

**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, AUGUST 6, 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 July 09, 2026
 - B. Approve JL 26-424 - a request for a lot combination. General Location: 470 E 113th St S.
 - C. Approve PUD 116.mi5 - a Minor Amendment to PUD 116 (Frazier Meadows II) to change the front building line on Lots 1-8 Block 10 of Frazier Meadows II from 25 feet to 20 feet. General Location: 131st & 20th Pl
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 26-703 - A request for a zone change from RS-1 (Residential) to RD (Residential Duplex). General Location: 822 N Birch Pl
4. JZ 26-702, a request for a zone change from AG (Agriculture) to RS-1 (Residential) and JL 26-421, a Minor Subdivision (Lot Split and Lot Combination). General Location: 11607 S 5th St
5. JZ 26-704, a request for a zone change from AG (Agriculture) to RS-1 (Residential) and JL 26-420, a Minor Subdivision (Lot Split and Lot Combination). General Location: 11623 S 5th St
6. JZ 26 PUD 127.mi1 - a request for a Minor Amendment to PUD 127 (Frazier Falls) remove the requirement for shared amenities with Frazier Meadows and other PUD clarifications. General Location: 12701 S Harvard
7. Amendments to the Jenks Unified Development Ordinance: Article 3 – Base District Specific Standards, Article 6 – Development Standards, Article 7 – Sign Standards, and Article 8 – Subdivision Standards.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, JULY 9, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Agenda for the Jenks Planning Commission was posted on the City's website at 3:08 PM on July 07, 2026. The meeting was called to order at 06:00 PM on the above date with Chair Scott West presiding at Jenks City Hall.

ROLL CALL

Present

Amy Bors
Rob Sellers
Dakota Williams
Chair Scott West

Absent

Gina Wilson
Craig Bowman
Greg Nixon

INVOCATION

Pastor James Simmons of Contact Mission Church of Christ 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 June 04, 2026
 - B. Approve Plat 26-24, a Preliminary & Final Plat for Brakes Plus. General Location: W 101 PL S
 - C. Approve Plat 26-25 - a Preliminary Plat Plat for West Main. General Location: 700 W Main
 - D. Notice of ROW-UEC 26-03 - A Utility Easement Closure near E C St directly north of 401 E "B" St
 - E. Continue proposed amendments to the Jenks Unified Development Ordinance: Article 3 – Base District Specific Standards, Article 6 – Development Standards, Article 7 – Sign Standards, and Article 8 – Subdivision Standards to the August 06, 2026, meeting.

Rob Sellers made a motion to approve Item 1. Amy Bors seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Rob Sellers, Scott West, Dakota Williams
No: None

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. Discussion on proposed updates to the Unified Development Ordinance.
City Planner Karl Fritschen introduced Item 3 and answered questions. *Chair Scott West left at 7:12 PM and returned at 7:14 PM.* Charlotte Montgomery (10612 S Fir) made a public comment.

OTHER BUSINESS

1. Planning Updates
Planning Director Marcae Hilton gave her planning update.

ADJOURNMENT

Jenks Planning Commission adjourned at 07:30 PM.

To	Chair, Dr. Scott West and Planning Commission
Hearing Date	August 06, 2026
Case Number	JL 26-424 Timbercrest View
Request	Lot Combination Lot 2 Block 4
Location	470 E 113 th St
Applicant	Scott West

Staff Report	Preparer Karl Fritschen/MH
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Attachments	Preparer
☐ Plat	N/A

Background Information

STAFF COMMENTARY | The applicant is seeking approval of a lot combination for two properties in Timbercrest View subdivision.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Zoning	RS-2 Residential Single Family Medium Density District
General Location	470 E 113 th St S
Plat	Timbercrest View No. 5709 July 09, 2003
Lot Data	Lot Four (4), Block Two (2), Timbercrest View, 22,866 SF, 0.52 Acres (two lots)

Assessor Data Lot Four (4), Block Two (2) (North Tract)

Account #:	R60968833100703
Owner:	WEST, SCOTT SWOVELAND & MELANIE JEAN WEST REV TR
Address:	470 E 113 th St S
Zoning:	RS-2, Residential Single Family Medium Density District
PUD:	None

Assessor Data Lot Four (4), Block Two (2) (South Tract)

Account #: R60968833100705
Owner: WEST, SCOTT SWOVELAND & MELANIE JEAN WEST REV TR
Address: 470 E 113th St S
Zoning: RS-2, Residential Single Family Medium Density District
PUD: None

Staff Evaluation & Recommendation

EVALUATION

This lot combination request involves combining two parcels of land that comprise a portion of the originally platted Lot 4 Block 2 of the Timbercrest View Subdivision. The property is part of the originally platted Lot 4 block 2 of Timbercrest View, but was spilt into 4 individual parcels, two northern parcels where there are single family homes and two south parcels that are vacant. The applicant wishes to combine the north and south parcels together. The Lot combination request complies with all UDO requirements for lot combinations. The property is zoned RS-2 and the proposed action will not create any non-conforming issues with respect to the bulk and area requirements. The property is already being served with utilities, and this action does not appear to create any issues with service or easements.

Sec. 16-8-4. Subdivision Procedures.

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

(1) Lot Split Review Requirements.

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

(2) Procedure.

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

showing:

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

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

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

(a) *Lot Characteristics.*

- Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. The Lot dimensions do conform.
- Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department. Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.

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

(c) *Access and Streets.*

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

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds

RECOMMENDATION:

Staff recommends approval of JL 26-424 pending TAC comments.

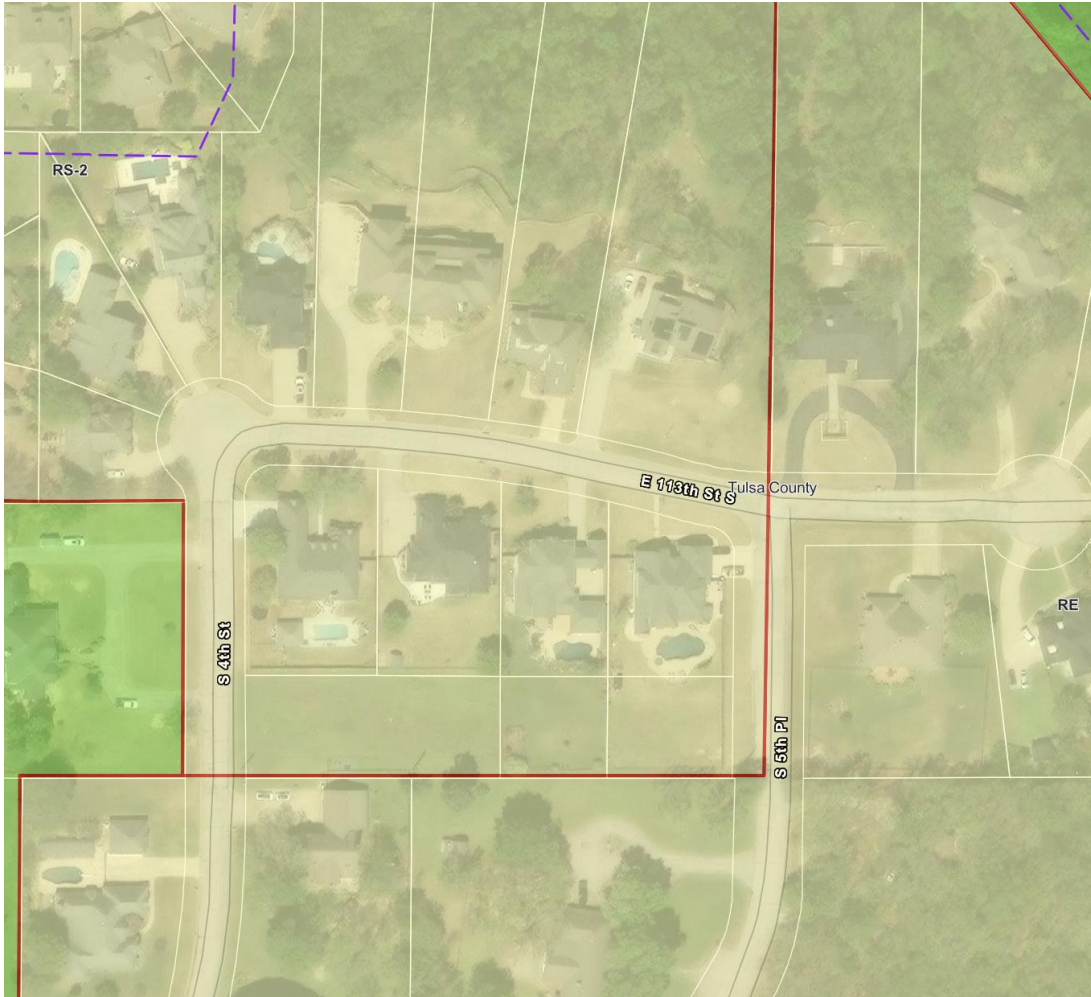


Figure 1: Zoning Map | INCOG

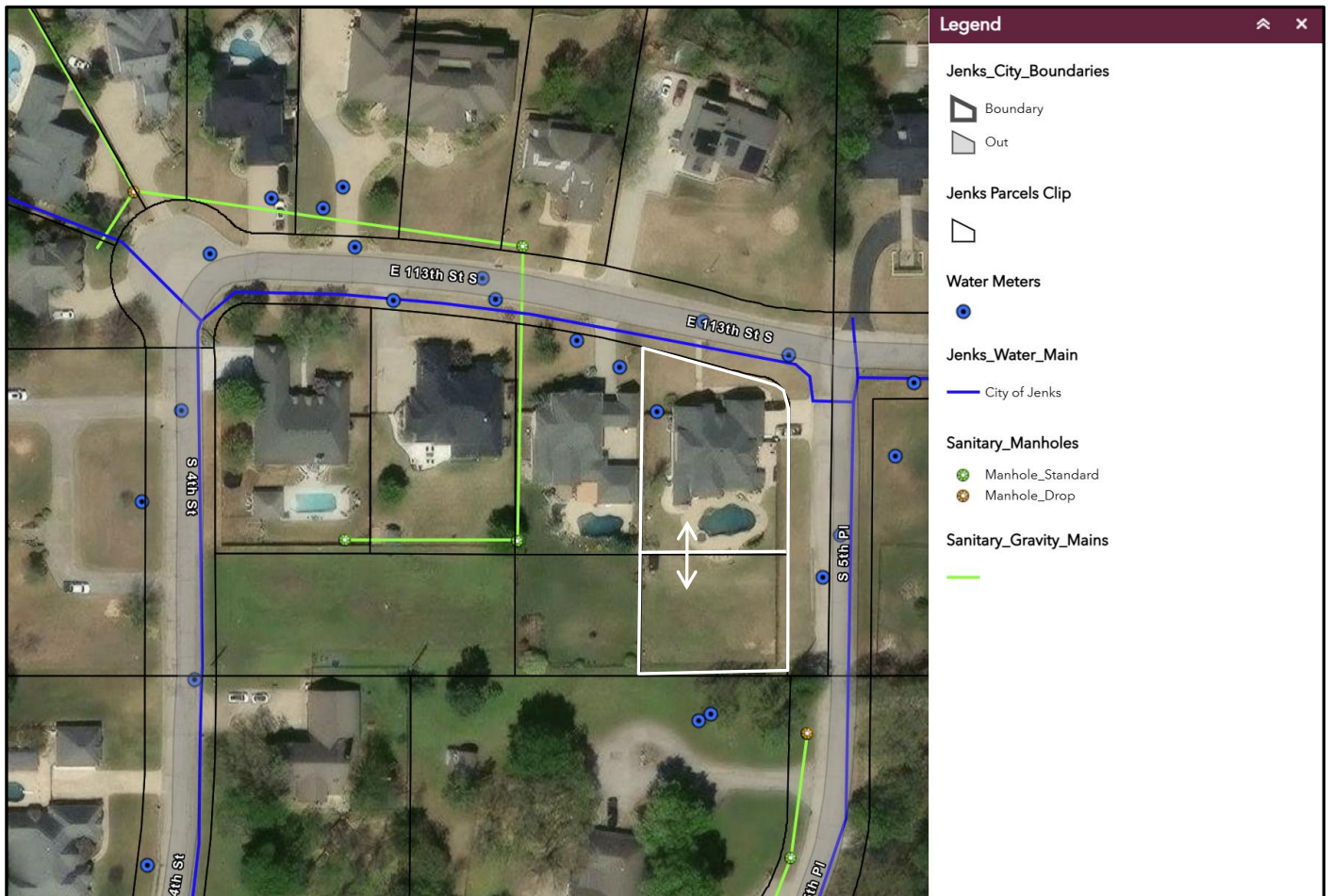


Figure 2: Aerial Map with Water and Sewer Lines

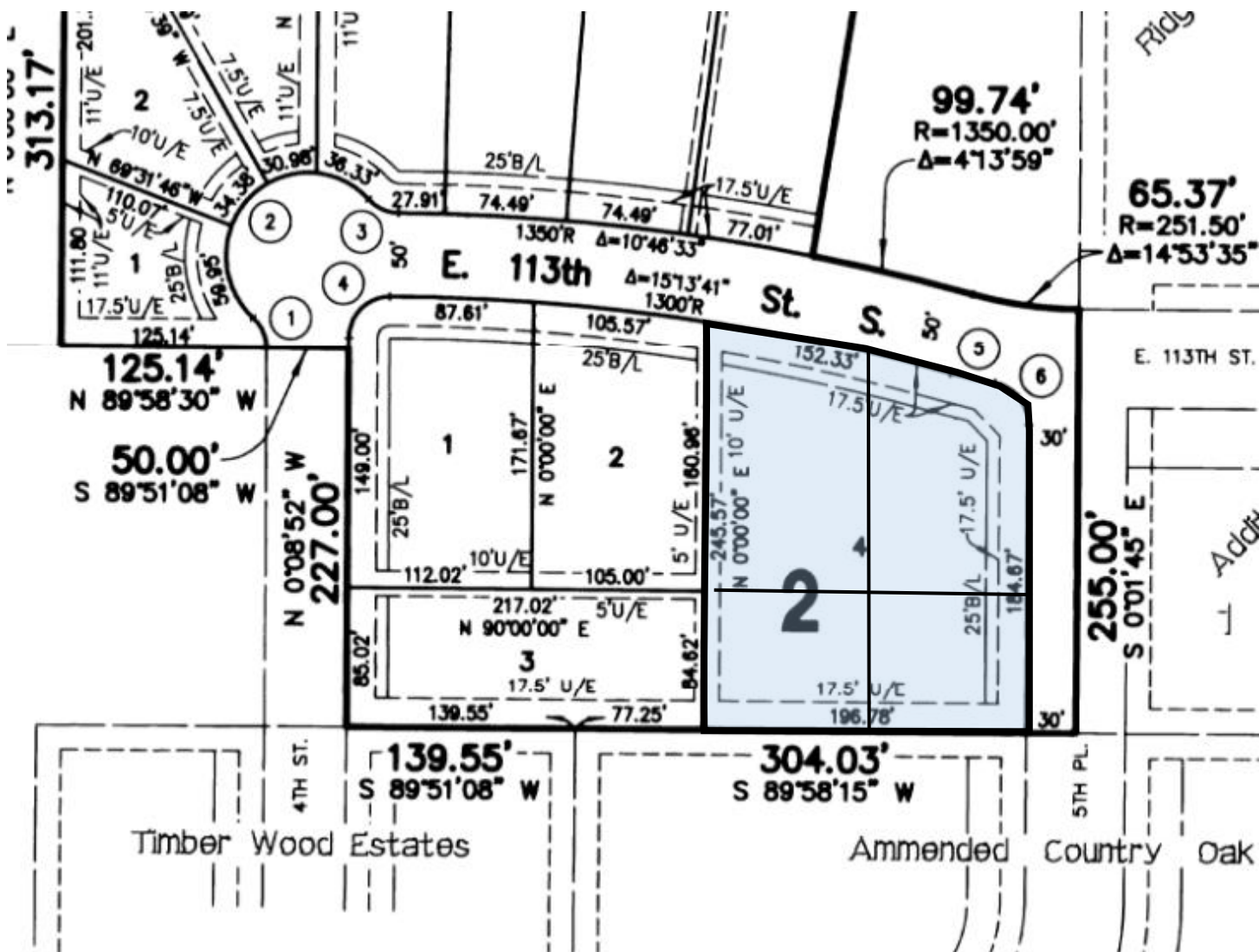
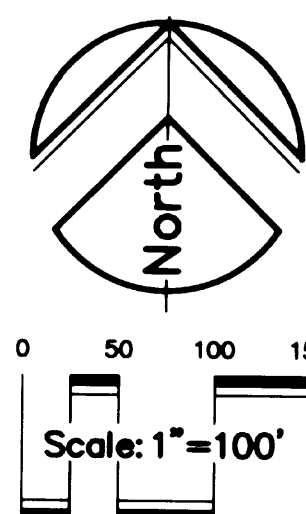


Figure 2: Plat Map, Timbercrest View



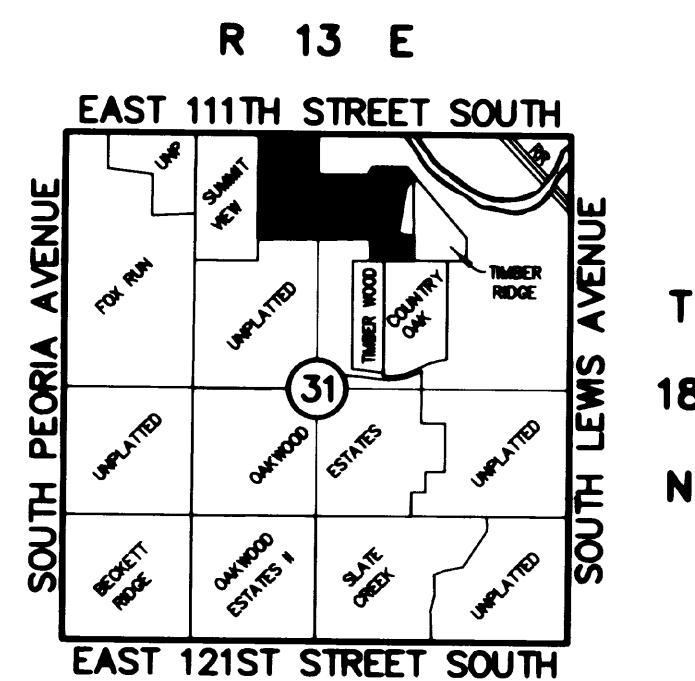
ACC = ACCESS PERMITTED
B/L = BUILDING LINE
BMU = BUILDING LINE & UTILITY EASEMENT
ESMT = EASEMENT
F/E = FENCE EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

Timbercrest View

PART OF THE NE/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA

OWNER:
Wallace Properties, Inc.
AN OKLAHOMA CORPORATION
114 South Third
Jenks, Oklahoma 74037
Phone: (918)298-6100

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
ELEVEN(11) LOTS IN TWO(2) BLOCKS
GROSS SUBDIVISION AREA: 8.000 ACRES

STATE OF OKLAHOMA } SS.
COUNTY OF TULSA }

I, Earlene Wilson, Tulsa County Clerk, in and
for the County and State above named, do
hereby certify that the foregoing is a true
and correct copy of a like instrument now
on file in my office.

Dated the _____ day of _____, 2003
EARLENE WILSON, Tulsa County Clerk

Deputy

FINAL PLAT CERTIFICATE OF APPROVAL

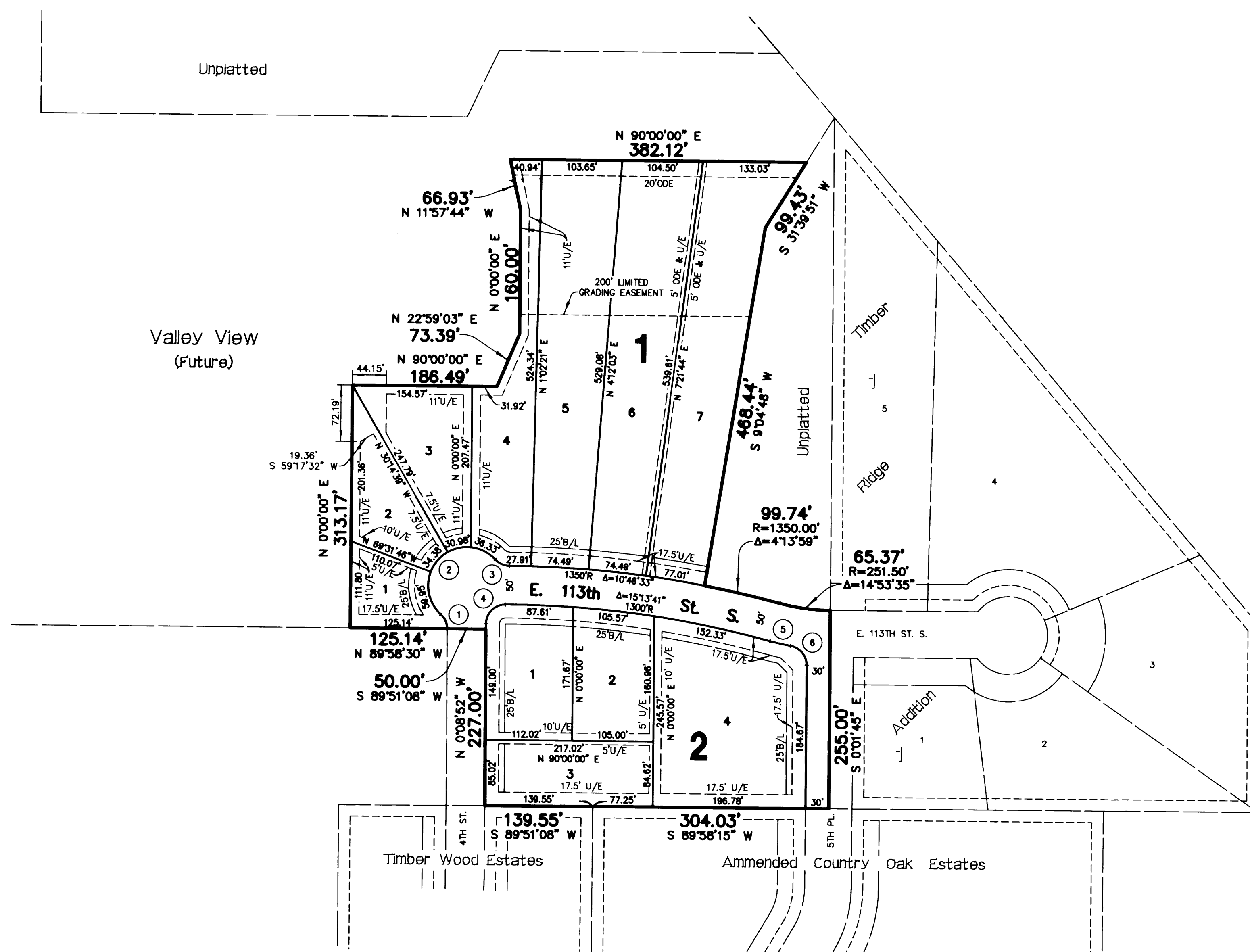
I hereby certify that this plat was approved
by the Jenks City Council
on January 8, 2003

Mayor VICE MAYOR

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

City Manager

Curve Information			
CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)
1	21.03'	25.00'	48°11'23"
2	161.83'	50.00'	185°13'06"
3	20.52'	25.00'	47°01'36"
4	39.18'	25.00'	89°47'01"
5	27.34'	301.50'	51°1'43"
6	35.04'	25.00'	90°18'06"



CERTIFICATE

I hereby certify that all real estate taxes involved in
this plat have been paid as reflected by the current tax
rolls. Security as required has been provided in the
amount of \$ 105.00 per trust receipt no.
4698 to be applied to 2003 taxes. This
certificate is NOT to be construed as payment of
2003 taxes in full but is given in partial that this plat
may be filed on record. 2003 105.00 need the
amount of the security deposit.

Dated July 8, 2003
Dennis S. Miller
Tulsa County Clerk
By: [Signature]
Deputy

Timbercrest View
SHEET 1 OF 3

Timbercrest View

PART OF THE NE/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS FOR TIMBERCREST VIEW

KNOW ALL MEN BY THESE PRESENTS:

THAT WALLACE PROPERTIES, INC., AN OKLAHOMA CORPORATION, AND BOBBY VIC VREELAND AND PAMELA JOY VREELAND, HUSBAND AND WIFE, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY:

WALLACE PROPERTIES, INC. PROPERTY ("WALLACE PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "SUMMIT VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4392); THENCE NORTH 90°00'00" EAST AND ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW/4), FOR A DISTANCE OF 595.00 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 25°18'56" EAST FOR A DISTANCE OF 95.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 362.59 FEET TO A POINT; THENCE SOUTH 40°27'33" EAST ALONG THE NORTHERLY EXTENSION OF BLOCK ONE (1), "TIMBER RIDGE ADDITION", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3916), FOR A DISTANCE OF 108.44 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT FIVE (5) OF SAID BLOCK 1; THENCE SOUTH 31°39'51" WEST FOR A DISTANCE OF 67.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 31°39'51" WEST FOR A DISTANCE OF 99.43 FEET TO A POINT; THENCE SOUTH 9°04'48" WEST FOR A DISTANCE OF 468.44 FEET TO A POINT; THENCE EASTERLY ALONG A 1350.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°22'09" EAST, A CENTRAL ANGLE OF 4°13'59", FOR AN ARC DISTANCE OF 99.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 251.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°53'35", FOR AN ARC DISTANCE OF 65.37 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°01'45" EAST ALONG THE WESTERLY LINE OF BLOCK 1, FOR A DISTANCE OF 28.00 FEET TO A POINT; THENCE SOUTH 89°56'01" WEST FOR A DISTANCE OF 226.66 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 226.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT ONE (1), BLOCK (1), "AMMENDEED COUNTRY OAK ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3538); THENCE SOUTH 89°58'15" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 77.25 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'08" WEST AND ALONG THE NORTHERLY LINE OF "AMMENDEED TIMBER WOOD ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4500), FOR A DISTANCE OF 139.55 FEET TO A

POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE(1), BLOCK ONE(1) THEREOF; THENCE NORTH 0°08'52" WEST FOR A DISTANCE OF 227.00 FEET TO A POINT; THENCE SOUTH 89°51'08" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89°58'30" WEST FOR A DISTANCE OF 125.14 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 313.17 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 186.49 FEET TO A POINT; THENCE NORTH 22°59'03" EAST FOR A DISTANCE OF 73.39 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 11°57'44" WEST FOR A DISTANCE OF 66.93 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 382.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 297.007 SQUARE FEET, OR 6.818 ACRES,

BOBBY VIC VREELAND AND PAMELA JOY VREELAND PROPERTY ("VREELAND PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW/4 NE/4; THENCE SOUTH 89°58'15" WEST ALONG THE SOUTHERLY LINE OF THE NW/4 NE/4, FOR A DISTANCE OF 354.14 FEET TO A POINT ON THE CENTERLINE OF SOUTH 5TH PLACE EAST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°58'15" WEST FOR A DISTANCE OF 226.78 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 226.85 FEET TO A POINT; THENCE NORTH 89°56'01" EAST FOR A DISTANCE OF 226.66 FEET TO A POINT ON SAID CENTERLINE OF SOUTH 5TH PLACE EAST; THENCE SOUTH 0°01'45" EAST AND ALONG SAID CENTERLINE, FOR A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 51,448 SQUARE FEET, OR 1.181 ACRES,

THE WALLACE PARCEL AND THE VREELAND PARCEL COMBINE TO CONSTITUTE A PARCEL DESCRIBED AS FOLLOWS ("SUBDIVISION PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "SUMMIT VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4392); THENCE NORTH 90°00'00" EAST AND ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW/4), FOR A DISTANCE OF 595.00 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 25°18'56" EAST FOR A DISTANCE OF 95.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 362.59 FEET TO A POINT; THENCE SOUTH 40°27'33" EAST ALONG THE NORTHERLY EXTENSION OF BLOCK ONE (1), "TIMBER RIDGE ADDITION", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3916), FOR A DISTANCE OF 108.44 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT FIVE (5) OF SAID BLOCK 1; THENCE SOUTH 31°39'51" WEST FOR A DISTANCE OF 67.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 31°39'51" WEST FOR A DISTANCE OF 99.43 FEET TO A POINT; THENCE SOUTH 9°04'48" WEST FOR A DISTANCE OF 468.44 FEET TO A POINT; THENCE EASTERLY ALONG A 1350.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°22'09" EAST, A CENTRAL ANGLE OF 4°13'59", FOR AN ARC DISTANCE OF 99.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 251.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°53'35", FOR AN ARC DISTANCE OF 65.37 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°01'45" EAST ALONG THE WESTERLY LINE OF BLOCK 1, FOR A DISTANCE OF 255.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT ONE (1), BLOCK (1), "AMMENDEED COUNTRY OAK ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3538); THENCE SOUTH 89°58'15" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 304.03 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'08" WEST AND ALONG THE NORTHERLY LINE OF "AMMENDEED TIMBER WOOD ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4500), FOR A DISTANCE OF 139.55 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE(1), BLOCK ONE(1) THEREOF; THENCE NORTH 0°08'52" WEST FOR A DISTANCE OF 227.00 FEET TO A POINT; THENCE SOUTH 89°51'08" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89°58'30" WEST FOR A DISTANCE OF 125.14 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 313.17 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 186.49 FEET TO A POINT; THENCE NORTH 22°59'03" EAST FOR A DISTANCE OF 73.39 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 11°57'44" WEST FOR A DISTANCE OF 66.93 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 382.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 348,455 SQUARE FEET, OR 7.999 ACRES,

THE OWNERS HAVE CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED AND PLATTED INTO BLOCKS, LOTS AND STREETS AND HAVE DESIGNATED THE SAME AS "TIMBERCREST VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS:

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS, AS DESIGNATED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER 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 SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING, THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UNDERGROUND SERVICE:

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

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

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

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

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

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

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.

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 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 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 THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREE TO BE BOUND HEREBY.

D. GAS SERVICE:

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GAS FACILITIES LOCATED ON HIS LOT.

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 GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS MAINS SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, OR OTHER WISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA. NO LOT OWNER SHALL ALLOW OR CONTRIBUTE TO THE DEGRADATION OF GROUND OR SURFACE WATER ON OR ACROSS THE OWNERS LOT IN VIOLATION OF ENVIRONMENTAL REGULATIONS OF THE UNITED STATES, THE STATE OF OKLAHOMA OR THE CITY OF JENKS.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND 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.

G. OTHER USES:

1. THE EASEMENTS HEREBY GRANTED SHALL NOT BE LIMITED EXCLUSIVELY TO ACCESS, RESTRICTED WATER LINE, STORM SEWER AND OVERLAND DRAINAGE EASEMENTS. THE PROPERTY LYING WITHIN ANY SUCH EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES SHALL NOT INTERFERE WITH STORM SEWER AND OVERLAND SURFACE DRAINAGE PURPOSES.

2. THE LOT OWNERS ON WHICH THE EASEMENTS ARE SITUATED HAVE THE RIGHT TO USE THE EASEMENTS IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

H. STORMWATER DETENTION

STORMWATER DETENTION FOR "THE ADDITION" SHALL BE PROVIDED FOR IN RESERVE AREA "B" OF THE VALLEY VIEW SUBDIVISION PLAT.

I. LIMITED GRADING EASEMENT

THE OWNERS OF LOTS 4 THROUGH 7, BLOCK 1, TIMBERCREST VIEW, SHALL NOT IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS EACH LOT WHICH WOULD NEGATIVELY AFFECT THE VOLUME OR QUANTITY OF STORMWATER RUNOFF INTO THE ADJACENT DETENTION POND IN RESERVE B OF VALLEY VIEW THROUGH GRADING OR MANIPULATION OF EXISTING GRADES WITHIN THE AREA DESIGNATED "LIMITED GRADING EASEMENT" ON THE ACCOMPANYING PLAT.

SECTION II. PRIVATE COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ADDITION AND FOR MAINTAINING CONFORMITY FOR THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE ADDITION.

A. DEVELOPMENT AND CONSTRUCTION STANDARDS:

1. ARCHITECTURAL COMMITTEE:

A. AN ARCHITECTURAL COMMITTEE IS HEREBY FORMED AND SHALL APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN THREE (3) PROPERTY OWNERS TO BE APPOINTED BY THE OWNER. THE ARCHITECTURAL COMMITTEE SHALL MONITOR RESTRICTIONS SET FORTH HEREIN.

B. ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED IN ACCORDANCE HEREWITH SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING WITH REGARD TO EACH IMPROVEMENT TO BE CONSTRUCTED OR SITUATED UPON ANY LOT IN THE ADDITION.

- (1) AN ACCURATE SITE PLAN; AND
- (2) AN ACCURATE FLOOR PLAN; AND
- (3) ALL EXTERIOR ELEVATIONS, AND
- (4) THE COMPOSITION OF ALL ROOFING AND EXTERNAL BUILDING MATERIALS.

2. ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO LOT SHALL BE DIVIDED INTO TWO (2) OR MORE SEPARATE LOTS FOR THE PURPOSE OF ACCOMMODATING TWO (2) OR MORE SEPARATE OWNERS OR DWELLINGS.

3. EACH DWELLING SHALL HAVE AN ATTACHED GARAGE WITH STORAGE FACILITIES FOR AT LEAST TWO (2) CARS. DRIVEWAYS SHALL PROVIDE OFF-STREET PARKING SPACE FOR MINIMUM OF TWO (2) CARS.

4. NO WHITE CHAT WALKS OR DRIVEWAYS WILL BE PERMITTED. MATERIALS MAY BE BRICK OR CONCRETE. RIVER GRAVEL MAY BE USED FOR PRIVATE WALKWAYS WHEN COMPATIBLE TO DESIGN OF RESIDENCE, AS APPROVED BY THE ARCHITECTURAL COMMITTEE.

5. NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT IN THE ADDITION WHICH EXCEEDS A HEIGHT OF MORE THAN TWO (2) STORIES EXCEPT AS DULY APPROVED BY THE ARCHITECTURAL COMMITTEE AND JENKS ZONING CODE.

6. ALL ROOFS WILL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS: HERITAGE II COMPOSITION SHINGLES, WOOD SHINGLES OR WOOD SHAKE, SLATE, CERAMIC TILE, OR OTHER MATERIAL AS APPROVED BY THE ARCHITECTURAL COMMITTEE.

ROOF FLASHING: EXPOSED ROOF FLASHING, SUCH AS VENT PIPES AND CHIMNEY COVERS, SHALL BE PAINTED.

ROOF PITCH: ALL ROOF PITCHS SHALL BE IN KEEPING WITH THE ARCHITECTURAL DESIGN OF THE HOUSE AND IS SUBJECT TO REVIEW OF THE ARCHITECTURAL REVIEW COMMITTEE.

7. ALL EXPOSED FOUNDATIONS SHALL BE OF BRICK, STONE, OR OTHER APPROVED MATERIALS. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.

8. NO BUILDING OR PART THEREOF SHALL BE CONSTRUCTED AND MAINTAINED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE THAN THE BUILDING LINE ON THE PLAT. ALL BUILDINGS MUST FACE THE MOST RESTRICTIVE BUILDING LINE.

9. NO EXTERIOR ANTENNAS, INCLUDING, BUT NOT LIMITED TO, TELEVISION AND "CB" RADIO, SHALL BE ERECTED ANYWHERE IN THE ADDITION WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECTURAL COMMITTEE. ANY OTHER TYPE OF ELECTRONIC RECEPTION DEVICE (EXCEPT TELEVISION SATELLITE DISHES NOT EXCEEDING TWENTY-FOUR (24") IN DIAMETER, WHICH ARE PERMITTED), MUST BE CONFINED TO THE BACKYARD AND SITUATED, FENCED AND LANDSCAPED TO PROPERLY SHIELD ITS VIEW FROM ADJACENT LOT OWNERS IN ACCORDANCE WITH THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE.

10. NO BUILDING, FENCE, WALL OR ANY TYPE OF STRUCTURE SHALL BE PLACED, BUILT, COMMENCED, ERECTED OR MAINTAINED OR ALTERED UNTIL THE SPECIFICATIONS, PLOT PLAN, DRAINAGE AND GRADING PLANS AND OTHER NECESSARY INFORMATION SHALL HAVE BEEN SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. IN PASSING SUCH PLANS, SPECIFICATIONS, PLOT PLANS, DRAINAGE AND GRADING PLANS, THE ARCHITECTURAL COMMITTEE MAY TAKE INTO CONSIDERATION THE SUITABILITY OF THE PROPOSED BUILDING OR OTHER STRUCTURES, AND OF THE MATERIAL OF WHICH IT IS TO BE BUILT, TO THE SITE UPON WHICH IT IS PROPOSED TO ERECT THE SAME, AND THE HARMONY THEREOF WITH THE SURROUNDINGS AND THE EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE VIEW FROM THE ADJACENT OR NEIGHBORING PROPERTY. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF JENKS ORDINANCE AND BUILDING CODES.

11. NO RECREATIONAL VEHICLE, CAMPER, BOAT, TRAILER SHALL BE UTILIZED AS A TEMPORARY OR PERMANENT RESIDENCE.

12. NO STRUCTURE PREVIOUSLY ERECTED UPON ANOTHER SITE SHALL BE MOVED ONTO ANY LOT.

13. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

14. NO ANIMALS LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO EXOTIC ANIMALS AS DEFINED BY JENKS CITY CODES SHALL BE KEPT, BRED OR RAISED ON ANY LOT.

15. NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION, AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. CONSTRUCTION MUST BEGIN WITHIN 18 MONTHS AFTER THE LOT IS PURCHASED.

16. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS, IF IN VIEW OF THE STREET OR ADJACENT LOT OWNERS.

17. NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

18. THE OWNER OF EACH LOT SHALL MAINTAIN THE SURFACE DRAINAGE, EITHER NATURAL OR ARTIFICIAL, OVER AND ACROSS THEIR LOT.

19. EACH LOT SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS, AND THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED BY REASON OF THE DISCHARGE OF ANY STORM OR SURFACE WATER FROM A PUBLIC STREET OR EASEMENT ON AN ADJACENT LOT. NO OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT.

20. THE FIRST FLOOR OF EACH DWELLING WILL BE FULL MASONRY, NOT INCLUDING WINDOWS AND BENEATH COVERED PORCHES.

21. MINIMUM SQUARE FOOTAGE:

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 3,000 SQUARE FEET OF FINISHED HEATED LIVING AREA.

22. NO TRAILER, TENT, GARAGE, BARN, OUTBUILDING, NOR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE AT ANY TIME USED FOR HUMAN HABITATION, TEMPORARILY OR PERMANENTLY.

23. CLOTHESLINES: EXPOSED CLOTHESLINE POLES OR OTHER OUTDOOR DRYING APPARATUS ARE PROHIBITED.

24. PRESERVATION OF TREES: IT SHALL BE THE DUTY AND OBLIGATION OF THE OWNERS OF EACH LOT TO PRESERVE AND PROTECT THE TREES LOCATED ON SUCH LOT. THE OWNER OF EACH LOT SHALL MAKE AN EFFORT TO SAVE ALL TREES POSSIBLE AND SHALL EXERCISE CARE TO PROTECT THE ROOT SYSTEMS OF ALL TREES DURING CONSTRUCTION.

25. LANDSCAPING: WITHIN 120 DAYS OF COMPLETION OF A HOME UPON A LOT IN TIMBERCREST VIEW, THE BUILDER SHALL BE RESPONSIBLE FOR SODDING ALL YARD AREAS (FRONT, SIDE AND REAR YARDS) OF THE LOT. ADDITIONALLY, EACH BUILDER SHALL PLANT THE EQUIVALENT WORTH OF \$500.00 IN LANDSCAPING MATERIALS (TREES, SHRUBS, BUSHES, GROUND COVER, ETC.) WITHIN THE FRONT YARD AREA OF EACH LOT UNDER THEIR OWNERSHIP WITHIN 120 DAYS OF COMPLETION OF HOME CONSTRUCTION, EXCLUSIVE OF SODDING AS DESCRIBED ABOVE. SUCH LOT LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) TREE TO BE LOCATED IN THE FRONT YARD AREA AND OUTSIDE THE STREET RIGHT-OF-WAY OF THE LOT WHICH ARE OF AT LEAST 2" IN DIAMETER.

26. OUTBUILDINGS: ONLY OUTBUILDINGS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE AND CONSTRUCTED WITH A SIMILAR MATERIAL AND APPEARANCE AS THE PRINCIPAL DWELLING SHALL BE PERMITTED. LOT 4 BLOCK 2 WAS DEVELOPED PRIOR TO THE FILING OF THIS COVENANT WITH AN ACCESSORY STRUCTURE NOT IN COMPLIANCE WITH THIS RESTRICTION. THIS STRUCTURE SHALL BE RECOGNIZED AS A PRE-EXISTING ACCESSORY BUILDING AND SHALL SET NO PRECEDENCE TOWARDS ENFORCEMENT OF THIS PRIVATE COVENANT.

27. FENCES: ONLY WOOD PRIVACY FENCES, ORNAMENTAL IRON OR STOCKADE FENCES WITH BLACK CHAIN LINK SHALL BE PERMITTED WITHIN THE SUBDIVISION.

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

A. ENFORCEMENT AND DURATION:

THE COVENANTS CONTAINED IN SECTION II HEREOF SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER, ITS GRANTEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREFTER PROVIDED. ALL OTHER SECTIONS OF THIS DEED SHALL BE SPECIFICALLY EXEMPTED FROM THE AFORESAID TERMINATION PROVISIONS.

B. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED IN SECTION II ONLY MAY BE AMENDED OR TERMINATED AT ANY TIME BY INSTRUMENT SIGNED BY THE OWNERS OF AT LEAST SEVENTY-FIVE PERCENT (75 %) OF THE LOTS OF THE ADDITION AND APPROVED BY THE CITY OF JENKS. THE AMENDMENT OR TERMINATION OF ANY TERM, COVENANT OR ITEM CONTAINED IN ANY OTHER SECTION OF THIS DEED OF DEDICATION MUST ALSO BE SPECIFICALLY APPROVED BY THE APPLICABLE UTILITY COMPANIES AND THE CITY OF JENKS, OKLAHOMA OR AS OTHERWISE REQUIRED BY APPLICABLE LAW.

C. 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 SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR HAND THIS 27 DAY OF June, 2003.

WALLACE PROPERTIES, INC.
AN OKLAHOMA CORPORATION

BY: Mike Wallace
MIKE WALLACE, PRESIDENT

Bobby V. Vreeland
BOBBY V. VREELAND

Pamela Joy Vreeland
PAMELA JOY VREELAND

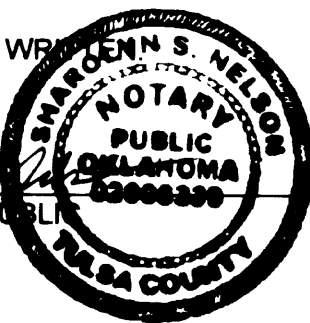
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27 DAY OF June, 2003, PERSONALLY APPEARED MIKE WALLACE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

5/13/06
MY COMMISSION EXPIRES

Shirley S. Nelson
NOTARY PUBLIC



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

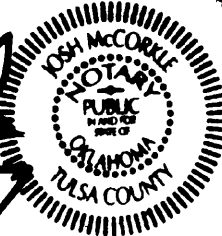
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27th DAY OF June, 2003, PERSONALLY APPEARED BOBBY V. VREELAND TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

2/11/05
MY COMMISSION EXPIRES

Josh McLaughlin
NOTARY PUBLIC

#01001927



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

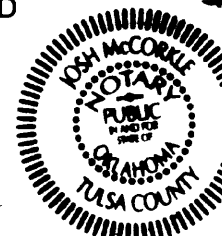
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27th DAY OF June, 2003, PERSONALLY APPEARED PAMELA JOY VREELAND TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

2/11/05
MY COMMISSION EXPIRES

Josh McLaughlin
NOTARY PUBLIC

#01001927



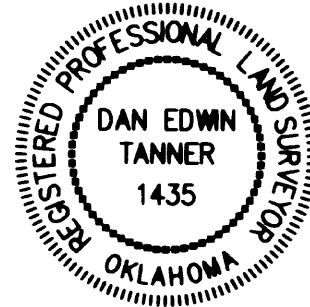
CERTIFICATE OF SURVEY

DAN E. TANNER OF TANNER CONSULTING, L.L.C., OF TULSA, OKLAHOMA, HEREBY CERTIFIES THAT HE HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE LAND SUBDIVISION CODE OF THE CITY OF JENKS AND THE SUBDIVISION LAWS OF THE STATE OF OKLAHOMA GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT; THAT THE PLAT REPRESENTS A SURVEY MADE BY HIM AND THAT ALL MONUMENTS INDICATED THEREOF ACTUALLY EXIST IN THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

SIGNED AND SEALED THIS 27 DAY OF June, 2003.

TANNER CONSULTING, LLC

BY: Dan E. Tanner
DAN E. TANNER, PLS NO. 1435

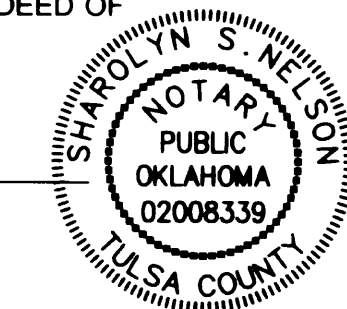


STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

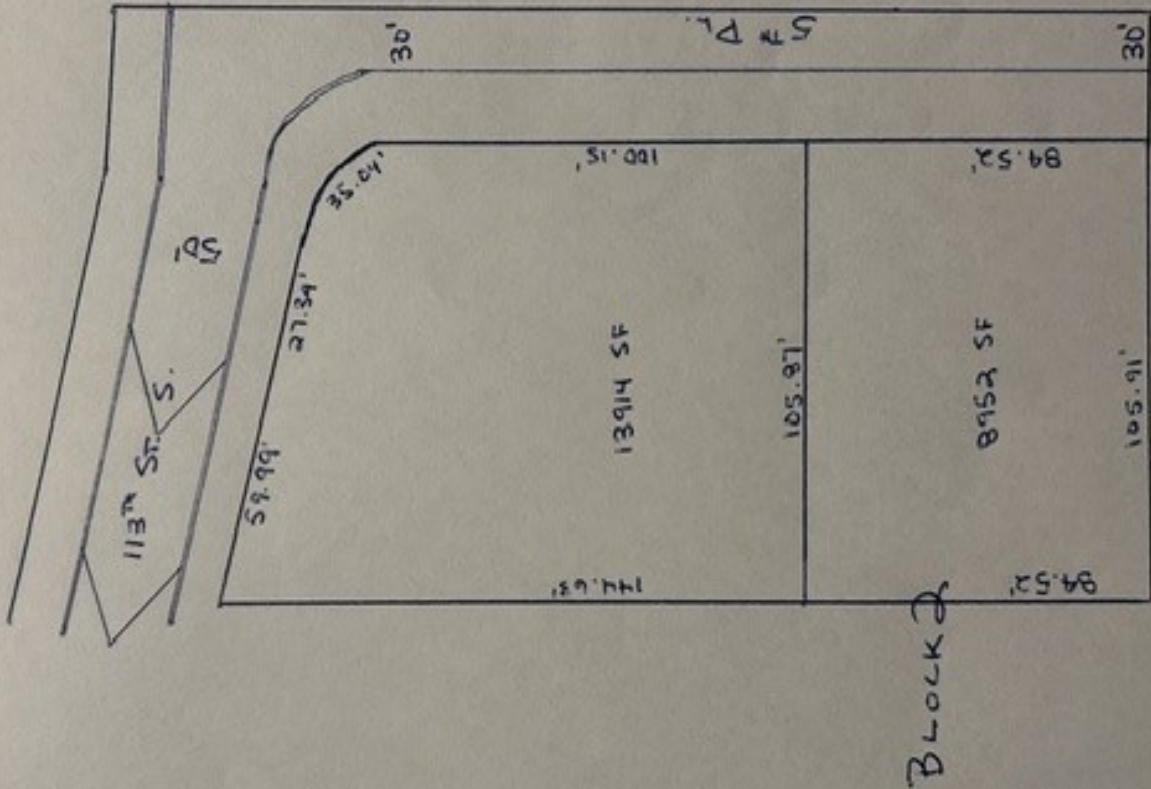
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 27 DAY OF JUNE, 2003, PERSONALLY APPEARED DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF TANNER CONSULTING, L.L.C., FOR THE USES AND PURPOSES THEREIN SET FORTH.

5/13/06
MY COMMISSION EXPIRES

Shirley S. Nelson
NOTARY PUBLIC



Timbercrest View



To	Chair Scott West & Planning Commission
Hearing Date	August 6, 2026
Case Number	JZ 21 PUD 116.MI3 Minor Amendment No. 5 to PUD 116 Overlay
Request	Discussion and possible approval of PUD 116 Minor No. 5
Location	Frazier Meadows II North of 131 st and west of Harvard
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Amendment

Preparer

Robert Bell, Bell Land Use, INCOG

Background Information

STAFF COMMENTARY | The current amended *PUD 116* overlay district and zoning was approved by the City Council on April 20, 2021. Before 2021, the original application for PUD 116 was approved May 21, 2019 as a single-family residential subdivision “Frazier Meadows” which is being built in two phases. The plat was preliminarily approved with PUD 116; however, the City Engineer and other staff required the street alignment be shifted off the utility easement running diagonal across the parcel. The realignment of 130th Street triggered an amendment to PUD 116 and a revised Final Plat.

New Request

Minor Amendment No. 5 | Block 10 Lots 1-8 | This request is for all of Block 10 Lots 1-8. All but one lot has a house being built or completed. Every house is over the 25 ft. buildline.

Minor Amendment No. 4 | Granted the request for relief, allowing homes under 1800 square feet and above 1600 square feet of livability space on certain lots of Frazier Meadows. Livability space is defined as the heated/cooled space that can be occupied and used for living purposes.

- Block 1 - Lot 1, Lot 5, Lot 6
- Block 2 - Lot 20
- Block 4 - Lot 1, Lot 9, Lot 10

- Block 5 - Lot 2, Lot 3, Lot 4
- Block 7 - Lot 4

Minor Amendment No. 3 | Lot 14, Block 2, Frazier Meadows I | Build Line Adjustment from 15 feet to 14 feet along E. 129th Place

Minor Amendment No. 2 | Approved | June 20, 2024 | Lot 14, Block 1 | Build line adjustment from Front Setback (25) to (15) to cure the encroachment. No other elements of PUD 116 are being amended.

City Council	Ward 5 Donna Ogez
Current Zoning	PUD 116 Overlay District RS-2
Intended Use	Single-family Residential
STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	Northwest Corner of 131 st and Harvard
Plat data	Frazier Meadows Phase 1 No. 7026, 03/21/2022 101 Lots 8 Blocks
Site Area	32.51 Acres
Public Comment	None at the time of this staff report

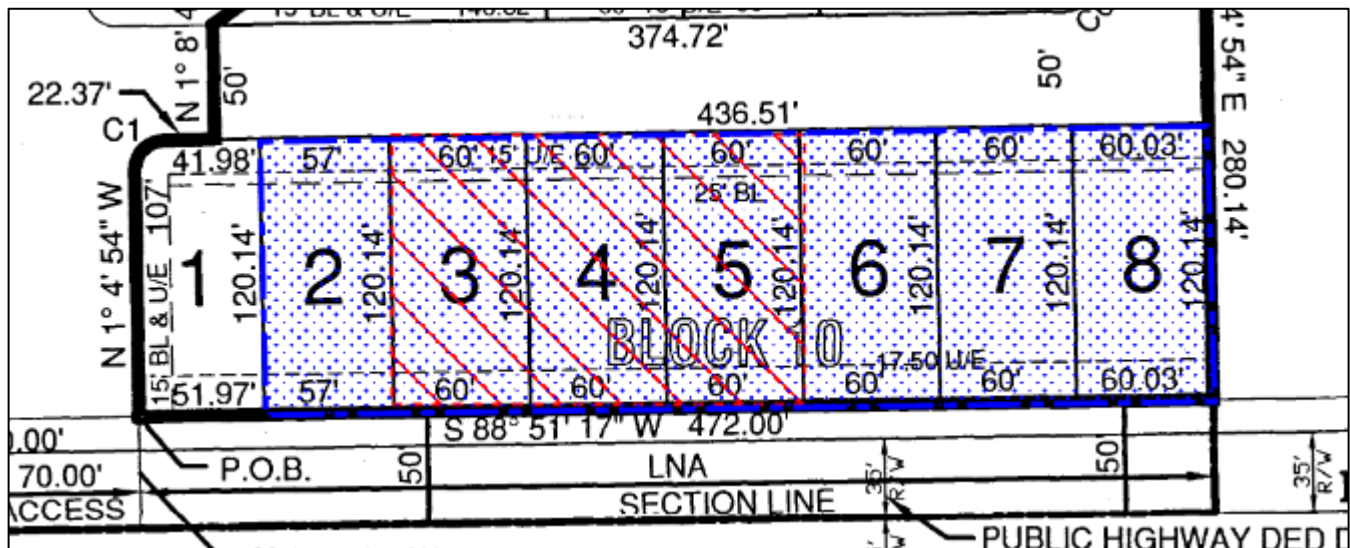


Figure 1: Snippet of Plat showing lot in question.



BLOCK 9 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	9,865.79	
2	8,563.94	
3	8,559.95	
4	8,555.96	
5	8,551.98	
6	8,530.19	
7	8,561.85	
8	11,254.62	
9	15,192.10	
10	7,956.09	
11	7,200.00	
12	7,200.00	

BLOCK 10 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	6,567.33	
2	6,547.74	
3	7,208.14	
4	7,208.14	
5	7,208.14	
6	7,208.14	
7	7,208.14	
8	7,212.09	

BLOCK 11 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	7,568.09	
2	7,449.24	
3	9,976.91	
4	8,369.10	
5	7,334.00	
6	11,922.17	
7	14,086.32	
8	10,251.48	
9	11,296.78	
10	10,616.72	
11	9,783.78	

CURVE DATA TABLE				
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH	DELTA
C1	13.00'	20.41'	18.37'	89°36'55"
C2	75.00'	58.34'	56.88'	44°56'84"
C3	75.00'	54.70'	53.50'	41°78'81"
C4	13.00'	6.87'	6.79'	30°27'26"
C5	13.00'	20.42'	18.39'	90°0'0"
C6	12.00'	18.85'	16.97'	90°0'0'0"
C7	66.00'	63.27'	60.88'	54°92'61"
C8	66.00'	40.48'	39.84'	35°13'74"
C9	13.00'	20.42'	18.39'	90°0'0"
C10	63.00'	42.29'	41.50'	38°45'94"
C11	63.00'	53.80'	52.18'	48°92'94"
C12	63.00'	2.87'	2.87'	02°61'11"
C13	25.00'	39.30'	35.36'	90°06'35"

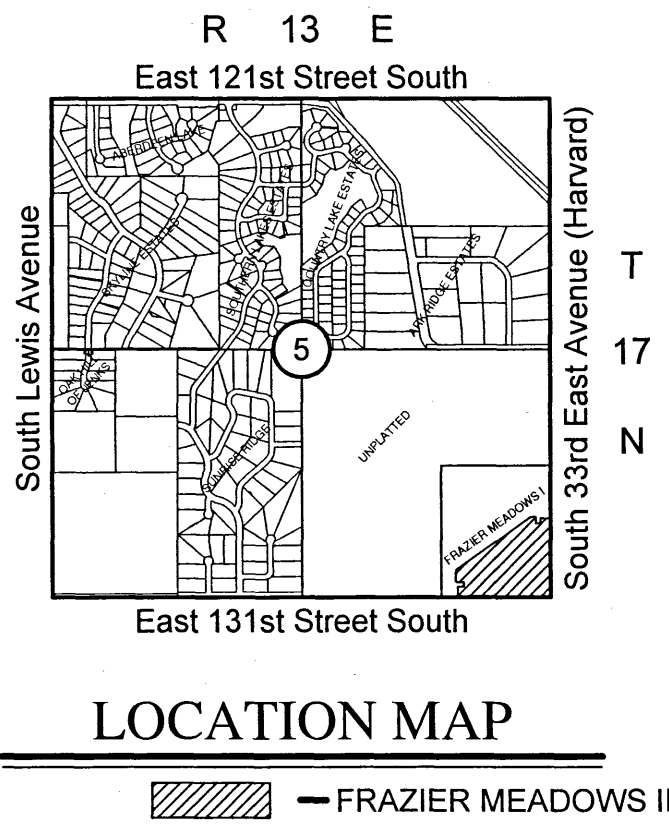
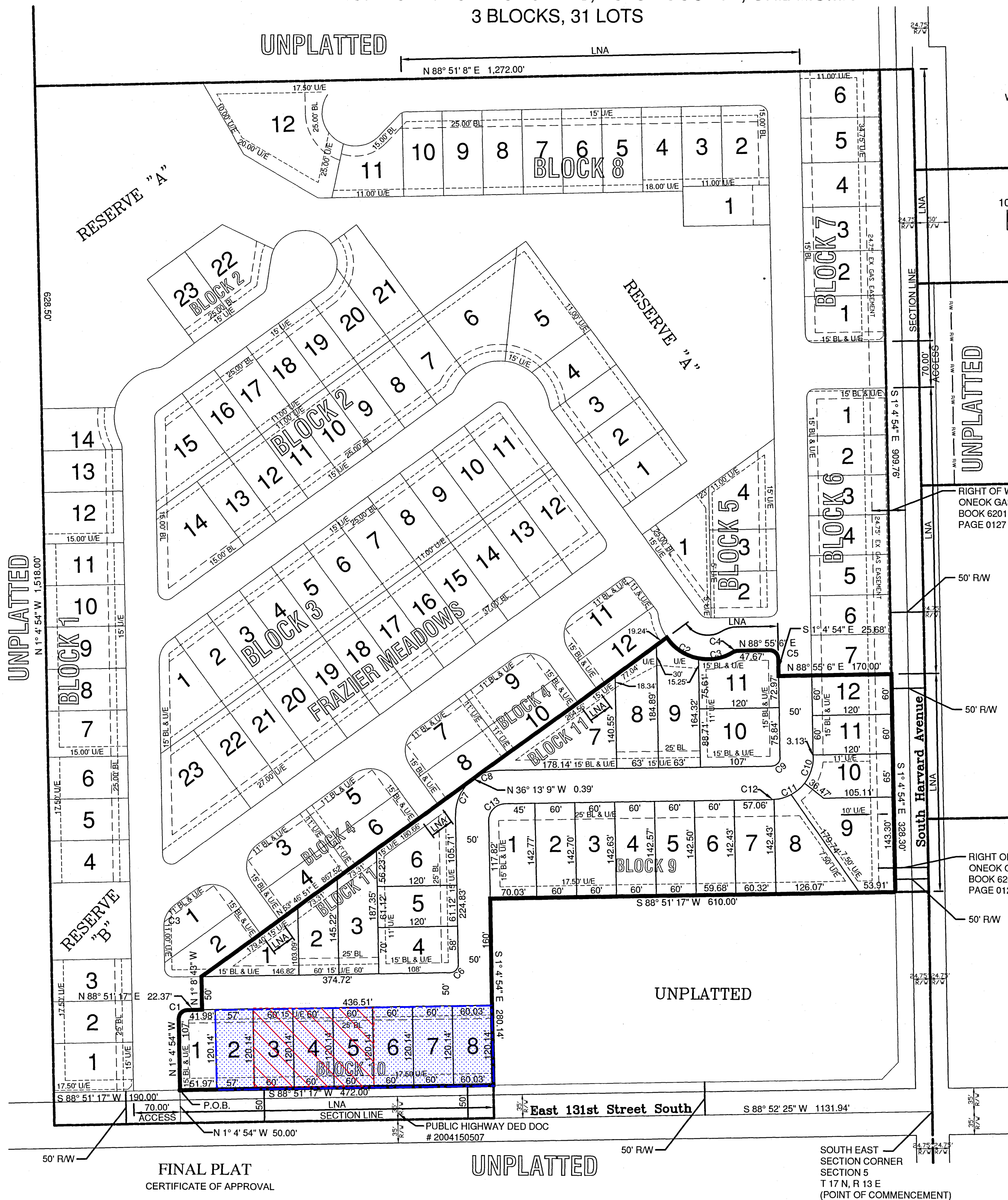
CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$7,565.00 per trust receipt no.17646 to be applied to 2025 taxes. This certificate is NOT to be construed as payment of 2025 taxes in full but is given in order that this plat may be filed on record. 2025 taxes may exceed the amount of the security deposit.

Dated: 05/29/2025
John M. Fothergill
Tulsa County Treasurer
By: *[Signature]*
Deputy

FRAZIER MEADOWS II

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST,
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
3 BLOCKS, 31 LOTS



LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1131.94 FEET TO A POINT; THENCE N01°04'54"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N01°04'54"W FOR A DISTANCE OF 107.01 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET WITH A CHORD BEARING N43°53'12"E; THENCE N88°51'17"E FOR A DISTANCE OF 22.37 FEET; THENCE N01°08'43"W FOR A DISTANCE OF 50.00 FEET; THENCE N53°46'51"E FOR A DISTANCE OF 867.52 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 113.04 FEET, A CHORD DISTANCE OF 102.64 FEET WITH A CHORD BEARING S78°10'64"E; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, WITH A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET WITH A CHORD BEARING N73°46'55"E; THENCE N88°55'06"E FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET WITH A CHORD BEARING S46°04'54"E; THENCE S01°04'54"E FOR A DISTANCE OF 25.68 FEET; THENCE N88°55'06"E FOR A DISTANCE OF 170.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 328.30 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 610.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 280.14 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 472.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 7.85 ACRES, MORE OR LESS.

LEGEND

- U/E = UTILITY EASEMENT
- W/E = WATER LINE EASEMENT
- L/E = LANDSCAPE EASEMENT
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- LNA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- POB = POINT OF BEGINNING
- ODE = OVERLAND DRAINAGE EASEMENT
- F/E = FENCING EASEMENT
- P/RW = PIPE LINE RIGHT OF WAY
- R/W DED = RIGHT OF WAY DEDICATION PER COVENANTS

ENGINEER

RK and Associates, PLC
9910 South Hudson Place
Tulsa, Oklahoma 74137
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2025

SURVEYOR

Wallace Design Collective
123 North Martin Luther King Jr. Blvd
Tulsa, Oklahoma 74103
Phone: 918(584-5858)
Certificate of Authorization No. 1460
Expires June 30, 2025



FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council on *May 07, 2024*
MAYOR - VICE MAYOR
[Signature]
CITY MANAGER
[Signature]
This approval is void if the above signature is not endorsed by the City Manager

MONUMENT NOTES

3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

Frazier Meadows, LLC
10545 South Memorial Drive
Tulsa, Oklahoma 74133

Deed of Dedication and
Restrictive Covenants
Frazier Meadows II

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Frazier Meadows II, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1131.94 FEET TO A POINT; THENCE N01°04'54"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N01°04'54"W FOR A DISTANCE OF 107.01 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET WITH A CHORD BEARING N43°52'57"E; THENCE N88°51'17"E FOR A DISTANCE OF 22.37 FEET; THENCE N01°08'43"W FOR A DISTANCE OF 50.00 FEET; THENCE N53°46'51"E FOR A DISTANCE OF 887.52 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 113.04 FEET, A CHORD DISTANCE OF 102.64 FEET WITH A CHORD BEARING S78°10'64"E; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, WITH A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET WITH A CHORD BEARING N73°46'55"E; THENCE N88°55'06"E FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.29 FEET WITH A CHORD BEARING S45°47'22"E; THENCE S01°04'54"E FOR A DISTANCE OF 25.68 FEET; THENCE N88°55'06"E FOR A DISTANCE OF 170.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 328.30 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 610.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 280.14 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 472.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 7.85 ACRES, MORE OR LESS.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, platted, dedicated and access rights reserved, and subdivided into Eight (8) Blocks, One Hundred (100) Lots, Reserves "A" & "B", and Streets in conformity with the accompanying plat and has designated the same as "Frazier Meadows II", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

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

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north and west 50 feet from the section lines associated with East 131st Street South and South Harvard Ave. use for streets and utility purposes including the utility easements as depicted on the accompanying plat as "UE" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services and/or storm sewer services to the area included in the plat; provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat, no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

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

1.1 Electric, Telephone, Cable Television and Other Utility Services

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

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

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television, or gas facilities or other utility services installed by the supplier of the utility service.

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

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

1.1.6 The ONEOK Gas Transportation, L.L.C., 50 Foot wide pipeline Right-of-Way as shown on the face of the plat and referenced by Book 6201 Page 0127 shall be for the exclusive use of the pipeline right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

1.2 Water and Sanitary Sewer Service

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

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

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

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

1.3 Gas Service

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

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

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

1.4 Landscaping and Other Improvements within Easements

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

1.4.2 The Frazier Meadows Homeowners Association shall be responsible for Perimeter Fencing along East 131st Street South & South Harvard Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 50 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

Section 2 Planned Unit Development Restrictions

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. "FRAZIER MEADOWS II, PUD 118" development is part of an approved Planned Unit Development (PUD) Overlay District. PUD 100 was affirmatively recommended by the Jenks Planning Commission on December 10, 2015, and approved by the Jenks City Council on December 21, 2015.

2.2 Amendment(s)

Any PUD Overlay District amendments transpiring after December 22, 2023 shall be as processed as provided within Section 16-9-8 (J) Amendments to Approved Planned Unit Development of the Unified Development Ordinance (UDO) of the City of Jenks.

The PUD provisions of the UDO ordinance require the establishment of covenants of record, unerring or (inuring) to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

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.

Section 3 Surface Drainage

3.1 Surface Drainage - Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

Section 4 Reserve Areas, Perimeter Fencing and Landscaping

4.1 Reserve Area "A" (Location in Frazier Meadows I)

4.1.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/developer does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserve " A" except for area constructed with Swimming Pool and Community Center. Reserve "A" shall also be used for Clubhouse, Swimming Pool, Community Center, Open Green Space, Walkways and Vehicle Parking.

4.1.2 In the event the Owner/Developer or the Homeowners Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "A" as above set forth, the City of Jenks, OK, may file of record a copy of the statement of costs. Thereafter, the costs shall be a lien against each residential lot within Frazier Meadows II. Provided however, the lien against each residential lot shall be limited to 1/148 of the costs. The City of Jenks or the Jenks Public Works Authority may then collect such costs by adding such costs to residential lot owner's water billing fees within Frazier Meadows II.

4.1.3 A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma.

4.1.4 In addition to above described purposes and restrictions of Reserve "A", this area shall additionally serve as recreational open space for residents of Frazier Meadows II, and access to utilities.

4.1.5 Clubhouse & Community Center shall meet the same Design Requirements of the Houses and be of compatible Architectural Design.

4.2 Reserve Area "B" (Location in Frazier Meadows I)

4.2.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/developer does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserve " B" . Reserve "B" shall also be used as a recreational open space Playground and/or Dog Park.

4.2.2 In the event the Owner/Developer or the Homeowners Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "B" as above set forth, the City of Jenks, OK, may file of record a copy of the statement of costs. Thereafter, the costs shall be a lien against each residential lot within Frazier Meadows II. Provided however, the lien against each residential lot shall be limited to 1/148 of the costs. The City of Jenks or the Jenks Public Works Authority may then collect such costs by adding such costs to residential lot owner's water billing fees within Frazier Meadows II.

4.2.3 A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma.

4.2.4 In addition to above described purposes and restrictions of Reserve "B", No Buildings shall be constructed in this area.

4.2.5 Fencing

4.3 Conveyance and Maintenance of All Reserve Areas

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

Section 5 Limits of No Access

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

Section 6 Homeowners Association

6.1 Frazier Meadows Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "Frazier Meadows" an association of the owners of the lots within this plat hereinafter referred to as the "Frazier Meadows Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserves, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along 131st Street.

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

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

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

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

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

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

Section 7 Architectural Committee and Private Restrictions

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

7.1.1 An accurate site plan including structure designs

7.1.2 Minimum house size per private covenants can be found with the PUD information filed by separate instrument as described in Section 2. All square footage shall be stated on the building plans submitted to the Architectural Committee;

7.1.3 Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;

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

7.1.5 Drainage and grading plans; and

7.1.6 Any other plans or details required by the Architectural Committee.

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

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

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

7.4 Carports are not permitted.

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

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

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

7.5.4 Perimeter fencing along Harvard Avenue and East 131st Street shall be completed prior to release of any occupancy permits.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.22 Roof Pitch: Residences shall have a roof pitch of at least 4/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for an area of the roof not to exceed 20%. This criteria is primarily intended for dormers and back covered patios.

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

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

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

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

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

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

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

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

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

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

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

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

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

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot.

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

7.37.1 Irrigation System: Each property owner shall install, operate, and maintain an underground irrigation or sprinkling system for the purpose of properly irrigating and watering the trees and landscaping. All landscape irrigation systems are to be monitored and maintained to prevent overwatering and excessive runoff to adjacent properties and streets.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 2 1/2" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

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

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

Section 8 Enforcement, Duration, Amendment and Termination

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

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

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

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on MAY 14, 2025 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this 14 day of MAY, 2025.

Frazier Meadows II, LLC,
an Oklahoma limited liability company

by: Charles Wollmershauser
Charles Wollmershauser, Managing Member

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this 14 day of MAY, 2025, personally appeared Charles Wollmershauser to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

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

My commission no. 08011040
Expires 10-22-28

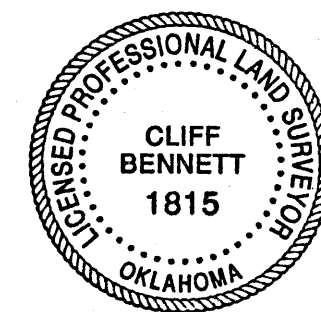
Notary Signature Elizabeth Franklin

ELIZABETH FRANKLIN
Notary Public in and for the
State of Oklahoma
Commission #00202202
Comm. Exp. 12/11/2023

Certificate of Survey

I, CLIFF BENNETT, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "Frazier Meadows II, an addition to the City of Jenks, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as of this date, signed and sealed this 13 day of MAY, 2025.

Cliff Bennett
Surveyor Signature



Registered Professional Land Surveyor
Oklahoma No. 1815

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this 13 day of MAY, 2025, personally appeared Cliff Bennett to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Elizabeth Franklin
Notary Signature



My commission no. 00202202
Expires 12-11-2023



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

RES-2026-0052

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:																	
DATE RECEIVED: 4/17/2026		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. This requirement is a condition for the validity of this permit. SEE ATTACHED CONDITIONS. Initials: <i>LNU</i> Construction shall comply with OUBC 2018 Residential Code.																	
BUILDING ADDRESS: 2040 E 130th Ln S																			
LOT: 2	BLOCK: 10			ADDITION: Frazier Meadows															
SECTION: 5	TOWNSHIP: 17N			RANGE: 13E															
OWNER: Schuber Mitchell Homes				PHONE: 417-529-5372															
BUILDING CONTRACTOR: Schuber Mitchell Homes				CELL PHONE: 417-529-5372															
ADDRESS: 2340 S Rangeline Rd.				CITY: Joplin STATE: MO ZIP: 64804															
OFFICE PHONE: 417-529-5372 FAX:				EMAIL: productionsupport@schubermitchell.com															
PROPOSED USE: Residential Construction				ZONING DISTRICT: RS-2 <i>P-0116</i>															
LOT FRONTAGE: 57'	AVERAGE DEPTH: 120.14'			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">HEIGHT AND SIZE</th> </tr> <tr> <td>Number of Stories: 1</td> <td>Height: 19'-5"</td> </tr> <tr> <td>Square Feet of: 1st Floor</td> <td>1950</td> </tr> <tr> <td>2nd Floor</td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> </tr> <tr> <td>Garage</td> <td>481</td> </tr> <tr> <td>Total Square Feet</td> <td>2742</td> </tr> <tr> <td>Total Lot Area Square Feet</td> <td>6840</td> </tr> </table>		HEIGHT AND SIZE		Number of Stories: 1	Height: 19'-5"	Square Feet of: 1 st Floor	1950	2 nd Floor		3 rd Floor		Garage	481	Total Square Feet	2742
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Square Feet of: 1 st Floor	1950																		
2 nd Floor																			
3 rd Floor																			
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Total Square Feet	2742																		
Total Lot Area Square Feet	6840																		
BUILDING: WIDTH: 39'-10" DEPTH: 71'-3"																			
NO. DWELLING UNITS: 1 EXT WALLS:																			
INT WALLS: Drywall ROOF: Asphalt																			
EASEMENTS: <i>15'06 Feet / 17.5 Feet</i>																			
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.																			
ESTIMATE TOTAL COST OF BUILDING: \$214,500 <i>\$ 233,480</i>																			
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.																			

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector: <i>[Signature]</i>	Date: <i>4-27-2021</i>	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ - TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing		LICENSE NO. 00150275	PHONE: 479-756-1099
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical		LICENSE NO. 00113116	PHONE: 479-756-1099
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical		LICENSE NO. 094608	PHONE: 479-756-1099
EARTH CHANGE CONTRACTOR:			PHONE:
LANDSCAPE CONTRACTOR:			PHONE:
CORE-PIER CONTRACTOR:			PHONE:
OTHER CONTRACTOR:			PHONE:
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:		
	PHONE (A/C, No, Ext):	(800) 392-0423	FAX (A/C, No): (866) 779-8102
	E-MAIL ADDRESS:	servicenn@assuredpartners.com	
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Cincinnati Casualty Company		28665
	INSURER B : Cincinnati Insurance Company		10677
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

INSURED
Schuber Mitchell Homes LLC
3331 N Rangeline Road
Joplin, MO 64801

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

City Hall of Jenks
211 N Elm St
Jenks, OK 74037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

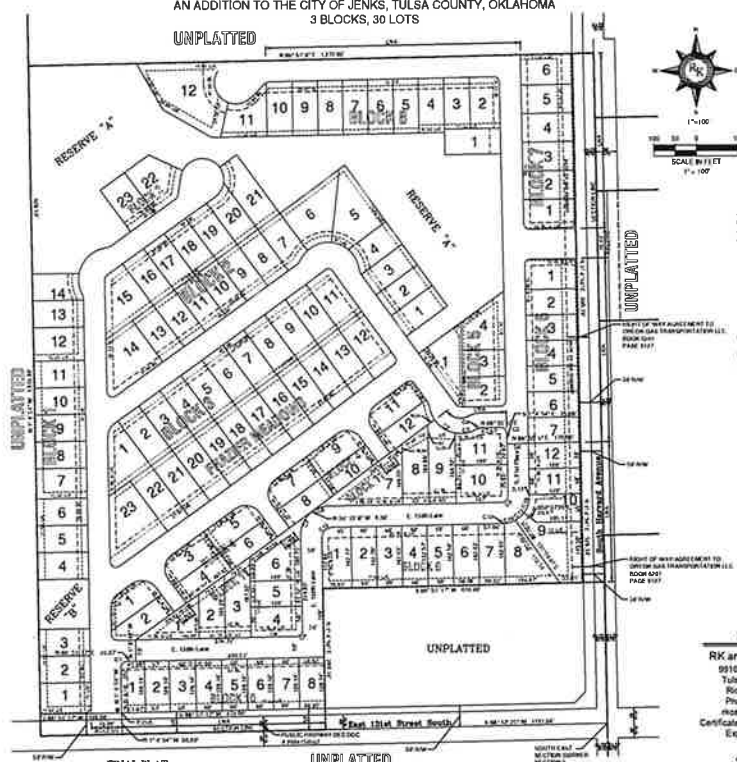
AUTHORIZED REPRESENTATIVE

BLOCK 10 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	6,765.50	CHIEF E., 5,671 ST AND N
2	6,765.50	CHIEF E., 5,671 ST AND N
3	2,288.00	CHIEF E., 5,671 ST AND N
4	2,288.00	CHIEF E., 5,671 ST AND N
5	2,288.00	CHIEF E., 5,671 ST AND N
6	2,288.00	CHIEF E., 5,671 ST AND N
7	2,288.00	CHIEF E., 5,671 ST AND N
8	2,288.00	CHIEF E., 5,671 ST AND N
9	2,288.00	CHIEF E., 5,671 ST AND N
10	2,288.00	CHIEF E., 5,671 ST AND N

BLOCK 11 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	1,500.00	244 E. 11TH AVE. S.
2	2,000.00	246 E. 11TH AVE. S.
3	2,000.00	248 E. 11TH AVE. S.
4	2,000.00	250 E. 11TH AVE. S.
5	2,000.00	252 E. 11TH AVE. S.
6	2,000.00	254 E. 11TH AVE. S.
7	2,000.00	256 E. 11TH AVE. S.
8	2,000.00	258 E. 11TH AVE. S.
9	2,000.00	260 E. 11TH AVE. S.
10	2,000.00	262 E. 11TH AVE. S.
11	2,000.00	264 E. 11TH AVE. S.
12	2,000.00	266 E. 11TH AVE. S.
13	2,000.00	268 E. 11TH AVE. S.
14	2,000.00	270 E. 11TH AVE. S.
15	2,000.00	272 E. 11TH AVE. S.
16	2,000.00	274 E. 11TH AVE. S.
17	2,000.00	276 E. 11TH AVE. S.
18	2,000.00	278 E. 11TH AVE. S.
19	2,000.00	280 E. 11TH AVE. S.
20	2,000.00	282 E. 11TH AVE. S.
21	2,000.00	284 E. 11TH AVE. S.
22	2,000.00	286 E. 11TH AVE. S.
23	2,000.00	288 E. 11TH AVE. S.
24	2,000.00	290 E. 11TH AVE. S.
25	2,000.00	292 E. 11TH AVE. S.
26	2,000.00	294 E. 11TH AVE. S.
27	2,000.00	296 E. 11TH AVE. S.
28	2,000.00	298 E. 11TH AVE. S.
29	2,000.00	300 E. 11TH AVE. S.
30	2,000.00	302 E. 11TH AVE. S.
31	2,000.00	304 E. 11TH AVE. S.
32	2,000.00	306 E. 11TH AVE. S.
33	2,000.00	308 E. 11TH AVE. S.
34	2,000.00	310 E. 11TH AVE. S.
35	2,000.00	312 E. 11TH AVE. S.
36	2,000.00	314 E. 11TH AVE. S.
37	2,000.00	316 E. 11TH AVE. S.
38	2,000.00	318 E. 11TH AVE. S.
39	2,000.00	320 E. 11TH AVE. S.
40	2,000.00	322 E. 11TH AVE. S.
41	2,000.00	324 E. 11TH AVE. S.
42	2,000.00	326 E. 11TH AVE. S.
43	2,000.00	328 E. 11TH AVE. S.
44	2,000.00	330 E. 11TH AVE. S.
45	2,000.00	332 E. 11TH AVE. S.
46	2,000.00	334 E. 11TH AVE. S.
47	2,000.00	336 E. 11TH AVE. S.
48	2,000.00	338 E. 11TH AVE. S.
49	2,000.00	340 E. 11TH AVE. S.
50	2,000.00	342 E. 11TH AVE. S.
51	2,000.00	344 E. 11TH AVE. S.
52	2,000.00	346 E. 11TH AVE. S.
53	2,000.00	348 E. 11TH AVE. S.
54	2,000.00	350 E. 11TH AVE. S.
55	2,000.00	352 E. 11TH AVE. S.
56	2,000.00	354 E. 11TH AVE. S.
57	2,000.00	356 E. 11TH AVE. S.
58	2,000.00	358 E. 11TH AVE. S.
59	2,000.00	360 E. 11TH AVE. S.
60	2,000.00	362 E. 11TH AVE. S.
61	2,000.00	364 E. 11TH AVE. S.
62	2,000.00	366 E. 11TH AVE. S.
63	2,000.00	368 E. 11TH AVE. S.
64	2,000.00	370 E. 11TH AVE. S.
65	2,000.00	372 E. 11TH AVE. S.
66	2,000.00	374 E. 11TH AVE. S.
67	2,000.00	376 E. 11TH AVE. S.
68	2,000.00	378 E. 11TH AVE. S.
69	2,000.00	380 E. 11TH AVE. S.
70	2,000.00	382 E. 11TH AVE. S.
71	2,000.00	384 E. 11TH AVE. S.
72	2,000.00	386 E. 11TH AVE. S.
73	2,000.00	388 E. 11TH AVE. S.
74	2,000.00	390 E. 11TH AVE. S.
75	2,000.00	392 E. 11TH AVE. S.
76	2,000.00	394 E. 11TH AVE. S.
77	2,000.00	396 E. 11TH AVE. S.
78	2,000.00	398 E. 11TH AVE. S.
79	2,000.00	400 E. 11TH AVE. S.
80	2,000.00	402 E. 11TH AVE. S.
81	2,000.00	404 E. 11TH AVE. S.
82	2,000.00	406 E. 11TH AVE. S.
83	2,000.00	408 E. 11TH AVE. S.
84	2,000.00	410 E. 11TH AVE. S.

