

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, FEBRUARY 22, 2024
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- 1.A. Approve minutes from the meeting held on January 18, 2024.

Documents:

[2024.01.18 PC MINUTES.PDF](#)

- 1.B. Approve minutes from the Work Session held on January 30, 2024

Documents:

[2024.01.30 PC WORK SESSION MINUTES.PDF](#)

- 1.C. Approve Preliminary Plat for 121st and Elm Complex by AAB Engineering. General Location: 121st and Elm.

Documents:

1. [SR.121ELMCOMPLEX.PC.02.15.24.PDF](#)
2. [121ST ELM COMPLEX PUD.PDF](#)
3. [121ST ELM - PLAT.MH.PDF](#)
4. [121ST ELM - PLAT1-4.PDF](#)

- 1.D. Approve Preliminary Plat for Raw Developments. General Location: 101st St & Lewis Ave

Documents:

1. [SR.RAW DEVELOPMENT.PC.02.15.24.PDF](#)
2. [RAW DEVELOPMENT.PRELIMINARY PLAT.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Request by the City of Jenks for updates to Article 7 (Sign Standards), Article 8 (Subdivision Regulations), and Article 9 (Administrative Standards), Chapter 16 (Unified Development Ordinance) of the Jenks City Code

IV. OTHER BUSINESS

1. Planning Updates
 - 1.A. Demonstration of public maps

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 18, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:03 p.m. on December 13, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Amy Bors
Craig Bowman
Greg Nixon
Gina Wilson
Ray Stephens
Rob Sellers
Chair Scott West

Absent

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 13, 2023
 - B. Approve JL 24-391: Request by Lowell Keely for a lot split. General Location: 401E "D" St
 - C. Approve JL 24-392: A request by Dan Guterman for a lot combination. General Location: 11462 S Union Ave
 - D. JZ 24 PUD 100.MI1: Request by Jack Taber for a Minor Amendment to PUD 100. General Location: 801 E 103rd St
 - E. Plat Amendment: Request by Jack Taber for approval of Tulsa Premium Outlets Amended Plat. General Location: 801 E 103rd St S

Scott West asked to pull Item 1.D. Craig Bowman made a motion to approve Item 1, pulling Item 1.D for further discussion. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Item 1.D: Planning Director Marcaé Hilton introduced Item 1.D and answered questions. Scott West made a motion to approve Item 1.D. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West

NAY: None

Motion carried.

3. JZ 23-688: Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 424 W 111th St Planning Director Marcaé Hilton introduced Item 3, stated that the applicant has agreed to amend his request to OM (Office Medium) instead of CS, and answered questions. Rusty Crow (12705 E 88th Ct., Owasso, OK; applicant) addressed the Commission and answered questions. The following citizens gave public comments about the Item:

- Terri Wallace (313 W 111th Pl S)
- Spencer Pittman (219 E 111th Pl S)

Craig Bowman made a motion to approve Item 3 with OM zoning. Rob Sellers seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, Wilson, Sellers, West

NAY: Stephens

Motion carried.

4. JZ 24 PUD 148: Request by Amy Prosser for rezoning to RS-3 (Single Family Residential) with Planned Unit Development 148 overlaid. General Location: 111th St and 33rd W Ave Planning Director Marcaé Hilton introduced Item 4 and answered questions. Amy Prosser (124 N 6th St; applicant) addressed the Commission and answered questions. The following citizens gave public comments about the Item:

- James Dros (11224 S 26th W Ave)
- Julie Monnot (11192 S 26 W Ave)
- Justin Little (10531 S Koa)
- Leo Cacoperdo (11323 S 33rd W Ave)
- Charlotte Montgomery (10612 S Fir Ave)

Greg Nixon made a motion to approve Item 4. Ray Stephens seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West

NAY: None

Motion carried. *The Planning Commission took a break from 7:54 p.m. to 8:02 p.m.*

5. JZ 24 PUD 110.MA1 - Request by Robert Bell for a Major Amendment to PUD 110 to redefine Phase 1 and 2, and define new boundaries. General Location: 1901 E 91st St
Planning Director Marcaé Hilton introduced Item 5 and answered questions. Robert Bell (101 E Aquarium; applicant) addressed the Commission and answered questions. The following individuals gave public comments on the Item:

- Maria Rosales (1236 N 2nd St)
- Brian Kirk (1314 N 2nd St)
- Tyler Rains (1326 N 2nd St)
- Justin Barr (243 E “K” Pl)
- Clint Robertson (1193 N 2nd St)
- Sunny Van Straten (1340 N 2nd St)
- Steve Brown (2776 N 49th St S, Tulsa, OK)

Robert Bell addressed the Commission again and answered questions. Greg Nixon made a motion to approve Item 5. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West

NAY: None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 9:09 p.m.

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 18, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission Work Session was called to order at 6:35 p.m. on January 30, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Amy Bors
Craig Bowman
Gina Wilson
Ray Stephens
Rob Sellers
Chair Scott West

Absent

Greg Nixon

Business

1. Thank You from the Mayor
2. Dinner and PC Training Planning Director Marcaé Hilton presented the training and answered questions. City Clerk Brandon Macy also spoke and answered questions from the Planning Commission.

Adjournment. The Jenks Planning Commission adjourned at 8:24 p.m.

The Role of Planning Commissions

2024 City of Jenks Planning Commission Training

Reference: Oklahoma Municipal League

Origins of Planning Commissions

The idea of the planning commission originated in the Standard Planning and Zoning Enabling Acts developed under Herbert Hoover in the 1920s.

These model ordinances were drafted to standardize land use planning procedures across the US.

Almost all states adopted the standard acts, which authorized cities, towns and counties to establish planning commissions and adopt zoning and subdivision regulations.

These acts defined and established the essential duties of planning commissions, boards of zoning appeals or adjustment, and legislative bodies.

Oklahoma was one of the states that adopted the "Standard Enabling Act," which is the basis for our zoning and planning legislation and practice.

Where Powers Originate



MUNICIPAL CODE



APPOINTED BY CITY
COUNCIL



COULD ALSO BE
APPOINTED BY COUNTY
COMMISSIONERS OR
ALDERMAN

Case Law on Planning Commissions



Do we need a planning commission? YES!



Can City Council act as the Planning Commission? NO!

"a municipality must have both a zoning commission and board of adjustment in order to exercise its zoning authority. It may not do so in their absence."

- Town of Wellston v. Wallace*, 152 P.3d 284 (2006)

Duties and Powers of the Planning Commission – Employees:



Prepare plans for the betterment of the municipality as a place of residence or for business.



Consider and investigate any subject matter tending to the development and betterment of the municipality and make recommendations to any department of the municipal government, and for any purpose make or cause to be made surveys, maps or plans.



Employ engineers, attorneys, clerks and a secretary, or any other help deemed necessary, subject to the approval of the municipal governing body.



The necessary expenses incurred by the commission shall be appropriated and paid out of the municipal treasury as other legal expenses of the municipality, but in no event may the planning commission be authorized to create a deficiency.

Public Improvements and Plats of Land

Before final action may be taken by any municipality or department thereof on [any] question it shall be submitted to the planning commission for investigation and report.

location	construction	or design of any public building	statue
memorial	park	parkway	boulevard
street	alley	playground	public ground
or bridge	or the change in the location	or grade of any street or alley,	



All plans, plats, or replats of land laid out in lots or blocks, and the streets, alleys, or other portions of the same, intended to be dedicated to public or private use, within the corporate limits of a municipality, shall first be submitted to the municipal planning commission for its approval or rejection.

The planning commission may exercise jurisdiction over subdivision of land and adopt regulations governing the subdivision of land within its jurisdiction.

Such regulations may include provisions as to the extent to which streets and other ways shall be graded and improved and to which water, sewer, and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat.

Key Roles



Making recommendations to City Council on community development issues, zoning ordinances and zoning map amendments, preliminary and final subdivision plats, special permits, land use plans, etc.



