

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 19, 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 August 22, 2024

Documents:

[2024.08.22 PC MINUTES.PDF](#)

- 1.B. Approve JL 24-400, a request by Tanner Consulting for a lot split. General Location: 11358 S Elwood

Documents:

1. [SR.JL 24-400 18ACRESRANCH.PDF](#)
 2. [18ACRES_REVISEDLOTSPLITEXHIBITSA-C.PDF](#)
 3. [18ACRES_LOTSPLIT_EXHIBITD.1_SITE PLAN.PDF](#)

- 1.C. Approve JZ 24 PUD 128.mi2, a request by The Brumble Group for a Minor Amendment to PUD 128 Overlay to amend the enclosed off-street parking space requirement for Lot 5 Block 5. General Location: South of 111th & W of Elm

Documents:

1. [SR.JZ 24 PUD 128MI2.ESTATES AT RITZ HOLLOW.PC.PDF](#)

- 1.D. Approve JZ 24 PUD 148.mi1 - Request by Amian Homes for a Minor Amendment to PUD 148 Overlay to amend the bulk and dimensional standards to meet the original intent and add new restriction. General Location: South of 111th St & E of 33rd W

Ave.

Documents:

1. SR.JZ 24 PUD 148DSMI1.09.19.24PC.PDF
2. THE RESERVE AT SOUTHERN WOODS_PUD_148_MINOR ADDMEN01.PDF
3. THE RESERVE AT SOUTHERN WOODS_PRELIM PLAT.PDF
4. THE RESERVE_ENTRY RENDERINGS_PUD 148.PDF

- 1.E. Approve Plat 24-04 - Final Plat for Pine Ridge. General Location: NE Corner of 141st St S & S Elm St

Documents:

- 1.SR.PINE RIDGE.141 ELM.FINAL PLAT.PDF
2. PINE RIDGE DRAFT FINAL PLAT.PDF

- 1.F. Approve Plat 24-05 - Preliminary Plat for Reserve Southern Woods. General Location: South of 111th St & E of W 33rd Ave

Documents:

1. SR.RESERVE_SOUTHERN_WOODS.PRELIMPLAT.09.19.24PC.PDF
2. THE RESERVE AT SOUTHERN WOODS_PRELIM PLAT.PDF

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 24 PUD 150: Request by Wallace Design for Planned Unit Development 150 (PUD 150) Overlay. General Location: SE Corner of 101st St & S Lewis

Documents:

1. SR.PUD 150.INTHERAW.PC.PDF
2. PUD 150 IN THE RAW RIVERSIDE PUD.PDF
3. JZ-24 PUD-150.PDF

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 22, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on August 22, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

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

Absent

Amy Bors

Business

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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 July 18, 2024
 - B. Plat 24-03 - Approve Preliminary Plat for River Falls. General Location: 131st & Harvard
 - C. Approve sign exception for City Hall Steak and Cocktails' sign to allow for a projection of 5'. General Location: 123 E Main St

Staff noted that 1.B was withdrawn by the applicant. Gina Wilson made a motion to approve Item 1.A & 1.C. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

3. JZ 24-693: Request for a rezoning from RS1 (Residential Single Family) to LC (Local Commercial). General Location: 1119 W Main St

Planning Director Marcaé Hilton introduced Item 3 and 4. Rob Sellers made a motion to approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bowman, Sellers, Nixon, Stephens, West
NAY: None

Motion carried.

4. PA 24-36: Request for a Comp Plan Change from Single Family Medium Intensity to Local Commercial. General Location: 1119 W Main St

Craig Bowman made a motion to approve Item 4. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bowman, Sellers, Nixon, Stephens, West
NAY: None

Motion carried.

5. JZ 24-695: Request for a zone change from OM (Office Medium) & CS (Commercial Shopping) to CS (Commercial Shopping). General Location 502 E "A" St

Planning Director Marcaé Hilton introduced Item 5 and answered questions. Gina Wilson made a motion to approve. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bowman, Sellers, Nixon, Stephens, West
NAY: None

Motion carried.

6. JZ 24 SUP 122: Request for a rezoning from IL (Industrial Light) to CS (Commercial Shopping) with a Specific Use Permit overlay to allow for a car wash. General Location: W of Elm, S of Creek Turnpike

Planning Director Marcaé Hilton introduced Item 6 and answered questions. Justin DeBruin (123 MLK Blvd) addressed the Commission about the application. *Craig Bowman left at 6:46 p.m. and returned at 6:48 p.m.* Brandon Murphy (applicant) also addressed the Commission and answered questions. The following individuals spoke at the public hearing:

- Skylar Robson (4241 E 131st St S)
- Drew Dossey (3827 S Trenton)

- Charlotte Montgomery (10612 S Fir)
- Catherine Lenhart (777 W 106th St)

Justin DeBruin and Brandon Murphy addressed the Commission again. Rob Sellers made a motion to approve Item 6 with the condition that billboards are not allowed. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Sellers, Stephens, West

NAY: Bowman, Nixon

Motion carried. *Planning Commission took a break at 7:33 p.m. and returned at 7:43 p.m.*

7. JZ 24 PUD 146.ma1: Request for a major amendment to PUD 146 overlay. General Location: 131st & Elm

Planning Director Marcaé Hilton introduced Item 7 and answered questions. Justin DeBruin (123 MLK Blvd) and Brad Hoffman (13422 S 19th St) addressed the Commission and answered questions. Jerry Maddox (1352 S Norfolk) spoke during the public comments section. Justin DeBruin answered more questions from the Commission. Craig Bowman made a motion to approve Item 7. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:23 p.m.

To	Planning Commission
Hearing Date	September 19, 2024
Case Number	JL 24 – 400
Request	Lot Split
Location	11358 S ELWOOD AV W
Applicant	Tanner Consulting, Derek McCall

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Site Plan

Preparer

Wallace Engineering

Background Information

STAFF COMMENTARY | The applicant brought this lot split request to the City in order to separate the homestead from the ranch.

PLANNING & ASSESSOR DATA

REQUEST	Lot Split
ACCOUNT #	98235823504010
OWNER	EIGHTEEN ACRES RANCH LLC
PROPERTY ADDRESS	11358 S ELWOOD AV W
ZONING	AG, AGRICULTURE
TR_SEC	8235
LEGAL	S/2 NE LESS E50 THEREOF FOR RD SEC 35 18 12
ACRES	78.492
DEVELOPMENT PLAN	SUP (16)
SUBDIVISION	Unplatted
PLAT	This property is subdivided through the Lot Split process
COUNCIL DISTRICT	4 Vacated Seat of Rodney Cline
PUBLIC COMMENT	None at the time of this report

Sec. 16-8-4. Subdivision Procedures.

(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.
- ☐ Drawing shows adjacent streets and street widths.
- ☐ 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.
- ☐ If 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. *The Lot dimensions do conform.*
- ☐ 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. *Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*

(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. *Each lot has access to a public street.*

- 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.

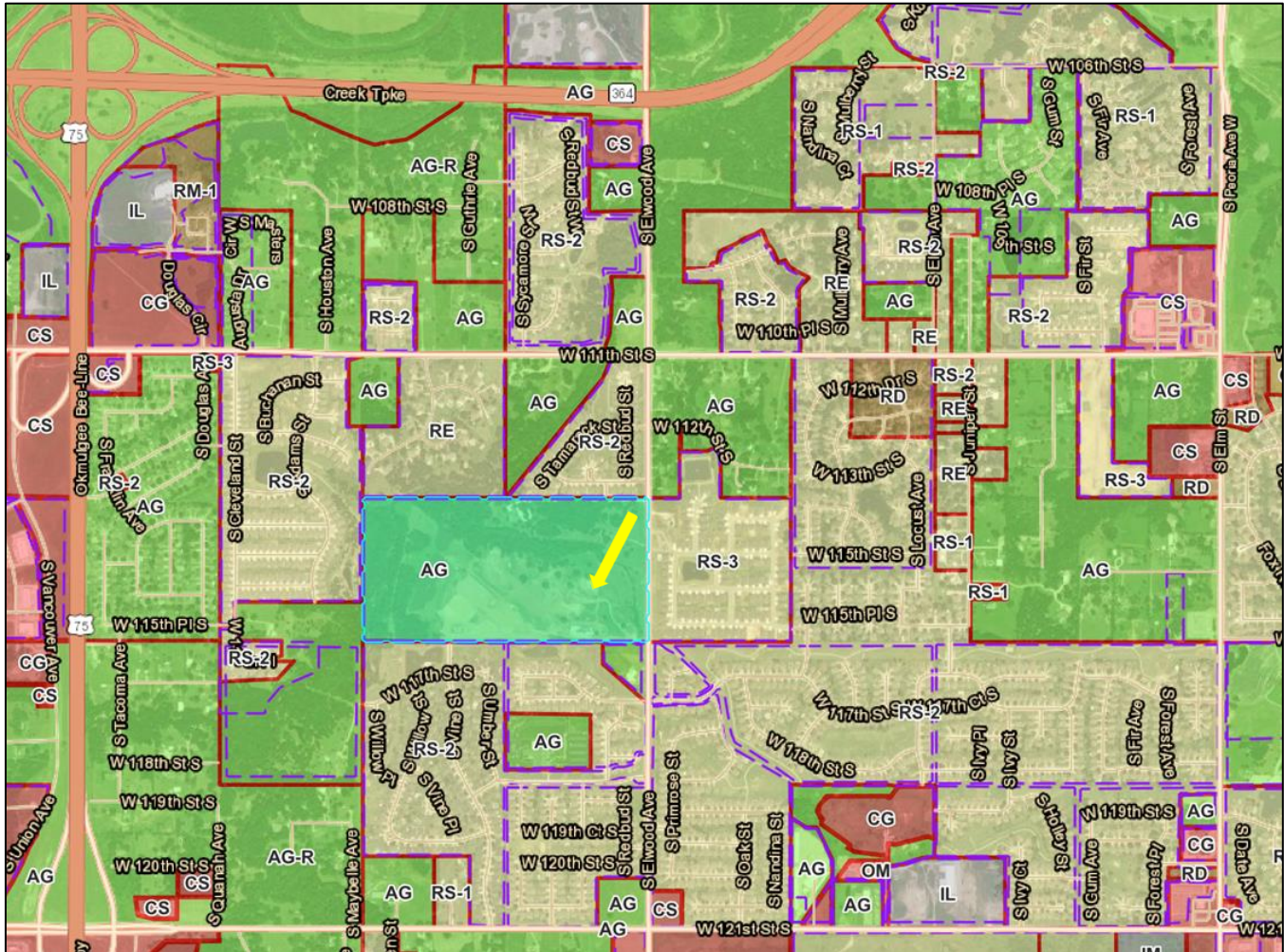


Figure 1: INCOG Zoning Map



Figure 2: Major Street and Highway Plan | Secondary Arterial | 100 FT OF ROW Required (Met requirement) & Figure 3: INCOG Street Standard

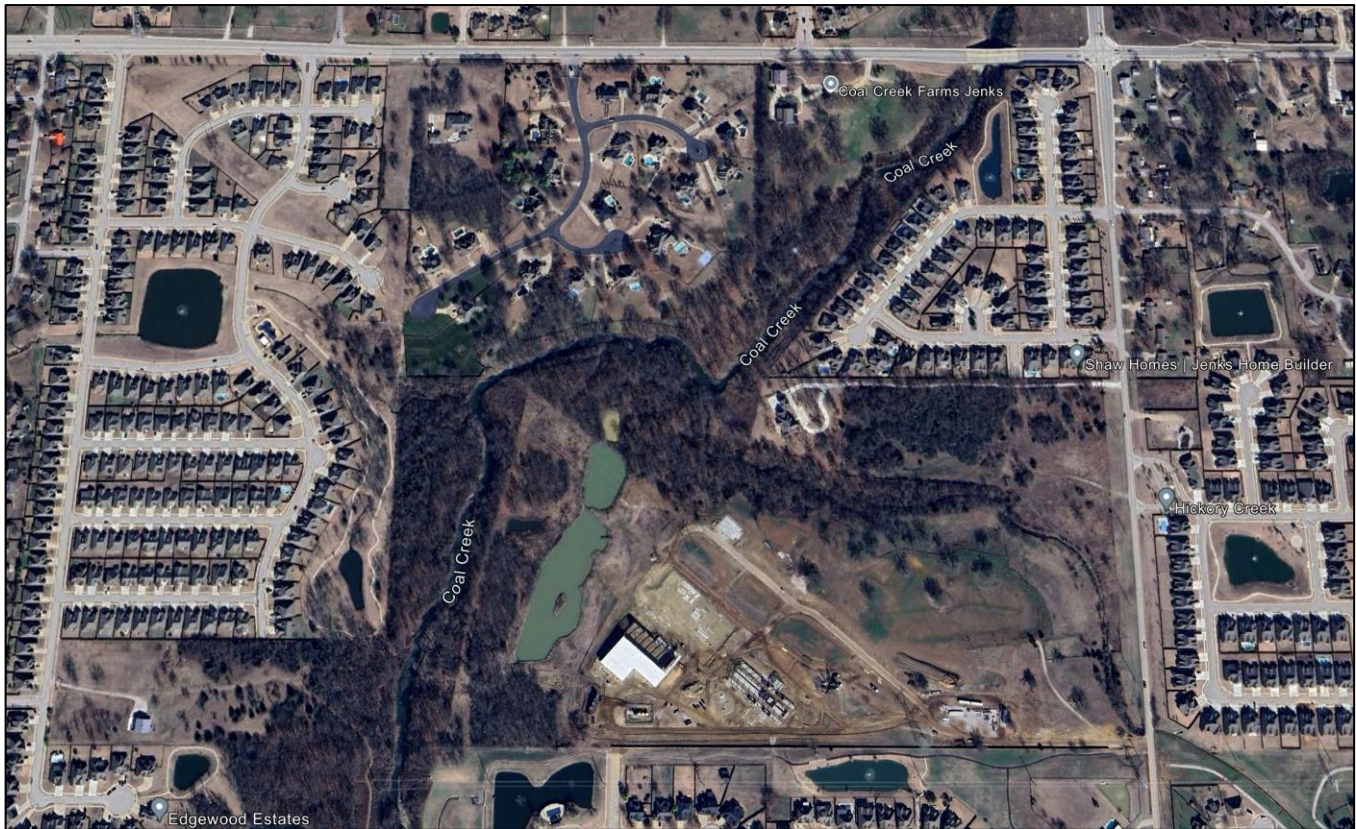


Figure 4: GOOGLE EARTH PRO IMAGE

Staff Evaluation & Recommendation

Evaluation | Staff recommends approval of the lot split request. The plan meets or exceeds the Nonresidential District Bulk and Dimensional Standards and other AG requirements. *The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other.*

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards				
Standard	AG	EXHIBIT "A.1&A.2" PARENT TRACT	EXHIBIT "B.1&B.2" HOMESTEAD TRACT	EXHIBIT "C.1& C.2" BALANCE AND NOW RANCH TRACT
Lot Standards (Minimum)				
Lot Area (acres)	2	78.865	18.026	60.840
Lot Width (ft)	150	1322.63	698.73	623.91
Yard Setbacks (Minimum, unless otherwise stated)				
Front (ft)	25	25	1,169.2+-	1,143+-
Front, maximum (ft)	n/a	n/a	n/a	n/a
Exterior Side (ft) (3)	25	25	n/a	n/a
Exterior Side, maximum (ft)	n/a	n/a	n/a	n/a
Interior Side (ft) (3)	10	10	115.4+-	77 +- (S) 743+- (N)
Rear (ft) (3)	40	40	Unknown	28+-
Building Standards (Maximum)				
Height (ft)	35	35	Unknown	Unknown
Impervious Surface Coverage	n/a	n/a	?	?
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.				

Recommendation | Staff recommend conditional approval of JL 24-400 with the following conditions:

1. *Deeds are filed with Tulsa County.*
2. *Provide City Planner with copy of recorded Deeds.*
3. *Additional Easements may be required.*

Exhibit "A.1"

Eighteen Acres Ranch

Original Tract Description

Description

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN AND BASE MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA. LESS AND EXCEPT THE EAST FIFTY (50) FEET THEREOF FOR ROAD PURPOSES, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FIVE (35); THENCE SOUTH 88°59'01" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°59'01" WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER FOR A DISTANCE OF 2597.12 FEET TO THE SOUTHWEST CORNER OF THE S/2 NE/4; THENCE NORTH 1°09'36" WEST ALONG THE WEST LINE OF THE S/2 NE/4 FOR A DISTANCE OF 1323.01 FEET TO THE NORTHWEST CORNER OF THE S/2 NE/4; THENCE NORTH 88°59'31" EAST ALONG THE NORTH LINE OF THE S/2 NE/4 FOR A DISTANCE OF 2596.91 FEET; THENCE SOUTH 1°10'08" EAST PARALLEL TO EAST LINE OF THE S/2 NE/4 FOR A DISTANCE OF 1322.63 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,435,380 SQUARE FEET OR 78.865 ACRES.

Basis of Bearing

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

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

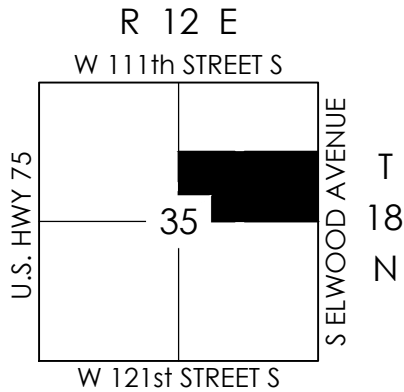

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25



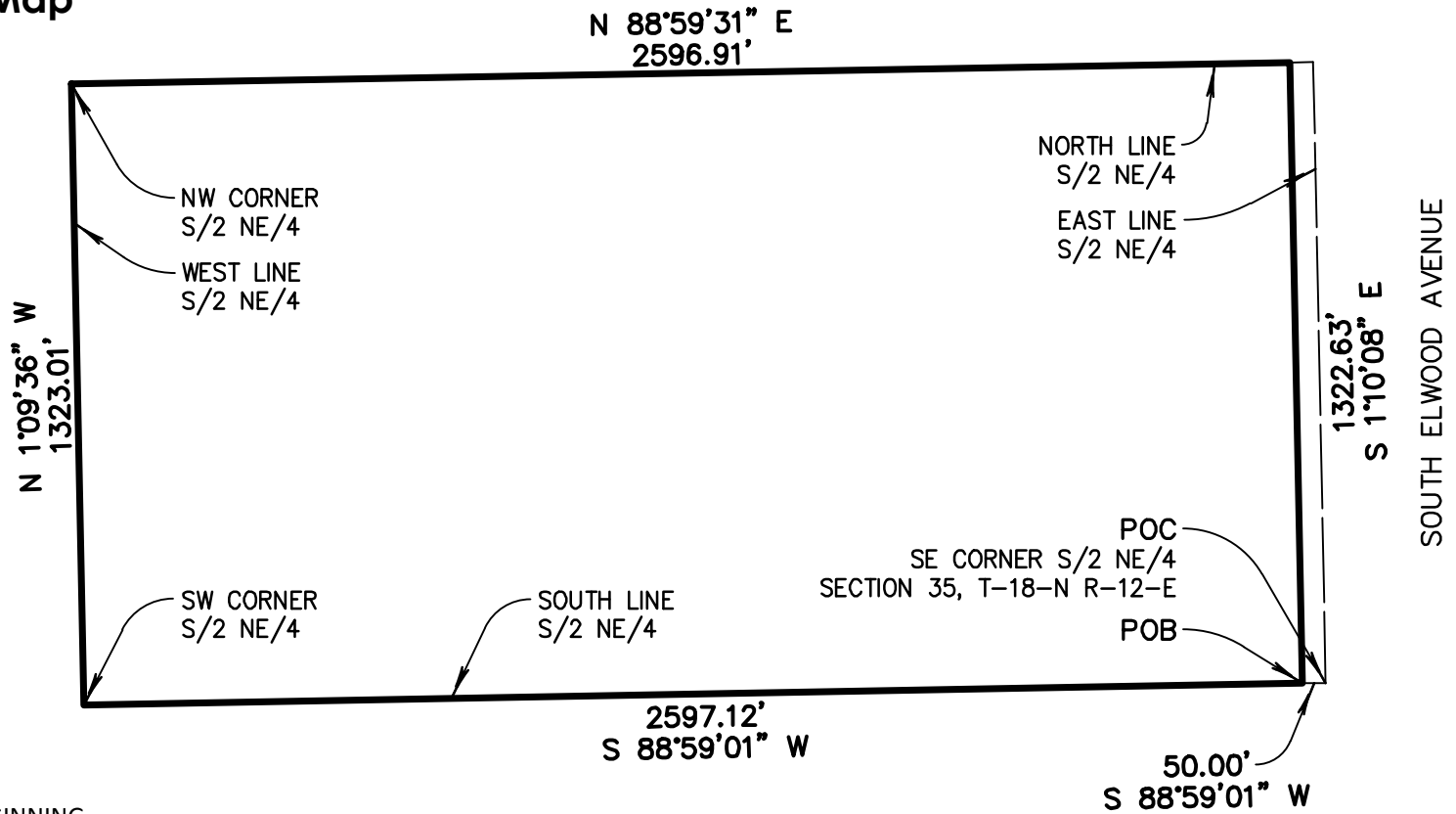
Exhibit "A.2"

Eighteen Acres Ranch

Original Tract Exhibit



Location Map



LEGEND

NW	NORTHWEST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SE	SOUTHEAST
SW	SOUTHWEST

Exhibit "B.1"

Eighteen Acres Ranch

Split Tract Description

Description

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN AND BASE MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FIVE (35); THENCE NORTH 1°10'08" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER FOR A DISTANCE OF 623.90 FEET; THENCE SOUTH 88°59'31" WEST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°59'31" WEST FOR A DISTANCE OF 159.26 FEET; THENCE NORTH 58°33'18" WEST FOR A DISTANCE OF 362.61 FEET; THENCE SOUTH 88°59'31" WEST FOR A DISTANCE OF 487.77 FEET; THENCE NORTH 69°49'19" WEST FOR A DISTANCE OF 692.26 FEET; THENCE NORTH 1°00'29" WEST FOR A DISTANCE OF 253.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 88°59'31" EAST ALONG THE NORTH LINE OF THE S/2 NE/4 FOR A DISTANCE OF 1596.52 FEET; THENCE SOUTH 1°10'08" EAST PARALLEL TO THE EAST LINE OF THE S/2 NE/4 FOR A DISTANCE OF 698.73 FEET TO THE POINT OF BEGINNING;

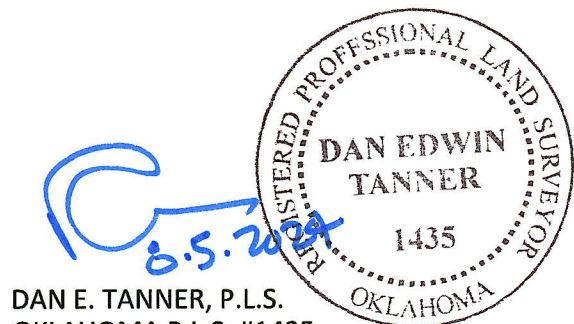
SAID TRACT CONTAINING 785,197 SQUARE FEET OR 18.026 ACRES.

Basis of Bearing

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

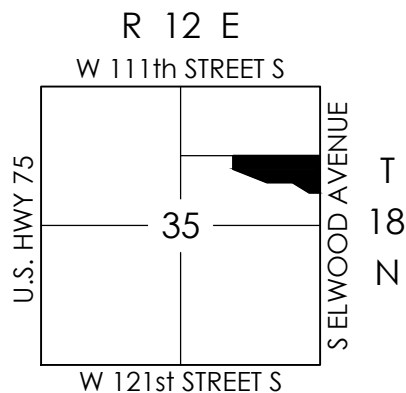
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DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

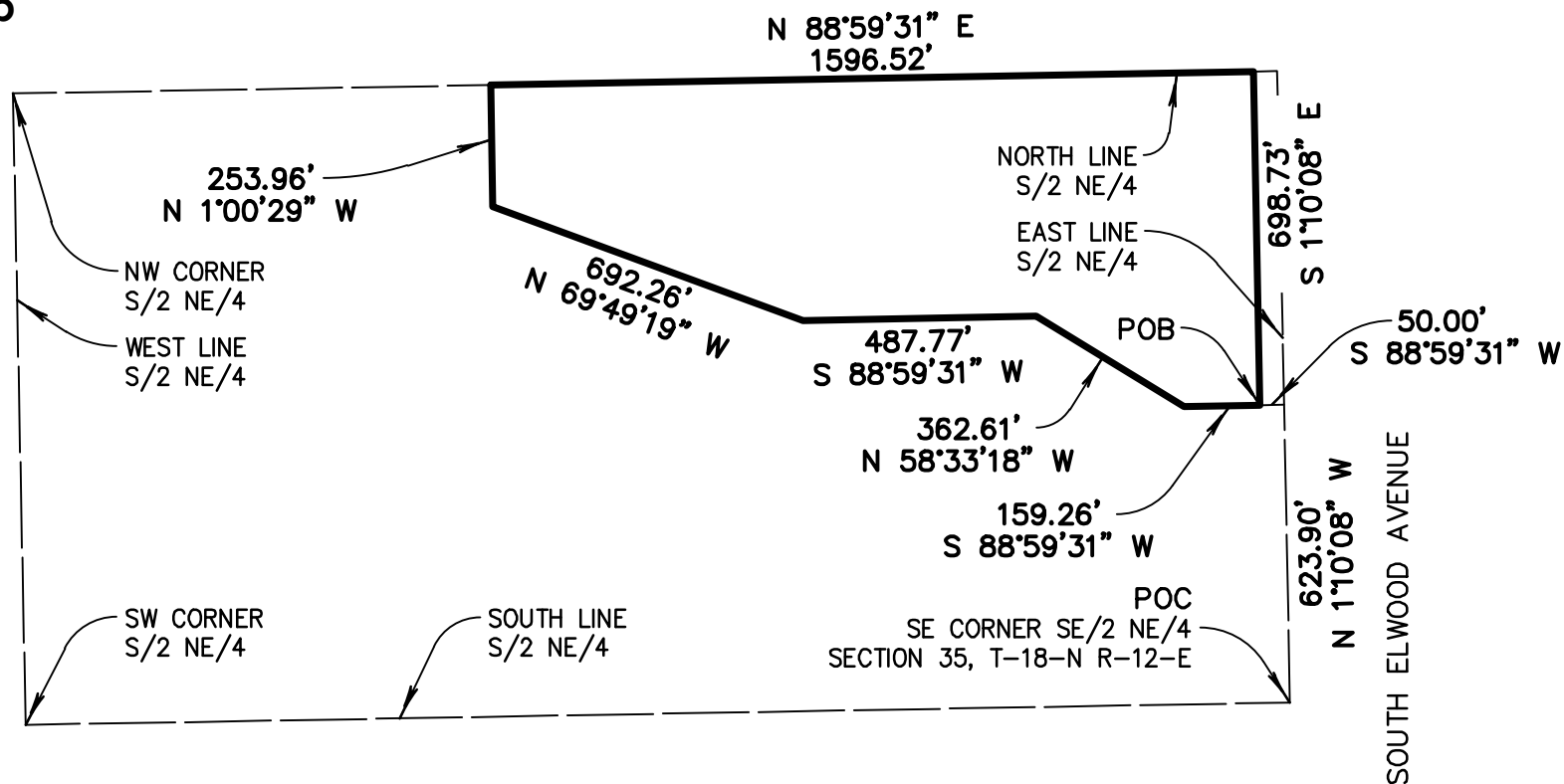


Location Map

Exhibit "B.2"

Eighteen Acres Ranch

Split Tract Exhibit



LEGEND

NW	NORTHWEST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SE	SOUTHEAST
SW	SOUTHWEST

Exhibit "C.1"

Eighteen Acres Ranch

Remainder Tract Description

Description

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN AND BASE MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FIVE (35); THENCE SOUTH 88°59'01" WEST ALONG THE SOUTH LINE OF THE NE/4 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°59'01" WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER FOR A DISTANCE OF 2597.12 FEET TO THE SOUTHWEST CORNER OF THE S/2 NE/4; THENCE NORTH 1°09'36" WEST ALONG THE WEST LINE OF THE S/2 NE/4 FOR A DISTANCE OF 1323.01 FEET TO THE NORTHWEST CORNER OF THE S/2 NE/4; THENCE NORTH 88°59'31" EAST ALONG THE NORTH LINE OF S/2 NE/4 FOR A DISTANCE OF 1000.39 FEET; THENCE SOUTH 1°00'29" EAST FOR A DISTANCE OF 253.96 FEET; THENCE SOUTH 69°49'19" EAST FOR A DISTANCE OF 692.26 FEET; THENCE NORTH 88°59'31" EAST FOR A DISTANCE OF 487.77 FEET; THENCE SOUTH 58°33'18" EAST FOR A DISTANCE OF 362.61 FEET; THENCE NORTH 88°59'31" EAST FOR A DISTANCE OF 159.26 FEET; THENCE SOUTH 1°10'08" EAST PARALLEL TO THE EAST LINE OF THE S/2 NE/4 FOR A DISTANCE OF 623.91 FEET TO THE POINT OF BEGINNING;

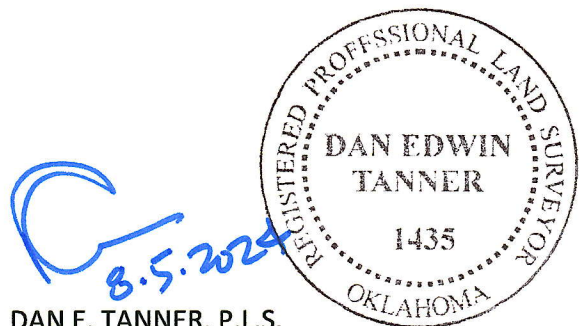
SAID TRACT CONTAINING 2,650,187 SQUARE FEET OR 60.840 ACRES.

