

**AGENDA
JENKS CITY COUNCIL
TUESDAY, MAY 20, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN COMMENTS

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council 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 City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on May 06, 2025 pg. 3
 - B. Approve Encumbrances and Expenditures pg. 6
 - C. Monthly Reports pg. 28
 - D. Approve Plat 25-09, a Preliminary Plat for 121 Crossing. General Location: 121st & HWY 75 pg. 30
 - E. Approve Plat 25-12, a Preliminary Plat for Frazier Falls. General Location: Harvard and 126th pg. 43
 - F. Approve Plat 25-13, a Preliminary Plat for Glenwood Ridge. General Location: 121st and Elm pg. 53
 - G. Approve Plat 25-14, a Preliminary Plat for Bridgepoint. General Location: 131st and Harvard pg. 64
 - H. Notice of withdrawn application: JZ 25 PUD 116.MA1, a request for a Major Amendment to PUD 116 to reduce minimum livability space in Frazier Meadows II at the General Location of 131st and Harvard, has been withdrawn by the applicant.
 - I. Approve Resolution 868, a Supplemental Appropriation in the amount of \$100,000 for costs related to the Downtown Master Plan in account 10-241-5250 (General Fund - City Planner - Maintenance & Operations) pg. 74
 - J. Note in the minutes that the City Manager has approved Change Order No. 1 in

the amount of \$19,470.00 resulting in a revised contract total amount of \$9,136,757.68 with Paragon Contractors, LLC to add removable marking tape and pavement marking removal; funding for this additional cost is included in the 2020 G.O. Bond funds (Account No. 27-840-5393) (Elm Street Widening Project, 111th St to 121st St).

pg. 76

- K. Approve Request by Michelle Metcalf to use Jenks streets from 10:30 a.m. until 12:30 p.m. on September 27, 2025, for the "Tulsa Metro Out of the Darkness Walk" event. [Chandlee]

pg. 79

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Potential Executive Session for the purpose of discussing the potential purchase of real property located generally near the intersection of Riverfront Dr. and Aquarium Pl. (25 O.S. §307(B)(3))

OTHER BUSINESS

1. City Manager's Report
2. Committee Reports
3. Mayor's Report

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ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, MAY 6, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks City Council was posted on the City's website at 5:11 p.m. on May 02, 2025. The meeting was called to order at 6:04 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

John Brown
Kevin Short
Matthew Emmons
Craig Murray
Mayor Cory Box

Absent

Donna Ogez
Adam Abel

INVOCATION

Invocation was given by Sam from Myanmar Christian Church.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was given.

ANIMAL WELFARE SPOTLIGHT

Chief Jackson introduced a new Animal Control Officer, Morgan McDaniel, who then introduced an animal for adoption.

EMPLOYEE INTRODUCTION

Assistant City Manager Robert Carr introduced the new City Engineer, Anthony Wilkins.

CITIZEN COMMENTS

No public comments.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on March 04, 2025
 - B. Approve minutes of the regular meeting held on March 25, 2025
 - C. Approve minutes of the emergency meeting held on March 25, 2025
 - D. Approve minutes of the special meeting held April 08, 2025
 - E. Approve Encumbrances and Expenditures
 - F. Monthly Reports

- G. Approve Facility Agreement with Exposerve Management Corporation for event management and catering services at The Ranch (10596 S Elm St). [Shrout]
- H. Accept the FY 23-24 Audit Report prepared by Elfrink and Associates.
- I. Reappoint Erik Enyart and Ricky Patel to the Board of Adjustment for a term ending on May 01, 2028. [Hilton]
- J. Reappoint Amy Bors, Rob Sellers, Ray Stephens, and Gina Wilson to the Planning Commission for a term ending on May 01, 2028. [Hilton]

Brown asked to pull Item 1.H. John Brown made a motion to approve Item 1, pulling Item 1.H. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, Matthew Emmons, Craig Murray, Kevin Short
 No: None
 Motion Carried.

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

Finance Director David Sims introduced Item 1.H, and introduced Anne Elfrink. She spoke about the audit report and answered questions. Craig Murray made a motion to approve Item 1.H. John Brown seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, Matthew Emmons, Craig Murray, Kevin Short
 No: None
 Motion Carried.

- 3. Term Sheet between the City of Jenks and Oak Properties LLC for implementation of "Project Oak". [Nowlin]

Nate Ellis of Public Finance Law Group introduced Item 3. He and City Manager Christopher Shrout answered questions. Craig Murray made a motion to approve Item 3. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, Matthew Emmons, Craig Murray, Kevin Short
 No: None
 Motion Carried.

- 4. Appoint two new members of GO Bond Oversight Committee [Carr]

Robert Carr introduced Item 4 and recommended appointing Corey Spradlin and Sue Bailey to the G.O. Bond Oversight Committee. Matthew Emmons made a motion to appoint Corey Spradlin and Sue Bailey to the G.O. Bond Oversight Committee. John Brown seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, Matthew Emmons, Craig Murray, Kevin Short
 No: None
 Motion Carried.

- 5. Presentation of the Economic Development report, completed by Hunden Partners, as part of the Jenks Downtown Master Plan prepared by Beck Design

Planning Director Marcaé Hilton introduced Item 5. She introduced Anthony Meave from Beck Design and Lexi Cuff from Hunden Partners. Both gave reports on the Downtown Master Plan and answered questions. *No votes were taken.*

6. Potential Executive Session to engage in confidential communications between a public body and its attorney, pursuant to 25 O.S. §307(B)(4), concerning pending claim or litigation upon the advice of the attorney that disclosure would seriously impair the ability of the public body to process the claim to conduct pending litigation (City of Jenks v Sparkman Land, LLC, CJ-2015-1817)

Kevin Short made a motion to enter Executive Session. Craig Murray seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, John Brown, Matthew Emmons, Craig Murray, Kevin Short

No: None

Motion Carried. *Council entered Executive Session at 8:03 p.m. and returned at 8:41 p.m. No other business was discussed and no votes were taken.*

OTHER BUSINESS

1. City Manager's Report
City Manager Christopher ShROUT gave his update and answered questions.
2. Committee Reports
John Brown gave an INCOG update.
3. Mayor's Report

ADJOURNMENT

Meeting adjourned at 8:52 p.m.

Cory Box, **MAYOR**

CITY CLERK

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 867		106TH STREET				
210432	1 -3378	CP&Y INC	PROFESSIONAL DESIGN	5/2025	COJE2100711.00-29	6,773.28
DEPARTMENT TOTAL:						6,773.28
FUND TOTAL:						6,773.28
GRAND TOTAL:						6,773.28

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	27 5-867-5393	ROADS AND BRIDGES	6,773.28	6,773.28
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				6,773.28
REPORT TOTAL:				6,773.28

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 252		CITY FACILITIES				
195379	1 -1599	GSHELMS & ASSOC., LLC	PROF DESIGN-CENTRAL FIRE	5/2025	19-04000-08 05-01	18,925.00
DEPARTMENT TOTAL:						18,925.00
FUND TOTAL:						18,925.00
GRAND TOTAL:						18,925.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	26 5-252-5392	BUILDING AND IMPROVEMENTS	18,925.00	18,925.00
		GRAND TOTAL ESTIMATE:		0.00
		GRAND TOTAL ACTUAL:		18,925.00
		REPORT TOTAL:		18,925.00

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 213						
244431	1 -3763	CITY TREASURER CRAWFORD & ASSOCIATES PC	PROF SERVICES RENDERED	5/2025	19547 04-15	1,225.00
DEPARTMENT TOTAL:						1,225.00
DEPARTMENT: 214						
244492	1 -8841	CITY ATTORNEY TULSA COUNTY LAW LIBRARY	E-FILE	5/2025	04-28-957 04-28	5.50
244506	1 -8841	TULSA COUNTY LAW LIBRARY	COURT FILING	5/2025	EF-0416-081 04-16	8.00
244516	1 -8841	TULSA COUNTY LAW LIBRARY	E-FILE	5/2025	EF-0421-017 04-21	5.50
DEPARTMENT TOTAL:						19.00
DEPARTMENT: 231						
244505	1 -1280	GENERAL GOVERNMENT COUNTY ELECTION BOARD	SECRERECORD OF EXPENSE	5/2025	04-01-25	7,995.06
244430	1 -2154	JAMES H WISE JR	CITY OF JENKS CHECKS	5/2025	5675 05-02	562.20
244518	1 -3411	CIVICPLUS LLC	MUNICODE UPDATE	5/2025	33912 04-15	1,969.00
DEPARTMENT TOTAL:						10,526.26
DEPARTMENT: 241						
244272	1 -2510	CITY PLANNER LEKTRON LED TECHNOLOGIES LLP	PUBLIC NOTICE SIGNS	5/2025	003471 02-17	150.00
244535	1 -2510	LEKTRON LED TECHNOLOGIES LLP	PUBLIC NOTICE SIGNS	5/2025	004060 04-21	300.00
244271	1 -4213	BECK ASSOCIATES ARCHITECTS,	DOWNTOWN MASTER PLAN	5/2025	20240906 04-28	17,017.74
DEPARTMENT TOTAL:						17,467.74
DEPARTMENT: 242						
244274	1 -3653	ECONOMIC DEVELOPMENT HOUSEAL LAVIGNE ASSOCIATES	AQUARIUM MASTER PLAN	5/2025	6065 02-27	250.00
DEPARTMENT TOTAL:						250.00
DEPARTMENT: 245						
244512	1 -1054	COMMUNITY DEVELOPMENT LOCKE SUPPLY CO.	RANCH MAINT SUPPLIES	5/2025	55200599-00 04-14	72.11
243893	1 -3234	ROBIN WINTER	MOWING / WEEDEATING SRVC	5/2025	050925-1B	1,440.00
244513	1 -4119	WESTLAKE HARDWARE, INC	RANCH MAINT. SUPPLIES	5/2025	18100684 04-16	7.98
DEPARTMENT TOTAL:						1,520.09

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311 UNIFORMED PATROL						
244525	1 -1101	BROOKSHIRE GROCERY COMPANY	DISPATCH / ANIMAL CONTROL	5/2025	3966 02-06	407.22
244523	1 -1443	GRIMSLEYS INC	PAPER TOWELS	5/2025	522203-1 03-27	51.69
244488	1 -1542	CINTAS CORPORATION	MED CABINET MAINT	5/2025	5265243501 04-18	72.74
244489	1 -1762	OKLAHOMA POLICE SUPPLY LLC	UNIFORMS & GEAR	5/2025	0102392 03-06	3,135.04
244490	1 -1762	OKLAHOMA POLICE SUPPLY LLC	UNIFORMS & GEAR	5/2025	0103395 04-22	149.98
244524	1 -4001	COMPLIANCE RESOURCE GROUP	PENSION PHYSICAL	5/2025	88427 03-31	620.00
244510	1 -4209	CANTER BUYER PARENT, LP	TIRES FOR UNIT 18-3658	5/2025	4212-58796 01-10	703.60
DEPARTMENT TOTAL:						5,140.27
DEPARTMENT: 321 CENTRAL DISPATCH						
244525	1 -1101	BROOKSHIRE GROCERY COMPANY	DISPATCH / ANIMAL CONTROL	5/2025	2211 04-14	77.85
244488	1 -1542	CINTAS CORPORATION	MED CABINET MAINT	5/2025	5265243502 04-18	81.69
DEPARTMENT TOTAL:						159.54
DEPARTMENT: 411 FIRE SUPPRESSION						
244520	1 -1027	DAIOHS FIRST CHOICE	COFFEE & SUPPLIES	5/2025	TU-326178 04-15	250.69
244498	1 -1101	BROOKSHIRE GROCERY COMPANY	COOKIES & CUPCAKES	5/2025	0354 04-17	33.96
244499	1 -1101	BROOKSHIRE GROCERY COMPANY	TEA & FLOWERS	5/2025	2094 04-26	110.80
244546	1 -1101	BROOKSHIRE GROCERY COMPANY	MISC DRINKS	5/2025	05-06-25	39.98
244543	1 -1458	NORTH AMERICA FIRE EQUIPMEN	APPAREL ALTERATION	5/2025	1318635 01-02	419.52
244496	1 -1735	TESCORP	SERVICE SCOTT COMPRESSOR	5/2025	987790 04-22	745.01
244542	1 -2055	OKLAHOMA STATE FIREFIGHTERS	SOSA MEMBERSHIP	5/2025	CHF-26130 05-01	264.00
244507	1 -2153	OKLAHOMA STATE DEPARTMENT	ORENEWAL APPLICATIONS	5/2025	FLORA -AEMT	342.50
244541	1 -2198	MCKESSON MEDICAL-SURGICAL	LDEPARTMENT SUPPLIES	5/2025	23692119 04-29	204.07
244500	1 -2747	WITMER PUBLIC SAFETY GROUP	RED GRIPPER STRAP	5/2025	INV672363 04-25	84.95
244508	1 -2747	WITMER PUBLIC SAFETY GROUP	LEATHER GLOVES, BOOTS	5/2025	INV667050 04-16	574.69
244509	1 -2747	WITMER PUBLIC SAFETY GROUP	ADJ. CHAINSAW MOUNT	5/2025	INV666104 04-15	155.63
244544	1 -2747	WITMER PUBLIC SAFETY GROUP	FF APPAREL	5/2025	INV678710 05-07	857.63
244480	1 -2794	SAFE KIDS WORLDWIDE	CPS RE-CERT	5/2025	ORG772512 05-01	55.00
244501	1 -2978	RICHARD MARTINEZ	PERSONAL REIMBURSEMENT	5/2025	HATCH 04-05	178.28
244494	1 -3304	ALEXANDER WATKINS	PERSONAL REIMBURSEMENT	5/2025	HATCH 04-05	169.93
244504	1 -3313	AUTOZONE STORES LLC	DIESEL EXHAUST FLUID	5/2025	6377608794 04-21	149.86
244526	1 -3313	AUTOZONE STORES LLC	FIRE DEPARTMENT SUPPLIES	5/2025	6377595635 03-24	17.43
244502	1 -3397	PAM CONWAY	PERSONAL REIMBURSEMENT	5/2025	HOBBY LOBBY 04-16	29.95
244545	1 -4074	ENGINE COMPANY LEATHER, LLC	FIREFIGHTER APPAREL	5/2025	251131 05-07	646.50
244497	1 -4119	WESTLAKE HARDWARE, INC	BULK FASTENERS	5/2025	18100629 03-12	9.54
244538	1 -4196	TRIBAL RESOURCES, LLC	APPAREL	5/2025	10230 04-30	44.00
244539	1 -4196	TRIBAL RESOURCES, LLC	APPAREL	5/2025	10197 04-22	140.00
244540	1 -4196	TRIBAL RESOURCES, LLC	APPAREL	5/2025	10211 04-24	169.00
244503	1 -4231	CAPTIVE AIRE SYSTEMS INC	HOOD REPAIR	5/2025	2415859 04-17	435.00
DEPARTMENT TOTAL:						6,127.92

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 412						
244534	1 -3762	FIRE VOLUNTEERS	OKLAHOMA FIREFIGHTERS PENSIPENSION APPLICATION	5/2025	03-07-25	60.00
DEPARTMENT TOTAL:						60.00
DEPARTMENT: 512						
244481	1 -1457	PROTECTIVE INSPECTIONS	O'REILLY AUTO PARTS FLEET MAINT SUPPLIES	5/2025	2075-423486 04-02	94.14
244517	1 -1558	COOPER N JILL INC	BATTERIES	5/2025	42147840 04-09	162.95
244521	1 -1558	COOPER N JILL INC	BATTERIES FOR VEHICLES	5/2025	30034019 03-10	725.75
DEPARTMENT TOTAL:						982.84
DEPARTMENT: 521						
244477	1 -1457	STREET MAINTENANCE	O'REILLY AUTO PARTS FLEET MAINT SUPPLIES	5/2025	2075-419554 03-07	20.91
244482	1 -1457	O'REILLY AUTO PARTS	FLEET MAINT SUPPLIES	5/2025	2075-420431 03-13	495.66
244483	1 -1457	O'REILLY AUTO PARTS	FLEET MAINT SUPPLIES	5/2025	2075-421566 03-20	78.69
244484	1 -1457	O'REILLY AUTO PARTS	FLEET MAINT SUPPLIES	5/2025	2075-421199 03-18	723.56
244478	1 -1542	CINTAS CORPORATION	PW UNIFORM RENTAL	5/2025	4226018576 04-02	29.31
244479	1 -2642	WARRIORS CONCRETE LLC	CONCRETE WORK	5/2025	0181 04-21	2,100.00
244536	1 -2642	WARRIORS CONCRETE LLC	CONCRETE WORK	5/2025	0148 04-16	2,500.00
244473	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	5/2025	2178 04-27	720.00
244537	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	5/2025	2177 04-18	480.00
244533	1 -3993	ULINE, INC.	SUPPLIES FOR SIGN MAINT	5/2025	19607613 04-14	1,092.26
244530	1 -4102	GREEN LAWN IRRIGATION, INC	IRRIGATION SERVICES	5/2025	87631 04-23	183.80
244528	1 -4155	BRUCKNER TRUCK SALES, INC.	MACK DUMP TRUCK REPAIR	5/2025	XA113085637:01 04-	84.11
DEPARTMENT TOTAL:						8,508.30
DEPARTMENT: 522						
244475	1 -1457	GENERAL MAINTENANCE	O'REILLY AUTO PARTS FLEET MAINTENANCE SUPPLIE	5/2025	2075-422202 03-25	16.82
244476	1 -1457	O'REILLY AUTO PARTS	FLEET MAINT SUPPLIES	5/2025	2075-421646 03-21	13.23
241685	1 -3302	LAMPTON WELDING SUPPLY CO	IFY24-25 WLDNG CYLIND RENT	5/2025	0001126176 04-30	92.12
DEPARTMENT TOTAL:						122.17

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 561						
244531	1 -1054	LOCKE SUPPLY CO.	DOWNTOWN SUPPLIES	5/2025	55237063-00 04-17	272.18
244472	1 -1190	MAXWELL SUPPLY COMPANY	SUPPLIES FOR PARKS MAINT	5/2025	225079 04-15	140.41
244478	1 -1542	CINTAS CORPORATION	PW UNIFORM RENTAL	5/2025	4226018576 04-02	54.43
244473	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	5/2025	2182 04-27	320.00
244537	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WORK	5/2025	2176 04-18	400.00
243892	1 -3234	ROBIN WINTER	MOWING / WEEDEATING SRVC	5/2025	050925-1A	5,150.00
244493	1 -4119	WESTLAKE HARDWARE, INC	PARK MAINT SUPPLIES	5/2025	18100698 04-29	35.98
244515	1 -4119	WESTLAKE HARDWARE, INC	PARKS MAINT. SUPPLIES	5/2025	18100673 04-10	28.76
244529	1 -4180	CLEARWATER POND MANAGEMENT,	POND MAINTENANCE	5/2025	10834 04-21	1,300.00
DEPARTMENT TOTAL:						7,701.76
DEPARTMENT: 562						
244525	1 -1101	BROOKSHIRE GROCERY COMPANY	DISPATCH / ANIMAL CONTROL	5/2025	1248 02-06	3.93
244487	1 -1542	CINTAS CORPORATION	MED CABINET MAINT	5/2025	5265070411 04-17	7.15
244527	1 -1542	CINTAS CORPORATION	MED KIT ANIMAL CONTROL	5/2025	5261970903 03-31	389.33
244490	1 -1762	OKLAHOMA POLICE SUPPLY LLC	UNIFORMS & GEAR	5/2025	0103394 04-22	275.96
244522	1 -4119	WESTLAKE HARDWARE, INC	PD SUPPLIES	5/2025	18100658 03-31	114.62
244511	1 -4237	MCDANIEL, MORGAN	PERSONAL REIMBURSEMENT	5/2025	MILEAGE 03-16	500.79
DEPARTMENT TOTAL:						1,291.78
FUND TOTAL:						61,102.67

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 561		PARKS & GROUNDS				
240479	1 -1254	OUTDOOR HOME SERVICES HOLDIFY24-25	VEG CONT VET PRK&	5/2025	207981683 05-02	1,317.21
DEPARTMENT TOTAL:						1,317.21
FUND TOTAL:						1,317.21
GRAND TOTAL:						62,419.88

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	10	5-213-5250	CONTRACTUAL SERVICES	1,225.00	
5/2025	10	5-214-5230	BUSINESS	19.00	
5/2025	10	5-231-5246	PRINTING & BINDING	562.20	
5/2025	10	5-231-5252	PROFESSIONAL SERVICES	1,969.00	
5/2025	10	5-231-5269	MISCELLANEOUS	7,995.06	
5/2025	10	5-241-5252	PROFESSIONAL SERVICES	17,017.74	
5/2025	10	5-241-5256	LEGAL NOTICES	450.00	
5/2025	10	5-242-5252	PROFESSIONAL SERVICES	250.00	
5/2025	10	5-245-5248	REPAIR & MAINTENANCE	1,512.11	
5/2025	10	5-245-5392	BUILDING & IMPROVEMENTS	7.98	
5/2025	10	5-311-5232	CLOTHING AND UNIFORMS	3,285.02	
5/2025	10	5-311-5240	VEHICLE PARTS/REPAIRS	703.60	
5/2025	10	5-311-5242	MATERIALS AND SUPPLIES	479.96	
5/2025	10	5-311-5244	OFFICE SUPPLIES	51.69	
5/2025	10	5-311-5252	PROFESSIONAL SERVICES	620.00	
5/2025	10	5-321-5242	MATERIALS AND SUPPLIES	159.54	
5/2025	10	5-411-5125	TRAINING & SCHOOLS	403.21	
5/2025	10	5-411-5128	MEMBERSHIP DUES	606.50	
5/2025	10	5-411-5232	CLOTHING AND UNIFORMS	2,851.34	
5/2025	10	5-411-5242	MATERIALS AND SUPPLIES	1,086.86	
5/2025	10	5-411-5248	REPAIR AND MAINTENANCE	1,180.01	
5/2025	10	5-412-5270	VOLUNTEER EXPENSE	60.00	
5/2025	10	5-512-5240	VEHICLE PARTS/REPAIRS	982.84	
5/2025	10	5-521-5232	CLOTHING AND UNIFORMS	29.31	
5/2025	10	5-521-5240	VEHICLE PARTS/REPAIRS	1,402.93	
5/2025	10	5-521-5248	REPAIR AND MAINTENANCE	1,276.06	
5/2025	10	5-521-5250	CONTRACTUAL SERVICES	5,800.00	
5/2025	10	5-522-5240	VEHICLE PARTS/REPAIRS	30.05	
5/2025	10	5-522-5250	CONTRACTUAL SERVICES	92.12	
5/2025	10	5-561-5232	CLOTHING AND UNIFORMS	54.43	
5/2025	10	5-561-5242	MATERIALS AND SUPPLIES	477.33	
5/2025	10	5-561-5248	REPAIR AND MAINTENANCE	1,300.00	
5/2025	10	5-561-5250	CONTRACTUAL SERVICES	5,870.00	
5/2025	10	5-562-5125	TRAINING & SCHOOLS	500.79	
5/2025	10	5-562-5232	CLOTHING AND UNIFORMS	275.96	
5/2025	10	5-562-5242	MATERIALS AND SUPPLIES	515.03	61,102.67
5/2025	45	5-561-5392	BUILDING AND IMPROVEMENTS	1,317.21	1,317.21
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		62,419.88
			REPORT TOTAL:		62,419.88

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A						
244211	1 -4235	NON-DEPARTMENTAL OAK PROPERTIES, LLC	04-15 OAK PROPERTIES REF	5/2025	04-15-25 OAK PROP	48,945.61
DEPARTMENT TOTAL:						48,945.61
DEPARTMENT: 216						
240022	1 -2013	PERSONNEL BENEFIT RESOURCES INC	FSA BENEFITS 24-25	5/2025	18-33352 05-01	218.07
DEPARTMENT TOTAL:						218.07
DEPARTMENT: 231						
240025	1 -1596	GENERAL GOVERNMENT COMMUNITY CARE HMO INC	JUL 24 EAP MONTHLY FEES	5/2025	APR 25 MONTHLY EAP	58.75
DEPARTMENT TOTAL:						58.75
DEPARTMENT: 245						
243624	1 -2832	COMMUNITY DEVELOPMENT ROGER SCOTT	PEST CONTROL	5/2025	04-15-25 RANCH	200.00
DEPARTMENT TOTAL:						200.00
DEPARTMENT: 311						
244278	1 -1047	UNIFORMED PATROL JENKS PUBLIC WORKS AUTHOR	MAY 2025 WATER SERVICE	5/2025	05-0230-01 MAY 25	60.46
240511	1 -2832	ROGER SCOTT	BI-MTH PEST CNTRL PD&DISP	5/2025	04-24-25 PD HQ	42.00
244279	1 -3312	WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	5,810.67
244280	1 -3312	WEX BANK-QUIKTRIP	FUEL	5/2025	104456063 04-30	49.74
DEPARTMENT TOTAL:						5,962.87
DEPARTMENT: 315						
244279	1 -3312	POLICE RESERVE WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	264.10
DEPARTMENT TOTAL:						264.10
DEPARTMENT: 411						
244278	1 -1047	FIRE SUPPRESSION JENKS PUBLIC WORKS AUTHOR	MAY 2025 WATER SERVICE	5/2025	05-0160-01 MAY 25	312.33
240046	1 -2832	ROGER SCOTT	PEST CONTROL FS	5/2025	04-24-25 FS#2	150.00
244279	1 -3312	WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	3,140.71
DEPARTMENT TOTAL:						3,603.04

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P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 512						
244279	1 -3312	PROTECTIVE INSPECTIONS WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	42.06
DEPARTMENT TOTAL:						42.06
DEPARTMENT: 521						
244279	1 -3312	STREET MAINTENANCE WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	765.60
DEPARTMENT TOTAL:						765.60
DEPARTMENT: 522						
244279	1 -3312	GENERAL MAINTENANCE WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	663.75
DEPARTMENT TOTAL:						663.75
DEPARTMENT: 561						
244278	1 -1047	PARKS & GROUNDS JENKS PUBLIC WORKS AUTHOR	MAY 2025 WATER SERVICE	5/2025	01-0355-00 MAY 25	23,221.62
244279	1 -3312	WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	218.45
DEPARTMENT TOTAL:						23,440.07
DEPARTMENT: 562						
244278	1 -1047	ANIMAL CONTROL JENKS PUBLIC WORKS AUTHOR	MAY 2025 WATER SERVICE	5/2025	05-2105-00 MAY 25	79.93
244279	1 -3312	WEX BANK-QUIKTRIP	FUEL	5/2025	104299147 04-23	280.72
DEPARTMENT TOTAL:						360.65
FUND TOTAL:						84,524.57

