

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 23, 2024
JENKS CITY HALL
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 April 18, 2024

Documents:

[2024.04.18 PC MINUTES.PDF](#)

- 1.B. Approve Final Plat for Ragland Plaza Amended. General Location: E of 9th St, between Main St and E "B" St

Documents:

1. [SR.RAGLAND PLAZA.AMD.FINAL PLAT PC 05.23.24.PDF](#)
2. [7BREW \(RIVERFRONT\) - FINAL PLAT.PDF](#)
3. [7BREW \(RIVERFRONT\) - SITE PLAN.PDF](#)

- 1.C. Approve JL 23-396: Request by the City of Jenks and Robbie Butler for a minor subdivision. General Location: 120 E "A" St

Documents:

1. [SR.JL 24-396 BUTLER.PDF](#)
2. [JZ 24-396_124 N 2ND ST SURVEY.1.PDF](#)
3. [JZ 24-396_124 N 2ND ST SURVEY.2.PDF](#)

- 1.D. Approve parking for new Jenks Fire Station (Institutional | Governmental Use) on property owned by the City of Jenks. General Location: 208 N Elm

Documents:

1. FIRE STATION NO. 1 SITE PLAN MEMO.PDF
2. JFD CENTRAL STATION - SITE PLAN REVIEW - 022324.PDF

- 1.E. Approve parking and deferred development standards for property (Institutional | Governmental Use) owned by the City of Jenks. General Location: 10596 S Peoria Ave

Documents:

1. RANCH.SITE PLAN MEMO.PDF
2. THE RANCH FLOOR PLAN.PDF
3. PARKING_LOT.PDF
4. RANCH_106_ENTRANCE_IMPROVEMENTS.PDF

2. Consideration and appropriate action relating to items removed from the Consent Agenda

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

The Jenks Planning Commission was called to order at 6:00 p.m. on April 18, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

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

Absent

Ray Stephens

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 meeting held on March 21, 2024
 - B. Approve JL 24-394: Request by Wallace Engineering for a lot split. General Location: 10511 S Gum St.
 - C. Approve Preliminary/Final Plat for Frazier Meadows II and Minor Subdivision request to correct a scrivener's error. General Location: 131st & Harvard
 - D. Approve Preliminary Plat for Riverfront South Centre. General Location: "K" Pl and 5th St

Craig Bowman made a motion to approve Item 1. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda

Other Business

1. Planning Update –Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 6:02 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	May 23, 2024
Case	Ragland Plaza Amended
Request	<i>Approval of Final Plat</i>
Location	East of 9 th Street between Main Street and East “B” Street

Staff Report

Preparer | Marcaé Hilton

Attachments
Plat Documents

Preparer
Alan Betchan, AAB Engineering

Background Information

CITY COUNCIL SUMMARY | February 07, 2023 | Approved Preliminary Plat. The PC recommends approval of the preliminary plat and asked that any future applicant/development bring a Traffic Impact Analysis (TIA*) along with any PUD to identify possible issues, reduce potential hazards and congestion in the area. The TIA was provided February 2, 2024.

PLANNING COMMISSION SUMMARY | January 19, 2023, | 0-6-1 | Approved with conditions:

The Planning Commission (PC) expressed concerns about the potential for additional traffic issues at the intersection of 9th Street and Main Street and acknowledged a drive through coffee concept (7 Brew) could complicate traffic in that area. Currently the traffic does get backed up across the Arkansas River Bridge (Main Street Bridge) and southbound on 9th Street during certain times. Staff stated the plat is not the time to talk about the potential project impact or discuss site plan issues. *CONDITIONAL OF APPROVAL: The PC recommended approval of the preliminary plat and asked that any future applicant/development bring a Traffic Impact Analysis (TIA*) along with any PUD to identify possible issues, reduce potential hazards and congestion in the area.* PC is aware the applicant has applied for PUD approval; the item will be on the agenda for February. Staff has requested from the engineer of record to provide information on the number of trips/traffic counts that 7 Brew coffee shop expects to see on average and their peak business hours during. The City Manager directed staff to contact TEC, who recently did a Transportation Master Plan for the City and have them to take the information requested and do a TIA on this site. **TIA | A specialized study that evaluates the effects of a subdivision's (project's) traffic on the surrounding transportation infrastructure, the TIA helps identify where the subdivision (project) may have a significant impact on safety, traffic, and transportation operations, and provides a means for the subdivider (applicant) and City to mitigate these impacts.*

STAFF COMMENTARY | This is a request to approve the final amended plat for Ragland Plaza. The site has been purchased for a drive through coffee concept and has an approved PUD. Originally the site required

removal of the Limits of No Access, buildline, and a couple of other corrections. Currently the City of Jenks has asked for additional Right of Way for the widening of Main Street and 9th Street.

Request	Approval of Final Plat
Public Comment	None at the time of this report, Plats are not advertised
General Location	East of 9 th Street between Main Street and East “B” Street
ACCT_NUM	60812831950320
LEGAL	LT 1 BLK 1
OWNER	RAGLAND, RONALD PAUL TRUSTEE
PROP_ADD	TBD
TR_SEC	8319
STR	Section: 19, Township: 18N, Range: 13E
GROSS ACRES	0.95
Comprehensive Plan	Regional Commercial & Riverfront Subarea plan
Plat	Ragland Plaza is being amended to match potential project details.
Zoning	RTC (Riverfront Tourist Commercial)
Surrounding Zoning	North PUD-30C (RTC) Amended, Riverwalk Development East PUD-30C (RTC) Pedestrian Bridge South PUD-76 (RTC) Village on Main Development West (RTC) Strip Center

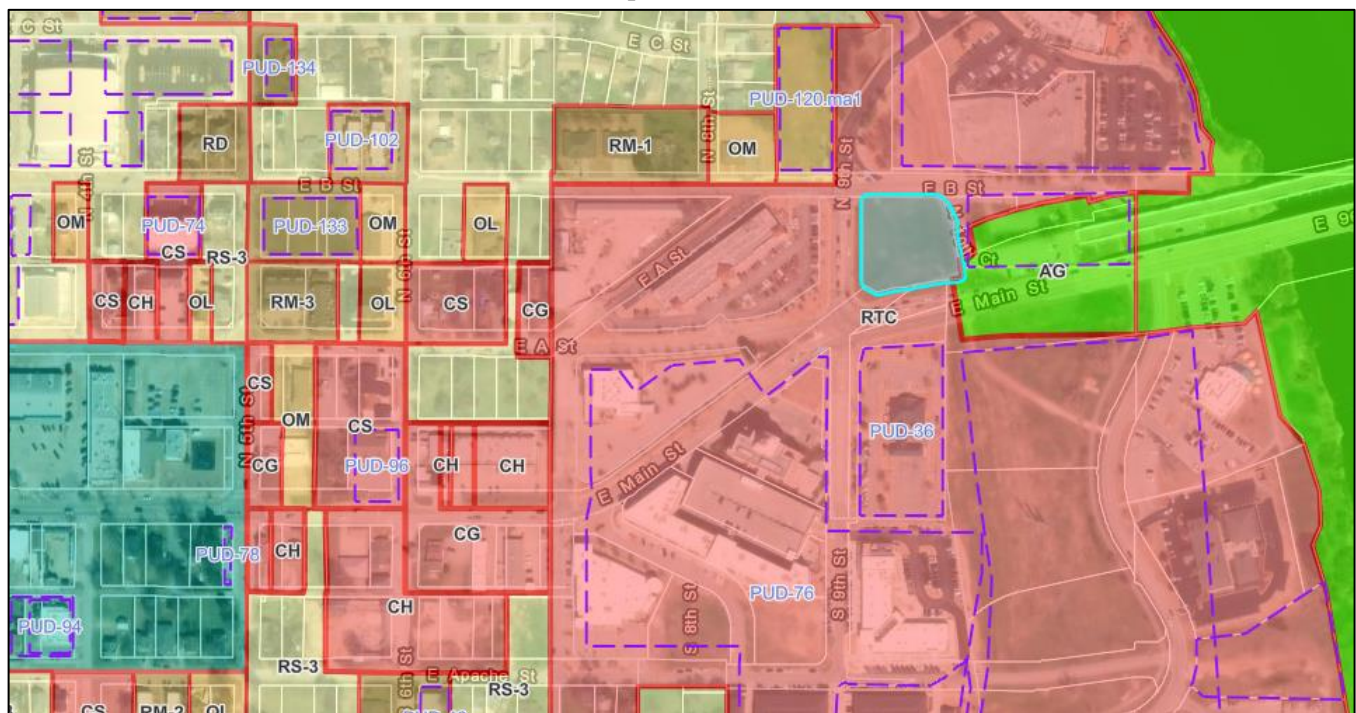
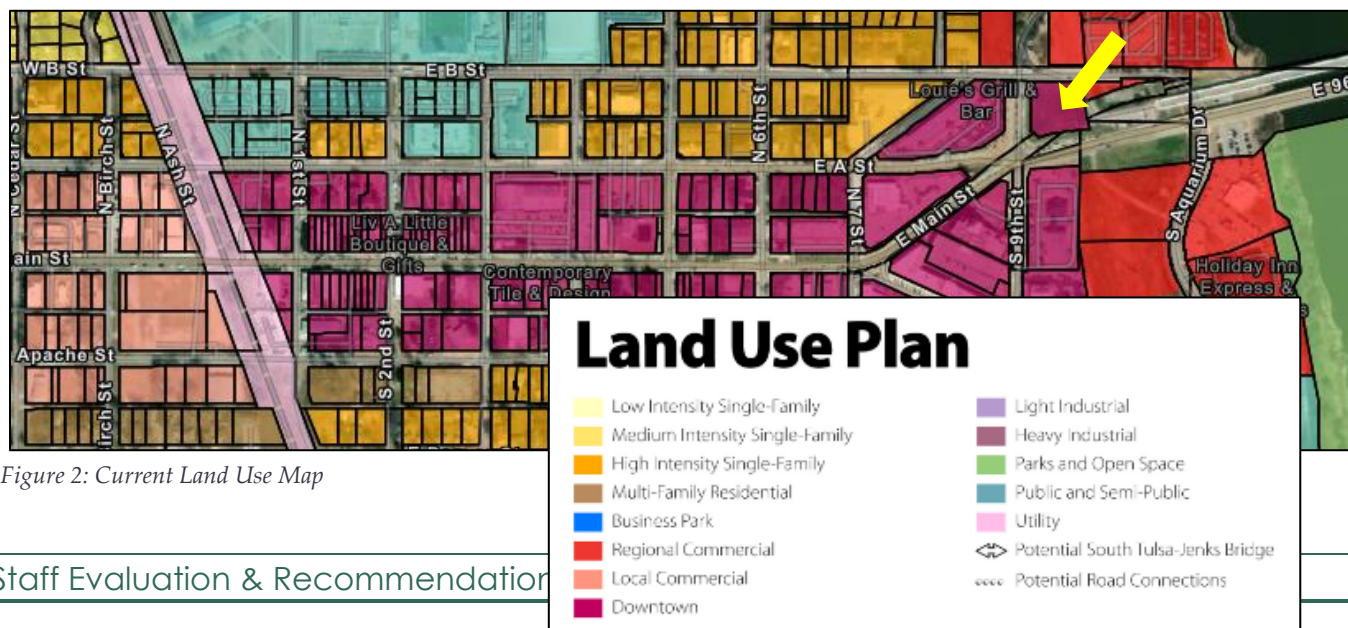
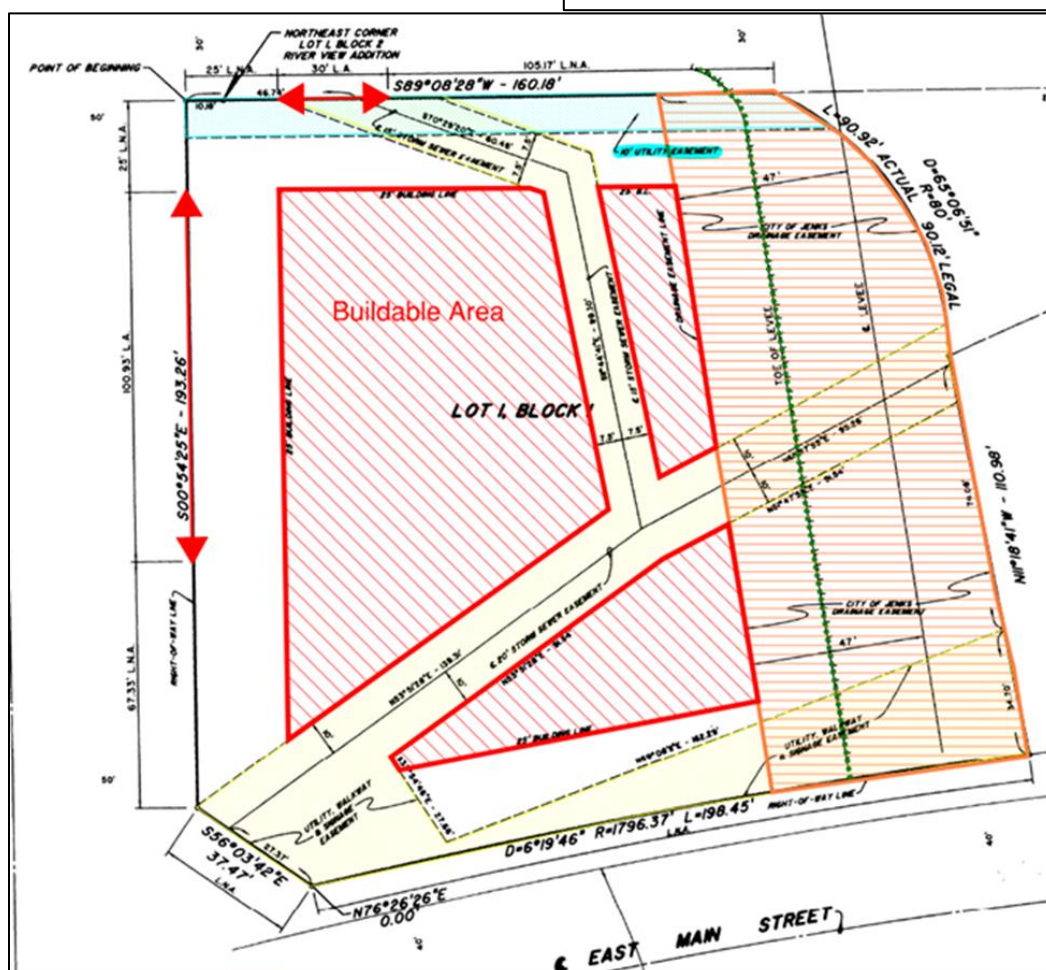


Figure 1: Zoning Map | GIS



Staff Evaluation & Recommendation



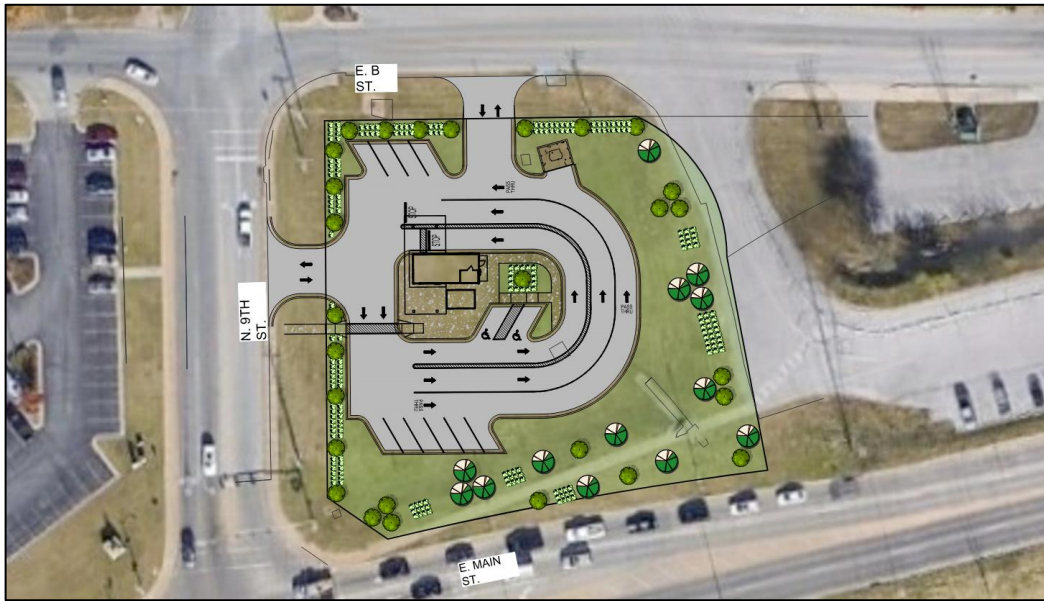


Figure 4: Proposed Site Plan as seen in PUD submittal.

Evaluation This Final Plat (amendment) will be reviewed by TAC and staff, the plat comments will be received by the engineer of record and have/will be corrected prior to final plat submittal.

TAC COMMENTS | January 04, 2023:

Alex Mills, Tulsa County Engineer | We continue to have concerns about the language of the plat describing the easement as a City of Jenks Drainage Easement. Also, all improvements near the levee will require COE buyoff as described on the attached email. (Site plan has been revised to prevent levee encroachments)

Diana Carew, COX, Land Use Contractor | The Plats seem to have a dedicated easement and provided conduit route to accommodate us.

Timothy Mickles, ONEOK

- Thank you forwarding the planning information for Ragland Plaza I Amended, Jenks, OK. Please be advised that the development for the Ragland Plaza I Amended, will not impact any ONEOK pipelines.

NE/SE 19-18N-13E, Tulsa Co, OK

Ragland Plaza, Amended, Jenks, OK

Chris Cloyde, COJ Engineer & Marcae Hilton COJ Planner

PRELIMINARY PLAT

- Show Toe of Levee and essential dimensions
- Parking appears to be within Toe of Levee (has been removed)
- Remove build line, does not match RTC zoning

CONCEPTUAL IMPROVEMENTS (SITE PLAN/ELEVATIONS) | Zoning RTC (follow UDO standards)

Approving this request for the Final Plat will allow the owner to develop the subject property, a Planned Unit Development will provide the specifics.

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.

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,

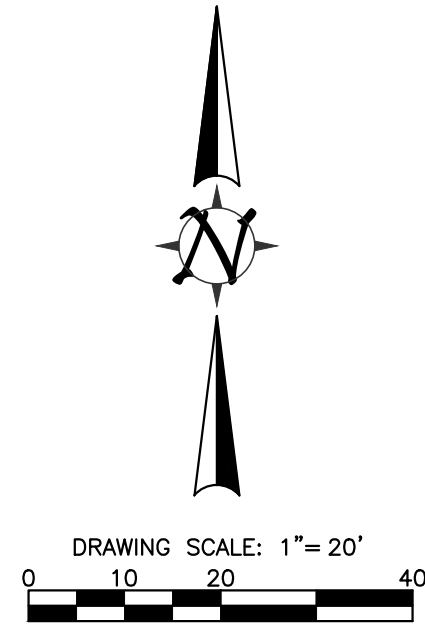
approve with modifications,

or deny the Major Subdivision preliminary plat in accordance with applicable state law.

RECOMMENDATION | Staff recommends conditional approval the Final Plat for Ragland Plaza Amended

1. Correct Plat
2. Adhere to engineering, planning and TAC requirements
3. Adhere to all building code and fire code
4. The City of Jenks no longer includes the PUD language in the Deed of Dedication, please provide the proper documentation and file the PUD along with the plat, but by separate instrument.
5. The sign easement will need to be vacated along Main Street.

PLOT DATE: Wed, 15 May 2024. FILE: P:\1813\18-RAGLAND\VIEW\FRONT\TO RIVER\FRONT-1-BASE



OWNER/DEVELOPER

9TH STREET LLC
1000 FOREST PARK AVE STE 401
FORT WORTH, TX
ATTN: BENITO J HIDALGO

FINAL PLAT

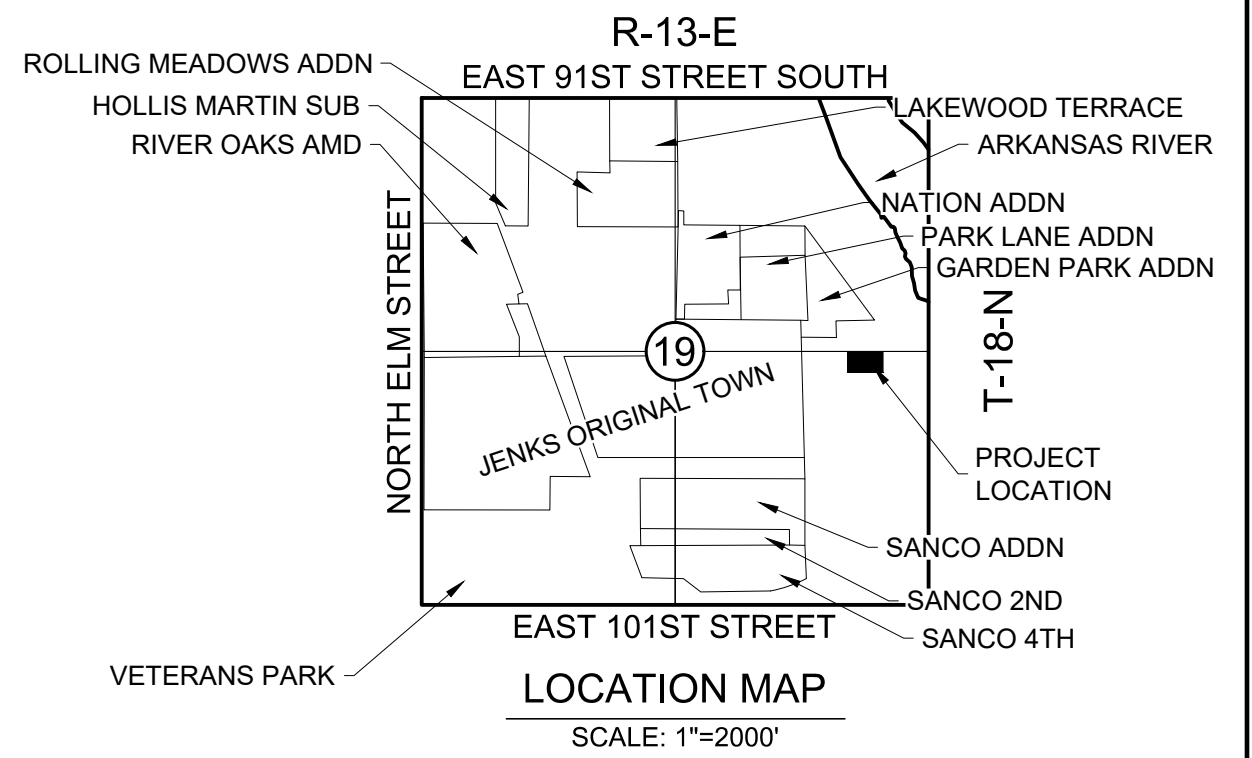
RAGLAND PLAZA I

AMENDED

A REPLAT OF LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1, 1 LOT (.95 ACRES)

SUBDIVISION DATA

BENCHMARK
CHISELED X ON SOUTH SIDE OF EAST MAIN STREET
APPROXIMATELY 243' EAST OF NORTH 9th STREET.

ELEV=625.02' (NAVD 88)

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM - ZONE 3501
NORTH LINE OF LOT 1 BEING N89°11'29"E

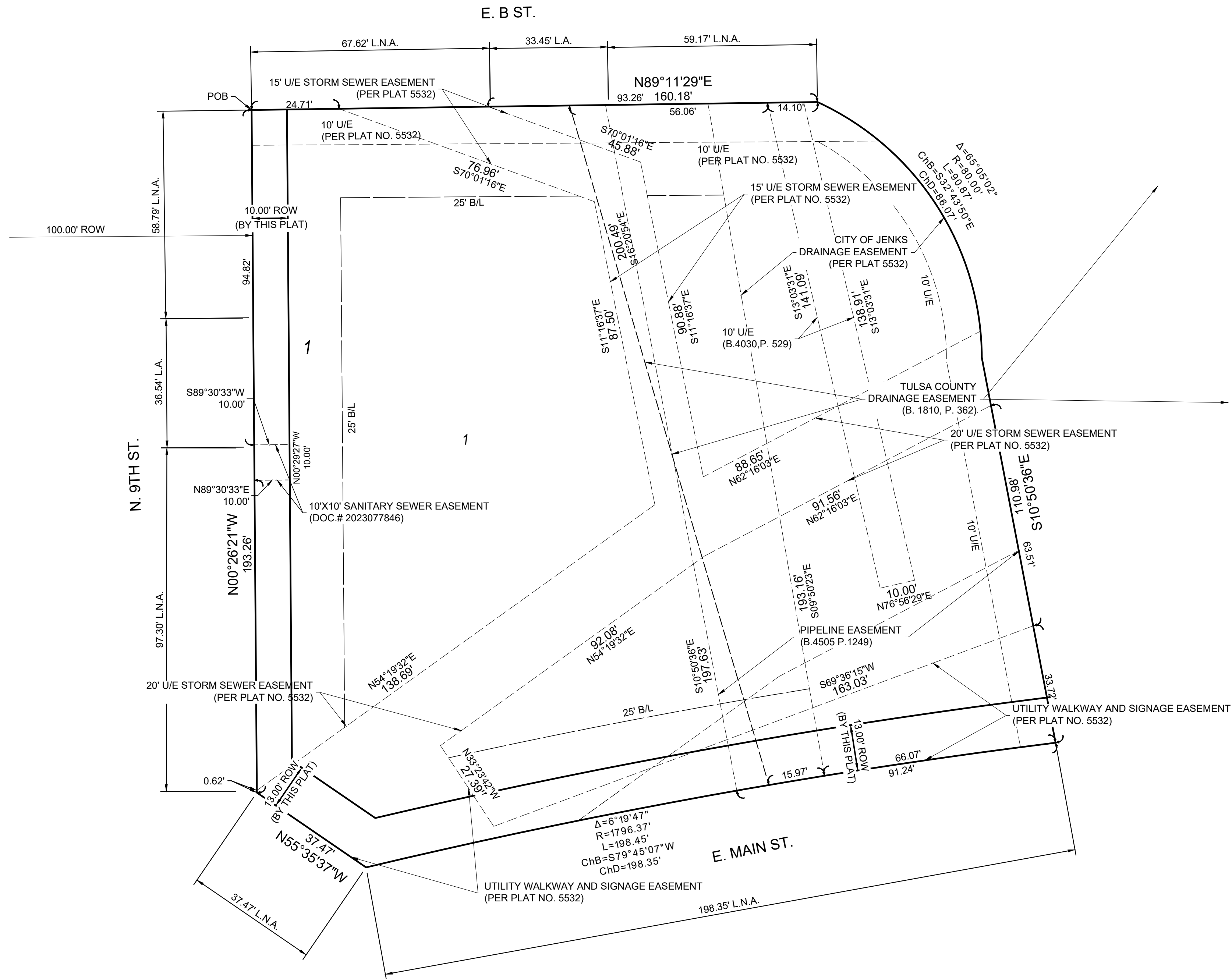
MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP
STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL
STREET CENTERLINE INTERSECTIONS, POINTS OF
CURVE, POINTS OF TANGENT, POINTS OF COMPOUND
CURVE, POINTS OF REVERSE CURVE, CENTER OF
CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER
COMPLETION OF IMPROVEMENTS, UNLESS NOTED
OTHERWISE.