Basis of Bearing

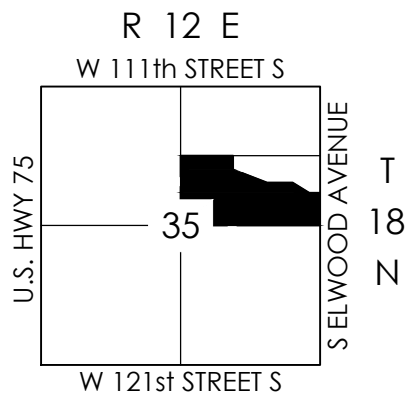
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DAN E. TANNER, P.L.S.
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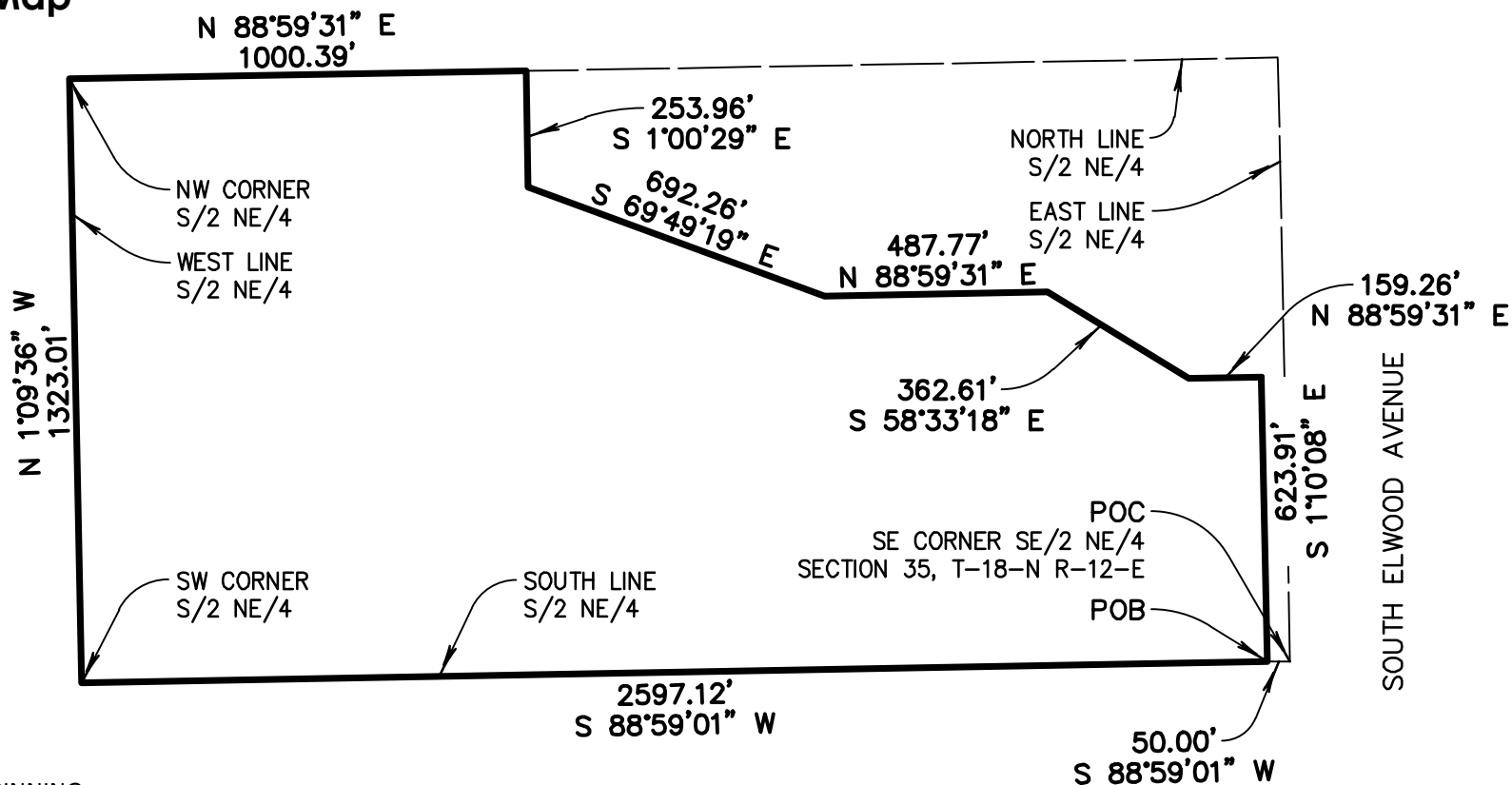


Location Map

Exhibit "C.2"

Eighteen Acres Ranch

Remainder Tract Exhibit



LEGEND

NW	NORTHWEST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SE	SOUTHEAST
SW	SOUTHWEST

To	Chair West and Planning Commission
Hearing Date	September 19, 2024
Case	JZ 24 PUD 128MI2 No Change in Zoning
Request	Minor Amendment to JZ 21-PUD 128 for Lot 5, Block 5 (No. of garages)
Location	South of 111th and west of Elm
Applicant	Clint Brumble, Developer

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
☐ PUD 128 & Minor Amendment request	Clint Brumble

Background Information

STAFF COMMENTARY

JZ 21-PUD 128 a Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*, was approved along with the Preliminary Plat by City Council at the regular scheduled meeting of April 20, 2021. The subdivision has private gated streets with multiple amenities. The developer believes this single-family product market will demand larger back yards for private amenities such as pools.

Minor Amendment No. 1

CC SUMMARY | June 27, 2023, Approved | Consent Agenda items are not advertised.

PC SUMMARY | June 22, 2023, Approved | Consent Agenda items are not advertised | 6-0-0 (*Planning Commission had only 6 members at the time of this hearing.*)

Minor Amendment No. 1 was:

Front yard Setbacks:

- 1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.*
- 2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.*

Minor Amendment No. 2: Request to allow for "Two (2) enclosed off street parking spaces", for Lot 5, Block 5 only!

PLANNING DATA

Request	JZ 23 PUD-128Mi2 (Minor Amendment to Lot 5, Block 5 to allow for a two (2) car garage). This does not impact other lots or change any other requirements.
City Council	Ward 6
Current Zoning	RS-3 & PUD 128 Overlay Residential Single-Family (Ordinance 1551)
Intended Use	Single-family Residential
Account #	60613823601680
Address	11233 S FIR AV W
Subdivision	Estates At Ritz Hollow Amended (Replat Estates At Ritz Hollow) (Residential Subdivision)
STR	Section 36, Township 18, Range 12
Comprehensive Plan	Medium Intensity Single-family
General Location	South of 111 th between Elgin and Elm
Plat data	Final Plat approved (December 20, 2022) Estates At Ritz Hollow “Final Plat” was in the process of recordation at Tulsa County when they applied for the PUD & plat amendment. Tulsa County stopped the process and will wait to process the amended plat.
Site Area	13.507 Acres
Public Comment	None at the time of this staff report, consent items are not advertised.
Data (Original Application)	Protection of natural trees Landscaped Entry Features Masonry/stucco screening walls with stone columns Hackett beam rock walls New Trees Dedicated sitting areas with benches Preservation of existing stream Coordination with USACE Section 404 Clean Water Act Detention Passive recreation 2 Acres of green space

BULK AND AREA STANDARDS	RS-3 (UDO)	PUD 128	Amendment	RS-3
LOT WIDTH (Min. Ft.) One Family	45	66*	No Change (NC)	65
LOT AREA (Min. Sq. Ft.) One Family	5,000	8,650	(NC)	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	(NC)	35
LIVABILITY SPACE Per D.U. UDO Impervious Surface Coverage	60%		(NC)	4,000
Building Setback from 111 th	-	85	(NC)	-
Front Yard Abutting a Public Street: —Not an Arterial	20	35*	20 (Minor Amendment No. 1)	25
All Other Yards Abutting a Public Street: —Not an Arterial	15	15*	(NC)	15
Rear Yards (min. ft.)	20	20	(NC)	20
Side Yards (min. ft.) —One side yard	5	5	(NC)	10
Side Yards (min. ft.) —Other side yard	5	5	(NC)	5
Minimum House Size		2, 200	(NC)	
Masonry First Floor		100%	(NC)	

Zoning Surrounding:

North: RS-2 Residential Single-family | Haddington Heights
 South: AG | Agriculture-Single-family Residence
 West: AG | Agriculture-Single-family Residence
 East: AG | Agriculture-Single-family Residence

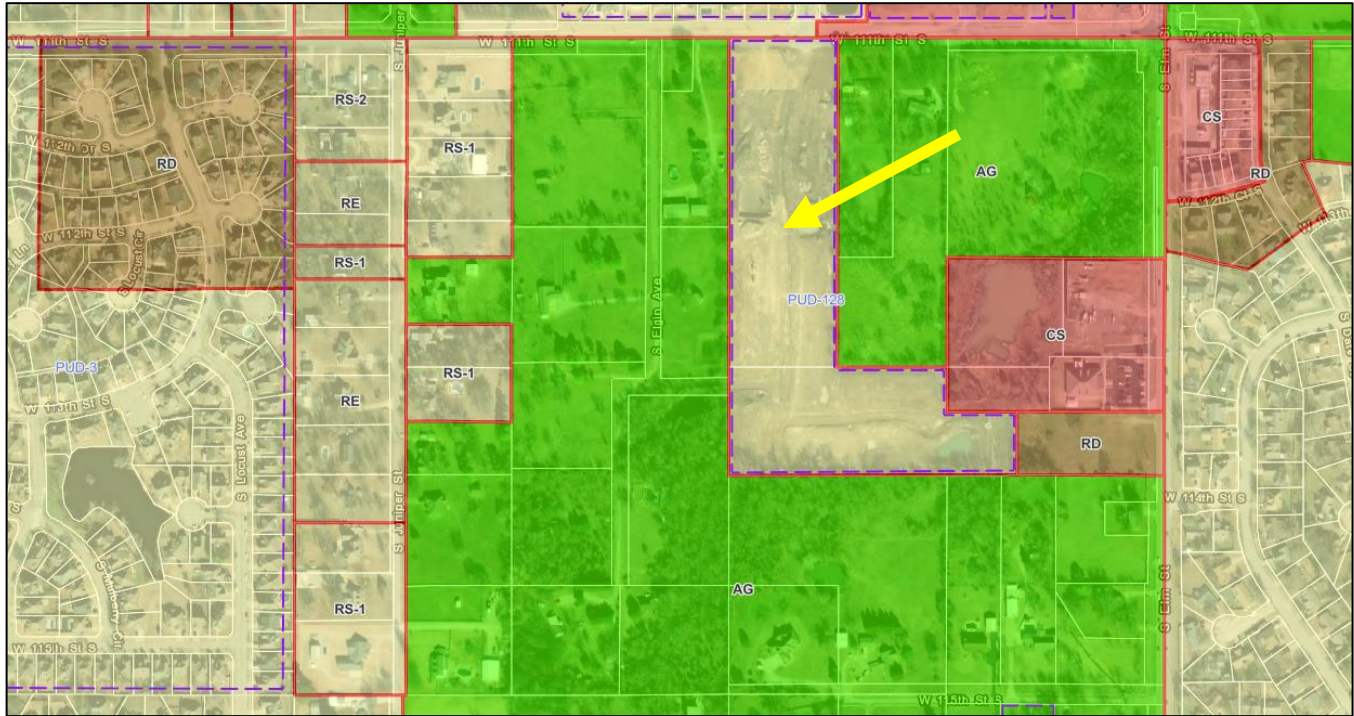


Figure 1: ZONING MAP

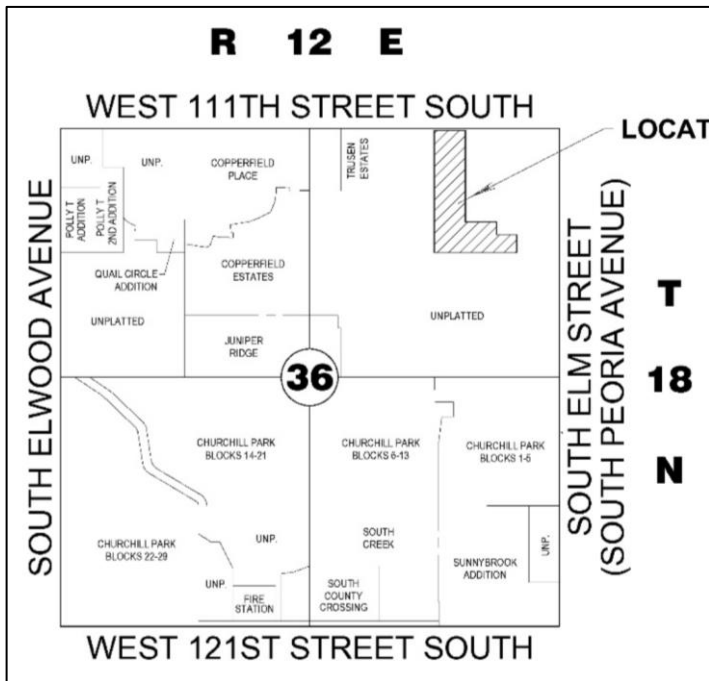


Figure 2: Site Map

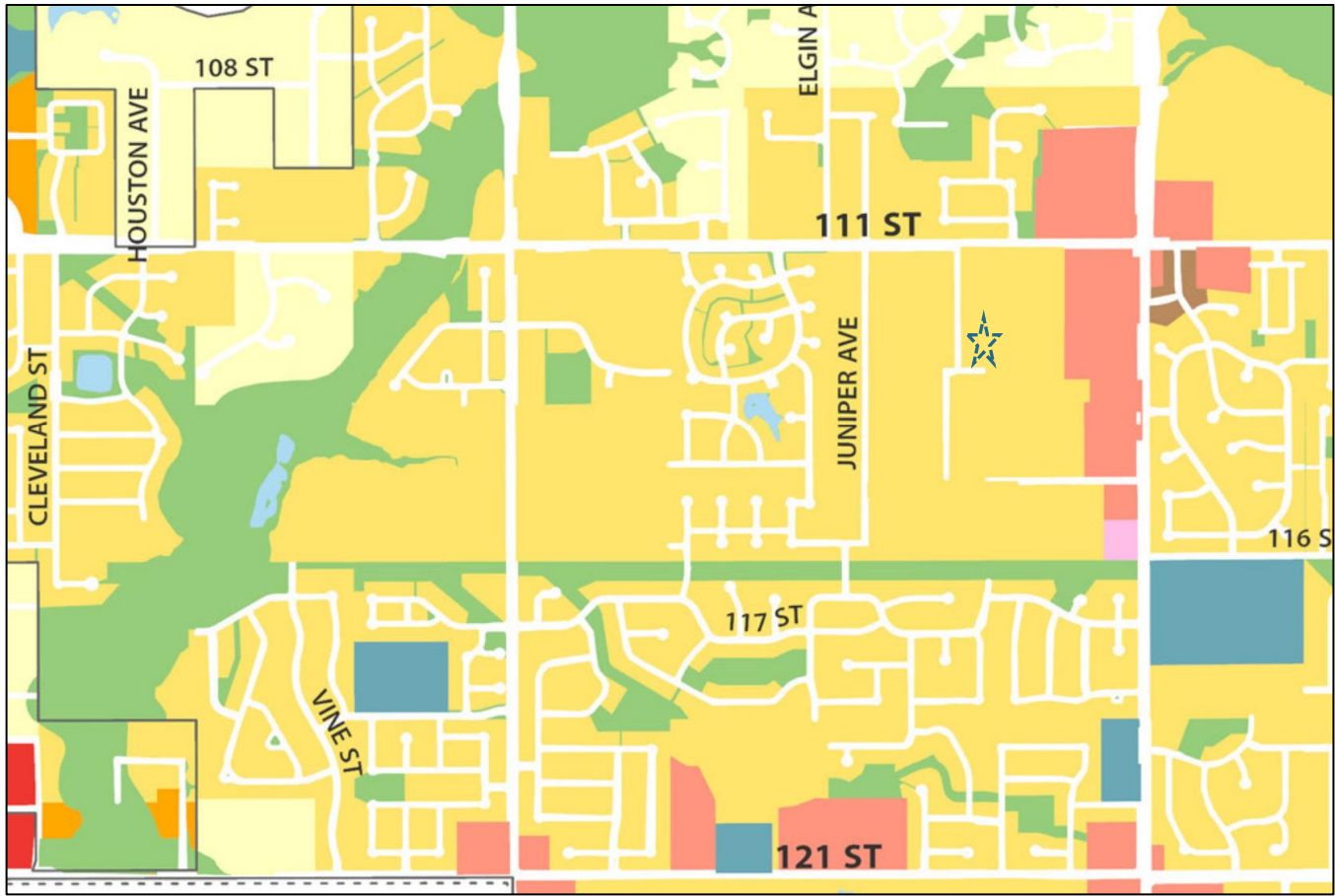


Figure 3: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Staff Evaluation & Recommendation

EVALUATION | The Estates At Ritz Hollow brings a small subdivision in an area predominantly undeveloped. Staff has met with the consultant on several occasions, this minor amendment request is specifically regarding Lot 5, Block 5 and if approved would allow for a two (2) car garage.

Approving this PUD Minor Amend request will allow the developer to move forward with the client and submit for a building permit.

RECOMMENDATION | **2 ACTIONS** | *Staff recommends approval of JZ 23 PUD -128MI2, Minor Amendment No. 2 to PUD 128 reducing the number of garages for Lot 5, Block 5, Estates at Ritz Hollow.*

To	Chair, Scott West and Planning Commission
Hearing Date	September 19, 2024
Case Number	JZ 24 PUD 148
Request	Minor Amendment No. 1 to PUD 148 (Planned Unit Development Overlay District)
Location	South of 111th St and east of S. 33 rd W. Ave.
Applicant	No Limits LLC

Staff Report

Preparer | Marcaé Hilton

Attachments

- ✓ PUD 148 Document
- ✓ Public Notice

Preparer

NO LIMITS LLC.
INCOG

Background Information

JZ 24-PUD 148 Minor Amendment No. 1 | This request it to update and reestablish the bulk and dimensional standards to meet the intent of the initial application and add other restrictions not previously included.

STAFF COMMENTARY | No change to the following statements: The Reserve at Southern Woods is a gated single-family community west of High-way 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot “Villas” dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family.

PUD 148 | CC SUMMARY | *February 06, 2024 | regularly Scheduled Meeting | Approved | Ord. No. 1640*

PUD 148 | PC SUMMARY | *January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-0-0)* PUBLIC COMMENT Staff received one or two calls prior to the PC hearing from citizens with concern about runoff, traffic and general questions about the requested new zoning.

PLANNING DATA

REQUEST	PUD 148 Minor Amendment No. 1 (Planned Unit Development District Overlay)
CURRENT ZONING	RS-3/PUD 148 Overlay District
INTENDED USE	Single-family Residential
ANNEXATION	January 16, 2024
PARCEL DATA	98234823416210
LEGAL	E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS
OWNER	NO LIMITS LLC
PROP_ADD	2926 W 111 ST S

TR_SEC 8234
GROSS ACRES 13.71

PARCEL DATA 98234823471500
LEGAL PRT N/2 NW BEG 794.30W NEC THEREOF TH S1322.36 W1101.83 N467.70 E477.33 N304.03 E475 N550 E150.93 POB LESS N50 THEREOF FOR RD SEC 34 18 12 18.030ACS

OWNER CARTLEDGE ENERGY LLC (NOT UPDATED ON ASSESSOR DATA)
TR_SEC 8234
GROSS ACRES 18.03

PARCEL DATA 98234823416010
LEGAL PRT N/2 NW BEG 945.23W NEC THEREOF TH S550 W475 N550 E475 POB SEC 34 18 12 5.997ACS

OWNER GATES, CLETA & JOHNNIE RAY (NOT UPDATED ON ASSESSOR DATA)
PROP_ADD 2912 W 111 ST S
TR_SEC 8234
GROSS ACRES 6.00

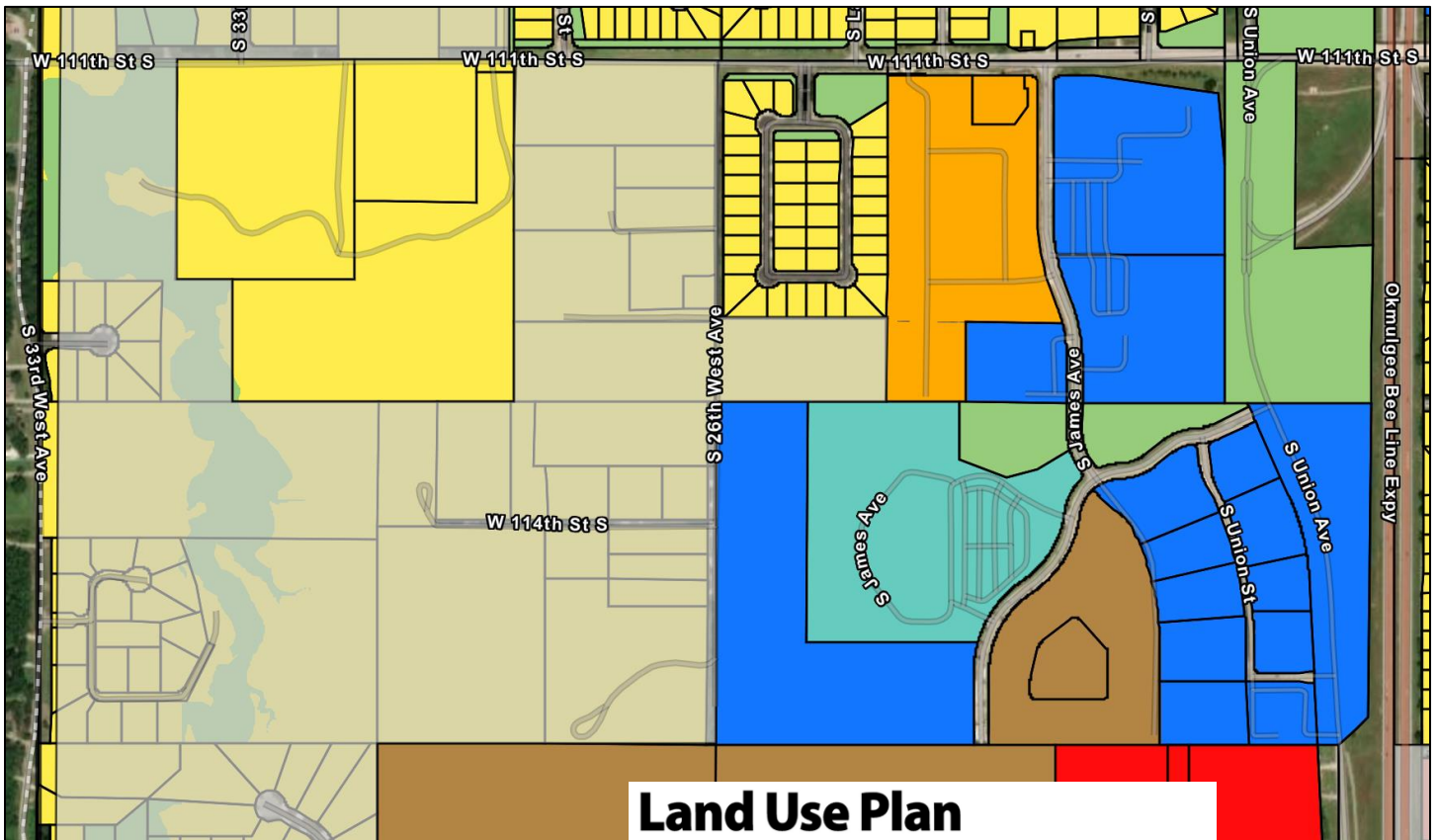


Figure 1: Medium Intensity Single-family Designation

- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public and Semi-Public
- Utility
- Potential South Tulsa-Jenks Bridge
- Potential Road Connections

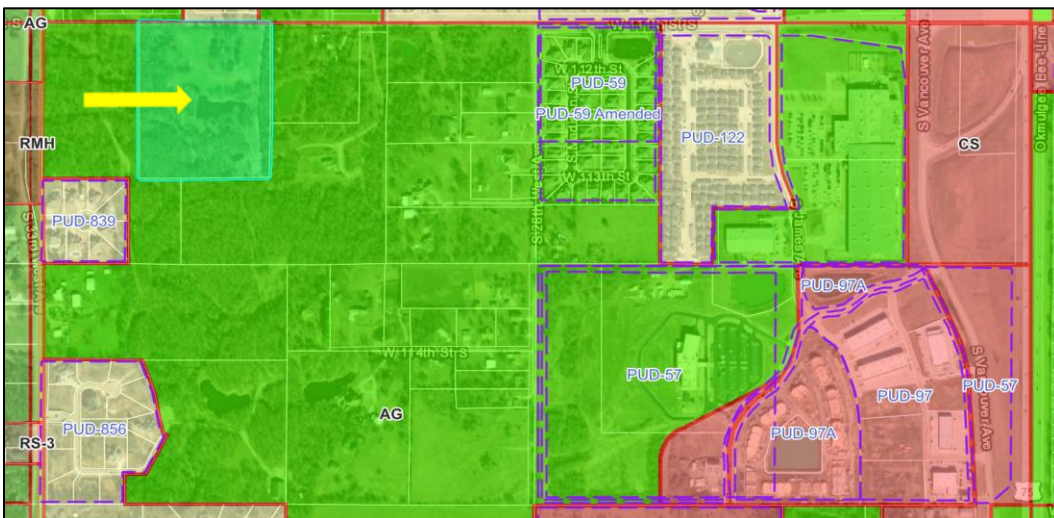
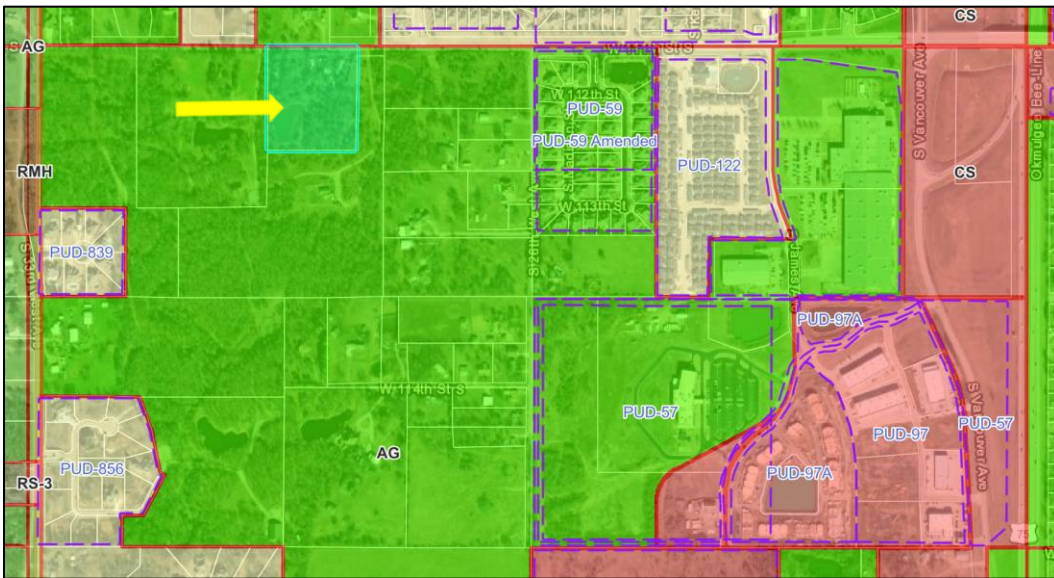
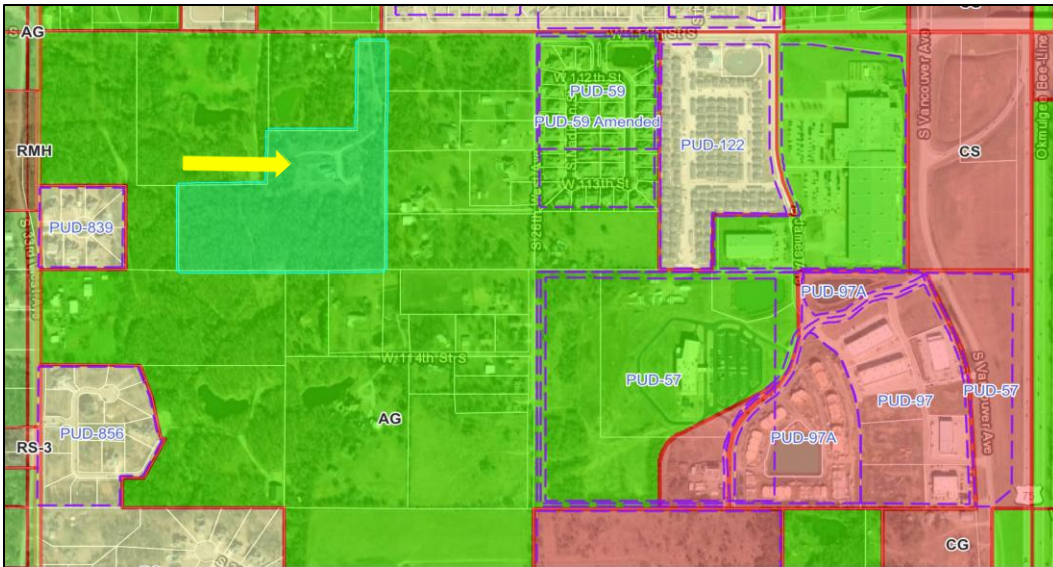


Figure 2 | Zoning map(s) of the parcel(s) in question

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development is in the process of platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance if exceptions are not noted in the PUD.