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P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
244268	1 -1685	BANK OF OKLAHOMA	0525 JENKSPWAPROMNT24	5/2025	5-25 JENKSPWAPROMN	22,916.67
DEPARTMENT TOTAL:						22,916.67
FUND TOTAL:						22,916.67

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321		CENTRAL DISPATCH				
240028	1 -1039	INCOG	E-911 ADMIN SERVICE 24-25	5/2025	E-002341 05-01	5,733.08
					DEPARTMENT TOTAL:	5,733.08
					FUND TOTAL:	5,733.08
					GRAND TOTAL:	113,174.32

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G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	10	4180	MISCELLANEOUS ZONING FEES	48,945.61	
5/2025	10	5-216-5252	PROFESSIONAL SERVICES	218.07	
5/2025	10	5-231-5262	INSURANCE	58.75	
5/2025	10	5-245-5250	CONTRACTUAL SERVICES	200.00	
5/2025	10	5-311-5238	VEHICLE FUEL	5,860.41	
5/2025	10	5-311-5254	SUBSCRIPTIONS	42.00	
5/2025	10	5-311-5260	UTILITIES	60.46	
5/2025	10	5-315-5238	VEHICLE FUEL	264.10	
5/2025	10	5-411-5238	VEHICLE FUEL	3,140.71	
5/2025	10	5-411-5250	CONTRACTUAL SERVICES	150.00	
5/2025	10	5-411-5260	UTILITIES	312.33	
5/2025	10	5-512-5238	VEHICLE FUEL	42.06	
5/2025	10	5-521-5238	VEHICLE FUEL	765.60	
5/2025	10	5-522-5238	VEHICLE FUEL	663.75	
5/2025	10	5-561-5238	VEHICLE FUEL	218.45	
5/2025	10	5-561-5260	UTILITIES	23,221.62	
5/2025	10	5-562-5238	VEHICLE FUEL	280.72	
5/2025	10	5-562-5260	UTILITIES	79.93	84,524.57
5/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	22,916.67	22,916.67
5/2025	16	5-321-5254	SUBSCRIPTIONS	5,733.08	5,733.08
			GRAND TOTAL ESTIMATE:	0.00	
			GRAND TOTAL ACTUAL:	113,174.32	
			REPORT TOTAL:	113,174.32	

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P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 214		CITY ATTORNEY				
243563A	1 -4228	RELX INC.	LEGAL RESEARCH SUBSCRIPT	5/2025	3095747091 04-30	253.00
DEPARTMENT TOTAL:						253.00
FUND TOTAL:						253.00
GRAND TOTAL:						253.00

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	10	5-214-5254	SUBSCRIPTIONS	253.00	253.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					253.00
REPORT TOTAL:					253.00

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 221		MUNICIPAL COURT				
240008	1 -1033	PHIL FRAZIER	MUNICIPAL JUDGE	5/2025	MAY 25 MUN'L JUDGE	1,978.67
					DEPARTMENT TOTAL:	1,978.67
DEPARTMENT: 311		UNIFORMED PATROL				
240177	1 -2586	A T & T MOBILITY	PD AIRCARDS/IPADS/CELL PH	5/2025	287343065373 MAY25	1,542.46
					DEPARTMENT TOTAL:	1,542.46
DEPARTMENT: 411		FIRE SUPPRESSION				
240048	1 -1726	OTA PIKEPASS CUSTOMER SVC	PIKE PASS SERVICE 24-25	5/2025	20250400395 05-01	58.97
					DEPARTMENT TOTAL:	58.97
DEPARTMENT: 512		PROTECTIVE INSPECTIONS				
240048	1 -1726	OTA PIKEPASS CUSTOMER SVC	PIKE PASS SERVICE 24-25	5/2025	20250400395 05-01	0.41
					DEPARTMENT TOTAL:	0.41
DEPARTMENT: 521		STREET MAINTENANCE				
240048	1 -1726	OTA PIKEPASS CUSTOMER SVC	PIKE PASS SERVICE 24-25	5/2025	20250400395 05-01	14.15
					DEPARTMENT TOTAL:	14.15
DEPARTMENT: 562		ANIMAL CONTROL				
240177	1 -2586	A T & T MOBILITY	PD AIRCARDS/IPADS/CELL PH	5/2025	287343065373 0525	80.08
					DEPARTMENT TOTAL:	80.08
					FUND TOTAL:	3,674.74
					GRAND TOTAL:	3,674.74

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G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	10	5-221-5252	PROFESSIONAL SERVICES	1,978.67	
5/2025	10	5-311-5258	COMMUNICATIONS	1,542.46	
5/2025	10	5-411-5250	CONTRACTUAL SERVICES	58.97	
5/2025	10	5-512-5234	TRAVEL	0.41	
5/2025	10	5-521-5234	TRAVEL	14.15	
5/2025	10	5-562-5258	COMMUNICATIONS	80.08	3,674.74
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:				3,674.74	
REPORT TOTAL:				3,674.74	

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311						
UNIFORMED PATROL						
240011	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 24-25	5/2025	182557209 MAY 25	53.05
241467	1 -3933	DANA MUGAVERO DBA	BEHAVIORAL HEALTH SERVICE	5/2025	1518 05-15	850.00
DEPARTMENT TOTAL:						903.05
DEPARTMENT: 411						
FIRE SUPPRESSION						
240011	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 24-25	5/2025	113564527 MAY 25	504.21
DEPARTMENT TOTAL:						504.21
DEPARTMENT: 521						
STREET MAINTENANCE						
243406	1 -1025	EAST CENTRAL ELECTRIC	ELECTRIC SERVICE	5/2025	3993011 MAY 25	250.00
240424	1 -3381	TULSA-SAPULPA UNION RAILWAYRR	MAINT & INSPECTION	5/2025	JK-42025 04-30	763.40
DEPARTMENT TOTAL:						1,013.40
FUND TOTAL:						2,420.66

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321		CENTRAL DISPATCH				
240143	1 -1022	OKLAHOMA DEPT OF PUBLIC SAFMNTLY	OLET JAN-JUN 2025	5/2025	LET-018880 05-13	750.00
240145	1 -1022	OKLAHOMA DEPT OF PUBLIC SAFMNTLY	OLETS MOBIL/COMPUT	5/2025	LET-018880A 05-13	222.00
DEPARTMENT TOTAL:						972.00
FUND TOTAL:						972.00
GRAND TOTAL:						3,392.66

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G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
5/2025	10	5-311-5116	INSURANCE - OTHER	850.00	
5/2025	10	5-311-5260	UTILITIES	53.05	
5/2025	10	5-411-5260	UTILITIES	504.21	
5/2025	10	5-521-5250	CONTRACTUAL SERVICES	763.40	
5/2025	10	5-521-5260	UTILITIES	250.00	2,420.66
5/2025	16	5-321-5250	CONTRACTUAL SERVICES	972.00	972.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					3,392.66
REPORT TOTAL:					3,392.66

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City of Jenks
Fund 10
Financial Position
As of 04/30/2025

	Actual FY 24-25 Jul 1 - Apr 30	Budget Year 1 FY 24-25	Actual FY 23-24 Jul 1 - Apr 30
Gross Revenues:			
Sales Tax Collections	\$ 10,697,173.44	\$ 13,584,414.00	\$ 8,844,950.96
Use Tax Collections	3,019,414.03	2,986,361.00	2,405,717.81
Other Licenses & Permits	9,809.00	10,000.00	14,715.00
Electrical Licenses	9,950.00	10,000.00	8,500.00
Plumbing Licenses	12,250.00	10,500.00	8,925.00
Mechanical Licenses	8,025.00	10,000.00	5,089.50
Beverage Licenses	16,457.50	40,000.00	11,900.00
Solicitors Licenses	430.00	2,000.00	540.00
Sign Permits	3,409.50	2,000.00	4,425.00
Electrical Permits	27,916.66	26,500.00	22,556.25
Plumbing Permits	33,163.38	30,000.00	26,891.25
Mechanical Permits	26,475.00	27,500.00	19,156.25
Building Permits	114,755.05	220,000.00	77,458.68
Fire Permits	16,352.00	15,000.00	19,900.00
Solid Waste Revenue	48,248.54	58,000.00	46,612.96
Fireworks Permits	8,170.00	7,000.00	6,160.00
Inspection/Reinspection Fees	4,574.50	7,000.00	4,410.00
Engineering Fees	34,300.00	25,000.00	32,250.00
Building Permits Admin Fee	899.00	1,000.00	481.51
Zoning Applications	14,010.00	15,000.00	16,300.00
Alcoholic Beverage Tax	67,630.53	75,000.00	65,196.91
Franchise Fees	1,143,807.38	1,300,000.00	1,207,618.13
McDonald's Rental Income	44,400.00	53,000.00	39,960.00
Assessment Letter	750.00	1,000.00	600.00
Miscellaneous Revenue*	149,353.92	110,000.00	137,518.98
Municipal Court Fine	177,956.27	160,000.00	109,551.08
Miscellaneous Zoning Fees	84,045.83	40,000.00	30,867.50
SAFER Grant	-	421,696.00	-
Gross Receipts	98,816.14	200,000.00	125,846.98
Community Room Rental	1,350.00	1,000.00	1,240.00
Auction Sales	10,607.00	10,000.00	-
Interest	40,803.04	21,000.00	20,939.04
Interest on Investment	22,486.40	30,000.00	20,058.11
Total Gross Revenues:	\$ 15,947,789.11	\$ 19,509,971.00	\$ 13,336,336.90

Expenditures:			
City Manager	\$ 222,139.00	\$ 317,550.00	\$ 198,504.92
City Clerk	271,734.26	321,600.00	234,026.22
City Treasurer	203,673.87	245,100.00	200,119.52
City Attorney	68,636.54	98,200.00	343,211.55
Personnel	162,161.88	233,900.00	184,434.13
Admin Support / Records	71,584.75	88,100.00	66,619.68
Municipal Court	91,288.80	133,600.00	97,681.40
General Government	196,598.74	308,845.00	165,189.37
City Planner	156,169.46	212,150.00	17,929.37
Community Development	123,460.18	135,500.00	203,330.83
Uniformed Patrol	2,793,898.76	3,859,300.00	2,468,349.68
Police Reserves	159,540.71	288,600.00	141,076.68
Central Dispatch	470,981.42	686,100.00	404,063.08
Code Enforcement	53,820.77	96,300.00	56,379.82
Fire Suppression	3,320,674.78	3,936,380.00	2,600,863.35
Fire Volunteers	12,641.79	77,500.00	23,640.62
Protective Inspections	239,359.31	321,000.00	230,765.90
Street Maintenance	683,965.12	665,573.00	541,914.32
General Maintenance	24,861.99	32,500.00	21,130.37
Parks & Grounds	839,767.20	878,900.00	765,024.73
Animal Control	136,849.68	217,350.00	131,532.23
Total Operating Expenditures:	\$ 10,303,809.01	\$ 13,154,048.00	\$ 9,095,787.77
Capital Expenditures:			
Fire Volunteers	\$ -	\$ 35,000.00	\$ -
Small Capital Projects	-	-	9,359.58
Total Capital Expenditures:	\$ -	\$ 35,000.00	\$ 9,359.58
Excess (deficiency) of Revenues over Expenditures:	\$ 5,643,980.10	\$ 6,320,923.00	\$ 4,231,189.55
Transfers (In/Out)			
Transfers In	8,103,408.40	\$ 10,059,347.00	\$ 6,711,876.44
Transfers Out	(13,786,959.05)	(17,460,668.00)	(11,308,223.95)
Total Transfers:	\$ (5,683,550.65)	\$ (7,401,321.00)	\$ (4,596,347.51)
Net Change in Fund Balance:	\$ (39,570.55)	\$ (1,080,398.00)	\$ (365,157.96)

Prepared by Matthew Johnson 05/14/2025

To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	May 20, 2025
Case Number	Plat 25-09 121 Crossing
Request	Preliminary Plat
Location	North of 121 st and west of HWY 75 (2517 W 121 st St)
Applicant	Amy Baumann

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Preliminary Plat Documents

Preparer

Rogers Engineering

Background Information

PC Summary | Approved 6-0-1 | May 08, 2025 | One Planning Commissioner was absent, this item was part of the consent agenda for a regularly scheduled meeting.

STAFF COMMENTARY | The owner of the lot changed the zoning to CS (Commercial Shopping) to better align with their goals for the property and to better fit in the surrounding development, both present and future. Per the applicant, the future use of this lot is: light office, medical, retail, and sports facilities.

PLANNING DATA

General Location	2517 W 121 st St.
Account #	R98234823445910
Owner	TRIPLE H SPORTS INC
Address	2517 W 121 ST S
Zoning	CS, Commercial (Ordinance 1125, 1549, 1592)
Proposed Uses	Commercial Shopping
Comp Plan	Regional Commercial & Business Park
Annexation	May 03, 2022
Site Plan	Submitted, currently undeveloped, previously residential/agriculture
Plat Data	Preliminary Plat Approval
Gross Acres	9.51
Gross SF	414,055.2

121st Street 1 Block, 3 Lots
Access: 1 mutual access along the east
This segment of State Highway 117 is classified as Primary Arterial

Staff Evaluation & Recommendation

EVALUATION: Staff believes the rezoning request will be in compliance with all City requirements. Approval of the rezoning will allow the applicant to move forward with future project development.

TAC COMMENTS | APRIL 1, 2025:

1. AEP/PSO AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon, I do not see any PSO transmission lines in the two areas. If you have any questions or if you need anything, please let me know. Thank you.
2. Oneok, Timothy Mikles, Right-of-Way & Damage Agent III 121st Crossing (Triple H) Preliminary Plat, Jenks, OK (E/E/SE/SW 34-18N-12E, Tulsa Co., OK)
ENGINEER: Amy Baumann amy@triplehok.com
North of 121st and west of Highway 75
Undeveloped
Zoning CS
Approximately 10 Acres
1 Block, 3 Lots
 - o Magellan Pipeline Company, L.P. (285) a subsidiary of ONEOK, Inc. (010)
Tulsa - Glenpool East No. 5 (8") Pipeline
Pipeline Number: 6635
No Impact: Pipeline is north and east of the property (NE/SW & SW/SE 34-18N-12E, Tulsa Co., OK)
3. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for 121st Crossing. Thank you!

CONDITIONS:

1. The filing of the Plat will be required before any building permits are issued.
2. See face of plat for corrections.
 - a. Limits of No Access should be added.
 - b. Add "R" to Right of Way Dedication.
 - c. Add "MAE" to Legend.
 - d. Use different dash for MAE to distinguish from easements.
 - e. MAE should extend to property line.
 - f. Add maintenance to language to DOD.
3. What is the area of each lot? Add to face of the plat in acres and square feet.
4. Site Plan
 - a. Use Table 16-3-1 for bulk and dimensional standards.
 - b. See: [Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.](#)
 - i. Adhere to [Additional Regulations found in Table 16-3-4](#)
 - c. Use [ARTICLE 6. - DEVELOPMENT STANDARDS](#) for site plan development.
5. Revise and resubmit DOD. Comments are not a complete list.
 - a. References to Tulsa County?
 - b. Okmulgee County Water?

c. Home Owners Association, Residential?

d. PUD?

RECOMMENDATION: *Staff, Planning Commission, and TAC recommend conditional approval of the preliminary plat.*

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards				
Standard	CS	Lot 1	Lot 2	Lot 3
Lot Standards (Minimum)				
Lot Area (acres)	n/a			
Lot Width (ft)	n/a			
Yard Setbacks (Minimum, unless otherwise stated)				
Front, maximum (ft)	0 n/a			
Exterior Side(ft) (3), maximum (ft)	0 n/a			
Interior Side (ft) (3)	10 (1)			
Rear (ft) (3)	10 (1)			
Building Standards (Maximum)				
Height (ft)	60			
Impervious Surface Coverage	70%			
Notes1) 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.				



Figure 1: Primary Arterial per INCOG Major Street and Highway Plan

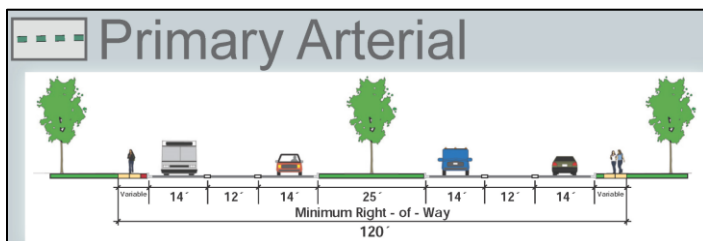


Figure 2: INCOG TMA | ROW Standards

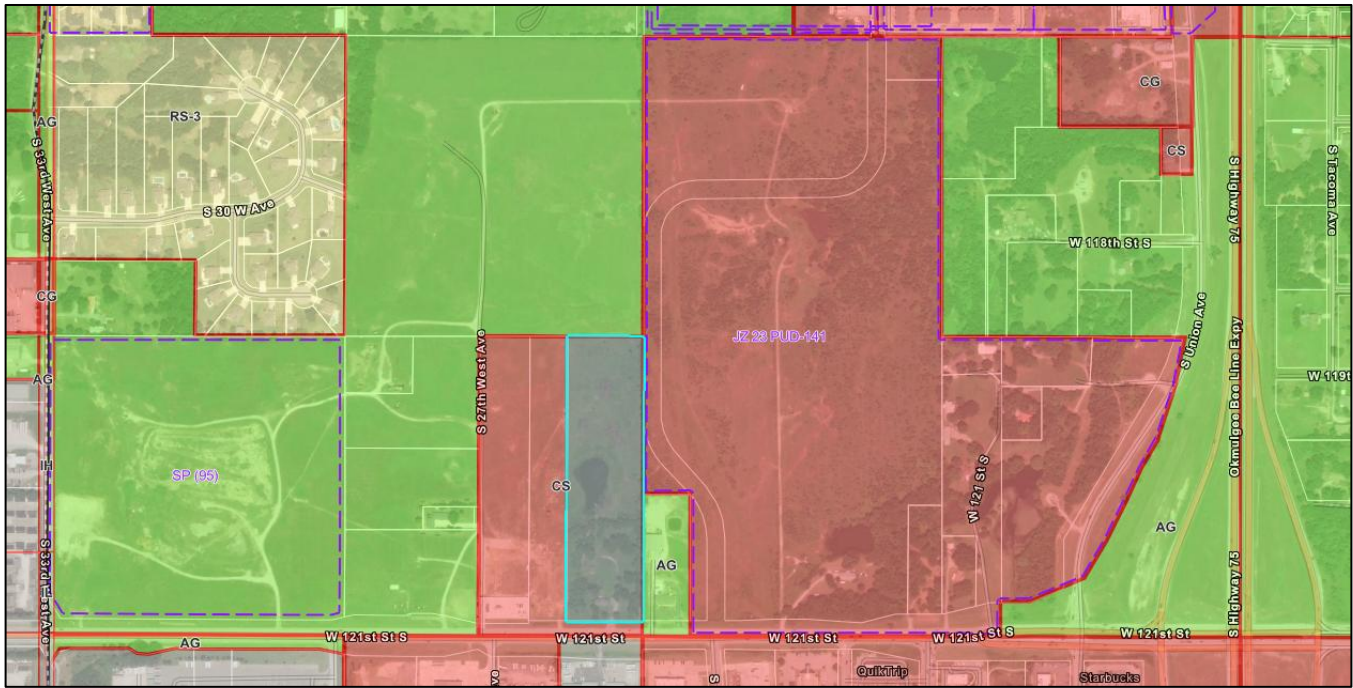


Figure 3 | INCOG Map

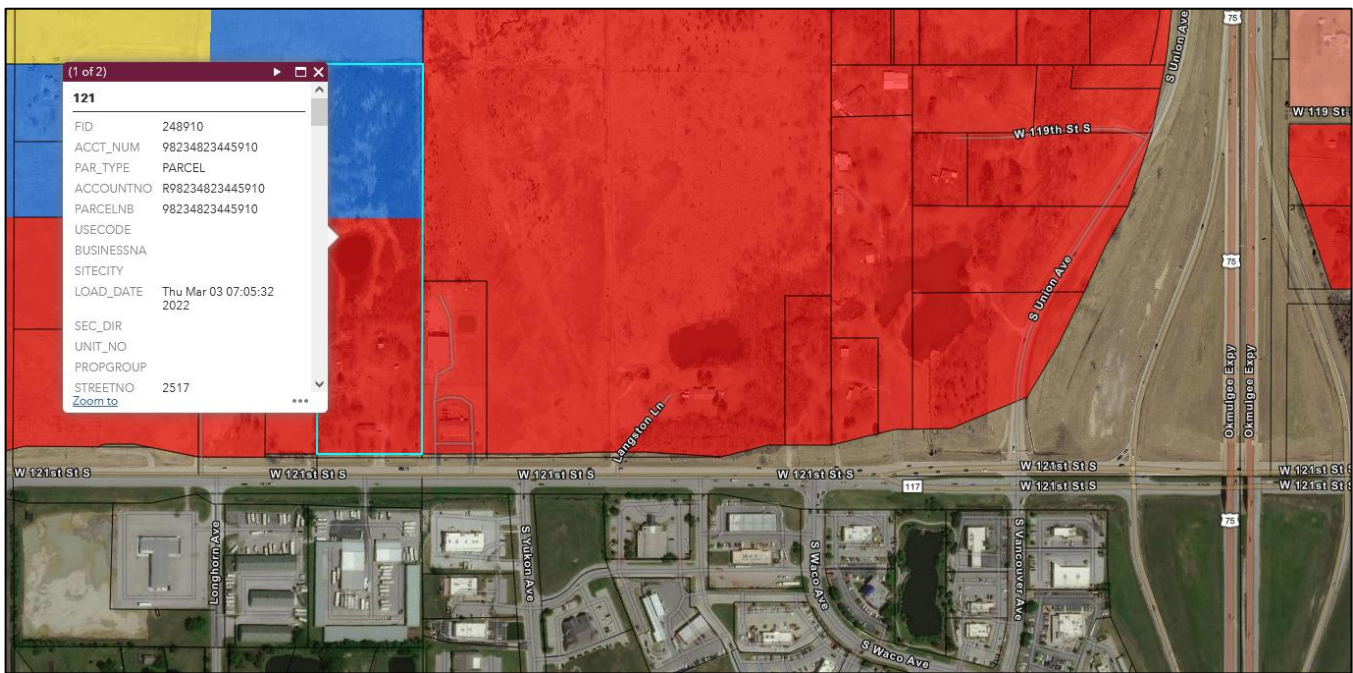


Figure 4 | Comp Plan Map

UDO LANGUAGE:

- (5) **Preliminary Plat.** The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
- (a) **Preliminary Plat Review Requirements.** The preliminary plat shall show or be accompanied by the following:

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

(ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*

(iii) *All mine entrances shall be sealed and closed to the specifications of the City Engineer.*

(b) Additional Engineering Review Items:

☐ *Are all lots serviced with public street access?*

☐ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*

☐ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*

☐ *Are all lots serviced with water and are adequate easements dedicated for water?*

☐ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*

☐ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*

☐ *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*

☐ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*

☐ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*

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

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

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses		
Use	Additional Regulation	CS
Agricultural Uses		CS
Residential Uses		CS
Multifamily Building, 8 units or more	16-5-2(C)	S
Multifamily Building, less than 8 units	16-5-2(C)	S
Multifamily Complex	16-5-2(D)	S
Residential, above ground floor		P
Residential Facility for Persons with a Disability	16-5-2(B)	S
Single-Family Detached		
Institutional and Utility Uses		CS
Government Uses, indoor		P
Government Uses, outdoor	16-5-3(A)	S
Place of Assembly		S
Wireless Communication Facility	16-5-3(B)	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C
Retail Uses		CS
Adult Uses	16-5-4(A)	
Convenience Store		P
General Retail, less than 10,000 sq. ft.	16-5-4(B)	P
General Retail, 10,000 sq. ft. – 49,999 sq. ft.	16-5-4(C)	P
General Retail, 50,000 or more sq. ft.	16-5-4(D)	P
Multitenant Shopping Center	16-5-4(E)	P
Pawn Shop		
Service Uses		CS
Acute Care Center		P
Business Park	16-5-5(A)	
Check Cashing/Pay Day Loan Store		
Commercial Animal Boarding	16-5-5(B)	
General Service, less than 10,000 sq. ft.	16-5-5(C)	P
General Service, 10,000 – 49,999 sq. ft.	16-5-5(D)	P
General Service, 50,000 sq ft or more	16-5-5(E)	P
Hospital		S
Medical/Dental Office		P
Personal Storage Facility	16-5-5(F)	S
Professional Office		P
Professional Office, above ground floor		P
Tattoo Parlor		
Veterinary Clinic/Animal Hospital		P
Lodging Uses		CS
Hotel		P
Motel		S
Short-Term Rental	16-5-6(B)	
Eating/Drinking Uses		CS
Bar/Tavern		
Brewery/Winery/Distillery, micro		P

Brewery/Winery/Distillery, tasting room		P
Coffee/Tea Shop	16-5-7(A)	P
Food Truck Court	16-5-7(B)	S
Restaurant, delivery/carry out only		P
Restaurant, fast casual		P
Restaurant, sit down		P
Entertainment Uses		CS
Archery/Gun Range		
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	P
General Entertainment, indoor, 10,000 sq. ft. – 49,999 sq. ft.	16-5-8(B)	P
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	P
General Entertainment, outdoor	16-5-8(D)	S
Vehicle Related Uses		CS
Autobody Repair		S
Car Wash	16-5-9(A)	S
Fuel Sales	16-5-9(B)	P
Gas Station With Mini-Mart		P
Service Station		P
Trucking Establishment	16-5-9(C)	
Vehicle Sales and Rental		
Industrial Uses		CS
Brewery/Winery/Distillery		S
Laboratory		
Manufacturing, Artisan		S
Manufacturing, Heavy		
Manufacturing, Light		
Mining and Mineral Processing and Oil and Gas	Municipal Code	
Warehouse, distribution		
Warehouse, office	16-5-10(A)	
Warehouse, storage		
Medical Marijuana Uses		CS
Medical Marijuana Commercial Grower	16-5-11(A)	
Medical Marijuana Education Facility	16-5-11(A)	
Medical Marijuana Dispensary	16-5-11(A)	P
Medical Marijuana Research Facility	16-5-11(A)	
Medical Marijuana Testing Laboratory	16-5-11(A)	
Medical Marijuana Processing Facility, Heavy	16-5-11(A)	
Medical Marijuana Processing Facility, Light	16-5-11(A)	
Accessory Uses		CS
Accessory Building	16-5-12(A)	P
Accessory Dwelling	16-5-12(B)	
Accessory Retail	16-5-12(C)	
Accessory Structure	16-5-12(D)	P
Donation Drop Box	16-5-12(E)	P
Drive Through	16-5-12(F)	P
Home Based Business	16-5-12(H)	C
Outdoor Activity/Operation, permanent	16-5-12(I)	S

Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S
Outdoor Storage, permanent	16-5-12(K)	
Solar Energy Collection System, canopy	16-5-12(L)	P
Solar Energy Collection System, ground	16-5-12(M)	P
Solar Energy Collection System, roof	16-5-12(N)	P
Temporary Uses		CS
Carnival/Fair		T
Construction Related		T
Farmers Market		T
Flea Market		T
Food Truck	16-5-13(A)	T
Outdoor Dining	16-5-13(B)	T
Outdoor Activity/Operation, temporary		T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T
Outdoor Storage, temporary		
Seasonal Sales	16-5-13(E)	T

121st CROSSING

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121st CROSSING
DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER/DEVELOPER, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 34;
THENCE NORTH 01°07'37" WEST ALONG THE EAST LINE THEREOF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING;

THENCE SOUTH 88°54'30" WEST ALONG SAID RIGHT-OF-WAY LINE 330.89 FEET;
THENCE NORTH 01°06'56" WEST AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE 1251.82 FEET TO THE NORTH LINE OF SAID SE/4 SW/4 OF SAID SECTION 34;
THENCE NORTH 88°54'41" EAST ALONG SAID NORTH LINE 330.64 FEET TO THE NORTHEAST CORNER OF THE SE/4 SW/4 OF SAID SECTION 34;
THENCE SOUTH 01°07'37" EAST ALONG THE EAST LINE THEREOF 1251.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 414.055 2 SQ. FEET OR 9.51 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SW/4 OF SECTION 34, T18N, R12E AS SOUTH 88°54'30" WEST.

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PUBLIC STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS 'FUNNY FARM ESTATES', A SUBDIVISION **IN TULSA COUNTY**, STATE OF OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE **THE STREETS DEPICTED ON THE ACCOMPANYING PLAT** AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/I" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS **WITHIN TULSA COUNTY** FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY LINES, INCLUDING WATER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, 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 SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE **ENFORCEABLE BY TULSA COUNTY**, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE, OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EASTERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

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

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

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

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

C. WATER, SANITARY SEWER AND STORM SEWER

IN CONNECTION WITH THE PROVISIONS OF WATER AND STORM SEWER SERVICE, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER MAINS AND THE PUBLIC STORM SEWER FACILITIES LOCATED ON HIS LOT AND WITHIN THE DEPICTED UTILITY EASEMENT AREAS. THE OWNER SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS OF THREE (3) INCHES FROM THE ORIGINAL CONTOURS OR FROM ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO THE EASEMENT AREAS.

2. **OKMULGEE COUNTY RURAL WATER DISTRICT NO. 6**, ITS SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF WATER MAINS AND CHEROKEE COUNTY, STATE OF OKLAHOMA OR ITS SUCCESSORS WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC STORM SEWER FACILITIES, BUT THE OWNER WILL PAY DAMAGE FOR RELOCATION OF SUCH FACILITIES NECESSITATED BY THE ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

3. **OKMULGEE COUNTY RURAL WATER DISTRICT NO. 6**, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ACCESS WITH ITS EQUIPMENT ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND PUBLIC STORM SEWER FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER FACILITIES SHALL BE ENFORCEABLE BY OKMULGEE COUNTY RURAL WATER DISTRICT NO. 6 AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

4. **TULSA COUNTY, STATE OF OKLAHOMA**, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ACCESS WITH ITS EQUIPMENT ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND PUBLIC STORM SEWER FACILITIES. THE FOREGOING COVENANTS CONCERNING PUBLIC STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY TULSA COUNTY, STATE OF OKLAHOMA AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

5. SANITARY SEWER DISPOSAL: SEWERAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS; NO OTHER ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE DEVELOPER. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

D. LANDSCAPE AND PAVING REPAIR

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON HIS LOT IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, ELECTRIC, NATURAL GAS, CABLE TELEVISION, OR TELEPHONE SERVICE.

2. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY WATER UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, OKMULGEE COUNTY RURAL WATER DISTRICT NO. 6 SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

E. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A DETENTION FACILITY, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING AND RECREATION, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE FUNNY FARM ESTATES HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION IV HEREOF.

F. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING AND RECREATION, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE FUNNY FARM ESTATES HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION IV HEREOF.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF TULSA COUNTY, STATE OF OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY **TULSA COUNTY**, STATE OF OKLAHOMA.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY TULSA COUNTY, STATE OF OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF **TULSA COUNTY**, STATE OF OKLAHOMA.

4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY TULSA COUNTY, STATE OF OKLAHOMA, IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, TULSA COUNTY, STATE OF OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM **TULSA COUNTY**, STATE OF OKLAHOMA, THE COUNTY 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. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY TULSA COUNTY, STATE OF OKLAHOMA.

G. STORM WATER DETENTION EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA "A" (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY **TULSA COUNTY**, STATE OF OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE FUNNY FARM ESTATES HOMEOWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- a. THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- b. THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, TULSA COUNTY, STATE OF OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY **THE HOMEOWNERS' ASSOCIATION**.

5. IN THE EVENT **THE HOMEOWNERS' ASSOCIATION**, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, TULSA COUNTY, STATE OF OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH **RESIDENTIAL LOT SHALL** BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY TULSA COUNTY, STATE OF OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "FUNNY FARM ESTATES" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (CZ-XXX / PUD-XXX), AS PROVIDED WITHIN SECTIONS 1100 THROUGH 1170 OF THE TULSA COUNTY ZONING CODE, AS THE SAME EXISTED ON _____, 2025, (HEREINAFTER THE "TULSA COUNTY ZONING CODE"), AND

WHEREAS CZ-XXX / PUD-XXX WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____, 2025 AND APPROVED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS ON _____, 2025, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA COUNTY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY TULSA COUNTY, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND TULSA COUNTY, STATE OF OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (FUNNY FARM ESTATES), AND WHICH COVENANTS 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.

GROSS LAND AREA: 20.01 ACRES

FUNNY FARM ESTATES NEIGHBORHOOD P.U.D. DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN FUNNY FARM ESTATES:

PERMITTED USES:

ALL USES ALLOWED BY RIGHT IN THE RE ZONING DISTRICT SPECIFICALLY USE UNIT 6 - SINGLE FAMILY DWELLINGS AND CUSTOMARY FACILITIES AND AMENITIES.

MINIMUM LOT WIDTH (AT BUILDING SETBACK LINE): 110 FEET **

** LOTS WITH CUL-DE-SAC FRONTAGE MAY HAVE A MINIMUM WIDTH OF 30 FEET AT THE RIGHT-OF-WAY LINE BUT SHALL BE MEET THE MINIMUM REQUIREMENTS FOR LOT AREA AS SPECIFIED IN THIS PUD.

MINIMUM LOT AREA: 22,500 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

FRONT YARD BUILDING SETBACK: 35 FEET

REAR YARD: 25 FEET

SIDE YARD: 7.5 FEET

NO RESIDENCE SHALL BE BUILT NEARER THAN SEVEN AND ONE-HALF (7.5) FEET TO ANY SIDE LOT ON ONE SIDE, AND SEVEN AND ONE-HALF (7.5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST FIFTEEN (15) FEET BETWEEN RESIDENCES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FORGOING, NO ENCRoACHMENT SHALL BE ALLOWED ON THE EASEMENT.

SECTION III. HOMEOWNERS' ASSOCIATION

H. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN FUNNY FARM ESTATES TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION, RESERVE 'A' AND RESERVE 'B', FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF FUNNY FARM ESTATES. THE DETAILS OF THE ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA.

I. MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN FUNNY FARM ESTATES SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

J. ASSESSMENT

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN FUNNY FARM ESTATES SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT

AND MAINTENANCE OF THE STORM WATER DETENTION FACILITY AND COMMON AREAS OF THE SUBDIVISION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTIONS I AND II, SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY TULSA COUNTY, STATE OF OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES AND SECTION II. PLANNED UNIT DEVELOPMENT, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT WHICH AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND TULSA COUNTY, STATE OF OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF, **PINE SPRINGS DEVELOPMENT GROUP, LLC**, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

PINE SPRINGS DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

JERRY GORDON, MANAGING MEMBER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED JERRY GORDON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS MANAGING MEMBER OF PINE SPRINGS DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

S. **ASHLEY MCCARTY**

MY COMMISSION EXPIRES: 8/13/2025

MY COMMISSION NUMBER: 18008059

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, 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 "FUNNY FARM ESTATES", A SUBDIVISION IN 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 MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ

LICENSED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1694

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 _____, 2025, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

JENNIFER FRITZ

MY COMMISSION EXPIRES: 6/23/2025

MY COMMISSION NUMBER: 14005589

CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE TULSA OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-SITE, SEWER SYSTEMS ON THE ____ DAY OF _____, 2025.

MICHAEL CHAD KELLER

SR. ENVIRONMENTAL PROGRAM SPECIALIST IV

DEPARTMENT OF ENVIRONMENTAL QUALITY

PRELIMINARY
PLAT

Not Shown on Plat

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

The name and address of the land surveyor

R 12 E

	=	CENTERLINE
	=	FENCE LINE
	=	OVERHEAD COMMUNICATION
	=	OVERHEAD ELECTRIC
	=	SANITARY SEWER
	=	STORM SEWER
	=	TOP/TOE OF GROUND SLOPE
	=	UNDERGROUND COMMUNICATION
	=	UNDERGROUND ELECTRIC
	=	UNDERGROUND SLOPE
	=	UNDERGROUND TELEPHONE
	=	WATERLINE
	=	ZONE AE FLOODWAY
	=	ZONE AE
	=	1.0% CHANCE OF FLOOD
	=	ZONE SHADED "X"
	=	0.2% CHANCE OF FLOOD

PREPARED BY: FRITZ LAND SURVEYING, LLC
524 E. MAIN ST., JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026



Jenks | City Council Staff Report



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	May 20, 2025
Case Number	PP 25-12 Frazier Falls
Request	Approval of Preliminary Plat
Location	126 th and South Harvard Ave.
Applicant	TEP

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Preliminary Plat “Frazier Falls”
- ☐ Original PUD 127 “Frazier Falls”
- ☐ PUD 127 Major Amendment No. 1

Preparer

Tulsa Engineering and Planning (TEP)
Tulsa Engineering and Planning (TEP)
Robert Bell, Bell Land Use

Background Information

PC Summary | Approved 6-0-1, May 08, 2025, at the regularly scheduled Planning Commission hearing. One planning commissioner was absent.

STAFF COMMENTARY | This plat represents the approved PUD known as Frazier Falls (PUD Overlay district No. 127 Major Amendment No. 1).

PUBLIC COMMENT: No Comments at the time of this report.

PLAT/PROJECT DATA

Request	Preliminary Plat approval for PUD 127 MA1
City Council	Ward 5 Donna Ogez
Current Zoning	PUD-127MA1 Overlay & RS-2, Residential Single-Family Ordinance 1656
Intended Use	Single-family Residential
Parcel ID	97305730536450
STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	North of Northwest Corner of 131 st and Harvard
Plat Data	Preliminary Plat 106 Lots 4 Reserves

Site Area

Public Comment

5 Blocks

30.851 Acres +-

Staff has not received comments from the public.

Zoning Surrounding:

North:

South:

West:

East:

RS-1 Residential Single-family | Ark. Ridge Estates

PUD 116 | RS-2 | Frazier Meadows

AG | Agriculture-Undeveloped & RS-1 Single-family | Sunrise Ridge

AG | Agriculture-Single-family

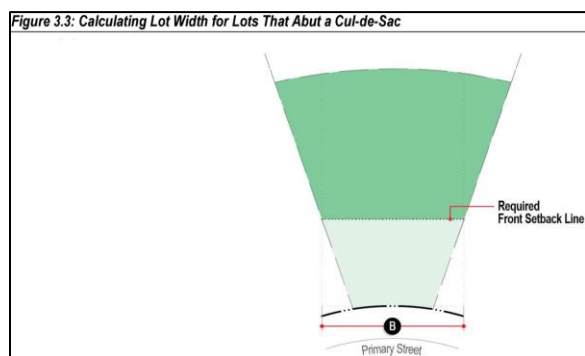
Figure 1: ZONING MAP

Figure 2: Comprehensive Land Use Plan

Page 2 of 6

Page 44 of 100

Figure 3.3: Calculating Lot Width for Lots That Abut a Cul-de-Sac



(B) Lot Widths for Lots that Abut a Cul-de-Sac.

The lot width of all lots which abut a cul-de-sac may be reduced by a maximum of 50 percent of the required lot width for the district in which it is located, as measured from the property line. *The required lot width for the district shall be met at the front yard setback line.*

PUD 127 Data | Not a Complete List

Amenities for Frazier Falls
Single-family subdivision Frazier Falls
Located N of Frazier Meadows 126 th and Harvard on the West
Retain much of the organic nature of the land
Natural water features
Public streets
Effort to protect natural trees
Parklike setting around creek area and large pond
One Large Lake about an acre/Fishing pond, trails
Walking trails
Sports courts, pavilion, trails
Required Trail /5ft Sidewalk
Shared Use of Pool in Frazier Meadows Expanded Pool Area (20x40) pool with deck, added pavilion, larger play set
130 allowed with zoning 117 in PUD (106 shown on plat)
Non-UDO Details
ONEOK high pressure gas line Reserve was created w/ restrictions
Three points of access (W, S, E)
Primary Access Harvard
Perimeter Screening match Frazier Meadows
3 Areas of Infrastructure Improvement
Safety along 126th curve is developer priority
Clear vegetation at curve along 126 th
Dedicate to City ROW for street improvements on 126th To be completed during platting
Revised Sewer Plan relocate lift station to Frazier Falls
Extension of 12-inch water line along Harvard to connect w 8 inch North to 126 th

	Zoning prior to UDO RS-2	PUD 127	PUD 127 MA1	PUD 127 as Approved	UDO RS2
LOT WIDTH (Min. Ft.)	75	60-63 60 ft (71 65.1%) 63 ft (38 34.9%)	50-55 (1600-1700) 52% 60-63 (1700+) 48%	55 ft+	55
LOT AREA (Min. Sq. Ft.)	9,000	7,200	5,000	5,000	8,000
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	5,000	3,500	NA	NA	NA
Front Yard Not an Arterial	30	25	25	25	20
Exterior Side Yard	15	15	5	5	15
Rear Yards (min. ft.)	25	20	20	20	20
Side Yards (min. ft.) One side	10	5	5	5	5
Side Yards (min. ft.) Other side	5	5	5	5	5
Minimum House Size *finished heated living area	NA	2, 200*	1,600*	15% @ 1,600-1,799 sq ft* 85% @ 1,800++ sq ft*	NA
Masonry First Floor	NA	100%	100%	100%	NA
Impervious Surface Coverage	NA	NA	60%	60%	45%

FRAZIER FALLS SUMMARY

CITY COUNCIL SUMMARY

CC: December 17, 2024, Approved with conditions: Not lot width less than 55 feet.

CC: November 19, 2024, regularly scheduled meeting, a motion was made and approved to send this item back to Planning Commission for review and recommendation. Council asked that Planning Commission review the changes presented in the agenda by the applicant to PUD 127 Major Amendment No. 1 and render a new decision.

CC: November 05, 2024, regularly scheduled meeting, this item was CONTINUED to the next City Council meeting to allow for additional review of project details by City Council.

PLANNING COMMISSION SUMMARY

PC: December 5, 2024, Approved | 4-1-2 (two members were not present at the hearing) at the special meeting.

PC approved as presented by Staff and with the following condition from Planning Commission:

COMMENTS | NOT COMPETE LIST

- 15% of homes may be built between 1,600sq ft and 1,800 sq ft. (Planning Commission requirement)
- Provide a Traffic Impact Analysis (required in UDO) and continue to work with City Staff on traffic conditions at the corner of 126th and Harvard.
- Sidewalks are required internally and along street frontage
- Consult with OneOK on sidewalk details
- Confirm encroachment agreement with OneOK
- Update the Comprehensive Plan information in the PUD
- Add PUD 127 MA 1 in the title
- Correct all outstanding PUD markups
- Add connection to the West

October 17, 2024, Denied \ 4-1-2 (two members were not present at the hearing) at the regularly scheduled Planning Commission hearing on October 17, 2024. Planning Director Marcae Hilton introduced the item and answered questions. Planning Commission took a break from 6:50 p.m. and returned at 6:56 p.m. Applicants Robert Bell (101 E Aquarium Pl) & Charlie Wollmershauser (12901 S 27th St) addressed the commission about the application and answered questions.

The following people gave public comments:

- Jeff Smith (2041 E 129th St)
- Justin Little (10531 S Koa)
- Aaron Farris (2120 E 128th Pl S)
- Catherine Lenhart (777 W 106th St)
- Bob Smith (12884 S 21st Pl E)
- Lori Anderson (12902 S 20th Pl E)
- Josh Glasscock (12922 S 20th Pl)
- Charlotte Montgomery (10612 S Fir Ave)
- Jennifer Nitz (12548 S Gary)

Robert Bell & Charlie Wollmershauser addressed the Commission again. Amy Bors made a motion to Deny the item. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, West; NAY: Stephens

FRAZIER FALLS SUMMARY FROM 2021 \ CITY COUNCIL SUMMARY

- CC May 18, 2021 \ JZ 21 PUD 127 Frazier Falls \ 6-0-1 (Councilor Kaye Lynne left at 7:15 pm) Approved Rezoning from AG to RS-2 with an overlay zoning JZ 21-PUD 127.

PLANNING COMMISSION SUMMARY

- PC May 06, 2021 \ JZ 21 PUD 127 – Frazier Falls
 - Commissioner Brown reviewed his statements from last meeting related to concerns of the 5' & 5' side-yard setback and stated he would not oppose the design as submitted
 - Commissioner Brown stated he was happy to see that the City will be putting in stop signs at the corner of 126th & Harvard; Commissioner/Chair Minden submitted concerns that stop signs would not be that helpful (she sent out an email to staff with her comments)
 - Mr. Bell spoke again addressing some of the concerns that were stated at the last meeting: vehicle stacking at gate, beneficial water runs; pump station design.
 - Passed per staff comments 6-1; Minden voted against
- PC April 08, 2021 \ JZ 21 PUD 127 – Frazier Falls – South Corner of E 126th St S & S Harvard
 - Chair Minden spoke about the safety of the roads in the area (too many sharp corners without adequate safety measures), and spoke about water/drainage, thinks the project is too dense for the area
 - Commissioner West did not see traffic as an issue as the new houses wouldn't be bringing in enough vehicles to impede traffic on the roads
 - Commissioner Beyer had questions about the 2 lift stations, answered by Mr. Bell
 - Commissioners Randolph and Brown thought that the side yard setbacks were too narrow at 5' & 5', thought it needed to be at least 15' total.
 - Commissioner West thought that the density was fine, and expressed concern about the PC forcing the developer to change the side yard setback could negatively impact the project
 - Commissioner Davis didn't like the project personally, but failed to see a reason why it wouldn't work as presented
 - First motion
 - Commissioner John Brown \ motion to table until developer brought project back with larger side yard setbacks
 - Seconded by Chair Carol Minden
 - Motion failed, tied 3-3
 - For: Randolph, Brown, Chair Minden
 - Against: West, Davis, Beyer
 - Second motion
 - Commissioner Scott West \ motion to approve as presented
 - Seconded by Commissioner Leon Davis
 - Motion failed, tied 3-3
 - For: West, Davis, Beyer
 - Against: Randolph, Brown, Chair Minden
 - Third motion
 - Commissioner Leon Davis motioned to table the item to next PC meeting
 - Seconded by Commissioner Jeff Beyer
 - Motion approved, 5-1
 - West against
 - Discussion lasted approximately 1 hour and 20 minutes

TRAFFIC CONVERSATION

The City of Jenks began discussions last year when a corner lot in the area developed as a single-family residence. To date there have been changes in the signage, a police report citing the number of accidents and ongoing staff dialog regarding safety and long-range improvements. Staff will consider the issues and traffic suggestions from Commissioner/Chair Minden. Presently, stop signs will be installed and the hard corner will have the overgrown brush and trees removed to improve visibility.

EVALUATION | The approved PUD requirements are enforceable by the City of Jenks.

STAFF COMMENTS | NOT COMPETE LIST

Provide the following prior to Final Plat Submittal:

1. LOT WIDTH:
 - a. Identify the number of lots per their lot width at build line: 55-60, 61-63, 64+
 - i. The PUD spelled out percentages which changed once the 50 ft lot width was eliminated.
 - b. The required lot width for the district shall be met at the front yard setback line. (See Figure 3.3)
 - i. Clarify the following lots at the Build Line
 1. Block 2 (Lots: 5, 9-13, 14)
 2. Block 3 (Lots: 1, 6-9, 13-20, 24-28)
 3. Block 4 (Lots: 1, 9, 12, 14-15, 17, 28-29)
 4. Block 5 (Lots: 1, 3-5)
2. Traffic Impact Analysis (required in UDO)
3. Continue to work with City Staff on traffic conditions at the corner of 126th and Harvard.
4. Sidewalks are required internally and along street frontage
 - a. Consult with OneOK on sidewalk details
5. Provide copy of encroachment agreement with OneOK
6. Finalize Amenities Package
7. Building Permit:
 - a. Provide your plan for tracking minimum square footage for livable space (finished heated living area).
 - b. Provide your method of enforcement of UDO standards such as anti-monotony etc.
8. Provide Final Clean Copy of PUD 127
 - a. Correct all outstanding PUD markups

RECOMMENDATION | Staff, Planning Commission and TAC recommend conditional approval with the comments of staff, and/or Planning Commission, and/or City Council.

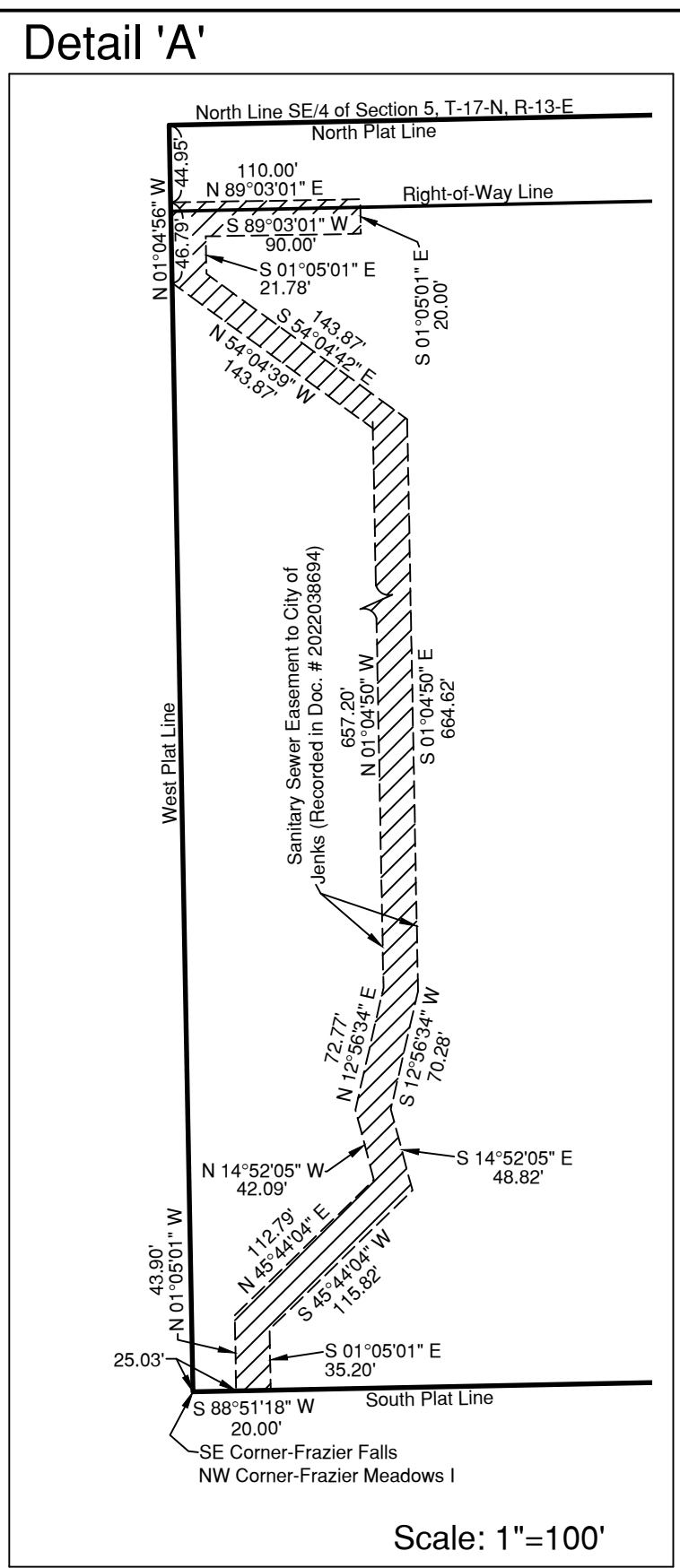
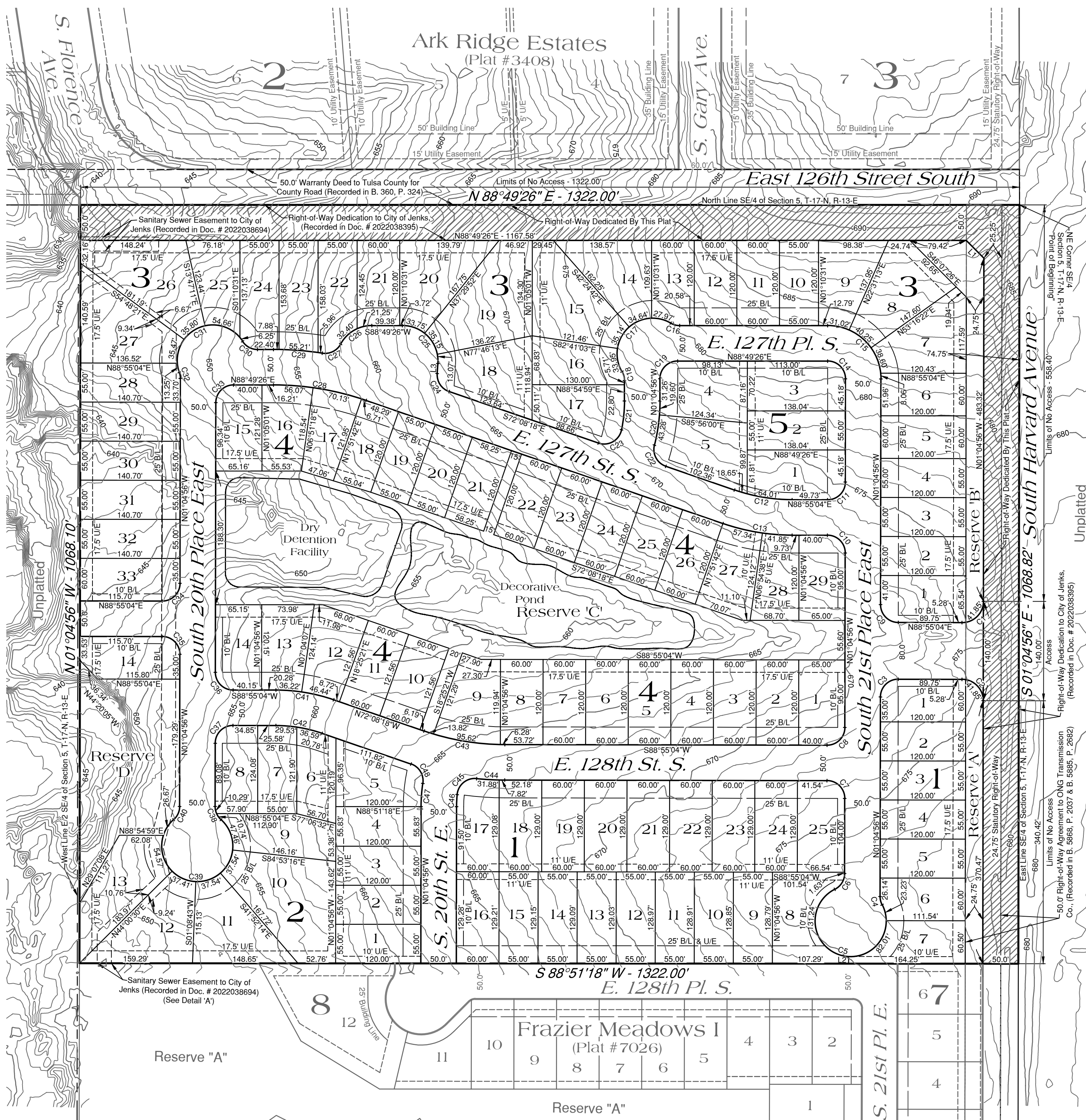
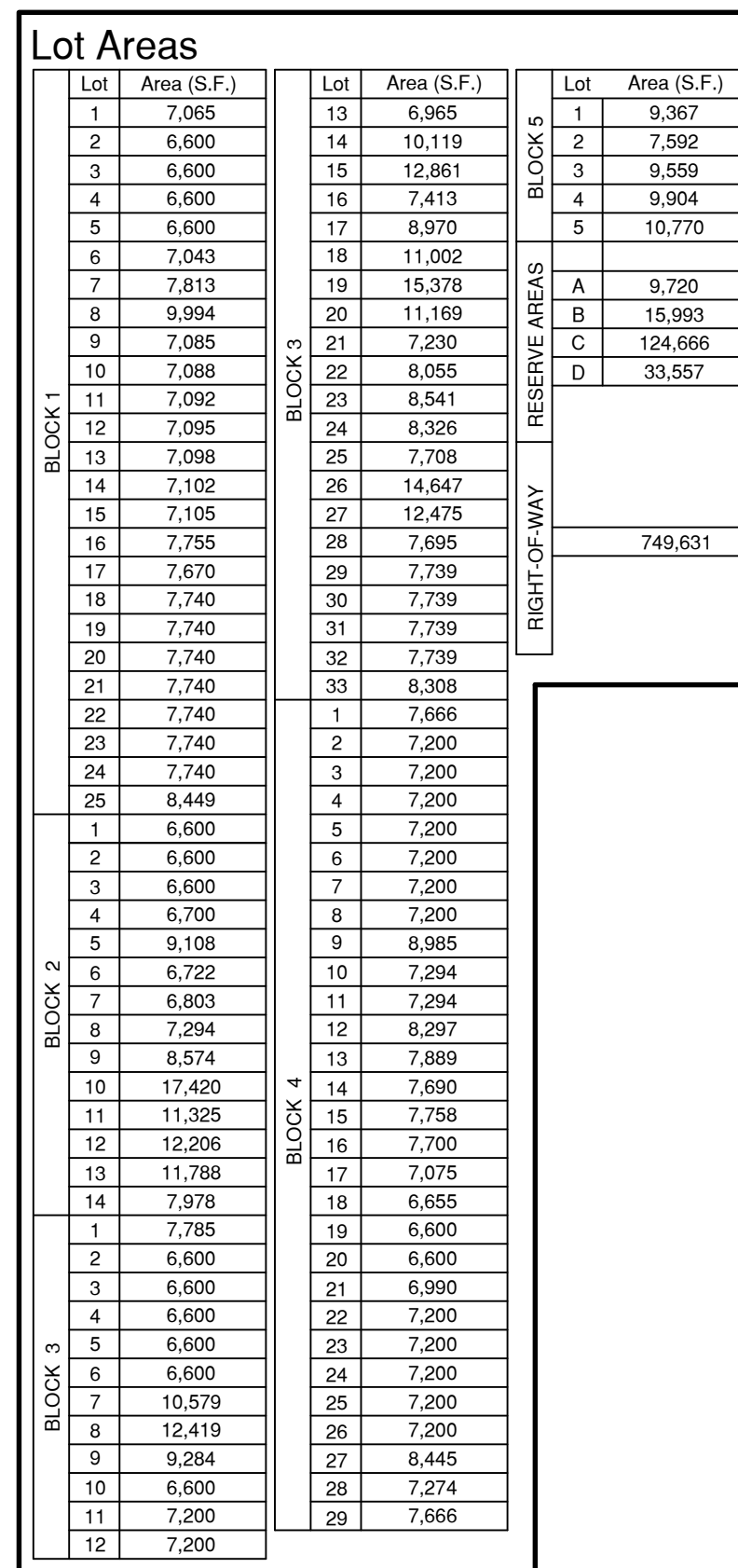
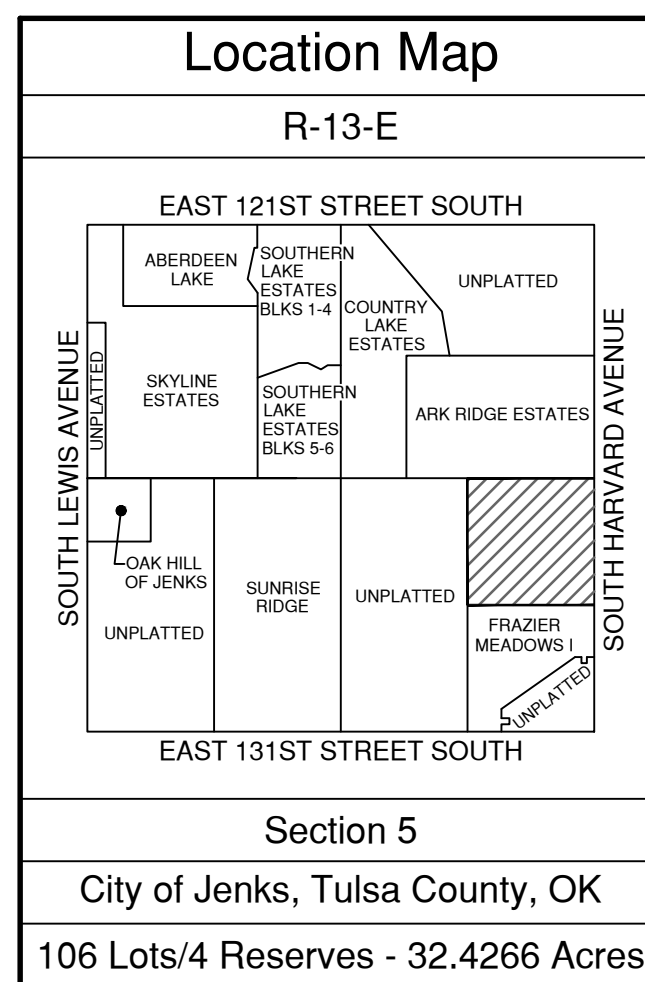
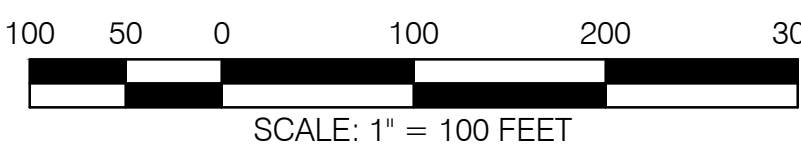
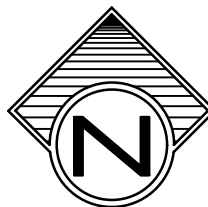
Frazier Falls, LLC,
an Oklahoma Limited Liability Company
10545 S. Memorial Dr.
Tulsa, Oklahoma 74133
918.289.6997

9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2025

Frazier Falls

A Subdivision in the City of Jenks, being a part of the SE/4
of Section 5, Township 17 North, Range 13 East of the
Indian Base and Meridian, Tulsa County, State of Oklahoma



B/L	= Building Line	Esmt.	= Easement
B/L & U/E	= Building Line and Utility Easement	L.N.A.	= Limits of No Access
	= Right-of-Way dedicated by this plat.	Res.	= Reserve
		S.F.	= Square Feet
		U/E	= Utility Easement

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

The non-astronomic bearings for this plat are based on an assumed bearing of S01°04'56"E along the east line of the SE/4 of Section 5, T-17-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

To Be Determined.

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

C	No	Radius	Length	Chord Length	Chord Bearing	Delta
C1	30.00	47.12	42.43	S 43°55'04" W	90°00'00"	
C2	30.00	47.12	42.43	N 46°05'04" W	90°00'00"	
C3	25.00	39.27	35.36	S 44°05'04" W	90°00'00"	
C4	25.00	39.27	35.36	N 44°05'04" W	90°00'00"	
C5	50.00	236.68	70.10	S 73°02'41" E	270°59'50"	
C6	25.00	27.71	26.31	N 30°40'07" E	63°30'05"	
C7	25.00	39.27	35.36	S 44°05'04" W	90°00'00"	
C8	25.00	39.27	35.36	N 44°05'04" W	90°00'00"	
C9	25.00	39.27	35.36	N 46°04'56" W	90°00'00"	
C10	25.00	39.27	35.36	S 46°04'56" W	90°00'00"	
C11	25.00	39.27	35.36	S 43°55'03" W	90°00'00"	
C12	250.00	82.66	82.28	N 81°36'37" E	18°56'38"	
C13	300.00	99.31	98.74	S 81°36'37" E	18°56'38"	
C14	25.00	39.19	35.38	N 48°07'45" E	90°05'39"	
C15	25.00	39.19	35.38	S 48°07'45" E	90°05'39"	
C16	25.00	13.31	13.16	N 75°57'11" E	30°30'35"	
C17	50.00	133.71	96.80	N 43°52'15" E	10°03'53"	
C18	50.00	133.71	96.80	S 43°52'15" E	10°03'53"	
C19	25.00	39.27	35.33	S 43°52'15" E	89°42'11"	
C20	250.00	62.86	62.71	S 05°58'53" W	14°07'37"	
C21	205.00	49.54	40.86	N 04°38'13" E	11°26'18"	
C22	205.00	49.54	40.86	S 04°38'13" E	11°26'18"	
C23	25.00	42.52	37.59	N 50°06'32" E	97°30'20"	
C24	25.00	31.68	30.40	S 34°41'29" E	74°53'17"	
C25	50.00	61.97	73.09	S 44°12'47" E	90°53'34"	
C26	50.00	61.97	73.09	N 38°04'05" E	90°53'34"	
C27	25.00	36.86	28.78	N 62°28'44" E	70°16'26"	
C28	400.00	132.61	132.30	N 81°39'28" E	19°02'16"	
C29	60.00	24.95	23.93	S 88°46'55" E	57°11'12"	
C30	25.00	24.95	23.93	N 82°34'58" W	57°11'12"	
C31	50.00	145.43	93.82	N 62°41'16" E	166°34'56"	
C32	25.00	8.53	8.49	N 10°51'31" E	19°33'10"	
C33	25.00	35.29	35.29	S 43°52'20" E	90°00'00"	
C34	25.00	39.27	35.36	S 43°55'04" E	90°00'00"	
C35	25.00	39.27	35.36	S 44°05'04" E	90°00'00"	
C36	25.00	39.27	35.36	N 44°05'04" E	90°00'00"	
C37	25.00	39.27	35.36	S 43°55'04" W	90°00'00"	
C38	25.00	21.03	20.41	S 25°10'37" E	48°11'23"	
C39	50.00	21.09	66.67	S 88°50'54" W	276°24'26"	
C40	25.00	21.09	66.67	N 22°30'00" W	276°24'26"	
C41	250.00	82.66	82.28	N 81°36'37" E	18°56'38"	
C42	200.00	66.19	65.83	N 81°36'37" E	18°56'38"	
C43	350.00	115.72	115.20	N 89°36'37" E	16°56'38"	
C44	350.00	115.72	115.20	S 89°36'37" E	16°56'38"	
C45	25.00	39.32	35.39	S 49°30'35" W	90°06'13"	
C46	175.00	17.05	17.04	S 01°32'42" E	5°34'56"	
C47	30.00	47.12	42.43	N 43°55'04" E	90°00'00"	
C48	25.00	34.64	31.54	N 32°26'20" W	72°53'56"	

No.	Bearing	Distance
L1	N 46°07'45" W	35.33'
L2	N 01°04'56" W	10.00'
L3	N 02°44'59" E	14.17'

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Frazier Falls

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

That Frazier Falls, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land:

A tract of land contained within the Southeast Quarter (SE/4) of Section Five (5), Township Seventeen (17) 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:

Beginning at the northeast corner of said Southeast Quarter (SE/4);

Thence South 01°04'56" East, along the east line of said Southeast Quarter (SE/4), a distance of 1068.82 feet to the northeast corner of Frazier Meadows I, a subdivision to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 7026;

Thence South 88°51'18" West, along the north line of said Frazier Meadows I, a distance of 1322.00 feet to the northwest corner thereof;

Thence North 01°04'56" West, parallel to the east line of said SE/4, a distance of 1068.10 feet to a point on the north line of said SE/4;

Thence North 88°49'26" East, along the north line of said SE/4, a distance of 1322.00 feet to the "Point of Beginning".

Containing 1,412,503 square feet, or 32.4266 acres, more or less.

The Basis of Bearings for the tract described above is the East line of the Southeast Quarter (SE/4) of Section Five (5), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, as being South 01°04'56" East.

And does hereby certify that it has caused the above-described land to be surveyed, divided, mapped, granted, donated, conveyed, dedicated, and access rights reserved as represented on the plat and subdivided into five (5) blocks, one hundred-sixteen (116) lots and four (4) reserve areas and has designated the same as "FRAZIER FALLS", a subdivision in Tulsa County, State of Oklahoma (the "Subdivision").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

1.1. Public Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the streets as depicted on the accompanying plat and does further dedicate for public use the utility easements as depicted on the accompanying plat as "U/E", "Esmt." or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the "City", and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards shall be served by underground cable. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the street as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways. The Owner/Developer does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 Underground service cables and gas service lines to all structures which are located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5-foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on their lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or their agents or contractors.

1.2.5 The foregoing covenants set forth in this sub-section 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water and Sewer Service

1.3.1 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 their 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. 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.

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

1.3.3 The "City" 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.

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

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner of the lot or its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.4.4 ONG's easement(s) recorded in Book 5868, Page 2037 & Book 5885, Page 2682 remain in full force and effect. ONG's easement(s) pre-date the right-of-way dedication in this plat and may prohibit or limit certain uses of ONG's right-of-way, including paving, other utility lines, and permanent structures, without ONG's prior written consent.

1.5 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 public 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 their lot. The foregoing covenants set forth in this sub section 1.5 shall be enforceable by any affected lot owner and by the "City".

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the "City" or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The "City", or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The "City", or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the "City", or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. 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 storm sewer, or any construction activity which would interfere with storm sewer, shall be prohibited.

1.8 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the "City", and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping, that do not constitute an obstruction.

1.9 Limits of No Access

The Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Harvard Avenue within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the "City" or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the "City".

SECTION II. RESERVE AREAS

2.1 Use of Land

2.1.1 Reserve Areas "A", "B" and "D"

Reserves "A", "B" and "D" shall be used for open space, signage, landscaping, walls, fencing, sidewalks, drainage, recreational facilities, overland drainage, stormwater drainage, utilities, and ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section IV. hereof.

2.1.2 Reserve Area "C"

Reserve Area "C" shall be used for open space, signage, landscaping, walls, fencing, sidewalks, drainage, recreational facilities, overland drainage, stormwater drainage, stormwater detention, utilities, and ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section IV. hereof.

2.2 All Reserves

2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the Homeowners' Association.

2.2.2 In the event the Homeowners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Jenks, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

2.2.3 In the event the Homeowners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the City of Jenks 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 development, provided however, the lien against each residential lot shall be limited to 1/106 of the costs. This lien may be foreclosed by the City of Jenks.

SECTION III. PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD 127 AMENDED)

3.1 Approval

The PUD Overlay District was created to visually represent areas of the community that are governed by and 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. "Frazier Falls, PUD 127 Amended" development is part of an approved Planned Unit Development (PUD) Overlay District. PUD 127 Amended was affirmatively recommended by the Jenks Planning Commission on December 5, 2024, and approved by the Jenks City Council on December 17, 2024.

3.2 Amendment(s)

Any PUD Overlay District amendments transpiring after December of 2023 shall be as processed as provided within Section 16-9-8 (J) Amendments to Approved Planned Unit Development of the Unified Development Ordinance (UDO) of the City of Jenks.

3.3 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 and 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.

3.4 PUD Overly District Document Access

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

3.5 Enforcement

The City of Jenks requires for PUD Overlay District subdivision development the establishment of covenants of record inuring to the and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

SECTION IV. HOMEOWNERS' ASSOCIATION

4.1 Formation

The Owner/Developer has formed or shall be caused to be formed, an association of owners of lots within the subdivision, which shall be named "FRAZIER FALLS Homeowners' Association, Inc.", a not-for-profit (the "Association") for the general purposes of the maintenance and ownership of the Common Areas and to enhance the desirability and attractiveness of the Subdivision. The Owner/Developer will control the Association until such time that it is turned over to the Homeowners. Every record owner of a fee interest in a lot in the subdivision shall be a member of the Association and such membership shall be appurtenant to and may not be separated from ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership in the Association. All members of the Association covenant and agree to pay to the Association an annual assessment established by the Association which shall be no less than the minimum amount necessary to adequately maintain and support all common areas of interest, including, without limitation, all reserve areas, and common areas as designated on the plat provided, however, no

assessment shall be made or attach to any Lot owned by the Owner/Developer.

4.2 Maintenance

Reserve Areas: The Association, except as hereinafter provided, shall be responsible for the maintenance of improvements, amenities and landscaping within all reserve areas designated on the plat and the reserve areas are reserved for subsequent conveyance to the Association.

SECTION V. ARCHITECTURAL COMMITTEE

5.1. 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 Frazier Falls 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.

5.1.1 An accurate site plan including structure designs;

5.1.2 All square footage shall be stated on the building plans submitted to the Architectural Committee;

5.1.3 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;

5.1.4 Details regarding the composition of all roofing and external building materials, including color schemes;

5.1.5 Drainage and grading plans; and

5.1.6 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.

5.2 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.

5.3 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.

SECTION VI. PRIVATE COVENANTS

6.1 Carports

Carports are not permitted.

6.2 Fencing

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

FRAZIER FALLS

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6.2.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fence. 6.2.3 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. 6.2.4 Perimeter fencing along Harvard Avenue and East 126th Street shall be completed prior to release of any occupancy permits. 6.3 Driveways 6.3.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee. 6.3.2 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. 6.4 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. 6.5 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. 6.6 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. 6.7 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. 6.8 Roof Mounted Equipment Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment. 6.9 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. 6.10 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 6.2 - Fencing. 6.11 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. 6.12 Clothes Lines Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot. 6.13 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. 6.14 Signs 6.14.1 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. 6.14.2 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. 6.15 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. 6.16 Rooftop Protrusions Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles. 6.17 Roof Material Roofing shall be self-sealing 30-year Atlas or similar Weatherwood 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. 6.18 Roof Pitch Residences shall have a roof pitch of at least 4/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for an area of the roof not to exceed 20%. This criterion is primarily intended for dormers and back covered patios. 6.19 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. 6.20 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. 6.21 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. 6.22 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. 6.23 Garbage Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection. 6.24 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. 6.25 Windows All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum. 6.26 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. 6.27 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. 6.28 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. 6.29 Utility Transformers All transformers and similar equipment located on a lot shall be screened from view where reasonably possible. 6.30 Law Compliance The disposal of hazardous substances anywhere within the Frazier Falls community that might contaminate or impact the lake (Reserve A) 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. 6.31 Leasing In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the Frazier Falls I 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. 6.32 Garages Enclosed garages providing for a minimum of two automobiles shall be built on each lot. 6.33 Landscape All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first. 6.34 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 2 1/2" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above. 6.35 Irrigation Systems Each property owner shall install, operate and maintain an underground irrigation or sprinkling system for the purpose of properly irrigating and watering the trees and landscaping. All landscape irrigation systems are to be monitored and maintained to prevent overwatering and excessive runoff to adjacent properties and streets. 6.36 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. 6.37 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 Frazier Falls 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.

IN WITNESS WHEREOF, the undersigned Owner/Developer, has executed this instrument this _____ day of _____, 2025.

Frazier Falls, LLC,
an Oklahoma limited liability corporation

By: Charlie Wollmershauser, as Manager of
Frazier Falls, LLC

State of _____)
) s.s.
County of _____)

Subscribed and sworn before me, a Notary Public, this _____ day of _____, 2025, by Charlie Wollmershauser, Manager of Frazier Falls, LLC

Notary Public
My commission no: _____
My commission expires: _____

CERTIFICATE OF SURVEY

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "Honey Springs at Battle Creek I", a subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this _____ day of _____, 2025.

David W. Murdoch
Registered Professional Land Surveyor
Oklahoma No. 1404

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

The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2025, by David W. Murdoch.

Jack Taber, Notary Public
My commission no. 12005192
My commission expires May 31, 2028

FRAZIER FALLS

Date of Preparation: April 1, 2025

Sheet 3 of 3

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Page 51 of 100

Conceptual Public Utility Plan

Frazier Falls

A Subdivision in the City of Jenks, being a part of the SE/4 of Section 5, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

OWNER/DEVELOPER

Frazier Falls, LLC,
an Oklahoma Limited Liability Company
10545 S. Memorial Dr.
Tulsa, Oklahoma 74133
918.289.6997

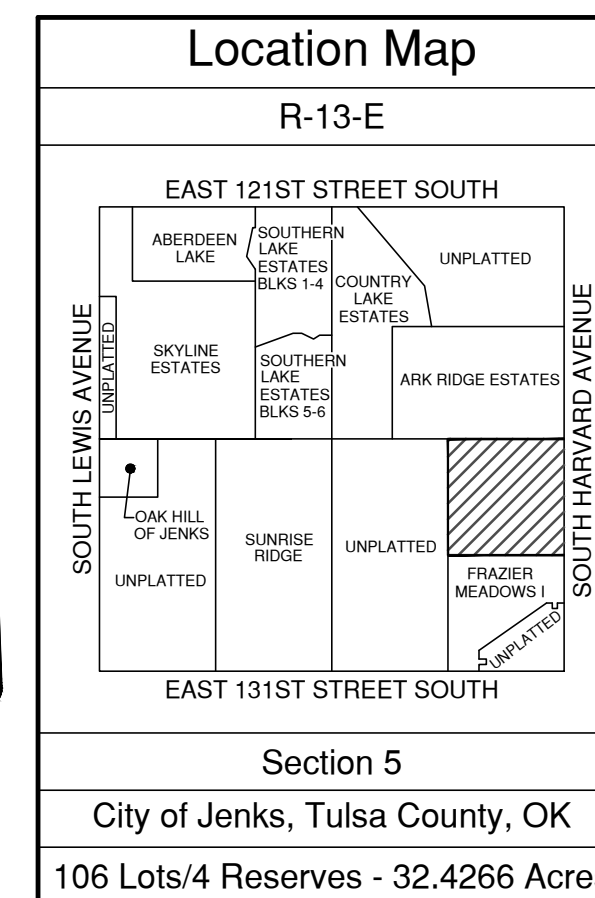
ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9810 E. 42nd St., Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621

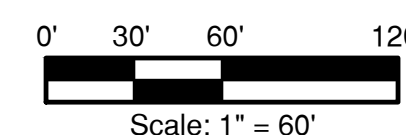
Russell K. Fischer, P.E., CFM, Senior Project Engineer/Manager
R.Fischer@tulsaengineering.com

CERTIFICATE OF AUTHORIZATION NO.531
RENEWAL DATE: JUNE 30, 2025



Conceptual Utilities Plan Legend

	Existing Sanitary Sewer (Size Un-Defined)		Proposed 6 inch Water Main
	Existing 6 inch Sanitary Sewer Force Main		Proposed 8 inch Water Main
	Existing Sanitary Sewer (Size Defined)		Proposed Fire Hydrant
	Existing Sanitary Sewer Manhole		Proposed 8 inch Sanitary Sewer Main
	Existing Water Main (Size Un-defined)		Proposed Sanitary Lamphole
	Existing Water Main (Size Defined)		Proposed Sanitary Sewer Manhole
	Existing Fire Hydrant		Proposed Storm Sewer Main
	Existing Overland Drainage Path		Proposed Storm Sewer Manhole
	Existing Storm Sewer Line		Proposed Storm Sewer End Section
	Existing Gas Line		Proposed Storm Inlet
	Existing 20 inch Gas Transmission Pipeline		300 foot Hydrant Radius
	Existing Contour Label		



Rev. No.: 0.0
Job No.: 24-050
Sheet: 1 of 1
Date: 4/1/2025



Tulsa Engineering & Planning Associates, Inc.
9810 East 42nd Street, Suite 100, Tulsa, OK 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	May 20, 2025
Case Number	Plat 25-11 <i>Glenwood Ridge</i>
Request	Preliminary Plat
Location	North of 131st Street and west of Elm
Applicant	Mark McGuire

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Preliminary Plat Documents

Preparer

Mark McGuire

Background Information

PC SUMMARY | Approved May 08, 2025 at regularly scheduled hearing, 6-0-1, One PC member was absent. This item was pulled from the agenda to discuss the lack of amenities. The item was voted on separately, the applicant agreed to bring a more robust amenity package to PC for approval along with the Final Plat.

STAFF COMMENTARY | This plat is for the southern residential phase of PUD 146 known as Glenwood Ridge. This parcel was previously part of a land allotment with many descendants. The ownership has worked with staff and has gifted the needed Elm Street ROW (Right of Way) for the City expansion project. This piece was originally identified as Phase 1 in PUD 146, but it is developing second to Crossvine residential subdivision to the north (PUD 146 MA1) the entire PUD project area is about 120-acres. PUD 146 has three (3) phases (project areas). The last phase/development area to develop will be the commercial, hard corner, buffered by Multifamily and will require a major amendment.

PLANNING DATA

Account #	97201720168210
Owner	131 ELM LLC
Addresses	TBD
Zoning	RS-3, Residential Single-Family (Ordinance 1634)
Development Plan	PUD-146.ma1 Three Phases/Project Areas in PUD 146

- Crossvine | Development Area/Phase Two | RS-3 (Residential Single-family)
 - 55.20 Acres | Luxury living with minimal maintenance.
 - 55 Foot Lots
- Glenwood Ridge | Development Area/Phase One | RS-3 (Residential Single-family)
 - 43.52 Acres | Starter Homes
 - 53 Foot Lots
- One CS (Commercial Shopping) | Development Area/Phase Three | Shopping and possible future amendment to ask for High Density Residential (Multi-family)
 - Phase 3 | 21.81 Acres
 - High Intensity Residential | 12 Acres
 - Commercial 8 Acres

School District	Glenpool
Proposed Use	Residential
Comp Plan	Land Use Plan Medium Intensity Single-family Residential and High Intensity Single-family
Annexation	December 05, 2023
Site Plan	Submitted, Part of PUD 146
Plat Data	Preliminary Plat Approval
TR_SEC	7201
Gross Acres	42.96
Gross SF	1,871,335
	7 Blocks
	157 Lots
	3 Reserves
Access	2 Accesses along Elm (Peoria)
	1 Access along 131st
131 st Street	This segment of E 131st St S is classified as Secondary Arterial
Elm/Peoria	This segment of S Peoria Ave is classified as Primary Arterial

Staff Evaluation & Recommendation

EVALUATION: Staff believes the preliminary plat will be in compliance with all City requirements. Approval of the preliminary plat will allow the applicant to move forward with future project development.

TAC COMMENTS | APRIL 10, 2025:

1. AEP/PSO AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon, I do not see any PSO transmission lines on the proposed plats or any issues. If you have any questions or if you need anything, please let me know. Thank you.
2. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for Glenwood Ridge. Thank you!

CONDITIONS OF APPROVAL:

1. PUD 146 Notes
 - a. Approved Qualification and exception to UDO 16-9-8 | C.1.b | C.2.

- b. FOCAL POINTS Natural Landscaping
 - c. **AMENITIES To be identified in detail during platting must meet requirements of UDO and Subdivision Regulations, provide prior to CC hearing.**
2. OIL WELLS Identify active/inactive wells and follow the standards of the UDO other regulations.
3. The filing of the Plat will be required before any building permits are issued.
4. See face of plat for corrections (not complete list below)
 - a. Provide distances for street widths
 - b. Provide distances between curb cuts
 - c. Provide ROW widths along both major streets, do they meet the required dedication?
 - d. Access to the west?
5. Subdivision Regulations: review and confirm, this list does not address all required regulations, just a few highlights.
 - a. (4) Street Designations and Names.
 - b. Sec. 16-8-5. - Infrastructure Acceptance Requirements.
 - c. Sec. 16-8-6. - Maintenance and Supervision.
 - d. Sec. 16-8-7. - Circulation and Connectivity.
 - i. **(E) Traffic Impact Analysis (TIA). Is required.**
 - ii. **(11) Connectivity Index. Confirm**
 - e. Sec. 16-8-8. - Street Design Standards.
 - f. Sec. 16-8-10. - Anti-Monotony Standards. **What is your plan to enforce this standard?**
 - g. Sec. 16-8-11. - Parkland Provision.
6. Revise and resubmit DOD. Comments are not a complete list.

RECOMMENDATION: *Staff, Planning Commission and TAC recommend conditional approval of the preliminary plat.*



Figure 1: LAYOUT EXHIBIT

Standard	Glenwood Ridge PUD 146	RS3	Crossvine PUD 146 MA 1	Phase 3 Future PUD Major Amendment	CS Commercial Shopping
Project Area (Acres)	43.52	NA	55.20	21.81	NA
Lot Area (sqft)	5,000	5,000	5,200		6,900
Lot Area/DU (sqft)	5,000	5,000			3,450
Lot Width (ft)	50	45	50		60
Front (ft)	25	20 (3)	20, 25, 15		20
Exterior Side (ft)	5	15 (3)	NA		20
Interior Side (ft)	5	5	1/9		10 (2)
Rear (ft)	20	20	20		20
Height (ft)	35	35	35		35
Impervious Surface Coverage	40%	60%	60		60%
Permitted Uses	Single-Family	Single-Family	Single-Family	Commercial and High Intensity Residential	Commercial and other
Minimum House Size	1400 sq ft	NA	1600		
Masonry	100%	NA	100		
Number of Homes	157	TBD	180		

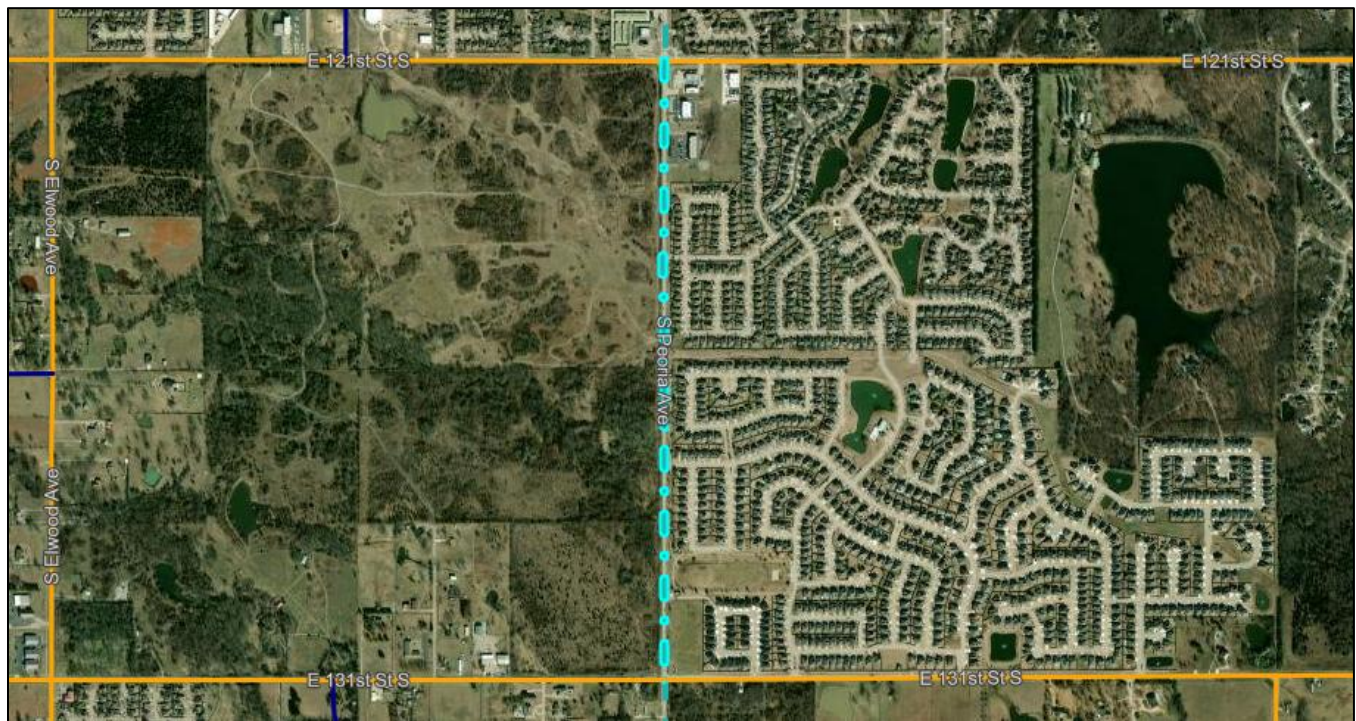


Figure 2: Primary Arterial per INCOG Major Street and Highway Plan

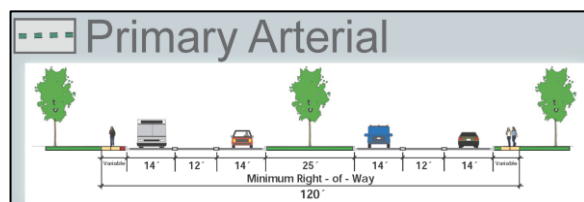


Figure 3: INCOG TMA | ROW Standards | This segment of S Peoria Ave is classified as Primary Arterial

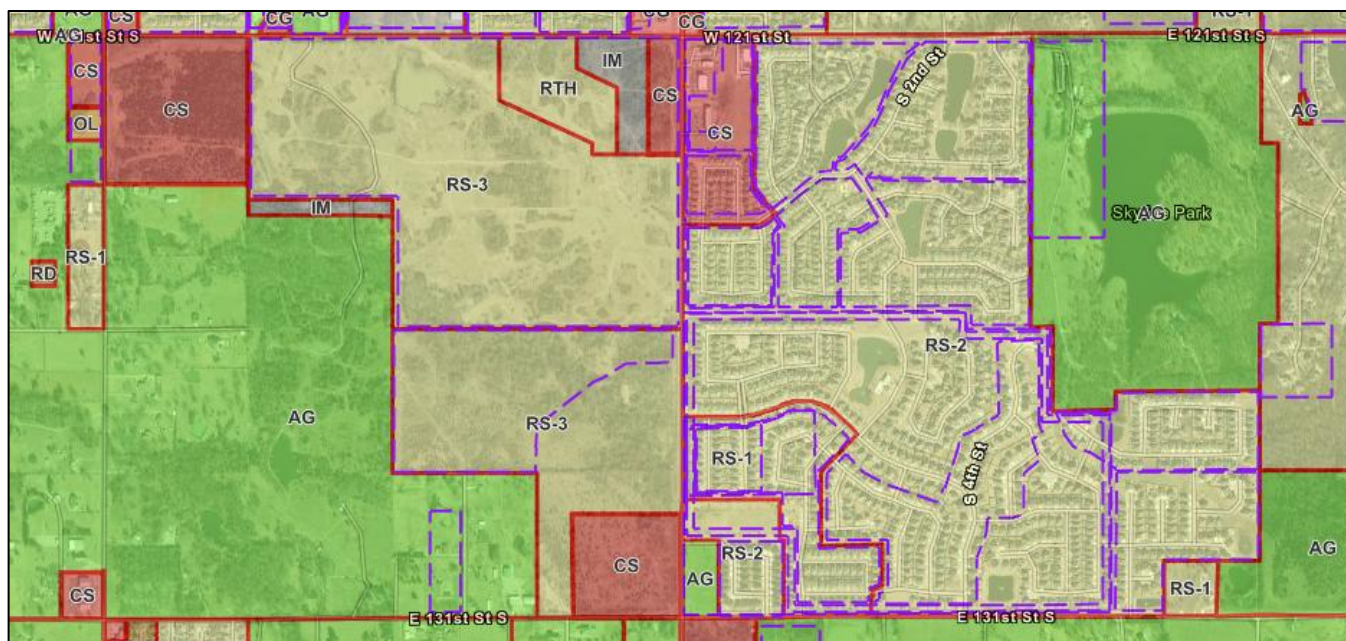


Figure 4 | INCOG Map

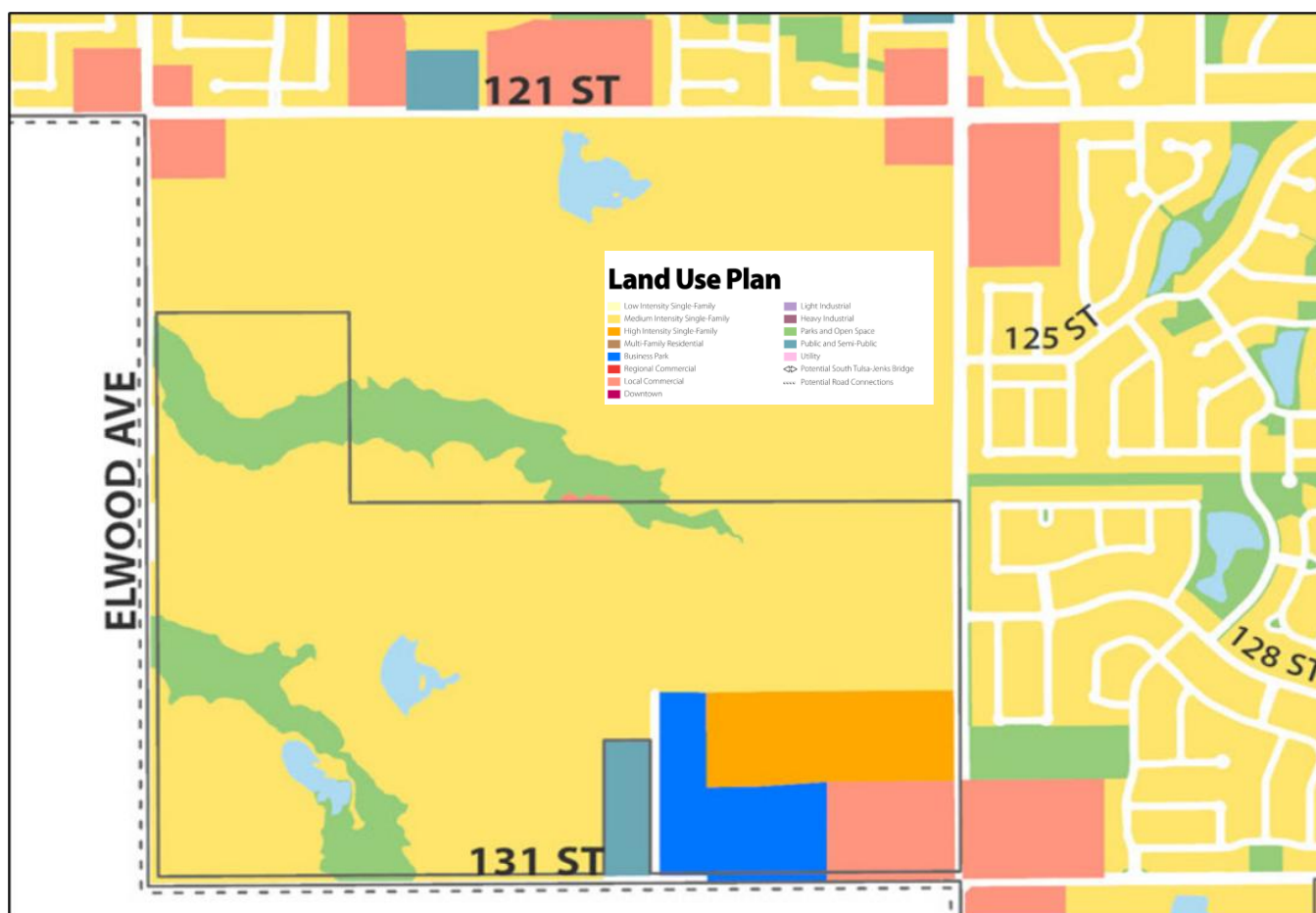


Figure 5 | Comp Plan Map

UDO LANGUAGE:

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

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

- ☐ *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - ☐ *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - ☐ *Key or location map showing location of subdivisions within the mile section,*
 - ☐ *An accurate legal description of the property,*
 - ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
 - ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
 - ☐ *The location and description of all existing structures, water bodies and watercourses,*
 - ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
 - ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
 - ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
 - ☐ *All proposed lots progressively numbered and building setback lines,*
 - ☐ *Blocks progressively numbered,*
 - ☐ *A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,*
 - ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - ☐ *Conforms to Subdivision Regulations for design and layout,*
 - ☐ *Connects with current and anticipated future abutting development(s), access to the west?*
 - ☐ *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? Provide ROW dimensions.*

☐ *Are all lots serviced with water and are adequate easements dedicated for water?*

☐ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*

☐ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*

☐ *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*

☐ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*

☐ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*

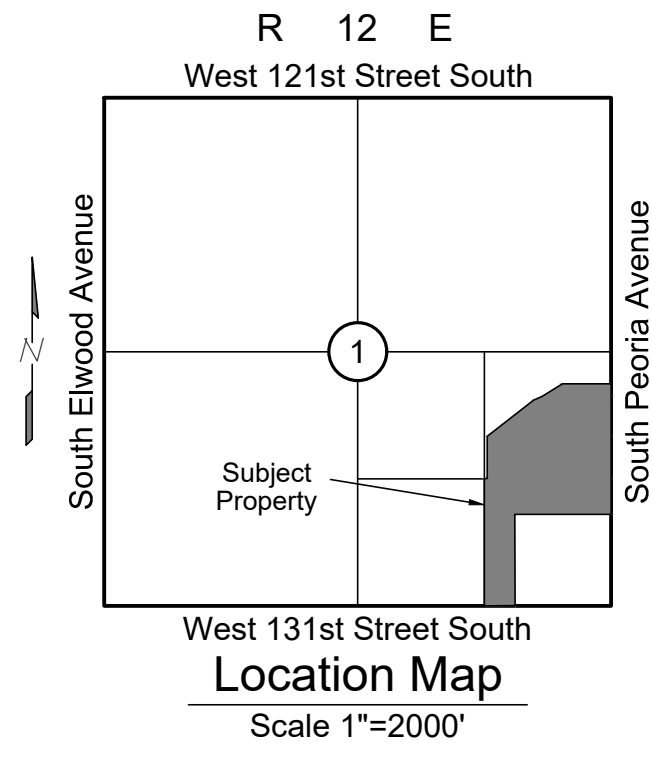
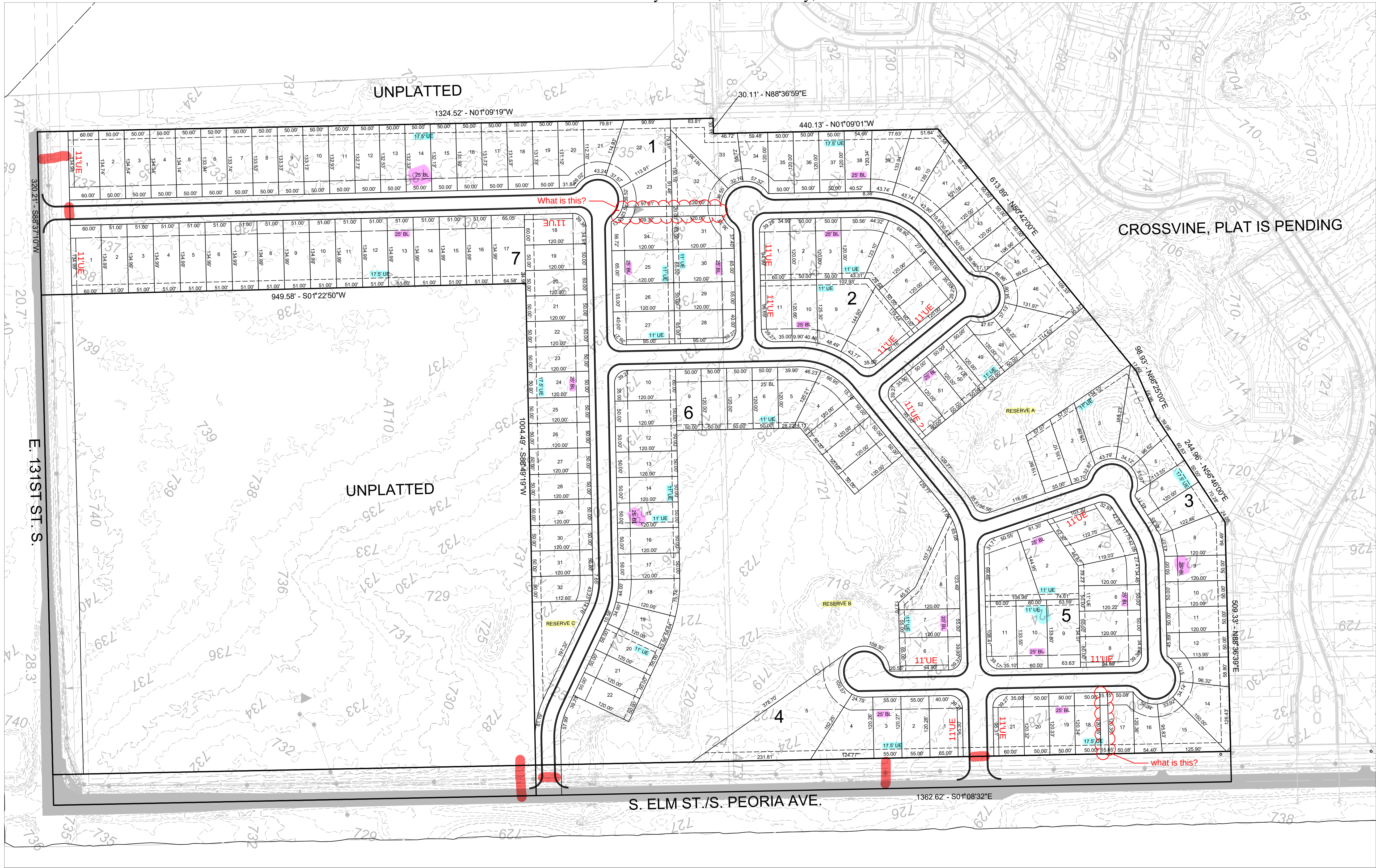
(c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary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

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

PRELIMINARY PLAT
GLENWOOD RIDGE

PLANNED UNIT DEVELOPMENT NO. 146

A Subdivision in the SE/4 of Section 1, T-17-N, R-12-E, of the Indian Base & Meridian,
City of Jenks, Tulsa County, State of Oklahoma.



Subdivision has 157 Lots and 3 Reserves in 7 Blocks and contains 1,871,335 square feet or 42.96 acres, more or less.

OWNER
131 ELM, LLC
8086 S. YALE AVE. #285
Tulsa, OK 74136
(918) 698-7802
mmcquire@mcquirebrothers.com

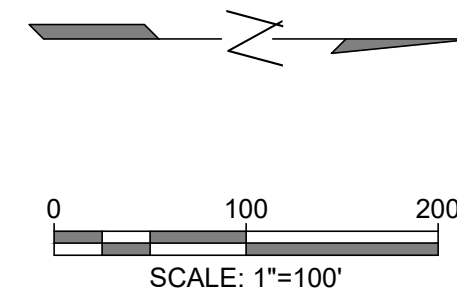
SURVEYOR
FRITZ LAND SURVEYING, LLC
524 E. MAIN ST.
JENKS, OK 74037
PHONE: (918) 528-5121
Oklahoma CA #5848
fritzlandsurveying@gmail.com

ENGINEER
MCCUIRE BROTHERS, LLC
8415 S. Regency Dr.
Tulsa, OK 74131
(918) 224-2764
Oklahoma CA, 4697
Expires 6/30/26
mmcquire@mcquirebrothers.com

BASIS OF BEARING
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM USING ADS CONTROL STATION #533, ELEVATION = 715.276' AS THE PRIMARY BENCHMARK.

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

LEGEND
LNA = LIMITS OF NO ACCESS
UE = UTILITY EASEMENT
BL = BUILDING SETBACK LINE



PRELIMINARY PLAT
GLENWOOD RIDGE
PLANNED UNIT DEVELOPMENT NO. 146
Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

That 131 ELM, LLC, an Oklahoma Limited Liability Company, hereinafter referred to as the "Owner" and/or "Declarant," is the owner of the following real property situated in the City of JENKS, TULSA County, State of Oklahoma, to-wit:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (1. B. & M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION ONE (1); THENCE S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 1000.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 320.21 FEET; THENCE N01°09'19"W A DISTANCE OF 1324.52 FEET; THENCE N88°36'59"E A DISTANCE OF 30.11 FEET; THENCE N01°09'01"W A DISTANCE OF 440.13 FEET; THENCE N50°42'00"E A DISTANCE OF 613.89 FEET; THENCE N66°25'00"E A DISTANCE OF 98.93 FEET; THENCE N56°46'00"E A DISTANCE OF 244.96 FEET; THENCE N88°36'39"E A DISTANCE OF 509.33 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ONE (1); THENCE S01°08'32"E ALONG THE SAID EAST LINE OF SECTION ONE (1) A DISTANCE OF 1362.62 FEET; THENCE S88°49'19"W A DISTANCE OF 1004.49 FEET; THENCE S01°22'50"E A DISTANCE OF 949.58 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 42.96 ACRES MORE OR LESS.

