans for the required extensions and improvements must be approved prior to the approval of a final plat. Additional easements are needed to cover proposed sanitary sewer lines. Provide requested easements with dimensions and type.
5. **Water:** Water main line extensions are required. IDP plans for proposed extensions must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Submit subdivision control sheet with final plat. Update location map to reflect all platted property and label all other property as unplatted. Legal description must be updated to match boundary of plat.
7. **Stormwater, Drainage, & Floodplain:** Proposed detention pond required to be placed in appropriate easement.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.

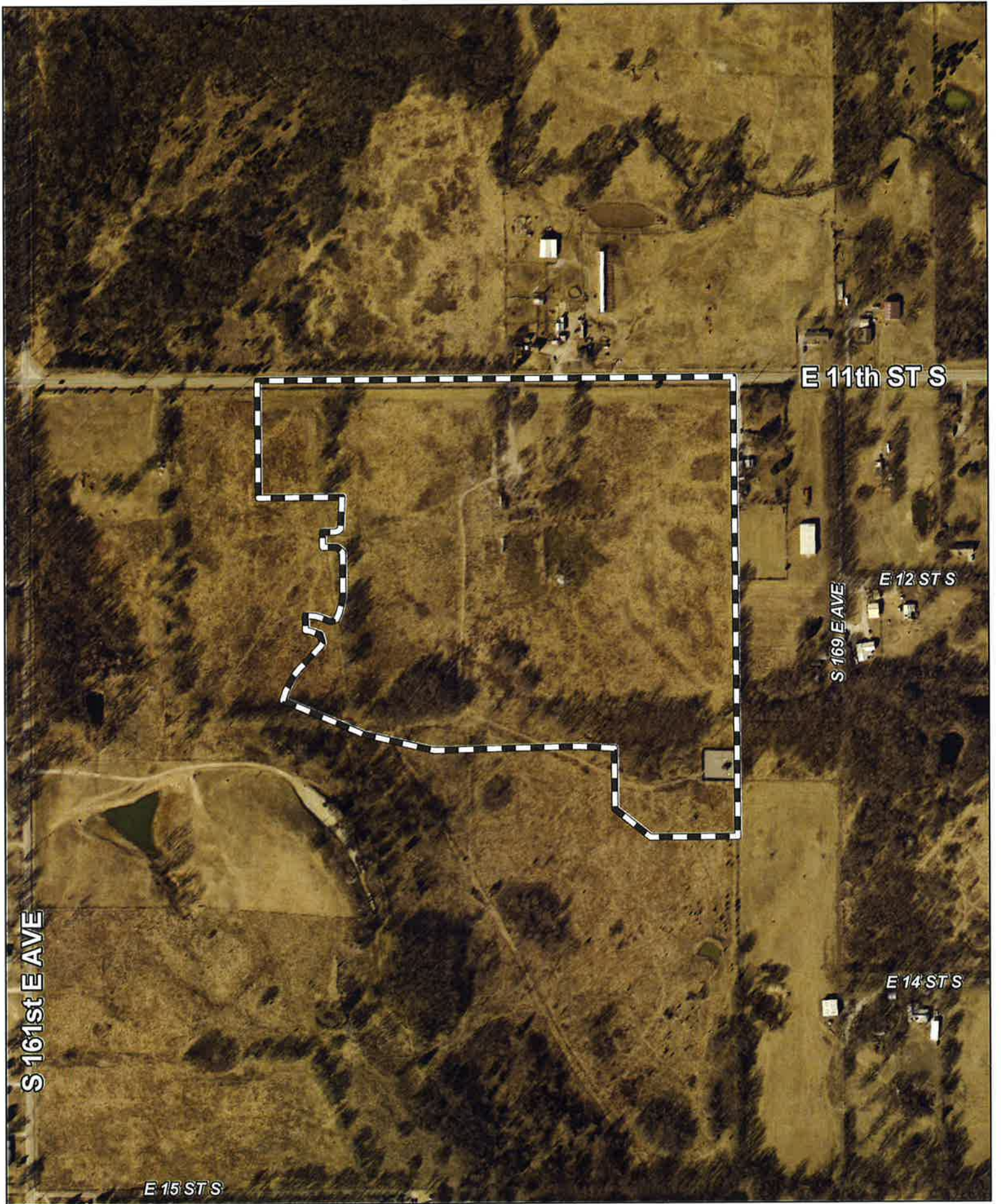


STRATFORD RIDGE

19-14 11

5.3





S 161st E AVE

E 11th ST S

E 12 ST S

S 169 E AVE

E 14 ST S

E 15 ST S



Subject Tract

STRATFORD RIDGE

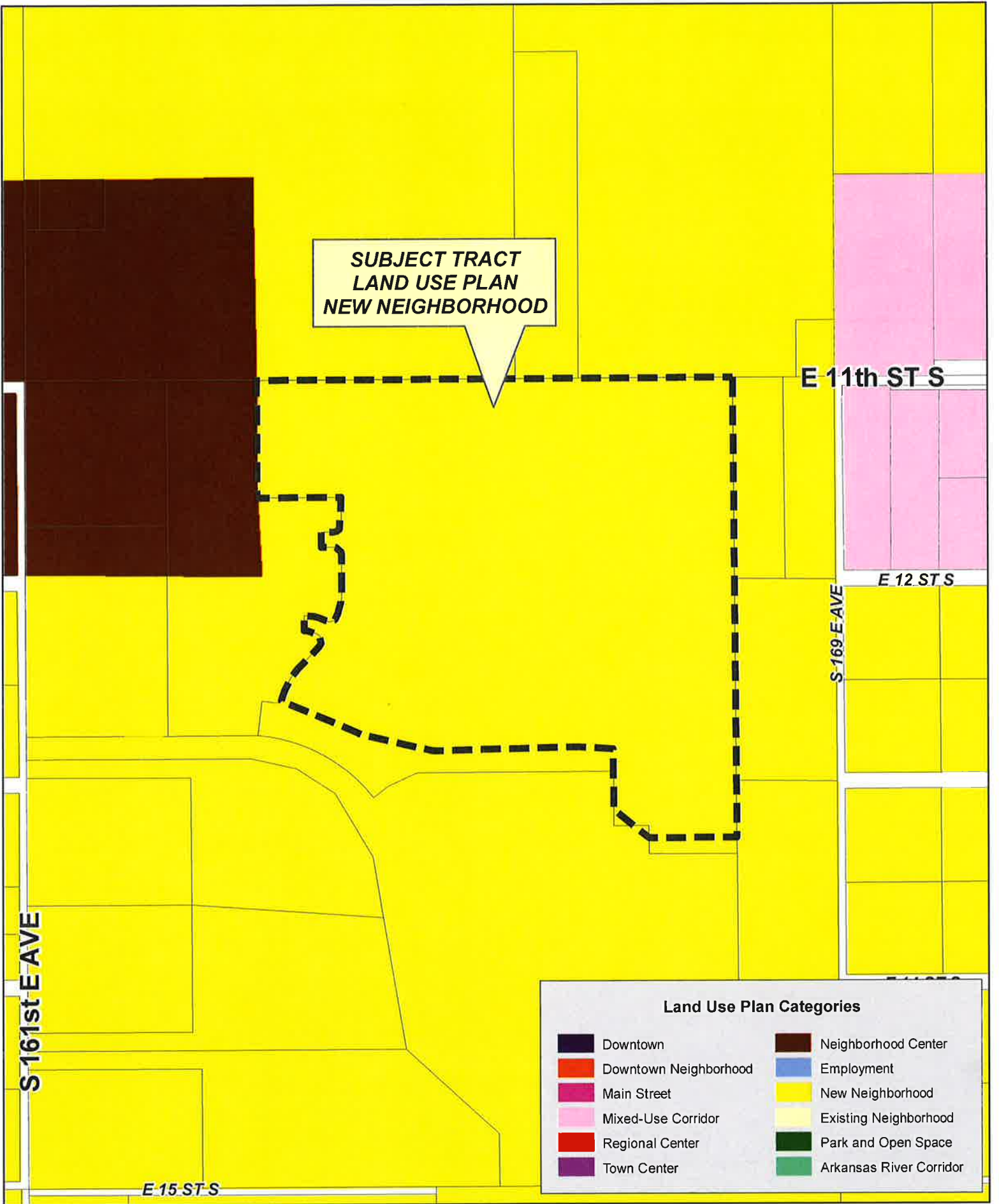
19-14 11

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



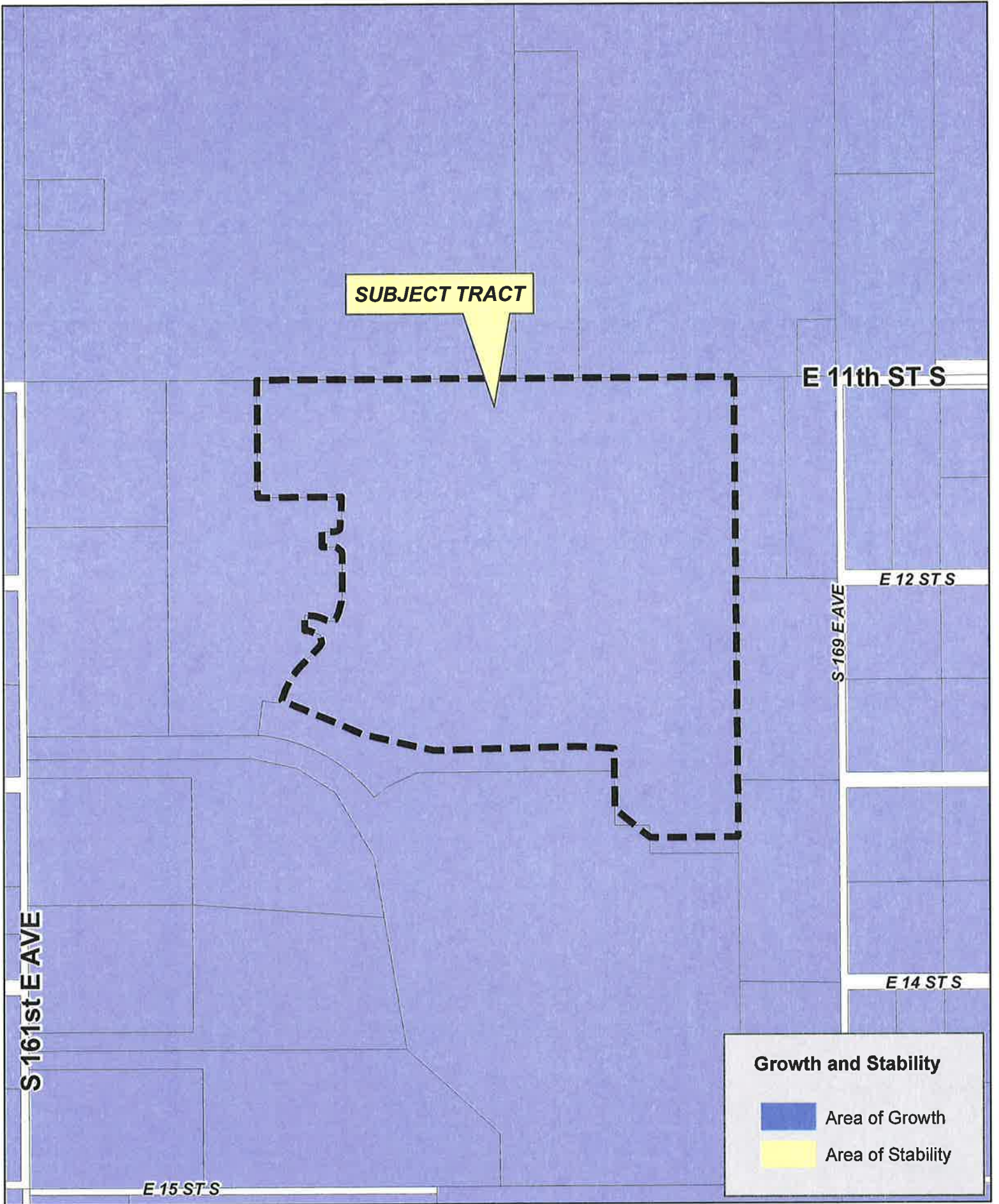
5.4



**STRATFORD
RIDGE**

19-14 11





SUBJECT TRACT

E 11th ST S

E 12 ST S

S 169 E AVE

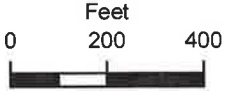
E 14 ST S

S 161st E AVE

E 15 ST S

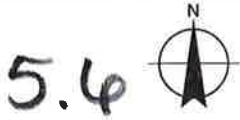
Growth and Stability

- Area of Growth
- Area of Stability



STRATFORD RIDGE

19-14 11



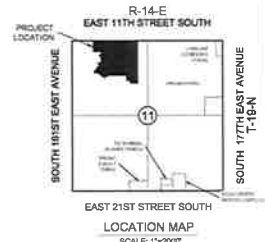
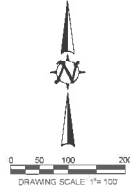
PRELIMINARY PLAT

Stratford Ridge

A TRACT OF LAND IN THE NORTH-WEST QUARTER (NW4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER
STRATFORD RIDGE, LLC.
 1420 WEST HENDONA
 BROKEN ARROW, OK 74012
 PHONE: 918.258.6151
 ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6516, EXP. JUNE, 30, 2020
 PO BOX 2106
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4286
 EMAIL: AAB@AABENGINEERING.COM



EAST 11TH STREET SOUTH
 SOUTH 17TH EAST AVENUE
 SOUTH 18TH EAST AVENUE
 SOUTH 19TH EAST AVENUE
 EAST 21ST STREET SOUTH
 LOCATION MAP
 SCALE: 1"=200'

LEGEND

POS	POINT OF BEGINNING
ROC	RIGHT OF COMMENCEMENT
ROW	RIGHT OF WAY
BL	BUILDING LINE
ULE	UTILITY EASEMENT
BLK	BLOCK
PG	PAGE

FLOODPLAIN
 ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL 18453C0001E DATED OCTOBER 16, 2012 AS WELL AS OUT OF THE CITY OF TULSA REGULATORY FLOODPLAIN.

UTILITY CONTACTS

MUNICIPAL AUTHORITY
 CITY OF TULSA
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74103

UTILITY

OKLAHOMA NATURAL GAS COMPANY
 2319 W. EDSON ST
 TULSA, OK 74127
 918.834-8000

PUBLIC SERVICE COMPANY OF OKLAHOMA
 212 E. 6TH ST.
 TULSA, OK 74118
 1-888-219-3522

TULSA WATER
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74103
 918.586.9511

COX COMMUNICATIONS
 11811 EAST 41ST STREET
 TULSA, OK 74145
 918.258.4658

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

 CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

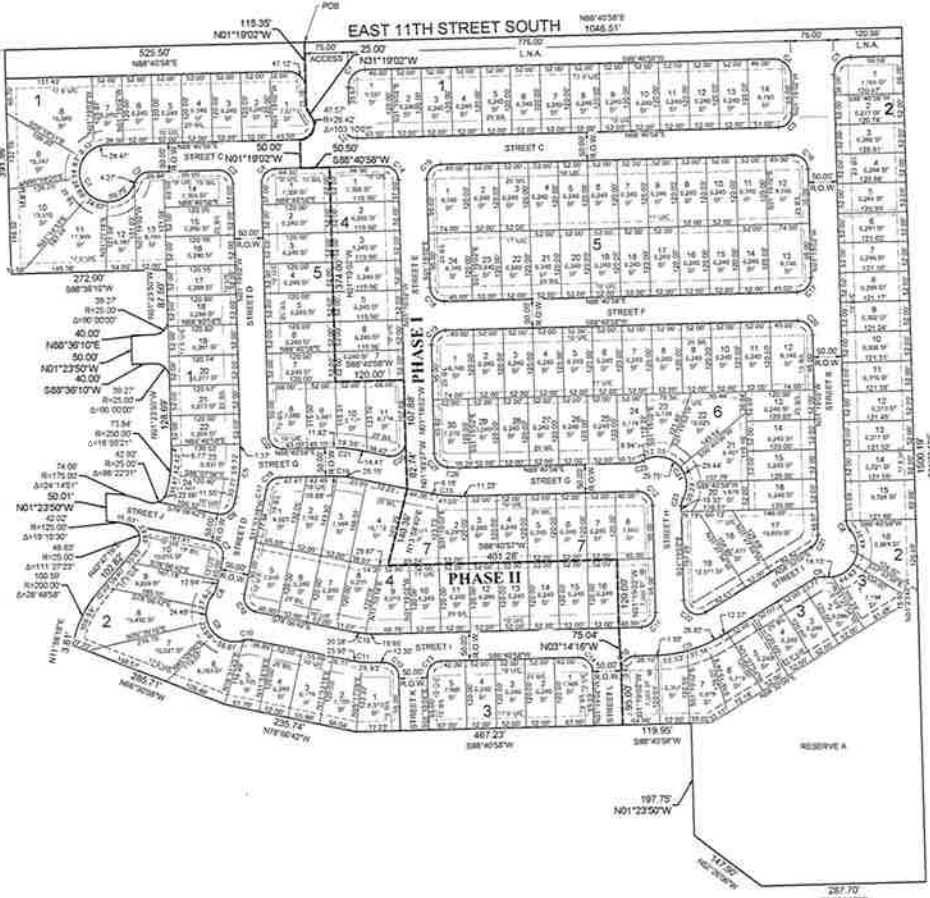
 CHAIRMAN

 MAYOR

 ATTEST CITY CLERK

 CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval, not filed in the Office of the County Clerk before that date.