The Reserve at Southern Woods

Standard	Estates	PUD Amend. 1	Reserve	PUD Amend. 1	Villas	PUD Amend. 1	RS3
Lot Area (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Area/DU (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Width (ft)	66	90	66	70	66	60	45
Front (ft) (with exceptions)	35	50	35	50	35	50	20 (3)
Side Yard abutting 111th		20		20		20	20
Exterior Side (ft)	25	25	10	10	5	10	15 (3)
Interior Side (ft)	10/10 (20)	10/10 (20)	5/5 (10)	5/5 (10)	5/5 (10)	5/5 (10)	5
Rear (ft)	20	20	20	20	20	20	20
Height* (ft)	35	35	35	35	35 (Single Story)	35 (Single Story)	35
Impervious Surface Coverage	60	26%	60	43%	60	48%	60%
Development Area (acres)	16.48	15.14	12.25	12.28	9.2	8.75	36.17 Acres
Masonry	85%	85%	60%	60%	75%	75%	NA
Minimum/Max House Size	3200-10,000 sq ft	3600-10,000 sq ft	2800-4400 sq ft	2800-4400 sq ft	1800-2800 sq ft	1800-2800 sq ft	NA
Off Street Parking**	3 Car Garage	3 Car Garage	3 Car Garage	3 Car Garage	2 Car Garage	2 Car Garage	NA
Density Dwelling Units (DU) 94	14 DU	16 DU	40 DU	42 DU	41 DU	36 DU	188 DU
Amenities	Gated (2), Pickle-ball, walking trails, pond with water feature, greenspace, playground, provisional bus stop						
*Height	Chimneys, cupolas, other architectural structures may extend to a maximum of 45 ft.						
**Parking	Garages shall be setback a minimum of 25 feet from the front property line.						

Sec. 16-9-8. Planned Unit Development.

(A) Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) To provide more efficient use of land,*
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) To unify building and structures through design,*
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

(B) General Provisions.

- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
- (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
- (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

(C) Site Development Allowances and Modification Standards.

(1) Site Development Allowances.

- (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
- (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*

(2) Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.

- (a) Public Gathering Space. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.*
- (b) Sustainable Design. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.*

(c) *Landscape Conservation and Visual Enhancement.* The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

(d) *Mix of Uses.* The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.

(e) *Affordability.* The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.

(f) *Universal Design.* The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

(g) *High Quality Building Materials.* The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.

(D) *Standards for Review.* Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

(1) *Comprehensive Plan Alignment.* The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(2) *Placemaking.* The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.

(3) *Integrated Design with Identifiable Centers and Edges.* The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

(4) *Public Welfare.* The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

(5) *Compatibility with Adjacent Land Uses.* The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

(6) *Impact on Public Facilities and Resources.* The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.

(7) *Archaeological, Historical or Cultural Impact.* The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

(8) Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.

(E) Pre-Application Public Meeting. The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.

(F) Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

(G) Action by the City Council. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:

- (1) Approve the application,*
- (2) Approve the application with modifications,*
- (3) Deny the application,*
- (4) Refer the application back to the Planning Commission for further review, or*
- (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.*

(H) Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.

(I) Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).

(J) Amendments to Approved Planned Unit Development.

(1) Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.

(2) Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:

- (a) Increase density,*
- (b) Increase the height of buildings,*
- (c) Reduce open space by more than five percent,*
- (d) Modify the proportion of housing types,*

- (e) Change parking areas in a manner that is inconsistent with this UDO,*
- (f) Increase the approved gross floor area by more than 500 square feet,*
- (g) Alter alignment of roads, utilities, or drainage, or*
- (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*

(3) Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).

(4) Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.

(K) Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

(1) Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

(Ord. No. 1581 , § II, 4-5-2022; Ord. No. 1624 , § VII, 10-17-2023)

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 148(Minor Amendment No. 1) there is not change to the underlying (RS-3) Residential Single-family the only changes are to the Planned Unit Development Overlay District. Most of the changes are more restrictive than as identified in the original adoption with the exception of the Villas and the lot width.*

Conditions of Approval:

Consider details of UDO Article 8 “Subdivision Standards” including but not limited to:

16-8-10 Anti-Monotony Standards

16-8-11 Parkland Provision

CITY OF JENKS | DOD | PLAT ADDENDUM (COVER PAGE)

9/4/2024

<i>Do NOT Remove to this cover page.</i>	
TO	Tulsa County Real Estate Services Division Planning Director, Marcae Hillton
SUBJECT	Addendum to Plat PUD NO. 148 JZ 24-PUD 148 Minor Amendment No. 1
PLAT NAME	"THE RESERVE AT SOUTHERN WOODS"
FILED BY (NAME)	NO LIMITS, LLC
FILED BY (ADDRESS)	124 N. 6 TH STREET, JENKS, OK 74037

Document(s) Summary¹

PLAT DATA	Original Information	Amended Information (As Needed)
NAME	" THE RESERVE AT SOUTHERN WOODS "	NA
PLAT DOC #	-	
RECORDED	-	
STR	34/18/12	
LEGAL	As seen on the plat.	NA
PUD NAME	"PUD 148" (Include PUD Amendments to date-Add lines as needed)	
CASE NUMBER	PUD APPROVAL DATE	APPROVING BODY
PUD 148	February 6, 2024	City Council
PUD 148 MINOR AMENDMENT NO. 1	September 19, 2024	Planning Commission
<i>See Related Attachments.</i>		

¹ This document serves as a cover page for addendums to Plats when approved PUD (Planned Unit Development) amendments change the language of a plat Deed of Dedication; and for new subdivision plats within the City of Jenks that are approved with a companion PUD. Complete cover page and provide copy of filed document to City of Jenks.

Planned Unit Development (PUD 148)

The Reserve at Southern Woods (Villas, Reserve & Estates)

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

(Three Separate Communities all under the same PUD, to be designed,
built and sold at the same time; will not phase)

Date Prepared 1/3/2024

Minor Amendment #1 Date 8/5/24



Zemanek Architecture + Design, PLLC
107 E. Main Street
Jenks, OK 74037



AMIAN Homes, LLC
124 N. 6th St.
Jenks, OK 74037

RS-3 – Single Family Residential Subdivisions

Prepared By:

Zemanek Architecture + Design, PLLC

Chris Zemanek

107 E. Main Street

Jenks, OK 74037

Phone: 918.606.2090

Email: chris@zemanekad.com

AMIAN Homes, LLC

Amy Prosser

124 N. 6th St.

Jenks, OK 74037

Phone: 918.918.805.9713

Email: amy@amianhomes.com

Prepared For:

No Limits, LLC

Amy Prosser

124 N. 6th St.

Jenks, OK 74037

Phone: 918.505.5876

Email: amy@amianhomes.com

The Reserve at Southern Woods is a multifaceted, gated single family community sitting on nearly 40 acres of undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South, approximately a quarter mile west of highway 75. The property is surrounded by creeks, greenbelts and un-platted family parcels with Stonewood neighborhood located on the north side of 111th Street. This Planned Unit Development will have three distinctive areas of livability: all benefitting from the designer's master plan for the subdivision.

A homeowners' association will be created for the development and homeowners' dues will be established for the maintenance and sustainability of the subdivision and offered amenities. Those offered amenities include but are not limited to private roads within gated areas, curb and gutter, pond with water feature, green space, walking trails, pickleball and parks. Covenants for the neighborhood have been prepared to set forth minimum and maximum dwelling sizes, percentage of masonry, quality of construction, and other criteria which establish and maintain the quality and vision of this community.

The Reserve at Southern Woods will be a meticulously and professionally planned development with three distinctive communities, all working in unison together. The first community, as you approach from the East, will be The Reserve at Southern Woods (Villas) which will contain 36 lots within its own gated area and will be strategically marketed to the patriarch and matriarch of homeowners: the 55+ community. It will have privacy, intimacy, comradery, walkability, as well as masonry walls on much of the exterior to strategically create a divide from the other homes, while still enjoying chosen connection through combo locked walking gates. This will allow for easy access to neighbors and family alike, along with enjoyment of the other features and amenities within the 40 acres. The next community will be The Reserve at Southern Woods, which will facilitate a more family friendly driven approach to the overall community and will offer 42 lots. This community will enjoy a gated entry, bus stop directly outside the community with walking gate access, walking trails and recreational areas. The final piece to the community trifecta is the Reserve at Southern Woods (Estates), which sits on the most Western section of the parcel and enjoys the majority of greenbelt, creek and ponds views. This exclusive area is reserved for the 16 largest homesites and has an additional gate for added privacy and security for block 8.

Additional plans for the neighborhood include necessary detention facilities with fountains/aerators, preservation of existing mature trees where possible, masonry / iron screening walls with masonry columns along north property boundary and beyond, entry/exit gates with keypad, new tree plantings, as needed, sitting areas with benches, and substantial green space for the enjoyment of the residents in The Reserve at Southern Woods.

Land Area Villas: 8.75 Acres

Land Area Reserve:12.28 Acres

Land Area Estates: 15.14 Acres

Total Land Area: 36.17 Acres

Delete

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (1,575,565 / 8,400 square feet): 188

Maximum dwelling units (residential lots) allowed by this PUD: 94

Minimum lot width Blocks – at building setback line

The Villas –60 feet

The Reserve –70 feet*

The Estates –90 feet**

* Due to curb radius Block 7, lots 4, 5, 6, 12, 13 shall be a minimum of 56'

** Due to curb radius Block 8, lots 5, 6 shall be a minimum of 70'

Minimum lot area: 6,600 square feet

Maximum structure height: 35 feet*

* with the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum of 45 feet. In addition, The Reserve at Southern Woods "Estates" designated lots may extend to 45 feet on the structure itself.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit*

*with the exception of The Reserve at Southern Woods "Villas" which will require (2) enclosed per dwelling unit

Garage:Garages shall be setback a minimum of 25 feet from the front property line.

Front yard abutting a private street reserve area: 25 feet *

* with the exception of Block 9 which shall be a minimum of twenty-five (25) feet

Rear yard abutting 111th Street.....20 feet

Side yard Abutting 111th Street.....20 feet

Rear yard: 20 feet

Side yard interior:..... 5 feet*
Side yard exterior (Villas):5 feet*
Side yard exterior (Reserve):10 feet*
Side yard exterior (Estates):25 feet*

*No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences, excluding the Reserve at Southern Woods Estates. These (16) lots require (20) feet total, (10) feet on each side.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set at a minimum of twenty-five (25) from the private street reserve.

Total Impervious cover: 13.44 Acres or 37%*

Villas: 4.22 Acres or 48%

Reserve: 5.27 Acres or 43%

Estates: 3.95 Acres or 26%

* Impervious totals shown are for roads and estimated houses with pools. Once development is completed, total impervious cover will not exceed 60%.

Build Standards ~ The Reserve at Southern Woods

The Reserve at Southern Woods (Villas) 8.75 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 1800 sqft and a maximum sqft of 2800 sqft of finished heated living areas. Homes must be Single Story.

Masonry: All homes will be 75% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (*without pickets above top rail*), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

No accessory buildings allowed.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major Plat Amendment.

The Reserve at Southern Woods (Reserve) 12.28 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 2800 sqft and a maximum sqft of 4400 sqft of finished heated living areas. Block 5, Lots 1-8 shall be designated as only single-story homes which may be 2600sqft or larger.

Masonry: All homes will be 60% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

Accessory buildings are allowed ONLY on Lots 7, 8, 15 & 16 of Block 6. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major ~~Plot~~ Amendment.

PUD

The Reserve at Southern Woods (Estates) 15.14 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 3600 sqft and a maximum sqft of 10,000 sqft of finished heated living areas. One home site may sit on up to two lots. No three adjacent lots may be purchased for one home site.

Masonry: All homes will be 85% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), or masonry. No wood fences will be allowed, except for on the East side of the lots abutting adjacent community; The Reserve at Southern Woods. In addition, the two lots adjacent to the main access and Villas must be iron.

Accessory buildings allowed on all lots in the Estates. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

No rentals of any kind shall be allowed.

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The property shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from two gated main entrances with curbed, asphalt or concrete private streets (26 feet in width) throughout. A secondary, gated emergency access (20' wide) shall be provided near the northeast corner of the property. The private street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography

The property consists of mostly wooded areas and with elevations ranging from 738 feet in the Southeast corner feet to 685 feet in the Northwest corner. Refer to Exhibit C.

Utilities and Drainage

Utilities are available across 111st. street on the Northeast corner of the development boundary. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural creek along the West boundary of the property. This area contains a regulated flood zone. This area will be utilized for natural trails and green space, for use by residents.

There is an existing pond on the property which will be enhanced and used as the detention facilities. This pond will provide an amenity to wildlife and for neighborhood recreation opportunities. This open space will also contain landscaping and seating as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents.

Amenities

- | | |
|--|--|
| • Pond fountains / aerators | • More than 2 acres of green space / reserve areas |
| • Sitting areas with benches | • Walking Trails |
| • New tree planting and professional landscaping | • Pickleball Courts – Recreation setback, lighting and gate. |
| • Natural stream channel & native vegetation preservation area | • Playground |

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

The Reserve at Southern Woods anticipated construction schedule begins in August of 2024 and is expected to be complete January 2025.

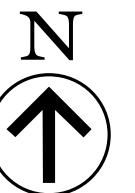
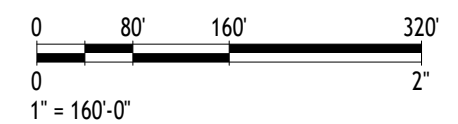
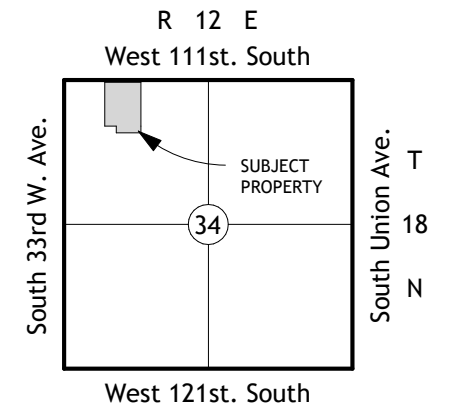
Legal Description ~ The Reserve at Southern Woods

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

Exhibits

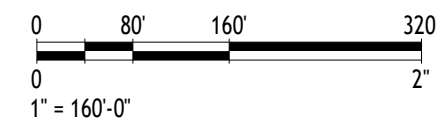
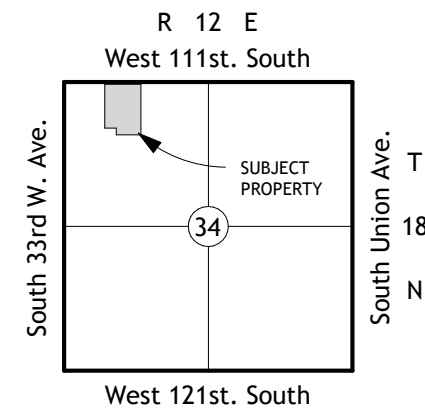
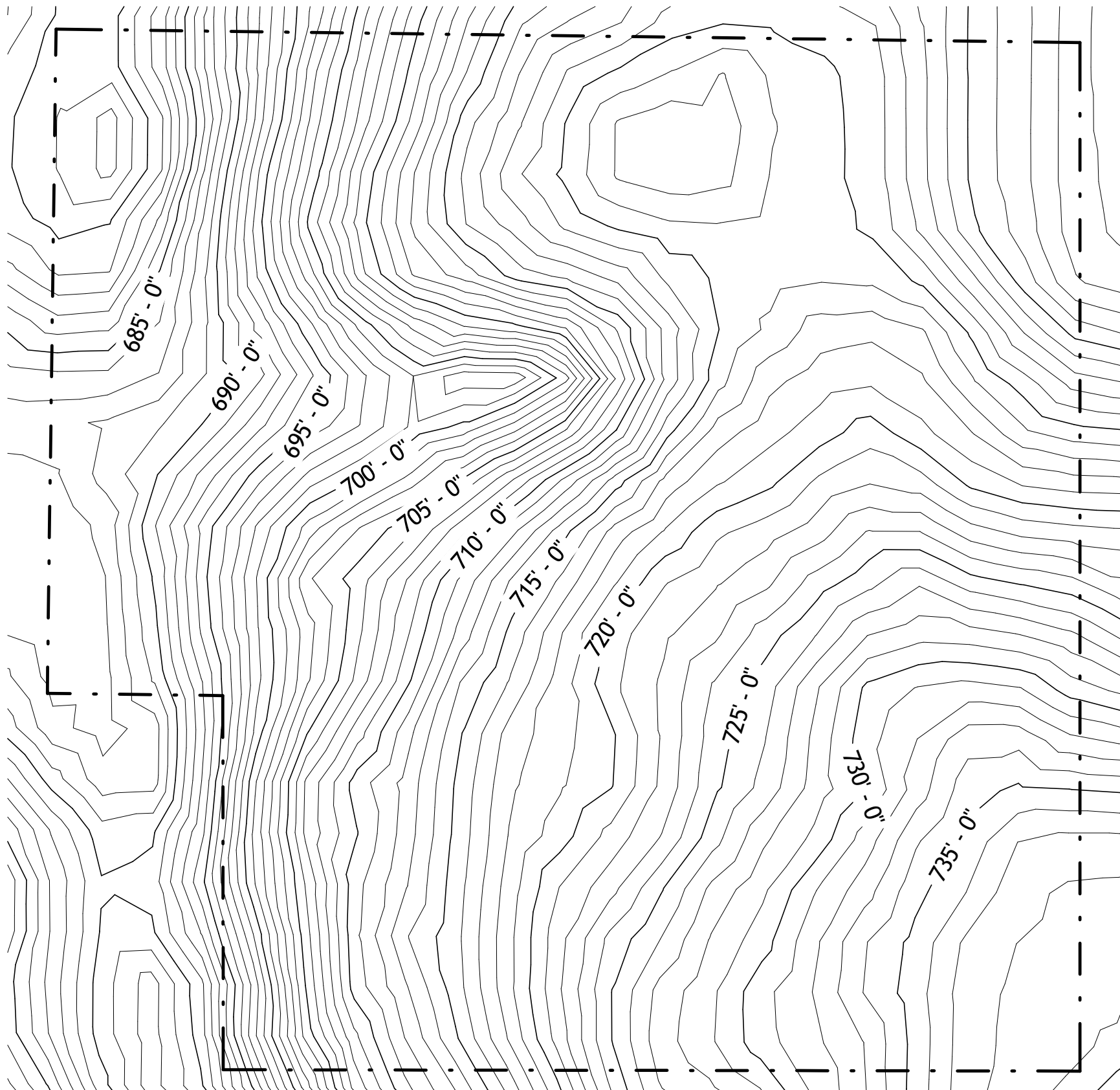
Exhibit A:.....Aerial Photography
Exhibit B:..... Site Topography
Exhibit C: Reserve Area D layout
Exhibit D: Signage Exhibit



THE RESERVE AT SOUTHERN WOODS

AERIAL PHOTO

EXHIBIT "A"

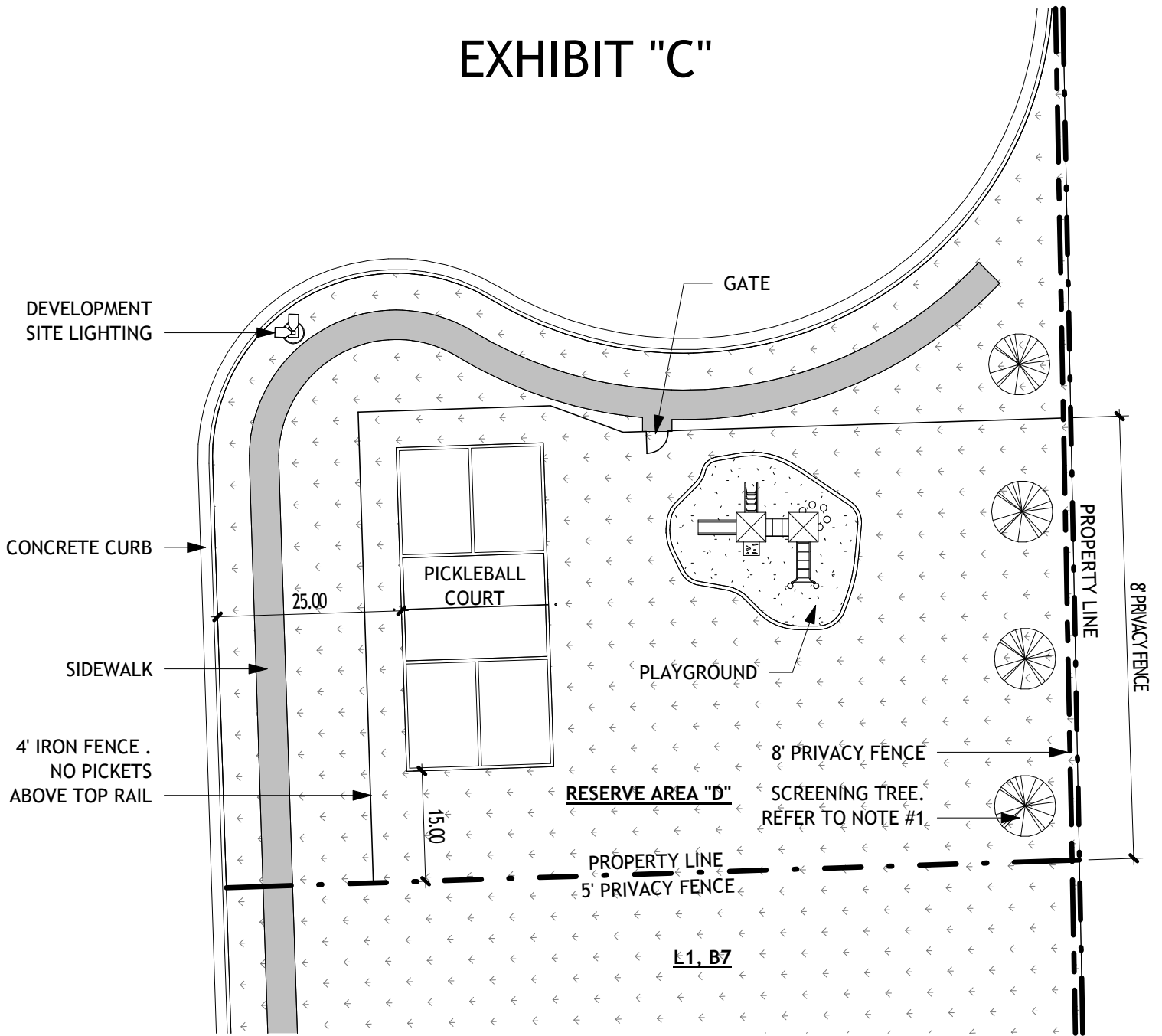


THE RESERVE AT SOUTHERN WOODS

TOPOGRAPHY

EXHIBIT "B"

EXHIBIT "C"



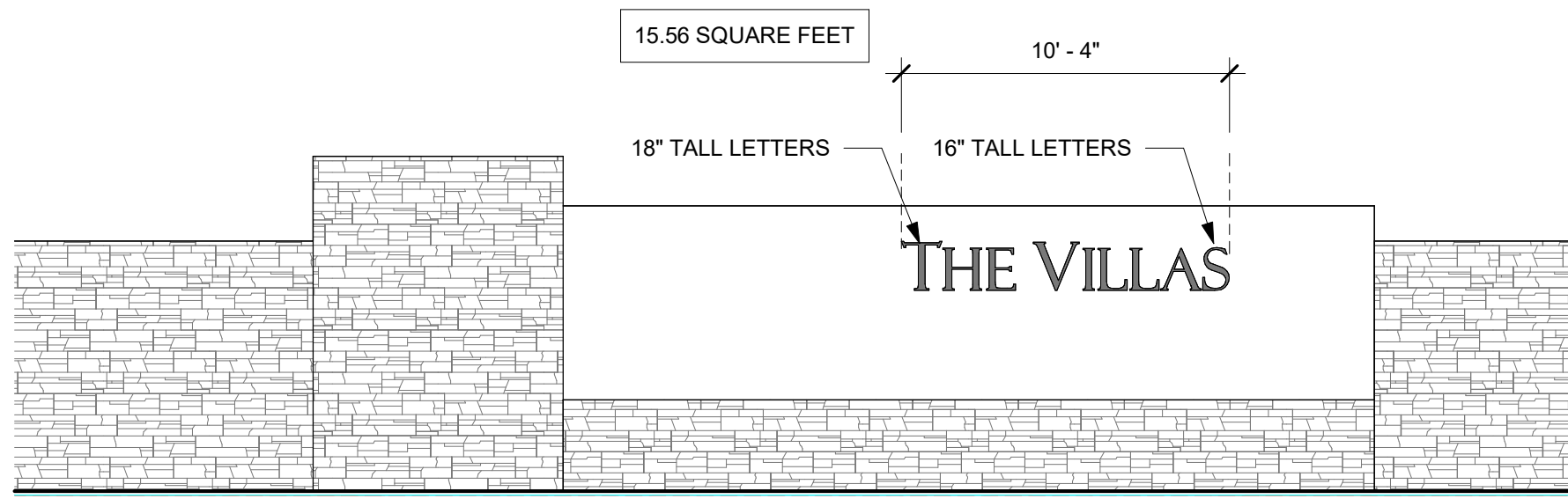
NOTES:

1. ALL PROPERTIES TO THE EAST OF THE RESERVE AT SOUTHERN WOODS ARE ZONED RESIDENTIAL. PER TABLE 16-6-3(F)(2) OF THE JENKS UNIFIED DEVELOPMENT CODE, NO SCREENING IS REQUIRED BETWEEN RESIDENTIAL AND AGRICULTURAL ZONING. DEVELOPER WILL PROVIDE (4) SCREENING TREES ALONG EAST BOUNDARY OF RESERVE "D" AT THE REQUEST OF THE CITY.

