

**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, MARCH 5, 2026, 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

BUSINESS

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on February 05, 2026.
 - B. Approve Final Plat for Belvedere Estates. General Location: north of 131st & east of Harvard
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 26-701 - Zone Change from AG (Agriculture) to CS (Commercial Shopping). General Location: 634 W 101st Pl (behind Okie Express Car Wash)
4. JZ 26 PUD 98.mil - Minor Amendment to PUD 98 for an amendment to the landscaping code and parking relief for Lots 11, 12, and 13 of Block 1 of 2900 West Main Plat.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, FEBRUARY 5, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 06:00 PM on Thursday, February 5, 2026, by Chair Scott West.

ROLL CALL

Present

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

Absent

INVOCATION

Jason Simmons from Contact Mission Church gave the invocation.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was given.

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 Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on January 08, 2026.

Rob Sellers made a motion to approve Item 1. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers, Scott West
No: None
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Withdrawn.
3. Minor Amendment to PUD 128 for changes to impervious surface coverage on Lot 12 Block 4 of Estates at Ritz Hollow. General Location: 679 W 113th Ct S

City Planner Marcae Hilton introduced Item 3 and answered questions. Maudie Green (679 W 113th Ct) and Brent Parson (22016 W 115th St, Sand Springs) both addressed the Commission and answered questions about the house. John Allan (675 W 113th Ct S) gave a public comment on the building. Rob Sellers made a motion to approve Item 3 per staff recommendations, with the addition of requiring removal of artificial turf in the front yard and City Right of Way. Amy Bors seconded the motion. A roll call vote

of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers, Scott West

No: None

Motion Carried.

4. Recommendation and direction on the use of artificial turf for both residential and non-residential zoning districts.

Withdrawn per staff recommendation.

OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave her Planning Update.

ADJOURNMENT

Jenks Planning Commission adjourned at 07:38 PM.

Jenks | PC Staff Report



To	Chair, Dr. Scott West and Planning Commission
Date	March 05, 2026
Case Number	PLAT 26-21 "Belvedere Reserve"
Request	Final Plat for a Single-family development (<i>JZ 25 PUD 152 Overlay</i>)
Location	North of 131 st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Zoning Exhibit

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

Mr. Cozort is preparing to construct a Single-family residential subdivision per the approved Planned Unit Development PUD 152.

Preliminary Plat Approval

CC Summary | June 17, 2025 | Approved at the regularly scheduled hearing. (Consent Agenda)

PC Summary | June 05, 2025 | Approved at the regularly scheduled hearing. (Consent Agenda)

Planned Unit Development 152 Overlay Approval

CC Summary | February 18, 2025 | Approved at the regularly scheduled meeting.

PC Summary | February 6, 2025 | Approved at the regularly scheduled hearing.

REQUESTS

Uses	Single-family Residential
Request(s)	Approval of Final Plat
Current Zoning	JZ 25-UD 152 and (RS2) Single-family Residential
Comprehensive Plan	Medium Intensity Single-family
General Location	3707 E 131 ST S 131 st and Harvard
Public Comment	The City Planner has received no comments at the time of the staff report.
Council	Ward 5 Donna Ogez
Current Parcel Data	
Plat	Currently being platted

Parcel ID	97304730429010
Property Address	3707 E 131 ST S
Legal	E330.6 SW SW LESS S35 FOR RD SEC 4 17 13
STR	Section 4, Township 17, Range 13
Gross Acres	9.75
School District	Jenks-4A

Zoning

North | AG (Agriculture)

East | RS1 Frazier Lakes | PUD 104

South | RS2 Kimberly Estates | PUD 151

West | CS (Commercial Shopping) & RS1 (SUP 119) Church Use -undeveloped

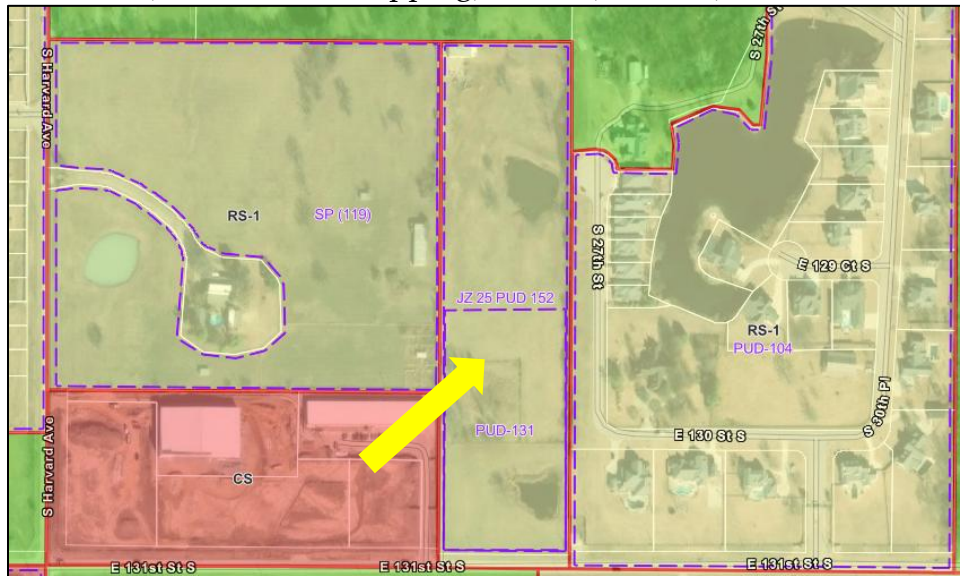


Figure 1: Zoning Map | INCOG



Figure 2: 131st and Harvard NE Corner

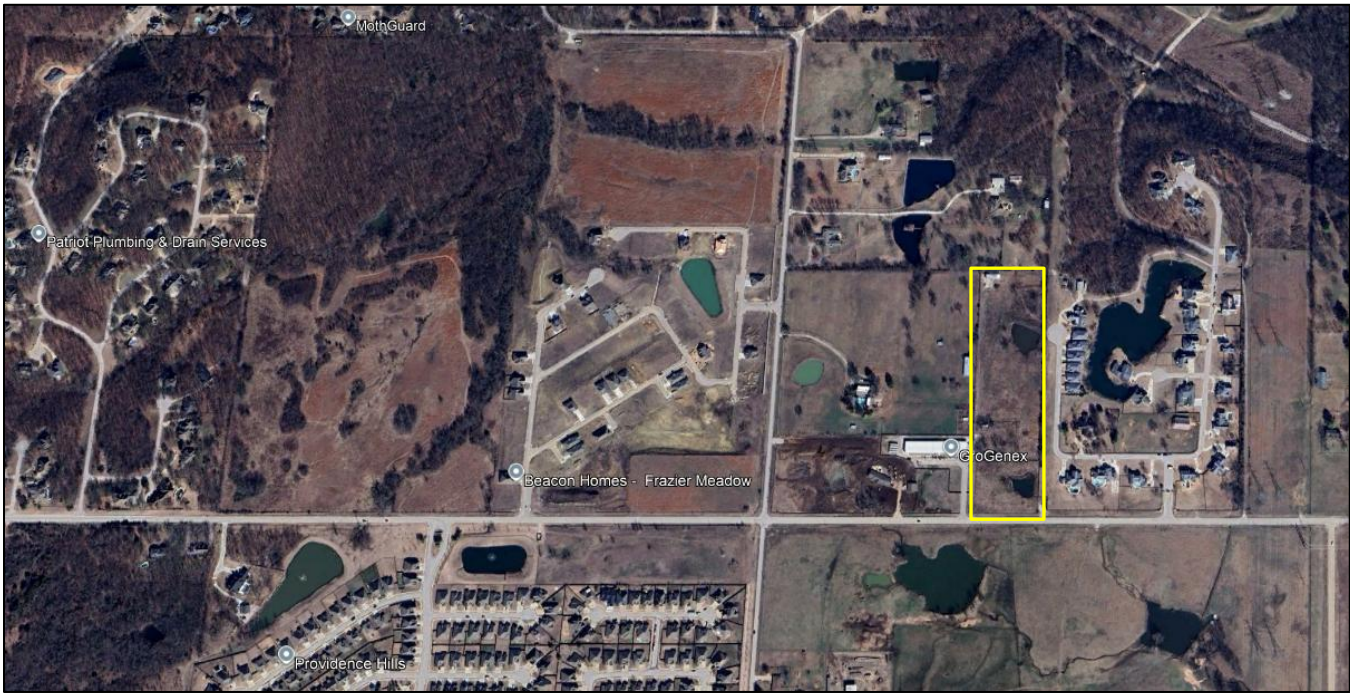


Figure 3: Google Earth view | housing, commercial, undeveloped, industrial

Staff Evaluation & Recommendation

Evaluation | This application is a request for a final plat that matches the approved PUD 152 Overlay for a parcel approximately 10 acres in size:

Lots	28
Blocks	2
Reserves	4
Area	9.74 Acres
STR	04-17N, 13E

TAC COMMENTS: February 10, 2025
 Dani Fields, Real Estate Agent Coordinator | ONEOK and Magellan assets are not affected.
 100 W 5th St
 Tulsa, OK 74103
 Mobile: 918-729-2259
 Email: dani.fields@oneok.com

Angela Hughes, COX | No Comments. | Angela.Hughes@cox.com

TAC COMMENTS: May 20, 2025
 PSO | AARON N SMITH | TRANS RIGHT OF WAY AGENT
 ANSMITH1@AEP.COM | D:918.599.2551 | C:918.508.3116
 212 E 6TH ST, TULSA, OK 74119
 Good Afternoon,

I do not see any PSO Transmission lines on the proposed areas and I do not see any issues.
If you have any questions, please let me know.

Thank you, Aaron Smith

COX | Angela

Good Afternoon Marcae!

Cox has no objections 😊

Thank you! Angela

ARTICLE 8. SUBDIVISION STANDARDS | Not compete list.

(b) Street Names.

- (I) *Street names shall meet the naming convention established by the City Engineer and shall not:*
 - (i) *Exceed 14 characters in length, excluding street-type designation;*
 - (ii) *Contain hyphens, apostrophes or other non-letter characters;*
 - (iii) *Exceed two words in length, excluding street-type designation;*
 - (iv) *Contain directional prefixes or suffixes (i.e., north, south, east, and west);*
 - (v) *Be phonetically similar to other street names in the City of Jenks (i.e., Shadow - Chateau, Parakeet - Park Heat, Grade - Grate);*
 - (vi) *Have the same name but different street type designation (i.e. Willow Drive - Willow Court); or*
 - (vii) *Duplicate facilities or geographic locations (i.e. Basketball Court, Bowling Alley).*
- (II) *Street names within a subdivision shall have a consistent theme (i.e. tree species, names of artists, bird species).*

(D) Private Street Entrance Requirements.

- (1) *All private street entrances shall be on arterial or collector streets only.*
- (2) *All private street entrances (at the gate) shall have entrance and exit lanes, with lanes being at least 14 feet wide.*
- (3) *The call box shall be a minimum of three car lengths (60 feet) from the ultimate curb of the adjacent arterial street.*
- (4) *All private street exits on arterial streets shall have two lanes for outbound traffic and one lane for inbound traffic.*
- (5) *Pedestrian access shall be provided near the main entrance and be shown on the site plan.*
- (6) *If private street entrances have a structure (or cover) over the driving lane, the vertical clearance shall be at least 14 feet.*
- (7) *Gates for gated communities shall be shown in the site plan and set back as follows.*
 - (a) *Forty feet from the edge of the paving to the keypad.*
 - (b) *Forty feet from the keypad to the gate.*
- (8) *Private streets intersecting with any public street shall have a turn-around before the gate entrance that provides 38-foot minimum from the entrance face of curb on the control panel island to the face of curb on the outside of the exit lane. The turn-around shall provide space between control panel-island and gate or gate-island for at least a full size passenger vehicle to make the turn-around in one fluid motion.*
- (9) *Access to all emergency and service delivery vehicles shall be guaranteed at all entrances by the homeowners association. These vehicles include, but are not limited to, the following agencies: Police, Fire, Ambulance, Street/Stormwater, Utilities and General Services, refuse pickup, mail delivery, municipal and county inspections (code) departments, other municipal and government agencies, utility companies (electric, gas, telephone, cable TV, water, sewer), etc. The Subdivider and the homeowners association shall provide insurance indemnification for any loss to any government vehicles.*

- (10) All current security codes, passwords/numbers and devices necessary to allow instant access shall comply with the requirements set out by the City of Jenks public safety officials.

FINAL PLAT UDO STANDARDS | Sec. 16-8-4. - Subdivision Procedures.

- (6) *Final Plat.* The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.

- (a) *Final Plat Review Requirements.* The final plat shall contain the following:

- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
- ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
- ☐ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
- ☐ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
- ☐ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
- ☐ The size in acres and total number of lots in the subdivision.
- ☐ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
- ☐ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
- ☐ Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,
 - (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.

□ *Additional Engineering Checklist Items: See section (5)(b).*

(b) Record Plat Document Review Requirements.

□ *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*

□ *The following certifications shall be shown on the record plat:*

- (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
- (ii) The certificate for release of mortgage for land dedicated to the public.*
- (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
- (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
- (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
- (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*
- (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.*

(c) Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.

(d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.

(e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.

(7) Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

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

RECOMMENDATION | *Staff and TAC recommend conditional approval:*

1. *Provide a clean copy of the PUD 152 for filing as an addendum to the Plat:*

a. *PUD Comments*

- i. Side Yard adjacent to a street-strike this comment, since there is only one street.*
- ii. Consider language for landscaping maintenance specific to the public areas and the roundabout.*

- iii. *Add PUD 152 to face of document.*
- iv. *Provide a clean copy of the PUD once it has been approved.*
- v. *Do you meet all the subdivision regulations?*

2. *Plat Comments*

- a. *See face of plat and DOD.*
- b. *See the following UDO/Subdivision Standards (not complete list)*
 - i. *Sec. 16-8-2. General Subdivision Standards.*
 - (4) *Street Designations and Names.*
 - (b) *Street Names.*
 - ii. *Sec. 16-8-5. Infrastructure Acceptance Requirements.*
 - iii. *Sec. 16-8-7. Circulation and Connectivity.*
 - (D) *Private Street Entrance Requirements*
 - iv. *Sec. 16-8-8. Street Design Standards.*
 - v. *Sec. 16-8-10. Anti-Monotony Standards.*
 - 1. *Provide system of implementation.*
 - vi. *Sec. 16-8-11. Parkland Provision.*

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 424,296.7 SF / 9.74 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

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

Benchmark

ADS STATION 509 - 5/8" REBAR WITH ALUMINUM CAP

N: 429293.418, E: 2594905.585, ELEV.: 627.84' NAVD88

Addresses

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

Legend

B/L -- BUILDING SETBACK LINE

IPF -- IRON PIN FOUND

IPS -- IRON PIN SET

L.N.A. -- LIMITS OF NO ACCESS

OD/E - OVERLAND DRAINAGE EASEMENT

U/E -- UTILITY EASEMENT

WL/E -- RESTRICTED WATERLINE EASEMENT

Planned Unit Development No. 152

Belvedere Reserve

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), 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.

Owner / Developer

CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
EMAIL: rdc4855@aol.com

Surveyor

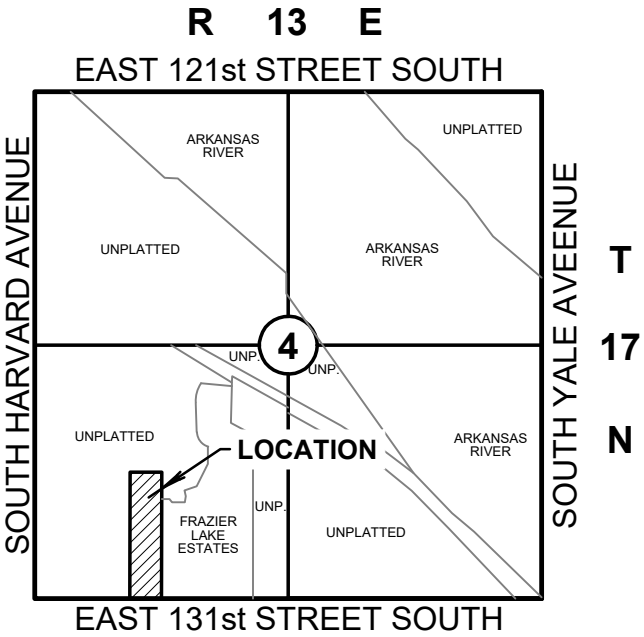
FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026

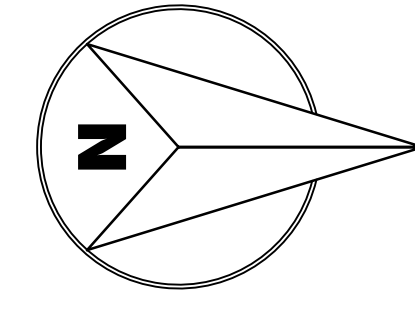
Line Table

LINE	BEARING	DISTANCE
L1	S 88°55'48" W	21.00'
L2	S 01°04'12" E	24.00'
L3	N 01°04'12" W	24.00'
L4	S 88°55'48" W	21.00'
L5	N 88°55'48" E	124.00'
L6	S 88°52'50" W	115.78'
L7	N 08°39'27" E	57.33'
L8	S 10°47'52" E	45.49'
L9	N 01°04'12" W	58.26'
L10	S 01°04'12" E	69.84'
L11	S 88°52'50" W	113.82'
L12	S 01°04'12" E	340.27'
L13	N 01°04'12" W	340.27'
L14	S 01°04'12" E	342.03'
L15	N 01°04'12" W	342.03'



Location Map

SCALE: 1"=2000'



Scale: 1" = 50'
25' 100' 1" 10'

DRAFT FINAL
PLAT #1

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.84'	26.00'	90°00'00.00"	S 43°55'48" W	36.77'
C2	40.84'	26.00'	90°00'00.00"	N 46°04'12" W	36.77'
C3	24.99'	48.00'	29°49'44.64"	N 13°50'40" E	24.71'
C4	24.99'	48.00'	29°49'44.64"	S 15°59'05" E	24.71'
C5	24.99'	48.00'	29°49'44.64"	N 15°59'05" W	24.71'
C6	24.99'	48.00'	29°49'44.64"	S 13°50'40" W	24.71'
C7	111.13'	106.73'	59°39'29.28"	S 01°04'12" E	106.18'
C8	111.13'	106.73'	59°39'29.28"	N 01°04'12" W	106.18'
C9	25.81'	152.00'	9°43'39.28"	S 03°47'37" W	25.78'
C10	25.13'	148.00'	9°43'39.28"	S 05°56'02" E	25.10'
C11	25.81'	152.00'	9°43'39.28"	S 05°56'02" E	25.78'
C12	25.13'	148.00'	9°43'39.28"	N 03°47'37" E	25.10'
C13	35.32'	22.50'	89°57'02.81"	N 43°54'19" E	31.81'
C14	35.36'	22.50'	90°02'57.19"	S 46°05'41" E	31.83'

East 131st Street South

Unplatted

Unplatted

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

STATE OF OKLAHOMA)
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2025
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

Deed of Dedication & Restrictive Covenants

BELVEDERE RESERVE
Planned Unit Development No. 152

KNOW ALL MEN BY THESE PRESENTS:

CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), 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:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG THE SOUTH LINE THEREOF 990.51 FEET; THENCE NORTH 01°04'12" WEST AND PARALLEL WITH THE EAST LINE OF THE SW/4 OF SAID SECTION 4 A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°04'12" WEST 1283.41 FEET TO THE NORTH LINE OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG SAID NORTH LINE 330.60 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE SOUTH 01°04'12" EAST ALONG THE EAST LINE THEREOF 1283.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH; THENCE SOUTH 88°52'50" WEST ALONG SAID RIGHT-OF-WAY LINE 330.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 424,296.7 SQ. FEET OR 9.74 ACRES.

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

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "BELVEDERE RESERVE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/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 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/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE WEST PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE

SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

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

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
2. 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, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF BELVEDERE RESERVE, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR IT'S DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF 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 FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE '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 THE CITY OF JENKS, OKLAHOMA.
3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) 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:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

- 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, THE CITY OF JENKS, 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, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH 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 THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF BELVEDERE RESERVE.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE BELVEDERE RESERVE DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'B'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, FISHING DOCK, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE 'C' AND 'D'

THE USE OF RESERVE 'C' AND 'D' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, AND SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "BELVEDERE RESERVE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 152), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2025, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD 152 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

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

WHEREAS, THE OWNERS 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 THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (BELVEDERE RESERVE), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 9.74 ACRES (424,296.7 SQUARE FEET)

EXISTING ZONING: PUD 152

BELVEDERE RESERVE NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN BELVEDERE RESERVE:

PERMITTED USES:

Residential Uses

USE UNIT 1, AREA WIDE USES BY RIGHT

Additional Regulation16-9-8 (B)

USE UNIT 6

SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

REMOVE: PUD INFO TO BE FILED BY SEPERATE INSTRUMENT WITH THE PLAT.

MINIMUM LOT WIDTH: 70 FEET

MINIMUM LOT AREA: 8,000 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

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

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF EAST 131ST STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR T HE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'BELVEDERE RESERVE ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF BELVEDERE RESERVE ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BELVEDERE RESERVE AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL BELVEDERE RESERVE DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE

BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.C OF THIS SECTION.

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. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN BELVEDERE RESERVE AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN BELVEDERE RESERVE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION 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 IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREECH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN BELVEDERE RESERVE AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF: CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
RUSSELL COZORT, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED RUSSELL COZORT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

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 "BELVEDERE RESERVE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE 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, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589

DRAFT FINAL
PLAT #1

PUD 152
Belvedere Reserve
Sheet 3 of 3

DATE PREPARED: December 1, 2025

Page 13 of 46



August 6, 2025

Engineered by Design, PLLC
PO Box 15567
Del City, OK 73155

Attn: Matthew Fortkamp

RE: Belvedere Reserve

To Whom It May Concern:

Cox Communications has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Belvedere Reserve satisfy the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE-ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at 918-286-4686 or email TULROW@cox.com.

Sincerely,

Angela Hughes
Cox Communications
Land Use Agent
(918) 286-4686
TULROW@cox.com



An **AEP** Company

BOUNDLESS ENERGYSM

Public Service Company
of Oklahoma
P.O. Box 201
Tulsa, OK. 74102 – 0201
www.aep.com

November 5, 2025

City of Jenks, Tulsa County
East 131st Street South
Jenks, OK 74037

Subject: **Belvedere Reserve**

AEP/Public Service Company of Oklahoma agrees to the release of the Preliminary Plat **Belvedere Reserve (Date: May 2, 2025)**. The easements presently indicated on the plat of the subdivision named above satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as is known at this date.

Also, the Deed of Dedication **(Date: May 2, 2025)** contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Sincerely,

Lara Bruce

Public Service Company of Oklahoma

THESE RESTRICTIONS, COVENANTS, AND AGREEMENTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION (THE "COVENANTS"), WHICH COVENANTS SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA 8.74 ACRES (424,286.7 SQUARE FEET)

EXISTING ZONING PUD 152

BEVELDERE RESERVE NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN BEVELDERE RESERVE.

PERMITTED USES

USE UNIT 1, AREA WIDE USES BY RIGHT
USE UNIT 6, SINGLE-FAMILY DWELLINGS AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH 70 FEET

MINIMUM LOT AREA 8,000 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXCEED TO A MAXIMUM HEIGHT OF 40 FEET.

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

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF EAST 131ST STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE:

A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE STRUCTURE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT FACING GARAGE IS LOCATED WITHIN THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THIS COMBINED WITH TEN (10) FEET BETWEEN THE RESIDENCES. A SIDE ENTRY WALL CONTAINING THE GARAGE DOOR SHALL BE 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED, THE BUILDING DOOR SHALL BE 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED.

SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF EAST 131ST STREET SOUTH

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION, KNOWN AS BEVELDERE RESERVE ASSOCIATION, AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN FORMED FOR THE PURPOSE OF MAINTAINING THE COMMON AREAS, STREETS, AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DETERMINED BY THE ASSOCIATION. THE ASSOCIATION SHALL BE BOUND UPON THE LOTS CONTAINED IN THE ADDITION AND ITS CERTIFICATE OF INCORPORATION AND BY LAWS SHALL BE BOUND UPON THE LOTS CONTAINED IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BEVELDERE RESERVE AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE BEVELDERE RESERVE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT IN THE SUBDIVISION. IF A LOT IS VACANT FOR A PERIOD OF 90 DAYS, THE ASSOCIATION SHALL HAVE THE RIGHT TO MOW THE LOT. NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY A STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE, THE

BEVELDERE RESERVE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.C OF THIS SECTION.

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, EASEMENTS AND UTILITIES, AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREOF, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I AND II, WHETHER OR NOT THE COVENANTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BEVELDERE RESERVE AND THE CITY OF JENKS, SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN BEVELDERE RESERVE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE VIOLATOR, OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEMS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE INDEFINITELY, AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY THE JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III, PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION IV, HOMEOWNERS ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH A 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF BY ANY COURT, 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, CLEARFIELD PARTNERS, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

CLEARFIELD PARTNERS, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
RUSSELL COZART, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED RUSSELL COZART TO ME, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, ANDY FRITZ OF FRITZ LAND SURVEYING, L.L.C., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, UNDER CERTIFICATE OF AUTHORIZATION #848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND LAYED THE TRAIL OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAN DESIGNATED THEREON IS A TRUE AND CORRECT 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 LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/21/2026
MY COMMISSION NUMBER: 14015569





**Oklahoma
Natural Gas®**

A Division of ONE Gas

5848 E 15th St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

January 16, 2026

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020

RE: BELVEDERE RESERVE

Letter of No Objection

Dear Sisemore & Associates, Inc,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. ("ONG") has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of BELVEDERE RESERVE satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

Chandler Eidson
Manager of Engineering

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

2/25/2026

<i>Do NOT Remove to this cover page.</i>	
TO	Tulsa County Real Estate Services Division Planning Director, Marcae Hillton
SUBJECT	Final Plat
PLAT NAME	"Belvedere Reserve"
FILED BY (NAME)	XXXX
FILED BY (ADDRESS)	XXXX

Document(s) Summary¹

PLAT DATA	Original Information	Amended Information (As Needed)
NAME	"Belvedere Reserve"	
PLAT DOC #	X	
RECORDED	X	
STR	X	
LEGAL	As seen on the plat.	
PUD NAME	"PUD 152" Ordinance No. 1666	
CASE NUMBER	PUD APPROVAL DATE	APPROVING BODY
PUD 123	February 18, 2025	City Council
PUD 123	February 6, 2025	Planning Commission
<i>See Related Attachments.</i>		

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

CITY OF JENKS | ACCEPTANCE FORM | PLAT ADDENDUM

2/25/2026

***Belvedere Reserve* recordation**

Location: East of South Harvard Avenue and north of 131st Street South.

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 25 PUD 152 for which action was completed on June 17, 2025, Per Ordinance No. 1666.

All Plat Addendums such as Planned Unit Development (PUD) documents, easements, right-of-way or other dedications must include the following for acceptance by the City of Jenks:

Accepted By: _____

Mayor, Cory Box
City of Jenks

Attest: _____

Brandon Macy
City Clerk, City of Jenks

Date: _____

Acknowledged By: _____

Marcae Hilton
Director of Planning, City of Jenks

Date: _____

Please include this information on the dedicating instrument. If it must be on a separate page, the page must include a header or footer with information making clear the connection with the instrument of dedication.

SECTION II. PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ([PUD 152](#))

2.1 APPROVAL

THE PUD OVERLAY DISTRICT WAS CREATED TO VISUALLY REPRESENT AREAS OF THE COMMUNITY THAT ARE GOVERNED BY AN APPROVED PLANNED UNIT DEVELOPMENT AS DETAILED IN SECTION 16-9-8 OF THE UDO. UPON APPROVAL OF A PLANNED UNIT DEVELOPMENT BY THE CITY COUNCIL, THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PUD OVERLAY. “[BELVEDERE RESERVE](#)” DEVELOPMENT IS PART OF AN APPROVED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT. [PUD 152](#) WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON [FEBRUARY 06, 2025](#), AND APPROVED BY THE JENKS CITY COUNCIL ON [FEBRUARY 18, 2025](#).

2.2 AMENDMENT(S)

ANY PUD OVERLAY DISTRICT AMENDMENTS TRANSPIRING HEREAFTER 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.

THE PUD PROVISIONS OF THE UDO ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, UNERRING TO AND ENFORCEABLE BY THE OFFICE OF CODE ENFORCEMENT, CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION OF AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY FUTURE AMENDMENTS.

2.3 FILING OF A NEW PUD AND/OR AMENDMENT(S)

THE CITY OF JENKS, IN ORDER TO PROVIDE AN ACCURATE RECORD OF THE APPROVED ESTABLISHED COVENANTS IDENTIFIED IN THE APPROVED ORDINANCE AND DETAILED IN THE DEVELOPMENT CRITERIA AND STANDARDS OF THE PUD OVERLAY DISTRICT DOES REQUIRE THAT ALL APPROVED PUD DOCUMENTS (MINOR OR MAJOR) BE FILED BY “SEPARATE INSTRUMENT” AS AN ADDENDUM TO THE DEED OF DEDICATION OF THE PLAT OF RECORD WITH THE TULSA COUNTY CLERK AND SEPARATE INSTRUMENT DOCUMENT SHALL BE AVAILABLE TO THE PUBLIC AT THE CITY OF JENKS PLANNING DEPARTMENT PER CITY OF JENKS POLICY.

2.4 PUD OVERLAY DISTRICT DOCUMENT ACCESS

REGARDING DEVELOPMENTS GOVERNED BY A PUD OVERLAY DISTRICT, PRIOR TO ANY SITE DEVELOPMENT OR DESIGN CONTACT THE CITY OF JENKS OR PERFORM A TITLE SEARCH FOR THE APPROVED PLAT ADDENDUM DOCUMENT.

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	March 05, 2026
Case Number	JZ 26-701
Location	2300 W 91 st St
Request	<i>Recommendation of a rezoning from AG (Agriculture) to CS (Commercial Shopping)</i>

Staff Report

Preparer | Brandon Macy

Attachments
Public Notice

Preparer
INCOG & City Clerk

Background Information

STAFF COMMENTARY

This is a rezone request for a piece of land currently zoned AG. The piece of land is part of the lot behind the Okie Express Car Wash. The western end of the parcel is zoned AG. Part of this land is the entry into Reasors. When PUD 67 was approved and rezoned, this portion was not included in either the zone change or the PUD overlay. City Staff met with a developer who wishes to develop the lot and to accomplish this they need to clean up this zoning.

Staff sees no reason to deny the zone change.

REQUEST	CS (Commercial Shopping
ZONING	AG (Agriculture)
LOCATION	634 W 101 ST PL (BEHIND OKIE EXPRESS CAR WASH)
OWNER	TAG TULSA LLC
SUBDIVISION	Unplatted
STR	SECTION 24, TOWNSHIP 18, RANGE 12
PARCEL #	98224-82-24-32760 (partial)
COUNCIL WARD	1 John Brown

Staff Evaluation & Recommendation

Evaluation The parcel is a remanent from a previous zone change. As is, nothing could be built on the AG piece due to Bulk & Area requirements. This is mostly a “clean-up” rezoning. Most of the parcel will still be within PUD 67, which is not impacted by this zone change. PUD 67 includes the following elements:

- Allows for a car wash facility

- 50' setback from arterial roadway
- 20' setback from non-arterial roadways and along the north property line
- 10' setback for all other property lines
- 17.5' perimeter utility easement along all property boundaries
- Architectural elements may exceed 35' building restrictions

These elements have no bearing on the proposed development that City Staff met with, but the PUD still covers the majority of the lot in question, just not the portion being rezoned. The zone change would make the lot fully CS, with the corner not being included in the PUD. Staff did not see it necessary to amend the PUD to include the section due to its minutes size.

Surrounding Zoning:

- North: CS (Commercial)
- South: CS (Commercial) – PUD 70
- West: CS (Commercial)
- East: CS (Commercial) – PUD 67

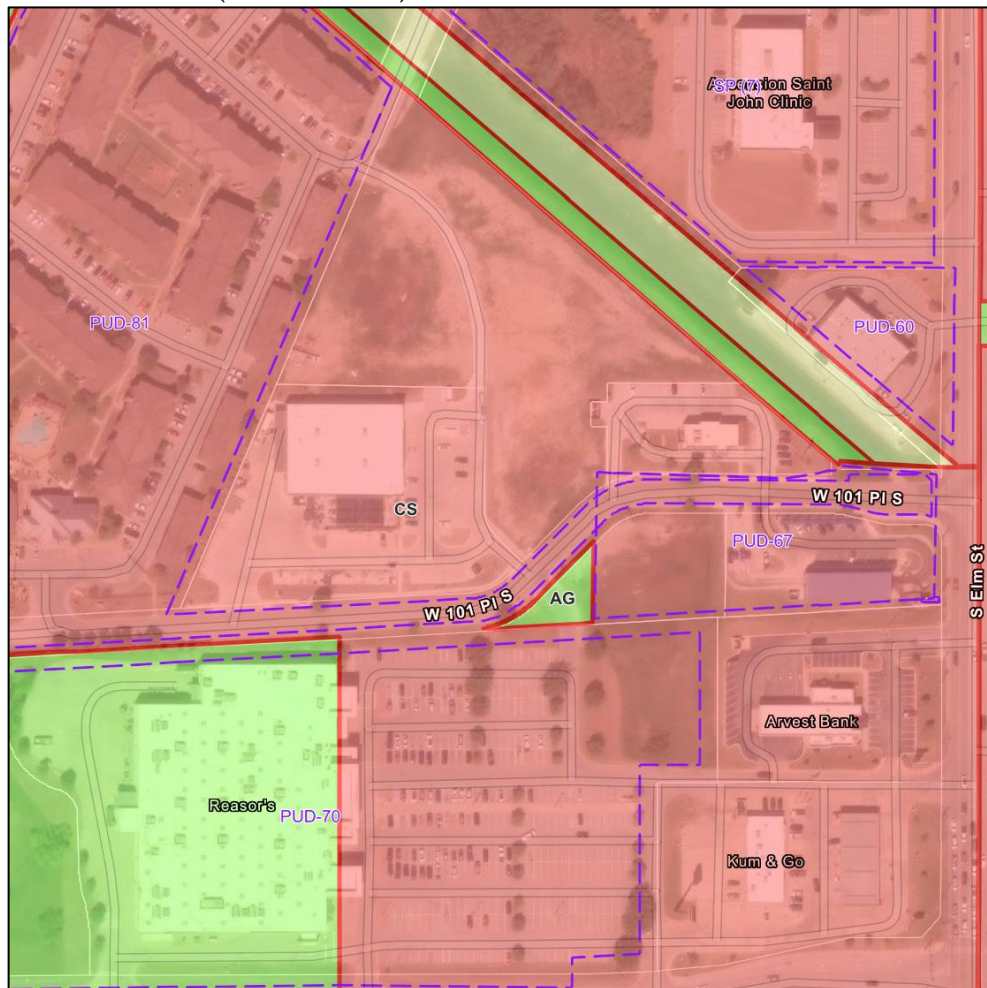


Figure 1: INCOG Zoning Map

Land Use Plan

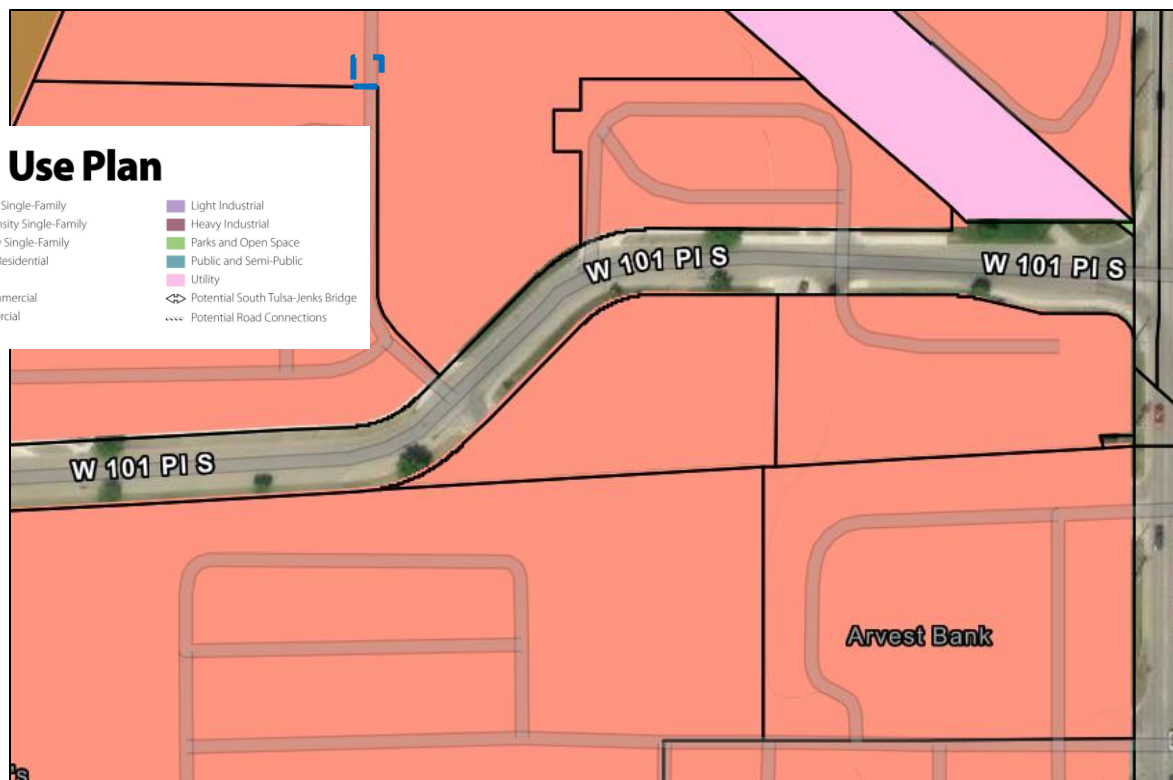
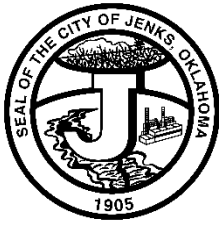


Figure 2: Comprehensive Land Use Plan

RECOMMENDATION | Staff recommends approval of this rezoning request to CS (Commercial Shopping)

Conditions of Approval:

- Platting is required at time of development and before any building permits will be issued.



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

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 26-701

Request: Zone Change

Request by Scott Darr for a zone change from AG (Agriculture) to CS (Commercial Shopping)

Legal Description: A tract of land that is part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, said tract being more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of said SE $\frac{1}{4}$; Thence along the East line of said SE $\frac{1}{4}$ N 1° 03' 42" W, a distance of 505.22 feet; Thence departing said East line, S 85° 40' 38" W, a distance of 465.25 feet to the POINT OF BEGINNING; Thence S 85° 40' 38" W, a distance of 180.19 feet to a non-tangent curve to the left; Thence along said curve having a radius of 125.00 feet, a delta angle of 41° 27' 08", an arc length of 90.44 feet, and having a chord bearing of N 64° 39' 52" E, a length of 88.48 feet to a point of tangency; Thence N 43° 56' 18" E, a distance of 130.79 feet; Thence S 04° 19' 22" E, a distance of 118.80 feet to the POINT OF BEGINNING.

Said tract containing approximately 8,175 square feet or 0.188 acres, more or less.

General Location: 634 W 101st Pl (behind Okie Express Car Wash)

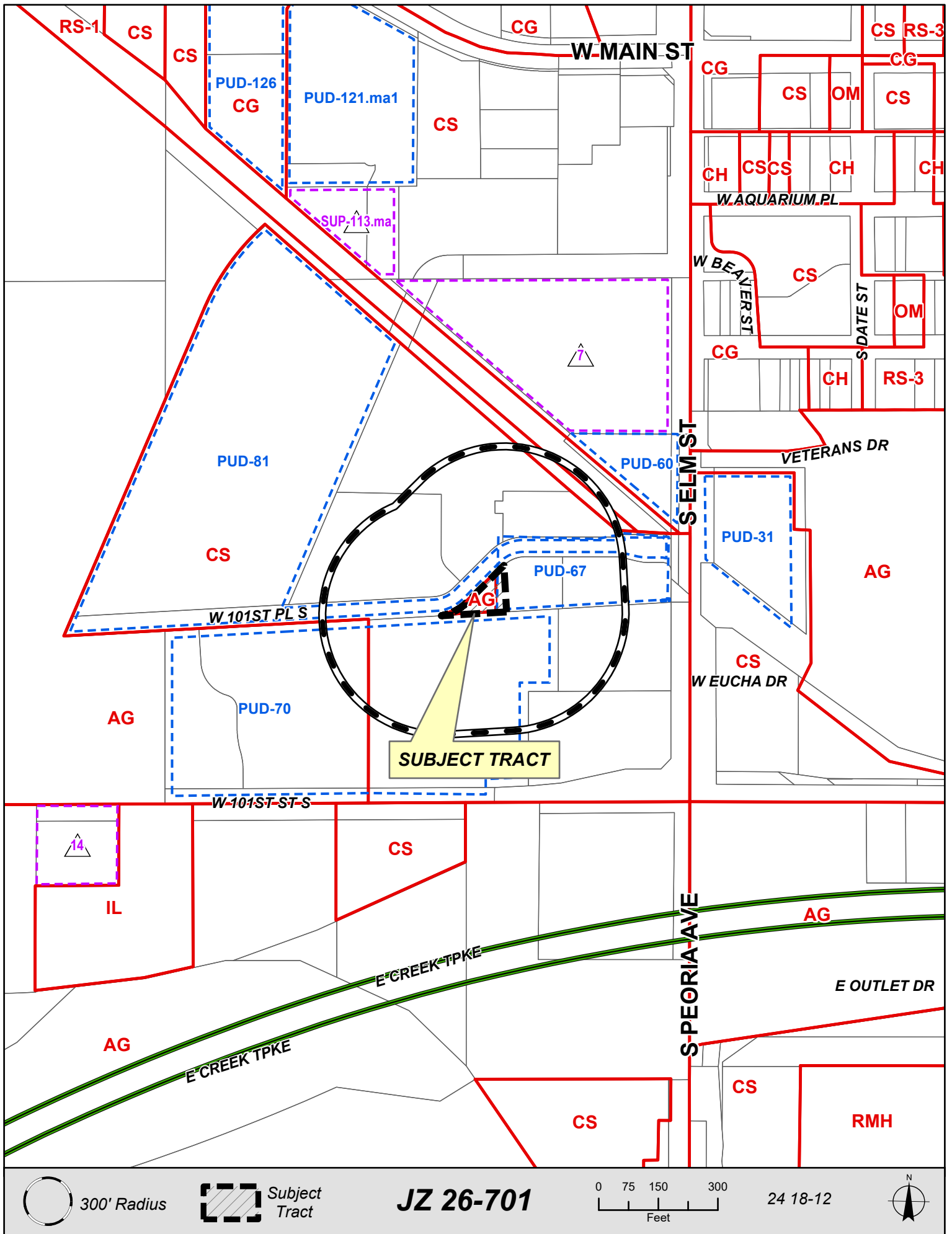
Hearing Date: 05 March 2026 at 6 p.m.

Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 9 February 2026.

Marcae Hilton, Secretary
Jenks Planning Commission



Jenks | PC Staff Report



To	Chair Dr. Scott West and Planning Commission
Hearing Date	March 5, 2026
Case	JZ 26 PUD 98.Mi1 (2900 WEST MAIN Minor Amendment No. 1)
Request	<i>Approval of Minor Amendment No. 1 to PUD 98 (Lots 11, 12, 13, 16)</i>
Location	Generally, 237 South Franklin Street, south of Main Street

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD and other related Documents

Preparer
Various people

Background Information

STAFF COMMENTARY | “2900 West Main” development consists of 58.21 acres with 19 (nineteen) lots in 2 (two) blocks; to date it has been developed with office, sports training, retail and recently approved medical uses with a service station, along Main Street in accordance with Planned Unit Development (PUD) 98. Lot 16 (SOCO) is a gymnasium which was platted separately. Lots 11, 12 and part of 13 were rezoned to CG (Commercial General) to allow for automotive and assembly uses, the PUD provides a better balance of uses for the current property and restricts the type of uses allowed in CG.

Public Comment	None, minor amendments are not advertised
General Location	North of 101 st Street between Franklin and Adams and south of Main.
COMPREHENSIVE PLAN	Business Park
ASSESSOR DATA	
PLAT	2900 West Main Document No. 6724 Recorded 03/02/2017
LEGAL	Lots 11, 12, 13, Block 1
ZONING	PUD 98 A (Overlay District) PUD-98.ma3
Subdivision	2900 WEST MAIN
Motor Sports Collective	Lots 11, 12 and Part of lot 13
Account #	R60527822352030
Account #	R60527822352010 Property Address 308 S ADAMS ST W
Account #	R60527822352020 Property Address 320 S ADAMS ST W
Owner	MOTORSPORTS COLLECTIVE LLC
Zoning	CG, Commercial (Ordinance 1637)
Bridging Hunger	Part of lot 13
Account #	R60527822352035 Property Address 313 S FRANKLIN ST W
Owner	BAKER, ROD MINISTRIES INC
Zoning	CS, Commercial (Ordinance 1398)

MINOR AMENDMENT NO. 1 | Request to allow for additional parking and relief for landscape requirements.
REQUEST(S)

1. Approve Minor Amendment No. 1 to PUD 98 (Overlay District) for amendment to the landscape code for Lots 11, 12, and 13 of BLK 1.
 - a. See Exhibit for detailed request and changes.
2. Approve parking relief for part of Lot 13 BLK 1 (Bridging Hunger)

MAJOR AMENDMENT NO. 3 | Approved

CC SUMMARY | APPROVED | December 19, 2023 | ORDINANCE NO. 1636

PC SUMMARY | APPROVED | December 07, 2023 | 4-2-1 (4 present, 2 absent, 1 seat vacant) | Alan Betchan (applicant on behalf of project owner) provided project specifics following the Planning report.

Details:

1. Rezoned Lots 11, 12, and part of 13 to CG (Commercial General), to allow specifically for an innovative motorsports concept. *If this use ceases to exist another Major Amendment would be required for a new use on this site.*
 - a. Membership driven club providing services:
 - i. Rare, exotic, and collector automobiles
 - ii. Uses if approved will include:
 1. Storage of vehicles,
 2. light mechanical work,
 3. detailing,
 4. events,
 5. indoor automotive sales (by appointment only),
 6. automobile consignment.
2. Amendment to the Architectural Standards for 2900 W. Main (PUD 98) the applicable PUD Overlay District and the plat DOD.
 - a. Original Language | *"All Commercial buildings within the project shall be constructed of 75% masonry on all exterior faces",*
 - b. Adopted Language for Lot 16 of Block 1 | *"Exception to 75% masonry on all exterior faces",* request to amend as follows:
 - i. Location: Development Area A per PUD 98
 - ii. Stats: SOCO built in 2017 (structure did not meet the minimum masonry standard).
 - iii. Language:
 1. *"Minimum masonry requirements on Lot 16 shall be reduced to the amount on the building as currently constructed."*
 2. *In the event the (SOCO) building is razed and new construction is proposed on Lot 16, all such new construction shall conform to the original 75% minimum masonry requirement of PUD 98."*
 - c. Approved Language: *"All exterior facades that directly abut and face a public right of way be constructed of no less than 75% masonry except those facades facing south toward Polecat Creek which shall either:*
 - i. *Meet the minimum masonry requirement of 75%; or*
 - ii. *Be constructed of durable materials and include variations in height, articulation, material, and color, similar to those proposed in the PUD 98 Major Amendment No. 3 document "conceptual rendering".*

Development Area A also sets out the maximum height for buildings within this area as **Six Store and/or 70 feet**. The developer would like to amend the PUD, as it relates to the lots listed, to reflect a maximum permitted height of **130' with no reference to a number of stories**. This portion of the site is well buffered from any surrounding residential properties and will be directly abutted by only commercial uses. The height request is supported by the developers of the yet undeveloped land to the south. All buildings will be **subject to FAA review** and approval regardless of the heights listed in the PUD.

Figure 2: Major Amendment No. 2

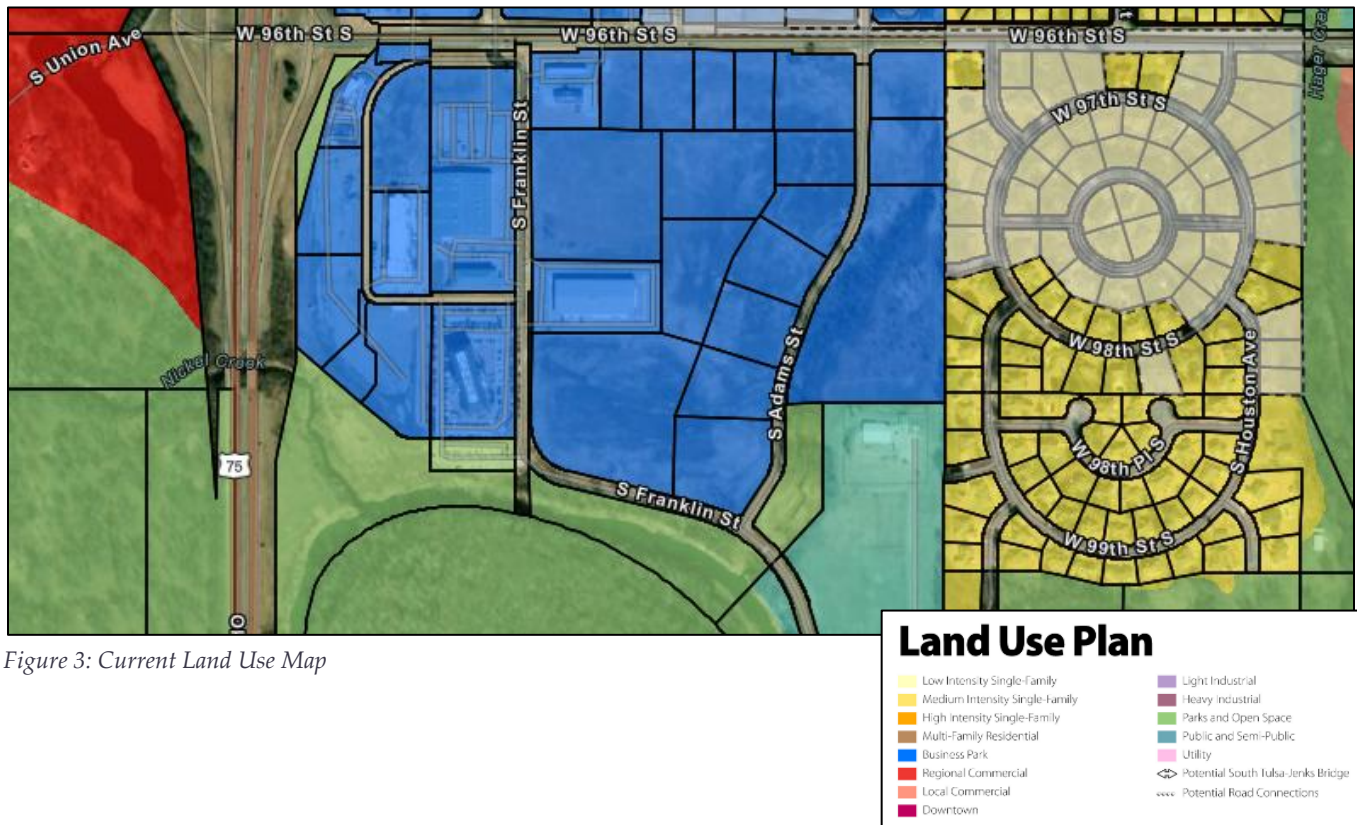


Figure 3: Current Land Use Map

Staff Evaluation & Recommendation

EVALUATION | The City of Jenks adopted the UDO in 2022, we are regularly reviewing and amending the UDO to better serve our community.

Landscaping: The landscape portion of the UDO will soon be reviewed for potential relief for the commercial districts, especially when they are master planned commercial subdivisions. The transition zone is one area that could be less robust and still provide beautiful full landscaping on these commercial campuses. This landscape request, if approved, will allow relief to the transition zone.

Parking | Allowing the additional parking for Bridging Hunger:

1. The parking was originally planned but would have required this same process of approval, however it built earlier than expected.

The stalls were part of *Phase 2* of Bridging Hunger's site plan. Due to a miscommunication

with the contractor, the parking was constructed during *Phase 1*. Since it reflects the project's long-term design, staff sees no negative impact in approving it now.

2. Safety for volunteers and deliveries.

Bridging Hunger relies on a large number of volunteers moving food, supplies, and pallets.

The added paved area:

- Reduces congestion
- Improves circulation
- Creates safer pathways for people loading and unloading resources
- Lessens conflict between vehicles and pedestrians

3. Operational need for a high-service nonprofit.

The organization serves both Jenks and national outreach programs. Their volunteer traffic, food deliveries, and distribution activities exceed what a typical commercial site requires. They genuinely *need* the extra paved space to function safely and efficiently.

4. The parking does not create negative impacts (per staff review).

Staff has recommended approval because:

- It does not harm adjacent properties
- It does not create drainage or access issues
- It remains consistent with the intent of the original PUD

RECOMMENDATION | MINOR AMENDMENT NO. 1 | Requests to allow for additional parking and relief for landscape requirements.

1. Approve Minor Amendment No. 1 to PUD 98 (Overlay District) for modifications to the landscape code applicable to Lots 11, 12, and 13, Block 1.
 - a. The detailed request and proposed changes are included in the accompanying Exhibit.
 - b. *Bridging Hunger* and *Motorsports Collective* will collaborate to enhance the transition area located between the eastern property line of Bridging Hunger and the western property line of Motorsports Collective, ensuring a visually cohesive and functional buffer.
2. Approve parking relief for the portion of Lot 13, Block 1, used by Bridging Hunger.

BRIDGING HUNGER FACILITY

S FRANKLIN ST. JENKS, OK
03.25.2025

PERMIT SET ISSUED 02.13.2025



Sheet Index	
No.	Sheet Name
01	General
G100	Cover
G101	Life Safety, Code Review, & Partition Types
G102	Door & Window Schedules
G103	Typical Signage & Toilet Room Detail
04	Arch Site
A001	Site Plan
A002	Landscape Plan
06	Arch&Interiors
A101	Floor Plan
A121	Office Plan & RCP
A141	Ceiling Plan
A181	Roof Plan
A201	Exterior Elevations
A202	Exterior Elevations
A300	Building Sections

BRIDGING HUNGER FACILITY

S FRANKLIN ST. JENKS, OK

No.	Description	Date
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John Sanford, AIA, NCARB
Oklahoma License #2773



John Sanford
03.25.2025

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G100
Cover

GENERAL NOTES:

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE MONTHS. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SEED FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE MATERIALS LIST, THE PLANTING PLAN SUPERSEDES THE MATERIALS LIST IN ALL CASES.
4. PROVIDE LANDSCAPE SCREEN WITH GATE ACCESS AT TRANSFORMERS, HVAC UNITS, ETC. TO SCREEN EQUIPMENT FROM GUEST VIEW. LANDSCAPE SCREEN TO BE AMERISTAR FENCING W/ 38" EXPANDED METAL SCREEN 50% VISIBILITY PAINTED TO MATCH FENCE COLOR, UNLESS OTHER SCREENING DESIGN PROVIDED.
5. SITE TO BE SEEDDED AS NEEDED FOR EROSION CONTROL.

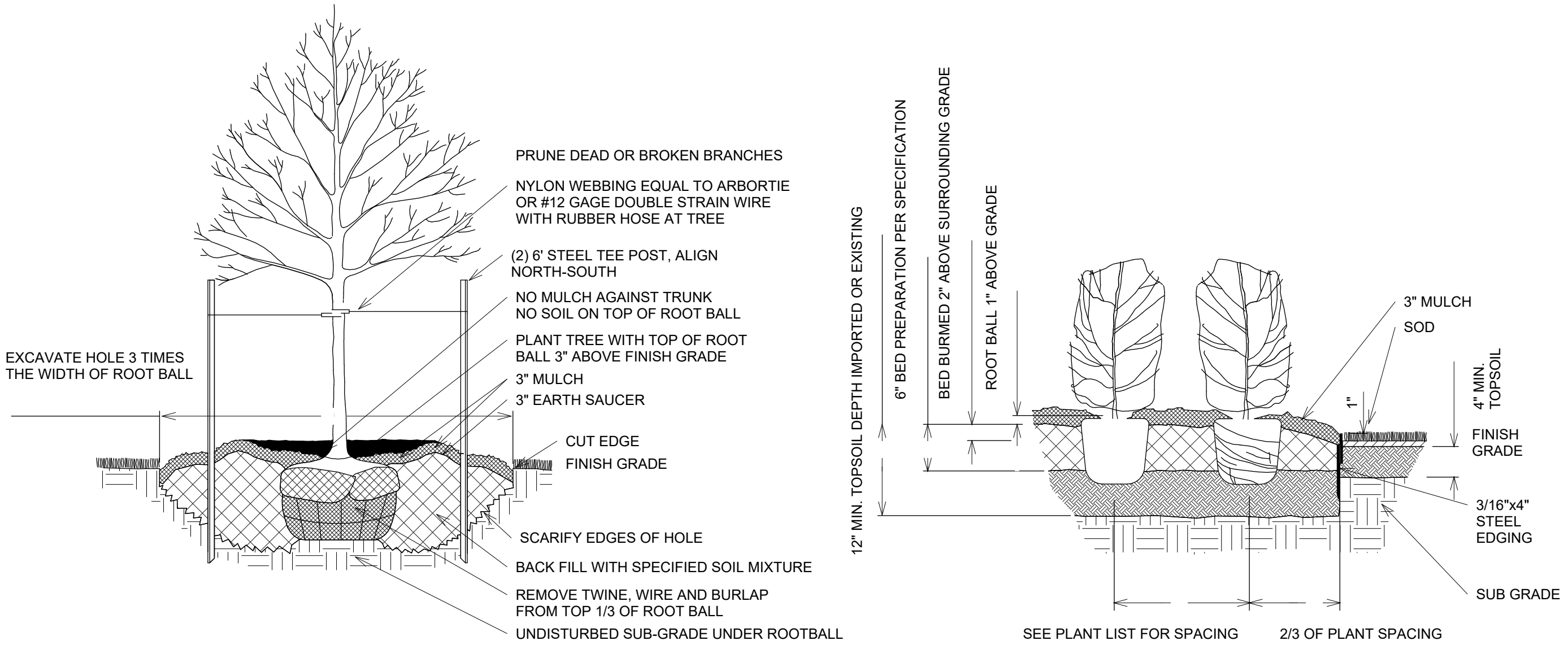
IRRIGATION NOTES:

1. WATER SHALL BE PROVIDED IN ALL PLANTING BEDS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION CONTROL ZONES SHALL BE SEPARATED TO PERMIT IRRIGATION OF SIMILAR PLANT MATERIALS, SUN EXPOSURE, LAND SLOPE AND SOIL/LANDSCAPE CONDITIONS. SYSTEM SHALL BE DESIGNED SUCH THAT ALL IRRIGATION HEADS SHALL APPLY WATER TO A GIVEN AREA AT THE SAME RATE YIELDING MATCHED AND UNIFORM PRECIPITATION RATES AND UNIFORM COVERAGE. SHRUB AND SPRAY HEADS SHALL BE SPACED NO FURTHER THAN FOR HEAD TO HEAD COVERAGE BASED ON THE SPRINKLER HEAD PERFORMANCE PUBLISHED BY THE MANUFACTURER. ROTARY HEADS SHALL BE SPACED NO FURTHER THAN 85 PERCENT AND 90 PERCENT FOR 3/4" INLET AND 1" INLET ROTARIES RESPECTIVELY AT THE DESIGN PRESSURE.
3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LANDSCAPE WATERING PROGRAM WITH THE OWNERS REPRESENTATIVE.
4. INSTALL SEPARATE IRRIGATION METER, BACK FLOW PREVENTION DEVICE AND PROTECTIVE HOUSING WITH HEAT TAPE. COORDINATE LOCATION WITH OWNERS REPRESENTATIVE. IRRIGATION CONTRACTOR SHALL FOLLOW THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF IRRIGATION SYSTEM.
5. PROVIDE ELECTRICAL POWER TO BACK FLOW PREVENTER FOR HEATING DEVICE. SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. COORDINATE EXACT LOCATION OF CONTROLS WITH OWNERS REPRESENTATIVE.
6. GENERAL CONTRACTOR TO PROVIDE 230 VAC POWER AT THE PUMP LOCATION, 115 VAC POWER AT THE CONTROLLER LOCATION AND A 2" CONDUIT TO THE OUTDOORS FOR VALVE WIRES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOW GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.
8. ALL PVC MAINLINE SHALL BE SCH 40 PVC AND ALL ALTERAL PIPING SHALL BE CL 200 PVC. ALL FITTINGS SHALL BE SCH 40 PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED/PROVED BY THE MANUFACTURER OF PIPE.
9. WINTERIZATION SHALL BE DONE BY "AIR BLOW OUT" METHOD.
10. PROVED EXTERA UNDERGROUND SLEEVES TO LANDSCAPE AREAS.
11. FLOWLINE OF SLEEVES 18" BELOW TOP OF PAVEMENT. EXTEND SLEEVES 18" BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE ENDS WITH PAINTED BLUE 1" POSTS 8" FROM ENDS OF SLEEVE AND EXTENDING 36" ABOVE FINISH GRADE.

PLANTING NOTES:

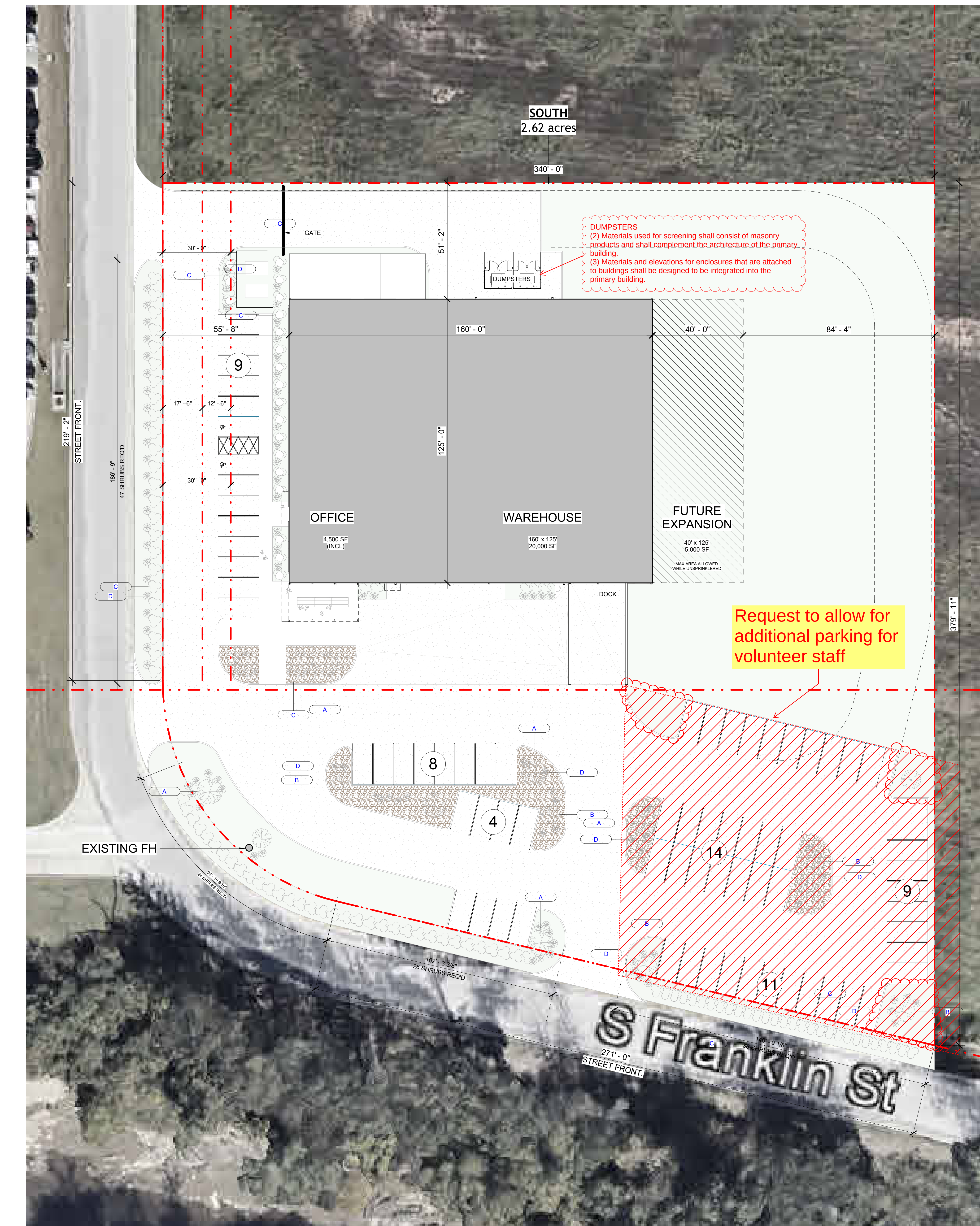
1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OVERHEAD OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD OBSTRUCTIONS BE FOUND, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS PRIOR TO BEGINNING SOIL PREPARATION. IF BERMUDA GRASS IS PRESENT IT SHALL BE ERADICATED BY APPROVED MEANS. SPREAD 2" OF COMPOST (BACK TO EARTH SOIL CONDITIONER), 1" OF PINE BARK MULCH, AND OSMOCOTE FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
6. TWINE AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA. AREAS WITHIN THE PROPERTY LINES, THE R.O.W. PARALLEL TO THE PROPERTY LINES, AND ALL OTHER LAWN AREAS DISTURBED BY THE CONSTRUCTION PROCESS THAT ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS ARE TO BE SOODED WITH SOLID SOD BERMUDA GRASS. GRASS AREAS SHALL BE SOODED WITH ZOYSIA GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS. WITH A MIXTURE OF 70% ZOYSIA AND 30% BLUEGRASS AT A RATE OF 264LBS/1000 S.F.
8. ALL AREAS RECEIVING SOD SHALL RECEIVE A MINIMUM 4" OF TOPSOIL. SOD SHALL BE STRONGLY ROOTED. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND SHALL BE NOT LESS THAN 2 YEARS OLD. APPLY A 10-20-10 FERTILIZER AT A RATE OF TEN(10) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SODDING.
9. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY RYERSON (OR EQ).
10. BACK FILL ALL TREE PIT'S WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND OSMOCOTE FERTILIZER PER TREE.
11. TREES TO BE SUPPORTED FOR PROTECTION AGAINST WIND DAMAGE.
12. ALL PLANTS SHALL BE TRUE OF SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS (CALIPER, SIZE, AND TRUNK HEIGHT) AS SPECIFIED ON THE DRAWING.
13. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
14. ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEE 1400.5 C-10).
15. TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALLTREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEE 1400.5 C-12).
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
17. SIX WEEKS AFTER THE INSTALLATION OF SOD, A GRANULAR APPLICATION OF BARRICADE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER 1,000 S.F. AND THEREAFTER, ANNUAL APPLICATIONS SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
18. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST OF TWO ANNUAL LIQUID APPLICATIONS OF PENDULUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
19. STAKING AND GUYING TO BE REMOVED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

Planting Schedule			
Type Image	Type Mark	Type	Count
		<varies>	31
	A	Thornless Honeylocust	8
	B	Planting - Saucer Magnolia	8
	C	Planting - Firepower Nandina	129
	D	Blue Mist Spirea	96



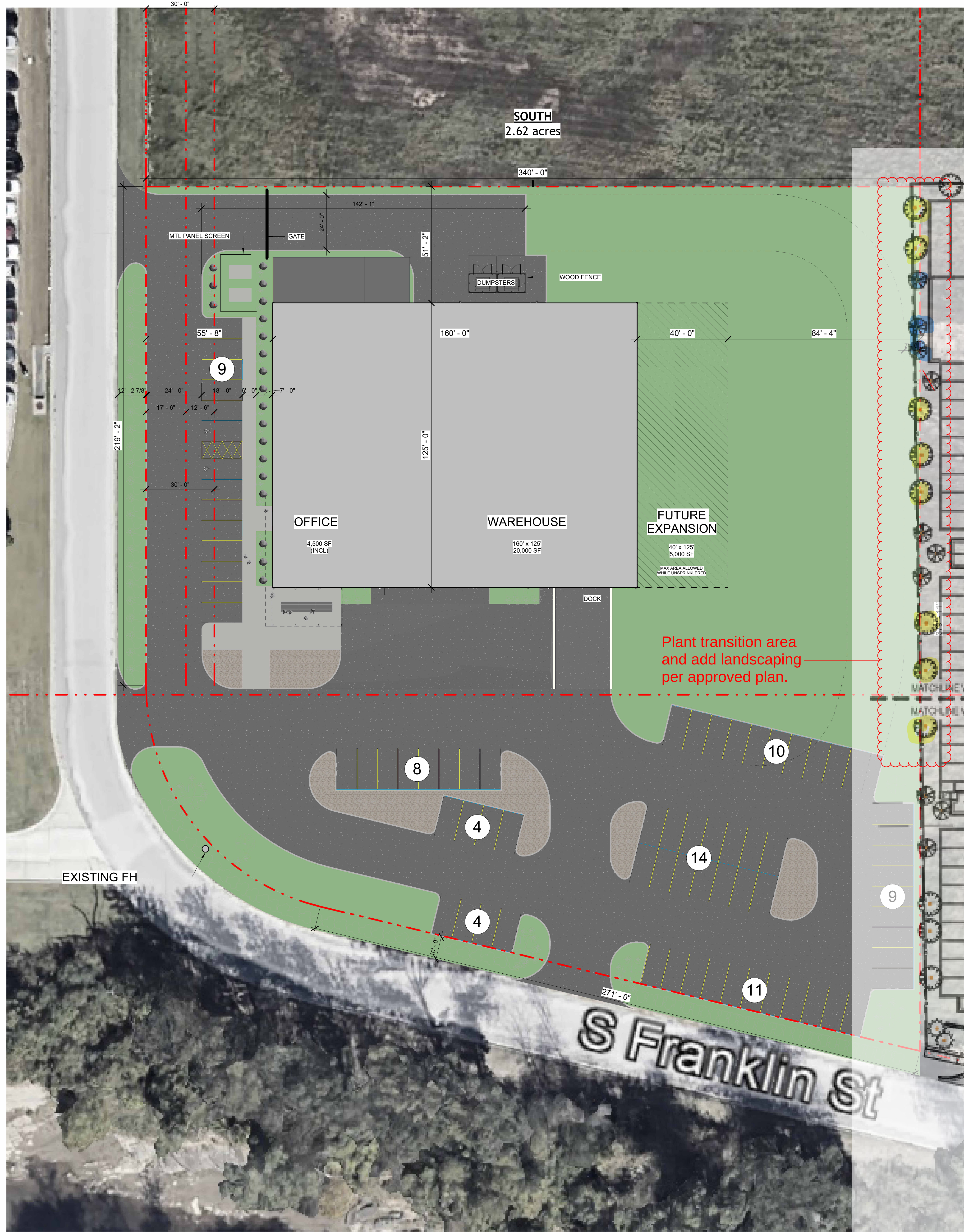
? Planting Legend

SCALE: 6" = 1'-0"

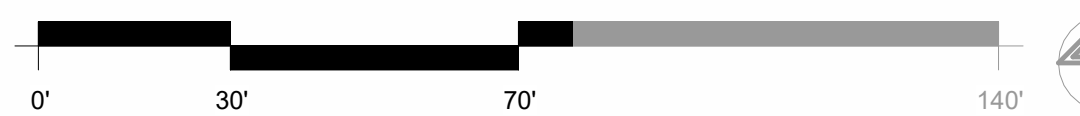


1 Landscape Plan

SCALE: 1" = 20'-0"

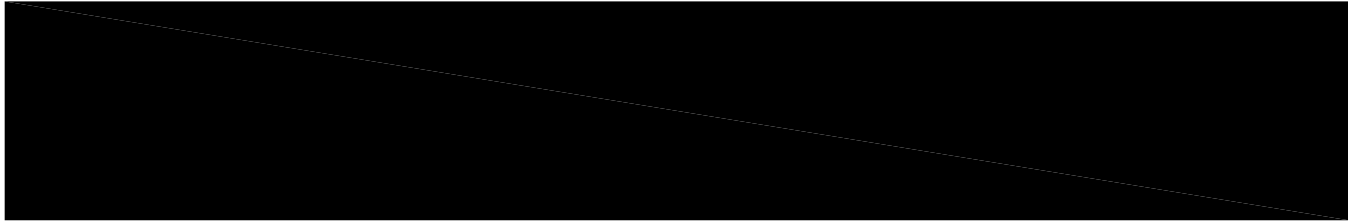
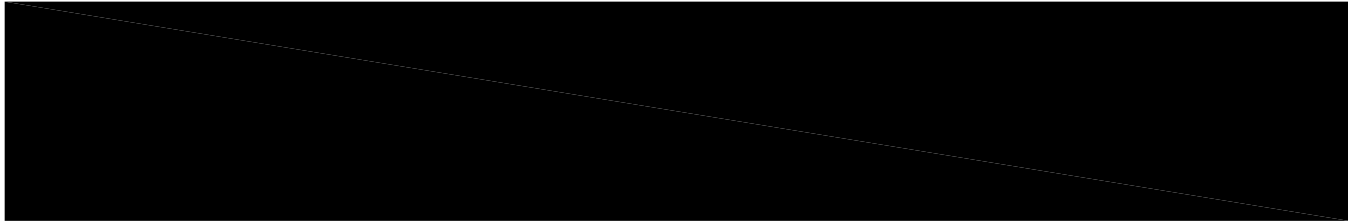


1 Site Plan
SCALE: 1" = 20'-0"



2 Area Map
SCALE: 1" = 200'-0"





MOTORSPORTS COLLECTIVE



SITE PLAN ISSUE



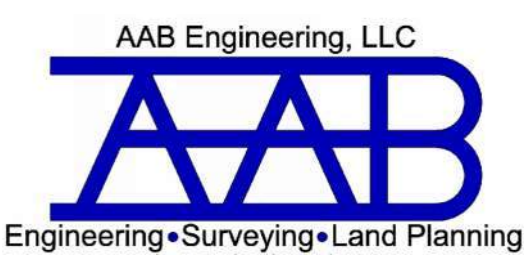
OWNER:
MOTORSPORTS COLLECTIVE, LLC
JENKS, OKLAHOMA



ARCHITECT:
STANTON W ESPINOSA ARCHITECTS,
3202 E. 21ST STREET
SUITE 200
TULSA, OKLAHOMA 74114
918-236-3990



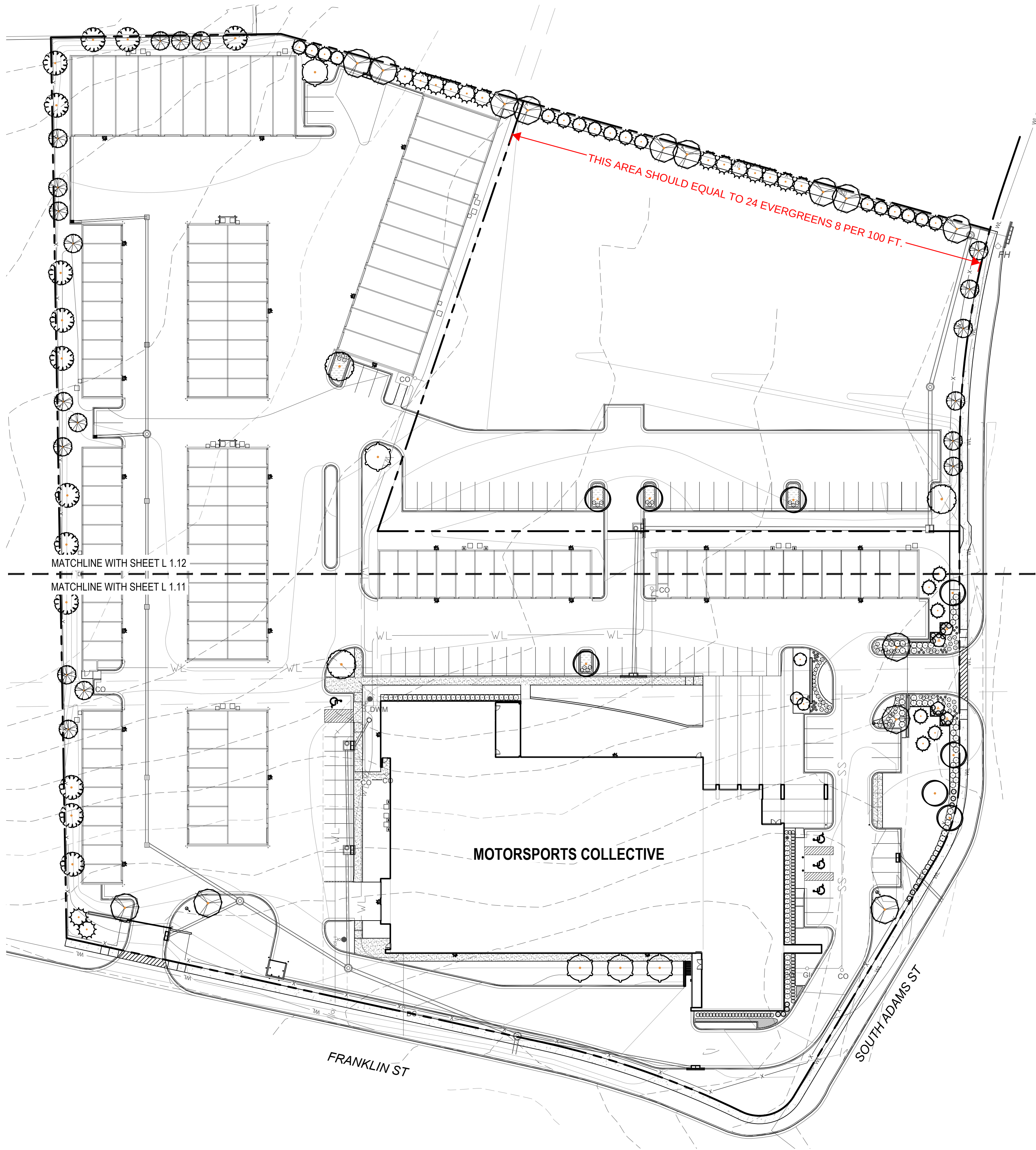
LANDSCAPE ARCHITECT:
ALABACK DESIGN ASSOCIATES
3202 E. 21ST STREET
SUITE 100
TULSA, OKLAHOMA 74114
918-742-1463



CIVIL ENGINEER:
AAB ENGINEERING, LLC
P.O. BOX 2136
SAND SPRINGS, OK 74063
918-514-4288

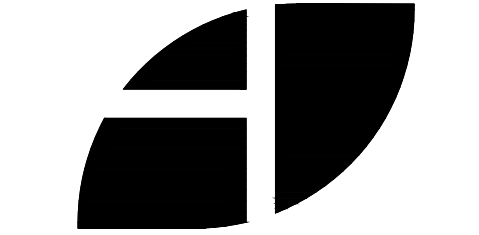


STRUCTURAL ENGINEER:
360 ENGINEERING
1201 EAST 3RD STREET
TULSA, OK 74120
918-518-1124



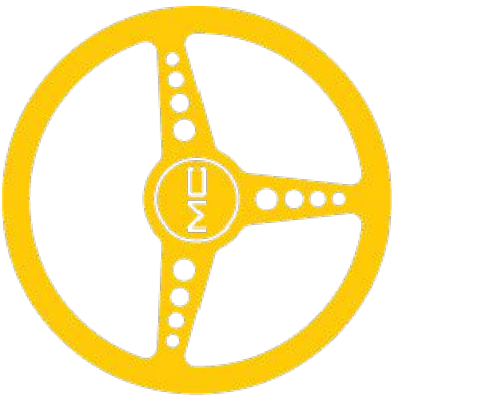
APPROVED BY JENKS PC
Marcel Wilson
CASE NO.: site plan DATE: March 5, 25

LANDSCAPE REQUIREMENTS		
CITY OF JENKS ARTICLE 6 LANDSCAPE REQUIREMENTS		
BUILDING FOUNDATION (FRONT AND EXTERIOR SIDEYARDS)	REQUIRED	PROVIDED
MINIMUM 7" WIDTH	✓	✓
FOUNDATION PLANTINGS INSTALLED ACROSS 40% OF FACADE LENGTH	✓	✓
INTERIOR PARKING	REQUIRED	PROVIDED
NO MORE THAN 15 CONTINUOUS SPACES WITHOUT AN ISLAND	✓	✓
1 CANOPY TREE PER PARKING AREA END CAP	6	6
TRANSITION ZONES	REQUIRED	PROVIDED
TYPE C (MODIFIED) :	✓	✓
THERE IS A VINYL COATED 6' CHAIN LINK FENCE ON THE NORTH PROPERTY LINE. BECAUSE OF THE SCREENING FENCE THE SHRUBS HAVE BEEN OMITTED, BUT EVERGREEN TREES (FULL TO THE GROUND) HAVE BEEN SHOWN WHICH WILL PROVIDE THE SCREENING.		
LOT 10 & 14 - 459 LF (8 TREES PER 100 LF) TREES	37	39
TYPE A:		
WEST BOUNDARY (LOT 13) - 562 LF (4 TREES PER 100LF) CANOPY TREES	23	23
NORTHWEST BOUNDARY (LOT 16) - 144 LF (4 TREES PER 100LF) CANOPY TREES	6	6



ALABACK
DESIGN
LANDSCAPE
ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

ISSUED FOR CONSTRUCTION



MOTORSPORTS
COLLECTIVE
2900 WEST MAIN
JENKS, OKLAHOMA

DATE
SITE PLAN ISSUE - 6 FEBRUARY 2025

REVISIONS:		
NO.	REVISIONS:	DATE:

PROJECT NUMBER
24036

DRAWN BY
LH

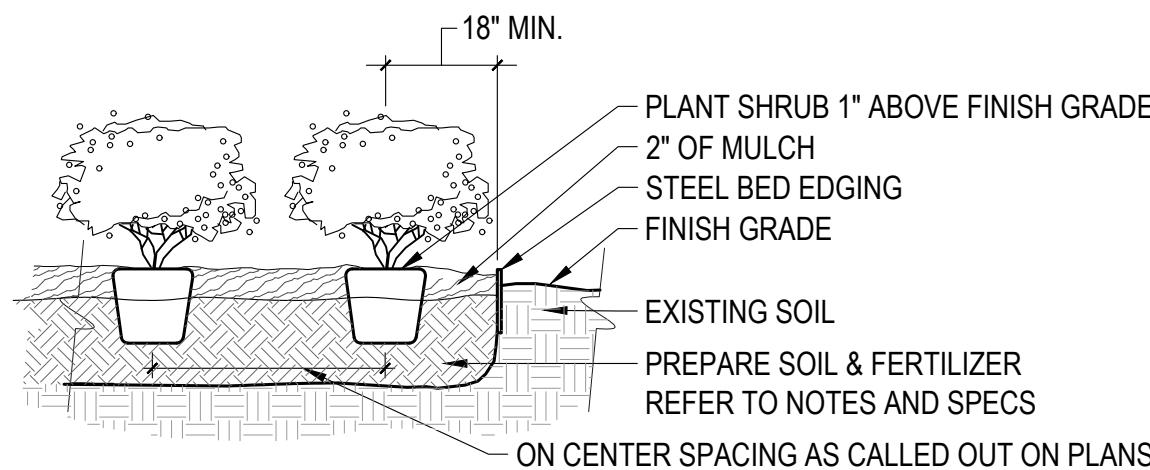
CHECKED BY
DA

DRAWING TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER

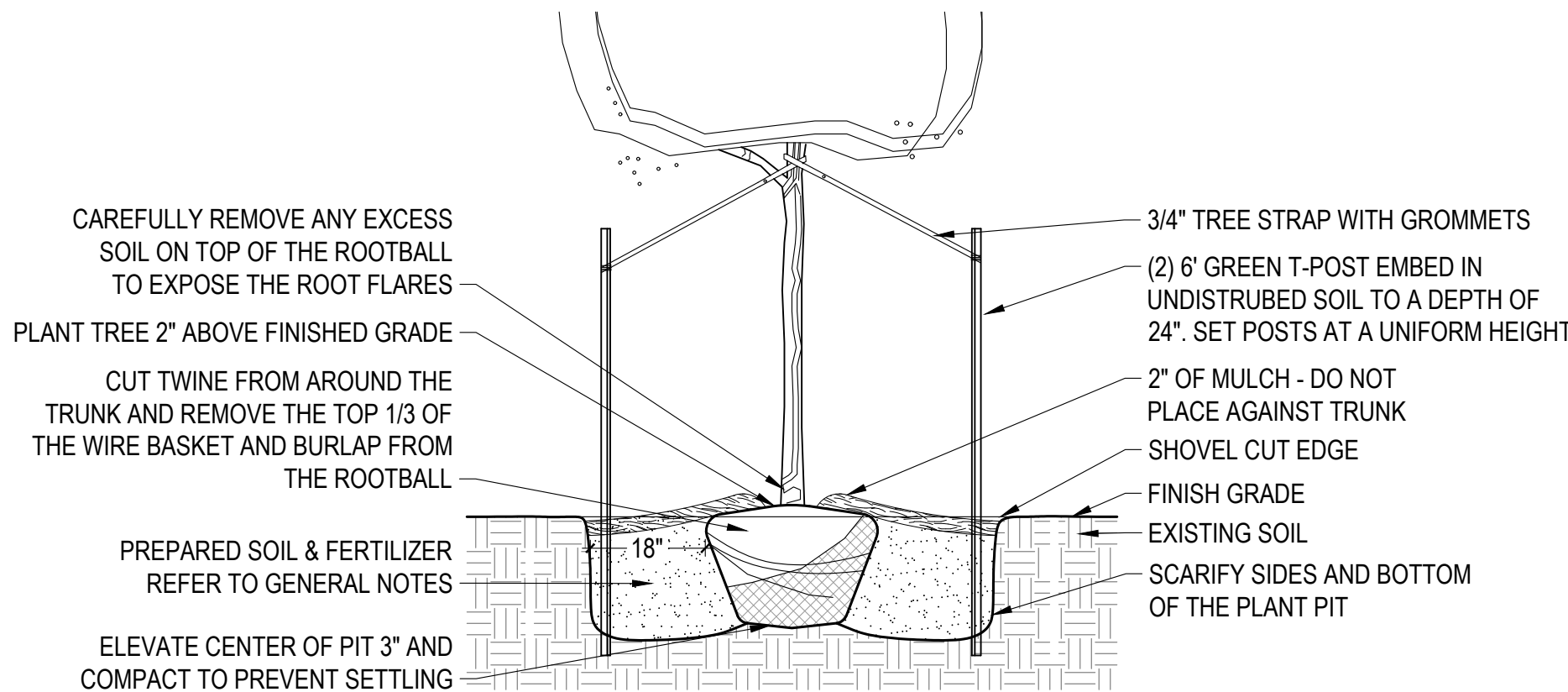
L-1.00

PLANT SCHEDULE							
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
TREES							
GINKGO	8	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	3" CAL	12'-14' HT., 3'-4' SPD.	CENTRAL LEADER
NRS	23	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
FH	3	FOSTER'S HOLLY TREE FORM	ILEX X ATTENUATA 'FOSTER'	B&B		8'-9' HT., 3'-4' SPD.	TREE FORM, MATCHING
SCM	4	COLORAMA SCARLET CRAPE MYRTLE	LAGERSTROEMIA X 'JM1'	B&B		7'-8' HT., 2'-3' SPD.	MULTI-TRUNK TREE FORM
LOB	19	LOBLOLLY PINE	PINUS TAEDA	B&B	3" CAL	9'-10' HT., 3'-4' SPD.	CENTRAL LEADER
CP	5	CHINESE PISTACHE	PISTACIA CHINENSIS	B&B	3" CAL	10'-12' HT., 4'-5' SPD.	CENTRAL LEADER
SOAK	3	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL	12'-14' HT., 4'-5' SPD.	CENTRAL LEADER
SBBC	14	SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	B&B	3" CAL	10'-12' HT., 3'-4' SPD.	
GGA	15	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
BELM	14	BOSQUE LACEBARK ELM	ULMUS PARVIFOLIA 'UPMTF'	B&B	3" CAL	12'-14' HT., 4'-5' SPD.	CENTRAL LEADER
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS	NOTES
SHRUBS							
RCA	18	ROSE CREEK ABELIA	ABELIA X 'ROSE CREEK'	3 GAL	30" O.C.		
GVB	76	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	3 GAL	24" O.C.		
CBG	23	CHERRY BRANDY GAURA	GAURA LINDHEIMERI 'CHERRY BRANDY'	1 GAL	18" O.C.		
DPG	22	BELLEZA DARK PINK GAURA	GAURA LINDHEIMERI 'KLEAU04263'	1 GAL	18" O.C.		
PFH	58	PUFFER FISH HYDRANGEA	HYDRANGEA PANICULATA 'PUFFER FISH'	3 GAL	36" O.C.		
GOJ	53	GREY OWL JUNIPER	JUNIPERUS X 'GREY OWL'	3 GAL	42" O.C.		
MLMG	24	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GAL	48" O.C.		
KP	1	KANSAS PEONY	PAEONIA LACTIFLORA 'KANSAS'	3 GAL	24" O.C.		
CDR	35	CORAL DRIFT ROSE	ROSA X 'MEIDRIFORA'	3 GAL	30" O.C.		
BES	34	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	AS SHOWN		
DPS	30	DOUBLE PLAY DOOZIE SPIREA	SPIRAEA X 'NCSX2'	3 GAL	24" O.C.		
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	COMMENTS	
GROUND COVERS							
PWC	64	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	1 GAL	30" O.C.		



01 SHRUB PLANTING

SCALE: NTS



02 TREE PLANTING

SCALE: NTS

SOIL PREPARATION NOTES

- Till and remove the top 9" of soil and stockpile on site. Amend and reuse at the rate shown below or replace with high quality imported topsoil.
- The top 8" of planting bed soil shall consist of the following:

Native topsoil	4 inches
GP Garden Compost	1 inch
GP Infused Living Soil	

GP Soils can be contacted at 918-994-4222 or purchased from Green Valley Nursery.
- Till the 9" of soil mix into the next 3" of soil to obtain 12" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
- Landscape parking lot islands shall be excavated to a minimum depth of 24" and backfilled with 18" of native top soil and 5" of planting bed soil described above.
- Apply Roundup (or equal) according to manufacture's rate and specification within limits of all areas to be planted. Protect existing plants to remain from over spray or spray within root zone. Contractor to ensure total weed eradication.

PLANTING NOTES

- The contractor shall familiarize himself with the site conditions and verify them to his satisfaction.
- The contractor is responsible for maintaining all areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
- The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
- The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
- The landscape architect reserves the right to review and approve all plant materials if requested, at the source nursery with the landscape contractor prior to delivery to the job site.
- All root balls shall conform to the standards set forth in "American Standards for Nursery Stock".
- Each tree shall be backfilled with 3 cubic feet of GP Garden Compost and 1/2 bag (.75 CF) of GP infused living soil mixed thoroughly with the native topsoil.
- For evergreen shrub and tree planting, apply Wilt-Pruf anti-desiccant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- All trees must be guyed or staked as shown in the details.
- All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with quality plant materials. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- Contractor shall assure proper drainage and percolation of all planting pits prior to installation of plant material, and correct as necessary. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
- Contractor to replace rejected plant material within two (2) weeks of written notice.
- Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized shredded hardwood mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
- All planting beds shall be delineated as shown on the plan with 3/16" x 4" steel edging, unless noted otherwise.

LAWN NOTES

- Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to confirm with landscape architect.
- Provide 3/4 inch of GP Garden compost to be tilled into top 4" of all Zoysia lawn areas prior to seeding or sodding if heavy clay soils are present.
- Top soil shall be free of weeds and foreign material immediately before sodding.
- Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
- Tamp and roll sod with appropriate equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering.

May 1 - August 30;	apply 16-8-8 fertilizer at a rate of 1 lb. of nitrogen per 1,000 s.f. of lawn area.
Sept. 1 - April 30;	apply 10-20-10 fertilizer at a rate of 1/2 lb. of nitrogen per 1,000 s.f. of lawn area.
- Provide adequate water to prevent desiccation and for optimal establishment.

GENERAL PROJECT NOTES

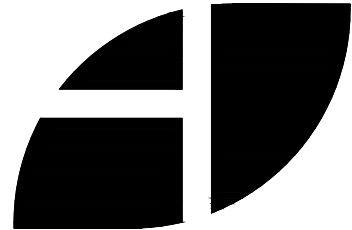
- Work performed shall conform to these notes, construction drawings, and specifications.
- Topographic, boundary and utility information are referenced from CAD files provided by: Aab Engineering
- These plans show the approximate locations of the existing utilities. Prior to construction, the contractor shall verify the location of existing and proposed utilities, take precautions to protect them, and shall be responsible for any damage caused due to his action or lack thereof during construction.
- Prior to construction, the contractor shall be responsible for verifying all materials, dimensions, site grades, etc. In the event of omissions or discrepancies that could affect the design and finish of the project, the contractor shall notify the landscape architect or owner's representative.
- Prior to construction, each contractor and/or subcontractor shall secure and pay for all necessary authorizations, permits, fees and licenses required for proper execution of the work.
- All local, municipal, state and federal laws, rules and regulations governing or relating to any portion of work shall be followed by the contractor. Each trade professional shall be licensed where required and shall be familiar with the laws and codes pertaining to his scope of work and shall perform his work in accordance with all applicable codes.
- Prior to construction, the contractor shall lay out all the major site elements with stakes and flagging tape, showing locations and elevations of all improvements for approval by the landscape architect or owner's representative.
- Any lighting shown on the follow plans is for location only. All wiring and electrical plans and details shall be provided by an electrical engineer and/or the owner. Circuit routing is approximate, and conduit shall be installed at the edges of beds and walks to minimize planting are disturbance.
- Contractor shall verify with manufacturer and/or supplier the size, location and characteristics of all work, equipment or furnishings that are to be furnished by others prior to any construction pertaining to the same is begun.
- Contractor shall keep the site clean and free of excess equipment, materials and rubbish incidental to the work of the section.
- All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the details and/or specifications.
- Contractor shall store materials brought to the job site in a manner that does not detrimentally affect the performance, integrity or finish of the installed final product.
- Upon completion of construction and before final acceptance, the contractor or subcontractor shall remove all material, equipment, debris and rubbish from the site.

LAYOUT NOTES

- Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the landscape architect for clarification.
- Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
- Dimensions shown are from finished face to finished face unless noted otherwise.
- Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
- Where dimensions are called 'equal' or 'typical' (TYP.), space referenced items equally measured to their centerlines.
- Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- Provide expansion joints where flatwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
- Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of 1/4 of the depth of the slab made 4-12 hours after concrete finishing.
- All walkways shall be located from finished face of buildings.
- All curved elements of the design (walks, walls, bed edges, etc.) shall be constructed as shown, without straight segments, and shall have a smooth transition into adjacent straight portions.
- Saw cut pavements, walks and curbs to neat, straight lines.
- Where existing pavements, walks and curbs are to meet with proposed elements, provide clean cuts and straight lines.

GRADING & DRAINAGE NOTES

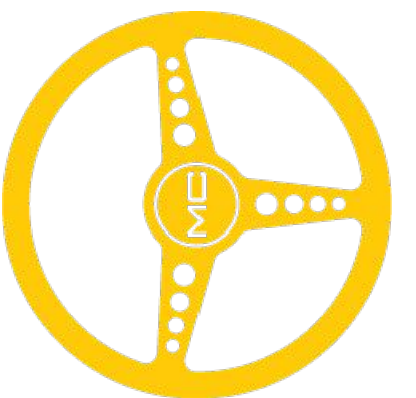
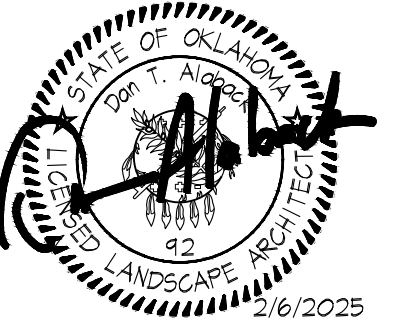
- The contractor shall install according to this plan; however, proper grading and drainage shall ultimately be the responsibility of the Contractor on site. Discrepancies in drawing shall be brought to the attention of Landscape Architect before or during construction.
- Provide positive drainage away from building and out of planting beds. Grading shall be performed to prevent ponding in lawn areas.
- Drainage lines to be laid out in field and slope at a minimum of 1% downhill.
- All hardscape surfaces shall drain toward drainage inlets and away from structures.
- All planting beds to drain toward drain inlets or french drains as shown and away from building at a min. of 6" over 10'. Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the landscape architect immediately of any perceived discrepancies.
- Install erosion control measures as required by all municipal codes and meet all municipal code specifications.
- All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
- Walls over 48" from top of wall to bottom of footing to be reviewed by designed by a licensed Engineer.



**ALABACK
DESIGN**
LANDSCAPE
ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

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ISSUED FOR CONSTRUCTION



**MOTORSPORTS
COLLECTIVE**
2900 WEST MAIN
JENKS, OKLAHOMA

DATE
SITE PLAN ISSUE - 6 FEBRUARY 2025

REVISIONS:		
NO.	REVISIONS:	DATE:

PROJECT NUMBER
24036

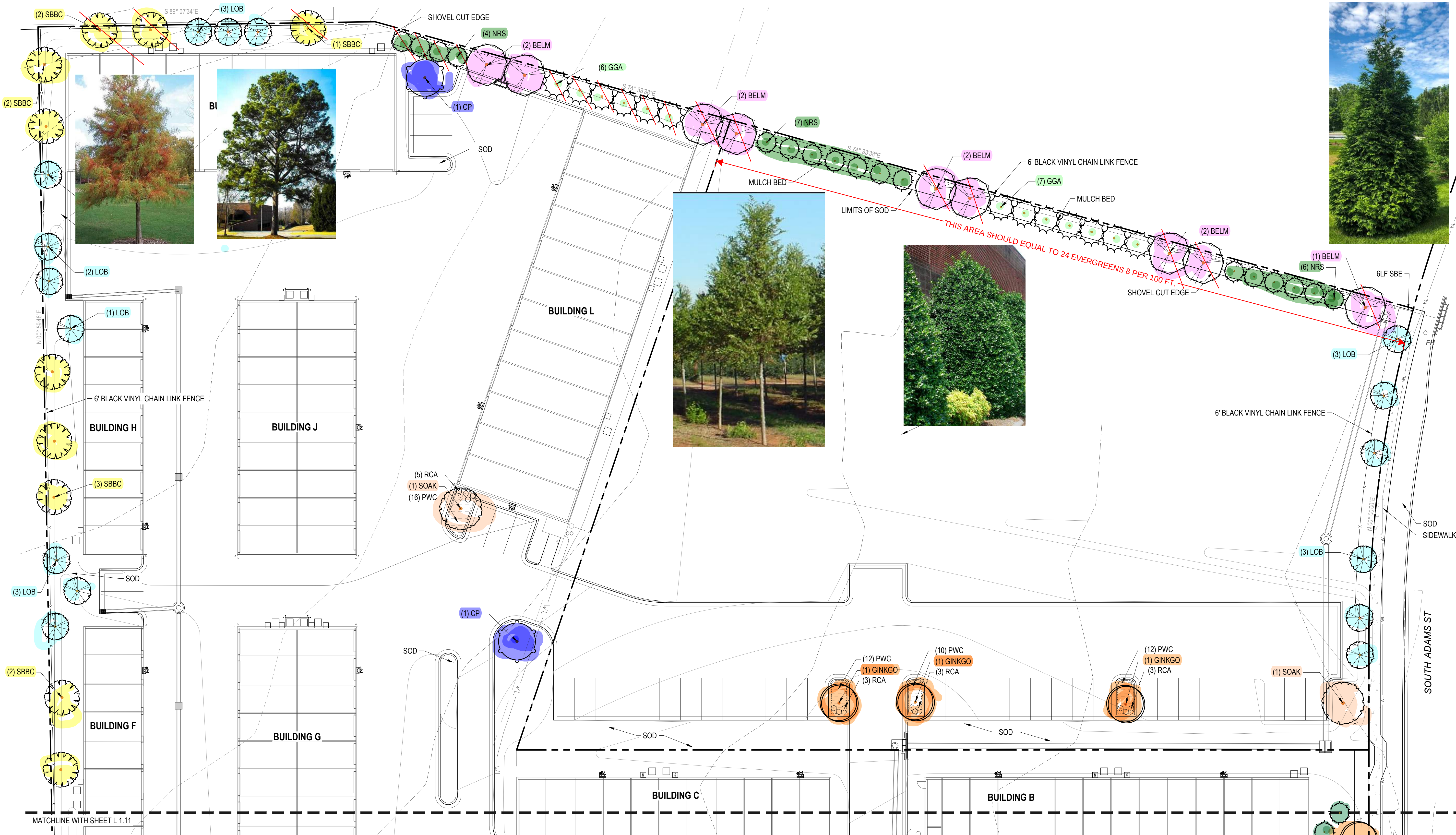
DRAWN BY
LH

CHECKED BY
DA

DRAWING TITLE
LANDSCAPE SCHEDULE
NOTES AND DETAILS

SHEET NUMBER

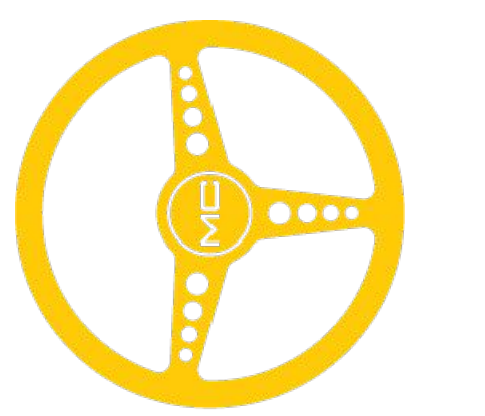
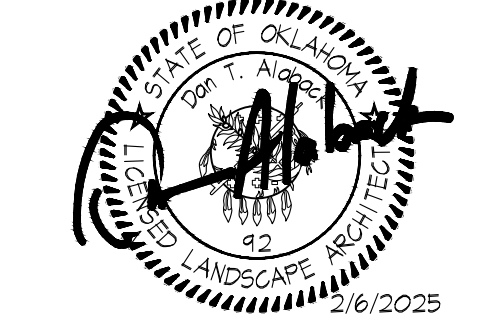
L-1.10



NOTE
REFER TO SHEET L-1.00 FOR CITY OF JENKS CODE BOX AND OVERALL SITE PLAN.
REFER TO SHEET L-1.10 FOR PLANT MATERIAL SCHEDULE, DETAILS, AND NOTES.
REFER TO SHEET L-1.11 FOR SOUTH SITE PLAN
TREES OUTSIDE OF PLANTING BEDS SHALL HAVE A 5' MULCH RING
ALL SOD TO BE BERMUDA UNLESS NOTED OTHERWISE.

**ALABACK
DESIGN
LANDSCAPE
ARCHITECTS**
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

ISSUED FOR CONSTRUCTION



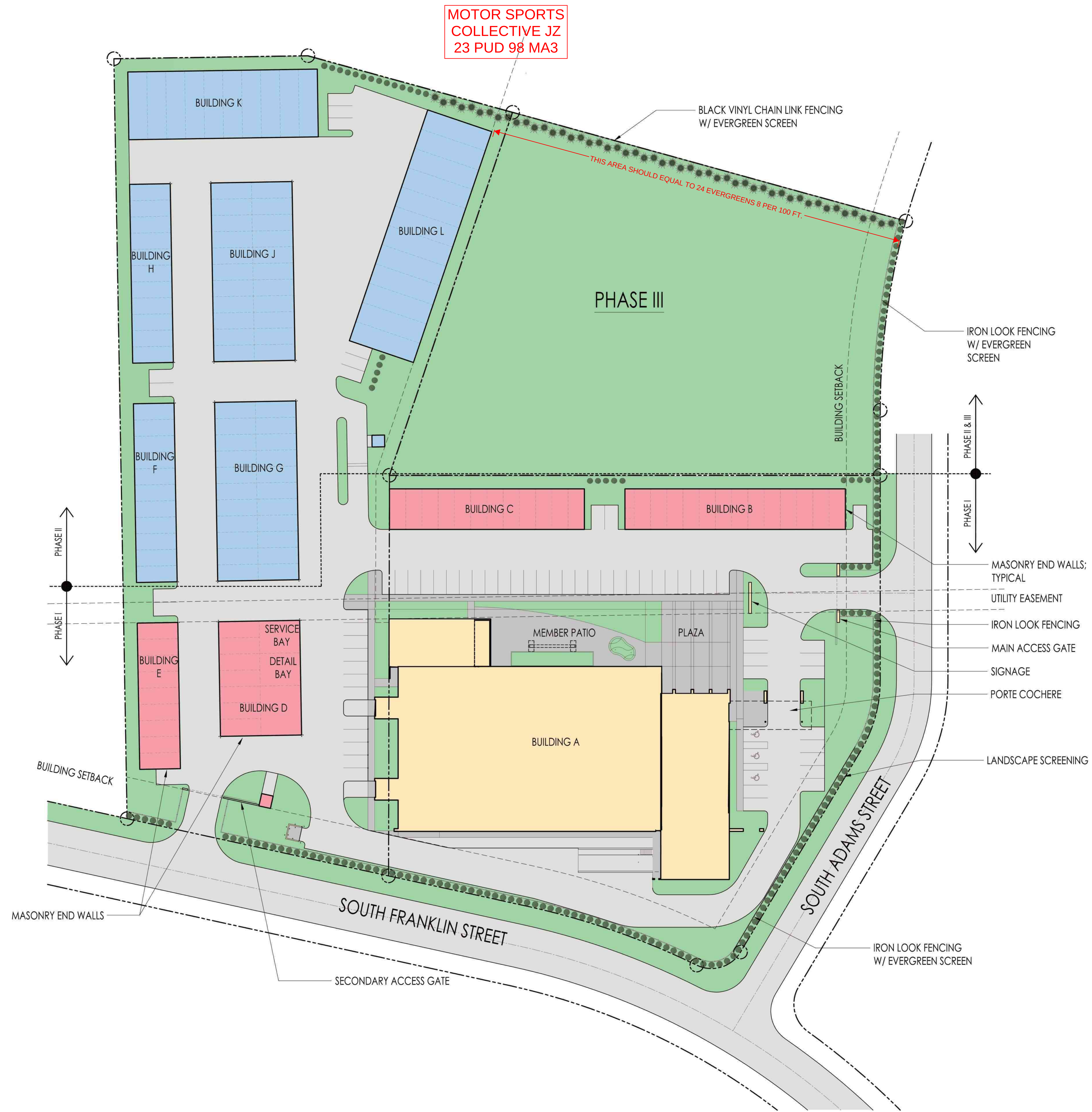
**MOTORSPORTS
COLLECTIVE**
2900 WEST MAIN
JENKS, OKLAHOMA

DATE
SITE PLAN ISSUE - 6 FEBRUARY 2025

REVISIONS:		
NO.	REVISIONS:	DATE:

PROJECT NUMBER
24036
DRAWN BY
LH
CHECKED BY
DA
DRAWING TITLE
LANDSCAPE PLAN
NORTH

SHEET NUMBER
L-1.12



PROJECT DATA			
PHASE I			
BUILDING A	33,464 SF		
BUILDING B	4,680 SF	13 UNITS	
BUILDING C	4,320 SF	9 UNITS	
BUILDING D	5,080 SF	10 UNITS	
BUILDING E	3,240 SF	9 UNITS	
PHASE II			
BUILDING F	3,960 SF	11 UNITS	
BUILDING G	7,920 SF	22 UNITS	
BUILDING H	3,960 SF	11 UNITS	
BUILDING J	7,920 SF	22 UNITS	
BUILDING K	7,000 SF	10 RV UNITS	
BUILDING L	9,000 SF	12 RV UNITS	
PHASE III			
TO BE DETERMINED			
LAND AREAS			
LAND AREA-PHASE I & II	5.54 ACRES	(241,283 SF)	
PHASE I FAR	0.22		
PHASE II FAR	0.37		
PARKING	68 SPACES		
	3 ACCESSIBLE SPACES		
	71 TOTAL SPACES		
LAND AREA- PHASE III	1.74 ACRES	(75,726 SF)	
PHASE III FAR	TBD		

LEGEND	
	PHASE 1 - EVENT CENTER, CLUBHOUSE, STORAGE & OFFICES
	PHASE 1 - STORAGE UNITS
	PHASE 2 - STORAGE UNITS

THIS AREA DOES NOT MATCH THE REVISED SUBMITTAL.

Reduced the number of tree plantings along northern property line.

THIS AREA SHOULD EQUAL TO 24 EVERGREENS 8 PER 100 FT.

MAY SUBSTITUTE SMALLER TREES

Omitted plantings. keep one tree

Omitted plantings.

These plantings are required for Front and Exterior Side Yards.

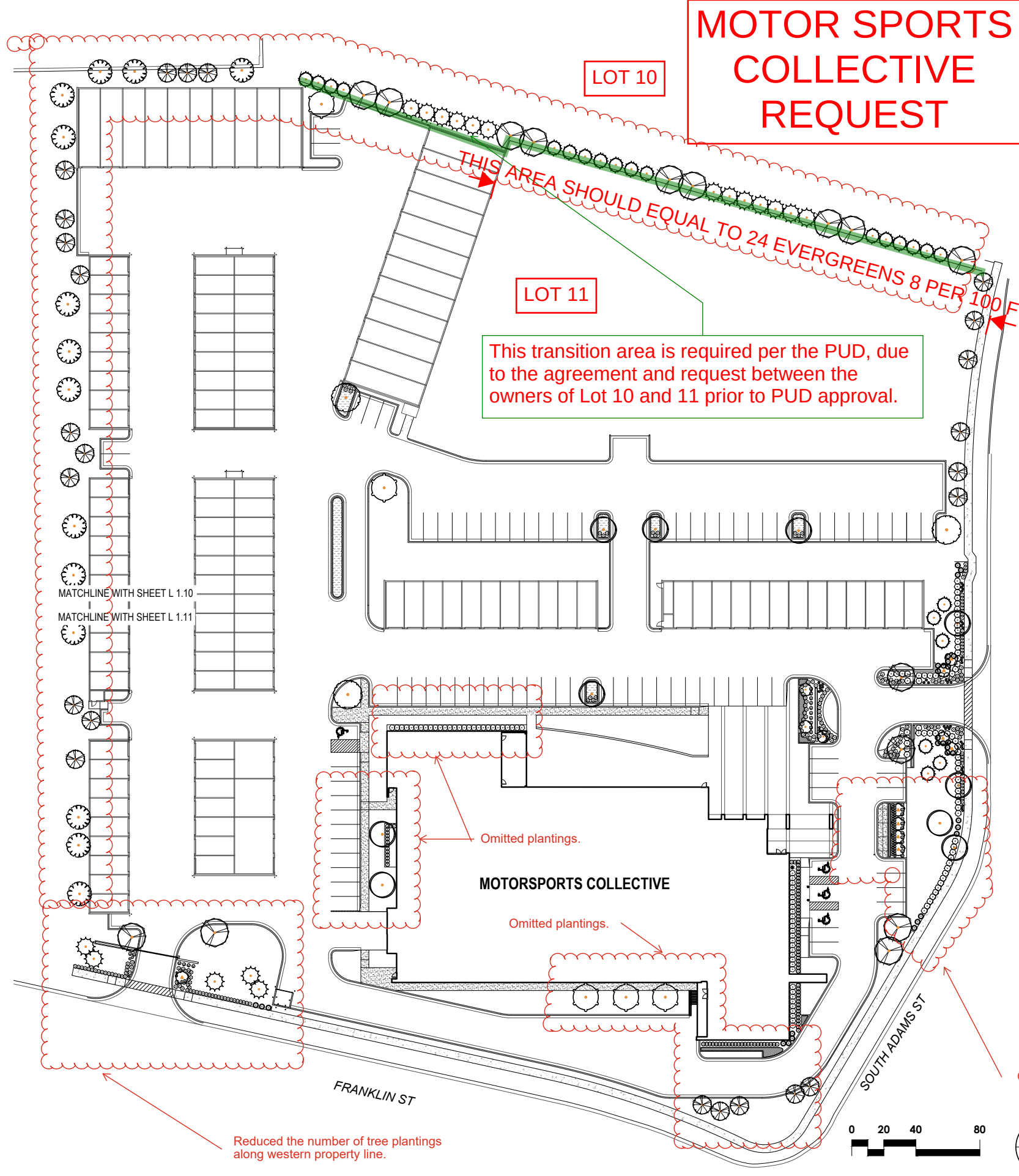
Reduced the number of tree plantings along western property line.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS	
TREES								
ME	8	RUPE						
GINKGO	8	10	8	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	3" CAL 12'-14' HT., 3'-4' SPD. CENTRAL LEADER	
NRS	19	23	6	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	B&B	7'-8' HT., 3'-4' SPD. FULL TO GROUND	
FH	2	3	1	FOSTER'S HOLLY TREE FORM	ILEX X ATTENUATA 'FOSTER'	B&B	8'-9' HT., 3'-4' SPD. TREE FORM, MATCHING	
SCM	5	9	4	COLORAMA SCARLET CRAPE MYRTLE	LAGERSTROEMIA X 'JM1'	B&B	7'-8' HT.; 2'-3' SPD.	
LOB	15	3	24	6	LOBLOLLY PINE	PINUS TAEDA	B&B	3" CAL 9'-10' HT.; 3'-4' SPD. CENTRAL LEADER
CP	5	5	0	CHINESE PISTACHE	PISTACIA CHINENSIS	B&B	3" CAL 10'-12' HT.; 4'-5' SPD. CENTRAL LEADER	
SOAK	3	3	3	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL 12'-14' HT.; 4'-5' SPD. CENTRAL LEADER	
SBBC	11	8	14	11	SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	B&B	3" CAL 10'-12' HT.; 3'-4' SPD.
GGA	10	18	0	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	B&B	7'-8' HT., 3'-4' SPD. FULL TO GROUND	
BELM	8	15	12	BOSQUE LACEBARK ELM	ULMUS PARVIFOLIA 'UPMTF'	B&B	3" CAL 12'-14' HT.; 4'-5' SPD. CENTRAL LEADER	
86	51							
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS	NOTES	
SHRUBS								
RCA	94	6	ROSE CREEK ABELIA	ABELIA X 'ROSE CREEK'	3 GAL	30" O.C.		
GMB	28	10	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	36" HT.	48" O.C.		
GVB	91	51	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	3 GAL	24" O.C.		
CBG	1	2	CHERRY BRANDY GAURA	GAURA LINDHEIMERI 'CHERRY BRANDY'	1 GAL	18" O.C.		
DPG	1	3	BELLEZA DARK PINK GAURA	GAURA LINDHEIMERI 'KLEAU04263'	1 GAL	18" O.C.		
PFH	58	30	PUFFER FISH HYDRANGEA	HYDRANGEA PANICULATA 'PUFFER FISH'	3 GAL	36" O.C.		
GOJ	72	41	GREY OWL JUNIPER	JUNIPERUS X 'GREY OWL'	3 GAL	42" O.C.		
MLMG	30	16	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GAL	48" O.C.		
FPN	44	0	FIREPOWER NANDINA	NANDINA DOMESTICA 'FIREPOWER'	3 GAL	18" O.C.		
KP	1	1	KANSAS PEONY	PAEONIA LACTIFLORA 'KANSAS'	3 GAL	24" O.C.		
CDR	40	33	CORAL DRIFT ROSE	ROSA X 'MEIDRIFORA'	3 GAL	30" O.C.		
BES	53	34	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTI 'GOLDSTURM'	1 GAL	AS SHOWN		
BRS	5	0	BLUE JEAN BABY RUSSIAN SAGE	SALVIA YANGII 'BLUE JEAN BABY'	3 GAL	AS SHOWN		
DPS	63	30	DOUBLE PLAY DOOZIE SPIREA	SPIRAEA X 'NCSX2'	3 GAL	24" O.C.		
581	257	324						
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	COMMENTS		
GROUND COVERS								
PWC	105	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	1 GAL	30" O.C.			

MOTOR SPORTS COLLECTIVE REQUEST

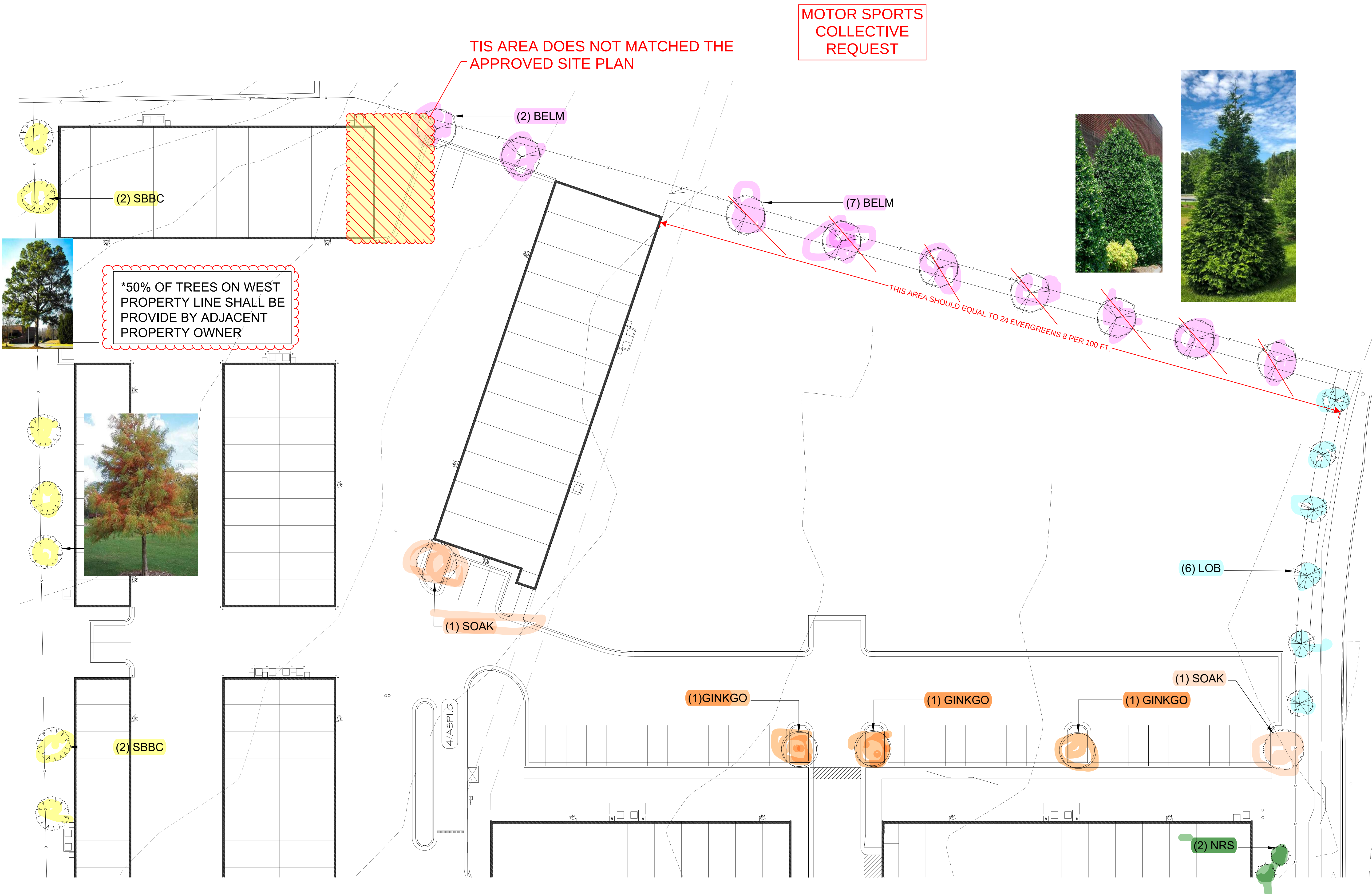
MOTOR SPORTS
COLLECTIVE
REQUEST



LANDSCAPE REQUIREMENTS

CITY OF JENKS ARTICLE 6 LANDSCAPE REQUIREMENTS

BUILDING FOUNDATION (FRONT AND EXTERIOR SIDEYARDS)	REQUIRED	PROVIDED
MINIMUM 7' WIDTH	✓	✓
FOUNDATION PLANTINGS INSTALLED ACROSS 40% OF FACADE LENGTH	✓	✓
INTERIOR PARKING	REQUIRED	PROVIDED
NO MORE THAN 15 CONTINUOUS SPACES WITHOUT AN ISLAND	✓	✓
1 CANOPY TREE PER PARKING AREA END CAP	6	6
TRANSITION ZONES	REQUIRED	PROVIDED
TYPE C (MODIFIED) :	✓	✓
THERE IS A VINYL COATED 6' CHAIN LINK FENCE ON THE NORTH PROPERTY LINE. BECAUSE OF THE SCREENING FENCE THE SHRUBS HAVE BEEN OMITTED, BUT EVERGREEN TREES (FULL TO THE GROUND) HAVE BEEN SHOWN WHICH WILL PROVIDE THE SCREENING.		
LOT 10 & 11 - 459 LF (8 TREES PER 100 LF) TREES	37	39
TYPE A:		
WEST BOUNDARY (LOT 13) - 562 LF (4 TREES PER 100LF) CANOPY TREES	23	23
NORTHWEST BOUNDARY (LOT 16) - 144 LF (4 TREES PER 100LF) CANOPY TREES	6	6



north

0 20' 30'

scale

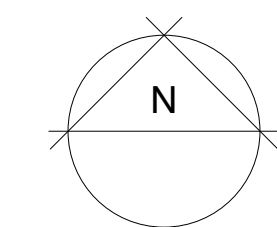
client:

Motorsports
2900 West Main
Jenks, Oklahoma

sheet number:

L-1.12

MOTOR SPORTS
COLLECTIVE
REQUEST



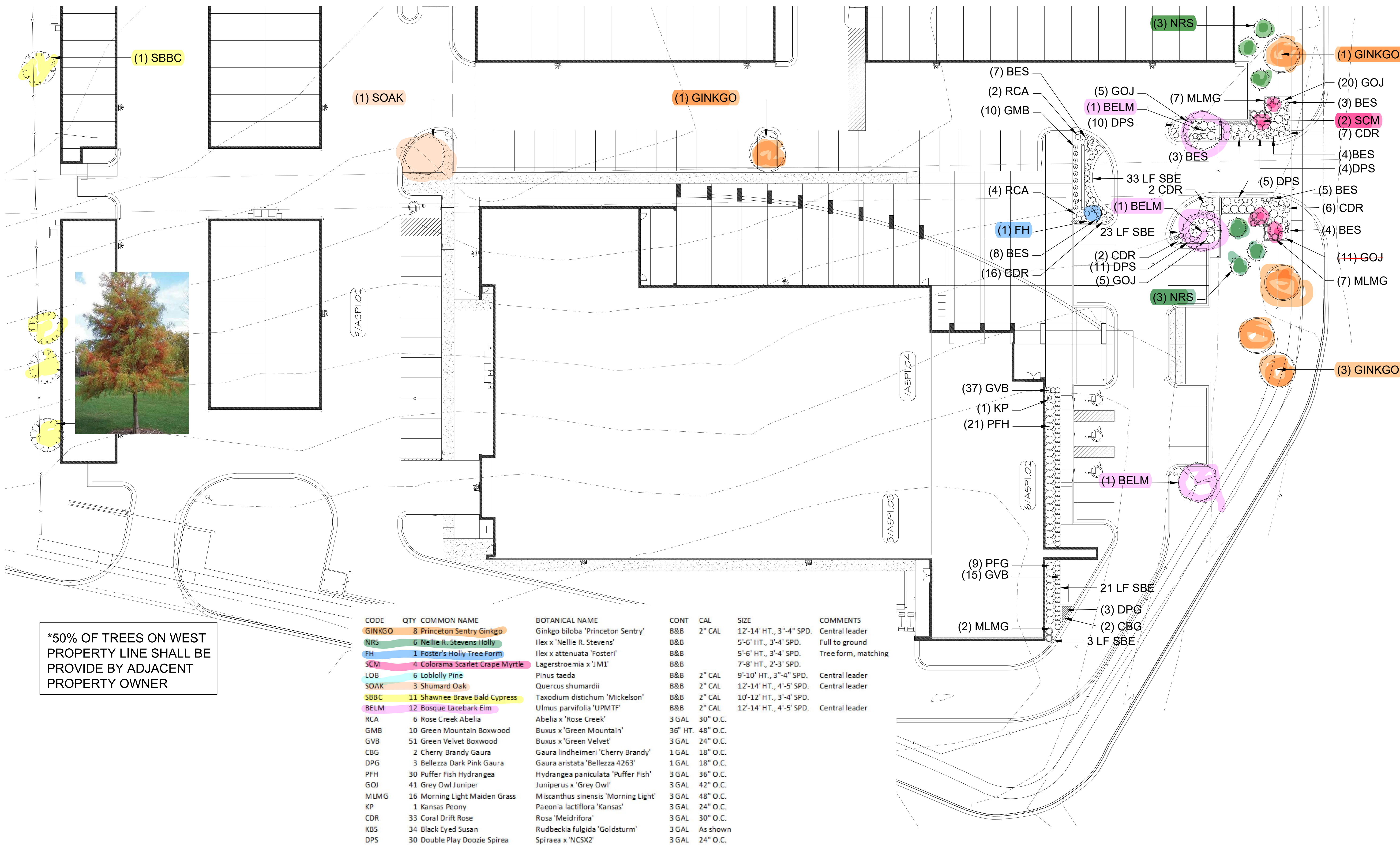
north

0 20' 30'

scale

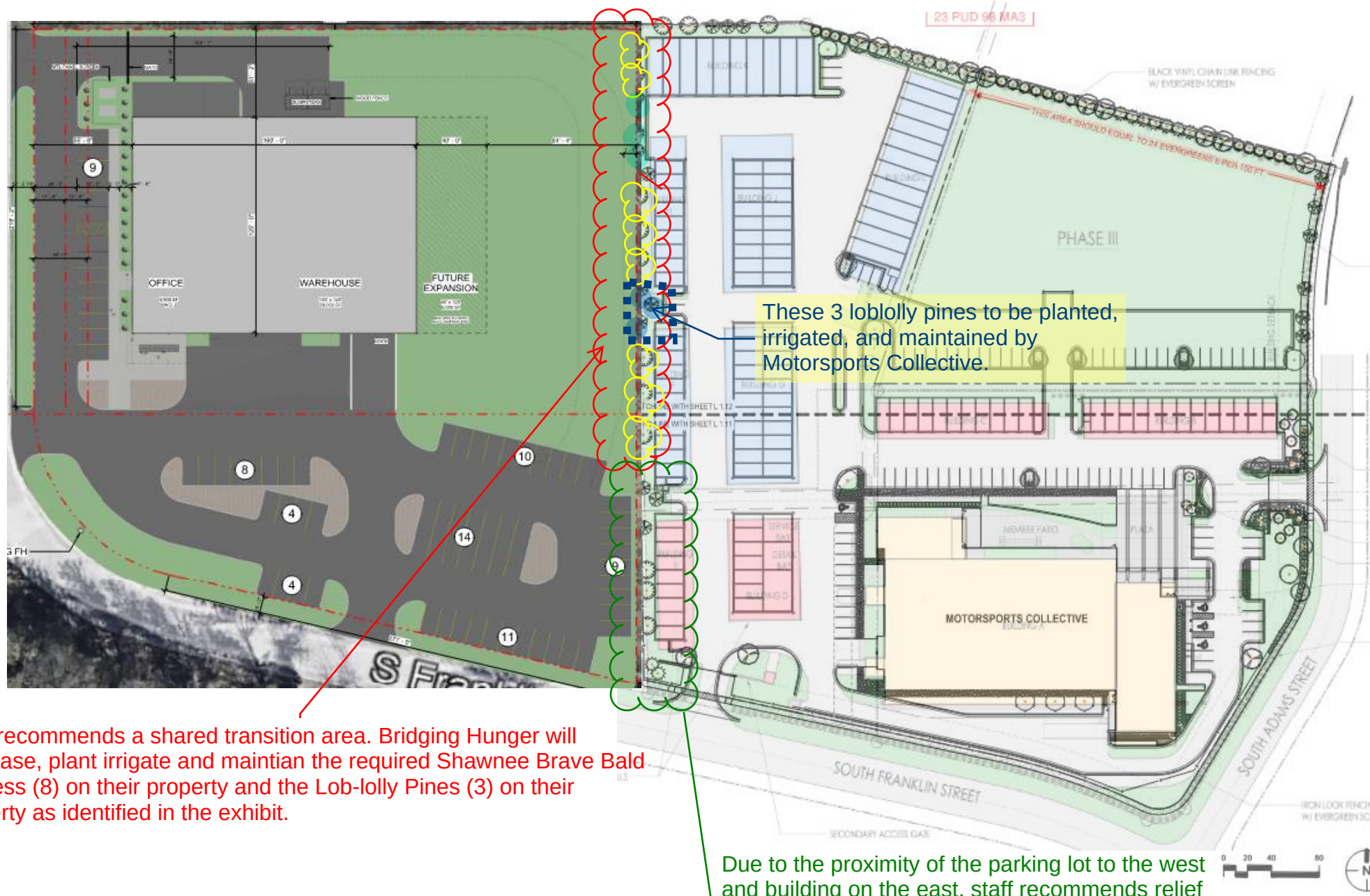
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Jenks, Oklahoma



sheet number:

L-1.11



Staff recommends a shared transition area. Bridging Hunger will purchase, plant irrigate and maintain the required Shawnee Brave Bald Cypress (8) on their property and the Lob-lolly Pines (3) on their property as identified in the exhibit.

Due to the proximity of the parking lot to the west and building on the east, staff recommends relief to allow for alternate plantings on the motor sports collective property.