CONTACTS

MUNICIPAL AUTHORITY	
CITY OF JENKS 211 NORTH ELMS STREET JENKS, OK 74037	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1803	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658

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 "40143C0364L" DATED OCTOBER 16,
2012.



RAGLAND PLAZA I

AMENDED

OWNER/DEVELOPER

9TH STREET LLC
1000 FOREST PARK AVE STE 401
FORT WORTH, TX
ATTN: BENITO J HIDALGO

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288

A REPLAT OF LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
9TH STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 89°11'29" EAST, A DISTANCE OF 160.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.95 FEET, A CHORD BEARING OF SOUTH 32°43'50" EAST, A CHORD DISTANCE OF 86.07 FEET, AND A CURVE DISTANCE OF 90.87 FEET; THENCE SOUTH 10°50'36" EAST, A DISTANCE OF 110.98 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1796.37 FEET, A CHORD BEARING OF SOUTH 79°45'07" WEST, A CHORD DISTANCE OF 198.35 FEET, AND A CURVE DISTANCE OF 198.45 FEET; THENCE NORTH 55°35'37" WEST, A DISTANCE OF 37.47 FEET; THENCE NORTH 00°26'21" WEST, A DISTANCE OF 193.26 FEET TO THE POINT OF BEGINNING. CONTAINING 41,224 SQUARE FEET OR 0.95 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT IN 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "RAGLAND PLAZA I AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "RAGLAND PLAZA I AMENDED" OR THE "SUBDIVISION"). THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS:

SECTION I. UTILITIES

- A. UTILITY EASEMENTS
THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED ON THE ACCOMPANYING PLAT 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, 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 RE-LAYING 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 HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, 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 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 SEWER, AND STORM SEWER 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 OWNER'S LOT.
2. WITHIN 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 JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF JENKS, 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/OR CONTRACTORS.
4. THE CITY OF JENKS, 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.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF JENKS, 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 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 JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

- D. UTILITY SERVICE
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING THE PUBLIC RIGHT-OF-WAY OF NORTH 9TH STREET AND EAST B STREET. 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, 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 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 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 LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF LOT THE 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 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 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.
- F. LIMITS OF NO ACCESS
THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO MAIN STREET, NORTH 9TH STREET, AND EAST B STREET 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 JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF JENKS, 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 JENKS, OKLAHOMA.
- G. 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 JENKS, OKLAHOMA.
- H. EASEMENTS FROM RAGLAND PLAZA I
ALL EASEMENTS CREATED BY RAGLAND PLAZA I RECORDED AS PLAT NO. 5532 IN TULSA COUNTY, OKLAHOMA ARE STILL IN EFFECT AND ARE DEPICTED HEREON AS EASEMENTS PER PLAT NO. 5532. ALL SUCH EASEMENTS SHALL BE GOVERNED BY THE RESTRICTIONS AND PERMISSIONS GRANTED BY THE ORIGINAL RAGLAND PLAZA I PLAT AND THE OWNER SPECIFICALLY AGREES TO BE BOUND BY THAT DOCUMENT.

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. 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 JENKS OKLAHOMA, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN 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, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION I. UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS OKLAHOMA. ANY SUCH AMENDMENT OR TERMINATION SHALL BE EFFECTIVE AS OF THE DATE THE WRITTEN INSTRUMENT IS RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.
- 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: 9TH STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024.

9TH STREET LLC,

BY: NLD JV TRS HOLDCO LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: NLD JV HOLDCO LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: NL JV MANAGER LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
BENITO J. HIDALGO, PRESIDENT

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2024, BY BENITO J HIDALGO, AS PRESIDENT OF 9TH STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CERTIFICATE OF SURVEY

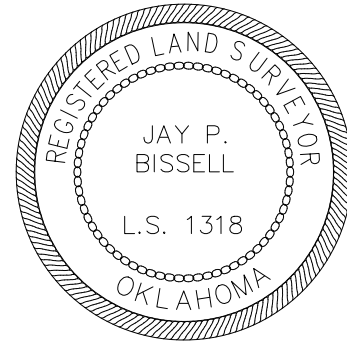
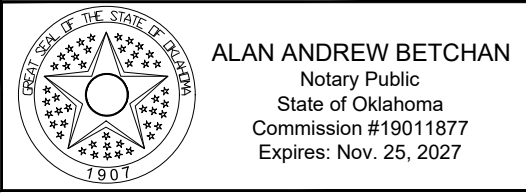
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE DESIGNATED HEREIN AS "RAGLAND PLAZA I AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA. THE 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. DATE OF LAST SITE VISIT: 11/30/2019.

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

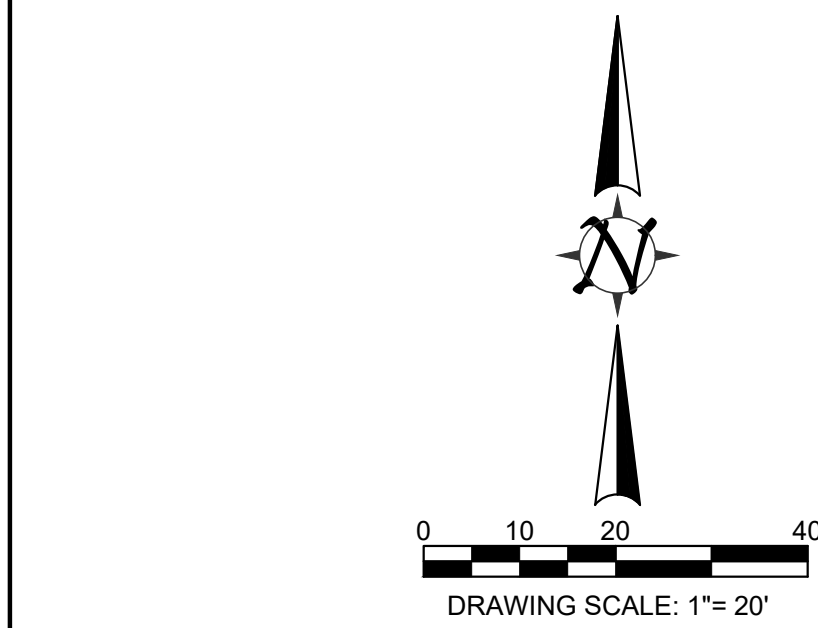
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2020, 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 PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2027
COMMISSION NUMBER: 19011877



PLOT DATE: Wed, 15 May 2024 FILE: P:\18\3\17\BREW(RIVERFRONT)\7BREW (RIVERFRONT) - BASE



SURVEY LEGEND

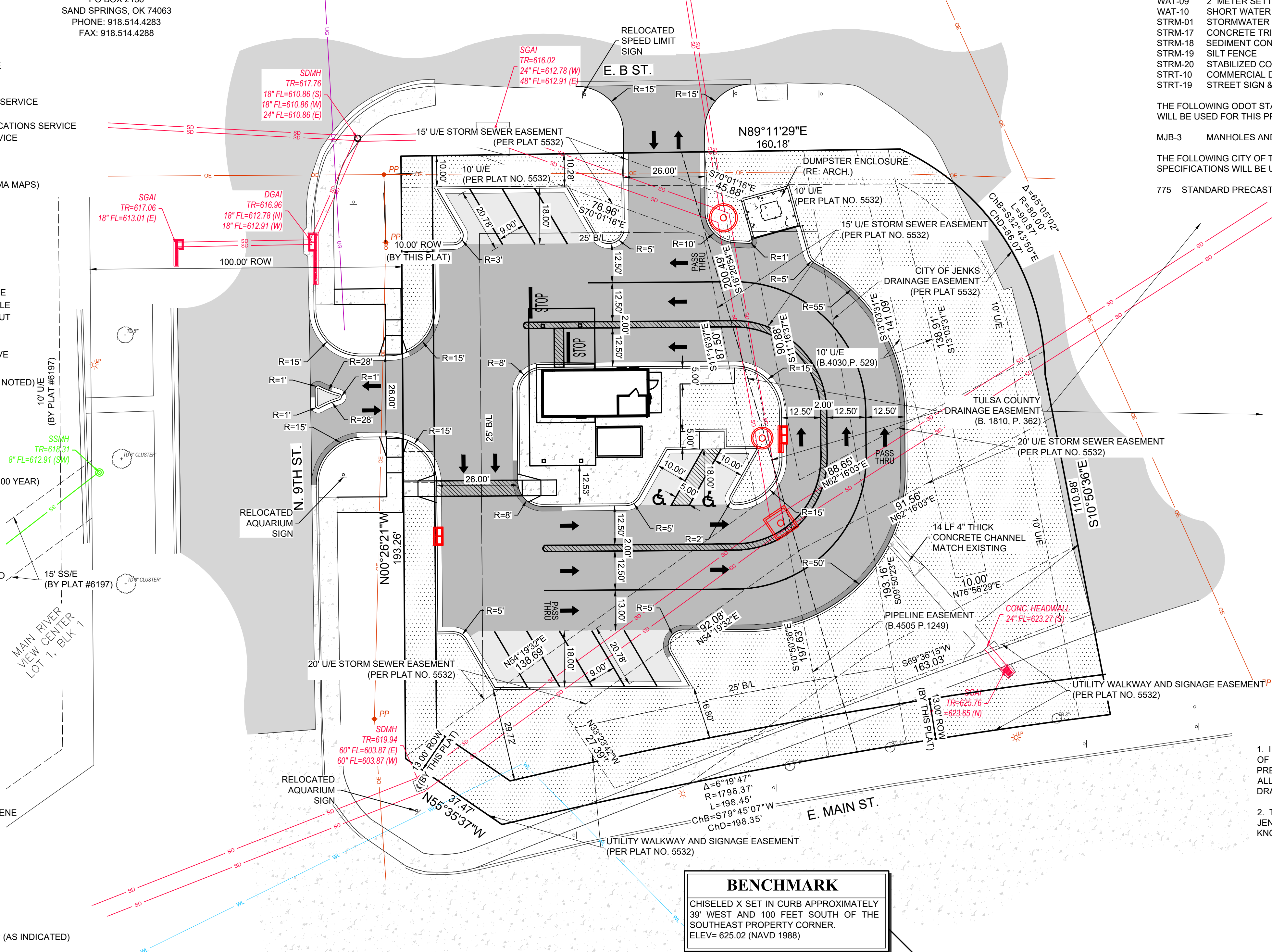
- SS SANITARY SEWER SERVICE
- WL WATERLINE SERVICE
- SD STORM DRAIN
- UE UNDERGROUND ELECTRIC SERVICE
- UG GAS SERVICE
- UC UNDERGROUND COMMUNICATIONS SERVICE
- OE OVERHEAD ELECTRIC SERVICE
- X EXISTING FENCE
- MINOR CONTOUR
- MAJOR CONTOUR
- FLOODPLAIN LINE (PER FEMA MAPS)
- FIRE HYDRANT
- POWER POLE
- WATER METER
- GAS METER
- LIGHT POLE
- ELECTRIC METER
- FOUND MONUMENT
- SET MONUMENT
- CONTROL POINT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LAMPHOLE
- SANITARY SEWER CLENAOUT
- STORM SEWER MANHOLE
- TRANSFORMER
- IRRIGATION CONTROL VALVE
- DOWNSPOUT
- DECIDUOUS TREE (SIZE AS NOTED)
- BUSH
- PVC PIPE
- STREET SIGN
- AIR CONDITIONER PAD
- ELECTRIC TRANSFORMER
- 1% CHANCE FLOODPLAIN(100 YEAR)
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- RIP RAP
- AIR CONDITIONER UNIT/PAD
- 4-GRATE AREA INLET
- ACCESS MANHOLE
- BUILDING SETBACK LINE
- BARBED WIRE FENCE
- BENCHMARK
- POINT OF BEGINNING
- CONCRETE
- CABLE/TV PEDESTAL
- EXISTING GROUND
- ELECTRIC PEDESTAL
- FENCE EASEMENT
- FLOWLINE
- FLAG POLE
- THROAT FLOWLINE
- GROUND LIGHT
- GAS RISER
- DOWN GUY
- GAS VALVE
- HIGH DENSITY POLYETHYLENE
- HANDRAIL
- LIMITS OF NO ACCESS
- MAILBOX
- OVERHEAD ELECTRIC
- TREE DECIDUOUS
- TOP OF PAVEMENT
- HIGHWAY
- CENTER LINE
- IRON PIN FOUND
- IRON PIN FOUND WITH CAP (AS INDICATED)
- PK NAIL FOUND
- PK NAIL SET
- IRON PIN SET W/ CAP STAMPED 6318
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE



OWNER/DEVELOPER
K-MAC ENTERPRISES, INC.
688 E. MILSAP RD. UNIT #200
FAYETTEVILLE, AR 72703
PHONE: 479-646-2053

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288

Paving, Grading, Storm Sewer for 7Brew (RiverFront)



BENCHMARK
CHISELED X SET IN CURB APPROXIMATELY
39' WEST AND 100 FEET SOUTH OF THE
SOUTHEAST PROPERTY CORNER.
ELEV= 625.02 (NAVD 1988)

FLOODPLAIN CERTIFICATION

ALL OF THIS PROPERTY LIES WITHIN THE SHADED ZONE "X" AS SHOWN BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OK, COMMUNITY PANEL NUMBER FM40143C0364L EFFECTIVE DATE OCTOBER 16, 2012.

STANDARD INDEX

THE FOLLOWING CITY OF JENKS STANDARD DETAILS AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (APRIL 2022):

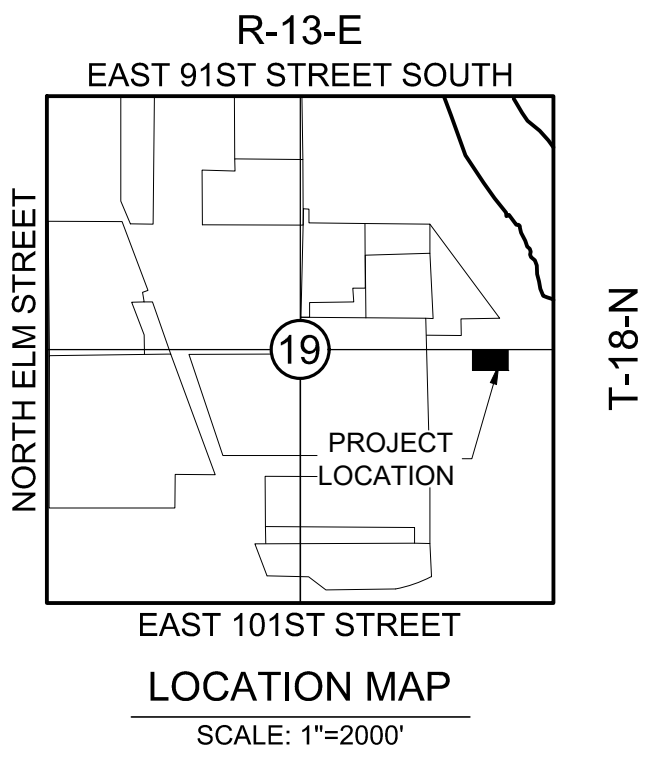
- WAT-09 2" METER SETTING
- WAT-10 SHORT WATER SERVICE
- STRM-01 STORMWATER PIPE INSTALLATION
- STRM-17 CONCRETE TRICKLE CHANNEL
- STRM-18 SEDIMENT CONTROL WATTLES
- STRM-19 SILT FENCE
- STRM-20 STABILIZED CONSTRUCTION ENTRANCE
- STRT-10 COMMERCIAL DRIVEWAY
- STRT-19 STREET SIGN & POST INSTALLTION

THE FOLLOWING ODOT STANDARD DETAIL AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (MAY 2009):

- MJB-3 MANHOLES AND JUNCTION BOXES

THE FOLLOWING CITY OF TULSA STANDARD DETAILS AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (OCT 2013):

- 775 STANDARD PRECAST CONCRETE STORMWATER MANHOLE



SHEET INDEX

- COVER SHEET..... 1
- DEMOLITION PLAN..... 2
- GRADING AND EROSION CONTROL PLAN..... 3
- EROSION CONTROL DETAILS..... 4
- STORM SEWER PLAN AND PROFILE..... 5
- STORM STRUCTURE DETAILS..... 6
- PAVING PLAN..... 7
- UTILITY PLAN..... 8
- STANDARD DETAILS..... 9

SHEET LEGEND

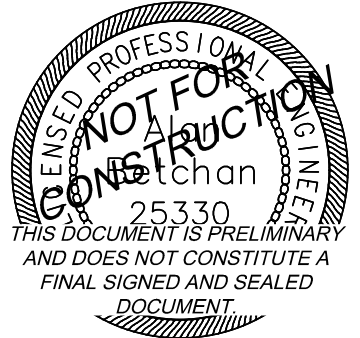
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA

UTILITY CONTACTS

- OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000
- PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523
- AT&T
1403 S. LEWIS
TULSA, OK 74104
918-712-1803
- COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658
- CITY OF JENKS
CHRIS CLOYDE
918-556-7479

ENGINEER STATEMENT

- I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF JENKS GOVERNING DRAINAGE; STREETS, DETENTION AND FLOOD PLANS; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THE ABOVE AND FOREGOING DRAINAGE PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF JENKS PERTAINING TO DRAINAGE, DETENTION AND EARTH CHANGE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
- THESE PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED CRITERIA OF THE CITY OF JENKS PERTAINING TO DRAINAGE, STREETS, DETENTION AND EARTH CHANGE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



Site Plan	
7Brew (Riverfront)	
City of Jenks, OK	
PLANS AND ESTIMATE PREPARED BY:	AAB ENGINEERING, LLC PO Box 2136 / 200 N McKinley OK, CA #6318 Exp: June 30, 2024 SD, CA#7581 Exp: Mar 31, 2024 K.S. CA #2202 Exp: Dec 31, 2024 AZ, CA#23897 Exp: Mar 28, 2024 Office: (918) 514-4283 Fax: (918) 514-4288
PLAN SCALE:	1" = 20'
PROFILE SCALE:	N/A
HORIZONTAL:	N/A
VERTICAL:	N/A
DESIGNED:	AAB 11/22
SURVEY:	AAB 10/22
ATLAS PAGE NO:	XXXX
SHEET 01 OF 09 SHEETS	

IMPERVIOUS CALCULATIONS:

TOTAL AREA:	41,269 SF
EXISTING IMPERVIOUS AREA:	2,495 SF
PROPOSED IMPERVIOUS AREA:	20,582 SF
TOTAL IMPERVIOUS INCREASE:	18,087 SF

To	Planning Commission
Hearing Date	May 23, 2024
Case Number	JL 24 – 396
Request	Lot Split/Lot Combination (Minor Subdivision)
Location	120 E A ST N
Applicant	Robbie Butler and City of Jenks

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Site Plan

Preparer

Andy Fritz, Fritz Land Surveying, LLC

Background Information

STAFF COMMENTARY | The Mr. Robbie Butler and the City of Jenks are working together to restore a small piece of land south of Mr. Butlers property back to the original lot and block configuration. The City of Jenks purchased the hard corner several years ago for the purpose of building a public parking lot. The original plans included a few additional spaces along the southern property line (alley). Mr. Butler contacted the City of Jenks in order to purchase the property back and build a new structure on his property.

PLANNING DATA

REQUEST	Lot Split/Lot Combination (Minor Subdivision)
ZONING	Downtown Core (DC)
INTENDED USE	Office and Parking
BUTLER TRACT	60525831901965 TO BE COMBINED WITH TRACT "A"
LEGAL	ORIGINAL TOWN PLAT PRT LTS 3 THRU 6 BEG 73.5W NEC LT 1 TH W76.5 S140 E46.5 N52 E8 NE27.8 N71 POB BLK 17
OWNER	120 EAST A STREET LLC
PROP_ADD	120 E A ST N
TR_SEC	8319
GROSS ACRES	0.21
PARENT TRACT	60525831901960 ORIGINAL PARKING LOT PARCEL TO BE LOT SPLIT
LEGAL	ORIGINAL TOWN PLAT PRT LTS 1 THRU 5 BEG NEC LT 1 TH W73.5 S71 SW27.8 W8 S52 E103.5 N140 POB BLK 17
OWNER	CITY OF JENKS
PROP_ADD	124 N 2 ST E
TR_SEC	8319
GROSS ACRES	0.28

LEGAL DESCRIPTION - TRACT "A" | TO BE COMBINED WITH BUTLER TRACT

A TRACT OF LAND THAT IS PART OF LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK SEVENTEEN (17), ORIGINAL TOWNSITE OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK 17;
THENCE SOUTH 89°17'52" WEST ALONG THE NORTH LINE OF SAID BLOCK 17 A DISTANCE OF 73.50 FEET;
THENCE SOUTH 00°42'08" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 51°35'56" WEST 27.80 FEET;
THENCE SOUTH 89°17'52" WEST 8.00 FEET;
THENCE SOUTH 00°42'08" EAST A DISTANCE OF 52.00 FEET TO THE SOUTH LINE OF SAID LOT 5;
THENCE NORTH 89°17'52" EAST ALONG THE SOUTH LINE OF SAID LOTS 3, 4 AND 5 A DISTANCE OF 30.00 FEET;
THENCE NORTH 00°42'08" WEST A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,746.8 SQ. FEET OR 0.04 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "B" | NEW CITY TRACT FOR PARKING LOT AFTER LOT SPLIT

A TRACT OF LAND THAT IS ALL OF LOTS ONE (1) AND TWO (2) AND PART OF LOT THREE (3), BLOCK SEVENTEEN (17), ORIGINAL TOWNSITE OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 17;
THENCE SOUTH 89°17'52" WEST ALONG THE NORTH LINE OF BLOCK 17 A DISTANCE OF 73.50 FEET;
THENCE SOUTH 00°42'08" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE NORTH 89°17'52" EAST ALONG THE SOUTH LINE OF SAID LOTS 1, 2 AND 3 A DISTANCE OF 73.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°42'08" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10,290.0 SQ. FEET OR 0.24 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Sec. 16-8-4. Subdivision Procedures.

(A) Types of Subdivision of Land.

(1) Lot Split.

(2) Minor Subdivisions.

(a) Lot Combination.

(b) Other Subdivision Corrections.

(C) Lot Splits. Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ☐ Lot split application is complete.
- ☐ Lot split fees paid.
- ☐ Scaled drawing of lot split(s) provided.
- ☐ Drawing shows all existing and proposed lot lines. (see Plat)
- ☐ Drawing shows adjacent streets and street widths. (see Plat)
- ☐ Drawing shows existing access limitations.
- ☐ Drawing shows a north arrow and map scale.
- ☐ Lot dimensions and area either conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- ☐ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- ☐ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ☐ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

(2) Procedure.

(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:

- ☐ All existing and proposed lot lines,
- ☐ All existing buildings, and
- ☐ All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,
- ☐ A north arrow, and map scale.

(b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the

Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.

(3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:

(a) Lot Characteristics.

- ☐ *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.*
- ☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*

(b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.

(c) Access and Streets.

- ☐ *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- ☐ *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*
- ☐ *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*

(D) Minor Subdivisions.

(1) Purpose. A Minor Subdivision is a subdivision in which any of the following conditions exist:

- (a) Subdivisions resulting in more than three but less than six lots and the entire property to be subdivided is ten acres or less,*
- (b) Subdivision solely for the creation of public right-of-way or other public tracts,*
- (c) Consolidation (such as a lot combination or lot tie) of two or more lots on a filed final plat into fewer lots,*
- (d) Lot line or boundary adjustments to a filed final plat, or*
- (e) Correction of errors or omissions on a filed final plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.*

(2) Minor Subdivision Review Criteria.

- (a) Comprehensive Plan Alignment. The Minor Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
- (b) UDO Compliance. The Minor Subdivision is consistent with the provisions of the UDO and the governing district.*
- (c) Lot Characteristics.*
 - ☐ *Lot dimensions and area shall either conform with the requirements of this UDO or a Variance of such requirements must be obtained from the Board of Adjustment.*
 - ☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*

- (3) *Easements. Where a Minor Subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the City Planner and the Planning Commission.*
- (4) *Access and Streets.*
- (a) *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
 - (b) *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*
 - (c) *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - ☐ *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - ☐ *The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*
- (5) *Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.*

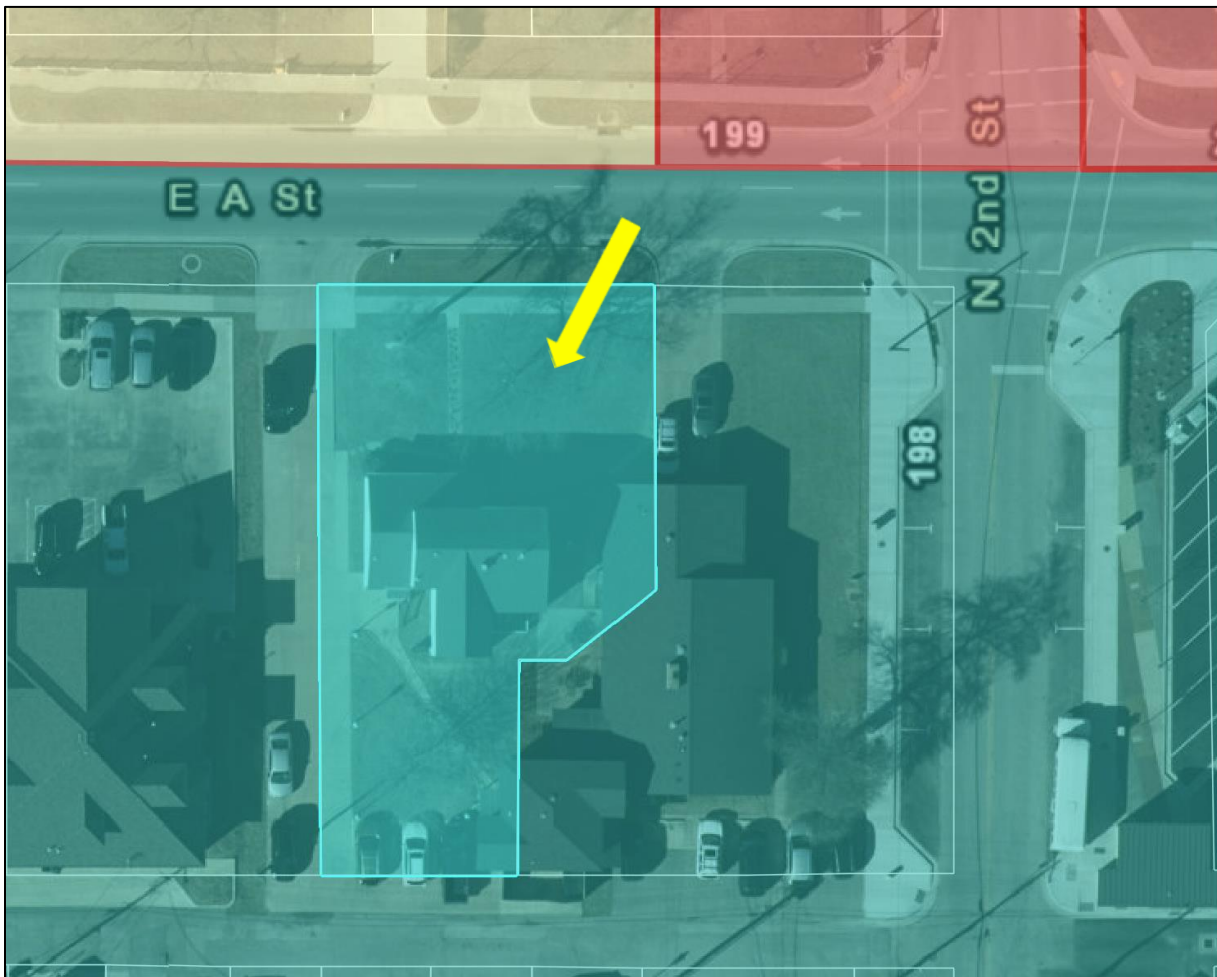


Figure 1: Zoning map of the Butler tract.