And the Owner has caused the above-described land to be surveyed, staked, platted, granted, donated, conveyed, dedicated, access rights reserved and subdivided into 157 lots in 7 blocks along with the reserve areas, common areas and streets in conformity with the accompanying plat and survey ("the Plat") and has designated the Subdivision as "GLENWOOD RIDGE," a Subdivision within the City of JENKS, TULSA County, Oklahoma ("Subdivision"). The Owner hereby subjects the land described above to the provisions, Covenants and Restrictions set forth herein which shall run with the land and be binding on every Lot and every owner thereof for the period as hereafter defined.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

The Owner does hereby dedicate for public use the streets as depicted on the accompanying plat and does further dedicate for public use the utility easements shown and designated on the Plat as UE, including but not limited to those utility easements located within the streets, for the several purposes of constructing, maintaining, repairing, removing and replacing any and all public utilities, including storm sewers, sanitary sewers, telephone, paving and communication lines, cable television lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities including the poles, wires, conduits, pipes, valves, meters, and any other appurtenances thereto, with right of ingress and egress to such easements for the uses and purposes aforesaid; provided, however, the Owner hereby reserves the right to construct, maintain, operate, lay and relay water, storm sewer, and sanitary sewer lines, together with the right of ingress and egress over, across, and along all of the easement areas shown on the plat, for the purposes of furnishing water, storm sewer and/or sanitary sewer service to the area included within the Plat. The Owner hereby imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of JENKS, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the Plat, no building, structure or other above or below-ground construction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained; provided however, nothing herein shall be deemed to prohibit streets, drives, parking areas, curbing, landscaping, signs, and customary screening fences and walls.

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 drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner, at its expense, and in compliance with the engineering design standards of the City of JENKS.

SECTION II. DEVELOPMENT

The Owner desires to and does hereby establish the following Restrictions on all Lots within the Subdivision to run with the land for the purpose of providing for an orderly development of the Subdivision and all property therein for the mutual benefit of the Owner, its successors and assigns, all future Lot owners, and the City.

A. DEVELOPMENT STANDARDS

Permitted Use: Detached single-family residential dwelling units:

Minimum Lot Width:	50 feet
Minimum Lot Size:	5,000 square feet
Maximum Building Height:	2 stories (35 feet)
Minimum Livability Space:	1400 square feet
Minimum Yard Setbacks	
front yard	25 feet
rear yard	20 feet
side yard abutting a street	10 feet
side yard NOT abutting a street	5 feet

Standards pertaining to dwellings: Single family dwelling units shall have a minimum finished heated living area of 1400 square feet and 100% first floor masonry. Masonry percentages shall exclude windows, gables, and beneath covered porches. No steel, aluminum, or plastic siding shall be permitted on any building or residential lot. The exterior surface of any foundation, including stem walls, shall also be of masonry.

B. RESTRICTIVE COVENANTS

No Lot may be divided or split. The Subdivision (and each Lot situated therein) shall be constructed, developed, occupied, and used as follows.

(a) Residential Lots. All Lots within the Subdivision shall be used, known, and described as Residential Lots. Only one single family residential dwelling shall be permitted on each Lot. In addition, only customary and usual necessary structures may be constructed on each Lot as may be permitted by the City. No building or structure intended for or adopted for business purposes shall be erected, placed, permitted, or maintained on any Lot. This

Covenant shall be construed as prohibiting the engaging in or practice of any commerce, industry, business, trade, or profession within the Subdivision and/or within any Lot. The restrictions on use herein contained shall be cumulative of and in addition to such restrictions on usage as may from time to time be applicable under and pursuant to the statutes, rules, regulations and ordinances of the City or any other governmental authority or political subdivision having jurisdiction over the Subdivision.

(b) Residential Purposes. By acquisition of any Lot within the Subdivision, each Owner (excluding bona fide home builders) covenants with and represents to the Declarant and to the Association that the Lot is being specifically acquired for the specific and singular purpose of constructing and using a single-family residential dwelling thereon, or as a residence for such owner and/or owner's immediate family members.

(c) Submission of Plans. In order to maintain a beautiful and pleasing setting in the Subdivision two (2) sets of building and site improvement plans and specifications must be submitted to the Architectural Control Committee ("Committee") for its approval prior to the commencement of construction. The Committee shall act to enforce the requirements of these Covenants in a reasonable manner. The Committee has the authority to maintain the architectural conformity of the Subdivision, and in consideration thereof shall determine that the proposed construction shall not detract from the development and shall enhance the purpose of the development to provide a beautiful and pleasing setting in the Subdivision. The Committee shall consider such matters as the proposed square footage, location, materials, exterior style, and landscaping, etc. The Committee may adopt rules or bylaws explaining the mechanics of its operation and providing for a twenty-one (21) day maximum time within which plans must be reviewed and approved or disapproved after submission, and if not approved or disapproved in that period, that the same shall be considered as automatically approved. The Board may also exercise the duties of the Committee in the event the Board deems it necessary and efficient to do so.

(d) Architectural Requirements.

(i) Each dwelling shall front a dedicated public street.

(ii) No building shall be located closer to the street than the minimum building or set-back lines shown on the recorded Plat.

(e) Additions to Existing Structures. All additions shall conform to the basic styling and materials of the dwelling on any Lot. All additions shall front within the building set-backs on said Lot and shall not be placed over any drainage or utility easement. All improvements shall be constructed in accordance with applicable City codes, rules, and regulations. Any additions contemplated by the homeowner or lot owner must submit plans prior to construction to the Committee for approval. The Committee has complete and sole discretion to approve, modify, deny, or change any request for an addition to an existing structure.

(f) 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 public 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 Lot. The foregoing covenants set forth in this paragraph shall be enforceable by any affected Lot Owner and by the City.

(g) Garage and Detached Structures and Storage Buildings. All residences constructed in the Subdivision shall have a private garage to accommodate a minimum of one (1) automobile. No carports are allowed on the side, rear, or front yards of any Lots. Each garage shall be fully enclosed and contain a full-length overhead style door. All garage doors are to be kept closed when not entering or exiting the garage. Any detached structure to be built on a Lot, such as a covered entertainment area, guest house, pool house, storage building, or other structure, shall conform to the basic styling and materials of the residential dwelling. Any detached structure contemplated for construction by any homeowner or lot owner must, prior to construction, submit acceptable plans to the Committee for approval. The Committee has complete and sole discretion to approve, modify, deny, or change any request for an addition to any existing structure.

(h) Temporary Structures. No trailer, mobile home, tent, construction shack, or other outbuilding shall be erected on any Lot in the Subdivision except for temporary use by construction contractors for a reasonable period of time.

(i) Fences. No fence shall be constructed on any said Lot in the area between the front building line of any dwelling and the front lot line of any said Lot. No fence on a corner lot shall be constructed beyond the side set-back line toward the street except for the community entry. Further, the placement/location of any perimeter fencing around the Subdivision as initially installed by the Declarant and/or original developer may not be adjusted, relocated, or moved without the prior consent of the Committee and/or the Board. Any privacy fence shall be constructed so that the framing shall be toward the inside of the owner's lot. All fences must be installed by a professional installer and shall be six-foot (6') wood privacy fencing with vertical boards (not horizontal) and no chain-link fences, wire, hog wire, or other similar materials shall be permitted. Prior to installation, the fence design and name of the installer must be approved by the Committee.

(j) Mailboxes. All mailboxes shall be approved by the United States Postal Service. The type of construction shall be consistent with the design established by the Developer. Community mailbox is an approved alternative subject to approval of the United States Postal Service.

(k) Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign advertising the Property for sale, resale or rent, or signs used by builder or agent to advertise the Property during the construction and sale of a dwelling thereon. In no event shall any such sign stand more than seven (7) feet above ground level, nor be more than five (5) square feet in size, nor be lighted at night. These signage restrictions and requirements shall not apply to Declarant.

(l) Parked Vehicles. All vehicles parked in the front of the front building line must be parked on the driveway. No inoperative vehicles of any nature shall be permitted to remain on any Lot or Lots for a period in excess of one (1) day. It is the intention of the Declarant that, except on special occasions such as holidays or events at an Owner's residence, that all parking shall be in driveways and not on a street or on any yard. Accordingly, no vehicle shall be parked on the street for more than two (2) consecutive days and shall not be parked overnight on a street. Any violation of this section may result in

a towing of the vehicle at the owner's expense per municipal regulations. No vehicle maintenance shall be performed on the streets or in the front yards or on parking pads of any Lot.

(m) Appearance of Lot. All Owners shall be required to keep their Lot in a clean and sanitary condition whether or not they have constructed a residence on the Lot. All open areas on Lots shall be kept mowed to a height of not more than six (6) inches. No playgrounds, swing sets, trampolines, swimming pools, picnic tables, or other similar equipment is allowed in the front yards of any Lot. The Board and Committee may promulgate rules and regulations regarding the maintenance of Lots and adequate enforcement mechanisms in the event a Lot is not properly maintained. Upon the failure of the Owner to maintain or landscape the grounds of any Lot in accordance with the provisions above, the Association may, upon 15 day's written notice to the Owner, cause the grass, weeds and vegetation to be cut. The cost of any maintenance required under this section and any enforcement costs shall be assessed to the Owner, and shall constitute a lien upon the Lot, and may be collected in accordance with Section 3.

(n) Recreational Vehicles and Accessories. No boats, trailers, recreational vehicles, and vehicles used for recreational purposes are allowed in the subdivision unless they will fit entirely into a private garage.

(o) Storage and Construction Materials. Construction materials may only be stored on a Lot for thirty (30) days prior to the commencement of construction. Thereafter, construction is to be completed within a reasonable period of time. The Declarant shall be allowed to store materials on a Lot in an orderly fashion as long as may be reasonably necessary.

(p) Garbage/Dumping. Dumping is prohibited in the Subdivision. All trash, garbage or other waste shall be kept in sanitary containers that shall be located at the rear of each residential unit or enclosed garages and must be out of sight from the street. All Lots shall be maintained in a neat and orderly condition at all times.

(q) Model Home and Construction Facilities. Model homes for the purposes of home sales are permitted by the Declarant. The garage of model homes may be used as sales offices. One trailer or temporary building may be located on a residential lot by the Declarant and used as a construction office until the Subdivision reaches one hundred percent (100%) occupancy.

SECTION III. HOME OWNERS ASSOCIATION

A. Formation of Home Owners Association; Additional Lands

The Owner has formed or shall cause to be formed a Home Owners Association ("HOA") to govern the Subdivision to be known as GLENWOOD RIDGE Property Owners Association, Inc. The HOA shall be established in accordance with the statutes of the State of Oklahoma and Bylaws prepared by Owner or its assignee, for the general purposes of maintaining the common areas, including without limitation all reserve areas, and enhancing the value, desirability and attractiveness of the Subdivision and any additions thereto. Owner shall be entitled to appoint the board of directors for the HOA as provided in the Bylaws. It is contemplated that additional lands/phases adjoining the Subdivision, and subsequently platted for single family residential purposes, may be annexed by the Owner (or its assignee or an affiliated corporate owner) to the Subdivision and geographic jurisdiction and Bylaws of the HOA, which may be accomplished by the Owner (or its assignee or an affiliated corporate owner) by filing a supplemental declaration hereto, or by noting such annexation on a separate deed of dedication for the additional lands/phases to be annexed hereto, or other instrument adding such additional lands/phases to the Subdivision and the jurisdiction of the HOA, in which case any such lands/phases and the subsequent owners thereof shall be under the jurisdiction of the HOA and all rules pertaining thereto.

B. Membership

Every person or entity who accepts a deed for a Lot in the Subdivision and is a record owner of the fee interest of a Lot in the Subdivision shall be a member of the HOA and subject to its Bylaws and rules. Membership shall be appurtenant to and shall not be separated from ownership of a Lot.

C. Assessments

Each owner of a Lot, except Owner/Declarant, by acceptance of a deed therefor, is deemed to covenant and agree to pay to the HOA certain assessments to be established by the board of directors in accordance with these Covenants and as amended and the Bylaws of the HOA, to be executed by the Owner for the maintenance and improvement of the common areas owned or maintained by the HOA and for other purposes which benefit the Subdivision and the owners of Lots therein, and any such assessments shall be a lien on the Lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage.

D. Maintenance of Common Areas

The HOA shall be responsible for the maintenance of all common areas as depicted on the Plat or as described in these Covenants and as amended, which may include but not be limited to entryways, detention/retention ponds, common/reserve area sidewalks, perimeter fencing, and other common areas and reserve areas as depicted on the Plat or these Covenants and as amended.

E. Limitation on Liability

The HOA shall be entitled to all protections afforded under Oklahoma's General Corporation Act and any other laws providing protection to owner's associations. Neither any Member nor Owner, nor the Directors and Officers of the HOA shall be personally liable for debts contracted for or otherwise incurred by the HOA or for any torts committed by or on behalf of the HOA or otherwise. Neither the Owner, the HOA, its Directors, Officers, Agents, or Employees shall be liable for any incidental or consequential damages, for failure to inspect any premises, improvements or portion thereof, or for failure to repair or maintain the same.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. Enforcement

The Covenants and Restrictions set forth herein shall inure to the benefit of and shall be enforceable by the City, the HOA, the Owner and any owner of a Lot, and in any judicial action brought to enforce the Covenants established herein, a party may seek all appropriate remedies at law, including injunctive relief, to enforce the Covenants set forth herein. Failure to do so shall not be deemed a waiver of any terms hereof or of the right to seek action against future noncompliance. Reasonable regulations concerning the Property and common areas may be made and amended from time to time by the Owner and/or Association. No noxious or offensive activity shall be carried on in, upon, or around any residence or Lot or in or upon any common area, nor shall anything be done thereon which may be or become an annoyance or a nuisance to other owners or in any way interfere with the quiet enjoyment of such owners.

B. Duration

These Covenants shall run with the land and shall be binding upon the Owner and all subsequent owners and persons claiming under them within the Subdivision until January 1, 2040, after which time said Covenants shall be deemed automatically extended for successive periods of ten (10) years unless otherwise amended or terminated as provided herein.

C. Amendment or Termination

The Covenants contained within Section I may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner and approved by the City.

Except for Section I as stated above, Owner or its assignee may supplement or amend any of these Covenants stated herein at any time in whole or in part by executing and recording an instrument with the

County Clerk. Alternatively, these Covenants may be amended at any time by a written instrument signed and acknowledged by the owners of sixty (60%) of the Lots (subject to Owner consent). The provisions of any instrument supplementing or amending these Covenants shall be effective from and after the date it is recorded in the records of the County Clerk.

D. Severability

Invalidation of any Covenant or Restriction set forth herein, or any part thereof, by any court or otherwise shall not invalidate or affect any of the other Covenants or Restrictions herein.

IN WITNESS WHEREOF, 131 ELM, LLC, an Oklahoma limited liability company, has executed this instrument on this _____ day of _____, 2025.

131 ELM, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

By _____

Title _____ Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

On this ____ day of _____, 2025, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared

_____, to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the _____ Manager of 131 ELM, LLC, an Oklahoma limited liability company, and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this ____ day of _____, 2025.

Notary Public

My Commission Expires

CERTIFICATE OF SURVEY

I, ANDY FRITZ, a registered land surveyor in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided and platted the tract of land described above, and that said plat designated herein as the final plat of "GLENWOOD RIDGE", a subdivision in the City of JENKS, TULSA County, State of Oklahoma, is a true and correct representation of said survey.

Witness my hand and seal this _____ day of _____, 2025.

ANDY FRITZ
Registered Professional Land Surveyor
Oklahoma no. 1694

STATE OF OKLAHOMA)

COUNTY OF _____)

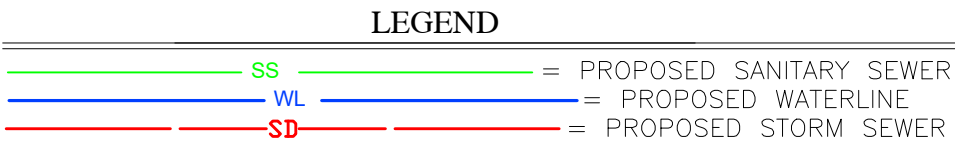
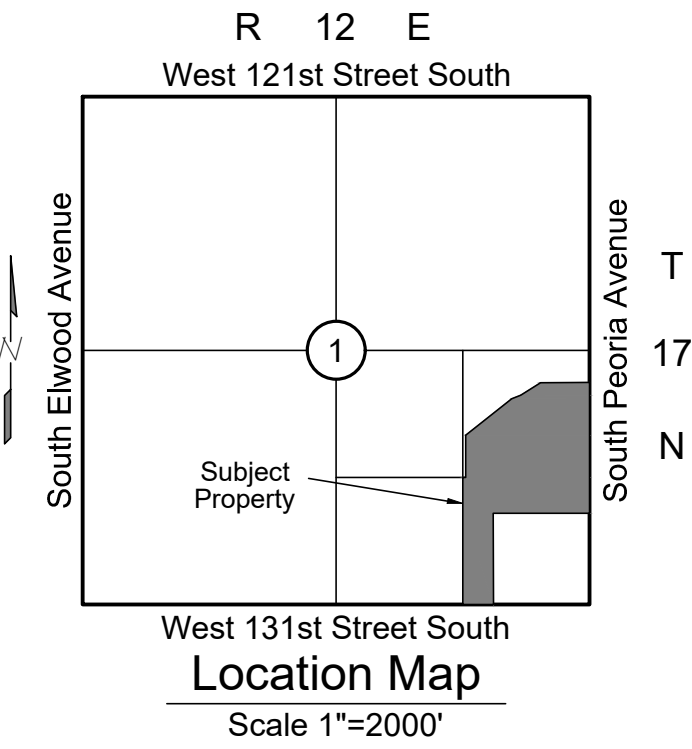
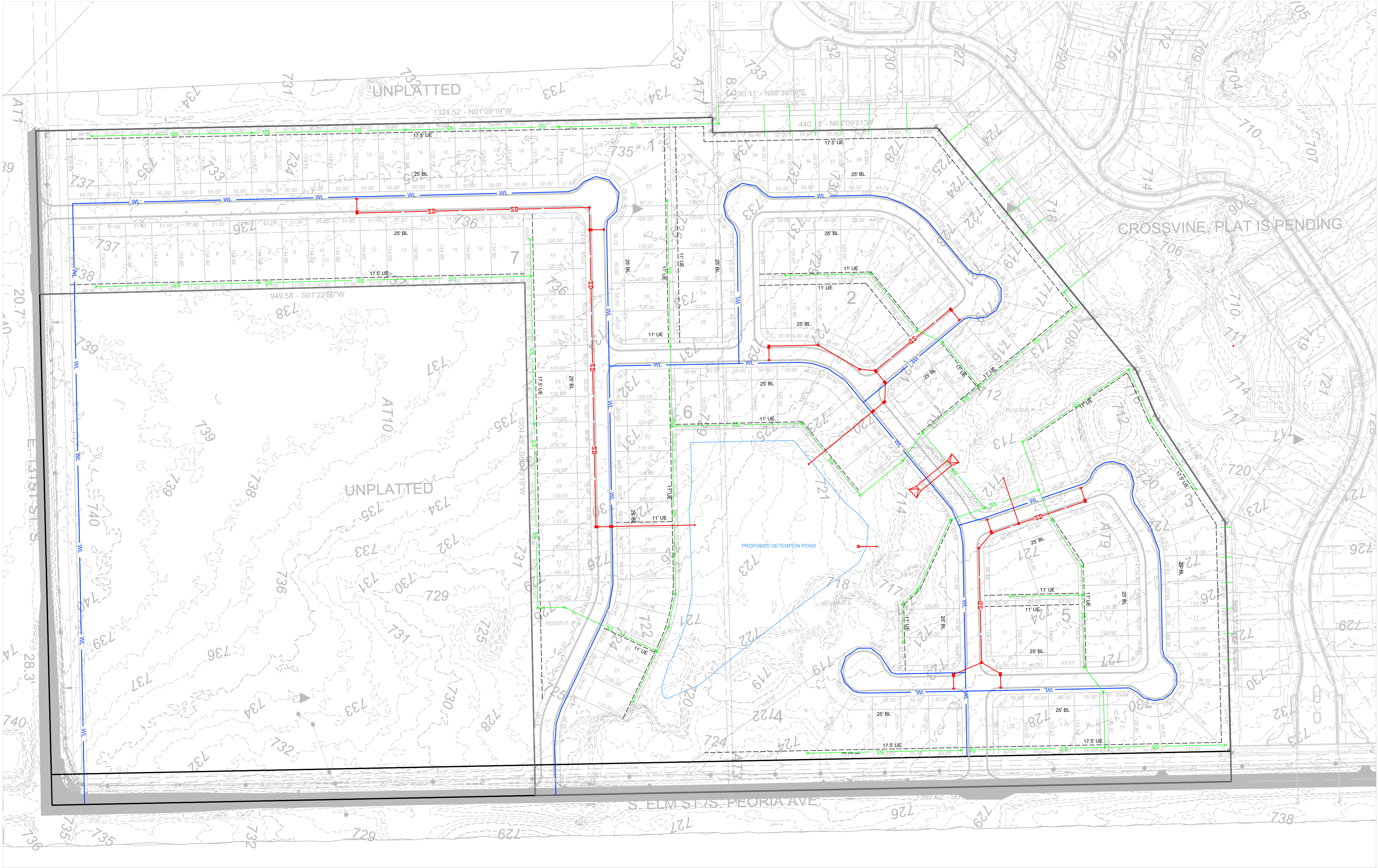
Before me, the undersigned, a Notary Public in and for said county and state, on this _____ day of _____, 2025, personally appeared ANDY FRITZ to me known to be the identical person who executed the within and foregoing instrument.

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

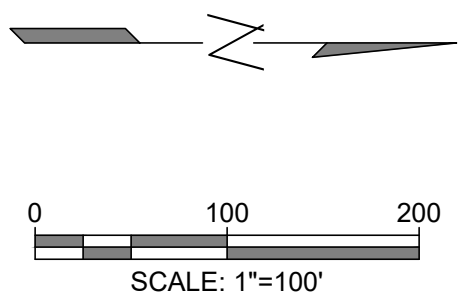
Notary Public

My Commission Expires

GLENWOOD RIDGE
CONCEPTUAL UTILITY PLAN



ALL STREETS ARE RESIDENTIAL MINOR STREETS
AND SHALL BE BUILT TO CITY OF JENKS
STANDARD STRT-01



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF JENKS PUBLIC WORKS DEPT.
SPECIFICATIONS, INCLUDING ODOT 2019 EDITION.

REVISION	BY	DATE

CERTIFICATE OF AUTHORIZATION NO. 4697, EXP. 6-30-26		
Glenwood Ridge		
CONCEPTUAL UTILITY PLAN		
CITY OF JENKS, OK		
PLANS AND ESTIMATES PREPARED BY: McGUIRE BROTHERS, LLC 8415 South RegencyDrive, Tulsa OK 74131		
PLAN SCALE: 1" = 100'	CONCEPTUAL UTILITY PLAN	APPROVED:
PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A		
FILE:		DATE: 3/1/2025
ATLAS PAGE NO.:		SHEET 1 OF 1 SHEETS

Glenwood Ridge

alignment map

Legend

S Elmwood Ave

S Elm St

East 131st St S

S Elm Ave

Google Earth

Image © 2025 Airbus

3000 ft

Page 63 of 100



To	Planning Commission
Hearing Date	May 08, 2025
Case Number	Plat 25-14 Bridgepoint
Request	Approval of Preliminary Plat
Location	131 st and Harvard
Applicant	Cliff Bennett, Wallace Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Preliminary Plat

Preparer

Wallace Engineering

Background Information

STAFF COMMENTARY | This is a request to approve a preliminary plat, the property is located in the northeast corner of 131st and Harvard, for redevelopment of commercial uses.

PLANNING DATA

REQUEST	Preliminary Plat Approval
ZONING	(CS) Commercial Shopping
EXISTING USE	Medical Marijuana Grow (nonconforming)
	NEW USE-Multi-tenant no new Medical Marijuana uses
PARCEL ID	97304730427010
LEGAL	W990.6 S440.08 SW SW LESS S35 THEREOF SEC 4 17 13 9.204ACS
OWNER	Oak Properties LLC
PROP_ADD	2217 E 131 ST S
TR_SEC	7304
ACRES	9.21
ORDINANCE NO.	1157 (JZ 453)
PLAT	Preliminary Plat for review
	5 Lots, 1 Block
	Lot 1 1.88 acres
	Lot 2 1.90 acres
	Lot 3 1.62 acres
	Lot 4 0.71 acres
	Lot 5 2.31 acres
ROW	Dedicated by Plat
	Harvard and 131 st are Secondary Arterial 100 ft Minimum

TAC COMMENTS: April 4, 2025

Robert Carr, COJ: Water and sewer designs have changed. Will need U/E for these added to the plat.

Angela Hughes, Cox Communications, Land Use Agent, sent release letter.