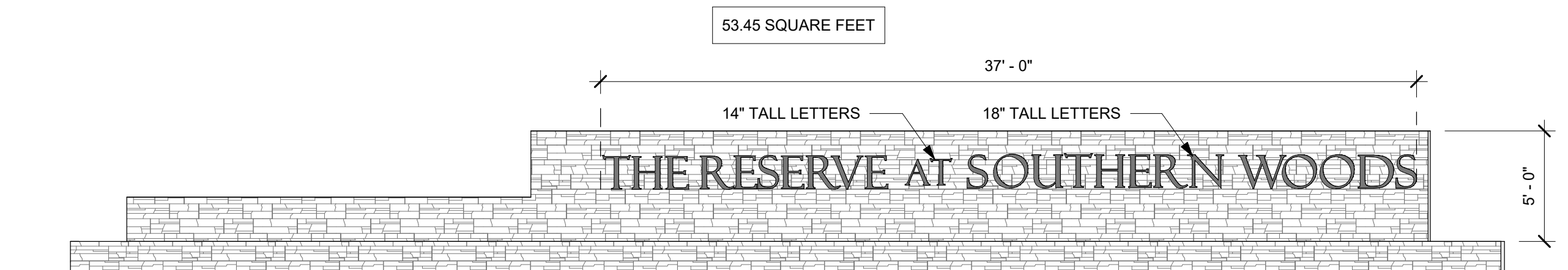
2. RESERVE D HOURS SHALL BE BETWEEN 8:00AM AND 10:00PM

1 RESERVE "D" LAYOUT
1" = 20'-0"





② THE VILLAS SIGNAGE
3/16" = 1'-0"



① THE RESERVE SIGNAGE
3/16" = 1'-0"

Planned Unit Development (PUD 148)

Jenks Planning Director Acknowledgment of Approved PUD and any associated Approved Amendments:

Executed this ____ day of _____, 2024

Marcae Hilton, City of Jenks Planning Director

State of Oklahoma)
) s.s.
County of Tulsa)

The foregoing Acknowledgment of Recordation was acknowledged before me this ____ day of _____, 2024, by Marcae Hilton.

Notary Public
My commission No.:
My commission expires:

DEVELOPER

NO LIMITS, LLC
122 N. 6TH ST.
JENKS, OKLAHOMA 74037

PRELIMINARY PLAT- RESERVE AT SOUTHERN WOODS

Part of the NW/4 of Section 34

T-18-N, R-12-E

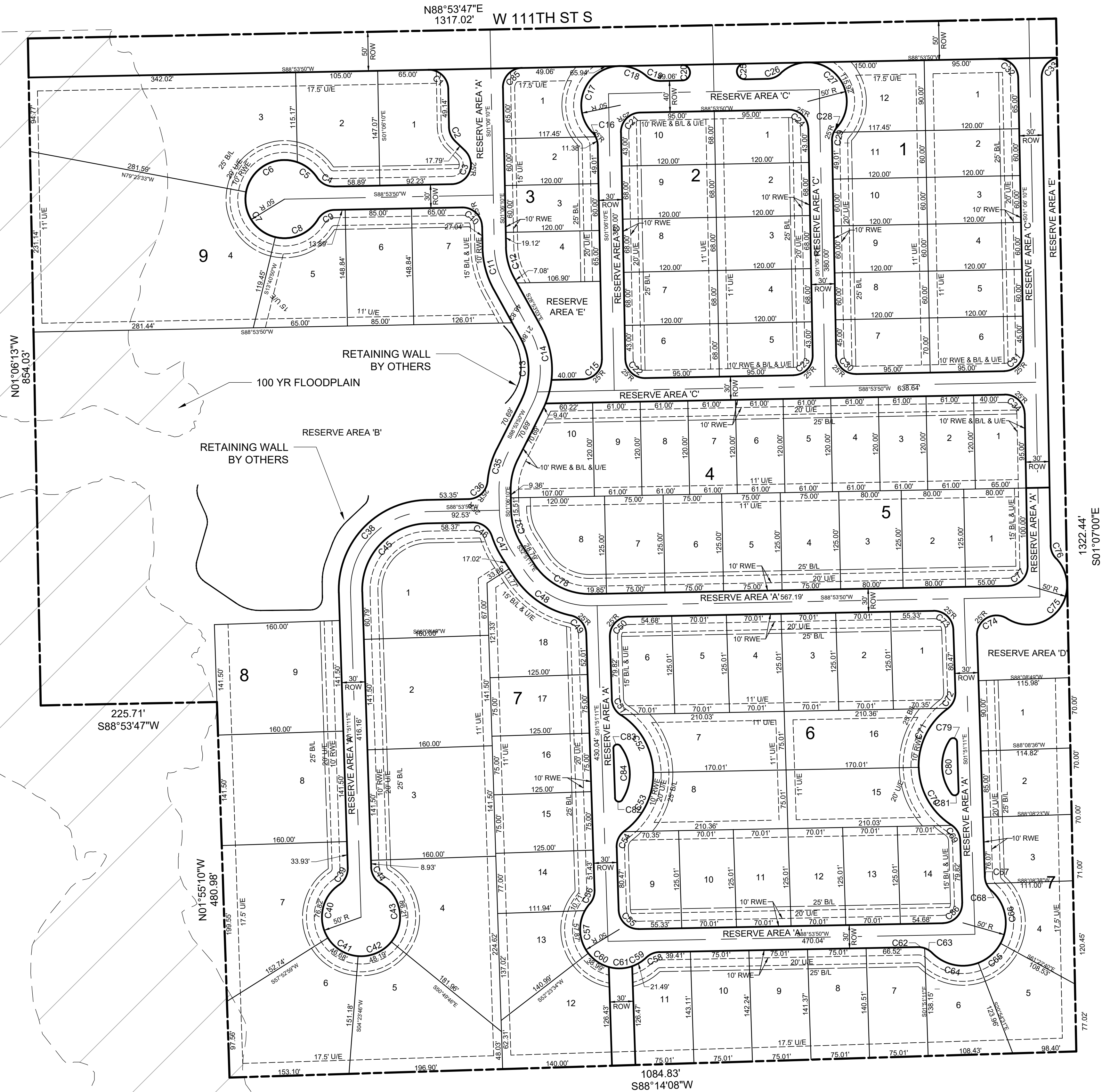
Creek County, State of Oklahoma

ENGINEER

McGUIRE BROTHERS, LLC
8415 SOUTH REGENCY DRIVE
TULSA, OK 74131
(918) 224-2764
OKLAHOMA CA #4697
EXP DATE 6/30/2025

SURVEYOR

WALLACE DESIGN COLLECTIVE, PC
123 NORTH MLK JR. BLVD
TULSA, OK 74103
TEL: 918-584-5858
RPLS 1815, CA #1460
EXPIRES 6/30/2025
CLIFF.BENNETT@WALLACE.DESIGN



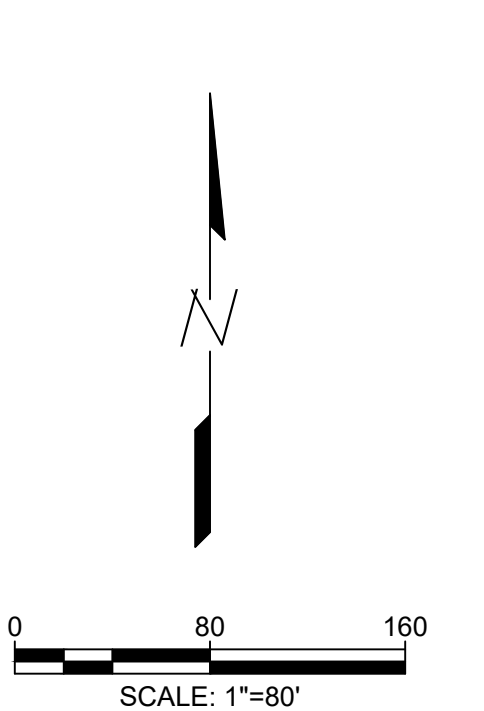
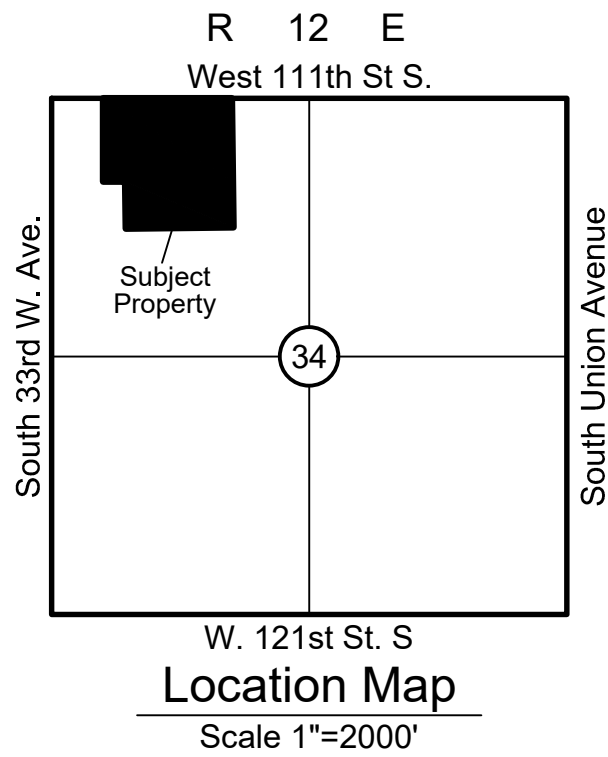
Curve #	Length	Radius	Delta
C1	39.270	25.000	090.0007
C2	19.635	25.000	045.0000
C3	58.905	25.000	135.0000
C4	25.207	25.000	057.7690
C5	32.713	50.000	037.4865
C6	86.020	50.000	098.5721
C7	75.858	50.000	086.9271
C8	63.314	50.000	072.5523
C9	25.207	25.000	057.7690
C10	39.270	25.000	090.0000
C11	55.761	115.000	027.7815
C12	41.215	85.000	027.7815
C13	82.429	85.000	055.5630
C14	70.923	115.000	035.3357
C15	39.270	25.000	090.0000
C16	18.690	25.000	042.8334
C17	115.918	50.000	132.8325
C18	37.380	50.000	042.8344
C19	18.690	25.000	042.8334
C20	31.416	10.000	180.0000

Curve #	Length	Radius	Delta
C21	39.270	25.000	090.0000
C22	39.270	25.000	090.0000
C23	39.270	25.000	090.0000
C24	39.270	25.000	090.0000
C25	31.416	10.000	180.0000
C26	18.690	25.000	042.8334
C27	153.296	50.000	175.8669
C28	7.311	25.000	016.7546
C29	11.379	25.000	026.0789
C30	39.270	25.000	090.0000
C31	39.270	25.000	090.0000
C32	39.270	25.000	090.0000
C33	34.248	25.000	078.4914
C34	39.270	25.000	090.0000
C35	43.311	115.000	021.5785
C36	35.583	25.000	083.7970
C37	47.102	85.000	031.7503
C38	182.147	115.000	090.7503
C39	25.207	25.000	057.7690
C40	76.823	50.000	088.0330

Curve #	Length	Radius	Delta
C41	46.676	50.000	053.4868
C42	48.193	50.000	055.2255
C43	86.213	50.000	098.7928
C44	25.207	25.000	057.7690
C45	134.631	85.000	080.7503
C46	32.026	25.000	073.3985
C47	30.405	115.000	015.1487
C48	90.502	115.000	045.0904
C49	33.201	25.000	076.0904
C50	39.597	25.000	090.7503
C51	24.253	25.000	055.5947
C52	97.967	90.000	056.0015
C53	86.657	90.000	055.1678
C54	24.253	25.000	055.5847
C55	38.943	25.000	089.2497
C56	18.690	25.000	042.8334
C57	57.868	50.000	066.3118
C58	18.690	25.000	042.8334
C59	21.490	50.000	024.6255
C60	32.104	50.000	036.7883

Curve #	Length	Radius	Delta
C61	30.469	50.000	034.9152
C62	8.674	25.000	019.8796
C63	11.645	25.000	026.6876
C64	63.714	55.000	066.3733
C65	38.847	55.000	040.4685
C66	73.956	55.000	077.0433
C67	9.114	25.000	020.8882
C68	11.205	25.000	025.6793
C69	23.174	25.000	053.1115
C70	89.061	90.123	056.6141
C71	86.657	90.000	055.1678
C72	24.253	25.000	055.5847
C73	38.943	25.000	089.2497
C74	54.267	25.000	124.3718
C75	145.257	50.000	166.4528
C76	18.690	25.000	042.8334
C77	39.270	25.000	090.0000
C78	86.415	85.000	058.2497
C79	12.645	5.000	144.8970
C80	73.520	60.000	070.2865

Curve #	Length	Radius	Delta
C81	12.645	5.000	144.8970
C82	12.645	5.000	144.8970
C83	12.645	5.000	144.8970
C84	73.520	60.000	070.2865
C85	39.270	25.000	089.9993
C86	39.597	25.000	090.7503



LOT INFO		
LOT	AREA	Block
BLOCK 1		
1	0.245 acres	BLOCK 1
2	0.165 acres	BLOCK 1
3	0.221 acres	BLOCK 1
4	0.165 acres	BLOCK 1
5	0.274 acres	BLOCK 1
6	0.243 acres	BLOCK 1
7	0.190 acres	BLOCK 1
8	0.165 acres	BLOCK 1
9	0.165 acres	BLOCK 1
10	0.165 acres	BLOCK 1
11	0.165 acres	BLOCK 1
12	0.224 acres	BLOCK 1
BLOCK 1: 12		
BLOCK 2		
1	0.184 acres	BLOCK 2
2	0.187 acres	BLOCK 2
3	0.187 acres	BLOCK 2
4	0.187 acres	BLOCK 2
5	0.184 acres	BLOCK 2
6	0.184 acres	BLOCK 2
7	0.187 acres	BLOCK 2
8	0.187 acres	BLOCK 2
9	0.187 acres	BLOCK 2
10	0.184 acres	BLOCK 2
BLOCK 2: 10		
BLOCK 3		
1	0.221 acres	BLOCK 3
2	0.165 acres	BLOCK 3
3	0.165 acres	BLOCK 3
4	0.175 acres	BLOCK 3
BLOCK 3: 4		
BLOCK 4		
1	0.176 acres	BLOCK 4
2	0.168 acres	BLOCK 4
3	0.168 acres	BLOCK 4
4	0.168 acres	BLOCK 4
5	0.168 acres	BLOCK 4
6	0.168 acres	BLOCK 4
7	0.168 acres	BLOCK 4
8	0.168 acres	BLOCK 4
9	0.168 acres	BLOCK 4
10	0.245 acres	BLOCK 4
BLOCK 4: 10		
BLOCK 5		
1	0.226 acres	BLOCK 5
2	0.230 acres	BLOCK 5
3	0.230 acres	BLOCK 5
4	0.215 acres	BLOCK 5
5	0.215 acres	BLOCK 5
6	0.215 acres	BLOCK 5
7	0.215 acres	BLOCK 5
8	0.283 acres	BLOCK 5
BLOCK 5: 8		
BLOCK 6		
1	0.225 acres	BLOCK 6
2	0.201 acres	BLOCK 6
3	0.201 acres	BLOCK 6
4	0.201 acres	BLOCK 6
5	0.201 acres	BLOCK 6
6	0.225 acres	BLOCK 6
7	0.313 acres	BLOCK 6
8	0.314 acres	BLOCK 6
9	0.225 acres	BLOCK 6
10	0.201 acres	BLOCK 6
11	0.201 acres	BLOCK 6
12	0.201 acres	BLOCK 6
13	0.201 acres	BLOCK 6
14	0.225 acres	BLOCK 6
15	0.313 acres	BLOCK 6
16	0.314 acres	BLOCK 6
BLOCK 6: 16		

LOT INFO		
LOT	AREA	Block
BLOCK 7		
1	0.238 acres	BLOCK 7
2	0.223 acres	BLOCK 7
3	0.221 acres	BLOCK 7
4	0.225 acres	BLOCK 7
5	0.274 acres	BLOCK 7
6	0.243 acres	BLOCK 7
7	0.241 acres	BLOCK 7
8	0.165 acres	BLOCK 7
9	0.244 acres	BLOCK 7
10	0.246 acres	BLOCK 7
11	0.241 acres	BLOCK 7
12	0.351 acres	BLOCK 7
13	0.243 acres	BLOCK 7
14	0.218 acres	BLOCK 7
15	0.215 acres	BLOCK 7
16	0.215 acres	BLOCK 7
17	0.215 acres	BLOCK 7
18	0.291 acres	BLOCK 7
BLOCK 7: 18		
BLOCK 8		
1	0.523 acres	BLOCK 8
2	0.520 acres	BLOCK 8
3	0.520 acres	BLOCK 8
4	0.522 acres	BLOCK 8
5	0.521 acres	BLOCK 8
6	0.521 acres	BLOCK 8
7	0.521 acres	BLOCK 8
8	0.523 acres	BLOCK 8
9	0.522 acres	BLOCK 8
BLOCK 8: 9		
BLOCK 9		
1	0.338 acres	BLOCK 9
2	0.339 acres	BLOCK 9
3	0.963 acres	BLOCK 9
4	1.347 acres	BLOCK 9
5	0.309 acres	BLOCK 9
6	0.290 acres	BLOCK 9
7	0.334 acres	BLOCK 9
BLOCK 9: 7		
RESERVE		
RES 'A'	3.372 acres	RESERVE
RES 'B'	5.071 acres	RESERVE
RES 'C'	1.703 acres	RESERVE
RES 'D'	0.507 acres	RESERVE
RES 'E'	0.222 acres	RESERVE
ROW	0.086 acres	RESERVE
RESERVE: 6		

Legal Description

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

Deed of Dedication and
Restrictive Covenants

The Reserve at Southern Woods

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, No Limits, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, platted, dedicated and access rights reserved, and subdivided into Nine (9) Blocks, One Hundred (100) Lots, Reserves "A" & "B", and Streets in conformity with the accompanying plat and has designated the same as "Frazier Meadows I", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall be enforceable by the Owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only.

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north 50 feet from the section line associated with West 111th Street South. Use for streets and utility purposes including the utility easements as depicted 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 poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying 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 and/or storm sewer services to the area included in the plat; provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property 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 shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light poles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, telephone, cable television and gas lines shall be located underground, in the easement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

1.1.2 Underground service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, gas main or transformer to the point of usage determined by the location of construction of such structures as may be located upon the lot, provided that, upon installation of a service line to a particular building, the supplier of the service shall thereafter be deemed to have a definitive, permanent and effective right-of-way easement on the lot, covering a five-foot strip extending 2.5 feet on each side of the service line, extending from the service pedestal, gas main or transformer to the service entrance on the structure. This easement shall terminate when said service line is no longer in use by the supplier.

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached 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 or other utility services installed by the supplier of the utility service.

1.1.4 The owner of the lot shall be responsible for the protection of the underground electric, telephone, cable television, gas and other utility service facilities located on their property, and shall prevent the alteration of grade or any construction activity which may interfere with the electric, telephone, cable television, gas and other utility service facilities. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors. Said alterations of grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designated on the Plat.

1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.

1.2 Water and Sanitary Sewer Service

1.2.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, or public sanitary sewer main. Waterlines less than 6" diameter and sanitary sewer lines less than 8" diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the lot owner served by said service lines. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited. Further, each owner shall pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors, including but not limited to damages, repair or relocation caused by the alteration of grade.

1.2.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sewer mains, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.2.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of each lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.

1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.

1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

1.4.1 The owner of the lot affected shall be responsible for the repair of any landscaping, paving, interior fencing or other improvements affected by necessary maintenance of water, sewer, natural gas, communication, cable television, or electric facilities within the utility easement areas depicted upon the accompanying plat, provided however, the City of Jenks, Oklahoma or supplier of utility service shall use reasonable care in the performance of such activities.

1.4.2 The Reserve at Southern Woods Homeowners Association shall be responsible for Perimeter Fencing along West 111th Street South & South 33rd West Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 40 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks. All streets to be private and maintained by The Reserve at Southern Woods Homeowners Association.

Section 2 Planned Unit Development Restrictions

2.1 "The Reserve at Southern Woods" was filed as a planned unit development (Designated as PUD NO 148). The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the PUD, and any amendments thereto. The Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/ Developer, its successors and assigns, and the City of Jenks, Oklahoma.

2.2 Therefore, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

2.1 Planned Unit Development Standards

2.1.1 Land area (net):	36.17 Acres
2.1.2 Permitted Uses: Uses permitted as a matter of right in the RS-3 (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:	
Maximum number of dwelling units:	94
Minimum lot width Block 1, 2, 3, 4: Villas	60 ft.
Minimum lot width Block 5, 6, 7, 8, 9:	50 ft.
Minimum lot area:	6,600 sq. ft.
Minimum Livability Space:	Villas - 1,800 sq. ft. Reserve- 2,800 sq. ft Estates - 3,600 sq. ft
Maximum building height:	35 ft.
2.1.3 Minimum yard requirements:	
BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8, BLOCK 9	
Front yard	25 ft.
Side yard	5 ft.
Exterior side yard	Villas - 15 ft. Reserve- 10 ft. Estates- 25 ft.
Front yard to garage	25 ft.

2.1.4 Foundation/Stem walls: Foundation and stemwalls shall be covered with brick, stone, stucco or other materials approved in writing by the Architectural Committee. No exposed stem walls.

2.1.5 Masonry: Villas- All homes will be 75% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted Reserve- All homes will be 60% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted. Estates- All homes will be 85% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted. 2.1.6 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. Exterior fences along West 111th Street shall be established with Masonry, Stone, Stucco, or Brick.

2.1.7 All Single Family Dwelling Units shall have a minimum of 1,800 square feet for Villas, 2,800 square feet for Reserve, and 3,600 square feet for Estates of finished heated living area.

Section 3 Surface Drainage

3.1 Surface Drainage- Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. 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 his/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

Section 4 Reserve Areas

4.1 Conveyance and Maintenance of All Reserve Areas

4.1.1 All Reserve Areas shown on the accompanying Plat are reserved for subsequent conveyance to a Homeowners Association comprised of the owners of residential lots within the subdivision as set forth under Section 6. The Homeowners Association shall perform all maintenance to the extent necessary to achieve the intended purpose of each Reserve Area. Maintenance shall be at the cost of the applicable Homeowners Association as set forth under Section 6.

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property within the bounds designated as "limits of no access" (L.N.A.) on the accompanying plat, which "limits of no access" may be amended or released by the Jenks planning commission, or its successor, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto.

Section 6 Homeowners Association

6.1 The Reserve at Southern Woods Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "The Reserve at Southern Woods" an association of the owners of the lots within this plat hereinafter referred to as the "The Reserve at Southern Woods Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserves, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along West 111th Street.

6.2 Membership: Every person or entity who is a record of the fee interest of a lot shall be a member of the The Reserve at Southern Woods Homeowners Association. Membership shall be mandatory and appurtenant to and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the The Reserve at Southern Woods Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs last.

6.3 Covenant of Assessment: The owner and each subsequent owner of a lot, by acceptance of a deed therefor, covenants and agrees to pay to the The Reserve at Southern Woods Homeowners Association dues and assessments to be established by the Owner/Developer or the board of directors in accordance with a declaration to be executed and recorded by the Owner/Developer prior to the conveyance of a lot. Notwithstanding anything herein to the contrary, Owner/Developer shall not be obligated to pay any assessment on any lot within The Reserve at Southern Woods owned by the Owner/Developer until the Class B Membership as provided in the By-Law of the Homeowners Association shall have terminated.

6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each Lot, provided however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.

6.5 Certificate of Assessment: The Homeowners Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Homeowners Association as to the status of assessments on a Lot is binding upon the Homeowners Association as of the date of its issuance.

6.6 Non-payment Remedies: An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at a rate of interest per annum as set by the Board of Directors from time to time, not to exceed the maximum rate of interest allowed by law, and the Homeowners Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose its lien against the property, or both, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of the assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas, or abandonment of his Lot.

6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

7.1.1 An Architectural Committee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. The Owner/Developer and his appointed shall be the designated Architectural Committee. If the Owner/Developer is unable to fulfill this duty, his designated heirs and assignees will serve as the Architectural Committee. The Owner/Developer or committee may appoint additional members. At a point agreeable to Owner/Developer, a duly elected Architectural Committee shall be formed consisting of members of The Reserve at Southern Woods Homeowners Association. No building, fence, wall, free-standing mailbox or any other improvements or structure may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following, as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which must be approved in writing prior to submittal to the City of Jenks for a Building Permit.

- i) An accurate site plan including structure designs
- ii) All square footage shall be stated on the building plans submitted to the Architectural Committee;
- iii) Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;
- iv) Details regarding the composition of all roofing and external building materials, including color schemes;
- v) Drainage and grading plans; and
- vi) Any other plans or details required by the Architectural Committee.

In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surrounding buildings and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.

7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vacancy or vacancies created by the death or resignation of any of the aforesaid members, and said newly appointed member shall have the same authority hereunder as their predecessors, as above set forth. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted as herein required within twenty (20) days after such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of its proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area.

7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.

7.2 Carports are not permitted.

7.3 FENCING:

7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.

7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fence.

7.3.3 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. There shall be concrete curbing along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and built using steel posts.

7.3.4 Perimeter fencing along West 111th Street shall be completed prior to release of any occupancy permits.

7.4 DRIVEWAYS:

7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.

7.4.2 Driveways are required on each lot, and shall be constructed of all-weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.

7.5 Pre-existing Buildings: No pre-existing or off -site pre-built residence or building may be moved onto any lot; provided however, that the Owner/Developer of the subdivision, may maintain a sales office in a temporary structure for the sale of lots in the subdivision.

7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and colors as the primary residence.

7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with spas in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenks Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shielded from view from the street and adjacent lots.

7.8 Antennas: No exterior radio or television tower, aerial or antenna shall be located upon any lot; provided however, a satellite dish no greater than 3 feet in diameter may be installed with the approval of the Architectural Committee; provided further, no more than one satellite dish shall be installed upon each lot and shall be located only on the active side and shall not be visible from the street. The location of any such satellite dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish is not visible from any public or private street.

7.12 Roof Mounted Equipment: Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment.

7.13 Recreational Vehicles: No campers, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be parked or stored in the Subdivision for a period to exceed 48 hours except within an enclosed garage which garage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 48 hours.

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 2.2 - General.

7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass. Grass and landscaping shall be maintained on a regular basis. Trash containers, except during periods of collection, shall be stored out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot.