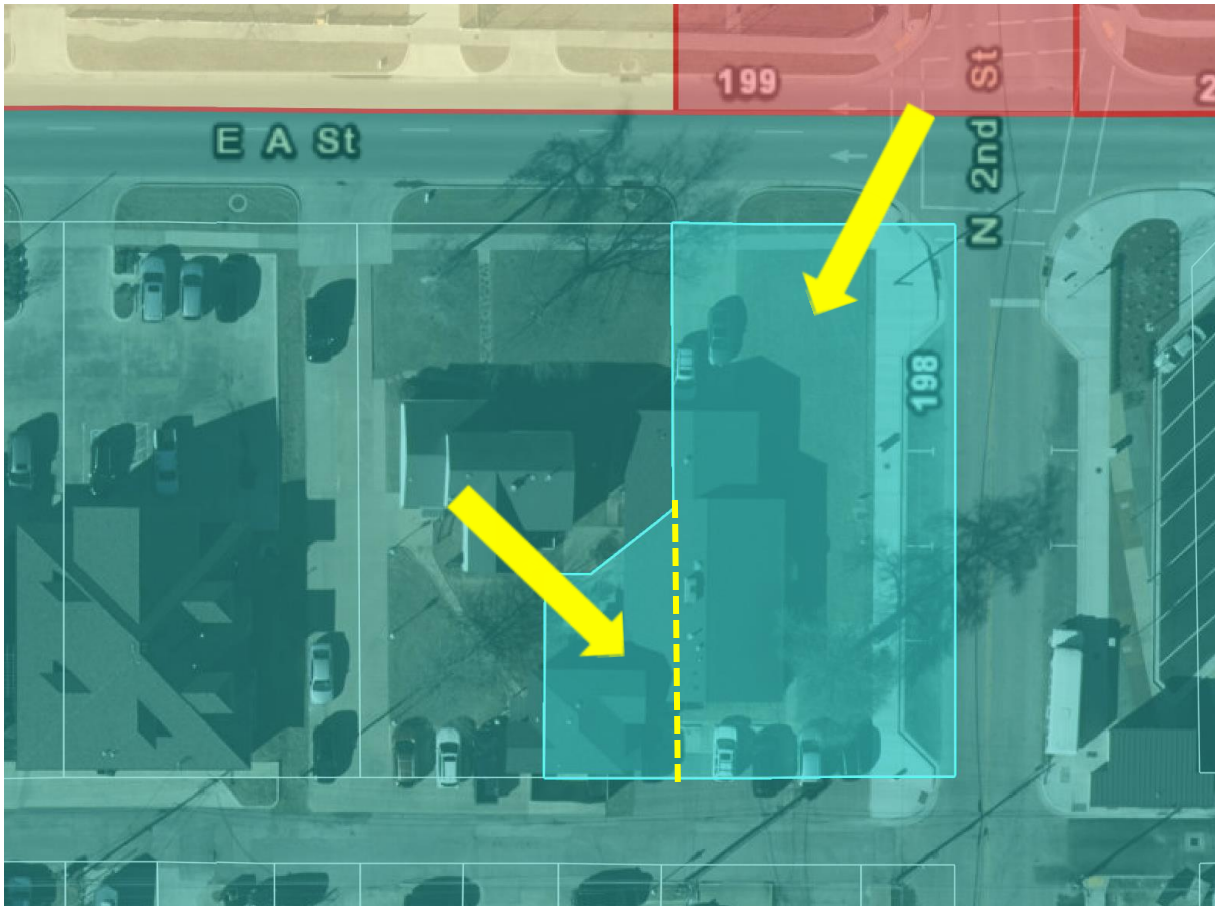


Figure 2: Parent Tract/Tract "B" (City Parking Lot) & Tract "A" (portion to be split/combined to Butler tract) .

Staff Evaluation & Recommendation

Evaluation | Staff and TAC recommend approval of the lot split/combination request (minor subdivision).

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	DC
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	10
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	25
Interior Side (ft) (3)	0

Rear (ft) (3)	0
Building Standards (Maximum)	
Height (ft)	85
Impervious Surface Coverage	100%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	



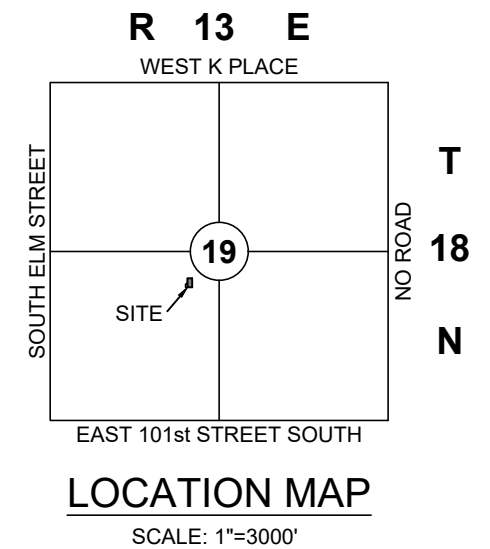
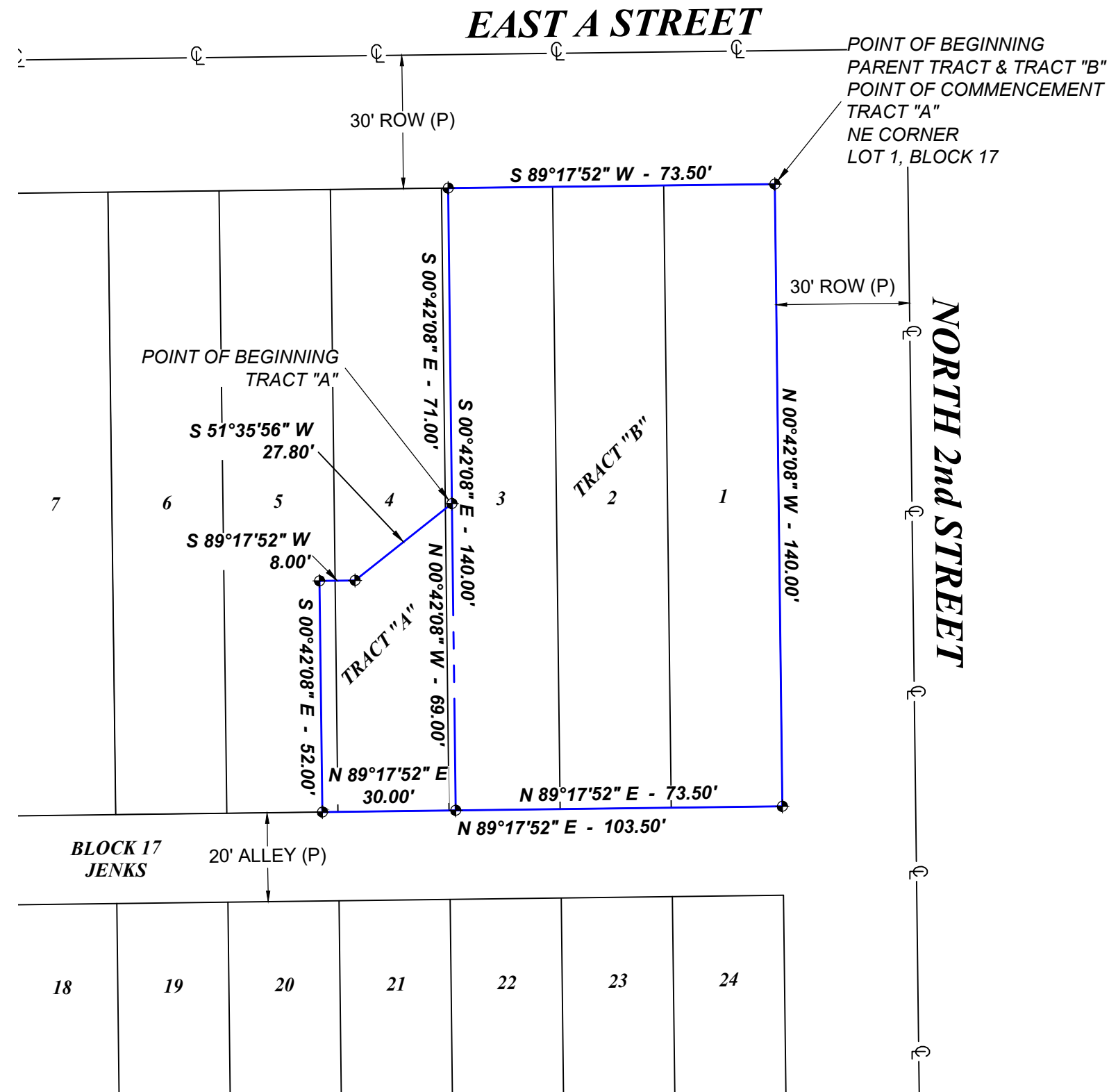
Figure 3: street view "Bing Maps"



Figure 4: View of black house/office to be torn down for new project.

Recommendation | Staff and TAC recommend conditional approval of JL 24-396 with the following conditions:

1. Deeds are to filed with Tulsa County and stamped by the City Planner.

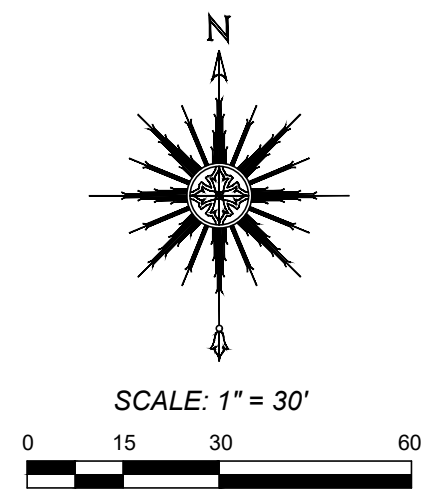


LEGEND

(P) = PER PLAT

ROW = RIGHT-OF-WAY

—C— = CENTERLINE



LOT LINE ADJUSTMENT

LOTS ONE (1) THRU FIVE (5), BLOCK SEVENTEEN (17) ORIGINAL TOWNSITE OF JENKS 124 NORTH 2nd STREET, JENKS, TULSA COUNTY, OK 74037		
SURVEY: MJL	DATE: 03.25.2024	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 03.28.2024	
APPROVED: PLS	DATE: 03.28.2024	
SHEET 1 OF 2	PROJ. NO. 24128	

LEGAL DESCRIPTION - PARENT TRACT AS PROVIDED GWD DOC. #2023013788

A TRACT OF LAND SITUATED IN THE ORIGINAL TOWNSITE OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK SEVENTEEN (17), ORIGINAL TOWNSITE OF JENKS; THENCE WEST ALONG THE NORTH LINE OF BLOCK 17 FOR 73.5 FEET; THENCE SOUTH AND PARALLEL TO LOT THREE (3), BLOCK SEVENTEEN (17) FOR 71 FEET;

THENCE S 52°18'04" W FOR 27.8 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF BLOCK SEVENTEEN (17) FOR 8 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF LOT FIVE (5) FOR 52 FEET TO A POINT ON THE SOUTH LINE OF BLOCK SEVENTEEN (17); THENCE EAST AND ALONG THE SOUTH LINE OF BLOCK SEVENTEEN (17), FOR 103.5 FEET TO THE SOUTHEAST CORNER OF LOT ONE (1), BLOCK SEVENTEEN (17); THENCE NORTH AND ALONG THE EAST LINE OF LOT ONE (1) FOR 140 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT "A"

A TRACT OF LAND THAT IS PART OF LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK SEVENTEEN (17), ORIGINAL TOWNSITE OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK 17; THENCE SOUTH 89°17'52" WEST ALONG THE NORTH LINE OF SAID BLOCK 17 A DISTANCE OF 73.50 FEET; THENCE SOUTH 00°42'08" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 51°35'56" WEST 27.80 FEET;
THENCE SOUTH 89°17'52" WEST 8.00 FEET;
THENCE SOUTH 00°42'08" EAST A DISTANCE OF 52.00 FEET TO THE SOUTH LINE OF SAID LOT 5;
THENCE NORTH 89°17'52" EAST ALONG THE SOUTH LINE OF SAID LOTS 3, 4 AND 5 A DISTANCE OF 30.00 FEET;
THENCE NORTH 00°42'08" WEST A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,746.8 SQ. FEET OR 0.04 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "B"

A TRACT OF LAND THAT IS ALL OF LOTS ONE (1) AND TWO (2) AND PART OF LOT THREE (3), BLOCK SEVENTEEN (17), ORIGINAL TOWNSITE OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 17;
THENCE SOUTH 89°17'52" WEST ALONG THE NORTH LINE OF BLOCK 17 A DISTANCE OF 73.50 FEET;
THENCE SOUTH 00°42'08" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE NORTH 89°17'52" EAST ALONG THE SOUTH LINE OF SAID LOTS 1, 2 AND 3 A DISTANCE OF 73.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°42'08" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10,290.0 SQ. FEET OR 0.24 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S NOTES

PREPARED FOR: CITY OF JENKS

PHYSICAL ADDRESS: 124 NORTH 2nd STREET, JENKS, TULSA COUNTY, OK 74037

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.
THE SURVEYED PROPERTY IS ZONED DC PER INCOG ZONING MAP.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN HEREON.

GROSS LAND AREA: 12,036.8 SQ. FEET OR 0.28 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0364L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WHOLLY CONTAINED WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: MARCH 25, 2024.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 28th DAY OF MARCH, 2024.

[Handwritten Signature]

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

LOTS ONE (1) THRU FIVE (5), BLOCK SEVENTEEN (17)
ORIGINAL TOWNSITE OF JENKS
124 NORTH 2nd STREET, JENKS, TULSA COUNTY, OK 74037

SURVEY: MJL	DATE: 03.25.2024	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 03.28.2024	
APPROVED: PLS	DATE: 03.28.2024	
SHEET 2 OF 2	PROJ. NO. 24128	

Date 5/3/2024

To Greg Helms
Christopher Shrout, City Manager
Mayor Box

Subject Site Plan Approval and Comments

From Marcaé Hilton, City Planner

Site Plan Comments

Preparer | Marcaé Hilton

PARCEL 98224822436260
ZONE TYPE AG (AGRICULTURE) & RD (RESIDENTIAL DUPLEX)
LEGAL S5.37AC OF 6.37AC TR BEG NEC SE TH S763 W217.12 NWLY817 E510 POB LESS BEG 710S
& 89.18W NEC SE TH W150 NW160.55 E207.23 S150 POB SEC 24 18 12 4.76ACS
OWNER CITY OF JENKS
PROP_ADD 208 N ELM ST W
TR_SEC 8224
GROSS ACRES 4.76

PARCEL 98224822436160
ZONE TYPE RD (RESIDENTIAL DUPLEX) & AG (AGRICULTURE)
SUP SUP 12
LEGAL N1AC OF 6.37AC TR BEG NEC SE TH S763 W217.12 TH NWLY817 E510 POB SEC 24 18 12
1AC
OWNER CITY OF JENKS
PROP_ADD 100 N ELM ST W
TR_SEC 8224
GROSS ACRES 1.00

Staff Evaluation & Recommendation

EVALUATION

USE REQUEST (PERMITTED BY RIGHT) INSTITUTIONAL | GOVERNMENT USES*, INDOOR UNDEVELOPED
*Government Uses, Indoor means an indoor facility owned, operated, or occupied
by a governmental agency to provide a governmental service to the public, such
as City Hall.

LAND USE MAP PARKS AND OPEN SPACE

CURRENT USE CITY PARK, SURFACE PARKING, UNDEVELOPED

ZONING AG | AGRICULTURE
RD | RESIDENTIAL DUPLEX
SUP 12 | JZ 290 (MET RECYCLING CENTER) | NOT ACTIVE SUP

Date 5/3/2024

District Bulk and Dimensional Standards			
Table 16-3-1(B): Nonresidential		Table 16-3-1(A): Residential	
Standard	AG	RD	FIRE STATION
Lot Standards (Minimum)			
Lot Area	2 (ACRES)	6,900 sq/ft	5.76 ACRES
Lot Width (ft)	150	60	426+-
Lot Area/DU (sqft)	n/a	3,450	n/a
Yard Setbacks (Minimum, unless otherwise stated)			
Front (ft)	25	20	181+-
Front, maximum (ft)	n/a	n/a	n/a
Exterior Side (ft) (3)	25	20	n/a
Exterior Side, maximum (ft)	n/a	n/a	n/a
Interior Side (ft) (3)	10	10 (2)	N-102+-, S-379+-
Rear (ft) (3)	40	20	W 146+-
Building Standards (Maximum)			
Height (ft)	35	35	34
Impervious Surface Coverage	n/a	60%	1.75 (30%)
Notes			
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.			
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.			
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.			
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.			

PARKING

PER PLANNING COMMISSION | WILL BE ON MAY 7

NUMBER PROVIDED

STAFF (12) 2 SHIFTS OF STAFF* 6 STAFF 24 HOURS

PUBLIC (21)

BICYCLE (2+)

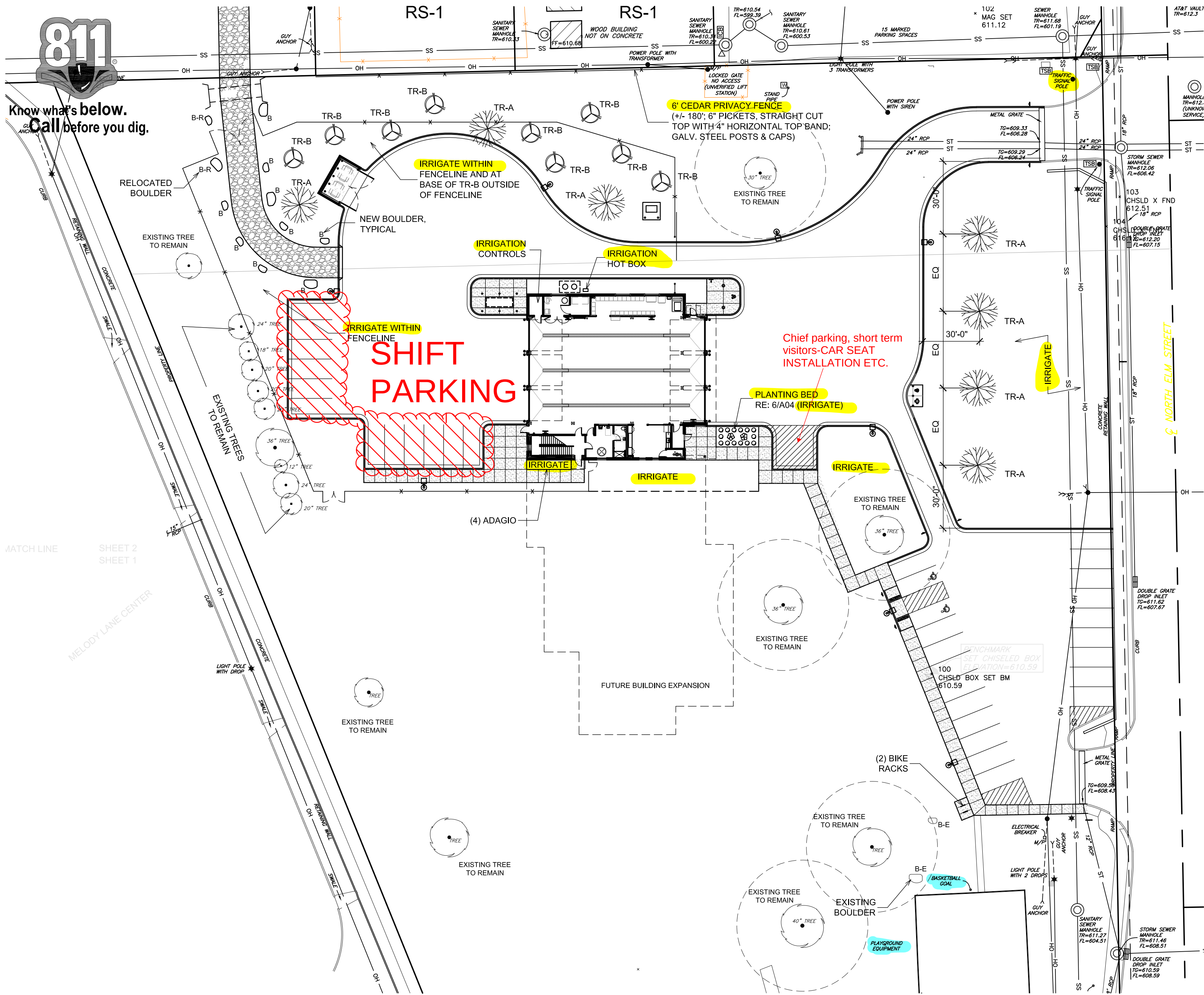
*AT FULL STAFFING THERE WILL BE 6 PEOPLE PER SHIFT. **FUTURE EXPANSION WOULD REQUIRE ADDITIONAL PARKING.**

LOADING

BAYS WILL BE USED FOR LOADING

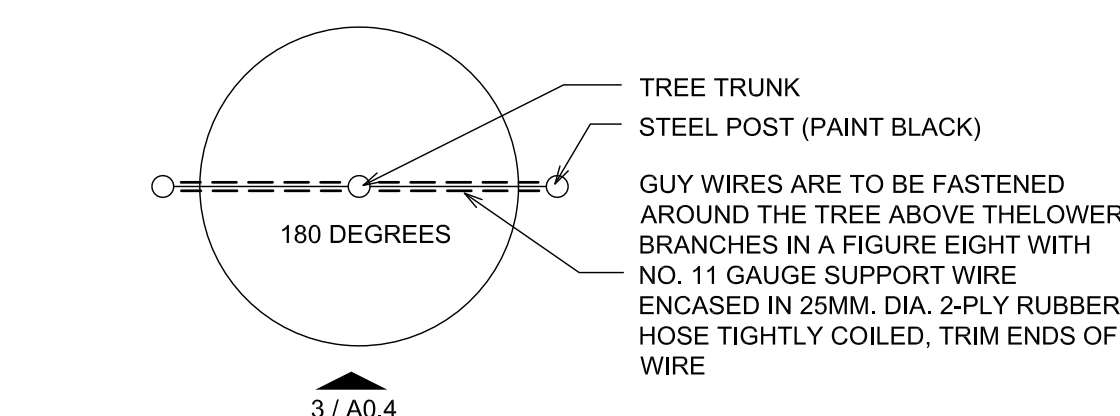
A

Marcaé Hilton | Director of Planning | City of Jenks | 918-556-7441 | mhilton@jenksok.org | Page 3 of 3



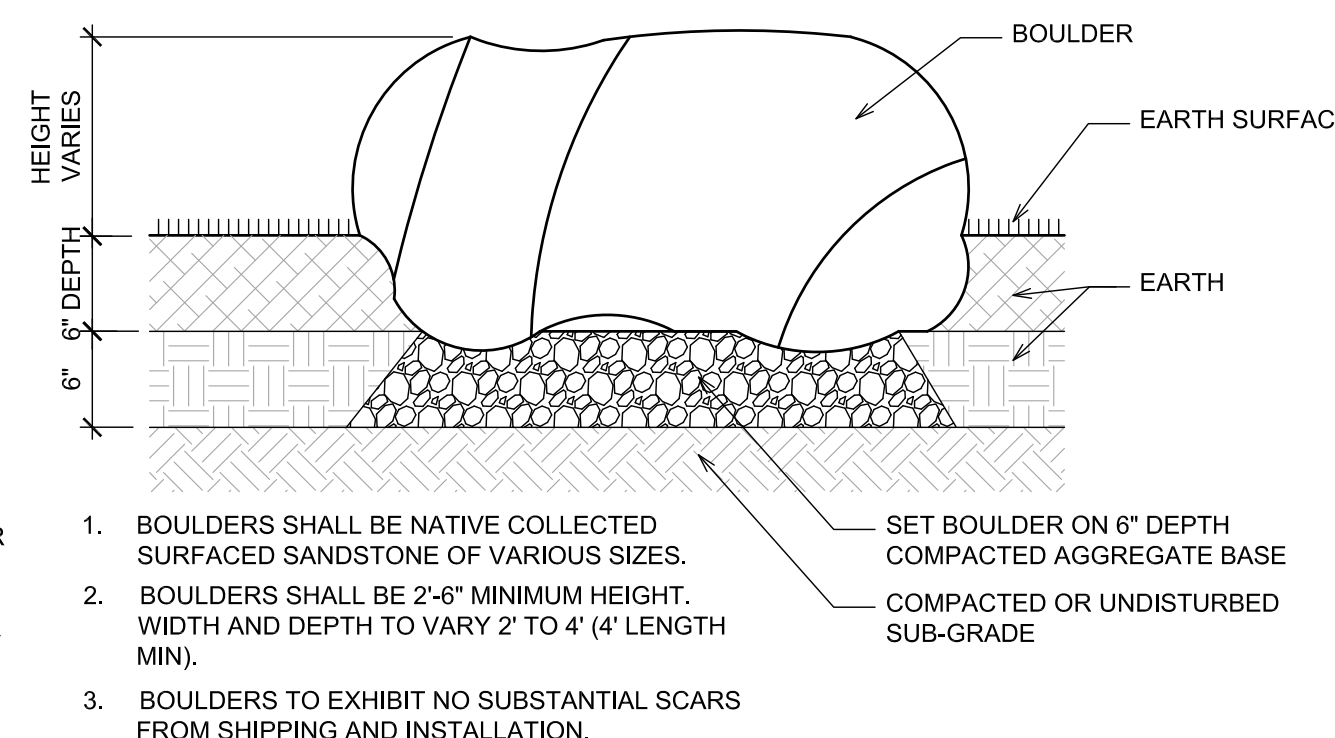
1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"