Holding public hearings to gain public information and advice from professional staff, citizen groups, property owners, and development applicants on planning issues



Developing and updating the community Comprehensive Plan



Providing an opportunity for long-term, in-depth study of major issues and a forum for consensus building

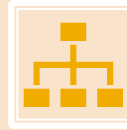


Facilitating an opportunity to promote intergovernmental cooperation with school districts, utilities, and neighboring jurisdictions' office holders and civic leaders

When Making Recommendations



Ask relevant questions.



Provide framework for an issue.



Consider all sides of an issue without political pressure from constituents.



Provide a venue for an impartial public hearing.



Consider balance with comprehensive plan.



Consider potential annexations.

Taking Action



Request comprehensive plan updates.



Request new studies, such as traffic analysis, housing studies, updated zoning categories, and updated use categories.

How Councils Can Utilize P&Z



The planning commission (**recommending body**) should function like a technical consultant to the legislative body, recommending effective ways to accomplish the general community goals adopted by the city council.

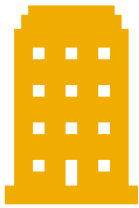


It is the city council (**legislative body**) that makes the final decisions with whatever political considerations it deems appropriate.



The planning commission and city council are separate bodies, and each is vital to a smoothly functioning community.

Planned Unit Developments (PUDs): What are they?



A type of building development and also a regulatory process.



Designs a grouping of both varied and compatible land uses, housing, recreation, commercial centers, industrial parks, etc. All within one contained development or subdivision.



Unify land development by social, economic, or other means rather than by traditional lot-by-lot design.

PUDs: Appropriate Conditions 11

O.S. § 43-110

Permitted uses

Lot sizes

Setbacks

Height limits

Required facilities

Buffers

Open space areas

Lighting

Signage

Landscaping

Parking and Loading

Compatibility

Avoid arbitrary decisions!

Permitted uses

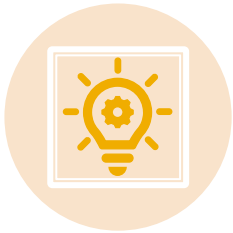
Avoid arbitrary decisions!

PUDs: Appropriate Conditions 11

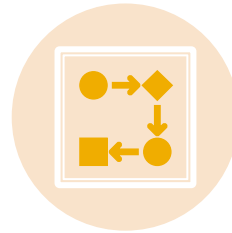
O.S. § 43-110 (cont.)

- PUDs can include:
 - Cluster Housing.
 - Residential.
 - Non-residential.
 - Community Unit Plan.
 - Other zoning requirements which are designed to accomplish the objectives of a comprehensive plan and zoning ordinance.

What is a comprehensive plan?



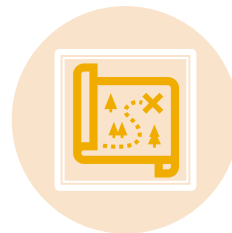
A long-range planning tool that is intended to be used to guide the growth and physical development of the community for ten to twenty years.



A dynamic planning document that responds to changing needs and conditions.



Any element of the plan can be amended or changed if a petitioner demonstrates to the City Council that they have a better idea.



A comprehensive plan is not a zoning ordinance.

How is the comprehensive plan used?



Guide for daily decision-making.



Identify steps necessary to achieve the vision for the City.



Amending the subdivision and zoning ordinances based on the comprehensive plan's recommendations.

Purpose of Regulations 11 O.S. § 43-103



Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:



Lessen congestion in the streets.



Secure safety from fire, panic, and other dangers.



Promote health and the general welfare, including the peace and quality of life of the district.



Prevent the overcrowding of land.



Promote historical preservation.



Avoid undue concentration of population.



Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements,

Specific Use Permits: Purpose

11 O.S. § 43-113

The types of uses for which a specific use permit may be required shall be those types of uses which, because of the size of the land they require or the specialized nature of the use, may more intensely dominate the area in which they are located and their effects on the general public are broader in scope than other uses permitted in the district.

Specific Use Permits: Process

11 O.S. § 43-113



The planning commission shall conduct a public hearing and make recommendations on the specific use permit request which shall be transmitted to the municipal governing body for consideration in making a final decision.



If an amendment of a zoning ordinance is required by the specific use permit regulations of a municipal zoning ordinance (yes, here), the requirements for amendment of a zoning ordinance shall be followed.

Open Meeting Act: Purpose

25 O.S. § 301 et seq.

“It is the public policy of the State of Oklahoma to encourage and facilitate an informed citizenry’s understanding of the governmental processes and governmental problems.” (25 O.S. § 302)

Open Meeting Act: What is a meeting?



A meeting occurs when “conducting business” of public body, by a majority of members (quorum), being personally together.



Does not include informal gatherings of a majority when no business of the public body is being discussed.



Does include meetings that are business-related (e.g. tour of facilities). To be safe, give notice of a special meeting.

Open Meeting Act:

Communication with Other Members

Avoid
quorum
outside of
meetings
(even by
email,
social
media, and
texts).

These informal
meetings cannot be
used to reach or
negotiate agreement
in avoidance of Open
Meeting
requirements.

If quorum exists,
including phone
calls, emails, etc.:

- Provide notice of meeting
- Avoid discussing City business unless it's on an agenda.

Smaller non-open
informational
meetings with less
than a quorum are
okay.

Open Meeting Act: Voting



Votes must be publicly cast
and recorded

Cannot occur by phone or
email

Not in executive session



No deciding or taking action
at an informal gathering

BEWARE of text messages and
social media

Don't text or tweet or FB live
etc. during meetings

Avoid polling/negotiating.

Open Meeting Act: Legal Guidance

Do not send or respond to emails, texts, or other electronic messages pertaining to City business that involve more than 3 planning commission members including yourself.

Do not "reply all" to emails to all or multiple planning commission members.

Don't text each other during meetings.

Don't text anyone else regarding agenda items during meetings.

Social media posts and comments could result in an illegal meeting under the Act.

Keep your city-related communications on your City email when possible. Don't use your personal email.

Remember to strictly adhere to the agenda and issues germane to PC business.

Watch out for emails from the public or new city employees or officials who have not learned the general practice that city staff follow of bcc'ing recipients.

Do not tag other commission members in posts about City business.

Do not comment on posts from or involving other commission members about City business.

Carefully consider whether you should post or comment on social media posts regarding City business beyond basic informational posts about events, emergencies, etc.

Consider limiting your texts to scheduling and information only, not substantive City-related conversations.

Public Hearing Process



The planning commission's public hearing process is the central action where legal notice, public input, and information come together.

Public hearings should be carefully managed and should provide the following:



Notice for Meetings



Notice is given to the municipal clerk.



All municipal public bodies must file their calendar of regular meetings with the municipal clerk.

Changing a Meeting



Any change of a regular meeting including:



date,



time,



or place,



must made in writing at least **ten days** before the date of the regular meeting. 25 O.S. § 311(A)(8)

Cancelling a Meeting

- ✓ If the regularly scheduled meeting should be cancelled, notice should be done as soon as possible.
 - ✓ Best Practice: State the reason for the cancellation (e.g. lack of quorum, meeting falls on a holiday, etc.).
- ✓ No statutory mandates for cancelling a meeting, however notifying the public in the same manner demonstrates the governing body is mindful of its responsibilities.

Notice for Special Meetings



Public notice of the date, time, and place of a special meeting must be posted for 48 hours.

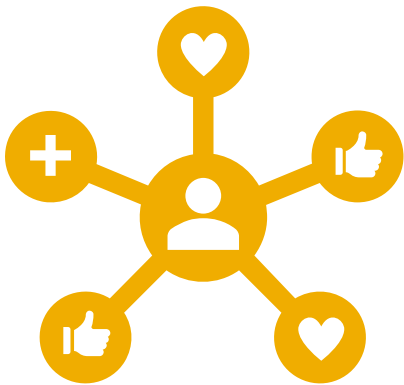


The agenda for the special meeting must be posted for 24 hours. 25 O.S. § 311(A)(11)



Notice requirements excludes Saturdays, Sundays, and State holidays.