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE HUNDRED SEVENTY FIVE (175) LOTS IN TWELVE (12) BLOCKS AND ONE (1) RESERVE AREA.

PHASE I	
BLOCK 1	2.14 ACRES - 14 LOTS
BLOCK 2	2.48 ACRES - 18 LOTS
BLOCK 3	1.37 ACRES - 9 LOTS
BLOCK 4	1.00 ACRES - 7 LOTS
BLOCK 5	3.87 ACRES - 24 LOTS
BLOCK 6	4.84 ACRES - 30 LOTS
BLOCK 7	1.26 ACRES - 8 LOTS
RESERVE A	0.39 ACRES

PHASE II	
BLOCK 1	4.31 ACRES - 24 LOTS
BLOCK 2	2.00 ACRES - 10 LOTS
BLOCK 3	0.79 ACRES - 5 LOTS
BLOCK 4	2.35 ACRES - 10 LOTS
BLOCK 5	1.99 ACRES - 11 LOTS

SUBDIVISION DATA

REMARKS:
 3/8" IRON PIN LOCATED APPROXIMATELY 8 FEET SOUTH OF THE SOUTH EDGE OF 11TH STREET AND 7/4 FEET WEST OF THE EAST BOUNDARY LINE OF STRATFORD RIDGE PHASE I.

ELEVATION OF FINISHED GROUND:
 TABLE OF BEARINGS
 ASSUMED BEARING OF THE NORTH LINE OF THE NW/4 OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST BEING N89°40'58" E

MONUMENTATION:
 ALL CORNERS SHOWN HEREON BE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "CA 6317" AT ALL CORNERS

CURVE TABLE-PHASE I

CURVE #	LENGTH	RADIUS	DELTA
C1	47.12	30.00	90.0000°
C2	38.27	25.00	90.0000°
C3	38.27	25.00	90.0000°
C4	47.12	30.00	90.0000°
C5	47.12	30.00	90.0000°
C6	17.80	25.00	45.9924°
C7	125.66	30.00	141.4213°
C8	17.80	25.00	45.9924°
C9	118.39	25.00	30.0632°
C10	38.27	25.00	90.0000°
C11	39.27	25.00	90.0000°
C12	38.27	25.00	90.0000°
C13	60.18	25.00	12.4842°
C14	38.27	25.00	90.0000°
C15	38.27	25.00	90.0000°
C16	39.27	25.00	90.0000°
C17	38.27	25.00	90.0000°
C18	38.27	25.00	90.0000°
C19	38.27	25.00	90.0000°
C20	38.27	25.00	90.0000°
C21	26.12	25.00	59.5100°
C22	32.42	25.00	100.0812°
C23	13.29	25.00	30.2738°
C24	191.71	50.00	150.5956°
C25	13.29	25.00	30.2738°
C26	21.84	175.00	7.1100°
C27	38.14	25.00	82.4800°

CURVE TABLE-PHASE II

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	218.82	50.00	81.89	S28°34'54"E
C2	30.77	25.00	24.87	N52°20'07"E
C3	38.27	25.00	35.36	S48°19'25"E
C4	38.27	25.00	35.36	N43°40'58"E
C5	66.42	375.00	66.24	S00°17'00"W
C6	38.27	25.00	35.36	S88°52'18"W
C7	38.27	25.00	35.36	S03°08'42"E
C8	152.29	25.00	13.14	S27°07'16"W
C9	131.71	50.00	96.80	S33°04'42"E
C10	13.29	25.00	13.14	N80°38'18"E
C11	51.86	250.00	51.74	S84°42'52"E
C12	38.27	25.00	35.36	S45°19'25"E
C13	38.27	25.00	35.36	N43°40'58"E
C14	38.27	25.00	35.36	S48°19'25"E
C15	40.33	175.00	40.24	N84°42'52"W
C16	38.27	25.00	35.36	N33°08'42"E
C17	17.78	375.00	17.78	N10°31'54"E
C18	34.89	25.00	31.87	N48°58'42"E
C19	38.03	175.00	38.09	S08°52'49"E
C20	44.88	25.00	38.07	S00°04'19"W
C21	38.14	25.00	38.08	N84°58'14"W
C22	38.27	25.00	35.36	N48°19'25"W

5.7

PRELIMINARY PLAT

Stratford Ridge
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER

STRATFORD RIDGE, LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE 918 258-4181
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 4018, EXPI. DATE: 03/30/2020
FO BOX 7136
SAND SPRINGS, OK 74063
PHONE 918 514 4233
FAX 918 514 4269
EMAIL: ALAN@AABENGINEERS.COM

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT STRATFORD RIDGE, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THERETO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION ELEVEN (11), THENCE NORTH 88°40'58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION ELEVEN (11) A DISTANCE OF 1268.23 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88°40'58" EAST ALONG SAID NORTH LINE A DISTANCE OF 1048.51 FEET, THENCE SOUTH 01°23'02" EAST A DISTANCE OF 1500.19 FEET, THENCE SOUTH 88°39'01" WEST A DISTANCE OF 287.70 FEET, THENCE NORTH 82°26'08" WEST A DISTANCE OF 147.90 FEET, THENCE NORTH 01°23'02" WEST A DISTANCE OF 187.70 FEET, THENCE SOUTH 88°40'58" WEST A DISTANCE OF 119.86 FEET, THENCE NORTH 01°19'02" A DISTANCE OF 80.00 FEET, THENCE NORTH 03°14'59" EAST A DISTANCE OF 75.04 FEET, THENCE NORTH 01°19'02" WEST A DISTANCE OF 130.00 FEET, THENCE SOUTH 88°40'58" WEST A DISTANCE OF 401.28 FEET, THENCE NORTH 12°54'00" EAST A DISTANCE OF 140.36 FEET, THENCE NORTH 01°49'27" WEST A DISTANCE OF 87.74 FEET, THENCE NORTH 01°19'02" WEST A DISTANCE OF 107.94 FEET, THENCE SOUTH 88°40'58" WEST A DISTANCE OF 130.00 FEET, THENCE NORTH 01°19'02" WEST A DISTANCE OF 574.00 FEET, THENCE SOUTH 88°40'58" WEST A DISTANCE OF 30.50 FEET, THENCE NORTH 01°19'02" WEST A DISTANCE OF 50.00 FEET, THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 103°10'02", A RADIUS OF 284.00 FEET, AN ARC DISTANCE OF 47.57 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 33°49'48" EAST, 41.45 FEET, THENCE NORTH 31°19'02" WEST A DISTANCE OF 25.00 FEET, THENCE NORTH 01°19'02" WEST A DISTANCE OF 115.35 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11) AND THE POINT OF BEGINNING.

CONTAINING 1.153,772 43 SQUARE FEET OR 26.81 ACRES MORE OR LESS.

AND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THERETO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION ELEVEN (11), THENCE NORTH 88°40'58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION ELEVEN (11), A DISTANCE OF 1268.23 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°19'02" EAST A DISTANCE OF 115.35 FEET, THENCE SOUTH 31°19'02" EAST A DISTANCE OF 25.00 FEET, THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 103°10'02", A RADIUS OF 284.00 FEET, AN ARC DISTANCE OF 47.57 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 88°40'58" WEST, 41.45 FEET, THENCE SOUTH 01°19'02" EAST A DISTANCE OF 50.00 FEET, THENCE NORTH 88°40'58" EAST, A DISTANCE OF 80.30 FEET, THENCE SOUTH 01°19'02" EAST, A DISTANCE OF 374.00 FEET, THENCE NORTH 88°40'58" EAST, A DISTANCE OF 100.00 FEET, THENCE NORTH 01°19'02" EAST, A DISTANCE OF 107.48 FEET, THENCE SOUTH 01°19'02" EAST A DISTANCE OF 427.74 FEET, THENCE SOUTH 01°19'02" WEST A DISTANCE OF 140.36 FEET, THENCE NORTH 88°40'57" EAST, A DISTANCE OF 401.28 FEET, THENCE SOUTH 01°19'02" EAST, A DISTANCE OF 100.00 FEET, THENCE SOUTH 01°19'02" EAST, A DISTANCE OF 80.00 FEET, THENCE SOUTH 88°40'58" WEST A DISTANCE OF 487.20 FEET, THENCE NORTH 78°06'42" WEST, A DISTANCE OF 238.74 FEET, THENCE NORTH 88°39'08" WEST A DISTANCE OF 255.71 FEET, THENCE NORTH 11°29'18" WEST A DISTANCE OF 3.61 FEET, THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 28°48'58", A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 108.58 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 20°22'47" EAST, 89.93 FEET, THENCE NORTH 40°14'18" EAST A DISTANCE OF 102.82 FEET, THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 117°22'23", A RADIUS OF 25.00 FEET, THENCE ON A DISTANCE OF 48.83 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 14°50'07" WEST, 41.32 FEET, THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°15'00", A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 40.22 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 80°17'52" WEST, 41.82 FEET, THENCE NORTH 01°23'02" WEST, A DISTANCE OF 80.00 FEET, THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°14'11", A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 74.08 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78°10'24" EAST, 75.51 FEET, THENCE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°22'31", A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 4.92 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 01°03'07" EAST, 72.19 FEET, THENCE NORTH 01°23'02" WEST A DISTANCE OF 126.88 FEET, THENCE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 80°00'00", A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 45°14'56" WEST, 39.92 FEET, THENCE SOUTH 01°19'02" WEST, A DISTANCE OF 40.00 FEET, THENCE NORTH 01°23'02" WEST, A DISTANCE OF 500.00 FEET, THENCE NORTH 88°39'10" EAST, A DISTANCE OF 40.00 FEET, THENCE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 80°00'00", A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 43°36'15" EAST, 35.36 FEET, THENCE NORTH 01°23'02" WEST, A DISTANCE OF 87.50 FEET, THENCE SOUTH 88°39'10" WEST, A DISTANCE OF 272.00 FEET, THENCE NORTH 01°23'02" WEST, A DISTANCE OF 381.96 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), THENCE NORTH 88°40'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 225.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,154.758 SQUARE FEET OR 19.89 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 175 LOTS IN 16 BLOCKS AND 1 RESERVE AREA IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "STRATFORD RIDGE", A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "STRATFORD RIDGE") OF THE SUBDIVISION.)

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING RESTRICTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED, AND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "STRATFORD RIDGE":

SECTION I. PUBLIC STREETS AND UTILITIES

- A. PUBLIC STREETS AND UTILITY EASEMENTS
THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS OF WAY DEPICED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES, TRANSFORMER GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICED ON THE PLAT. FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICED ON THE PLAT, THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERIGED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVEWAY AREAS, CURBED, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.
B. WATER, SANITARY SEWER AND STORM SEWER SERVICE
THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
C. RESERVE A (PROPERTY DETENTION EASEMENT)
THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY A UTILITY EASEMENT DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
D. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF NECESSARY.
E. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS.
F. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE A.
G. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN OR THE ALTERATION OF GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS. THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND RECORDS OF THE TULSA CITY ENGINEER, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY, A LIEN ESTABLISHED AS ABOVE PROVIDED MAY NOT BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.
H. SURFACE DRAINAGE
EACH LOT WITHIN TULSA HILLS HEALTHCARE COMMUNITY SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF AS MUCH LEVEL AS NO ACCESS ON THE ACCOMPANYING PLAT, WHICH LOTS NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, PRIOR TO THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.
I. SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST CONSTRUCTION PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES

D. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.

E. UTILITY SERVICE

- 1. UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED TO GENERAL UTILITY SERVICE AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DESIGNATED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT. PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES, INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. GAS SERVICE

- 1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSES OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 11TH STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "RESERVE A" ON THE ACCOMPANYING PLAT, WHICH LOTS NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, PRIOR TO THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

H. SURFACE DRAINAGE

EACH LOT WITHIN TULSA HILLS HEALTHCARE COMMUNITY SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF AS MUCH LEVEL AS NO ACCESS ON THE ACCOMPANYING PLAT, WHICH LOTS NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, PRIOR TO THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

I. SIDEWALKS

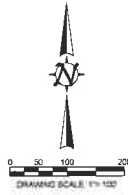
SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST CONSTRUCTION PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

5.8

CONCEPTUAL IMPROVEMENTS

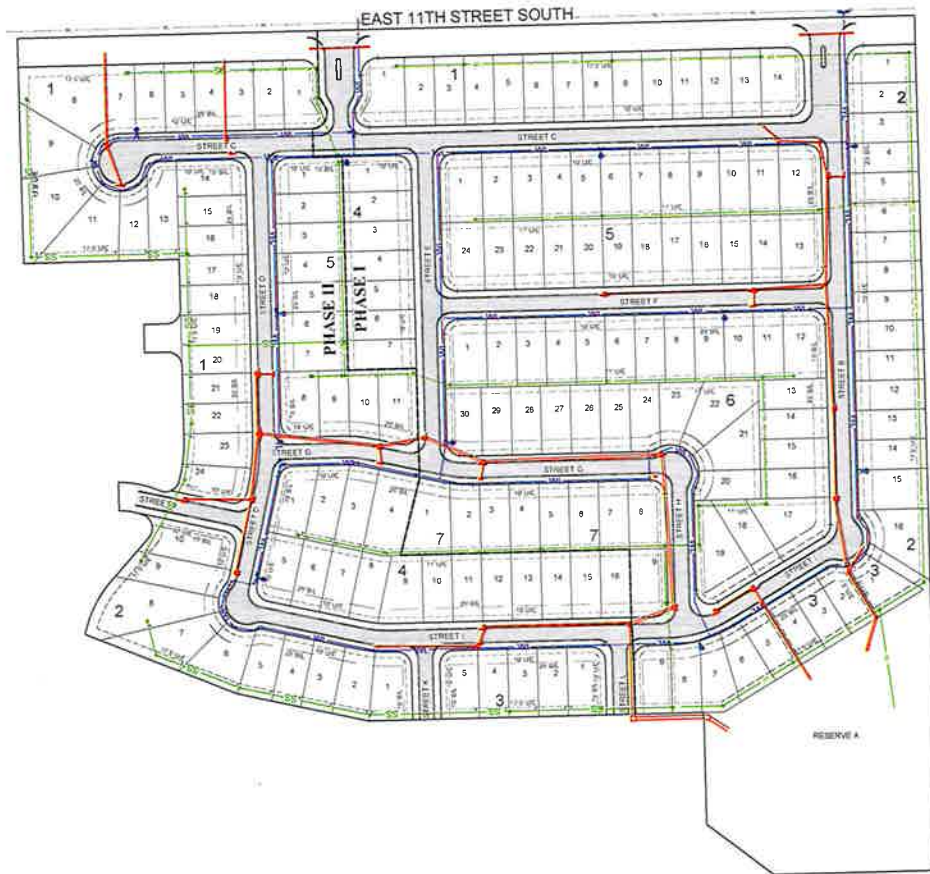
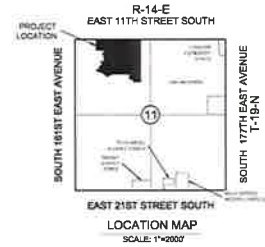
Stratford Ridge

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



OWNER/DEVELOPER
STRATFORD RIDGE, LLC
 1420 WEST KENOSHA
 BROKEN ARROW, OK 74012
 PHONE: 918.258.6161
 ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 0018, EXPI. JUNE, 30, 2018
 PO BOX 2170
 SAND SPRING, OK 74063
 PHONE: 918.514.4233
 FAX: 918.514.4288
 EMAIL: ALAN@AABENG.COM



LEGEND	
BL	BUILDING LINE
UL	UTILITY EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED ASPHALT PAVEMENT

UTILITY CONTACTS	
MUNICIPAL AUTHORITY CITY OF TULSA 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103	
OKLAHOMA NATURAL GAS COMPANY 2318 W. EDISON ST TULSA, OK 74127 918-434-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 8TH ST. TULSA, OK 74119 1-888-253-3023
TULSA WATER 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103 918.588.9211	CDK COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918.208.4658

5.10



Tulsa Metropolitan Area
Planning Commission

Case : QuikTrip No. 0085

Hearing Date: November 19, 2018

Case Report Prepared by:

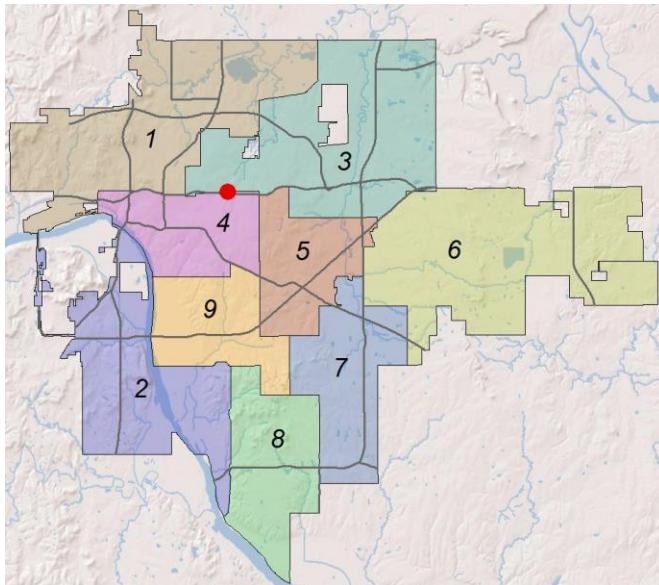
Nathan Foster

Owner and Applicant Information:

Applicant: Carly Goodnight, QuikTrip

Owner: QuikTrip Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Requests authorization from TMAPC for the accelerated release of a building permit

Location: Southwest corner of East Admiral Place North and North Harvard Avenue

Zoning: CH

Staff Recommendation:

Staff recommends **approval** of the Accelerated Release of a Building Permit

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Draft Final Plat 7.5.18

ACCELERATED RELEASE OF BUILDING PERMIT

QuikTrip No. 0085 - (CD 3)

Southwest corner of East Admiral Place North and North Harvard Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on January 17, 2018. Infrastructure Development Plans (IDP) have been approved by the City of Tulsa and the final plat was approved on October 30, 2018.