Timothy Mikles, OneOK, ONEOK Gas Transportation, L.L.C. (045)

Pipeline Name: PSO Riverside 16" Pipeline

Pipeline Number: A-1517

No Impact: Pipeline is west of the property (SE 5-17N-13E, Tulsa Co., OK)

Aaron Smith, Trans Right of Way Agent, AEP

Good Afternoon, I do not see any PSO transmission lines in the two areas. If you have any questions or if you need anything, please let me know. Thank you



Figure 1: Major Street and Highway Plan | Secondary Arterial

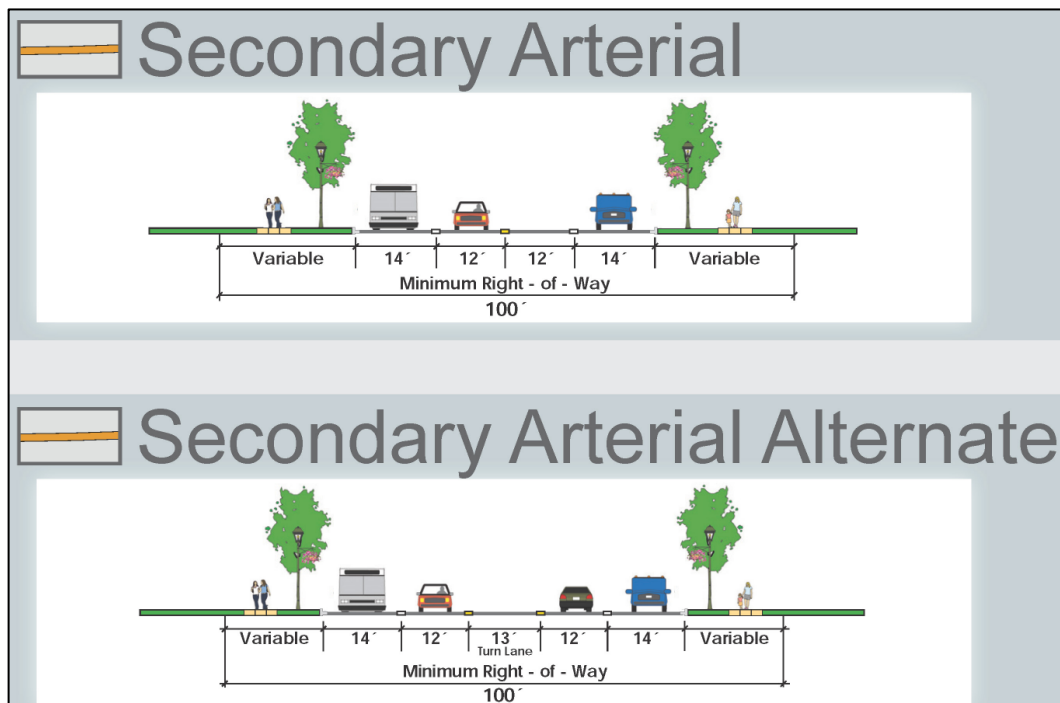


Figure 2: INCOG Street Standard

- (5) *Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*
- (a) *Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:*
- ☐ *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - ☐ *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - ☐ *Key or location map showing location of subdivisions within the mile section,*
 - ☐ *An accurate legal description of the property,*
 - ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
 - ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
 - ☐ *The location and description of all existing structures, water bodies and watercourses,*
 - ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
 - ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
 - ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
 - ☐ *All proposed lots progressively numbered and building setback lines,*
 - ☐ *Blocks progressively numbered,*
 - ☐ *A topographic map of the subdivided area with contour lines having two-feet contour intervals based on United States Coastal and Geodetic Survey datum,*
 - ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - ☐ *Conforms to Subdivision Regulations for design and layout,*
 - ☐ *Connects with current and anticipated future abutting development(s),*
 - ☐ *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - ☐ *Takes advantage of existing environmental features of the property,*
 - ☐ *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
- (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine*

would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.

(ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.

(iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.

(b) *Additional Engineering Review Items:*

☐ Are all lots serviced with public street access?

☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?

☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?

☐ Are all lots serviced with water and are adequate easements dedicated for water?

☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?

☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.

☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.

☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?

☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.

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

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

Staff Evaluation & Recommendation

Evaluation | Staff recommends approval of the **PRELIMINARY PLAT**. The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other. Platted easements cannot be encroached. The site plan should meet or exceeds the setback requirements and other CS District Bulk and Dimensional Standards.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards						
Standard	CS	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Standards (Minimum)						
Lot Area (acres)	n/a	1.88	1.90	1.62	0.71	2.31
Lot Width (ft)	n/a	227.44	335.99	246.59	140.05	527.43
Yard Setbacks (Minimum, unless otherwise stated)						
Front, maximum (ft)	0 n/a					
Exterior Side(ft) (3), maximum (ft)	0 n/a					
Interior Side (ft) (3)	10 (1)					
Rear (ft) (3)	10 (1)					
Building Standards (Maximum)						
Height (ft)	60					
Impervious Surface Coverage	70%					
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 the Preliminary Plat for Bridgepoint with the following conditions:*

PLACE HOLDER
LEAVE OPEN

PRELIMINARY PLAT

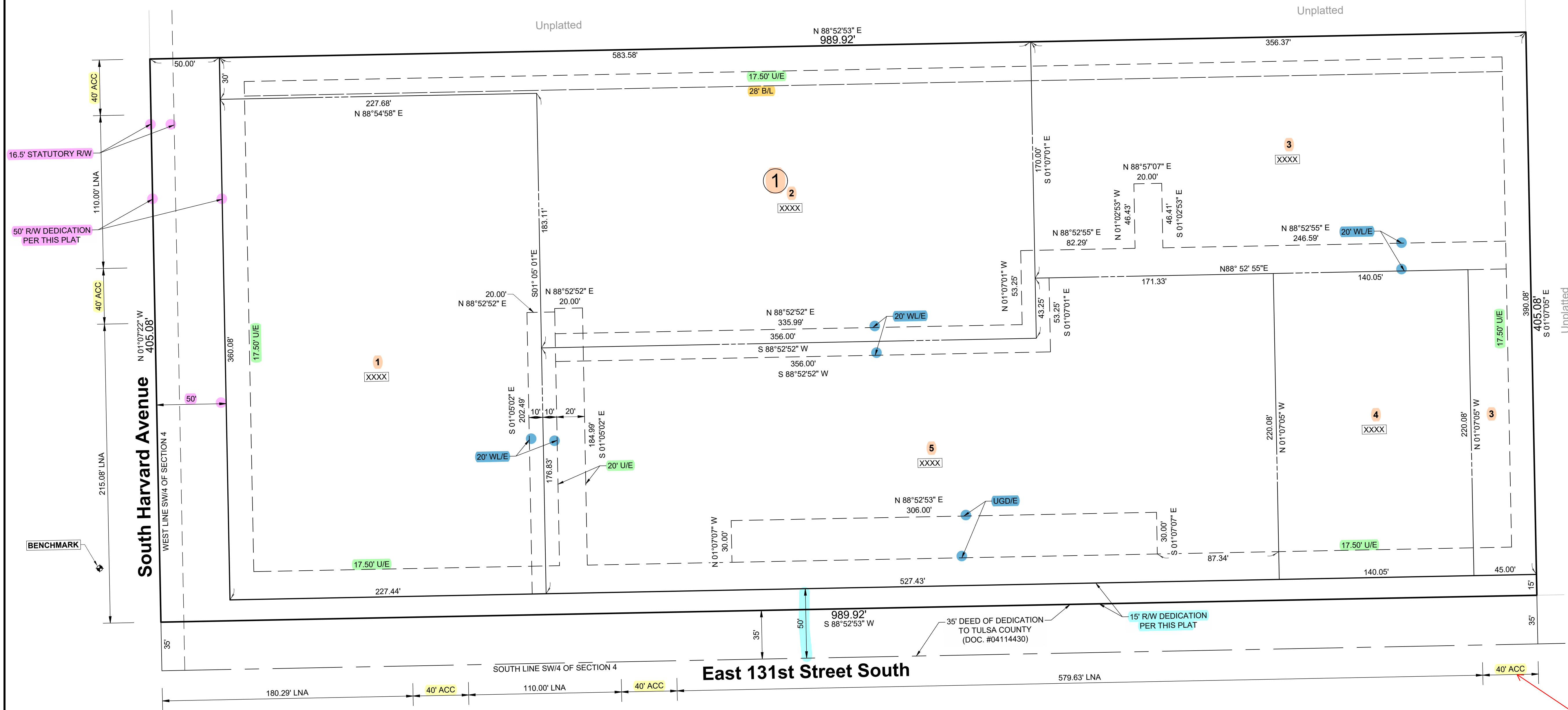
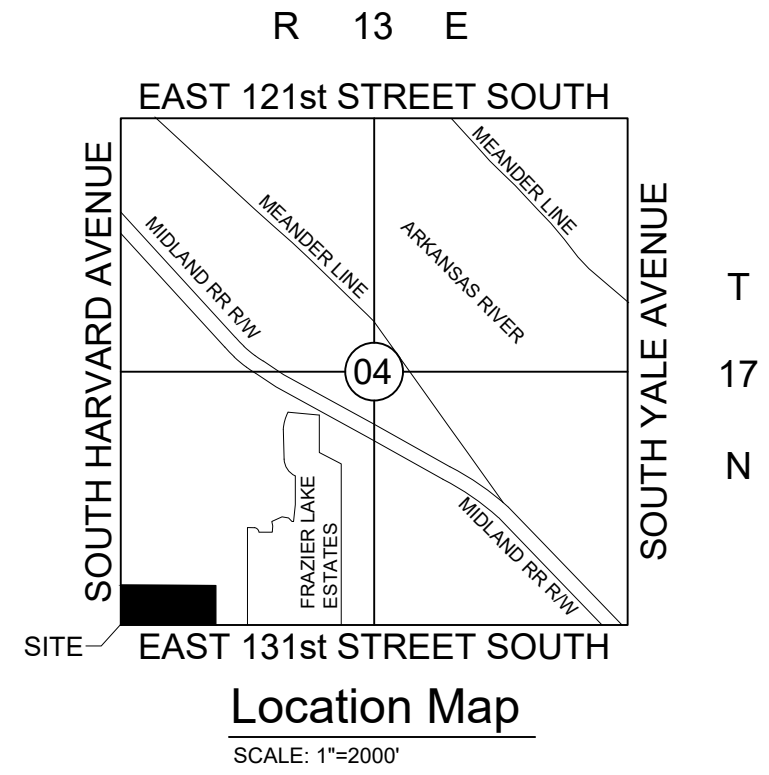
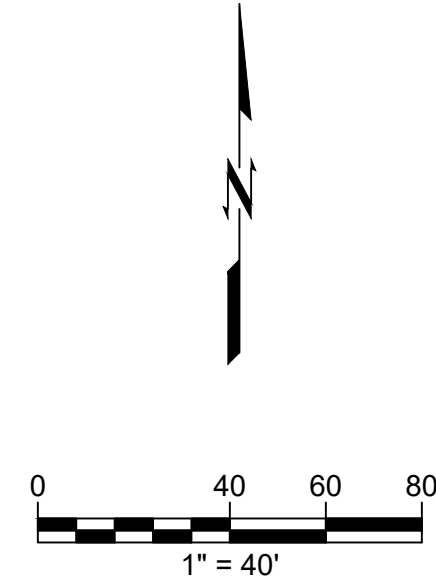
BRIDGEPOINT

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Oak Properties LLC
48 East 16th Street
Tulsa, Oklahoma, 74119
Phone: (918) 299-3040
CONTACT: DUANE PHILLIPS

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
GRANT PHILLIPS P.E.
grant.phillips@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



LEGEND

B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
UGD/E = UNDERGROUND DETENTION EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS

① BLOCK NUMBER
2 LOT NUMBER

● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 401,003 SF (9.21 ACRES)
R/W DEDICATED BY PLAT CONTAINS 34,353 SF (0.79 ACRES)

PROPERTY ZONED CS

MONUMENTATION

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

BENCHMARK

3/8" IRON PIN
NORTHING=361015.892
EASTING=2577902.605
ELEV=704.56

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
VERTICAL DATUM IS BASED ON GPS DATA (NAVD88)

ADDRESS NOTE

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

FLOODPLAIN NOTE

FEMA FIRM MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED
AREAS. MAP NUMBER 40143C0427L WITH A MAP REVISION DATE OF
OCTOBER 16, 2012, SHOWS NO FLOOD PLAIN ON SUBJECT
PROPERTY.

SURVEYOR'S LAST SITE VISIT:
XXXXXXXXXXXXXXXXXXXX

ORIG SIZE: 24"X38"

PLOT: 11/28/23

\\civl-server\projects\2340584 BridgePointDwg\PRODUCTION\Plat\2340584 Preliminary Plat.dwg

**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

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	81,924.03	1.88
2	82,747.95	1.90
3	70,486.96	1.62
4	30,822.22	0.71
5	100,669.46	2.31

PLACE HOLDER
LEAVE OPEN

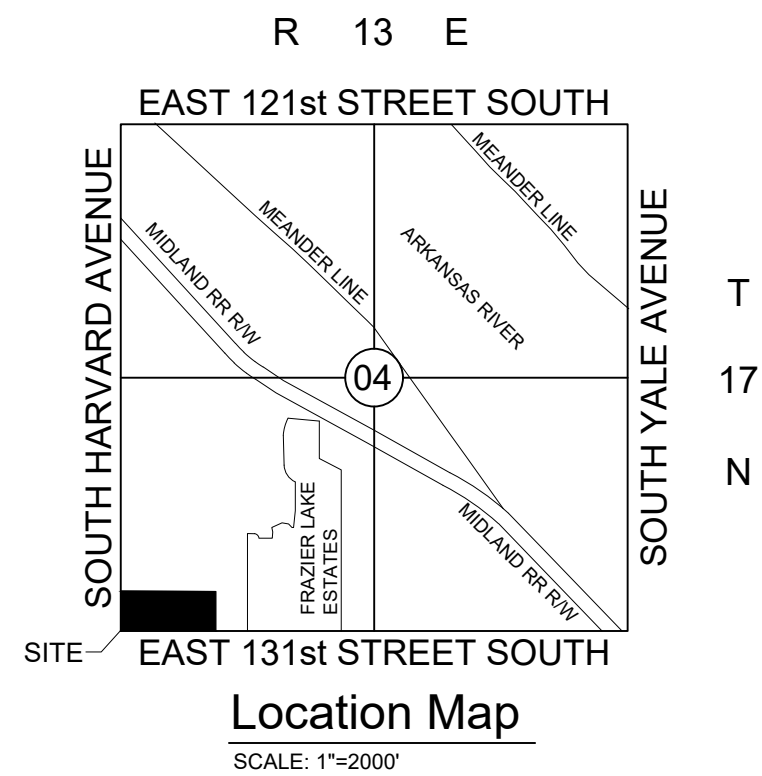
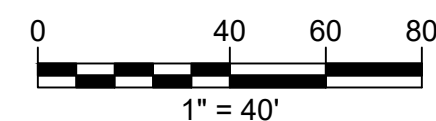
PLACE HOLDER
LEAVE OPEN

PRELIMINARY PLAT

OWNER:
Oak Properties LLC
48 East 16th Street
Tulsa, Oklahoma, 74119
Phone: (918) 299-3040
CONTACT: DUANE PHILLIPS

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
GRANT PHILLIPS P.E.
grant.phillips@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO.1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



XXXX	ADDRESS
①	BLOCK NUMBER
2	LOT NUMBER
●	IRON PIN SET
○	IRON PIN FOUND

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

BENCHMARK
3/8" IRON PIN
NORTHING=361015.892
EASTING=2577902.605
ELEV=704.56

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
VERTICAL DATUM IS BASED ON GPS DATA (NAVD88)

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

FLOODPLAIN NOTE
FEMA FIRM MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED
AREAS, MAP NUMBER 40143C0427L WITH A MAP REVISION DATE OF
OCTOBER 16, 2012, SHOWS NO FLOOD PLAIN ON SUBJECT
PROPERTY.

SURVEYOR'S LAST SITE VISIT:
XXXXXXXXXXXXXXXXXXXXXXXXXXXX



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

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	81,924.03	1.88
2	82,747.95	1.90
3	70,486.96	1.62
4	30,822.22	0.71
5	100,669.46	2.31

PLACE HOLDER
LEAVE OPEN

DATE: 11/28/2023
BRIDGEPOINT
PRELIMINARY PLAT
SHEET 1 OF 3

PRELIMINARY PLAT

BRIDGEPOINT

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

OAK PROPERTIES, LLC, AN OKLAHOMA CORPORATION (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, JENKS COUNTY, STATE OF OKLAHOMA, TO-WIT:

THE SOUTH 440.08 FEET OF THE WEST 989.82 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN EAST OF THE INDIAN BASE AND MERIDIAN, JENKS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. LESS THE SOUTH 35 FEET THEREOF. SAID TRACT BEING DESCRIBED AS FOLLOWS:

(INSERT LEGAL)

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO FIVE (5) LOTS, AND ONE (1) BLOCK (HEREIN AFTER THE "PLAT") IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY, AND HAS DESIGNATED THE SUBDIVISION AS "BRIDGEPOINT" A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "BRIDGEPOINT").

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, 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 AFORESAID, PROVIDED HOWEVER, THE OWNER OR ANY SUBSEQUENT OWNER OF A LOT OF RECORD WITHIN "BRIDGEPOINT", HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/ OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND ITS SUCCESSORS 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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

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

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

D. GAS SERVICE

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

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

- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT OWNER SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. LOT OWNERS SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

F. UNDERGROUND STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "UNDERGROUND DETENTION EASEMENT" (UGD/E) FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, UNDERGROUND DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE "BRIDGEPOINT" SUBDIVISION.
- UNDERGROUND DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION APPROVED BY THE CITY OF JENKS.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREAS NOR SHALL THERE BE ANY ALTERNATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS.
- UNDERGROUND DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HARVARD SQUARE SOUTH OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION AND RETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE OWNER SHALL PROVIDE THE CUSTOMARY MAINTENANCE WITHIN THE DETENTION EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

- CONCRETE APPURTENANCE SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- REMOVAL OF ACCUMULATED SILT AND VEGETATION FROM THE CONCRETE CHANNEL(S) SHALL OCCUR TWICE YEARLY.

- IN THE EVENT THE "BRIDGEPOINT" OWNERS ASSOCIATION SHOULD FAIL TO MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE UNDERGROUND DETENTION EASEMENT AREA, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTIONS OR CORRECT ANY ALTERNATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE "BRIDGEPOINT" OWNERS ASSOCIATION. IN THE EVEN THAT THE "BRIDGEPOINT" OWNERS ASSOCIATION FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN "BRIDGEPOINT", PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/4 THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

H. LANDSCAPING

EACH LOT OWNER SHALL BE BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE, HEALTH, AND VIABILITY OF THE REQUIRED LANDSCAPE MATERIALS. THE IRRIGATION SYSTEM SHALL BE KEPT IN GOOD WORKING ORDER TO ENSURE THE SURVIVAL OF ALL REQUIRED PLANT MATERIAL. ALL LANDSCAPE MATERIAL SHALL BE KEPT AT LEAST 5 FEET, MEASURED HORIZONTALLY, FROM BURIED UTILITIES.

I. LIMITS OF NO ACCESS

THE LOT OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH HARVARD AVENUE AND EAST 131ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE JENKS, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

J. BLANKET MUTUAL ACCESS EASEMENT

ALL LOTS AND OR SUBSEQUENT LOTS THROUGH LOT SPLITS OR REPLATS SHALL HAVE PERPETUAL LOT TO LOT MUTUAL ACCESS ON THE ACCOMPANYING PLAT. BLANKET MUTUAL ACCESS IS HEREBY ESTABLISHED BY THE OWNER FOR THE PURPOSE OF PERMITTING VEHICULAR ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS CONTAINED WITHIN THE "BRIDGEPOINT" SUBDIVISION. SUCH ACCESS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF ALL LOT OWNERS WITHIN THE "BRIDGEPOINT" SUBDIVISION, THEIR GUESTS, AND INVITEES AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

K. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE JENKS UNIFIED DEVELOPMENT ORDINANCE. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE FIRST ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF JENKS ENGINEERING DESIGN STANDARDS.

L. CERTIFICATE OF OCCUPANCY RESTRICTIONS

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

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS 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) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY OF JENKS. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT 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.

ORIG SIZE: 24"X36"

PLOT: 11/28/23

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PRELIMINARY PLAT

BRIDGEPOINT

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: OAK PROPERTIES LLC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

OAK PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

TITLE

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY _____ AS _____ OF OAK PROPERTIES LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY.

BY _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2023.

R. WESLEY BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA #1562



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 _____, 2023, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

BY _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

PLACE HOLDER
LEAVE OPEN

CONCEPTUAL IMPROVEMENTS PLAN

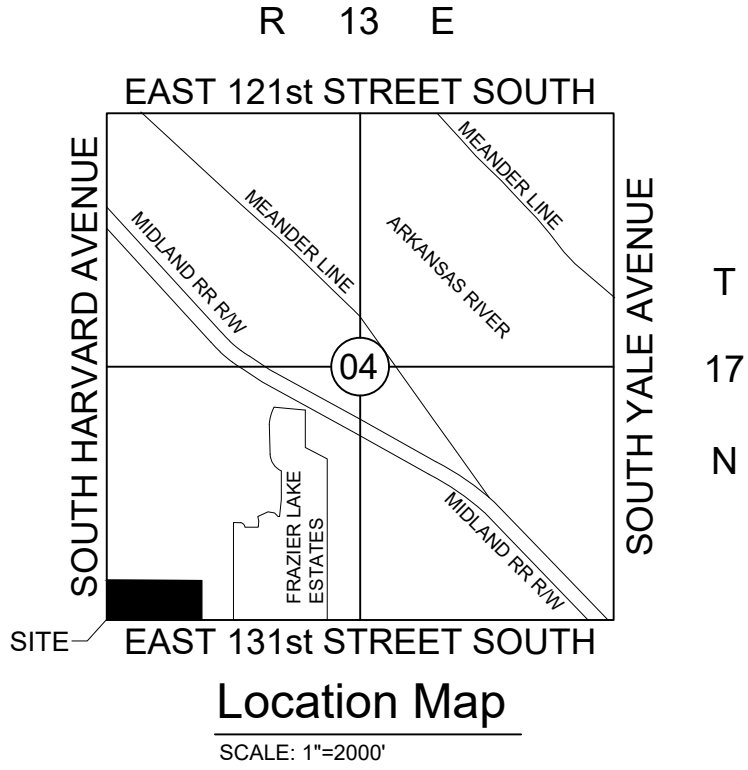
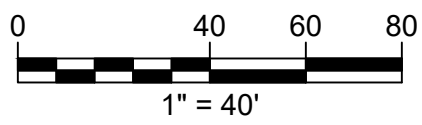
BRIDGEPOINT

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Oak Properties LLC
48 East 16th Street
Tulsa, Oklahoma, 74119
Phone: (918) 299-3040
CONTACT: DUANE PHILLIPS

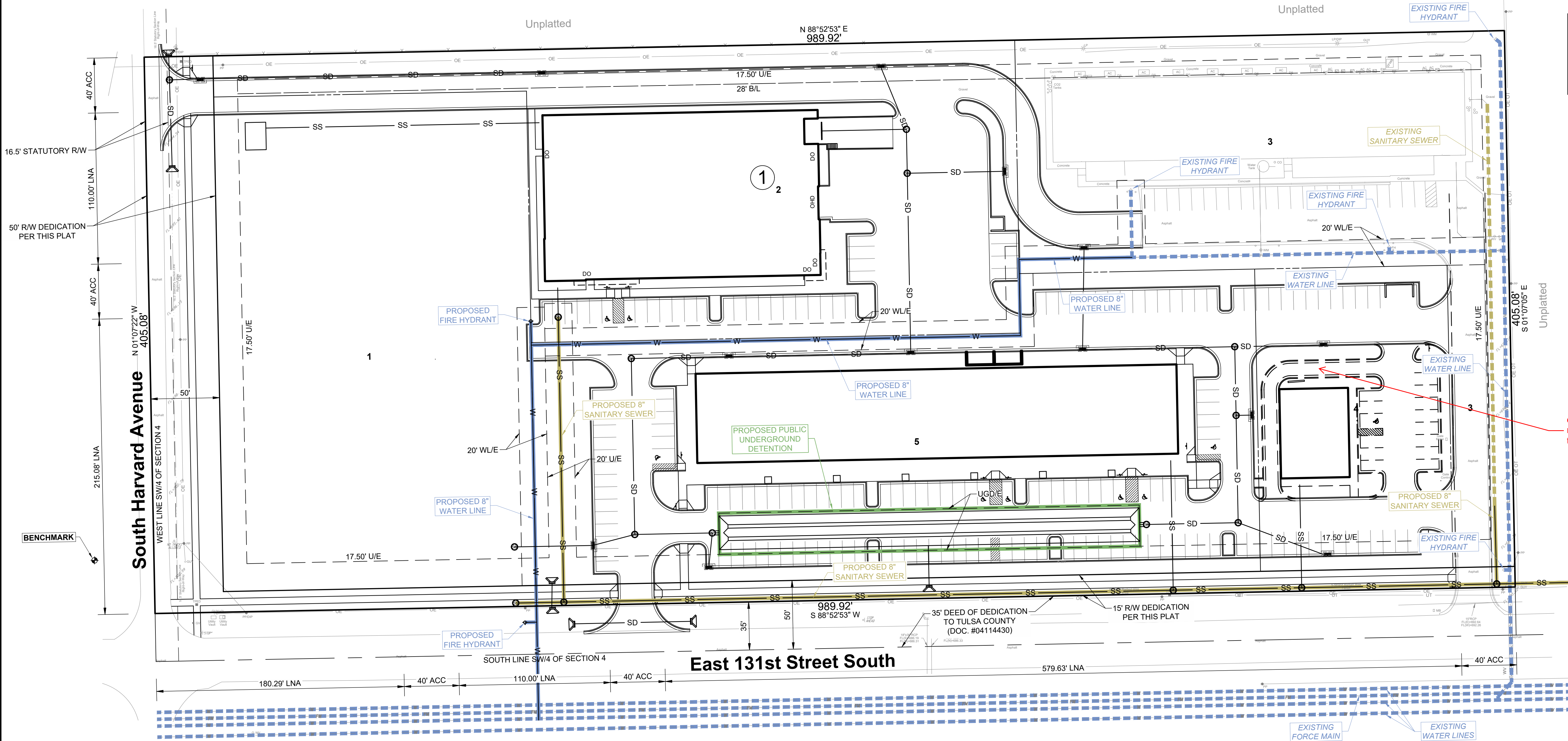
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Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
GRANT PHILLIPS P.E.
grant.phillips@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
UGD/E = UNDERGROUND DETENTION EASEMENT

LEGEND
EXISTING WATER
PROPOSED WATER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER



PLACE HOLDER
LEAVE OPEN



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

Memorandum

To: Mayor & Members of Council

From: David Sims, CFO/Finance Director

Date: May 20, 2025

Re: **Budget Amendment for the Downtown Master Plan**

City of Jenks Resolution #868 and JPWA Resolution #2025-03

On October 10, 2024, the City Council approved the awarding of a contract to Beck Design for the purpose of creating a Downtown Master Plan. The total amount of the contract was \$400,000. During the biennial budget approved in June 2024 for the fiscal years 2024-2025 and 2025-2026, \$200,000 in each fiscal year was appropriated (\$100,000 through the City General fund and \$100,000 through the JPWA Operating fund) toward this project due to the anticipated timing of the contract several months prior to the actual plan being established. Beck Design and their support teams have worked diligently to complete this plan as quickly as possible. Due to that, the anticipated costs to be expended during this current fiscal year will have exceeded the current fiscal budget of \$200,000 by fiscal year-end. Therefore, it is Management's recommendation that the \$200,000 that was to be budgeted for fiscal year 2025-2026 be appropriated in this current fiscal year 2024-2025 budget instead. Any unexpended amount will be encumbered as part of this fiscal year and expended as completed by Beck Design. The \$200,000 originally budgeted for the next fiscal year will be reduced from the fiscal year 2025-2026 budget when reviewed and approved next month.