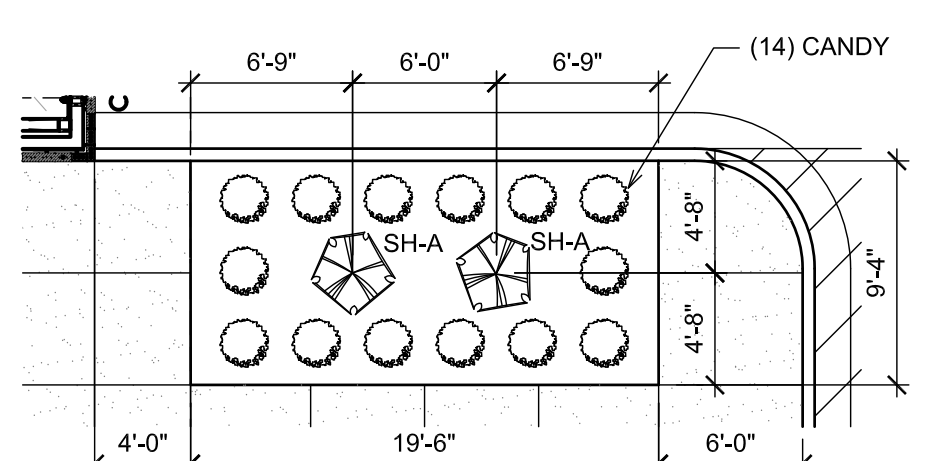
4 TYPICAL GUYING PLAN

NOT TO SCALE



5 BOULDER DETAIL

NOT TO SCALE



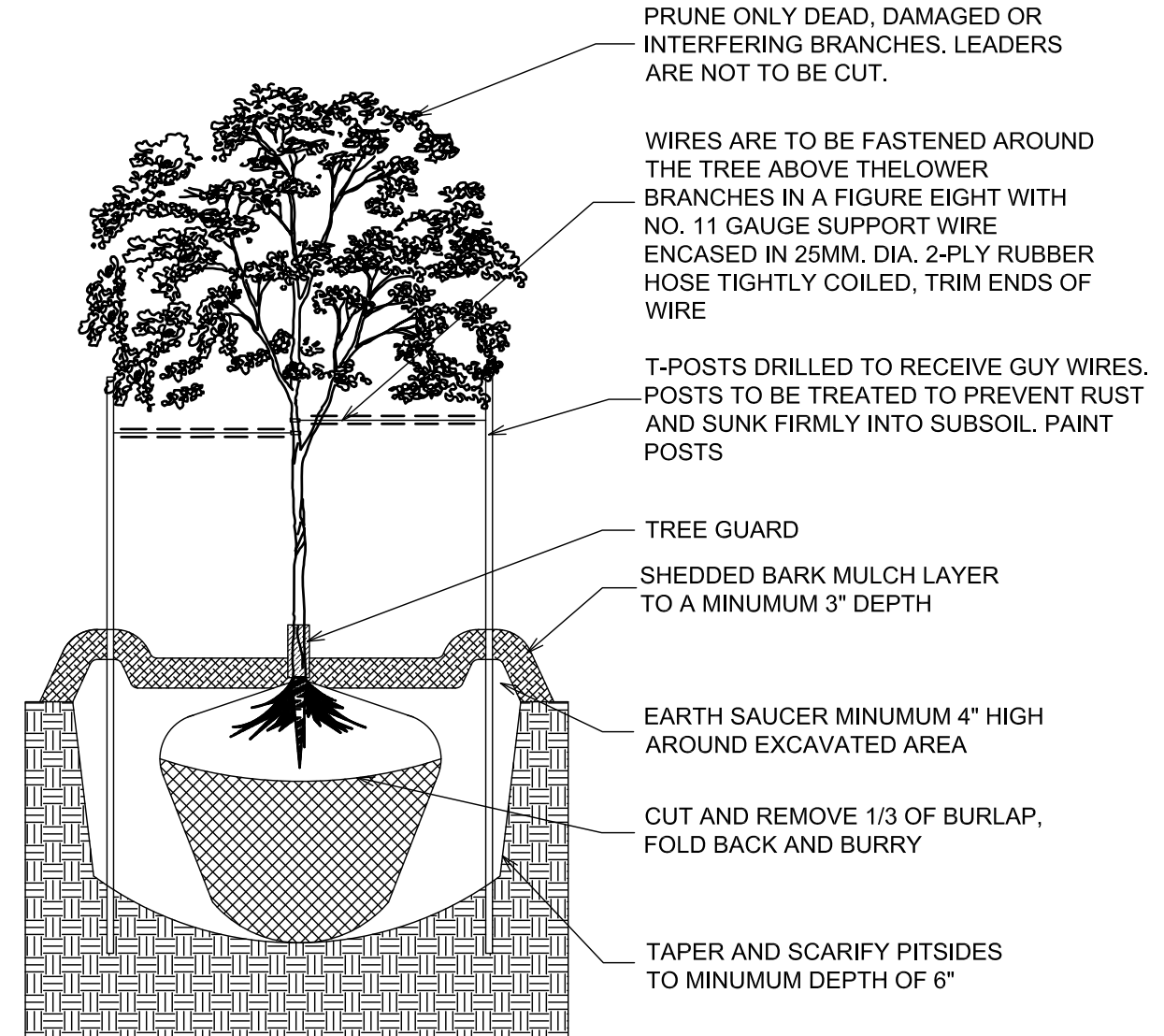
6 PLANTING BED PLAN

SCALE = 1/8" = 1'-0"



2 IRRIGATION BACKFLOW PREVENTER

NOT TO SCALE



3 TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

SHRUB & TREE NOTES

CANDY	MUHLBERGIA CAPILLARIS 'COTTON CANDY GRASS'	#1C	3' O.C.
ADAGIO	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	#1C	3' O.C.
TR-A	TAXODIUM DISTICHUM 'BALD CYPRESS'	7H	2.5'CP
TR-B (SCREEN)	ILEX X ATTENUATA 'FOSTER HOLLY'	7'	
SH-A	PICEA GLAUCA 'DWARF WHITE SPRUCE'	4H	

LANDSCAPE CALCULATIONS

SHRUBS / GRASSES ALONG ELM STREET
PROPERTY FRONTAGE AT FIRE STATION = 185'
1 SHRUB / GRASS REQ'D PER 8' (MASONRY WALL) = 185 / 8 = 24
(4 TREES PROPOSED IN LIEU OF SHRUB / GRASS SINCE CONCRETE WALL WILL BLOCK VIEW OF LOW VEGETATION)

TRANSITION ZONE ALONG NORTH PROPERTY LINE AT RS-1 DISTRICT (ZONE D)
PROPERTY FRONTAGE = 180'
5 TREES REQ'D PER 100' = 180 / 100 x 5 = 9
(3 TREES AND 1 LARGE EXISTING TO REMAIN IN LIEU OF 9 NEW; DRAINAGE DITCH PREVENTS PLANTING MORE TREES)

5 SCREEN TREES REQ'D PER 100' = 180 / 100 x 5 = 9
(9 SCREEN TREES PROVIDED ON SOUTH SIDE OF DRAINAGE DITCH)

35 SHRUBS / GRASSES REQ'D PER 100' = NO SHRUBS / GRASSES PROPOSED DUE TO DRAINAGE DITCH LIMITING AREA OF PLANTINGS

6' TALL PRIVACY FENCE SHALL BE PROVIDED ALONG 180' LENGTH OF NORTH PROPERTY LINE THAT ABUTS RS-1 DISTRICT; NO FENCE IS PROPOSED AT CHURCH PROPERTY SINCE NOT RESIDENTIAL AND ALSO FOR VISIBILITY OF EMERGENCY VEHICLES LEAVING SITE

SITE & LANDSCAPE REQUIREMENTS

CITY OF JENKS - UNIFIED DEVELOPMENT CODE (10.17.23)

ZONING: AG & RD; ABUTS RS-1 TO NORTH

USE: GOVERNMENT, INDOOR

COMPREHENSIVE PLAN DESIGNATION: PARKS & OPEN SPACE

ARTICLE 6 - DEVELOPMENT STANDARDS

SECTION 16-3-1: DIMENSIONAL STANDARDS

- (B) 25' FRONT YARD SET-BACK; 25' EXTERIOR YARD SIDE SET-BACK;
10' INTERIOR SIDE YARD SET-BACK 40' REAR YARD SET-BACK;
35' MAXIMUM BUILDING HEIGHT (PROPOSED BUILDING IS 38'-0" IN HEIGHT)

SECTION 16-3-4: PERMITTED, CONDITIONAL, SPECIAL EXCEPTION AND SPECIFIC USES

(TABLE 16-3-4.C) NON-RESIDENTIAL DISTRICT PERMITTED USES
INSTITUTIONAL USES IN AG - GOVERNMENT USE INDOOR PERMITTED

SECTION 16-6-1: OFF-STREET PARKING AND LOADING

- (TABLE 16-6-1.E) OFF-STREET REQUIREMENTS
PARKING FOR GOVT INDOOR USE SHALL BE PER PLANNING COMMISSION
12 SECURED SPACES ARE PROPOSED FOR FIRE DEPARTMENT STAFF
21 PUBLIC SPACES ARE PROPOSED FOR PARK & FIRE STATION VISITORS
PUBLIC PARKING SHALL BE LOCATED AT EXISTING REFURBISHED LOT
OFF-STREET BICYCLE PARKING: 5% OF REQ'D PARKING; NOT LESS THAN 2

SECTION 16-6-2: DRIVEWAYS

EXISTING DRIVEWAY / CURB CUTS SHALL BE REUSED

SECTION 16-6-3: LANDSCAPE

PARKING AREA PERIMETER LANDSCAPE ZONE

- (D.1) ALL OFF-STREET PARKING AREAS WHICH ABUT R-O-W, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE & TREES AS REQ'D BY THIS SECTION BETWEEN BACK OF CURB AND R-O-W - NO PARKING AT FIRE STATION ABUTS R-O-W, PARKING SPACES AT PARK ARE REPLACING EXISTING WITH NEW PAVING
(D.2) THIS SECTION SHALL APPLY TO ALL NEW OFF-STREET PARKING AREAS
(D.3) PERIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF 7'-0" MEASURED FROM THE BACK OF CURB
(D.3.a) ONE SHRUB OR NATIVE GRASS SHALL BE PLANTED EVERY 8'-0" WHEN A MASONRY WALL IS PROVIDED - EXISTING CONCRETE WALL ALONG ELM ST WILL HIDE PLANTINGS, PROPOSING EXISTING AND NEW TREES IN LIEU OF SHRUBS AND GRASS AS NOTED BELOW
(D.3.b) LANDSCAPED AREAS OUTSIDE OF SHRUBS / GRASSES AND TREE MASSES SHALL BE PLANTED IN LIVE GROUND COVER

PARKING AREA INTERIOR LANDSCAPE ZONE

- (E.1.a) APPLIES TO CONSTRUCTION OF ALL NEW OFF-STREET PARKING LOTS CONTAINING 15 OR MORE SPACES - NEW INTERIOR LOT ONLY CONTAINS 12 SPACES
(E.2.b) OFF-STREET PARKING WITH FEWER THAN 15 CONTINUOUS SPACES SHALL HAVE END CAP, BUT SHALL OTHERWISE BE EXEMPT FROM REQUIREMENTS OF SUBSECTIONS (3) THRU (9)

TRANSITIONAL ZONE LANDSCAPE REQUIREMENTS

- (F) LANDSCAPING IS REQUIRED (TYPE D TREES & FENCE IS PROPOSED; DUE TO DRAINAGE DITCH ALONG NORTH PROPERTY LINE, KEEPING LARGE EXISTING TREES IS PROPOSED IN LIEU OF SHRUBS AND NATIVE GRASSES)
(F.3) MINIMUM ZONE WIDTH = 20'-0"; 6'-0" TALL FENCE SHALL BE PROVIDED; (5) EVERGREEN "SCREEN" TREES PER 100' SHALL BE PROVIDED (TOTAL OF 9)

SPECIES DIVERSITY

- (G.2) MINIMUM 60% OF LANDSCAPE ELEMENTS SHALL BE DROUGHT TOLERANT NATIVE SPECIES; TOTAL LANDSCAPE ELEMENTS, EXCLUDING TURF SHALL NOT BE COMPROMISED OF MORE THAN 30% OF ANY SINGLE SPECIES OR 50% OF ANY GENUS.

TREE PRESERVATION

- (H) PRESERVED TREES MAY FULFILL A PORTION OF THE LANDSCAPE REQUIREMENTS PROPOSED (17) EXISTING TREES SHALL BE PRESERVED IN LIEU OF SHRUBS AND GRASSES ALONG ELM STREET SINCE THEY ARE HIDDEN BY CONCRETE WALL

INSTALLATION & MAINTENANCE

- (I.4.B) ALL LANDSCAPE AREAS GREATER THAN 150sf IN AREA SHALL BE PROVIDED WITH AN UNDERGROUND IRRIGATION SYSTEM; NO PART OF IRRIGATION SYSTEM SHALL BE INSTALLED IN R-O-W WITHOUT CITY ENGINEER APPROVAL
IMMEDIATE AREAS AROUND FIRE STATION SHALL BE IRRIGATED, BUT NOT ENTIRE PARK

LANDSCAPE & IRRIGATION NOTES

- ALL PLANTING SHALL BE TO THE STANDARDS OF HORTICULTURE PRACTICE
- ALL PLANT MATERIAL SHALL BE SOUND HEALTHY, VIGOROUS AND WELL BRANCHED. PLANTS SHALL BE FREE FROM INSECTS, PEST EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS
- PLANT MATERIAL SHALL BE WATERED UNTIL PLANTED. ROOT BALL SHALL NOT BECOME DRY
- PROVIDE AN ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM OF PVC PLASTIC PIPING AND FITTINGS WITH FIXED POP-UP HEADS IN A MULTI-STATION SYSTEM AT ALL LANDSCAPE BEDS AND SODDED AREAS
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- DRAIN IRRIGATION RING SYSTEM SHALL BE INSTALLED AT ALL NEW TREES
- DRAIN AREAS SHALL BE ON SEPARATE ZONES FROM SPRAY/ROTOR AREAS
- VALVE BOXES SHALL BE LOCATED IN PLANTING BEDS, NOT LAWN AREAS
- SUBMIT PRODUCT INFORMATION FOR BACKFLOW PREVENTER, CONTROLLER AND ENCLOSURE FOR REVIEW AND APPROVAL
- CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION
- AUTOMATIC IRRIGATION CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN ON DRAWINGS; PROVIDE 2" SCHEDULE 40 PVC CONDUIT FOR CONTROL WIRES.
- PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH TELEPHONE, GAS, CABLE TV, FIBER OPTIC AND ELECTRIC COMPANIES; CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE SLEEVES AT ALL LOCATIONS WHERE IRRIGATION LINES RUN UNDERNEATH PAVING, SIDEWALKS, ETC.; SLEEVES SHALL BE SIZED (2) TIMES THE NOMINAL DIAMETER OF THE LARGEST PIPE PASSING THROUGH THE SLEEVE, BUT SHALL NOT BE LESS THAN 2"; SLEEVES SHALL BE INSTALLED A MINIMUM OF 18" BELOW FINISHED GRADE; CONTROL WIRING CONDUIT SHALL BE IN SEPARATE SLEEVE FROM IRRIGATION PIPING
- ADJUST ALL HEADS TO MINIMIZE OVER-SPRAY ONTO HARDSCAPES AND BUILDINGS
- SPRAY SPRINKLER HEADS WITH CHECK VALVES, SHALL BE REQ'D TO PREVENT LOW HEAD DRAINAGE; CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQ'D WHEN HEAD OF WATER IN UP-STREAM PIPE EXCEEDS THE CAPACITY OF DOWNSTREAM SPRINKLER HEAD CHECK VALVES
- CONTRACTOR SHALL PROVIDE "AS-BUILT" OF IRRIGATION SYSTEM UPON COMPLETION OF INSTALLATION
- FINISH GRADE FOR LAWN AREAS SHALL BE HELD 1" BELOW THE TOP OF ADJACENT PAVEMENT AND CURBS
- AREAS DESIGNATED AS SOD SHALL BE PLANTED WITH SOLID SOD BERMUDA GRASS
- ALL SHRUB PLANTING BEDS SHALL HAVE 12" DEPTH TOPSOIL AND 4" TOP LAYER OF CYPRESS MULCH
- ALL TREES SHALL HAVE SINGLE CENTRAL LEADER
- PRIVACY FENCE SHALL BE 6' TALL CONSTRUCTED OF 6" WIDE CEDAR PICKETS, STRAIGHT CUT TOP WITH 4" HORIZONTAL TOP BAND; INSTALL WITH GALV. STEEL POSTS & CAPS

a	SITE PLAN & ELEVATION APPROVAL SUBMITTAL	02.23.24
#	REVISION	DATE



PROJECT NO.:	19-04000
FILE:	19-04000 a0-1
ISSUE DATE:	02.23.24
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

ARCHITECT:

GS HELMS + ASSOCIATES

ph: 918.298.7257 424 e. main st.
wb: gshelms.com jenks, ok 74037

PROJECT TITLE:

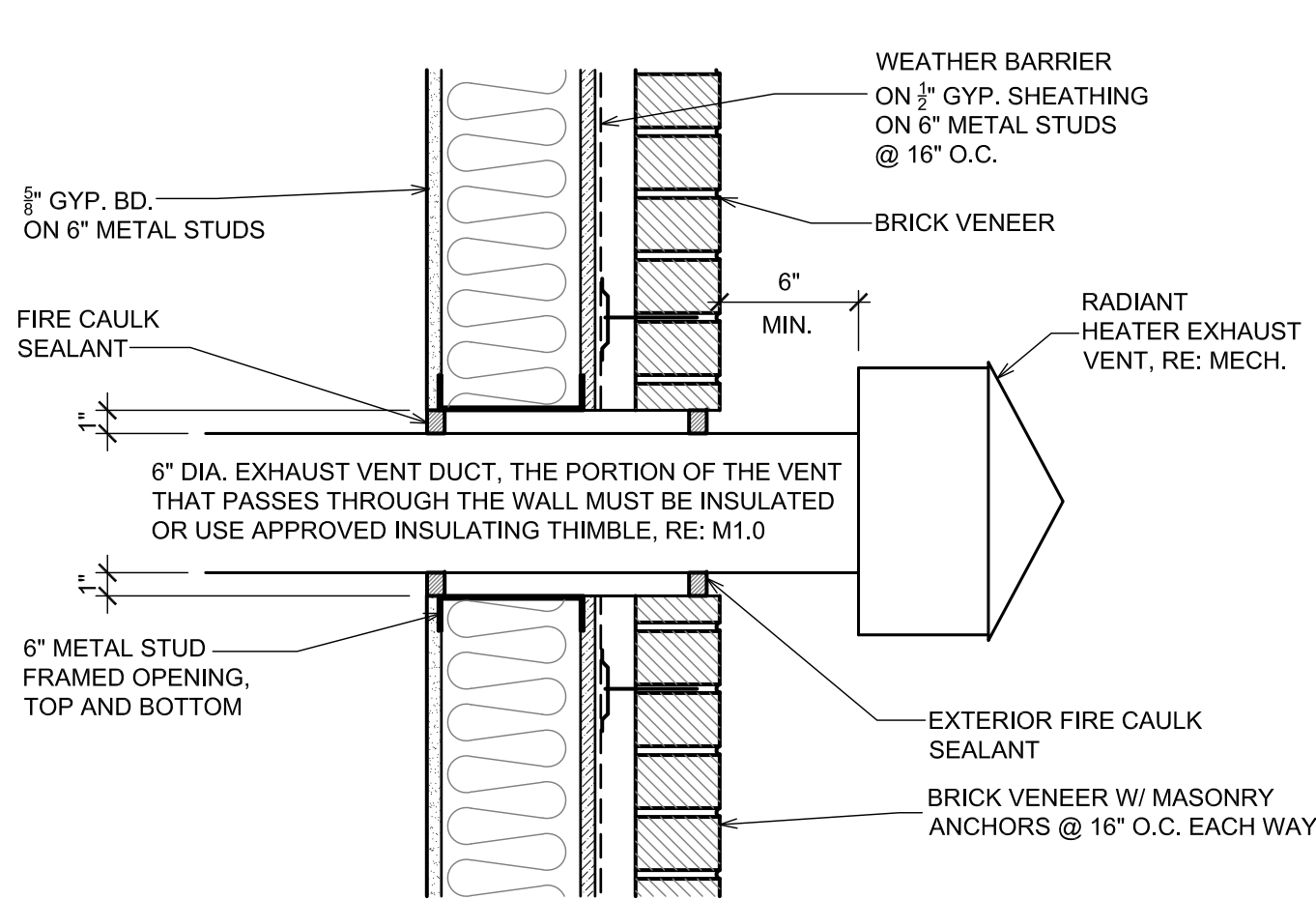
CITY OF JENKS, OK
**JENKS FIRE DEPARTMENT
NEW CENTRAL STATION**
208 N. ELM ST. JENKS, OK 74037

SHEET TITLE:

SHEET NUMBER:

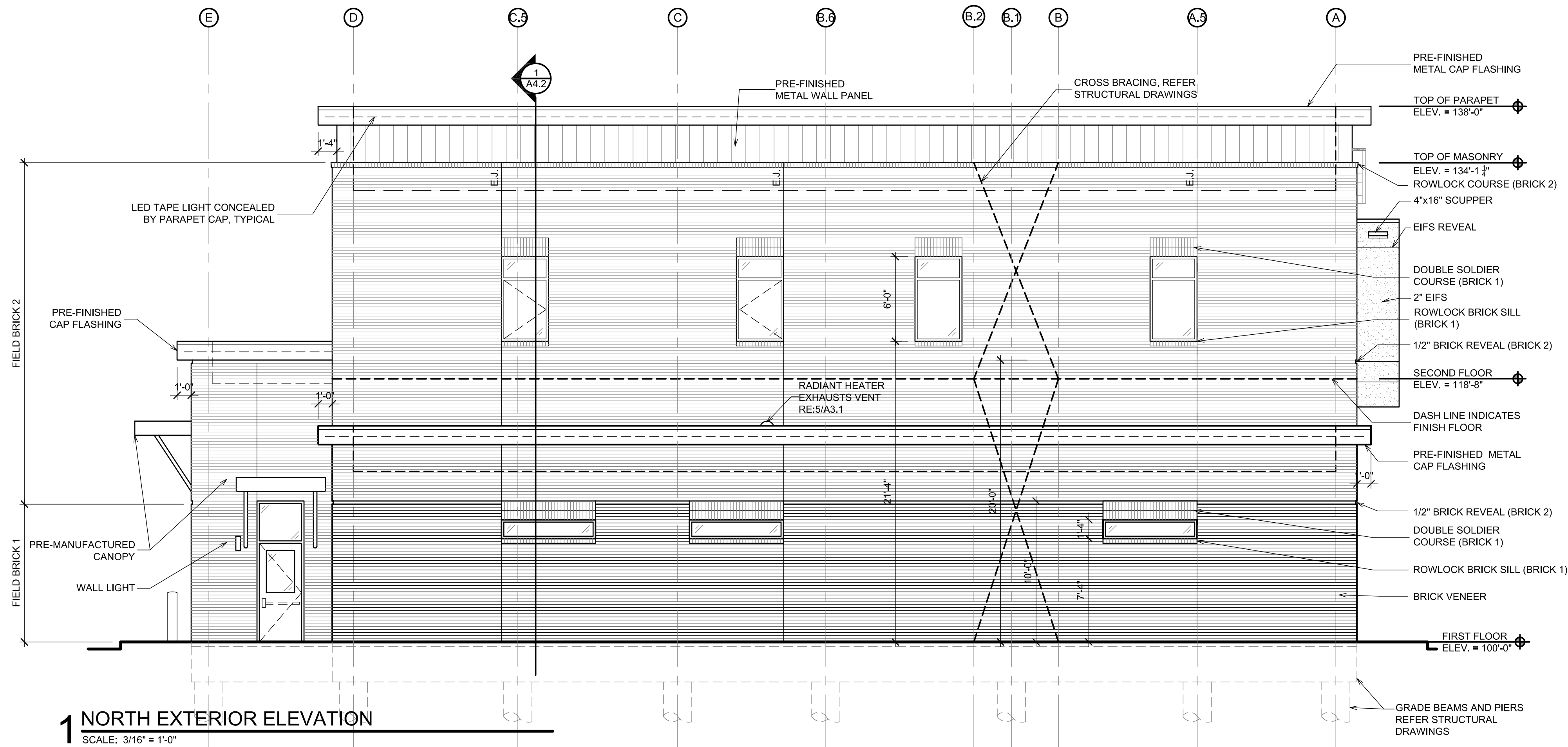
A0.4

GSHELMS & ASSOCIATES, LLC ARCHITECTURAL CERTIFICATE OF AUTHORITY NUMBER: 02332



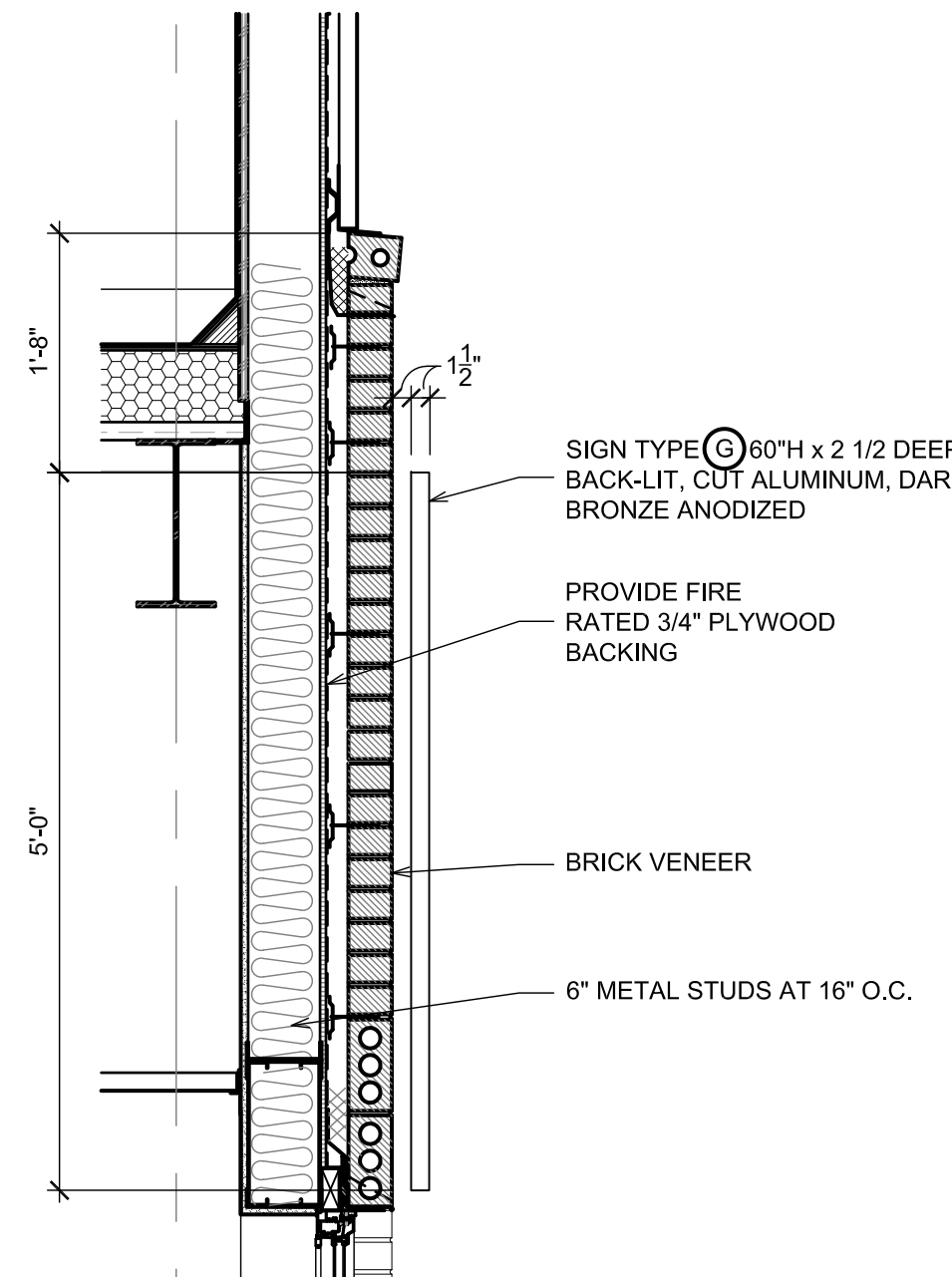
5 HEATER VENT THROUGH EXTERIOR WALL DETAIL

SCALE: 1 1/2" = 1'-0"



1 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



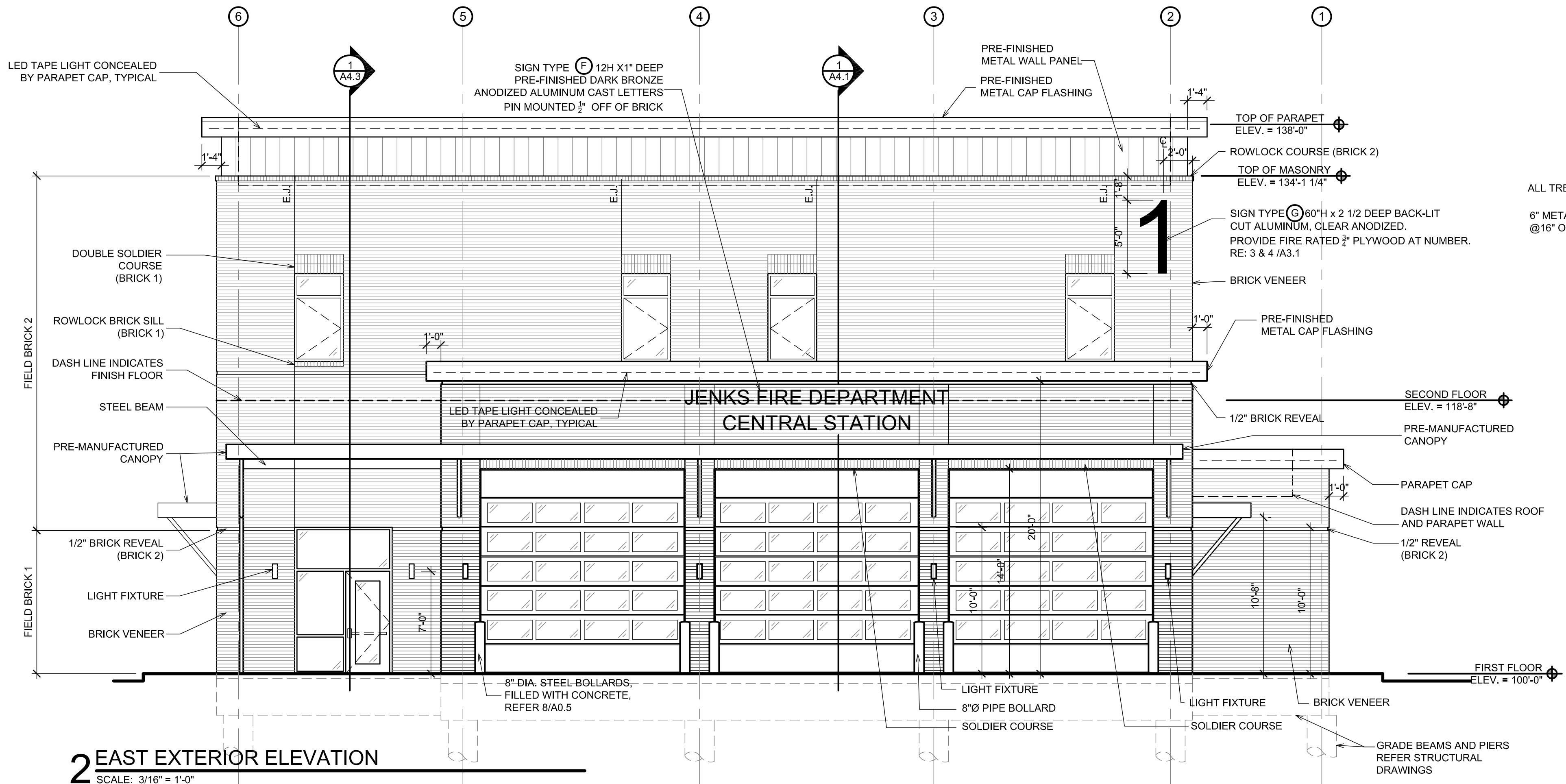
WALL SECTION AT STATION NUMBER

SCALE: 3/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

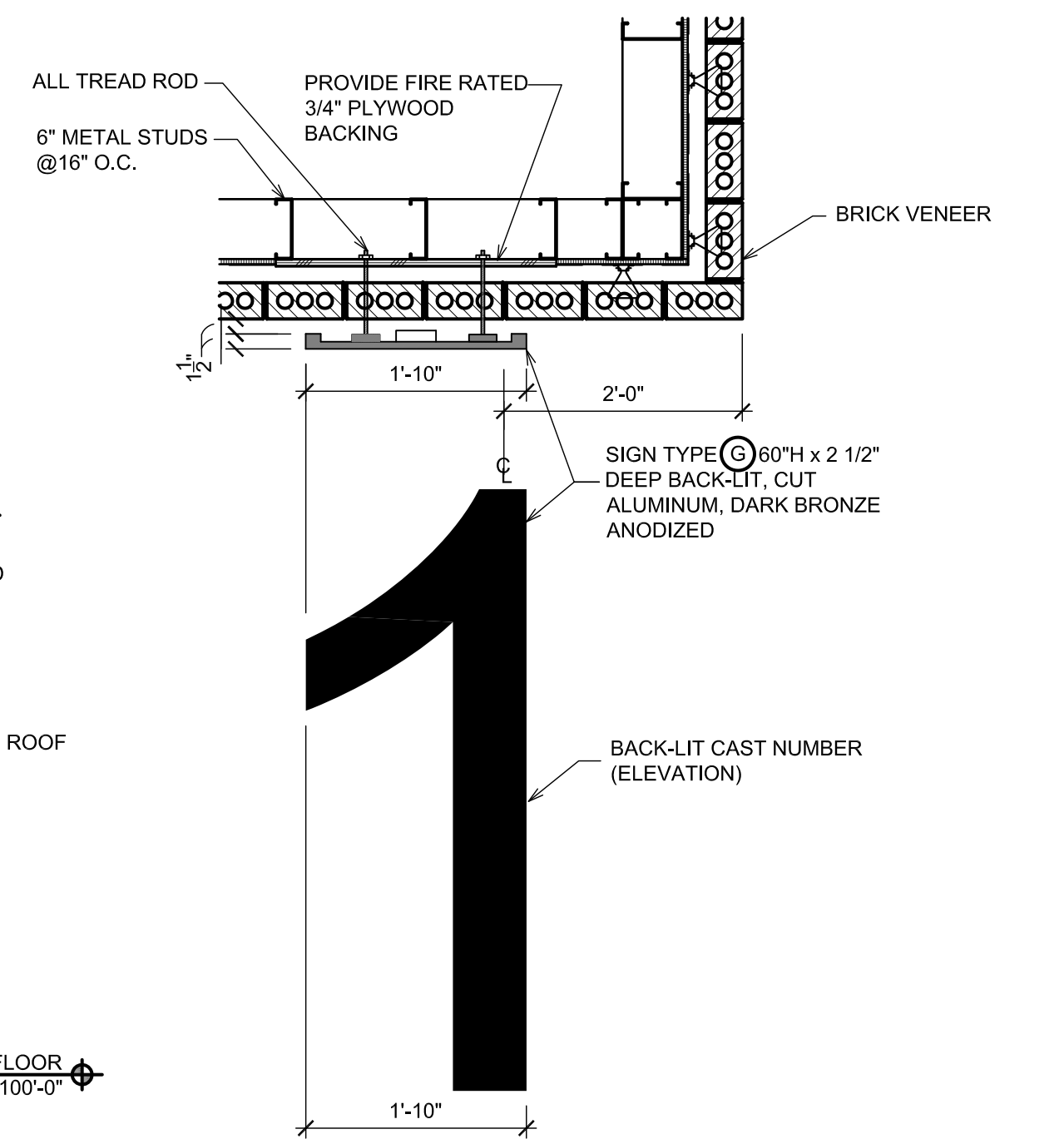
DESCRIPTION	COLOR	FINISH
EXTERIOR FACE OF HM DOORS & FRAMES	DARK BRONZE	PRIME & PAINT
ALUMINUM DOOR & WINDOW FRAMING	DARK BRONZE ANODIZED	FACTORY FINISH
GLAZING	DARK BRONZE TINT	FACTORY FINISH
BRICK LINTELS	TO MATCH SOLDIER COURSE BRICK	PRIME & PAINT
EXTERIOR WALL MNTD LIGHT FIXTURES	ANODIZED DARK BRONZE OR BLACK	FACTORY FINISH
FLAG POLES	SILVER ANODIZED	FACTORY FINISH
PREFINISHED PARAPET CAPS/FLASHING	CHARCOAL GRAY	FACTORY FINISH
PRE-FINISHED METAL CANOPY SYSTEM	BRICK RED (MATCH TIGER PWDR COAT)	FACTORY FINISH
METAL SOFFIT PANELS	CHARCOAL GRAY	FACTORY FINISH
EXPOSED STEEL AT FRONT CANOPY	BRICK RED (MATCH TIGER PWDR COAT)	PRIME & PAINT
EXTERIOR SIGNAGE	DARK BRONZE - BACK LIT	FACTORY FINISH
BOLLARDS	RED	PRIME & PAINT
STEEL GUARDRAILS & POSTS	GALVANIZED GRAY	GALVANIZED
GARAGE DOORS	WHITE	FACTORY FINISH
METAL WALL PANELS	CHARCOAL GRAY	FACTORY FINISH
PRE-FINISHED ALUM. COLUMN COVER	CHARCOAL GRAY	FACTORY FINISH
EIFS	STORM NIGHT-452 (DRYVIT)	SANDPEBBLE
MASONRY GROUT	STANDARD GRAY	FACTORY FINISH
BRICK MASONRY VENEER - FIELD BRICK 1	ACME, SLATE GRAY, PEP167, MOD VEL	FACTORY FINISH
BRICK MASONRY VENEER - FIELD BRICK 2	ACME, GARNET, TUP002, MOD VEL	FACTORY FINISH

* ALL COLORS & FINISHES SHALL BE VERIFIED DURING SUBMITTALS



2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



PLAN DETAIL AT STATION NUMBER

SCALE: 3/4" = 1'-0"

a	SITE PLAN & ELEVATION APPROVAL SUBMITTAL	02.23.24
#	REVISION	DATE



PROJECT NO.:	19-04000
FILE:	19-04000 a3-1
ISSUE DATE:	02.23.24
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

ARCHITECT:
GSHELMS + ASSOCIATES
ph: 918.298.7257 424 e. main st.
wb: gshelms.com jenkins, ok 74037

PROJECT TITLE:
CITY OF JENKS, OK
**JENKS FIRE DEPARTMENT
NEW CENTRAL STATION**
208 N. ELM ST. JENKS, OK 74037

SHEET TITLE:

NORTH & EAST EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER:

A3.1



EAST ELEVATION

JENKS FIRE DEPARTMENT
NEW CENTRAL FIRE STATION

GS **HELMS**
+ ASSOCIATES
ARCHITECTURE



AERIAL VIEW LOOKING NORTHWEST



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

JENKS FIRE DEPARTMENT
NEW CENTRAL FIRE STATION

GS HELMS
+ ASSOCIATES
ARCHITECTURE



INTERIOR VIEW OF DAY ROOM



INTERIOR VIEW OF KITCHEN



INTERIOR VIEW OF BUNK ROOM



INTERIOR VIEW OF BUNK ROOM

JENKS FIRE DEPARTMENT
NEW CENTRAL FIRE STATION

Date 5/15/2024

To Scott West, Planning Commission Chair
Christopher Shrout, City Manager

Subject Site Plan Approval and Comments

From Marcaé Hilton, City Planner

Site Plan Comments

Preparer | Marcaé Hilton

PARCEL ID 98225822504130

LEGAL BEG 2649.28S & 50W E QTR COR (NEC NE) SEC 25 TH W404.64 N135.81 NW279.68
NW316.10 NW502.63 NW204.03 NW213.70 NW228.81 NW180.90 WLY195.06 TO PT ON
S ROW LINE OF CREEK TURNPIKE TH CRV RT191.97 NE190.90 NE130.49 SE124.53 CRV
LF1558.97 ELY171.31 SLY813.9

OWNER CITY OF JENKS

PROP_ADD 10596 S PEORIA AV E

TR_SEC 8225

GROSS ACRES 25.03

Staff Evaluation & Recommendation

EVALUATION | The Ranch was purchased by the City of Jenks in 2023. At the time of purchase the largest barn was used as a private gymnasium, and offices. The residence was occupied by a tenant/landlord. The second largest structure was used for storage and ranch equipment. The smaller red barn was not occupied but could be used as a residential space or small rental space for birthday parties etc. At this time, the City of Jenks does not have a small area plan approved to guide future development on this property, but staff is working collectively to provide the background for current/interim uses, the potential future direction, while making appropriate improvements the property. The Ranch will continue to be used as Institutional/Government uses for the City of Jenks which are allowed by right. Any commercial development would require applicable zoning processes.

CURRENT USES INSTITUTIONAL, AGRICULTURAL, RESIDENTIAL, AND ACCESSORY USES
E.G. RANCH USES/STRUCTURES, CHAMBER OFFICES, LIMITED ASSEMBLY (AS A BUSINESS USE PER THE ICC MODEL CODES).

UDO USES **INSTITUTIONAL (PERMITTED BY RIGHT) |** GOVERNMENT USES*, INDOOR OTHER USES TO BE DETERMINED.

**Government Uses, Indoor* means an indoor facility owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as City Hall.

Date 5/15/2024

ACCESSORY OR SUBORDINATE USES SHOULD BE CONSIDERED WHEN DETERMINING OTHER UDO STANDARDS:

USE	STRUCTURE
PROFESSIONAL OFFICE	LARGE GYM
PLACE OF ASSEMBLY	LARGE GYM
ACCESSORY STORAGE	MEDIUM BARN
RESIDENTIAL	USE IN TRANSITION

POTENTIAL USES TO BE DETERMINED INCLUDING BUT NOT LIMITED TO:

PUBLIC PARK
TRAIL HEAD

LAND USE MAP PARKS AND OPEN SPACE

ZONING AG | AGRICULTURE

District Bulk and Dimensional Standards	
Table 16-3-1(B): Nonresidential	
Standard	AG
Lot Standards (Minimum)	
Lot Area	2 (ACRES)
Lot Width (ft)	150
Lot Area/DU (sqft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	25
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	25
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3)	10
Rear (ft) (3)	40
Building Standards (Maximum)	
Height (ft)	35
Impervious Surface Coverage	n/a
NotesREQ	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

PARKING APPROVED PER PLANNING COMMISSION
NUMBER PROVIDED

120 SPACES @ 9X20

5 SPACES @ 9X20 HANDICAP

125 SPACES TOTAL PROVIDED

154 SPACES REQUIRED PER UDO FOR USES IDENTIFIED

31 SPACES = 154/20% REDUCTION PER UDO

123 SPACES ARE APPROVED FOR SITE

LOADING STRUCTURES EXCEEDING 6,000 SQ FT REQUIRE A LOADING BERTH. STAFF RECOMMENDS USING THE SW ENTRANCE FOR LOADING, A CONNECTING SIDEWALK SHOULD BE PROVIDED CONNECTING THE PARKING WITH THE STRUCTURE. *STAFF WILL ASK FOR RELIEF OF ADDITIONAL LOADING BERTH STANDARDS*

TRANSITION

AREA SUBJECT LOT (INSTITUTIONAL)
ADJACENT LOT (S- SINGLE-FAMILY RESIDENTIAL) C
ADJACENT LOT (N, W, E) N/A

Table 16-6-3(F)(3): Transition Zone Types			
Specification		Type C	Project Area
(a)	Minimum Zone Width (1)	15 feet	Exceeds
(b)	Minimum Fence/Wall Height (2)(3)	6 feet	Exceeds
Minimum Number of Landscape Elements per 100 Linear Feet			
(c)	Understory Tree	4 EXCEEDS	Natural buffer provided
(d)	Canopy/Evergreen Tree	4	Natural buffer provided
(e)	Shrubs/Native Grasses	25	Natural buffer provided
Notes:			
(1) Required yard setbacks may be utilized for transition zone landscape.			
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six feet, as approved by the City Planner.			
(3) Fencing shall still be required on the subject lot in any instance that the adjoining property contains a fence along the lot line.			

AREA ZONING

North AG
West AG AND CREEK TURNPIKE
South RS1- OVERLAY | PUD 33 (THE ESTATES AT STONE BLUFF) AND PUD 71 (FOUNTAIN RIDGE)
East AG | ELM STREET

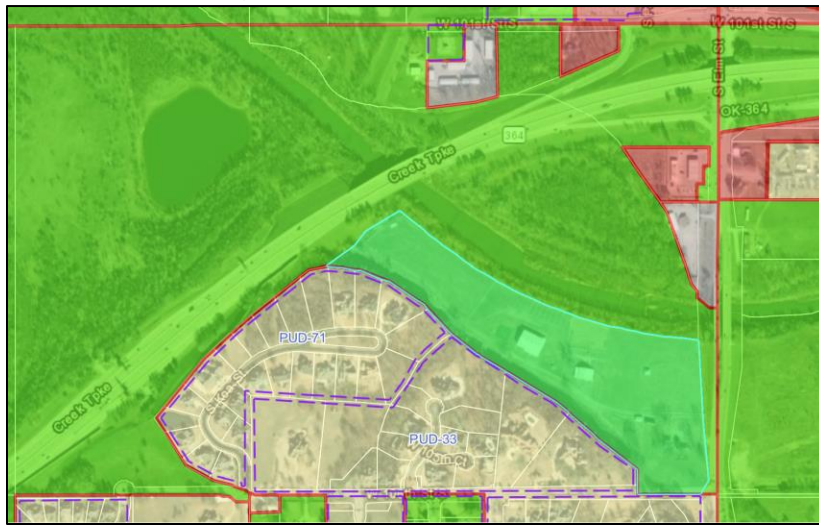


Figure 1: INCOG ZONING MAP

OTHER UDO REQUIREMENTS

RECOMMENDATION OF APPROVAL:

1. STAFF ASKS FOR DEFERRED IMPLEMENTATION OF ARTICLE 6 – DEVELOPMENT STANDARDS UNTIL THE INTERIOR REMODEL TAKES PLACE.
STAFF WILL ASK FOR RELIEF OF ADDITIONAL LOADING BERTH STANDARDS | SEC. 16-6-1. - OFF-STREET PARKING AND LOADING.
(B) *General Requirements.*
 - (1) Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities. Space allocated to any required off-street parking shall not be used to satisfy the space requirements of any off-street loading facilities.
 - (2) Cross Access. No comment
 - (3) Lighting. No comment
 - (4) Surfacing. No comment
 - (5) Drainage. This section is dictated by the Engineering Department.
 - (6) Curb and Gutter. This section is recommended by City Engineer and approved by City Planner.
 - (7) Wheel Guards. No comment
 - (8) Parking Space and Drive Aisle Dimensions. No comment

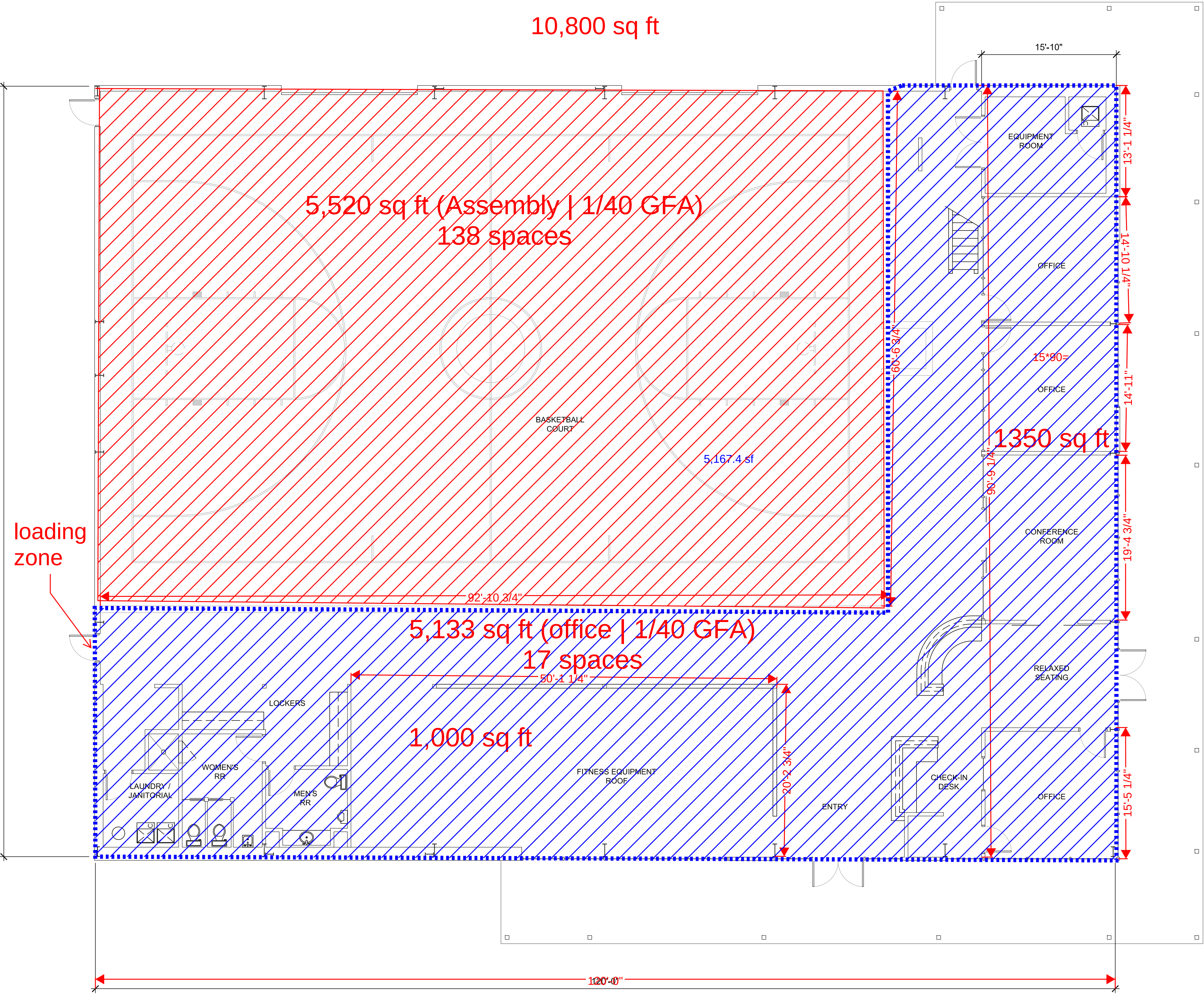
(E) [Off-street Parking Requirements](#). No comment | details on site plan

(H) Pedestrian Circulation Standards. Standards should be met. Show on site plan.

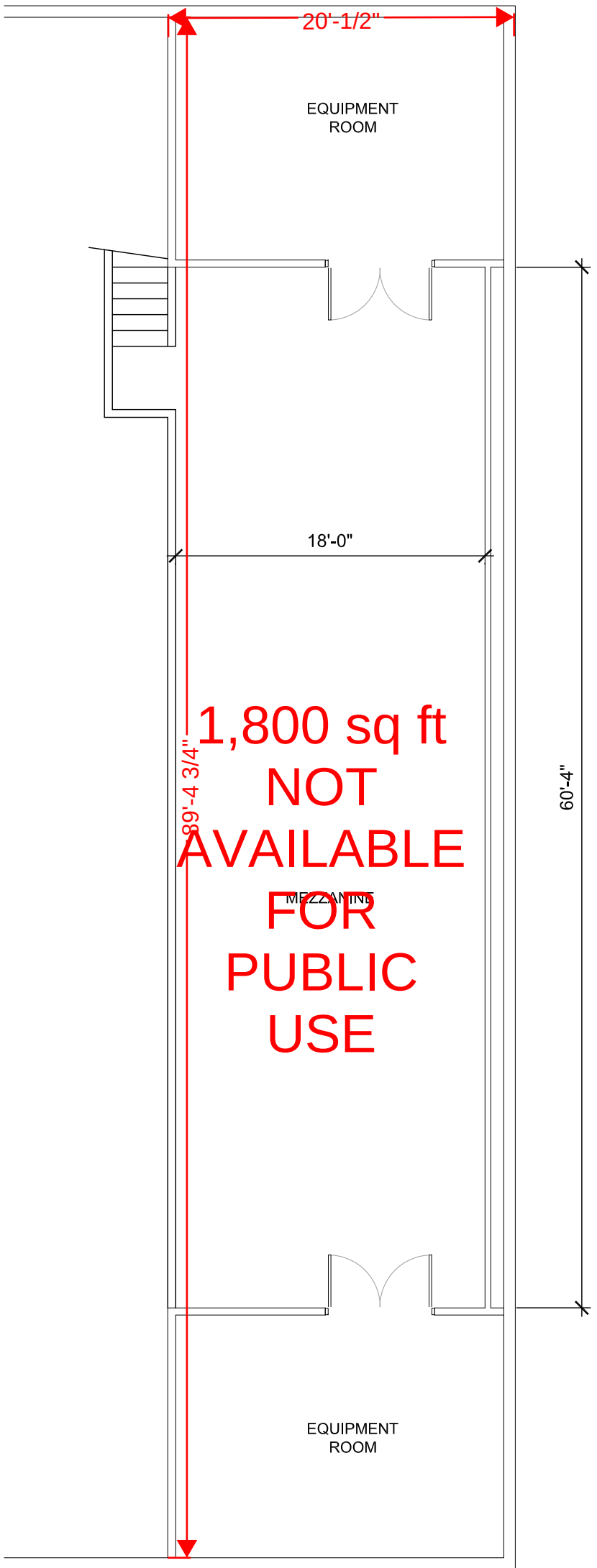
(I) Off-street Bicycle Parking. Standards should be met. Show on site plan.

(J) [Off-street Loading Requirements](#). Defer until interior remodel takes place.
2. [Section 16-6-3. -Landscape](#).
[Staff requests relief from landscape improvements be deferred until interior remodel takes place. Including landscaped end caps etc.](#)
3. [Sec. 16-6-4.-Screenng](#). [Screening for trash recycling receptacles should be provided. Please add plans to site plan.](#)

154 SPACES REQUIRED FOR THIS FLOOR PLAN AND USES



1 EXISTING GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



A	PRELIMINARY DESIGN	05.25.23
#	REVISION	DATE

SEALS:

PROJECT NO.:	23-01800
FILE:	
ISSUE DATE:	05.25.23
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

ARCHITECT:

GS HELMS
+ ASSOCIATES

ph: 918.298.7257 | 424 e. main st.
wb: gshelms.com | jenkins, ok 74037

PROJECT TITLE:

CITY OF JENKS
THE RANCH RENOVATION
10596 SOUTH ELM STREET
JENKS, OKLAHOMA 74037

SHEET TITLE:

EXISTING FLOOR PLANS

SHEET NUMBER:

A0

CITY OF JENKS

TEMPORARY PARKING LOT AT THE RANCH



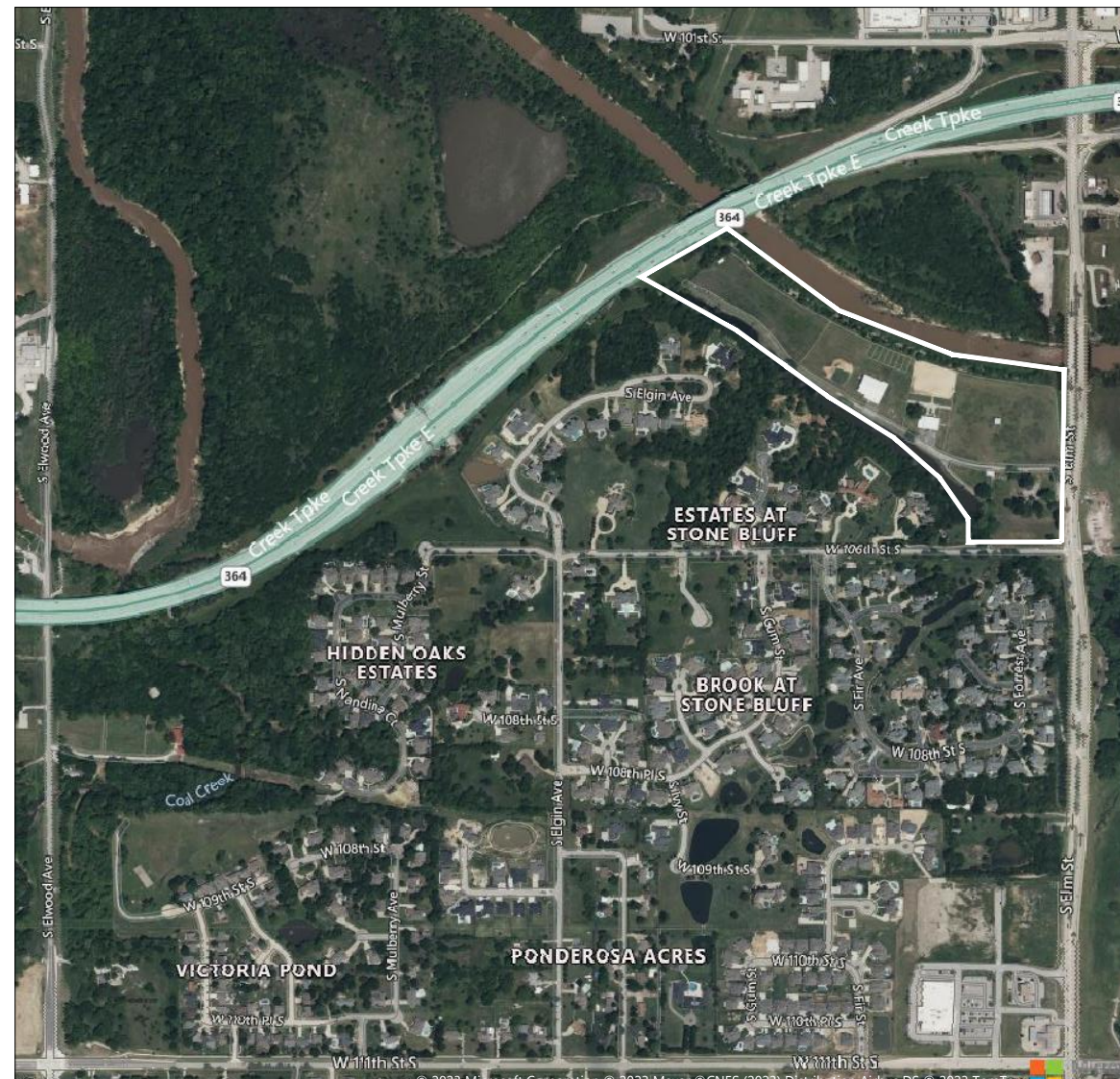
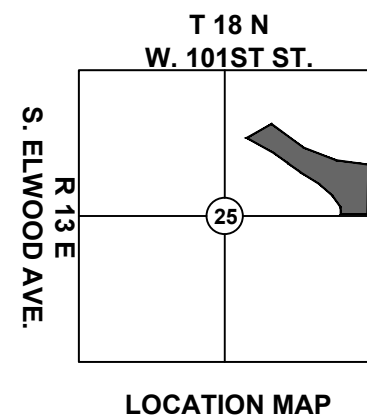
CITY OF JENKS
P.O. BOX 2007
JENKS, OKLAHOMA 74307

CONTACT LIST

COMPANY	CONTACT	PHONE
JENKS PUBLIC WORKS	BARRY PARSONS	918-209-4716
JENKS ENGINEERING	CHRIS CLOYDE, PE	918-556-7479
O.N.G.	L.D. WEBB	918-831-8375
AT&T	SOLOMON TOELKES	918-232-6387
AEP/PSO	LONNY HICKS	918-250-6211
COX	JASON HOLT	918-286-4633

SHEET INDEX

- 1 TITLE SHEET
- 2 PAY ITEMS AND NOTES
- 3 DETAILS
- 4-8 SURVEY
- 9 DEMOLITION PLAN
- 10 PARKING LOT AND DIMENSIONS
- 11 PARKING LOT GRADING
- 12 PAVEMENT STRIPING
- 13 S. ELM ST. ENTRANCE IMPROVEMENTS
- 14 LIGHTING PLAN



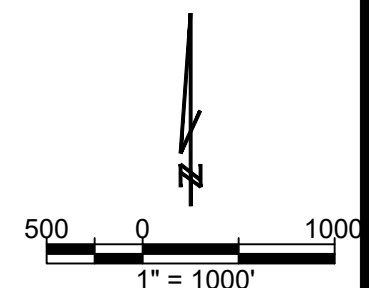
STANDARDS

CITY OF JENKS

ODOT SPECIFICATIONS MANUAL, 2019 EDITION

DEPARTMENT OF JUSTICE 28 CFR PART 36 ADA
STANDARDS, 1994 EDITION

DEPARTMENT OF JUSTICE 2010 ADA STANDARDS
FOR ACCESSIBLE DESIGN



TITLE SHEET

DESIGN			CITY OF JENKS
REVIEW			TEMPORARY PARKING LOT AT THE RANCH
DATE	2/13/2024		
COUNTY : TULSA		LOCAL ST. : S. ELM ST.	SHEET NO. : 01 OF 14

GENERAL NOTES

1. WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, OKLAHOMA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
2. ALL CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY WILL REQUIRE PROPERTY OWNER APPROVAL. CONTRACTOR, UPON NEEDING TO DO ANY CONSTRUCTION ACTIVITIES ON PROPERTY OTHER THAN THE DEVELOPERS (I.E. OTHER PROPERTY OWNERS, CITY OF JENKS, CITY OF TULSA, TULSA COUNTY, ETC.) SHALL LEAVE THE PROPERTY IN THE SAME OR BETTER CONDITIONS.
3. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST IS MADE TO THE CITY IN THIS REGARD.
4. A PRE-CONSTRUCTION MEETING IS REQUIRED AND CAN BE COORDINATED WITH CITY STAFF AT (918) 556-7467. FIVE (5) 11"X17" SET OF FINAL PLANS ARE TO BE PROVIDED AT THE TIME OF THE MEETING.
5. CONDITIONS SET FORTH WITHIN THE EARTH CHANGE PERMIT REMAIN VALID THROUGHOUT ALL CONSTRUCTION ACTIVITIES AND DEVELOPMENT SEQUENCES OF THIS DEVELOPMENT.
6. NO CONSTRUCTION ACTIVITIES ON THE WATER AND SANITARY SYSTEMS ARE PERMITTED UNTIL THE CITY ENGINEERS OFFICE HAS RECEIVED A COPY OF THE ODEQ "PERMIT TO CONSTRUCT" AND AUTHORIZATION TO PROCEED WITH THE WATER SYSTEM AND SANITARY SYSTEMS HAS BEEN PROVIDED BY THE CITY ENGINEER.
7. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF JENKS, DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT STANDARDS, AND THE 2019 EDITION OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND AS MAY BY SUBSEQUENTLY REVISED, UPDATE, AND ADOPTED.
8. EASEMENTS, BUILDING SETBACKS, RIGHT-OF-WAY, SIGNS, LIGHTING, LANDSCAPING, AND OTHER APPURTENANCES ARE DESIGNED TO BE IN COMPLIANCE WITH THE CONDITIONS SET FORTH BY THE CITY PLANNER, PLANNING COMMISSION AND CITY COUNCIL. ALL DESIGN PLANS FOR WATER DISTRIBUTION, SANITARY SEWER COLLECTION, ROADWAY, AND STORM WATER SYSTEMS CONSTRUCTION INSTALLATION SHALL MEET OR EXCEED THE CITY OF JENKS CONSTRUCTION STANDARDS AND MUNICIPAL POLICY AND ARE IN COMPLIANCE WITH THE CITY OF JENKS STANDARDS.
9. ALL PREVIOUS CONDITIONS SET FORTH WITHIN THE EARTH CHANGE PERMIT REMAIN VALID THROUGHOUT ALL OF THE CONSTRUCTION ACTIVITIES AND DEVELOPMENT SEQUENCES OF THIS DEVELOPMENT.
10. THE CONTRACTOR AND ANY OTHER SUBCONTRACTORS UNDER SEPARATE CONTRACT IS/ARE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF JENKS STAFF. SUCH A MEETING IS REQUIRED BEFORE ANY INFRASTRUCTURE CONSTRUCTION IS PREFORMED. THE CITY OF JENKS WILL NOT APPROVE CONSTRUCTION ACTIVITIES TO PROCEED UNTIL SUCH A MEETING IS HELD. SUCH MEETINGS WILL ALSO BE MANDATORY, UPON THE CITY OF JENKS REQUEST, DURING THE CONSTRUCTION PROCESS SHOULD THE CITY OF JENKS DETERMINE IT TO BE NECESSARY.
11. SITE GRADING SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) PREVIOUSLY SUBMITTED FOR THIS PROJECT.
12. ALL EXCAVATED AREAS WITHIN THE DETENTION POND BANKS ABOVE THE WATER LINE, RIGHT-OF-WAY, PARKS AND DRAINAGE WAYS SHALL HAVE GROUND COVER (I.E., SOD OR HYDROMULCH) INSTALLED IMMEDIATELY FOLLOWING FINAL EXCAVATION WORK PER ODEQ OKR10. ALL GROUND COVER SHALL BE MAINTAINED AND WATERED UNTIL WELL ESTABLISHED.

PAVING NOTES

1. ALL PAVING, DRAINAGE AND EROSION CONTROL IS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF JENKS LAND SUBDIVISION CODE AND ALL CONSTRUCTION INSTALLATION SHALL MEET OR EXCEED THE CITY OF JENKS CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
2. THE PROJECT RESPONSIBLE CONTRACTOR AND ANY OTHER SUB-CONTRACTORS UNDER SEPARATE CONTRACT IS/ARE REQUIRED TO HAVE A PRE-CONSTRUCTION MEETING WITH CITY STAFF. SUCH A MEETING IS REQUIRED BEFORE ANY INFRASTRUCTURE CONSTRUCTION IS PERFORMED. SHOULD THE RESPONSIBLE CONTRACTOR(S) REPRESENTATIVE FAIL TO PARTICIPATE WITHIN A MUTUALLY SCHEDULED PRE-CONSTRUCTION MEETING, ALL CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY TERMINATED INDEFINITELY BY THE CITY.
3. ALL PAVING CONSTRUCTION SHALL BE INSPECTED BY THE ENGINEERING DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
4. THE PAVING CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
6. SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND COMPACTED ACCORDING TO THE PLANS AND SPECIFICATIONS.
7. SUBGRADE STABILIZATION SHALL BE BASED UPON CITY’S REVIEW OF GEOTECHNICAL REPORT. GEOTECHNICAL FIRM TO CONTACT CITY ENGINEER PRIOR TO TESTING.
8. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UNACCEPTABLE SUBGRADE AT ALL UTILITY, CABLE, OR CONDUIT CROSSINGS.
9. PAVING CONTRACTOR SHALL INSPECT SUBGRADE PRIOR TO COMMENCING WORK AND SHALL REPAIR AREAS WHERE GRADE VARIES MORE THAN 0.1 FEET, WHERE DENSITY IS LESS THAN 95% STANDARD PROCTOR OR WHERE SUBGRADE DRAINAGE IS INADEQUATE, AT THE UNIT PRICE BID FOR FINE GRADING IN THE PROPOSAL SUBGRADE MODIFICATIONS, WHERE REQUIRED, SHALL NOT COMMENCE UNTIL SUBGRADE REPAIRS HAVE BEEN ACCEPTED BY THE ENGINEER DEPARTMENT INSPECTOR.
10. SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADE SHALL BE BLUE TOP AND FINE GRADE, FABRIC PLACEMENT, AGGREGATE BASE, AND THEN FINAL FINE GRADING.
11. COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF EVERY 300 LINEAR FEET IN ALTERNATING LANES FOR EACH EIGHT (8) INCH LIFT OF MATERIAL.
12. SUBGRADE SHALL BE PROOF-ROLLED IF THE STABILITY OF THE MATERIAL IS QUESTIONED. ALSO, THE SUBGRADE EXPOSED AFTER STRIPPING AND COMPETING ANY CUTS SHALL BE PROOF-ROLLED ACCORDING TO THE GEOTECHINCAL REPORT.
13. PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3500 PSI, A SLUMP OF NOT MORE THAT 3", AND SHALL CONTAIN SIX (6) PERCENT AIR + OR -1% OR PER PROJECT GEOTECHINCAL SUPPORT.
14. ASPHALTIC CONCRETE SHALL HAVE DENSITY OF NOT LESS THAN 94% AND NOT MORE THAT 96%, AND HVEEM STABILITY OF NOT LESS THAN 40% OR PER PROJECT GEOTECHINCAL REPORT.
15. THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE.

15.1. FIELD DENSITY TEST OF EMBANKMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.

15.2. PLASTICITY TEST OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE ENGINEER.

15.3. MOISTURE DENSITY CURVES FOR MATERIAL TO BE USED FOR EMBANKMENT OR SUBGRADE CONSTRUCTION.

15.4. MIX DESIGN FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.

15.5. AGGREGATE GRADATION TESTS.

15.6. STABILITY, DENSITY, BITUMEN CONTENT AND GRADATION TESTS OF ASPHALTIC CONCRETE EVERY 200 TONS OR DAILY WHICHEVER IS LESS.

15.7. COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY-EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED FOR EVERY 100 CUBIC YARDS PLACED.

15.8. ONE CORE SAMPLE, AT A LOCATION SPECIFIED BY THE INSPECTOR FOR EVERY 8000 SQUARE FEET OF PAVEMENT.
16. THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURE THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. COPIES OF MATERIAL CERTIFICATION SHALL BE FURNISHED TO THE ENGINEERING DEPARTMENT PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.
17. THE PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO GRADE AFTER PAVING HAS BEEN COMPLETED.

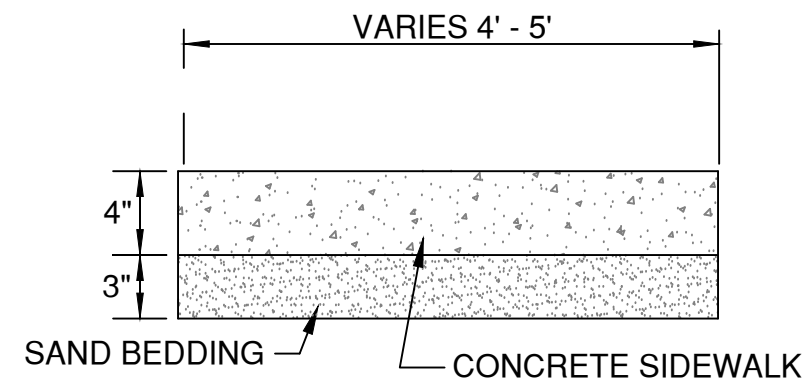
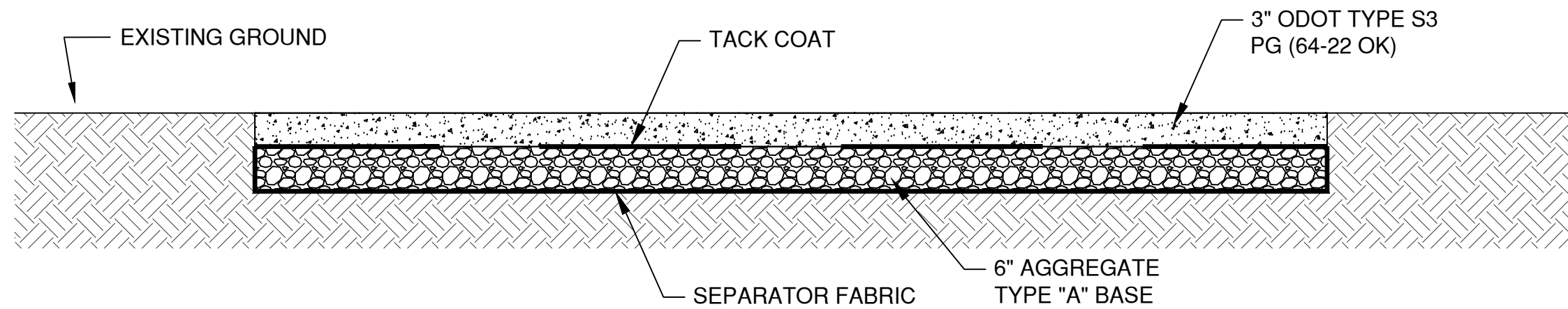
18. THE PAVING CONTRACTOR SHALL PLACE A CONCRETE COLLAR TWO (2) FEET SQUARE AND EQUIVALENT IN THICKNESS TO THE STREET BEING CONSTRUCTED, AROUND EACH VALVE BOX NOT LOCATED IN A PAVED AREA. THE VALVE BOX SHALL BE ADJUSTED TO GRADE PRIOR TO PLACING CONCRETE COLLAR.
19. THE PAVING CONTRACTOR SHALL MARK ALL WATER LINE CROSSINGS BY CUTTING A "W" 1/4-INCH DEEP IN THE FACE OF THE CURB, OVER THE CROSSING AND PAINTING THE "W" BLUE. THE PAVING CONTRACTOR SHALL MARK ALL WATER VALVE LOCATION BY CUTTING A "V" 1/4-INCH DEEP IN THE FACE OF THE CURB, OVER THE VALVE AND PAINTING THE "V" BLUE.
20. ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE WITH JENKS PUBLIC WORKS DEPARTMENT AND JENKS POLICE DEPARTMENT. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER.
21. ALL PAVEMENT STRIPING MATERIALS SHALL COMPLY WITH 2019 ODOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND PLACEMENT WILL COMPLY WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. NO EXCAVATION OF EXISTING ASPHALT FOR DRIVEWAY MODIFICATIONS, ROADWAY CONNECTIONS, ETC. IS PERMITTED WITHOUT PRIOR SAW-CUTTING ASPHALT AT CONSTRUCTION BOUNDARY.
23. THE LOT PROPERTY OWNER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SIDEWALK IN FRONT OF THE LOT OWNER'S PROPERTY IN ACCORDANCE WITH THE PAVING PLANS.
24. ALL HANDICAP ACCESS RAMPS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONSTRUCT AS THE CURB AND/OR AS ROADWAY IS BEING CONSTRUCTED.

PAY ITEMS					
ITEM NO.	SPEC. NO.	DESCRIPTION	PAY NOTES	UNIT	QUANT.
1	641	MOBILIZATION	1,2	LS	1
2	411(C)	SUPERPAVE, TYPE S3(PG 64-22-OK)	3,4	TON	1331
3	610(A)	P.C. CONCRETE PAVEMENT (PLACEMENT)	4	SY	142
4	857(A)	TRAFFIC STRIPE(MULTI-POLY)(4" WIDE)(WHITE)		LF	2690
5	857(A)	TRAFFIC STRIPE(MULTI-POLY)(4" WIDE)(RED)	5	LF	844
6	857(A)	TRAFFIC STRIPE(MULTI-POLY)(4" WIDE)(HATCHING)		SF	533
7	857(A)	TRAFFIC STRIPE(MULTI-POLY)(SYMBOL)	6	EA	5
8	SPECIAL	SITE LIGHTING		EA	8
9	SPECIAL	LIGHTING PEDESTAL		EA	8
10	SPECIAL	WIRING		LS	1

PAY ITEM NOTES

1. MOBILIZATION IS TO BE 10% MAXIMUM OF SITE COST.
2. CONTRACTOR TO PROVIDE COPIES OF LOCATE TICKETS TO CITY OF JENKS.
3. TO INCLUDE COST OF TACK COAT, ESTIMATED AT 0.28 GAL/SY, MEETING THE REQUIREMENTS OF SECTION 407 OF THE STANDARD SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE COPIES OF ALL HAULING, ASPHALT, CONCRETE, OR MATERIAL TICKETS TO THE CITY OF JENKS.
5. TO BE USED FOR FIRE LANE STRIPING ONLY.
6. CITY OF JENKS PUBLIC WORKS TO PLACE HANDICAP SIGNAGE FOR CORRESPONDING PARKING STALLS.

PARKING STALLS.				PAY ITEMS AND NOTES	
DESIGN			CITY OF JENKS		
REVIEW			TEMPORARY PARKING LOT AT THE RANCH		
DATE	2/13/2024				
COUNTY : <u>TULSA</u>		LOCAL ST. : <u>S. ELM ST.</u>		SHEET NO. : <u>02 OF 14</u>	



SIDEWALK DETAIL

DETAILS			
DESIGN			CITY OF JENKS
REVIEW			TEMPORARY PARKING LOT AT THE RANCH
DATE	2/13/2024		
COUNTY : <u>TULSA</u>		LOCAL ST. : <u>S. ELM ST.</u>	SHEET NO. : <u>03 OF 14</u>

LEGEND

- AC

=

AIR CONDITIONER

AD

=

AREA INLET

ASP

=

AUTO SPRINKLER

BC

=

BOTTOM OF CURB

B/L

=

BUILDING LINE

BM

=

BENCHMARK

BWF

=

BARBED WIRE FENCE

CATV

=

CABLE TV PEDESTAL

CL

=

CENTERLINE

CLB

=

CLIMB BARRIER

CLF

=

CHAIN LINK FENCE

CO

=

CLEAN OUT

CPS

=

COX POWER SUPPLY

CMP

=

CORRUGATED METAL PIPE

CPP

=

CORRUGATED PLASTIC PIPE

D/E

=

DRAINAGE EASEMENT

DGDI

=

DOUBLE GRATE DROP INLET

DIP

=

DUCTILE IRON PIPE

EJB

=

ELECTRIC JUNCTION BOX

EM

=

ELECTRIC METER

EO

=

ELECTRIC OUTLET

EPED

=

ELECTRIC PEDESTAL

ET

=

ELECTRIC TRANSFORMER

FF

=

FINISH FLOOR

FG

=

FINISH GRADE

FH

=

FIRE HYDRANT

FOM

=

FIBER OPTIC MARKER

FOV

=

FIBER OPTIC VAULT

FP

=

FLAG POLE

FL

=

FLOWLINE

GLM

=

GAS LINE MARKER

GM

=

GAS METER

GR

=

GAS REGULATOR

GV

=

GAS VALVE

GL

=

GROUND LIGHT

GP

=

GUARD POST

GUY

=

GUY ANCHOR

HDWL

=

HEADWALL

HPP

=

HIGH POWER POLE

HPS

=

HANDICAP PARKING SIGN

HWF

=

HOG WIRE FENCE

ICV

=

IRRIGATION CONTROL VALVE

I.P.

=

IRON PIN

(L)

=

PER LEGAL DESCRIPTION

LP

=

LIGHT POLE

(M)

=

MEASURED DATA

MB

=

MAILBOX

MRK

=

UTILITY MARKER

MW

=

MONITORING WELL

(P)

=

PER PLAT

P/E

=

PIPELINE EASEMENT

PLF

=

PLASTIC FENCE

PLM

=

PIPELINE MARKER

PM

=

PARKING METER

PP

=

POWER POLE

PPD

=

POWER POLE W/ DROP SERVICE

PPDT

=

POWER POLE W/ DROP & TRANSFORMER

PPLT

=

POWER POLE W/ LIGHT & TRANSFORMER

PPM

=

POWER POLE W/ ELECTRIC METER

PPNS

=

POWER POLE / NO SERVICE

PPT

=

POWER POLE W/ TRANSFORMER

RCB

=

REINFORCED CONCRETE BOX

RCP

=

REINFORCED CONCRETE PIPE

RD

=

ROOF DRAIN

ROW

=

RIGHT-OF-WAY

SSLH

=

SANITARY SEWER LAMP HOLE

SSMH

=

SANITARY SEWER MANHOLE

S/B

=

SETBACK

SGDI

=

SINGLE GRATE DROP INLET

SH

=

SPRINKLER HEAD

SP

=

SIGN POST

STMH

=

STORM SEWER MANHOLE

STJB

=

STORM SEWER JUNCTION BOX

TM

=

TELEPHONE MANHOLE

TPED

=

TELEPHONE PEDESTAL

TC

=

TOP OF CURB

TD

=

TOP OF DECK

TG

=

TOP OF GRATE

TH

=

THRESHOLD

TR

=

TOP OF RIM

TS

=

TRAFFIC SIGN

TSCB

=

TRAFFIC SIGNAL CONTROL BOX

TSLP

=

TRAFFIC SIGNAL LIGHT POLE

TSPB

=

TRAFFIC SIGNAL PULL BOX

TSMH

=

TRAFFIC SIGNAL MANHOLE

TVLT

=

TELEPHONE VAULT

TW

=

TOP OF WALL

U/E

=

UTILITY EASEMENT

UM

=

UTILITY MARKER

VP

=

VENT PIPE

WF

=

WATER FAUCET

WM

=

WATER METER

WSE

=

WATER SURFACE ELEVATION

WV

=

WATER VALVE

WDF

=

WOOD FENCE

(Z)

=

ZONING

—

—

=

CENTERLINE

—

x

—

=

FENCE LINE

—

OC

—

=

OVERHEAD COMMUNICATION

—

OE

—

=

OVERHEAD ELECTRIC

—

SS

—

=

SANITARY SEWER

—

ST

—

=

STORM SEWER

—

TOP/TOE

—

=

TOP/TOE OF GROUND SLOPE

—

UC

—

=

UNDERGROUND COMMUNICATION

—

UE

—

=

UNDERGROUND ELECTRIC

—

UG

—

=

UNDERGROUND GAS

—

UT

—

=

UNDERGROUND TELEPHONE

—

WL

—

=

WATERLINE

=

ZONE AE FLOODWAY

=

ZONE AE
1.0% CHANCE OF FLOOD

=

ZONE SHADED "X"
0.2% CHANCE OF FLOOD

LEGAL DESCRIPTION - AS PROVIDED - GWD DOCUMENT NO. 2023052127

DOCUMENT CONTAINS AN ERRONEOUS ARC LENGTH AND DOES NOT MATHEMATICALLY CLOSE.
THE SURVEYOR OPTED TO USE A PREVIOUS DEED FOR THIS THIS SURVEY AS DESCRIBED BELOW.