NO.	RADIUS	CURVE L.E. NGT'S	CHORD L.E. NGT'S	DELTA
1.1	15.00	19.617	15.77	90° 00' 00"
2.2	15.00	16.267	12.54	60° 00' 00"
3.3	15.00	13.267	9.54	45° 00' 00"
4.4	15.00	10.77	7.10	36° 52' 00"
5.5	15.00	8.617	5.26	30° 00' 00"
6.6	15.00	6.817	3.87	24° 00' 00"
7.7	15.00	5.217	2.86	18° 51' 00"
8.8	15.00	3.817	2.10	14° 29' 00"
9.9	15.00	2.617	1.50	10° 54' 00"
10.10	15.00	1.617	0.90	7° 12' 00"
11.11	15.00	0.817	0.45	3° 44' 00"
12.12	15.00	0.417	0.23	1° 56' 00"
13.13	15.00	0.217	0.12	0° 54' 00"
14.14	15.00	0.117	0.06	0° 27' 00"

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST,
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
3 BLOCKS, 30 LOTS



LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION FIVE (1/4 TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKINS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LEGEND

- USE = UTILITY EASEMENT
- W/E = WATER LINE EASEMENT
- L/E = LANDSCAPE EASEMENT
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- ENR = EASEMENT OF NUISANCE
- ACC = EASEMENT OF ACCESS
- POD = PORT OF DOCKING
- OC = OVERLAND DAMAGE EASEMENT
- FE = FENCIBLE EASEMENT
- P/W = PIPE LINE RIGHT OF WAY
- ROWDED = RIGHT OF WAY DEDICATION PER COVENANTS

ENGINEER

RK and Associates, P.L.C.
9910 South Hudson Place
Tulsa, Oklahoma 74137
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@abcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2025

SURVEYOR

Wallace Design Collective
P.O. Box 848
Chouteau, Oklahoma 74337
Phone (918)335-0350
Certificate of Authorization No. 4502
Expires June 30, 2025



April 28, 1992

FINAL PLAT
CERTIFICATE OF APPROVAL

MAYOR - VICE MAYOR

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

CITY MANAGER

MONUMENT NOTES

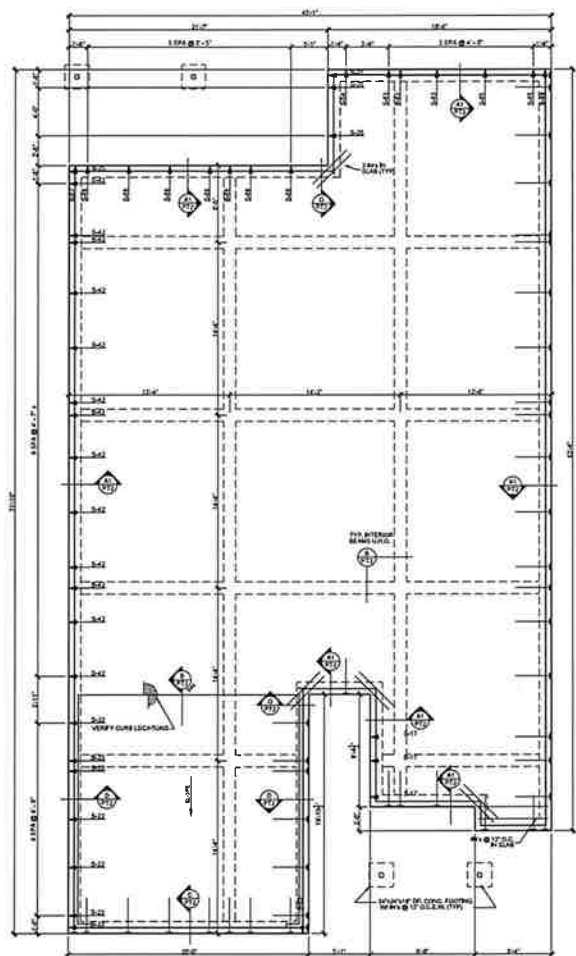
3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

Frazier Meadows, LLC
10545 South Memorial Drive
Tulsa, Oklahoma 74133



1. SLAB THICKNESS T = 4"
2. PERIMETER BEAM DEPTH D = 14"
3. PERIMETER BEAM WIDTH W = 12"
4. SLAB AREA = 1240 SQ. FT.

FOUNDATION PLAN

3/15/21-1-02

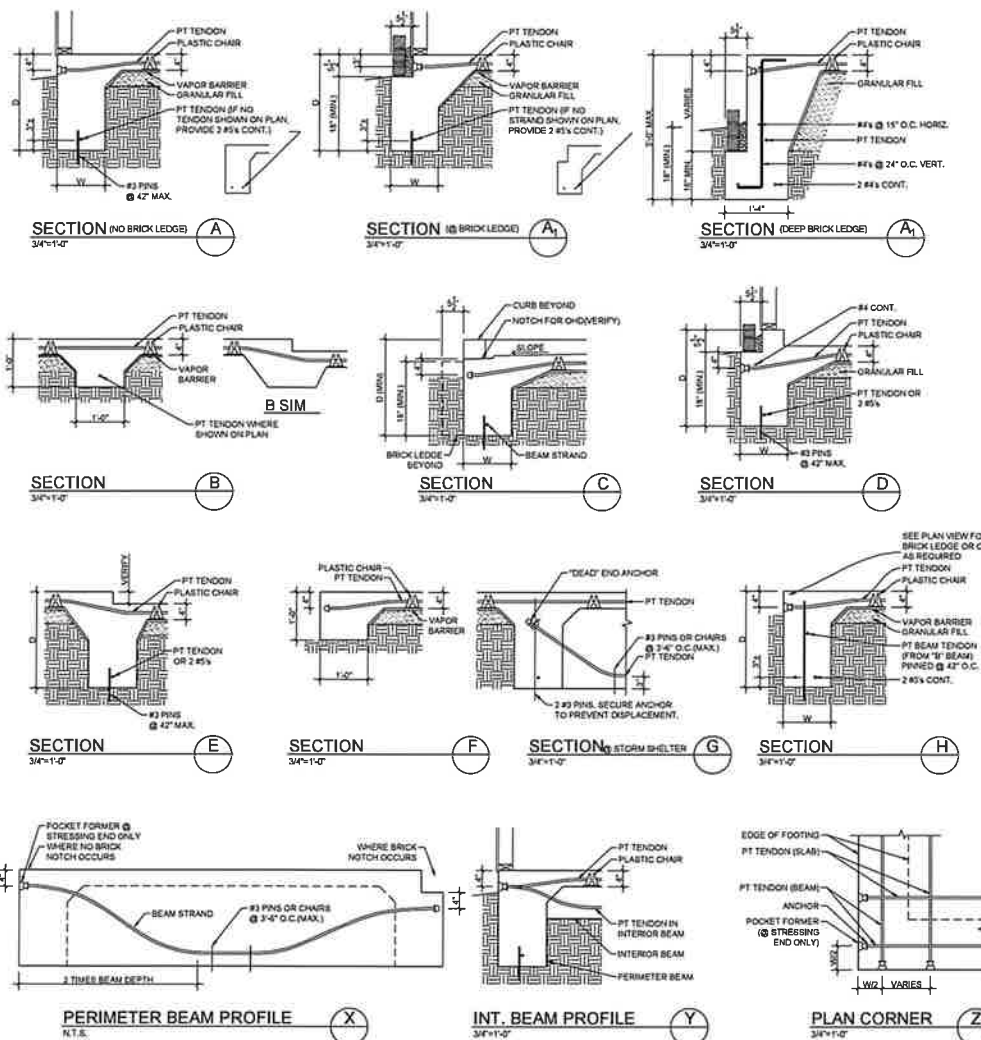


PROJECT:	1950-KP2 REBECCA
ADDRESS:	2040 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	4/13/26
REV. DATE:	
DRAWN BY:	TW
PROJECT #:	89177

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 OF PT2



GENERAL NOTES

1. ALL FOUNDATION DETAILS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-10 CONCRETE REPAIR AND PROTECTION CODE.
2. ALL FOUNDATION DETAILS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-10 CONCRETE REPAIR AND PROTECTION CODE.
3. ALL FOUNDATION DETAILS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-10 CONCRETE REPAIR AND PROTECTION CODE.
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9. ALL FOUNDATION DETAILS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-10 CONCRETE REPAIR AND PROTECTION CODE.
10. ALL FOUNDATION DETAILS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-10 CONCRETE REPAIR AND PROTECTION CODE.

FOUNDATION DETAILS

TENDON ANCHORAGE DETAILS

PERIMETER BEAM PROFILE

INT. BEAM PROFILE

PLAN CORNER

KEY

DATE: 4/13/26
REV. DATE:
DRAWN BY: TW
PROJECT #: B9177

FOUNDATION DETAILS

SHEET
PT2 of PT2

REGISTERED PROFESSIONAL ENGINEER
JENKS, OK
SCHUBER MITCHELL

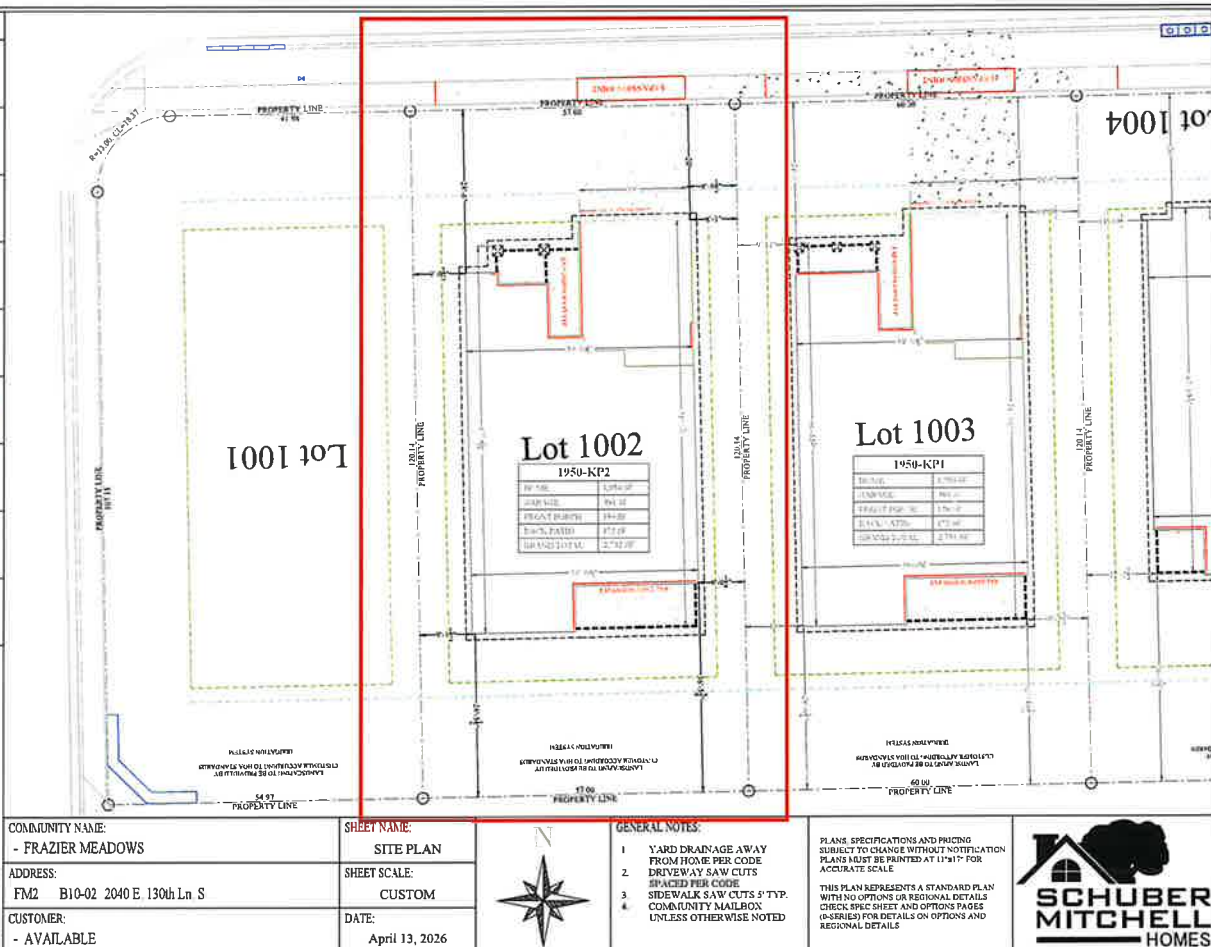
PROJECT: 1950-KP2 REBECCA
ADDRESS: 2040 E 19TH LN S
CITY/STATE: JENKS, OK
CLIENT: SCHUBER MITCHELL

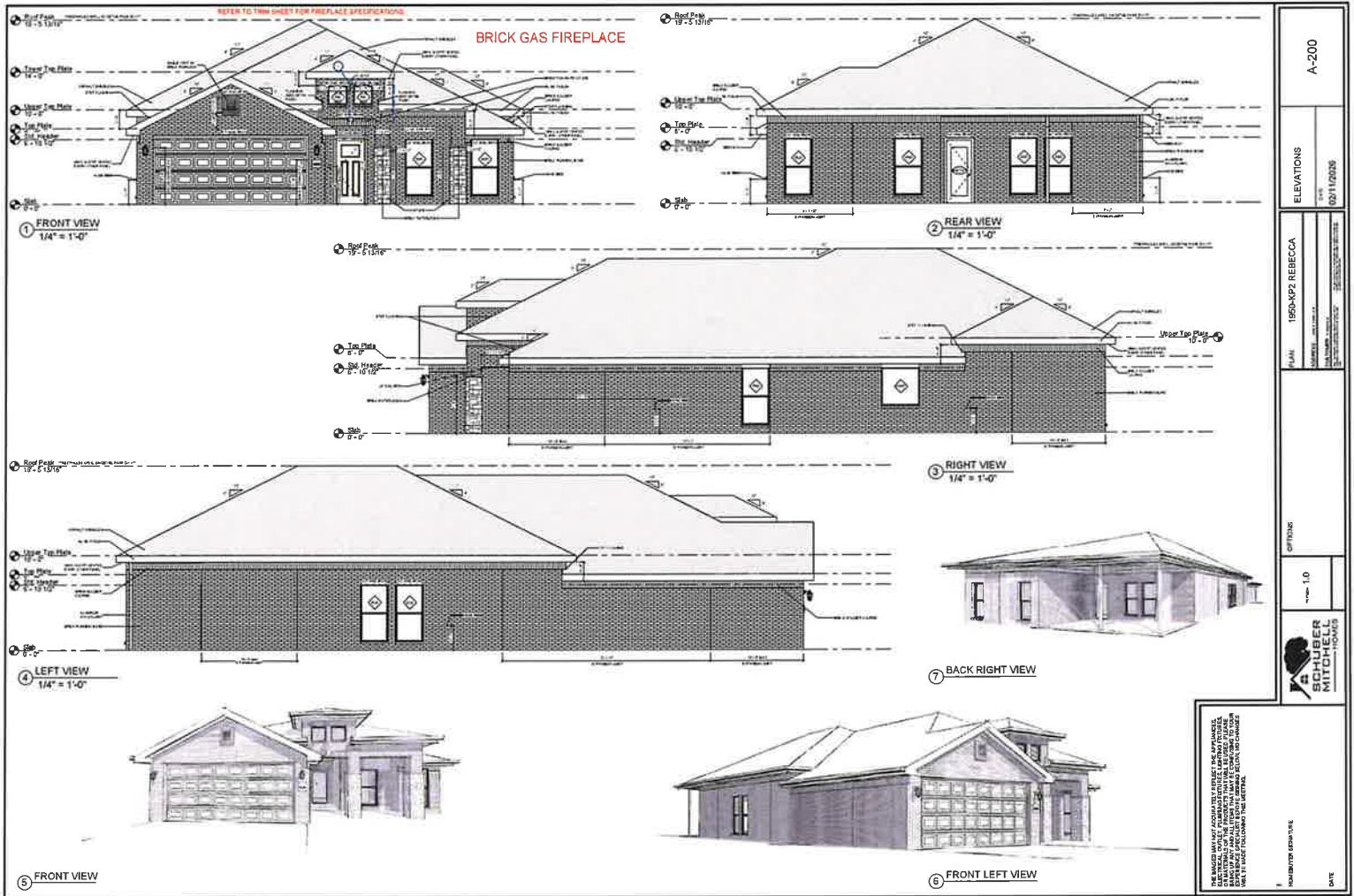
DATE: 4/13/26
REV. DATE:
DRAWN BY: TW
PROJECT #: B9177

FOUNDATION DETAILS

SHEET
PT2 of PT2

ELEMENT LEGEND	
PROPERTY LINE 	WATER METER 
SETBACK LINE 	FIRE HYDRANT 
EASEMENT LINE 	WATER VALVE 
CURB LINES 	SEWER MANHOLE 
PRIMARY ELECTRIC PEDESTAL 	SEWER TAP 
SECONDARY ELECTRIC PEDESTAL 	STORM WATER DRAIN 
STREET LIGHT 	STORM INLET 
POWER POLE & GUY WIRE 	SIDEWALK 
STOP SIGN 	CLUSTER MAILBOX LOCATION 
THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.	
_____ HOMEBUYER SIGNATURE	
_____ DATE	





A-200

ELEVATIONS

1950-MP2 REBECCA

OPTIC 1.0

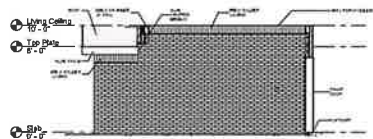
SCHUBER
MITCHELL
THOMAS

DATE

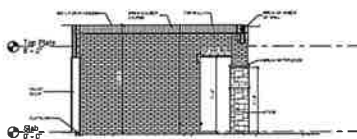
THESE DRAWINGS ARE THE PROPERTY OF SCHUBER MITCHELL THOMAS ARCHITECTS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SCHUBER MITCHELL THOMAS ARCHITECTS.



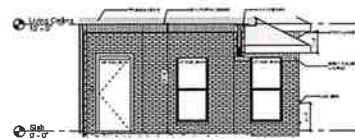
1 SOFFIT DETAIL
1/2" = 1'-0"



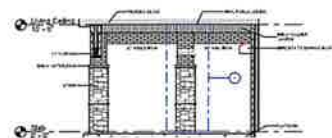
2 DETAIL ELEVATION 1
1/4" = 1'-0"



3 DETAIL ELEVATION 2
1/4" = 1'-0"



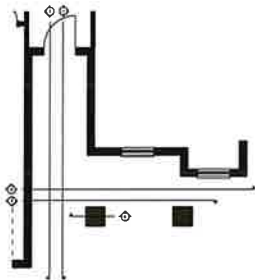
4 DETAIL ELEVATION 3
1/4" = 1'-0"



5 DETAIL ELEVATION 4
1/4" = 1'-0"



6 COLUMN DETAIL
1/4" = 1'-0"



7 ELEVATION DETAIL REFERENCE PLAN
1/4" = 1'-0"

A-201

ELEVATIONS
DATE 02/11/2016

PLAN 180-MP2 REBECCA

OPTIONS:

1.0



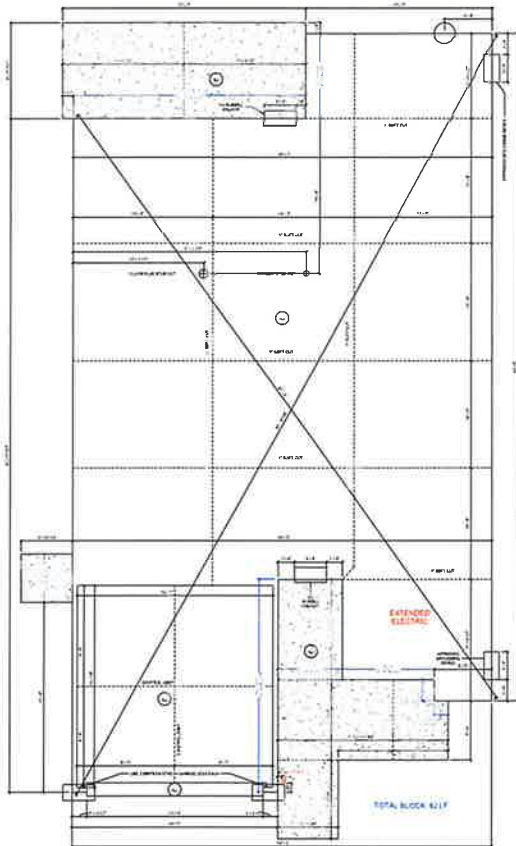
THE ARCHITECT HAS NOT ACCURATELY REFLECTED THE APPEARANCE OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE PROJECT.

DATE

MUDSILL ANCHORS TO BE SPACED 4' MAXIMUM AROUND HOME PERIMETER
1' ABOVE CURB MINIMUM

FLATWORK SHOWN IS TO BE POURED DURING PHASE 1

SQUARE FOOTAGE	
Room	Area
Back Porch	1722 SF
Front Porch	1248 SF
Deck	1832 SF
Roof	1733 SF
Other	1200 SF
Grand Total	2625 SF



① S-100 SLAB PLAN
1/4" = 1'-0"

S-100

SLAB PLAN
DATE: 02/11/2006

PLAN: 1804K2 REBECCA

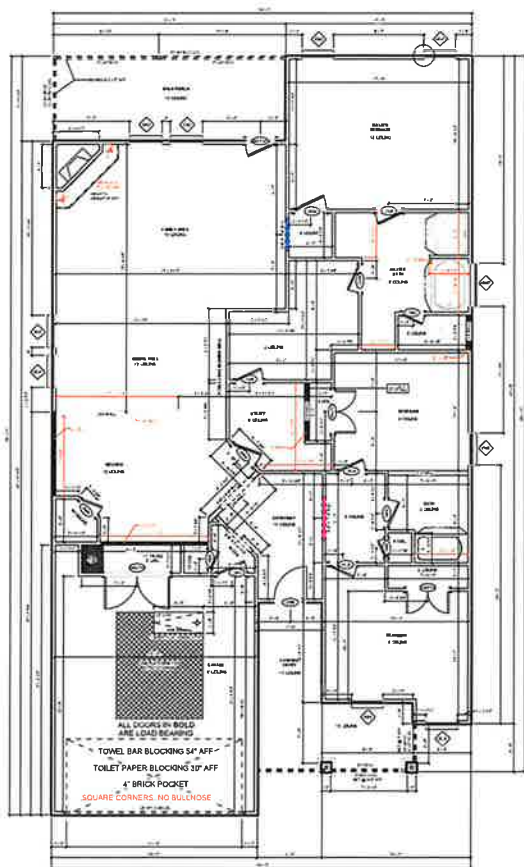
OPTIONS

1.0



THE IMAGES AND ACTUALITY ARE SUBJECT TO THE APPROVALS OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DATE

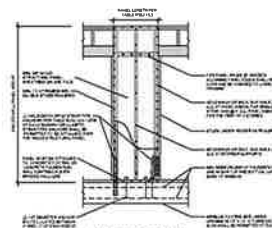
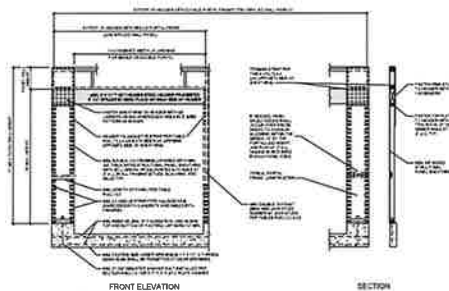
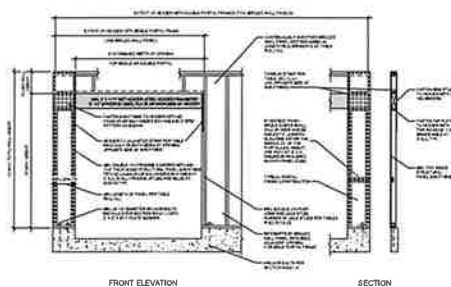
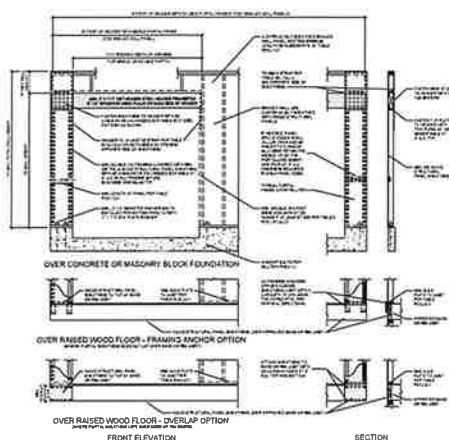


FRAMING LEGEND

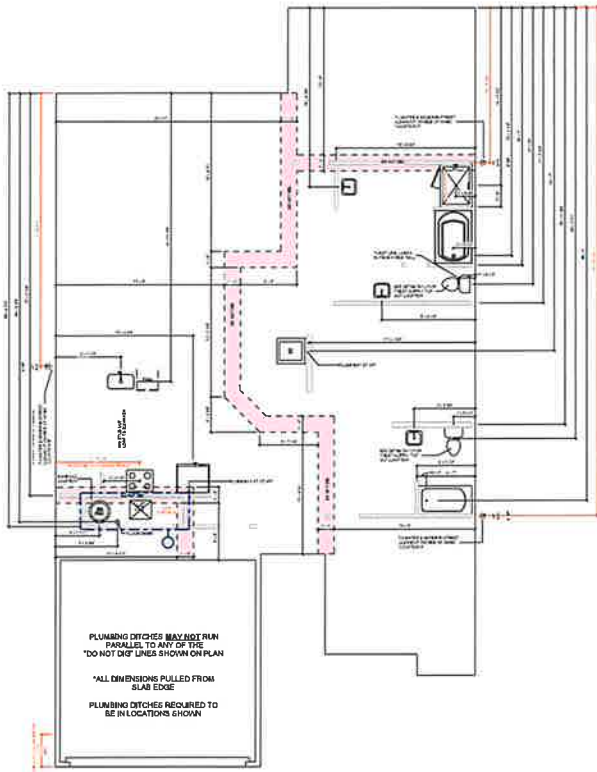
	UNOCCUPIED ROOM
	CITY SQUARE
	JOINT ROOM
	JOINT ROOM, 1st FLOOR
	JOINT ROOM, 2nd FLOOR
	JOINT ROOM, 3rd FLOOR
	JOINT ROOM, 4th FLOOR
	JOINT ROOM, 5th FLOOR

[illegible]

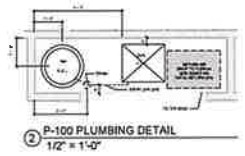
 SCHUBER MITCHELL HOMES	OPTIONS		PLAN		FRAMING PLAN
	1504K/22 REBECCA		1504K/22 REBECCA		
1.0		1504K/22 REBECCA		DATE	
1504K/22 REBECCA		1504K/22 REBECCA		02/11/2026	



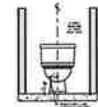
THE IMAGES MAY NOT ACCURATELY REFLECT THE APPEARANCE OF THE BLUES IT'AL, OUTLET, PULMANO P'RI'VE, LIGHTING P'RI'VE, AND OTHER MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO YOUR EXPERIENCE. SPECIALTY ALSO BE BEING BELOW, NO CHANGES WILL BE MADE FOR LIGHTING THE MEETING.



① P-100 PLUMBING PLAN
1/4" = 1'-0"



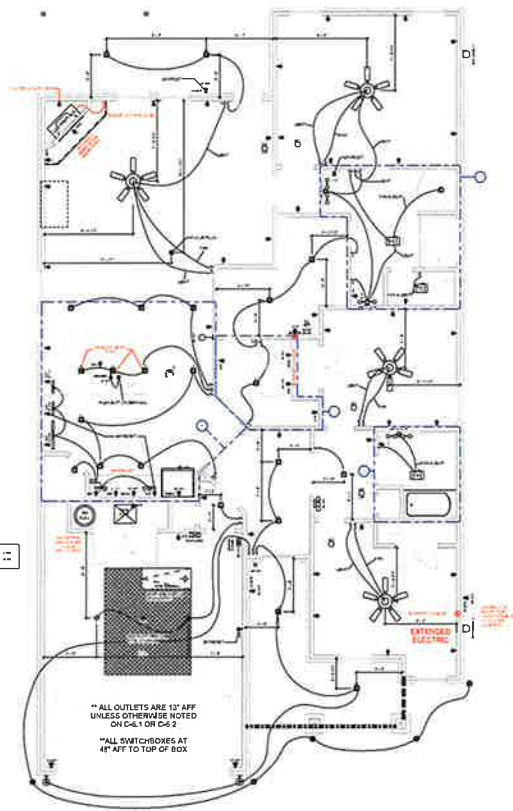
② P-100 PLUMBING DETAIL
1/2" = 1'-0"



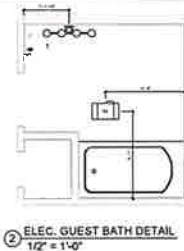
③ TOILET STUB OUT DETAIL
1/2" = 1'-0"

BE AWARE THAT ANY CHANGES TO THE PLUMBING PLAN MUST BE APPROVED BY THE ARCHITECT AND THE PLUMBING ENGINEER. ANY CHANGES TO THE PLUMBING PLAN MUST BE APPROVED BY THE ARCHITECT AND THE PLUMBING ENGINEER. ANY CHANGES TO THE PLUMBING PLAN MUST BE APPROVED BY THE ARCHITECT AND THE PLUMBING ENGINEER.

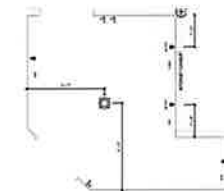
PROJECT: 1850-KP2 REBECCA SHEET: PLUMBING PLAN DATE: 02/11/2020		P-100
ARCHITECT: SCHUBERT & ASSOCIATES PLUMBING ENGINEER: REBECCA K. REBECCA	OPTIONS: 1.0	SCALE: 1/4" = 1'-0"
SIGNATURE: _____ DATE: _____		



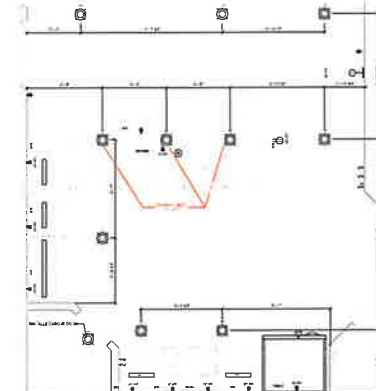
1 E-100 ELECTRICAL PLAN
1/4" = 1'-0"



2 ELEC. GUEST BATH DETAIL
1/2" = 1'-0"



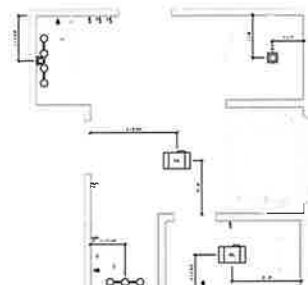
5 ELEC. UTILITY DETAIL
1/2" = 1'-0"



4 ELEC. KITCHEN DETAIL
1/2" = 1'-0"

1	DOUBLE OUTLET	11	WALL SWITCH	21	OUTSIDE DOOR OPENER
2	WATERPROOF OUTLET BOX	12	SWITCH WITH SWITCH	22	KEY PAD
3	ALFAP OUTLET	13	SWITCH	23	DOOR PHONE
4	DATA OUTLET	14	RECESSED LIGHT	24	TELEPHONE OUTLET
5	DATA OUTLET	15	PENDANT LIGHT	25	DATA OUTLET
6	DOUBLE FLOOR OUTLET	16	PORCH LIGHT	26	HOME OUTLET FOR TV
7	DOUBLE CEILING OUTLET	17	RECESSED LIGHT	27	HOME OUTLET FOR TV
8	RECESSED BOX	18	RECESSED LIGHT	28	RECESSED LIGHT
9	GROUND FAULT INTERRUPTER	19	RECESSED LIGHT	29	RECESSED LIGHT
10	WALL SWITCH	20	RECESSED LIGHT	30	RECESSED LIGHT
11	GROUND FAULT INTERRUPTER	21	RECESSED LIGHT	31	RECESSED LIGHT
12	WALL SWITCH	22	RECESSED LIGHT	32	RECESSED LIGHT
13	GROUND FAULT INTERRUPTER	23	RECESSED LIGHT	33	RECESSED LIGHT
14	WALL SWITCH	24	RECESSED LIGHT	34	RECESSED LIGHT
15	GROUND FAULT INTERRUPTER	25	RECESSED LIGHT	35	RECESSED LIGHT
16	WALL SWITCH	26	RECESSED LIGHT	36	RECESSED LIGHT
17	GROUND FAULT INTERRUPTER	27	RECESSED LIGHT	37	RECESSED LIGHT
18	WALL SWITCH	28	RECESSED LIGHT	38	RECESSED LIGHT
19	GROUND FAULT INTERRUPTER	29	RECESSED LIGHT	39	RECESSED LIGHT
20	WALL SWITCH	30	RECESSED LIGHT	40	RECESSED LIGHT

ELECTRICAL LEGEND
3/16" = 1'-0"



3 ELEC. MASTER BATH DETAIL
1/2" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF SCHUBERT ELECTRIC, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS PROHIBITED.

E-100	
ELECTRICAL PLAN	
DATE	02/11/2026
PROJECT	1950MP2 REBECCA
OWNER	SCHUBERT ELECTRIC, INC.
DESIGNER	SCHUBERT ELECTRIC, INC.
CHECKED	SCHUBERT ELECTRIC, INC.
DATE	02/11/2026
SCALE	1/4" = 1'-0"
OPTIONS	1.0
SCHUBERT ELECTRIC, INC.	
1401 S. 10TH AVE. SUITE 100	
MILWAUKEE, WI 53215	
TEL: 414.224.1111 FAX: 414.224.1112	
WWW.SCHUBERTELECTRIC.COM	
DATE	



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

RES-2026-0021

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:	
DATE RECEIVED: 3/5/2026 <i>3/5/26 (SD)</i>		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: <i>LNU</i> Construction shall comply with OUBC 2018 Residential Code.	
BUILDING ADDRESS: 2044 E 130th Ln S			
LOT: 3	BLOCK: 10		ADDITION: Frazier Meadows
SECTION: 5	TOWNSHIP: 17N		RANGE: 13E
OWNER: Schuber Mitchell Homes			PHONE: 417-529-5372
BUILDING CONTRACTOR: Schuber Mitchell Homes			CELL PHONE: 417-529-5372
ADDRESS: 2340 S Rangeline Rd.			CITY: Joplin
OFFICE PHONE: 417-529-5372			FAX: 417-529-5372
PROPOSED USE: Residential Construction <i>Single Family</i>			ZONING DISTRICT: RS-2 <i>PUD 116</i>
LOT FRONTAGE: 60			AVERAGE DEPTH: 120
BUILDING: WIDTH: 39'10" DEPTH: 71'3" NO. DWELLING UNITS: 1 EXT WALLS: brick INT WALLS: Drywall ROOF: Asphalt		HEIGHT AND SIZE	
		Number of Stories: 1	Height: 19' 5"
		Square Feet of: 1 st Floor	1950
		2 nd Floor	
		3 rd Floor	
		Garage	481
		Total Square Feet	2751
		Total Lot Area Square Feet	7200
EASEMENTS: <i>15' UT Front / 17.5' UT Rear</i>			
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☒ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☒ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.			
ESTIMATE TOTAL COST OF BUILDING: 292,500			
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.			
ZONING / CITY CODE REQUIREMENTS			
PROPERTY LOCATED IN FLOODPLAIN: ☐ Yes ☒ No		INSURANCE VERIFICATION PROVIDED ☒ Liability ☒ WC	
☐ CITY OF JENKS FLOODPLAIN DEVELOPMENT PERMIT		☐ FEDERAL ELEVATION CERTIFICATE	
PARKING: <i>2 min</i>	BUILDING SETBACK FROM CENTERLINE OF STREET:		BUILDING LINE: <i>25' BL</i>
SETBACKS: 20'	SIDE: 5'	SIDE: 5'	EXTERIOR SIDE: REAR: 20'

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector: <i>[Signature]</i>	Date:	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ - TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing		LICENSE NO. 00150275	PHONE: 479-756-1099
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical		LICENSE NO. 00113116	PHONE: 479-756-1099
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical		LICENSE NO. 094608	PHONE: 479-756-1099
EARTH CHANGE CONTRACTOR:			PHONE:
LANDSCAPE CONTRACTOR:			PHONE:
CORE-PIER CONTRACTOR:			PHONE:
OTHER CONTRACTOR:			PHONE:
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:	PHONE (A/C, No, Ext): (800) 392-0423		FAX (A/C, No): (866) 779-8102
	E-MAIL ADDRESS: servicenn@assuredpartners.com			
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801	INSURER(S) AFFORDING COVERAGE			NAIC #
	INSURER A : Cincinnati Casualty Company			28665
	INSURER B : Cincinnati Insurance Company			10677
	INSURER C :			
	INSURER D :			
	INSURER E :			
INSURER F :				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☐ POLICY ☒ PROJECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☒ Y ☐ N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

City Hall of Jenks
211 N Elm St
Jenks, OK 74037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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PROJECT: 1950-KPI GEORGIA
ADDRESS: 2044 E 130TH LN S
JENKS, OK
CLIENT: SCHUBER MITCHELL

DATE:	D2/19/26
REV. DATE:	
DRAWN BY:	TW
PROJECT #:	BB64B

FOUNDATION DETAILS

SHEET
PT2 OF PT2

GENERAL NOTES @

DESIGN CRITERIA

A. 1.162 PSI
2. 1.162 PSI
3. 1.162 PSI

B. LIVE LOADS
C. 1.162 PSI
D. 1.162 PSI

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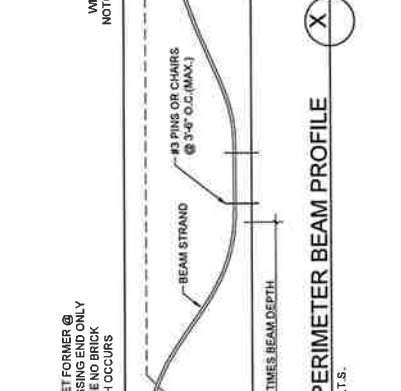
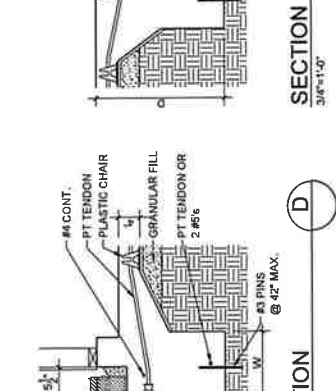
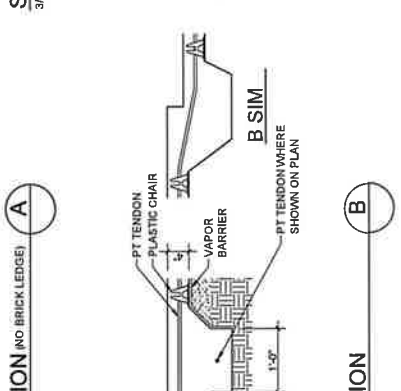
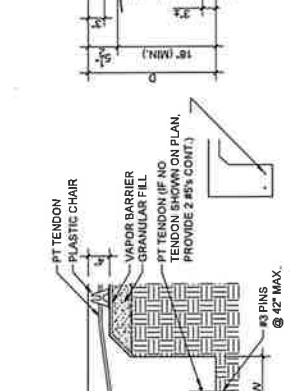
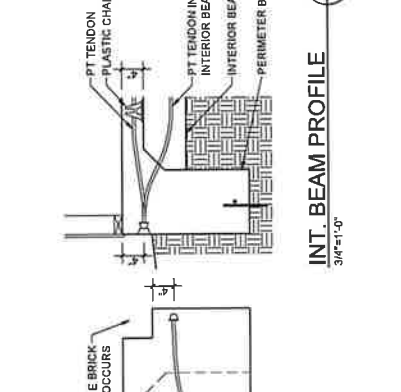
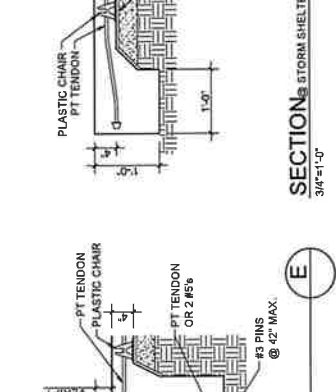
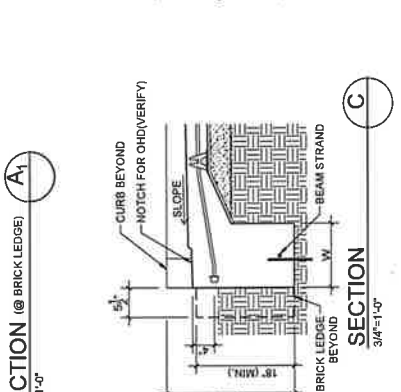
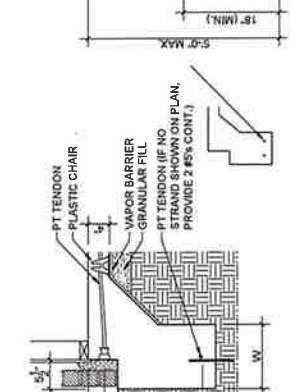
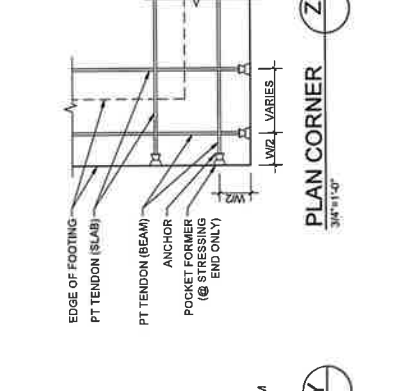
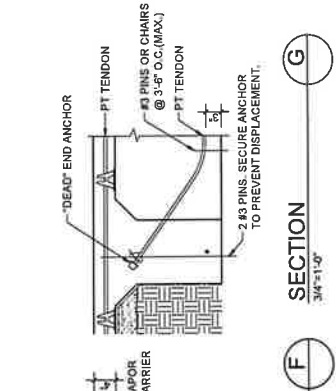
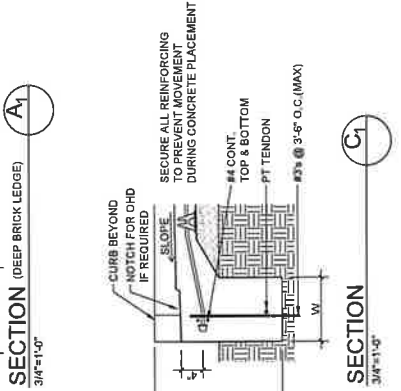
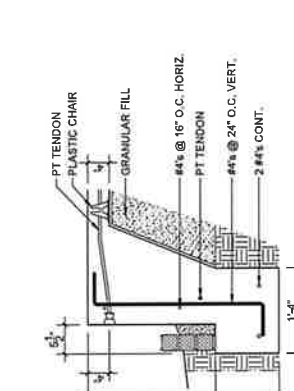
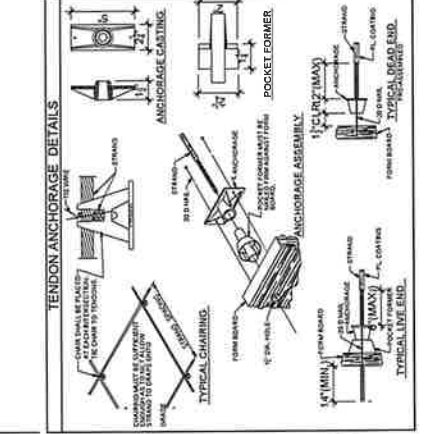
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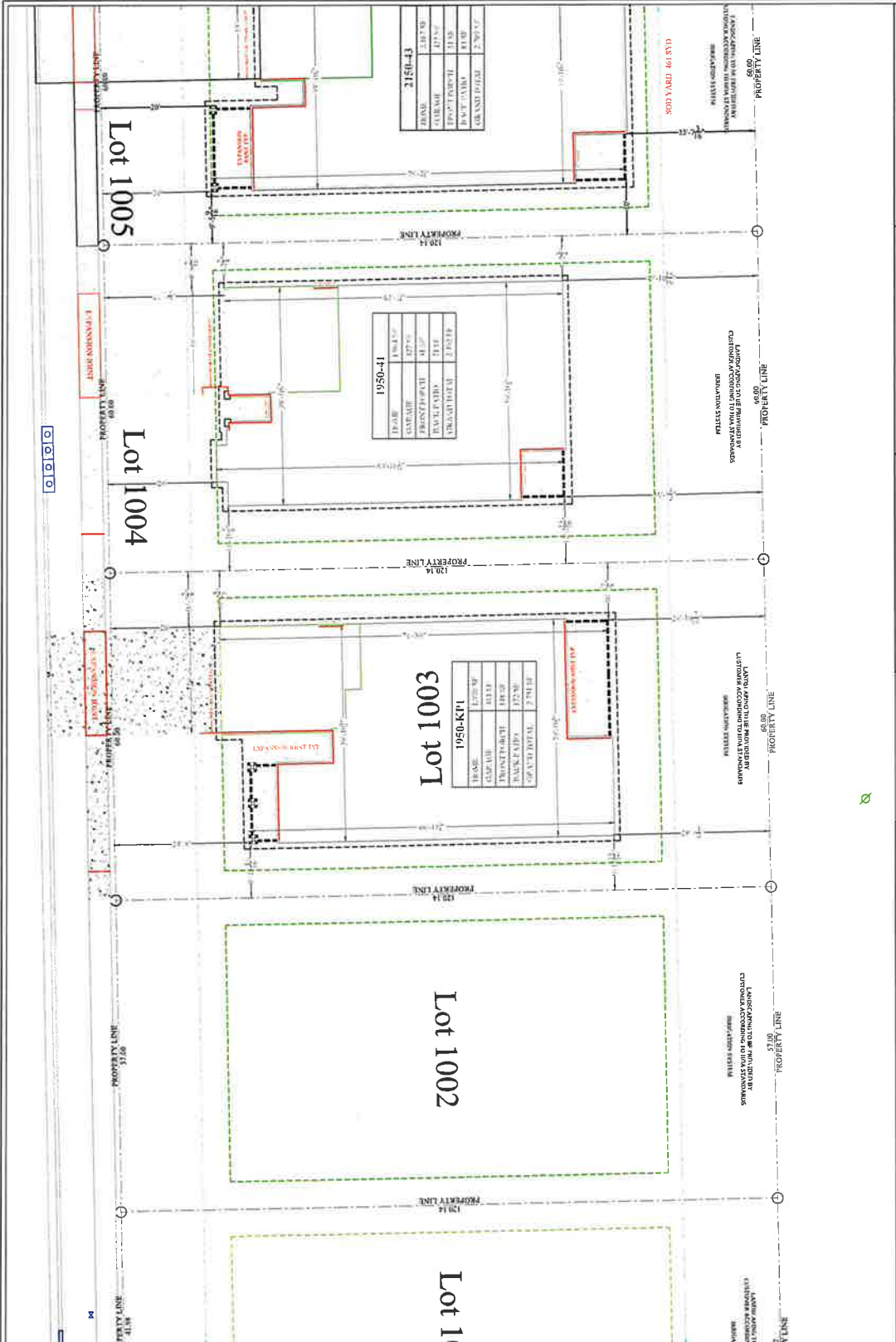
I. GENERAL NOTES @



ELEMENT LEGEND

PROPERTY LINE		WATER METER
SETBACK LINE		FIRE HYDRANT
EASEMENT LINE		WATER VALVE
CURB LINES		SEWER MANHOLE
PRIMARY ELECTRIC PEDESTAL		SEWER TAP
SECONDARY ELECTRIC PEDESTAL		STORM WATER DRAIN
STREET LIGHT		STORM INLET
POWER POLE & GUY WIRE		SIDEWALK
STOP SIGN		CLUSTER MAILBOX LOCATION

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.



COMMUNITY NAME: - FRAZIER MEADOWS	SHEET NAME: SITE PLAN		GENERAL NOTES: 1. YARD DRAINAGE AWAY FROM HOME PER CODE 2. DRIVEWAY SAW CUTS SPACED PER CODE 3. SIDEWALK SAW CUTS 5" TYP. 4. COMMUNITY MAILBOX UNLESS OTHERWISE NOTED	PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"x17" FOR ACCURATE SCALE. THIS PLAN REPRESENTS A STANDARD PLAN WITH NO OPTIONS OR REGIONAL DETAILS. CHECK SPEC SHEET AND OPTIONS PAGES (B-SERIES) FOR DETAILS ON OPTIONS AND REGIONAL DETAILS.	 SCHUBER MITCHELL HOMES
ADDRESS: 2044 E. 130th Ln S - Lot 1033	SHEET SCALE: CUSTOM				
CUSTOMER: - AVAILABLE	DATE: February 16, 2026				

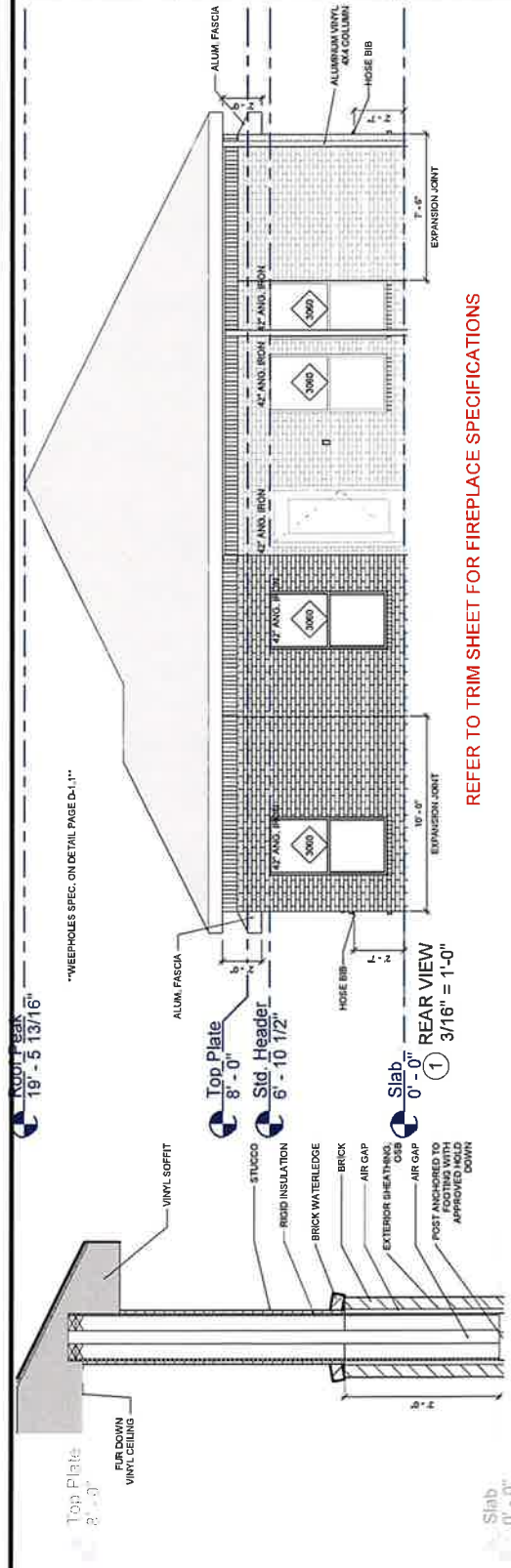
HOMEBUYER SIGNATURE
DATE

PLAN: 1950-KP1 Georgia
ADDRESS 2044 E 130th Ln S
CUSTOMER AVAILABLE

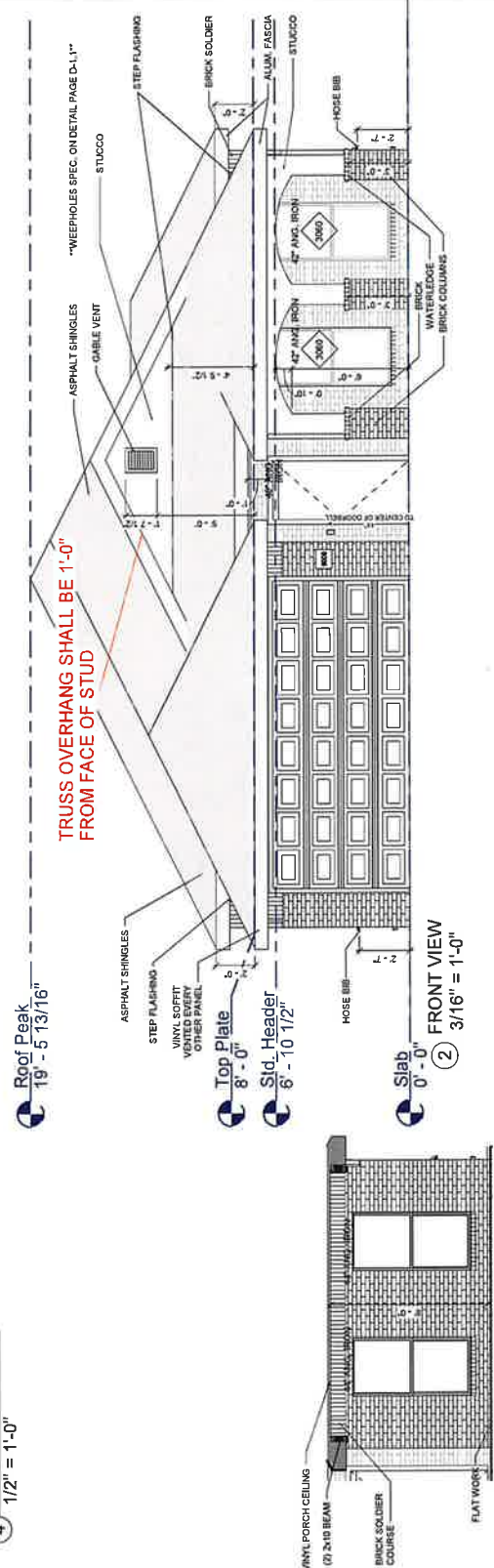
Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for accurate scale.

A-1.1

ELEVATION



REFER TO TRIM SHEET FOR FIREPLACE SPECIFICATIONS



TRUSS OVERHANG SHALL BE 1'-0"
FROM FACE OF STUD

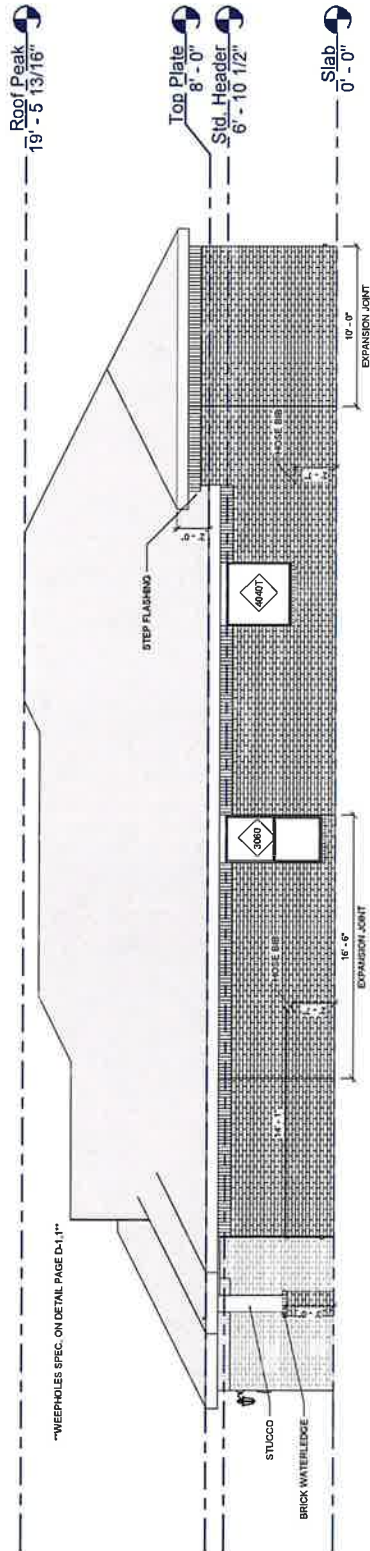
3 FRONT PORCH ELEVATION DETAIL
3/16" = 1'-0"

A-1.2

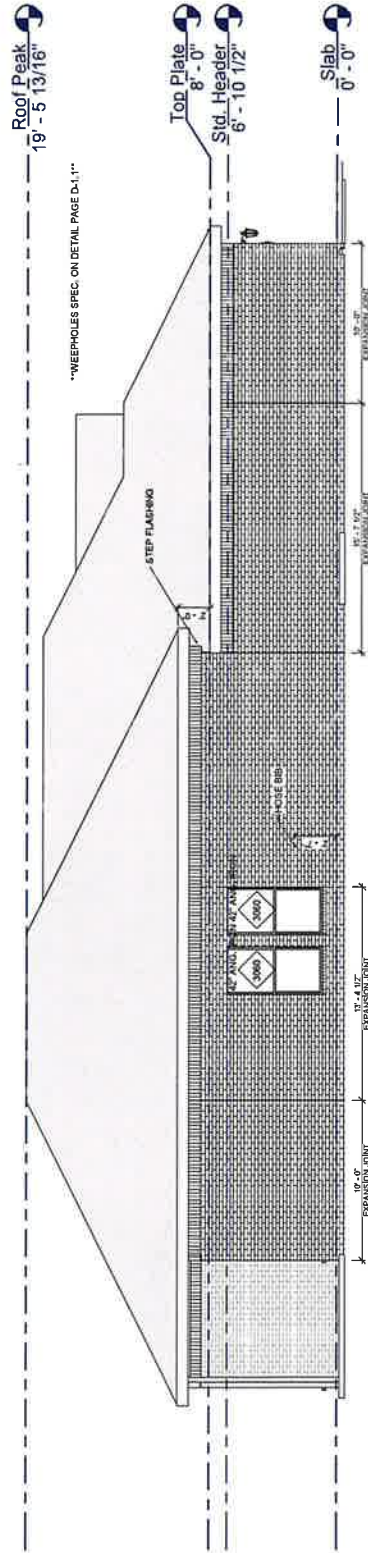
ELEVATION

DATE

PLAN: 1950-KP1 Georgia
ADDRESS 2044 E 130th St
CUSTOMER AVAILABLE
Printed at 1/8" = 1'-0" for accurate scale
Plans, specifications and pricing subject to change without notification. Plans must be

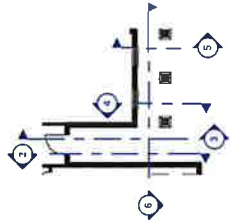


③ LEFT VIEW
1 : 80

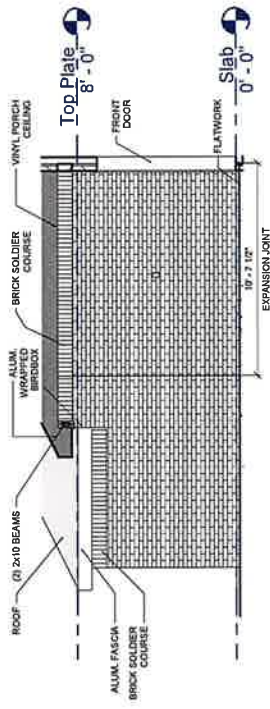


④ RIGHT VIEW
1 : 80

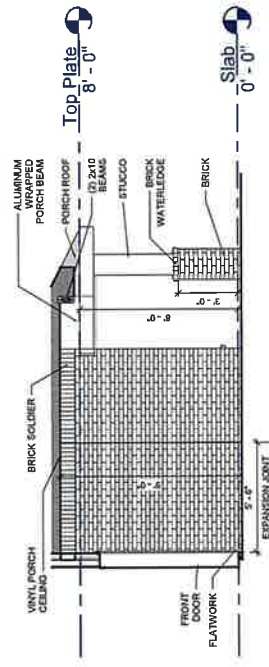
		PLAN: 1950-KP1 Georgia ADDRESS: 2044 E 130th Ln S CUSTOMER: AVAILABLE Form, specifications and pricing subject to change without notice. Option forms must be printed off 11/17/2020 10:00 AM
ELEVATIONS VERSION: 3.0 DATE:		A-1.3



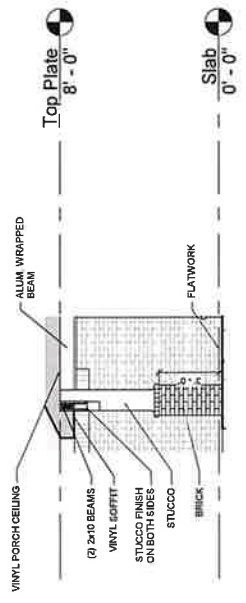
① ELEVATION DETAIL REFERENCE PLAN
1/16" = 1'-0"



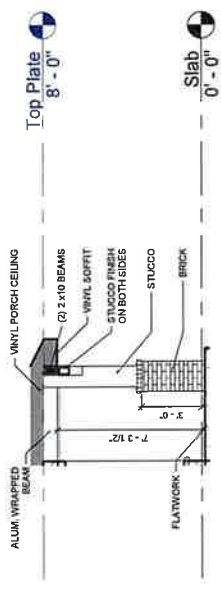
② DETAIL ELEVATION 2
3/16" = 1'-0"



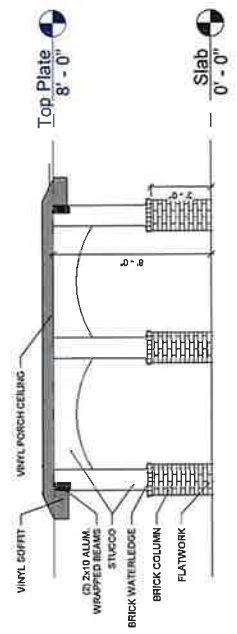
③ DETAIL ELEVATION 3
3/16" = 1'-0"



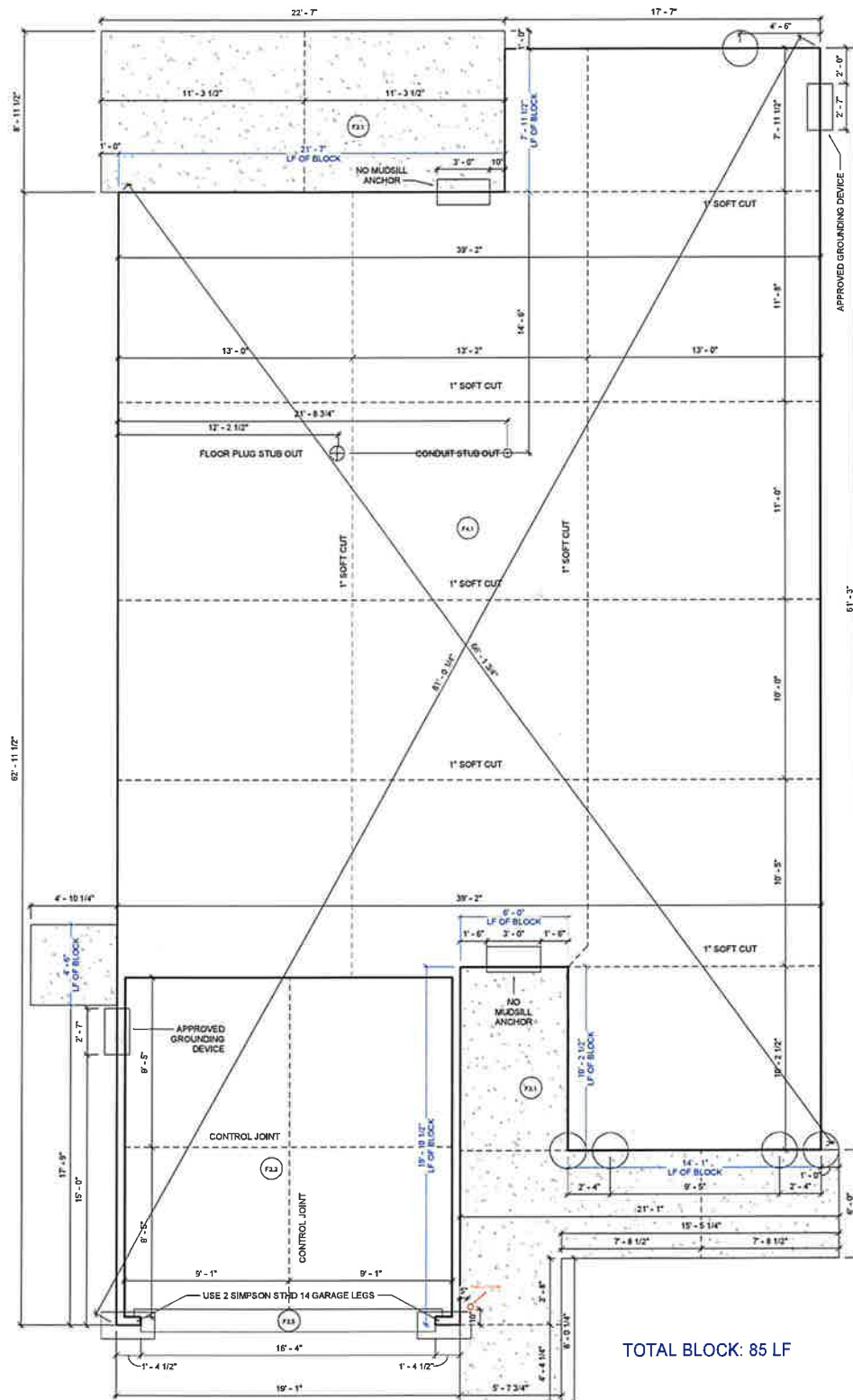
④ DETAIL ELEVATION 4
3/16" = 1'-0"



⑤ DETAIL ELEVATION 5
3/16" = 1'-0"



⑥ DETAIL ELEVATION 6
3/16" = 1'-0"



*MUDSILL ANCHORS TO BE SPACED 4' MAXIMUM AROUND HOME PERIMETER
1' ABOVE CURB MINIMUM
FLATWORK SHOWN IS TO BE POURED DURING PHASE 1



PLAN: 1950-KP1 Georgia

ADDRESS 2044 E 130th Ln S

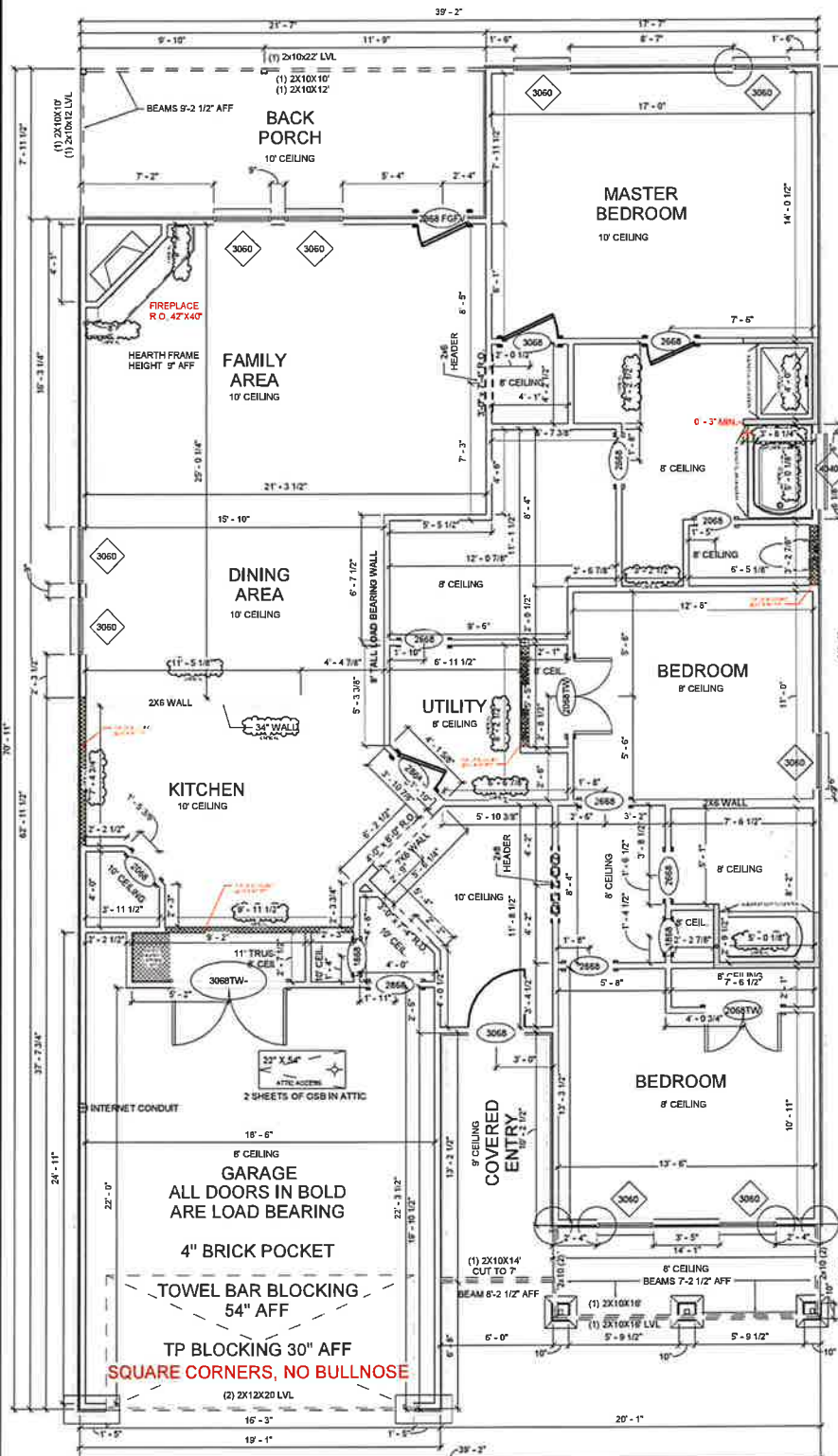
CUSTOMER AVAILABLE

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for accurate scale.

SLAB

DATE: _____

C-2.1



① C-3.1 FRAMING
3/16" = 1'-0"



PLAN: 1950-KP1 Georgia

ADDRESS 2044 E 130th Ln S

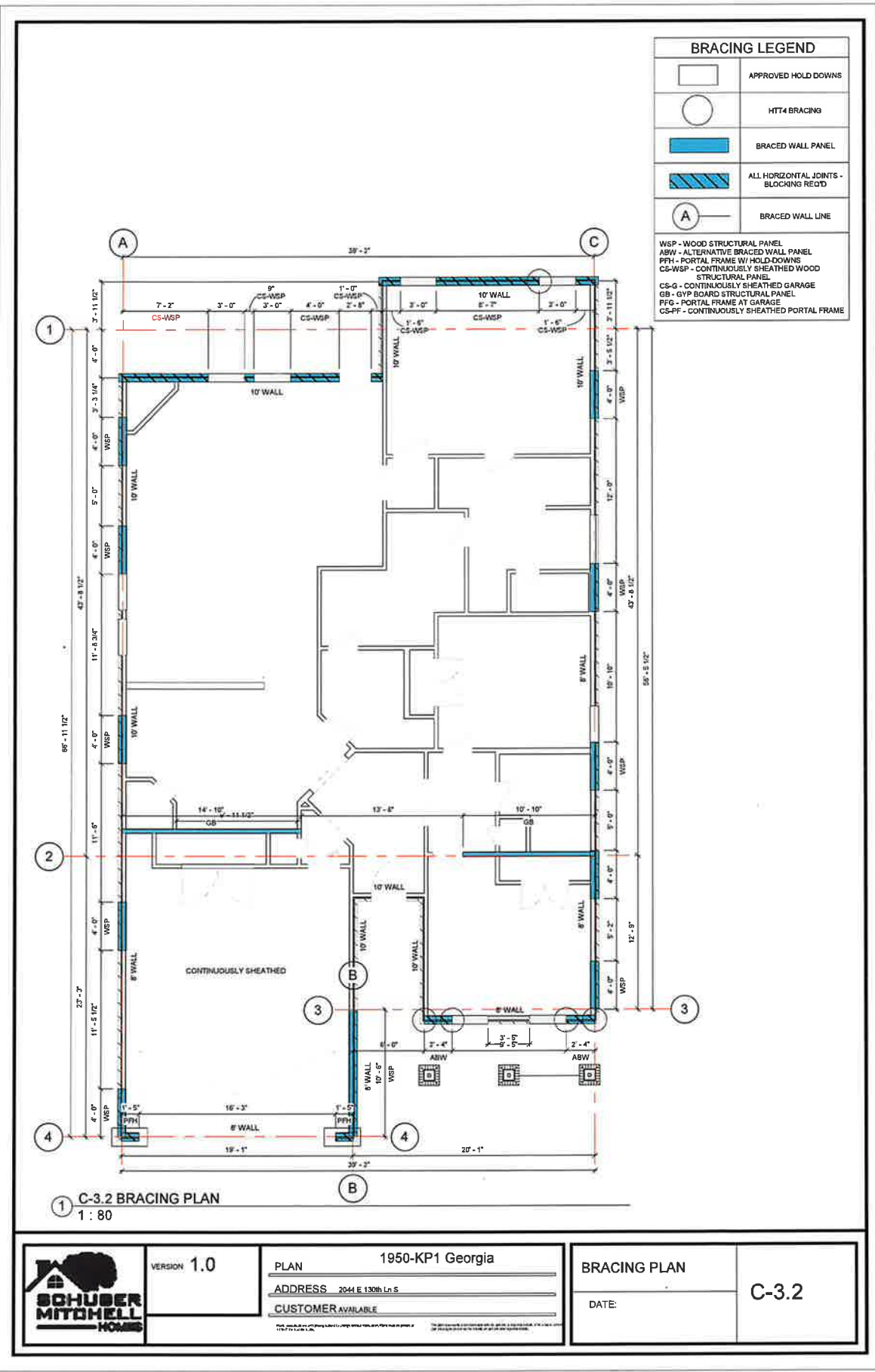
CUSTOMER AVAILABLE

Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/4" = 1'-0" for accurate scale.

FRAMING

DATE:

C-3.1

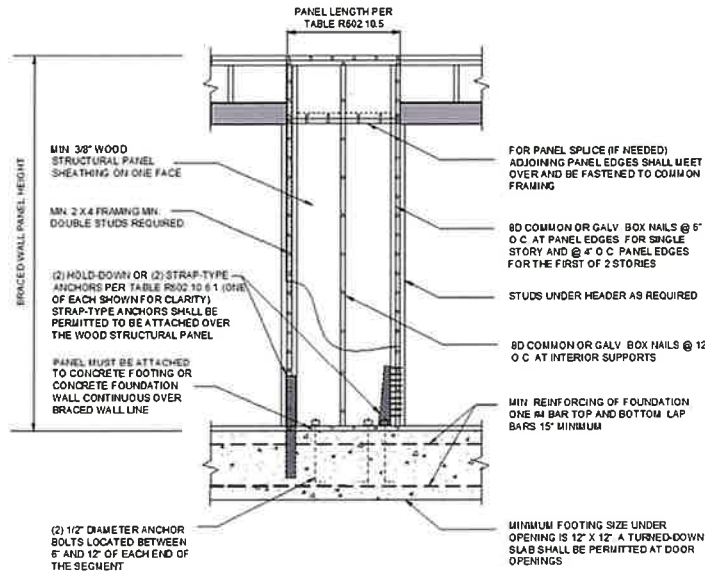


VERSION 1.0

PLAN 1950-KP1 Georgia
 ADDRESS 2044 E 130th Ln S
 CUSTOMER AVAILABLE

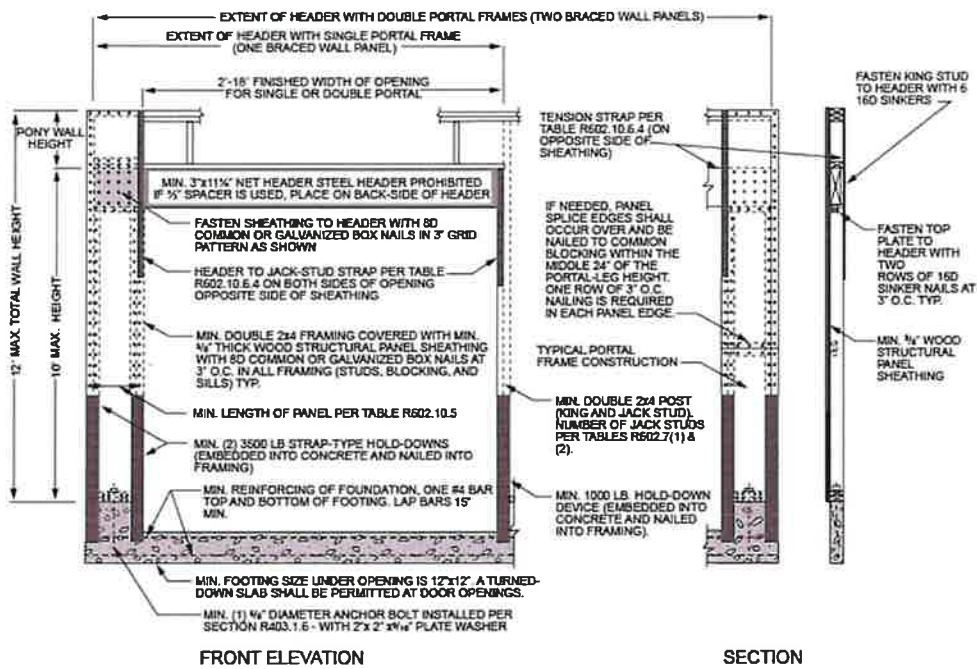
BRACING PLAN
 DATE:

C-3.2



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.1 METHOD ABW—ALTERNATE BRACED WALL PANEL



FRONT ELEVATION

SECTION

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS



VERSION 1.0

PLAN 1950-KP1 Georgia

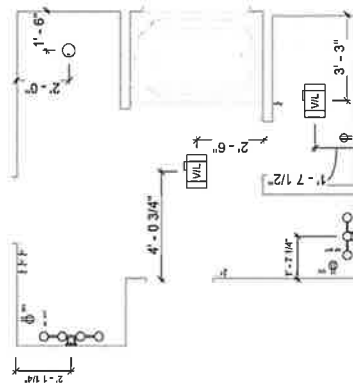
ADDRESS 2044 E. 130th Ln S

CUSTOMER AVAILABLE

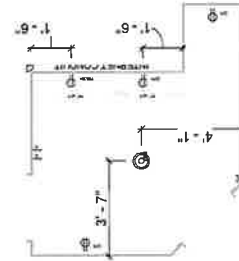
BRACING DETAILS

DATE:

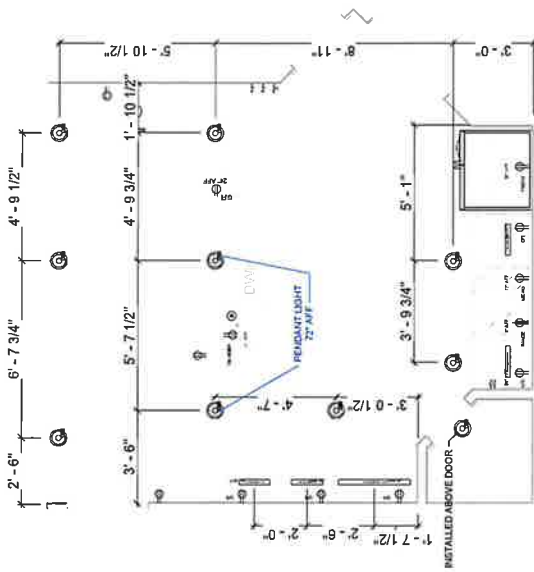
C-3.2.1



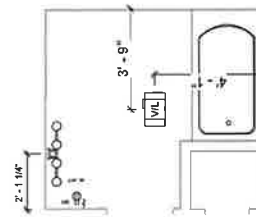
② ELEC. MASTER BATH DETAIL
1/4" = 1'-0"



④ ELEC. UTILITY DETAIL
1/4" = 1'-0"



① ELEC. KITCHEN DETAIL
1/4" = 1'-0"



③ ELEC. GUEST BATH DETAIL
1/4" = 1'-0"



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:																			
DATE RECEIVED: 1/15/2026 1/20/25 (SD)		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: <u>LMW</u> Construction shall comply with OUBC 2018 Residential Code.																			
BUILDING ADDRESS: 2048 E 130th Ln S																					
LOT: 4	BLOCK: 10			ADDITION: Frazier Meadows																	
SECTION: 5	TOWNSHIP: 17N			RANGE: 13E																	
OWNER: Schuber Mitchell Homes				PHONE: 417-529-5372																	
BUILDING CONTRACTOR: Schuber Mitchell Homes				CELL PHONE: 417-529-5372																	
ADDRESS: 2340 S Rangeline Rd.				CITY: Joplin STATE: MO ZIP: 64804																	
OFFICE PHONE: 417-529-5372 FAX:				EMAIL: productionsupport@schubermitchell.com																	
PROPOSED USE: Residential Construction				ZONING DISTRICT: RS-2																	
LOT FRONTAGE: 20' AVERAGE DEPTH: 120'				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">HEIGHT AND SIZE</th> </tr> <tr> <td>Number of Stories:</td> <td>Height:</td> </tr> <tr> <td>Square Feet of:</td> <td></td> </tr> <tr> <td>1st Floor</td> <td>1964</td> </tr> <tr> <td>2nd Floor</td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> </tr> <tr> <td>Garage</td> <td>427</td> </tr> <tr> <td>Total Square Feet</td> <td>2492</td> </tr> <tr> <td>Total Lot Area Square Feet</td> <td>7200</td> </tr> </table>		HEIGHT AND SIZE		Number of Stories:	Height:	Square Feet of:		1 st Floor	1964	2 nd Floor		3 rd Floor		Garage	427	Total Square Feet	2492
HEIGHT AND SIZE																					
Number of Stories:	Height:																				
Square Feet of:																					
1 st Floor	1964																				
2 nd Floor																					
3 rd Floor																					
Garage	427																				
Total Square Feet	2492																				
Total Lot Area Square Feet	7200																				
BUILDING: WIDTH: 39'-11" DEPTH: 63'-11"																					
NO. DWELLING UNITS: 1	EXT WALLS: Brick and Stone																				
INT WALLS: Drywall	ROOF: Asphalt																				
EASEMENTS: 15' front easement and 17'-6" rear easement																					
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.																					
ESTIMATE TOTAL COST OF BUILDING: \$216,040																					
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.																					