To receive final plat approval, the newly adopted Subdivision and Development Regulations require a performance guarantee to be secured by the applicant for any remaining infrastructure required for the project. For this site, there was a delay in the approval of the final plat as the City worked to establish guidelines for those assurances. At this time, the final plat is awaiting approval by the Tulsa City Council and final signatures from the Council and the Mayor. All required assurances have been secured and provided to the City of Tulsa and final releases have been received from all utilities, as well as the City of Tulsa. The City Council's next meeting is not until November 28th and the site is ready for construction.

No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

1. No certificates of occupancy will be issued until the filing of the final plat.



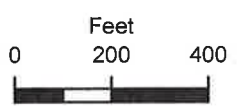
E ADMIRAL PL

N HARVARD AVE

412

MLK JR MEM EXP

**QUIKTRIP
NO. 0085**



Subject
Tract

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

19-13 05





N GARY AVE

N HARVARD AVE

E ADMIRAL PL

E ADMIRAL BLVD

MLK JR MEM EXP

412

E 1ST STS

S HARVARD AVE



Subject Tract

**QUIKTRIP
NO. 0085**

19-13 05

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

6.4



Draft Final Plat

QuikTrip No. 0085



Nathan Foster
2018.07.05
12:21:04
-05'00"

A RESUBDIVISION OF LOTS 6-11 AND 15-21, BLOCK 1, AND PART OF LOTS 5 AND 12, BLOCK 1, UNIVERSITY PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 696.

OWNER:

QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4705 S. 128TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 615-7788
CONTACT: CARLY GOODNIGHT
EMAIL: CGOODNIG@QUIKTRIP.COM

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6316, EXP. JUNE 30, 2020
P. O. BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN

LEGEND	
BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
UE	UTILITY EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.D.B.	POINT OF BEGINNING
SWC	SOUTHWEST CORNER
SEC	SOUTH EAST CORNER
IP	IRON PIN FOUND
IPB	IRON PIN FOUND WITH CAP 6318
R/W	RIGHT OF WAY
OWD	GENERAL WARRANTY DEED

SITE DATA

RECORDING:
CHISELED BOX SET LOCATED ON A CURB APPROXIMATELY 207
L.F. EAST AND 39 L.F. NORTH OF THE NORTHWEST CORNER OF
REGISTRY.
ELEVATION: 726.41 (NAVD 88)

BASIS OF BEARINGS:
OKLAHOMA STATE PLANE COORDINATE SYSTEM
OKLAHOMA NORTH ZONE 2011 U.S. SURVEY FEET (NAD83)
BEARINGS BASED ON THE EAST LINE OF NORTHEAST QUARTER
OF SECTION 06 BEING SOUTH 01°01'25" EAST

LAND AREA:
66.466 (S.F.) T.W. ACRES

ADDRESSES:
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION.

CERTIFICATE OF SURVEY:
THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS
ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT:
12/15/2017



EAST 11TH STREET
LOCATION MAP
SCALE: 1"=200'

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 AREA: 1.96 ACRES (86,466 SF)

**FINAL PLAT
ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

_____ TMAPC/COG

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

_____ CHAIRMAN

_____ MAYOR

_____ ATTEST CITY CLERK

_____ CITY ATTORNEY

The approval of this Final Plat will expire one year
from the date of City Council approval. If not filed
in the Office of the County Clerk before that date.

CONTACTS

MUNICIPAL AUTHORITY

CITY OF TULSA
175 EAST 2ND STREET, SUITE 690
TULSA, OK 74103

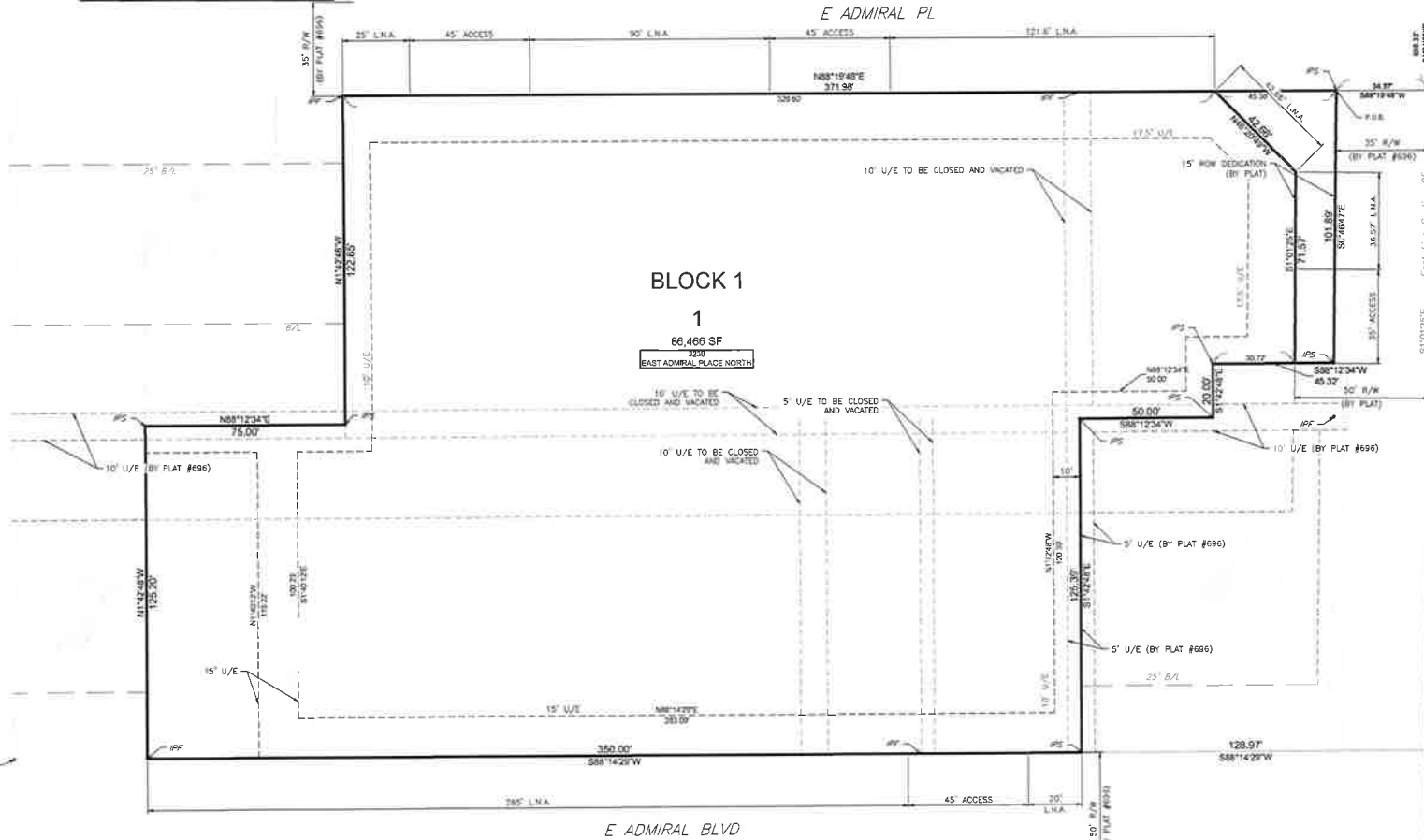
UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 2318 W. EDISON ST TULSA, OK 74107 918.624.6000	PUBLIC SERVICE COMPANY OF OKLAHOMA 315 E 6TH ST TULSA, OK 74103 1.800.215.3223
--	--

AT&T 5503 E. 71ST STREET TULSA, OK 74133 918.589.4722	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918.286.4658
--	---

FLOODPLAIN

THIS PROPERTY LIES IN UNSHADED ZONE "C" AND IS NOT
LOCATED WITHIN ANY PRESENTLY ESTABLISHED
100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA,
COMMUNITY PANEL NUMBER 40143C0240, EFFECTIVE
OCTOBER 9, 2012.



0.5

Draft Final Plat QuikTrip No. 0085

A RESUBDIVISION OF LOTS 6-11 AND 15-21, BLOCK 1, AND PART OF LOTS 5 AND 12, BLOCK 1, UNIVERSITY PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 696.

OWNER:

QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4706 S. 129TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 615-7788
CONTACT: CARLY GOODNIGHT
EMAIL: CGOODNIG@QUIKTRIP.COM

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2020
P.O. BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN

Deed of Dedication
QuikTrip No. 0085

KNOW ALL AS THESE PRESENTS:
QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, IS THE OWNER OF THE PROPERTY AS DEPICTED ON THE ATTACHED PLAT AND IS HEREBY REFERRED TO AS THE "OWNER." SAID PROPERTY BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:
A TRACT OF LAND THAT IS ALL OF LOTS 6-11 INCLUSIVE AND ALL OF LOTS 15-21 INCLUSIVE AND PART OF LOTS 5 AND 12, BLOCK 1, UNIVERSITY PARK, AN ADDITION TO THE CITY OF TULSA, ACCORDING TO THE RECORDED PLAT NO. 696, AND A PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE SOUTH 01°02'25" EAST ALONG THE EAST LINE OF SAID SECTION 5 FOR A DISTANCE OF 698.32 FEET; THENCE SOUTH 84°19'48" WEST FOR A DISTANCE OF 34.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02°49'27" EAST FOR A DISTANCE OF 101.89 FEET; THENCE SOUTH 82°12'34" WEST FOR A DISTANCE OF 45.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE SOUTH 01°42'48" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 88°12'34" WEST FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°12'34" WEST ALONG THE SOUTH LINE OF SAID BLOCK 1 FOR A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 02°42'48" WEST ALONG THE WEST LINE OF SAID LOT 21 FOR A DISTANCE OF 135.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE NORTH 88°12'34" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 FOR A DISTANCE OF 75.00 FEET TO A POINT THAT IS 25.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01°42'48" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOTS 4 FOR A DISTANCE OF 122.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND BEING 25.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOTS 5; THENCE NORTH 88°12'34" EAST ALONG THE NORTH LINE OF SAID BLOCK 1 FOR A DISTANCE OF 391.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 88,303.93 SQUARE FEET (2.01 ACRES MORE OR LESS.

THIS PROPERTY DESCRIPTION WAS PREPARED ON JUNE 08, 2018 BY JAY P. BISSELL, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1318, BASIS OF BEARING OF PROPERTY DESCRIPTION IS THE EAST LINE OF NORTHEAST QUARTER OF SECTION 05, BEING SOUTH 01°02'25" EAST.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND COMBINED INTO ONE (1) LOT, ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "QUIKTRIP NO. 0085," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "QUIKTRIP NO. 0085" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

- A. PUBLIC STREETS AND UTILITY EASEMENTS**
- THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UT" OR "PL" EASEMENT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THEREOF, WITH THE RIGHTS OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND REPLACING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA (HEREINAFTER THE "CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.
 - WATER, SANITARY SEWER, AND STORM SEWER SERVICE**
 - THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAIN, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNERS LOT.
 - WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER ON ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNERS AGENTS AND/OR CONTRACTORS.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.
- PAVING AND LANDSCAPING WITHIN EASEMENTS**
THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- UTILITY EASEMENTS**
 - UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING STREET RIGHT-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE FEEDLINES AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SUBSIDIARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.**
 - UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE HORIZONTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, CONTAINING A 3 FOOT STRIP EXTENDING 1.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE FEEDLINE OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.**
 - THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
 - THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
 - THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.
- GAS SERVICE**
 - THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
 - THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNERS AGENTS OR CONTRACTORS.
 - THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.
- LIMITS OF NO ACCESS**
THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH HARVARD AVENUE, EAST ADAMIRAL BOULEVARD, OR EAST ADMIRAL PLACE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY

- BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THEREOF, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.
- SURFACE DRAINAGE**
EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT, THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.
- SIDEWALKS**
SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.
- CERTIFICATE OF OCCUPANCY RESTRICTIONS**
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

- A. ENFORCEMENT**
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREOF AND WHETHER OR NOT THEREAS STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF TULSA, OKLAHOMA, IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.
- B. DURATION**
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT**
THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA.
- D. SEVERABILITY**

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2018.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: CHAD STANFORD
VICE PRESIDENT OF REAL ESTATE

STATE OF OKLAHOMA)
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2018, BY CHAD STANFORD AS VICE PRESIDENT OF REAL ESTATE OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC
COMMISSION NUMBER: _____
EXPIRES: _____

CERTIFICATE OF SURVEY

JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "QUIKTRIP NO. 0085," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

STATE OF OKLAHOMA)
COUNTY OF TULSA)



JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2018, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.



NOTARY PUBLIC
COMMISSION NUMBER: 12010022
EXPIRES: 11-20-2019



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7462

Hearing Date: November 19, 2018

Case Report Prepared by:

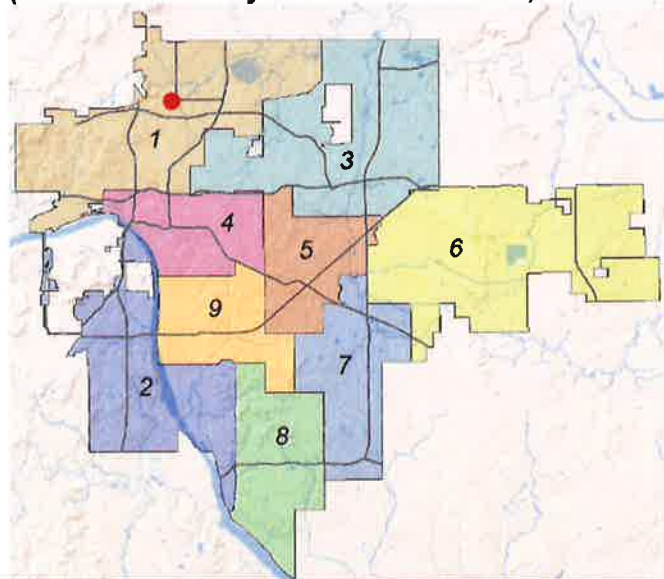
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council: CO/Justin Picard

Property Owner: CROSSOVER COMMUNITY
IMPACT INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Mixed-Use

Concept summary: Crossover Community Impact supports neighborhood redevelopment that includes economic development, housing development sports, schools and sports.

Tract Size: 9.29 ± acres

Location: West of the southwest corner of East 36th
Street North & North Peoria Avenue

Zoning:

Existing Zoning: CS/HNO (Healthy
Neighborhood's Overlay)

Proposed Zoning: MX2-F-65 in Area "A"
MX2-V-65 in Area "B"

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval for MX2-F-65 and
MX2-V-65.**

The zoning request is consistent with:

- 1) Tulsa Comprehensive Plan
- 2) 36th Street North small area plan
- 3) Consistent with the land use
recommendation of the Bus Rapid Transit
System study
- 4) Not conflicting with the Healthy neighborhood
overlay.