LEGAL DESCRIPTION - AS PROVIDED - GWD DOCUMENT NO. 2012067240

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-FIVE (25), 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 THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01°04'28" EAST A DISTANCE OF 2649.28 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 25 TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 88°43'34" WEST A DISTANCE OF 50.00 FEET ALONG THE SOUTH BOUNDARY OF THE NE¼ OF SAID SECTION 25 TO THE POINT OF BEGINNING; THENCE SOUTH 88°43'34" WEST A DISTANCE OF 404.84 FEET; THENCE NORTH 01°06'49" EAST A DISTANCE OF 135.81 FEET; THENCE NORTH 52°39'25" WEST A DISTANCE OF 279.68 FEET; THENCE NORTH 50°05'37" WEST A DISTANCE OF 316.10 FEET; THENCE NORTH 59°27'34" WEST A DISTANCE OF 502.63 FEET; THENCE NORTH 54°28'45" WEST A DISTANCE OF 204.03 FEET; THENCE NORTH 43°53'48" WEST A DISTANCE OF 213.70 FEET; THENCE NORTH 57°22'06" WEST A DISTANCE OF 228.81 FEET; THENCE NORTH 70°21'40" WEST A DISTANCE OF 180.90 FEET; THENCE NORTH 84°54'43" WEST A DISTANCE OF 195.06 FEET TO THE POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CREEK TURNPIKE NORTH 55°25'00" EAST A DISTANCE OF 0.00 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5499.58 FEET A DISTANCE OF 191.97 FEET; THENCE NORTH 46°48'47" EAST A DISTANCE OF 190.90 FEET; THENCE NORTH 60°11'07" EAST A DISTANCE OF 130.49 FEET; THENCE SOUTH 51°36'04" EAST A DISTANCE OF 124.53 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2721.35 FEET, A DISTANCE OF 1558.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°25'26" EAST A DISTANCE OF 171.31 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE SOUTH 04°30'32" EAST A DISTANCE OF 813.90 FEET; THENCE SOUTH 01°04'28" EAST A DISTANCE OF 49.25 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED IN EASEMENT REPORT (EFFECTIVE DATE: JULY 7, 2023 AT 7:00 AM) BY SMITH BROTHERS ABSTRACT & TITLE CO., LLC AFFECT THE SUBJECT PROPERTY AS NOTED:

1.

RIGHT OF WAY AGREEMENT IN FAVOR OF AJAX PIPE LINE COMPANY, RECORDED IN BOOK 924, PAGE 558.
DOCUMENT SUPERCEDED BY BOOK 6277, PAGE 1044.
2.

PARTIAL RELEASE FROM CONOCO PIPE LINE COMPANY, RECORDED IN BOOK 6277, PAGE 1044.
DOES NOT AFFECT THE SURVEYED PROPERTY.
3.

LAST ASSIGNMENT OF RECORD: ASSIGNMENT AND ASSUMPTION AND BILL OF SALE AGREEMENT IN FAVOR OF PHILLIPS TEXAS PIPELINE COMPANY EAGLE 2 LLC, RECORDED AS DOCUMENT NO. 2017090257. DOES NOT AFFECT THE SURVEYED PROPERTY.
4.

EASEMENT AND RIGHT-OF-WAY, IN FAVOR OF POLECAT-ROCK CREEK JOINT DRAINAGE DISTRICT NUMBER ONE (TULSA AND CREEK COUNTIES), OKLAHOMA, RECORDED IN BOOK 2068, PAGE 157. 40' WIDE EASEMENT AND RIGHT-OF-WAY IS DEPENDANT UPON LOCATION OF THE TOP OF BANK OF POLECAT CREEK AND AFFECTS THE NORTHERLY LINE OF THE SURVEYED PROPERTY AS APPROXIMATELY SHOWN HEREON.
5.

RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 2362, PAGE 384.
DOCUMENT SUPERCEDED BY BOOK 4399, PAGE 111.
6.

RESTRICTION OF RIGHT OF WAY, FROM OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 4399, PAGE 111.
50' WIDE RIGHT-OF-WAY AFFECTS THE SOUTHEASTERLY CORNER OF THE SURVEYED PROPERTY AS SHOWN HEREON.
7.

LAST ASSIGNMENT OF RECORD: ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS, IN FAVOR OF ONE GAS, INC., RECORDED AS DOCUMENT NO. 2014010512. 50' WIDE RIGHT-OF-WAY AFFECTS THE SOUTHEASTERLY CORNER OF THE SURVEYED PROPERTY AS SHOWN HEREON.
8.

SUBSCRIPTION AND RIGHT-OF-WAY EASEMENT IN FAVOR OF CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED IN BOOK 4007, PAGE 870. DOCUMENT SUPERCEDED BY DOCUMENT NO. 2009039171.
9.

RELEASE OF EASEMENT (AS TO THE SUBJECT TRACT, BUT LACKING SIGNATURES) FROM CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED AS DOCUMENT NO. 2009039171. INSTRUMENT RELEASING 10' WIDE RIGHT-OF-WAY RECORDED IN BOOK 4007, PAGE 870 AFFECTS THE SURVEYED PROPERTY IN A BLANKET MANNER; NO GRAPHICS SHOWN.
10.

PARTIAL RELEASE AND DISCLAIMER FROM CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED AS DOCUMENT NO. 2009047775.
DOES NOT AFFECT THE SURVEYED PROPERTY.
11.

ROAD AND UTILITY RIGHT-OF-WAY DEDICATION, IN FAVOR OF THE PUBLIC, RECORDED IN BOOK 6299, PAGE 1153.
DOES NOT AFFECT THE SURVEYED PROPERTY BUT IS SHOWN HEREON.
12.

DEED OF DEDICATION IN FAVOR OF CITY OF JENKS, OKLAHOMA, RECORDED AS DOCUMENT NO. 2007119767.
AFFECTS THE SOUTHEASTERLY CORNER OF THE SURVEYED PROPERTY AND MODIFYING THE CAPTIONED LEGAL DESCRIPTION AS SHOWN HEREON.
13.

RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED AS DOCUMENT NO. 2009100625.
20' WIDE RIGHT-OF-WAY AFFECTS THE NORTHEASTERLY PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON.

SURVEYOR'S NOTES

PREPARED FOR: F&W INVESTMENTS, LLC

CITY OF JENKS, c.o: CHRIS CLOYDE

PHYSICAL ADDRESS: 10596 S. PEORIA AVE., JENKS, TULSA COUNTY, OK 74037

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM
USING ADS CONTROL STATION #52. ELEVATION = 622.963' AS THE PRIMARY
BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. CONTOUR INTERVAL IS 0.5'.

EASEMENTS PROVIDED IN EASEMENT REPORT BY SMITH BROTHERS TITLE &
ABSTRACT COMPANY ARE SHOWN OR NOTED HEREON. EASEMENTS MAY EXIST THAT
ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

THE SURVEYED PROPERTY IS ZONED AG WITH 25' FRONT SETBACK, 25' EXTERIOR
SIDE SETBACKS, 10' INTERIOR SIDE SETBACKS, AND A 40' REAR SETBACK PER CITY OF
JENKS ZONING CODE. AMENDED: AUGUST, 2022.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848"
WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

GROSS LAND AREA: 1,101,039.1 SQ. FEET OR 25.28 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO.
40143C0363L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE
WITHIN ZONE AE (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE
FLOODPLAIN WITH A BASE FLOOD ELEVATION OF 618' - 619.9') AND ZONE AE
FLOODWAY AS SHOWN HEREON.

LAST SITE VISIT: JULY 18, 2023.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!
UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD
EVIDENCE AND CITY OF JENKS ENGINEERING ATLAS SHEET.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°32'26" E (M)	22.25'
	S 04°30'32" E (L)	
L2	S 01°06'22" E (M)	49.26'
	S 01°04'28" E (L)	

SURVEY CONTROL TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
52	376701.463	2569545.754	622.96	ADS CONTROL STATION NO.: 52
417	376599.303	2567054.712	614.85	FOUND 1" SQ. BOLT
458	373890.762	2564457.687	695.23	FOUND 1/2" BENT IRON PIN

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 27th DAY OF JULY, 2023.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

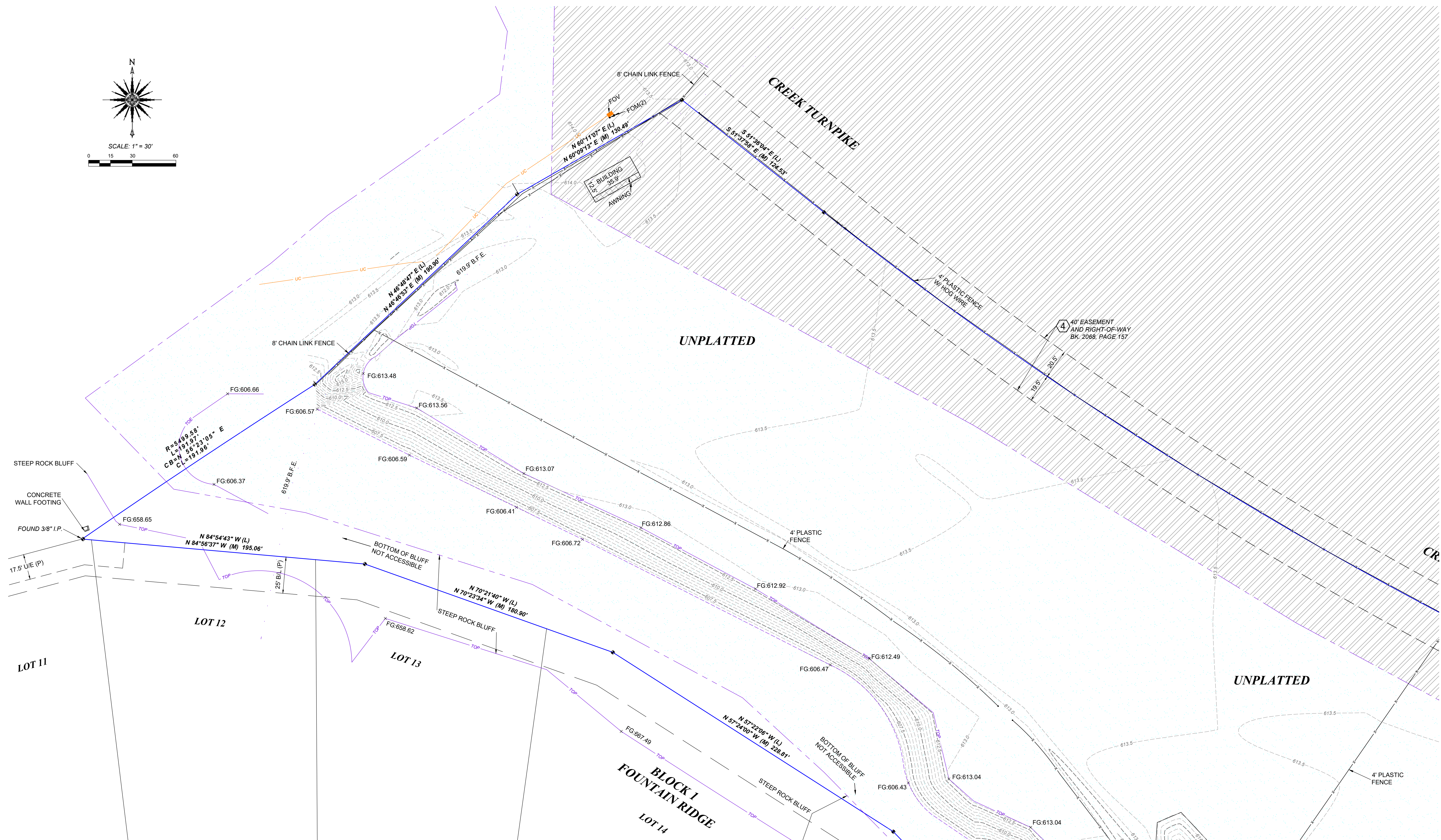
TOPOGRAPHIC SURVEY

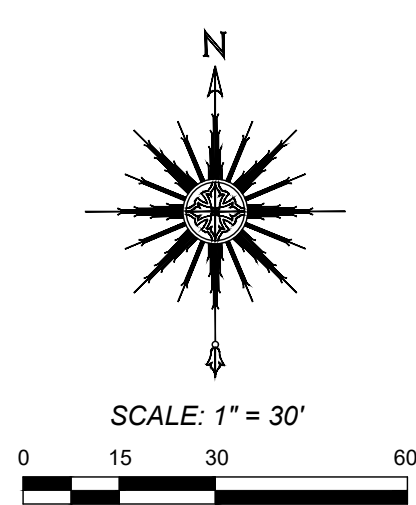
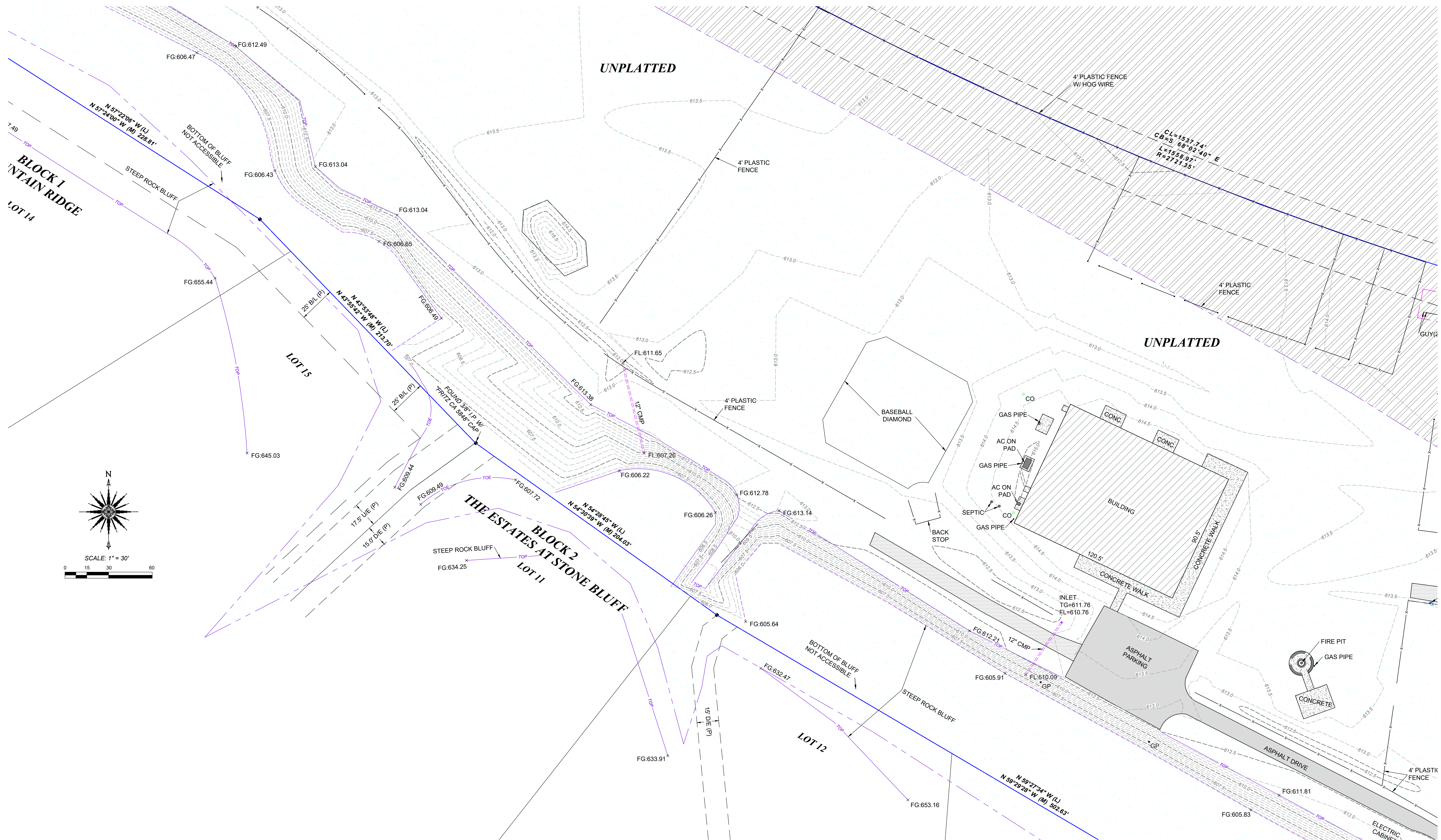
PART OF THE NE¼ OF SEC.25, T18N, R12E

10596 S. PEORIA AVE., JENKS, TULSA COUNTY, OKLAHOMA 74037

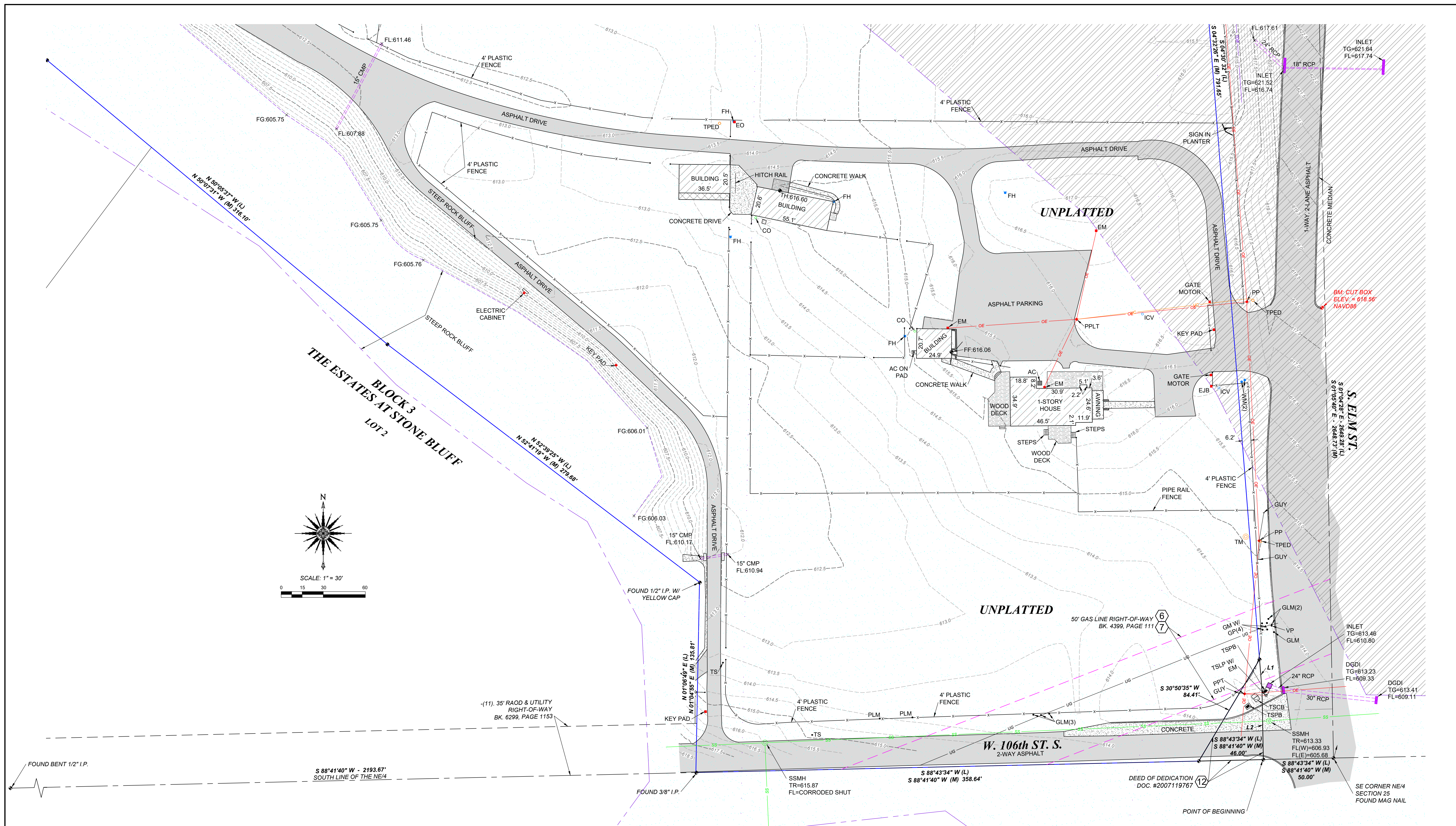
SURVEY: DCH	DATE: 07.18.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 07.27.2023	
APPROVED: PLS	DATE: 07.27.2023	
SHEET 04 OF 14	PROJECT NO.: 23221	





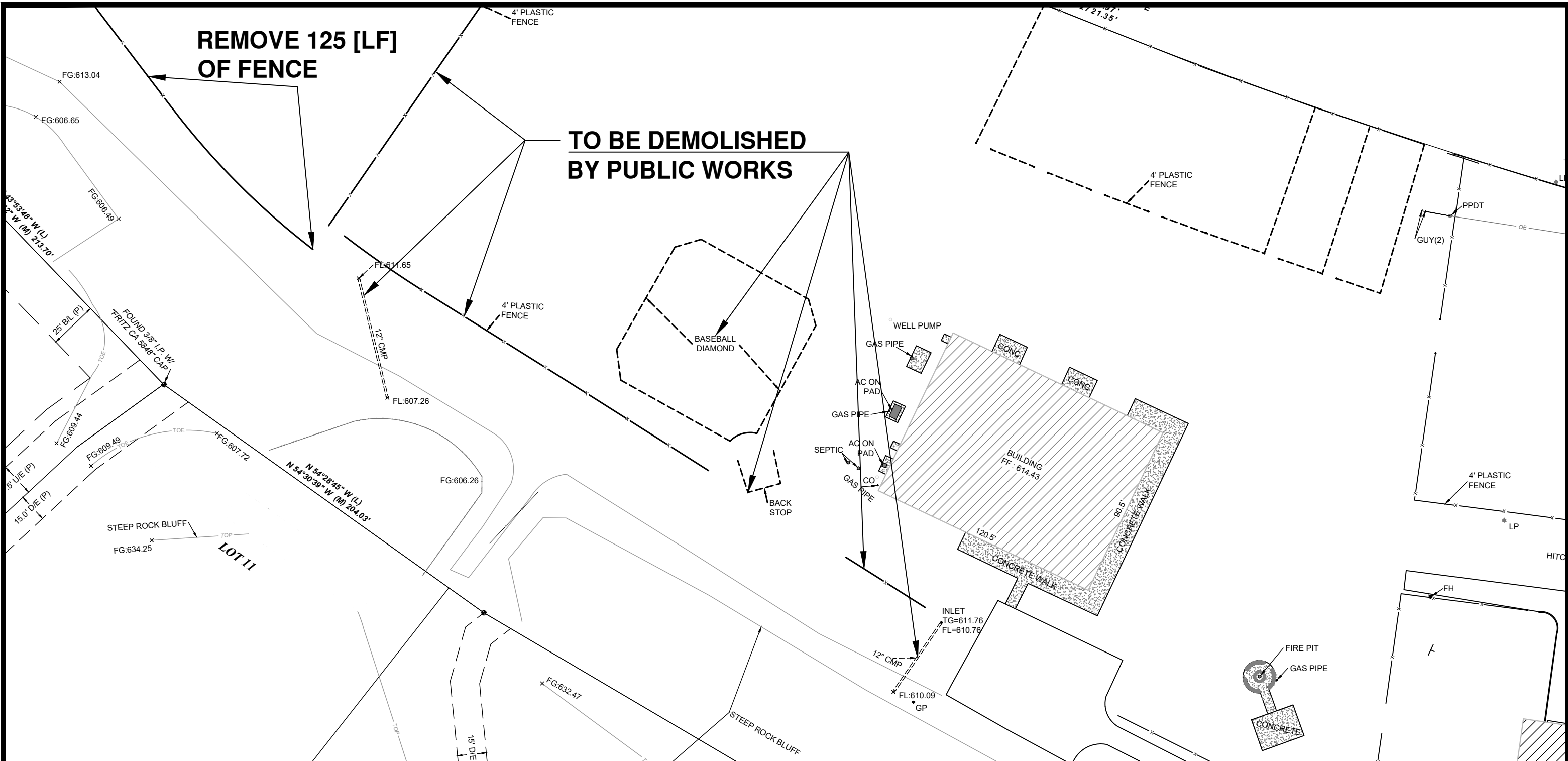


TOPOGRAPHIC SURVEY			
PART OF THE NE/4 OF SEC.25, T18N, R12E			
10596 S. PEORIA AVE., JENKS, TULSA COUNTY, OKLAHOMA 74037			
SURVEY: DCH	DATE: 07.18.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024	
DRAFT: RLL	DATE: 07.27.2023		
APPROVED: PLS	DATE: 07.27.2023		
SHEET 06 OF 14	PROJECT NO.: 23221		



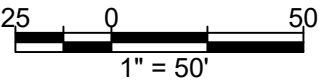
REMOVE 125 [LF]
OF FENCE

TO BE DEMOLISHED
BY PUBLIC WORKS



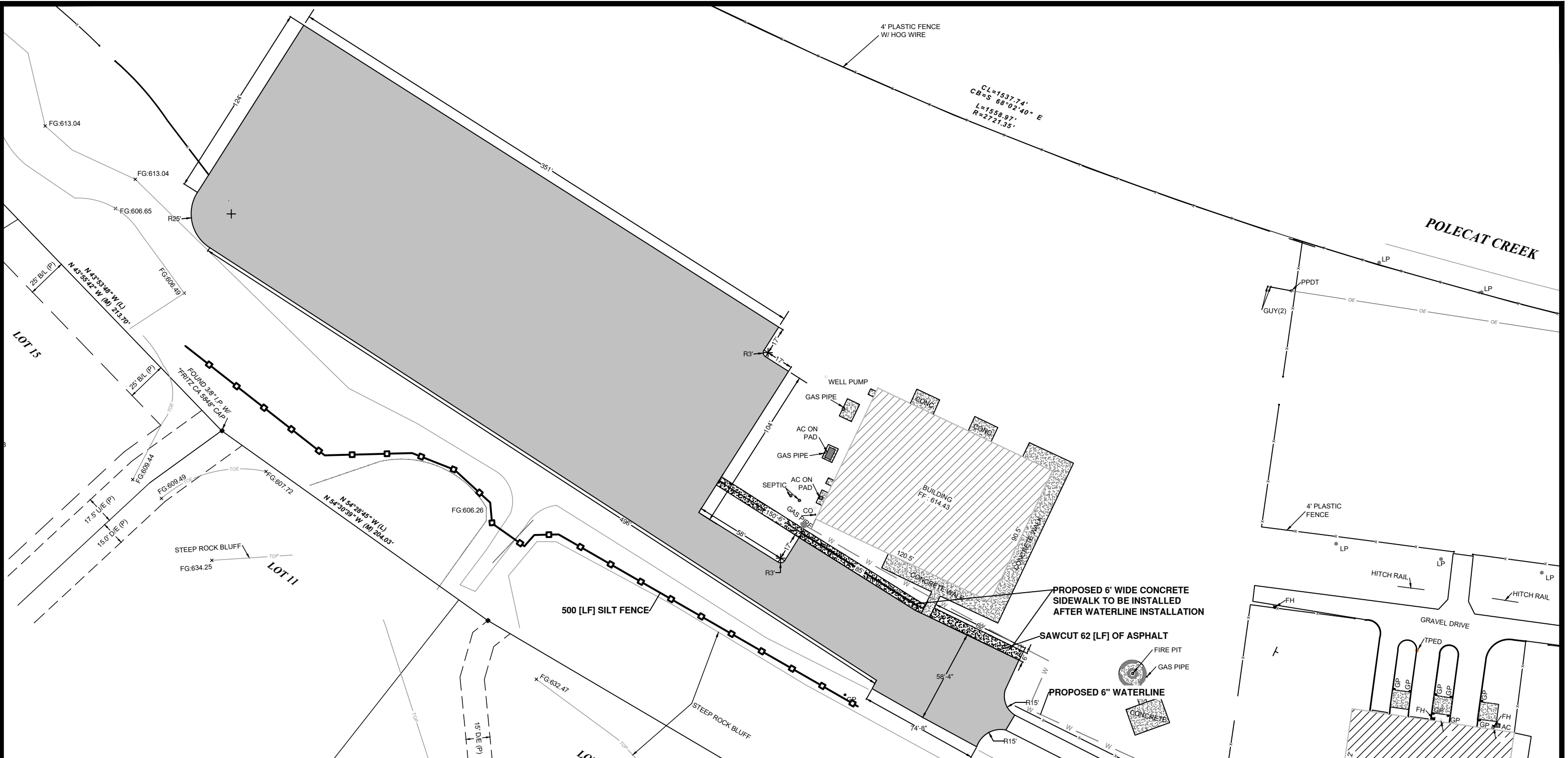
LEGEND

	EXISTING ASPHALT		EXISTING GRADE
	EXISTING CONCRETE		



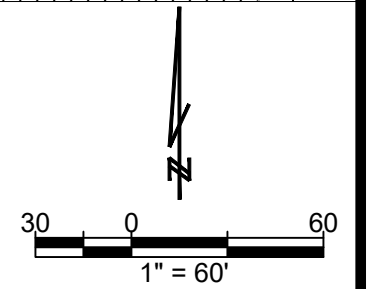
DEMOLITION PLAN

DESIGN			CITY OF JENKS	
REVIEW			TEMPORARY PARKING LOT AT THE RANCH	
DATE	2/13/2024			
COUNTY : <u>TULSA</u>		LOCAL ST. : <u>S. ELM ST.</u>		SHEET NO. : <u>09 OF 14</u>



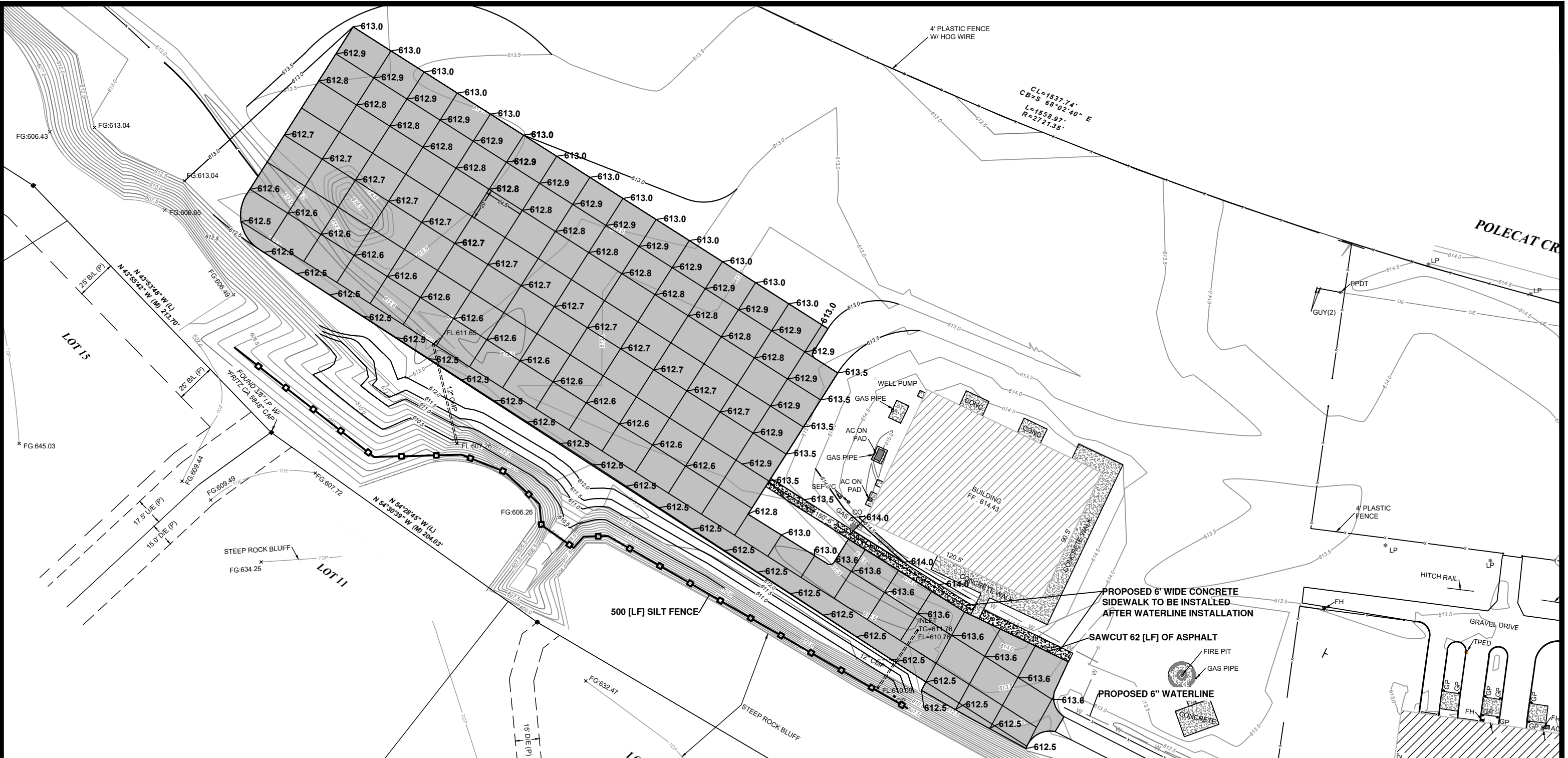
LEGEND			
	NEW ASPHALT		EXISTING ASPHALT
	NEW CONCRETE		EXISTING GRADE
	EXISTING CONCRETE		SILT FENCE

***NOTE: ENGINEERING DEPARTMENT IS TO STAKE THE NEW PARKING LOT BEFORE THE START OF CONSTRUCTION.**



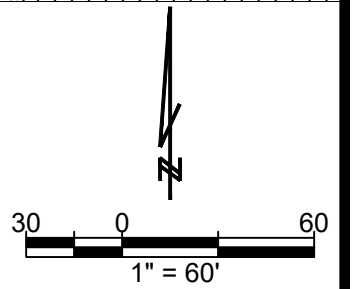
PARKING LOT AND DIMENSIONS

DESIGN			CITY OF JENKS
REVIEW			TEMPORARY PARKING LOT AT THE RANCH
DATE	2/13/2024		
COUNTY : TULSA		LOCAL ST. : S. ELM ST.	SHEET NO. : 10 OF 14

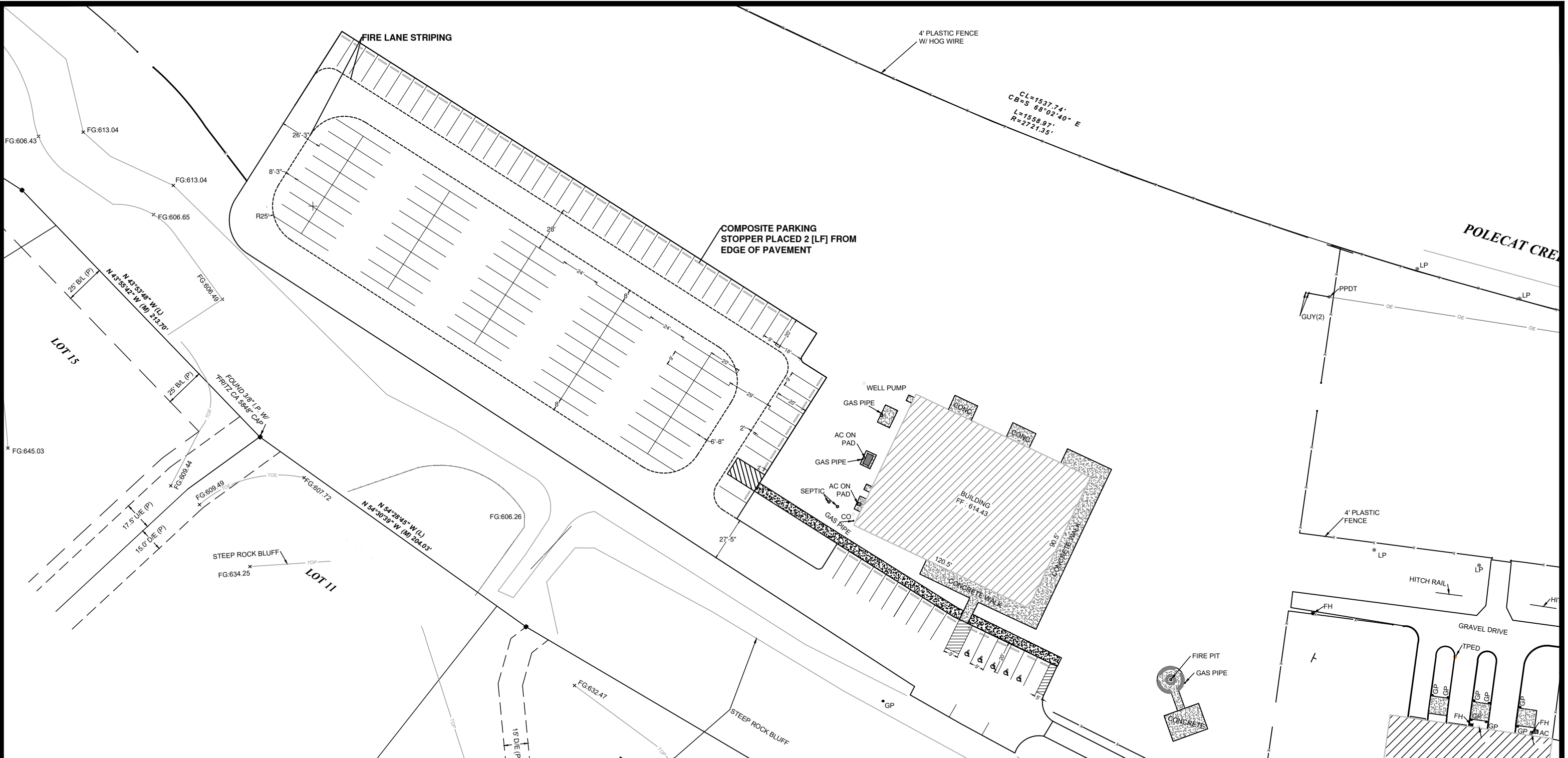


LEGEND			
	NEW ASPHALT		EXISTING ASPHALT
	NEW CONCRETE		EXISTING GRADE
	EXISTING CONCRETE		SILT FENCE

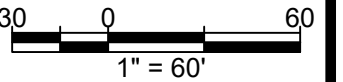
*NOTE: EFFECTED EXISTING STORM SEWER TO BE REMOVED BY PUBLIC WORKS.



DESIGN			CITY OF JENKS
REVIEW			TEMPORARY PARKING LOT AT THE RANCH
DATE	2/13/2024		
COUNTY : TULSA	LOCAL ST. : S. ELM ST.		SHEET NO. : 11 OF 14

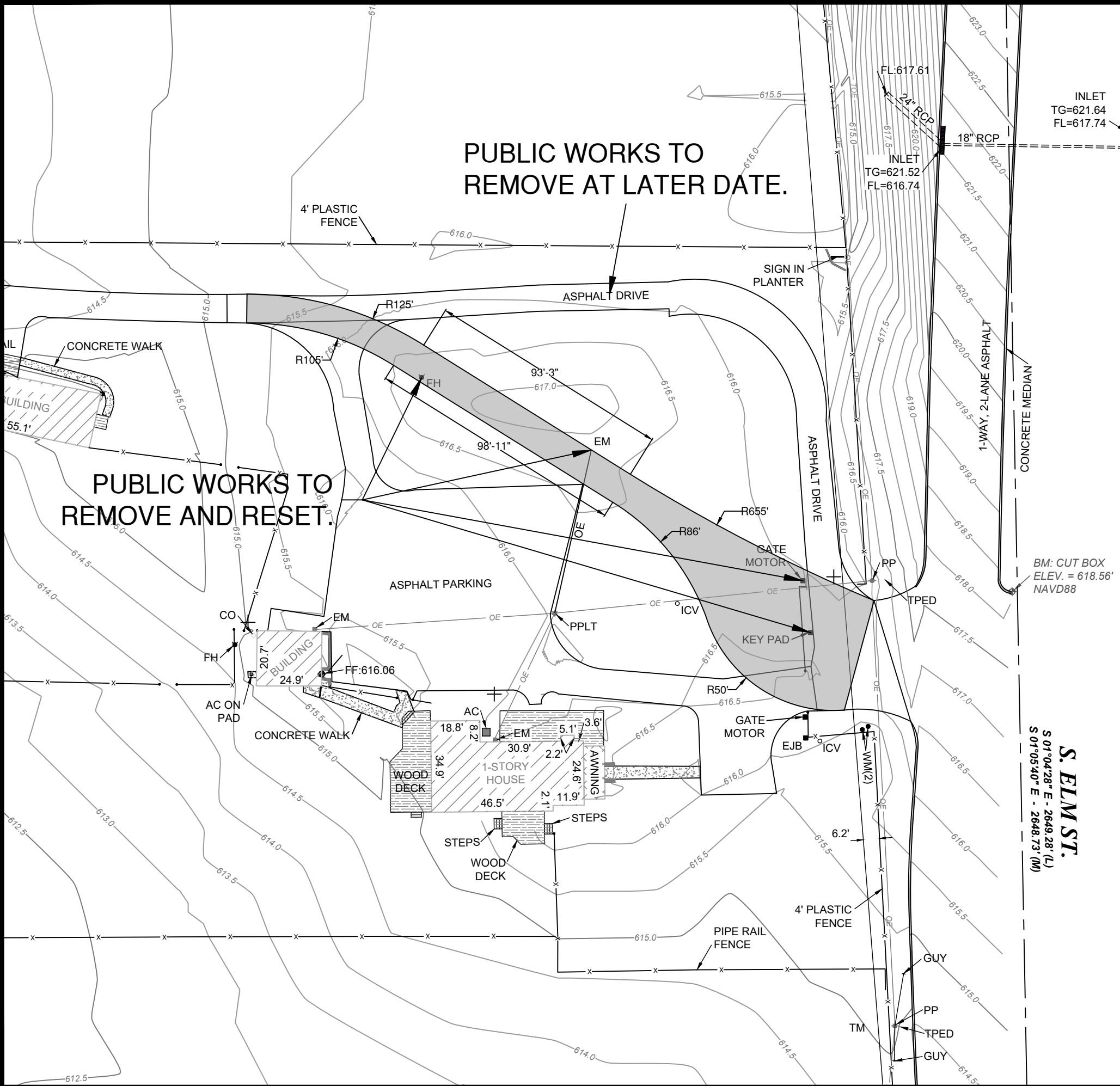


PARKING SPACES SUMMARY		PAVEMENT STRIPING SUMMARY		
REGULAR SPACES	120	TRAFFIC STRIPE(MULTI-POLY)(4" WIDE)(WHITE)	LF	2690
HANDICAP SPACES	5	TRAFFIC STRIPE(MULTI-POLY)(4" WIDE)(RED)	LF	844
COMPOSITE BUMPERS	74	TRAFFIC STRIPE(MULTI-POLY)(HATCHING)(WHITE)	SF	533
TOTAL SPACES	125	TRAFFIC STRIPE(MULTI-POLY)(SYMBOL)	EA	5



PAVEMENT STRIPING

DESIGN			CITY OF JENKS
REVIEW			TEMPORARY PARKING LOT AT THE RANCH
DATE	2/13/2024		
COUNTY : <u>TULSA</u>		LOCAL ST. : <u>S. ELM ST.</u>	SHEET NO. : <u>12 OF 14</u>



LEGEND

NEW ASPHALT

EXISTING CONCRETE

*NOTE: MATCH EXISTING GRADE ALONG ALL EDGES OF NEW ASPHALT.

DESIGN

REVIEW

DATE

COUNTY : TULSA

2/13/2024

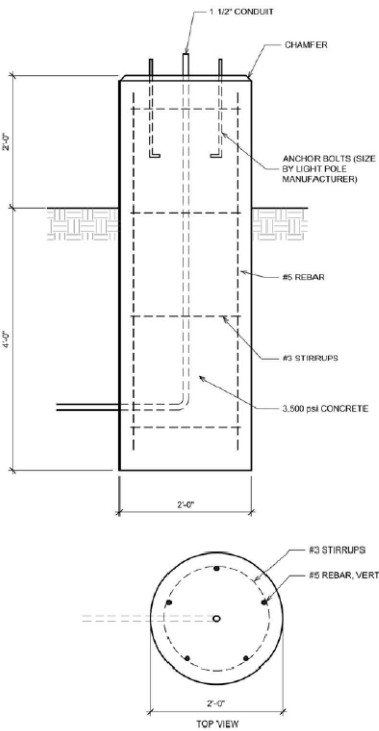
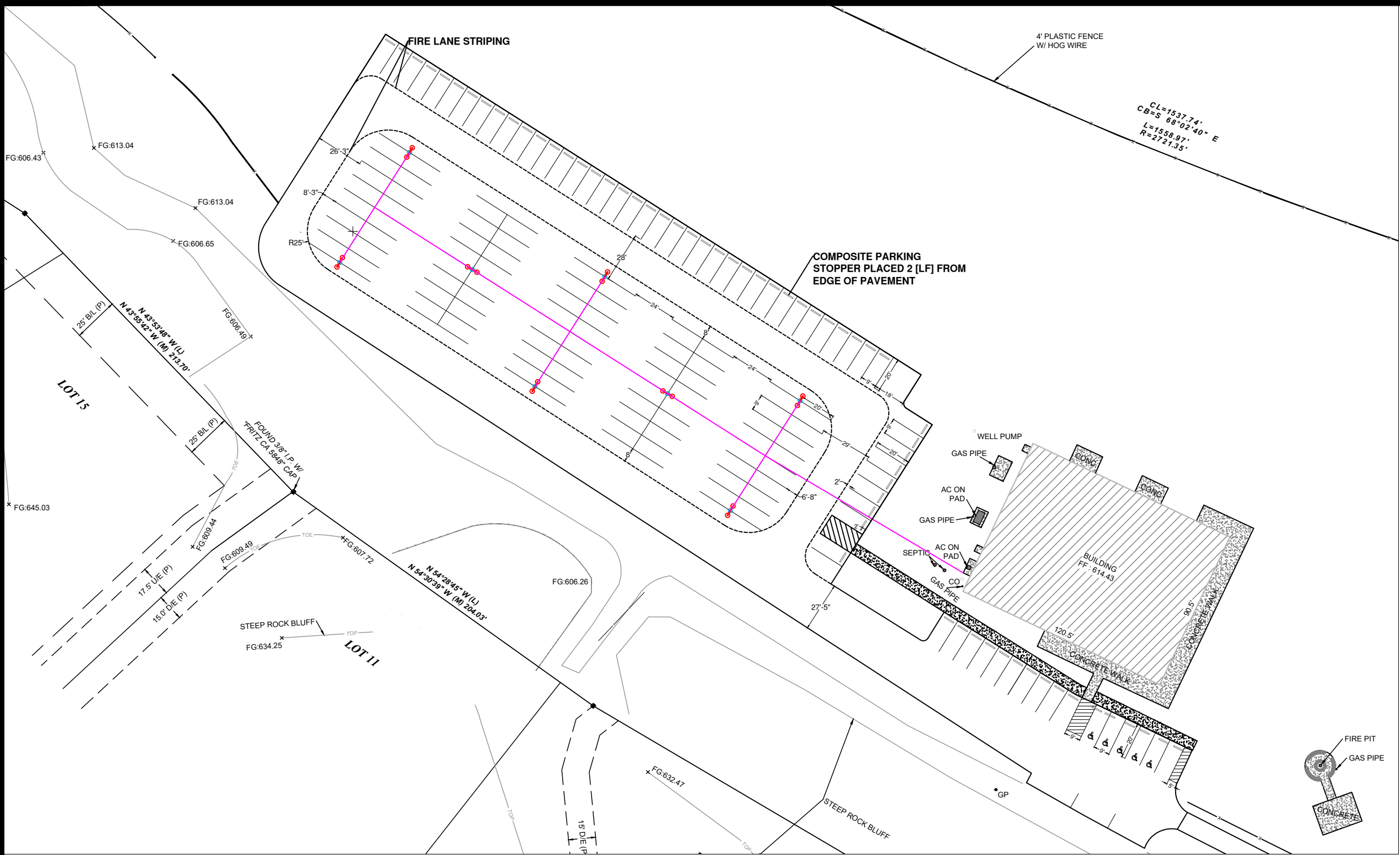
LOCAL ST. :

CITY OF JENKS

TEMPORARY PARKING LOT AT THE RANCH

STATE JOB NO. :

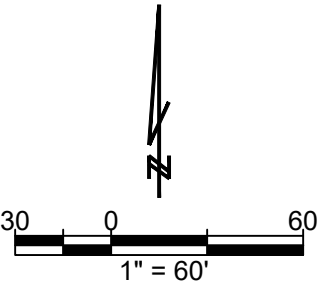
SHEET NO. : 13 OF 14



2 SITE LIGHT POLE BASE DETAIL
SCALE: 1" = 1'-0"

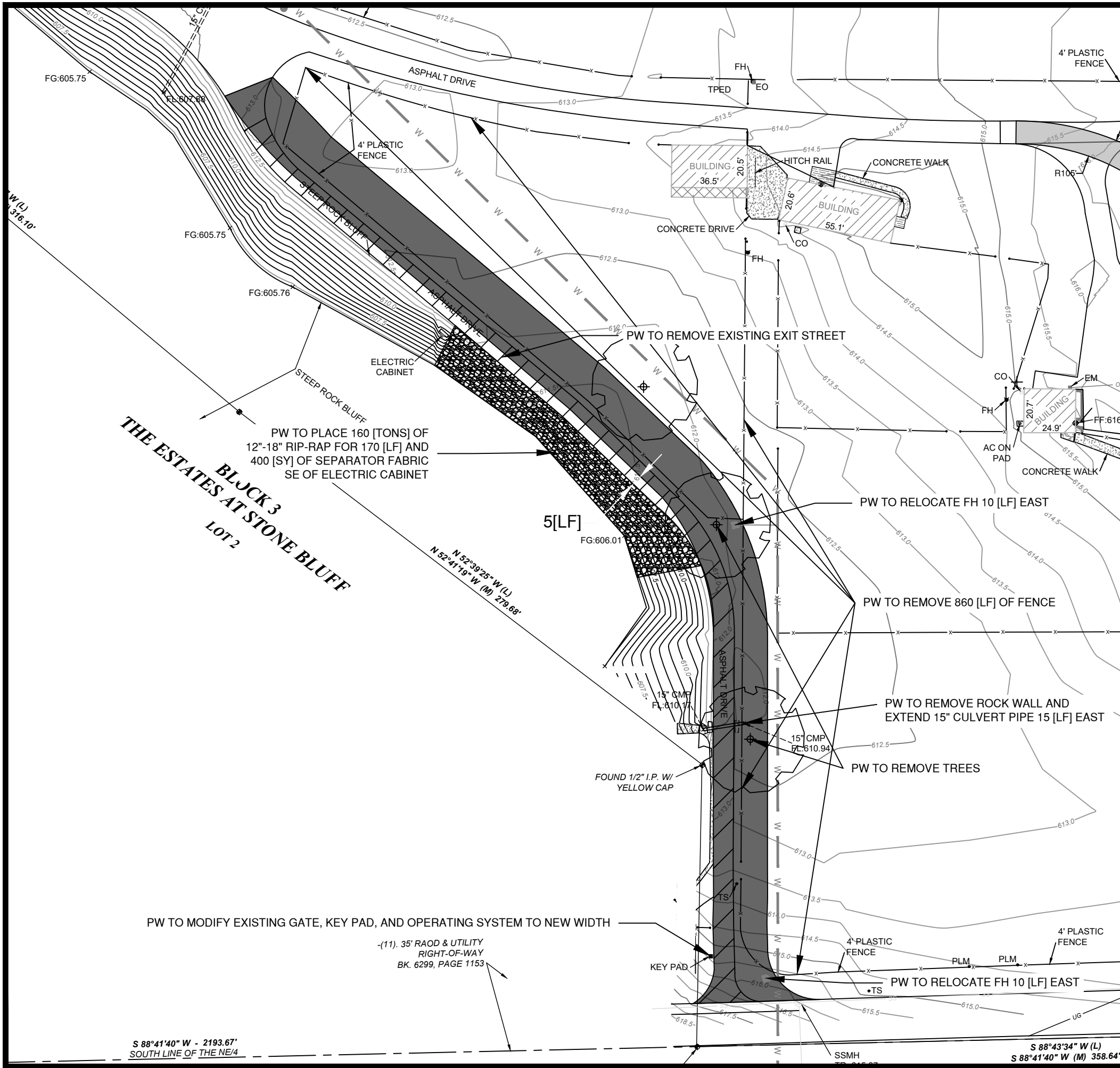
ELECTRICAL ITEMS		
LIGHTS	8	EA
CONCRETE PEDESTAL	8	EA

LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	WATTS	LAMPS	LUMENS	COLOR TEMP.	MOUNTING	DESCRIPTION
S1	LITHONIA	DSX1 LED P7 40K 70CRI T1TM MVOLT SPA PIR HS	208	184	LED	22,697	4000K	25' SSS POLE	SITE LIGHTING
S2	LITHONIA	DSX1 LED P7 40K 70CRI T4M MVOLT SPA PIR	208	184	LED	22,541	4000K	25' SSS POLE	SITE LIGHTING



LIGHTING PLAN

DESIGN			CITY OF JENKS	
REVIEW			TEMPORARY PARKING LOT AT THE RANCH	
DATE	2/13/2024			
COUNTY : TULSA		LOCAL ST. : S. ELM ST.		SHEET NO. : 14 OF 14



LEGEND

PROPOSED 26[LF] WIDE STREET

EXISTING EXIT STREET

FENCE

*NOTE: MATCH EXISTING GRADE ALONG ALL EDGES OF NEW ASPHALT.

MATERIAL QUANTITIES FOR EXIT STREET

Item No.	Spec. No.	Item Description	Unit	Quant.	Work By
1	310(B)	AGGREGATE BASE TYPE "A"	CY	264	TULSA CO.
2	325	SEPARATOR FABRIC (FOR DRIVEWAY)	SY	1580	TULSA CO.
3	411(C)	SUPERPAVE, TYPE S3 (PG-64-22-OK)	TON	266	TULSA CO.
4	601(A)	12"-18" RIP RAP	TON	160	JPWA
5	325	SEPARATOR FABRIC (FOR RIP-RAP)	SY	400	JPWA
6	613(EF)	15" C.P.P. PIPE	LF	15	JPWA

DESIGN

REVIEW

DATE

5/15/2024

CITY OF JENKS

TEMPORARY PARKING LOT AT THE RANCH

COUNTY : TULSA

LOCAL ST. :

STATE JOB NO. :

SHEET NO. : 13 OF 14

20

0

40

1" = 40'

W. 106th. ST. ENTRANCE IMPROVEMENTS