7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.

7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed standard size. Political and school-related signs less than four (4) square feet are allowed as per the City of Jenks sign ordinance. Any other exception must be approved by the Architectural Committee.

7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.

7.19 Mailbox: So long as a rural type mailbox is in use under this plat by the United States Postal Service, all mailboxes and mailbox pedestals shall conform in design to the specific plan approved by the Architectural Committee and the location and design shall conform to the specifications of the United States Postal Service. The mailbox shall be positioned so that the front face is approximately 6 inches from the face of the curb and 6 feet from the inside edge of a driveway. "Inside edge" shall mean the edge of the driveway that borders the largest contiguous lot area. The bottom height of the mailbox shall be 38 inches from street level. A mailbox may be located on an adjacent property if required by Post Office Rules. All mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

7.20 Rooftop Protrusions: Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles or approved paint color

7.21 Roof Material: Roofing shall be self-sealing 30 year Atlas or similar Estate Gray or Onyx Black composition shingles, metal or slate tile or equivalent providing, however, in the event such roofing should hereinafter not be reasonably available, alternative roofing of comparable quality shall be permitted upon a determination by the Architectural Committee that the proposed alternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.

7.22 Roof Pitch: Residences shall have a roof pitch of at least 3/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for a design compatible with lower roof pitch. This criteria is primarily intended for dormers and back covered patios.

7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.

7.24 Drainage: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their lot is graded in accordance with said grading plan. If it is discovered that a lot has not been graded properly, the non-compliant property owner must make immediate changes to bring said lot into compliance with the drainage plan.

7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.26 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer. Property owners shall be responsible to other property owners for assuring that concrete delivered to their lot remains on their lot. The property owner shall be held responsible for cleanup if concrete delivered to a lot is spilled or washed onto streets or other lots.

7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection

7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors. All pets shall be restrained in such a manner to prevent them entering upon neighboring lots. When outside the lot in which the pet resides, or in the common areas of the subdivision, all pets are to be accompanied by their Owner or Owner's family member or guest and are to be on a leash. The pet's owner is responsible for the immediate removal and proper disposal of all excrement outside of the Owner's lot including the common areas of the Subdivision. Barking dogs may be considered a nuisance.

7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.

7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.31 Guttering: Home guttering shall disperse water in the same direction as the natural water flow of the lot. Whenever possible, guttering shall direct water toward the street or toward natural drainage flow of the lot. Full guttering is required for all homes. Tight lines shall be used as necessary to divert water so as to not affect adjacent properties and shall be directed to the street where possible.

7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.

7.33 Utility Transformers: All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.

7.34 Law Compliance: The disposal of hazardous substances anywhere with the The Reserve at Southern Woods community that might contaminate or impact the lake (Reserve B) and soil content of surrounding or neighboring properties is prohibited. Each owner shall promptly and properly comply with all federal, state, county or local laws, statutes, ordinances, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including but not limited to, applicable zoning, land use and health and safety issues.

7.35 Leasing: In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the The Reserve at Southern Woods Homeowners Association, and the terms and conditions of the restrictive covenants set forth herein. The owner shall provide a copy of the covenants to the tenant. The owner shall insure that the tenant complies with the covenants and requirements herein; and shall provide the undersigned Owner/Developer and the then president of the Homeowners Association with the name and phone number of the tenant and the address and phone number where the property owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he/she is aware that compliance with the terms and conditions of the covenants is the owner's ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction on the part of the tenant. Short Term Rentals are prohibited. All leases should have a 1 year minimum term.

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot. 3 automobile garages required in Reserve & Estates

7.37 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 3" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

7.39 These restrictive covenants, together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any given restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes or the overall appearance of the subdivision, the Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

7.40 The Owner/Developer reserves the right, in its sole discretion and without joinder of any of the owners of any other lot at any times, so long as it is owner of one or more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained in this Section 7 by instrument duly executed and acknowledged by it as Owner/Developer and filed in the County Clerk's office of Tulsa County, Oklahoma. Subsequent to the formation of the The Reserve at Southern Woods Homeowners Association, the Owner/Developer may assign this reservation to the Association. However, the By-Laws and Certificate of Incorporation of the Association shall provide that a (any) covenant shall not be changed or abolished unless approved by sixty (60) percent of the members of the Association.

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If any owner, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

8.2 The covenants contained within Section 1 - Streets and Utility Easement, Section 2 - Planned Unit Development Restrictions, Section 3 - Surface Drainage, Section 4 - Reserve Areas Perimeter Fencing and Landscaping, Section 5 - Limits of No Access, and Section 6 - The Reserve at Southern Woods Homeowners Association herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision and approved by the Jenks Planning Commission and the Jenks City Council. All other covenants may be amended or terminated by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision; PROVIDING, HOWEVER, that so long as the Owner/Developer owns any lot in the Subdivision any such amendment must be approved in writing by the Owner/Developer. The Owner/Developer may delegate its right to approve any such amendment to the Architectural Committee. Any such amendment shall be effective from and after the date it is properly executed and recorded in the Office of the County Clerk of Tulsa County, Oklahoma.

8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations hereunder in the capacity of "Owner/Developer" and the successor shall succeed to such rights and obligations as if original designated Owner/Developer hereunder.

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on _____, 2024 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this ___day of ____, 2024.

No Limits, LLC,
an Oklahoma limited liability company

by: _____
Amy Prosser, Managing Member

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared Amy Prosser to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

Certificate of Survey

I, _____, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as 'The Reserve at Southern Woods, an addition to the City of Jenks, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as of this date, signed and sealed this _____ day of _____, 2024.

Surveyor Signature

Registered Professional Land Surveyor
Cliff Bennett
Oklahoma No. 1815

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared _____ to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

THE RESERVE AT SOUTHERN WOODS



To	Chair Scott West and Planning Commission
Hearing Date	September 19, 2024
Case Number	Plat 24-04 Final Plat Pine Ridge
Request	Approval of Final Plat
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat Document

Preparer

Tanner Consulting

Background Information

PRELIMINARY PLAT

CC Summary | APPROVED | December 19, 2023

PC Summary | APPROVED 3-3-1 | 4 present (1 name not called during vote), 2 absent, 1 seat vacant

SITE SUMMARY | This general area of south Jenks has been slowly developing for over 20 years, during that time the vision has changed dramatically. The presence of pipelines along Elm and the lack of availability of utilities is the one of several reasons the site has not been developed. There have been multiple meetings with various developers regarding the site and the general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development or medium size lots. The approved subdivision is gated with estate size lots and gated private streets.

PUD 145 SUMMARY

CITY COUNCIL SUMMARY: Approved, December 05, 2023

PLANNING COMMISSION (PC) SUMMARY: Approved November 15, 2023

LAND USE PLAN AMENDMENT SUMMARY

CITY COUNCIL SUMMARY: Approved, November 07, 2023 | Comprehensive Land Use Plan Amendment | from Local Commercial to Medium Intensity Single-Family.

PLANNING COMMISSION (PC) SUMMARY: Approved, October 26, 2023, unanimously at the reconvened meeting of 4-0-3 (1 seat vacant and 2 absent)

Comprehensive Land Use Plan Amendment | Local Commercial to Medium Intensity Single-Family. Mr. Robert Bell brought an amendment (PA 22-20) in April 2022 which was approved

removing the local commercial with the exception of (five) 5 acres on the hard corner. The final five acres was amended to allow for Single-family Residential on November 07, 2023.

DETAILS OF PLAT

ASSESSOR DATA

PARCEL (1)	97307-730-7-39350
LEGAL	SW SW LESS W50 THEREOF SEC 7 17 13 37.346ACS
TR_SEC	7307
ACRES	37.35
PARCEL (2)	97307-730-73-5110
LEGAL	PRT N/2 SW BEG SWC GOV LT 3 TH N228.27 E1636.31 S228.76 W1636.41 TO POB LESS W50 THEREOF FOR RD SEC 7 17 13 8.322ACS
TR_SEC	7307
ACRES	8.32

DETAILS OF JZ 23 PUD 145 (Planned Unit Development Overlay District)

Zoning	RE (Residential Estate) Underlying Zoning Ordinance No. 1633
Acres	46.445
Lots	51 Estate Lots
Access	Private, gated
Sewer	Aerobic ODEQ Approval required.
UDO 16-9-8	C.1.b C.2. Qualification and exception Large Reserve Preservation and enhancement of existing landscape, trees and natural features of grove trees along the glen at the south end of the property Mix of Single-family residential, private park High quality building materials (masonry, wood) Exception: sidewalk on one side of street.
Focal points	Landscaping Gated entry Entry signage Large common area Small detention area Perimeter fence along Elm and 141st
Local Amenities	Tulsa County South County Recreation Center Elm Pointe Strip Shopping Center

PUBLIC COMMENT | No calls | Plats are not advertised, they are administrative.

Engineering Details from Tanner Construction:

A waterline is located along Elm Street (Peoria Avenue). As a part of this development, a waterline will need to be extended along 141st Street South from Elm Street (Peoria Avenue) to the east end of the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting.

The site is not remotely close to available public sanitary sewer, and further is at an elevation where a lift station would be required. Therefore, lots are proposed to be a minimum of ½ acre in size and will utilize ODEQ-approved individual onsite (aerobic) sewage disposal systems.

Electric, natural gas, and communications services are understood to be available onsite or by customary extension.

The site is moderately sloped and includes an east-west saddleback ridge around the northern 1/3 of the site. The majority of the site drains to a glen at the center of the south line of the site, which ultimately drains to Posey Creek. The primary stormwater detention will be located in this area, conceptually planned to use an embankment to back water into the naturally treed glen. The northernmost portions of the property drain to a natural drainageway at the center of the north line of the site, ultimately to Coal Creek. A smaller stormwater detention facility is planned for this area.

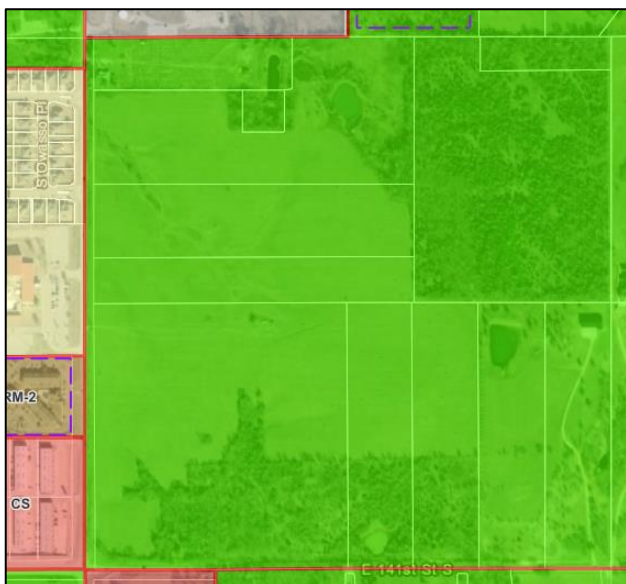
Per FEMA Floodplain Maps, the entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

Pipelines and their attendant easements are located along the Elm Street / Peoria Avenue frontage and will be handled during the engineering design and platting stage.

TAC COMMENTS | AUGUST 23, 2024:

Angela, COX Communications, Our planner reviewed the plat for Pine Ridge and has some additional easement requests. The additional easement is in green between Lots 3 & 4, Blk 3.

TAC COMMENTS | NOVEMBER 14, 2023: Timothy Mikles, Right-of-Way & Damage Agent II Be advised, ONEOK Hydrocarbon, L.P. (056) does have one (1) pipeline running north to south along the west side of the Pine Ridge Addition, Jenks, OK. Encroachment Agent Bennie Shields is working with Justin Morgan at Tanner Consulting, in regards to the Road and Utility Crossings over the pipeline.
W.O. No. 23-OK-056-1183



Zoning:
North: (AG) Agriculture
South: (CS) Commercial Shopping and (AG) Agriculture
West: (Glenpool) | (CS) Commercial Shopping, (RM-2)
Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility
East: (AG) Agriculture

Figure 1: INCOG Zoning Map

STAFF COMMENTS | *The Final Plat for Pine Ridge as submitted conditionally meets the UDO per the approved JZ 23-PUD 145.*

(E) Major Subdivisions.

- (6) *Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.*
- (a) *Final Plat Review Requirements. The final plat shall contain the following:*
- ☐ *The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.*
 - ☐ *The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.*
 - ☐ *The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.*
 - ☐ *The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.*
 - ☐ *The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.*
 - ☐ *The size in acres and total number of lots in the subdivision.*
 - ☐ *The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.*
 - ☐ *Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:*
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,*
 - (ii) The boundary lines of the land being subdivided fully dimensioned,*
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,*
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,*
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,*
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,*
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,*
 - ☐ *Blocks progressively numbered and all lots within such blocks progressively numbered,*
 - (i) The location of the base line and base line monuments,*
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - (iii) Conforms to Subdivision Regulations for design and lay-out,*
 - (iv) Minimizes likely development cost for Owner's development goals,*
 - (v) Connects with current and anticipated future abutting development(s),*
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - (vii) Takes advantage of existing environmental features of the property.*
 - ☐ *Additional Engineering Checklist Items: See section (5)(b).*
- (b) *Record Plat Document Review Requirements.*
- ☐ *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
 - ☐ *The following certifications shall be shown on the record plat:*
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) The certificate for release of mortgage for land dedicated to the public.*
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*

- (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
- (v) The certificate by a bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
- (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
- (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
- (c) **Review and Recommendation by Planning Commission.** After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) **Time Limit.** The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.
- (8) Vacated Plats. The vacation of a plat by District Court action or by written instrument as provided by 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
- (9) Platting Waiver. The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat. (Ord. No. 1581 , § II, 4-5-2022)

RECOMMENDATION | Staff recommends conditional approval of the request for Pine Ridge Final Plat.

Conditions of Approval:

Add to the final plat any missing information from the subdivision regulations in the UDO.

- Provide Addresses
- City Staff must approve street names prior to filing.

Review and remove applicable parts of Section III PUD Restrictions, replace with language provided in email.

SECTION II. PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD 148)

2.1 Approval

The PUD Overlay District was created to visually represent areas of the community that are governed by an approved Planned Unit Development as detailed in Section 16-9-8 of the UDO. Upon approval of a Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay. "XXX, PUD-XXX" development is part of an approved Planned Unit Development (PUD) Overlay District. PUD XXX was affirmatively recommended by the Jenks Planning Commission on February 23, 2023, and approved by the Jenks City Council on March 07, 2023.

2.2 Amendment(s)

Any PUD Overlay District amendments transpiring hereafter shall be as processed as provided within Section 16-9-8 (I) Amendments to Approved Planned Unit Development of the Unified Development Ordinance (UDO) of the City of Jenks.

The PUD provisions of the UDO ordinance require the establishment of covenants of record, unerring to and enforceable by the office of Code Enforcement, City of Jenks, Oklahoma, sufficient

to assure the implementation of and continued compliance with the approved PUD and any future amendments.

2.3 Filing of a New PUD and/or Amendment(s)

The City of Jenks, in order to provide an accurate record of the approved established covenants identified in the approved Ordinance and detailed in the development criteria and standards of the PUD Overlay District does require that all approved PUD documents (Minor or Major) be filed by "Separate Instrument" as an addendum to the Deed of Dedication of the Plat of Record with the Tulsa County Clerk and separate instrument document shall be available to the public at the City of Jenks Planning Department per City of Jenks policy.

2.4 PUD Overlay District Document Access

Regarding developments governed by a PUD Overlay District, prior to any site development or design contact the City of Jenks or perform a title search for the approved Plat addendum document.

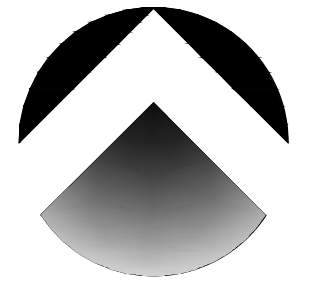
Draft Final Plat

PUD-145

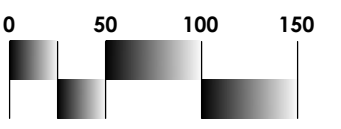
OWNER:
141 Peoria, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
LNA	LINE OF NO ACCESS
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT (SEE NOTE 2)
●	SET MONUMENT (SEE NOTE 2)

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Jenks City Council

on _____

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

Location Map

Scale: 1"= 2000'



SUBDIVISION CONTAINS:

FIFTY-ONE (51) LOTS
IN EIGHT (8) BLOCKS
WITH SIX (6) RESERVE AREAS

GROSS SUBDIVISION AREA: 46.453 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PR ACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
 - (B) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.
4. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELM STREET (SOUTH PEARIA AVENUE) AND 141ST STREET SOUTH BY VIRTUE OF RIGHTS-OF-WAY DECORATED BY THIS PLAT.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(DA)	CHORDBRG(CB)	CHORDS(CD)
1	47.12'	30.00'	90°00'00"	N46°09'22"W	42.43'
2	47.12'	30.00'	90°00'00"	N43°50'38"E	42.43'
3	39.27'	25.00'	90°00'00"	N49°09'22"W	35.36'
4	39.27'	25.00'	90°00'00"	N43°50'38"E	35.36'
5	21.03'	50.00'	48°11'23"	N25°15'04"W	20.41'
6	162.65'	50.00'	186°22'46"	N43°50'38"E	99.85'
7	21.03'	25.00'	48°11'23"	N67°03'41"W	20.41'
8	30.77'	25.00'	70°31'44"	N53°34'46"E	28.87'
9	211.05'	50.00'	241°50'27"	N40°45'52"W	85.79'
10	256.44'	800.00'	19°35'25"	N79°02'55"E	255.19'
11	273.53'	750.00'	19°35'25"	N79°02'55"E	272.10'
12	5.50'	50.00'	48°11'23"	N25°15'04"W	5.50'
13	241.19'	50.00'	276°22'46"	N88°50'38"E	66.61'
14	100.02'	50.00'	134°36'41"	N77°35'36"E	84.16'
15	100.02'	50.00'	134°36'41"	N101°16'20"W	84.16'
16	17.39'	15.00'	66°25'19"	N34°22'01"W	16.43'
17	17.39'	15.00'	66°25'19"	N32°03'17"E	16.43'
18	47.21'	30.00'	90°09'41"	N46°14'12"W	42.49'



DATE OF PREPARATION: August 1, 2024

Draft Final Plat

PUD-145
PINE RIDGE
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
THAT 141 PEORIA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 88°50'57" EAST AND ALONG THE SOUTH LINE OF THE SW/4, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°09'22" WEST AND PARALLEL WITH THE WEST LINE OF THE SW/4, FOR A DISTANCE OF 1549.39 FEET; THENCE NORTH 88°38'45" EAST FOR A DISTANCE OF 1586.31 FEET; THENCE SOUTH 1°10'54" EAST FOR A DISTANCE OF 228.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4); THENCE SOUTH 88°39'46" WEST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 329.63 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT FOUR (4) OF SAID SECTION 7; THENCE SOUTH 1°10'56" EAST AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, FOR A DISTANCE OF 1321.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°40'57" WEST AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 4, FOR A DISTANCE OF 1257.38 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,023,512 SQUARE FEET OR 46.453 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
 - (2) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.

AND THAT 141 PEORIA, LLC, HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "PINE RIDGE"; AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION"); WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "PINE RIDGE" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

SECTION I. STREETS, EASEMENTS, AND UTILITIES

- A. STREETS AND UTILITY EASEMENTS:
- THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY FOR SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH, ALL AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER 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, REPAIR, AND REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. UTILITY SERVICE:
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH RIGHTS-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING

SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, 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 OR RESERVE AREA, 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, COMMUNICATION, 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.
2. WITHIN THE UTILITY EASEMENTS AND STORMWATER DRAINAGE AND DETENTION EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, 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, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR RESERVE AREA, OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL UTILITY AND STORMWATER DRAINAGE AND DETENTION 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 FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

D. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION, AND THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA 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, 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.

F. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED UPON REVIEW AND RECOMMENDATION BY THE JENKS PLANNING COMMISSION AND APPROVAL BY THE JENKS CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

G. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS.

4. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE LOTS AND RESERVE AREAS CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNERS OF STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THEIR RESPECTIVE AREAS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE FAILURE TO REMOVE SILTATION, OR THE ALTERATION OF GRADE WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS AND/OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS FAILS TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT OR RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

I. OTHER USES WITHIN EASEMENTS

EACH LOT AND RESERVE AREA OWNER SHALL HAVE THE RIGHT TO USE THE UTILITY AND OTHER EASEMENTS SITUATED ON SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

SECTION II. RESERVE AREAS

J. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THERewith, INCLUDING MAINTENANCE OF THE PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION IV. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "PINE RIDGE"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF I.I.A.5(A) AND I.I.A.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "PINE RIDGE" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN PINE RIDGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING ACCESS TO AND FROM PUBLIC STREETS, FOR PROVIDING STORM SEWER AND OTHER DRAINAGE FACILITIES, FOR UTILITIES, AND FOR PROVIDING GATES AND RELATED ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING, SIGNAGE AND ENTRY FEATURES, SHELTER BUILDINGS OR STRUCTURES, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION IV. HEREOF FOR THE PURPOSES OF THE OWNERSHIP, ADMINISTRATION, AND MAINTENANCE OF THE PRIVATE STREETS, STORMWATER DETENTION, AND OTHER PRIVATE DRAINAGE FACILITIES, AND OTHER COMMON AREAS OF THE SUBDIVISION. RESERVE A, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT.

2. THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, INCLUDING, WITHOUT LIMITATION, POLICE AND FIRE DEPARTMENTS, AND OTHER EMERGENCY RESPONSE AND GOVERNMENTAL AGENCIES HAVING JURISDICTION, THE UNITED STATES POSTAL SERVICE AND OTHER PARCEL DELIVERY SERVICES, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL NECESSARY VEHICLES AND EQUIPMENT.

3. THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV. HEREOF, HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN PRIVATE STREET SURFACING EXTENDING THE FULL LENGTH OF RESERVE A AND MEETING OR EXCEEDING CITY OF JENKS DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER A PRIVATE STREET DEPICTED WITHIN RESERVE A WHICH WOULD INHIBIT ANY GOVERNMENTAL VEHICLE, INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT VEHICLES, FROM FREE USAGE OF THE PRIVATE STREETS.
- SECURE INSPECTION OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF JENKS, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF JENKS, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, SECURE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE JENKS PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

C. RESERVES B AND C

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES B AND C ARE DESIGNATED AND CREATED TO PROVIDE FOR STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PRIVATE PARK AND OTHER PASSIVE AND ACTIVE RECREATION USES, PAVILION AND/OR OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS.

2. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS RESERVES B AND C AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

D. RESERVES D AND E

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES D AND E ARE DESIGNATED AND CREATED TO PROVIDE FOR NEIGHBORHOOD PERIMETER LANDSCAPING, IRRIGATION, FENCING, LIGHTING, OPEN SPACE, PASSIVE RECREATION, OTHER NEIGHBORHOOD AMENITIES, AND OTHER USES AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND PERMITTED OR APPROVED BY THE CITY OF JENKS, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. SUPPLIERS OF WATER, SANITARY SEWER, STORM SEWER, COMMUNICATION, GAS, AND ELECTRIC SERVICES SHALL HAVE LICENSE TO CONSTRUCT UNDERGROUND CABLES OR LINES THROUGH RESERVES D AND E, AT ANGLES GENERALLY PERPENDICULAR TO THE STREET RIGHT-OF-WAY OF SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH AS DEDICATED BY THE ACCOMPANYING PLAT, AT LOCATIONS AS AGREED UPON BY THE OWNER AND SERVICE PROVIDER. UPON INSTALLATION OF SUCH UNDERGROUND CABLE OR LINE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE RESERVE AREA. FOR WATER, SANITARY SEWER, OR STORM SEWER LINES, THE EASEMENT SHALL COVER A STRIP OF SUFFICIENT WIDTH TO ALLOW REASONABLE SERVICE OF SUCH LINES. FOR ALL OTHER CABLES OR LINES, THE EASEMENT SHALL COVER A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE CABLE OR LINE.

E. RESERVE F

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVE F IS DESIGNATED AND CREATED TO PROVIDE FOR NEIGHBORHOOD PERIMETER LANDSCAPING, IRRIGATION, FENCING, LIGHTING, OPEN SPACE, PASSIVE RECREATION, OTHER NEIGHBORHOOD AMENITIES, UTILITIES, AND OTHER USES AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND PERMITTED OR APPROVED BY THE CITY OF JENKS, AND IS RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. RESERVE F, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT.

F. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT NEITHER THE OWNER/DEVELOPER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Draft Final Plat

PUD-145

PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

REMOVE PUD LANGUAGE,
PLEASE USE DOCUMENT LANGUAGE
PROVIDED IN EMAIL.

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 145 ("141ST AND ELM") (HEREINAFTER, "PUD-145") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE, AND

WHEREAS, PUD-145 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON NOVEMBER 15, 2023, AND APPROVED BY THE JENKS CITY COUNCIL ON DECEMBER 4, 2023, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 1633) APPROVED DECEMBER 5, 2023, AND

WHEREAS, PUD-145 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-145, AS APPROVED BY THE CITY OF JENKS, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-145 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF JENKS UNIFIED DEVELOPMENT ORDINANCE AS SUCH PROVISIONS EXISTED ON OCTOBER 6, 2023 (APPLICATION FILING DATE).

B. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA : †

GROSS LAND AREA:	2,069,634 SF	47.512 AC
NET LAND AREA:	2,023,160 SF	46.445 AC
PERMITTED USES:	"SINGLE-FAMILY DETACHED" DWELLINGS; "COMMUNITY GARDEN" INCLUDING BUT NOT LIMITED TO EXISTING TREES AND PLANTED TREES AND OTHER LANDSCAPING WITHIN A PRIVATE COMMON AREA; "PRIVATE PARK" USES AS A "SITE DEVELOPMENT ALLOWANCE," TO INCLUDE COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARKS, PLAYGROUNDS, AND RECREATIONAL OPEN SPACES; SUBDIVISION IDENTIFICATION MONUMENT SIGNS AT ENTRIES; AND ACCESSORY USES PERMITTED IN THE RE RESIDENTIAL ESTATE DISTRICT, INCLUDING BUT NOT LIMITED TO ACCESSORY DWELLING UNITS.	
MAXIMUM NUMBER OF LOTS:	59	
MINIMUM LOT WIDTH †:	120 FT	
MINIMUM STREET FRONTAGE:	30 FT	
MINIMUM LOT SIZE:	21,780 SF (1/2 AC)	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT *	
OFF-STREET PARKING:	MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT **	
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	70%	
MINIMUM YARD SETBACKS:	FRONT YARD: 25 FT REAR YARD: 20 FT SIDE YARD (INTERIOR): 5 FT & 5 FT SIDE YARD ABUTTING A STREET: 15 FT DWELLING; 20 FT GARAGE FACING STREET	

OTHER BULK AND AREA REQUIREMENTS:
AS REQUIRED WITHIN THE RE DISTRICT
* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
** OFF-STREET PARKING AND DRIVES SHALL NOT EXCEED 35 FT IN WIDTH. CIRCULAR DRIVES ARE PERMITTED, IN WHICH CASE EACH DRIVE SHALL BE RESTRICTED TO 20 FT IN WIDTH, WITH PARKING PADS ALLOWED AT 35 FT IN WIDTH. DRIVES AND PARKING SHALL OTHERWISE MEET UDO REQUIREMENTS.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE JENKS UNIFIED DEVELOPMENT ORDINANCE SECTION 16-11-12.5, PROVIDED THAT LOTS WITH CURVED STREET FRONTAGE SHALL BE SUBJECT TO 50% OF THE WIDTH REQUIREMENT AND BY MEASURING ACROSS THE BACK OF THE MORE RESTRICTIVE OF THE MINIMUM FRONT YARD SETBACK OR BUILDING LINE PURSUANT TO UDO SECTION 16-3-2.B / FIGURE 3.3.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION

AS DESIGNED, THE SUBDIVISION WILL HAVE ONE (1) POINT OF ACCESS TO SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND AN EMERGENCY-ACCESS-ONLY DRIVE CONNECTION TO 141ST STREET SOUTH. RIGHTS-OF-WAY WILL BE DEDICATED FOR THE SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH FRONTAGES UPON PLATTING, UP TO 60 FEET FROM THE SECTIONLINE FOR ELM/PEORIA (A PRIMARY ARTERIAL STREET) AND UP TO 50 FEET FROM THE SECTIONLINE FOR 141ST STREET SOUTH (A SECONDARY ARTERIAL STREET).