Staff Data:

TRS: 0224

CZM: 28

Atlas: 431

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Mike Craddock

SECTION I: Z-7462

DEVELOPMENT CONCEPT:

Provide a mixed-use community that provides an agent of change creating a community of choice. Crossover Community Impact will provide many opportunities to meet the real needs of our community in such a way that we see the community restored and made whole and as a result people will take pride in our community and desire to stay here.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Bus Rapid Transit land use recommendation map at 36th Street North and Peoria.

Applicant Exhibits:

Conceptual Site Plan, Sheet A-100

Conceptual School foot print, Sheet A-101

Building concept, elevation

Building concept, birds eye view

Legal description and exhibit for Area A (MX2-F-65)

Legal description for Area B (MX2-V-65)

DETAILED STAFF RECOMMENDATION:

Z-7462 requesting MX2-F-65 and MX2-V-65 are both consistent with the Town Center Land Use Designation in the Tulsa comprehensive plan and,

MX2-F-65 and MX2-V-65 are both consistent with the Land Use recommendations and the goals identified in the 36th Street North small area plan and,

MX2-F-65 and MX2-V-65 do not conflict with the Healthy Neighborhood Overlay and,

MX2-F-65 and MX2-V-65 are consistent with the recommendations offered by the Bus Rapid Transit System study and,

MX2-F-65 and MX2-V-65 are consistent with the expected development pattern for the proximate properties and,

Uses and development standards defined by MX2-F-65 and MX2-V-65 are non-injurious to the surrounding property owners therefore

Staff recommends Approval of Z-7462 to rezone property from CS/ to MX2-F-65 and MX2-V-65.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX zoning is consistent with the town center and area of growth designations of the Tulsa comprehensive plan.

Land Use Vision:

7.2

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: The site abuts the Osage Trail which is classified as a Bikeway and Multi-use trail on the west side of the site. Building placement, and orientation should not turn their back to the trail or place obstructions for access.

Small Area Plan: 36th Street North Small Area Plan (Amended 2016)

36th Street North small area plan recommendations include for land use priorities that are supported by this rezoning request.

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in September 2018. The program expires in December 2019.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped property except where the Crossover Health Services building is located at the northwest corner of the site adjacent to the existing trail.

Environmental Considerations: None that affect site redevelopment

7.3

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street North	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH/RS-3/CS with HNO	Town Center	Growth	Church Commercial uses
East	CS with HNO	Town Center	Growth	Fire Department Convenience store and School
South	AG with HNO	New Neighborhood Park and Open Space	Growth and Stability	School and Hawthorne Park
West	RS-3/OL/CH with HNO	Main Street Existing Neighborhood	Growth and Stability	Undeveloped Detached single family

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

Ordinance number 16606 dated June 3, 1986, established zoning for the subject property (a portion of Area B).

Ordinance number 14982 dated March 13, 1981, established zoning for the subject property (a portion of Area A).

Ordinance number 11918 dated September 1, 1970, established zoning for the subject property (a portion of Areas A and B).

Subject Property:

SA-3 April 2018: City Council **approved** the *Healthy Neighborhoods Overlay* on property located within the 36th Street North Small Area Plan, Unity Heritage Neighborhoods Sector Plan, and the Crutchfield Neighborhood Plan.

Z-6098 June 1986: All concurred in **approval** of a request for *rezoning* a 1.66± acre tract of land from RS-3 to CS on property located west of the southwest corner of East 36th Street North and North Peoria Avenue, a portion of the subject property. (Ordinance number 16606)

7.4

Z-5478 March 1981: All concurred in **approval** of a request for *rezoning* a 6.8± acre tract of land from RS-3 to CS on property located west of the southwest corner of East 36th Street North and North Peoria Avenue, a portion of the subject property. (Ordinance number 14982)

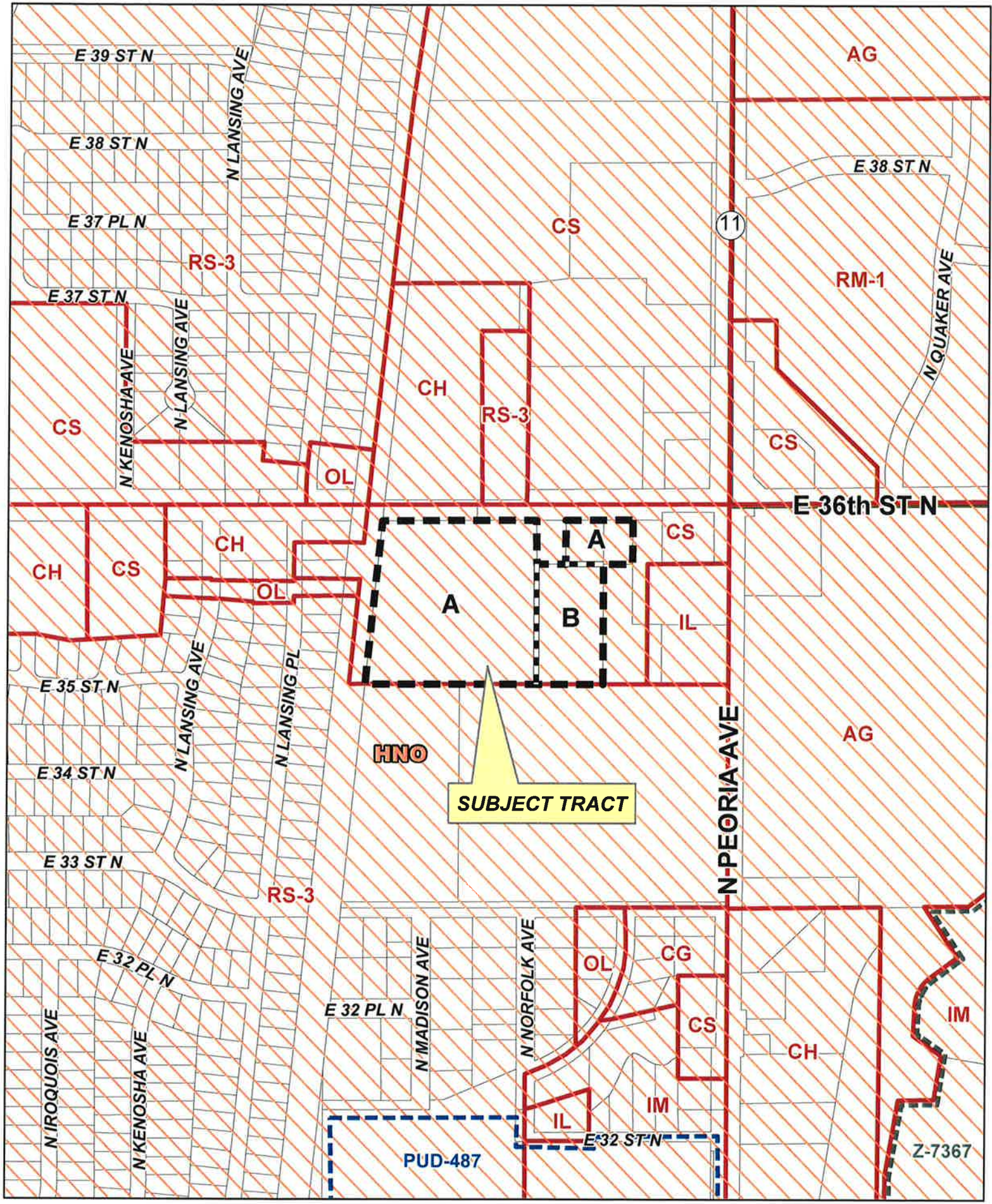
Surrounding Property:

Z-5395 July 1980: All concurred in **approval** of a request for *rezoning* a tract of land from CS to IL on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

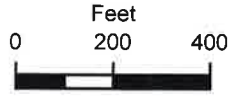
BOA-16555 January 1994: The Board of Adjustment **approved** a *special exception* to permit school uses in an RS-3 zoned district, on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

11/21/2018 1:30 PM

7.5



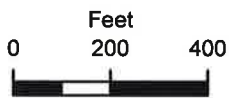
SUBJECT TRACT



Z-7462

20-12 24





 Subject Tract

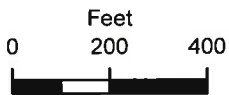
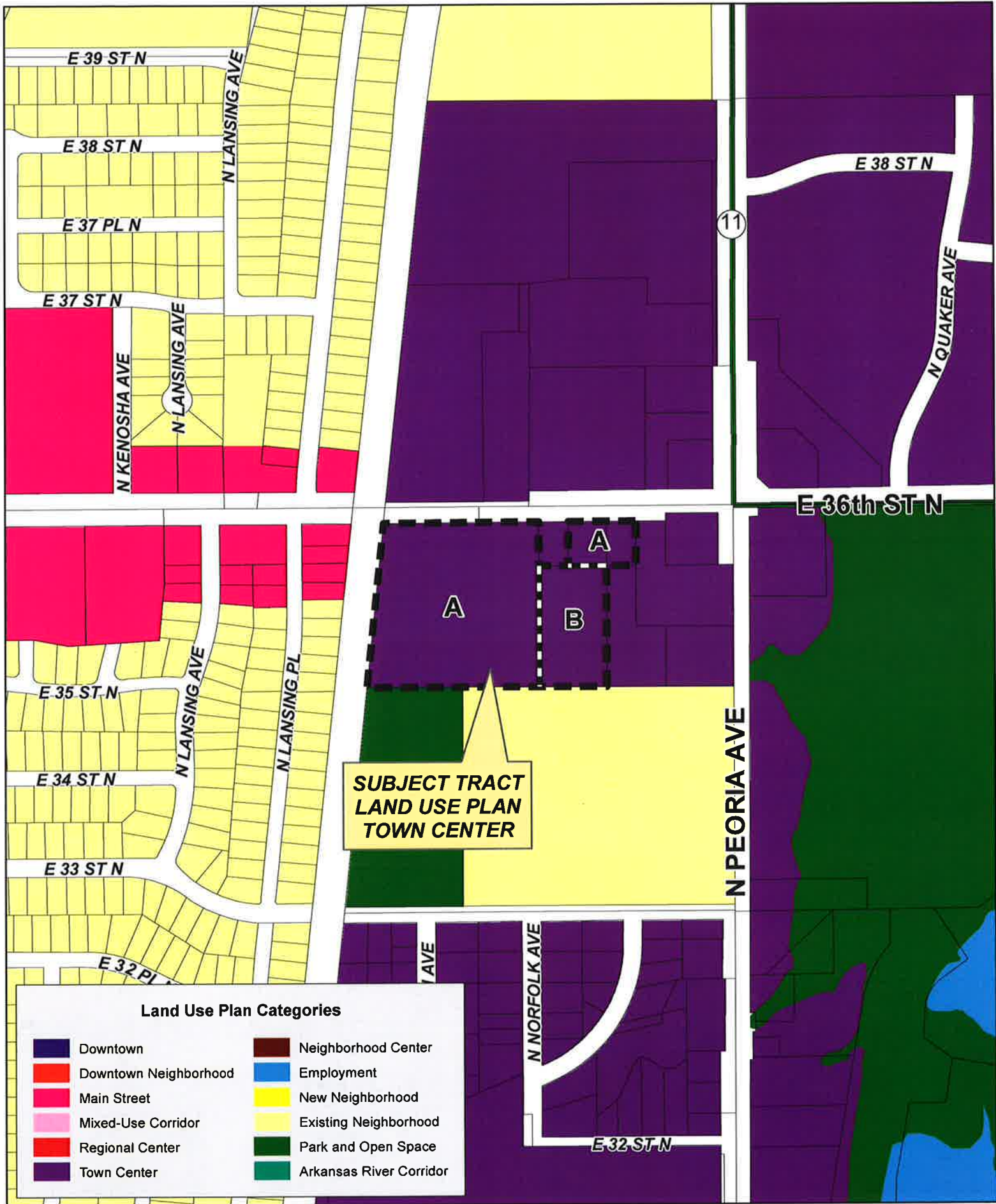
Z-7462

20-12 24

Note: Graphic overlays may not precisely align with physical features on the ground.

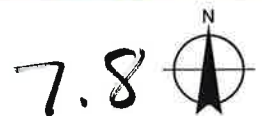
Aerial Photo Date: February 2018

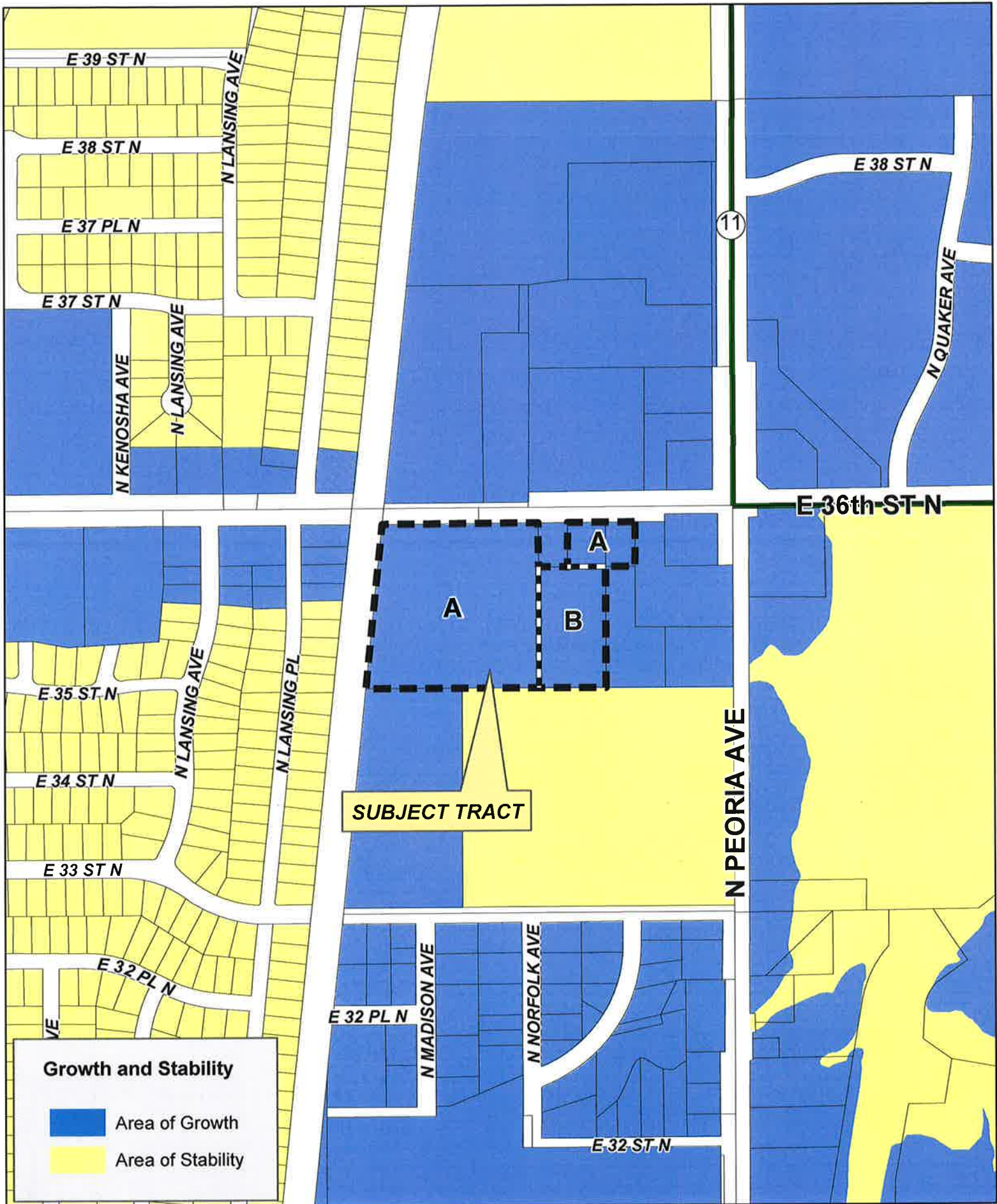




Z-7462

20-12 24



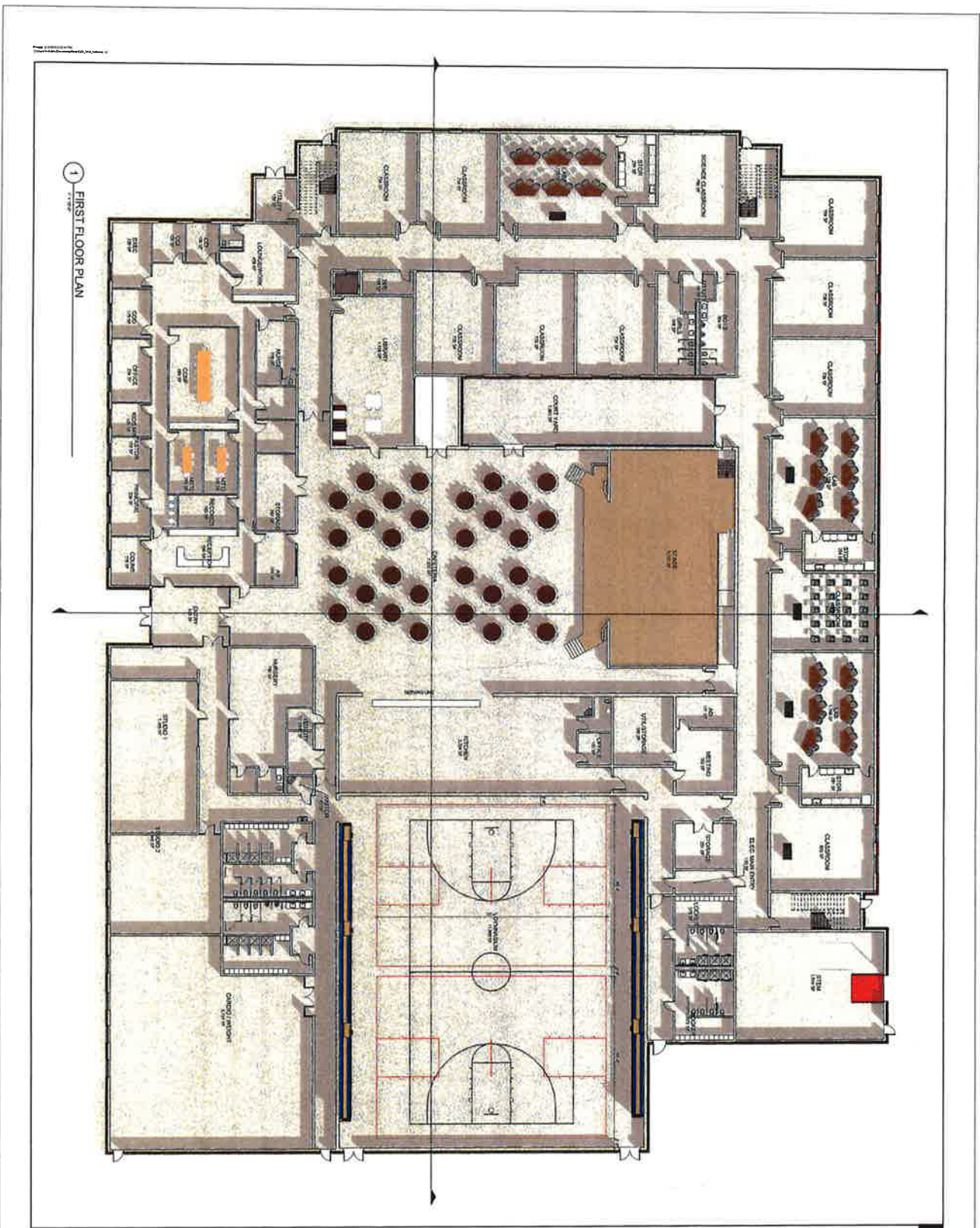


Z-7462

20-12 24



7.11



1 FIRST FLOOR PLAN

A-101

NO.	REVISION	DATE

CROSSOVER COMMUNITY IMPACT
CROSSOVER COMMUNITY IMPACT

DATE: 08/15/11
SCALE: AS SHOWN

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
FOR CONSTRUCTION
OR CONTRACTING PURPOSES



REGIONAL COMMUNITY CENTER
1100 N. 10TH ST.
MILWAUKEE, WI 53233



1

CROSSOVER COMMUNITY IMPACT

CONCEPTUAL RENDERINGS
TULSA, OK
06.18.18



7.12



CROSSOVER

CROSSOVER COMMUNITY IMPACT

CONCEPTUAL RENDERINGS
TULSA, OK
06.18.18



7.13

2



LEGAL DESCRIPTION
EXHIBIT "A"

LOT ONE (1), BLOCK ONE (1), NORTHSIDE CLINIC, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 4543.

AND

LOT TWO (2) AND LOT THREE (3), IRIS GARDENS ADDITION, PART OF THE NORTHEAST QUARTER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 1717.

AND

BEGINNING AT A POINT FIFTY (50) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S01°08'58"E FOR A DISTANCE OF 539.04 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 194.52 FEET; THENCE N01°09'54"W FOR A DISTANCE OF 539.20 FEET; THENCE N88°40'04"E FOR A DISTANCE OF 194.67 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF OCTOBER, 2018.



Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

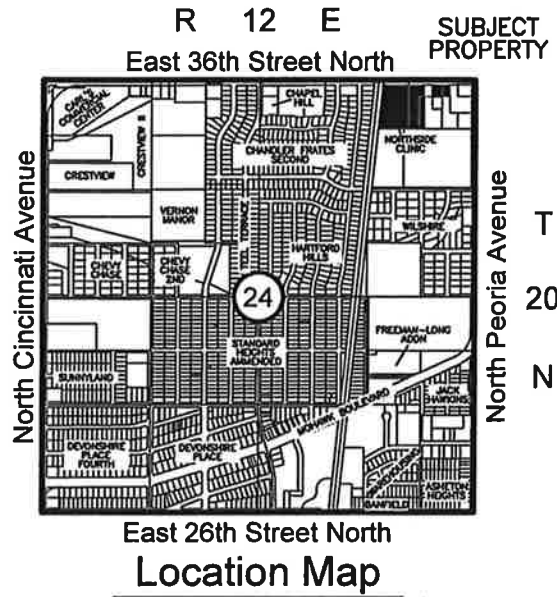
7.14

LEGAL DESCRIPTION EXHIBIT "A"

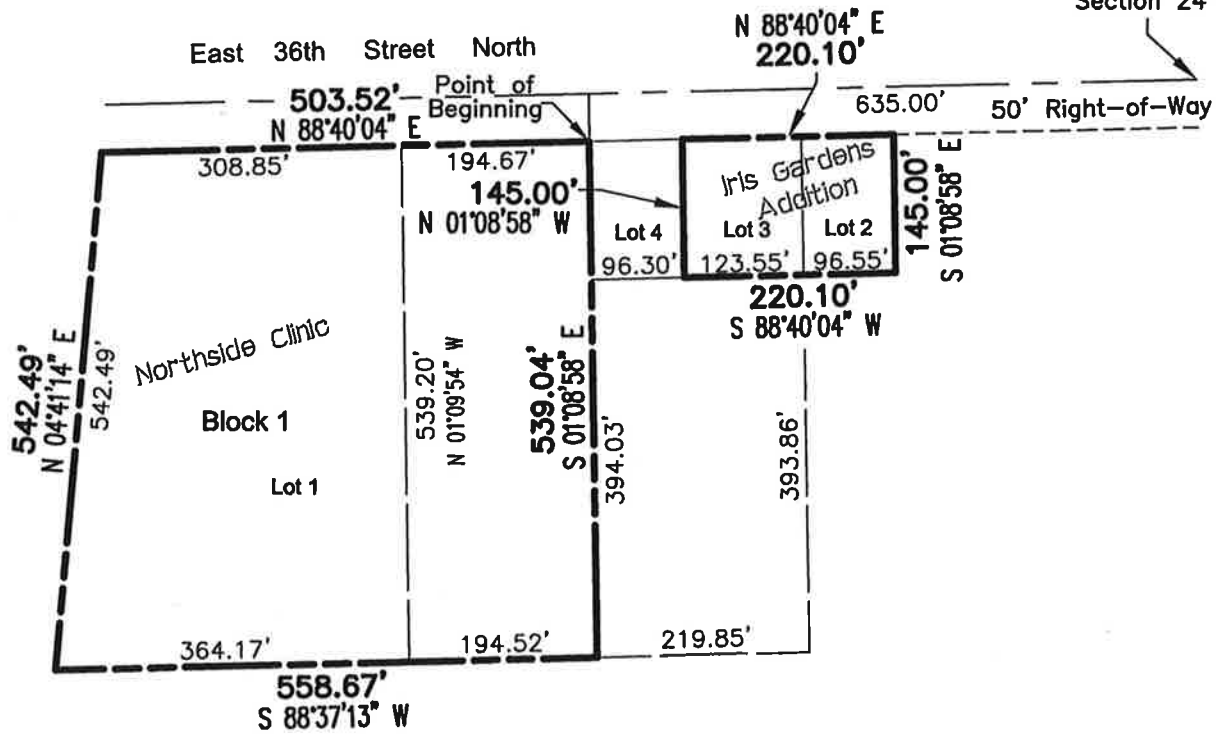
Page 2 of 2



Scale: 1"=200'



Northeast Corner of
the Northeast Quarter,
Section 24



FILE: 184450LG-A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

BENNETT
SURVEYING, INC.

P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/20

7.15



LEGAL DESCRIPTION
EXHIBIT "B"

BEGINNING AT A POINT ONE-HUNDRED NINETY-FIVE (195) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE N88°40'04"E FOR A DISTANCE OF 219.85 FEET THENCE S01°08'58"E FOR A DISTANCE OF 393.86 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 219.85 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF OCTOBER, 2018.



Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

LEGAL DESCRIPTION EXHIBIT "B"

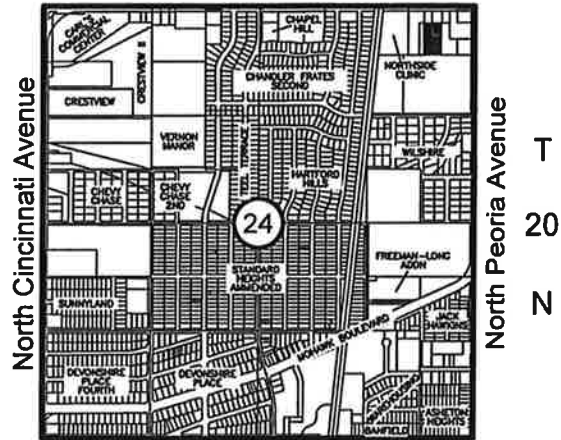
Page 2 of 2



Scale: 1"=200'

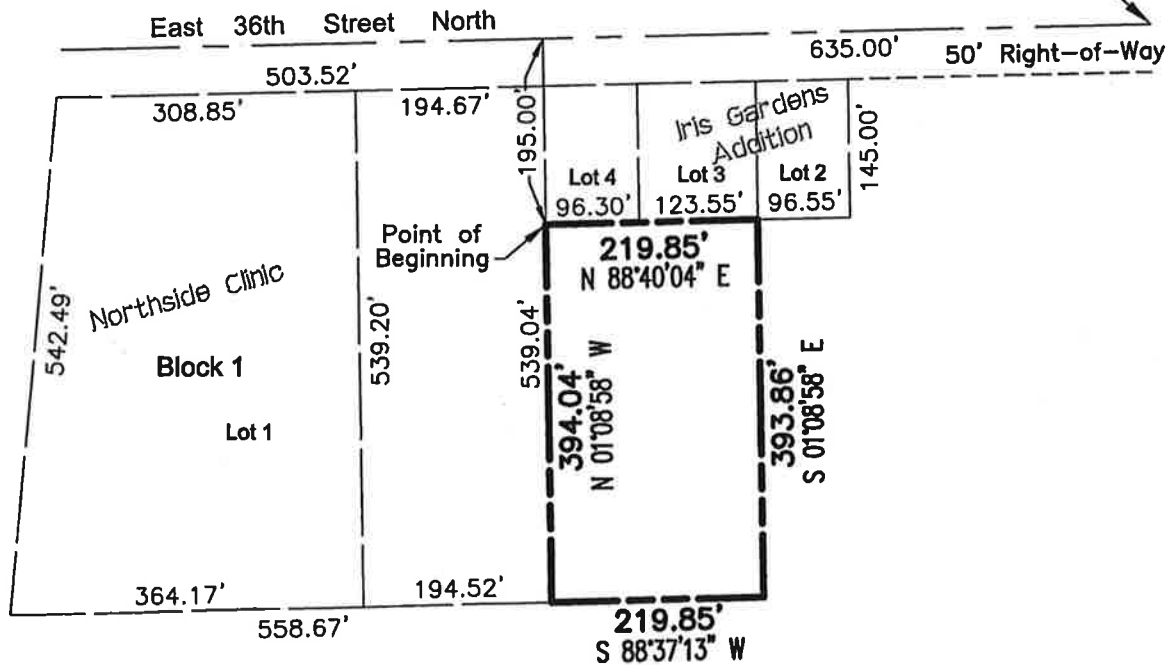


R 12 E
East 36th Street North



East 26th Street North
Location Map

Northeast Corner of
the Northeast Quarter,
Section 24



FILE: 184450LG-B

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "B" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



**BENNETT
SURVEYING, INC.**

P.O. BOX 848, CHOATEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/20

7.17



Case Number: Z-7463 with optional development plan (Related to Mingo Commercial Center Preliminary Plat)

Hearing Date: November 19, 2018

Case Report Prepared by:

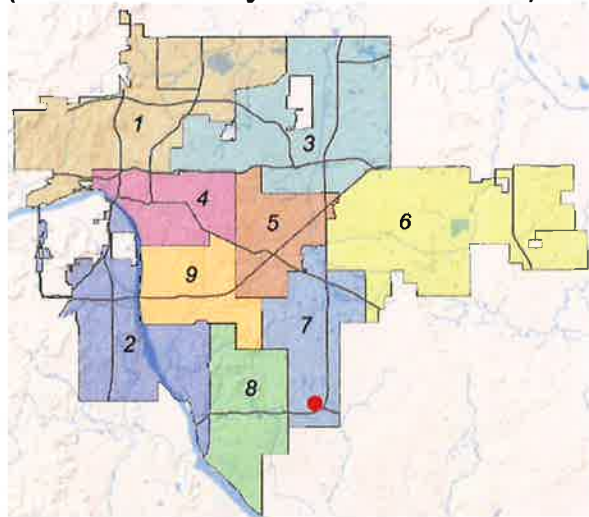
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Global Development LLC

Property Owner: GLOBAL DEVELOPMENT LLC

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Residential

Proposed Use: Commercial Office Park

Concept summary: A 4 lot commercial subdivision with an optional development plan to support development with access limited to a common mutual access drive

Tract Size: 4.45 ± acres

Location: South of the southeast corner of East 91st Street South & South Mingo Road

Zoning:

Existing Zoning: CO/AG

Proposed Zoning: CS with optional development plan

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

For CS zoning with optional development plan standards outlined in Section II below.

Staff Data:

TRS: 8419

CZM: 58

Atlas: 1902

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

8.1

SECTION I: Z-7463

APPLICANTS DEVELOPMENT CONCEPT:

Mingo Commercial Park is a proposed 4 lot commercial subdivision on the east side of Mingo Road south of 91st Street South. This optional development plan has been submitted along with a request to rezone the property from AG to CS. The owner plans to develop the property using a common mutual access drive along the center of the property. This plan is provided to allow lots to be created without frontage along a street in accordance with the current subdivision regulations. It sets out the method for measuring the required bulk and area requirements and setbacks.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Mingo Commercial Center conceptual plan

SECTION II: Optional Development Plan Standards:

GENERAL PROVISIONS:

1. All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CS zoning district except that lots are not required to have public street frontage.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be included in a reserve area or mutual access easement as defined on the face of the final plat. The reserve area or easement shall include provisions that provide common use and benefit of the owners of the lots, their guest and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to a Property Owners Association. Such obligation must be provided for in the plat. Each property owner, by acceptance of a deed to a property within the development, will be deemed to have agreed to be a member of the property owner's association and be subject to assessments for maintenance of the common areas and public or private improvements.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.

8.2

5. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
6. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. Gate designs, security systems and access controls must be reviewed and approved by the technical advisory committee before installation.

MINIMUM BUILDING SETBACKS FROM PRIVATE STREETS:

1. No building shall be located closer than 35 feet as measured to the center of the mutual access easement.

LANDSCAPING:

- 1) All landscaping shall conform with or exceed the landscape standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the mutual access drive as follows:
 - i) A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
 - ii) Within that landscape strip trees shall be installed and maintained with a maximum spacing of one tree for each 50 linear feet along both sides of the drive.

PLATTING REQUIREMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any commercial building permit.

DETAILED STAFF RECOMMENDATION:

Z-7463 requesting CS with the optional development plan as outlined in Section II is consistent with the Regional Center land use designation of the Tulsa comprehensive plan and,

CS zoning is non-injurious to the surrounding property owners.

CS zoning is consistent with the expected development pattern in the area therefore,

Staff recommends **Approval** of Z-7463 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the optional development plan is consistent with the Regional Center land use vision of the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile

parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

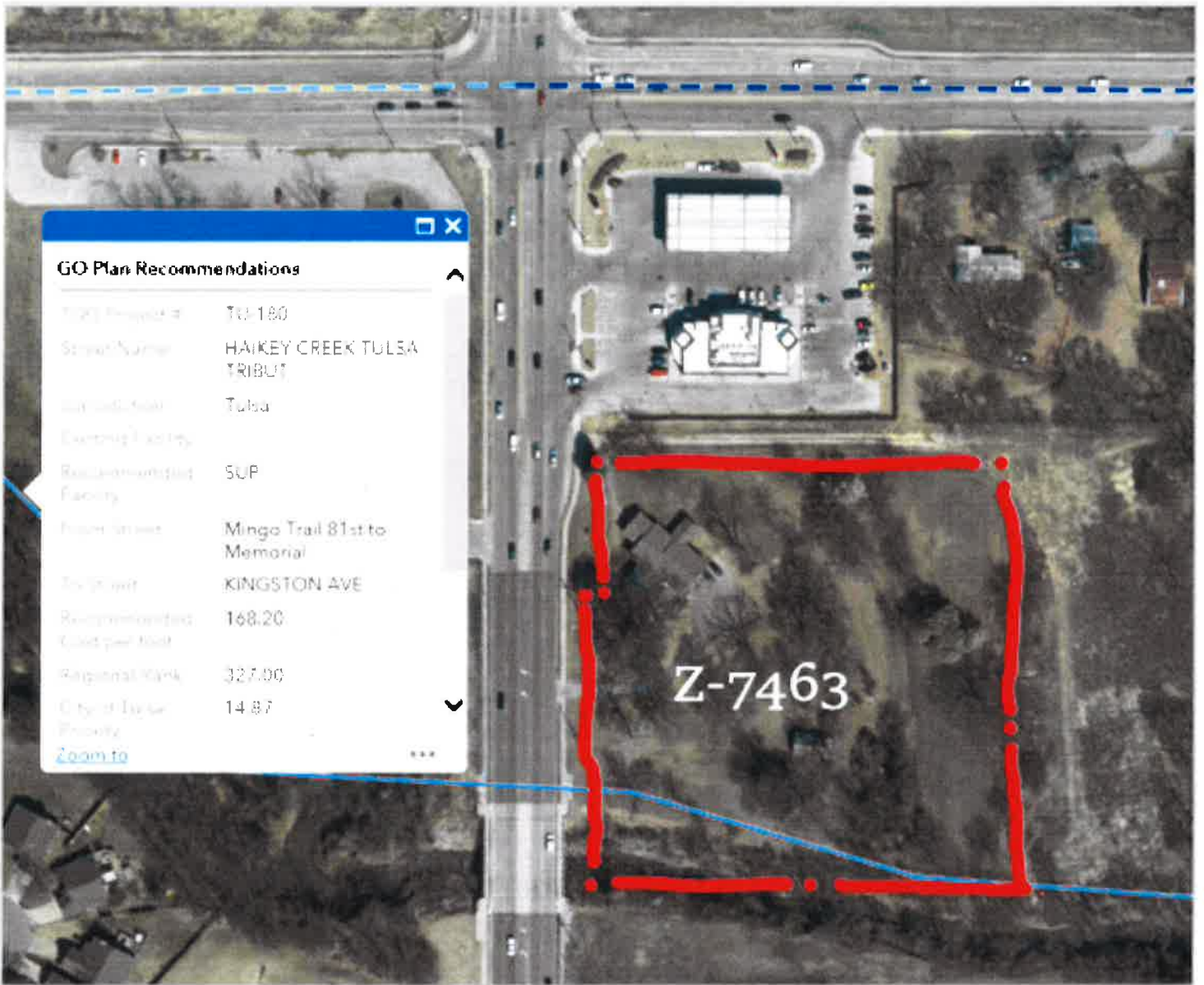
Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: Secondary Arterial with out additional designations.

Trail System Master Plan Considerations: The Tulsa Trail Plan illustrates a proposed trail system along the south edge of this site. During the plat process accommodations for a 20' wide trail easement should be included during the plat process.

See Trail Plan Snippet on next page:



Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped and was a homesite with some agricultural uses evident.

Environmental Considerations: None except the floodplain area adjacent to the south boundary of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Mingo Avenue	Secondary Arterial	100 feet	5 includes center turn lane

8.5

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Regional Center	Growth	Convenience store
East	AG	Regional Center	Growth	Empty lot
South	CO	Regional Center	Growth	Floodplain lot empty
West	AG	Regional Center	Growth	Floodplain empty lot

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

BOA-22091 June 2016: The Board of Adjustment **approved** a *special exception* to permit a dynamic display sign for Forest Park Christian Church in the AG District, on property located at the southwest corner of East 91st Street South and South Mingo Road.

Z-6910-SP-2 April 2006: All concurred in **approval** of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-7003/PUD-721 January 2006: All concurred in **approval** of a request for *rezoning* and **approval** of a proposed *Major Amendment* to PUD on a 40± acre tract of land from AG to CS/OL/RS-3/PUD to permit office, commercial, and residential uses on property located on the northwest corner of East 91st Street South and south Mingo Road.

Z-6910-SP-1 December 2003: All concurred for **approval** of the proposed Corridor Site plan on a 4.5+ acre tract for a 4-story bank and medical office building located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6910 November 2003: All concurred in **approval** of a request for *rezoning* a 4.5+ acre tract from AG to CO, for office and bank use, on property located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6467/PUD-628 March 2000: All concurred in **approval** of a request for *rezoning* and **approval** of a proposed *Major Amendment* to PUD on a 15.86± acre tract of land from AG/CO to CO/PUD to permit a medium intensity office park to include assisted living facility and elderly/retired housing, on property located on the northeast corner of the Mingo Valley Expressway and South Mingo Road.

Z-6538/Z-6538-SP-1 July 1996: All concurred in **approval** of a request for *rezoning* a 3.4± acre tract of land from AG to CO, on property located south and east of the southeast corner of East 91st Street

8.6

South and South Mingo Road. **Approval** was also granted for a Corridor Site plan for an inline hockey facility.

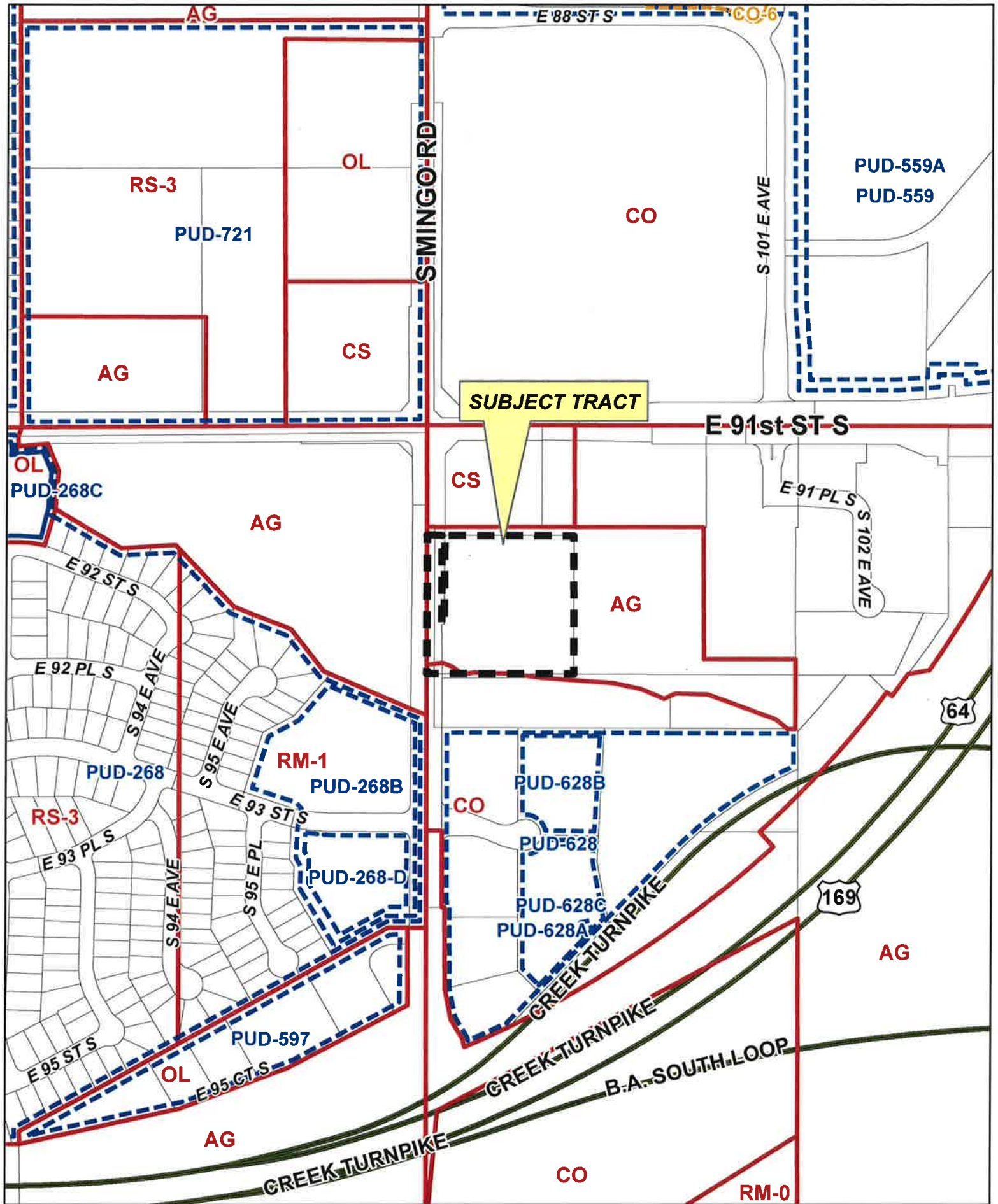
Z-6467/Z-6467-SP-1 January 1995: All concurred in **approval** of a request for *rezoning* a 15± acre tract of land from AG/CO to CO on property located south and east of the southeast corner of East 91st Street South and South Mingo Road. **Approval** was also granted for a Detail Corridor Site Plan to allow a golf center with a driving range, practice, and instructional facilities.

Z-6194 July 1988: All concurred in **approval** of a request for *rezoning* a 3.45± acre tract of land from AG to CO on property located east of the southeast corner of East 91st Street South and South Mingo Road.

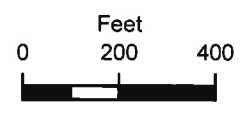
Z-5916 December 1987: All concurred in **approval** of a request for *rezoning* a 2± acre tract of land from AG to CS on property located on the southeast corner of East 91st Street South and South Mingo Road.

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8.7



SUBJECT TRACT



18-14 19

Z-7463
with *Optional*
Development Plan





E 88 ST S

S MINGO RD

S 101 E AVE

E 91st ST S

E 91 PL S

S 102 E AVE

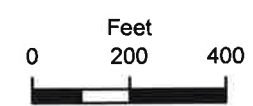


CREEK TURNPIKE

CREEK TURNPIKE

B.A. SOUTH LOOP

CREEK TURNPIKE



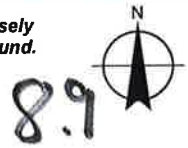
 Subject Tract

18-14 19

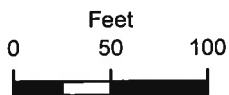
Z-7463
with Optional
Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



S MINGO RD



Subject Tract

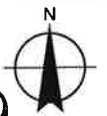
18-14 19

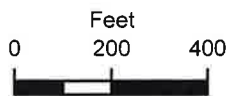
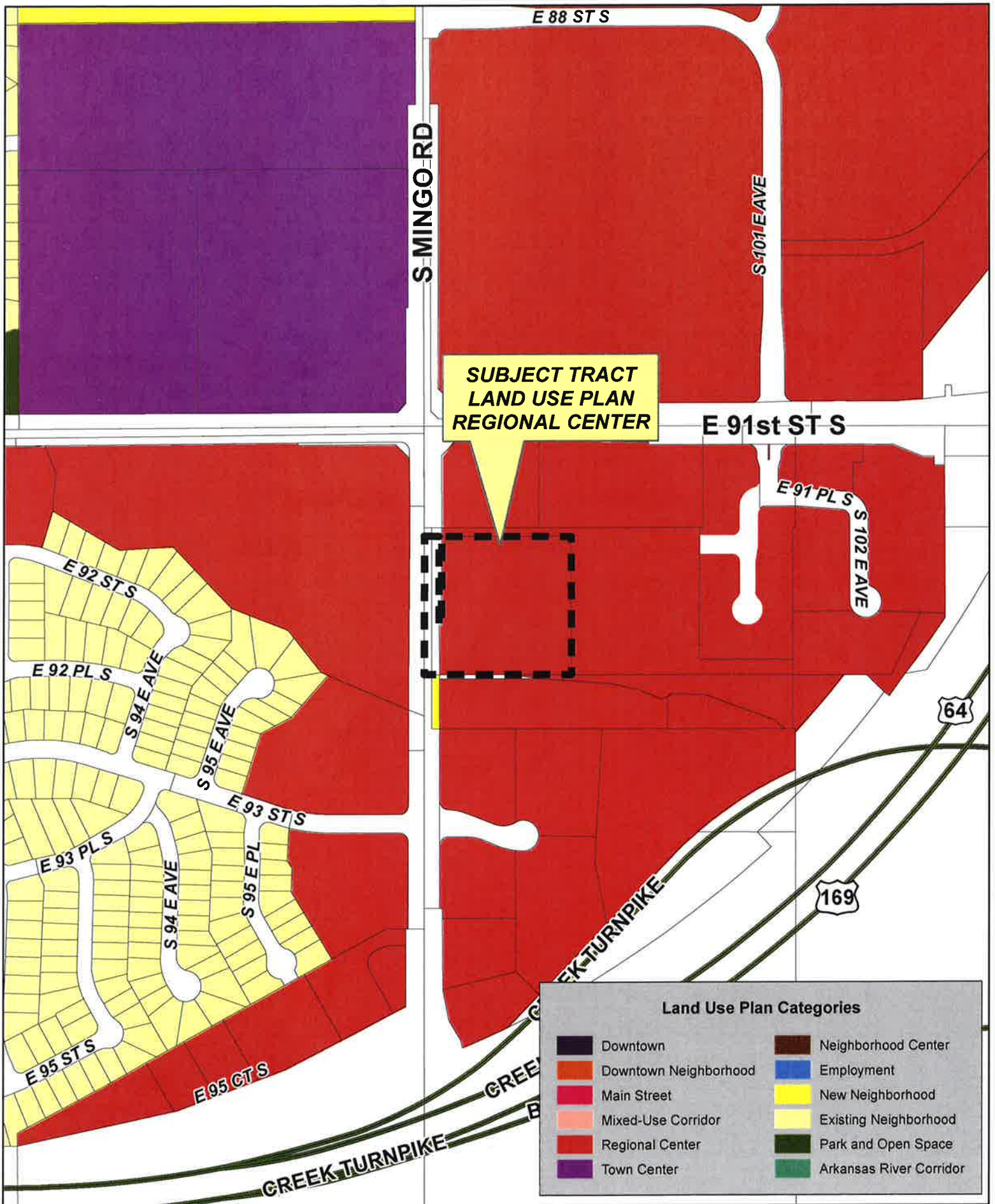
Z-7463
with Optional
Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