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector:	Date:	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing		LICENSE NO. 00150275	PHONE: 479-756-1099
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical		LICENSE NO. 00113116	PHONE: 479-756-1099
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical		LICENSE NO. 094608	PHONE: 479-756-1099
EARTH CHANGE CONTRACTOR:			PHONE:
LANDSCAPE CONTRACTOR:			PHONE:
CORE-PIER CONTRACTOR:			PHONE:
OTHER CONTRACTOR:			PHONE:
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:	PHONE (A/C, No, Ext): (800) 392-0423	FAX (A/C, No): (866) 779-8102
	E-MAIL ADDRESS: servicenn@assuredpartners.com		
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Cincinnati Casualty Company		28665
	INSURER B : Cincinnati Insurance Company		10677
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
								\$
								\$
								\$
								\$
								\$
								\$
								\$
								\$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
								\$
								\$
								\$
								\$
								\$
								\$
								\$
B	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

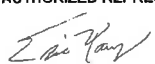
GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

City Hall of Jenks 211 N Elm St Jenks, OK 74037
--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE 

ACORD 25 (2016/03)

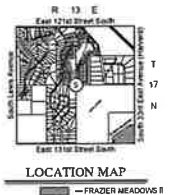
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The ACORD name and logo are registered marks of ACORD

BLOCK 10 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	6,741.22	Front St. 10000 ft. and Ave. N.
2	6,741.22	Front St. 10000 ft. and Ave. N.
3	6,741.22	Front St. 10000 ft. and Ave. N.
4	6,741.22	Front St. 10000 ft. and Ave. N.
5	6,741.22	Front St. 10000 ft. and Ave. N.
6	6,741.22	Front St. 10000 ft. and Ave. N.
7	6,741.22	Front St. 10000 ft. and Ave. N.
8	6,741.22	Front St. 10000 ft. and Ave. N.
9	6,741.22	Front St. 10000 ft. and Ave. N.
10	6,741.22	Front St. 10000 ft. and Ave. N.

FRAZIER MEADOWS II

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST,
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
3 BLOCKS, 30 LOTS



LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E8N, E8W) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AND NEARBY, CITY OF JENKINS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NO.	HAZARD	CURVE LENGTH	20' ROAD LENGTH	DELTA
0.1	15.00'	15.00'	15.00'	00' 00" 00"
0.2	30.00'	30.00'	30.00'	00' 00" 00"
0.3	45.00'	45.00'	45.00'	00' 00" 00"
0.4	60.00'	60.00'	60.00'	00' 00" 00"
0.5	75.00'	75.00'	75.00'	00' 00" 00"
0.6	90.00'	90.00'	90.00'	00' 00" 00"
0.7	105.00'	105.00'	105.00'	00' 00" 00"
0.8	120.00'	120.00'	120.00'	00' 00" 00"
0.9	135.00'	135.00'	135.00'	00' 00" 00"
1.0	150.00'	150.00'	150.00'	00' 00" 00"
1.1	165.00'	165.00'	165.00'	00' 00" 00"
1.2	180.00'	180.00'	180.00'	00' 00" 00"
1.3	195.00'	195.00'	195.00'	00' 00" 00"
1.4	210.00'	210.00'	210.00'	00' 00" 00"
1.5	225.00'	225.00'	225.00'	00' 00" 00"
1.6	240.00'	240.00'	240.00'	00' 00" 00"
1.7	255.00'	255.00'	255.00'	00' 00" 00"
1.8	270.00'	270.00'	270.00'	00' 00" 00"
1.9	285.00'	285.00'	285.00'	00' 00" 00"
2.0	300.00'	300.00'	300.00'	00' 00" 00"

FINAL PLAT
CERTIFICATE OF APPROVAL
[Hereby certify that this plat was approved
by the Jordan City Council
on _____]

MAYOR - VICE MAYOR

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

CITY MANAGER

MONUMENT NOTES

35' IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

Frazier Meadows, LLC
10545 South Memorial Dr
Tulsa, Oklahoma 74133

ENGINEER

RK and Associates, PLC
9910 South Hudson Place
Tulsa, Oklahoma 74137
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2025

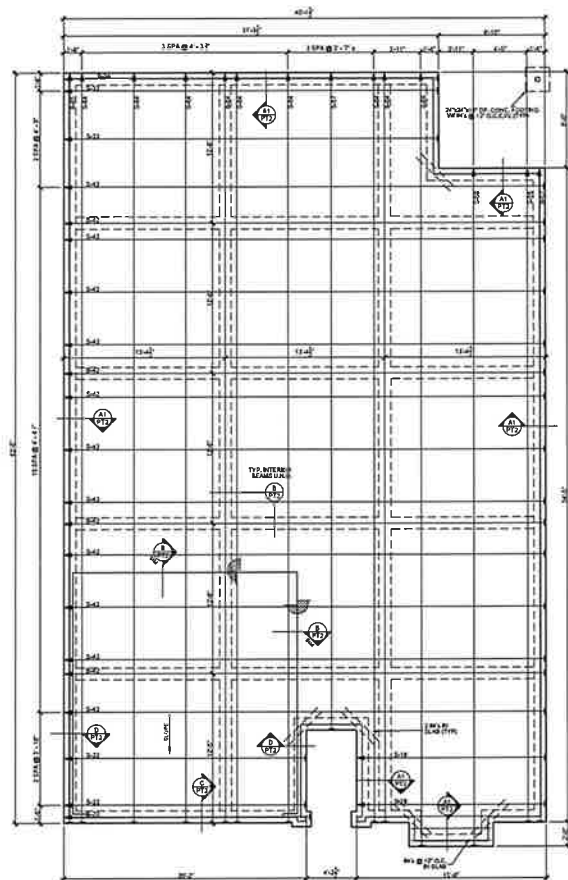
SURVEYOR

Wallace Design Collective
P.O. Box 848
Chouteau, Oklahoma 74337
Phone 918(935-0350)
Certificate of Authorization No. 4502
Expires June 30, 2025

LEGEND

UE	= UTILITY EASEMENT
WE	= WATERLINE EASEMENT
LE	= LANDSCAPE EASEMENT
R/W	= RIGHT OF WAY
BL	= BUILDING LINE
LNA	= LIMITS OF NO ACCESS
AGG	= LIMITS OF ACCESS
POB	= POINT OF BEGINNING
ODE	= OVERLAND DRAINAGE EASEMENT
F/E	= FENCING EASEMENT
P/RW	= PIPE LINE RIGHT OF WAY
P/RW DED	= RIGHT OF WAY DEDICATION PER COVENANTS





FOUNDATION PLAN

2/18/11-1-10



PROJECT:	1950-4 NL1
ADDRESS:	2048 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	1/9/26
REV. DATE:	
DRAWN BY:	TW
PROJECT #:	882B1

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 OF PT2

ELEMENT LEGEND	
PROPERTY LINE	WATER METER (W)
SETBACK LINE	FIRE HYDRANT
EASEMENT LINE	WATER VALVE
CURB LINES	SEWER MANHOLE (S)
PRIMARY ELECTRIC PEDestal	SEWER TAP
SECONDARY ELECTRIC PEDestal	STORM WATER DRAIN
STREET LIGHT	STORM INLET
POWER POLE & GUY WIRE	SIDEWALK
STOP SIGN	CLUSTER MAILBOX LOCATION

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOME BUYER SIGNATURE _____

DATE _____

COMMUNITY NAME:
- FRAZIER MEADOWS

ADDRESS:
2048 E. 130th Ln - Lot 1004

CUSTOMER:
- AVAILABLE

SHEET NAME:
SITE PLAN

SHEET SCALE:
CUSTOM

DATE:
January 13, 2026

GENERAL NOTES:

1. YARD DRAINAGE AWAY FROM HOME PER CODE
2. DRIVEWAY SAW CUTS SPACED PER CODE
3. SIDEWALK SAW CUTS 3" TYP.
4. COMMUNITY MAILBOX UNLESS OTHERWISE NOTED

PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"x17" FOR ACCURATE SCALE.

THIS PLAN REPRESENTS A STANDARD PLAN WITH NO OPTIONS OR REGIONAL DETAILS. CHECK SPEC SHEET AND OPTIONS PAGE(S) FOR DETAILS ON OPTIONS AND REGIONAL DETAILS.

SCHUBER MITCHELL HOMES

0498

[illegible]

① FRONT VIEW
3/16" = 1'-0"

② REAR VIEW
3/16" = 1'-0"

ELEVATION

PLAN: 1950-4 NIL1

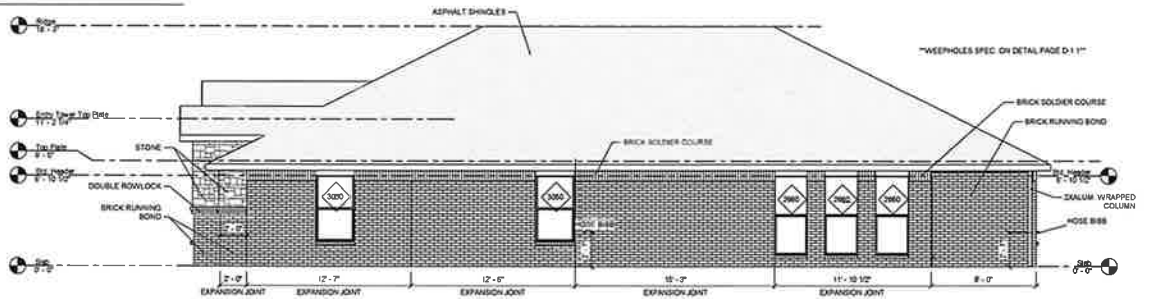


SCHLUMBERGER
MITCHELL
— **LOGGING**

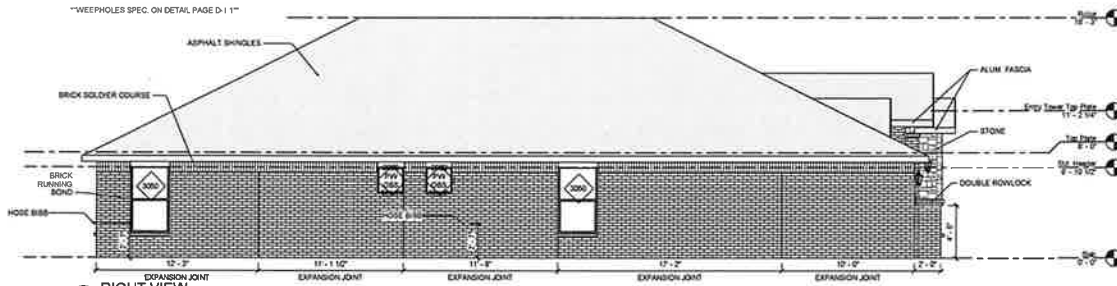
THE DRAWINGS MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE DIFFERING TO YOUR EXPERIENCE SPECIALLY BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOMEOWNER SIGNATURE: _____

DATE: _____



③ LEFT VIEW
1:75



④ RIGHT VIEW
1:75

A-1.2

ELEVATION

DATE: _____

PLAN: 1950-4-NL1

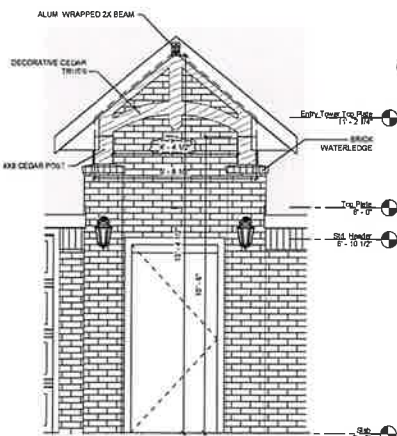
ADDRESS: _____

CUSTOMER: _____

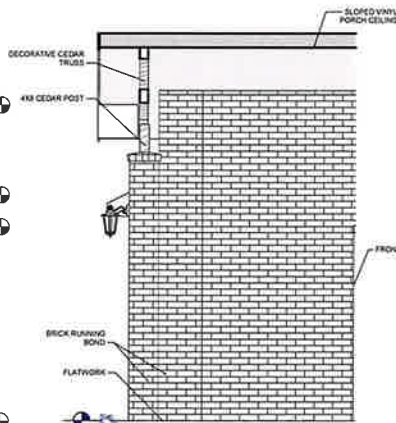
Plans, specifications and pricing subject to change without notice. Prices are in U.S. dollars and are not guaranteed.



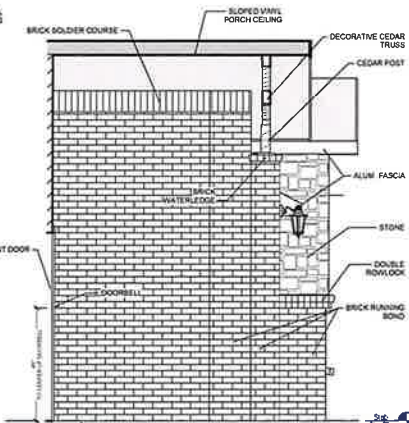
© 2019 Schuben Mitchell



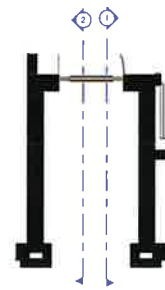
④ ENTRY TOWER ELEVATION
1 : 35



② DETAIL ELEVATION 2
1 : 35



① DETAIL ELEVATION 1
1 : 35



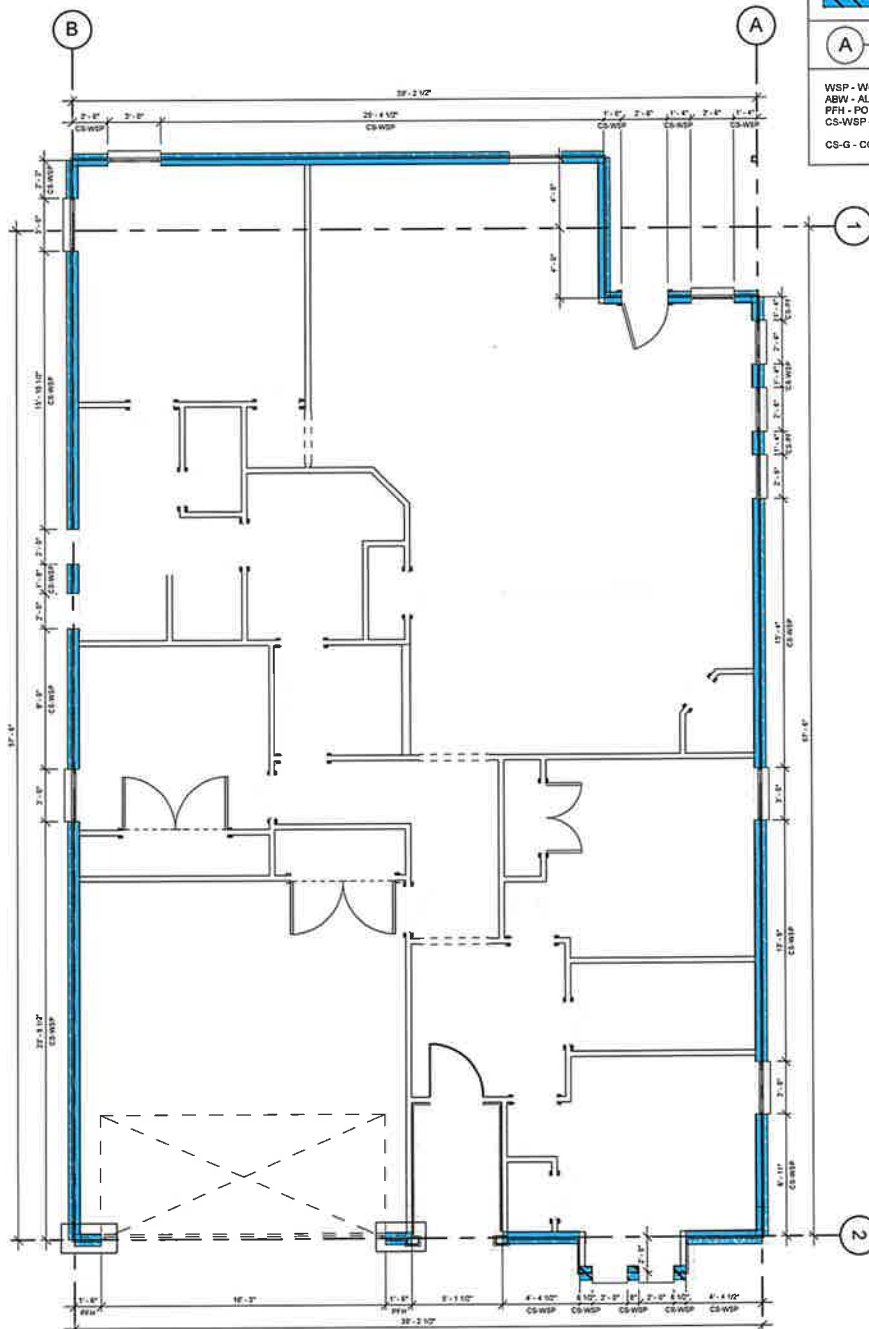
③ ELEVATION DETAIL REFERENCE PLAN
1 : 45

ELEVATIONS		A-1.3
DATE	VERSION	3.0
PLAN: 1950-4 NLI ADDRESS: ADDRESS CUSTOMER: AVAILABLE FILE: 1950-4 NLI 11/25/2020 10:00 AM		





Page 63 of 298



BRACING LEGEND	
	APPROVED HOLD DOWNS
	HTT4 BRACING
	BRACED WALL PANEL
	ALL HORIZONTAL JOINTS - BLOCKING REQ'D
	BRACED WALL LINE
WSP - WOOD STRUCTURAL PANEL ABW - ALTERNATIVE BRACED WALL PANEL PFH - PORTAL FRAME WITH HOLDOWNS CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL CS-G - CONTINUOUSLY SHEATHED GARAGE	

① C-3.2 BRACING PLAN
1:75



VERSION 1.0

PLAN: 1950-4 NL1

ADDRESS ADDRESS

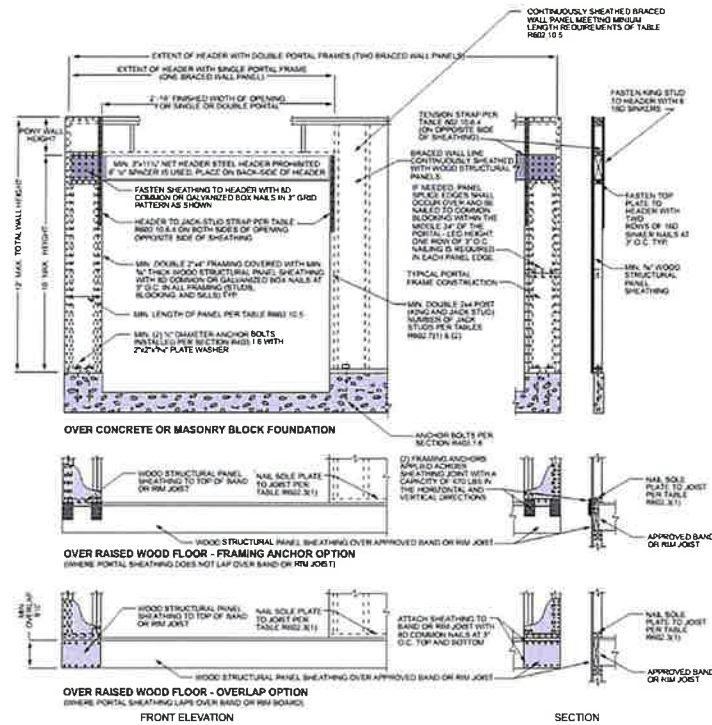
CUSTOMER AVAILABLE

Plans are prepared and printed by Schuber Mitchell Homes. Plans must be printed on 11x17 inch paper.

BRACING PLAN

DATE:

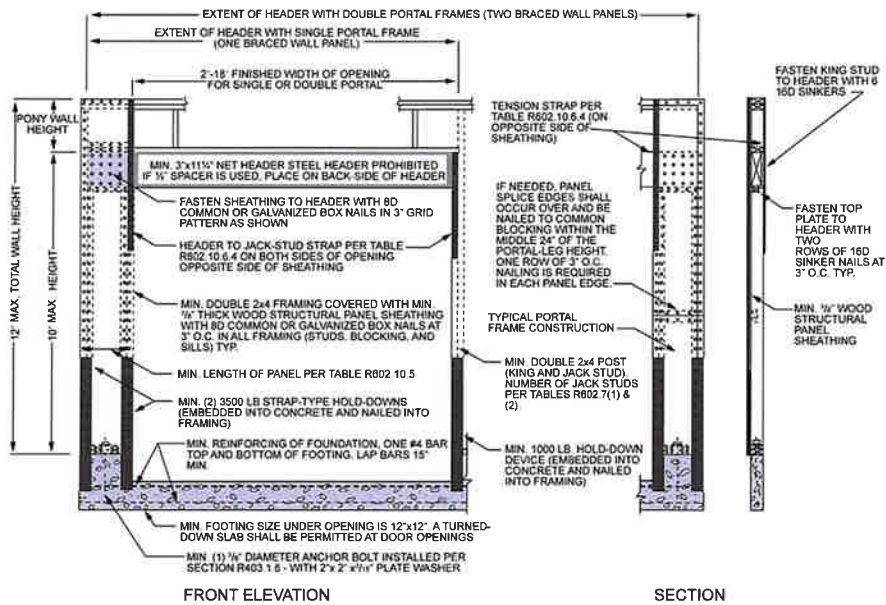
C-3.2



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

CONTINUOUSLY SHEATHED PORTAL FRAME



PORTAL FRAME WITH HOLD DOWNS



VERSION 1.0

PLAN: 1950-4 NL1

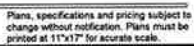
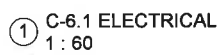
ADDRESS ADDRESS

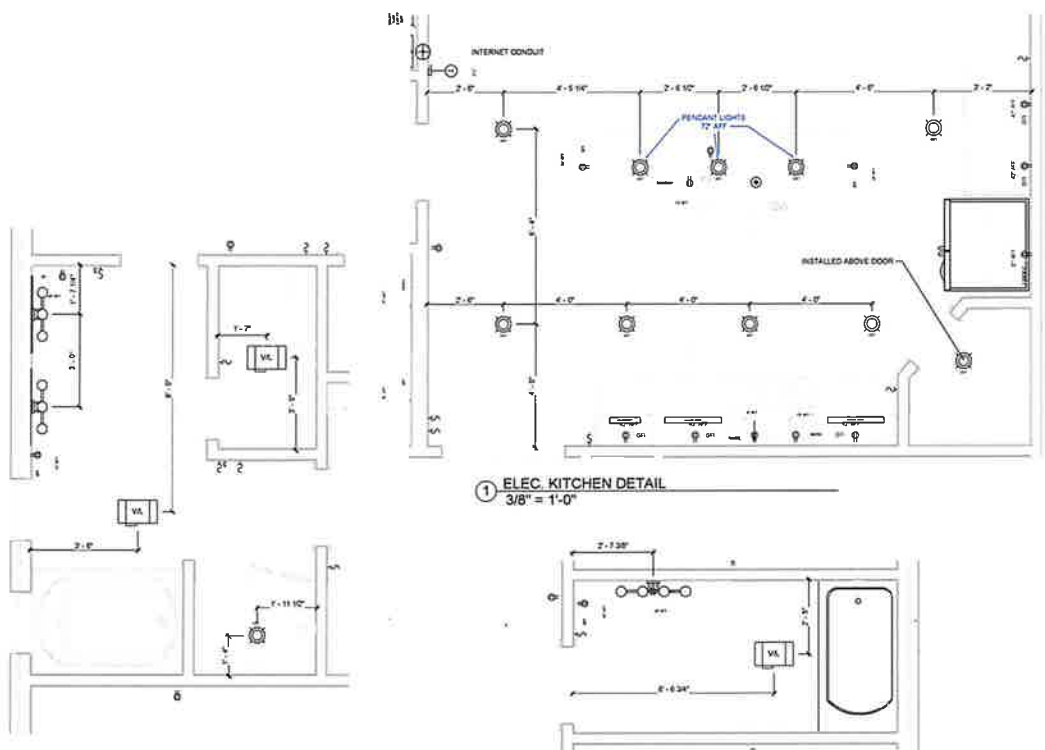
CUSTOMER AVAILABLE

BRACING DETAILS

DATE:

C-3.2.1





	PLAN: 1950-4 NL1 ADDRESS: ADDRESS CUSTOMER: CUSTOMER	ELECTRICAL DATE:	C-6.2
	Please, use fixtures and pricing to adjust the pricing of this plan to match the actual.		



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

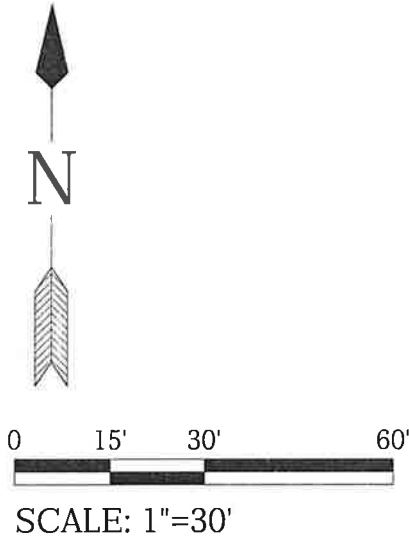
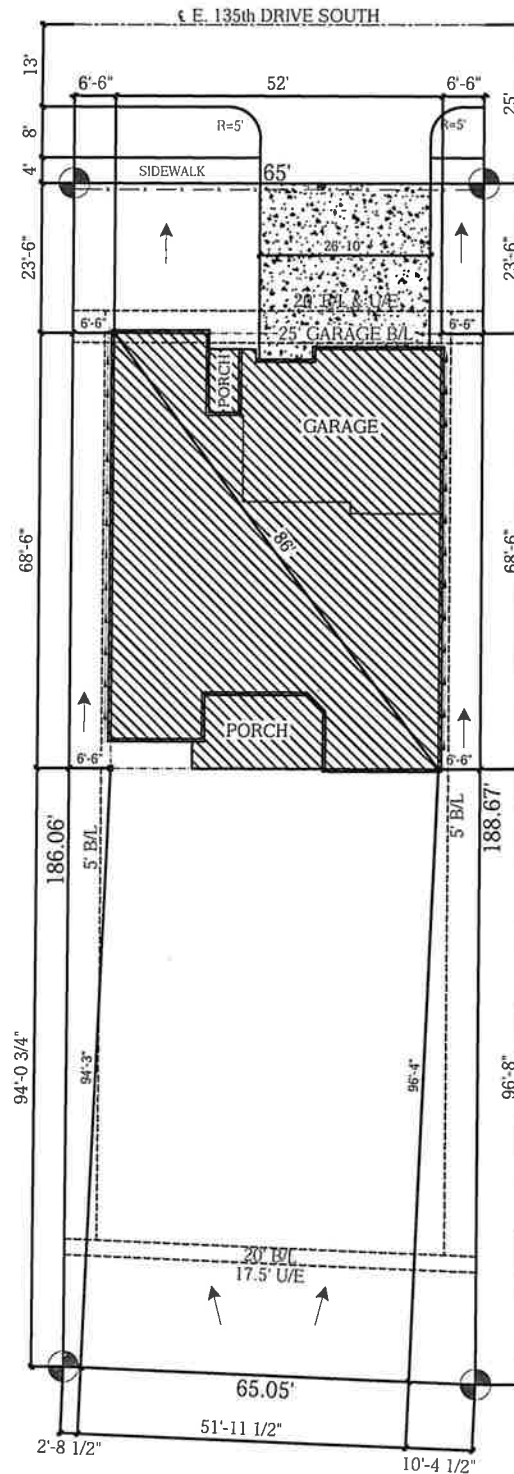
CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:																			
DATE RECEIVED: 1/21/25 (SD)		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: Construction shall comply with OUBC 2018 Residential Code.																			
BUILDING ADDRESS: 2340 e 135th drive south																					
LOT: 6	BLOCK: 4			ADDITION: Harvard Oaks																	
SECTION: 09	TOWNSHIP: 17			RANGE: 13																	
OWNER: Burton & Associates				PHONE: 918-369-0099																	
BUILDING CONTRACTOR: Chris Burton Homes, LLC				CELL PHONE: 918-232-7768																	
ADDRESS: 7530 e 111th st s				CITY: Bixby STATE: ok ZIP: 74008																	
OFFICE PHONE: 918-369-0099 FAX:				EMAIL: payables@chrisburtonhomes.com																	
PROPOSED USE: single family				ZONING DISTRICT: PUD-136																	
LOT FRONTAGE:	AVERAGE DEPTH:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">HEIGHT AND SIZE</th> </tr> <tr> <td>Number of Stories: 1</td> <td>Height:</td> </tr> <tr> <td>Square Feet of:</td> <td>1st Floor</td> </tr> <tr> <td></td> <td>2nd Floor</td> </tr> <tr> <td></td> <td>3rd Floor</td> </tr> <tr> <td></td> <td>Garage</td> </tr> <tr> <td></td> <td>620</td> </tr> <tr> <td>Total Square Feet</td> <td>2952</td> </tr> <tr> <td>Total Lot Area Square Feet</td> <td></td> </tr> </table>		HEIGHT AND SIZE		Number of Stories: 1	Height:	Square Feet of:	1 st Floor		2 nd Floor		3 rd Floor		Garage		620	Total Square Feet	2952
HEIGHT AND SIZE																					
Number of Stories: 1	Height:																				
Square Feet of:	1 st Floor																				
	2 nd Floor																				
	3 rd Floor																				
	Garage																				
	620																				
Total Square Feet	2952																				
Total Lot Area Square Feet																					
BUILDING: WIDTH: 54'	DEPTH: 74'																				
NO. DWELLING UNITS: 1	EXT WALLS: Masonry																				
INT WALLS: S/R	ROOF: Composition																				
EASEMENTS: ☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☒ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☒ City Water ☐ Private Sewer Perk Test No. County:																					
ESTIMATE TOTAL COST OF BUILDING: \$320,000.00																					
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.																					
ZONING / CITY CODE REQUIREMENTS																					
PROPERTY LOCATED IN FLOODPLAIN: ☐ Yes ☒ No		INSURANCE VERIFICATION PROVIDED ☒ Liability ☒ WC																			
☐ CITY OF JENKS FLOODPLAIN DEVELOPMENT PERMIT		☐ FEDERAL ELEVATION CERTIFICATE																			
PARKING:	BUILDING SETBACK FROM CENTERLINE OF STREET:	BUILDING LINE:																			
SETBACKS:	SIDE:	SIDE:	EXTERIOR SIDE: REAR:																		
PERMITS:		APPROVALS:																			
Plan Review	Applicant:	Date: 1-21-2026																			
Building	Plan Review:	Date:																			
Plumbing	Building Inspector:	Date:																			
Electrical	Final Inspection:	Date:																			
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.																				
Waste Water Treatment Dev.																					
Park Development Fee																					
Other: Promotional																					
OK State Govt. Permit Fee																					
\$ TOTAL BUILDING PERMIT**																					

BUILDING ADDRESS: 2736 e 135th drive south			
BUILDING CONTRACTOR: Chris Burton Homes, LLC			PHONE: 918-369-00
LICENSED PLUMBING CONTRACTOR: TBD	LICENSE NO.	PHONE:	
LICENSED ELECTRICAL CONTRACTOR: TBD	LICENSE NO.	PHONE:	
LICENSED MECHANICAL CONTRACTOR: TBD	LICENSE NO.	PHONE:	
EARTH CHANGE CONTRACTOR:		PHONE:	
LANDSCAPE CONTRACTOR:		PHONE:	
CORE-PIER CONTRACTOR:		PHONE:	
OTHER CONTRACTOR:		PHONE:	
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			

NOTES:

1. DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE NOTED.
2. THIS PLOT DEPICTS FUTURE CONSTRUCTION OF IMPROVEMENTS SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY, IT IS NOT INTENDED FOR TRANSFER OF TITLE.
4. ALL DIMENSIONS MEASURED TO EXTERIOR FRAMED WALLS, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF THE BUILDING AND BUILDING DIMENSIONS SHOWN HERE MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DOES NOT ENCROACH UPON ANY BUILDING SETBACKS AND/OR EASEMENTS.

LEGEND	
SILT FENCE	— — — — —
TIGHT-LINE GUTTERING	→ → → → →
DRAINAGE	→
CONCRETE	▨



SITE PLAN

6112 S. MEMORIAL DR. TULSA, OK 74133 (918) 943.5154
 120 E. TONHAWA SUITE #103 NORMAN, OK 73069 (405) 857-9059
 100 N. BROADWAY SUITE #100 EDMOND, OK 73034 (405) 270-6417

www.chd.design

ADDRESS

2340 E. 135th DRIVE S.
 HARVARD OAKS
 BLOCK 4 - LOT 6

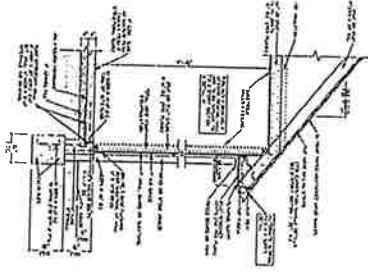
DATE

1/15/26

DRAFTER

RLR

B Typical Wall Section



BWL A

BWL B

BWL C

STHD14
STRAP TIE HOLDOWN

BWL 1

BWL 2

BWL 3

HD3B

F Floor Plan

NOTE:
5'-1\"/>

DOOR SCHEDULE

NO.	TYPE	FINISH	SWING	REMARKS
1	6'0\"/>			

WINDOW SCHEDULE

NO.	TYPE	FINISH	REMARKS
1	6'0\"/>		

SCHEMATIC NOTES
FIELD DIMENSIONS SHOWN
CALLING AS REQUIRED BY CODE.



CHRIBUR-04

LMANALAC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 100101891 Hub International Mid-America 6100 S. Yale Avenue Suite 1900 Tulsa, OK 74136	CONTACT NAME: Leslie Vasquez		
	PHONE (A/C, No, Ext): (539) 444-2693	FAX (A/C, No):	
	E-MAIL ADDRESS: leslie.vasquez@hubinternational.com		
INSURED Chris Burton Homes LLC 7530 E. 111th St S. Bixby, OK 74008	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Mid-Continent Casualty Company		23418
	INSURER B: CompSource Mutual Insurance Company		36188
	INSURER C:		
	INSURER D:		
	INSURER E:		
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			04GL001136811	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ Excluded
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	03096688 24 1	7/1/2024	7/1/2025	☒ PER STATUTE ☐ OTHER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

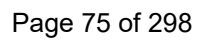
CANCELLATION

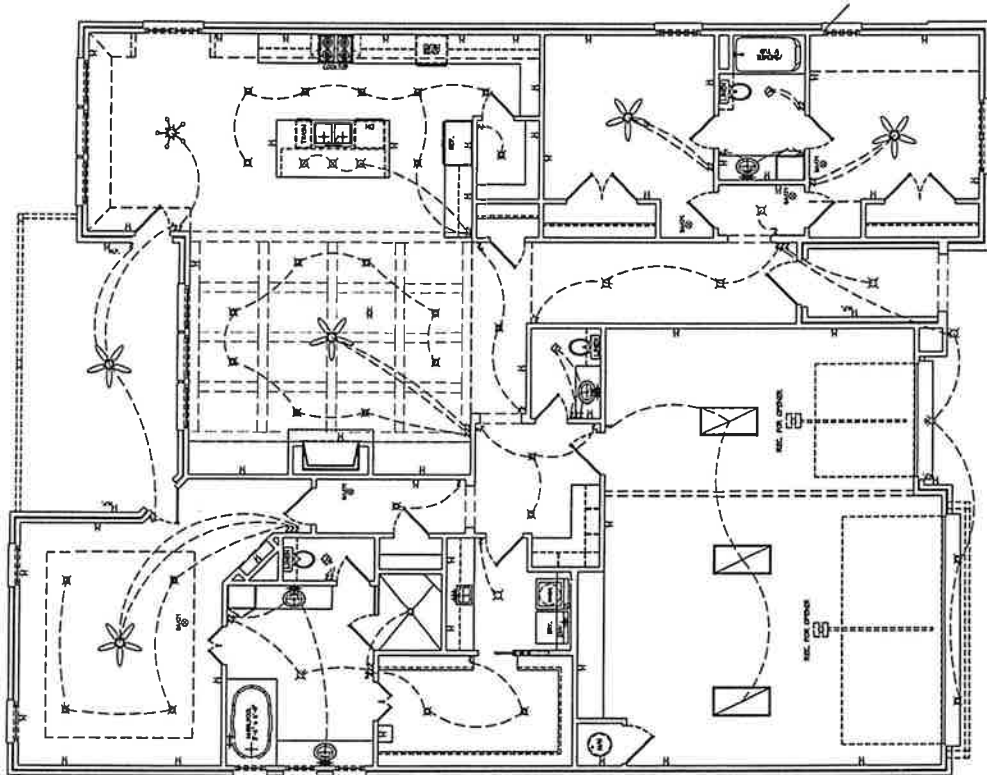
City of Jenks
PO Box 2007
Jenks, OK 74037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

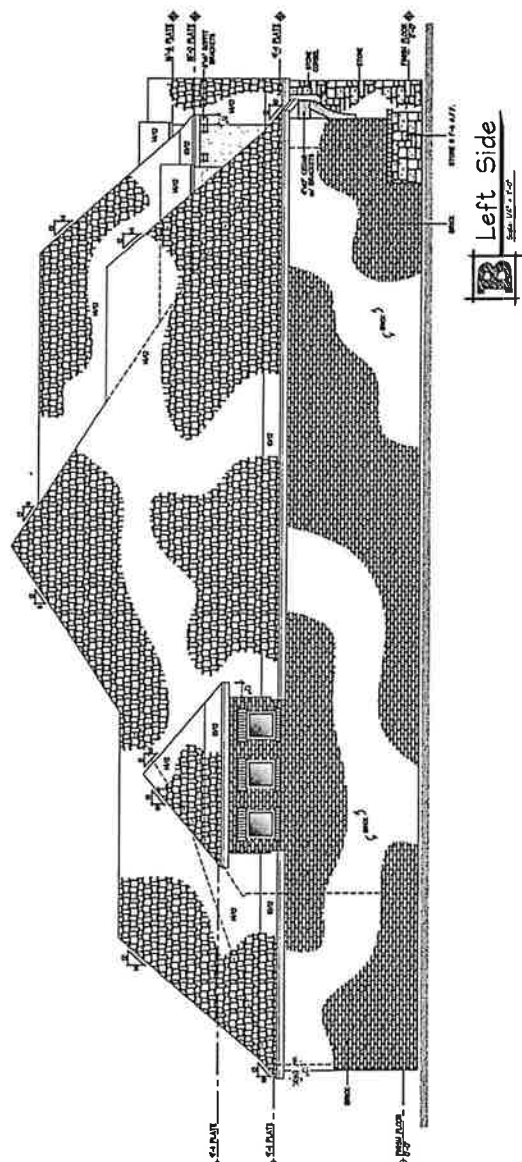
Foundation Plan



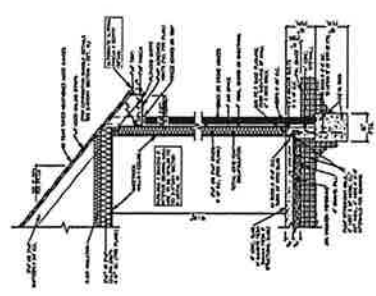


ELECTRICAL LEGEND	
1. 150V AC	1. 150V AC
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5. 150V AC	5. 150V AC
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8. 150V AC	8. 150V AC
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10. 150V AC	10. 150V AC
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94. 150V AC	94. 150V AC
95. 150V AC	95. 150V AC
96. 150V AC	96. 150V AC
97. 150V AC	97. 150V AC
98. 150V AC	98. 150V AC
99. 150V AC	99. 150V AC
100. 150V AC	100. 150V AC

Electrical Plan
Scale: 1/8" = 1'-0"



A Floor Plan
Scale: 1/4" = 1'-0"



Typical Wall Section

DOOR SCHEDULE								REWARDS							
PHONE	1	2	3	4	5	6	7	PHONE	1	2	3	4	5	6	7
1000	1	2	3	4	5	6	7	1000	1	2	3	4	5	6	7
1001	1	2	3	4	5	6	7	1001	1	2	3	4	5	6	7
1002	1	2	3	4	5	6	7	1002	1	2	3	4	5	6	7
1003	1	2	3	4	5	6	7	1003	1	2	3	4	5	6	7
1004	1	2	3	4	5	6	7	1004	1	2	3	4	5	6	7
1005	1	2	3	4	5	6	7	1005	1	2	3	4	5	6	7
1006	1	2	3	4	5	6	7	1006	1	2	3	4	5	6	7
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1021	1	2	3	4	5	6	7	1021	1	2	3	4	5	6	7
1022	1	2	3	4	5	6	7	1022	1	2	3	4	5	6	7
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1036	1	2	3	4	5	6	7	1036	1	2	3	4	5	6	7
1037	1	2	3	4	5	6	7	1037	1	2	3	4	5	6	7
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1060	1	2	3	4	5	6	7	1060	1	2	3	4	5	6	7

WINDOW SCHEDULE								REWARDS							
PHONE	1	2	3	4	5	6	7	PHONE	1	2	3	4	5	6	7
1000	1	2	3	4	5	6	7	1000	1	2	3	4	5	6	7
1001	1	2	3	4	5	6	7	1001	1	2	3	4	5	6	7
1002	1	2	3	4	5	6	7	1002	1	2	3	4	5	6	7
1003	1	2	3	4	5	6	7	1003	1	2	3	4	5	6	7
1004	1	2	3	4	5	6	7	1004	1	2	3	4	5	6	7
1005	1	2	3	4	5	6	7	1005	1	2	3	4	5	6	7
1006	1	2	3	4	5	6	7	1006	1	2	3	4	5	6	7
1007	1	2	3	4	5	6	7	1007	1	2	3	4	5	6	7
1008	1	2	3	4	5	6	7	1008	1	2	3	4	5	6	7
1009	1	2	3	4	5	6	7	1009	1	2	3	4	5	6	7
1010	1	2	3	4	5	6	7	1010	1	2	3	4	5	6	7
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1012	1	2	3	4	5	6	7	1012	1	2	3	4	5	6	7
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1025	1	2	3	4	5	6	7	1025	1	2	3	4	5	6	7
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1027	1	2	3	4	5	6	7	1027	1	2	3	4	5	6	7
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1052	1	2	3	4	5	6	7	1052	1	2	3	4	5	6	7
1053	1	2	3	4	5										

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CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

RES 2025-0145

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:																		
DATE RECEIVED: 12/10/2025		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: <u>LNU</u> Construction shall comply with OUBC 2018 Residential Code.																		
BUILDING ADDRESS: 2052 E 130th Ln S																				
LOT: 5	BLOCK: 10		ADDITION: Frazier Meadows II																	
SECTION: 5	TOWNSHIP: 17N		RANGE: 13E																	
OWNER: Schuber Mitchell Homes			PHONE: 417-529-5372																	
BUILDING CONTRACTOR: Schuber Mitchell Homes			CELL PHONE: 417-529-5372																	
ADDRESS: 2340 S Rangeline Rd.			CITY: Joplin																	
			STATE: MO																	
			ZIP: 64804																	
OFFICE PHONE: 417-529-5372 FAX:			EMAIL: productionsupport@schubermitchell.com																	
PROPOSED USE: Residential Construction		ZONING DISTRICT: <u>RS-2</u> <u>PUD 114</u>																		
LOT FRONTAGE: 20'	AVERAGE DEPTH: 120'	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">HEIGHT AND SIZE</th> </tr> </thead> <tbody> <tr> <td>Number of Stories:</td> <td>Height:</td> </tr> <tr> <td>Square Feet of:</td> <td></td> </tr> <tr> <td>1st Floor</td> <td>2167</td> </tr> <tr> <td>2nd Floor</td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> </tr> <tr> <td>Garage</td> <td>427</td> </tr> <tr> <td>Total Square Feet</td> <td>2709</td> </tr> <tr> <td>Total Lot Area Square Feet</td> <td>7208.14</td> </tr> </tbody> </table>	HEIGHT AND SIZE		Number of Stories:	Height:	Square Feet of:		1 st Floor	2167	2 nd Floor		3 rd Floor		Garage	427	Total Square Feet	2709	Total Lot Area Square Feet	7208.14
HEIGHT AND SIZE																				
Number of Stories:	Height:																			
Square Feet of:																				
1 st Floor	2167																			
2 nd Floor																				
3 rd Floor																				
Garage	427																			
Total Square Feet	2709																			
Total Lot Area Square Feet	7208.14																			
BUILDING: WIDTH: 39'11"	DEPTH: 76'2"																			
NO. DWELLING UNITS: 1	EXT WALLS: Brick & LP																			
INT WALLS: Drywall	ROOF: Asphalt																			
EASEMENTS: 15' front easement, and 17'6" rear easement																				
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No.		County: Tulsa Co.																		
ESTIMATE TOTAL COST OF BUILDING: \$238,370.																				
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.																				
ZONING / CITY CODE REQUIREMENTS																				
PROPERTY LOCATED IN FLOODPLAIN: ☐ Yes ☒ No		INSURANCE VERIFICATION PROVIDED ☒ Liability ☒ WC																		
☐ CITY OF JENKS FLOODPLAIN DEVELOPMENT PERMIT		☐ FEDERAL ELEVATION CERTIFICATE																		
PARKING:	BUILDING SETBACK FROM CENTERLINE OF STREET:	BUILDING LINE:																		
SETBACKS: 20'	SIDE: 5' SIDE: 5' EXTERIOR SIDE:	REAR: 20'																		

PERMITS:		APPROVALS:
Plan Review	Applicant:	Date:
Building	Plan Review:	Date:
Plumbing	Building Inspector:	Date:
Electrical	Final Inspection:	Date:
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.	
Waste Water Treatment Dev.		
Park Development Fee		
Other: Promotional		
OK State Govt. Permit Fee		
\$ - TOTAL BUILDING PERMIT**		

BUILDING ADDRESS: 2052 E 130th Ln S			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing		LICENSE NO. 00150275	PHONE: 479-756-1099
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical		LICENSE NO. 00113116	PHONE: 479-756-1099
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical		LICENSE NO. 094608	PHONE: 479-756-1099
EARTH CHANGE CONTRACTOR:			PHONE:
LANDSCAPE CONTRACTOR:			PHONE:
CORE-PIER CONTRACTOR:			PHONE:
OTHER CONTRACTOR:			PHONE:
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:		
	PHONE (A/C, No, Ext): (800) 392-0423	FAX (A/C, No): (866) 779-8102	
	E-MAIL ADDRESS: servicenn@assuredpartners.com		
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Cincinnati Casualty Company		28665
	INSURER B : Cincinnati Insurance Company		10677
	INSURER C :		
	INSURER D :		
	INSURER E :		
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE	\$ 1,000,000							
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000							
							MED EXP (Any one person)	\$							
							PERSONAL & ADV INJURY	\$ 1,000,000							
							GENERAL AGGREGATE	\$ 2,000,000							
							PRODUCTS - COMP/OP AGG	\$ 2,000,000							
								\$							
							COMBINED SINGLE LIMIT (Ea accident)	\$							
							BODILY INJURY (Per person)	\$							
							BODILY INJURY (Per accident)	\$							
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						PROPERTY DAMAGE (Per accident)	\$							
								\$							
							EACH OCCURRENCE	\$							
							AGGREGATE	\$							
								\$							
							B	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N N/A		EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER	
														E.L. EACH ACCIDENT	\$ 1,000,000
														E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
														E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

City Hall of Jenks
211 N Elm St
Jenks, OK 74037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

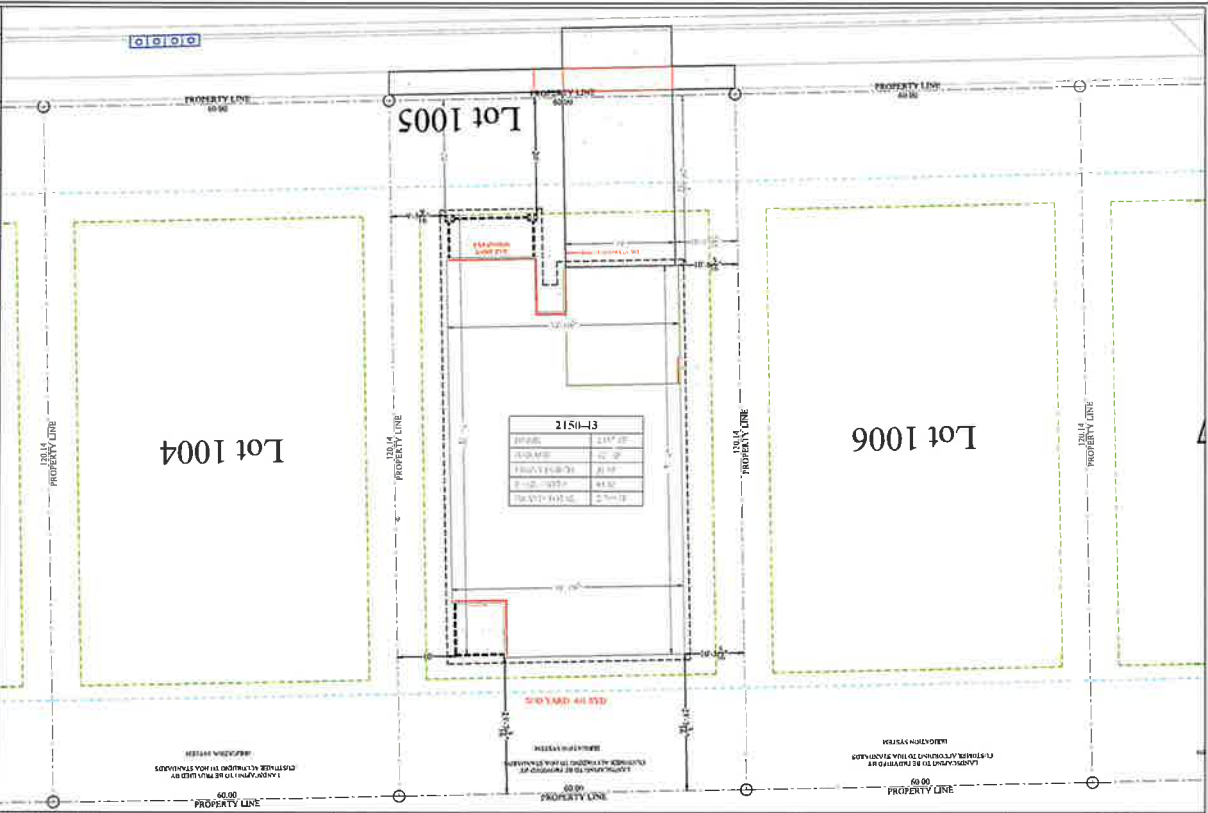
AUTHORIZED REPRESENTATIVE

ELEMENT LEGEND

PROPERTY LINE	WATER METER 
SETBACK LINE	FIRE HYDRANT 
EASEMENT LINE	WATER VALVE 
CURB LINES	SEWER MANHOLE 
PRIMARY ELECTRIC PEDESTAL 	SEWER TAP 
SECONDARY ELECTRIC PEDESTAL 	STORM WATER DRAIN 
STREET LIGHT 	STORM INLET 
POWER POLE & GUY WIRE 	SIDEWALK 
STOP SIGN 	CLUSTER MAILBOX LOCATION 

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOMEOWNER SIGNATURE _____
DATE _____



COMMUNITY NAME:
- FRAZIER MEADOWS

ADDRESS:
2052 E. 130th Ln. S.

CUSTOMER:
- AVAILABLE

SHEET NAME:
SITE PLAN

SHEET SCALE:
CUSTOM

DATE:
November 17, 2025

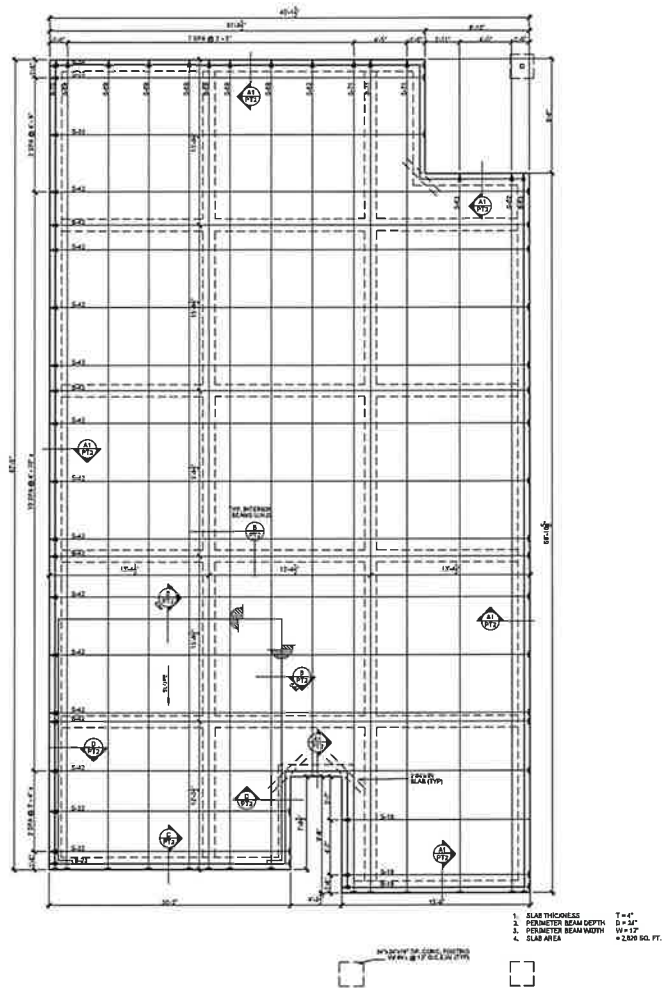


- GENERAL NOTES:
1. YARD DRAINAGE AWAY FROM HOME PER CODE
 2. DRIVEWAY SAW CUTS SPACED PER CODE
 3. SIDEWALK SAW CUTS 3" TYP.
 4. COMMUNITY MAILBOX, UNLESS OTHERWISE NOTED

PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 1/8"=1' FOR ACCURATE SCALE.

THIS PLAN REPRESENTS A STANDARD PLAN WITH NO OPTIONS OR REGIONAL DETAILS. CHECK SPEC SHEET AND OPTIONS PAGES (SERIES) FOR DETAILS ON OPTIONS AND REGIONAL DETAILS.





FOUNDATION PLAN

3/18/2014

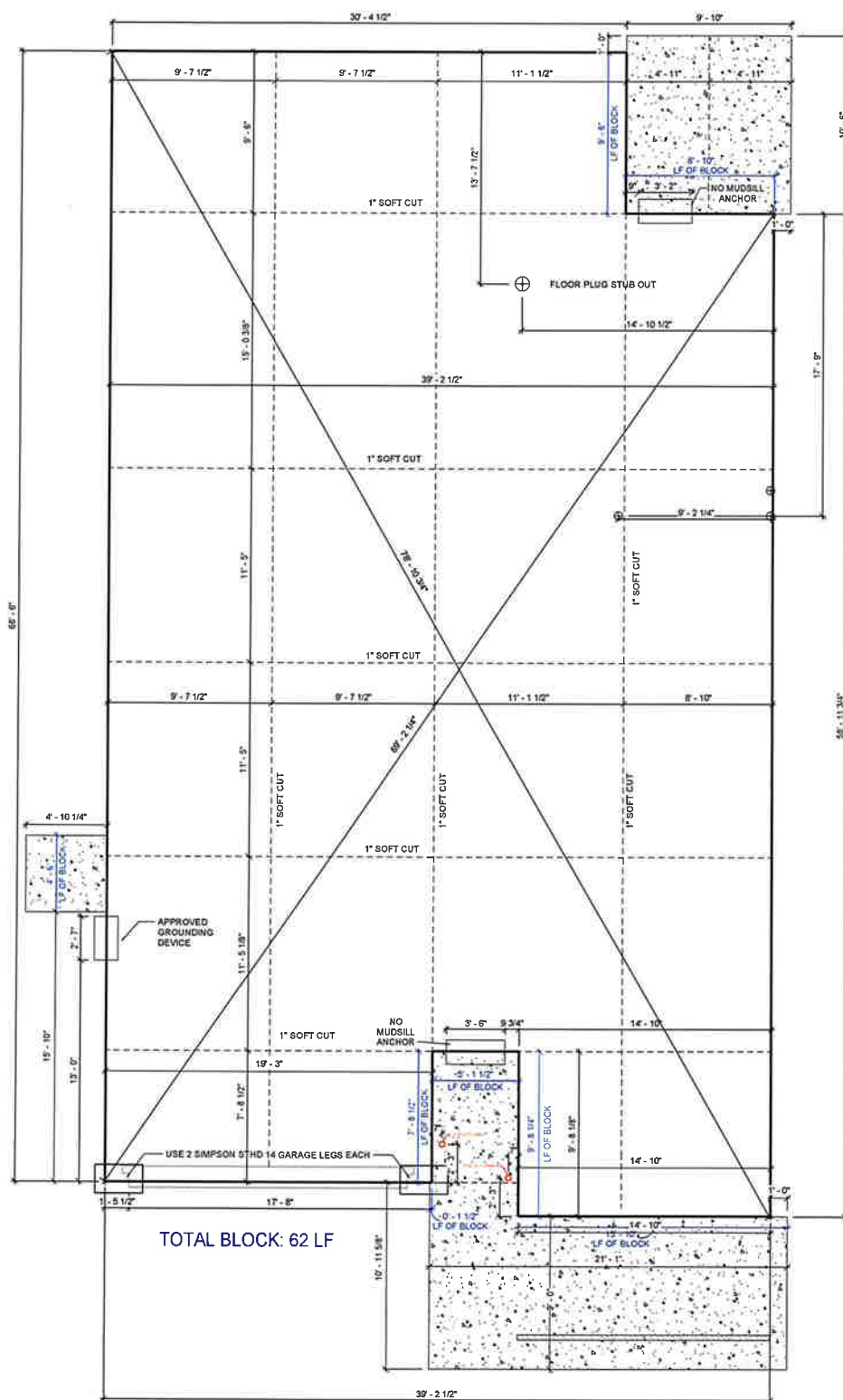


PROJECT:	2150-4 NL3
ADDRESS:	2052 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	12/1/02
REV. DATE:	
DRAWN BY:	TW
PROJECT #:	BB024

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 of PT2



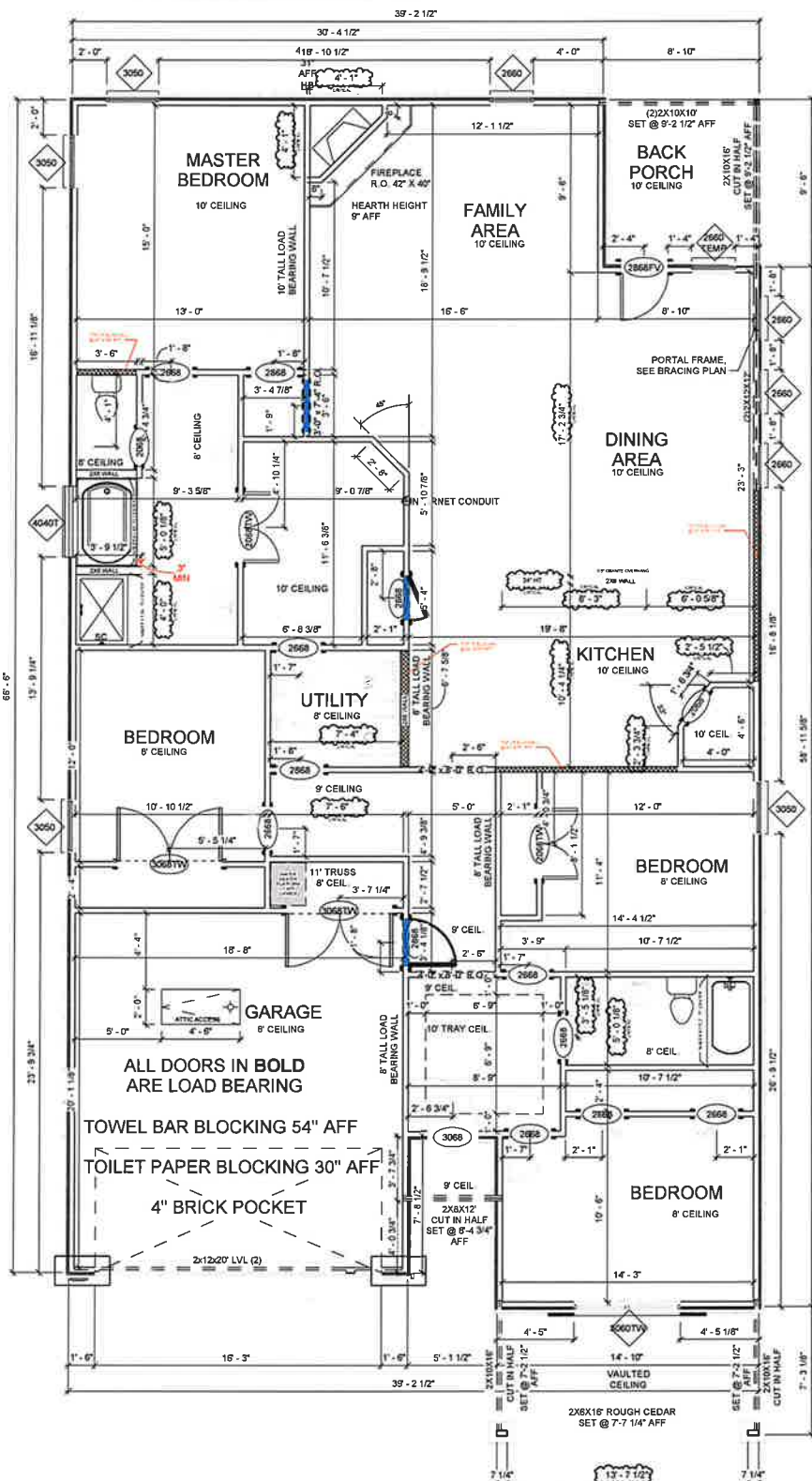
**MUDSILL ANCHORS TO BE SPACED 4' MAXIMUM AROUND HOME PERIMETER
1' ABOVE CURB MINIMUM
FLATWORK SHOWN IS TO BE POURED DURING PHASE 1**



SLAB

DATE:

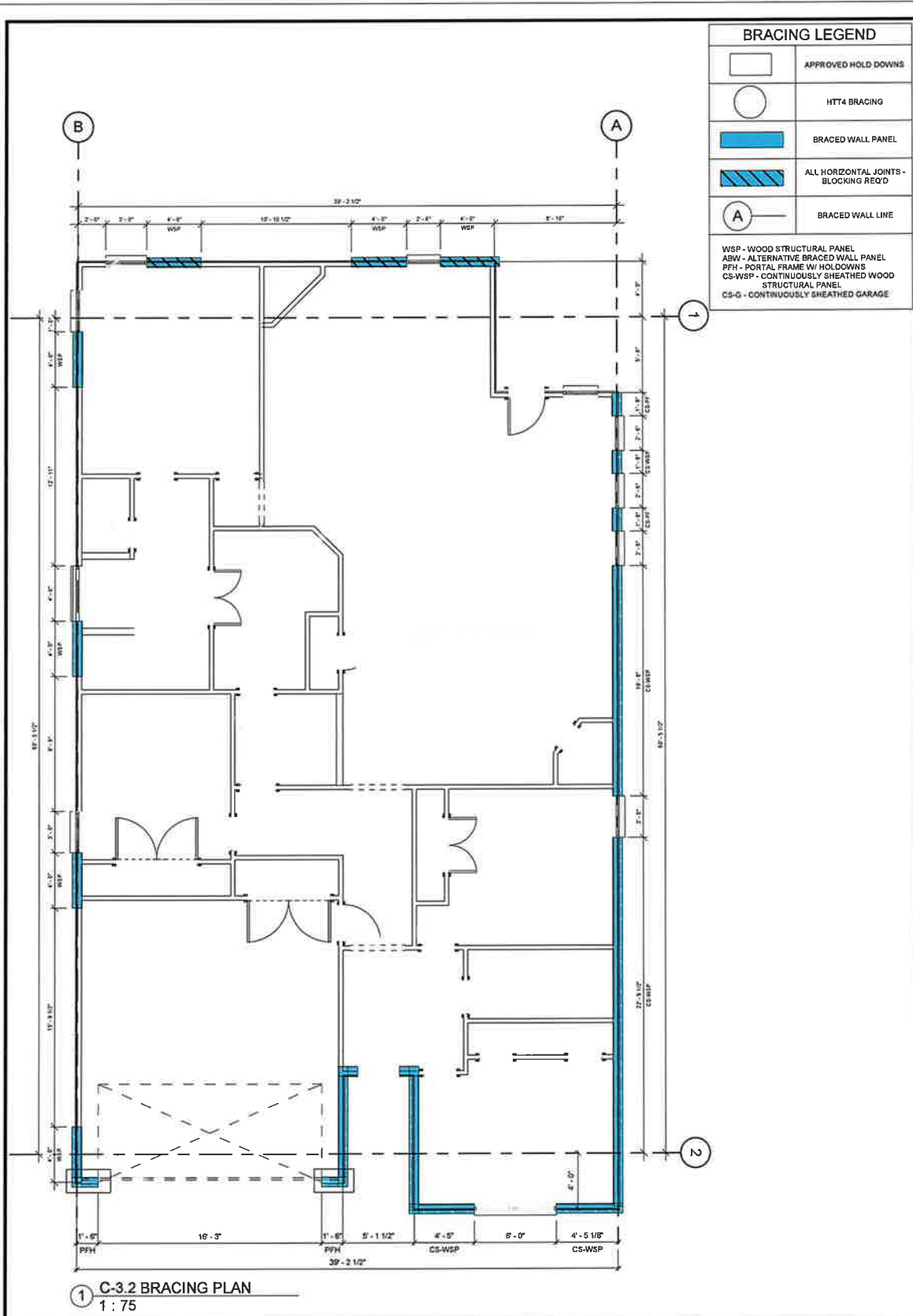
C-2.1



① C-3.1 FRAMING
1:70

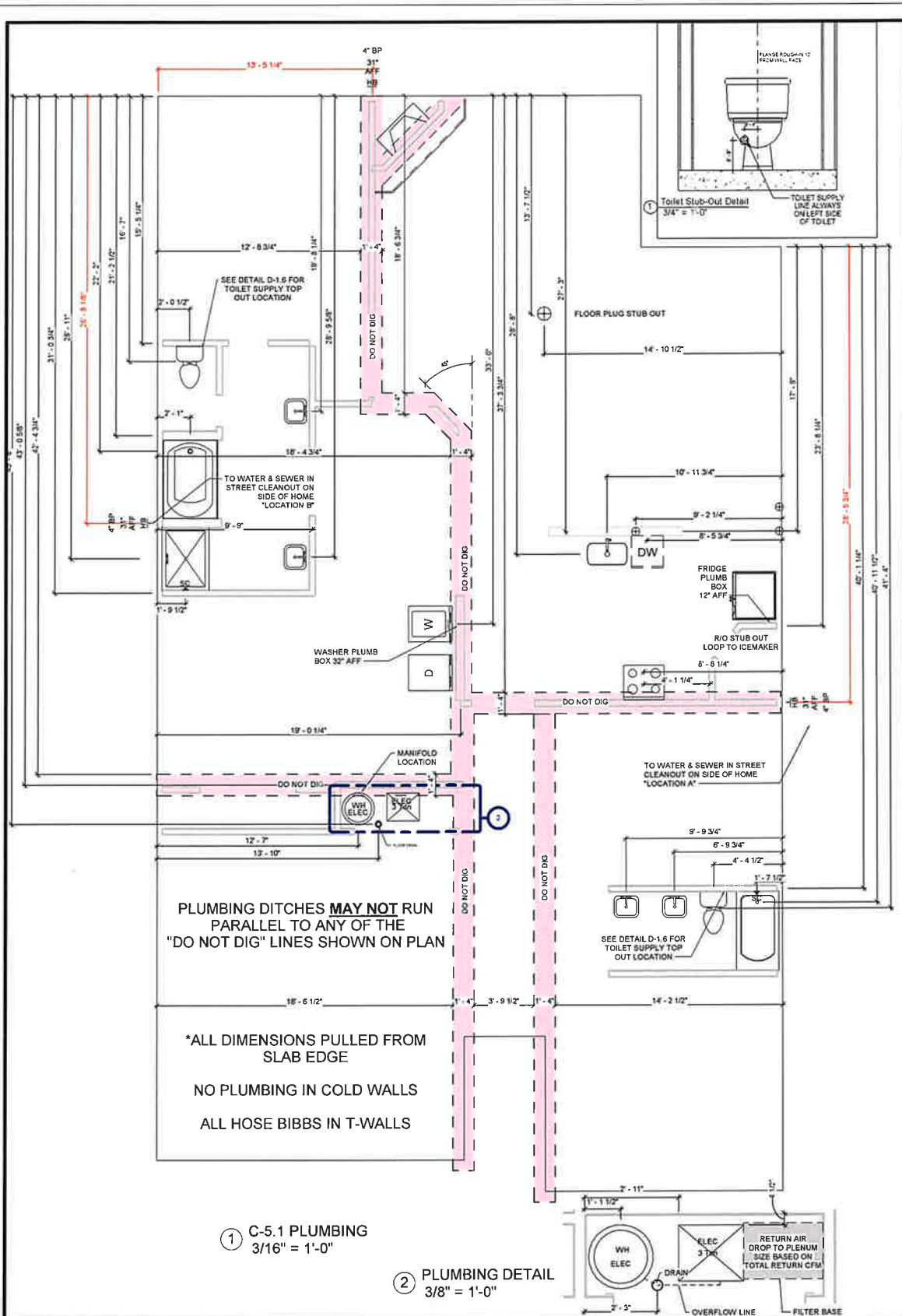
	PLAN 2150-4 NL3	FRAMING	C-3.1
	ADDRESS _____	DATE: _____	
	CUSTOMER AVAILABLE		

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for accurate scale.



	VERSION 1.0	PLAN 2150-4 NL3	BRACING PLAN	A-120
	ADDRESS _____			
	CUSTOMER AVAILABLE _____			

This plan represents a proposed design and is not to be used for construction without the approval of the local building department. It is the responsibility of the customer to obtain all necessary permits and approvals. The plan is not to be used for any other purpose without the written consent of Schuber Mitchell Homes.



	PLAN 2150-4 NL3	PLUMBING		C-5.1
	ADDRESS _____	DATE: _____		
	CUSTOMER AVAILABLE			

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for accurate scale.



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

RES-2026-0053

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:																	
DATE RECEIVED: 4/17/2026		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: <i>LNU</i> Construction shall comply with OUBC 2018 Residential Code.																	
BUILDING ADDRESS: 2056 E 130th Ln S																			
LOT: 6	BLOCK: 10 ADDITION: Frazier Meadows																		
SECTION: 5	TOWNSHIP: 17N RANGE: 13E																		
OWNER: Schuber Mitchell Homes PHONE: 417-529-5372																			
BUILDING CONTRACTOR: Schuber Mitchell Homes CELL PHONE: 417-529-5372																			
ADDRESS: 2340 S Rangeline Rd. CITY: Joplin STATE: MO ZIP: 64804																			
OFFICE PHONE: 417-529-5372 FAX: EMAIL: productionsupport@schubermitchell.com																			
PROPOSED USE: Residential Construction ZONING DISTRICT: RS-2 <i>AD116</i>																			
LOT FRONTAGE: 60'	AVERAGE DEPTH: 120.14'			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">HEIGHT AND SIZE</th> </tr> <tr> <td>Number of Stories: 1</td> <td>Height: 18'-5"</td> </tr> <tr> <td>Square Feet of:</td> <td>1st Floor 1962</td> </tr> <tr> <td></td> <td>2nd Floor</td> </tr> <tr> <td></td> <td>3rd Floor</td> </tr> <tr> <td></td> <td>Garage 427</td> </tr> <tr> <td></td> <td>Total Square Feet 2494</td> </tr> <tr> <td></td> <td>Total Lot Area Square Feet 7200</td> </tr> </table>		HEIGHT AND SIZE		Number of Stories: 1	Height: 18'-5"	Square Feet of:	1st Floor 1962		2nd Floor		3rd Floor		Garage 427		Total Square Feet 2494
HEIGHT AND SIZE																			
Number of Stories: 1	Height: 18'-5"																		
Square Feet of:	1st Floor 1962																		
	2nd Floor																		
	3rd Floor																		
	Garage 427																		
	Total Square Feet 2494																		
	Total Lot Area Square Feet 7200																		
BUILDING: WIDTH: 39'-11" DEPTH: 63'																			
NO. DWELLING UNITS: 1	EXT WALLS:																		
INT WALLS: Drywall	ROOF: Asphalt																		
EASEMENTS: <i>15' V.E. Front / 17.5' Rear V.E.</i>																			
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.																			
ESTIMATE TOTAL COST OF BUILDING: \$215,820																			
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.																			

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector: <i>[Signature]</i>	Date: 4-27-2026	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ - TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing	LICENSE NO. 00150275	PHONE: 479-756-1099	
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical	LICENSE NO. 00113116	PHONE: 479-756-1099	
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical	LICENSE NO. 094608	PHONE: 479-756-1099	
EARTH CHANGE CONTRACTOR:		PHONE:	
LANDSCAPE CONTRACTOR:		PHONE:	
CORE-PIER CONTRACTOR:		PHONE:	
OTHER CONTRACTOR:		PHONE:	
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:	PHONE (A/C, No, Ext): (800) 392-0423	FAX (A/C, No): (866) 779-8102
	E-MAIL ADDRESS: servicenn@assuredpartners.com		
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Cincinnati Casualty Company		28665
	INSURER B: Cincinnati Insurance Company		10677
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

City Hall of Jenks
211 N Elm St
Jenks, OK 74037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

BLOCK 9 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	8,800.00	1001 S. HUSTON AVE. N.
2	8,800.00	1002 S. HUSTON AVE. N.
3	8,800.00	1003 S. HUSTON AVE. N.
4	8,800.00	1004 S. HUSTON AVE. N.
5	8,800.00	1005 S. HUSTON AVE. N.
6	8,800.00	1006 S. HUSTON AVE. N.
7	8,800.00	1007 S. HUSTON AVE. N.
8	8,800.00	1008 S. HUSTON AVE. N.
9	8,800.00	1009 S. HUSTON AVE. N.
10	8,800.00	1010 S. HUSTON AVE. N.
11	8,800.00	1011 S. HUSTON AVE. N.
12	8,800.00	1012 S. HUSTON AVE. N.

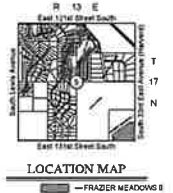
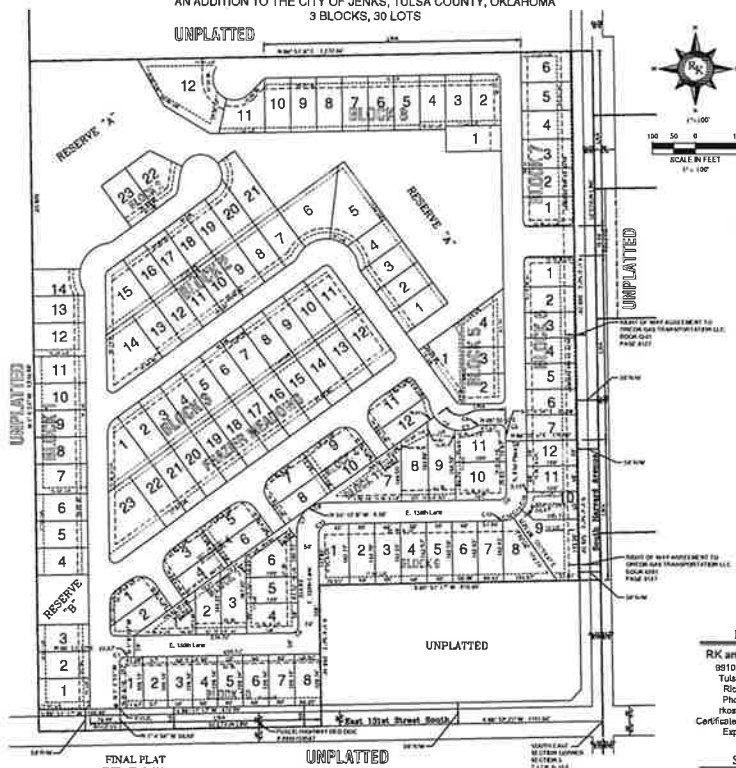
BLOCK 10 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	8,800.00	1001 S. HUSTON AVE. N.
2	8,800.00	1002 S. HUSTON AVE. N.
3	8,800.00	1003 S. HUSTON AVE. N.
4	8,800.00	1004 S. HUSTON AVE. N.
5	8,800.00	1005 S. HUSTON AVE. N.
6	8,800.00	1006 S. HUSTON AVE. N.
7	8,800.00	1007 S. HUSTON AVE. N.
8	8,800.00	1008 S. HUSTON AVE. N.
9	8,800.00	1009 S. HUSTON AVE. N.
10	8,800.00	1010 S. HUSTON AVE. N.
11	8,800.00	1011 S. HUSTON AVE. N.
12	8,800.00	1012 S. HUSTON AVE. N.

BLOCK 11 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	8,800.00	1001 S. HUSTON AVE. N.
2	8,800.00	1002 S. HUSTON AVE. N.
3	8,800.00	1003 S. HUSTON AVE. N.
4	8,800.00	1004 S. HUSTON AVE. N.
5	8,800.00	1005 S. HUSTON AVE. N.
6	8,800.00	1006 S. HUSTON AVE. N.
7	8,800.00	1007 S. HUSTON AVE. N.
8	8,800.00	1008 S. HUSTON AVE. N.
9	8,800.00	1009 S. HUSTON AVE. N.
10	8,800.00	1010 S. HUSTON AVE. N.
11	8,800.00	1011 S. HUSTON AVE. N.
12	8,800.00	1012 S. HUSTON AVE. N.

CURVE DATA TABLE				
NO.	RADIUS	CHORD	CHORD BEING	DELTA
1	15.00	15.00	15.00	90.00
2	15.00	15.00	15.00	90.00
3	15.00	15.00	15.00	90.00
4	15.00	15.00	15.00	90.00
5	15.00	15.00	15.00	90.00
6	15.00	15.00	15.00	90.00
7	15.00	15.00	15.00	90.00
8	15.00	15.00	15.00	90.00
9	15.00	15.00	15.00	90.00
10	15.00	15.00	15.00	90.00
11	15.00	15.00	15.00	90.00
12	15.00	15.00	15.00	90.00
13	15.00	15.00	15.00	90.00
14	15.00	15.00	15.00	90.00
15	15.00	15.00	15.00	90.00
16	15.00	15.00	15.00	90.00
17	15.00	15.00	15.00	90.00
18	15.00	15.00	15.00	90.00
19	15.00	15.00	15.00	90.00
20	15.00	15.00	15.00	90.00
21	15.00	15.00	15.00	90.00
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25	15.00	15.00	15.00	90.00
26	15.00	15.00	15.00	90.00
27	15.00	15.00	15.00	90.00
28	15.00	15.00	15.00	90.00
29	15.00	15.00	15.00	90.00
30	15.00	15.00	15.00	90.00

FRAZIER MEADOWS II

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST,
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
3 BLOCKS, 90 LOTS



LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE JENKS BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE S89°11'17" E ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 131.14 FEET TO A POINT; THENCE N1°17'17" W FOR A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING; THENCE N1°17'17" W FOR A DISTANCE OF 14.14 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11.14 FEET, A LENGTH OF 34.14 FEET, A CHORD BEARING N1°17'17" W FOR A DISTANCE OF 14.14 FEET; THENCE S89°11'17" E FOR A DISTANCE OF 131.14 FEET TO THE POINT OF BEGINNING; AREA CONTAINING 1.14 ACRES, MORE OR LESS.

LEGEND

- UL = UTILITY EASEMENT
- WE = WATERLINE EASEMENT
- LE = LANDSCAPE EASEMENT
- OW = RIGHT OF WAY
- BL = BUILDING LINE
- LA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- POB = POINT OF BEGINNING
- ODE = OVERLAND DRAINAGE EASEMENT
- FE = FENCE EASEMENT
- PLOW = PIPELINE RIGHT OF WAY
- RW = RIGHT OF WAY DEDICATION PER GOVERNANCE

ENGINEER

RK and Associates, PLLC
9810 South Hudson Place
Tulsa, Oklahoma 74137
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@rkassociates.net
Certificate of Authorization No. 4831
Expires June 30, 2025

SURVEYOR

Wallace Design Collective
P.O. Box 648
Chautauk, Oklahoma 74337
Phone: 918(935-0350)
Certificate of Authorization No. 4502
Expires June 30, 2025



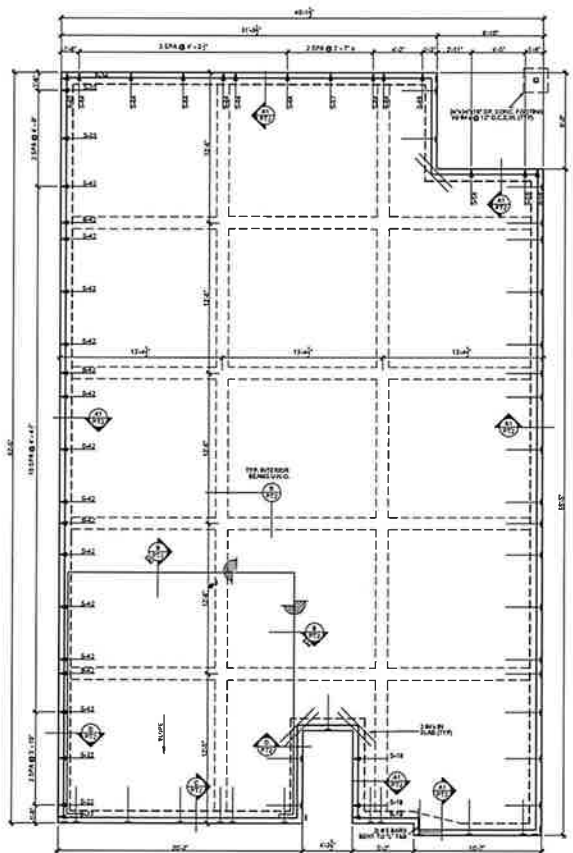
FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat has been approved by the Jenks City Council on _____.

CITY MANAGER

MONUMENT NOTES
3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK
THE DATUM IS
NAVD88

OWNER
Frazier Meadows, LLC
10545 South Memorial Drive
Tulsa, Oklahoma 74133



FOUNDATION PLAN

3/18/11-12

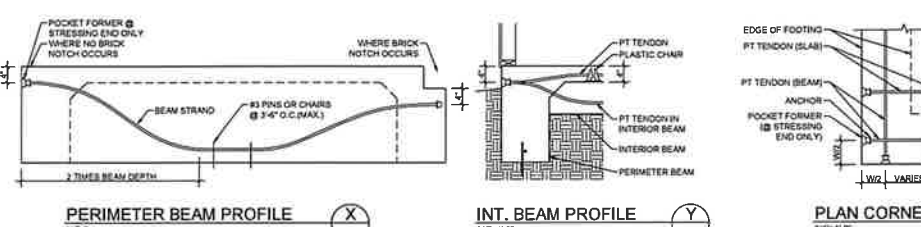
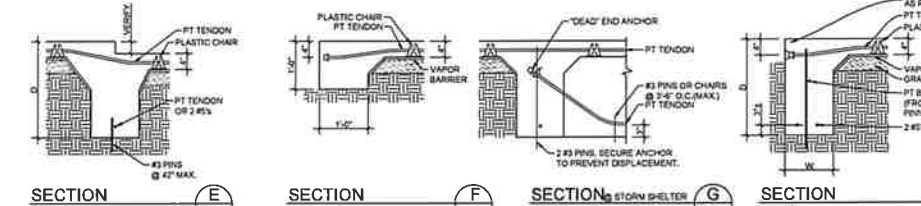
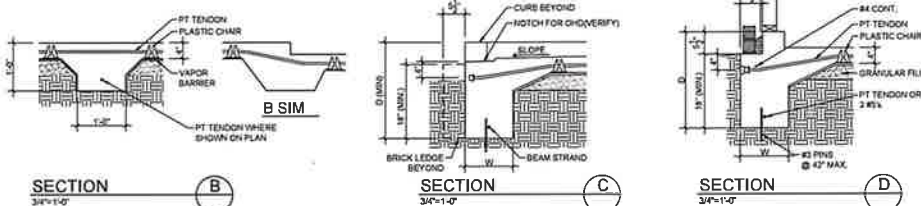
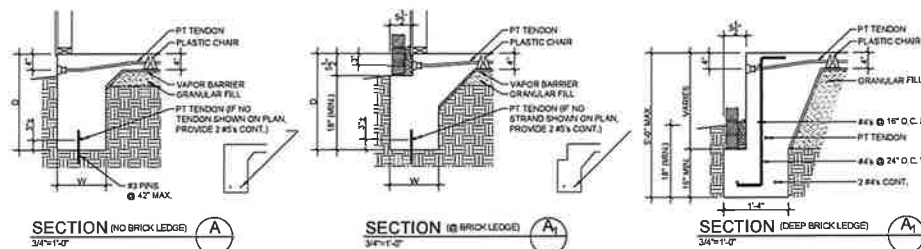


PROJECT:	1950-4 NL2
ADDRESS:	2056 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	3/20/26
REV. DATE:	4/13/26
DRAWN BY:	TW
PROJECT #:	BB942

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 of PT2



GENERAL NOTES

A. DESIGN CRITERIA

1. ALL FOUNDATION DESIGN SHALL BE BASED ON THE FOLLOWING ASSUMPTIONS:

2. ALL FOUNDATION DESIGN SHALL BE BASED ON THE FOLLOWING ASSUMPTIONS:

3. ALL FOUNDATION DESIGN SHALL BE BASED ON THE FOLLOWING ASSUMPTIONS:

B. MATERIALS

1. ALL MATERIALS SHALL BE OF THE FOLLOWING QUALITY:

2. ALL MATERIALS SHALL BE OF THE FOLLOWING QUALITY:

3. ALL MATERIALS SHALL BE OF THE FOLLOWING QUALITY:

C. CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE OF THE FOLLOWING QUALITY:

2. ALL CONSTRUCTION SHALL BE OF THE FOLLOWING QUALITY:

3. ALL CONSTRUCTION SHALL BE OF THE FOLLOWING QUALITY:

D. TENDON PLACEMENT

1. ALL TENDON PLACEMENT SHALL BE OF THE FOLLOWING QUALITY:

2. ALL TENDON PLACEMENT SHALL BE OF THE FOLLOWING QUALITY:

3. ALL TENDON PLACEMENT SHALL BE OF THE FOLLOWING QUALITY:

E. STRENGTH

1. ALL STRENGTH SHALL BE OF THE FOLLOWING QUALITY:

2. ALL STRENGTH SHALL BE OF THE FOLLOWING QUALITY:

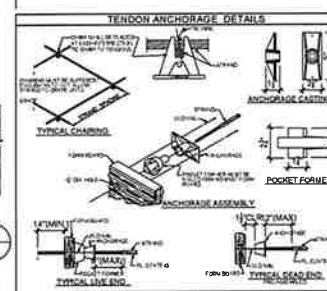
3. ALL STRENGTH SHALL BE OF THE FOLLOWING QUALITY:

F. LIMITATIONS

1. ALL LIMITATIONS SHALL BE OF THE FOLLOWING QUALITY:

2. ALL LIMITATIONS SHALL BE OF THE FOLLOWING QUALITY:

3. ALL LIMITATIONS SHALL BE OF THE FOLLOWING QUALITY:



PROJECT: 1950-4 NL2

ADDRESS: 2056 E 130TH LN S

CITY/STATE: JENKS, OK

CLIENT: SCHUBER MITCHELL

DATE: 3/20/26

REV. DATE: 4/13/26

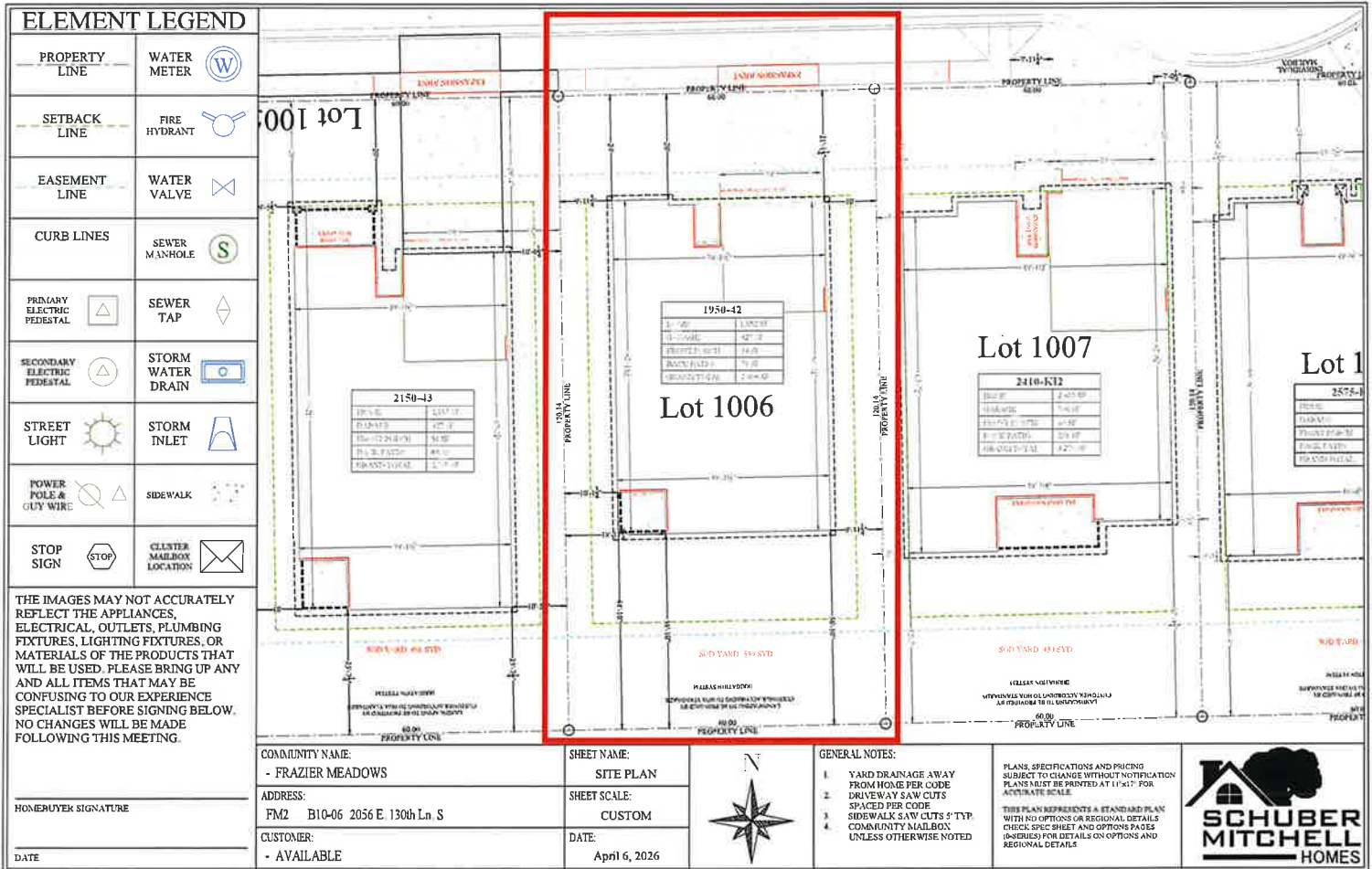
DRAWN BY: TH

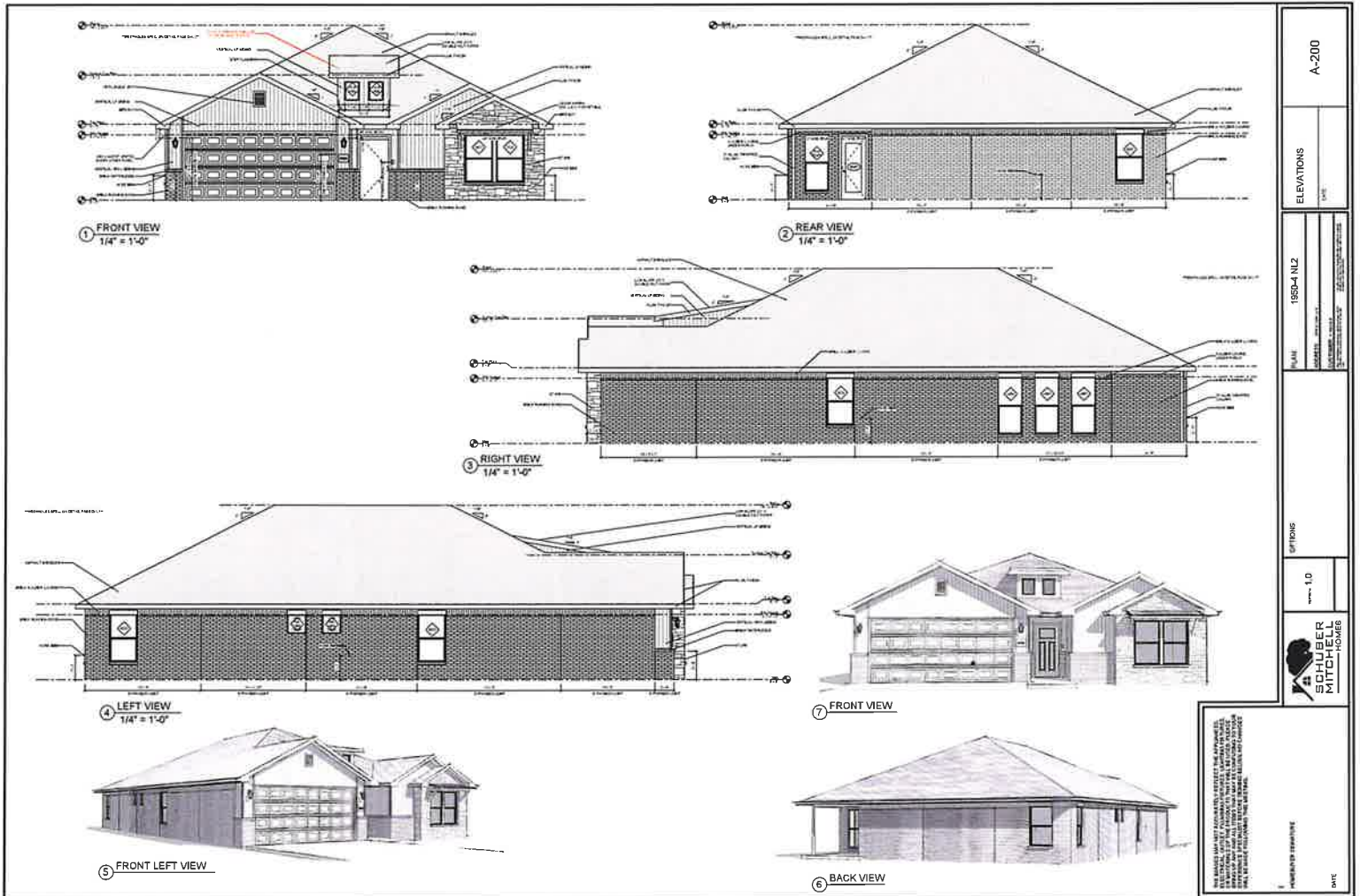
PROJECT #: 88942

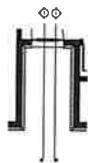
FOUNDATION DETAILS

SHEET

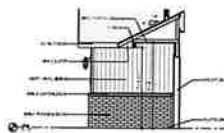
PT2 or PT2



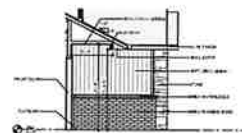




① ELEVATION DETAIL REFERENCE PLAN
1/4" = 1'-0"



② DETAIL ELEVATION 1
1/4" = 1'-0"



③ DETAIL ELEVATION 2
1/4" = 1'-0"

NOT A DESIGN. THIS IS A REFERENCE PLAN. THE ARCHITECT'S
DESIGN SHALL BE BASED ON THE INFORMATION PROVIDED
HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND APPROVALS
FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE
FOR THE DESIGN OF THE PROJECT.

1
HOMERICH'S SIGNATURE

DATE



SCALE 1.0

OPTIONS

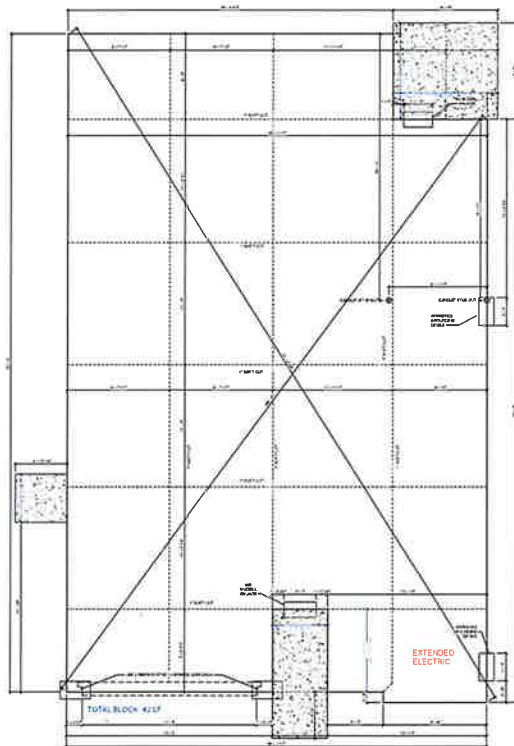
PLAN 1950-4 NL2
REVISIONS
DATE
BY

ELEVATIONS

A-201

MUDSILL ANCHORS TO BE SPACED 4' MAXIMUM AROUND HOME PERIMETER
1' ABOVE CURB MINIMUM

FLATWORK SHOWN IS TO BE POURED DURING PHASE 1



① S-100 SLAB PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
Room	Area
Back Porch	143 SF
Front Porch	122 SF
Garage	417 SF
Home	1505 SF
Grand Total	2517 SF

S-100

SLAB PLAN

1950-4 NL2

DATE: 01/11/2011

BY: [Signature]

1/11/2011 10:10:10 AM

OPTIONS

1:0

SCHUBER
MITCHELL
ARCHITECTS

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SCHUBER MITCHELL ARCHITECTS. VIOLATION OF THIS NOTICE MAY BE SUBJECT TO LEGAL ACTION.

HOMEOWNER SIGNATURE

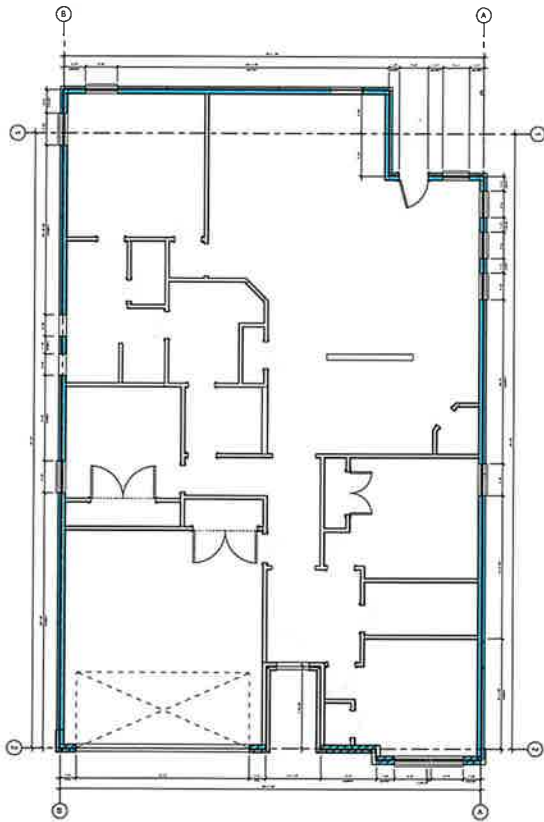
DATE



③ WINDOW TRIM DETAIL
1 1/2" = 1'-0"

THE BIDDERS MAY NOT ACCURATELY REFLECT THE ASSUMES IN ELECTRICAL, OUTLET, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PROJECTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONTRARY TO YOUR EXPERIENCES 30 DAYS BEFORE BIDDING BEGINS. NO CHANGES WILL BE MADE FOLLOWING THE MEETING.

 SCHUBER MITCHELL POWER	10	OPENING	PLAN	1890-4 NL2	FRAMING PLAN	A-100
	10	10	10	10	10	10

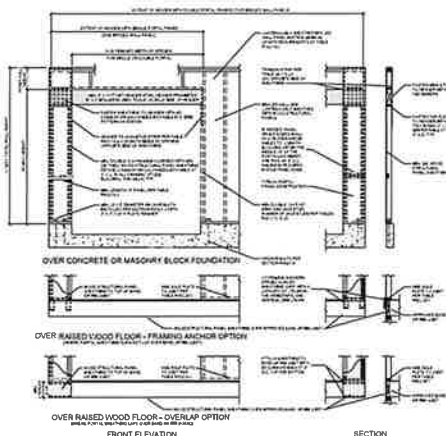


① A-120 BRACING PLAN
1/4" = 1'-0"

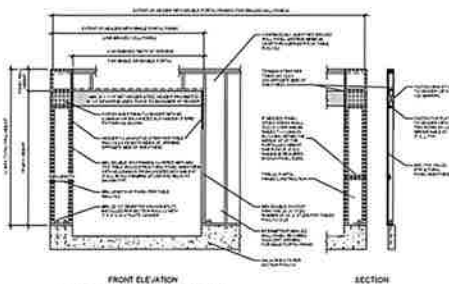
BRACING LEGEND	
	2x4 @ 12"
	2x6 @ 12"
	2x8 @ 12"
	2x10 @ 12"
	2x12 @ 12"
	2x14 @ 12"
	2x16 @ 12"
	2x18 @ 12"
	2x20 @ 12"
	2x22 @ 12"
	2x24 @ 12"
	2x26 @ 12"
	2x28 @ 12"
	2x30 @ 12"
	2x32 @ 12"
	2x34 @ 12"
	2x36 @ 12"
	2x38 @ 12"
	2x40 @ 12"
	2x42 @ 12"
	2x44 @ 12"
	2x46 @ 12"
	2x48 @ 12"
	2x50 @ 12"
	2x52 @ 12"
	2x54 @ 12"
	2x56 @ 12"
	2x58 @ 12"
	2x60 @ 12"
	2x62 @ 12"
	2x64 @ 12"
	2x66 @ 12"
	2x68 @ 12"
	2x70 @ 12"
	2x72 @ 12"
	2x74 @ 12"
	2x76 @ 12"
	2x78 @ 12"
	2x80 @ 12"
	2x82 @ 12"
	2x84 @ 12"
	2x86 @ 12"
	2x88 @ 12"
	2x90 @ 12"
	2x92 @ 12"
	2x94 @ 12"
	2x96 @ 12"
	2x98 @ 12"
	2x100 @ 12"

THIS BRACING PLAN WAS PREPARED BY THE ARCHITECT FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

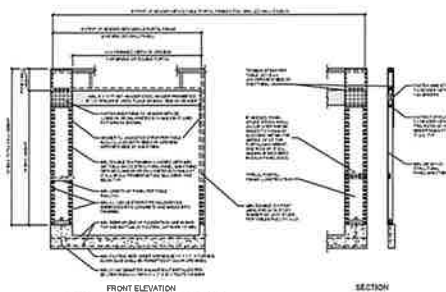
PROJECT: 1850-4 NL2 SHEET: 1850-4 NL2 DATE: 10/10/2017 BY: [Signature]		BRACING PLAN A-120
OPTION: 1.0 SCALE: 1/4" = 1'-0"		SCHUBERT NITID HOMES
PROJECT: 1850-4 NL2 SHEET: 1850-4 NL2 DATE: 10/10/2017 BY: [Signature]		BRACING PLAN A-120



FOR SI 1 INCH x 25.4 MM, 1 FOOT x 304.8 MM
FIGURE R62.10.6 METHOD C6FF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



FOR SI 1 INCH x 25.4 MM, 1 FOOT x 304.8 MM
FIGURE R62.10.6.3 METHOD PFG—PORTAL FRAME PANEL AT GARAGE IN SEISMIC DESIGN CATEGORIES A, B AND C



FOR SI 1 INCH x 25.4 MM, 1 FOOT x 304.8 MM
FIGURE R62.10.6.2 METHOD PFM—PORTAL FRAME WITH HOLD-DOWNS

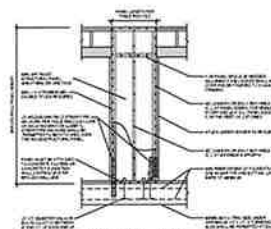


FIGURE R62.10.6.1 METHOD ABW—ALTERNATE BRACED WALL PANEL

THE USER MAY NOT ACCURATELY REPRODUCE THE INFORMATION CONTAINED HEREIN FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SCHUBERT NITCO COMPANY. ANY REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE SCHUBERT NITCO COMPANY IS PROHIBITED.

DATE



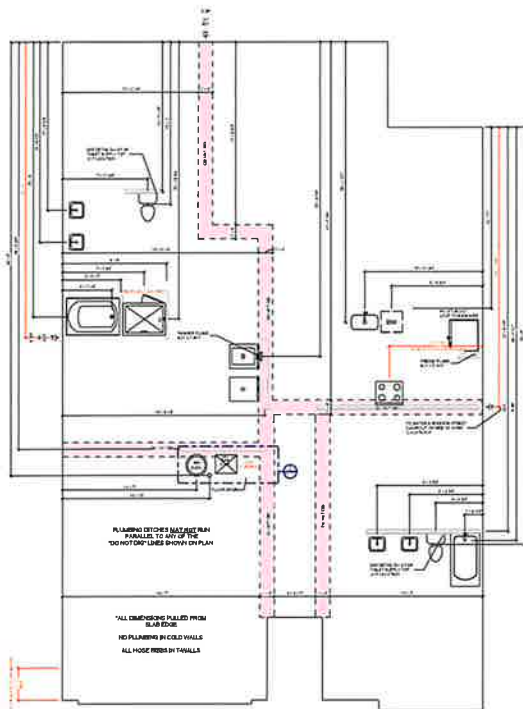
OPTION

SCALE 1.0

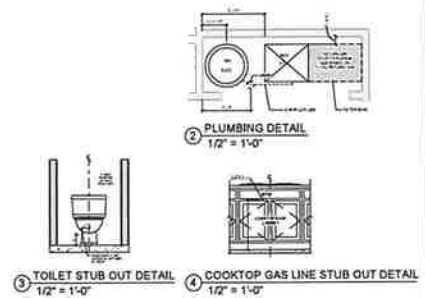
PLAN 1850-4 NL2

BRACING DETAILS

A-122



① P-100 PLUMBING PLAN
 1/4" = 1'-0"



THIS PLAN AND ALL ATTACHED SPECIFICATIONS
 TO BE USED FOR THE CONSTRUCTION OF THE
 PLUMBING SYSTEM. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND FOR THE PROTECTION OF ALL
 EXISTING UTILITIES. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR THE PROTECTION OF ALL
 EXISTING UTILITIES. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR THE PROTECTION OF ALL
 EXISTING UTILITIES.

P-100	
PLUMBING PLAN	1950-4 N12
DATE: 03-11-14	BY: J. SCHUBERT
PROJECT: 1950-4 N12	10
SCHUBERT NITCHELL PLUMBING & HEATING	
CONTRACTOR SIGNATURE:	DATE:



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

RES-2026-0047

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:	
DATE RECEIVED: 4/9/2026		Water and Sewer Tap Fees must be paid before permit will be issued. OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: <u>LNU</u> Construction shall comply with OUBC 2018 Residential Code.	
BUILDING ADDRESS: 2060 E 130th Ln S			
LOT: 7 BLOCK: 10 ADDITION: Frazier Meadows			
SECTION: 5 TOWNSHIP: 17N RANGE: 13E			
OWNER: Schuber Mitchell Homes PHONE: 417-529-5372			
BUILDING CONTRACTOR: Schuber Mitchell Homes CELL PHONE: 417-529-5372			
ADDRESS: 2340 S Rangeline Rd. CITY: Joplin STATE: MO ZIP: 64804			
OFFICE PHONE: 417-529-5372 FAX: EMAIL: productionsupport@schubermitchell.com			
PROPOSED USE: Residential Construction ZONING DISTRICT: <u>Plat - 1110</u>			
LOT FRONTAGE: 60' AVERAGE DEPTH: 120.14'			
BUILDING: WIDTH: 49'-10" DEPTH: 63'-7"			
NO. DWELLING UNITS: 1 EXT WALLS: masonry			
INT WALLS: Drywall ROOF: Asphalt			
EASEMENTS:			
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.			
ESTIMATE TOTAL COST OF BUILDING: \$265,100 <u>\$1 288,680</u>			
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.			
ZONING / CITY CODE REQUIREMENTS			
PROPERTY LOCATED IN FLOODPLAIN: ☐ Yes ☒ No INSURANCE VERIFICATION PROVIDED ☒ Liability ☒ WC ☐ CITY OF JENKS FLOODPLAIN DEVELOPMENT PERMIT ☐ FEDERAL ELEVATION CERTIFICATE			
PARKING: BUILDING SETBACK FROM CENTERLINE OF STREET: BUILDING LINE: SETBACKS: 20' SIDE: 5' SIDE: 5' EXTERIOR SIDE: REAR: 20'			

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector:	Date:	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ - TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schuber Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing		LICENSE NO. 00150275	PHONE: 479-756-1099
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical		LICENSE NO. 00113116	PHONE: 479-756-1099
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical		LICENSE NO. 094608	PHONE: 479-756-1099
EARTH CHANGE CONTRACTOR:			PHONE:
LANDSCAPE CONTRACTOR:			PHONE:
CORE-PIER CONTRACTOR:			PHONE:
OTHER CONTRACTOR:			PHONE:
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			



SCHUMIT-01

S4PDAMCHEVSKI

DATE (MM/DD/YYYY)

10/7/2025

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME:	PHONE (A/C, No, Ext): (800) 392-0423		FAX (A/C, No): (866) 779-8102
	E-MAIL ADDRESS:	servicenn@assuredpartners.com		
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801	INSURER(S) AFFORDING COVERAGE			NAIC #
	INSURER A : Cincinnati Casualty Company			28665
	INSURER B : Cincinnati Insurance Company			10677
	INSURER C :			
	INSURER D :			
	INSURER E :			
INSURER F :				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:		MED EXP (Any one person) \$				
	☐ POLICY ☒ PROJECT ☐ LOC		PERSONAL & ADV INJURY \$ 1,000,000				
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐						BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☐ N	N/A	E.L. EACH ACCIDENT \$ 1,000,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below		E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
			E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274
EACH OCCURRENCE \$1,000,000
DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000
PERSONAL & ADV INJURY \$1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: Project
GENERAL AGGREGATE \$2,000,000
PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

City Hall of Jenks 211 N Elm St Jenks, OK 74037	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

ACORD 25 (2016/03)

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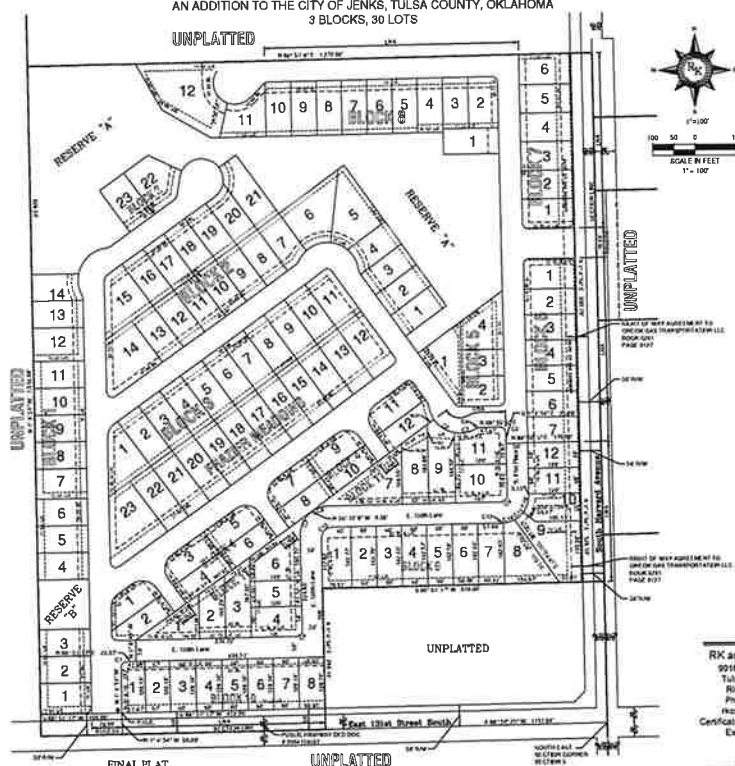
The ACORD name and logo are registered marks of ACORD

BLOCK 10 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
1	5,764.52	2345 E. 13TH AVE. N.
2	5,764.76	2345 E. 13TH AVE. N.
3	5,764.12	2345 E. 13TH AVE. N.
4	5,764.12	2345 E. 13TH AVE. N.
5	5,764.12	2345 E. 13TH AVE. N.
6	5,764.12	2345 E. 13TH AVE. N.
7	5,764.12	2345 E. 13TH AVE. N.
8	5,764.12	2345 E. 13TH AVE. N.

[illegible]

NO.	RADIUS	CURVE LENGTH	CHORD LENGTH	DELTA
0.0	10.00	15.71	10.00	90.0000
0.1	10.00	15.71	10.00	90.0000
0.2	10.00	15.71	10.00	90.0000
0.3	10.00	15.71	10.00	90.0000
0.4	10.00	15.71	10.00	90.0000
0.5	10.00	15.71	10.00	90.0000
0.6	10.00	15.71	10.00	90.0000
0.7	10.00	15.71	10.00	90.0000
0.8	10.00	15.71	10.00	90.0000
0.9	10.00	15.71	10.00	90.0000
1.0	10.00	15.71	10.00	90.0000
1.1	10.00	15.71	10.00	90.0000
1.2	10.00	15.71	10.00	90.0000
1.3	10.00	15.71	10.00	90.0000
1.4	10.00	15.71	10.00	90.0000
1.5	10.00	15.71	10.00	90.0000
1.6	10.00	15.71	10.00	90.0000
1.7	10.00	15.71	10.00	90.0000
1.8	10.00	15.71	10.00	90.0000
1.9	10.00	15.71	10.00	90.0000
2.0	10.00	15.71	10.00	90.0000

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE¼ OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
3 BLOCKS, 30 LOTS



LEGAL DESCRIPTION

[illegible]

LEGEND

- | | |
|---------|--|
| WE | WATERLINE EASEMENT |
| WE | WATERLINE EASEMENT |
| WE | WATERLINE EASEMENT |
| R/W | RIGHT OF WAY |
| BL | BUILDING LINE |
| LNA | LIMITS OF NO ACCESS |
| ACC | LIMITS OF ACCESS |
| POB | POINT OF BEGINNING |
| CDE | CROWN AND DRAINAGE EASEMENT |
| F/E | FENCIBLE EASEMENT |
| P/R/W | PRIVATE RIGHT OF WAY |
| R/W DED | RIGHT OF WAY DEED OR DEED PER CONTRARY |

ENGINEER

RX and Associates, PLC
9010 South Hudson Place
Tulsa, Oklahoma 74137
Richard Kosman, P.E.
Phone: 918(277-4764)
Kosman@rxplcglobal.net
Certificate of Authorization No. 4837
Expires June 30, 2025

SURVEYOR

Wallace Design Collective
P.O. Box 848
Chouteau, Oklahoma 74237
Phone 918/335-0350
Certificate of Authorization No. 4502
Expires June 30, 2025



DOI: 10.1002/for

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jackson City Council

MAYOR - VICE MAYOR

This agreement is void if the above signature
is not witnessed by the City Manager.

CITY MANAGER

MONUMENT NOTES

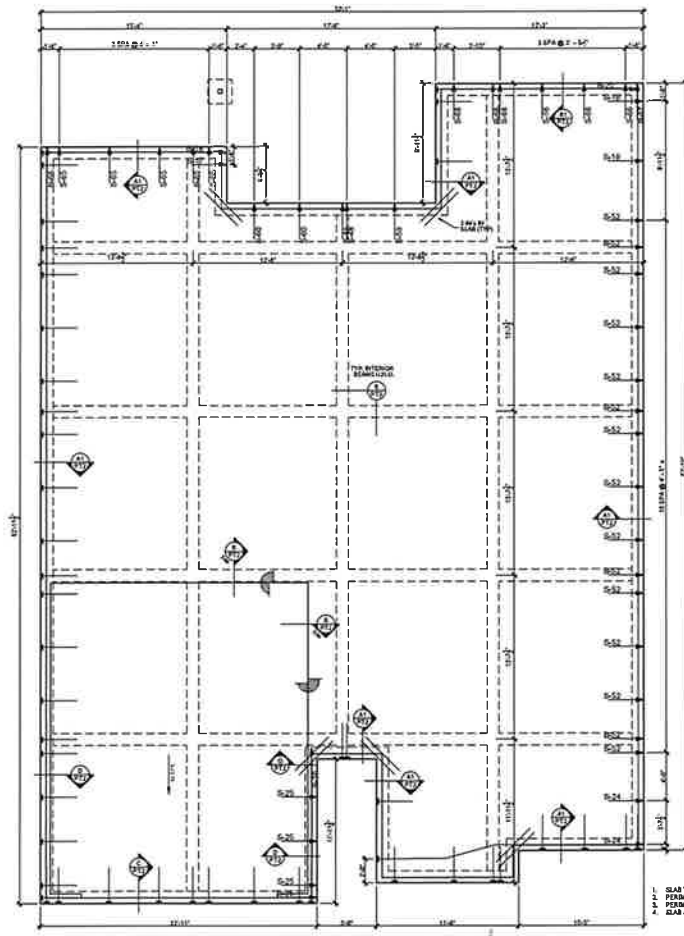
3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

Frazier Meadows, LLC
10545 South Memorial Drive
Tulsa, Oklahoma 74133



FOUNDATION PLAN

3/16"=1'-0"



PROJECT:	2410-K12
ADDRESS:	2060 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	3/20/26
REV. DATE:	4/6/26
DRAWN BY:	TW
PROJECT #:	BB937

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 OF PT2

ELEMENT LEGEND

PROPERTY LINE	WATER METER	
SETBACK LINE	FIRE HYDRANT	
EASEMENT LINE	WATER VALVE	
CURB LINES	SEWER MANHOLE	
PRIMARY ELECTRIC PEDESTAL	SEWER TAP	
SECONDARY ELECTRIC PEDESTAL	STORM WATER DRAIN	
STREET LIGHT	STORM INLET	
POWER POLE & GUY WIRE	SIDEWALK	
STOP SIGN	CLIENT MAILBOX LOCATION	

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOME BUYER SIGNATURE _____

DATE _____

COMMUNITY NAME:
- FRAZIER MEADOWS

ADDRESS:
FM2 B10-07 2060 E. 130th Ln. S.

CUSTOMER:
- AVAILABLE

SHEET NAME:
SITE PLAN

SHEET SCALE:
CUSTOM

DATE:
March 30, 2026

N



GENERAL NOTES:

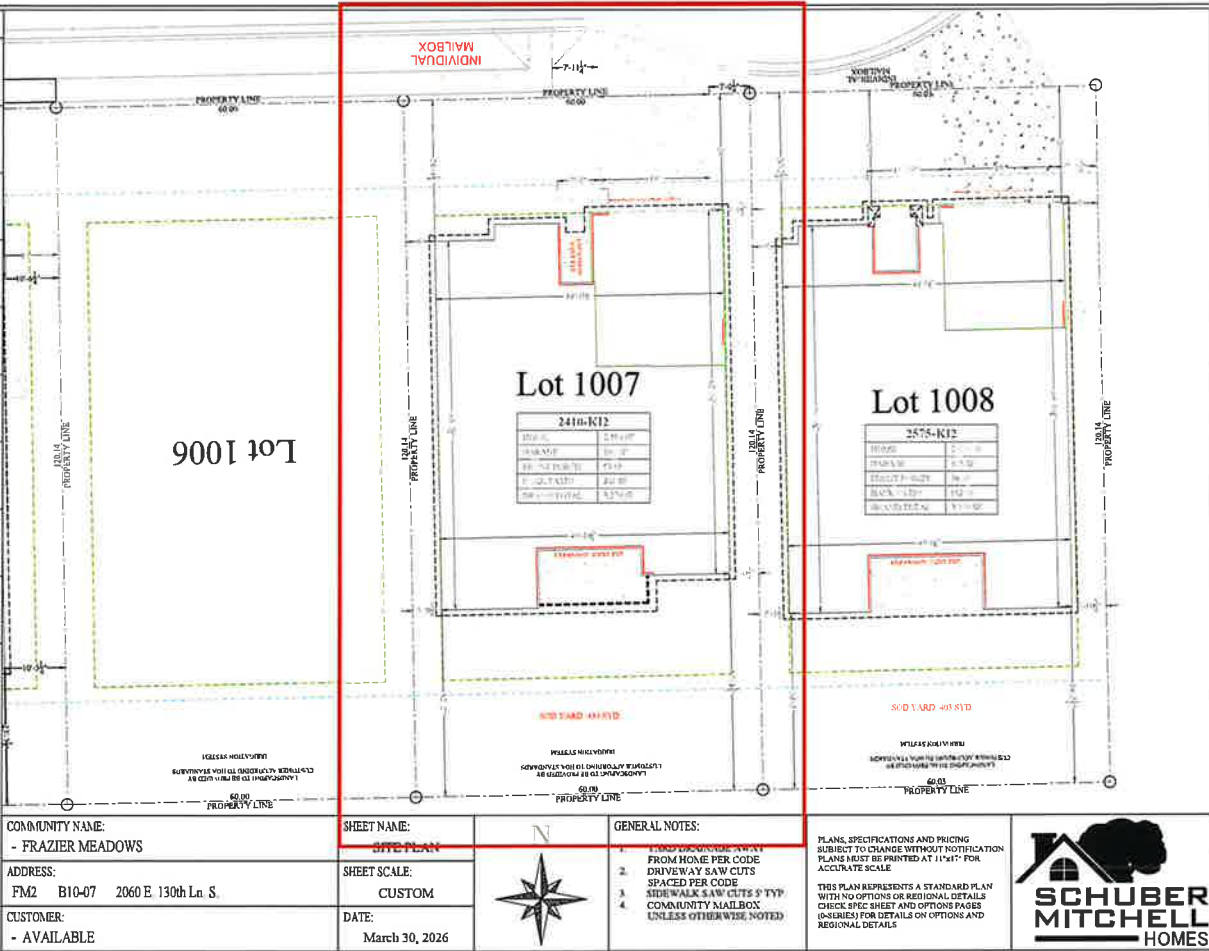
1. 1"=20' HORIZONTAL SCALE
2. FROM HOME PER CODE DRIVEWAY 8'x10' CUTS SPACED PER CODE
3. SIDEWALK 5'x10' CUTS 5' TYP
4. COMMUNITY MAILBOX UNLESS OTHERWISE NOTED

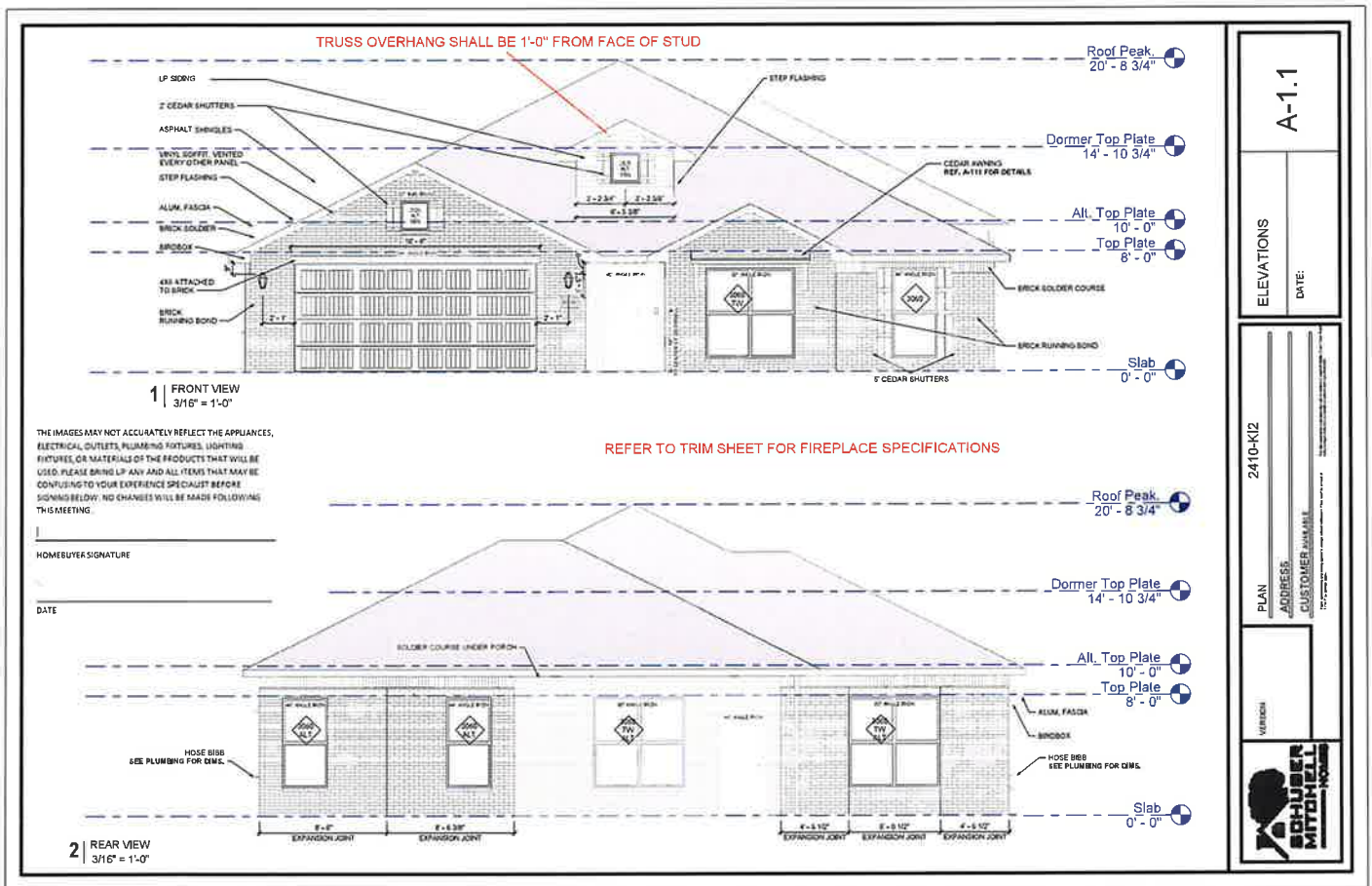
PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"x17" FOR ACCURATE SCALE.

THIS PLAN REPRESENTS A STANDARD PLAN WITH NO OPTIONS OR REGIONAL DETAILS. CHECK SPEC SHEET AND OPTIONS PAGES (SHOWN) FOR DETAILS ON OPTIONS AND REGIONAL DETAILS.



SCHUBER MITCHELL HOMES





A-1.1

ELEVATIONS

DATE:

2410-K12

PLAN ADDRESS: CUSTOMER NAME

VERSION

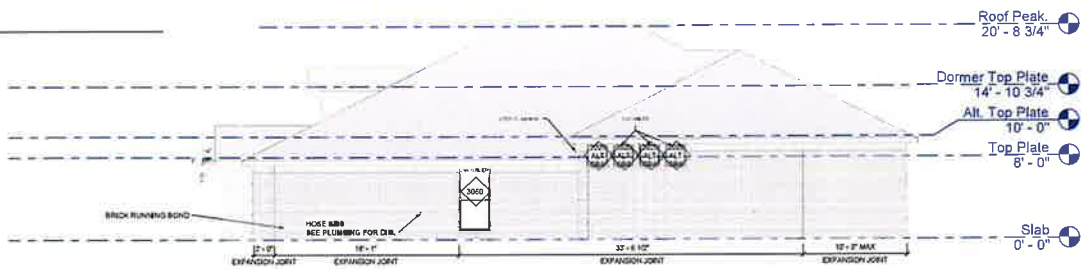
SCHUBER MITCHELL

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO YOUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

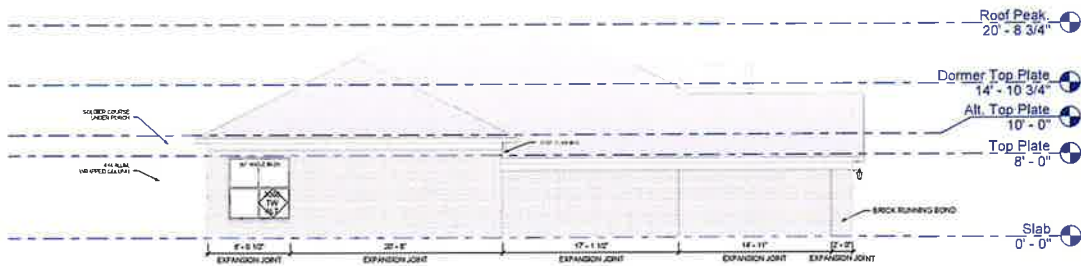
HOMEOWNER SIGNATURE _____

DATE _____

1 RIGHT VIEW
1/8" = 1'-0"



2 LEFT VIEW
1/8" = 1'-0"



A-1.2

ELEVATIONS

DATE: _____

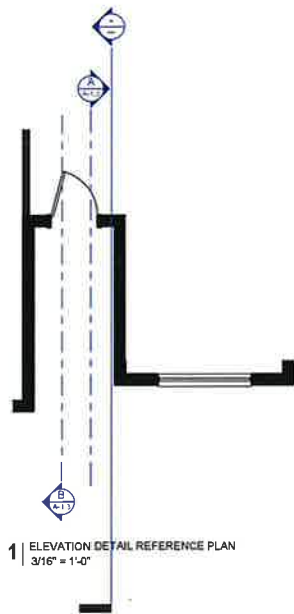
2410-K12

PLAN ADDRESS

CUSTOMER SIGNATURE _____

VERSION

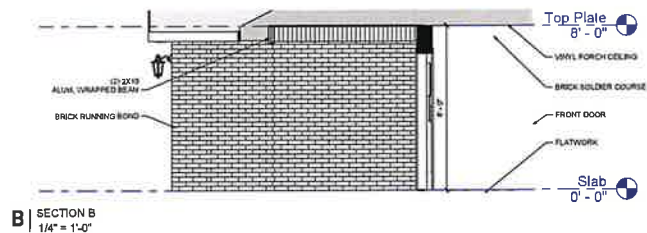
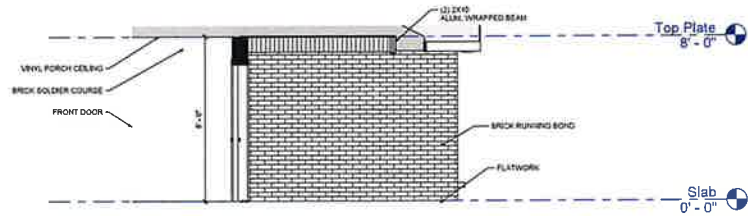




THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO YOUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOMEOWNER SIGNATURE

DATE



A-1.3

ELEVATIONS
DATE:

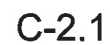
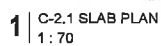
2410-K12

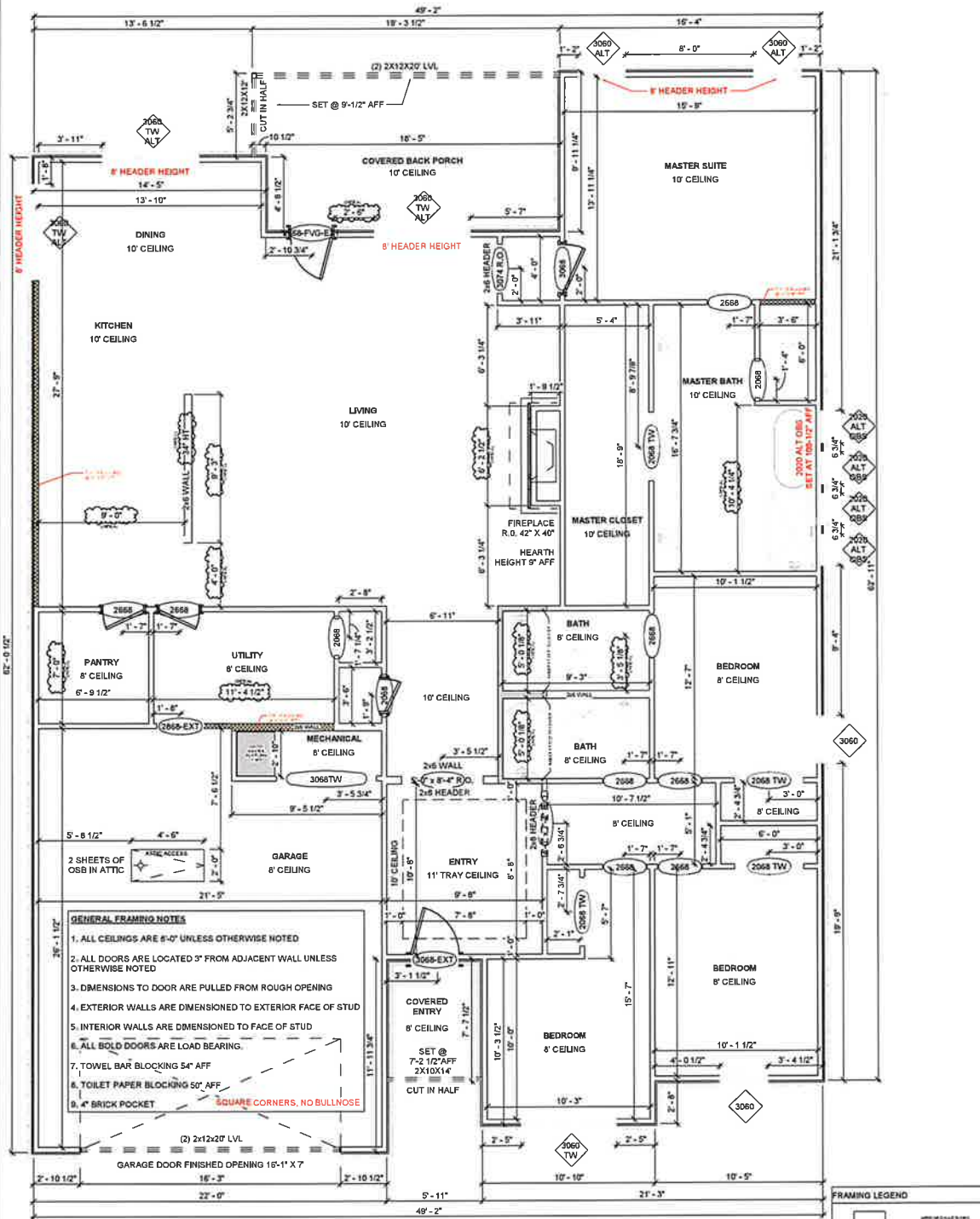
PLAN
ADDRESS
CUSTOMER AVAILABLE

VERSION



FLATWORK SHOWN IS TO BE POURED DURING PHASE 1





1 | C-3.1 FRAMING PLAN
1 : 70



VERSION

PLAN

2410-KI2

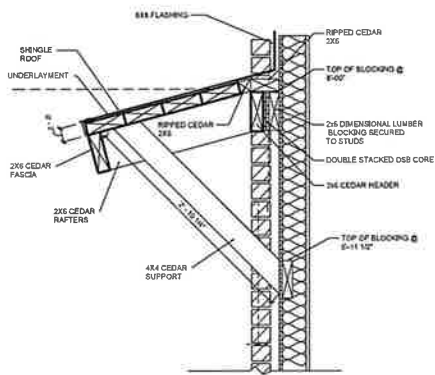
ADDRESS

CUSTOMER AVAILABLE

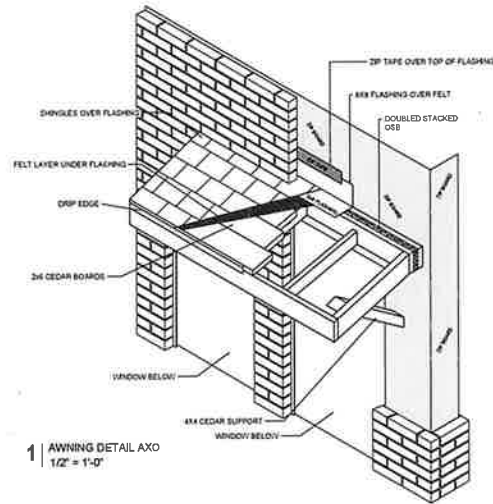
FRAMING PLAN

DATE:

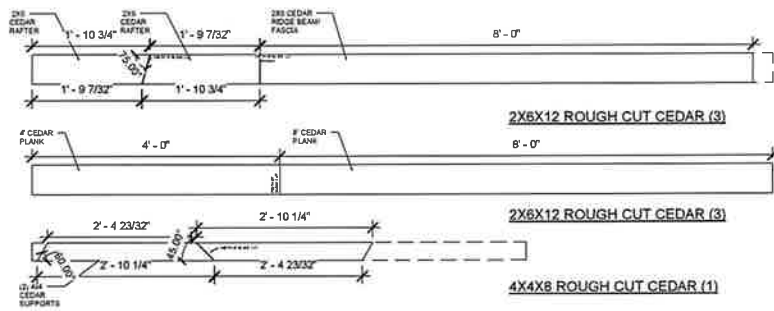
C-3.1



2 | AWNING DETAIL SECTION
1" = 1'-0"



1 | AWNING DETAIL AXO
1/2" = 1'-0"



3 | AWNING CUTS DIAGRAM
3/4" = 1'-0"

C-3.6

FRAMING PLAN
DATE:

PLAN 2410-K12
ADDRESS

CUSTOMER

AVAILABLE

Notes: Specifications and pricing subject to change without notice. Please consult the architect for details.

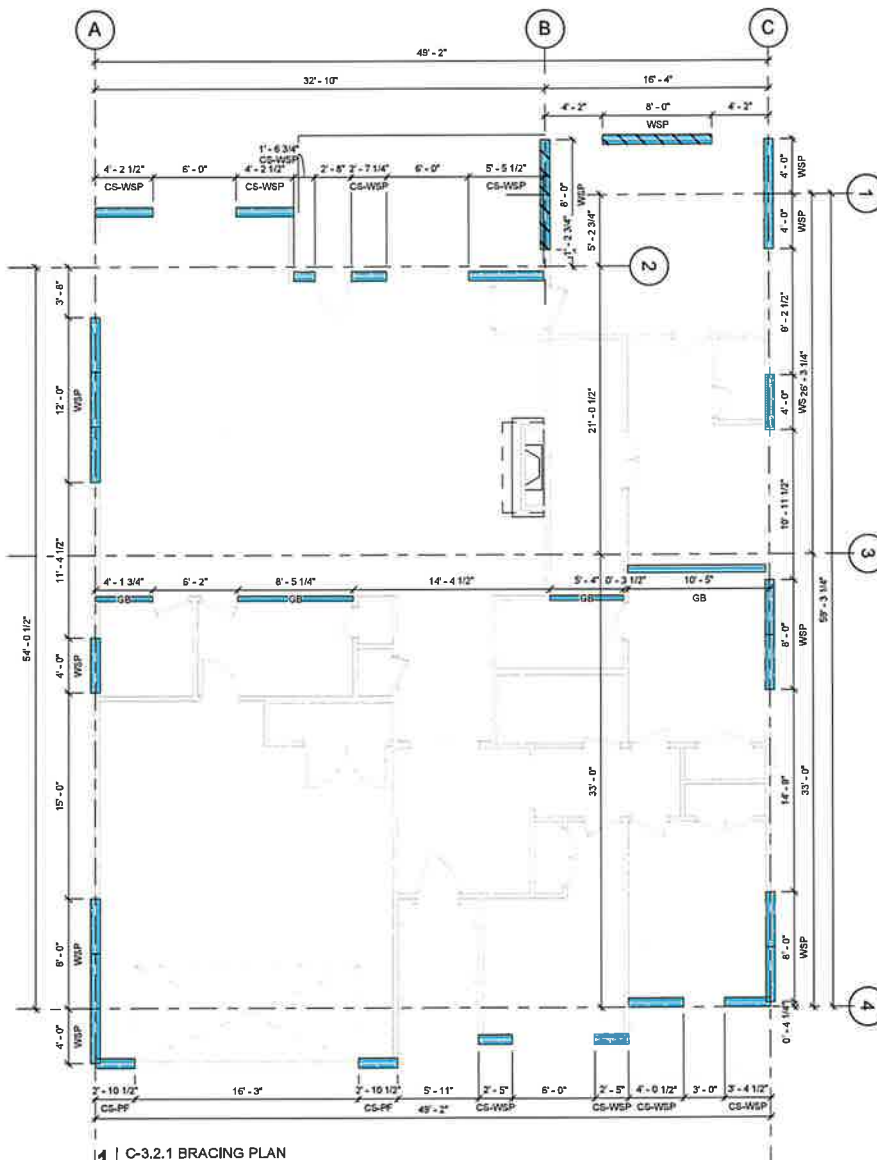
© 2012 Schuchman Mitchell

1/2" = 1'-0"

BRACING LEGEND

	APPROVED HOLD DOWNS
	HTT4 BRACING
	BRACED WALL PANEL
	ALL HORIZONTAL JOINTS - BLOCKING REQ'D
	BRACED WALL LINE

WSP - WOOD STRUCTURAL PANEL
 ABW - ALTERNATIVE BRACED WALL PANEL
 PH - PORTAL FRAME W/ HOLD DOWNS
 CS-WSP - CONTINUOUSLY SHEATHED WOOD
 STRUCTURAL PANEL
 CS-G - CONTINUOUSLY SHEATHED GARAGE
 GP - GYPSUM BOARD BRACED WALL



C-3.2.1 BRACING PLAN
 1/8" = 1'-0"



VERSION

PLAN

2410-K12

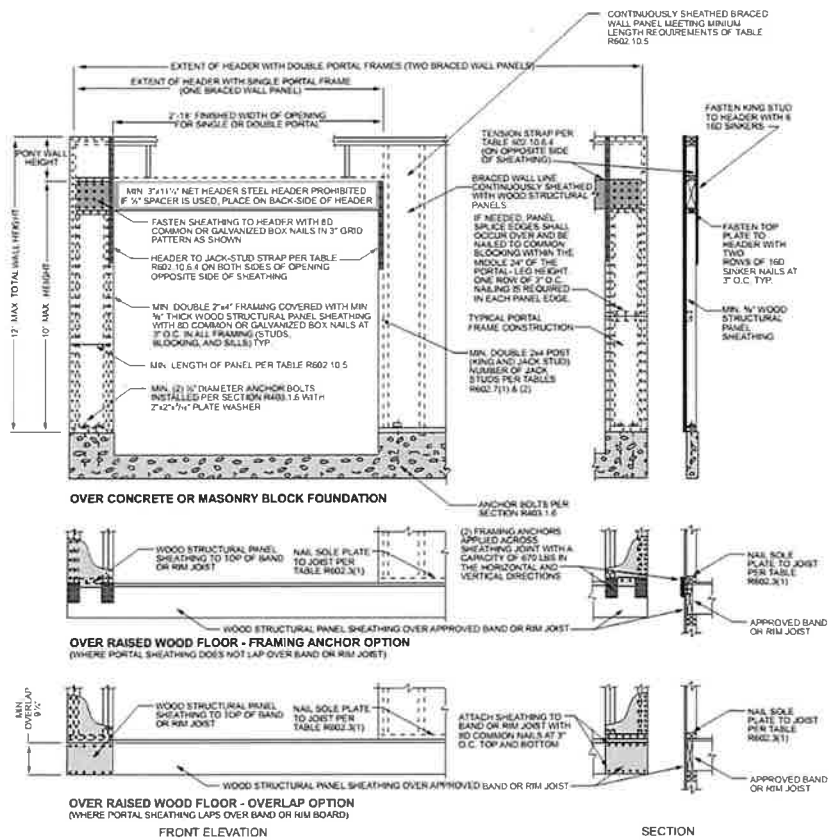
ADDRESS

CUSTOMER AVAILABLE

BRACING PLAN

DATE:

C-3.2.1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



VERSION

PLAN

2410-KI2

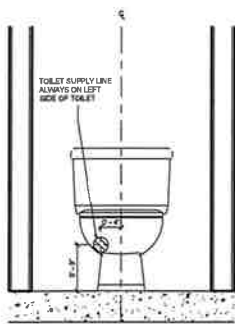
ADDRESS

CUSTOMER AVAILABLE

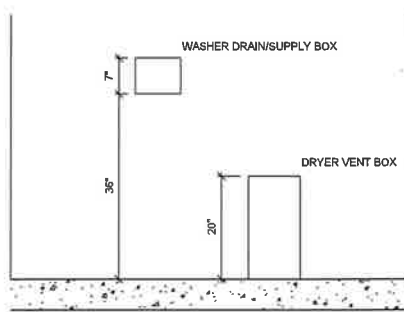
BRACING DETAILS

DATE:

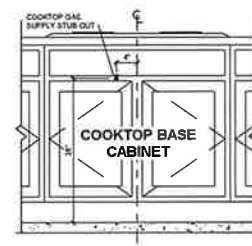
C-3.2.2



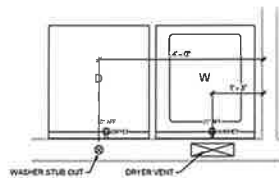
3 | TOILET STUB-OUT DETAIL
3/4" = 1'-0"



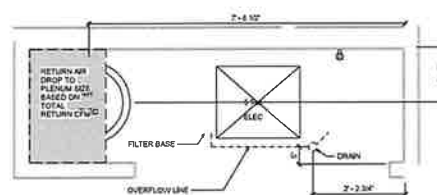
4 | WASHER/DRYER HEIGHT DETAIL
3/4" = 1'-0"



5 | COOKTOP GAS LINE STUB OUT DETAIL
3/4" = 1'-0"



2 | PLUMBING PLAN - UTILITY
1/2" = 1'-0"



1 | PLUMBING PLAN - MECHANICAL CLOSET
1/2" = 1'-0"

C-5.2

PLUMBING DETAILS

DATE:

2410-K12

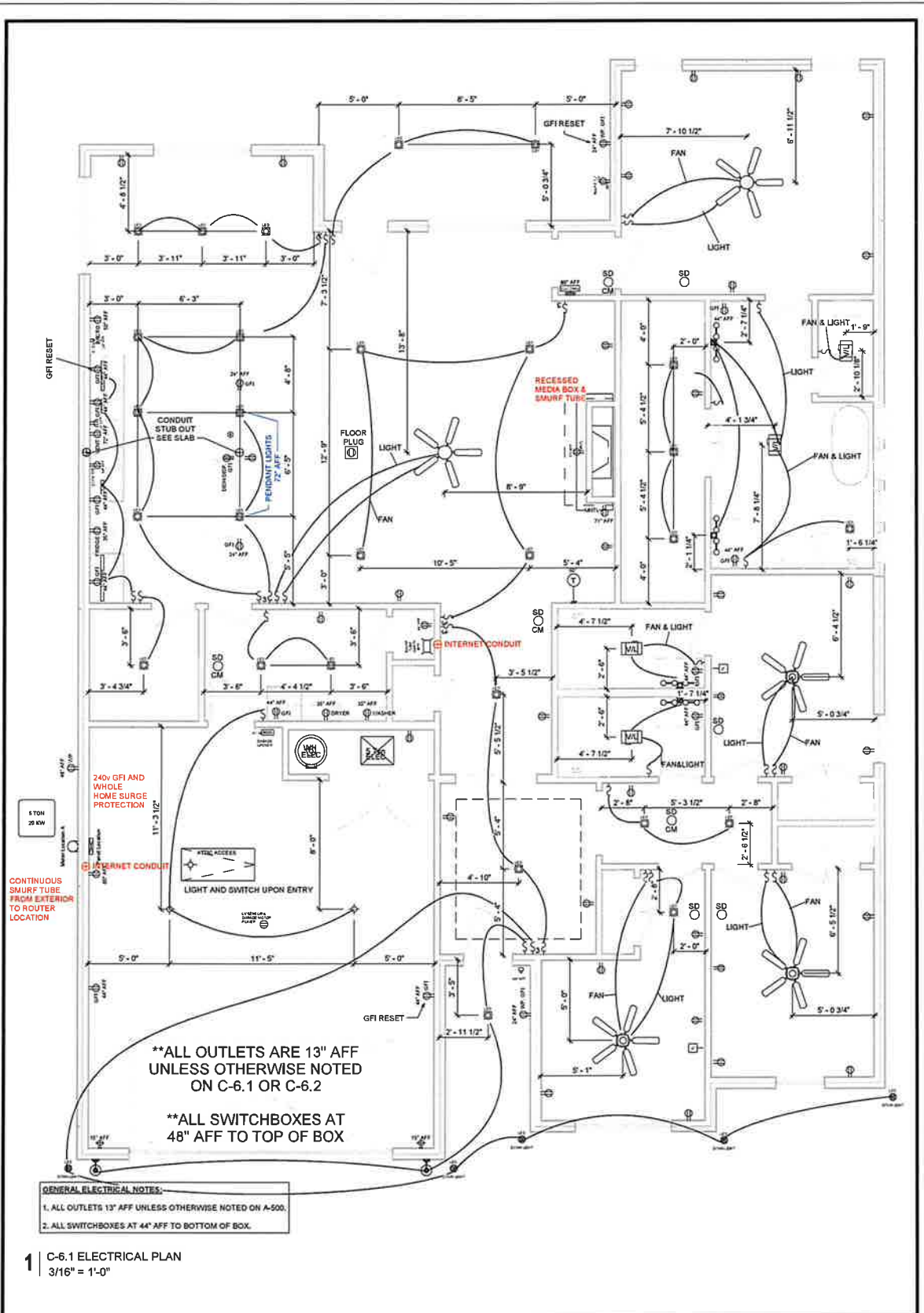
PLAN

ADDRESS

CUSTOMER NAME

VERSION





	VERSION	PLAN	2410-K12	ELECTRICAL PLAN	C-6.1
		ADDRESS			
		CUSTOMER AVAILABLE			



CITY OF JENKS RESIDENTIAL BUILDING PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

Res-2026-0040

CERTIFICATE OF OCCUPANCY:		BUILDING PERMIT NO.:	
DATE RECEIVED: 4/2/2026		<i>4/2/26 (SD)</i>	
BUILDING ADDRESS: 2064 E 130th Ln S			
LOT: 8	BLOCK: 10	ADDITION: Frazier Meadows	
SECTION: 5	TOWNSHIP: 17N	RANGE: 13E	
OWNER: Schuber Mitchell Homes		PHONE: 417-529-5372	
BUILDING CONTRACTOR: Schuber Mitchell Homes		CELL PHONE: 417-529-5372	
ADDRESS: 2340 S Rangeline Rd.		CITY: Joplin	STATE: MO ZIP: 64804
OFFICE PHONE: 417-529-5372 FAX:		EMAIL: productionsupport@schubermitchell.com	
PROPOSED USE: Residential Construction		ZONING DISTRICT: RS-2	
LOT FRONTAGE: 60'	AVERAGE DEPTH: 120.14'	HEIGHT AND SIZE	
		Number of Stories: 1	Height: 24'-6"
BUILDING:	WIDTH: 49' DEPTH: 66'-10"	Square Feet of: 1 st Floor	2576
		2 nd Floor	
		3 rd Floor	
		Garage	515
		Total Square Feet	3330
		Total Lot Area Square Feet	7200
NO. DWELLING UNITS: 1 EXT WALLS: masonry			
INT WALLS: Drywall ROOF: Asphalt			
EASEMENTS: <i>15' VUE Front / 17.5' DE Rear</i>			
☒ New Building ☐ Enlarge Existing Building ☐ Interior Remodeling ☐ Fire Job ☐ City Sewer ☐ Accessory ☐ Other Water(Specify)Source ☐ City Water ☐ Private Sewer Perk Test No. County: Tulsa Co.			
ESTIMATE TOTAL COST OF BUILDING: \$283,360.00 <i>\$298,800</i>			
ONE (1) SET OF PLANS, SPECIFICATIONS, SITE/PLAN SURVEY AND LEGAL DESCRIPTION MUST BE ATTACHED.			

ZONING / CITY CODE REQUIREMENTS

PROPERTY LOCATED IN FLOODPLAIN: ☐ Yes ☒ No
 INSURANCE VERIFICATION PROVIDED ☒ Liability ☒ WC
☐ CITY OF JENKS FLOODPLAIN DEVELOPMENT PERMIT
☐ FEDERAL ELEVATION CERTIFICATE

PARKING: **BUILDING SETBACK FROM CENTERLINE OF STREET:** **BUILDING LINE:**
SETBACKS: 20' **SIDE:** 5' **SIDE:** 5' **EXTERIOR SIDE:** **REAR:** 20'

Water and Sewer Tap Fees must be paid before permit will be issued.

OKLAHOMA STATE SALES TAX
All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review.

This requirement is a condition for the validity of this permit.

SEE ATTACHED CONDITIONS.
Initials: *LNW*

Construction shall comply with OUBC 2018 Residential Code.

PERMITS:		APPROVALS:	
Plan Review	Applicant:	Date:	
Building	Plan Review:	Date:	
Plumbing	Building Inspector: <i>[Signature]</i>	Date: <i>4-7-2026</i>	
Electrical	Final Inspection:	Date:	
Mechanical	Non curb & gutter subdivisions shall require City Engineer authorization for driveway drain tile size. ** Building permit total does not include Water & Sewer Tap.		
Waste Water Treatment Dev.			
Park Development Fee			
Other: Promotional			
OK State Govt. Permit Fee			
\$ - TOTAL BUILDING PERMIT**			

BUILDING ADDRESS:			
BUILDING CONTRACTOR: Schubert Mitchell Homes (Construction Manager on site: Stephen Jennings)			PHONE: 417-680-4386
LICENSED PLUMBING CONTRACTOR: Kimbel Plumbing	LICENSE NO. 00150275	PHONE: 479-756-1099	
LICENSED ELECTRICAL CONTRACTOR: Kimbel Electrical	LICENSE NO. 00113116	PHONE: 479-756-1099	
LICENSED MECHANICAL CONTRACTOR: Kimbel Mechanical	LICENSE NO. 094608	PHONE: 479-756-1099	
EARTH CHANGE CONTRACTOR:		PHONE:	
LANDSCAPE CONTRACTOR:		PHONE:	
CORE-PIER CONTRACTOR:		PHONE:	
OTHER CONTRACTOR:		PHONE:	
FOR CITY USE			
REQUIRED INSPECTIONS	REMARKS	DATE	BY
Earth Change			
Footing Inspection			
Electrical Temp Pole			
Temp Pole Release Called to Utility			
Plumbing Rough			
Sewer Tap			
Slab			
Mechanical Duct Work			
Framing Rough Inspection			
Fire Stop Inspection			
Plumbing Top Out			
Gas Pressure Test			
Electrical Rough Inspection			
Mechanical Rough Inspection			
Electrical Temp to Building			
Release Called to Utility			
Temporary Gas Service			
Meter Release Called to Utility			
Final Building Inspection			
Final Plumbing Inspection			
Final Electrical Inspection			
Final Mechanical Inspection			
Final Earth Change			

10/7/2025

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Missouri P.O. Box 1768 Jefferson City, MO 65102	CONTACT NAME: PHONE (A/C, No, Ext): (800) 392-0423 FAX (A/C, No): (866) 779-8102 E-MAIL ADDRESS: servicenn@assuredpartners.com														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center; padding: 5px;">NAIC #</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">INSURER A : Cincinnati Casualty Company</td> <td style="text-align: center; padding: 5px;">28665</td> </tr> <tr> <td style="padding: 5px;">INSURER B : Cincinnati Insurance Company</td> <td style="text-align: center; padding: 5px;">10677</td> </tr> <tr> <td style="padding: 5px;">INSURER C :</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">INSURER D :</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">INSURER E :</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">INSURER F :</td> <td style="padding: 5px;"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Cincinnati Casualty Company	28665	INSURER B : Cincinnati Insurance Company	10677	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Schuber Mitchell Homes LLC 3331 N Rangeline Road Joplin, MO 64801															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒	COMMERCIAL GENERAL LIABILITY			CSU 0201259	10/1/2025	10/1/2026	EACH OCCURRENCE	\$ 1,000,000
	☐	CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	☐							MED EXP (Any one person)	\$
	☐							PERSONAL & ADV INJURY	\$ 1,000,000
	☐							GENERAL AGGREGATE	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMP/OP AGG	\$ 2,000,000
	☐	POLICY ☒ PRO-JECT ☐ LOC							
	☐	OTHER:							
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$
	☐	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per person)	\$
	☐	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	☐							PROPERTY DAMAGE (Per accident)	\$
	☐								\$
	☐	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	\$
	☐	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	\$
	☐	DED ☐ RETENTION \$ ☐							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				EWC 0673462	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y/N ☒ N/A					E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

OK General Liability: Accelerant Specialty Insurance Policy # 4906274

EACH OCCURRENCE \$1,000,000

DAMAGE TO RENTED CLAIMS-MADE OCCUR PREMISES (Ea occurrence) \$100,000

PERSONAL & ADV INJURY \$1,000,000

GEN'L AGGREGATE LIMIT APPLIES PER: Project

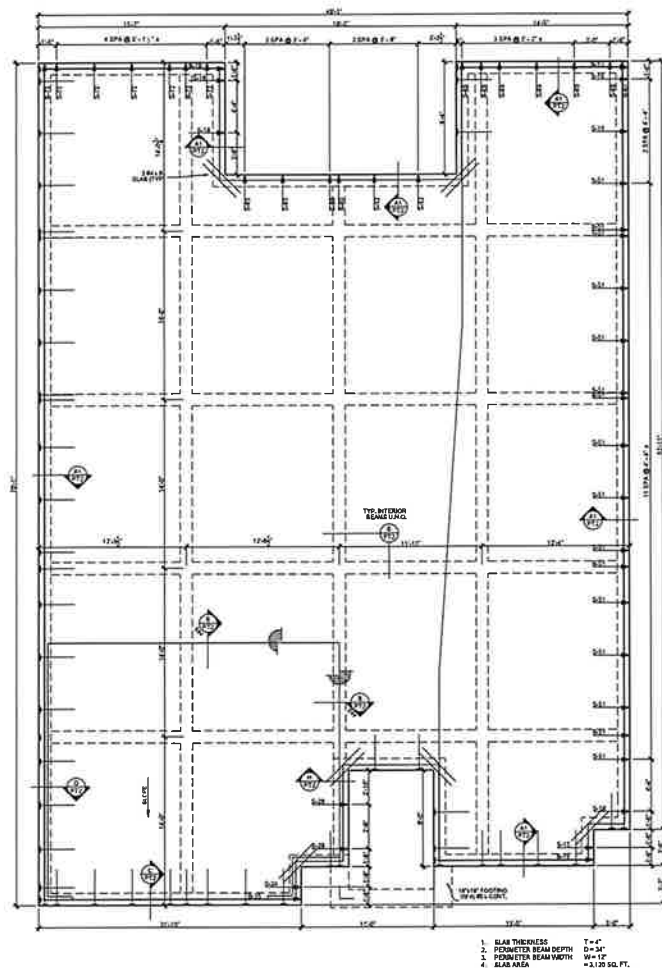
GENERAL AGGREGATE \$2,000,000

PRODUCTS - COMP/OP AGG \$2,000,000

CERTIFICATE HOLDER

CANCELLATION

CERTIFICATE HOLDER City Hall of Jenks 211 N Elm St Jenks, OK 74037	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



FOUNDATION PLAN

3/16"=1'-0"



PROJECT:	2575-KJ NL2
ADDRESS:	2064 E 130TH LN S
CITY/STATE:	JENKS, OK
CLIENT:	SCHUBER MITCHELL

DATE:	3/20/26
REV. DATE:	
DRAWN BY:	TW
PROJECT #:	BB936

FOUNDATION SYSTEM
POST-TENSION PLAN

SHEET
PT1 OF PT2

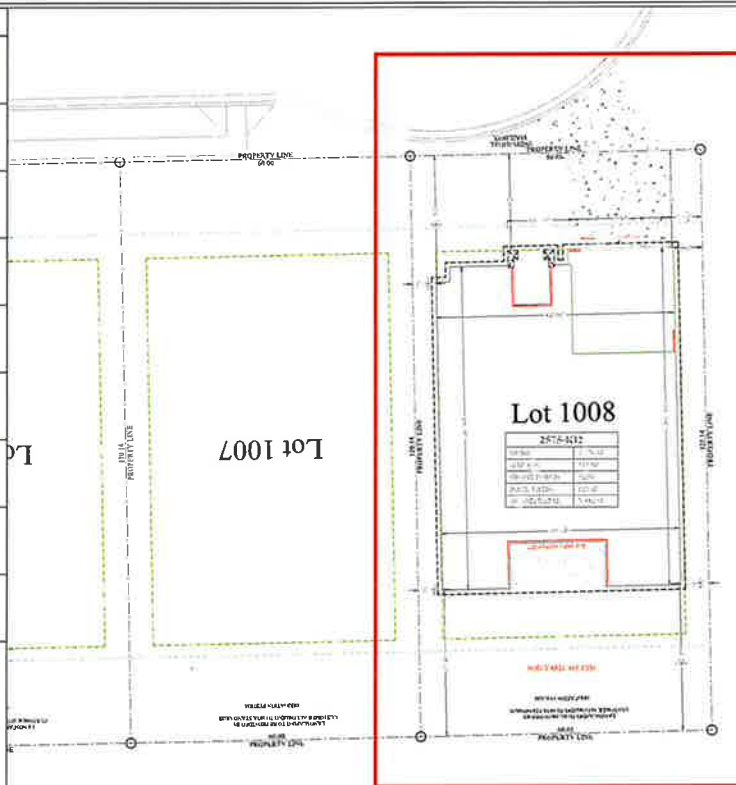
ELEMENT LEGEND

PROPERTY LINE	WATER METER (W)
SETBACK LINE	FIRE HYDRANT
EASEMENT LINE	WATER VALVE
CURB LINES	SEWER MANHOLE (S)
PRIMARY ELECTRIC PEDESTAL	SEWER TAP
SECONDARY ELECTRIC PEDESTAL	STORM WATER DRAIN
STREET LIGHT	STORM INLET
POWER POLE & CITY WIRE	SIDEWALK
STOP SIGN	CLUSTER MAILBOX LOCATION

THE IMAGES MAY NOT ACCURATELY REFLECT THE APPLIANCES, ELECTRICAL, OUTLETS, PLUMBING FIXTURES, LIGHTING FIXTURES, OR MATERIALS OF THE PRODUCTS THAT WILL BE USED. PLEASE BRING UP ANY AND ALL ITEMS THAT MAY BE CONFUSING TO OUR EXPERIENCE SPECIALIST BEFORE SIGNING BELOW. NO CHANGES WILL BE MADE FOLLOWING THIS MEETING.

HOMEBUYER SIGNATURE

DATE



COMMUNITY NAME:
- FRAZIER MEADOWS

ADDRESS:
2064 E. 130th Ln. S - 1008

CUSTOMER:
- AVAILABLE

SHEET NAME:

SITE PLAN

SHEET SCALE:

CUSTOM

DATE:

March 23, 2026



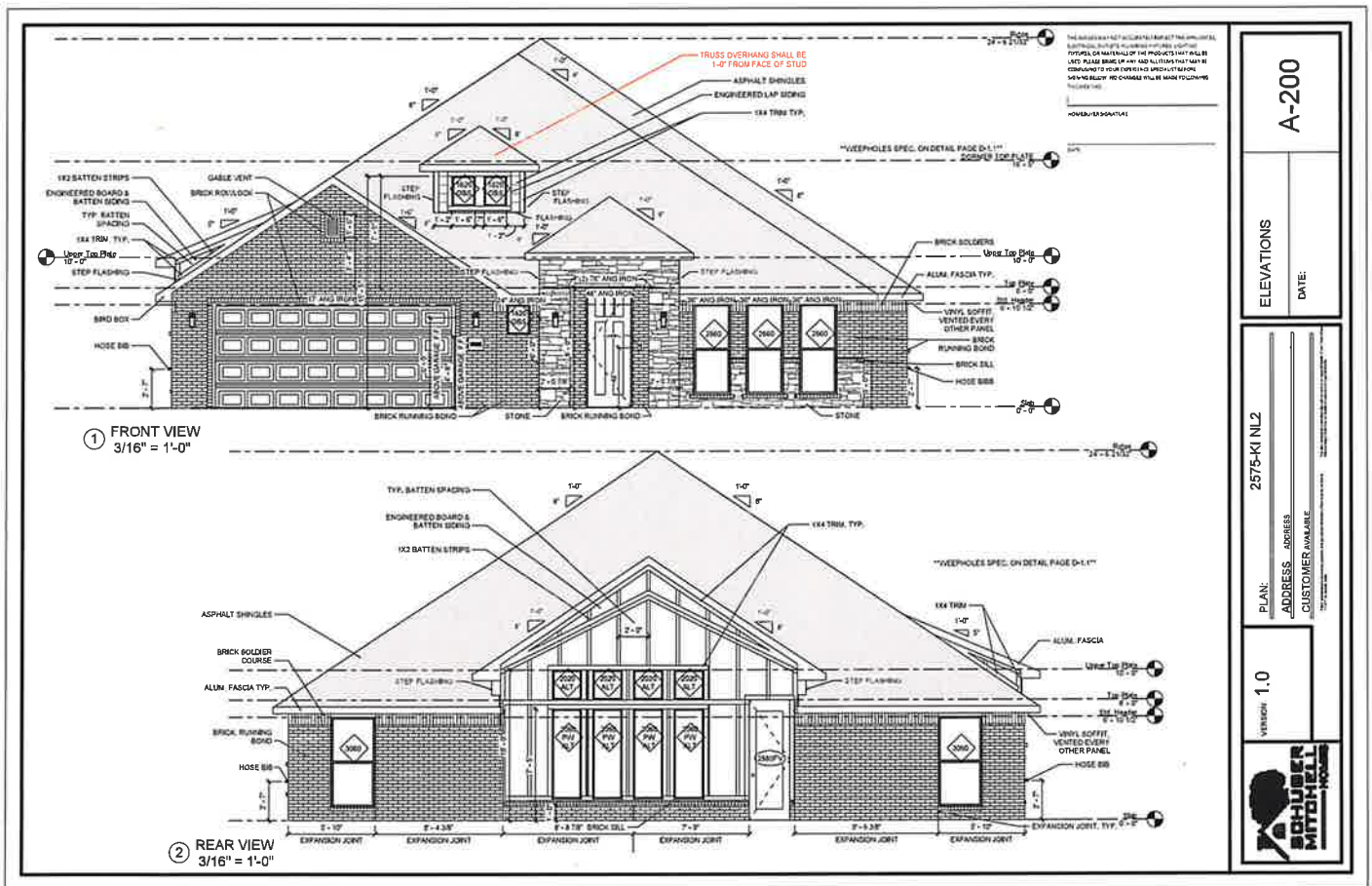
GENERAL NOTES:

1. YARD DRAINAGE AWAY FROM HOME PER CODE
2. DRIVEWAY SAW CUTS SPACED PER CODE
3. SIDEWALK SAW CUTS 2" TYP.
4. COMMUNITY MAILBOX UNLESS OTHERWISE NOTED

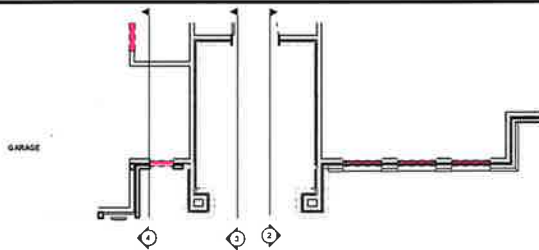
PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"x17" FOR ACCURATE SCALE.

THIS PLAN REPRESENTS A STANDARD PLAN WITH NO OPTIONS OR REGIONAL DETAILS. CHECK SPEC SHEET AND OPTIONS PAGES (O-SERIES) FOR DETAILS ON OPTIONS AND REGIONAL DETAILS.

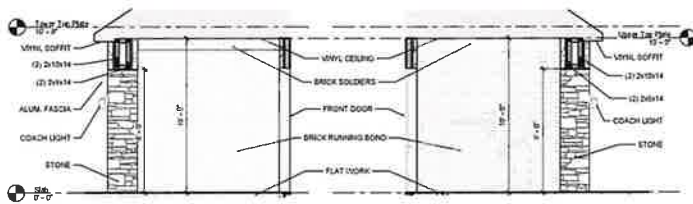




A-200	
ELEVATIONS	
DATE:	
2575-KI NL2	
PLAN:	ADDRESS:
CUSTOMER NAME:	
VERSION 1.0	

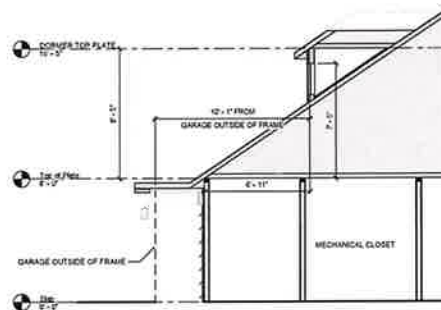


① ELEVATION DETAIL REFERENCE PLAN
3/16" = 1'-0"

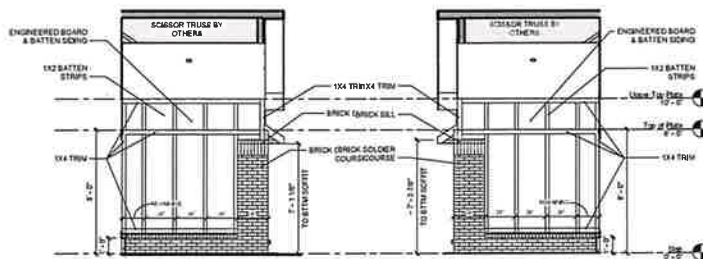


③ FRONT PORCH ELEVATION 2
3/16" = 1'-0"

② FRONT PORCH ELEVATION 1
3/16" = 1'-0"

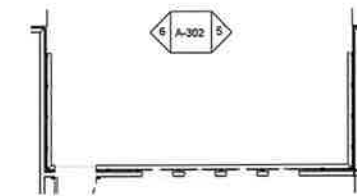


④ DORMER DETAIL
3/16" = 1'-0"



⑤ LEFT BACK PORCH ELEVATION
3/16" = 1'-0"

⑥ RIGHT BACK PORCH ELEVATION
3/16" = 1'-0"



⑦ BACK PORCH VIEW REFERENCE
3/16" = 1'-0"

A-202

ELEVATIONS
DATE:

PLAN: 2575-K1 NL2
ADDRESS: _____
CUSTOMER: JANA RAJE

VERSION 1.0





① FRONT LEFT VIEW 5 BEDROOM



② FRONT VIEW 5 BEDROOM



③ FRONT RIGHT VIEW 5 BEDROOM



④ LEFT VIEW 5 BEDROOM



⑥ BACK LEFT VIEW 5 BEDROOM



⑤ BACK RIGHT VIEW 5 BEDROOM

A-203B

3D EXTERIOR VIEWS
5 BEDROOM

DATE:

PLAN: 2575-KI NL2

ADDRESS: JENNIFER'S

CUSTOMER AVAILABLE

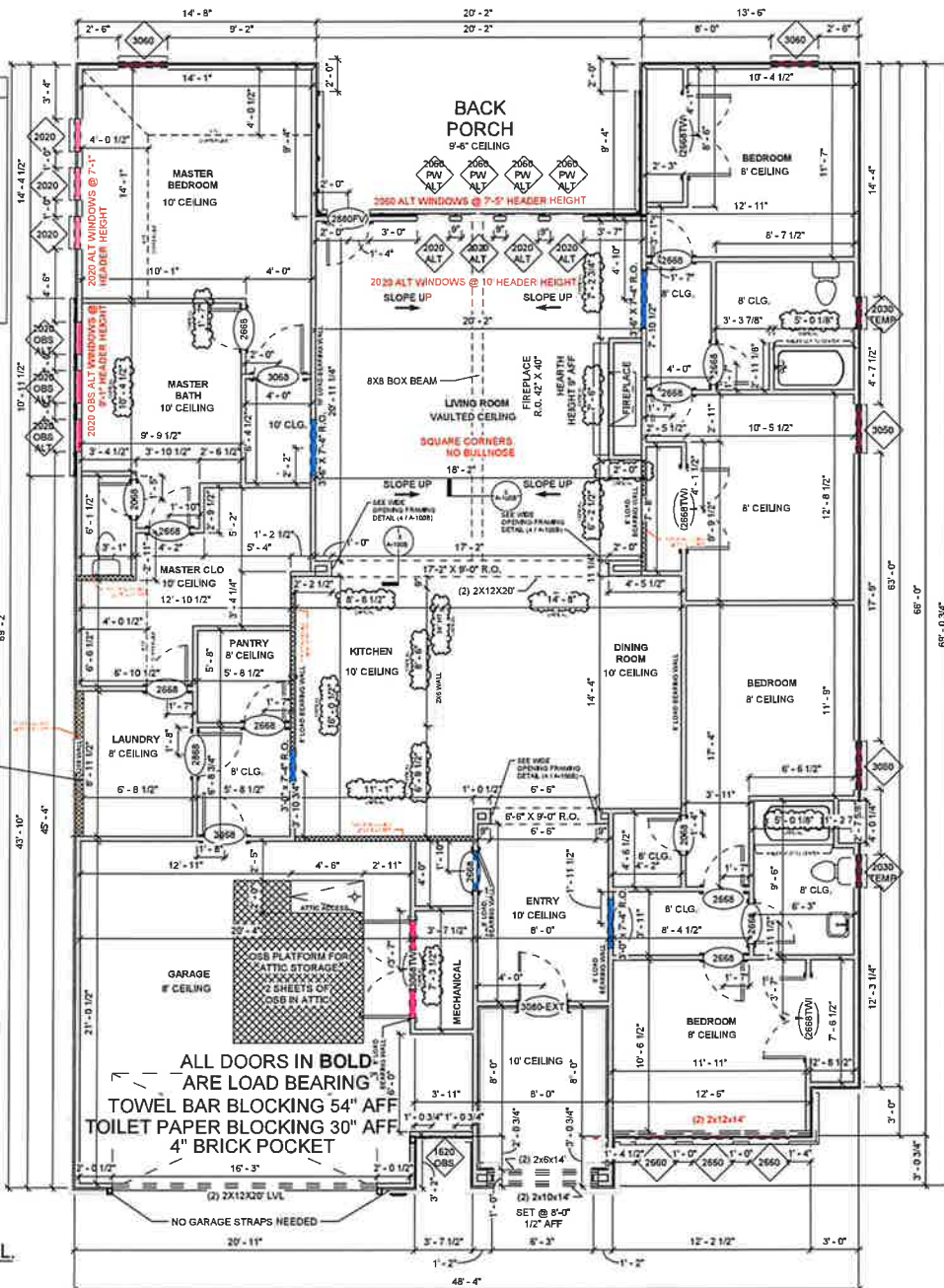
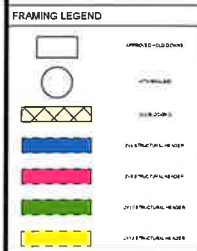
VERSION 1.0



③ BULK HEAD DETAIL
3/4" = 1'-0"

④ WIDE OPENING FRAMING DETAIL
1:3

5 BOX BEAM BLOCKING DETAIL.
3/4" = 1'-0"



② 2X6 WALL DETAIL.
1/4" = 1'-0"

① A-100B FRAMING 5 BEDROOM
1:80



VERSION 1.0

PLAN: 2575-KI NL2

ADDRESS	ADDRESS
---------	---------

CUSTOMER AVAILABLE

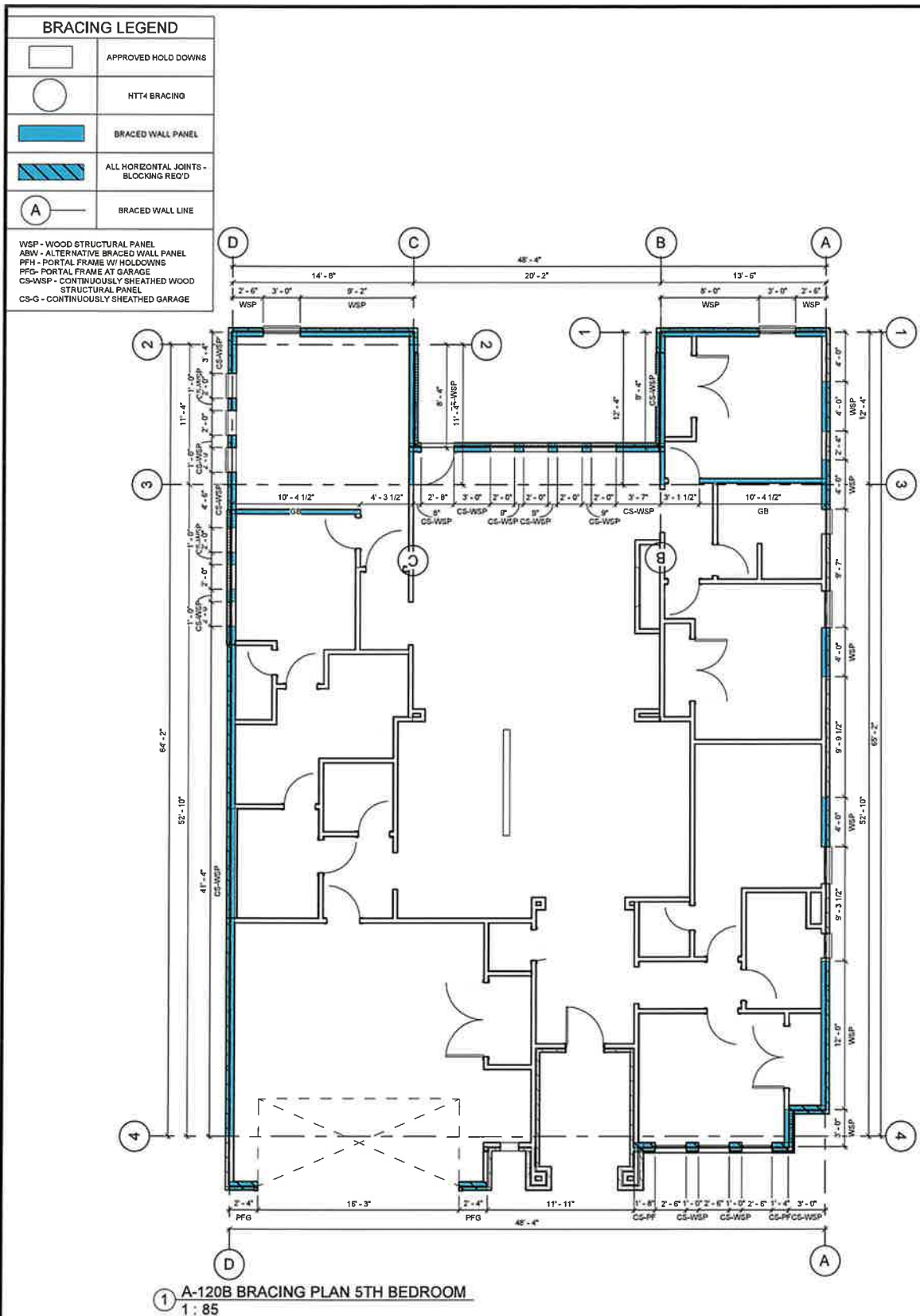
Fig. 5. Age, sex, season and parity adjusted (1) average and (2) median age at first calving by breed and (3) 17.1% of lactation.

5-KI NL2

FRAMING PLAN
5-BEDROOM

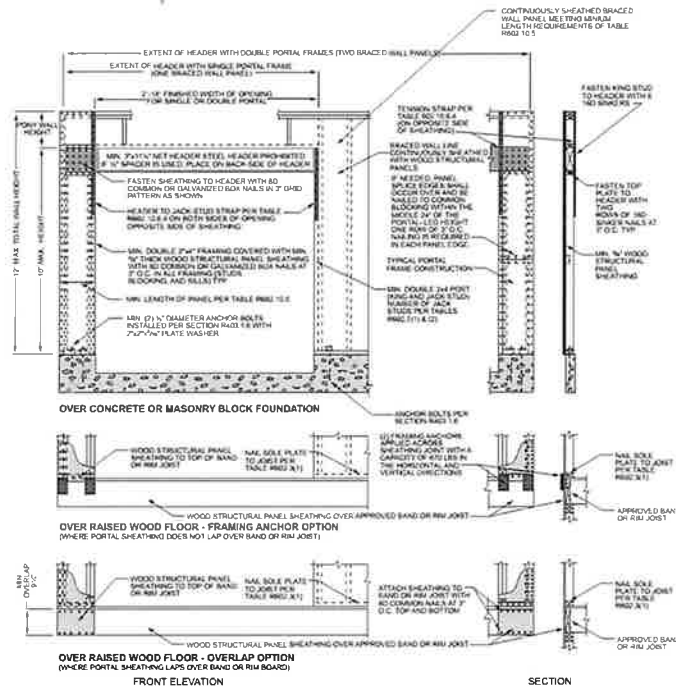
DATE:

A-100B



	VERSION 1.0	PLAN: 2575-KI NL2	BRACING PLAN 5TH BED	A-120B
		ADDRESS ADDRESS	DATE:	
		CUSTOMER AVAILABLE		

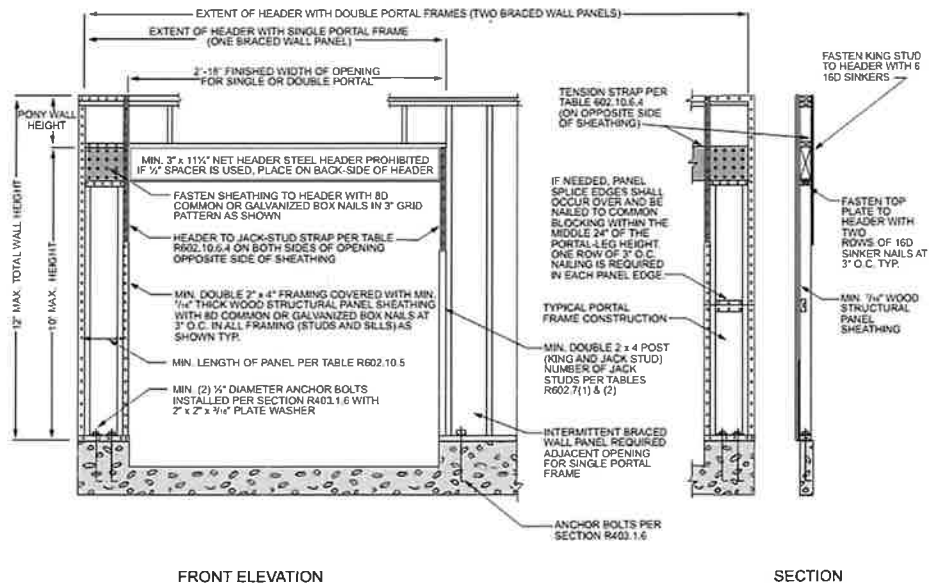
Please refer to the project description and notes on the plan for details. This plan is not to be used for construction without the approval of the engineer. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

CONTINUOUSLY SHEATHED PORTAL FRAME



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3 METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

PORTAL FRAME AT GARAGE DOORS



VERSION 1.0

PLAN: 2575-KI NL2

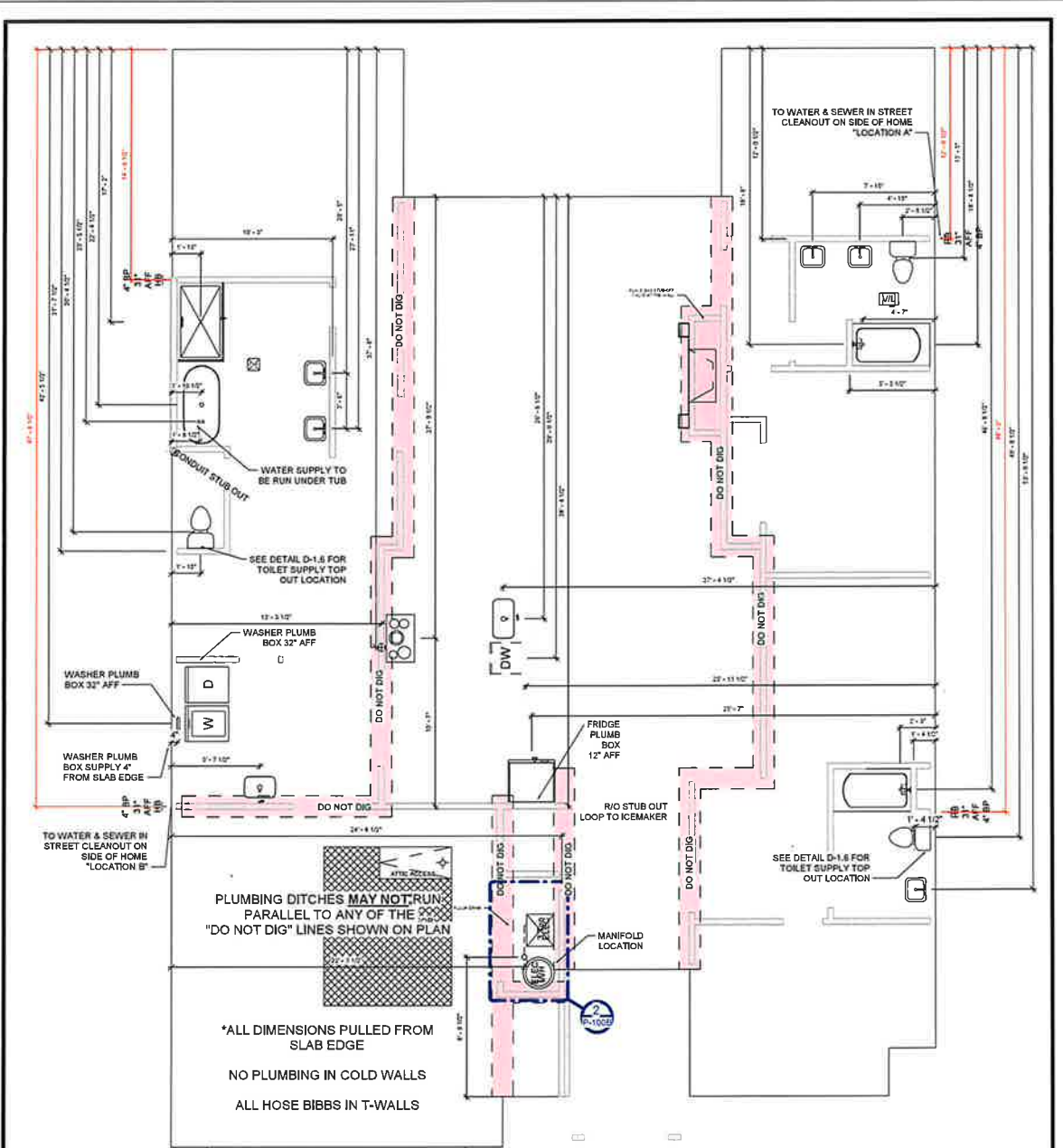
ADDRESS ADDRESS

CUSTOMER AVAILABLE

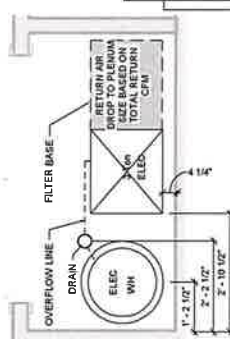
BRACING DETAILS

DATE:

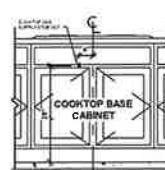
A-121



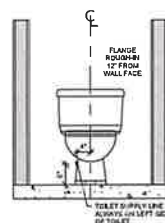
① P-100B PLUMBING 5-BEDROOM
1:75



② PLUMBING DETAIL Copy 1
3/8" = 1'-0"



③ COOKTOP GAS LINE STUB OUT DETAIL.
3/8" = 1'-0"



④ TOILET STUB OUT DETAIL.
3/8" = 1'-0"

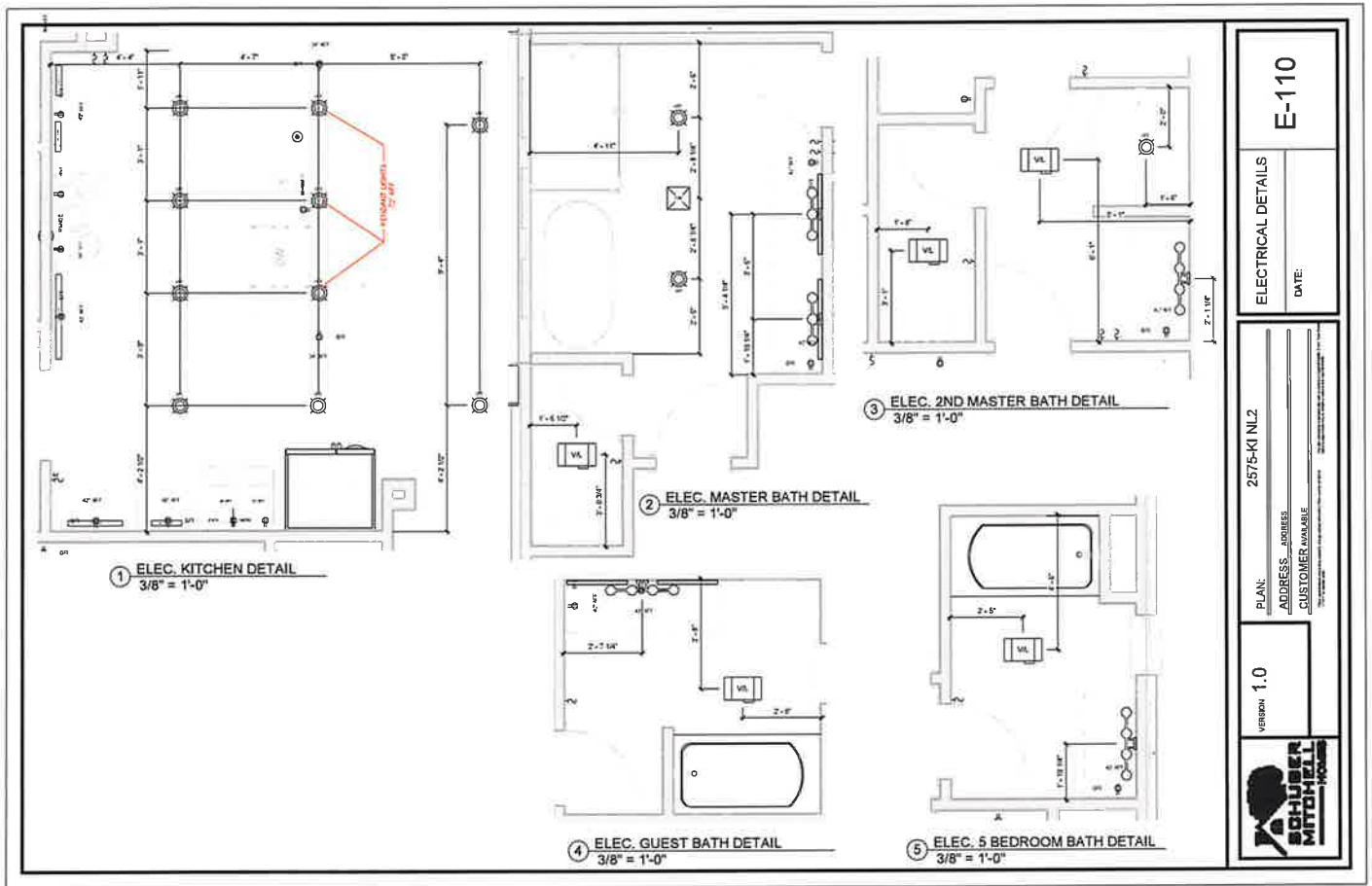


VERSION 1.0

PLAN: 2575-KI NL2
ADDRESS: _____
CUSTOMER AVAILABLE

PLUMBING PLAN 5
BEDROOM
DATE: _____

P-100B



To	Chair Scott West and Planning Commission
Hearing Date	August 6, 2026
Case Number	JZ 26-703
Location	822 N Birch Pl W
Request	<i>Recommendation of a rezoning from RS-1 (Residential Single Family) to RD (Residential Duplex)</i>

Staff Report	Preparer Karl Fritschen/MH
Attachments	Preparer
Public Notice	INCOG & City Clerk
Legal	Tim Walterbach, Walterbach Custom Homes

Background Information

STAFF COMMENTARY

City of Jenks has received a rezoning request from Tim Walterbach for an 0.81-acre tract located at 822 N. Birch Pl. W. The property is in the shape of an elongated triangle, making it a challenging site to develop. Along the west boundary lies the Union Pacific Railroad tracks while low density single-family uses abut the site on the remaining boundaries. The applicant proposes constructing 14 duplex units in 8 structures on the property and is requesting a zoning change from Residential Single-Family (RS-1) to Residential Duplex (RD). According to Table 16-3-1 (A) Bulk and Area Standards under RD zoning the maximum number of units the site could accommodate would be 10.2 units.

As an infill lot surrounded by existing development, this proposed project would provide alternative housing as opposed to traditional single-family homes and high-density multi-family complexes. The Jenks Horizon Plan designates this area for high-intensity single-family uses, explicitly listing duplexes as a recommended housing type. Consequently, the proposed RD zoning directly supports the goals of the Horizon Plan. Sanitary sewer service is available along the eastern boundary of the property. Water service will require a connection to an existing main near J Street, approximately 270 feet north of the site.

All statutory public notice requirements have been satisfied, including direct mailings to nearby property owners, newspaper publication, and physical sign placement on the subject property.

REQUEST	RD (Residential Duplex)
ZONING	RS-1 (Residential Single Family)
LOCATION	822 N BIRCH PL W
OWNER	ACACIA PROPERTIES LLC
SUBDIVISION	Unplatted
STR	SECTION 19, TOWNSHIP 18, RANGE 13
Parcel #	R98319831935900
COUNCIL WARD	1

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map. If the rezoning is approved, the project must still comply with all standard Unified Development Ordinance (UDO) requirements, including platting, civil engineering drawings, and site/landscape plan reviews. The design standards for duplexes are listed below.

Sec. 16-5-2. Residential Use Specific Standards.

(A) *Duplex.*

- (1) Duplexes shall be oriented with their primary façades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.
- (2) A minimum of one of the parking spaces, as required in section 16-6-1(E) of this UDO, shall be provided in an attached or detached garage.
- (3) Attached garages are encouraged to be located on rear façades. If attached garages are located on the primary façade they shall:
 - (a) Not exceed 45 percent of the façade's total width,
 - (b) Be setback a minimum of 25 feet from the property line, and
 - (c) Be recessed from the primary front façade (excluding porches) of the duplex a minimum of five feet.
- (4) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.

Figure 5.1: Duplex Allowed Garage Location

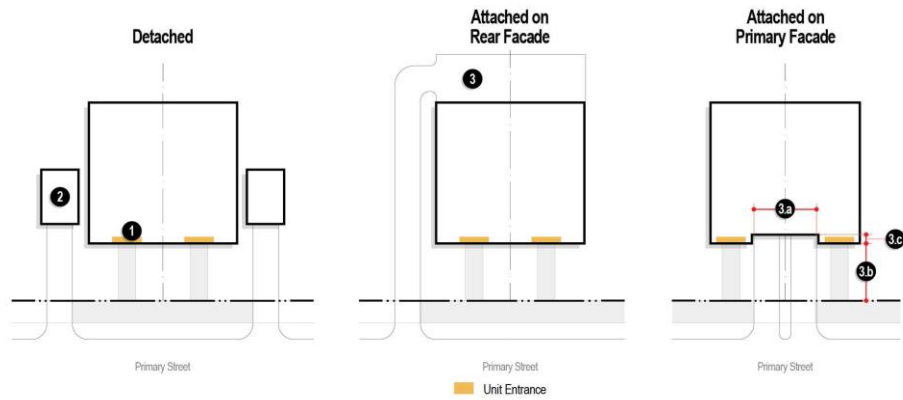




Figure 1 - Aerial Image



Figure 2 – Subject Property Looking South

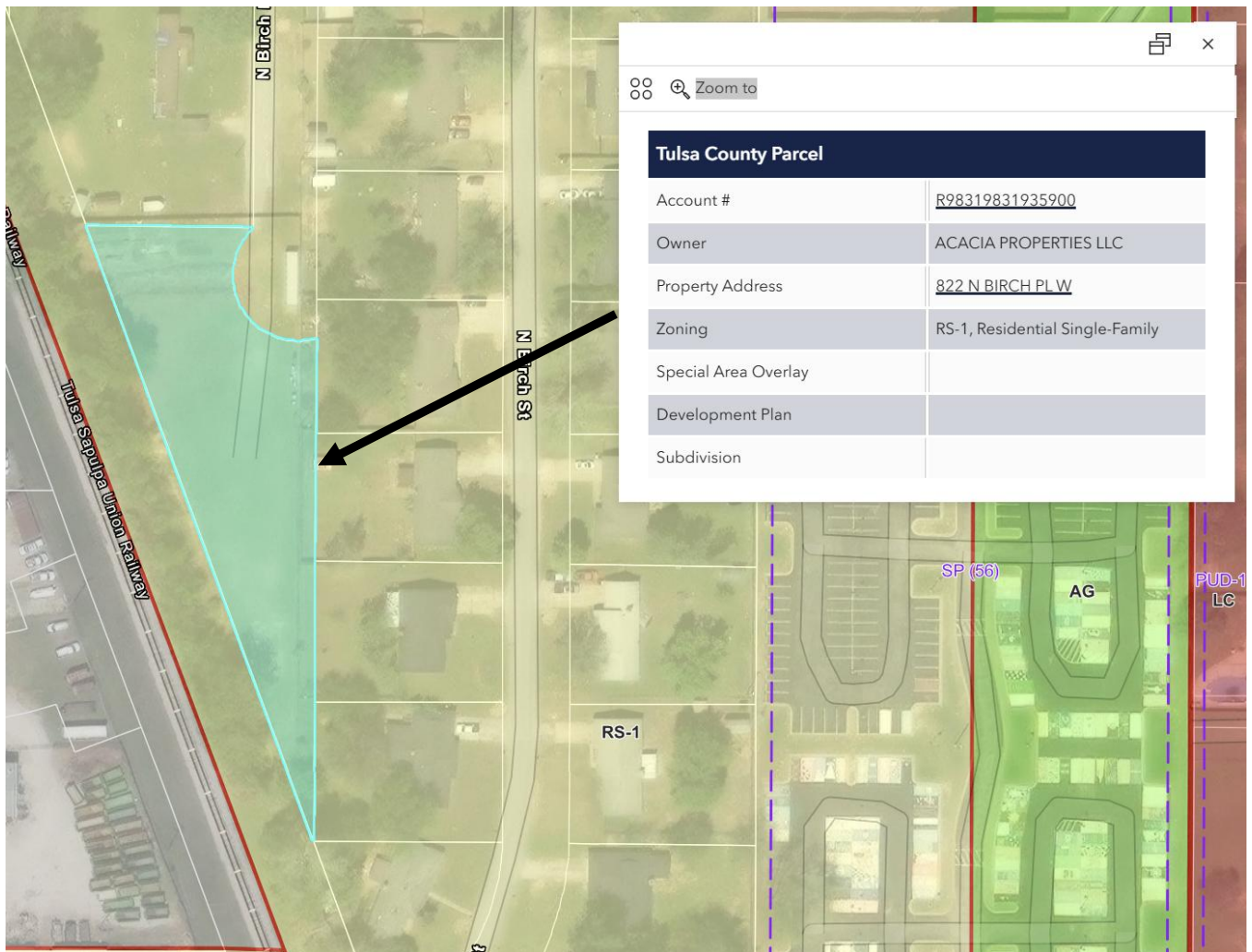


Figure 1 – INCOG Location/Zoning Map

Surrounding Zoning:

- North: RS-1 (Residential-Single-Family)
- East: RS-1 (Residential-Single-Family)
- West: RS-1/IL (Residential Singel Family and Industrial Light)
- South: RS-1 (Residential-Single-Family)

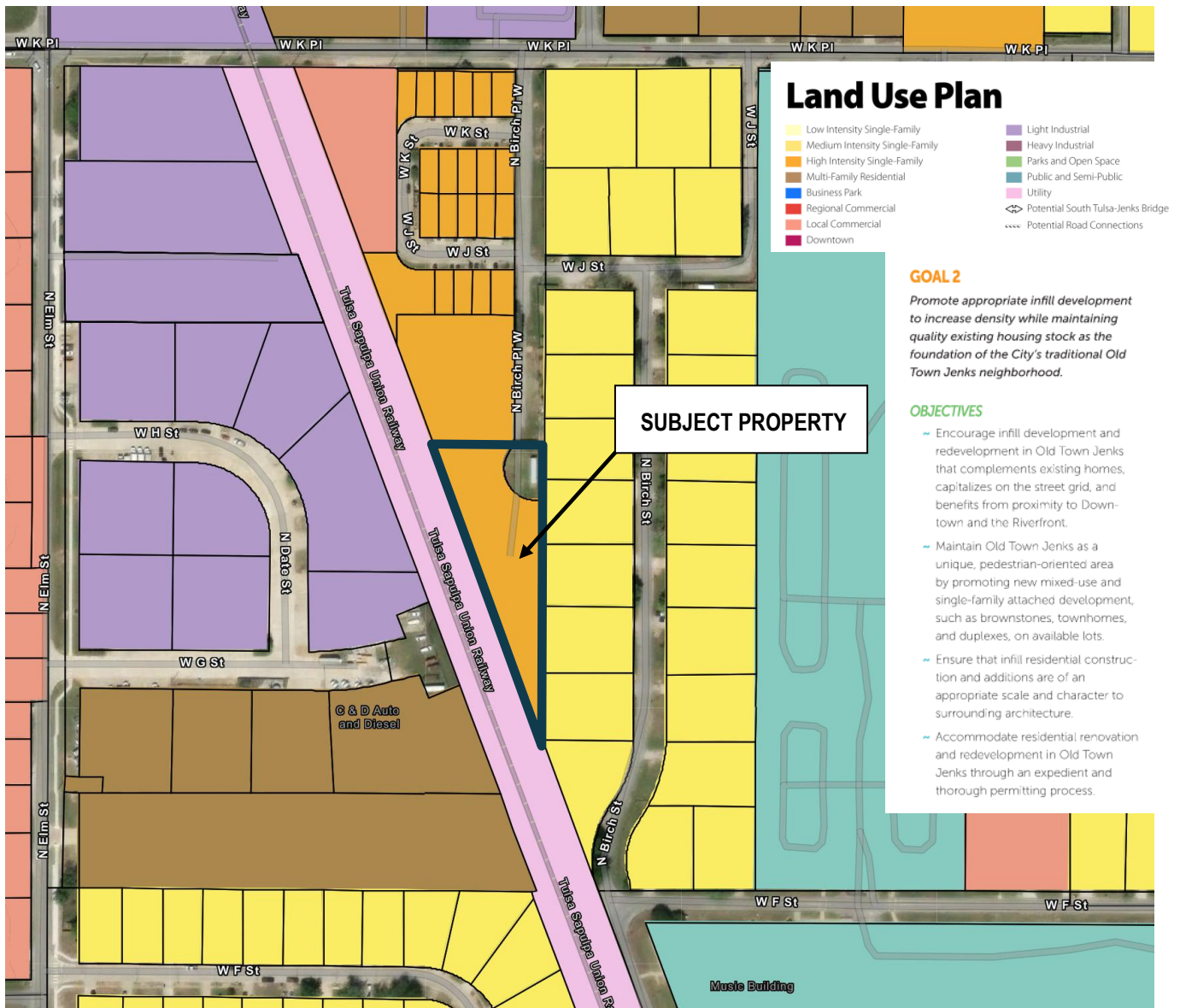


Figure 2 – Jenks Horizon Land Use Plan Map



HIGH INTENSITY SINGLE-FAMILY

The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.

GOAL 2

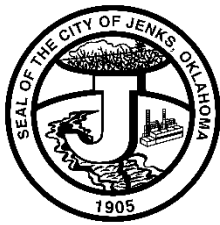
Promote appropriate infill development to increase density while maintaining quality existing housing stock as the foundation of the City's traditional Old Town Jenks neighborhood.

OBJECTIVES

- ~ Encourage infill development and redevelopment in Old Town Jenks that complements existing homes, capitalizes on the street grid, and benefits from proximity to Downtown and the Riverfront.
- ~ Maintain Old Town Jenks as a unique, pedestrian-oriented area by promoting new mixed-use and single-family attached development, such as brownstones, townhomes, and duplexes, on available lots.
- ~ Ensure that infill residential construction and additions are of an appropriate scale and character to surrounding architecture.
- ~ Accommodate residential renovation and redevelopment in Old Town Jenks through an expedient and thorough permitting process.

Figure 3 – Jenks Horizon Land Use Plan Excerpts

RECOMMENDATION | Staff recommends approval of this rezoning request to RD (Residential Duplex).



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 26-703

Request: Zone Change

Request by Tim Walterbach for a zone change from RS-1 (Residential) to RD (Residential Duplex)

Legal Description: A tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:
Commencing at a point 737.70 feet East and 616.78 feet South of the Northwest Corner of said Section 19; thence South 63°26' West a distance of 0.00 feet to a point; thence around a curve to the left, having a radius of 50.00 feet and a central angle of 180 degrees, a distance of 157.08 feet to a point; thence South a distance of 381.62 feet to a point, said point being on the Easterly right-of-way line of the Midland Valley Railroad; thence Northwesterly along the Easterly right-of-way line of the Midland Valley Railroad a distance of 504.88 feet to a point; thence East a distance of 128.01 feet to the Point of Beginning.

General Location: 822 N Birch Pl

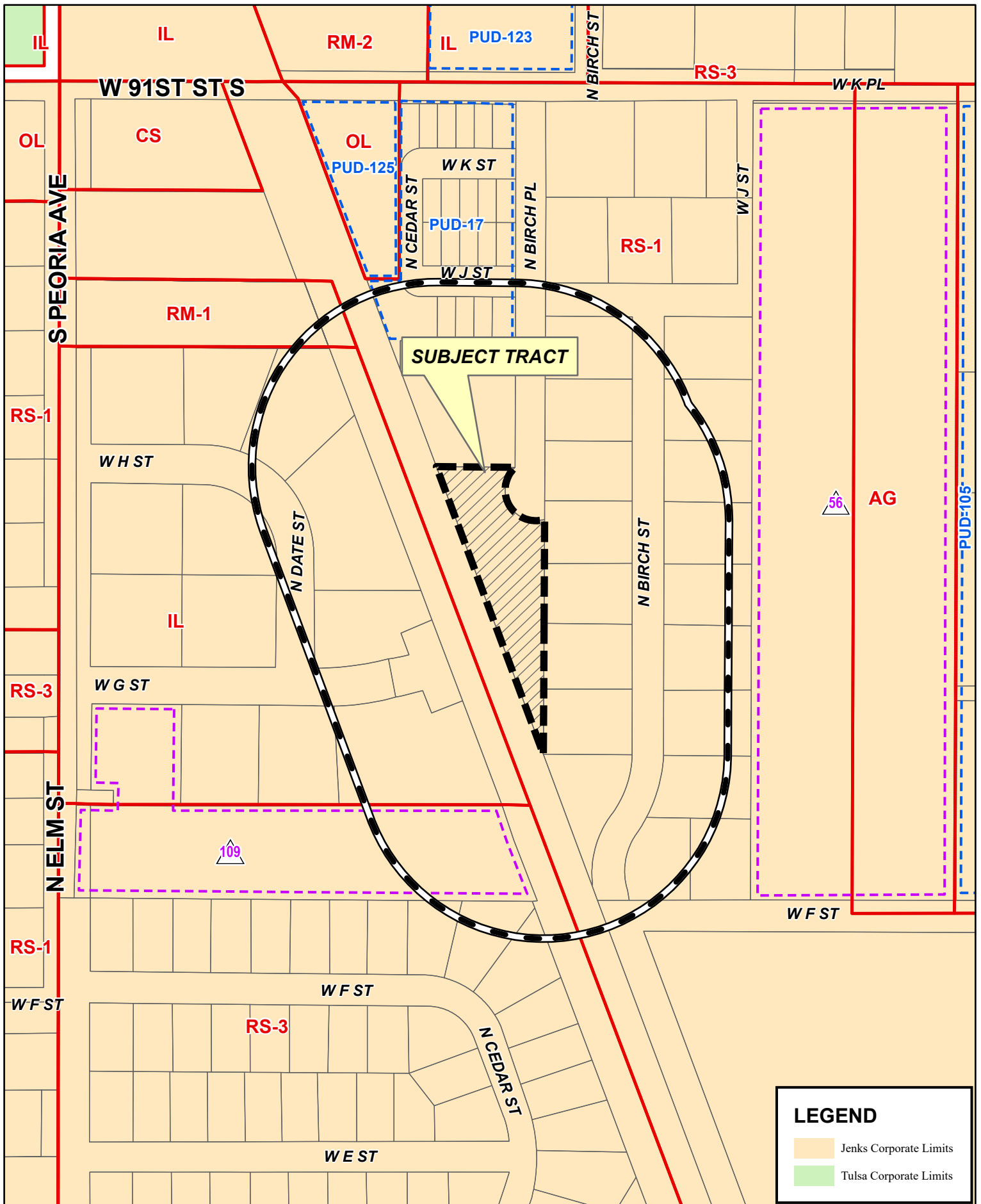
Hearing Date: 06 August 2026 at 6 p.m.

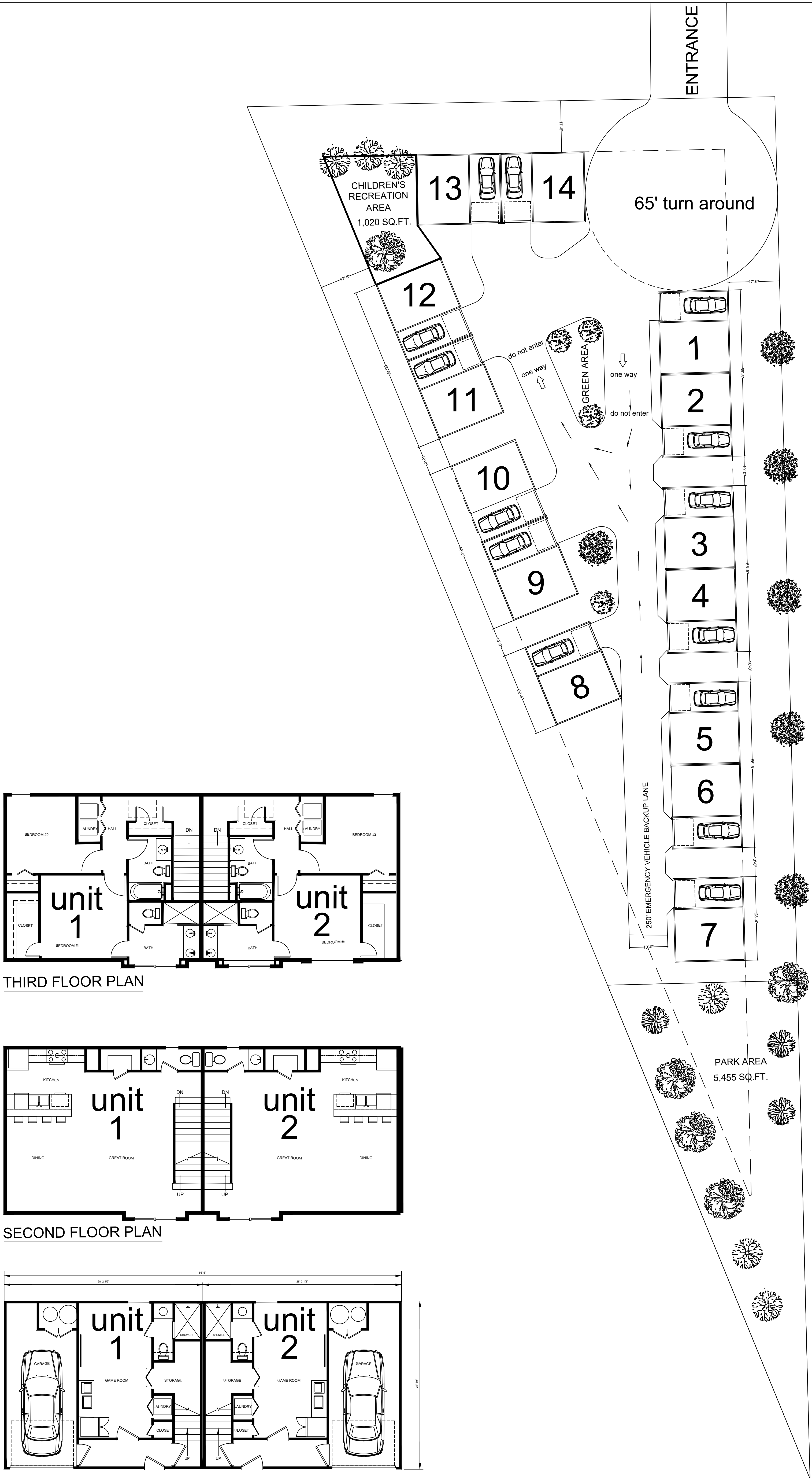
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 25 June 2026.

Marcae Hilton, Secretary
Jenks Planning Commission





To	Chair Scott West and Planning Commission
Hearing Date	August 6, 2026
Case Number	JZ 26-702/704
Location	11607 S 5 th Street and 11623 S 5 th Street
Request	<i>Recommendation of a rezoning from AG (Agriculture) to RS-1 (Residential Single Family)</i>

Staff Report	Preparer Karl Fritschen/MH
Attachments	Preparer
Public Notice	INCOG & City Clerk
Legal	Robert Bell, Bell Land Use LLC
Background Information	

STAFF COMMENTARY

City of Jenks received two rezoning requests from Robert Bell, Bell Land Use LLC requesting a zoning change from Agriculture (AG) to Residential Single-Family Low-Density District (RS-1).

The first request is to rezone a 0.69-acre tract located at 11607 S 5th Street. This property contains existing single-family home and is legally described as part of Lot 1, Block 6, Revised Plat of Oakwood Estates. Currently zoned Agriculture (AG) since its original annexation, this rezoning to Residential Single-Family Low-Density District (RS-1) is required to maintain a conforming lot following an associated lot split (Case JL 26-421). The lot split involves an abutting, triangular remnant piece of land directly to the north.

The second request is to rezone 0.72-acre tract located at 11623 S 5th Street. This property contains an existing single-family home and is legally described as part of lot three (3), block six (6), Revised Plat of Oakwood Estates. Currently zoned Agriculture (AG) since its original annexation, this rezoning to RS-1 is required to maintain a conforming lot following an associated lot split (Case JL 26-420). The lot split involves rectangular remnant piece of land abutting the property to the north.

Both requests align with the "Horizon Jenks Comprehensive Plan," which designates both areas for medium-intensity, single-family residential uses. All statutory public notifications—including direct mailers to neighboring owners, newspaper publication, and on-site signage were completed.

NORTH PARCEL

REQUESTED ZONING	RS-1 (Residential Single-Family Low-Density District)
CURRENT ZONING	AG (Agriculture)
LOCATION	11607 S 5 TH STREET AND
OWNER	SPAIN, MICHAEL GENE & CYNTHIA A
SUBDIVISION	Part of Lot 1, Block 6, Revised Plat of Oakwood Estates
STR	SECTION 31, TOWNSHIP 18, RANGE 13
Parcel #	R56110833114310
COUNCIL WARD	3

SOUTH PARCEL

REQUEST	RS-1 (Residential Single Family)
ZONING	AG (Agriculture)
LOCATION	11623 S 5 TH STREET
OWNER	TETON AIR LLC
SUBDIVISION	Lot 3, Block 6, Revised Plat of Oakwood Estates
STR	SECTION 31, TOWNSHIP 18, RANGE 13
Parcel #	R56110833114330
COUNCIL WARD	3

North Lot Legal Description Zoning
11607 S 5th Street, Jenks, OK 74037

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6;

THENCE NORTH 88°43'51" EAST 181.78 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 01°04'06" EAST ALONG SAID EAST LINE 170.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 88°43'51" WEST ALONG THE SOUTH LINE THEREOF 186.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF NORTH 00°24'46" EAST AND A CHORD LENGTH OF 170.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,186.7 SQ. FEET OR 0.69 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 1 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.

South Lot Legal Description
11623 S. 5th ST. E., JENKS, OK 74037

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3406, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 6;

THENCE SOUTH 09°40'45" EAST ALONG THE WEST LINE THEREOF 70.76 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°43'55" EAST 190.54 FEET TO THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 06°07'39" WEST 191.59 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE SOUTH 88°43'55" WEST ALONG SAID SOUTH LINE 144.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE ALONG CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 72.25 FEET, A CHORD BEARING OF NORTH 04°18'11" WEST AND A CHORD LENGTH OF 72.14 FEET;
THENCE NORTH 09°40'45" WEST 119.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 31,354.4 SQ. FEET OR 0.72 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 3 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map and conforms to the RS-1 bulk and area standards of the Unified Development Ordinance (UDO). The rezoning request is in keeping with the surrounding uses and does not appear to adversely impact the neighborhood.

Recommendation | Staff recommends approval of the rezoning request to RS-1 (Residential Single-Family Low-Density District).

Sec. 16-3-1. Bulk and Dimensional Standards.

- (A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sqft)	24,000	10,000	8,000	5,000	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,000	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	55	45	60	60	60	50	100
Yard Setbacks (Minimum)									
Front (ft)	35	35	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	35	35	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	20%	35%	40%	60%	40%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									

Figure 1 – Bulk and Dimensional Table from UDO



Figure 2a - Aerial Image, North Lot

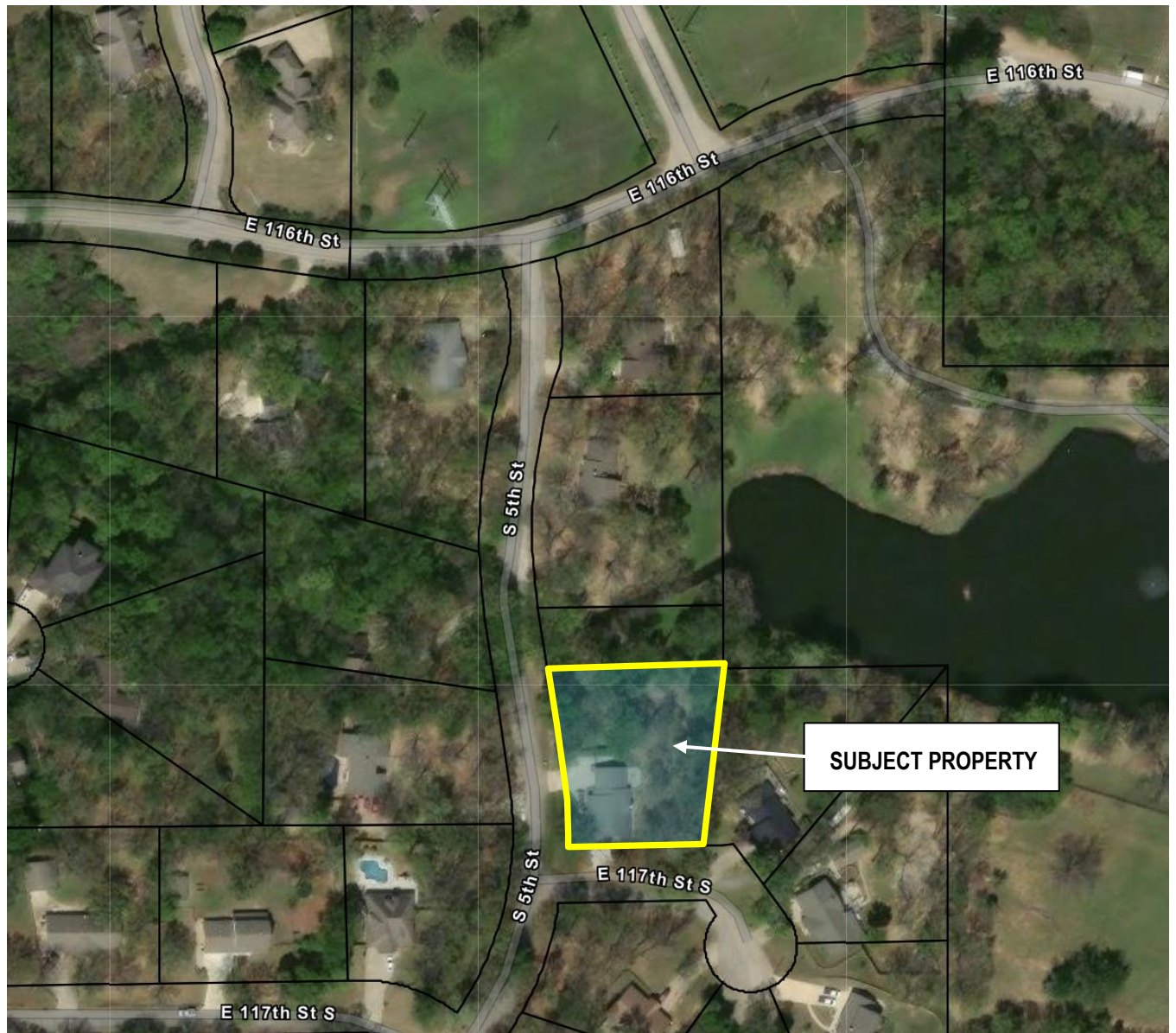


Figure 2b - Aerial Image, South Lot

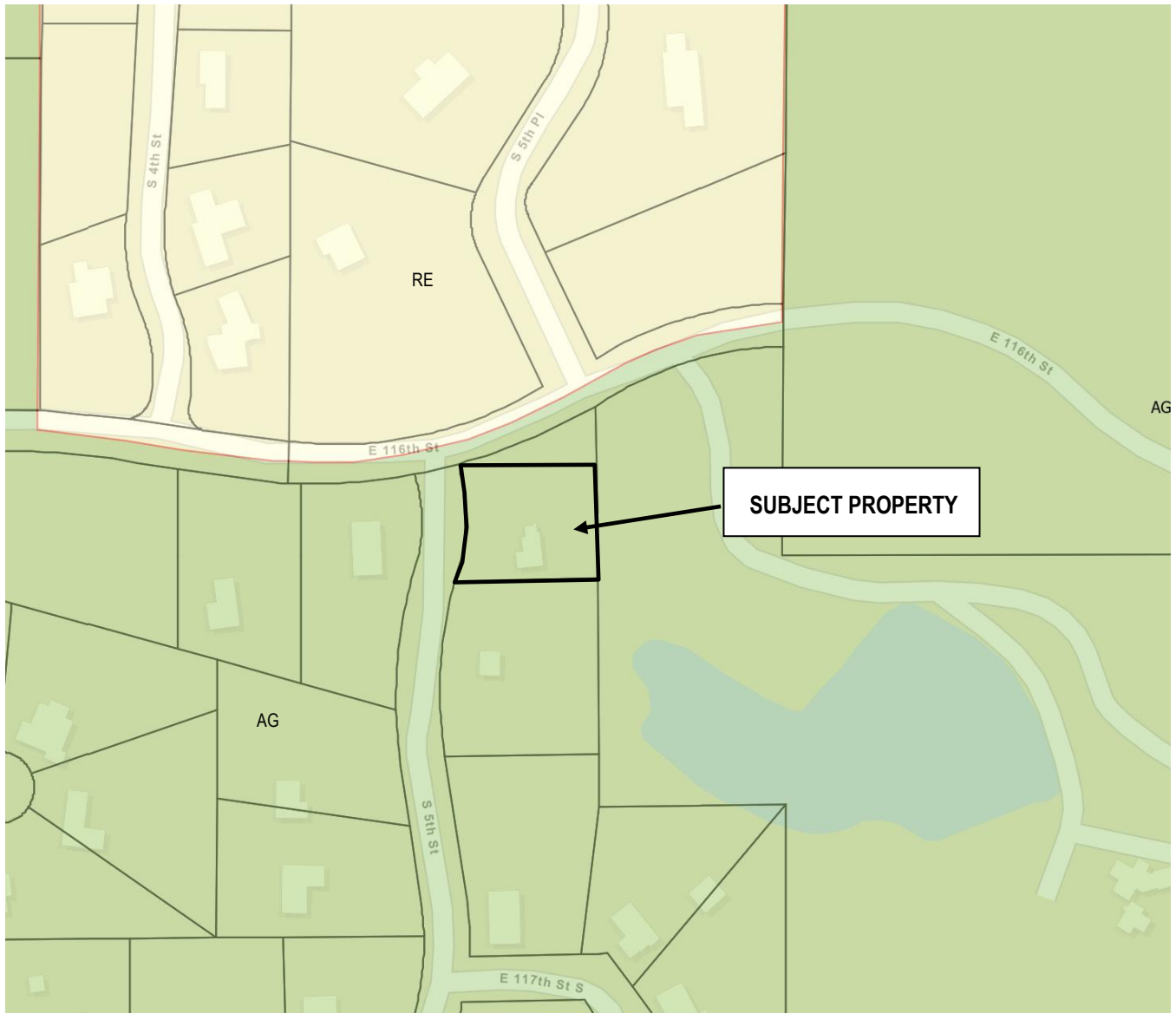


Figure 3a – INCOG Location/Zoning Map, North Lot

Surrounding Zoning:

- North: AG (Agriculture)
- East: AG (Agriculture)
- West: AG (Agriculture)
- South: AG (Agriculture)

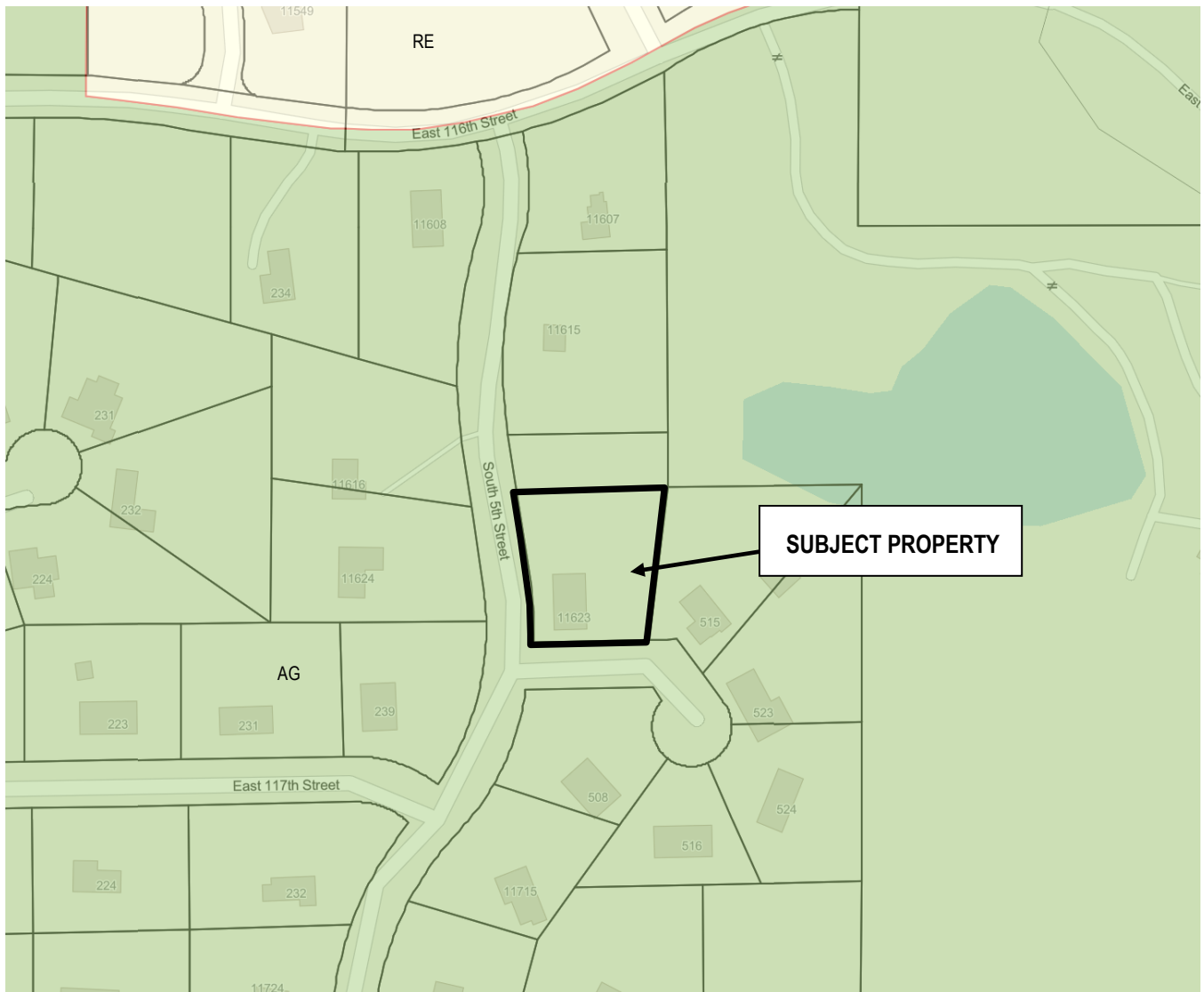


Figure 3b – INCOG Location/Zoning Map, South Lot

Surrounding Zoning:

- North: AG (Agriculture)
- East: AG (Agriculture)
- West: AG (Agriculture)
- South: AG (Agriculture)

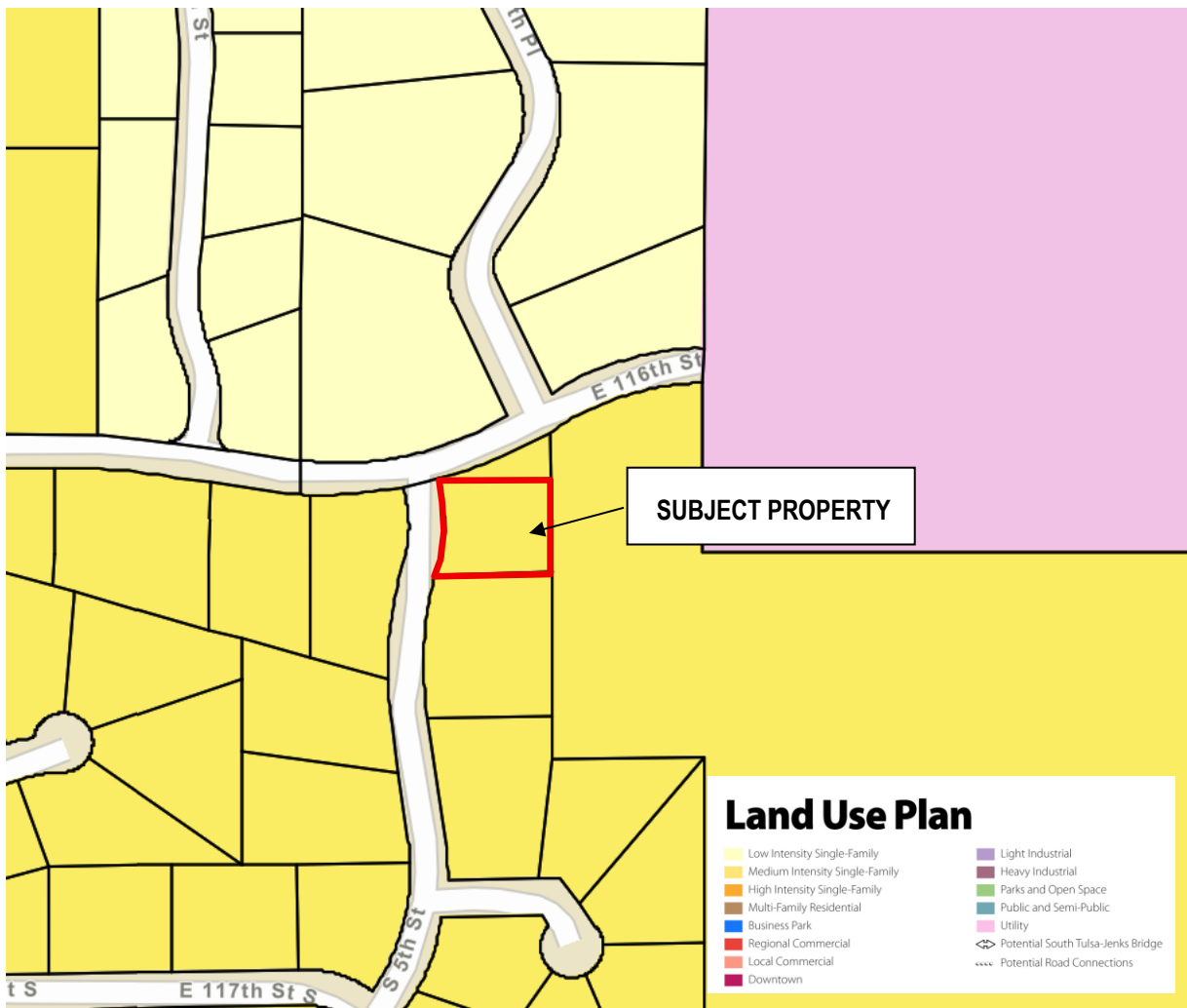


Figure 4a – Jenks Horizon Land Use Plan Map, North Lot

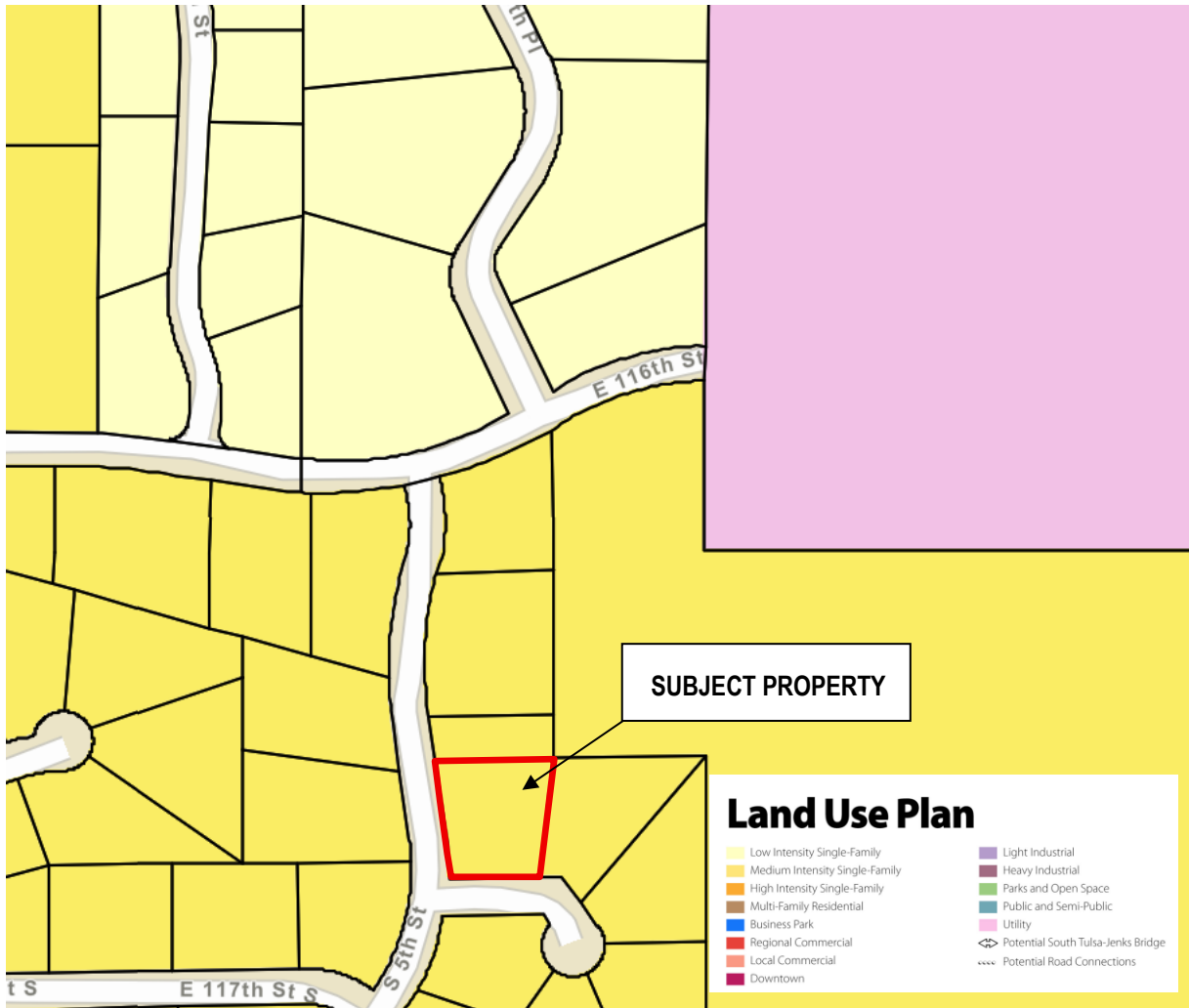


Figure 4b – Jenks Horizon Land Use Plan Map, South Lot

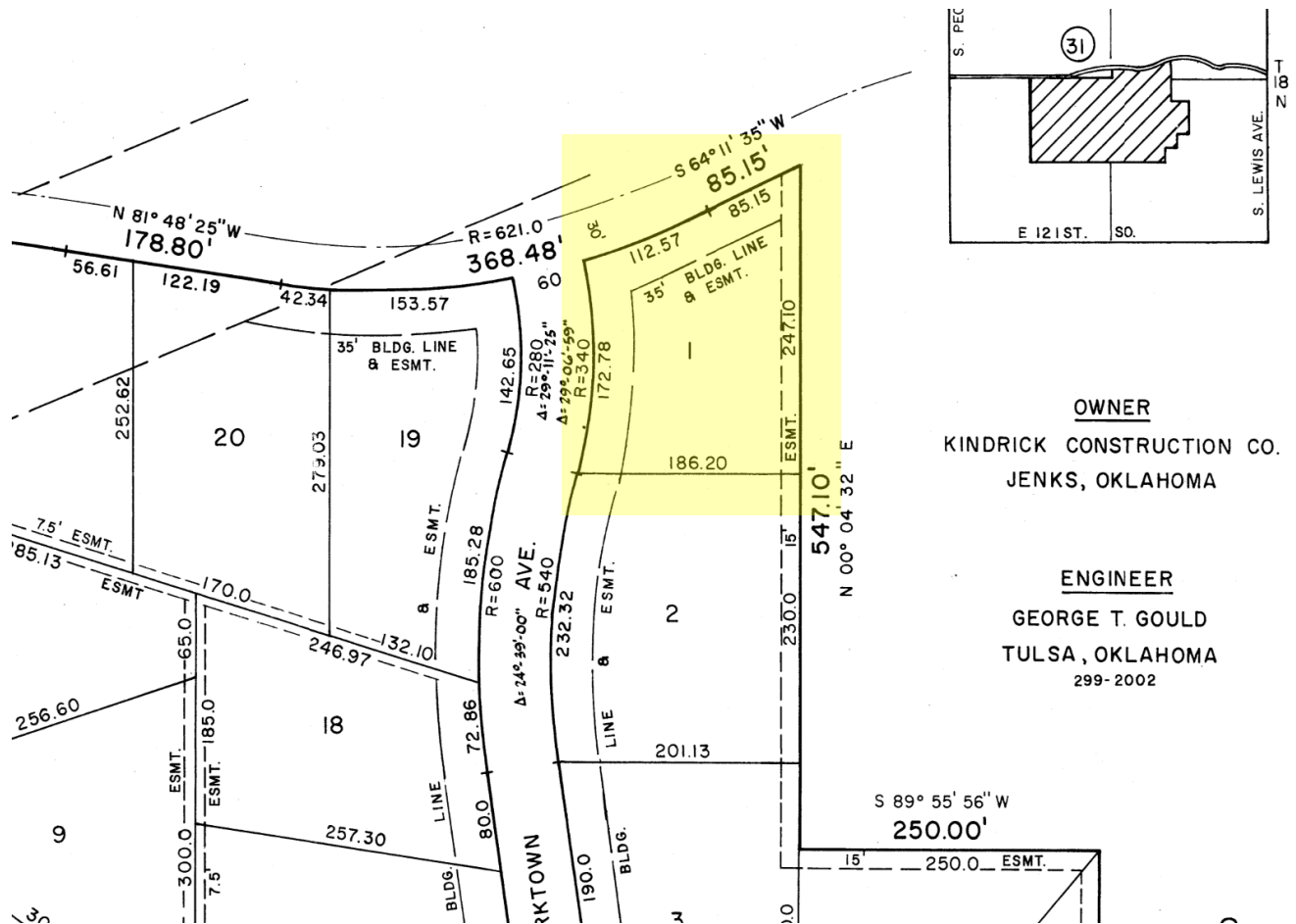


Figure 5a – North Subject Lot of the Revised Plat for Oakwood Estates

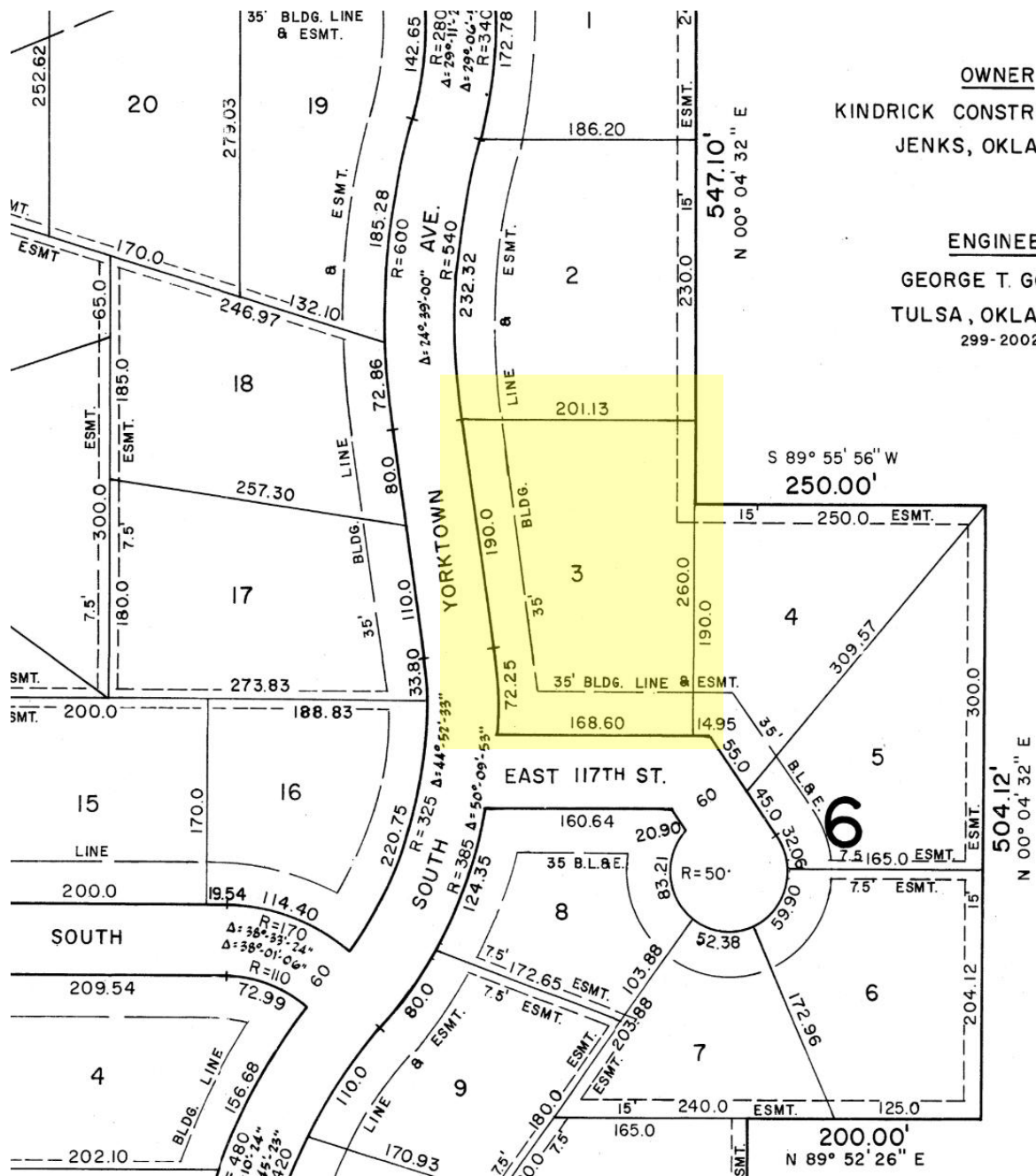
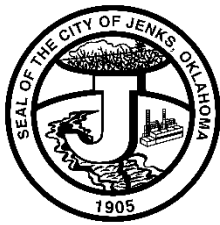


Figure 5b – South Subject Lot of the Revised Plat for Oakwood Estates



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 26-702

Request: Zone Change

Request by Bell Land Use, LLC for a zone change from AG (Agriculture) to RS-1 (Residential Single Family)

Legal Description: A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6;
THENCE NORTH 88°43'51" EAST 181.78 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 01°04'06" EAST ALONG SAID EAST LINE 170.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 88°43'51" WEST ALONG THE SOUTH LINE THEREOF 186.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF NORTH 00°24'46" EAST AND A CHORD LENGTH OF 170.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,186.7 SQ. FEET OR 0.69 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 1 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.

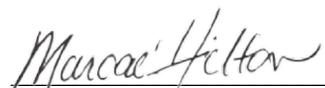
General Location: 11607 S 5th St

Hearing Date: 06 August 2026 at 6 p.m.

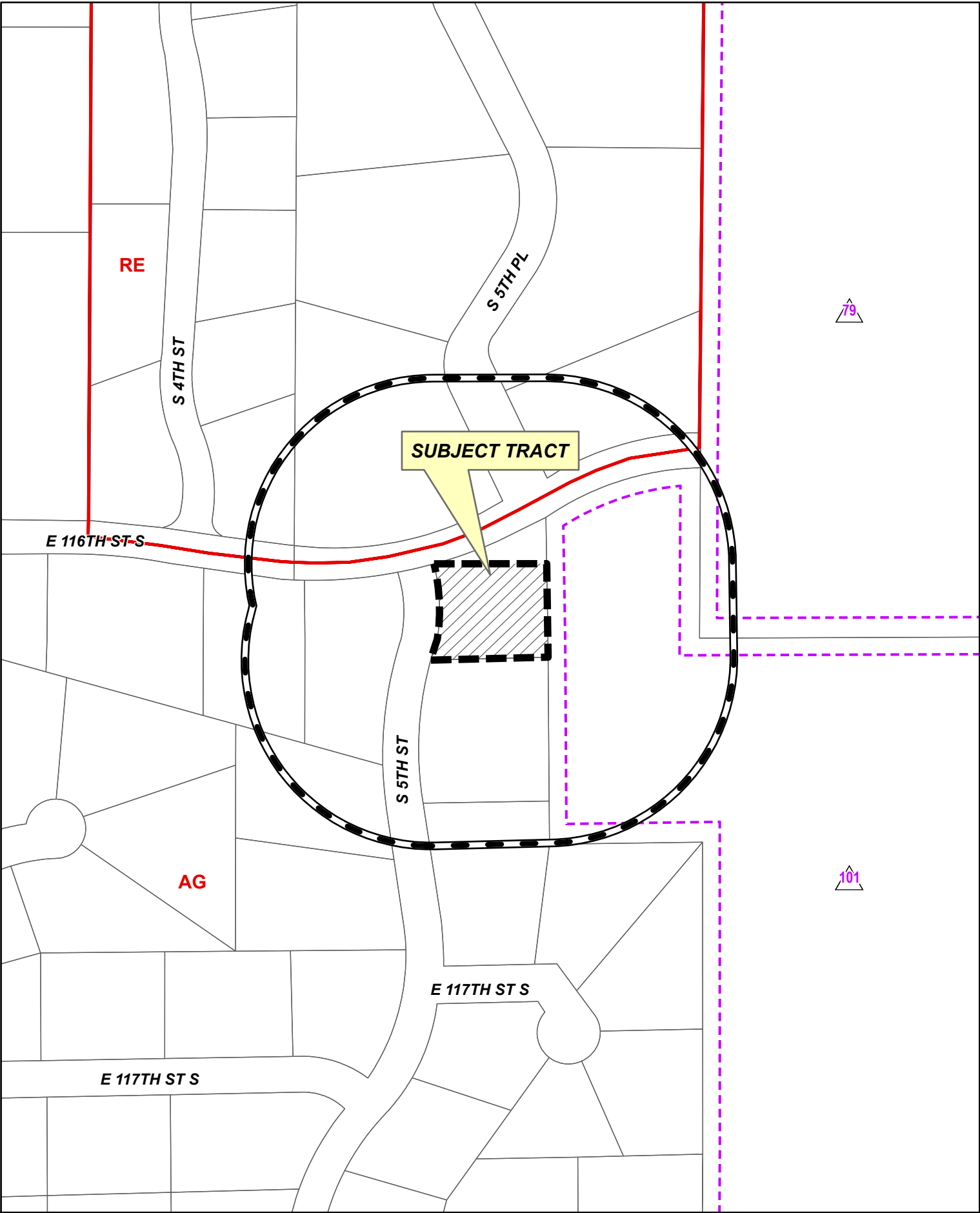
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 1 July 2026.



Marcae Hilton, Secretary
Jenks Planning Commission

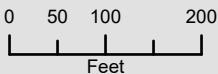


300' Radius



Subject
Tract

JZ 26-702

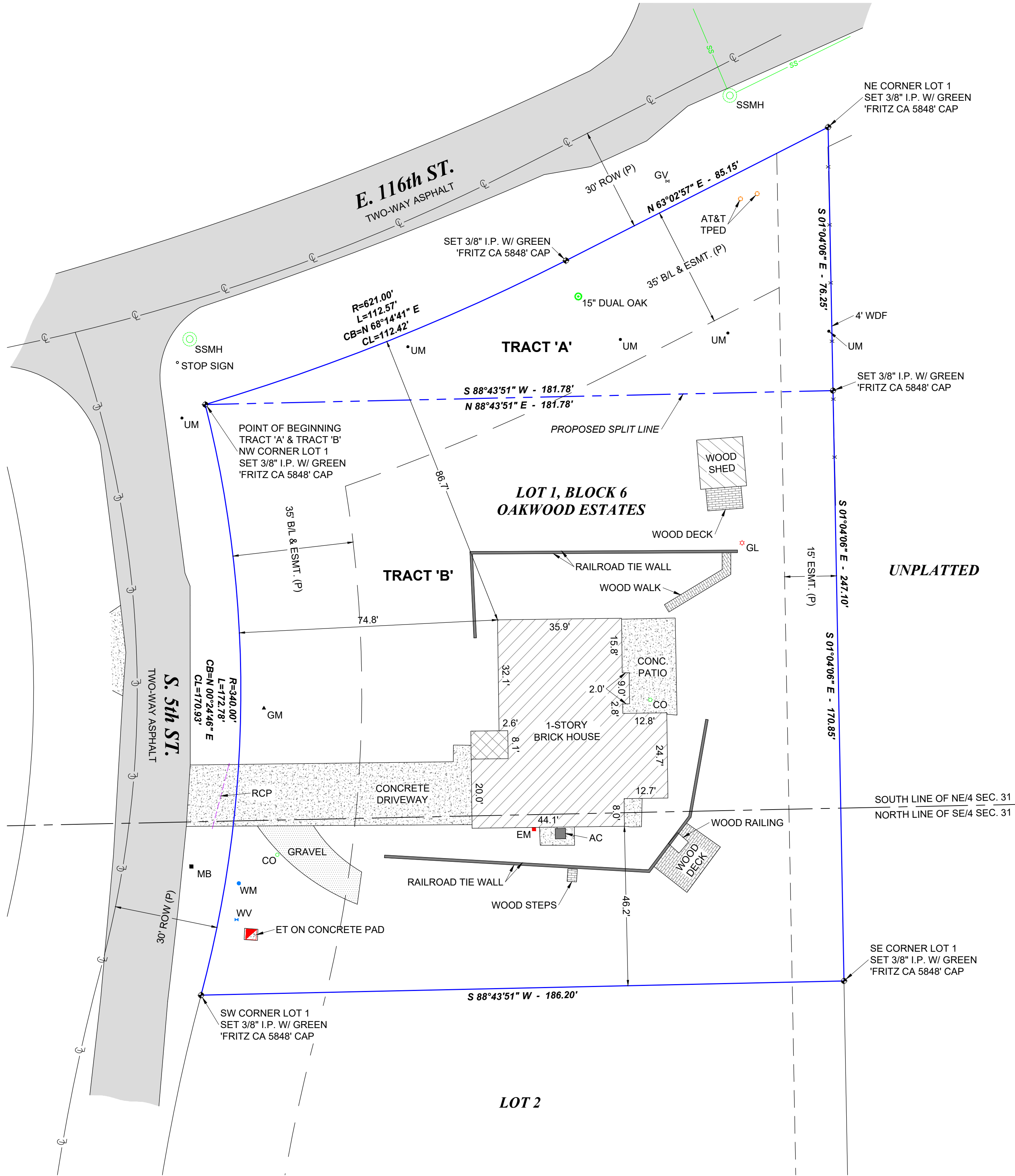


31 18-13



LEGEND

- AC = AIR CONDITIONER
AD = AREA INLET
ASP = AUTO SPRINKLER
BC = BOTTOM OF CURB
B/L = BUILDING LINE
BM = BENCHMARK
BWF = BARBED WIRE FENCE
CATV = CABLE TV PEDESTAL
CL = CENTERLINE
CLB = CLIMB BARRIER
CLF = CHAIN LINK FENCE
CMU = CONCRETE MASONRY UNIT
CO = CLEAN OUT
CPS = COX POWER SUPPLY
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
DGD= DOUBLE GRATE DROP INLET
DIP = DUCTILE IRON PIPE
EJB = ELECTRIC JUNCTION BOX
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
EPED= ELECTRIC PEDESTAL
ET = ELECTRIC TRANSFORMER
FF = FINISH FLOOR
FG = FINISH GRADE
FH = FIRE HYDRANT
FOM = FIBER OPTIC MARKER
FOV = FIBER OPTIC VAULT
FP = FLAG POLE
FL = FLOWLINE
GLM = GAS LINE MARKER
GM = GAS METER
GR = GAS REGULATOR
GV = GAS VALVE
GL = GROUND LIGHT
GP = GUARD POST
GUY = GUY ANCHOR
HDWL = HEADWALL
HPP = HIGH POWER POLE
HPS = HANDICAP PARKING SIGN
HWF = HOG WIRE FENCE
ICV = IRRIGATION CONTROL VALVE
I.P. = IRON PIN
(L) = PER LEGAL DESCRIPTION
LP = LIGHT POLE
(M) = MEASURED DATA
MA/E = MUTUAL ACCESS EASEMENT
MB = MAILBOX
MRK = UTILITY MARKER
MW = MONITORING WELL
(P) = PER PLAT
P/E = PIPELINE EASEMENT
PLF = PLASTIC FENCE
PLM = PIPELINE MARKER
PM = PARKING METER
PP = POWER POLE
PPD = POWER POLE W/ DROP SERVICE
PDDT= POWER POLE W/ DROP & TRANSFORMER
PDDLT= POWER POLE W/ DROP, LIGHT & TRANSFORMER
PPLT = POWER POLE W/ LIGHT & TRANSFORMER
PPM = POWER POLE W/ ELECTRIC METER
PPNS= POWER POLE / NO SERVICE
PPT = POWER POLE W/ TRANSFORMER
RCB = REINFORCED CONCRETE BOX
RCP = REINFORCED CONCRETE PIPE
RD = ROOF DRAIN
ROW = RIGHT-OF-WAY
SSLH= SANITARY SEWER LAMP HOLE
SSMH= SANITARY SEWER MANHOLE
S/B = SETBACK
SGDI= SINGLE GRATE DROP INLET
SH = SPRINKLER HEAD
SP = SIGN POST
STMH= STORM SEWER MANHOLE
STJB = STORM SEWER JUNCTION BOX
TM = TELEPHONE MANHOLE
TPED = TELEPHONE PEDESTAL
TC = TOP OF CURB
TD = TOP OF DECK
TG = TOP OF GRATE
TH = THRESHOLD
TP = TOP OF PAVEMENT
TR = TOP OF RIM
TS = TRAFFIC SIGN
TSLP= TRAFFIC SIGNAL LIGHT POLE
TSPB= TRAFFIC SIGNAL PULL BOX
TSMH= TRAFFIC SIGNAL MANHOLE
TVLT = TELEPHONE VAULT
TW = TOP OF WALL
U/E = UTILITY EASEMENT
UM = UTILITY MARKER
VP = VENT PIPE
WF = WATER FAUCET
WM = WATER METER
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WDF = WOOD FENCE
YL = YARD LIGHT
(Z) = ZONING
C = CENTERLINE
-X- = FENCE LINE
-OC- = OVERHEAD COMMUNICATION
-OE- = OVERHEAD ELECTRIC
-SS- = SANITARY SEWER
-ST- = STORM SEWER
-TOP/TOE- = TOP/TOE OF GROUND SLOPE
-UC- = UNDERGROUND COMMUNICATION
-UE- = UNDERGROUND ELECTRIC
-UG- = UNDERGROUND GAS
-UT- = UNDERGROUND TELEPHONE
-WL- = WATERLINE
O = DECIDUOUS TREE
● = EVERGREEN TREE



LEGAL DESCRIPTION - TRACT 'A' - BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6;
THENCE NORTHEASTERLY ALONG THE NORTH LINE THEREOF FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 621.00 FEET, AN ARC LENGTH OF 112.57 FEET, A CHORD BEARING OF NORTH 68°14'41" EAST AND A CHORD LENGTH OF 112.42 FEET;
THENCE NORTH 63°02'57" EAST ALONG SAID NORTH LINE 85.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 01°04'06" EAST ALONG THE EAST LINE THEREOF 76.25 FEET;
THENCE SOUTH 88°43'51" WEST 181.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

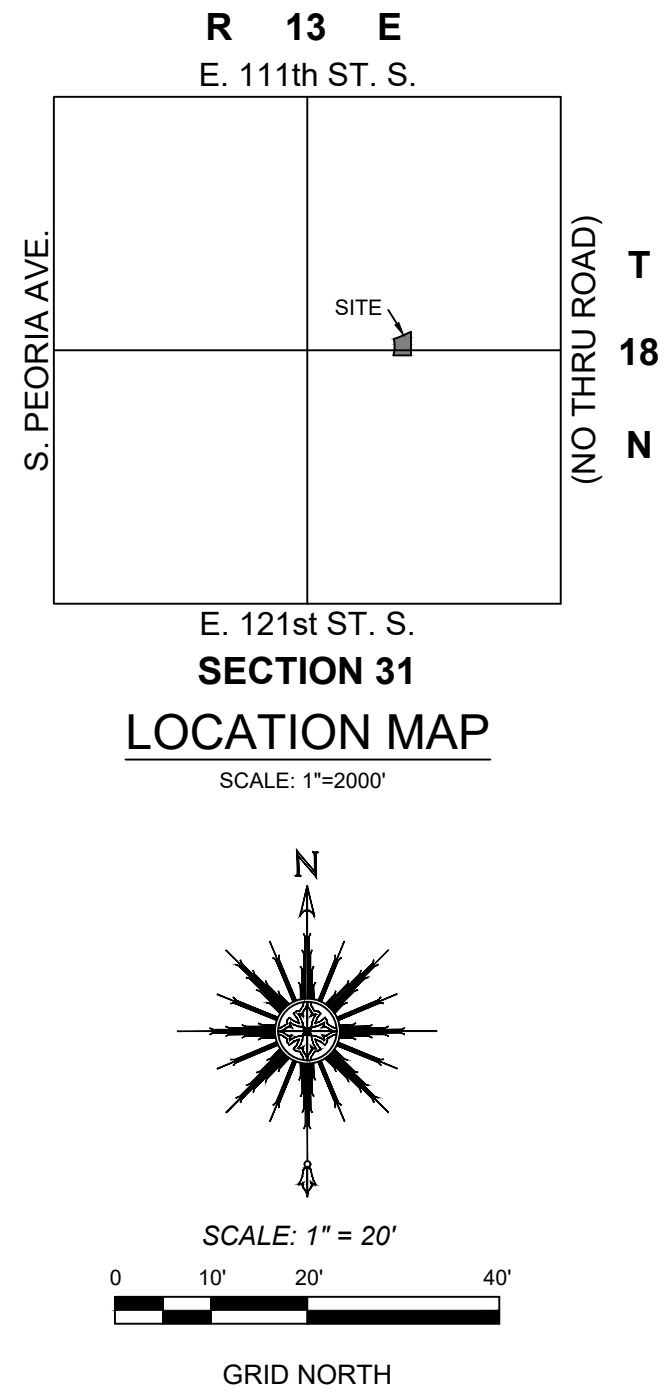
SAID TRACT OF LAND CONTAINS 6,305.3 SQ. FEET OR 0.14 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 1 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.

LEGAL DESCRIPTION - TRACT 'B' - BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6;
THENCE NORTH 88°43'51" EAST 181.78 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 01°04'06" EAST ALONG SAID EAST LINE 170.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 88°43'51" WEST ALONG THE SOUTH LINE THEREOF 186.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF NORTH 00°24'46" EAST AND A CHORD LENGTH OF 170.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,186.7 SQ. FEET OR 0.69 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 1 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.



LEGAL DESCRIPTION - AS PROVIDED - DOC. #2022062891

LOT ONE (1), BLOCK SIX (6), OAKWOOD ESTATES, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES

PREPARED FOR: SPAIN RESIDENCE
ROBERT BELL

PHYSICAL ADDRESS: 11607 S. 5th ST. E., JENKS, TULSA COUNTY, OKLAHOMA 74037

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

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.

SPLIT TRACT 'A' GROSS LAND AREA: 6,305.3 SQ. FEET OR 0.14 ACRES.
SPLIT TRACT 'B' GROSS LAND AREA: 30,186.7 SQ. FEET OR 0.69 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: APRIL 6, 2026.

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

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS 9th DAY OF APRIL, 2026.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

LOT 1, BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES
11607 S. 5th ST. E., JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: MJL	DATE: 03.09.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: DPK	DATE: 04.09.2026	
APPROVED: PLS	DATE: 04.09.2026	
REV:	PROJECT NO.: 25444	



To	Chair Scott West and Planning Commission
Hearing Date	August 6, 2026
Case Number	JZ 26-702/704
Location	11607 S 5 th Street and 11623 S 5 th Street
Request	<i>Recommendation of a rezoning from AG (Agriculture) to RS-1 (Residential Single Family)</i>

Staff Report	Preparer Karl Fritschen/MH
Attachments	Preparer
Public Notice	INCOG & City Clerk
Legal	Robert Bell, Bell Land Use LLC
Background Information	

STAFF COMMENTARY

City of Jenks received two rezoning requests from Robert Bell, Bell Land Use LLC requesting a zoning change from Agriculture (AG) to Residential Single-Family Low-Density District (RS-1).

The first request is to rezone a 0.69-acre tract located at 11607 S 5th Street. This property contains existing single-family home and is legally described as part of Lot 1, Block 6, Revised Plat of Oakwood Estates. Currently zoned Agriculture (AG) since its original annexation, this rezoning to Residential Single-Family Low-Density District (RS-1) is required to maintain a conforming lot following an associated lot split (Case JL 26-421). The lot split involves an abutting, triangular remnant piece of land directly to the north.

The second request is to rezone 0.72-acre tract located at 11623 S 5th Street. This property contains an existing single-family home and is legally described as part of lot three (3), block six (6), Revised Plat of Oakwood Estates. Currently zoned Agriculture (AG) since its original annexation, this rezoning to RS-1 is required to maintain a conforming lot following an associated lot split (Case JL 26-420). The lot split involves rectangular remnant piece of land abutting the property to the north.

Both requests align with the "Horizon Jenks Comprehensive Plan," which designates both areas for medium-intensity, single-family residential uses. All statutory public notifications—including direct mailers to neighboring owners, newspaper publication, and on-site signage were completed.

REQUESTED ZONING	RS-1 (Residential Single-Family Low-Density District)
CURRENT ZONING	AG (Agriculture)
LOCATION	11607 S 5 TH STREET AND
OWNER	SPAIN, MICHAEL GENE & CYNTHIA A
SUBDIVISION	Part of Lot 1, Block 6, Revised Plat of Oakwood Estates
STR	SECTION 31, TOWNSHIP 18, RANGE 13
Parcel #	R56110833114310
COUNCIL WARD	3

North Lot Legal Description Zoning
11607 S 5th Street, Jenks, OK 74037

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6;

THENCE NORTH 88°43'51" EAST 181.78 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 01°04'06" EAST ALONG SAID EAST LINE 170.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 88°43'51" WEST ALONG THE SOUTH LINE THEREOF 186.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF NORTH 00°24'46" EAST AND A CHORD LENGTH OF 170.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

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South Lot Legal Description
11623 S. 5th ST. E., JENKS, OK 74037

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3406, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 6;

THENCE SOUTH 09°40'45" EAST ALONG THE WEST LINE THEREOF 70.76 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°43'55" EAST 190.54 FEET TO THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 06°07'39" WEST 191.59 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE SOUTH 88°43'55" WEST ALONG SAID SOUTH LINE 144.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE ALONG CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 72.25 FEET, A CHORD BEARING OF NORTH 04°18'11" WEST AND A CHORD LENGTH OF 72.14 FEET;

THENCE NORTH 09°40'45" WEST 119.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 31,354.4 SQ. FEET OR 0.72 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF LOT 3 BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES, AS SOUTH 01°04'06" EAST.

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map and conforms to the RS-1 bulk and area standards of the Unified Development Ordinance (UDO). The rezoning request is in keeping with the surrounding uses and does not appear to adversely impact the neighborhood.

Recommendation | Staff recommends approval of the rezoning request to RS-1 (Residential Single-Family Low-Density District).

Sec. 16-3-1. Bulk and Dimensional Standards.

(A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sqft)	24,000	10,000	8,000	5,000	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,000	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	55	45	60	60	60	50	100
Yard Setbacks (Minimum)									
Front (ft)	35	35	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	35	35	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	20%	35%	40%	60%	40%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									

Figure 1 – Bulk and Dimensional Table from UDO



Figure 2a - Aerial Image, North Lot

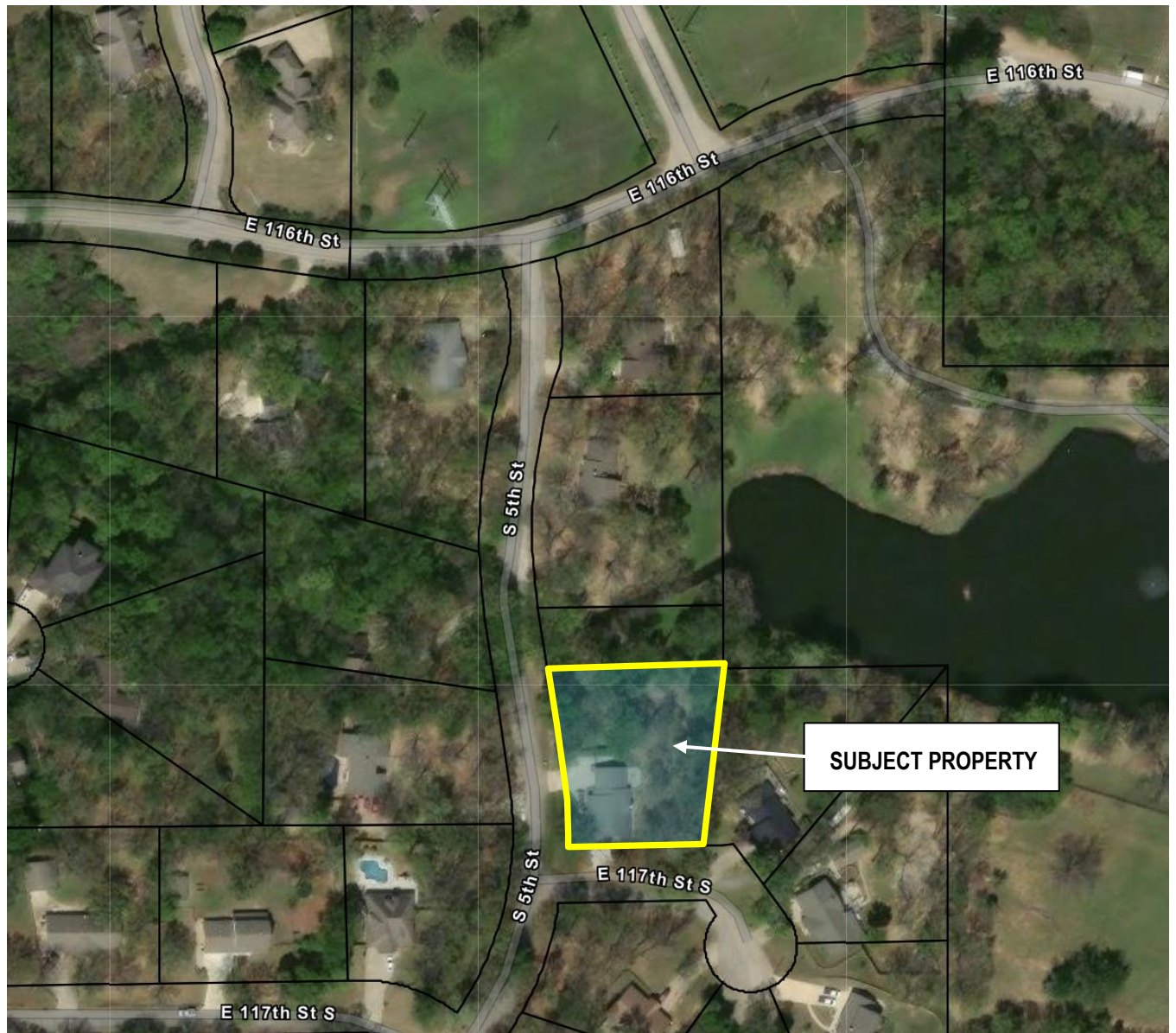


Figure 2b - Aerial Image, South Lot

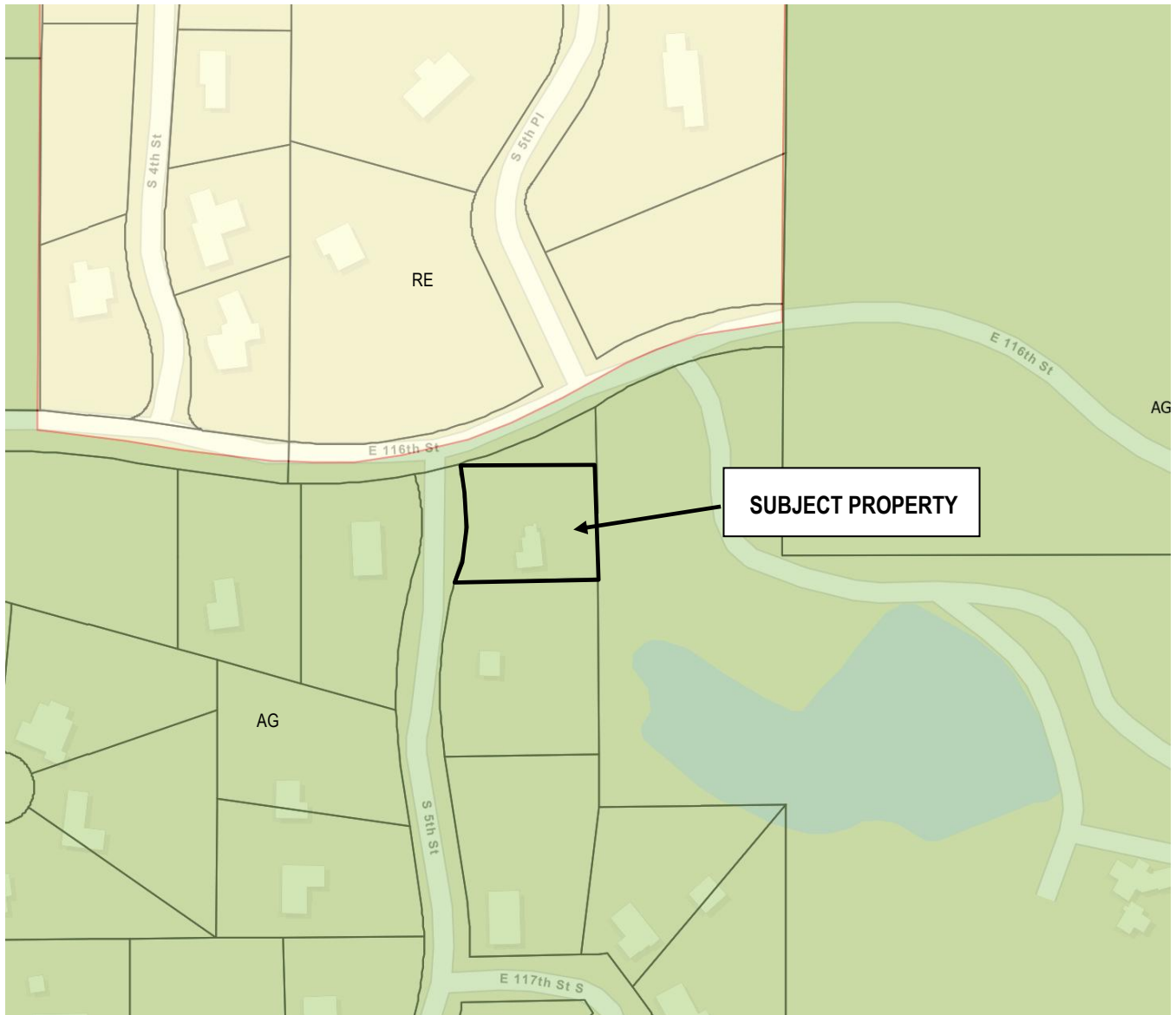


Figure 3a – INCOG Location/Zoning Map, North Lot

Surrounding Zoning:

- North: AG (Agriculture)
- East: AG (Agriculture)
- West: AG (Agriculture)
- South: AG (Agriculture)

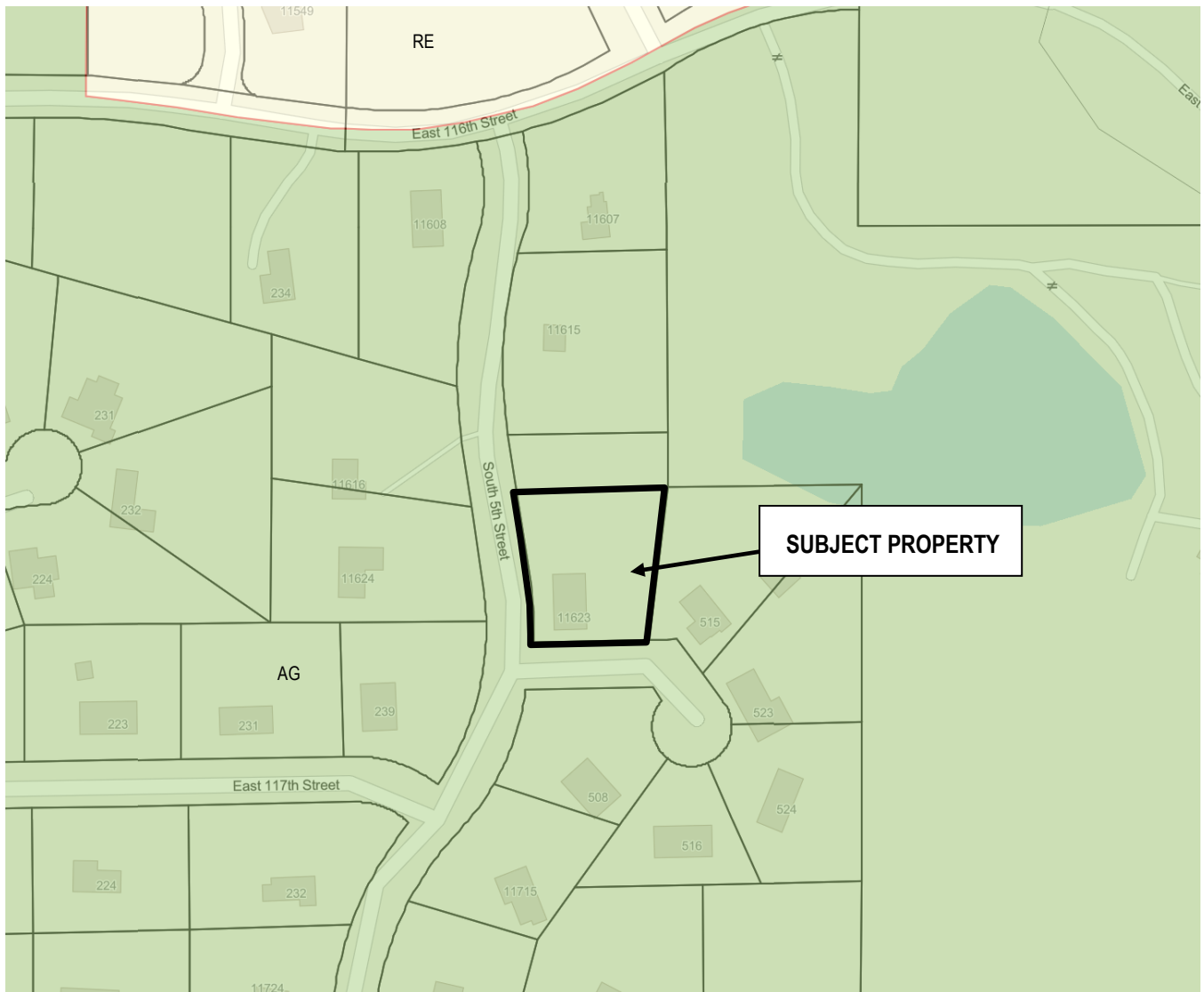


Figure 3b – INCOG Location/Zoning Map, South Lot

Surrounding Zoning:

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- East: AG (Agriculture)
- West: AG (Agriculture)
- South: AG (Agriculture)

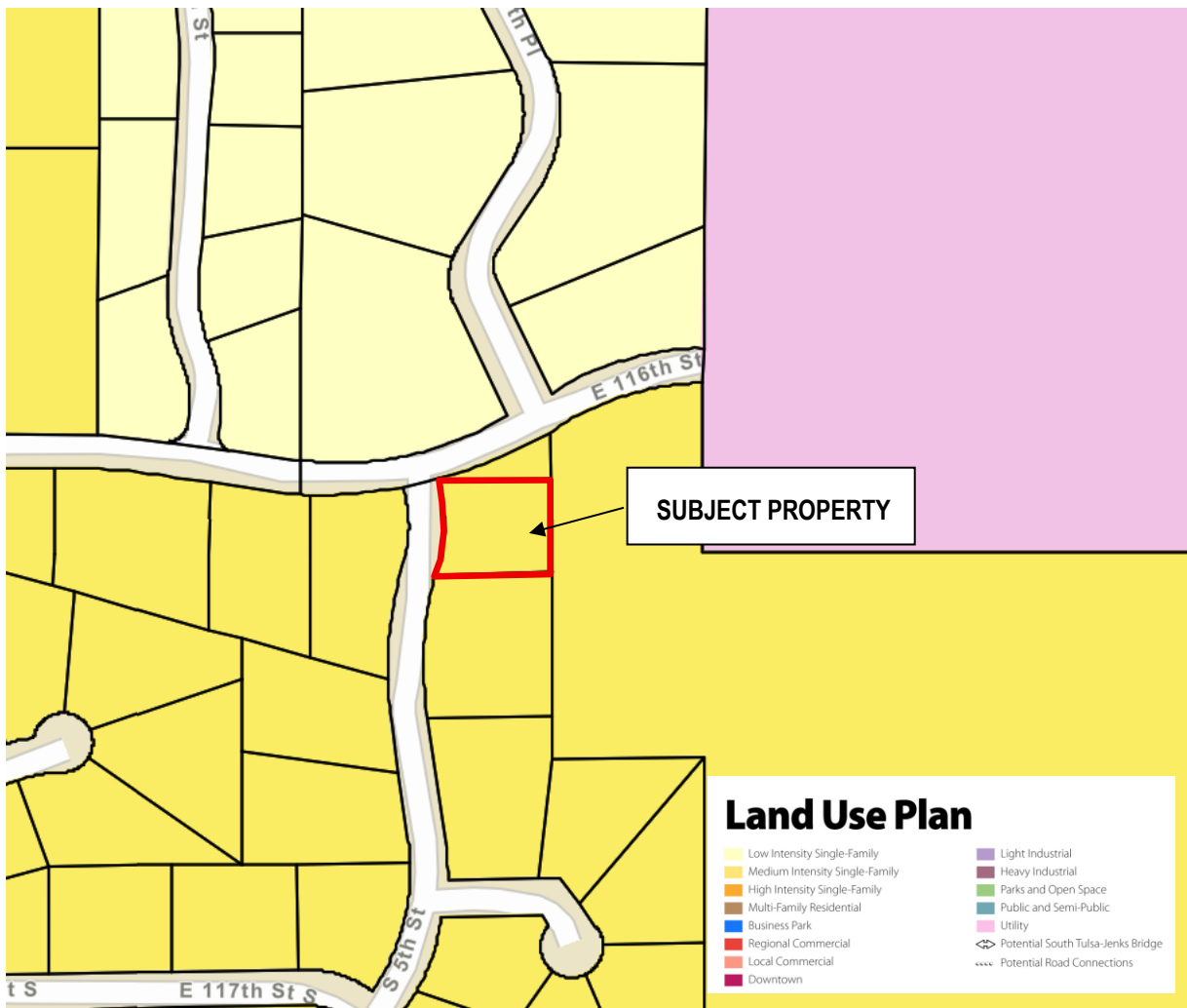


Figure 4a – Jenks Horizon Land Use Plan Map, North Lot

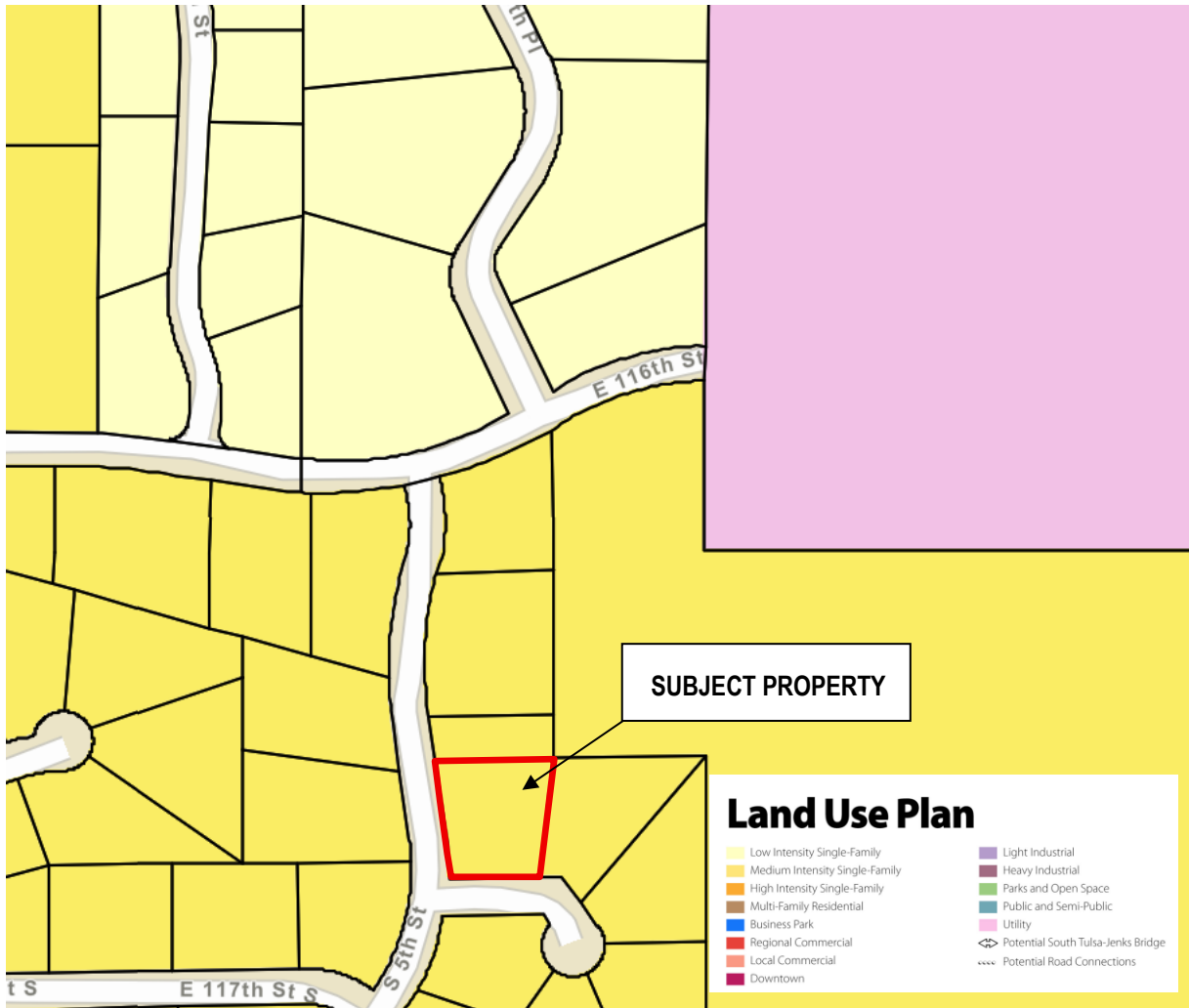


Figure 4b – Jenks Horizon Land Use Plan Map, South Lot

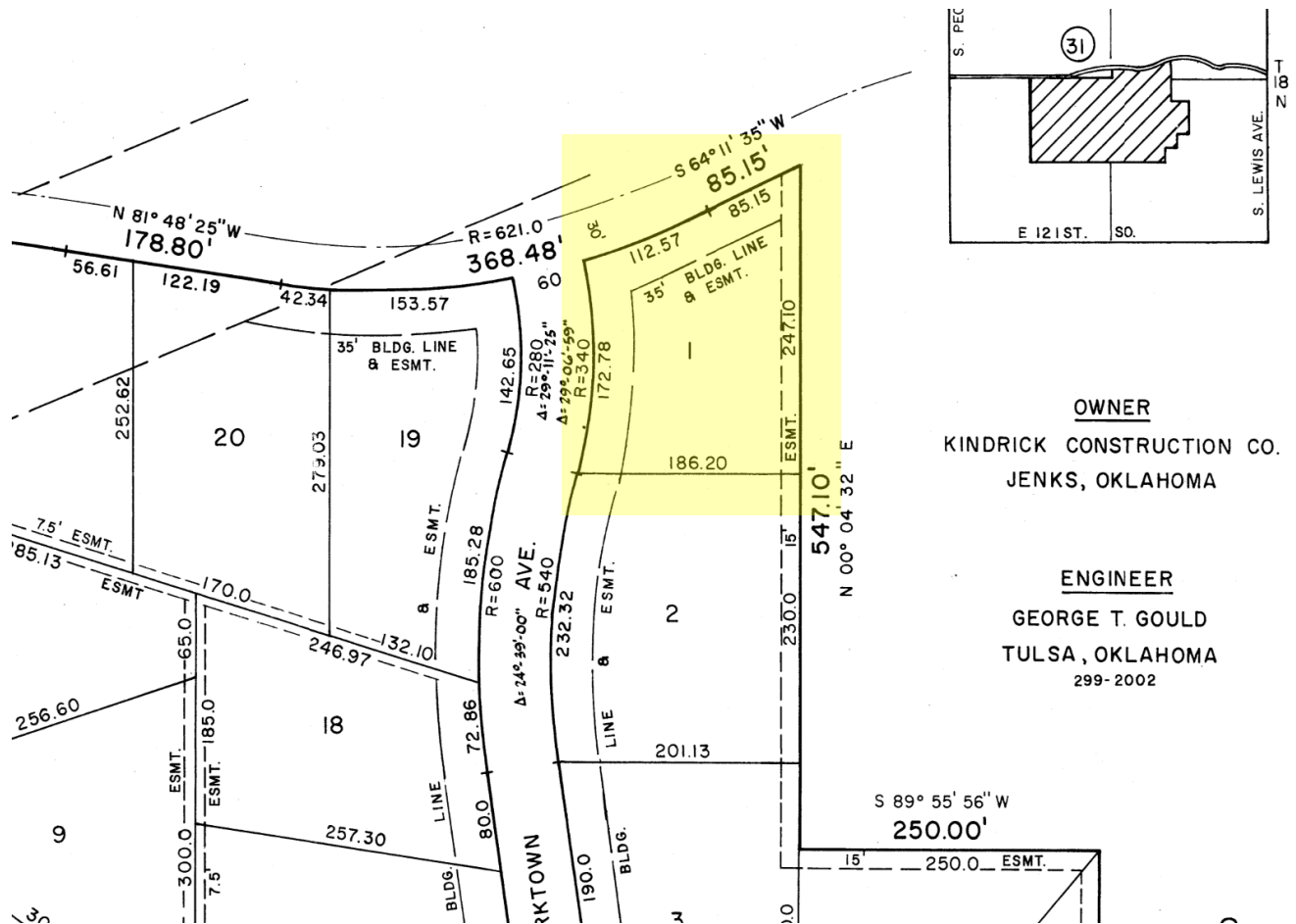


Figure 5a – North Subject Lot of the Revised Plat for Oakwood Estates

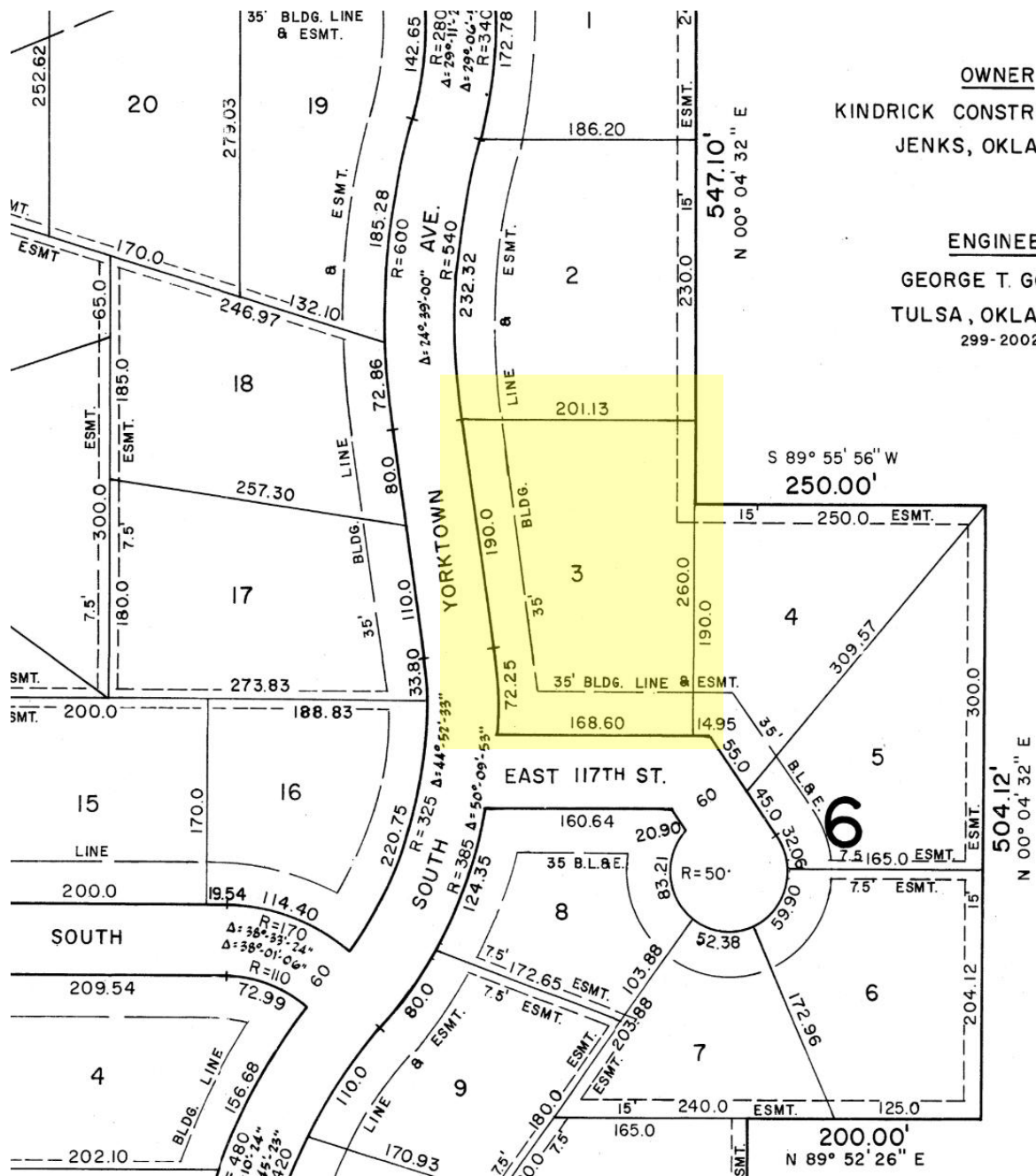
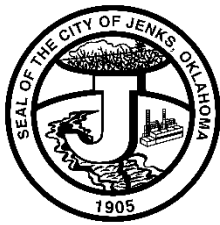


Figure 5b – South Subject Lot of the Revised Plat for Oakwood Estates



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 26-704

Request: Zone Change

Request by Bell Land Use, LLC for a zone change from AG (Agriculture) to RS-1 (Residential Single Family)

Legal Description: A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK SIX (6), REVISED PLAT OF OAKWOOD ESTATES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3406, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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General Location: 11623 S 5th St

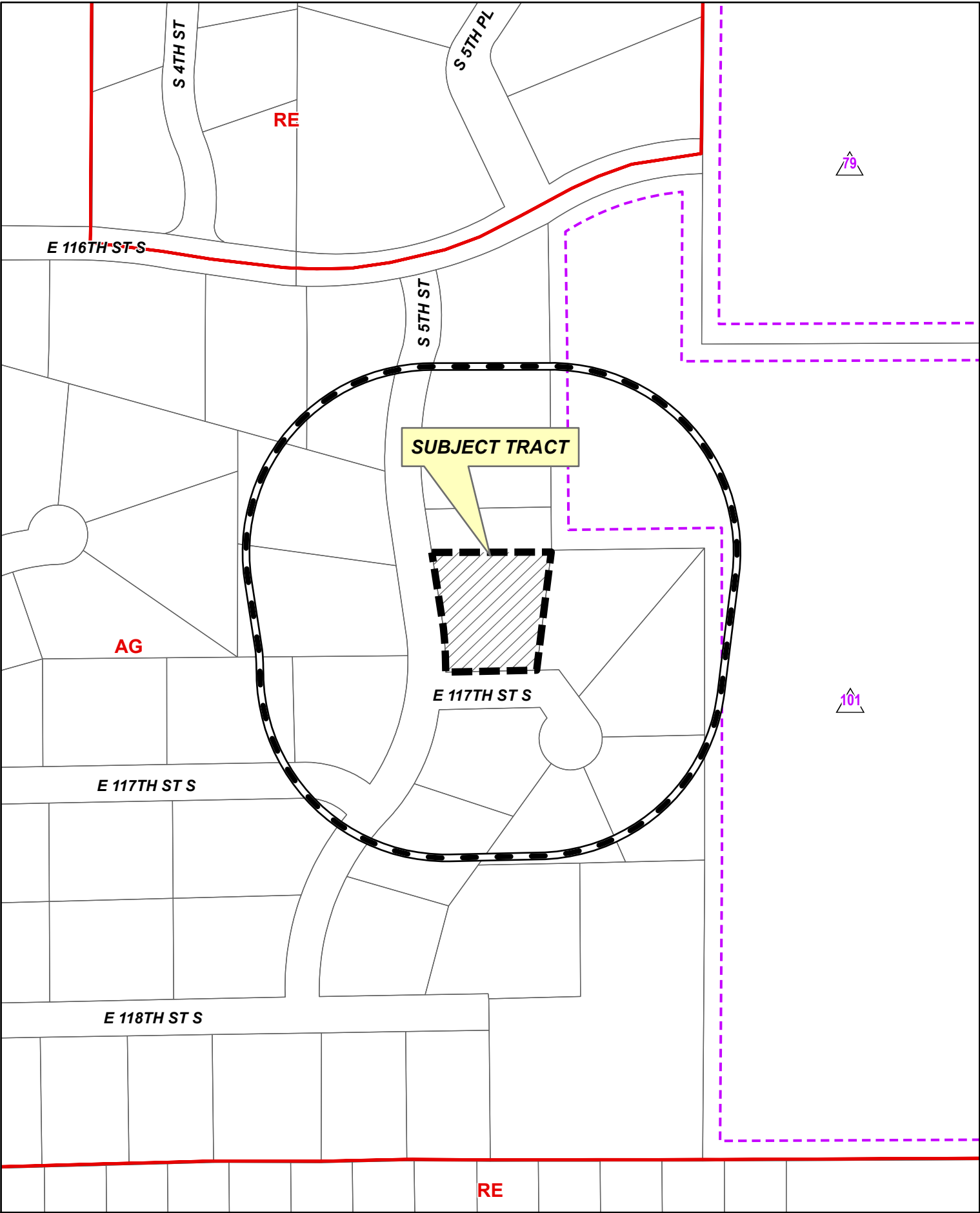
Hearing Date: 06 August 2026 at 6 p.m.

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 1 July 2026.

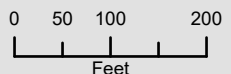
Marcae Hilton, Secretary
Jenks Planning Commission



 300' Radius

 Subject Tract

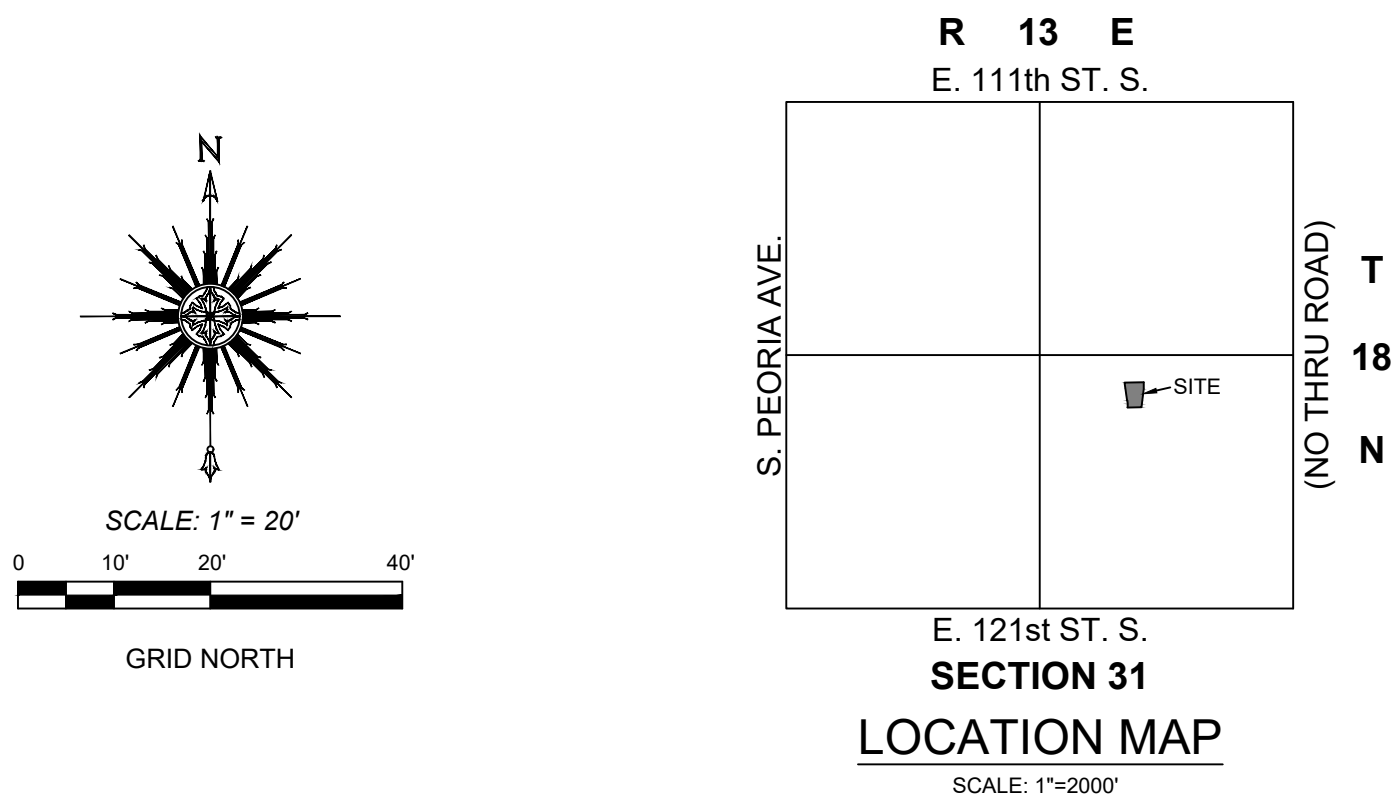
JZ 26-704



31 18-13



A = AIR CONDITIONER
 AD = AREA INLET
 ASP = AUTO SPRINKLER
 BC = BOTTOM OF CURB
 BL = BUILDING LINE
 BM = BENCHMARK
 BWF = BARBED WIRE FENCE
 CATV = CABLE TV PEDESTAL
 CL = CENTERLINE
 CLB = CLIMB BARRIER
 CLF = CHAIN LINK FENCE
 CMU = CONCRETE MASONRY UNIT
 CO = CLEAN OUT
 CPS = COX POWER SUPPLY
 CMP = CORRUGATED METAL PIPE
 CPP = CORRUGATED PLASTIC PIPE
 DDGI = DOWEL GRATE DROP INLET
 DIP = DUCTILE IRON PIPE
 EJB = ELECTRIC JUNCTION BOX
 EM = ELECTRIC METER
 EO = ELECTRIC OUTLET
 EPED = ELECTRIC PEDESTAL
 ET = ELECTRIC TRANSFORMER
 FF = FINISH FLOOR
 FG = FINISH GRADE
 FH = FIRE HYDRANT
 FOM = FIBER OPTIC MARKER
 FOV = FIBER OPTIC VAULT
 FP = FLAG POLE
 FL = FLOWLINE
 GLM = GAS LINE MARKER
 GM = GAS METER
 GR = GAS REGULATOR
 GV = GAS VALVE
 GL = GROUND LIGHT
 GP = GUARD POST
 GUY = GUY ANCHOR
 HDWL = HEADWALL
 HPP = HIGH POWER POLE
 HPS = HAND/CAP PARKING SIGN
 HWF = HOG WIRE FENCE
 ICV = IRRIGATION CONTROL VALVE
 I.P. = IRON PIN
 (L) = PER LEGAL DESCRIPTION
 LP = LIGHT POLE
 (M) = MEASURED DATA
 MA/E = MUTUAL ACCESS EASEMENT
 MB = MAILBOX
 MRK = MARKER
 MW = MONITORING WELL
 (P) = PER PLAT
 P/E = PIPELINE EASEMENT
 PLF = PLASTIC FENCE
 PLM = PIPELINE MARKER
 PM = PARKING METER
 PP = POWER POLE
 PPD = POWER POLE W/ DROP SERVICE
 PPD-T = POWER POLE W/ DROP & TRANSFORMER
 PPDLT = POWER POLE W/ DROP, LIGHT & TRANSFORMER
 PPLT = POWER POLE W/ LIGHT & TRANSFORMER
 PPM = POWER POLE W/ ELECTRIC METER
 PPNS = POWER POLE / NO SERVICE
 PPT = POWER POLE W/ TRANSFORMER
 RCB = REINFORCED CONCRETE BOX
 RCP = REINFORCED CONCRETE PIPE
 RD = ROOF DRAIN
 ROW = RIGHT-OF-WAY
 SSLH = SANITARY SEWER LAMP HOLE
 SSMH = SANITARY SEWER MANHOLE
 S/B = SETBACK
 SGDI = SINGLE GRATE DROP INLET
 SH = SPRINKLER HEAD
 SP = SIGN POST
 STMH = STORM SEWER MANHOLE
 STJB = STORM SEWER JUNCTION BOX
 TE = TELEPHONE MANHOLE
 TPEL = TELEPHONE PEDESTAL
 TC = TOP OF CURB
 TD = TOP OF DECK
 TG = TOP OF GRATE
 TH = THRESHOLD
 TP = TOP OF PAVEMENT
 TR = TOP OF RIM
 TS = TRAFFIC SIGN
 TSLP = TRAFFIC SIGNAL LIGHT POLE
 TSPB = TRAFFIC SIGNAL PULL BOX
 TSMH = TRAFFIC SIGNAL MANHOLE
 TVLT = TELEPHONE VAULT
 TW = TOP OF WALL
 U/E = UTILITY EASEMENT
 UM = UTILITY MARKER
 VP = VENT PIPE
 WF = WATER FAUCET
 WM = WATER METER
 WSE = WATER SURFACE ELEVATION
 WV = WATER VALVE
 WDF = WOOD FENCE
 YL = YARD LIGHT
 (Z) = ZONING
 C = CENTERLINE
 -X- = FENCE LINE
 -OC- = OVERHEAD COMMUNICATION
 -OE- = OVERHEAD ELECTRIC
 -SS- = SANITARY SEWER
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 OP/TOE = TOP OF E / GROUND SLOPE
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LOT THREE (3), BLOCK SIX (6), OAKWOOD ESTATES, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE FOLLOWING:

SURVEYOR'S NOTES

PHYSICAL ADDRESS: 11623 S. 5th ST., JENKS, TULSA COUNTY, OKLAHOMA 74037

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

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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.

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TRACT 'B' GROSS LAND AREA: 31354.4 SQ. FEET OR 0.72 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: APRIL 6, 2026.

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

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

WITNESS MY HAND AND SEAL THIS 9th DAY OF APRIL, 2026.


ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT 3, BLOCK 6, REVISED PLAT OF OAKWOOD ESTATES 11623 S. 5th St. E., JENKS, TULSA COUNTY, OKLAHOMA 74037			
SURVEY: MJL	DATE: 03.09.2026	PREPARED BY: FRITZ LAUD SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLAUDSURVEYING@GMAIL.COM CA # 5848 EXPIRES: 6-30-2026	
DRAFT: DKP	DATE: 04.09.2026		
APPROVED: PLS	DATE: 04.09.2026		
REV:	PROJECT NO.: 25444		

To	Chair Dr. Scott West and Planning Commission
Hearing Date	August 6, 2026
Case Number	JZ 26 PUD 127Mi1 Frazier Falls
Request	Recommendation of approval of <i>PUD 127 Minor Amendment No. 1 Frazier Falls</i>
Location	126 th and South Harvard Ave.
Applicant	Charlie Wollmershauser, Developer & Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton

Attachments

- ✓ PUD 127 Major Amendment No. 1
- ✓ Preliminary Plat

Preparer

Charlie Wollmershauser
Tulsa Engineering and Planning (TEP)

Background Information

STAFF COMMENTARY | This request is a minor amendment to clarify and establish the division of amenities and other PUD language between two adjacent subdivisions; the approved PUD 116 Frazier Meadows I & II and the approved Frazier Falls (PUD Overlay district No. 127). During the development process of Frazier Meadows I and II, the developer, Mr. Charlie Wollmershauser, provided several public improvements in the general area and addressed some of the traffic concerns along the curve of 126th and Harvard before seeking approval of Frazier Falls.

PUD 127

FAQ Details of PUD 127 MA1 previous Approval (See chart in Staff Report for details):

- *Site Plan*: The site plan has the same footprint and general street alignment as the original plan approved PUD 127.
- *Private Gated Subdivision*: With approval of PUD 127MA1 this subdivision is not a gated community with private streets.
- *Development Standards Comparison Chart (areas with approved changes)*:
 - *Lot Width*
 - *Lot Size*
 - *House Size*
 - *Exterior Side Yard*
 - *Impervious Surface Coverage*
- *Amenities*: Shared between Meadows and Falls.

Ongoing Questions from Matt Albright:

1. **Will there be a fence between Frazier Falls and Frazier Meadows (along E 128th Pl S)?**
 - Charlie: The fence along 128th pl will be provided by the builds for each lot.
 - Staff: I am recommending the fence be installed by the developer at the time the street gates are installed, at least between the fences.
 - Therefore, no final decision had been made.
 - I will be recommending the fences be installed by the homeowner, but the decision will be up to the PC.
2. **Will there be a sidewalk on 126th street next to fence?**
 - Charlie: No sidewalk is planned.
 - Staff: The sidewalk is shown on the plans, it is my plan to require a sidewalk.
 - A PUD amendment will be required if there is no sidewalk installed.
 - I recommend a sidewalk, but I will let PC decide if a sidewalk is required, it does not make sense if the fence is not installed all the way to the gate.
3. **PUD 127 states that Frazier Falls will use Frazier Meadows Pool. Charlie W. has told Frazier Meadows residence they will not. The PUD needs to be amended to reflect this.**
 - Charlie: Frazier Falls will not use the pool unless Frazier Meadows wants to sell memberships to them.
 - Staff: The PUD as approved requires the amenities to be shared.
 - Any deviation from this will require an amendment to the PUD.
 - I will provide public notice to residents via a sign if a PUD Amendment is requested by Charlie.
 - The amendment is requesting there is no forced sharing of amenities, I will likely recommend they allow people to use the pool for a fee.
4. **Will the amenities for Frazier Falls be located in Reserve B.**
 - Charlie: The Amenities are in reserve "D".
 - Staff: more information is needed.
 - I forgot to follow up on this one.
5. **The PUD 127 that was presented in May 2025 Planning Commission Meeting has lots of language that is in error or no longer valid. Is there a new copy I can get of PUD127 ma 1?**
 - Charlie: Don't know about a new copy of the PUD 127 but I will find out and let you know.
 - Staff: I am scheduling an in-person meeting with Charlie, I will review and finalize all these questions at the time of the in-person meeting.
 - The staff report on the agenda will reflect /required changes needed to the PUD.

PUD 127 MAI Text Amendments (Clean Copy Needed for *PUD 127 MA1* and *PUD 127 mi1*):

- Page 3 Paragraph 1 and Paragraph 5.
- Page 4 Amenities need to reflect decision of PC, amend accordingly.
- Page 5 Interior Fencing: Correct according to PC decision.
- Page 6 HOA common areas, to be corrected according to PC decision.

PROJECT SUMMARY

CITY COUNCIL | December 17, 2024, Approved amending the PUD to allow for public streets and shared amenities instead of a gated private subdivision.

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

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

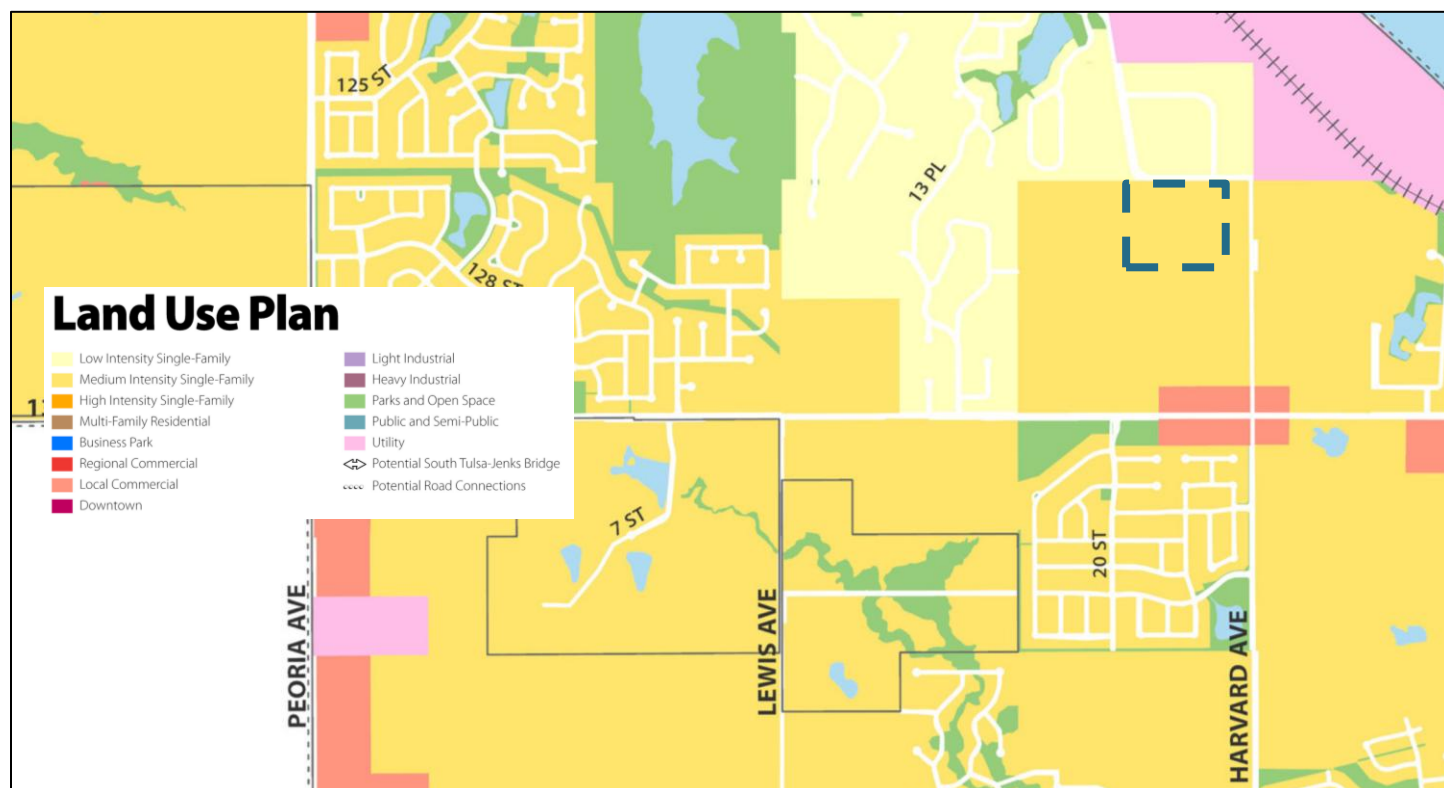
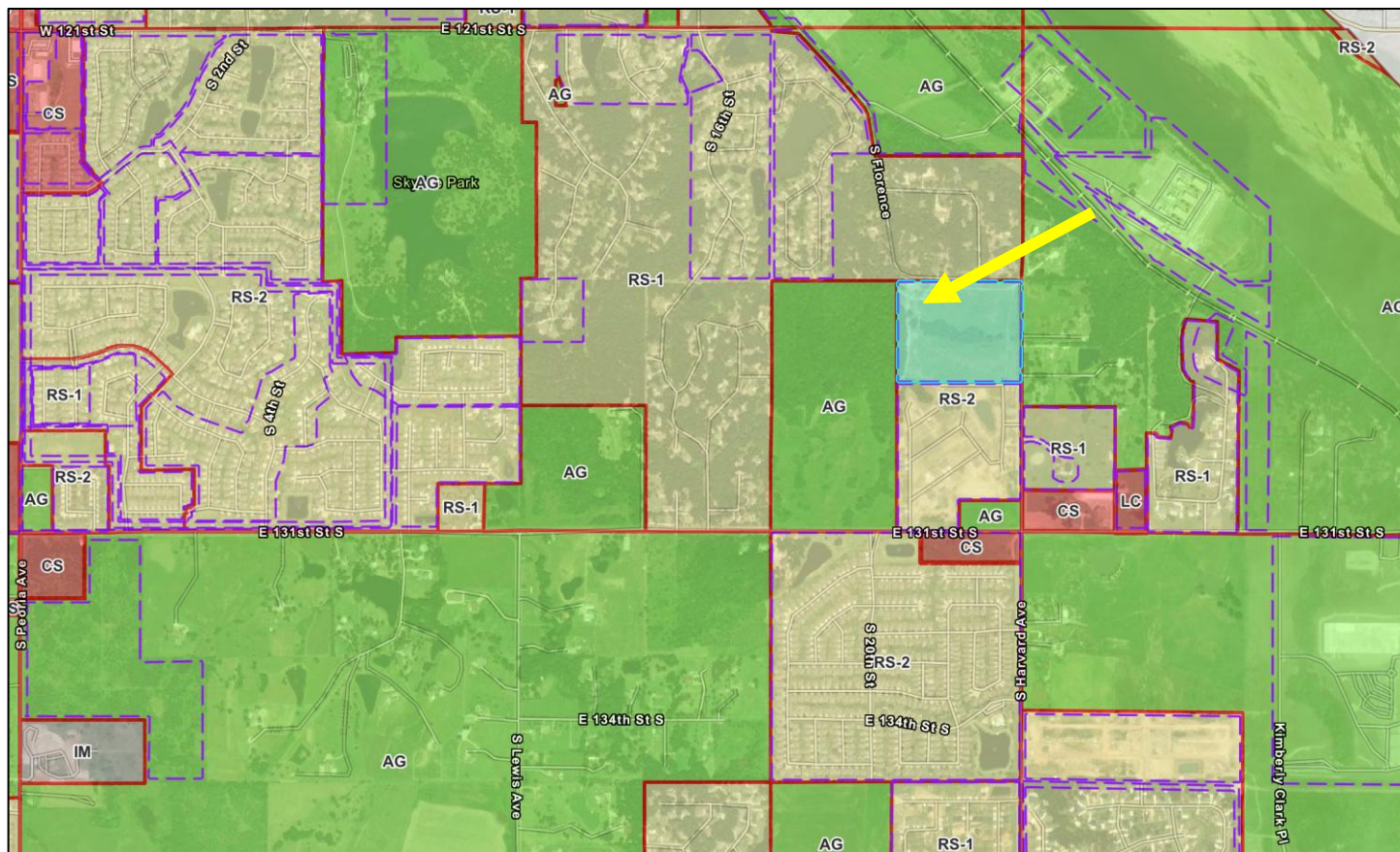
CITY COUNCIL | November 19, 2024, regularly scheduled meeting, a motion was made and approved to send this item back to Planning Commission for review and recommendation. Council asked that Planning Commission review the changes presented in the agenda by the applicant to PUD 127 Major Amendment No.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

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

PLANNING COMMISSION | October 17, 2024, Denied | 4-1-2 (two members were not present at the hearing) at the regularly scheduled Planning Commission hearing on October 17, 2024.

PLANNING DATA

New Request	JZ 26 PUD 127 Mi1 (Minor Amendment to PUD 127) approve qualifying requests regarding shared amenities, fences along 128 th , clarification on gates and other miscellaneous items.
City Council	Ward 5 Donna Ogez
Current Zoning	PUD-127MA1 Overlay & RS-2, Residential Single-Family Ordinance 1553 PUD 127 Ordinance 1656 PUD 127MA1
Intended Use	Single-family Residential
Parcel ID	97305730536450
STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	North of Northwest Corner of 131 st and Harvard
Plat data	Preliminary Plat has been approved
Site Area	30.851 Acres +/-
Public Comment	Not Advertised, but a courtesy notice was provided on Friday July 31, 2026. Staff has received comments from the public.
Zoning Surrounding:	
North:	RS-1 Residential Single-family Ark. Ridge Estates
South:	PUD 116 RS-2 Frazier Meadows
West:	AG Agriculture-Undeveloped & RS-1 Single-family Sunrise Ridge
East:	AG Agriculture-Single-family



PUD Data | Not a Complete List

Amenities for Frazier Meadows III, IV (Falls) Presented with public streets	
Original Plan	Approved Plan Requested Changes in Red
Single-family subdivision Frazier Falls	Single-family Frazier Meadows 3 & 4 Falls
Located N of Frazier Meadows 126 th and Harvard on the West	No Change
Retain the organic nature of the land	Minor Site Plan changes (see plans)
Natural water features	Minor Site Plan changes (see plans)
Gated subdivision with private streets	Public Streets
Protection of natural trees	Minor Site Plan changes (see plans)
Create Park like setting	Parklike around creek area and large pond
Multiple Small Lakes 3 wet ponds Waterfalls	One Large Lake about an acre/Fishing pond, trails
Walking trails	Minor Changes
Pickle Ball court in dry detention area	Sports courts, pavilion (Reserve D), trails
Sidewalk/trails	Required Trail /5ft Sidewalk
No shared amenities in original plan	Approved Language: Shared Use of Pool in Frazier Meadows Expanded Pool Area (20x40) pool with deck, added pavilion, larger play set. PUD 127 Mi1 Request: <i>Due to the request of current residents in the adjacent Frazier Meadows. Mr. Wollmershauser has asked to amend the PUD to keep the amenities separate between the two subdivisions. If Amendment is approved, the COJ will not require sharing of amenities.</i> <i>Options for HOA(s) (private covenants are not enforced by City of Jenks).</i> <i>1. Either HOA may elect to allow for shared amenities with or without appropriate fees.</i> <i>2. Either Subdivision may elect to add additional amenities at their own cost.</i>
Maximum No. of homes 130	106 as drawn on preliminary plat
Non-UDO Details	
Vehicular bridge	Not needed
Gated	Not gated
ONEOK high pressure gas line must be considered	Reserve area was created with restrictions
\$350,000 ++ homes	Not listed
Two gated access points	Not Private
Primary Harvard (East)	No Change
Secondary E. 126 th Street S. (South)	Changed to 128 th (3 accesses to south, 2 gated for emergency services).

	➤ E. 20th CT. E emergency access only ➤ South 21st Place East emergency access only ➤ S 20th St. E. through access to Frazier Meadows at E. 128th Pl. S (West) Access to West has been approved
Perimeter Screening match Frazier Meadows Along Harvard Avenue	Screening along north side of E. 128th Pl. S 1. Determine if this screening fence is considered a perimeter fence like Harvard? 2. Is this fence required to be installed by developer? 3. Is this fence required to be installed by individual lot owner? 4. The fence will be interrupted by the emergency gates. 5. Fences are not supposed to be forward of the face of the house.
3 Areas of Infrastructure Improvement	
✓ Safety along 126th curve is developer priority	Done
✓ Clear vegetation at curve along 126 th	Done
✓ Dedicate to City ROW for street improvements on 126th	To be completed during platting
✓ Revised Sewer Plan relocate lift station to Frazier Falls	Done
✓ Extension of 12-inch water line along Harvard to connect w 8 inch	North to 126 th

Development Standards Comparison Chart	PUD 127	PUD 127 MA1 Approved	Minor Amd. 1	UDO RS2
LOT WIDTH (Min. Ft.)	60-63 60 ft (71 65.1%) 63 ft (38 34.9%)	50 ft (18 15%) 55 ft (25 21 %) 60 ft (30 26%) 63 ft (44 38%)	NO Change	55
LOT AREA (Min. Sq. Ft.)	7,200	6,000	Changed to match PUD	8,000
STRUCTURE HEIGHT (Max. Ft.)	35	35	NO Change	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	3,500	NA	NA	NA

Front Yard	25	25	NO Change	20
Exterior Side Yard	15	15	NO Change	15
Rear Yards (min. ft.)	20	20	NO Change	20
Side Yards (min. ft.) One side yard	5	5	NO Change	5
Side Yards (min. ft.) Other side yard	5	5	NO Change	5
Minimum House Size	2, 200*	15% @ 1,600-1,799 sq ft* 85% @ 1,800++ sq ft*	NO Change	NA
Masonry First Floor	100%	100%	NO Change	NA
Impervious Surface Coverage	NA	60%	NO Change	45%

*finished heated living area

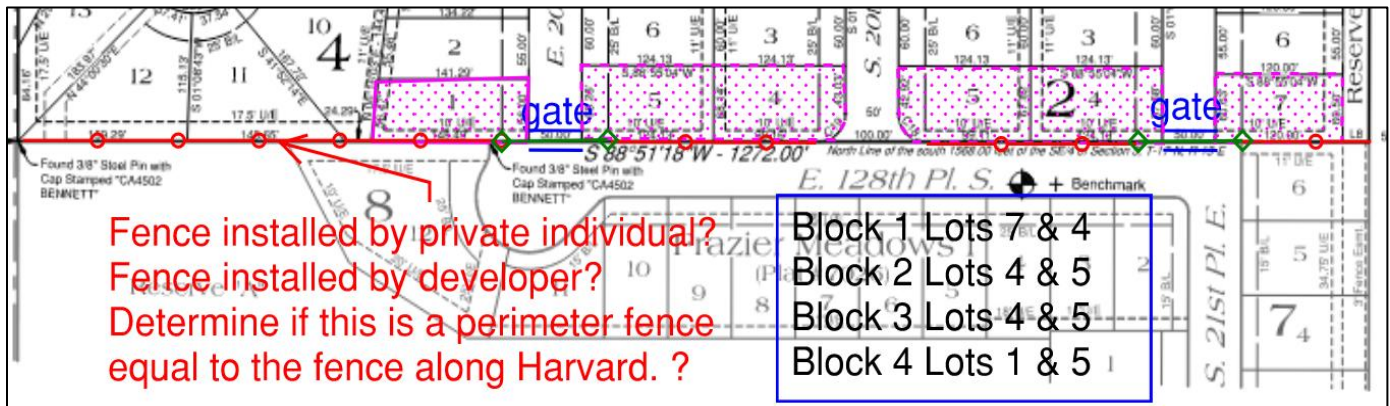


Figure 3: Plat Exhibit showing conflict with UDO/PUD in regards to looks and installation of screening along north side of E 128th PL S



Figure 4: Exhibit B of PUD 127 | Original Site Layout



Figure 5: Preliminary Plat Layout

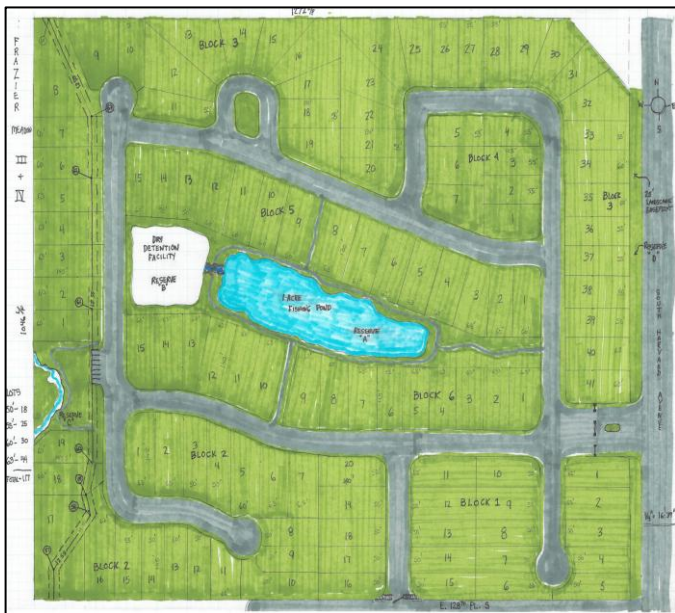


Figure 6: Approved PUD 127 MA1 Site Plan

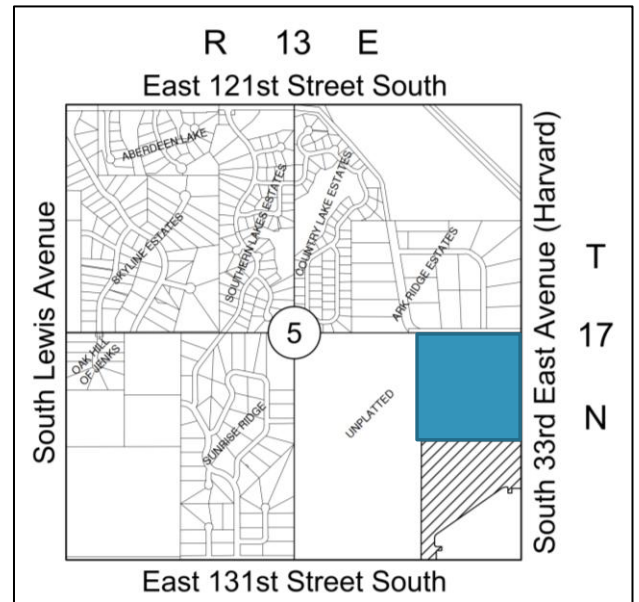


Figure 7: Location Map

UDO language | Sec. 16-9-8. Planned Unit Development.

- (A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*
- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
 - (2) To provide more efficient use of land,*
 - (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
 - (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
 - (5) To unify building and structures through design,*
 - (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
 - (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*
- (C) *Site Development Allowances and Modification Standards.*
- (1) Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*
 - (2) Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.*

- (a) *Public Gathering Space.* The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
 - (b) *Sustainable Design.* The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.
 - (c) *Landscape Conservation and Visual Enhancement.* The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
 - (d) *Mix of Uses.* The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.
 - (e) *Affordability.* The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.
 - (f) *Universal Design.* The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.
 - (g) *High Quality Building Materials.* The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.
- (D) *Standards for Review.* Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:
- (1) *Comprehensive Plan Alignment.* The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
 - (2) *Placemaking.* The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.
 - (3) *Integrated Design with Identifiable Centers and Edges.* The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
 - (4) *Public Welfare.* The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and

will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

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

- (5) *Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.*
- (H) *Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.*
- (I) *Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).*
- (J) *Amendments to Approved Planned Unit Development.*
- (1) *Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.*
- (2) *Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*
- (a) *Increase density,*
- (b) *Increase the height of buildings,*
- (c) *Reduce open space by more than five percent,*
- (d) *Modify the proportion of housing types,*
- (e) *Change parking areas in a manner that is inconsistent with this UDO,*
- (f) *Increase the approved gross floor area by more than 500 square feet,*
- (g) *Alter alignment of roads, utilities, or drainage, or*
- (h) *Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*
- (3) *Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).*
- (4) *Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.*
- (K) *Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*
- (1) *Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.*
- (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)

EVALUATION | Frazier Falls (Meadows III & IV) is part of the “Frazier” subdivision legacy. PC approved the PUD amendment request with conditions. The development has an approved preliminary plat and engineering.

STAFF COMMENTS | NOT COMPETE LIST

1. Original PUD 127 MA1
 - a. **Provide a Traffic Impact Analysis (required in UDO) and continue to work with City Staff on traffic conditions at the corner of 126th and Harvard.**
 - b. Sidewalks are required internally and along street frontage
 - i. Consult with OneOK on sidewalk details
 - ii. Confirm encroachment agreement with OneOK
 - c. Correct all outstanding PUD markups

2. PUD 127 Minor Amendment No. 1 | Shared Use of Pool in Frazier Meadows Expanded Pool Area (20x40) pool with deck, added pavilion, larger play set.

Due to the request of current residents in the adjacent Frazier Meadows. Mr. Wollmershauser has asked to amend the PUD to keep the amenities separate between the two subdivisions. If request is approved, the COJ will not require sharing of amenities.

- Options for HOA(s) (private covenants are not enforced by City of Jenks).
- Either HOA Meadows or Falls may elect to allow for shared amenities with or without appropriate fees.
- Either Subdivision may elect to add additional amenities at their own cost.

3. Access Clarification

Primary | Harvard (East) | No Change

Secondary | E. 128th Street S. (South)

- 3 accesses to south, 2 gated for emergency services.
- E. 20th CT. E | emergency access only
- South 21st Place East | emergency access only
- S 20th St. E. | through access to Frazier Meadows at E. 128th Pl. S (West) Access to West has been approved

4. Perimeter Screening | Clarification and determination

Harvard Avenue | match Frazier Meadows | No Change

Screening along north side of E. 128th Pl. S

- Determine if this screening fence is considered a perimeter fence like Harvard?
- Is this fence required to be installed by developer?
- Is this fence required to be installed by individual lot owner?

- The fence will be interrupted by the emergency gates.
 - Fences are not supposed to be forward of the face of the house.
5. Sidewalk | Should there be a sidewalk on 128th street next to fence on the north side?
- Staff: The sidewalk is shown on the plans.
 - Amendment, no installation of sidewalk on the north side, keep sidewalk on south side only.
 - Sidewalk is adjacent to side yard within 5 ft of house.
6. Should there be a side yard setback greater than 5 feet for homes adjacent to 128th?
- a. Staff: I recommend keeping the side yard at fifteen feet.
 - i. Block 1 Lots 7 & 4
 - ii. Block 2 Lots 4 & 5
 - iii. Block 3 Lots 4 & 5
 - iv. Block 4 Lots 1 & 5
 - b. Amendment to allow for specificized lot to have an exterior side yard matching the utility easement.
 - i. Block 4, Lot 1

PUD Text Amendments (Clean Copy Needed for *PUD 127 MA1* and *PUD 127 mi1*):

- Page 3 Paragraph 1 and Paragraph 5.
- Page 4 Amenities need to reflect decision of PC, amend accordingly.
- Page 5 Interior Fencing: Correct according to PC decision.
- Page 6 HOA common areas, to be corrected according to PC decision.

RECOMMENDATION | Staff recommends conditional approval as presented.

Minor Amendment NO. 1
Need Clean Copy of PUD 127 MA1



FRAZIER FALLS

PUD 127

AMENDED

A Single-family Residential Development, Jenks OK

PUD 127 MA1

Planned Unit Development | No. 127

Major Amendment No. 1.

Southwest Corner of East 126th Street

South and South Harvard

Charlie Wollmershauser

Developer

📍 Bell Land Use LLC
918-902-0462

Tulsa Engineering and Planning
Brent Cox, Engineer
918-252-9621

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FRAZIER FALLS, LLC

1. Development Concept

In keeping with the Frazier Meadows developments, Frazier Falls, ^{could} will have up to 117 new lots with 4 different lot sizes. 15 % of the lots will be 50' wide, 21.5% ³⁸ of the lots will be 55' wide, 26 % of the lots will be 60' wide, and 37.5% will be 63' wide. 15 % of the houses will be a minimum of 1600 to 1799 square feet and the remainder of all homes will be 1800 to 2500+ square feet. The average lot width in the development will be greater than 57'. The property is located directly north of Frazier Meadows with its north boundary being East 126th street. The proposed development will highlight the special characteristics of the land and provide price points and living options in demand in the south Jenks market area.

The subject property is designated for medium density Single-Family by the Jenks Comprehensive Plan. The property is 32.53 +/- acres in size and has been zoned to RS-2(single family residential). The development will include an approximately 1- acre fishing /retention pond, a dry retention pond, a park with amenities on the west side where the creek runs thru reserve "C ". The park amenities will include a playground, a large pavilion for family gatherings, a sport court for basketball or pickleball, a green space for activities, and a nice walking trail along the creek area.

As with other developments along Harvard Avenue in this area a high-pressure gas line is located along the right of way of Harvard. An easement will be placed to the west side of this gas line easement and the developments east boundary will be moved the west to allow for the pipeline to not be inside backyards of the lots on the east side of the Frazier Falls development. A reserve "D "will be established for this action as a landscape easement will be established in this reserve which will not allow any planned vegetation but will allow the development of sidewalks or walking trails in the easement.

The property is allowed for up to 130 homes by the Comprehensive Plan but is designed for 117 residential properties. The primary entrance to the development will be from Harvard Avenue and a second entrance will be connected to Frazier Meadows on East 128th Pl S. A third access point will be established on the West side of the development for any future developments to west of Frazier Falls. For road safety purposes, no access point is to be established from East 126th Street South. An access for the City to the lift station from 126th Street S. has been established at City's request. Fencing along the section line road is planned as a continuation of that which was determined by the Planning Commission as necessary for the Frazier Meadows development.

The original approval of Frazier Falls included a series of ponds and waterfalls. It has been determined that this system would require an extensive maintenance endeavor for a Homeowner's Association (HOA). The amendment is changing the development from a gated neighborhood to be included in the Frazier Meadows Homeowners Association and thereby allow the use of all amenities by both neighborhoods.

PUD 127 MA1 | Removed private streets and gates
PUD 127 Mi1 | minor Amendment removes the
requirement of shared amenities.

Amend this text to reflect amenities identified in each subdivision as approved by PC.

The following amenities will be shared by ~~both~~ community members:

- ~~A 20' x 40' pool with a 12' x 9' wade area attached in Frazier Meadows.~~
- ~~An extensive deck around pool area with shade areas.~~
- ~~A 24' x 12' pavilion for family gatherings in both Frazier Falls and Frazier Meadows~~
- ~~Bathrooms by pool area in Frazier Meadows.~~
- Over 2500 linear feet of walking trails ~~combined in both communities.~~
- A play set area ~~in both communities.~~
- Swings ~~in both communities.~~
- ~~2 outdoor pickleball courts with a 12' x 6' shade pavilion and swing in Frazier Meadows.~~
- Several benches throughout walking areas ~~in both communities.~~
- ~~Frazier Meadows has a ½ acre fishing pond.~~
- Several greenspaces ~~in both amenity areas of each community.~~
- Frazier Falls will have 1 acre fishing pond.
- An outdoor sport court with basketball/pickleball in Frazier Falls.

PUD 127 approved under the name of Frazier Falls identified that three areas of the City of Jenks infrastructure will be greatly improved with the proposed development. These improvements have mostly already been established. The final improvement to the area infrastructure will be to the water system. The prior PUD identified these three areas of improvement. 1) The applicant has gifted the City of Jenks the right of way from South Harvard to 126th West Ave necessary to improve or reduce the dangerous curve associated with this interchange. 2) The Frazier Meadows development installed a Lift station in Frazier Falls with a forced sanitary sewer main to Frazier Lakes to handle Frazier Meadows, Frazier Falls, and future developments in the immediate area. 3) East 126th Street South is developed on the north side of the road with an 8" water line serving the Ark Ridge development and the Frazier Falls development will extend the 12" line along Harvard Avenue it installed for connection to the 8" line looping the two supply lines together.

2. Development Standards

Permitted Uses:

- Single family Residential and customary accessory uses.

Development Standards

- Setback front yard 25 Feet
- Setback side yards 5/5 Feet
- Rear Yard Setback 20 Feet
- Exterior Side yard setback 15 Feet
- Lot Width 50 ft at 15%
55 ft at 21.5%
60 ft at 26%
63 ft at 37.5%
- Minimum Lot Area 6000 sq ft
- Impervious Surface Area Allowed 60 %
- Maximum Permitted Building Height 35 Feet
- Minimum House size:
 - 15 % of Single-Family dwelling Units shall have a minimum of 1600 square feet of finished heated living area.
 - 85 % of Single-Family dwelling units shall have a minimum of 1800 square feet of finished heated living area.
- Masonry: The first floor of each dwelling will have 100 % masonry, not including windows and beneath covered porches. No Steel, Aluminum or Vinyl Siding shall be permitted on any Building or any Residential Lot
- Foundation/stem walls: Foundation and stem walls shall be covered with brick, stone or stucco. No exposed stem walls.
- Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residences. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 5' of the property line. Interior fencing shall be of same wood design and materials for all lots. Any special circumstances must be approved by the architectural committee.

Block 1 Lots 7 & 4
Block 2 Lots 4 & 5
Block 3 Lots 4 & 5
Block 4 Lots 1 & 5

- Exterior fences: Exterior fencing along South Harvard Avenue shall be established with rock or masonry pillars.
- Minimum Landscape: Each lot shall be sodded and landscaped to include the planting of a minimum of one 2" caliper tree (measured 6 inches from the base of the tree). Sodding and landscaping shall be completed within 30 days of occupancy or final inspection.
- Irrigation systems: Each property shall install, operate and maintain an underground sprinkler system for the purpose of properly irrigating and watering the trees and landscaping. All systems are to be monitored and maintained to prevent overwatering and excessive runoff to streets and adjacent properties.

• Homeowners Association: The development will have a mandatory Homeowners Association for maintenance of common areas. The subdivision will be annexed to the Frazier Meadows HOA and will have access to the amenities of both subdivisions.

- The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.
- PUD language as adopted by ordinance will be enforced by the City of Jenks Office of Code Enforcement.

3. Existing Zoning and Comprehensive Plan

The property is designated Medium Intensity Single-family Residential by the Jenks Comprehensive Plan. The property is Zoned RS-2 (Single-family Residential) with PUD 127 Overlay.

4. Utilities and Storm Water

Platting of the property will require submittal of a detailed drainage plan to the City Engineer for Review and Approval.

A gravity flow sanitary sewer line has been established from Frazier Meadows I to the lift station located along 125th Street. This line will be located in the front yard of the lots along the west boundary of the development. Therefore, the waterline must be located on the east side of the street that serves these lots.

East 126th Street South is developed on the north side of the road with an 8" water line that supplies water to the Ark Ridge development. This water line is at the end of the system that is located on 121st Street. A new water vault was established on the Tulsa 36" line located on 131st Street. The Frazier Falls development will extend the 12" line along Harvard Avenue tying into the two supply lines in the area.

All other standard utilities are available to the site.

EXHIBIT 'A'

Site Aerial



EXHIBIT 'B'

Conceptual Site Plan



EXHIBIT 'C'

Area Water Lines

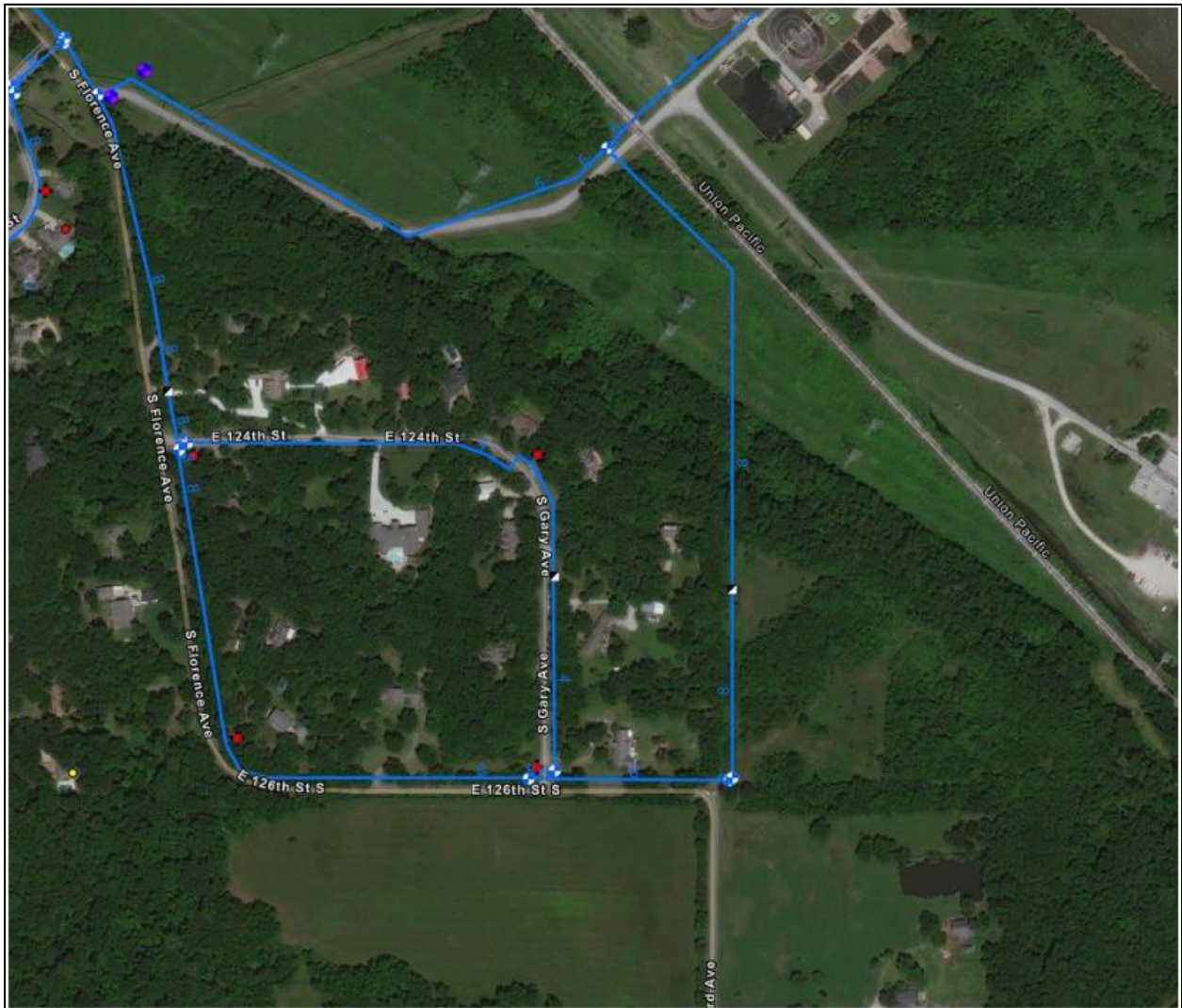


EXHIBIT 'D'

Comprehensive Plan | Future Land Use Map & Existing Zoning

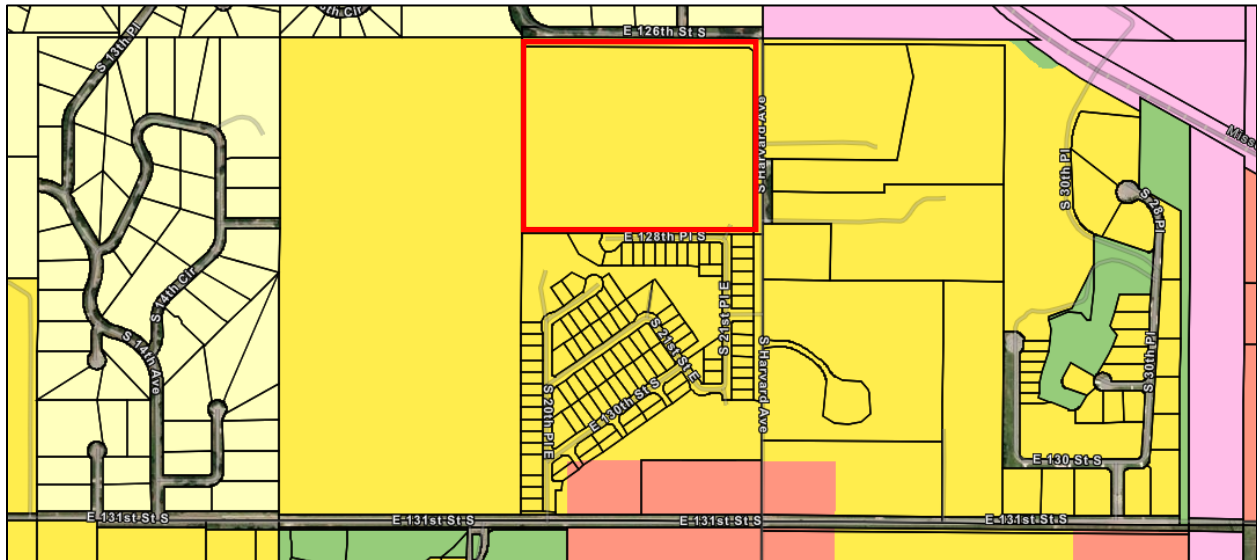


Figure 1: Future Land Use Plan Map

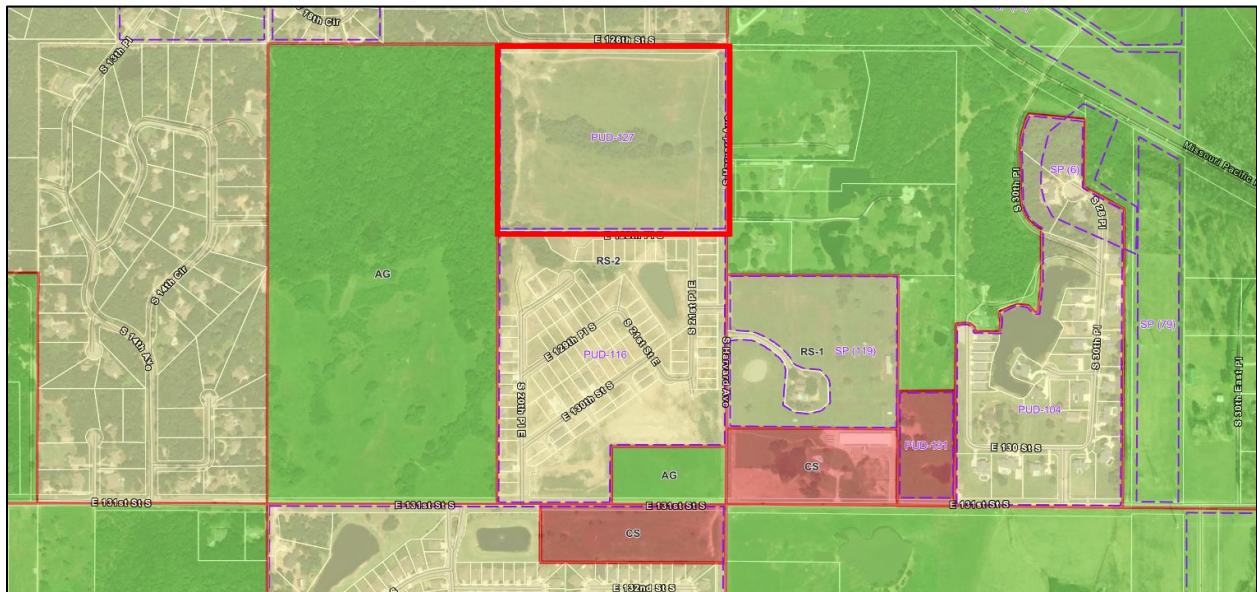
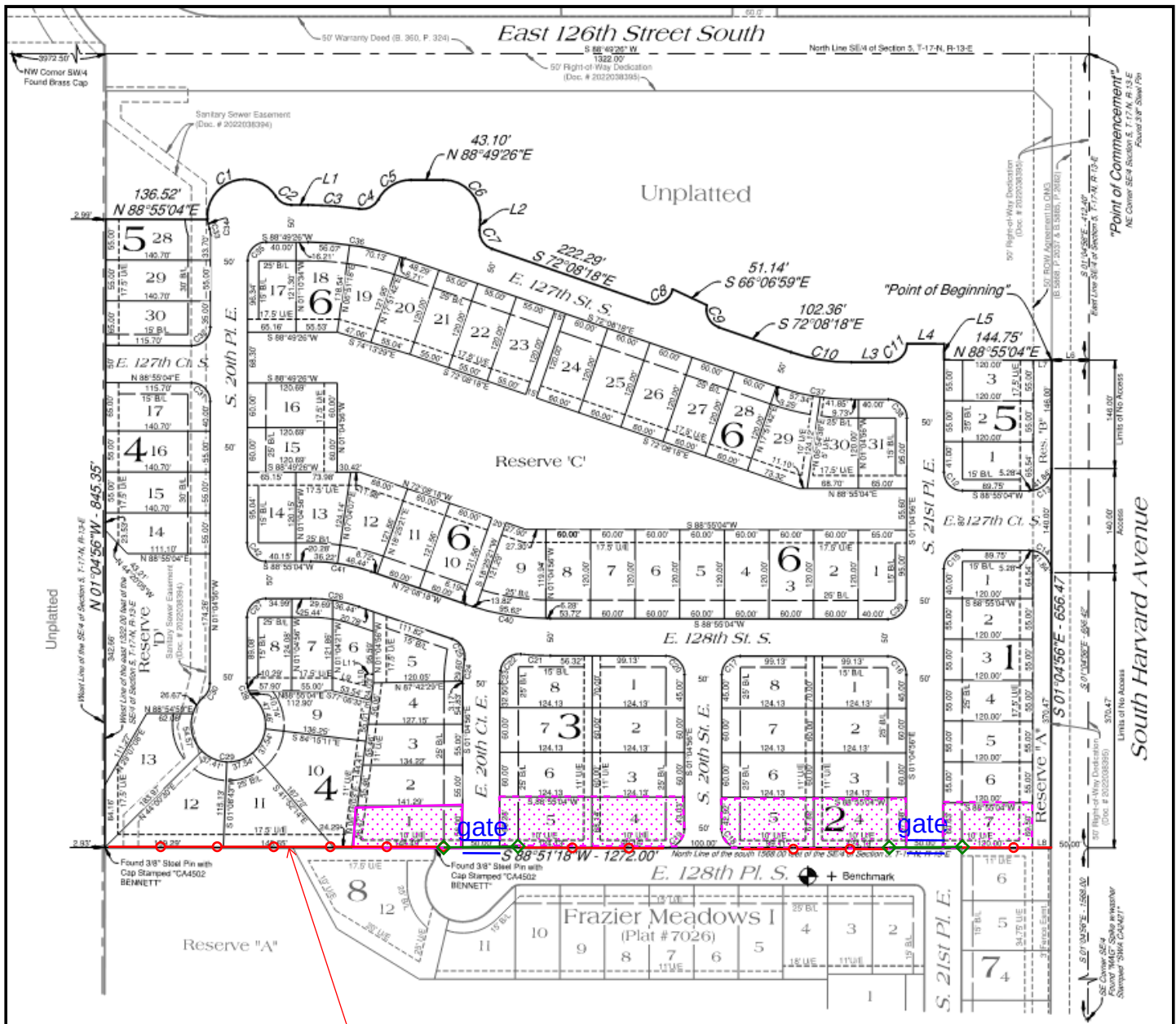


Figure 2: Zoning Map

Draft Plat



Fence installed by private individual?
 Fence installed by developer?
 Determine if this is a perimeter fence
 equal to the fence along Harvard. ?

Impact to fence decision:
 Block 1 Lots 7 & 4
 Block 2 Lots 4 & 5
 Block 3 Lots 4 & 5
 Block 4 Lots 1 & 5
 15 foot exterior side yard
 for said lots except Block
 4, Lot 1 will match the
 utility easement line.



FRAZIER FALLS

PUD 127

AMENDED

A Single-family Residential Development, Jenks OK

📍 Bell Land Use LLC
918-902-0462

December 17, 2024
(Ordinance 1485, 1553)

**NEED CLEAN CLEAN
COPY FOR APPROVAL**

Marcaé Hilton
Marcaé Hilton

PUD 127 MA1

Planned Unit Development | No. 127

Major Amendment No. 1.

Southwest Corner of East 126th Street

South and South Harvard

Charlie Wollmershauser
Developer

Tulsa Engineering and Planning
Brent Cox, Engineer
918-252-9621

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FRAZIER FALLS, LLC

1. Development Concept

In keeping with the Frazier Meadows developments, Frazier Falls will have up to 117 new lots with 4 different lot sizes. 15 % of the lots will be 50' wide, 21.5 % of the lots will be 55' wide, 26 % of the lots will be 60' wide, and 37.5 % will be 63' wide. 15 % of the houses will be a minimum of 1600 to 1799 square feet and the remainder of all homes will be 1800 to 2500+ square feet. The average lot width in the development will be greater than 57'. The property is located directly north of Frazier Meadows with its north boundary being East 126th street. The proposed development will highlight the special characteristics of the land and provide price points and living options in demand in the south Jenks market area.

The subject property is designated for medium density Single-Family by the Jenks Comprehensive Plan. The property is 32.53 +/- acres in size and has been zoned to RS-2(single family residential). The development will include an approximately 1- acre fishing /retention pond, a dry retention pond, a park with amenities on the west side where the creek runs thru reserve "C ". The park amenities will include a playground, a large pavilion for family gatherings, a sport court for basketball or pickleball, a green space for activities, and a nice walking trail along the creek area.

As with other developments along Harvard Avenue in this area a high-pressure gas line is located along the right of way of Harvard. An easement will be placed to the west side of this gas line easement and the developments east boundary will be moved the west to allow for the pipeline to not be inside backyards of the lots on the east side of the Frazier Falls development. A reserve "D "will be established for this action as a landscape easement will be established in this reserve which will not allow any planned vegetation but will allow the development of sidewalks or walking trails in the easement.

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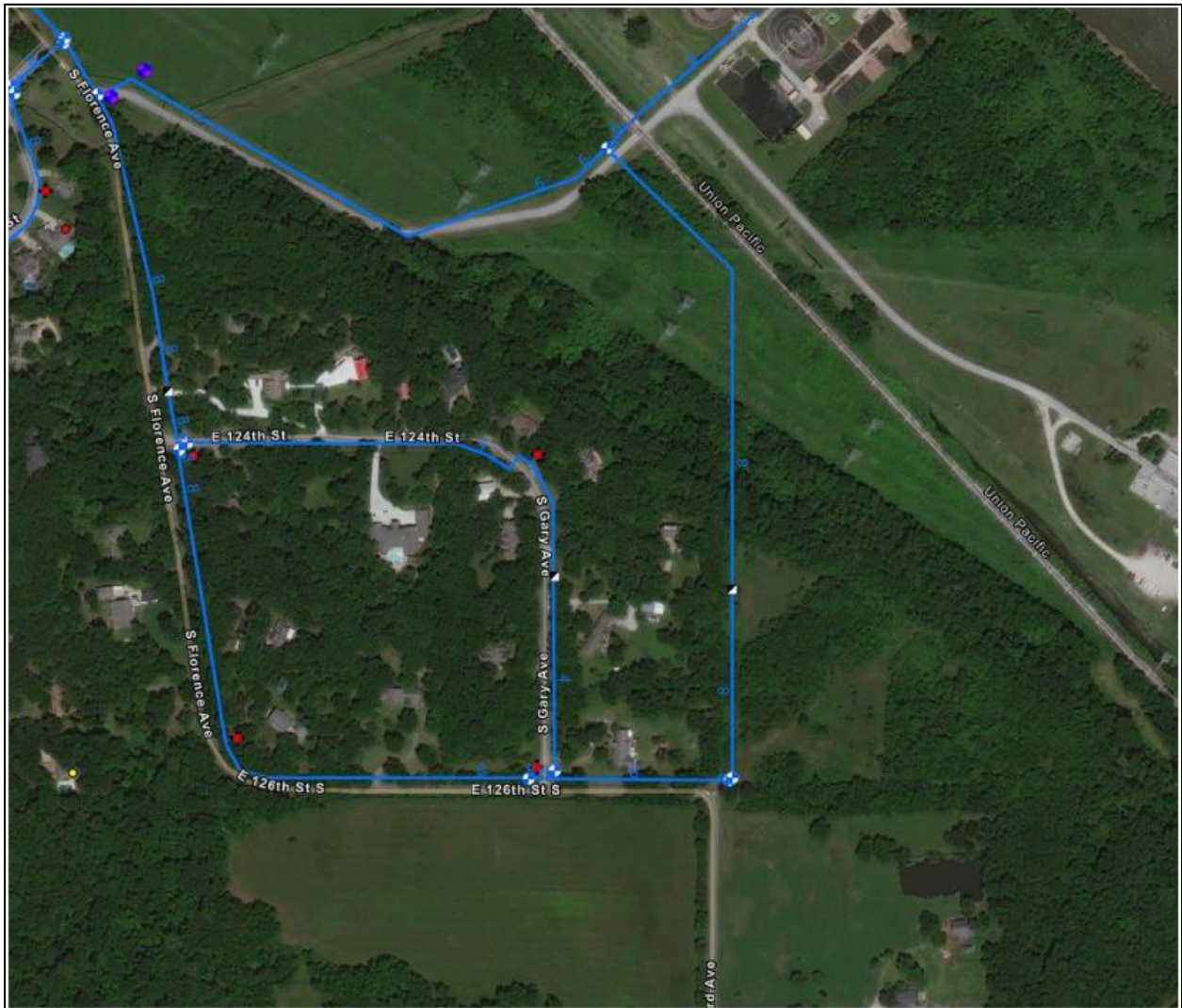
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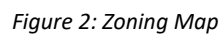
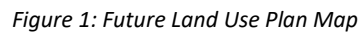


EXHIBIT 'C'

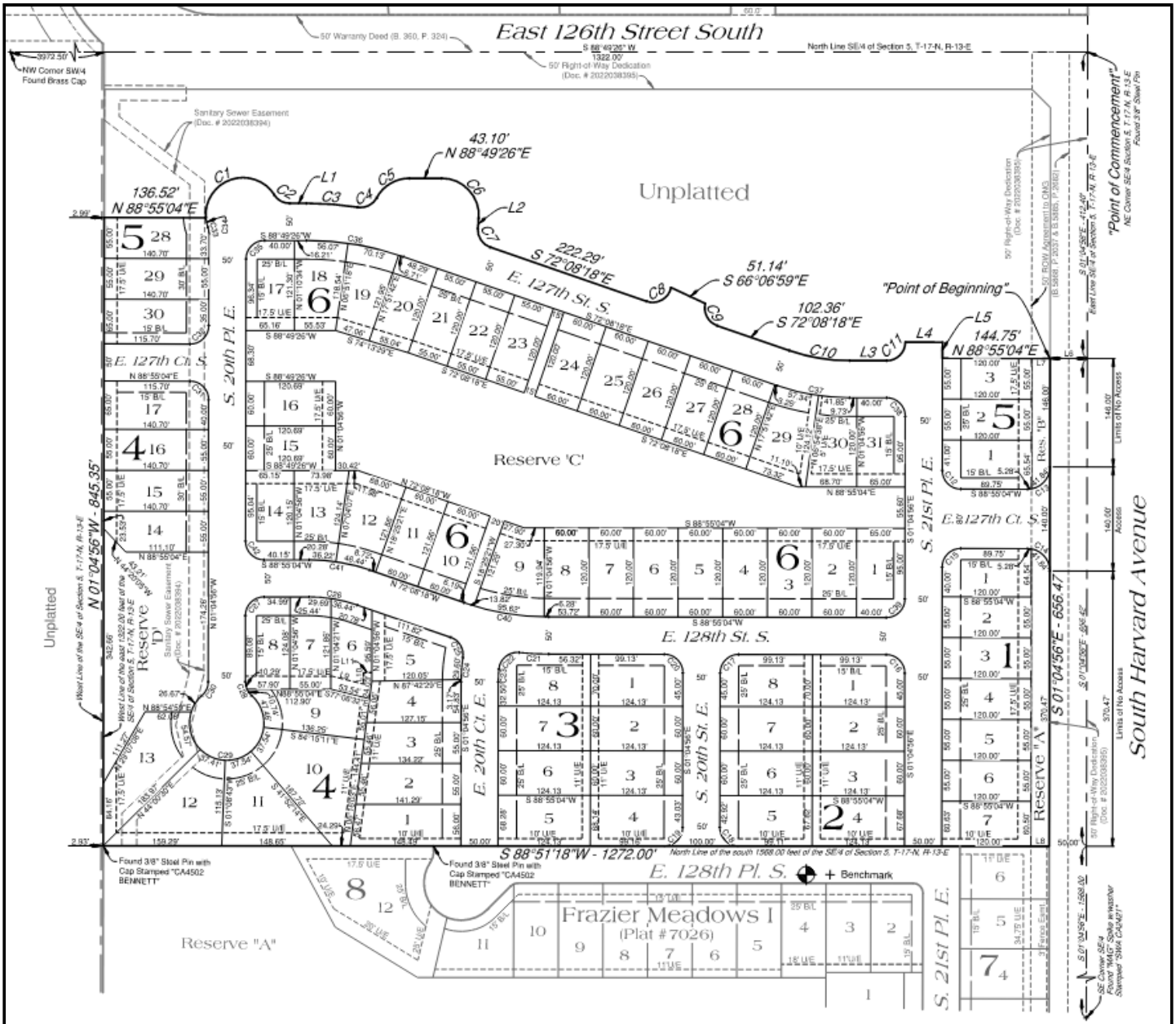
Area Water Lines



Comprehensive Plan | Future Land Use Map & Existing Zoning



Draft Plat



To	Planning Commission Chairman
Hearing Date	August 6, 2026
Case Number	N/A UDO Amendments
Request	Staff is requesting a recommendation for approval several Unified Development Ordinance (UDO) text amendments
Applicant	City of Jenks Marcaé Hilton Planning Department

Staff Report

Preparer | Karl Fritschen; MH

Attachments

Preparer

Proposed new UDO code language for the following Sections:

Karl Fritschen, Planner III

- 16-3-1, Bulk and Dimensional Standards.
- 16-3-4 Permitted, Conditional, Special Exception, and Specific Uses
- 16-3-5, Downtown Core Use Specific Standards
- 16-5-12 (I)(7)(b) and 16-5-12 (I) (K)(c)
- 16-6-3 Landscape
- 16-7-5 Sign Standards
- 16-8-3 General Design Standards
- 16-8-8 Street Design Standards

Background Information

Purpose of Proposed Amendments

Since the adoption of the Unified Development Ordinance (UDO), practical application by developers and the public has highlighted several areas requiring language modifications. Such adjustments are common for newly adopted zoning codes to resolve unforeseen issues as they arise. Staff is asking for a recommendation of approval for the following UDO text amendments:

Section 16-6-3: Landscaping

Proposed revisions aim to clarify existing requirements and introduce new design flexibility, including:

- **Definition Updates:** Clarifying specific terms and standard regulatory requirements.
- **Street Yard Standards:** Establishing street yard requirements for non-single-family developments and mandating a minimum ratio of evergreen shrubs.
- **Design Flexibility:** Granting designers more freedom in the placement of plant materials within off-street parking areas.
- **Artificial Turf:** Providing clear regulations on where artificial turf may be installed within off-street parking lots.

- **Adjoining Fences & Incentives:** Clarifying how existing fences on adjacent lots impact requirements, and introducing a new compliance incentive for installing masonry fences in transition yards.
- **District-Specific Rules:** Introducing dedicated landscaping standards for both the Downtown Core (DC) district and individual single-family lots.
- **Administrative Relief:** Outline specific allowances for administrative relief and various minor text edits to improve general readability.

Section 16-3-5: Downtown Core District Specific Standards

- **Drive-Through Provisions:** This amendment exclusively addresses drive-throughs as an accessory use for principal structures, specifically tailored to banking institutions.
- **Awnings:** Prohibits rectangular metal overhanging awnings and required fabric style awnings
- **Place of Assembly:** allows place of assembly use under certain conditions and to a maximum of 50 persons

Section 16-5-12: Accessory Use Specific Standards

- **Maintenance Alignment:** Updates to reconcile all cross-references with Section 16-6-3 (Landscaping) regarding the ongoing maintenance of landscaping elements within outdoor display or storage areas.

Section 16-8-3 General Design Standards and 16-8-8: Street Design Standards

- **Dimensional Clarity:** Clarifying dimensions for specific components within designated street sections.
- **Graphic Updates:** Removing arterial and secondary street section graphics, as these public rights-of-way are strictly constructed by the City.
- **Consolidation:** Removing landscape strip requirements from this section and relocating them into Section 16-6-3.

Section 16-3-1: Bulk and Dimensional Standards

- **Flag Lots:** Allowance for flag lots if certain conditions are met.

Section 16-7-5 Sign Standards

- **Pole Signs:** Clarification of where pole signs are allowed
- **Cabinet Signs:** Restrictions within the Downtown Core and the Riverfront Tourist Commercial areas
- **Square Footage allowance for Wall Signs:** Adjustments made to wall sign area allowances

Staff Evaluation & Recommendation

Evaluation Staff is presenting proposed language for several sections of the UDO for review and approval. The proposed text amendments aim to simplify the language, offer greater design flexibility, consolidate various landscaping regulations currently scattered in other locations of the UDO.

Recommendation | Approval of proposed UDO amendments

ARTICLE 3. BASE DISTRICT SPECIFIC STANDARDS

Sec. 16-3-1. Bulk and Dimensional Standards.

(A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sq.ft)	24,000	10,000	8,000	5,000	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sq.ft)	24,000	10,000	8,000	5,000	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150 (4)	70	55	45	60	60	60	50	100
Yard Setbacks (Minimum)									
Front (ft)	25	25	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	20	20	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	25%	45%	45%	60%	60%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									
(4) Lot frontage at the public street right-of-way may be reduced to 50 feet so long as the lot area is met within an RE district (See 16-3-2(C)).									

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- CODE OF ORDINANCES
Chapter 16 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 3. BASE DISTRICT SPECIFIC STANDARDS

(B) Table 16-3-1(B) addresses the requirements applicable to development or use of a lot in an agriculture, office, commercial, or industrial zoning district.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	150 (5)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.										
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.										
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(5) Lot frontage at the public street right-of-way may be reduced to 50 feet so long as the lot area is met within an AG district. (See 16-3-2 (C))										

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Sec. 16-3-2. Calculating Dimensions.

- (A) *Lot Width.* All lots shall abut upon a public or private street, and each lot shall have a minimum lot width measured at the property line.
- (B) *Lot Widths for Lots that Abut a Cul-de-Sac.* The lot width of all lots which abut a cul-de-sac may be reduced by a maximum of 50 percent of the required lot width for the district in which it is located, as measured from the property line. The required lot width for the district shall be met at the front yard setback line.

(C) *Lot Width Exceptions.* In the RE and AG districts only the lot width at the property line may be reduced to 50 feet, so long as the lot area requirement is met.

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Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

(A) The following key is to be used in the interpretation of Table 16-3-4(B) and Table 16-3-4(C) below:

- (1) *Permitted Uses.* Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this UDO.
- (2) *Conditional Uses.* Uses which are marked as "C" in the tables shall be allowed upon the approval of a Conditional Use Permit as detailed in section 16-9-3(D).
- (3) *Special Exception Uses.* Uses which are marked as "SE" in the tables shall be allowed upon the approval of a Special Exception as detailed in section 16-9-6.
- (4) *Specific Use Permits.* Uses which are marked as "S" in the tables shall be allowed upon the approval of a Specific Use Permit (SUP) as detailed in section 16-9-7. Should the project deviate from development standards of the UDO a PUD would be required in lieu of the SUP.
- (5) *Planned Unit Development.* Uses which are marked as "PUD" in the tables shall be allowed upon the approval of a Planned Unit Development as detailed in section 16-9-8.
- (6) *Temporary Uses.* Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in section 16-9-3(G).
- (7) *Prohibited Uses.* A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this UDO.
- (8) *Uses Not Listed.* If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (9) *Additional Regulation.* If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted, special exception, and specific uses.
- (10) *Site Plan Review Requirements.* The site plan review requirements shall be required for applications as specified in section 16-9-3(C).

(11) *Footnotes.* Uses marked with a superscript number (#) are subject to supplementary development standards. These additional conditions are detailed in the references located at the base of the table.

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(B) *Residential District Permitted, Special Exception, and Specific Uses.*

Table 16-3-4(B) Residential District Permitted, Conditional, Special Exception, and Specific Uses										
Use	Additional Regulation	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Agricultural Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Community Garden	16-5-1(A)	P	P	P	P	P	P	P	P	P
Passive Agriculture		P								
Residential Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Duplex	16-5-2(A)					P	P	P	P	
Group Living Arrangements		P	P	P	P	P	P	P	P	P
Multifamily Building, all units	16-5-2(C)							P	P	

Multifamily Building, less than 8 units	16-5-2(C)						PUD	P	P	
Multifamily Complex	16-5-2(D)									P
Residential Clubhouse			C	C	C	C	C	C	C	C
Residential Facility for Persons with a Disability	16-5-2(B)	P	P	P	P	P	P	P	P	P
Single-Family Detached	16-9-8 (B)	P	P	P	P	P	P	P	P	
Townhome	16-5-2(E)					PUD	P	P	P	
Institutional and Utility Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Government Uses, indoor		P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	S	S	S	S	S	S	S	S	S
Place of Assembly		S	S	S	S	S	S	S	S	S
School, elementary/middle		S	S	S	S	S	S	S	S	S
School, high		S	S	S	S	S	S	S	S	S
Retail Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Retail, less than 10,000 sq. ft.	16-5-4(B)					PUD	PUD	C	C	P
Service Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Service, less than 10,000 sq. ft.	16-5-5(C)					PUD	PUD	C	C	P
Lodging Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Bed and Breakfast	16-5-6(A)	PUD	PUD							
Short-Term Rental	16-5-6(B)	C	C	C	C	C	C	C	C	C
Eating/Drinking Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Coffee/Tea Shop	16-5-7(A)					PUD	PUD	C	C	P
Accessory Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P	P	P	P					
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P
Home Based Child Care	16-5-12(G)	SE	SE	SE	SE	SE	SE	SE	SE	SE

Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C	C
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P					
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P
Temporary Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Construction Related		T	T	T	T	T	T	T	T	T
Farmers' Market		T						T	T	T
Food Truck	16-5-13(A)		C	C	C			C	C	C
Garage/Estate Sale		T	T	T	T	T				
Outdoor Dining	16-5-13(B)					T	T	T	T	T
Portable Outdoor Storage Device	16-5-13(D)	T	T	T	T	T				

(C) *Nonresidential District Permitted, Special Exception, and Specific Uses.*

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses											
Use	Additional Regulation	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Agricultural Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Commercial Agriculture, Indoor	16-5-11. (B)	P									
Commercial Agriculture, Outdoor		P									
Passive Agriculture		P									
Urban Agriculture, Indoor		S								P	P
Urban Agriculture, Outdoor		P									
Residential Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Multifamily Building, 8 units or more	16-5-2(C)		S	S	S	S	S	S	S		
Multifamily Building, less than 8 units	16-5-2(C)		S	S	S	S	S	S	S		
Multifamily Complex	16-5-2(D)		S	S	S	S	S		S		
Residential, above ground floor			S	S	S	P	P	P	P		
Residential Facility for Persons with a Disability	16-5-2(B)	P	S	S	S	S	S	S	S		

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Single-Family Detached		P									
Institutional and Utility Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Government Uses, indoor		P	P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S	S
Place of Assembly	16-3-5 (N)	S		S		S	S	S/C		S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	C	C	C	C	C	C	P	P
Retail Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Adult Uses	16-5-4(A)						S				
Convenience Store					P	P	P	P	P		
General Retail, less than 10,000 sq. ft.	16-5-4(B)		P	P	P	P	P	P	P		
General Retail, 10,000 sq. ft.—49,999 sq. ft.	16-5-4(C)				S	P	P	S	P		
General Retail, 50,000 or more sq. ft.	16-5-4(D)					P	P	S	S		
Multitenant Shopping Center	16-5-4(E)				C	P	P	C	P		
Pawn Shop							S				
Service Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Acute Care Center			P	P	S	P	P			S	
Business Park	16-5-5(A)			P						P	
Check Cashing/Pay Day Loan Store							S				
Commercial Animal Boarding	16-5-5(B)	P					P			P	
General Service, less than 10,000 sq. ft.	16-5-5(C)		P	P	P	P	P	P	P		
General Service, 10,000—49,999 sq. ft.	16-5-5(D)				S	P	P	S	S		
General Service, 50,000 sq ft or more	16-5-5(E)					P	P	S	S		
Hospital				S		S	S			S	
Medical/Dental Office			P	P	P	P	P	P	P		

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Personal Storage Facility	16-5-5(F)					S	S			P	P
Professional Office			P	P	P	P	P	P	P		
Professional Office, above ground floor			P	P	P	P	P	P	P		
Tattoo Parlor							S				
Veterinary Clinic/Animal Hospital		S	S	S	S	P	P			P	P
Lodging Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Hotel						P	P	P	P	P	
Motel						S	S				
Short-Term Rental	16-5-6(B)	C						C	C		
Eating/Drinking Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Bar/Tavern							P	P	P		
Brewery/Winery/Distillery, micro					S	P	P	P	P	P	
Brewery/Winery/Distillery, tasting room					S	P	P	P	P		
Coffee/Tea Shop	16-5-7(A)		P	P	P	P	P	P	P	P	
Food Truck Court	16-5-7(B)				S	S	S		S		
Restaurant, delivery/carry out only					S	P	P	S	S		
Restaurant, fast casual					P	P	P	P	P		
Restaurant, sit down					P	P	P	P	P		
Entertainment Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Archery/Gun Range		S					S				
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S			P	P	P	P	P		
General Entertainment, indoor, 10,000 sq. ft.—49,999 sq. ft.	16-5-8(B)	S			S	P	P	S	P		
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S				P	P	S	S		
General Entertainment, outdoor	16-5-8(D)	S				S	S		S		
Vehicle Related Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM

Autobody Repair						S	S			P	P
Car Wash	16-5-9(A)					S	P				
Fuel Sales	16-5-9(B)					P	P			P	P
Gas Station With Mini-Mart						P	P			P	P
Service Station						P	P				
Trucking Establishment	16-5-9(C)									S	S
Vehicle Sales and Rental							S				
Industrial Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Brewery/Winery/Distillery						S	S			P	P
Laboratory				S						P	P
Manufacturing, Artisan						S	S	S	S	P	P
Manufacturing, Heavy											P
Manufacturing, Light										P	P
Mining and Mineral Processing and Oil and Gas	Municipal Code	S								S	S
Warehouse, distribution										P	P
Warehouse, office	16-5-10(A)			S			S			P	P
Warehouse, storage										P	P
Medical Marijuana Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Medical Marijuana Commercial Grower	16-5-11(A)	P					S			P	P
Medical Marijuana Education Facility	16-5-11(A)	S	P	P			S			P	P
Medical Marijuana Dispensary	16-5-11(A)				P	P	P	S	S	S	S
Medical Marijuana Research Facility	16-5-11(A)						S			P	P
Medical Marijuana Testing Laboratory	16-5-11(A)						S			P	P
Medical Marijuana Processing Facility, Heavy	16-5-11(A)										P
Medical Marijuana Processing Facility, Light	16-5-11(A)						S			P	P
Accessory Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P	P

Accessory Dwelling	16-5-12(B)	P									
Accessory Retail	16-5-12(C)	P						P		P	
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P	P
Donation Drop Box	16-5-12(E)					P	P				
Drive Through	16-5-12(F)					P	P	S/C (1)	P		
Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C		
Outdoor Activity/Operation, permanent	16-5-12(I)					S	S			SE	P
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)					S	S	S	S		
Outdoor Storage, permanent	16-5-12(K)									SE	P
Solar Energy Collection System, canopy	16-5-12(L)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P	P
Temporary Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Carnival/Fair		T				T	T	T			
Construction Related		T	T	T	T	T	T	T	T	T	T
Farmers Market		T			T	T	T	T	T		
Flea Market						T	T	T			
Food Truck	16-5-13(A)				T	T	T		T		
Outdoor Dining	16-5-13(B)	T	T	T	T	T	T	T	T		
Outdoor Activity/Operation, temporary		T				T	T	T	T	T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T				T	T	T	T		
Outdoor Storage, temporary										T	T
Seasonal Sales	16-5-13(E)	T			T	T	T	T	T		
(1) See 16-3-5 (M) for specific restrictions and requirements											

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- (1) *ROC District Use Standards.* The permitted, special exception, and specific uses for the ROC—River Oriented Commercial Legacy District shall be as specified for the RTC—Riverfront Tourist Commercial District.
- (2) *CH District Use Standards.* The permitted, special exception, and specific uses for the CH—Commercial High-Intensity Legacy District shall be as specified for the CG—Commercial General District.

(Ord. No. 1581 , § II, 4-5-2022; Ord. No. 1624 , § I(Att. B), 10-17-2023; Ord. No. 1625 , § II(Att. A), 10-17-2023)

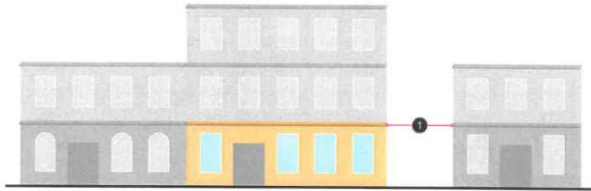
Sec. 16-3-5. Downtown Core District Specific Standards.

- (A) *Development Plan.* Prior to the change of occupancy, construction, or reconstruction of any building or structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within the DC—Downtown Core District, an application for Site Plan Review, as detailed in section 16-9-3(C), shall be made and shall be subject to the DC—Downtown Core District Specific Standards established in this section.
- (B) *Exterior Building Materials.* Exterior building materials shall be traditional, time and weather tested materials and techniques.
 - (1) *Ground Floor.* Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three inches.
 - (2) *Upper Floors.* Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one inch and shall be structurally integrated into the façade of the building.
- (C) *Type of Construction.* Manufactured, mobile, and metal units shall be prohibited unless otherwise expressly permitted by this UDO.
- (D) *Rooftop Equipment.* All rooftop equipment shall be screened from view from any public street or sidewalk right-of-way by a parapet wall(s).
- (E) *Alley Access.* Where a lot abuts an existing alley, access shall be maintained or established and utilized to access off-street parking, loading, and service areas.
- (F) *Orientation.* Main entrances to buildings shall be oriented towards the primary street to which it abuts. Secondary entrances are encouraged along secondary streets.
- (G) *Parking.*
 - (1) *Location.*
 - (a) *Parking Areas Accessory to Primary Uses.* Private off-street parking areas accessory to primary uses shall be located to the rear of buildings.
 - (b) *Parking Areas as Primary Uses.*
 - (I) Private off-street parking areas as primary uses of parcels fronting A street or aquarium place may be located anywhere on a lot pursuant to all other regulations of this UDO.
 - (II) Private off-street parking areas as primary uses of parcels on Main Street shall be prohibited.
 - (2) *Nonresidential Uses.* Nonresidential uses in the DC—Downtown Core District shall be exempted from providing ~~offstreet~~~~off-street~~ parking.
- (H) ~~Parking Area Landscape Landscape Requirements. For landscape requirements in the DC District refer to 16-6-3 (H).~~
 - (1) ~~Parking Area Perimeter Landscape Zone. A low masonry wall the height of which provides effective screening to a maximum height of three feet shall be used in conjunction with required landscaping as detailed [in section] 16-6-3(D).~~
 - (2) ~~Parking Area Interior Landscape Zone. The parking area interior landscape zone requirements detailed in section 16-6-3(E)(3)(a) shall be met in all parking areas fronting A street or aquarium place regardless of building placement.~~

(H) *Proportion, Size, and Scale.*

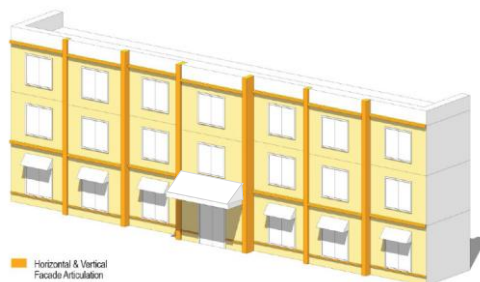
- (1) The height of the first floor of new development shall be consistent with the height of the first floor of existing adjacent development and shall be emphasized using storefronts and decorative cornices.

Figure 3.9: Building Proportion, Size, and Scale



- (I) *Articulation.* All development shall include architectural details such as bulkheads, masonry piers, transoms, cornices, window hoods, and other similar details to provide horizontal and vertical façade articulation.

Figure 3.10: Articulation



(K) *Storefront Awning Standards Awnings.*

- (1) Building canopies, awnings, or similar weather protection devices are encouraged on the first floor of all buildings.
- (2) If provided shall project a minimum of three feet and a maximum of five feet from the façade.
- (1) *Material Mandate.* All new and replacement awnings, canopies, and valances within the Downtown Historic District must be constructed of high-quality, professional-grade, woven fabric or traditional canvas (e.g., woven acrylic fiber or marine-grade canvas).
- (2) *Prohibited Material Finishes.* To preserve historic authenticity, all rigid, metallic, glossy, or synthetic sheet materials are strictly prohibited. This includes, but is not limited to:
 - Aluminum, steel, corrugated metal, or standing-seam metal panels.
 - Fiberglass, polycarbonate, and rigid plastics.
 - Wood, shakes, shingles, or asphalt-based roofing materials.
 - High-gloss vinyl, PVC-coated fabrics, or plasticized coverings that yield a shiny, reflective finish.
- (3) *Prohibited Styles.* Projecting metal rectangular awnings are not permitted.

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Figure 3.11: Awnings

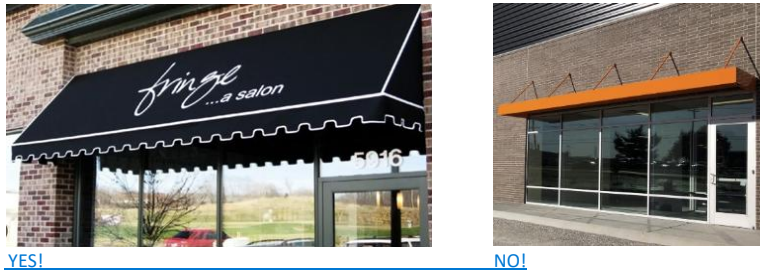
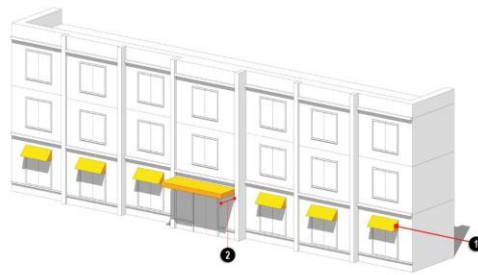
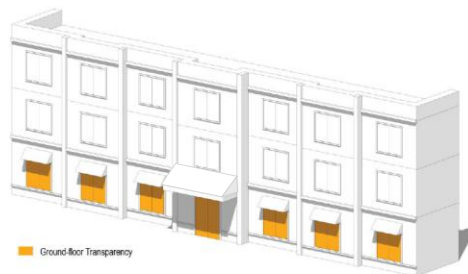


Figure 3.11: Awnings



(KL) **Transparency.** The ground level of all buildings must offer pedestrian interest along sidewalks and pedestrian paths. Therefore, the first floor of any building façade facing a public right-of-way, with the exception of alleys, shall include transparent windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street on at least 50 percent of the façade.

Figure 3.12: Ground-Floor Transparency



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

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(M) Drive Through. Pre-existing non-conforming accessory use "Drive Through".

1. Drive-throughs are not permitted in the Downtown Core.

2. Existing Drive-throughs are non-conforming.

3. Existing buildings with the nonconforming accessory use of a "Drive Through" may enlarge their current facility under the following conditions and with approval of a CUP:

(a) The façades of the building facing a public street are proposed to be upgraded to meet the requirements of the Downtown Core district supporting the character and purpose of the district.

(b) The existing building may not be enlarged greater than 30% of it's existing square footage.

(c) The Parking must be made available to the public after bank hours.

(d) The drive-through remains closed during approved Special Events.

(e) All signage, existing and new, shall meet the requirements of the UDO.

~~4.~~(f) Any proposed or existing alleys shall be available for public use.

(N) Place of Assembly. Because these uses frequently generate increased noise, parking demand, and life safety concerns, they are subject to the specific size and location restrictions outlined below:

(a) 2,500 SF or less and a maximum of 50 people (Second Floor): Permitted on the second floor of any building only upon issuance of a Conditional Use Permit (CUP) pursuant to Section 16-9-3(D).

(b) 2,501 SF to 2,999 SF and a maximum of 50 people (Second Floor): Permitted on the second floor of any building only upon issuance of a Specific Use Permit (SUP) pursuant to Section 16-9-7.

(c) 3,000 SF or greater: Prohibited on both the first and second floors of any building.

(d) 2,500 SF or less and a maximum of 50 people (First Floor): Permitted on the first floor of any building only upon issuance of a Specific Use Permit (SUP).

(e) Greater than 2,500 SF (First Floor): Prohibited on the first floor of any building.

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16.5.12 (I) (7) (b) and 16.5.12 (I) (K) (c)

(I) Outdoor Activity/Operation, Permanent.

- (1) Any property with permanent outdoor activity or operations shall have a minimum lot size of five acres.
- (2) Outdoor activities and operations shall be conducted between the hours of 7:00 am and 9:00 pm.
- (3) Outdoor activities and operations shall be located to the rear or interior side of the principal building on the lot.
- (4) Outdoor activities and operations shall be prohibited in front or exterior side yards.
- (5) Outdoor activities and operations shall be setback a minimum of 50 feet from all property lines when adjacent properties are zoned OL, OM, or LC.
- (6) Outdoor activities and operations shall be setback a minimum of 100 feet from all property lines when adjacent properties are zoned RE, RS, RD, RTH, RM, CH, or RTC.
- (7) The following minimum screening requirements shall apply to permanent outdoor activities and operations visible from the right-of-way of an existing or proposed arterial or collector roadway or a property zoned RE, RS, RD, RTH, RM, OL, LC, or RTC.
 - (a) A solid wall constructed from materials, not including metal, identical to those used on the exterior of the principal building, unless otherwise approved by the Planning Commission, and not less than six feet and not more than eight feet in height shall be erected to screen those portions of permanent outdoor activity and operations areas visible from an existing or proposed arterial or collector roadway or a property zoned RE, RS, RD, RTH, RM, OL, LC, or RTC.
 - (b) A landscape strip, not less than five feet wide shall be located in front of the wall. A minimum of four canopy or evergreen trees shall be planted and evenly spaced per every 100 lineal feet. A minimum of ten shrubs shall be planted and evenly spaced per every 100 lineal feet. All landscape maintenance requirements of section 16-6-3([HK](#)) of this UDO shall apply.

(K) *Outdoor Storage, Permanent.*

- (1) Permanent outdoor storage areas shall be surfaced with an approved hard surface material. Contact the office of the City Planner for a detailed list, materials not listed in the policy shall require approval from the City Engineer and City Planner. Partially paved or unpaved outdoor storage areas shall be prohibited. Weed and grass management will be required.
- (2) The following minimum screening requirements shall apply to permanent outdoor storage areas which are visible from the right-of-way of an existing or proposed arterial or collector roadway or where adjacent lot uses are not of a similar nature, scale and intensity see Table 16-6-3(F)(2) and (3) for additional standards.
 - (a) *Materials:* A solid wall constructed from materials, not including metal, identical to those used on the exterior of the primary building, unless otherwise approved by the Planning Commission.
 - (b) *Height:* A screening wall not less than six feet and not more than eight feet in height shall be erected to screen those portions of permanent outdoor storage areas visible from an existing or proposed arterial roadway or where adjacent lot uses are not of a similar nature, scale and intensity see Table 16-6-3(F)(2) and (3) for additional standards.
 - (c) *Landscaping:* See Table 16-6-3 (F)(2) and (F)(3) for applicable transition requirements based on adjacent lot uses. For lots visible from the right-of-way of an existing or proposed arterial or collector roadway, a landscape strip, not less than five feet wide shall be located in front of the wall. A minimum of four canopy or evergreen trees shall be planted and evenly spaced per every 100 lineal feet. A minimum of ten shrubs shall be planted and evenly spaced per every 100 lineal feet. All landscape maintenance requirements of section 16-6-3([HK](#)) of this UDO shall apply.

Sec. 16-6-3. Landscape.

Landscape improvements required by this section shall apply to all ~~non single family development and developments and uses identified in this section and~~ consist of living plants in a combination of trees, shrubs, ~~native ornamental~~ grasses and/or groundcover. Unless otherwise stated in this section, all size specifications for plant materials shall be based upon the time of planting. When caliper is specified for tree planting, the caliper of the tree trunk shall be measured at ~~four (4) feet six inches~~ above the soil level. Any plant materials used to meet the requirements of this section shall not include any plant material identified as a Regulated Invasive Plant by the Oklahoma Department of Agriculture, Food, and Forestry.

(A) *Planting Types.*

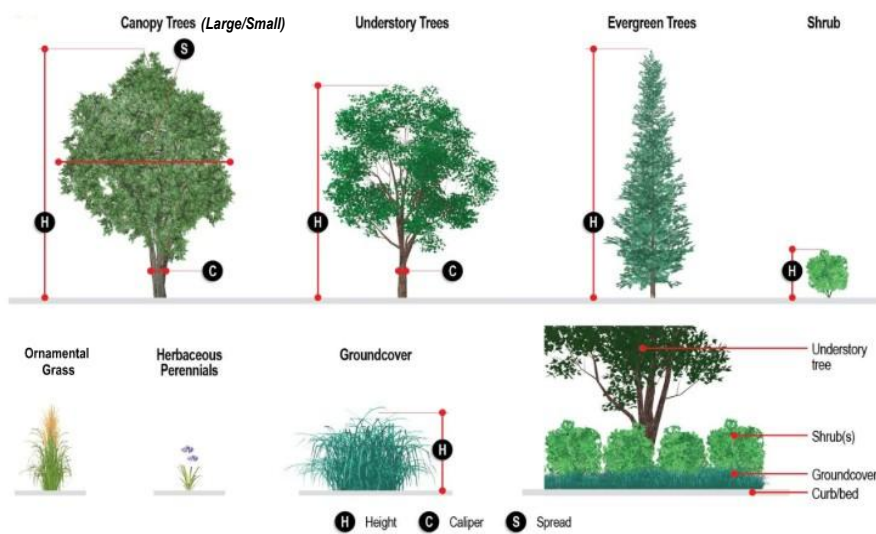
- (1) *Canopy Trees (Large).* A woody plant (deciduous or evergreen) having not less than a two and one-half-inch caliper ~~at the time of planting~~ with single central axis which typically reaches a mature height of not less than 40 feet ~~and with~~ a mature spread of not less than ~~15-30~~ feet.
- (2) *Canopy Trees (Small).* ~~A woody plant (deciduous or evergreen) having not less than a two and one-half-inch caliper at the time of planting with single central axis which typically reaches a mature height of not more than 40 feet with a mature spread of not more than 40 feet.~~
- (2) *Understory Trees.* A woody plant having not less than a one and one-half-inch caliper, or six feet tall for multiple stem species, that normally attains a mature height of at least 15 feet.
- (3) *Evergreen Trees.* A tree having foliage that persists and remains green throughout the year and has a height of not less than six feet at installation and maturing to a height of not less than 20 feet.
- (4) *Shrub.* A woody plant (deciduous or evergreen) of low to medium height characterized by multiple stems continuous from its base and having a height of not less than two feet.
- (5) *Native Ornamental Grasses.* ~~A non-turf, perennial grass or grass-like plant cultivated primarily for aesthetic, screening, accent, or ecological purposes rather than for functional lawns. These grasses that may be~~ native to, or adapted to, the State of Oklahoma ~~but are not, not including~~ noxious weeds.
- (6) *Herbaceous Perennials.* Plants with non-woody stems whose above-ground growth largely or totally dies back during winter months but whose underground plant parts (roots, bulbs, etc.) survive.
- (7) *Groundcover.* Herbaceous plants, other than ~~sod, artificial turf, grass,~~ or prostrate shrubs normally reaching an average maximum height of 18 inches at maturity.
- (8) *Sod.* ~~pre-grown natural grass that is harvested in rolls or slabs with the roots and a thin layer of soil attached.~~
- (9) *Artificial Turf.* ~~A synthetic surface made of intertwined fibers designed to look and feel like natural grass.~~

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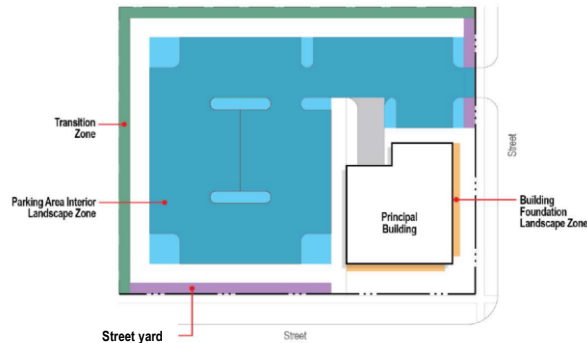
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Figure 6.9: Planting Types



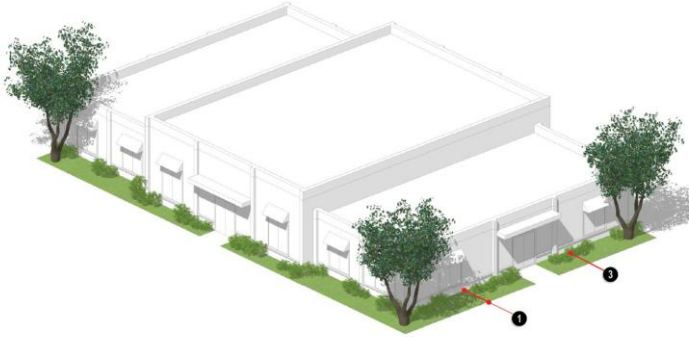
- (B) *Required Landscape Zones.* Figure 6.10 illustrates the location of the required landscape zones as detailed in the following sections. The City Planner may approve up to a 25 percent reduction in the overall required amount of landscape material for properties in the IL District or IM District not visible from properties in commercial or residential districts or from major thoroughfares.

Figure 6.10: Required Landscape Zones



- (C) **Building Foundation Landscape Zone.** All nonresidential, mixed use, and multifamily development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this UDO. It is the objective of this section to provide a softening effect at the base of buildings.
- (1) Applicable development is required to maintain a building foundation area at front and exterior side yards with a minimum width of seven feet.
 - (2) Foundation plantings shall be designed to supplement buffer yard plantings to frame important views, while visually softening long expanses of walls.
 - (3) Foundation plantings shall be installed across 40 percent of the length of the façade of the building. For example, a building with a façade 100 feet long would require 40%, or forty (40) feet, to be landscaped with plant material.
 - (4) Foundation plantings may include trees, shrubs, ~~native-ornamental~~ grasses, and groundcover. Refer to 16-6-3 (M) for a list of prohibited trees.
 - (5) Where the area between the building and parking lot or street curb is entirely paved for pedestrian use, landscaping may consist of canopy trees planted in structural soils beneath tree grates or permeable pavement, at the rate of one tree per 50 linear feet of building façade. Minimum structural soil volume shall be 600 cubic feet.
 - (6) Above-ground stormwater planter boxes along building façades may be substituted for foundation plantings.
 - (7) Foundation plantings may be installed in planters between the building and parking lots, provided they are within twelve (12) feet of the building façade. ~~Required foundation plantings may be installed between parking lots and the building but shall be installed within 12 feet of the building façade.~~

Figure 6.11: Building Foundation Landscape Zone

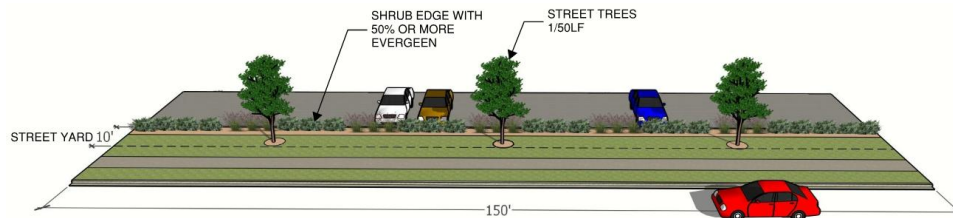


- (D) Parking Area Perimeter Landscape ZoneStreet Yard. Landscape required by this section shall be in addition to landscape required under other Sections of this UDO. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.
- (1) *Location*. All off-street parking areas which abut a public or private right-of-way, excluding alleys, shall ~~include~~ provide landscape shrubs or ornamental grasses and trees as required by this section located between the back of curb of the off-street parking area and the right-of-way.
 - (2) *Applicability*. The parking lot ~~perimeter landscape~~ street yard regulations of this section apply to either of the following:
 - (a) New off-street parking area. The construction or installation of any new off-street parking area; ~~and or~~
 - (b) Existing parking area. The expansion of any existing off-street parking area, in which case the requirements of this section apply only to the expanded area.
 - (3) *Requirements*. A street yard shall be ~~Perimeter landscape shall be~~ established along the edge of the off-street parking area for all commercial, office, industrial and multi-family districts.
 - The street yard shall ~~and~~ have a minimum width as measured from the back of curb of the off-street parking area, to accommodate vehicle bumper overhang and ensure planting areas are of adequate size; of
 - Ten (10) seven feet for commercial, office, and industrial zoned properties; and

- o twenty (20) feet for multi-family districts as measured from the back of curb of the off-street parking area, to accommodate vehicle bumper overhang and ensure planting areas that are adequate in size.

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Figure 6.12: Example of a Commercial Street Yard

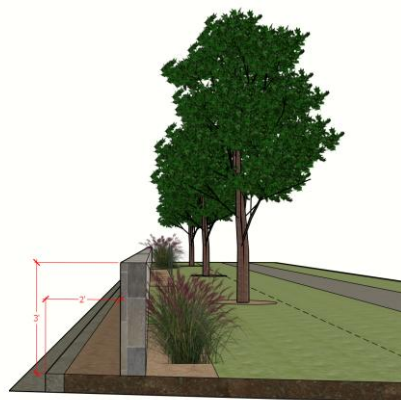


- (a) One shrub or native ornamental grasses the height of which, when maintained, shall not be less than three (3) feet nor greater than five (5) feet, shall be planted for every four (4) linear feet of landscape area length when no masonry wall or fence is provided as described in this subsection, or when such wall or fence is not entirely opaque. One shrub or native grass shall be planted every eight feet when an opaque masonry wall or fence is provided as detailed in this subsection. Such plantings may be clustered or spaced at even intervals as deemed appropriate by the City. At least 50% of the required shrubs shall be evergreen.
- (b) 1 canopy tree per fifty (50) linear feet or two (2) understory trees per fifty (50) linear feet if overhead power lines are present. Trees may be clustered or evenly spaced, but shall be spaced no closer than twenty-five (25) feet for canopy trees and fifteen (15) feet for understory trees. Refer to 16-6-3 (M) for a list of prohibited trees.
- (b) Landscaped areas outside of shrubs/native ornamental grasses and tree masses shall be planted in live groundcover or sod. Artificial turf is not permitted along the street frontage.
- (ed) Wall Credit. An low masonry opaque masonry wall or fence no greater than three (3) feet in height the height of which that provides effective screening to a maximum height of three feet may be used in conjunction with required landscaping as detailed above. Plant When said wall is used shrubs or ornamental grasses shall be planted for every eight (8) feet linear feet. Such plantings may be clustered or spaced evenly as deemed appropriate by the City Planner or their designee. materials Shrubs or ornamental grasses shall be installed between the sidewalk and the fence or wall to provide a softening effect. Wall

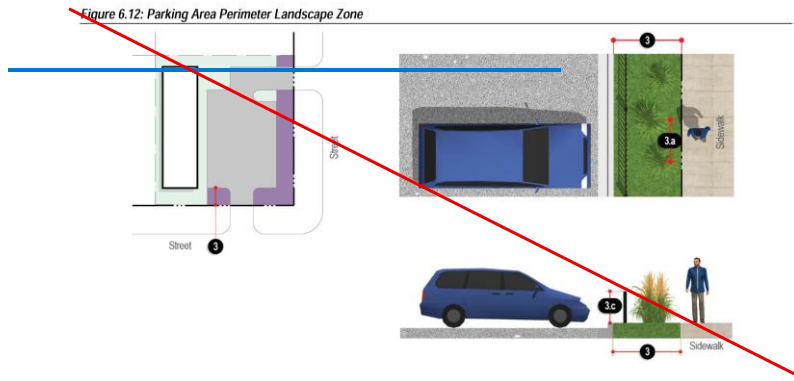
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should be placed a minimum of two (2) feet from the face of the curb to account for bumper overhang.

Figure 6.13: Example of a Commercial Street Yard with a Wall



- (4) Rain garden. Requirements for street trees may be waived if the street yard is designed as a rain garden as approved by the City Engineer.



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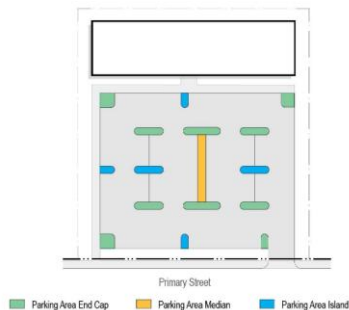
- (E) **Parking Area Interior Landscape Zone.** All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this UDO. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe comfortable pedestrian environment.
- (1) **Applicability.** The parking area interior landscape zone regulations of this section applies to either of the following situations~~the following~~:
- (a) The construction or installation of any new off-street parking lot containing 15 or more parking spaces, and/or;
 - (b) The expansion of any existing off-street parking area if the expansion would result in 15 or more new parking spaces, in which case the requirements of this section apply only to the expanded area.
- (2) **Requirements.** The level of parking lot interior landscape required shall depend on the size and location of the off-street parking area as follows.
- (a) Off-street parking areas consisting of 15 or more continuous spaces shall be required to provide full interior landscaping amenities as specified in subsections (3) through (9) below.
 - (b) Off-street parking areas consisting of fewer than 15 continuous spaces that are located to the front or side of the principal building shall be required to terminate all rows of parking with a parking area end cap, as detailed in subsection (4), but shall otherwise be exempt from the requirements of subsections (3) through (9) below.
 - (c) Off-street parking areas consisting of fewer than 15 continuous spaces that are located in the rear of the principal building shall be exempt from the requirements of this section.

- (3) *Amount.* The amount of required parking area interior landscape shall be determined by the yard in which the off-street parking area is located as detailed below.

(a) *Off-Street Parking Areas in Front or Side of Principal Buildings.*

- (I) *Parking Area End Caps.* A parking area end cap shall be located at the end of any bay of parking bordered by a drive aisle, public or private street, or pedestrian circulation system.
- (II) *Parking Area Median Amount Requirement.* Parking area medians shall be placed between every third bay of parking.
- (III) *Parking Area Island Amount Requirement.* Parking area islands shall be located on parking bays which are not required to have parking area medians. Parking area islands shall be spaced not more than 135 feet or more than 15 continuous spaces apart.

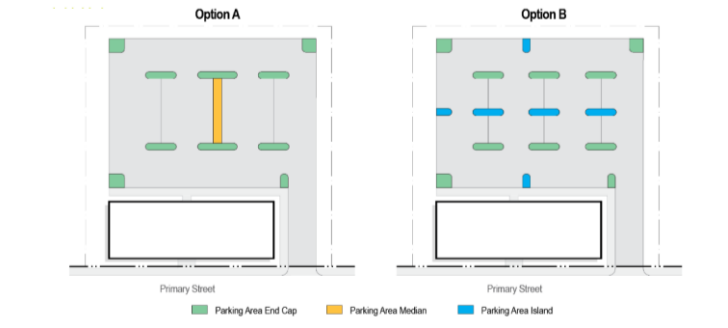
Figure 6.14: Interior Parking Area Landscape Zone Requirements for Parking Areas in Front or Side of Principal Building



(b) *Off-Street Parking Areas in Rear of Principal Building.*

- (I) *Parking Area End Caps.* A parking area end cap shall be located at the end of any bay of parking bordered by a drive aisle, public or private street, or pedestrian circulation system.
- (II) *Parking Area Median or Parking Area Island Amount Requirement.* The developer may choose to install either parking area medians or parking area islands. If the developer chooses to install parking area medians, they shall be placed between every third bay of parking. If the developer chooses to install parking area islands, they shall be located on parking bays which are not required to have parking area medians. Parking area islands shall be spaced not more than 135 feet or more than 15 continuous spaces apart.

Figure 6.15: Interior Parking Area Landscape Requirements for Parking Areas Located in Rear of Principal Building



- (4) Parking Area End Cap and Island Standards.
- (a) Size End Caps. Parking area end caps shall be a minimum nine (9) feet wide by eighteen (18) feet long and shall have a minimum soil depth of 36 inches. Double rows of parking shall provide parking area end caps opposite one another to form continuous single end cap.
- (b) Islands. Parking area islands shall be a minimum nine (9) feet wide by eighteen (18) feet long and shall have a minimum soil depth of 36 inches. Double rows of parking shall provide parking area islands opposite one another to form continuous single islands.
- (c) Planting Trees Required. A minimum of one (1) canopy tree and three shrubs or native grasses shall be provided for every parking area end cap. If the end cap extends the width of a double bay, then two (2) canopy trees shall be provided. A minimum of one (1) canopy tree shall be provided for every parking area island. If the island extends the width of a double bay, then two (2) canopy trees shall be provided. Refer to 16-6-3 (M) for a list of prohibited trees.

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Figure 6.16: Parking Area End Cap

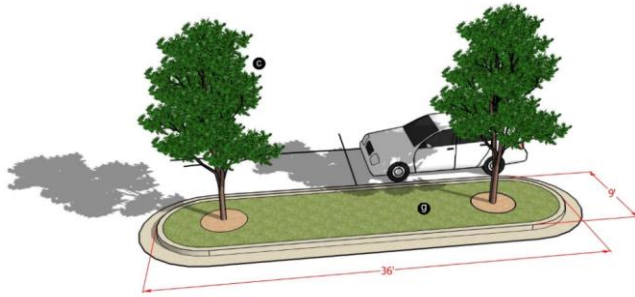


Figure 6.17: Parking Area Island



(d) Shrubs Required.

- Commercial, Office, and Industrial Zones. Six (6) small shrubs for every fifteen (15) parking spaces.
- Multi-Family Zones. Eight (8) small shrubs for every ten (10) parking spaces.

(e) Location. Install shrubs within parking lot islands, end caps, or within fifteen (15) feet of the lot's edge, but at least 50% of all islands or end-caps within the parking lot shall include the required shrubs.

(f) Exclusions. Landscaping in other yards cannot be counted toward this requirement.

(g) Ground Cover. Any remaining islands or end caps must be covered with ground cover, sod, or artificial turf in allowed locations as described in 16-6-3 (4) (i). Decorative rock or a similar pervious material, installed over permeable filter fabric may also be used.

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- (h) *Design.* Parking area end caps and islands shall be protected with concrete curbing or other suitable barriers approved by the City Planner. ~~Such~~ End caps and islands shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials or proper stormwater management function.
- (i) *Artificial Turf.* Artificial turf may be used on interior islands only and may not be used on perimeter end caps (Figure 6. 18). Compliance with this provision does not exempt the property from satisfying all other applicable sections of this code. If artificial turf is used it shall be permeable (perforated backing system) allowing water to pass through. A detail shall be provided as part of the landscape plan submittal.

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Figure 6.18: Artificial Turf Locations

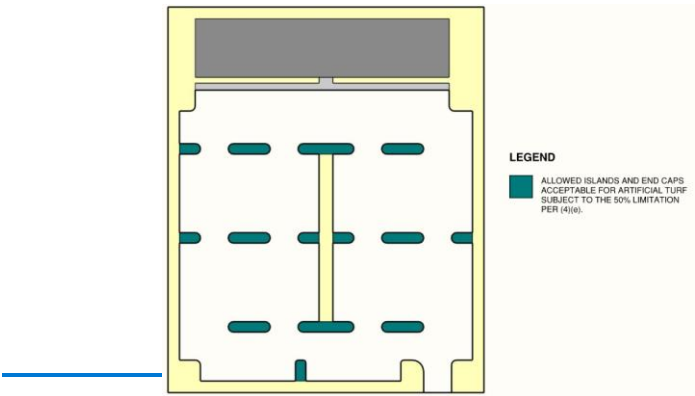
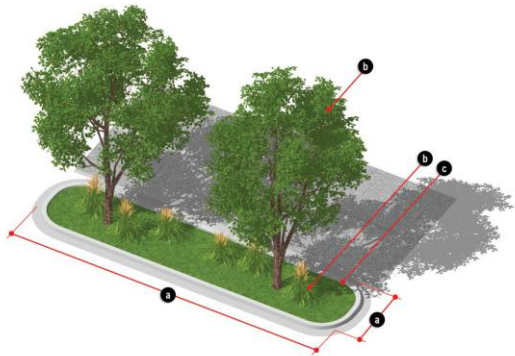


Figure 6.15: Parking Area End Cap Standards



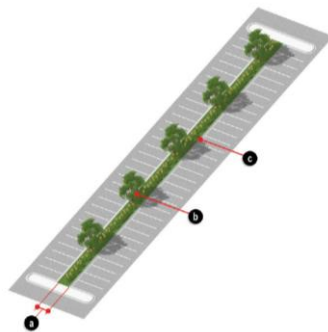
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(5) *Parking Area Median Standards.*

- (a) *Width.* Parking area medians shall have a minimum width of nine feet and minimum soil depth of 36 inches.
- (b) *Planting.* A minimum of one (1) canopy tree and fifteen (15) shrubs or native ornamental grasses shall be planted for each fifty (50) linear feet of parking area median.
- (c) *Design.* Parking area medians shall be protected with concrete curbing unless the parking area median is designed to be utilized for stormwater management in which case the perimeter shall be protect by wheel stops, or other suitable barriers approved by the City Planner. Such medians shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials and proper stormwater management function.

Figure 6.19: Parking Area Median Standards

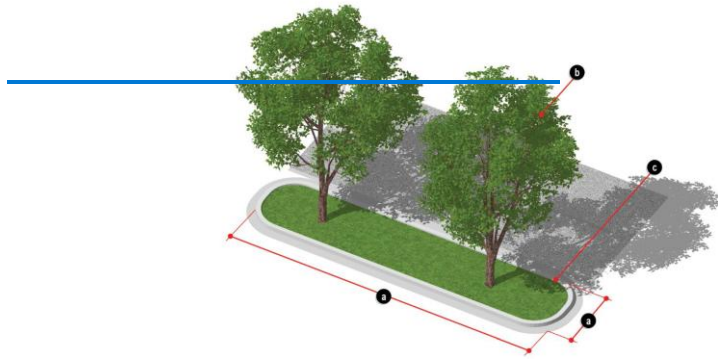


~~(6) — Parking Area Island Standards.~~

- ~~(a) — *Size.* Parking area islands shall be a minimum nine feet wide by 19 feet long and shall have a minimum soil depth of 36 inches. Double rows of parking shall provide parking area islands opposite one another to form continuous single islands.~~
- ~~(b) — *Planting.* A minimum of one canopy tree shall be provided for every parking area island. If the island extends the width of a double bay, then two canopy trees shall be provided.~~
- ~~(c) — *Design.* Parking area islands shall be protected with concrete curbing or other suitable barriers approved by the City Planner. Such islands shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials or proper stormwater management function.~~

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Figure 6.17: Parking Area Island Standards



- (7) **Pedestrian Circulation Systems.** Pedestrian circulation systems, as required in the interior of off-street parking areas in section 16-6-1(H), shall be located along parking area medians. The City Planner may waive or modify this requirement on determining that locating pedestrian circulation systems along parking area medians is impractical due to site conditions or undesirable because it would create unsafe conditions.
- (8) **Type of Landscape Material.** Except where areas are designed as vegetated stormwater management areas, canopy trees shall be the primary plant materials used in parking area end caps and islands and canopy trees and shrubs or native ornamental grasses shall be the primary plant materials used in parking area medians. Understory trees, evergreen trees, shrubs, native ornamental grasses, groundcover, and other plant materials may be used to supplement the required plantings but shall not create visibility concerns for automobiles and pedestrians. If medians or islands are designed as stormwater management areas, deviations from required plantings may be approved by the City Planner.
- ~~(9) **Groundcover.** A minimum of 75 percent of the surface area of every parking area island and median shall be planted with living groundcover.~~
- (F) **Transition Zone Landscape Requirements.** Transition zone landscape shall be required along interior property lines of all nonresidential, mixed use, and multifamily development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics. Landscape required by this section shall be in addition to landscape required under other Sections of this UDO.
 - (1) **Applicability.** Transition zone landscaping is required as follows:
 - (a) The construction or installation of any new primary building or primary use; and
 - (b) The expansion of any existing primary building or primary use that results in an increase in gross floor area by more than five percent or 1,000 square feet, whichever is greater. In the case of expansions that trigger compliance with transition zone requirements, transition zone landscaping is required only in proportion to the degree of expansion. The City Planner is authorized to allow the transition zone to be established adjacent to the area of expansion or to disperse transition zone landscaping along the entire site transition zone.
 - (2) **Application of Transition Zone Types.** Transition zones shall be provided based on Table 16-6-3(F)(2), except where adjacent uses are of a similar nature, scale, and intensity as determined by

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the City Planner. As per Table 16-6-3(F)(2), the type of required transition zone is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s).

Table 16-6-3(F)(2): Application of Transition Zone Types											
Subject Lot Land Use	Adjacent Lot Land Use										
	Agricultural	Single-Family Residential	All Other Residential	Institutional	Retail	Service	Lodging	Eating/Drinking	Entertainment	Vehicle Related	Industrial
Agricultural	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Single-Family Residential	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
All Other Residential	n/a	C	A	B	B	B	B	B	B	C	D
Institutional	n/a	C	B	A	B	B	B	B	B	C	D
Retail	n/a	C	B	B	A	A	A	A	A	B	C
Service	n/a	C	B	B	A	A	A	A	A	B	C
Lodging	n/a	C	B	B	A	A	A	A	A	B	C
Eating/Drinking	n/a	C	B	B	A	A	A	A	A	B	C
Entertainment	n/a	C	B	B	A	A	A	A	A	B	C
Vehicle Related	n/a	C	B	B	A	A	A	A	A	B	C
Industrial	n/a	D	D	D	D	D	D	D	D	D	D

- (3) *Transition Zone Types.* Four transition zone types are established in recognition of the different contexts that may exist, as shown in Table 16-6-3(F)(3). Transition zones may include a combination of elements including setback distances for separation, planting types, solid fencing, green walls, vegetated stormwater management areas, living groundcover, or ~~tree~~ sod. [Refer to 16-6-3 \(M\) for a list of prohibited trees.](#)

Table 16-6-3(F)(3): Transition Zone Types					
Specification		Type A	Type B	Type C	Type D
(a)	Minimum Zone Width (1) (4)	5 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)(3)	optional	optional	6 feet opaque	6 feet opaque
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4-3	5
(d)	Canopy/Evergreen Tree	4-2	3	4	5
(e)	Shrubs/ Native-Ornamental Grasses	optional	15	25-20	35-30
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six feet, as approved by the City Planner.					
(3) Fencing shall still be required on the subject lot in any instance that the adjoining property contains a fence along the lot line.					
(4) Fencing Credit. If a masonry fence is used, there shall be no requirement for shrubs, and the Type C yard may be reduced to ten (10) feet and Type D yard to fifteen (15) feet.					

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Figure 6.20: Transition Zone Type A

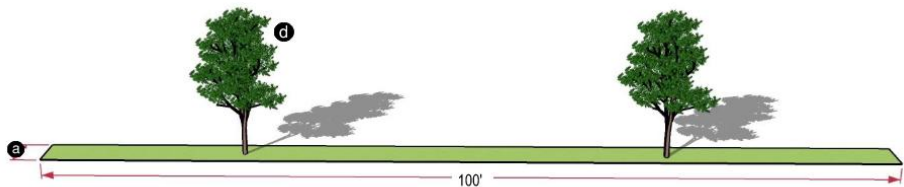


Figure 6.21: Transition Zone Type B

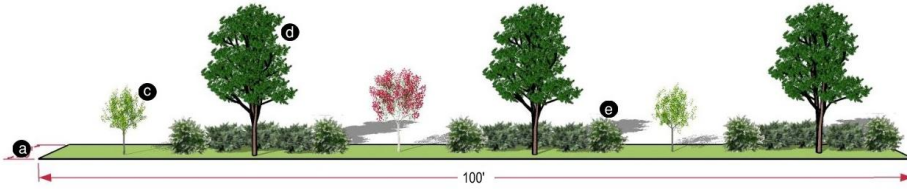


Figure 6.22: Transition Zone Type C

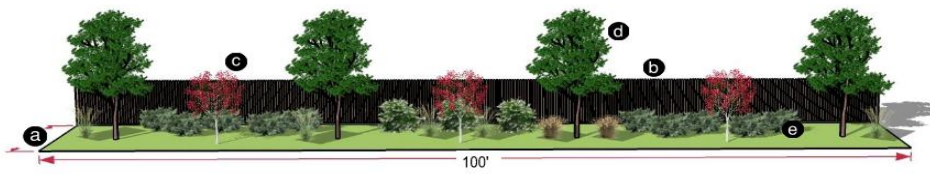


Figure 6.23: Transition Zone Type C with Masonry Wall Credit

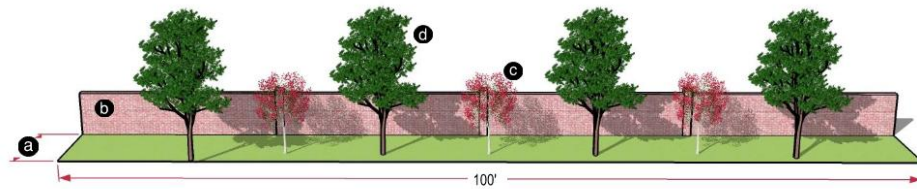
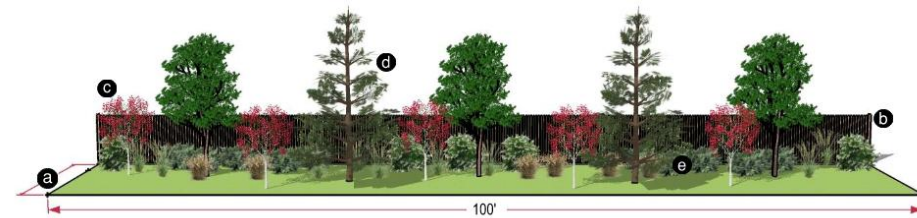


Figure 6.24: Transition Zone Type D



(G) *Single Family Lot Requirements.*

(a) *Street Trees.* For the purposes of creating a street canopy and shade to minimize urban heating, canopy trees shall be required in all single-family residential (RS), residential town home (RTH), and two-family (RD) residential districts, within the front yard of a newly constructed residential structure. Refer to 16-6-3 (M) for a list of prohibited trees.

- *Requirement.* The number of trees shall be determined by the width of the front yard at the property line.

- *Lots less than seventy (70) feet in width.* One (1) tree which may be a small or large canopy or evergreen tree as defined in 16-6-3 (A) (2) (two-inch caliper or greater) per lot.

- *Lots seventy (70) feet or greater than.* Two (2) trees which may be small or large canopy or evergreen trees as defined in 16-6-3 (A) (2) per lot.

- *Location.* The tree should be planted no further than fifteen (15) from the front property line but shall be clear of buried utilities by a distance of five (5) horizontal feet. Where overhead utility line conflicts are present, two (2) understory trees shall be planted. When possible, trees shall be spaced no closer than fifteen (15) feet apart nor shall they be placed within ten (10) feet of any side property line.
- *Exceptions.* Exceptions may be made in cases where there is inadequate yard area for a canopy tree such as lots with narrow frontage.
- *Maintenance.* The property owner is responsible for the care and maintenance of the trees. Newly planted trees shall be watered regularly for a two (2)-year period. As the tree matures, they shall be maintained to a height of at least eight (8) feet of clearance over a sidewalk and fourteen (14) feet over a street.

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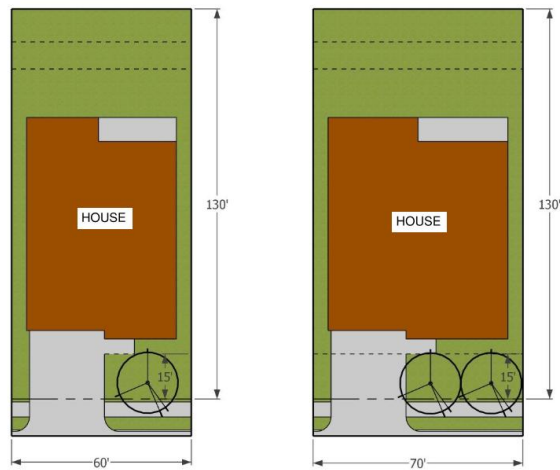
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Figure 6.25: Single-Family Lot Tree Placement



- **Validation.** An occupancy permit shall not be issued for the residential structure until said tree(s) have been planted and/or is existing and maintained as described above.

(b) **Front Yard Landscaping.** Outside of driveways and walkways, front yards must be landscaped with living plants. In addition to sod, at least twenty percent (20%) of the yard must feature shrubs, flowers, or groundcover, as defined in Section 16-6-3 (A)(2). This vegetation may be arranged in islands or foundation planting beds. Artificial turf is strictly prohibited in the front yard.

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(c) **Back and Side Yard Improvements.** Construction activities such as pools, decks, artificial turf, patios, etc. in the back or side yards that result in an increase in the amount of impervious surface area on a lot may require an individual permit. If artificial turf is used it shall be permeable (perforated backing system) allowing water to pass through. A detail shall be provided as part of any required permit.

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(d) **Rain Garden.** A rain garden may be installed to meet this requirement and is subject to administrative approval.

(H) **Downtown Core (DC) District.** To create an inviting, pedestrian-friendly environment and align with the Downtown Master Plan and Horizon Jenks Comprehensive Plan, the following landscaping rules apply strictly to properties zoned Downtown Core (DC).

(a) **Street Yard.** Any street yard screening must feature a low masonry wall combined with the landscaping specified in Section 16-6-3(D) and Figure 6.12. The wall must provide effective screening up to a maximum height of three (3) feet.

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(b) **Parking Area Interior Landscape Zone.** All parking areas facing "A" Street or Aquarium Place must meet the interior landscaping requirements outlined in Section 16-6-3(E)(3)(a), regardless of where the building sits on the property.

(c) Street Trees. Planting street trees on private property is not required. However, the City may require canopy street trees, tree wells, small shrubs that reach a maximum height of no more than three (3) feet, ground cover, or a combination of these elements within the public right-of-way on a case-by-case basis as part of the project's overall design approval. If power lines are present, then understory trees may be planted so long as they are not within a site triangle.

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(d) Soil Media. Trees planted within paved sidewalks or within parking end caps must utilize structural soil.

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(e) Infrastructure Protection. Structural cells (e.g., Silva Cells), or root barriers approved by the City Engineer to protect adjacent concrete, roadway bases, and underground utility corridors may be required with a detail on submitted landscape drawings.

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(f) Irrigation. The developer must provide a reliable, long-term source of irrigation for all newly planted street trees whether on private property or city right-of-way using one of the following approved configurations.

- Automated System: The developer shall install a commercial-grade, automatic subsurface drip irrigation system or bubbler zone for the landscaped areas. This system may be connected directly to the city water main with separate water meter and dedicated backflow prevention device. If necessary, the property owner shall grant a permanent utility easement to the city for system monitoring. The city shall assume the cost of the water for the irrigation.

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- Watering Bags/Truck Access: If connection to a private meter is technically unfeasible due to subterranean vaults, the developer shall install heavy-duty, slow-release watering bags (e.g., Treegator) around the base of each tree trunk. The site plan must feature an uninhibited, designated parking clearance zone along the curb line to allow standard City Public Works water trucks safe, direct access for manual filling.

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(g) Foundation Plantings. Landscaping directly along the building foundation is not required.

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(h) Maintenance. For trees and landscaping planted within city right-of-way, the city shall assume the long-term care and maintenance of the trees and landscape elements.

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(G) Species Diversity Requirements. The following species diversity requirements shall be required for all commercial, office, and industrial developments, unless otherwise approved by the City Planner in conjunction with approval of vegetated stormwater management areas.

- (1) A minimum of 50 percent of the landscape elements utilized on a parcel that is less than one-half acre shall be drought tolerant native species.
- (2) A minimum of 60 percent of the landscape elements utilized on a parcel that is between one-half and five acres shall be drought tolerant native species. Total landscape elements, excluding sod turf, shall not be comprised of more than 30 percent of any single species or 50 percent of any genus.
- (3) A minimum of 75 percent of the landscape elements utilized on a parcel that is greater than five acres shall be drought tolerant native species. Total landscape elements, excluding sod turf, shall not be comprised of more than 20 percent of any single species or 25 percent of any genus.

(H) Tree Preservation. Preservation of existing high-quality trees within a new development or redevelopment site is highly encouraged. Preserved trees may fulfill a portion of the landscape requirements established in this section. Should the developer propose to maintain existing high-quality trees to count toward satisfying certain landscape requirements of this UDO, the City Planner may, upon receipt of a tree preservation plan, waive certain landscape requirements if mature, high

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quality trees on a lot are proposed to be preserved. If, upon inspection at the conclusion of the project, trees identified for preservation have been removed, damaged, or are otherwise in declining condition, all waived required landscape shall be installed. Any trees to be preserved shall be clearly indicated on all required site and landscape plans with a detail indicating protective fencing around said trees.

(K) Installation and Maintenance of Landscape ~~Zones~~Material.

- (1) Immediately upon planting, all landscape shall conform to the American Standard for Nurserymen, published by the American Association of Nurserymen, Inc., as revised from time to time.
- (2) Dead plant materials shall be replaced within 60 days upon notification from the City, taking into consideration the season of the year, and shall have at least the same quantity and quality of landscape elements as initially approved. If the particular project is constructed in more than one phase, the 60-day timeframe shall apply to each individual phase.
- (3) All landscape areas shall be maintained in a healthy, clean, and weed-free condition. Trees shall be securely staked and have mulch placed around the trunk in a minimum four (4) foot diameter circle. Volcano mulching is not allowed, as it will rot the trunk and kill the tree. All shrub areas shall be mulched with either organic mulch, decorative rock, or a similar pervious material, installed over filter fabric. The ground surface of landscape areas shall be covered with either turf sod and/or other types of pervious groundcover or mulch. Landscape plans shall provide planting details for trees and shrubs.
- (4) All landscape zones shall be irrigated as follows:
 - (a) For stormwater management areas where irrigation is not specified, all installed plantings shall be guaranteed to the City for a period of 18 months following municipal approval of installation. During this guarantee period, the landowner shall supply water as necessary to promote successful establishment and growth.
 - (b) Any required landscaped zone not intended for stormwater management, greater than 150 square feet in area, shall be provided with an underground irrigation system or be provided with a portable water supply within 50 feet of said landscaped areas. No part of an irrigation system may be installed in City right-of-way, unless approved by the City Engineer.

(L) Administrative Relief. The City Planner or other designee shall be allowed to modify the requirements of this Section on a case-by-case basis in situations where strict compliance with the code is not feasible due to utilities or other site features or if the designer provides a creative alternative that still achieves the intent of the code.

(M) Prohibited Trees. The following trees shall be prohibited.

- Ailanthus altissima, Tree-of-Heaven
- Albizia julibrissin Silktree, Mimosa
- Elaeagnus angustifolia, Russian Olive
- Fraxinus Americana, White Ash
- Fraxinus Pennsylvanica, Green Ash
- Morus alba, White Mulberry
- Pyrus calleryana 'Bradford', Bradford Pear
- Sambucus nigra Elderberry, (Black Elder)

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

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Commented [KF10]: Wondering if we shouldn't add a detail in the engineering standards manual for proper tree planting?

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ARTICLE 7. SIGN STANDARDS¹

Sec. 16-7-1. Purpose and Intent.

- (A) *Purpose.* The purpose of this article is to set out regulations for the erection and maintenance of signs visible from the public right-of-way while preserving the right of free speech and expression.
- (B) *Scope.* The regulations of [this] article shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
- (1) Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - (a) Collapsing, catching fire, or otherwise decaying;
 - (b) Confusing or distracting motorists; or
 - (c) Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 - (2) Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - (a) Are not overwhelmed by the number of messages presented; and
 - (b) Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose.
 - (3) Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors.
 - (4) Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height.
 - (5) Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, in order to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Jenks;
 - (6) Enhances property values and business opportunities;
 - (7) Assists in wayfinding; and
 - (8) Provides fair and consistent permitting and enforcement.
- (C) *Authority.* The City Council finds that:
- (1) This article advances important and substantial governmental interests;

¹Ord. No. 1680, § I(Att. A), adopted Feb. 3, 2026, amended Art. 7 in its entirety to read as herein set out. Former Art. 7, §§ 16-7-1—16-7-10, pertained to similar subject matter, and derived from Ord. No. 1581, § II, adopted April 5, 2022; and Ord. No. 1624, § V(Att. D), adopted Oct. 17, 2023.

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- (2) The regulations set out in this article are unrelated to the suppression of constitutionally-protected free expression and do not involve the content of protected messages which may be displayed on signs, nor do they involve the viewpoint of individual speakers;
 - (3) The incidental restriction on the freedom of speech is no greater than is essential to the furtherance of the interests protected by this article; and
 - (4) Certain types of speech are not protected by the First Amendment due to the harm that they cause to individuals or the community, and speech that is harmful to minors may be prohibited in places that are accessible to minors.
 - (5) Any Planned Unit Development ordinance or Specific Use approved prior to the adoption of this UDO which references compliance with the City of Jenks Zoning Code shall meet the applicable sign standards of this UDO.

(D) *General Findings of Fact.* The City Council finds that:

- (1) The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself;
- (2) The City has an important and substantial interest in preventing sign clutter (which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists), because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight;
- (3) Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey their commercial and noncommercial messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character;
- (4) Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed;
- (5) The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter;
- (6) The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community; and
- (7) The uncontrolled use of billboard signs and their location, density, size, shape, motion, illumination, and demand for attention can be injurious to the purposes of this UDO, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial messages are necessary and desirable.

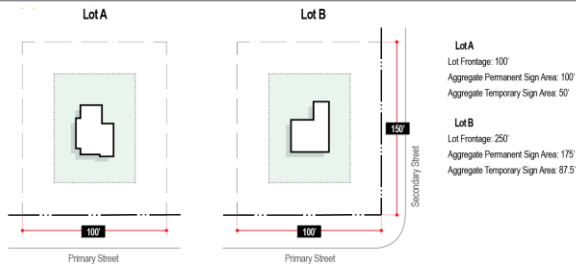
(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-2. Limit on Sign Area.

- (A) *Reserved.*
- (B) *Temporary Sign Area Limit.* Each lot shall be allowed aggregate temporary sign area equal to one-half (0.5) square foot of sign area per linear foot of lot frontage.

- (C) *Premises Having Frontage on More Than One Dedicated Street.* Premises having frontage on more than one dedicated street will be allowed an additional one-half (0.5) square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.
- (D) *Irregularly Shaped Lots.* Irregularly shaped lots with minimal lot frontage, relative to more typically shaped lots in the district, may petition for additional aggregate sign area through the Comprehensive Sign Plan process as detailed in section 16-7-9.

Figure 7.1: Limit on Sign Area



(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-3. Sign Measurement.

- (A) *Sign Height.* Sign height shall be measured by the total distance between the highest point on the sign to the average elevation of the ground upon which the sign supports are placed, except when the sign supports rest upon a berm or other area elevated above the surrounding ground or when the sign supports rest upon a ditch or other area lower than the surrounding ground. In such cases, the elevation of the centerline of the adjacent roadway shall be considered as the ground level.

Figure 7.2: Sign Height Measurement



- (B) *Sign Area.* Unless otherwise defined, sign area is determined by the total area enclosed by a continuous perimeter along the edges of a sign, including any frame or border. The area of a sign composed of individually-affixed letters is determined by the total area of the smallest geometric shape enclosing the copy. A maximum of two geometric shapes may be utilized. The calculation for a double-faced sign shall be the area of one face only.

Figure 7.3: Sign Area Measurement



(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-4. Permitted Sign Types.

KEY: The following key is to be used in the interpretation of Table 16-7-4.

- (A) *Permitted Sign Types (P).*
- (1) Sign types marked as "P" in the table shall be allowed subject to all applicable regulations of this UDO.
 - (2) Require the issuance of a Sign Permit prior to installation, as detailed in section 16-9-3(F).
- (B) *Conditional Sign Types (C).* Sign types marked as "C" in the table shall be allowed subject to all applicable regulations of this UDO.
- (C) *Prohibited Sign Types (-).* A hyphen in the table indicates that a sign type is NOT allowed in the respective zoning district.
- (D) *Unlisted Sign Types.* Sign types that are NOT included in Table 16-7-4 shall be considered prohibited.

Table 16-7-4: Permitted Sign Types by District												
Sign Type	District											
	R Districts	AG	OL	OM	LC	CS	CG	DC	DT	RTC	IL	IM
Permanent Signs												
Wall Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P
Single-Tenant Monument Sign	P (1)(2)	P (1)	P	P	P	P	P	-	-	P	P	P
Multi-Tenant Monument Sign	-	P (1)	P	P	P	P	P	-	-	P	P	P
Post Sign, Permanent	-	P (1)	-	-	-	-	-	P	P	-	-	-
Pole/Pylon Sign	-	-	-	-	-	P (3)	P (3)	-	-	-	P (3)	P (3)
Awning/Canopy Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P
Blade/Projecting Sign	-	P (1)	P	P	P	P	P	P	P	P	P	P
Window Sign, Permanent	-	P (1)	P	P	P	P	P	P	P	P	P	P

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Billboard Sign	-	-	-	-	-	P (34)	P (34)	-	-	-	P (34)	P (34)
Digital Sign	P (1)	P (1)	P	P	P	P	P	P	-	P	P	P
Electronic Message Board	P (1)	P (1)	-	-	P	P	P	-	-	P	-	-
Cabinet Sign	-	-	-	P (5)	-	P (5)	P (5)	-	-	-	-	P (5)
Temporary Signs												
Wall-Mounted Banner Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Banner Sign	P (1)	P (1)	P	P	P	P	P	-	-	P	P	P
Feather Sign	-	-	-	-	-	P	P	-	-	-	P	P
Window Sign, Temporary	-	-	P	P	P	P	P	P	P	P	P	P
Post Sign, Temporary	P	P	P	P	P	P	P	P	P	P	P	P
Sports facility sponsorship signs	C	C	C	C	C	C	C	C	C	C	C	C
Yard Sign	PG	PG	PG	PG	PG	PG	PG	-	-	-	PG	PG
Notes:												
(1) Sign shall be allowed for nonresidential, mixed use, or multifamily developments only.												
(2) Sign shall be allowed at entryways or gateways to subdivisions or neighborhoods only.												
(3) A pole sign shall be permitted within 300 feet of United States Federal Highway, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Tollways or Turnpikes only. Sign spacing requirements for Billboard Signs are found in the Oklahoma Department of Transportation "Outdoor Advertising Brochure," billboards may be placed along United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.												
(4) Sign spacing requirements for Billboard Signs are found in the Oklahoma Department of Transportation "Outdoor Advertising Brochure," billboards may be placed along United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.												
(5) Box/cabinet signs shall be prohibited in all zoning districts located within the Downtown Core and the Riverfront Tourist Commercial areas as identified within the Comprehensive Plan.												

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(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-5. Permanent Sign Standards.

(A) Wall Signs.

(1) Sign Area.

- The maximum sign area of wall signs in the AG, R, OL, LC, DT, and DC Districts shall not exceed five (5) percent of the total area of the façade of the wall to which the sign is to be affixed, ~~up to 40 square feet.~~
- The maximum sign area of wall signs in the OM, CS, RTC, and IL Districts shall not exceed ten (10) percent of the total area of the façade of the wall to which the sign is to be affixed, ~~up to 50 square feet.~~
- The maximum sign area of wall signs in the CG and IM Districts shall not exceed fifteen (15) percent of the total area of the façade of the wall to which the sign is to be affixed, ~~up to 60 square feet.~~

- Sign Height. No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.

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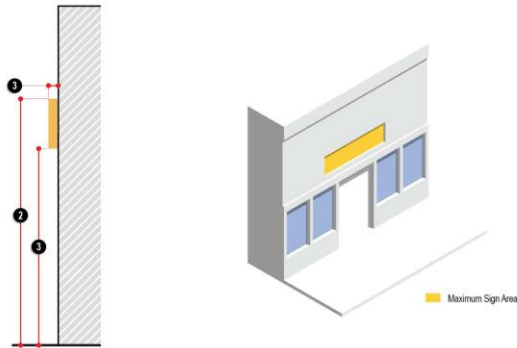
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(3) *Sign Depth.*

- (a) A wall sign shall not extend more than six inches from the wall of the building or structure to which it is attached.
- (b) A wall sign shall maintain a minimum vertical clearance of ten feet from grade.

Figure 7.4: Wall Sign Area, Height, and Projection



(4) *Number of Signs.*

(a) Single tenant buildings.

- ~~There shall be permitted a total of two logo and a wall signs and;~~
- ~~Both, however only one wall signs may shall be displayed on any single multiple building façades.~~

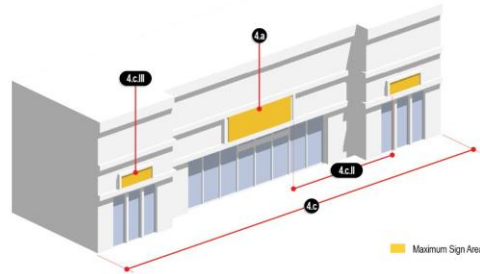
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(b) Multi-tenant buildings shall be permitted one (1) wall sign per unit.

(c) A maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy (75) feet by the City Planner provided such additional signage is:

- (I) In keeping with the overall design and architecture of the building,
- (II) A minimum of twenty (20) feet from the primary wall sign and other secondary wall signs,
- (III) A maximum of fifty (50) percent of the size of the primary wall sign,
- (IV) Less visually prominent on the site than the building's primary wall sign, and
- (V) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in section 16-7-5(A)(1).

Figure 7.5: Secondary Wall Signs



- (5) *Sign Copy.* If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the City Planner may approve an increase in sign area up to an additional five percent of the total area of the face of the wall to which the sign is to be affixed. ~~Box/cabinet signs shall be prohibited in the Downtown Commercial District.~~

(6) *Other Provisions.*

- (a) No wall sign shall cover any architectural features (architectural features shall include but not be limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed.
- (b) No wall sign shall be affixed to HVAC screening, elevator overrun, or other structures protruding from the roof of the principal building, excluding architectural features that are an integral part of the principal building.

(B) *Single-Tenant Monument Signs.*

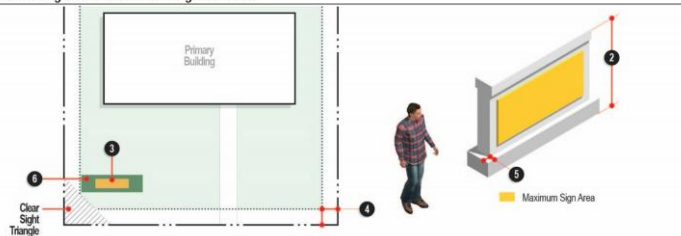
(1) *Sign Area.*

- (a) The maximum sign area of single-tenant monument signs in the AG, R, OL, and LC, Districts shall not exceed ~~thirty~~ (30) square feet.
 - (i) Residential Subdivisions are limited to ~~fifteen~~ (15) square feet unless they meet the following criteria.
 - Residential Subdivisions may be approved for additional square footage when accompanied by a PUD; and the signage is part of the entry feature.
 - Entry feature signage for residential subdivisions may be approved for lettering up to two feet in height when attached to a wall less than three (3) feet in height.
 - Digital signs are not permitted in the residential zonings.
- (b) The maximum sign area of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed ~~forty-five~~ (45) square feet.
- (c) The maximum sign area of single-tenant monument signs in the CG and IM Districts shall not exceed ~~fifty-five~~ (55) square feet.
- (d) The maximum sign area of ~~one hundred~~ (100) square feet is allowed for a single-tenant monument sign within ~~500~~ five hundred (500) feet of United States Federal Highways, Federal

Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.

- (2) **Sign Height.**
 - (a) The maximum sign height of single-tenant monument signs in the AG, R, OL, and LC Districts shall not exceed five (5) feet.
 - (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed seven (7) feet.
 - (c) The maximum sign height of single-tenant monument signs in the CG and IM Districts shall not exceed ten (10) feet.
 - (d) The maximum sign height of thirty (30) feet is allowed for a single-tenant monument sign within five hundred (500) feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes measured by the shortest distance from the physical edge of paving to the sign location.
- (3) **Number of Signs.** A maximum of one (1) single-tenant monument sign shall be permitted per lot frontage.
- (4) **Location.** Single-tenant monument signs shall comply with the following locational standards.
 - (a) Shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements.
 - (b) Shall not block points of ingress or egress.
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system.
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) **Sign Base.** The base of single-tenant monument sign, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty five (25) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.
- (6) **Landscape Requirement.** All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half (0.5) of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every three (3) square feet of required landscape area.
- (7) **Other Provisions.** A single-tenant monument sign shall not be permitted on a lot frontage with an existing single-tenant monument sign or pole/pylon sign.

Figure 7.6: Single-Tenant Monument Sign Standards



(C) *Multi-Tenant Monument Signs.*

(1) *Sign Area.*

- (a) The maximum sign area of multi-tenant monument signs in the AG, OL, and LC Districts shall not exceed fifty (50) fifty square feet.
- (b) The maximum sign area of multi-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed seventy-five (75) square feet.
- (c) The maximum sign area of multi-tenant monument signs in the CG and IM Districts shall not exceed ninety (90) square feet.
- (d) The maximum sign area of two hundred (200) square feet is allowed for a multi-tenant monument sign within five-hundred (500) feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.

(2) *Sign Height.*

- (a) The maximum sign height of multi-tenant monument signs in the AG, OL, and LC Districts shall not exceed ten (10) -feet.
- (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed fourteen (14) feet.
- (c) The maximum sign height of single-tenant monument signs in the CG and IM Districts shall not exceed twenty (20) feet.
- (d) The maximum sign height of thirty (30) square feet is allowed for a multi-tenant monument sign within five-hundred (500) feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.

(3) *Number of Signs.* A maximum of one (1) -multi-tenant monument sign shall be permitted per lot frontage.

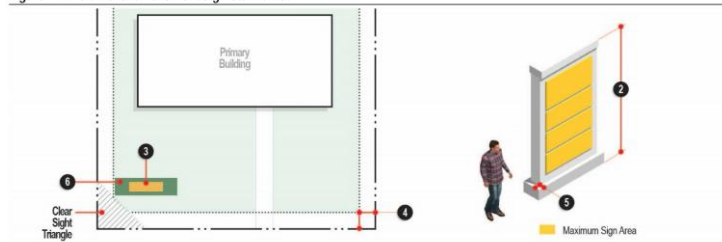
(4) *Location.* Multi-tenant monument signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian circulation system and shall not be located in a clear sight triangle as detailed in section 16-6-6.

(5) *Sign Base.* The base of multi-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty (25) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.

(6) *Landscape Requirement.* All multi-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one shrub or native grass per every three (3) square feet.

(7) *Other Provisions.* A multi-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

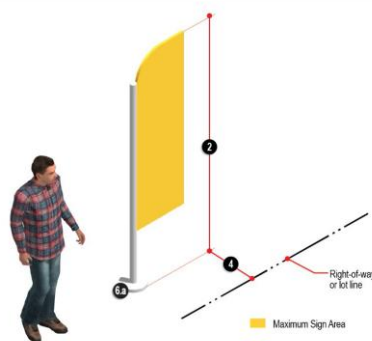
Figure 7.7: Multi-Tenant Monument Sign Standards



(D) *Post Sign, Permanent.*

- (1) *Sign Area.* The maximum sign area of a permanent post sign shall not exceed six (6) square feet.
- (2) *Sign Height.* The maximum height of a permanent post sign shall not exceed six (6) feet.
- (3) *Number of Signs.* A maximum of one (1) permanent post sign shall be allowed per lot frontage.
- (4) *Location.* Permanent post signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements.
 - (b) Shall not block points of ingress or egress.
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system.
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*
 - (a) Permanent post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Permanent Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

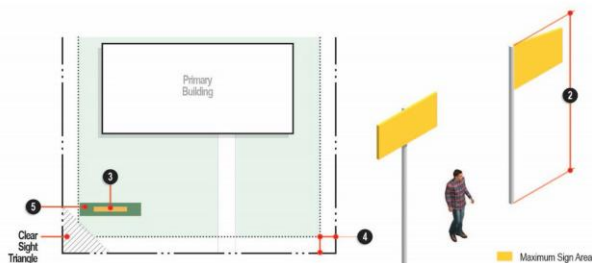
Figure 7.8: Permanent Post Sign Standards



(E) *Pole/Pylon Signs.*

- (1) *Sign Area.* The sign area of pole/pylon signs shall not exceed thirty (30) square feet in any district.
- (2) *Sign Height.* The sign height of pole/pylon signs shall not exceed forty (40) feet in any district.
- (3) *Number of Signs.* A maximum of one (1)-pole/pylon sign shall be permitted per lot.
- (4) *Location.* Pole/Pylon signs shall comply with the following locational standards.
 - (a) Shall be located a minimum of five (5) -feet from all property lines, rights-of-way, and utility easements.
 - (b) Shall not block points of ingress or egress.
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system.
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Landscape Requirement.* All pole/pylon signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to the square footage of the sign area of the associated sign. Landscape areas shall be planted with one shrub or native grass per every three (3) square feet.
- (6) *Other Provisions.* A pole/pylon sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

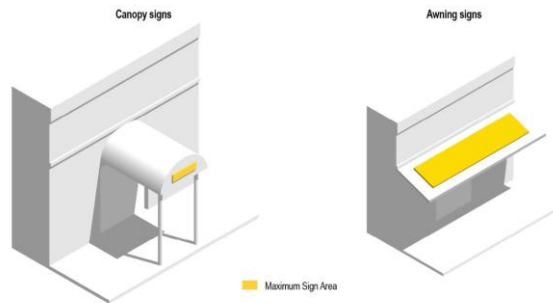
Figure 7.9: Pole/Pylon Sign Standards



(F) *Awning/Canopy Signs.*

- (1) *Sign Area.* The maximum sign area of awning/canopy signs shall be fifty (50)-percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in section 16-7-5(A)(1).
- (2) *Other Provisions.* Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

Figure 7.10: Awning-Canopy Sign Standards



(G) *Blade/Projecting Signs.*

(1) *Sign Area.*

- (a) Blade. The maximum permitted sign area of blade signs shall be four (4) square feet.
- (b) Projecting. The maximum permitted sign area of projecting signs shall be equal to twice (2) the median height of the building.

(2) *Height.*

- (a) Blade signs shall not extend above the roofline of the building to which it is attached, or a maximum ~~of twelve~~ 12 feet, whichever is less, and shall maintain a minimum vertical clearance of ten (10) feet.
- (b) Projecting signs shall not exceed the height of the parapet or wall to which it is attached by more than twenty-five (-25) percent and shall maintain a minimum vertical clearance of ten (10) feet.

(3) *Number of Signs.*

Blade. A maximum of one (1) blade sign shall be permitted per ground floor nonresidential tenant space. A blade sign may be displayed on the same building frontage as a wall or an awning or canopy sign, and projecting sign.

Projecting. A projecting sign may be displayed on the same building frontage of a nonresidential tenant as a wall or awning or canopy sign on the ground floor.

- (4) *Projection*. Blade signs shall horizontally project a maximum of four feet from the mean elevation of the building to which it is attached or with staff recommendation and approval of Planning Commission. Projecting blade signs shall not be continuously attached to the surface of the wall.

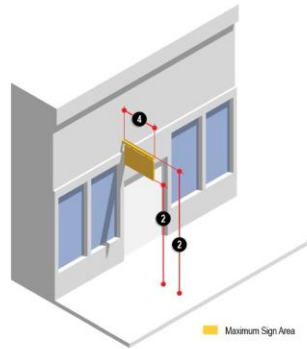
(5) *Other Provisions.*

(a) *Illumination.*

- (I) Blade signs shall not be internally illuminated.
- (II) Projecting signs may incorporate neon or other illumination; staff may require approval from Planning Commission for other requests.
- (b) Blade and Projecting signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.

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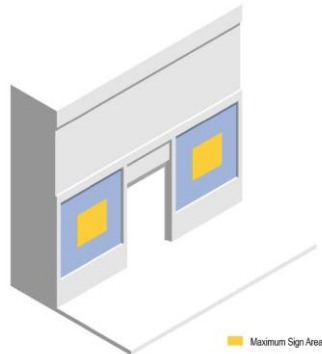
Figure 7.11: Blade Sign Standards



(H) *Window Signs, Permanent.*

- (1) *Sign Area.* The maximum permitted sign area of a permanent window sign shall be twenty-five (25) percent of the square footage of the individual window on which the sign shall be located. Permanent window sign area shall be counted in combination with temporary window sign area.

Figure 7.12: Permanent Window Sign Standards



(I) *Billboard Signs.*

- (1) *Sign Area.* The maximum sign area of billboard signs shall not exceed fourteen (14)-feet by forty-eight (48) feet and may include an additional three foot by forty-eight (48) foot marquee located at the base of the sign face.
- (2) *Sign Height.* The maximum height of billboard signs shall not exceed fifty (50) feet.
- (3) *Sign Separation.*
 - (a) A minimum distance of one thousand (1,000) linear feet shall be required between billboard signs. The separation requirement shall apply to the side of the roadway the sign is located upon.

- (b) Billboard signs shall maintain a minimum separation of fifty (50) feet from any monument sign or pole/pylon sign. The separation requirement shall be measured in a straight line from the nearest point on the sign to the nearest point of any monument sign or pole/pylon sign.

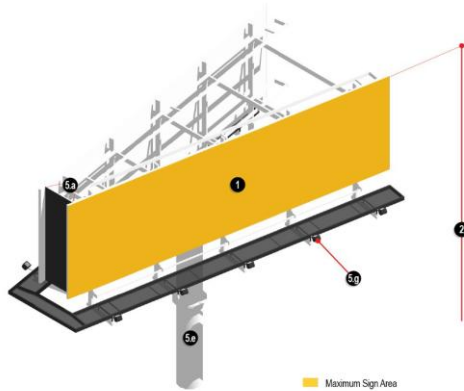
(4) *Location.*

- (a) No billboard sign shall be located within three hundred (300) feet of a public park. The setback requirement shall be measured in a straight line from the nearest point on the sign to the nearest point on the property of the park.
- (b) Billboard signs, if visible from an R district or if visible from a designated residential development area, shall be setback from such district or area a minimum linear distance equal to the area of the billboard sign. The setback requirement shall be measured in a straight line from the nearest point on a sign to the nearest point of an R district or residential development area boundary line.
- (c) No portion of a billboard sign shall be located within ten (10) feet of a freeway right-of-way. The setback requirement shall be measured in a straight line from the nearest point on a sign to the nearest point of the freeway right-of-way boundary line.
- (d) No billboard sign shall be permitted to be located upon or constructed within a required landscape zone, off-street parking area, or off-street loading area, nor to otherwise obstruct vehicular or pedestrian access or circulation or pose any other hazard to motor vehicle traffic exiting, entering, or traveling within the site on which the sign is located.

(5) *Other Provisions.*

- (a) No billboard sign shall contain more than two (2)-sides, and only one side shall be included in the computation of display surface area. The two sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty (30) degrees.
- (b) A billboard sign shall be oriented to be primarily visible from the freeway.
- (c) No billboard sign shall contain flashing, blinking, or traveling lights or reflective glitter.
- (d) Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed fifteen (15) percent of the display surface area.
- (e) No billboard sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
- (f) Billboard signs which have animation, revolving or rotating components or movement shall be prohibited.
- (g) Illumination on the face of billboard signs shall not exceed 70 foot-candles measured at a two-foot distance.
- (h) Any illumination shall be by constant light.
- (i) Billboard signs may include electronic message boards for a maximum of one hundred (100) percent of the permitted sign area subject to compliance with all standards of section 16-7-7(B).

Figure 7.13: Billboard Sign Standards



(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-6. Temporary Sign Standards.

(A) *General Standards for Permitted Temporary Signs.*

- (1) ~~Concurrent Display~~Number of Signs. A maximum of two (2) permitted temporary signs ~~are allowed as~~ per ~~district~~Table 16-7-4, ~~may be displayed on a lot concurrently unless otherwise specified.~~
apply to real estate signs.

- (2) Display Period.

(a) Concurrent display may be established, regulated, and enforced by private covenants and/or HOA.

(b)

Display Location.

- (a) The permitted temporary sign.

- (I) Shall be located a minimum of five (5 feet) feet from all property lines, rights-of-way, and utility easements.
- (II) Shall not block points of ingress or egress.
- (III) Shall not be placed in any sidewalk or pedestrian circulation system, except when there is an additional five feet of clear pedestrian circulation.
- (IV) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (V) Shall not be placed on a roof, balcony, fence, or an exterior wall or window.

- (b) Reserved.

- (c) Nonconcurrent display periods shall be separated by a minimum of 14 days, excluding residential yard signs.

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(B) *Wall-Mounted Banner Signs. (Cannot be a permanent sign.)*

- (1) *Sign Area.*
 - (a) The maximum sign area of wall-mounted banner signs in the R, OL, LC, and DC Districts shall not exceed two and one-half (2.5) percent of the total area of the face of the wall to which the sign is to be affixed.
 - (b) The maximum sign area of wall-mounted banner signs in the OM, CS, RTC, and IL Districts shall not exceed five (5) percent of the total area of the face of the wall to which the sign is to be affixed.
 - (c) The maximum sign area of wall-mounted banner signs in the AG, CG and IM Districts shall not exceed seven (7) and one-half percent of the total area of the face of the wall to which the sign is to be affixed.
- (2) *Sign Height.* No wall-mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
- (3) *Number of Signs.* A maximum of one (1) wall-mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.
- (4) *Location.* Wall-mounted banner signs shall be affixed to a building.
- (5) *Projection.* Wall-mounted banner signs shall be affixed flat against the building to which they are mounted.

Figure 7.14: Wall Mounted Banner Sign Standards

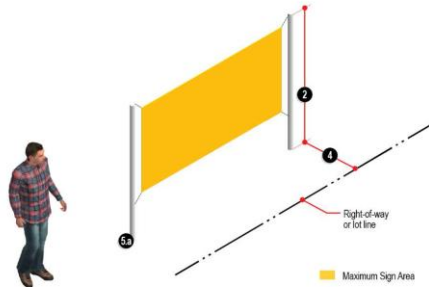


(C) *Ground-Mounted Banner Signs. (Cannot be a permanent sign.)*

- (1) *Sign Area.* The maximum sign area of a ground-mounted banner sign shall not exceed thirty (30) square feet.
- (2) *Sign Height.* The maximum height of a ground-mounted banner sign shall not exceed six (6) feet.
- (3) *Number of Signs.* A maximum of one (1) ground-mounted banner sign shall be permitted per lot frontage.
- (4) *Location.* Ground-mounted banner signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*

- (a) Ground-mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- (b) Ground-mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

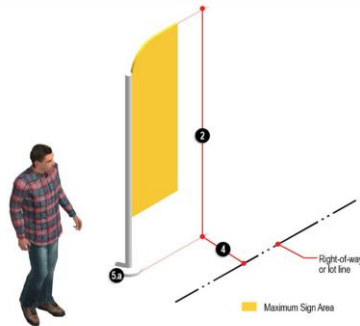
Figure 7.15: Ground Mounted Banner Sign Standards



(D) *Feather Sign.*

- (1) *Sign Area.* The maximum sign area of feather signs shall not exceed sixteen (16) square feet.
- (2) *Sign Height.* The maximum height of a feather sign shall not exceed eight (8) feet.
- (3) *Number of Signs.* A maximum of one feather sign shall be permitted per twenty-five (25) feet of linear lot frontage.
- (4) *Sign Separation.* Each feather sign shall be separated from another feather sign by at least twenty-five (25) feet.
- (5) *Location.* Feather signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements.
 - (b) Shall not block points of ingress or egress.
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system.
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (6) *Other Provisions.*
 - (a) Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

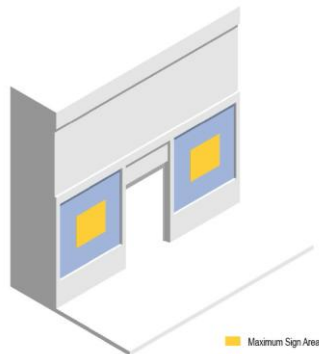
Figure 7.16: Feather Sign Standards



(E) *Window Sign, Temporary.*

- (1) *Sign Area.* The maximum sign area of a temporary window sign shall be thirty (30) percent of the square footage of the individual window on which the sign shall be located. Temporary window sign area shall be counted in aggregate with permanent window sign area.

Figure 7.17: Temporary Window Sign Standards



(F) *Post Signs, Temporary.*

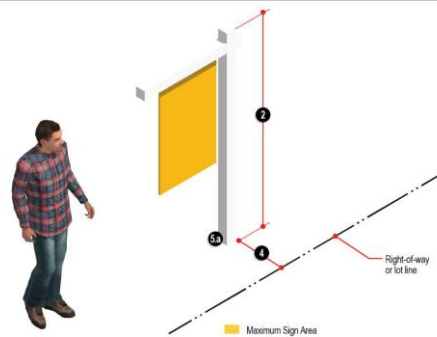
- (1) *Sign Area.* The maximum sign area of a temporary post sign shall not exceed ~~six~~ three (3) -square feet.
- (2) *Sign Height.* The maximum height of a temporary post sign shall not exceed six (6) feet.
- (3) *Number of Signs.* A maximum of one (1) temporary post sign shall be allowed per lot frontage.
- (4) *Location.* Temporary post signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements.
 - (b) Shall not block points of ingress or egress.

- (c) Shall not be placed in any sidewalk or pedestrian circulation system.
- (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.

(5) *Other Provisions.*

- (a) Temporary post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- (b) Temporary post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 7.18: Temporary Post Sign Standards



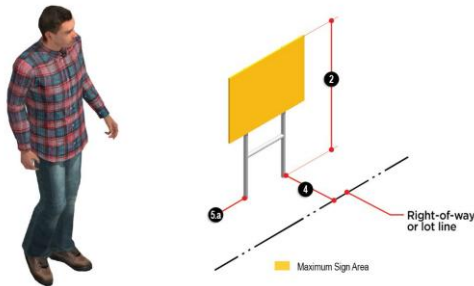
(G) *Yard Signs.*

- (1) *Sign Area.* The maximum sign area of a yard sign shall not exceed four (4) square feet.
- (2) *Sign Height.* The maximum height of a yard sign shall not exceed three and one-half (3.5) feet.
- (3) *Number of Signs.*
 - (a) Up to five (5) yard signs may be displayed concurrently for a period of forty-five (45) consecutive days.
 - (b) An unlimited number of yard signs may be displayed concurrently for a period of 48 hours.
- (4) *Location.* Yard signs shall meet the following locational criteria.
 - (a) Yard signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*
 - (a) Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

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- (c) Yard signs in residential districts displayed for a period of 48 hours or less shall be exempt from the requirements of this section.

Figure 7.19: Yard Sign Standards



(H) *Sports Facility Sponsorship Signs.*

- (1) *Purpose and Intent.* The purpose of this section is to allow limited sponsorship signage within publicly owned or operated athletic and private recreational facilities in a manner that supports facility funding, preserves community character, and ensures safe and orderly use of public property. These regulations are intended to be content-neutral, viewpoint-neutral, and administered through ministerial review.
- (2) *Definition.* Sports Facility Sponsorship Sign.
 - (a) A sign located within or upon a publicly owned or operated athletic or private recreational facility that identifies or recognizes a business, organization, or individual that has provided financial or in-kind support for the construction, maintenance, operation, or programming of the facility or a related event.
 - (b) Such signs are intended solely for sponsorship recognition and do not constitute general advertising or a public forum for expressive speech.
- (3) *Location.* Sports facility sponsorship signs are permitted, without regard in all zoning districts, as temporary uses at the following places.
 - (a) Limited to interior areas of the facility or designated exterior areas directly associated with the athletic use.
 - (b) Shall not be placed within public rights-of-way unless expressly authorized by the City.
- (4) *Size and Number.*
 - (a) Maximum sign area and number per facility shall be established by administrative policy or facility sponsorship guidelines adopted by the City.
- (5) *First Amendment Considerations.*
 - (a) Nothing in this section shall be construed to regulate speech based on viewpoint or ideology. The City's regulation of Sports Facility Sponsorship Signs is based on location, form, duration, and sponsorship status, consistent with the City's authority to manage signage within a limited or nonpublic forum.

(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-7. General Sign Standards.

(A) *Illumination.*

- (1) *Location and Design of Light Source.* Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than 12 inches from the face of the sign or building to which it is attached except if such light source is ground-mounted, locked in place, and cannot be redirected.
- (2) *Level of Illumination.* In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in section 16-6-7. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.
- (3) *Signs Adjacent to Residential Areas.* Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of ten 10:00 p.m. and 7:00 a.m. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

(B) *Electronic Message Boards (EMB).* Single-tenant and multi-tenant monument signs, pole/pylon signs, and billboard signs may incorporate electronic message boards in accordance with the following.

- (1) Streaming video and audio prohibited except during times when a special event permit has been issued for activities on or adjacent to the location of the sign through a Staff Administrative Process.
- (2) EMB's are prohibited within the Downtown Core as identified in the Comprehensive Plan "Downtown Sub Area Plan-Downtown Land Use and Development."
- (3) Each message must be displayed for a minimum of eight seconds.
- (4) Change of message must be accomplished in two seconds.
- (5) Change of message must occur simultaneously on the entire sign.
- (6) No flashing, dimming, or brightening may occur except to accommodate a message change.
- (7) Electronic message boards must contain a default mechanism that freezes an image in case of malfunction.
- (8) Electronic message boards shall automatically adjust intensity of display based on natural ambient light conditions. No such sign shall display an illuminative brightness exceeding 500 NITs at any time between one-half hour after sunset until one-half hour before sunrise or 6,500 NITs between one-half hour before sunrise until one-half hour after sunset.
- (9) Electronic message boards shall be able to display multicolor high quality images based on display size. Multi-color display shall be able to show a minimum of 281 trillion color shades.
- (10) Electronic message boards shall comply with Table 16-7-7(B)(9).

Table 16-7-7(B)(9): Resolution to Size Matrix	
Size of Electronic Message Board	Maximum Pixel Size
10 sqft—25 sqft	10 mm
26 sqft—75 sqft	16 mm
76 sqft—125 sqft	19 mm
126 sq ft and larger	23 mm

-
- (11) Electronic message boards shall be turned off outside of operating hours when located within 300 feet of a residential lot.
 - (12) Operators must be able to respond to a malfunction or safety issue within one hour of notification.
 - (13) Applications shall be reviewed by the City Engineer and determined that the sign placement does not interfere with traffic control devices within 300 feet of the sign or traffic circulation upon roadways, if determination is not approved by City Engineer a report from a traffic engineer certifying that the proposed sign does not interfere with the design characteristics of the traffic circulation and traffic control devices shall be required.

(C) *Visibility Standards.* All signs shall comply with the visibility standards established in section 16-6-6.

(Ord. No. 1680, § 1(Att. A), 2-3-2026)

Sec. 16-7-8. Prohibited Signs and Content.

(A) *Prohibited Signs.* The following sign types shall be prohibited in all zoning districts:

- (1) Roof Signs, unless part of an approved PUD or Planning Commission approval;
- (2) Outline Lighting on windows, facades and roofs excluding seasonal décor-as determined by city staff;
- (3) Signs with flashing lights;
- (4) Snipe Signs;
- (5) Streamers;
- (6) Spinners;
- (7) Propellers;
- (8) Inflatable Shapes; and
- (9) Signs which encroach on the public right-of-way.
- (10) Cabinet signs are prohibited within ~~the Downtown Core (DC), Downtown Transition (DT) and the Riverfront Tourist Commercial (RTC) most districts.~~

(B) *Prohibited Content.*

- (1) The following content is prohibited without reference to the viewpoint of the individual speaker:
 - (a) Text or graphics of an indecent or immoral nature and harmful to minors;
 - (b) Text or graphics that advertise unlawful activity;
 - (c) Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats; or
 - (d) Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
- (2) The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Oklahoma Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court

of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Oklahoma Constitutions.

(Ord. No. 1680, § 1(Att. A), 2-3-2026)

Sec. 16-7-9. Comprehensive Sign Plan.

- (A) *Intent.* The intent of the comprehensive sign program is to set forth a theme as to the placement, lettering style, color, materials, mounting method, and other related design considerations of signs.
- (B) *Applicability.* Any building or development on an irregularly shaped lot or part of a commercial subdivision greater than 25 acres may elect to submit a comprehensive sign plan to receive additional aggregate sign area beyond the maximum established in section 16-7-2. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- (C) *Conditions.* The City Planner may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the City Planner shall not base any condition on the content of a sign.
- (D) *Evaluation Criteria.*
 - (1) *Placement.* All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 - (2) *Quantity.* The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 - (3) *Size.* All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area or sign height exceed the maximum established per sign type per district. Factors to be considered in determining appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.
- (E) *Application.* A comprehensive sign plan shall be submitted on a form established by the City Planner. The application shall contain the following information as well as all other information required by the City Planner to ensure compliance with the comprehensive sign plan evaluation criteria.
 - (1) Name, address, and telephone number of the applicant.
 - (2) Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.
 - (3) Name of person, firm, corporation, or association developing the comprehensive sign plan.
 - (4) Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.
 - (5) Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth inch equals one foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the City Engineer.

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(Supp. No. 9, Update 2)

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- (6) A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one inch equals 50 feet.
- (F) *Review and Action.* The City Planner shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.
- (G) *Appeals.* Any applicant who receives a notice of denial from the City Planner may, within 30 days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the City Planner with an explanation as to why said decision was not warranted according to the applicant.
- (1) *Criteria.* The Board of Adjustment shall find that the City Planner misapplied or erroneously interpreted one of the evaluation criteria in item (D) of this section to determine that the denial decision was not warranted. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.
- (H) *Amendments to Comprehensive Sign Plans.*
- (1) *Minor Amendments.* Minor amendments may be approved by the City Planner and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is consistent with the standards and conditions applied to the Plan. A minor amendment shall not:
- (a) Increase the sign area or sign height of any sign,
 - (b) Allow for additional signs to be erected, constructed, and/or displayed,
 - (c) Replace an approved sign type with another sign type, including electronic message boards, and
 - (d) Alter the square footage of associated landscape areas.
- (2) *Major Amendments.* Major amendments shall require the resubmittal of a Comprehensive Sign Plan application and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is not consistent with the standards and conditions applied to the Plan and not considered a minor amendment.

(Ord. No. 1680, § I(Att. A), 2-3-2026)

Sec. 16-7-10. Installation, Safety, Maintenance, Abandonment, and Enforcement.

- (A) *Sign Permit Required Prior to Installation.*
- (1) Prior to installation a sign permit must be submitted to the permit department for review and approval.
- (2) Signs installed without an approved permit are subject to immediate fine.
- (a) Sign companies/individuals with one or more violations may be barred from future permit applications.
- (3) Sign permits that do not provide the information required in the UDO sign standards will be returned without review.
- (4) *Payment of Approved Permit.*
- (a) Payment of permit is required prior to installation. Signs installed without purchasing the permit will be fined per the fee schedule.

(b) Payments are nonrefundable once processed.

- (B) Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with the applicable codes of the City.
- (C) All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this UDO. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary, to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this UDO.
- (D) It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish. Any landscaping surrounding the sign shall be kept trimmed and in good repair. If the landscaping installed at the time of sign approval dies, said landscaping shall be replaced immediately or as soon as weather permits.
- (E) Every existing sign shall be subject to an inspection whenever the City Planner or other designated City Official deems it necessary. In the event an inspection demonstrates that repairs, and/or maintenance is necessary, the sign owner shall be notified and required to complete said repairs and/or maintenance within 30 days of notification. The City Planner or other designated City Official is authorized to grant one 30-day extension, if, upon written request, it is deemed necessary due to extenuating circumstances.
- (F) If a City Official shall find that any sign is unsafe or insecure, or is a threat to the public safety, or was, after the adoption of this UDO constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this UDO. Such notice shall specify the manner in which the sign is unsafe or in violation of this UDO.
- (G) Sign copy shall be removed and in the case of a wall sign, the building facade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within 30 days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the City Planner shall give the owner 30 days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this UDO.
- (H) *Violations, Penalties, and Enforcement and Penalties.*
- (1) *Administrative Violations.* Violations of this article are designated as administrative violations and shall be enforced through the City's administrative enforcement process. Such violations are subject to civil penalties; they are not criminal offenses.
- (2) *Civil Penalties.* A civil penalty not to exceed \$100.00 per day may be assessed for each day a violation continues following the compliance deadline. Administrative enforcement is not an exclusive remedy. The City may pursue lawful civil actions to enforce compliance or recover costs.
- (3) *Enforcement Authority.* This article shall be enforced by the City Planner, Code Enforcement Officer, or other designated City Official. Law enforcement officers may assist upon request but shall not issue citations for administrative violations under this article.

(Ord. No. 1680, § I(Att. A), 2-3-2026)

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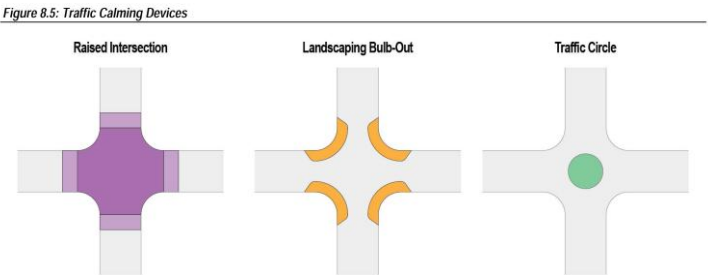
(Supp. No. 9, Update 2)

Sec. 16-8-3. General Design Standards.

- (A) *Design Criteria Manual.* The City Engineer is authorized to develop, adopt, and amend from time to time, Engineering and Design Standards for the design, installation, and construction of public [infrastructure utilities](#). All subdivisions and the installation of all public utilities within any development shall comply with the requirements established in the Engineering Design Criteria, as amended from time to time.
- (Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-8-8. Street Design Standards.

- (A) *Traffic Calming Devices.* The use of traffic calming devices such as raised intersections, landscaping bulb-outs, ~~and~~ traffic circles, ~~or other similar methods may be required, are encouraged~~ as alternatives to conventional traffic control measures. [The City Engineer is authorized to require traffic calming devices depending on the context of the area or if they provide an enhanced public safety benefit over conventional traffic control measures.](#)



- (B) *Street Markers and Traffic Control Signs.* All street markers and traffic control signs posted in accordance with the Manual of Uniform Traffic Control Devices shall be installed by the subdivider prior to the issuance of any certificates of occupancy for any building on that street.
- (C) *Sidewalk.*
- (1) A sidewalk with a minimum width of five (5) feet shall be required on both sides of all streets. [Location of the sidewalk may vary depending on the road type, right-of-way, topography or other site constraints.](#)
- (2) [Exceptions. The Planning Director or City Engineer or their designees may permit exceptions from the sidewalk construction requirement under the following circumstances:](#)
- (a) [Sidewalk construction may be delayed on those portions of large commercial developments that are not being built upon, until such time as a Building Permit is issued for the site.](#)

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(b) Where extraordinary topographical or physical conditions exist that would result in exceptional practical difficulties or undue hardships upon the owner, an exception from or modification to the sidewalk requirements may be granted.

(c) Within an industrial district where there is no established sidewalk pattern, sidewalks shall not be required. However, sidewalks shall be constructed adjacent to a section line and/or arterial road.

(d) Sidewalks may be escrowed in certain situations where adjacent road widening projects are imminent. Escrowed sidewalks are approved on a case-by-case basis, and the price per linear foot shall be based on current installation and material costs as determined by the Jenks Engineering Department.

(23) If the parkway is utilized as a rain garden, the sidewalk shall be a minimum of three inches higher than the height of the curb.

(D) *Street Verge.* ~~In most cases, the~~A street verge ~~with a minimum width of five feet~~ shall be located between the back of curb and the sidewalk along both sides of all streets. Street verges shall be planted with ~~turf grass~~sod or utilized as a rain garden. Street verge widths and their location will vary depending on the road type, right-of-way, topography or other site constraints.

(E) *Landscape Strip.* A landscape strip with a minimum width of five feet shall be located between the sidewalk and the property line along both sides of all streets. ~~Landscape strips shall be planted with either street trees or utilized as a rain garden as detailed below.~~

~~(1) Street Trees.~~

~~(a) A minimum of one canopy tree shall be planted every 40 feet.~~

~~(b) Where overhead utility line conflicts are present, a minimum of one understory tree shall be planted every 20 feet.~~

~~(c) The spacing of street trees shall take into consideration local conditions and clear vision triangles.~~

~~(2) Rain Garden. Requirements for street trees may be waived if the landscape strip is designed as a rain garden as approved by the City Engineer.~~

(F) *Utility Location.* Utilities shall be located in the street verge along both sides of all streets or within adjacent easements. In certain situations, some utilities may be placed in other areas of the street right-of-way subject to approval by the City Engineer.

(G) *On-Street Parking.*

(1) On-street parking shall be parallel.

(2) On-street parking spaces shall have the following minimum dimensions:

(a) Width: Eight feet.

(b) Length: Twenty-three feet.

(3) On-street parking spaces shall be delineated with striping with a minimum width of four inches.

(4) The surfacing material of on-street parking spaces shall be textured to visually delineate parking spaces from drive aisles.

(H) *Medians.*

(1) Medians shall be improved with a mountable curb with a minimum height of nine inches and a gutter with a minimum width of nine inches.

(2) Medians shall taper to a minimum of four feet at intersections.

- (3) The minimum width of medians shall be as established per street type in Table 16-8-8(H).

Table 16-8-8(H): Minimum Median Width	
Type of Street	Minimum Median Width
Freeway or Expressway	As required by the ODOT
Primary Arterial	16 feet As per the Engineering Design Criteria Manual
Secondary Arterial	16 feet As per the Engineering Design Criteria Manual
Commercial (CBD) Collector	10 feet
Minor Industrial Street	10 feet
Residential Collector	8 feet
Minor Residential Street	n/a

(I) *Median Landscaping.*

- Medians that are equal to or less than ten feet wide shall be planted with a minimum of 15 shrubs or native grasses every 50 linear feet.
- Medians that are greater than ten feet wide shall be planted with a minimum of one canopy tree and 15 shrubs or native grasses every 50 linear feet.

(J) *Bicycle Facilities.*

- Bicycle lanes, ~~if required, with~~ shall have a minimum width of four (4) feet.
- Shared bicycle and vehicle lanes and bike lanes shall be delineated in accordance with NACTO standards.

- (K) *Required Street Design Elements.* Required street design elements shall be as established per street type in Table 16-8-8 (K). A "•" indicates a required element. If options are provided for a street type, the City Engineer shall determine which option is required.

Table 16-8-8(K): Required Street Design Elements							
Type of Street	Required Street Design Element						
	Sidewalk	Street Verge	Landscape Strip	On-Street Parking	Median	• Bicycle Lane	• Shared Bicycle & Vehicle Lane
Freeway or Expressway	As required by the ODOT						
Primary Arterial	As per the Engineering Design Criteria Manual						
Secondary Arterial	As per the Engineering Design Criteria Manual						

Commercial (CBD) Collector Option 1	•	•	•	•			↔-TBD
Commercial (CBD) Collector Option 2	•	•	•		•	↔-TBD	
Minor Industrial Street Option 1	•	•	•	•			↔-TBD
Minor Industrial Street Option 2	•	•	•		•	↔-TBD	
Residential Collector Option 1	•	•	•	•			↔-TBD
Residential Collector Option 2	•	•	•		•	↔-TBD	
Minor Residential Street	•	•	•				

* The requirement for bicycle lanes and/or shared-use lanes to be determined (TBD) on a case-by-case basis. Decisions will be based on local context, surrounding land use, vehicle design speeds, nearby pedestrian trails, and other relevant factors.

Figure 8.6: Primary Arterial Design Standards

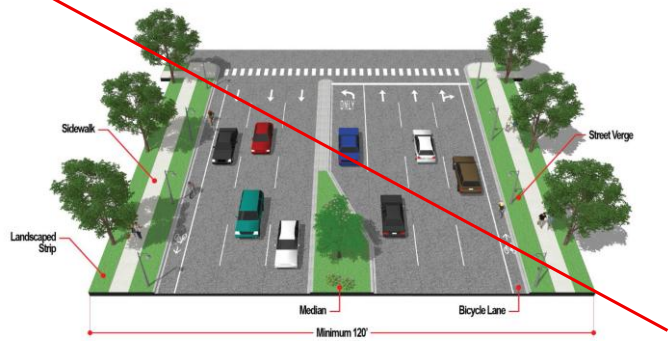


Figure 8.7: Secondary Arterial Design Standards

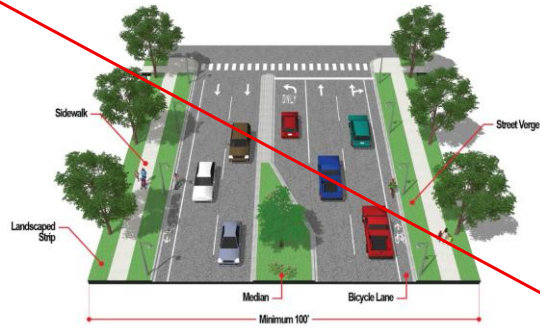


Figure 8.6: Commercial (CBD) Collector Option 1 Design Standards

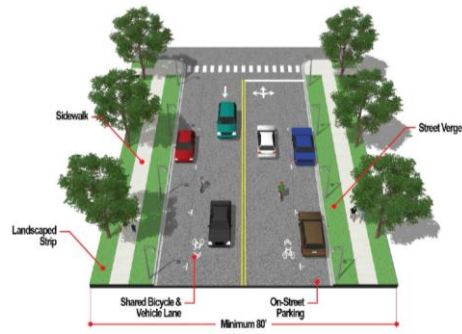


Figure 8.7: Commercial (CBD) Collector Option 2 Design Standards

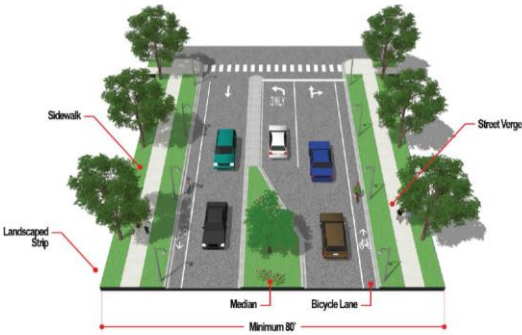


Figure 8.8: Minor Industrial Street Option 1 Design Standards

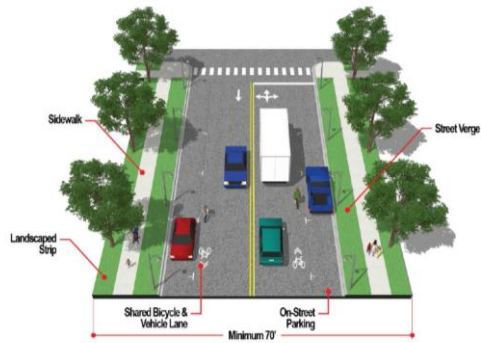


Figure 8.9: Minor Industrial Street Option 2 Design Standards

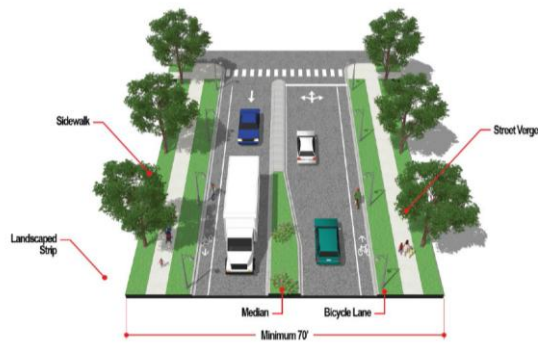
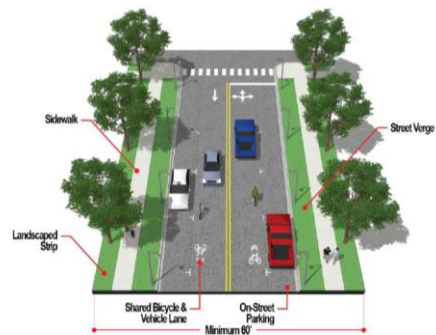


Figure 8.10: Residential Collector Option 1 Design Standards



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Figure 8.11: Residential Collector Option 2 Design Standards

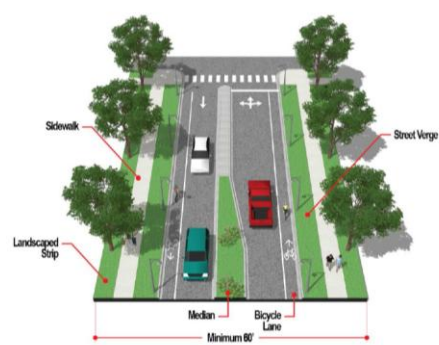


Figure 8.12: Minor Residential Street 1 Design Standards