Staff recommends approval.

Resolution No. 868

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR
THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE
30, 2025.**

WHEREAS, the City of Jenks has unexpected expenditures which have not been appropriated in the budget for fiscal year 2024-2025; and

WHEREAS, the City of Jenks has unexpended unencumbered cash balances on hand for the fiscal year 2024-2025; and

WHEREAS, the City of Jenks is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City of Jenks that the following supplemental appropriations be made:

City – General Fund (Fund 10)

Revenue: Fund Balance	\$100,000
Expenditure: 10-241-5250 – City Planner – Maintenance & Operations	\$100,000

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKS, Oklahoma, and signed by the Chairman this ____ day of _____ 2025.

Mayor

Attest:

Brandon Macy, City Clerk

Approved as to form:

Teresa Nowlin, City Attorney



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

MEMORANDUM

To: **Christopher Shrout, City Manager**
F. Robert Carr, Jr., P.E., Assistant City Manager

From: **Anthony Wilkins, P.E., City Engineer** *Anthony Wilkins*

Date: **May 13, 2025**

Subject: **South Elm Street Widening Project (111th Street to 121st Street)**
Change Order Number 1

INTRODUCTION:

A contract for the South Elm Street Widening Project (111th Street to 121st Street), Project was awarded to Paragon Contractors, LLC (Tulsa, Oklahoma) for \$9,117,017.68, on November 5, 2024.

To better control the Elm Street and 121st Street intersection traffic, it was recommended by the inspection and engineering teams that the intersection and the roadways approaches would benefit by maintaining fresh roadway pavement marking tape(s) which are readily removable without machinery and the removal of the existing tapes and left turn arrows to better manage traffic flows through the intersection. In addition, throughout this project, it is envisioned the traffic patterns will need to be shifted to better suit safety needs of the contractor personnel and the motorist.

CHANGE ORDER:

This Change Order Number 1 (CO No.1) is a request for adding four (4) new pay items to the contract. These items were not included in the awarded contract. As the project progressed, it was determined there is the potential for a traffic flow conflict between the southbound traffic needing to turn east and the southbound traffic needing to pass through the intersection of Elm Street and 121st Street.

CO No.1 compensates the contractor for all costs associated with the purchase and installation of the following:

- Removable Pavement Marking Tape (Yellow)
- Removable Pavement Marking Tape (White)
- Pavement Marking Removal (Traffic Stripe)
- Pavement Marking Removal (Arrows)

Approval of this contract change amount is under the City Manager's limit for authorization. As a result, staff requests to note in the minutes that the City Manager has approved Change Order No.1 in the amount of \$19,470.00 resulting in a revised contract total amount of \$9,136,757.68 with Paragon Contractor, LLC; funding for this additional cost is included in the 2020 G.O. Bond funds (Account No. 27-840-5393).

Attachment:

Change Order Number 1 Request Submittal – Paragon Contractors, LLC

SECTION 00600
CHANGE ORDER

PROJECT: South Elm Street Widening Project (W. 111th Street to W. 121st Street)

CHANGE ORDER NUMBER: 001

DATE: May 05, 2025

CONTRACT DATE: January 06, 2025

CONTRACT FOR: South Elm Street Widening (W 111th to W 121st) and 116th Street Trail

TO CONTRACTOR: Paragon Contractors LLC

The Contract is changed as follows:

Not valid until signed by the Owner and Contractor

The original Contract Sum was \$ 9,117,017.68

Net change by previously authorized Change Orders \$ 0.00

The Contract Sum prior to this Change Order was \$ 9,117,017.68

The Contract Sum will be increased (decreased) (unchanged) by this Change Order in the amount of \$ 19,740.00

The new Contract Sum including this Change Order will be \$ 9,136,757.68

The Contract Time will be (increased) (decreased) unchanged by 0 days.

The date of Substantial Completion as of the date of this Change Order therefore is March 06, 2026.

NOTE: This summary does not reflect changes in the Contract Sum Time which have been authorized by Construction Change Directive.

CONTRACTOR: Paragon Contractors LLC

ADDRESS: 2108 N David Patrick Ave

Tulsa, OK 74116

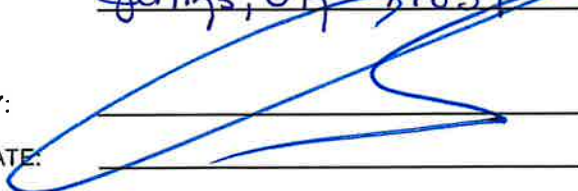
OWNER: City of Jenks

ADDRESS: 211 N. Elm

Jenks, OK 74037

BY: 

DATE: 5/7/2025 Tyler Rogers, Vice President

BY: 

DATE: _____

City of Jenks

Change Order #001

S. Elm St. Widening 121st to 111th, Jenks OK

2409-0896

General Description: This change order adds four new pay items to the contract. Removable Pavement Marking Tape (Yellow & White) and Pavement Marking Removal (Traffic Stripe & Arrows) were not included in the plans. The initial phase shifted the Southbound traffic, on Elm, to the East. At the intersection of Elm and 121st, a conflict between the SB to EB left turn and the SB thru traffic was observed. This change order addresses the conflict, providing Removable Pavement Marking Tape and additional signage (see attached PDFs). The addition of the Pavement Marking Removal (Traffic Stripe & Arrows) pay item will be used to remove conflicting traffic stripe as traffic shifts with the various phases of construction. This change order compensates the contractor for all cost associated installation of the traffic sign R3-8 and the dashed stripe that defines the SB Elm to EB 121st Left Turn.

Pay Item	Unit	Quantity	Price/unit	Total
Removable Pavement Marking Tape (Yellow)	LF	200	\$1.80	\$360.00
Removable Pavement Marking Tape (White)	LF	500	\$1.80	\$900.00
Pavement Marking Removal (Traffic Stripe)	LF	25,000	\$0.72	\$18,000.00
Pavement Marking Removal (Arrows)	EA	4	\$120.00	\$480.00
Change Order Total				\$19,740.00
Contract Bid Price	Change Order Price	New Contract Price		
\$9,217,017.68	\$19,740.00	\$9,236,757.68		

Signature _____ Tyler Rogers _____
 Name: (Printed)
 Subscribed and sworn before me this 7 day of May year of 2025
 My commission expires 4-18-2027
03006379
 Notary Public Commission Number

 Vice President
 Company Title



P.E. Seal

 City/County Official

 Signature

Special Event Committee Recommendation

Event title: Tulsa Metro Out of Darkness Walk

Proposed date(s): 9/27/25

Description: Walk fundraiser for the American Foundation for Suicide Prevention

After reviewing the special event application and meeting with the applicant the committee has voted to:

- ☒ Recommend the event be approved by City Council.
- ☐ Not recommend the event be approved by City Council.

Comments:



Captain Nick Chandler, Special Event Committee Chair

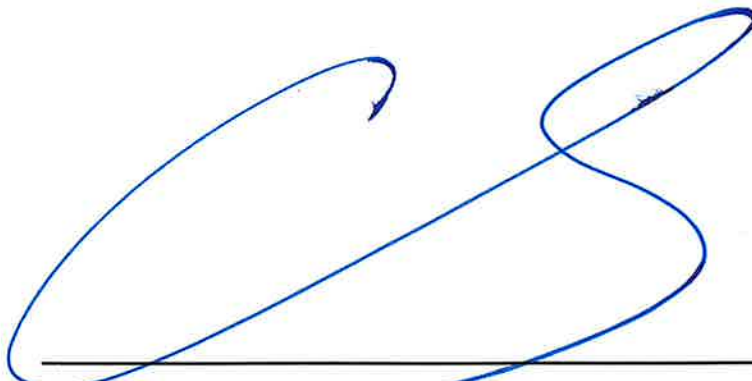
9/8/25

Date

After reviewing the committee's recommendation:

- ☐ Accept as submitted and approve it to be presented to City Council
- ☐ Accept with the following modifications before it is presented to City Council
- ☐ Reject the recommendation

Comments:



Chris Shrout, City Manager

5-15-25

Date



FORM CENTER

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[PROPERTIES](#)
[BACK](#)
[PRINT](#)
[SAVE CHANGES](#)
[CANCEL](#)

Form Center ► Police Department ► Special Event Application ► Submission #8840



Capt. Nick Chandlee
PO Box 2007
211 N Elm St Jenks OK, 74037
918-299-6311
nchandlee@jenksok.org

Form Details

Submitted By:

Submitted On:
 April 7, 2025 4:15 PM

IP Address:
 174.77.123.150

Referrer:
<https://www.jenks.com/FormCenter/...>
 Department-7/Special-Event-Application-61

Answered 94 of 98 (95.9%)

Special Event Applications are submitted for review and approval for events conducted on a public property, public right of way or easement, and/or events that require the use of other public resources. This application is required on all such events within the City of Jenks and must be submitted **90 days before** the event (exceptions may be granted for special, unusual circumstances). There is no fee for a Non-Profit Special Event Application. **For profit Special Event applications will be required to pay a \$250 fee prior to approval.**

The point of contact during the application process will be Captain Nick Chandlee; his contact information is listed above. He will be glad to answer questions and offer guidance during this process to insure that your submitted application packet is complete with all required documentation.

Once the completed application packet has been accepted it will be sent to the Special Event Committee. The Committee will send its recommendation regarding the event to City Council, who will vote to approve or deny the event. You may attend the City Council meeting for your event's City Council review. Agendas are displayed at the City of Jenks City Hall at 211 N. Elm and online at www.jenks.com.

An application approval does not imply city sponsorship. The applicant will be responsible for any extra ordinary costs relating to the event; for example, required city personnel and services, approved barricades, directional signage, adequate cleanup, other permits, and damages occurring to city property and/or facilities. The applicant has the responsibility to be aware of and comply with city ordinances and regulations including, but not limited to, curfew ordinance, county/city public health regulations, police safety requirements, and insurance coverage requirements. **A Special Event Application does not negate the additional requirements of obtaining the proper zoning, health, alcohol and beer, tent, amusement or park permits.**

Event and Event Organizer Information

Event Title *

Tulsa Metro Out of The Darkness Walk

Event Description *

Walk fundraiser for the American Foundation for Suicide Prevention

Date of Event *

09/27/2025

Event Location (Include Site & Street Maps) *

7513 East Ft. Worth Place

Total Anticipated Attendance (Participants, staff, vendors, crowd, etc.) *

1200

Diagram/Map *

AFSP OOTD Tulsa Walk Map.pdf

Event Organizer *

Michelle Metcalf

Email Address *

michelle.metcalf@tulsatech.edu

Primary Contact *

Primary Phone *

Secondary Contact

Lucretia Pardinas

Secondary Phone

918638-1947

Primary Mailing Address *

502 South Front Street

City *

Catoosa

State *

Oklahoma

Zip Code *

74015

Agency Status*

Profit

Non-Profit

Fundraiser/What

Cause

TIMELINE OF EVENT

Street Closing (for setup)

Date *

Time *

09/27/2025

10:30 AM

Event Start

Date *

Time *

09/27/2025

12:00 AM

Event End

Date *

Time *

09/27/2025

12:30 PM

Street Opening

Date *

Time *

09/27/2025

12:30 PM

Street(s) requested to be closed *

Any Street that Crosses Traffic at the Jenks Riverwalk area

Attach diagram/Maps as appropriate

Medical First Aid On-Site?*

Yes

No

If yes, please describe

Medical Reserve Corp

Security On-Site?*

Yes

No

If yes, please describe

Riverwalk Security

Volunteers for Traffic Control?*

Yes

No

If yes, please describe
Is Parking Available?*

Yes

No

If yes, please describe

Riverwalk Parking

Is Disabled Parking Available?*

Yes

No

If yes, please describe

**Will There Be Sound Amplification
or Lights?***

Yes

No

If yes, please describe

Speakers by the Amphitheater

Restrooms On-Site?*

Yes

No

If yes, please describe

Portapotties

Describe your plan for cleanup and removal of waste *

TBD

Additional Responsibilities

Open Air Event*

Yes

No

Private Property *

Yes

No

Owner of Property/Contact

Phone

Non-City Public Property*

Yes

No

Owner of Property/Contact

Lane Castleberry

Phone

918 527-4073

City of Jenks Property*

Yes

No

Explain

It will be at the Riverwalk

Alcohol/Beer*

OK ABLE License Required

Yes

No

Explain

Food Sales*

Yes

No

Number of Food Vendors

0

Tents*

Yes

No

Tent Sizes/Locations

Attach map

Banners/Signs needed?*

Yes

No

Explain

Yes

Special Permits Needed*

Yes

No

Explain

No

Appropriate Zoning*

Yes

No

Explain

Yes

Venue Insurance*

Yes

No

Agency Contact

Tami Kellar

Phone

541-990-8833

Firearms

Explosives/Fireworks

Cooking

Alcoholic Beverages Served

Aircraft

Other

Please specify if other chosen

1. Describe your organization and its purpose. *

A walk Fundraiser for the American Foundation for Suicide Prevention.

2. Describe your experience managing similar events and/or activities. *

I have coordinated outreach events for Tulsa Tech.

3. What is the purpose of the event? *

Fundraiser

4. Summarize your event. *

5. Has an event like this been held before? By whom? *

Yes, AFSP

6. How will you notify affected residents, businesses, churches or schools? *

Private Property. All businesses will be notified by OneFire Property Management

9. What is your advertising plan? *

TV/Radio/Mainstreet Banner

10. How many people will be needed to staff the event? *

30

11. List all the organizations that will provide staff for the event (include numbers). *

12. List any special equipment needed and the organization that will provide it. *

Speakers for the Amphitheater, Tables, chairs, and tents

Affidavit of Applicant

City personnel and services, approved barricades and directional signage will be required for street closings, traffic/crowd control, and security. The Event Organizer has the responsibility to be aware of and comply with City Ordinances and Regulations including, but not limited to, Curfew Ordinance, City/County Public Health Regulations, and Police/Park/Public Safety requirements. Further, the Event Organizer is responsible for:

1) Providing evidence of public liability coverage in a sum of not less than \$1,000,000 (one million) dollars, including property damage coverage of not less than \$100,000 (one hundred thousand) dollars before the event date or within ten days of Council approval, whichever comes first, and

2) Notifying businesses in the affected areas two weeks prior to the event.

Failure to comply with these requirements may result in additional fees and denial of subsequent applications by the Event Organizer. An application approval does not imply City sponsorship. Review the cover letter for further information in reference to Special Events.

I certify the information contained in the foregoing application is true and correct to the best of my knowledge and belief, and that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event.

I further certify that I, on the behalf of the Organizing Agency, am also authorized to commit that Agency and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Jenks.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature

Michelle L Metcalf

Print Name *

Michelle L Metcalf

Date *

04/07/2025

Route To: Jenks Police Department, Attn: Captain Nick Chandlee, P. O. Box 2007, Jenks, OK 74037, email: nchandlee@jenksok.org

City of Jenks & Related Entities Hold Harmless Agreement

Name of Event Sponsor *

American Foundation for Suicide Prevention

hereinafter referred to as "APPLICANT"

Address of Applicant *

City

Catoosa

State

Oklahoma

Zip Code

74015

The APPLICANT has made an application to use certain property, streets, sidewalks, or easements under the ownership or control of the City of Jenks, Oklahoma, or its related public trust entities e.g. the Jenks Public Works Authority and the Jenks Aquarium Authority d/b/a the Oklahoma Aquarium, hereinafter collectively referred to as "CITY", for a special event to be held on

Date *

09/27/2025

Between the hours of *

7:00 AM

— 11:55 AM

Event described as *

Walk Fundraiser for the American Foundation for Suicide Prevention

That APPLICANT warrants that any participating agencies selected or employed by APPLICANT for the special event carry public liability and property damage insurance.

That in consideration of CITY granting APPLICANT approval for the special event above described, APPLICANT agrees to hold CITY, its officers, agents and employees harmless and indemnify the same from any claims which could be asserted by APPLICANT, its invitees, agents or employees, for damages, personal injury or death which occurred as a result of said special event which was not caused by the deliberate or grossly negligent acts or acts of CITY's officers, agents or employees.

Date *

Name of Sponsoring Organization *

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature

Michelle L Metcalf

Print Name *

Michelle L Metcalf

Phone Number *

9182321206

Witness Signature

Joni Johnson

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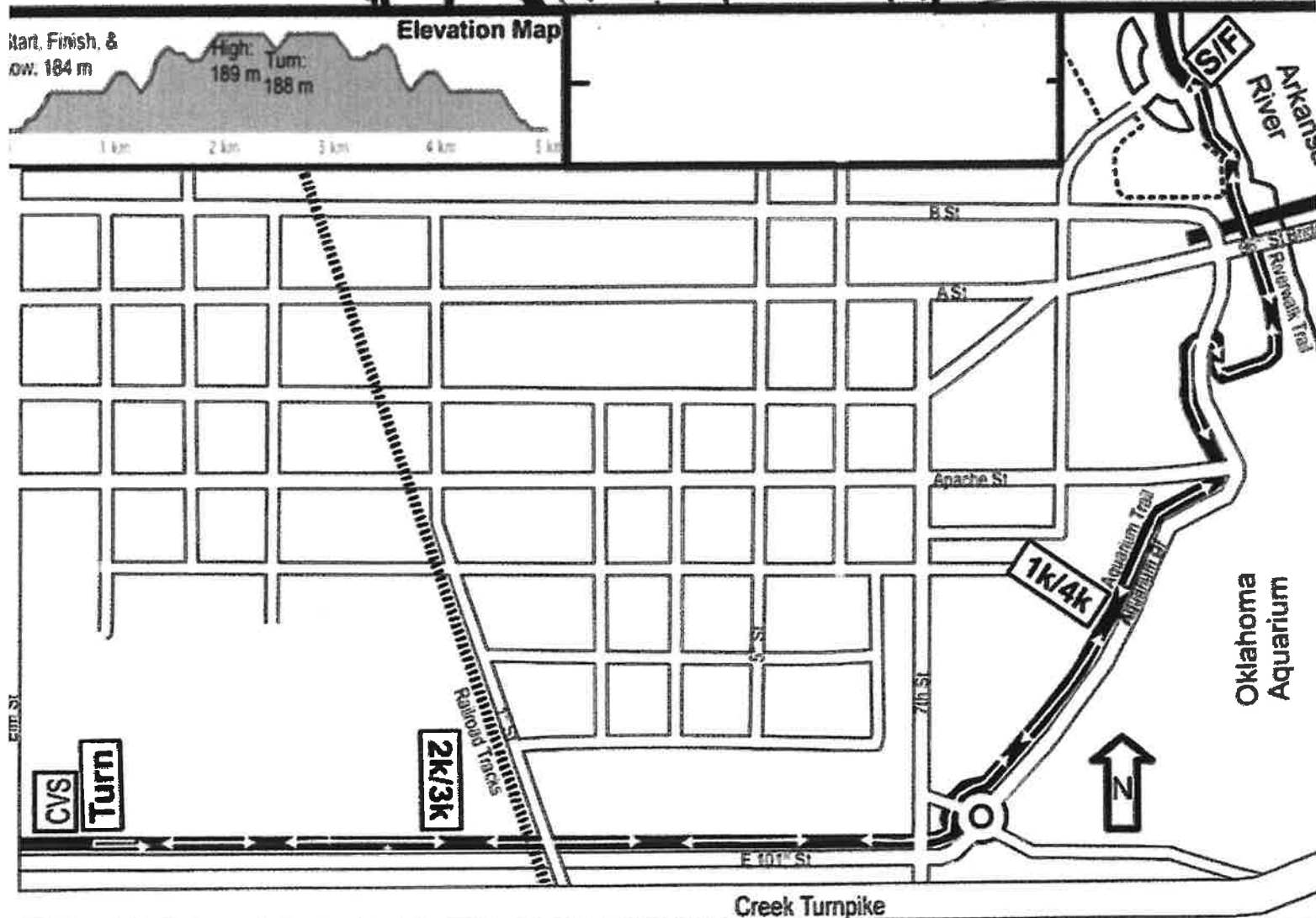
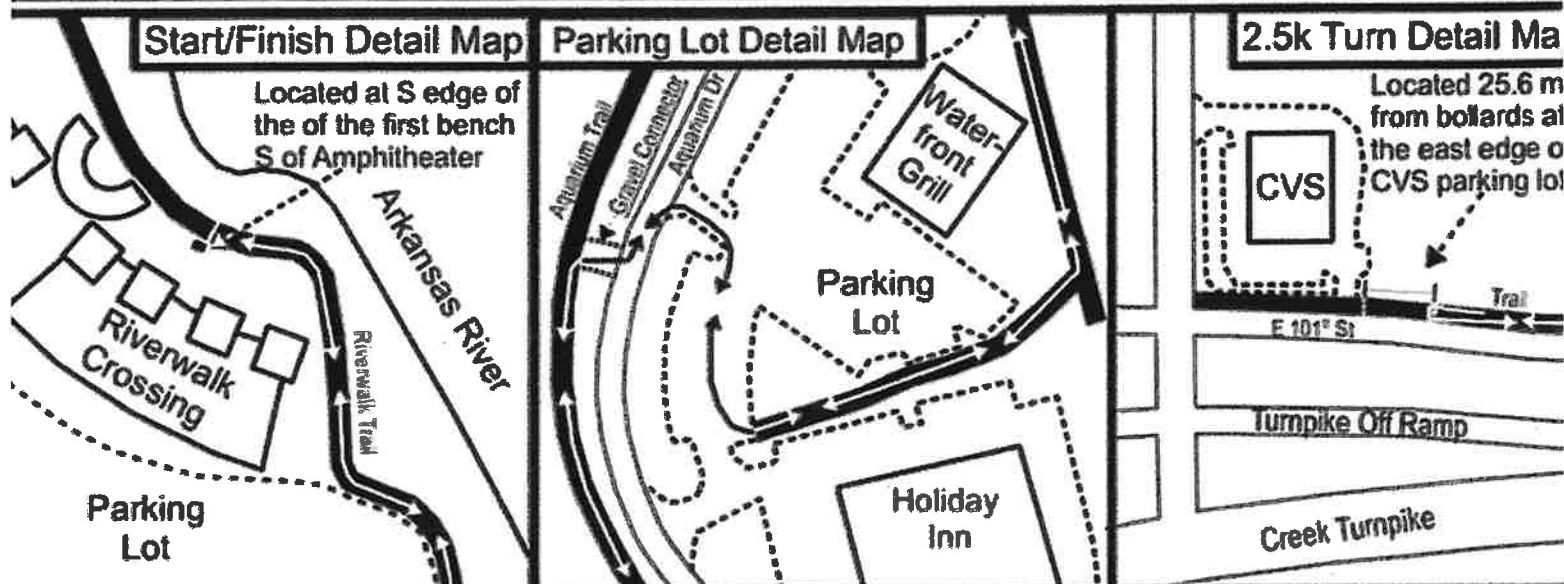
[Service](#)

Start/Finish: On Jenks Riverwalk Trail, located directly in line with the south edge of the first bench south of the Riverwalk Crossing Amphitheater

1k/4k: On Aquarium Trail, 7.3 m south of the south edge of the bus stop across from the Oklahoma Aquarium Entrance.

2k/3k: On Aquarium Trail, 78.6 m west of the bollards on the west side of the railroad crossing

2.5k Turn: On Aquarium Trail, 25.6 m east of the bollards at the east edge of the CVS Pharmacy Parking Lot.





JENKS POLICE DEPARTMENT

918-299-6311
918-556-7498 (fax)
www.jenks.com

211 N Elm ST
PO Box 2007
Jenks, OK 74037

5/7/2025-5/13/2025

Patrol

- There were 84 traffic stops, 6 motor vehicle accidents, 4 arrests, 527 calls for service, and 28 reports taken during this reporting period.
- 6 Domestic Assault and Battery
- 5 Mental Health Call
- 3 Burglary (1st, 2nd, 3rd, residential and business)
- 4 Larceny
- 3 Fraud
- 1 Vandalism
- 1 DUI
- 1 Child Abuse
- 1 Shooting with Intent to Kill

Training

- 911 Coordinators Workshop
- 1 in FTO phase 1
- 3 at CLEET

Events

- Jenks Fire Truck Push-in Event
- Jenks Public School Emergency Exercise

Drone Division- 121st and Elm Construction



Drone Division- Jenks FD Station 1



Animal Welfare-





At Large:	0
Missing:	0
Assist Other Agency:	0
Dead Animal Pickup:	2
Other:	0
Vicious Animal:	0
Wildlife:	3

Animal Bite:	0
Adoption Inquiry:	1
Barking Dog:	0
Livestock All:	0
Trap:	0
Welfare/Cruelty:	