INTERNAL STREETS SERVING THE SITE WILL BE PRIVATE, GATED, LOCAL MINOR RESIDENTIAL STREETS, WITH CURB AND GUTTER AND STORMSEWERS FOR DRAINAGE. THE PRIVATE, GATED STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF JENKS FOR MINOR PUBLIC STREETS, EXCEPT THAT INTERNAL SIDEWALKS WILL NOT BE CONSTRUCTED DUE TO LOW DENSITIES AND NEIGHBORHOOD-ONLY TRAFFIC AND FURTHER PROVIDED THAT THE CITY OF JENKS MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO DIVIDED, BOULEVARD-STYLE STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS HAVING ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE. GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF JENKS AND BE APPROVED BY THE JENKS FIRE MARSHAL DURING THE PLATTING STAGE.

DUE TO THE LOW DENSITY AND THE STREETS BEING PRIVATE AND GATED, THE DESIGN CHALLENGE PRESENTED BY THE DRAW AREA (TO BE PRESERVED), AND PROPOSED INTERNAL TRAIL WITHIN THE LARGE PRESERVE, (1) CUL-DE-SAC AND DEAD-END STREETS SHALL BE ALLOWED TO EXCEED THE 500' MAXIMUM LENGTH, (2) BLOCKS SHALL BE ALLOWED TO EXCEED THE 800' MAXIMUM BLOCK LENGTH, AND (3) THE MINIMUM CONNECTIVITY INDEX SHALL BE 1.0, ALL SUCH AS SHOWN ON THE CONCEPTUAL SITE PLAN.

SIDEWALKS ALONG THE SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH EXTERIOR STREET FRONTAGES SHALL BE CONSTRUCTED BY THE DEVELOPER, UNLESS PAYMENT OF FEE-IN-LIEU IS PROPOSED AND ACCEPTED BY THE CITY OF JENKS. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG THE ELM STREET (PEORIA AVENUE) AND 141ST STREET SOUTH FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTION(S).

2. SIGNAGE, LANDSCAPING, AND FENCING

ONE (1) NEIGHBORHOOD IDENTIFICATION MONUMENT-STYLE GROUND SHALL BE PERMITTED AT EACH STREET ENTRANCE. THE MAXIMUM COPY AREA HEIGHT SHALL BE 8 FT, THE MAXIMUM COPY AREA MOUNTED HEIGHT SHALL BE 15 FT, AND THE MAXIMUM DISPLAY SURFACE AREA SHALL BE 120 SF. IF SIGNAGE IS INCLUDED ON BOTH SIDES OF THE ENTRY, THE SECOND SIGN SHALL BE PERMITTED, IN WHICH CASE THE AGGREGATE DISPLAY SURFACE AREA SHALL BE RESTRICTED TO 120 SF.

GENEROUS LANDSCAPED STRIPS SHALL BE INSTALLED ALONG BOTH ALONG BOTH ELM STREET (PEORIA AVENUE) AND 141ST STREET SOUTH AND SHALL INCLUDE A UNIFORM NEIGHBORHOOD PERIMETER FENCE ALONG BOTH FRONTAGES. THE REQUIRED LANDSCAPED STRIP SHALL BE A MINIMUM OF 10 FT IN WIDTH, BUT ARE PLANNED TO BE WIDER FOR MOST AREAS. WITHIN THE LANDSCAPED STRIPS, A MINIMUM OF ONE (1) LARGE TREE SHALL BE PLANTED FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF STREET FRONTAGE, AND ROUNDED UP TO THE NEAREST WHOLE NUMBER. TREES MAY BE GROUPED TOGETHER OR EVENLY SPACED. TREES SHALL BE TWO-INCH (2") CALIPER MINIMUM AND SHALL BE ON THE CITY'S APPROVED TREE LIST. FOR REQUIRED TREES LOCATED UNDERNEATH OVERHEAD ELECTRICAL OR COMMUNICATIONS LINES, SHORT TREE SPECIES OR SHRUBS MAY BE SUBSTITUTED FOR LARGE TREE SPECIES, SUBJECT TO THE APPROVAL OF THE JENKS PLANNING DIRECTOR.

WHEN FULLY PLATTED, NOT LESS THAN 5% OR 3 ACRES OF THE SITE SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS.

EACH LOT SHALL INSTALL AND THEREAFTER MAINTAIN LANDSCAPING MEETING OR EXCEEDING THE REQUIREMENTS OF THE UDO.

3. UTILITIES AND DRAINAGE

A WATERLINE IS LOCATED ALONG ELM STREET (PEORIA AVENUE). AS A PART OF THIS DEVELOPMENT, A WATERLINE WILL NEED TO BE EXTENDED ALONG 141ST STREET SOUTH FROM ELM STREET (PEORIA AVENUE) TO THE EAST END OF THE SITE. WATERLINES SHALL BE LOOPED TO PROVIDE WATER SERVICE AND FIRE PROTECTION. FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE JENKS FIRE MARSHAL DURING PLATTING.

THE SITE IS NOT REMOTELY CLOSE TO AVAILABLE PUBLIC SANITARY SEWER, AND FURTHER IS AT AN ELEVATION WHERE A LIFT STATION WOULD BE REQUIRED. THEREFORE, LOTS ARE PROPOSED TO BE

A MINIMUM OF 1/2 ACRE IN SIZE AND WILL UTILIZE ODEQ-APPROVED INDIVIDUAL ONSITE (AEROBIC) SEWAGE DISPOSAL SYSTEMS.

ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES ARE UNDERSTOOD TO BE AVAILABLE ONSITE OR BY CUSTOMARY EXTENSION.

4. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE JENKS PLANNING COMMISSION AND APPROVED WITH DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY OF JENKS, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF JENKS SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT, PROVIDED THAT EACH DWELLING SHALL INCLUDE THE STANDARD RESIDENTIAL SITE OR PLOT PLAN SUBMITTED FOR BUILDING PERMIT APPROVAL.

FOR ANY PRIVATE PARK BUILDINGS OR STRUCTURES REQUIRING PARKING OR A BUILDING PERMIT (OTHER THAN A SMALL JOB PERMIT), SITE PLAN APPLICATION APPROVAL MAY BE REQUIRED BY THE CITY OF JENKS.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN PINE RIDGE (THE "HOMEOWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES AND EASEMENT AREAS, PRIVATE PARKS AND OTHER RECREATIONAL FACILITIES, ENTRY FEATURES, AND LANDSCAPING THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION BY THE OWNER OR ITS SUCCESSORS OR ASSIGNS AS FURTHER OUTLINED IN SECTION IV.F. THE OWNER MAY DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS:

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL PRIVATE STREETS AND ALL OTHER RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE ASSOCIATION'S BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BECOME A LIEN ON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS:

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON ANY COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE HOMEOWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, AND STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE HOMEOWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION.

G. REQUIRED MOWING OF VACANT LOTS:

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV.G. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND IV.G., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN PINE RIDGE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE BENEFICIARIES AS SPECIFICALLY OUTLINED HEREIN TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN, OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER, ITS GRANTEE, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD-145 BY THE CITY OF JENKS, OKLAHOMA, AND RECORDING OF A CERTIFIED COPY OF THE APPROVED AMENDMENT DOCUMENT WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD-145 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF JENKS APPROVAL. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION AND/OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

D. SEVERABILITY:

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

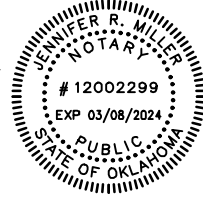
IN WITNESS WHEREOF, 141 PEORIA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____ 2024.

BY: _____
MICHAEL K. LAMB, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED MICHAEL K. LAMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF 141 PEORIA, LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 141 PEORIA, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ JENNIFER MILLER, NOTARY



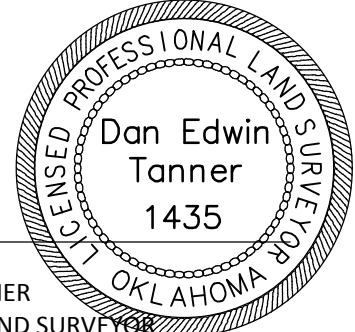
CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

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

BY: _____

DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

MY COMMISSION EXPIRES: _____ JENNIFER MILLER, NOTARY



To	Chair, Scott West and Planning Commission
Hearing Date	September 19, 2024
Case Number	Plat 24-05 Reserve at Southern Woods
Request	Preliminary Plat Approval
Location	South of 111th St and east of S. 33 rd W. Ave.
Applicant	No Limits LLC

Staff Report

Preparer | Marcaé Hilton

Attachments

✓ Preliminary Plat Document

Preparer

NO LIMITS LLC.

Background Information

STAFF COMMENTARY | No change to the following statements: The Reserve at Southern Woods is a gated single-family community west of Highway 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot “Villas” dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family. This request is for approval of the Preliminary Plat.

JZ 24-PUD 148 Minor Amendment No. 1 (On this same agenda) | This request is to update and reestablish the bulk and dimensional standards to meet the intent of the initial application and add other restrictions not previously included.

PUD 148 | CC SUMMARY | February 06, 2024 | regularly Scheduled Meeting | Approved | Ord. No. 1640

PUD 148 | PC SUMMARY | January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-0-0)

PUBLIC COMMENT Staff received one or two calls prior to the PC hearing from citizens with concern about runoff, traffic and general questions about the requested new zoning.

PLANNING DATA

REQUEST	Preliminary Plat Approval
CURRENT ZONING	RS-3 PUD 148 Overlay District
INTENDED USE	Single-family Residential
ANNEXATION	January 16, 2024
PARCEL DATA	98234823416210
LEGAL	E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS

OWNER	NO LIMITS LLC
PROP_ADD	2926 W 111 ST S
TR_SEC	8234
GROSS ACRES	13.71

PARCEL DATA	98234823471500
LEGAL	PRT N/2 NW BEG 794.30W NEC THEREOF TH S1322.36 W1101.83 N467.70 E477.33 N304.03 E475 N550 E150.93 POB LESS N50 THEREOF FOR RD SEC 34 18 12 18.030ACS

OWNER	CARTLEDGE ENERGY LLC (NOT UPDATED ON ASSESSOR DATA)
TR_SEC	8234
GROSS ACRES	18.03

PARCEL DATA	98234823416010
LEGAL	PRT N/2 NW BEG 945.23W NEC THEREOF TH S550 W475 N550 E475 POB SEC 34 18 12 5.997ACS

OWNER	GATES, CLETA & JOHNNIE RAY (NOT UPDATED ON ASSESSOR DATA)
PROP_ADD	2912 W 111 ST S
TR_SEC	8234
GROSS ACRES	6.00

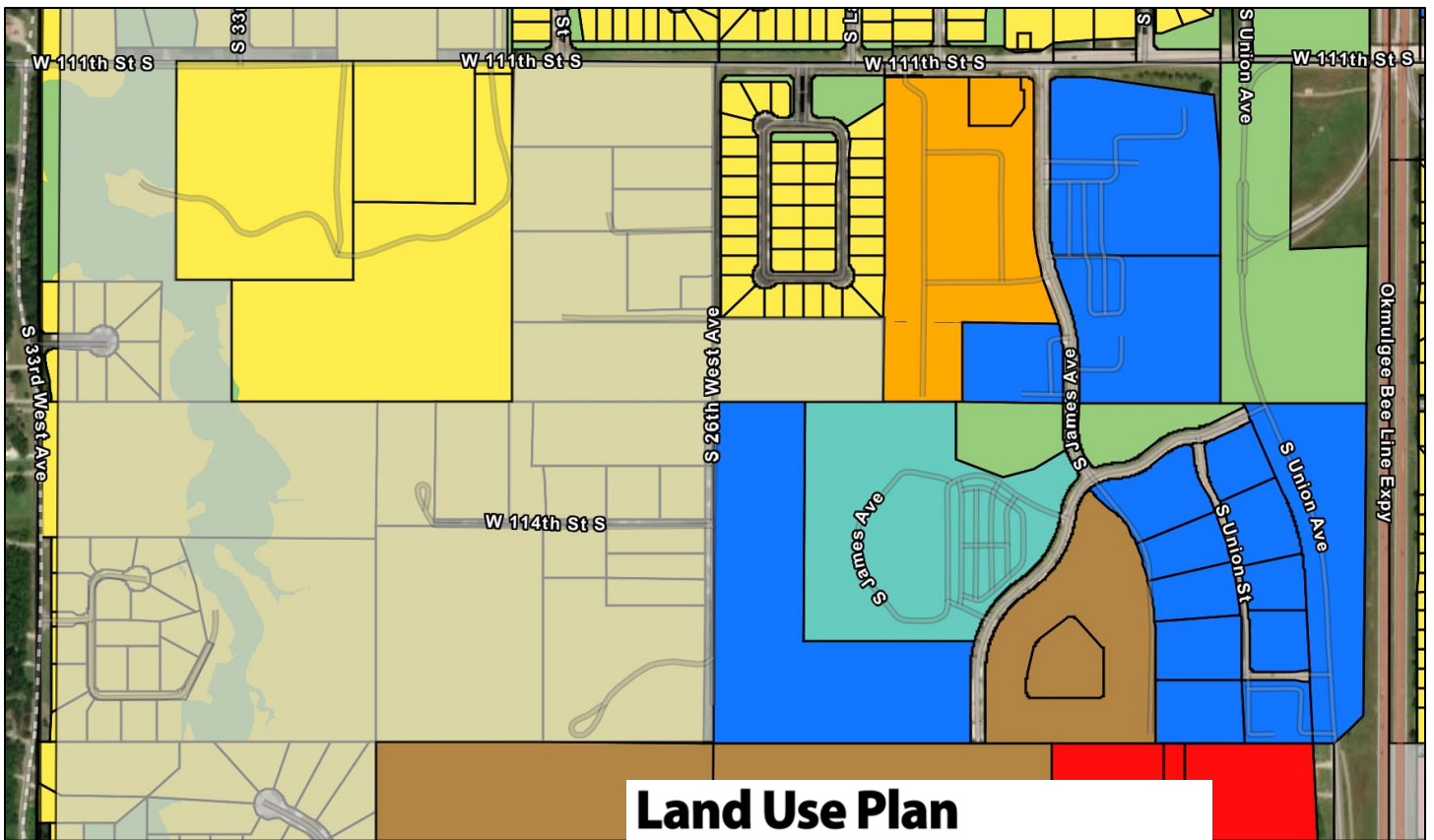


Figure 1: Medium Intensity Single-family Designation

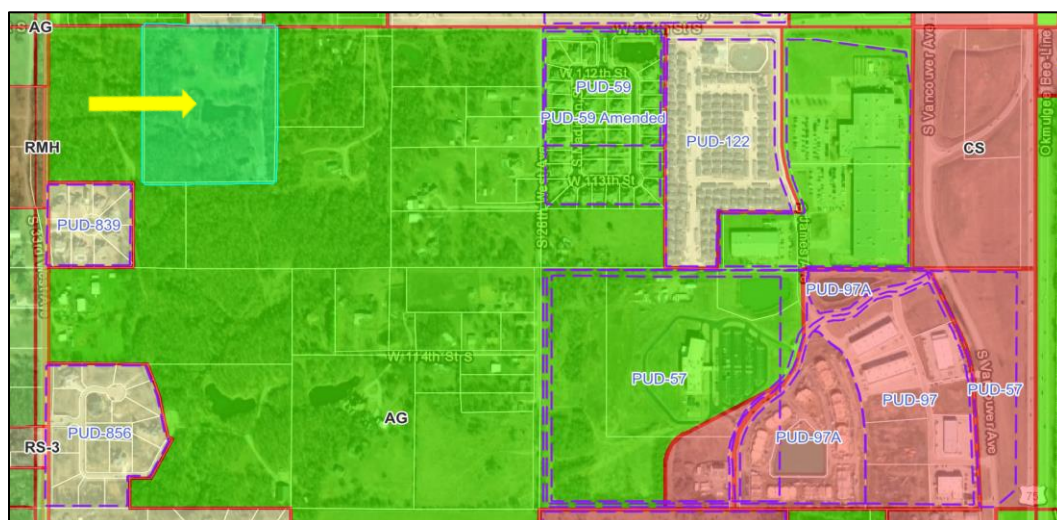
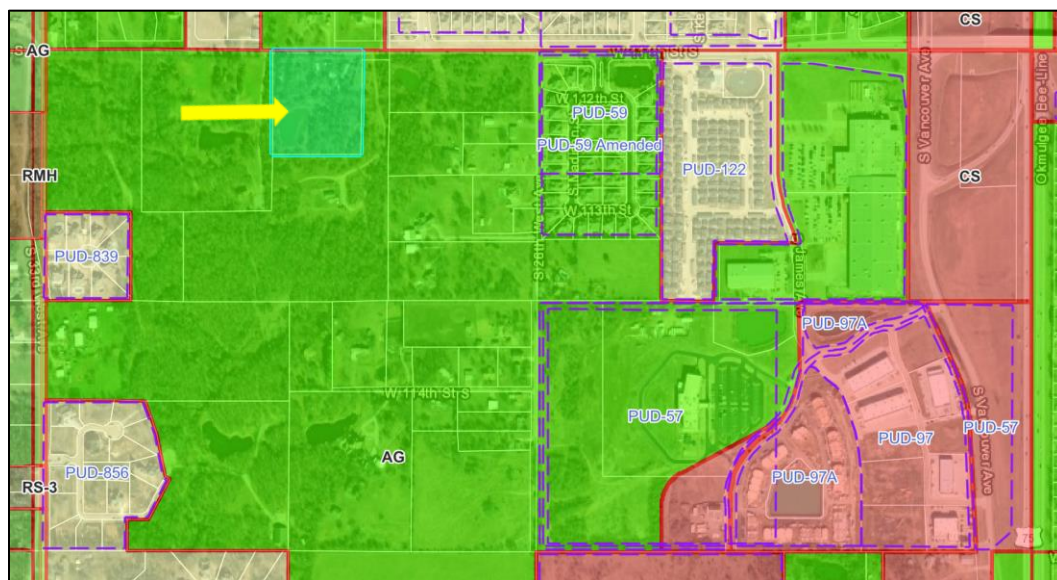
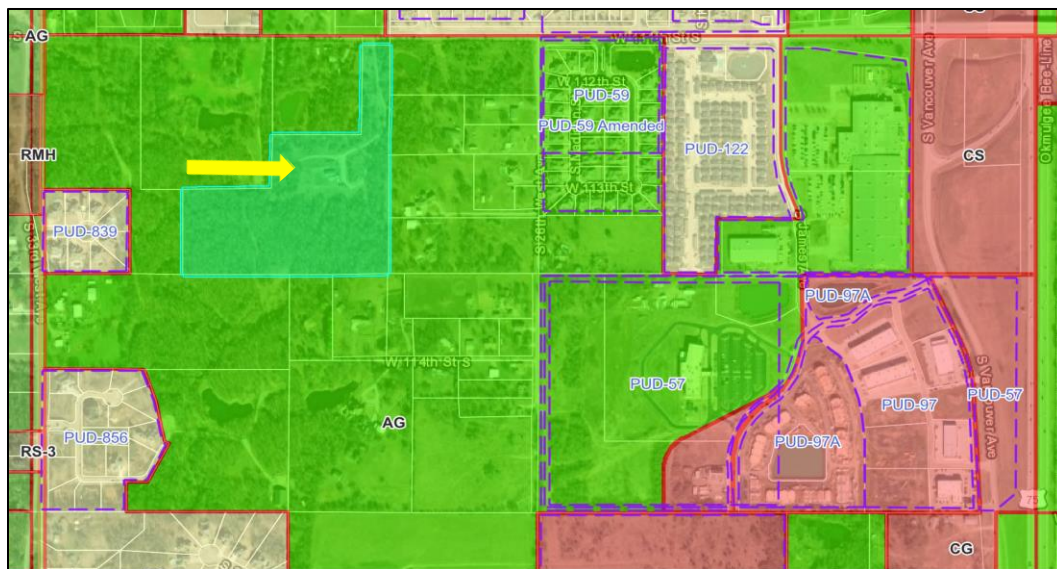


Figure 2 | Zoning map(s) of the parcel(s) in question

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development is in the process of platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance if exceptions are not noted in the PUD.

The Reserve at Southern Woods

Standard	Estates	PUD Amend. 1	Reserve	PUD Amend. 1	Villas	PUD Amend. 1	RS3
Lot Area (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Area/DU (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Width (ft)	66	90	66	70	66	60	45
Front (ft) (with exceptions)	35	50	35	50	35	50	20 (3)
Side Yard abutting 111th		20		20		20	20
Exterior Side (ft)	25	25	10	10	5	10	15 (3)
Interior Side (ft)	10/10 (20)	10/10 (20)	5/5 (10)	5/5 (10)	5/5 (10)	5/5 (10)	5
Rear (ft)	20	20	20	20	20	20	20
Height* (ft)	35	35	35	35	35 (Single Story)	35 (Single Story)	35
Impervious Surface Coverage	60	26%	60	43%	60	48%	60%
Development Area (acres)	16.48	15.14	12.25	12.28	9.2	8.75	36.17 Acres
Masonry	85%	85%	60%	60%	75%	75%	NA
Minimum/Max House Size	3200-10,000 sq ft	3600-10,000 sq ft	2800-4400 sq ft	2800-4400 sq ft	1800-2800 sq ft	1800-2800 sq ft	NA
Off Street Parking**	3 Car Garage	3 Car Garage	3 Car Garage	3 Car Garage	2 Car Garage	2 Car Garage	NA
Density Dwelling Units (DU) 94	14 DU	16 DU	40 DU	42 DU	41 DU	36 DU	188 DU
Amenities	Gated (2), Pickle-ball, walking trails, pond with water feature, greenspace, playground, provisional bus stop						
*Height	Chimneys, cupolas, other architectural structures may extend to a maximum of 45 ft.						
**Parking	Garages shall be setback a minimum of 25 feet from the front property line.						

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

- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - The date of preparation of the plat, north arrow, and scale (written and graphic presentation),

- Key or location map showing location of subdivisions within the mile section,
 - An accurate legal description of the property,
 - The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - The location and description of all existing structures, water bodies and watercourses,
 - The areas subject to flooding based upon the regulatory floor,
 - The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - All proposed lots progressively numbered and building setback lines,
 - Blocks progressively numbered,
 - A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - Conforms to Subdivision Regulations for design and layout, exception in PUD
 - Connects with current and anticipated future abutting development(s),
 - Private streets and no connection.
 - Lot dimensions and shapes facilitate private use and infrastructure placement,
 - Takes advantage of existing environmental features of the property,
 - *Underground Mines.* The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.
- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) *Additional Engineering Review Items:*
- Are all lots serviced with public street access?

- ☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
 - ☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street? Yes, 111th is not identified, all other streets are private.
 - ☐ Are all lots serviced with water and are adequate easements dedicated for water? Consider Reserve Area "D" for continuation of utilities.
 - ☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
 - ☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
 - ☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
 - ☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
 - ☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) **Recommendation by the Planning Commission.** The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.
- (d) **Action by City Council.** The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Recommendation | Staff recommends conditional approval of the Preliminary Plat "Reserve at Southern Woods" which includes JZ 24 PUD 148(Minor Amendment No. 1.

Conditions of Approval:

Amend access to south per engineering comments.

Correct any outstanding engineering comments.

Explain retaining wall by others in Reserve Area "B"

Review areas of UDO highlighted above in yellow and make corrections as needed.

Consider details of UDO Article 8 "Subdivision Standards" including but not limited to:

- 16-8-10 Anti-Monotony Standards
- 16-8-11 Parkland Provision

Add to the preliminary plat any missing information from the subdivision regulations in the UDO.

Add LNA and Access to face of plat.