Other issues



Beware of influence from Councilmembers on Planning Commission process.



Recommendations should be independent –Council should not be involved in process.

Petitions



AN OK CONSTITUTIONAL RIGHT: RESERVED TO THE PEOPLE OF EVERY MUNICIPAL CORPORATION WITH REFERENCE TO ALL LEGISLATIVE AUTHORITY WHICH IT MAY EXERCISE AND AMENDMENTS TO MUNICIPAL CHARTERS.



REFERENDUM VS INITIATIVE

Further Information

**OKLAHOMA PLANNING COMMISSIONERS
HANDBOOK**

www.okplanning.org



Oklahoma Chapter
American Planning Association
April 2007



To	Planning Commission
Hearing Date	February 22, 2024
Case Number	Preliminary Plat 121 st Elm Complex
Request	Approval of a Preliminary Plat for Single-family, Cottages/Townhomes, Commercial, Self-storage (PUD 135)
Location	South of (121 ST Street S) between Elm and Elwood
Applicant	Alan Betchan, AAB Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 135 (Planned Unit Development)
- ☐ Plat Documents

Preparer

PUD with Staff Comments
Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | This item was pulled from the December 13, 2023, Planning Commission Agenda when staff was asked by the developer to the south to consider an alternative street alignment. Since that time, staff has had multiple meetings regarding the general area and how it will move forward with development. AAB Engineering is representing the development group, the project (JZ 22-PUD 135 Overlay District) was approved August 16, 2022, by City Council to develop a 205-acre project with a mix of uses including residential, commercial, dense condominium style detached single-family residential, self-storage and amenities. There are 6 development areas including a large greenspace which protects a natural water feature. This 200-acre development was the first PUD processed under the new UDO. If the Preliminary Plat is conditionally approved, Staff has several comments which will need to be reconciled before moving forward with dirt work.

JZ 22-PUD 135 | CC SUMMARY (2022.08.16) | Approved with conditions.

- Dispensaries are not allowed in the CS portion.
- Deed restrictions be placed on the areas with environmental issues.
- Sidewalks to be placed internally, along Elm, and along 121st St.
- Continue to work with staff to revise site plan and add additional access to west.
- Confirm the nodes and links.
- Must meet requirements not specified in PUD for residential development as stated in the UDO.
- Provide safe/adequate dedicated school bus pick-up location.

JZ 22-PUD 135 | PC SUMMARY (2022.08.04) | 6-0-1 | Planning Director Marcaé Hilton presented the staff report and explained why the item was being brought back. Alan Betchan represented the developer and addressed the Commission about the application and answered questions. Commissioner John Brown made a motion to approve Item 3 per staff conditions, and with the condition that dispensaries not be allowed in the commercial area and a deed restriction be placed on the lots (reserve areas) with environmental issues. Craig Bowman seconded the motion. A roll call vote of members was taken as follows: **YEA:** Bowman, Randolph, Brown, Davis, Bors, West | **NAY:** None | Motion carried. Commissioner Beyer was not present during this case hearing.

JZ 22-PUD 135 | STAFF UPDATE (22.08.01) | Following the Planning Commission (PC) public hearing and prior to finalizing the July 19, 2022 City Council agenda, staff discussed with the consultant the changes that were requested by staff and Planning Commission, as well as, requests to redistribute the development area square footages by the developer. Based on the UDO language Staff and the consultant for the developer agreed the item should be returned to PC for a new review before going to City Council for approval. Staff updated the changes from the July 07, 2022 PC hearing they are still in yellow highlights and red/black mark ups.

JZ 22-PUD 135 | PC SUMMARY (2022.07.07) | 5-0-1 | The Planning Commission voted unanimously to approve the zone change and PUD 135 as presented. One PC member was absent at the time of voting. One citizen spoke and requested the impervious be enforced as written in the UDO.

PLANNING DATA

Citizen Comments	None, plats are not advertised.
Intended Use	Detached (Single-family Residential), detached and attached (Cottage/Townhomes), Commercial, Personal Storage Facility, passive and active recreation.
Current Zoning	PUD 135 (Overlay District) RS3, RTH, CS, IM, AG
Parcel ID No. 1	972-01720-11-2610
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	W35.4 AC LT 2 & N44.4 AC OF E/2 NW SEC 1 17 12 79.8ACS
Gross Acres	80
Parcel ID No. 2	972-01720-10-0010
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	NE NE OR LT 1 E 5 A LT 2 & S/2 NE SEC 1 17 12
Gross Acres	125.5
Plat	121 st and Elm Complex
School System	Glenpool Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks NA

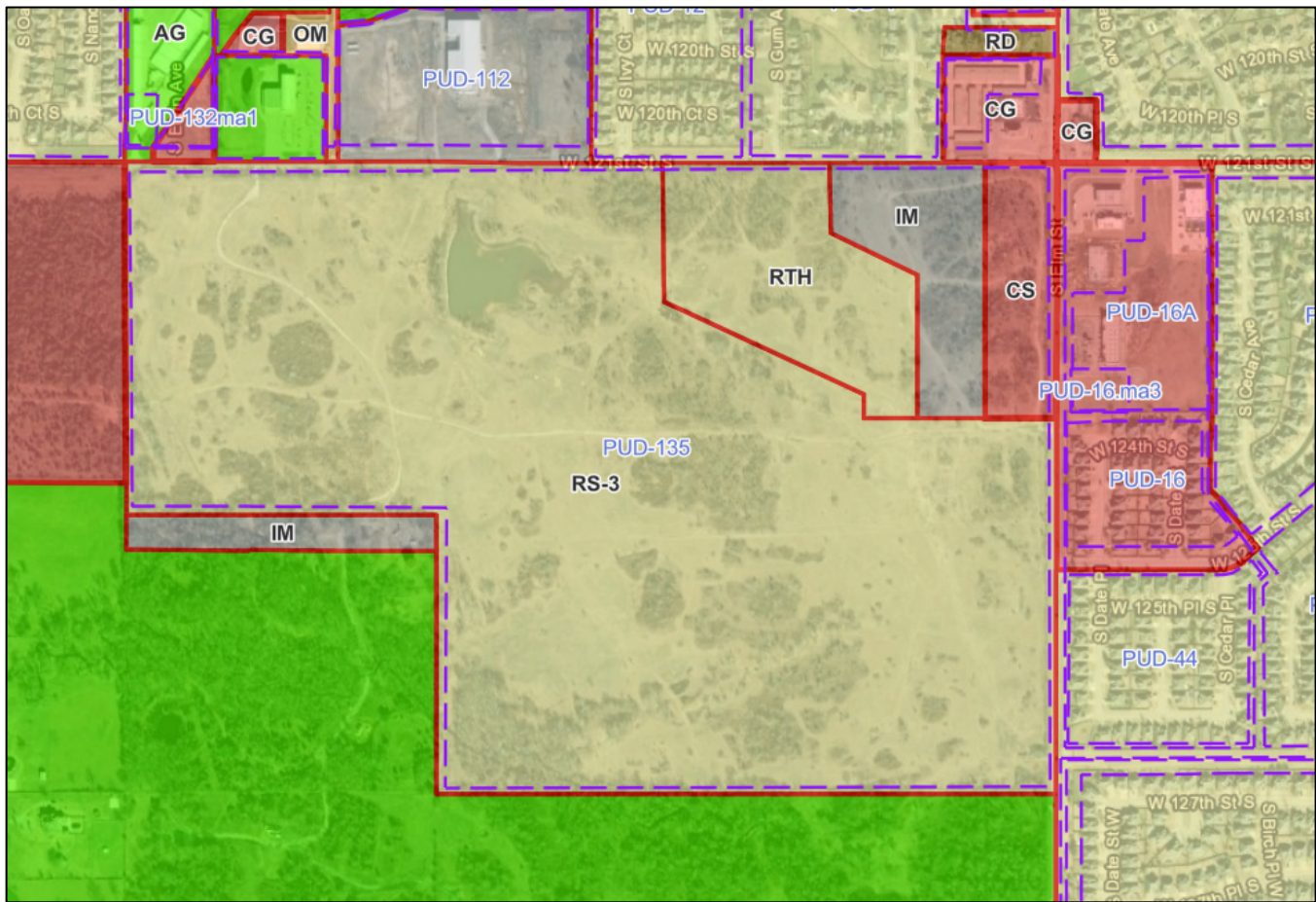


Figure 1: Zoning map of the parcels in question

Staff Evaluation & Recommendation

Evaluation | The City of Jenks is excited about the development; we will continue to work through the conditions of approval. There are several outstanding items and they will all be addressed before dirt work commences.

**Sec. 16-8-2. General Subdivision Standards.*

(4) *Street Designations and Names.*

(a) *Street Designations.* When the applicable conditions are met, the following designations shall be used for all streets:

North/South Designations:

1. *Avenue: A North-South road longer than 500 feet.*
2. *Drive: A North-South curvilinear road of more than 500 feet in length.*
3. *? : A North-South curvilinear road of less or equal to 500 feet in length.*
4. *Terrace: A minor avenue.*
5. *Loop: A short avenue that begins and circles back to terminate on a North-South avenue.*

1. *Street*: An East-West road longer than 500 feet.
2. *Lane*: An East-West curvilinear road of more than 500 feet in length.

3. **?**: An East-West curvilinear road of less or equal to 500 feet in length.
4. **Place**: A minor street.
5. **Circle**: A short street that begins and circles back to terminate on an East-West Street.

Court: A cul-de-sac.

Boulevard: A road divided by a median.

Highway: A designated state or federal highway.

Interstate: A road of the highest order, characterized by limited access and wide right-of-way.

(5) **Preliminary Plat**. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.

(a) **Preliminary Plat Review Requirements**. The preliminary plat shall show or be accompanied by the following:

- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
- ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
- ☐ Key or location map showing location of subdivisions within the mile section,
- ☐ An accurate legal description of the property,
- ☐ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
- ☐ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
- ☐ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
- ☐ The location and description of all existing structures, water bodies and watercourses,
- ☐ The areas subject to flooding based upon the regulatory flood plain boundary,
- ☐ The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
- ☐ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
- ☐ All proposed lots progressively numbered and building setback lines,
- ☐ Blocks progressively numbered,
- ☐ A topographic map of the subdivided area with contour lines having two-feet contour intervals based on United States Coastal and Geodetic Survey datum,
- ☐ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
- ☐ Conforms to Subdivision Regulations for design and layout,
- ☐ Connects with current and anticipated future abutting development(s),
- ☐ Lot dimensions and shapes facilitate private use and infrastructure placement,
- ☐ Takes advantage of existing environmental features of the property,
- ☐ **Underground Mines**. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.

- (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*
- (ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*
- (iii) *All mine entrances shall be sealed and closed to the specifications of the City Engineer.*
- (b) *Additional Engineering Review Items:*
 - ☐ *Are all lots serviced with public street access?*
 - ☐ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
 - ☐ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*
 - ☐ *Are all lots serviced with water and are adequate easements dedicated for water?*
 - ☐ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*
 - ☐ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*
 - ☐ *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*
 - ☐ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
 - ☐ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*
- (c) *Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.*
- (d) *Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.*

Recommendation | *Staff recommends conditional approval noting the applicant is in agreement with the comments and understands the earth change permit will not be released until all outstanding comments and conditions are addressed.*

UDO Language | PUD Conditions | Staff Comments

TAC AND STAFF SUMMARY | 121st and Elm Complex Preliminary Plat:

Marcaé Hilton, City Planner

1. **Street Naming*** Convention as seen below to be used to revisit the naming.
2. ~~Staff will require 2 residential collectors.~~
 - a. ~~North/south is allowed to curve and exit east.~~
 - b. ~~East/West~~

Revised Comment: Staff determined that “A”, “T” and “K” Streets need to be collectors. “K” Street needs to stub out to the west and the “T” Street stub out to the south can be removed.

3. Provide updated PUD as required for PUD approval.
4. Remediate PUD conditions of approval.
5. I can only find 15 lots for Block 10, the legend claims 28 on (Sheet 3).
6. Block 36, Lot 13 has no dimension at the lot front lot line.
7. Reserve A=10.90 on the face of the Plat (Sheet 1).
8. Reserve A=11.11 Acres in the Legend on (Sheet 3).
9. Reserve C on Sheet 3 does not list the number of Acres (per legend).
10. Where is the intended access for Reserve A?
11. Sheet 4, Block 28 Lot 2 has incorrect lot width.
12. Sheet 5, the Gross Land Area does not match the legal descriptions for the PUD.
13. Are the wells identified on the plat?
14. There are multiple other highlighted items in the attached Subdivision Standards.
 - a. A TIA is required under certain triggers, see UDO for details.

Chris Cloyde, City Engineer

1. One distance in the legal description (2572.62) does not match the distance on the face of the plat (2642.62),
2. Label the 100-Year Regulatory Floodplain (Zone A) on the face of the plat (SW Corner area),
3. The street names used don't match the street grid naming convention,
4. Label the building setback line(s) on Lots 1 and 2, Block 11,
5. The limits of no access are not labeled on Elm Street,
6. Street “T” and Street “A” are in the middle of the section and should be collector streets (60' ROW, 36' pavement),
7. In the DOD, remove references to Bixby and Broken Arow in Section I, C, E, F, G and H.

Staff Comments and Conditions of Approval PUD 135

PUD Conditions of Approval | Letter

1. Dispensaries are not allowed in the CS portion.
2. Deed restrictions be placed on the areas with environmental issues.
3. Sidewalks to be placed internally, along Elm, and along 121st St.
4. Continue to work with staff to revise site plan and add additional access to west.
5. Confirm the nodes and links.

6. Must meet requirements not specified in PUD for residential development as stated in the UDO.
7. Provide safe/adequate dedicated school bus pick-up location.

PUD Comments/Conditions in Staff Report

1. *Items to be added to PUD language:*
 - *Minimum Square Feet, per development area?*
 - *Garage Setback (Code Requirement)*
2. *Items to be required by staff prior/during development:*
 - o *Sidewalks required internally, along Elm, along 121st.*
 - o *Continue to work with staff to revise site plan and add additional access to west.*
 - o *Dedication of additional ROW should be done with immediate coordination with City Engineer.*
 - o *Confirm nodes and links*
 - o *Must meet requirements not specified in PUD for residential development as stated in the UDO.*
 - o *Provide safe/adequate dedicated school bus pick up location.*
3. *Provide information showing conformance: (16-9-8) (C) 2. Modification of Standards. (addressed by applicant in "5. PUD 135 Additional Information)*
 - o *Public Gathering Space*
 - o *Sustainable Design*
 - o *Landscape Conservation and Visual Enhancement*
 - o *Mix of Uses*
 - o *Affordability*
 - o *Universal Design*
 - o *High Quality Building Materials*
4. *Provide Information showing tangible benefits to the City or neighborhood: (16-9-8) (D) 2.-5. & 8. Standards for Review.*
5. *The City of Jenks does not include PUD language in the Deed of Dedication, follow the policy for filing the PUD language with Tulsa County.*
6. *Questions from Staff*
 - o *Phasing?*
 - o *Subdivision Regulations | Make yourself familiar with the following:*
 - *16-8-7. Traffic Impact Analysis*
 - *16-8-8. Street Design Standards*
 - *16-8-10. Anti-monotony Standards*
 - *16-8-11. Parkland Provision*
 - *Irrigation of lots?*
 - *Tree plantings?*
 - *Address in HOA Covenants:*
 - *Short Term Rentals (allowed/not allowed)*
 - *Accessory dwelling units*