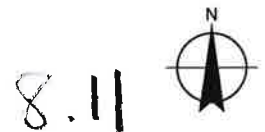
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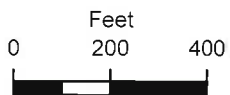
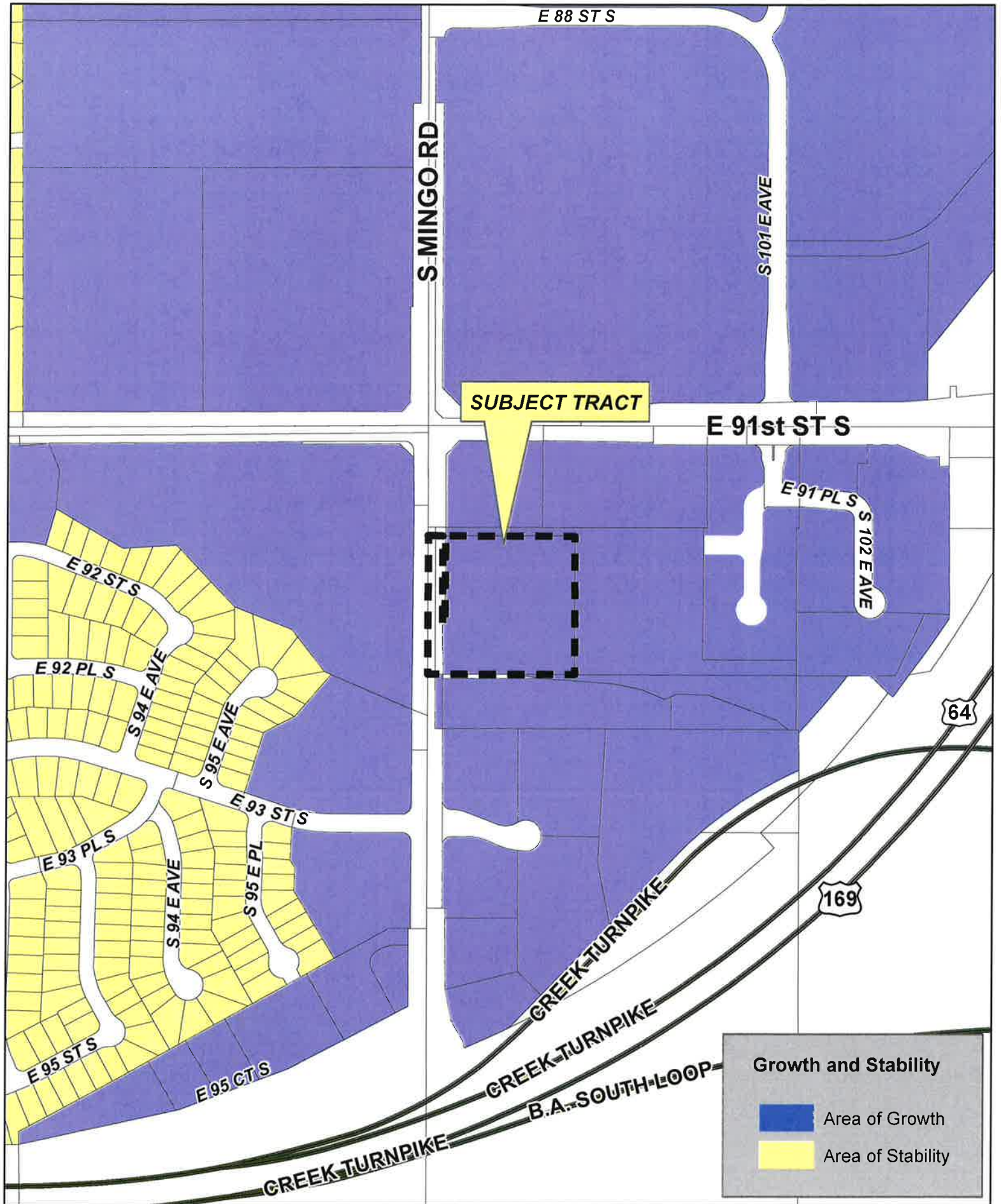




18-14 19

Z-7463
with Optional
Development Plan





18-14 19

Z-7463
with Optional
Development Plan





Tulsa Metropolitan Area
Planning Commission

Case : Mingo Commercial Center
(Related to Z-7463)

Hearing Date: November 19, 2018

Case Report Prepared by:

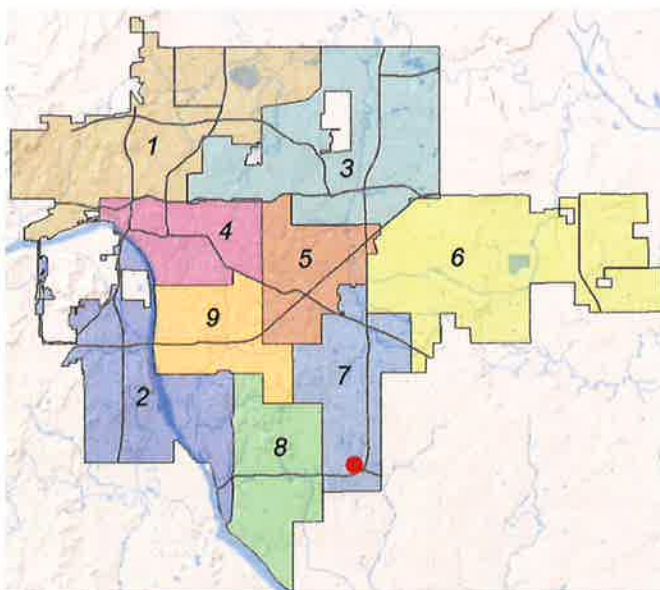
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: Global Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

4 lots, 1 block, 1 reserve, 4.45 ± acres

Location: South of the southeast corner of
East 91st Street South and South Mingo
Road

Zoning:

Current: AG/CO

Proposed: CS with optional development plan

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat

9.1

PRELIMINARY SUBDIVISION PLAT

Mingo Commercial Center - (CD 7)

Related to Z-7463 rezoning from AG/CO to CS *with optional development plan*

South of the southeast corner of East 91st Street South and South Mingo Road

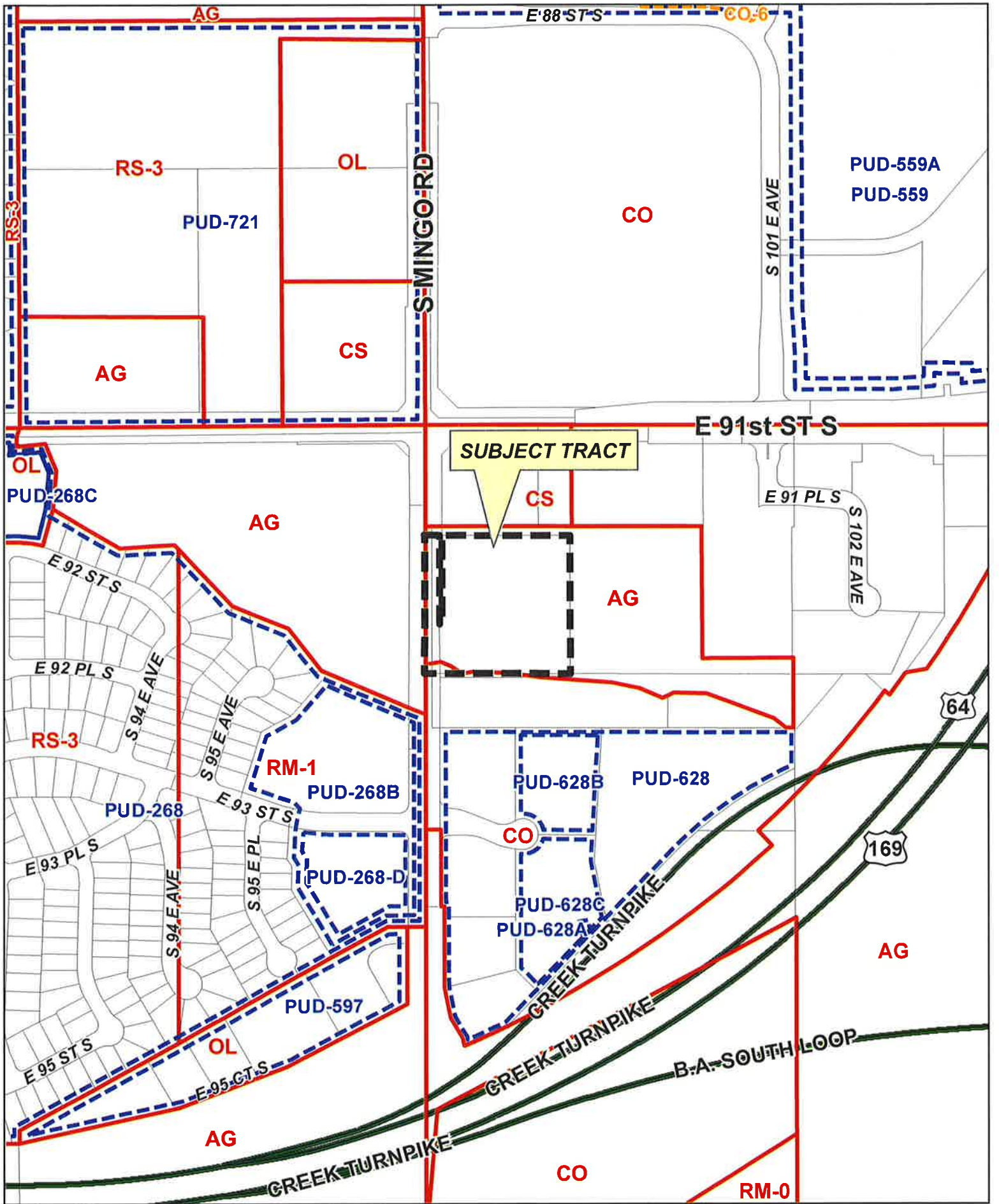
This plat consists of 4 lots, 1 block on 4.45 ± acres.

The Technical Advisory Committee (TAC) met on November 1, 2018 and provided the following conditions:

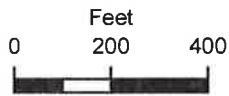
- 1. Zoning:** The property is currently zoned primarily AG (Agriculture) with a very small area of CO (Corridor) along the southern boundary. All property is under application to be rezoned to CS (Z-7463). The rezoning must be approved and effective prior to the approval of a final plat.
- 2. Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
- 3. Transportation & Traffic:** Mingo Road must be labeled on the face of the plat. Limits of no access must be applied along Mingo Road with defined access points to the subdivision.
- 4. Sewer:** Sewer mainline extension is required to serve lots within the subdivision. IDP plans for sewer extension must be approved prior to approval of the final plat and required easements must be reflected on the face of the plat.
- 5. Water:** Water mainline extension is required as well as additional easements for service meter locations. IDP plans for water main extension must be approved prior to approval of the final plat. All required easements must be shown on the face of the final plat.
- 6. Engineering Graphics:** Submit a subdivision data control sheet with final plat. Add City of Tulsa prior to State of Oklahoma in the plat subtitle. Remove contours from final plat submittals. Graphically label the POC (point of commencement) and POB (point of beginning) on the face of the plat. Label all platted property in the location map and label all other property as unplatted. Verify accuracy of legal description and tie to a section corner, half section, or quarter section.
- 7. Fire:** No comments.
- 8. Stormwater, Drainage, & Floodplain:** The property is located within FEMA and City of Tulsa floodplains. All floodplain boundaries must be delineated on the face of the plat and any modifications to the floodplain must be completed prior to approval of the final plat.
- 9. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation

Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.



SUBJECT TRACT




18-14 19

**MINGO
COMMERCIAL
CENTER**

9.4





 Subject Tract
18-14 19

MINGO COMMERCIAL CENTER

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



S MINGO RD



Subject Tract

18-14 19

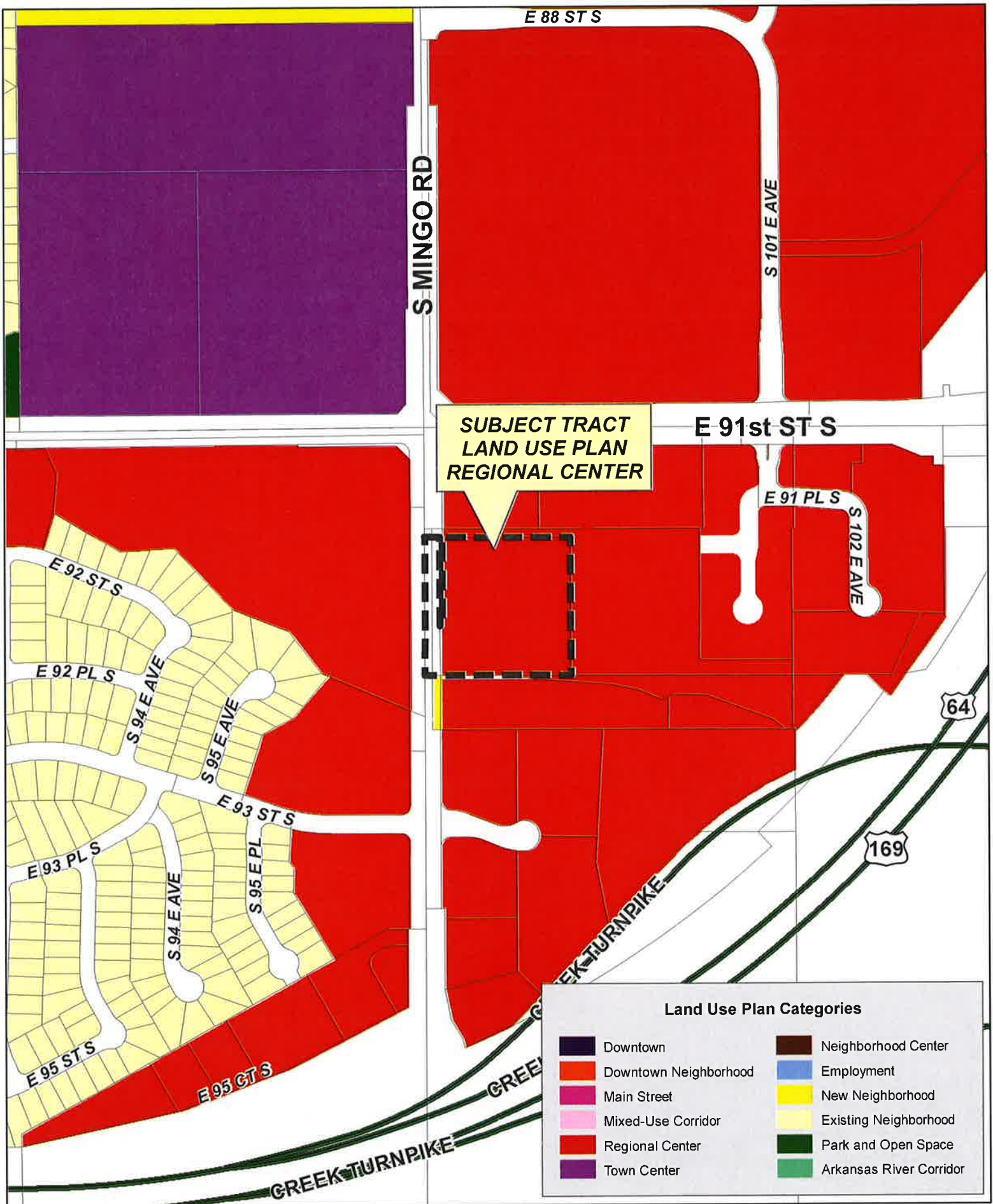
MINGO COMMERCIAL CENTER

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

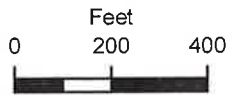


9.6



**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER**

Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



18-14 19

**MINGO
COMMERCIAL
CENTER**

9.7



PRELIMINARY PLAT

Mingo Commercial Center

OWNER/DEVELOPER
 GLOBAL DEVELOPMENT, LLC
 1065 E 4151 STREET
 TULSA, OK 74148
 PHONE: 918-259-3116
 EMAIL: cwf.kadane@gmail.com
 ATTN: DIXIE KADAGA

A PORTION OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEER/SURVEYOR
 AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 5318, EXP. JUNE 30, 2020
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918-514-4282
 FAX: 918-514-4288
 EMAIL: ALAN@AABENG.COM

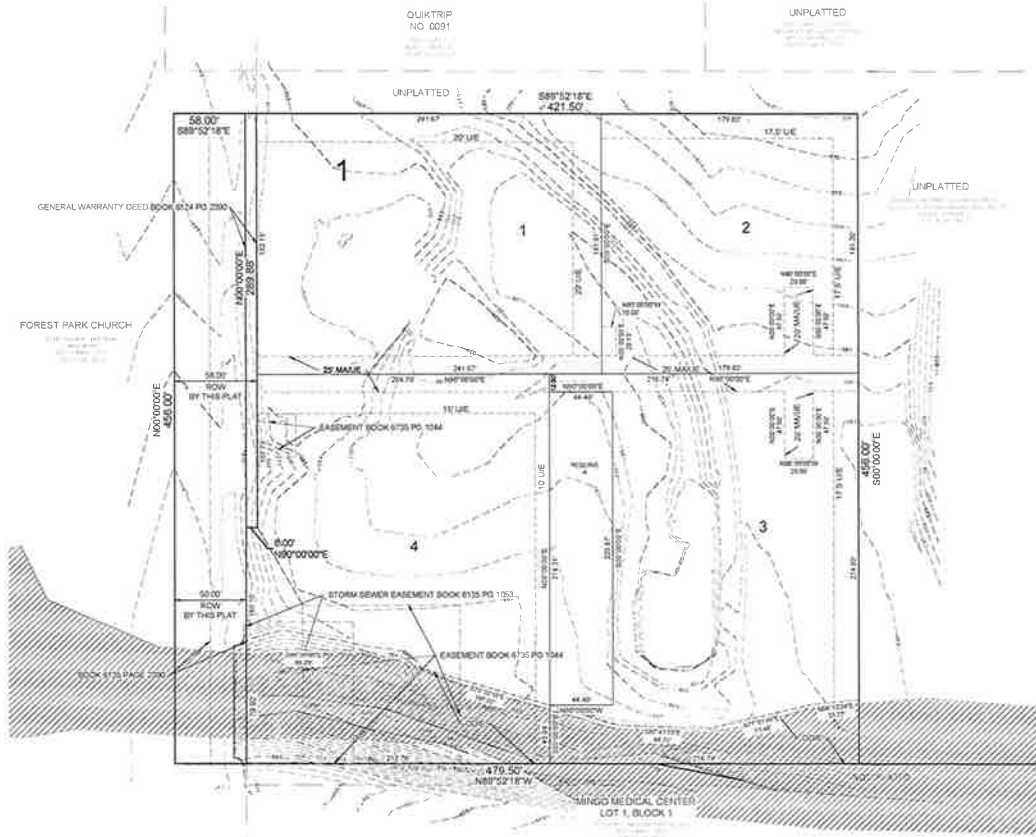


LEGEND

BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
BK	BOOK
PG	PAGE
	FEMA FLOODPLAIN



FLOODPLAIN
 PORTIONS OF THE PROPERTY ARE CONTAINED IN FEMA ZONE X (SHADED) OR ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS SHOWN ON FIRM PANEL "0145C0588L" DATED OCTOBER 16, 2012



SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS 4 LOTS AND 1 RESERVE IN 1 BLOCK
 BLOCK 1, 4 LOTS (4.87 ACRES)

SUBDIVISION DATA

BENCHMARK
 SE 1/4 CORNER OF HIGHWAY APPROXIMATELY NORTH OF THE NORTH WEST CORNER OF SITE
 ELEV: 650.50 (NOV 29)

BASIS OF BEARINGS
 ASSUMED BEARING OF THE EASTERN LINE OF BLOCK 19 BELLARE ACRES SECOND EXTENSION BEING N61°02'00\"/>

CONTACTS

MUNICIPAL AUTHORITY
 CITY OF TULSA
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74103

UTILITY
 OKLAHOMA NATURAL GAS COMPANY: 2319 W. EDISON ST, TULSA, OK 74127, 918-534-8000
 PUBLIC SERVICE COMPANY OF OKLAHOMA: 212 E 6TH ST, TULSA, OK 74119, 1-800-216-3523

AT&T
 1400 S. LEWIS, TULSA, OK 74104, 918-712-1800

COX COMMUNICATIONS
 11811 EAST 51ST STREET, TULSA, OK 74148, 918-288-4629

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission
 Approval Date: _____
 _____ TMAP/INCOG

CITY ENGINEER
 Council of the City of Tulsa, Oklahoma
 Approval Date: _____
 _____ CHAIRMAN
 _____ MAYOR
 _____ ATTEST CITY CLERK
 _____ CITY ATTORNEY

The approval of the Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

6.9

PRELIMINARY PLAT

Mingo Commercial Center

OWNER/DEVELOPER
GLOBAL DEVELOPMENT, LLC
1000 S. HEST STREET
TULSA, OK 74118
PHONE: 918-299-3116
EMAIL: info@globaldev.com
ATTN: DOTT KADAKIA

A PORTION OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 0018, EXP. JUNE 30, 2020
PO BOX 2196
SAND SPRINGS, OK 74083
PHONE: 918-514-4203
FAX: 918-514-4286
EMAIL: ALAN@AABENG.COM

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS

GLOBAL DEVELOPMENT, LLC IS THE OWNER OF THE PROPERTY AS DEFINED ON THE ATTACHED PLAT AND IS HEREAFTER REFERRED TO AS THE "OWNER/DEVELOPER." SAID PROPERTY BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: TO-WIT:

THE WEST FOUR HUNDRED SEVENTY-NINE AND FIVE TENTHS (479.5) FEET OF THE SOUTH FOUR HUNDRED FIFTY-SIX (456) FEET OF THE NORTH EIGHT HUNDRED ELEVEN (811) FEET OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT BEGINNING AT A POINT FIFTY (50) FEET EAST AND THREE HUNDRED FIFTY-FIVE (355) FEET SOUTH OF THE NORTHWEST CORNER OF SECTION NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THENCE EIGHT (8) FEET EASTWARD AND PERPENDICULAR TO THE WEST LINE OF SECTION 19, THENCE SOUTHERLY TWO HUNDRED NINETY (290) FEET, THENCE WESTERLY EIGHT (8) FEET, THENCE NORTHERLY TWO HUNDRED NINETY (290) FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 218.332 SQUARE FEET 1.47 ACRES MORE OR LESS

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND COMBINED INTO FOUR (4) LOTS, ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SURVEYOR AS "MINGO COMMERCIAL CENTER," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "MINGO COMMERCIAL CENTER" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE RIGHT-OF-WAY DEFINED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESCRIBED AS "USE OR UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES, UNDERGROUND GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, COUPLERS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHTS OF ACCESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAW AND REPAIR OR REPLACE WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAW, REPAIRS AND RELATING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEFINED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AREAS DEFINED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA (HEREINAFTER "THE CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEFINED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWERS, AND STORM SEWERS SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNERS LOT.
2. WITHIN UTILITY EASEMENTS, DEFINED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONDITIONS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND CONTRACTORS.
4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEFINED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEFINED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEFINED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICES

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING STREET RIGHT-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE. UNDERGROUND LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCOMPANYING PLAT, SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING THE FULL STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT TO WHICH IT IS BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES THE RIGHT OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH HARVARD AVENUE, EAST ADMIRAL BOULEVARD, OR EAST ADMIRAL PLACE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "11'4" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR REPEALED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION OR ITS SUCCESSOR WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL OVERLAND EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PROTECTING AND PROVIDING ACCESS TO THE 100-YEAR FLOODPLAIN LOCATED WITHIN THE RESERVES THE OVERLAND DRAINAGE EASEMENT IS HEREBY ESTABLISHED TO RECEIVE AND DRAIN, IN AN UNRESTRICTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS.
2. OVERLAND DRAINAGE EASEMENTS SHALL REMAIN AS A NATURAL UNIMPROVED AREA PROVIDED REMOVAL OF UNDERGROUND AND GROUND MAINTENANCE SHALL BE PERMITTED. SUPPLEMENTAL LANDSCAPING MAY BE PERMITTED IF IT DOES NOT IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OVERLAND DRAINAGE EASEMENTS AND WRITTEN PERMISSION FROM THE CITY OF TULSA PUBLIC WORKS DEPARTMENT HAS BEEN GRANTED. NOTWITHSTANDING THAT THE OWNER OF THE OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE RESERVES AS A NATURAL UNIMPROVED AREA, THE OWNER SHALL COMPLY WITH ALL STATE STATUTES AND ORDINANCES OF THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, REGARDING THE EXISTENCE OF PUBLIC AND PRIVATE UTILITIES.
3. THE OWNER OF THE OVERLAND DRAINAGE EASEMENT SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCE OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVES. IN THE EVENT THE OWNER SHOULD FAIL TO MAINTAIN THE RESERVES OR, IN THE EVENT OF THE FAILURE OF AN OWNER TO MAINTAIN OR THE ALTERATION OF THE GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CONSTRUCT ANY ALTERATION OF GRADE, AND THE COST SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR SHALL BE A LIEN AGAINST THE OWNER'S LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

H. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNRESTRICTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT ANY TO BE CONSTRUCTED WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNERS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

I. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TULSA PLANNING COMMISSION PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

J. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MABE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH OWNER OF A LOT IN THE SUBDIVISION. THEIR RESPECTIVE RIGHTS AND INTERESTS SHALL BE IMPARTIAL TO EACH LOT, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

K. RESERVE AREA A:

1. THE USE OF RESERVE AREA A DEDICATED ON THE PLAT OR SUBSEQUENTLY DEDICATED FOR THE SUBDIVISION SHALL BE LIMITED TO USE AS OPEN SPACE, TREMOR, LANDSCAPING AND DETENTION AS WELL AS UTILITY EASEMENTS AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF RESERVE AREAS A & B WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE HOMEOWNERS ASSOCIATION.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN RESERVES A & B SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN RESERVES A & B NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNERS, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SUCH DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNERS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
5. GRASS AREAS SHALL BE MOVED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS OR LESS.
6. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
7. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS:
8. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN RESERVE A.

9. IN THE EVENT THE OWNERS SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNERS. IN THE EVENT THE OWNERS FAIL TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE TO RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

L. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT ON A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE PROVISIONS OF SECTION I, PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IF ANY JUDICIAL ACTION IS REQUIRED TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION. THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIODS SPECIFIED IN SUBSECTION B, BY A WRITTEN INSTRUMENT, SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA.

D. SEVERABILITY

IN VALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, GLOBAL DEVELOPMENT, LLC HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2018.

GLOBAL DEVELOPMENT, LLC

BY _____

DOTT KADAKIA, MANAGER

STATE OF OKLAHOMA)

1855

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2018, BY DOTT KADAKIA AS MANAGER OF GLOBAL DEVELOPMENT, LLC

NOTARY PUBLIC

COMMISSION NUMBER _____

EXPIRES _____

CERTIFICATE OF SURVEY

JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE ABOVE TRACT DESCRIBED AS "MINGO COMMERCIAL CENTER," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)

1855

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2018, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC
COMMISSION NUMBER 1150022
EXPIRES 11-20-2019



910

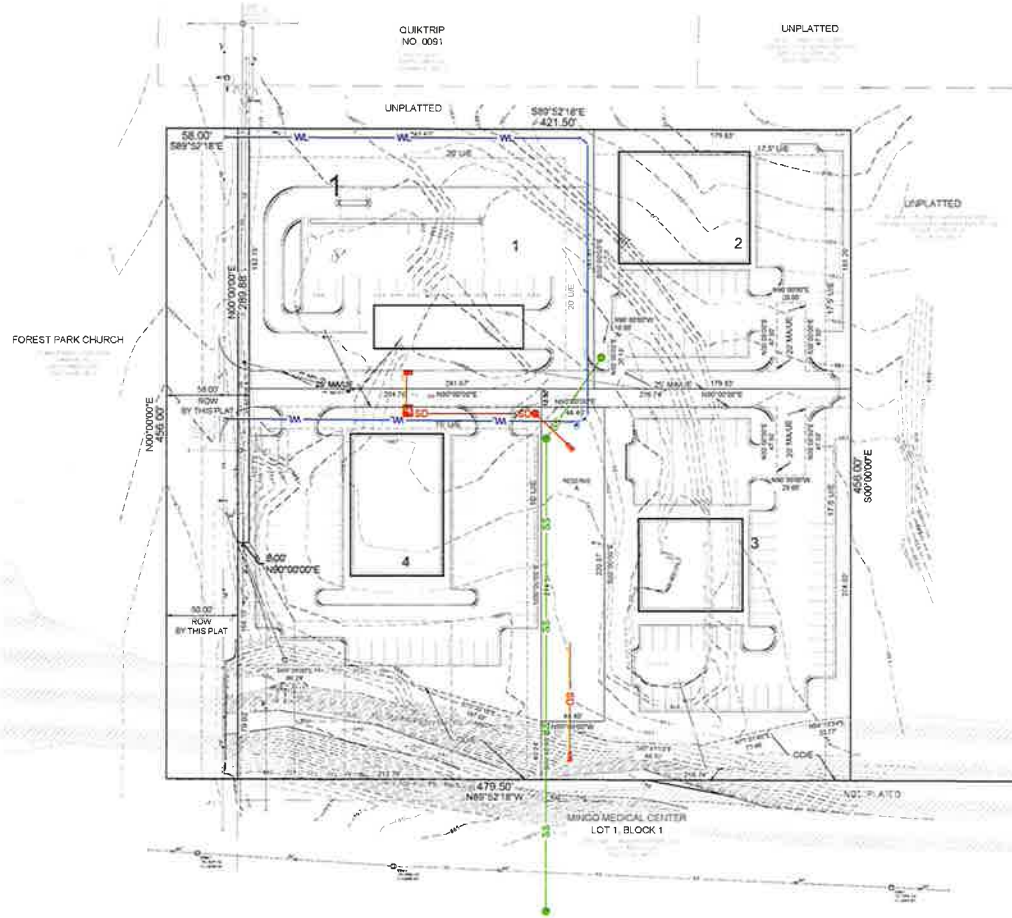
CONCEPTUAL IMPROVEMENTS

Mingo Commercial Center

OWNER/DEVELOPER
 GLOBAL DEVELOPMENT, LLC
 10885 E 41ST STREET
 TULSA, OK 74148
 PHONE: 918.259.3116
 EMAIL: GDL@GLOBALDEV.COM
 ATTN: DIXIE KADAKIA

A PORTION OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR
 AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 0318, EXP. JUNE, 30, 2020
 PO BOX 2138
 SAND SPRINGS, OK 74083
 PHONE: 918.514.4233
 FAX: 918.514.4298
 EMAIL: ALAN@AABENG.COM



LEGEND	
BL	BUILDING LINE
UE	UTILITY EASEMENT
—	EXISTING WATER LINE
—	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED STORM SEWER LINE

CONTACTS	
MUNICIPAL AUTHORITY	
CITY OF TULSA 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2219 W EDSON ST TULSA, OK 74127 918.854.8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E 6TH ST TULSA, OK 74119 1.888.215.5253
AT&T 1403 S LEWIS TULSA, OK 74104 918.712.1800	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918.283.6556

11.6



Tulsa Metropolitan Area
Planning Commission

Case : MR-1 – 2429 E 25th Place

Hearing Date: November 19, 2018

Case Report Prepared by:

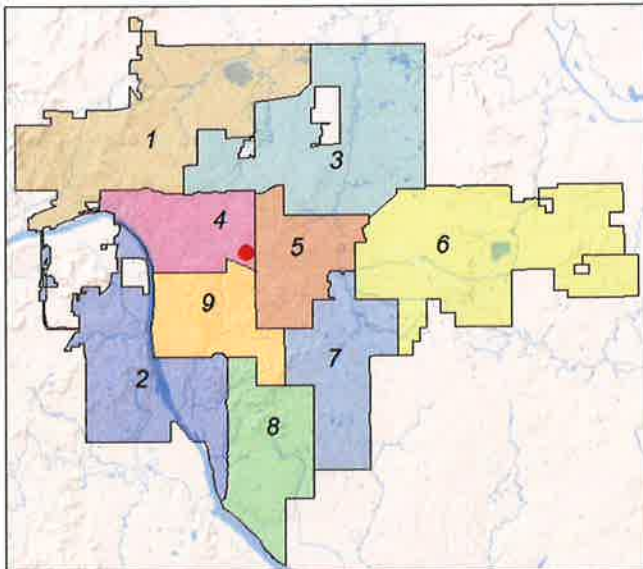
Nathan Foster

Owner and Applicant Information:

Applicant: Keith Sprik, Biltmore Homes

Owner: Biltmore Homes, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: Lot 12, Block 1 Kenlawn

East of the northeast corner of East 25th
Place South and South Lewis Avenue

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Plan, Applicant's Request

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-1 - 2429 East 25th Place - (CD 4)

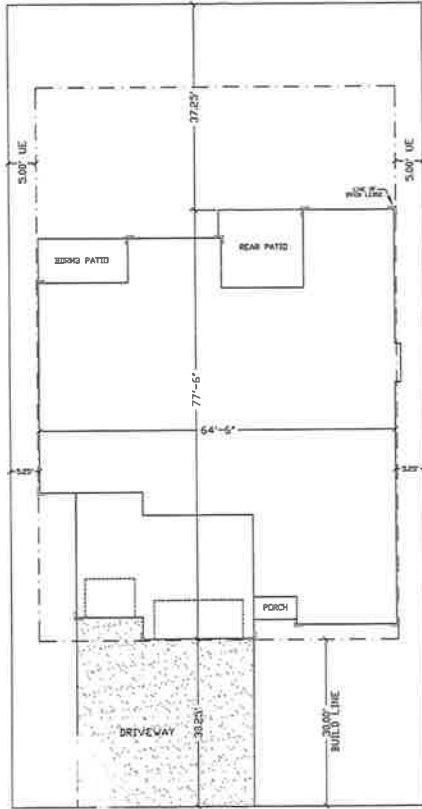
East of the northeast corner of East 25th Place South and South Lewis Avenue
Lot 12, Block 1 of Kenlawn Addition

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

A fee in-lieu program was the established mechanism for removing the requirement per Section 5.070; however, at this time, the City of Tulsa is not able to accept fee-in-lieu payments. The account for the funds and the process by which they are to be collected is still being established.

The property under application is located within a neighborhood where there are currently no sidewalks. The newly constructed home would be the only property in the immediate area with a sidewalk and the sidewalk would not provide the connectivity that is the intended goal of the Subdivision and Development Regulations.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



Plot Plan

SCALE: 1" = 10'-0"

Biltmore Homes
 Project:
 2429 E 25th Place
 Tulsa, OK

March 20, 2018
 MAY 2, 2018

10.3

To - Planning Commission
RE - 2429 E 25th Pl
Section 5.070.2

We are requesting a variance to waive sidewalk installation at the above address. Currently there are no sidewalks on this entire street and the property to the west is approximately 2' higher in elevation. Therefore once we excavate our property to meet ADA requirements we would be deadending into a pile of dirt with some type of retainer wall. We believe the sidewalk would be useless and unsightly given the current aesthetics of this pristine and well kept street. My buyers, Mark and Susan Butterworth do not want this appearance in front of their new home.

Thank you for your consideration of this matter.

Sincerely
Neha Spich
Bittmore Homes
918 853 7636