*Add the following per the UDO to the face of the Preliminary Plat: pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
See Section 19-5-1 of the City Code for details on private streets.
See Section 18-4-3 of the City Code for details on (Private Sewage Disposal).
See Section 16-8-8 of the UDO (Street Design Standards).
See Section 16-8-7 of the UDO (Circulation and Connectivity) for private street entrance requirements.
Use the PUD language provided in the email and edit the DOD accordingly.*

DEVELOPER

NO LIMITS, LLC
122 N. 6TH ST.
JENKS, OKLAHOMA 74037

PRELIMINARY PLAT- RESERVE AT SOUTHERN WOODS

Part of the NW/4 of Section 34

T-18-N, R-12-E

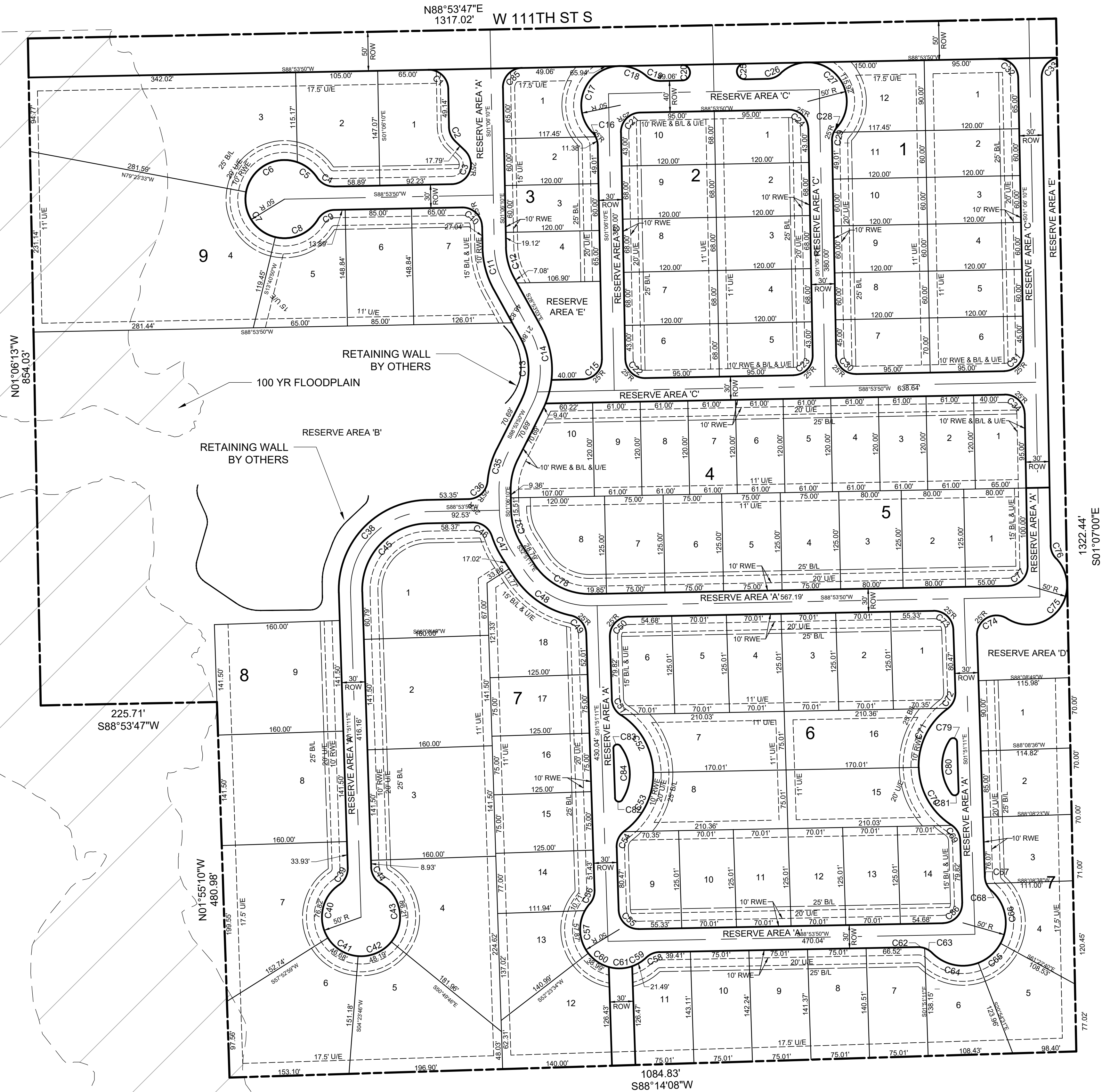
Creek County, State of Oklahoma

ENGINEER

McGUIRE BROTHERS, LLC
8415 SOUTH REGENCY DRIVE
TULSA, OK 74131
(918) 224-2764
OKLAHOMA CA #4697
EXP DATE 6/30/2025

SURVEYOR

WALLACE DESIGN COLLECTIVE, PC
123 NORTH MLK JR. BLVD
TULSA, OK 74103
TEL: 918-584-5858
RPLS 1815, CA #1460
EXPIRES 6/30/2025
CLIFF.BENNETT@WALLACE.DESIGN



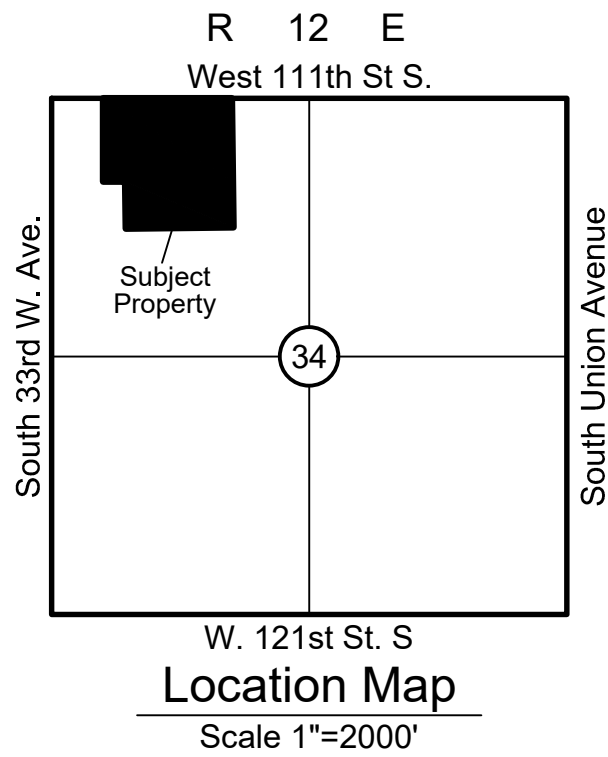
Curve #	Length	Radius	Delta
C1	39.270	25.000	090.0007
C2	19.635	25.000	045.0000
C3	58.905	25.000	135.0000
C4	25.207	25.000	057.7690
C5	32.713	50.000	037.4865
C6	86.020	50.000	098.5721
C7	75.858	50.000	086.9271
C8	63.314	50.000	072.5523
C9	25.207	25.000	057.7690
C10	39.270	25.000	090.0000
C11	55.761	115.000	027.7815
C12	41.215	85.000	027.7815
C13	82.429	85.000	055.5630
C14	70.923	115.000	035.3357
C15	39.270	25.000	090.0000
C16	18.690	25.000	042.8334
C17	115.918	50.000	132.8325
C18	37.380	50.000	042.8344
C19	18.690	25.000	042.8334
C20	31.416	10.000	180.0000

Curve #	Length	Radius	Delta
C21	39.270	25.000	090.0000
C22	39.270	25.000	090.0000
C23	39.270	25.000	090.0000
C24	39.270	25.000	090.0000
C25	31.416	10.000	180.0000
C26	18.690	25.000	042.8334
C27	153.296	50.000	175.8669
C28	7.311	25.000	016.7546
C29	11.379	25.000	026.0789
C30	39.270	25.000	090.0000
C31	39.270	25.000	090.0000
C32	39.270	25.000	090.0000
C33	34.248	25.000	078.4914
C34	39.270	25.000	090.0000
C35	43.311	115.000	021.5785
C36	35.583	25.000	083.7970
C37	47.102	85.000	031.7503
C38	182.147	115.000	090.7503
C39	25.207	25.000	057.7690
C40	76.823	50.000	088.0330

Curve #	Length	Radius	Delta
C41	46.676	50.000	053.4868
C42	48.193	50.000	055.2255
C43	86.213	50.000	098.7928
C44	25.207	25.000	057.7690
C45	134.631	85.000	080.7503
C46	32.026	25.000	073.3985
C47	30.405	115.000	015.1487
C48	90.502	115.000	045.0904
C49	33.201	25.000	076.0904
C50	39.597	25.000	090.7503
C51	24.253	25.000	055.5947
C52	97.967	90.000	056.0015
C53	86.657	90.000	055.1678
C54	24.253	25.000	055.5847
C55	38.943	25.000	089.2497
C56	18.690	25.000	042.8334
C57	57.868	50.000	066.3118
C58	18.690	25.000	042.8334
C59	21.490	50.000	024.6255
C60	32.104	50.000	036.7883

Curve #	Length	Radius	Delta
C61	30.469	50.000	034.9152
C62	8.674	25.000	019.8796
C63	11.645	25.000	026.6876
C64	63.714	55.000	066.3733
C65	38.847	55.000	040.4685
C66	73.956	55.000	077.0433
C67	9.114	25.000	020.8882
C68	11.205	25.000	025.6793
C69	23.174	25.000	053.1115
C70	89.061	90.123	056.6141
C71	86.657	90.000	055.1678
C72	24.253	25.000	055.5847
C73	38.943	25.000	089.2497
C74	54.267	25.000	124.3718
C75	145.257	50.000	166.4528
C76	18.690	25.000	042.8334
C77	39.270	25.000	090.0000
C78	86.415	85.000	058.2497
C79	12.645	5.000	144.8970
C80	73.520	60.000	070.2865

Curve #	Length	Radius	Delta
C81	12.645	5.000	144.8970
C82	12.645	5.000	144.8970
C83	12.645	5.000	144.8970
C84	73.520	60.000	070.2865
C85	39.270	25.000	089.9993
C86	39.597	25.000	090.7503



LOT INFO

LOT	AREA	Block
BLOCK 1		
1	0.245 acres	BLOCK 1
2	0.165 acres	BLOCK 1
3	0.221 acres	BLOCK 1
4	0.165 acres	BLOCK 1
5	0.274 acres	BLOCK 1
6	0.243 acres	BLOCK 1
7	0.190 acres	BLOCK 1
8	0.165 acres	BLOCK 1
9	0.165 acres	BLOCK 1
10	0.165 acres	BLOCK 1
11	0.165 acres	BLOCK 1
12	0.224 acres	BLOCK 1
BLOCK 1: 12		
1	0.184 acres	BLOCK 2
2	0.187 acres	BLOCK 2
3	0.187 acres	BLOCK 2
4	0.187 acres	BLOCK 2
5	0.184 acres	BLOCK 2
6	0.184 acres	BLOCK 2
7	0.187 acres	BLOCK 2
8	0.187 acres	BLOCK 2
9	0.187 acres	BLOCK 2
10	0.184 acres	BLOCK 2
BLOCK 2: 10		
1	0.221 acres	BLOCK 3
2	0.165 acres	BLOCK 3
3	0.165 acres	BLOCK 3
4	0.175 acres	BLOCK 3
BLOCK 3: 4		
1	0.176 acres	BLOCK 4
2	0.168 acres	BLOCK 4
3	0.168 acres	BLOCK 4
4	0.168 acres	BLOCK 4
5	0.168 acres	BLOCK 4
6	0.168 acres	BLOCK 4
7	0.168 acres	BLOCK 4
8	0.168 acres	BLOCK 4
9	0.168 acres	BLOCK 4
10	0.245 acres	BLOCK 4
BLOCK 4: 10		
1	0.226 acres	BLOCK 5
2	0.230 acres	BLOCK 5
3	0.230 acres	BLOCK 5
4	0.215 acres	BLOCK 5
5	0.215 acres	BLOCK 5
6	0.215 acres	BLOCK 5
7	0.215 acres	BLOCK 5
8	0.283 acres	BLOCK 5
BLOCK 5: 8		
1	0.225 acres	BLOCK 6
2	0.201 acres	BLOCK 6
3	0.201 acres	BLOCK 6
4	0.201 acres	BLOCK 6
5	0.201 acres	BLOCK 6
6	0.225 acres	BLOCK 6
7	0.313 acres	BLOCK 6
8	0.314 acres	BLOCK 6
9	0.225 acres	BLOCK 6
10	0.201 acres	BLOCK 6
11	0.201 acres	BLOCK 6
12	0.201 acres	BLOCK 6
13	0.201 acres	BLOCK 6
14	0.225 acres	BLOCK 6
15	0.313 acres	BLOCK 6
16	0.314 acres	BLOCK 6
BLOCK 6: 16		

LOT INFO

LOT	AREA	Block
BLOCK 7		
1	0.238 acres	BLOCK 7
2	0.223 acres	BLOCK 7
3	0.221 acres	BLOCK 7
4	0.225 acres	BLOCK 7
5	0.274 acres	BLOCK 7
6	0.243 acres	BLOCK 7
7	0.241 acres	BLOCK 7
8	0.165 acres	BLOCK 7
9	0.244 acres	BLOCK 7
10	0.246 acres	BLOCK 7
11	0.241 acres	BLOCK 7
12	0.351 acres	BLOCK 7
13	0.243 acres	BLOCK 7
14	0.218 acres	BLOCK 7
15	0.215 acres	BLOCK 7
16	0.215 acres	BLOCK 7
17	0.215 acres	BLOCK 7
18	0.291 acres	BLOCK 7
BLOCK 7: 18		
1	0.523 acres	BLOCK 8
2	0.520 acres	BLOCK 8
3	0.520 acres	BLOCK 8
4	0.522 acres	BLOCK 8
5	0.521 acres	BLOCK 8
6	0.521 acres	BLOCK 8
7	0.521 acres	BLOCK 8
8	0.523 acres	BLOCK 8
9	0.522 acres	BLOCK 8
BLOCK 8: 9		
1	0.338 acres	BLOCK 9
2	0.339 acres	BLOCK 9
3	0.963 acres	BLOCK 9
4	1.347 acres	BLOCK 9
5	0.309 acres	BLOCK 9
6	0.290 acres	BLOCK 9
7	0.334 acres	BLOCK 9
BLOCK 9: 7		
RESERVE		
RES A'	3.372 acres	RESERVE
RES B'	5.071 acres	RESERVE
RES C'	1.703 acres	RESERVE
RES D'	0.507 acres	RESERVE
RES E'	0.222 acres	RESERVE
ROW	0.086 acres	RESERVE
RESERVE: 6		

Legal Description

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

Deed of Dedication and Restrictive Covenants

The Reserve at Southern Woods

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, No Limits, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, platted, dedicated and access rights reserved, and subdivided into Nine (9) Blocks, One Hundred (100) Lots, Reserves "A" & "B", and Streets in conformity with the accompanying plat and has designated the same as "Frazier Meadows I", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall be enforceable by the Owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only.

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north 50 feet from the section line associated with West 111th Street South. Use for streets and utility purposes including the utility easements as depicted 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 poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying 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 and/or storm sewer services to the area included in the plat; provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property 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 shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light poles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, telephone, cable television and gas lines shall be located underground, in the easement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

1.1.2 Underground service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, gas main or transformer to the point of usage determined by the location of construction of such structures as may be located upon the lot, provided that, upon installation of a service line to a particular building, the supplier of the service shall thereafter be deemed to have a definitive, permanent and effective right-of-way easement on the lot, covering a five-foot strip extending 2.5 feet on each side of the service line, extending from the service pedestal, gas main or transformer to the service entrance on the structure. This easement shall terminate when said service line is no longer in use by the supplier.

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached 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 or other utility services installed by the supplier of the utility service.

1.1.4 The owner of the lot shall be responsible for the protection of the underground electric, telephone, cable television, gas and other utility service facilities located on their property, and shall prevent the alteration of grade or any construction activity which may interfere with the electric, telephone, cable television, gas and other utility service facilities. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors. Said alterations of grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designated on the Plat.

1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.

1.2 Water and Sanitary Sewer Service

1.2.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, or public sanitary sewer main. Waterlines less than 6" diameter and sanitary sewer lines less than 8" diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the lot owner served by said service lines. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited. Further, each owner shall pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors, including but not limited to damages, repair or relocation caused by the alteration of grade.

1.2.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sewer mains, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.2.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of each lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.

1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.

1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

1.4.1 The owner of the lot affected shall be responsible for the repair of any landscaping, paving, interior fencing or other improvements affected by necessary maintenance of water, sewer, natural gas, communication, cable television, or electric facilities within the utility easement areas depicted upon the accompanying plat, provided however, the City of Jenks, Oklahoma or supplier of utility service shall use reasonable care in the performance of such activities.

1.4.2 The Reserve at Southern Woods Homeowners Association shall be responsible for Perimeter Fencing along West 111th Street South & South 33rd West Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 40 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks. All streets to be private and maintained by The Reserve at Southern Woods Homeowners Association.

Section 2 Planned Unit Development Restrictions

2.1 "The Reserve at Southern Woods" was filed as a planned unit development (Designated as PUD NO 148). The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the PUD, and any amendments thereto. The Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/ Developer, its successors and assigns, and the City of Jenks, Oklahoma.

2.2 Therefore, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

2.1 Planned Unit Development Standards

2.1.1 Land area (net): 36.17 Acres

2.1.2 Permitted Uses: Uses permitted as a matter of right in RS-3 (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:

Maximum number of dwelling units: 94
Minimum lot width Block 1, 2, 3, 4: Villas - 60 ft.
Minimum lot width Block 5, 6, 7, 8, 9: 50 ft.
Minimum lot area: 6,600 sq. ft.
Minimum Livability Space: Villas - 2,800 sq. ft.
Reserve - 2,800 sq. ft
Estates - 3,600 sq. ft
Maximum building height: 35 ft.

2.1.3 Minimum yard requirements:

BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8, BLOCK 9

Front yard 25 ft.
Side yard 5 ft.
Exterior side yard Villas - 15 ft.
Reserve- 10 ft.
Estates- 25 ft.

Front yard to garage 25 ft.

2.1.4 Foundation/Stem walls: Foundation and stemwalls shall be covered with brick, stone, stucco or other materials approved in writing by the Architectural Committee. No exposed stem walls.

2.1.5 Masonry: Villas- All homes will be 75% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Reserve- All homes will be 60% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Estates- All homes will be 85% masonry, exclusive to stone, brick, or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

2.1.6 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. Exterior fences along West 111th Street shall be established with Masonry, Stone, Stucco, or Brick.

2.1.7 All Single Family Dwelling Units shall have a minimum of 1,800 square feet for Villas, 2,800 square feet for Reserve, and 3,600 square feet for Estates of finished heated living area.

Section 3 Surface Drainage

3.1 Surface Drainage - Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. 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 his/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

Section 4 Reserve Areas

4.1 Conveyance and Maintenance of All Reserve Areas

4.1.1 All Reserve Areas shown on the accompanying Plat are reserved for subsequent conveyance to a Homeowners Association comprised of the owners of residential lots within the subdivision as set forth under Section 6. The Homeowners Association shall perform all maintenance to the extent necessary to achieve the intended purpose of each Reserve Area. Maintenance shall be at the cost of the applicable Homeowners Association as set forth under Section 6.

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property within the bounds designated as "limits of no access" (L.N.A.) on the accompanying plat, which "limits of no access" may be amended or released by the Jenks planning commission, or its successor, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto.

Section 6 Homeowners Association

6.1 The Reserve at Southern Woods Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "The Reserve at Southern Woods" an association of the owners of the lots within this plat hereinafter referred to as the "The Reserve at Southern Woods Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserves, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along West 111th Street.

6.2 Membership: Every person or entity who is a record of the fee interest of a lot shall be a member of the The Reserve at Southern Woods Homeowners Association. Membership shall be mandatory and appurtenant to and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the The Reserve at Southern Woods Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs last.

6.3 Covenant of Assessment: The owner and each subsequent owner of a lot, by acceptance of a deed therefor, covenants and agrees to pay to the The Reserve at Southern Woods Homeowners Association dues and assessments to be established by the Owner/Developer or the board of directors in accordance with a declaration to be executed and recorded by the Owner/Developer prior to the conveyance of a lot. Notwithstanding anything herein to the contrary, Owner/Developer shall not be obligated to pay any assessment on any lot within The Reserve at Southern Woods owned by the Owner/Developer until the Class B Membership as provided in the By-Law of the Homeowners Association shall have terminated.

6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each Lot, provided however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.

6.5 Certificate of Assessment: The Homeowners Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Homeowners Association as to the status of assessments on a Lot is binding upon the Homeowners Association as of the date of its issuance.

6.6 Non-payment Remedies: An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at a rate of interest per annum as set by the Board of Directors from time to time, not to exceed the maximum rate of interest allowed by law, and the Homeowners Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose its lien against the property, or both, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of the assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas, or abandonment of his Lot.

6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

7.1.1 An Architectural Committee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. The Owner/Developer and his appointed shall be the designated Architectural Committee. If the Owner/Developer is unable to fulfill this duty, his designated heirs and assignees will serve as the Architectural Committee. The Owner/Developer or committee may appoint additional members. At a point agreeable to Owner/Developer, a duly elected Architectural Committee shall be formed consisting of members of The Reserve at Southern Woods Homeowners Association. No building, fence, wall, free-standing mailbox or any other improvements or structure may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following, as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which must be approved in writing prior to submittal to the City of Jenks for a Building Permit.

- i) An accurate site plan including structure designs
- ii) All square footage shall be stated on the building plans submitted to the Architectural Committee;
- iii) Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;
- iv) Details regarding the composition of all roofing and external building materials, including color schemes;
- v) Drainage and grading plans; and
- vi) Any other plans or details required by the Architectural Committee.

In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surrounding buildings and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.

7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vacancy or vacancies created by the death or resignation of any of the aforesaid members, and shall newly appointed member shall have the same authority hereunder as their predecessors, as above set forth. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted as herein required within twenty (20) days after such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of its proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area.

7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.

7.2 Carports are not permitted.

7.3 FENCING:

7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.

7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fence.

7.3.3 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. There shall be concrete curbing along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and built using steel posts.

7.3.4 Perimeter fencing along West 111th Street shall be completed prior to release of any occupancy permits.

7.4 DRIVEWAYS:

7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.

7.4.2 Driveways are required on each lot, and shall be constructed of all-weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.

7.5 Pre-existing Buildings: No pre-existing or off -site pre-built residence or building may be moved onto any lot; provided however, that the Owner/Developer of the subdivision, may maintain a sales office in a temporary structure for the sale of lots in the subdivision.

7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and colors as the primary residence.

7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with spas in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenks Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shielded from view from the street and adjacent lots.

7.8 Antennas: No exterior radio or television tower, aerial or antenna shall be located upon any lot; provided however, a satellite dish no greater than 3 feet in diameter may be installed with the approval of the Architectural Committee; provided further, no more than one satellite dish shall be installed upon each lot and shall be located only on the active side and shall not be visible from the street. The location of any such satellite dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish is not visible from any public or private street.

7.12 Roof Mounted Equipment: Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment.

7.13 Recreational Vehicles: No campers, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be parked or stored in the Subdivision for a period to exceed 48 hours except within an enclosed garage which garage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 48 hours.

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 2.2 - General.

7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass. Grass and landscaping shall be maintained on a regular basis. Trash containers, except during periods of collection, shall be stored out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot.

7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.

7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed standard size. Political and school-related signs less than four (4) square feet are allowed as per the City of Jenks sign ordinance. Any other exception must be approved by the Architectural Committee.

7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.

7.19 Mailbox: So long as a rural type mailbox is in use under this plat by the United States Postal Service, all mailboxes and mailbox pedestals shall conform in design to the specific plan approved by the Architectural Committee and the location and design shall conform to the specifications of the United States Postal Service. The mailbox shall be positioned so that the front face is approximately 6 inches from the face of the curb and 6 feet from the inside edge of a driveway. "Inside edge" shall mean the edge of the driveway that borders the largest contiguous lot area. The bottom height of the mailbox shall be 38 inches from street level. A mailbox may be located on an adjacent property if required by Post Office Rules. All mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

7.20 Rooftop Protrusions: Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles or approved paint color

7.21 Roof Material: Roofing shall be self-sealing 30 year Atlas or similar Estate Gray or Onyx Black composition shingles, metal or slate tile or equivalent providing, however, in the event such roofing should hereinafter not be reasonably available, alternative roofing of comparable quality shall be permitted upon a determination by the Architectural Committee that the proposed alternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.

7.22 Roof Pitch: Residences shall have a roof pitch of at least 3/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for a design compatible with lower roof pitch. This criteria is primarily intended for dormers and back covered patios.

7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.

7.24 Drainage: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their lot is graded in accordance with said grading plan. If it is discovered that a lot has not been graded properly, the non-compliant property owner must make immediate changes to bring said lot into compliance with the drainage plan.

7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.26 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer. Property owners shall be responsible to other property owners for assuring that concrete delivered to their lot remains on their lot. The property owner shall be held responsible for cleanup if concrete delivered to a lot is spilled or washed onto streets or other lots.

7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection

7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors. All pets shall be restrained in such a manner to prevent them entering upon neighboring lots. When outside the lot in which the pet resides, or in the common areas of the subdivision, all pets are to be accompanied by their Owner or Owner's family member or guest and are to be on a leash. The pet's owner is responsible for the immediate removal and proper disposal of all excrement outside of the Owner's lot including the common areas of the Subdivision. Barking dogs may be considered a nuisance.

7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.

7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.31 Guttering: Home guttering shall disperse water in the same direction as the natural water flow of the lot. Whenever possible, guttering shall direct water toward the street or toward natural drainage flow of the lot. Full guttering is required for all homes. Tight lines shall be used as necessary to divert water so as to not affect adjacent properties and shall be directed to the street where possible.

7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.

7.33 Utility Transformers: All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.

7.34 Law Compliance: The disposal of hazardous substances anywhere with the The Reserve at Southern Woods community that might contaminate or impact the lake (Reserve B) and soil content of surrounding or neighboring properties is prohibited. Each owner shall promptly and properly comply with all federal, state, county or local laws, statutes, ordinances, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including but not limited to, applicable zoning, land use and health and safety issues.

7.35 Leasing: In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the The Reserve at Southern Woods Homeowners Association, and the terms and conditions of the restrictive covenants set forth herein. The owner shall provide a copy of the covenants to the tenant. The owner shall insure that the tenant complies with the covenants and requirements herein; and shall provide the undersigned Owner/Developer and the then president of the Homeowners Association with the name and phone number of the tenant and the address and phone number where the property owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he/she is aware that compliance with the terms and conditions of the covenants is the owner's ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction on the part of the tenant. Short Term Rentals are prohibited. All leases should have a 1 year minimum term.

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot. 3 automobile garages required in Reserve & Estates

7.37 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 3" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

7.39 These restrictive covenants, together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any given restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes or the overall appearance of the subdivision, the Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

7.40 The Owner/Developer reserves the right, in its sole discretion and without joinder of any of the owners of any other lot at any times, so long as it is owner of one or more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained in this Section 7 by instrument duly executed and acknowledged by it as Owner/Developer and filed in the County Clerk's office of Tulsa County, Oklahoma. Subsequent to the formation of the The Reserve at Southern Woods Homeowners Association, the Owner/Developer may assign this reservation to the Association. However, the By-Laws and Certificate of Incorporation of the Association shall provide that a (any) covenant shall not be changed or abolished unless approved by sixty (60) percent of the members of the Association.

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If any owner, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

8.2 The covenants contained within Section 1 - Streets and Utility Easement, Section 2 - Planned Unit Development Restrictions, Section 3 - Surface Drainage, Section 4 - Reserve Areas Perimeter Fencing and Landscaping, Section 5 - Limits of No Access, and Section 6 - The Reserve at Southern Woods Homeowners Association herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision and approved by the Jenks Planning Commission and the Jenks City Council. All other covenants may be amended or terminated by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision; PROVIDING, HOWEVER, that so long as the Owner/Developer owns any lot in the Subdivision any such amendment must be approved in writing by the Owner/Developer. The Owner/Developer may delegate its right to approve any such amendment to the Architectural Committee. Any such amendment shall be effective from and after the date it is properly executed and recorded in the Office of the County Clerk of Tulsa County, Oklahoma.

8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations hereunder in the capacity of "Owner/Developer" and the successor shall succeed to such rights and obligations as if original designated Owner/Developer hereunder.

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on _____, 2024 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this ____day of _____, 2024.

No Limits, LLC,
an Oklahoma limited liability company

by: _____
Amy Prosser, Managing Member

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared Amy Prosser to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

Certificate of Survey

I, _____, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as 'The Reserve at Southern Woods, an addition to the City of Jenks, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as of this date, signed and sealed this _____ day of _____, 2024.

Surveyor Signature

Registered Professional Land Surveyor
Cliff Bennett
Oklahoma No. 1815

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared _____ to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

Jenks | PC Staff Report



To	Chair, Scott West and Planning Commission
Hearing Date	September 19, 2024
Case Number	JZ 24 PUD 150
Request	PUD Overlay 150 – reduction in setback
Location	SE Corner of East 101 st and Lewis Avenue
Applicant	Wallace Engineering

Staff Report

Preparer | Marcaé Hilton | BM

Attachments

- ☐ PUD 150
- ☐ INCOG Legal Notice

Preparer

Wallace Engineering
INCOG

Background Information

JZ 23-687 | CITY COUNCIL UPDATE: November 07, 2023 | Approved at the regularly scheduled PLANNING COMMISSION UPDATE: Approved unanimously at the reconvened meeting of October 26, 2023. 4-0-3 (1 seat vacant and 2 absent).

STAFF COMMENTARY | This request is for a recommendation of approval of a Planned Unit District | PUD 150 Overlay allowing the applicant to amend the front yard setback in the Bulk and Dimensional Standards chart.

After much conversation and design, the building was established to face the River. The UDO does not provide for front facing buildings along the Arkansas River, in this case the UDO has been found to be too restrictive and a PUD was required. Staff has spoken to the applicant about a possible code amendment that would solve the problem for future development along the River. If approved, the Ordinance will be written to potentially remove the PUD if the UDO is amended to favorably allow for front facing setbacks along the River.

This parcel was originally part of a Planned Unit Development (PUD 143). The owners went back to the drawing board and amended their request for straight zoning in November 2023. The site has and is requiring tedious engineering, and they are not ready to finalize the full site plan. The owners purchased the (10) ten-acre tract in pursuit of developing this site with a mix of (RTC) uses within a walkable urban streetscape.

PLANNING DATA

Intended Use	Commercial
Current Zoning	RTC (Riverfront Tourist Commercial)
Requested Zonings	PUD 150 Overlay and RTC
Request	Reduction of side yard setback and relief from 60' maximum front yard setback.
Comp Plan	Regional Commercial Amended PA 23-26 May 02, 2023
Parcel ID	98329-83-29-31070 (SE corner of parcel)
STR	SECTION 29, TOWNSHIP 18, RANGE 13
Legal	See PUD 150 Exhibit A
Gross Acres	2.03 of 10.62 Acres
Plat	Unplatted Platting is required (Preliminary Plat was approved 02.22.2024)
Citizen Comments	None at this time
Council Ward	District 1 John Brown
PUD Details	Permitted uses: All permitted, conditional, special uses within the RTC Zoning. Full list in PUD 150.
Signage Exception	Singl- tenant monument sign maximum height of 10 ft (UDO allows for 7 sq ft). Multi-tenant monument signs max height of 20 ft for (UDO allows for 14 sq ft). Other signage to follow RTC District requirements.
Parking	On-street parking within internal street Right Of Way is allowed

Bulk and Dimensional Standards		
Standard	RTC Required	PUD Proposed
Lot Standards (minimum)		
Lot Areas (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (minimum, unless otherwise stated)		
Front (ft)	0	0
Front, maximum (ft)	60	60 (from internal street or river trail)
Exterior Side (ft)	0	0
Exterior Side, maximum (ft)	60	0
Interior Side (ft)	0	0
Rear (ft)	0	0
Building Standards (Maximum)		
Height (ft)	85	85
Impervious Surface Coverage	70%	70%
Notes		
(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.		