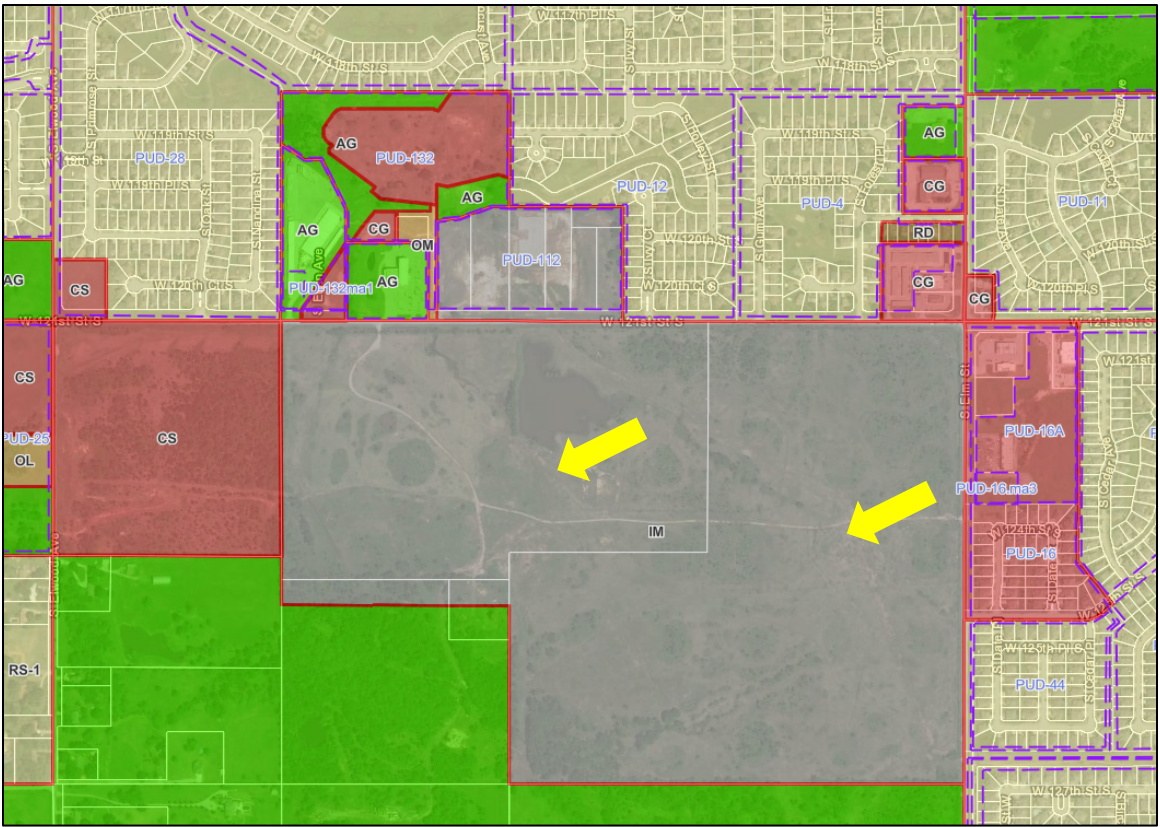


Figure 2: Zoning Map with Aerial View

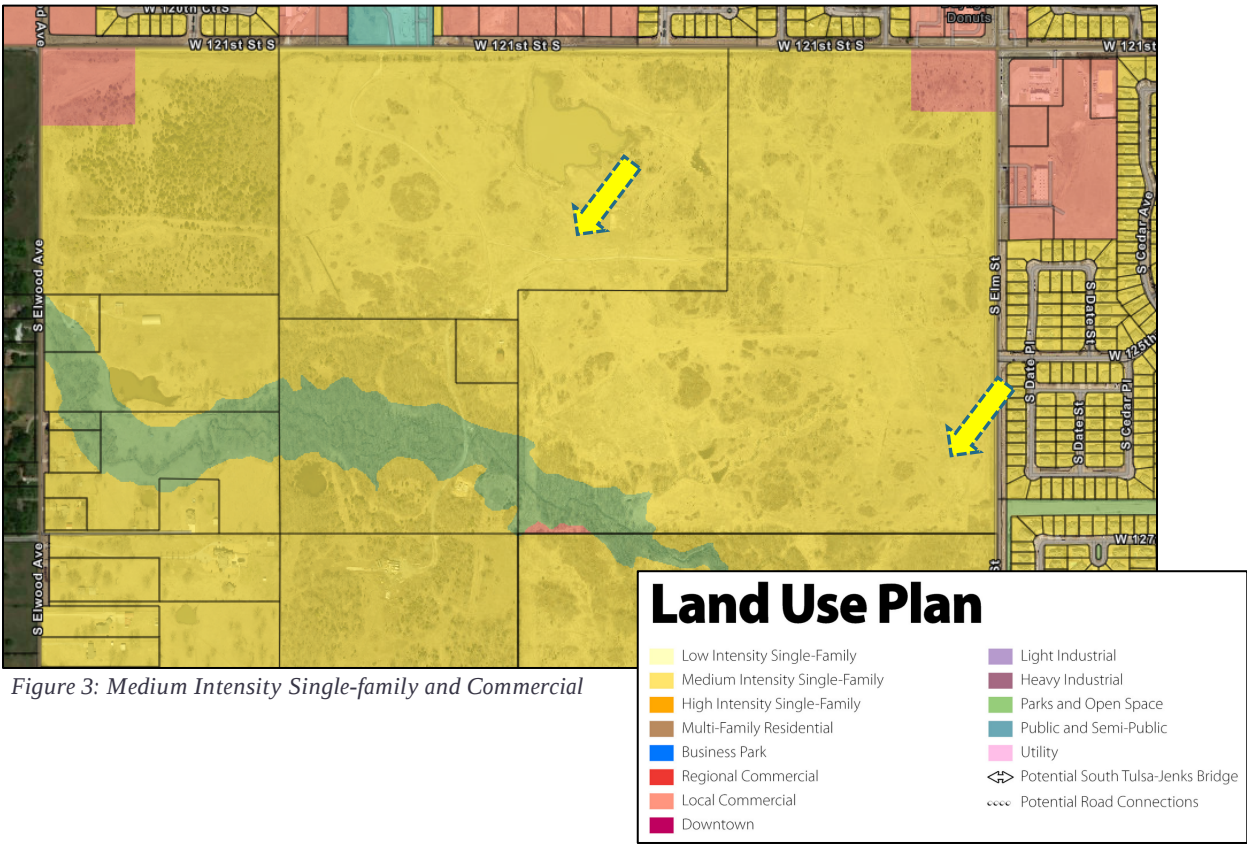


Figure 3: Medium Intensity Single-family and Commercial

To	Planning Commission
Hearing Date	February 22, 2024
Case Number	Preliminary Plat I
Request	Approval of a Preliminary Plat for a mix of commercial uses
Location	SE Corner of East 101st and Lewis Avenue
Applicant	Mark Capron, Wallace

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

☐ Plat Documents

Mark Capron, Wallace Design Collective

Background Information

STAFF COMMENTARY | This site was approved by City Council on October 19, 2023, for development under straight RTC (Riverfront Tourist Commercial) development standards. The owners recently purchased the (10) ten-acre tract in pursuit of developing this site with a mix of RTC uses within a walkable urban streetscape including a restaurant, spa, possible boutique hotel and other standalone pad sites. The site will require tedious engineering. The uses, bulk standards and other standards of the UDO will be met as they work within the framework of the RTC standards.

The City of Jenks would like to see the entire river develop as a connected walkable destination including trails open to the public, river access, recreation, and entertainment opportunities. Parking should be shared and located along the perimeter with pedestrian access to the amenities.

ZONING	RTC (Riverfront Tourist Commercial district)
COMP PLAN	Regional Commercial Amended PA 23-26 May 02, 2023
PLAT	Unplatted (platting is underway)
CURRENT SUP	Currently has overlay (SUP) Specific Use Permit No. 105 (Mining uses-to be abrogated if approved) Ordinance 1374
PARCEL DATA	98329-83-29-31070

SITUS ADDRESS	E 101 ST S JENKS 74037
OWNER NAME	RAW PICKLE LLC
LAND AREA	10.62 acres / 462,734 sq ft
SCHOOL DISTRICT	Jenks
SECTION	STR: 29 Township: 18 Range: 13
TRIBE	Muskogee Nation
PRIVATE COVENANTS	<i>Private Covenants</i> whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks.
COUNCIL WARD	District 5
TAC	September 12, 2023

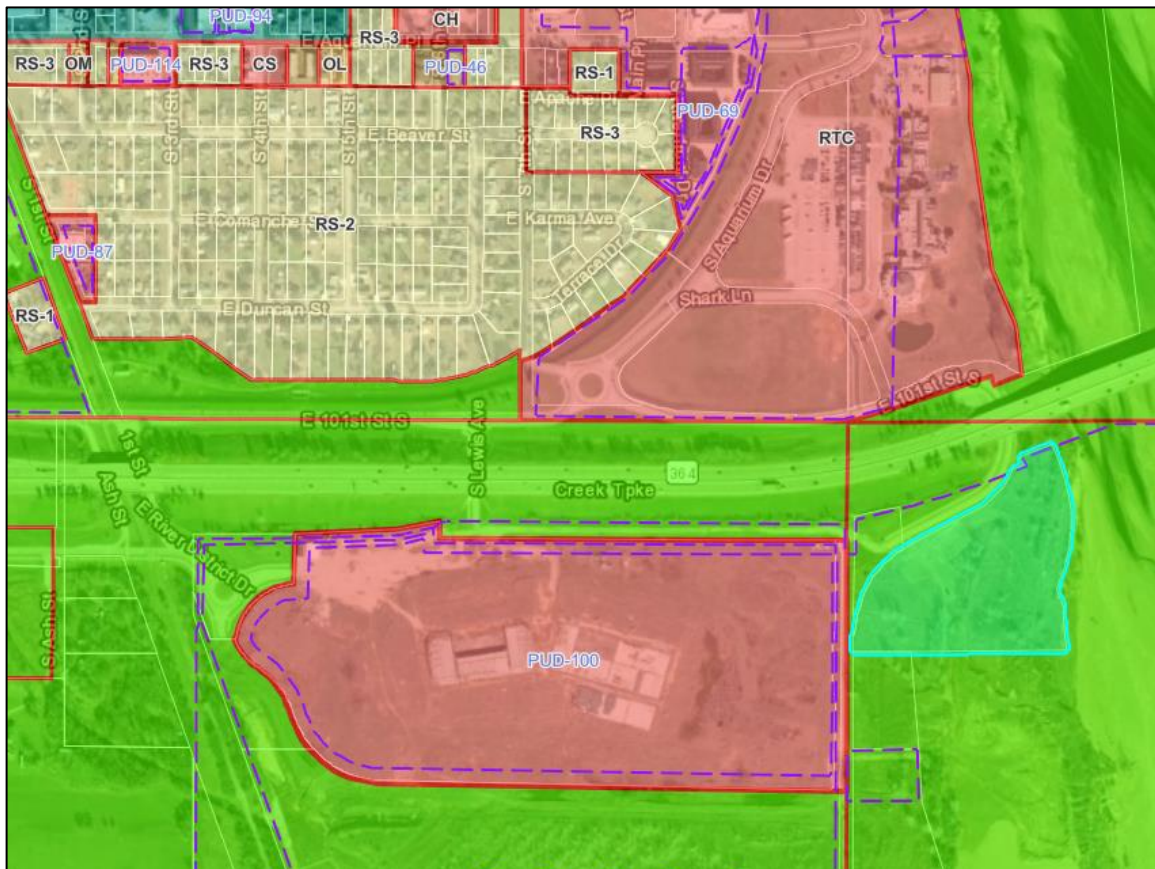




Figure 2: COMPREHENSIVE PLAN LAND USE MAP

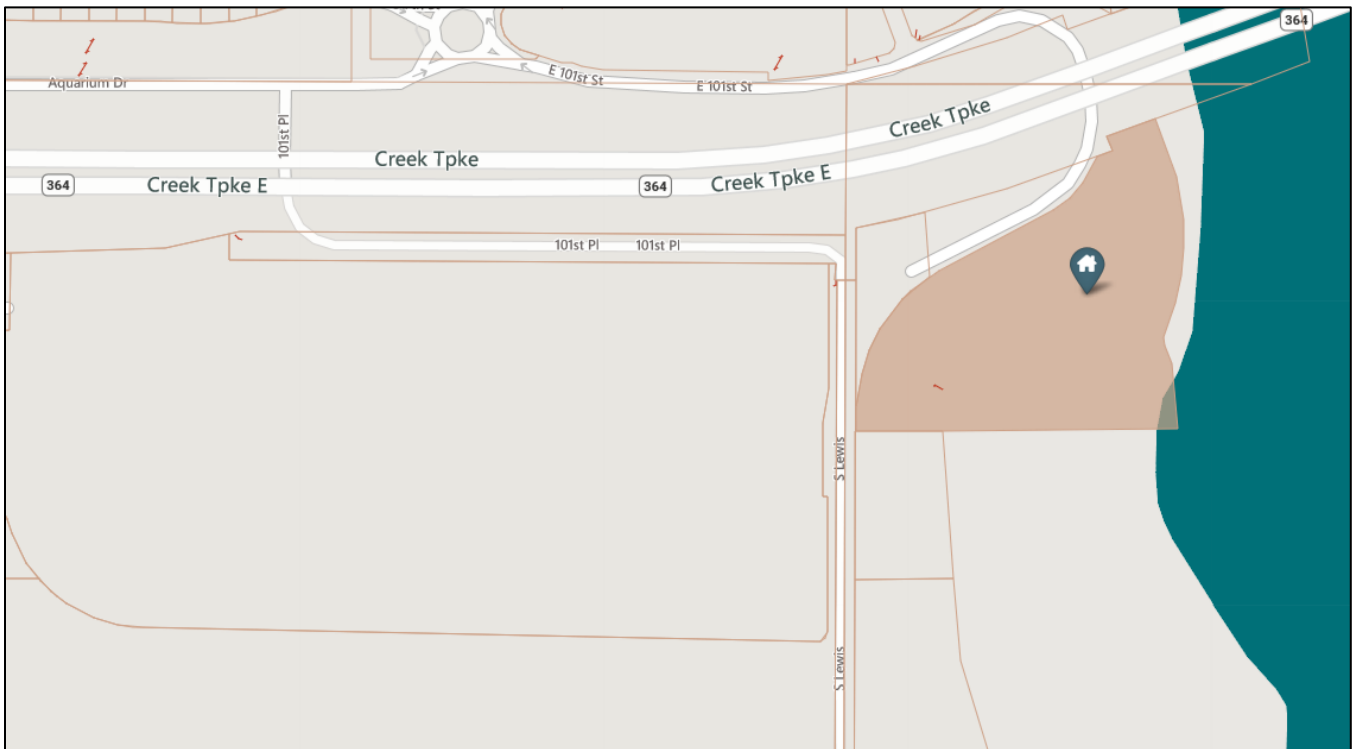


Figure 3: Tulsa County Assessor Data

Staff Evaluation & Recommendation

Evaluation Establishing a unique identity while creating a genuine destination is challenging but more easily accomplished with a good site plan and design standards. This site is viable for commercial development, the River District ownership group sold the 10-acre parcel to an investor/developer group under the guidance of Wallace Design Collective (Mark Capron and Nicole Watts) to masterplan a site that meets the requirements of the UDO RTC zoning. In the future, staff will review the site plan which may include a hotel, restaurants, a medical spa and accessory uses. Signage will meet the requirements of RTC zoning. The floodplain management will be a big part of site development and require proper approvals.

SUBDIVISION CONTAINS: Three (3) Blocks
 Four (4) Lots
 10.68 Acres
 LOT 1, BLOCK 1 CONTAINS 61,842 SF (1.42 ACRES)
 LOT 1, BLOCK 2 CONTAINS 55,358 SF (1.27 ACRES)
 LOT 1, BLOCK 3 CONTAINS 178,713 SF (4.10 ACRES)
 LOT 2, BLOCK 3 CONTAINS 88,605 SF (2.03 ACRES)
 TRAIL | 30' Trail Easement dedicated along east property line
 90' Street Right of Way dedicated for internal circulation
 Sanitary Sewer | Proposed (10") Off site line to be coordinated with
 River District ownership

Sec. 16-3-6. Riverfront Tourist Commercial District Specific Standards.

- (A) *Development Plan.* Prior to the change of occupancy, construction, or reconstruction of any building or structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within the RTC - Riverfront Tourist Commercial District, an application for Site Plan Review, as detailed in section 16-9-3(C), shall be made and shall be subject to the RTC - Riverfront Tourist Commercial District Specific Standards established in this section.
- (B) *Exterior Building Materials.* Exterior building materials shall be traditional, time and weather tested materials and techniques.
- (1) *Ground Floor.* Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three inches.
- (2) *Upper Floors.* Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one inch and shall be structurally integrated into the façade of the building. (Ord. No. 1581 , § II, 4-5-2022)
- (5) *Preliminary Plat.* The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - ☐ Key or location map showing location of subdivisions within the mile section,
 - ☐ An accurate legal description of the property,

- ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
- ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
- ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
- ☐ *The location and description of all existing structures, water bodies and watercourses,*
- ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
- ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
- ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
- ☐ *All proposed lots progressively numbered and building setback lines,*
- ☐ *Blocks progressively numbered,*
- ☐ *A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,*
- ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
- ☐ *Conforms to Subdivision Regulations for design and layout,*
- ☐ *Connects with current and anticipated future abutting development(s),*
- ☐ *Lot dimensions and shapes facilitate private use and infrastructure placement,*
- ☐ *Takes advantage of existing environmental features of the property,*
- ☐ *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
 - (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*
 - (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*
 - (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.*

(b) Additional Engineering Review Items:

- ☐ *Are all lots serviced with public street access?*
- ☐ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
- ☐ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*
- ☐ *Are all lots serviced with water and are adequate easements dedicated for water?*

- *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*
- *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*
- *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*
- *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
- *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*

(c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

(d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Recommendation | *Staff recommends conditional approval noting the applicant is in agreement with the comments and understands the earth change permit will not be released until all outstanding comments and conditions are addressed.*

Staff Conditions & Comments

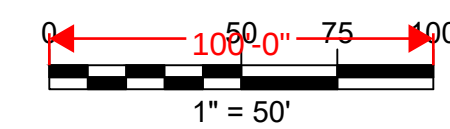
Chris Cloyde, City Engineer | The following are my comments on the plat and conceptual improvement plan for Raw Development:

- ✓ *The legal description on the plat face does not match the legal description in the DOD.*
- ✓ *Label the Arkansas River.*
- ✓ *Show floodplain and floodway boundary lines more clearly.*
- ✓ *Correct the street names. I think S. Lewis Ave. curves along the northwest side of this subdivision (not 101st Street) and Street "A" and "B" need better names.*
- ✓ *The perimeter 17.5 foot UE stops prematurely on the north end of Lot 3. It should continue around to the north and it should continue inside the 30-foot trail easement along the east side.*
- ✓ *On the conceptual improvement plan, the storm sewer layout is not shown. More easement may be needed internally, unless the storm sewer will be private before it leaves the site.*

Marcae Hilton, City Planner |

- *Follow the standards and regulations established in the UDO (Unified Development Ordinance).*
- *Formal Site-Plan submittal is required.*
- *101st street ROW*
 - *Work with River District, Outlet mall, ODOT, and City to provide adequate ROW.*
 - *To be identified as a Commercial Collector (80 ft. ROW)*
 - *ROW to be dedicated during platting.*
- *The sidewalk along 101st will connect to the Aquarium trail.*

OWNER:	ENGINEER:	SURVEYOR:
Raw Pickle, LLC	Wallace Design Collective, PC	Wallace Design Collective, PC
11450 S. Winston Avenue	123 North Martin Luther King Jr Blvd.	410 North Walnut Avenue
Tulsa, Oklahoma, 74137	Tulsa, Oklahoma, 74103	Oklahoma City, Oklahoma, 73104
CONTACT: LAWRENCE CUZALINA	Phone: (918) 584-5858	Phone: (405) 236-5858
	OK CA NO. 1460, EXPIRES 6/30/2025	OK CA NO. 1460, EXPIRES 6/30/2025
	A. NICOLE WATTS, P.E.	LEE MARTIN, RPLS
	nicole.watts@wallace.design	lee.martin@wallace.design



LINE TABLE		
LINE #	LENGTH	BEARING
L1	35.00'	N 0°07'09" E
L2	92.03'	N 17°03'00" E
L3	22.63'	N 17°03'00" E
L4	13.36'	N 72°57'00" W
L5	19.24'	N 89°58'00" W
L6	226.83'	N 59°05'53" E
L7	169.99'	S 88°25'21" E
L8	85.74'	S 33°58'02" E
L9	66.69'	N 33°58'02" W
L10	182.08'	N 88°25'21" W
L11	125.30'	S 59°05'53" W

FINAL PLAT CERTIFICATE OF APPROVAL I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON: _____ _____ MAYOR-VICE MAYOR _____ THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER. _____ CITY MANAGER	
---	--

XXXX	ADDRESS
①	BLOCK NUMBER
2	LOT NUMBER
○	IRON PIN FOUND
— — —	FLOODPLAIN LINE
— · —	FLOODWAY LINE

NO ADDITIONAL R/W BEING DEDICATED BY THIS PLAT
PROPERTY ZONED RTC

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK
CUT 'X' ON CURB
NORTHING=376463.69 (STATE PLANE COORDINATES)
EASTING=2572963.84 (STATE PLANE COORDINATES)
ELEV=613.78

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON THE WEST LINE OF SECTION
29, TOWNSHIP 18 NORTH, RANGE 13 EAST AS S00°07'09"W.

VERTICAL DATUM IS BASED UPON GPS DATA (NAVD88).

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

FLOODPLAIN NOTE
SUBJECT PROPERTY CONTAINS ZONE AE, AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, ZONE X, AREAS OF 0.2% ANNUAL FLOOD CHANCE, AND ARKANSAS RIVER FLOODWAY, PER FEMA FIRM MAP 40143C0364L, WITH A REVISED DATE OF OCTOBER 16, 2012. LOCATIONS SHOWN HEREON ARE TO BE CONSIDERED APPROXIMATE TO SHOW A GENERAL REPRESENTATION OF FLOOD ZONES AREAS.

SURVEYOR'S LAST SITE VISIT:
12-11-23

ORIG SIZE: 24"X36"

PLOT: 2/9/24

\\civl-server\projects\2240348 In the Pickle - Jenks\DWG\PRODUCTION\Plat\2240348 DOD.dwg

PRELIMINARY PLAT

RAW DEVELOPMENT
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

RAW PICKLE, LLC, A LIMITED LIABILITY CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°07'09" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 918.57 FEET; THENCE S 89°52'51" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'09" E, PARALLEL TO SAID WEST LINE, A DISTANCE OF 68.67 FEET; THENCE N 12°16'11" E A DISTANCE OF 86.55 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 50°20'55", A RADIUS OF 402.00 FEET, AN ARC LENGTH OF 353.26 FEET, A CHORD BEARING OF N 37°26'39" E AND A CHORD LENGTH OF 342.00 FEET; THENCE N 62°37'06" E A DISTANCE OF 318.89 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 40°45'23", A RADIUS OF 298.67 FEET, AN ARC LENGTH OF 212.45 FEET, A CHORD BEARING OF N 42°14'25" E AND A CHORD LENGTH OF 208.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OKLAHOMA TURNPIKE AUTHORITY CREEK TURNPIKE; THENCE N 69°39'25" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 43.05 FEET; THENCE N 20°20'35" W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N 69°39'25" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 139.53 FEET; THENCE S 20°11'51" E A DISTANCE OF 87.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°43'15", A RADIUS OF 622.47 FEET, AN ARC LENGTH OF 268.57 FEET, A CHORD BEARING OF S 09°22'37" E AND A CHORD LENGTH OF 266.49 FEET; THENCE ALONG A TANGENT COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 20°18'35", A RADIUS OF 623.35 FEET, AN ARC LENGTH OF 220.96 FEET, A CHORD BEARING OF S 12°06'50" W AND A CHORD LENGTH OF 219.80 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49°06'01", A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 56.56 FEET, A CHORD BEARING OF S 02°16'53" E AND A CHORD LENGTH OF 54.84 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°49'39", A RADIUS OF 174.10 FEET, AN ARC LENGTH OF 81.52 FEET, A CHORD BEARING OF S 13°25'04" E AND A CHORD LENGTH OF 80.78 FEET; THENCE S 00°00'00" W A DISTANCE OF 86.61 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°13'31", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 46.94 FEET, A CHORD BEARING OF S 06°06'46" E AND A CHORD LENGTH OF 46.85 FEET; THENCE N 89°58'00" W A DISTANCE OF 860.23 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 4 LOTS, THREE BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "RAW DEVELOPMENT", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "RAW DEVELOPMENT").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" 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 AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, 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 AFORESAID. PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING 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. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, TULSA COUNTY, 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 USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD 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 UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN 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 AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE

TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

- ONG'S EASEMENT(S) RECORDED IN BOOK 3828, PG 1131, BOOK 3828, PG. 1132 AND BOOK 3829, PG. 1506 REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF "RAW DEVELOPMENT", SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 101ST STREET OR SOUTH 24TH WEST AVENUE STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE BIXBY SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF JENKS. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

H. SANITARY SEWER EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

I. TRAIL EASEMENT

A PEDESTRIAN TRAIL EASEMENT, AS DEPICTED ON THE PLAT OF IN THE RAW - RIVERSIDE AS TRAIL EASEMENT, SHALL SERVE AS PEDESTRIAN RECREATIONAL USE OF THE PUBLIC. TO THE EXTENT SAID TRAIL EASEMENT, AS DEPICTED ON THE ACCOMPANYING PLAT, THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE LOT FOR CONSTRUCTION, MAINTENANCE AND USE AS A PUBLIC TRAIL. ADDITIONALLY, INSTALLATION AND MAINTENANCE OF UTILITY LINES, PEDESTALS, OR STRUCTURES WITHIN THE TRAIL EASEMENT IS PERMISSIBLE.

SECTION III. 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. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, 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 OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF:

RAW PICKLE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

BY: _____
LAWRENCE ANGELO CUZALINA,

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

BY LAWRENCE ANGELO CUZALINA, AS _____.

NOTARY PUBLIC
MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

I, LEE MARTIN, WALLACE DESIGN COLLECTIVE PC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "RAW DEVELOPMENT", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

LEE MARTIN
LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.
BY LEE MARTIN, AS _____ OF WALLACE DESIGN COLLECTIVE, PC.

NOTARY PUBLIC
MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CONCEPTUAL IMPROVEMENTS PLAN

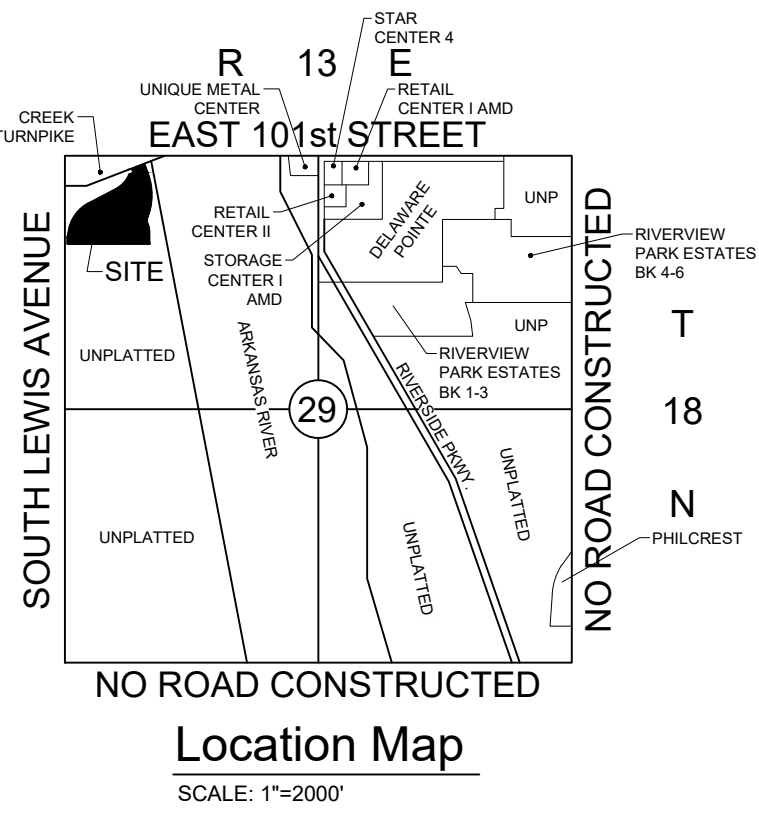
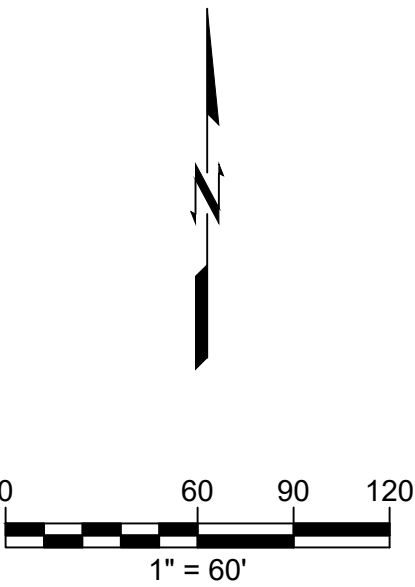
RAW DEVELOPMENT

PART OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH,
RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Raw Pickle, LLC
11450 S. Winston Avenue
Tulsa, Oklahoma, 74137
CONTACT: LAWRENCE CUZALINA

ENGINEER:
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Phone: (918) 584-5858
OK CA NO.: 1460, EXPIRES 6/30/2025
ENGINEER NAME P.E.
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LEE MARTIN, RPLS
lee.martin@wallace.design



LEGEND	
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
SS/E	= SANITARY SEWER EASEMENT
SD/E	= STORM SEWER EASEMENT
ESMT.	= EASEMENT
BK./PG.	= BOOK/PAGE
OTA	= OKLAHOMA TURNPIKE AUTHORITY
AEP	= AMERICAN ELECTRIC POWER
PSO	= PUBLIC SERVICE COMPANY OF OKLAHOMA
	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER

ORIG SIZE 24"x36" PLOT: 2/9/24 \\civl-server\projects\2240348 In the Pickle Jenks\Drawg\PRODUCTION\Plat\2240348 Preliminary Plat.dwg