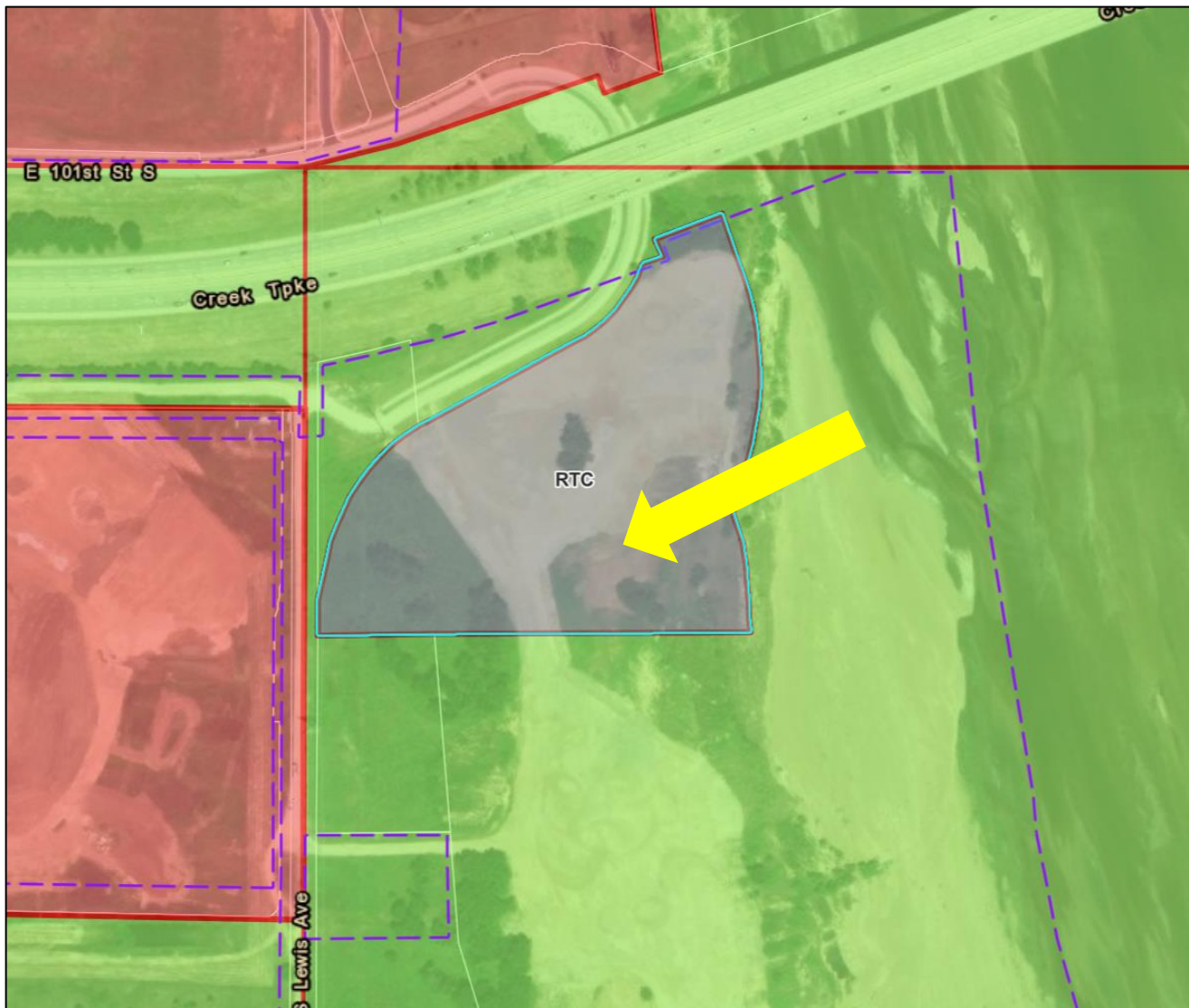


Figure 1: INCOG Zoning map of the parcel in question (not all of parcel is part of purchase).

Zoning:

North: AG & CS/SUP 43 (OK Aquarium)
 South: AG
 East: Arkansas River
 West: CS & PUD 100 (Tulsa Premium Outlets)

Staff Evaluation & Recommendation

Evaluation | UDO LANGUAGE | 16-9-8 Planned Unit Development

(A) **Purpose.** *In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City*

while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) To provide more efficient use of land,*
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) To unify building and structures through design,*
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

(B) General Provisions.

- (1) Any residential development greater than twenty (20) acres shall be approved as a Planned Unit Development.*
- (2) Developments including only single-family detached residential uses, are discouraged and may not be approved as a Planned Unit Development. Amenity Packages may be used to offset "only" single-family.*
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
- (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

(C) Site Development Allowances and Modification Standards.

(1) Site Development Allowances.

- (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this Article.*
- (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one (1) of the modification standards detailed in Section 16-9-8(C)(2) below.*

- (2) Modification Standards.** *In addition to the Standards for Review established in Section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.*

- (a) **Public Gathering Space.** The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of:*
 - moveable tables and chairs,*
 - a fountain or other water feature,*
 - a sculpture or other public art feature,*
 - benches,*

seat walls,
raised landscape planters,
pedestrian scale, and
celebratory lighting such as string or Tivoli lights, and/or other features.

The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

(b) **Sustainable Design.** The Planned Unit Development is designed with consideration given to various methods of:

site design and building location,
architectural design of individual buildings, and
landscaping design capable of reducing energy consumption and improving onsite stormwater management.

(c) **Landscape Conservation and Visual Enhancement.** The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

(d) **Mix of Uses.** The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.

(e) **Affordability.** The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to eighty (80) percent of the area median income.

(f) **Universal Design.** the Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

(g) **High Quality Building Materials.** The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including but not limited to masonry or wood.

(D) **Standards for Review.** Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of:

- exceptional amenities;
- outstanding environmental,
- landscape,
- architectural,
- and/or site design; or
- the conservation of special man-made or natural features of the site.

Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in Section 16-9-8(C)(2).

No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

(1) **Comprehensive Plan Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(2) **Placemaking.** The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.

(3) **Integrated Design with Identifiable Centers and Edges.** The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another.

The design shall provide identifiable centers,

- *which form focus areas of activity in the development,*
- *and edges, which define the outer borders of the development,*
- *through the harmonious grouping of*
 - *buildings,*
 - *uses,*
 - *facilities,*
 - *public gathering spaces, and*
 - *open space.*

- (4) **Public Welfare.** *The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
- (5) **Compatibility with Adjacent Land Uses.** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*
- (6) **Impact on Public Facilities and Resources.** *The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.*
- (7) **Archaeological, Historical or Cultural Impact.** *The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*
- (8) **Drives, Parking and Circulation.** *The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.*
- (E) **Pre-Application Public Meeting.** *The applicant, after conducting the required pre-application conference, as detailed in Section 16-9-4(C)(1), and prior to application submittal, as detailed in Section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application. (*
- (F) **Hearing and Recommendation by the Planning Commission.** *The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment,*
- *make a recommendation to the City Council to*

- approve,
- approve with modifications, or
- deny the Planned Unit Development based on the applicable review criteria.

The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

(G) **Action by the City Council.** The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:

- (1) Approve the application,
- (2) Approve the application with modifications,
- (3) Deny the application,
- (4) Refer the application back to the Planning Commission for further review, or
- (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.

(H) **Zoning Map Amendment.** Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.

(I) **Additional Application Requirements.** A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this ordinance, as applicable to the application, including those for Site Plan Review in Section 16-9-3(C), Conditional Use Permits in Section 16-9-3(D), Specific Use Permits in Section 16-9-7, and Sign Permits in Section 16-9-3(F).

~~(J) **Amendments to Approved Planned Unit Development.**~~

(K) **Expiration.** For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five (5) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

- (1) **Conformance with Current Regulations.** Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

Staff Comments and Conditions of Approval

1. Platting required before building permit will be issued. (Preliminary Plat was approved 02.22.2024)
2. Continue to work with Engineering staff to meet and exceed Engineering requirements.
3. Work with City staff to determine the optimal place for a river trail.
4. Approval will allow for an exception to the front yard setback and to the sign height.
5. Provide a clean copy of the approved PUD including any requirements from City Council.

Recommendation | The request from Wallace Engineering is minimal. Due to the location of the building near the river, the setbacks listed do not make sense for development. Staff plans to alter the requirements in the future to avoid future PUDs of this nature.

Staff recommends approval of the requested PUD 150 and the creation of PUD 150 overlay area

In the Raw Riverside

Planned Unit Development #JZ- PUD-150

Date

August 5, 2024

Location

South East Corner of the Creek Turnpike and South Evanston Avenue
City of Jenks, Tulsa County, State of Oklahoma.

Owner

Raw Pickle, LLC
120 East A Street
Jenks, OK 74037

Prepared By



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

Development Concept

In Raw - Riverside is a proposed multiuse lot development located south of the Creek Turnpike adjacent to the west bank of the Arkansas River. It is part of a larger commercial submission that has recently been rezoned for Riverfront Tourist Commercial (RTC). The full legal description of said development is included in Exhibit A. The proposed development encompasses approximately 2 acres nestled between the river and the proposed outlet mall. Exhibit B shows the subject property in relation to the existing surrounding developments.

This Planned Unit Development is concurrent with an application to rezone the property to Riverfront Tourist Commercial (RTC) District zoned parcel. Exhibit C shows the existing zoning map of the area with the proposed rezoning overlay. The development will consist of multiple lots with a variety of uses taking advantage of the vistas of the river and support the development of the future outlet mall.

However, in order to take those advantages, a PUD is required to modify the building setbacks so that the proposed restaurant may front the river instead of the proposed street on the subject lot. The conceptual site plan of the project shown in Exhibit D.

Development Standards

Development within this PUD shall conform to the bulk and area requirements of the RTC zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted Uses: All permitted, conditional, specific uses within the RTC zoning district.

Gross Land Area: 2.03 acres

Bulk and Dimensional Standards shall be as follows:

Table 1: Permitted Uses			
Use	Additional Regulation	RTC	PUD
Residential Uses			
Community Group Home	16-5-2(B)	S	Not permitted
Multifamily Building, 8 units or more	16-5-2(C)	S	Permitted
Multifamily Building, less than 8 units	16-5-2(C)	S	Permitted
Multifamily Complex	16-5-2(D)	S	Permitted
Re-Entry Facility		S	Not permitted
Residential, above ground floor		P	Permitted
Residential Treatment Center	16-5-2(E)	S	Not permitted
Transitional Living Center	16-5-2(G)	S	Not permitted
Institutional and Utility Uses			
Government Uses, indoor		P	Not permitted
Government Uses, outdoor	16-5-3(A)	S	Not permitted
Wireless Communications Facility	16-5-3(B)	S	Not permitted
Wireless Communication Facility, small cell	16-5-3(B)	C	Not permitted
Retail Uses			
Convenience Store		P	Permitted
General Retail, less than 10,000 sqft	16-5-5(B)	P	Permitted
General retail, 10,000 sqft – 49,999 sqft	16-5-5(C)	P	Permitted
General Service 50,000 sq ft or more	16-5-5(D)	S	Permitted

Multitenant Shopping Center	16-5-5(E)	P	Permitted
Service Uses			
General Service, less than 10,000 sqft	16-5-5(C)	P	Permitted
General Service, 10,000 sqft – 49,999 sqft	16-5-5(D)	S	Permitted
General Service 50,000 sqft or more	16-5-5(E)	S	Special Exception
Medical/Dental Office		P	Permitted
Professional Storage Facility	16-5-5(F)		Not permitted
Professional Office		P	Permitted
Professional Office, above ground floor		P	Permitted
Lodging Uses			
Hotel		P	Permitted
Short Term Rental	16-5-5(B)	C	Not permitted
Eating and Drinking Uses			
Bar/Tavern		P	Permitted
Brewery/Winery/Distillery, micro		P	Permitted
Brewery/Winery/Distillery, tasting room		P	Permitted
Coffee/Tea Shop	16-5-7(A)	P	Permitted
Food Truck Court	16-5-7(B)	S	Permitted
Restaurant, delivery/carry out only		S	Permitted
Restaurant, fast casual		P	Permitted
Restaurant, sit down		P	Permitted
Entertainment Uses			
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	Permitted
General Entertainment, indoor, 10,000 sqft - 49,999 sqft	16-5-8(B)	P	Permitted

General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	S	Permitted
General Entertainment, outdoor	16-5-8(D)	S	Permitted
Industrial Uses			
Manufacturing, Artisan		S	Permitted
Medical Marijuana Uses			
<i>Medical Marijuana Dispensary</i>	<i>16-5-11(A)</i>	<i>S</i>	<i>Not permitted</i>
Accessory Use			
Accessory Building	16-5-12(A)	P	Permitted
Accessory Structure	16-5-12(D)	P	Permitted
Drive Through	16-5-12(F)	P	Permitted
<i>Home Based Business</i>	<i>16-5-12(H)</i>	<i>C</i>	<i>Not permitted</i>
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S	Permitted
Solar Energy Collection System, canopy	16-5-12(L)	P	Permitted
Solar Energy Collection System, ground	16-5-12(M)	P	Permitted
Solar Energy Collection System, roof	16-5-12(N)	P	Permitted
Temporary Uses			
Construction Related		T	Permitted
Farmers Market		T	Permitted
Food Truck	16-5-13(A)	T	Permitted
Outdoor Dining	16-5-13(B)	T	Permitted
Outdoor Activity/Operation, temporary		T	Permitted

Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	Permitted
Seasonal Sales	16-5-13(E)	T	Permitted

Bulk and Dimensional Standards		
Standard	RTC Required	PUD Proposed
Lot Standards (minimum)		
Lot Areas (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (minimum, unless otherwise stated)		
Front (ft)	0	0
Front, maximum (ft)	60	60 (from internal street or river trail)
Exterior Side (ft)	0	0
Exterior Side, maximum (ft)	60	0
Interior Side (ft)	0	0
Rear (ft)	0	0
Building Standards (Maximum)		
Height (ft)	85	85
Impervious Surface Coverage	70%	70%
Notes		
(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.		

Architectural, Screening and Fencing Requirements Standards

- Architectural, screening, and fencing requirements shall be in accordance with the RTC District.

Parking Standards

- Parking requirements shall be in accordance with the RTC District.
- There shall be cross access parking rights between the tracts to support meeting parking requirements per the entire development.
- On-street parking within internal rights-of-way may be used to meeting parking requirements.

Landscape Requirements

- Landscaping requirements shall be in accordance with the RTC District.

Outdoor Lighting Requirements

- Outdoor lighting requirements shall be in accordance with the RTC District.

Signage Requirements

- The maximum sign height of single-tenant monument signs shall not exceed ten (10) feet.
- The maximum sign height of multi-tenant monument signs shall not exceed twenty (20) feet.
- Other signage requirements shall be in accordance with the RTC District.

Drainage & Utilities

- Drainage and utility requirements shall in accordance with the City of Jenks code.

Environmental Analysis

- The east portion of the site generally drains west to the east towards the Arkansas River. The western portion general drains to the south. Some of the site lies within Zone X (area of minimal flood hazard); however, much of the site is designation as Flood Zone AE; all appropriate permits shall be obtained prior to any disturbance of this Flood Zone AE. The USDA web soil survey defines the onsite soils as Kiomatia loamy fine sand, Latanier clay, and Severn very fine sandy loam.

Supporting Documents

Exhibit A: Legal Description

Exhibit B: Context Analysis

Exhibit C: Zoning Map

Exhibit D: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

A tract of land contained within the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence S 00°07'09" W, along the West line of said Northwest Quarter (NW/4), a distance of 918.57 feet; Thence S 89°52'51" E a distance of 25.00 feet; Thence S 89°58'00" E a distance of 488.06 feet to the POINT OF BEGINNING; Thence N 00°02'00" E for a distance of 222.28 feet; Thence S 89°59'33" E for a distance of 92.18 feet; Thence N 66°24'52" E for a distance of 115.39 feet; Thence S 89°15'44" E for a distance of 148.15 feet; Thence along a tangent reverse curve to the left with a central angle of 49°06'01", a radius of 66.00 feet, an arc length of 56.56 feet, a chord bearing of S 02°16'53" E and a chord length of 54.84 feet; Thence along a tangent reverse curve to the right with a central angle of 26°49'39", a radius of 174.10 feet, an arc length of 81.52 feet, a chord bearing of S 13°25'04" E and a chord length of 80.78 feet; Thence S 00°00'00" W a distance of 86.81 feet; Thence along a tangent curve to the left with a central angle of 12°13'31", a radius of 220.00 feet, an arc length of 46.94 feet, a chord bearing of S 06°06'46" E and a chord length of 46.94 feet; Thence N 89°58'00" W a distance of 372.16 feet to the POINT OF BEGINNING.

PUD 150

IN THE RAW-RIVERSIDE

Jenks, Oklahoma

Exhibit "B" CONTEXT ANALYSIS



wallace
design
collective

PUD
August 5, 2024

SITE DATA:

LAND AREA SUMMARY
NET LAND AREA 88,826 SF (2.04 AC)

SITE DATA
ZONING RTC

BUILDING DATA
TOTAL BUILDING: 7,279 SF

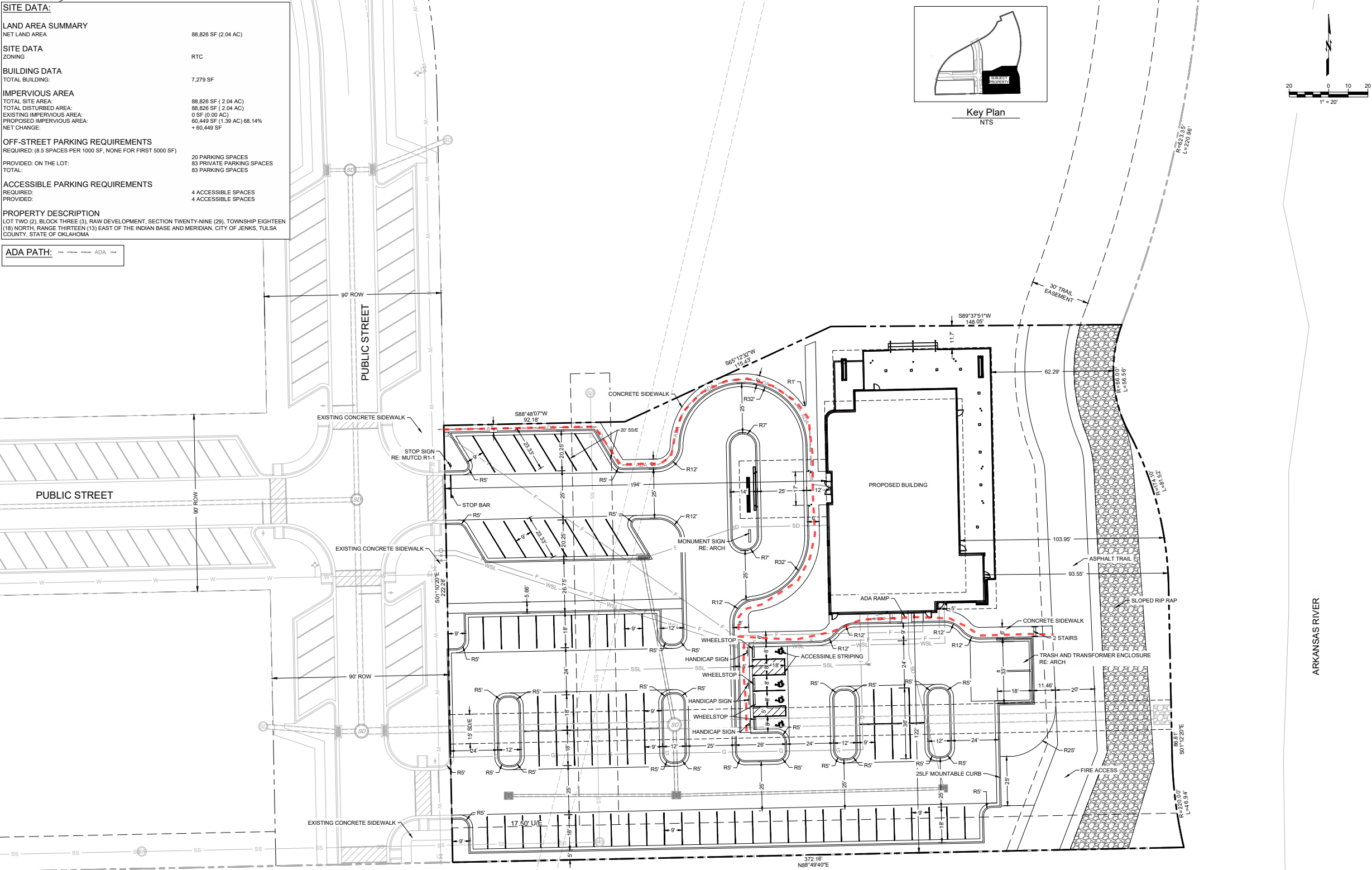
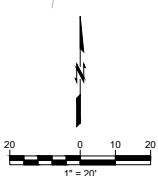
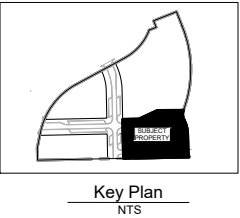
IMPERVIOUS AREA
TOTAL SITE AREA: 88,826 SF (2.04 AC)
TOTAL DISTURBED AREA: 88,826 SF (2.04 AC)
EXISTING IMPERVIOUS AREA: 0 SF (0.00 AC)
PROPOSED IMPERVIOUS AREA: 60,449 SF (1.39 AC) 68.14%
NET CHANGE: +60,449 SF

OFF-STREET PARKING REQUIREMENTS
REQUIRED: (8.5 SPACES PER 1000 SF, NONE FOR FIRST 5000 SF)
PROVIDED: ON THE LOT: 20 PARKING SPACES
83 PRIVATE PARKING SPACES
83 PARKING SPACES
TOTAL:

ACCESSIBLE PARKING REQUIREMENTS
REQUIRED: 4 ACCESSIBLE SPACES
PROVIDED: 4 ACCESSIBLE SPACES

PROPERTY DESCRIPTION
LOT TWO (2), BLOCK THREE (3), RAW DEVELOPMENT, SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

ADA PATH: ~ ~ ~ ~ ~ ADA ~ ~ ~ ~ ~



IN THE RAW-RIVERSIDE

620 EAST 101 STREET, SOUTH
JENKS, OKLAHOMA 74037

ARCHITECT
LILLY ARCHITECTS
230 NORTH MAIN STREET
SUITE 210
TULSA, OK 74103
(777) 918-8624

OWNER
WALLACE DESIGN COLLECTIVE
123 NORTH MAIN STREET
SUITE 210
TULSA, OK 74103
(777) 918-8624

STRUCTURAL
S&S ENGINEERING GROUP
201 EAST 10TH STREET
TULSA, OKLAHOMA 74103
(777) 918-8124

DOOR HARDWARE
STURM RYAN CONSULTANTS
1046 BARLEY

OWNER
WALLACE DESIGN COLLECTIVE
123 NORTH MAIN STREET
SUITE 210
TULSA, OKLAHOMA 74103
(777) 918-8624

wallace design collective
wallace design collective, pc
structural civil landscape survey
123 north main street suite 210
tulsa, oklahoma 74103
918.264.5555
oklahoma co 1460
exp: 6-30-25

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CONSTRUCTION DOCUMENTS
03.08.2024 23007

REVISIONS		
No.	Description	Date
1	Site Plan Submittal	05/29/2024
2	Site Plan Submittal	07/23/2024

DETAILED SITE PLAN

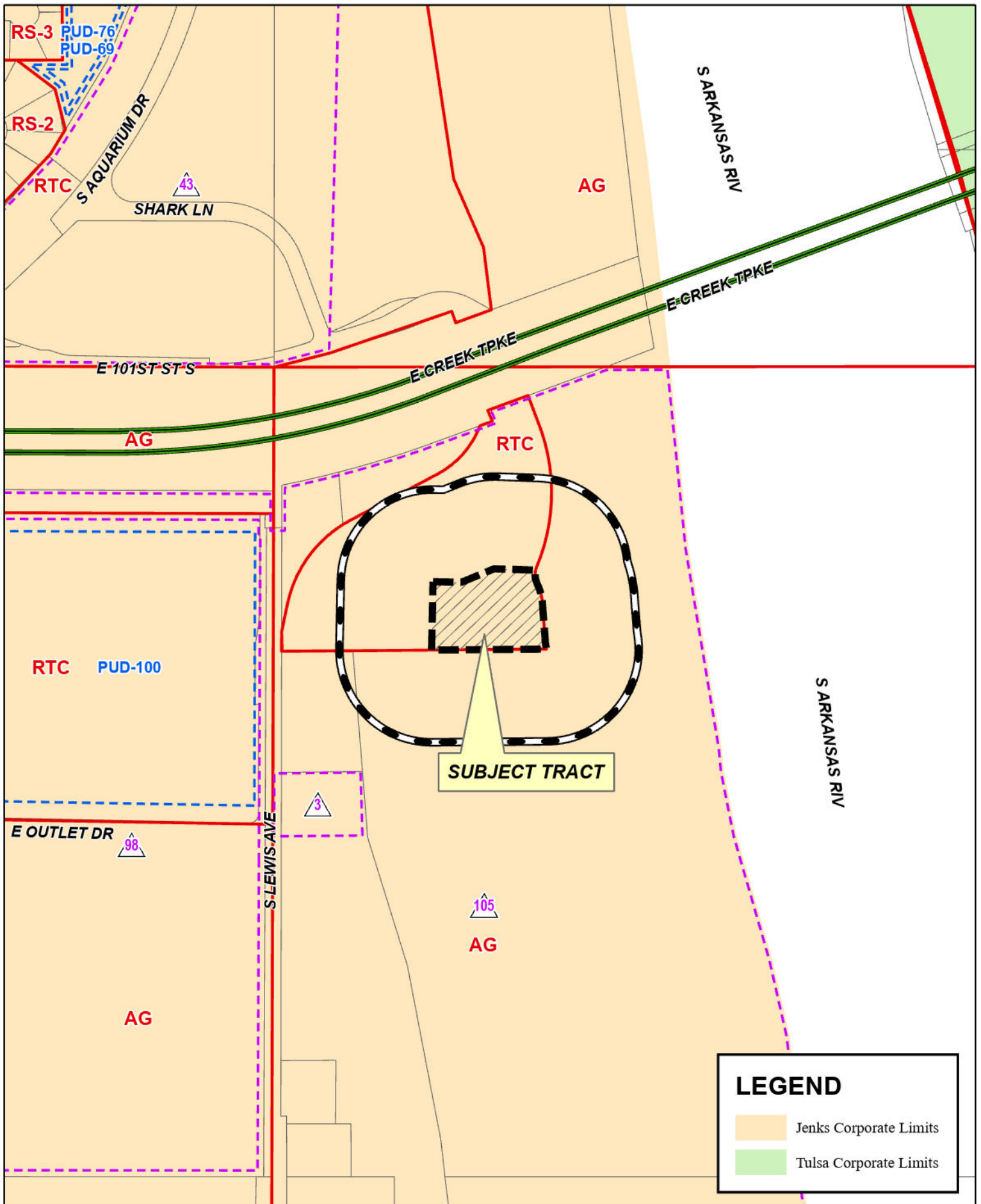
EXHIBIT D

SITE 01



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits