# AGENDA
# JENKS PLANNING COMMISSION
# 6:00 P.M. THURSDAY, APRIL 08, 2021
# VIRTUAL MEETING

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING BY VIDEOCONFERENCE

- Chair Carol Minden
- Scott West
- Leon Davis
- Craig Bowman
- John Brown
- David Randolph
- Jeffrey Beyer

The meeting will be live streamed on the CITY OF JENKS' YOUTUBE CHANNEL.

III. REQUEST TO APPROVE MINUTES OF MARCH 04, 2021

Documents:

2021.03.04 PC MINUTES.PDF

IV. BUSINESS

1. JZ 21 PUD 61D.mi1 - Request by Sherry Baldwin for approval of a reduction of the rear build line. General Location: 708 E 126th St S

Documents:

1. SR.JZ 21 PUD 61D.MI1.PDF
2. PUD 61D.708 E. 126TH ST.SOUTH-PLOT PLAN.PDF

2. LS 21-355: Request by Lou Reynolds for a lot split. General Location: 244 S Gateway Place

Documents:

1.SR.JL 21-355 GATEWAY PARKING LOT.PDF
2.GATEWAY BANK LOT SPLIT.PDF

3. Preliminary Plat: Request by Wallace Engineering for approval of a Wachob Irrevocable Trust Preliminary Plat. General Location: North of 121st and West of HWY 75

Documents:

1. SR.PC 4.8.21 WACHOB.PDF
2.WACHOB PRELIMINARY PLAT.PDF

4. Preliminary/Final Plat: Request by Jeff Tuttle for approval of a Preliminary/Final Plat for The Cottages of Jenks. General Location: South of W 111th St & W of S James Ave

Documents:

1. SR.COTTAGES.PC 04.08.21.PDF
2.THE COTTAGES.FINAL PLAT.PDF
3.THE COTTAGES.COVENANTS.PDF

5. Preliminary/Final Plat: Request by Steven Hollabaugh for approval of the Preliminary/Final Plats for SmithCo Group North & South. General Location: 9340 S Elwood Ave W

Documents:

1.SR.SMITHCO PC04.08.21.PDF
2.SMITHCO.PLAT.NORTH.PDF
3.SMITHCO.PLAT.SOUTH.PDF

6. Final Plat: Request by Tim Terral for approval for the Final Plat of Torrey Lakes. General Location: Between 131st & 141st on Harvard

Documents:

1. SR.FP TORREY LAKES.PC04.08.21.PDF
2. TORREY LAKES (19-129.00) - FINAL PLAT.PDF
3. TORREY LAKES (19-129.00) - DOD.PDF

7. JZ 21 PUD 128: Request by Select Design for approval of rezone from AG (Agriculture) to RS-3 (Residential Single-Family High Density) and a Planned Unit Development. General Location: South of Fir St on West 111th St

Documents:

1. SR.JZ 21 PUD 128 ESTATES AT RITZ HOLLOW.PDF
2.ESTATES AT RITZ HOLLOW PUD.PDF
3.JZ-21_PUD-128.PDF

8. Preliminary Plat: Request by Select Design for approval of a Preliminary Plat for Estates at Ritz Hollow. General Location: South of Fir St on West 111th St

Documents:

1.ESTATES AT RITZ HOLLOW.PDF
2.ESTATES AT RITZ HOLLOW.UTILITIES.PDF

9. JZ 21 PUD 116.mi1: Request by Robert Bell for approval of a minor amendment to PUD 116. General Location: NW Corner of 131st & Harvard

Documents:

1. SR.JZ 21 PUD 116.MI1.FRAZIER MEADOWS.PDF
2.FRAZIER MEADOWS.MINOR AMENDMENT.PDF

10. Final Plat: Request by Robert Bell for approval of the Final Plat for Frazier Meadows. General Location: NW Corner of 131st & Harvard

Documents:

3.FRAZIER MEADOWS PLAT.PDF

4.FRAZIER MEADOWS PLAT.2.PDF
5.FRAZIER MEADOWS PLAT.3.PDF

11. JZ 21 PUD 127: Request by Robert Bell for approval of a Planned Unit Development and a zone change from AG (Agriculture) to RS 2 (Residential Single-Family Medium Density). General Location: South Corner of E 126th St S & S Harvard

    Documents:

    1. SR.JZ 21 PUD 127.FRAZIER FALLS.PDF
    2.FRAZIER FALLS PUD 127.PDF
    3.JZ-21_PUD-127.PDF

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

There is a virtual meeting only. The meeting will be live streamed on YouTube. Citizens wishing to leave a public comment for a particular item may do so by leaving a voicemail at (918) 518-6315. For a public comment to be included in the public record, the following criteria must be met:

- Name and address given
- Item number commented on
- Comment must be germane to the agenda item
- Under 3 minutes in length (all comments longer will be cut-off at the 3-minute mark)
- Multiple comments on the same item by the same individual are not permitted

The Public comment line will be open from 6:00 p.m. Monday to 12:00 p.m. on Thursday.

Please email agendas@jenkskok.org if you have any questions or would like more information.

**MINUTES**
**JENKS PLANNING COMMISSION**
**6:00 P.M. THURSDAY, MARCH 04, 2021**
**COMMUNITY ROOM, JENKS CITY HALL**
**211 NORTH ELM STREET, JENKS, OKLAHOMA 74037**

The Jenks Planning Commission was called to order at 6:00 p.m. on March 04, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

| **Present** | **Absent** |
|---|---|
| Craig Bowman | Leon Davis |
| David Randolph | |
| John Brown | |
| Scott West | |
| Jeffrey Beyer | |
| Chair Carol Minden | |

Request to approve minutes of February 04, 2021. John Brown made a motion to approve the minutes. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Beyer, Minden
**NAY:** None

Motion carried.

Business

1. JL 21-353: Request by Lou Reynolds for a lot split for Gateway First Bank. General Location: 100 S Gateway Pl W

   Planning Director Marcaé Hilton presented the staff report for Item 1 then answered questions. Lou Reynolds (applicant) addressed the Council and answered questions. Craig Bowman made a motion to approve Item 1. John Brown seconded the motion. A roll call vote of members was taken as follows:

   **YEA:** Bowman, Randolph, Brown, West, Beyer, Minden
   **NAY:** Non

   Motion carried.

2. JL 21-353: Request by Steven Hollabaugh for a lot split and combination. General Location: 9340 S Elwood Ave W.

Planning Director Marcaé Hilton presented the staff report for Item 2 then answered questions. Craig Bowman made a motion to approve Item 2. John Brown seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Beyer, Minden
**NAY:** None

Motion carried.

3. JZ 21-668: Request by Nicole Watts for a zone change from Agriculture to Commercial Shopping. General Location: 12023 S 27th Ave W

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. *Leon Davis arrived at 6:24 p.m.* David Randolph made a motion to approve Item 3. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried.

4. JZ 21 PUD 61c.mi1: Request by Charles Spencer to approve a minor amendment to PUD 61C to reduce a build line. General Location: 13012 S 4th Pl S

Planning Director Marcaé Hilton presented the staff report for Item 4 then answered questions. David Randolph made a motion to approve Item 4. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried.

5. JZ 21 PUD-125: Request by Greg Helms for approval of a new Planned Unit Development with an underlying zoning of Office Light, and changing the Comprehensive Plan to Local Commercial. General Location: 556 W K Pl

Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Greg Helms (applicant) addressed the Commission and answered questions. John Brown made a motion to approve the change to the Comprehensive Plan. Scott West seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried.

John Brown made a motion to approve the zone change to OL and the PUD. Scott West seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried.

6. JZ 21 PUD 126: Request by Joe Kelley for approval of a Planned Unit Development 126 with an underlying zoning of Commercial General. General Location: 802 W Main St
7. Preliminary Plat: Request by Joe Kelly for approval of a preliminary plat for Melody Court with an easement vacation. General Location: 802 W Main St

Planning Director Marcaé Hilton presented the staff report for Item 6 and 7 and answered questions. Josh McFarland addressed the Commission and answered questions. Leon Davis made a motion to approve Items 6 and 7. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried.

Other Business

1. Planning Update
   Planning Director Marcaé Hilton gave a Planning update and answered questions.

Adjournment. John Brown made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Bowman, Randolph, Brown, West, Davis, Beyer, Minden
**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 7:45 p.m.

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | JZ 21 PUD 61D Minor Amendment No. 01 \| Beacon |
| Request | *Approve reduction of 25 ft. rear yard setback to 23 ft.* |
| Location | North of 131st and West of Lewis |
| Applicant | Beacon Homes |

## Staff Report

Preparer | Marcaé Hilton

**Attachments**

☐ Plot Plan

**Preparer**

Beacon Homes

## Background Information

Staff was contacted by Beacon Homes regarding a request to lessen a rear yard setback. Staff chose to process the variance request as a PUD Minor Amendment, it is the understanding of Staff there are several homes which have been built across the rear setback line. Staff is in the process of coordinating a larger minor amendment to correct several other homes which have encroached the buildline. After reviewing the lot, staff found no evidence of public harm or detriment to the community or subdivision.

| | |
|---|---|
| Zoning Request | PUD 61D Minor Amendment No. 1 \| Change the rear build line on Lot 2, Block 47 from 25 feet to 23 feet. No other lots are impacted by the request. |
| Public Comment | None \| Minor Amendments are not advertised |
| Use | Single-family Subdivision \| No change |
| Zoning | RS-2, PUD 61D \| Single-family Residential \| No change to the zoning |
| Comprehensive Plan | Medium Intensity Single-family (Horizon Jenks \| New Comp Plan) |
| General Location | North of 131st and between Elm and Lewis |
| Plat | Yorktown\| Blks. 45-49 \| Plat No. 6782 |
| • Parcel ID | 60462730638220 |
| • Property Address | 708 E 126 ST S |
| • Legal | Lot 2 Block 47 |
| • Gross Acres | 0.17 |
| PUD 61D \| DoD | Requirements |

| | |
|---|---|
| Use Unit 6 | Single-family Dwellings |
| Lot Width | 60 feet |
| Lot Area | 7,200 sq. ft. |
| Dwelling Size | 1,500 sq. ft. |
| Building Setbacks | Side \| 5 feet |
| | Rear \| 25 feet |
| STR | Section: 06, Township: 17N, Range: 13E |

Zoning North | AG | SUP 111| 5 Oaks Ranch & Single-family Residence
East | RS-1 | Single-family Residential | Undeveloped
South | RS-2 | PUD 106 | Single-family Residential
West | RS-2 | PUD 61| Single-family Residential

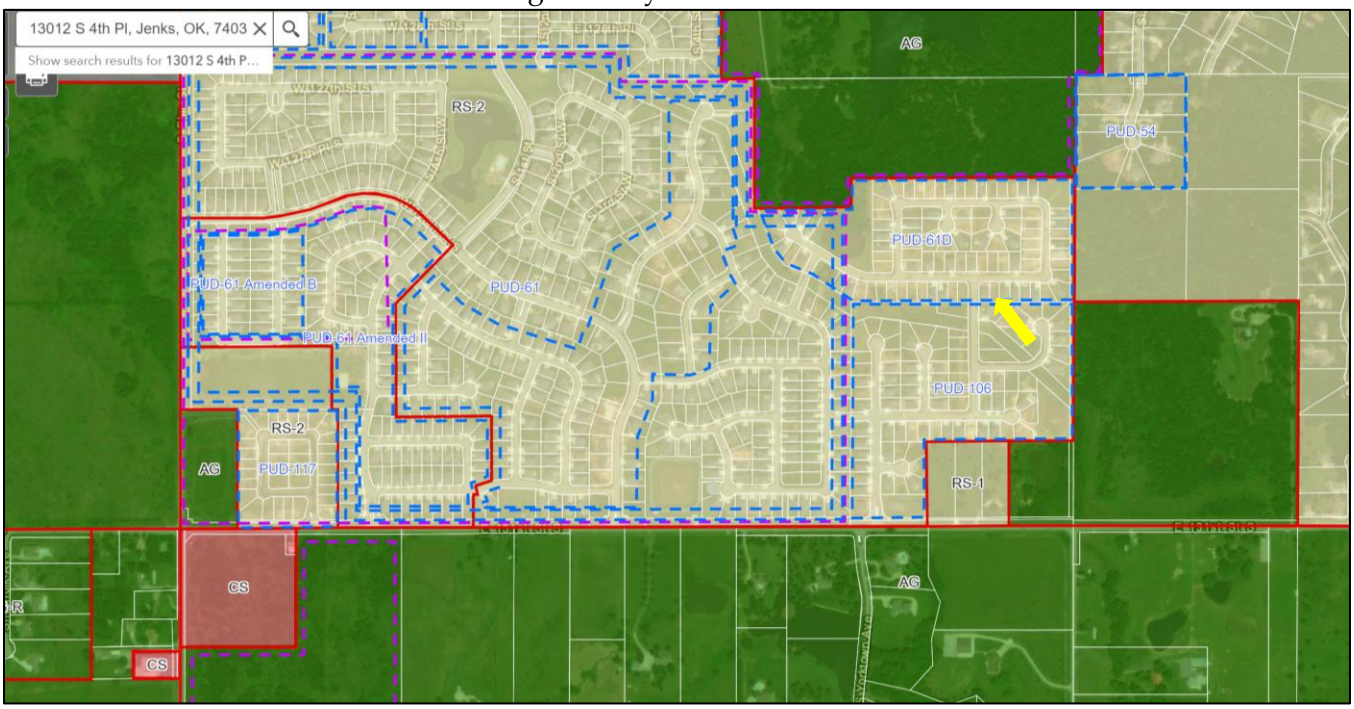



*Figure 1: Zoning Map | INCOG| No Change*

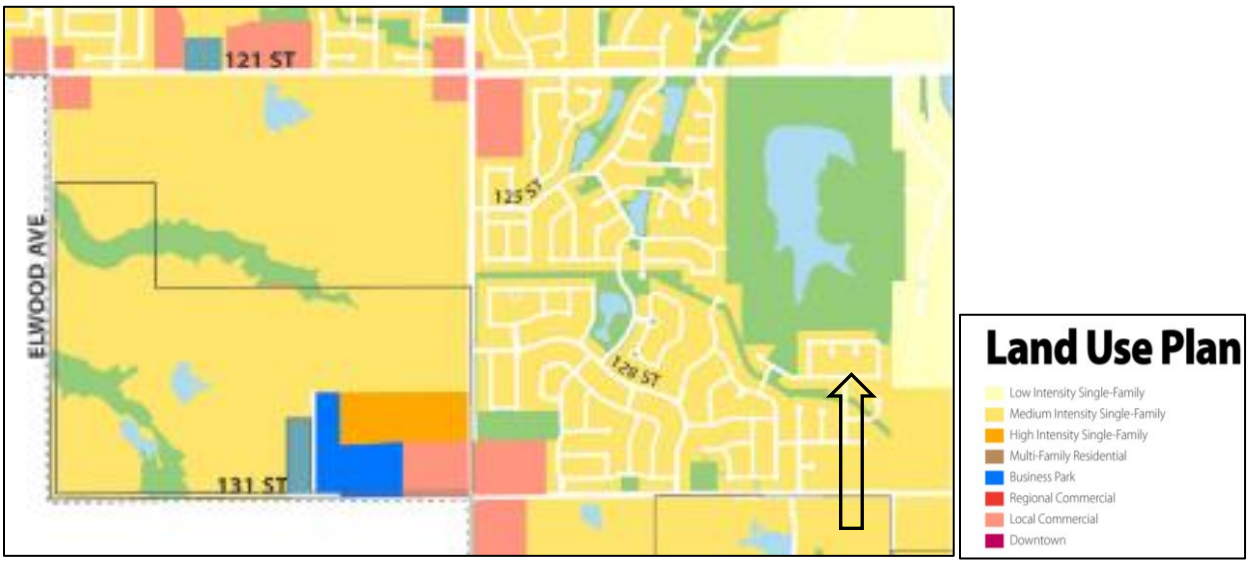



*Figure 2: LAND USE MAP*

**PUD** ZONING LANGUAGE | **Sec. 980. - Amendments.**

*A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.*

*B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.*

## Staff Evaluation & Recommendation

**Evaluation** | 25 ft. rear build line encroachment relief request:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block relief from the required 25-foot setback by changing it to a 23-foot rear build line setback.
    a. This home is in the process of being built.
    b. The encroachment requires a 1-foot reduction, but staff has asked for a 2-foot reduction to cover unforeseen errors.
    c. No other lots in Yorktown are impacted by this decision.
2. Approving this request will clear the title of the encroachment.
3. Consider
    *1. Whether the PUD (amendment) is consistent with the comprehensive plan; (Consistent)*
    *2. Whether the PUD (amendment) harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
    *3. Whether the PUD (amendment) is a unified treatment of the development possibilities of the project site; (Yes)*
    *4. Whether the PUD (amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

**RECOMMENDATION** | *Staff recommends approval of the requested rear build-line reduction from 25′ to 23′ for PUD 61D | Minor Amendment Number 01.*

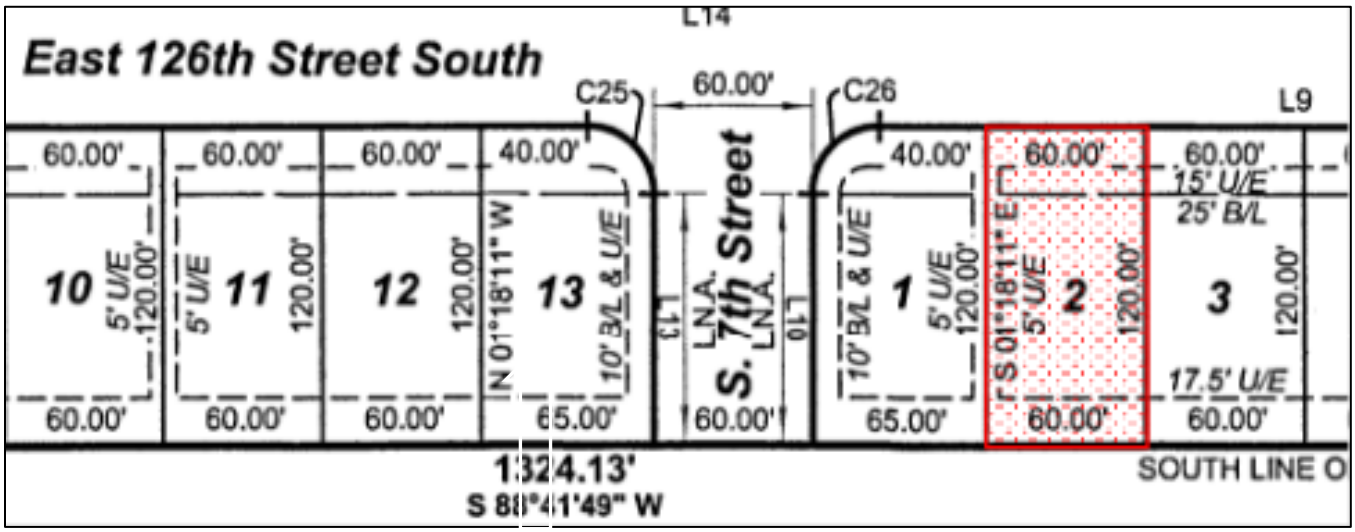



*Figure 3: Plat View of Lot*

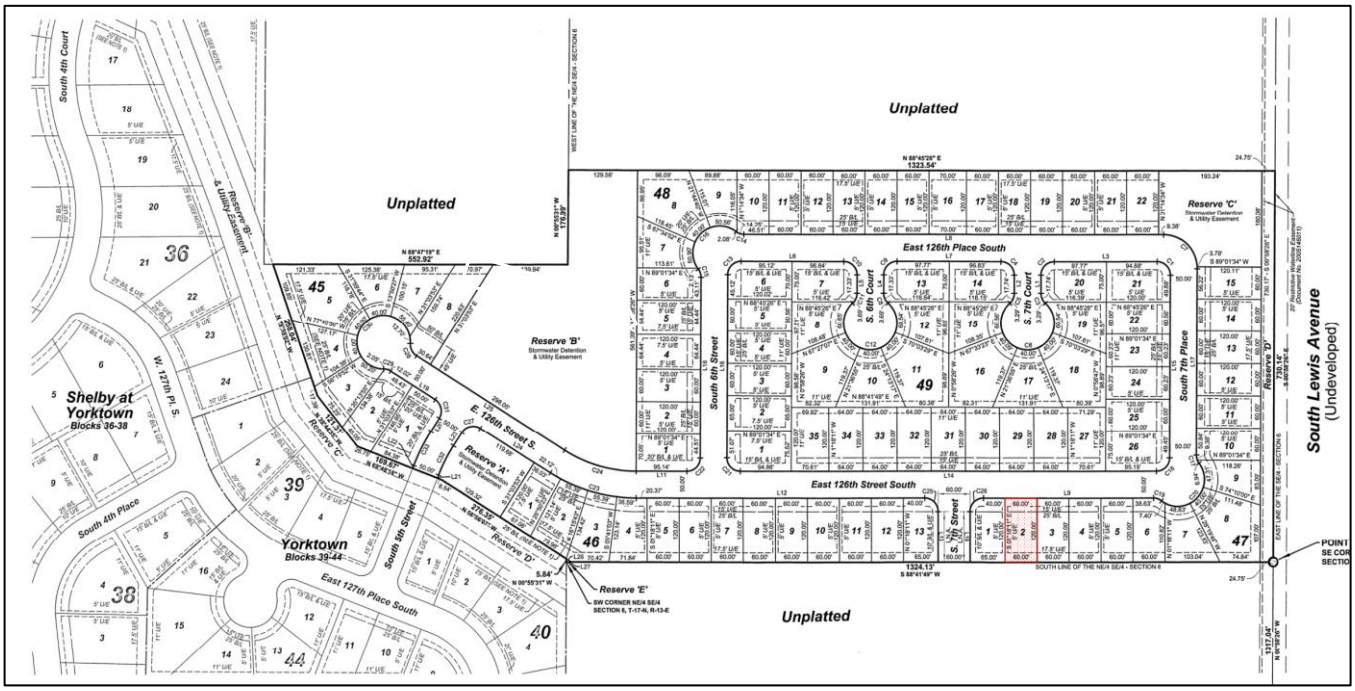



*Figure 4: Yorktown Plat Blocks 45-49*

YORKTOWN BLOCKS 45-49 NEIGHBORHOOD P.U.D. DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN YORKTOWN BLOCKS 45-49:

PERMITTED USES:

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

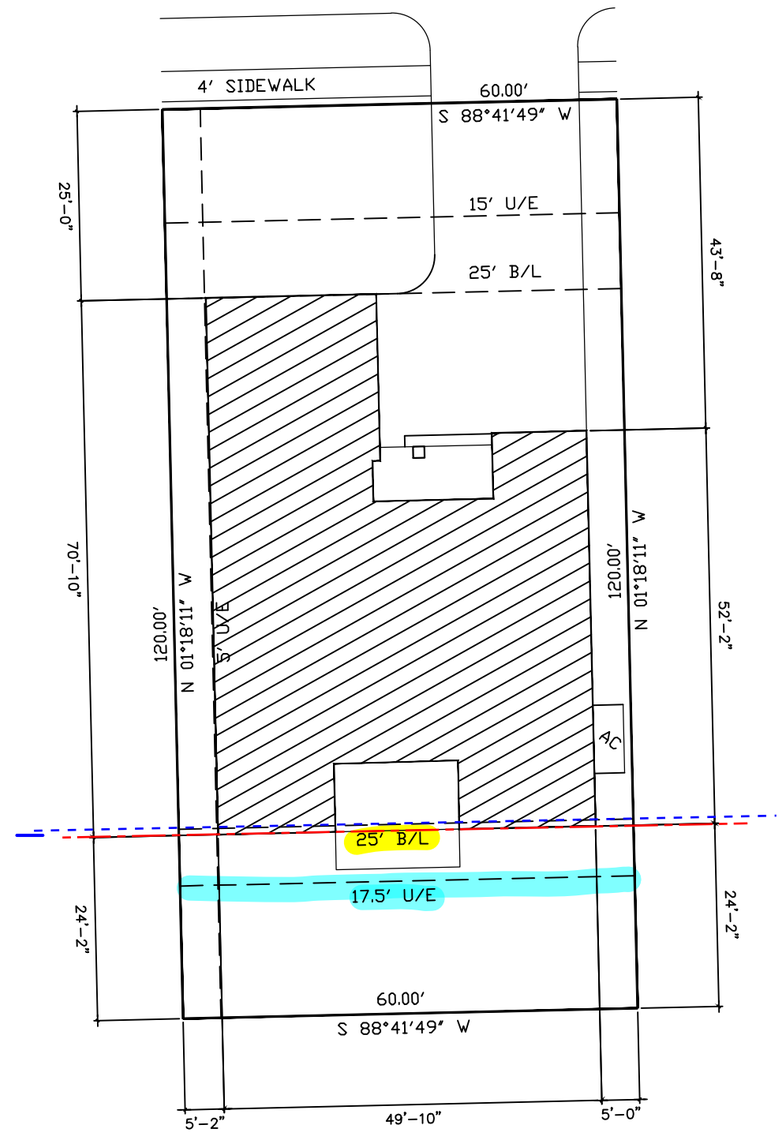
| | |
|---|---|
| MINIMUM LOT WIDTH: | 60 FEET |
| MINIMUM LOT AREA: | 7,200 SQUARE FEET |
| MINIMUM DWELLING SIZE: | MINIMUM OF 1,500 SQUARE FEET OF FINISHED HEATED LIVING AREA. |

MINIMUM BUILDING SETBACKS:

FROM INTERNAL STREET RIGHT-OF-WAY LIMITS: 25 FEET, WITH THE EXCEPTION OF CORNER SUBDIVISION LOTS WHICH MAY HAVE ONE 15' B/L SETBACK ALONGSIDE ONE STREET IN WHICH THE LOT HAS FRONTAGE UPON. IN THOSE PARTICULAR INSTANCES IN WHICH THE FRONT FACE OF A HOME ON A CORNER LOT IS DIRECTED TOWARDS THE 15' B/L SETBACK OF THE CORNER LOT, A MINIMUM 25' B/L SETBACK MUST BE MAINTAINED FROM THE OTHER STREET FRONTAGE RIGHT-OF-WAY ABUTTING THAT CORNER LOT. ADDITIONALLY, ON ALL CORNER SUBDIVISION LOTS IN WHICH THE FRONT FACE OF THE HOME IS DIRECTED TOWARDS THE 25' B/L SETBACK AND A SIDE-LOADED GARAGE IS PROPOSED (GARAGE DOORS FACING TOWARDS THE 15' B/L SETBACK), A MINIMUM 20' B/L SETBACK FROM THE STREET RIGHT-OF-WAY MUST BE MAINTAINED FOR SUCH SIDE-LOADED GARAGES.

| | |
|---|---|
| FROM SIDE LOT LINES: | 5 FEET |
| FROM REAR LOT LINES: | 25 FEET |
| MAXIMUM STRUCTURE HEIGHT: | 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45'. |

*Figure 5: Yorktown Plat Blocks 45-49 | Deed of Dedication*




**House sits 10" over Rear Build line**

NORTH

PLOT PLAN
708 E. 126TH ST. SOUTH

CUSTOM

WINDMILL POINT I

2/10/2021

LOT 02 BLOCK 47
YORKTOWN
JENKS, OK

SCALE: 1"=20'

THESE PLANS ARE THE PROPERTY OF BEACON HOMES AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT. THESE PLANS ARE NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY MANNER. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

BEACON HOMES
2425 S. BRYANT AVE. EDMOND OK, 73013
405-285-1775

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | JL 21-355 \| Gateway Mortgage Parking |
| Request | Lot Split |
| Location | 244 S Gateway Place \| South of S Gateway Pl and west of S. Franklin St |
| Applicant | Lou Reynolds |

Staff Report | Preparer | Marcaé Hilton

Attachments
- ☐ Lot Split Exhibit and Legal Description

Preparer
AAB Engineering, LLC

## Background Information

**STAFF COMMENTARY** | Lou Reynolds is seeking approval of a lot split in Gateway Plaza for Gateway Mortgage to accommodate the parking lot to the south. The new parking lot is generally located east of HWY 75 and south of Main Street and south of Gateway Mortgage along James Street. This lot split is formalizing Development Area D-2 as seen in PUD 83-1.

**PLANNING DATA**

| | |
|---|---|
| Public Comment | None \| no notice is given to public for Lot Split cases |
| Zoning | PUD 83B1 \| Parking Lot Use |
| General Location | Gateway Place and Main Street \| East of HWY 75 and south of W 96th Street S |
| Plat | Gateway Plaza Jenks \| No. 6614 \| June 08, 2015 |
| Lot Split Data | Parent Tract \| Lot 1, Block 4 \| 11.43 Acres |
| | Development Area D-1 of PUD 83 B1 |
| | Tract "A" *Parking Lot* \| Part of Lot One, Block 4 \| 0.87 Acres |
| | Combined with Lot 1, Block 3 \| Development Area C |
| | Development Area D-2 of PUD 83 B1 |
| | Remainder Tract \| Lot 1, Block 4 \| 10.56 Acres |
| | "New" Development Area D-1 of PUD 83 B1 |

Development Area C | Details | Gateway Mortgage

| | |
|---|---|
| Parcel ID | 60645822339730 |
| Legal | LOT 1 BLOCK 3 |
| Gross Acres | 3.29 |

Development Area D 1 & D 2 | Details | Parking Lot/Lot Split

| | |
|---|---|
| Parcel ID | 60645822339740 |
| Legal | LOT 1 BLOCK 4 |
| Gross Acres | 12.29 |

## Staff Evaluation & Recommendation

**EVALUATION** Staff believes the Lot Split is in compliance with all City requirements, and meets the expectation presented with PUD 83 B1 and subsequent amendments.

**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 21-355 as presented.***

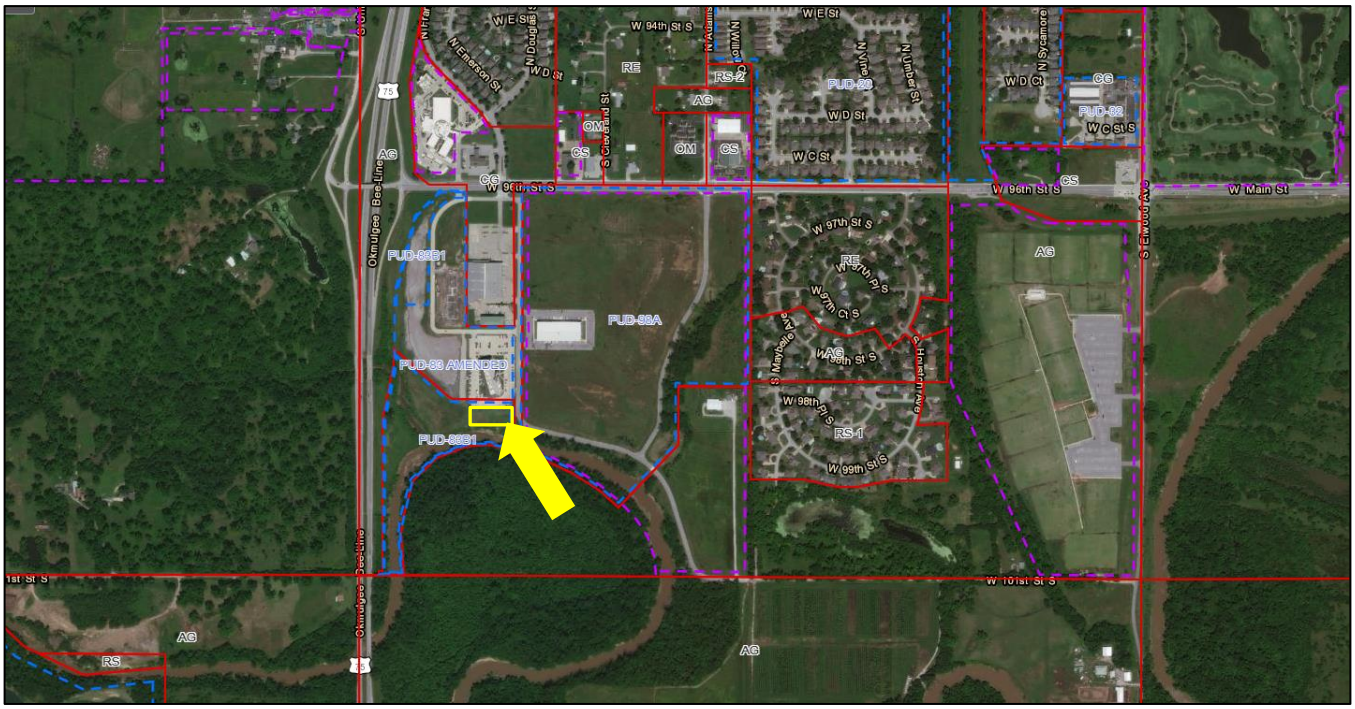



*Figure 1: Zoning Map | INCOG*

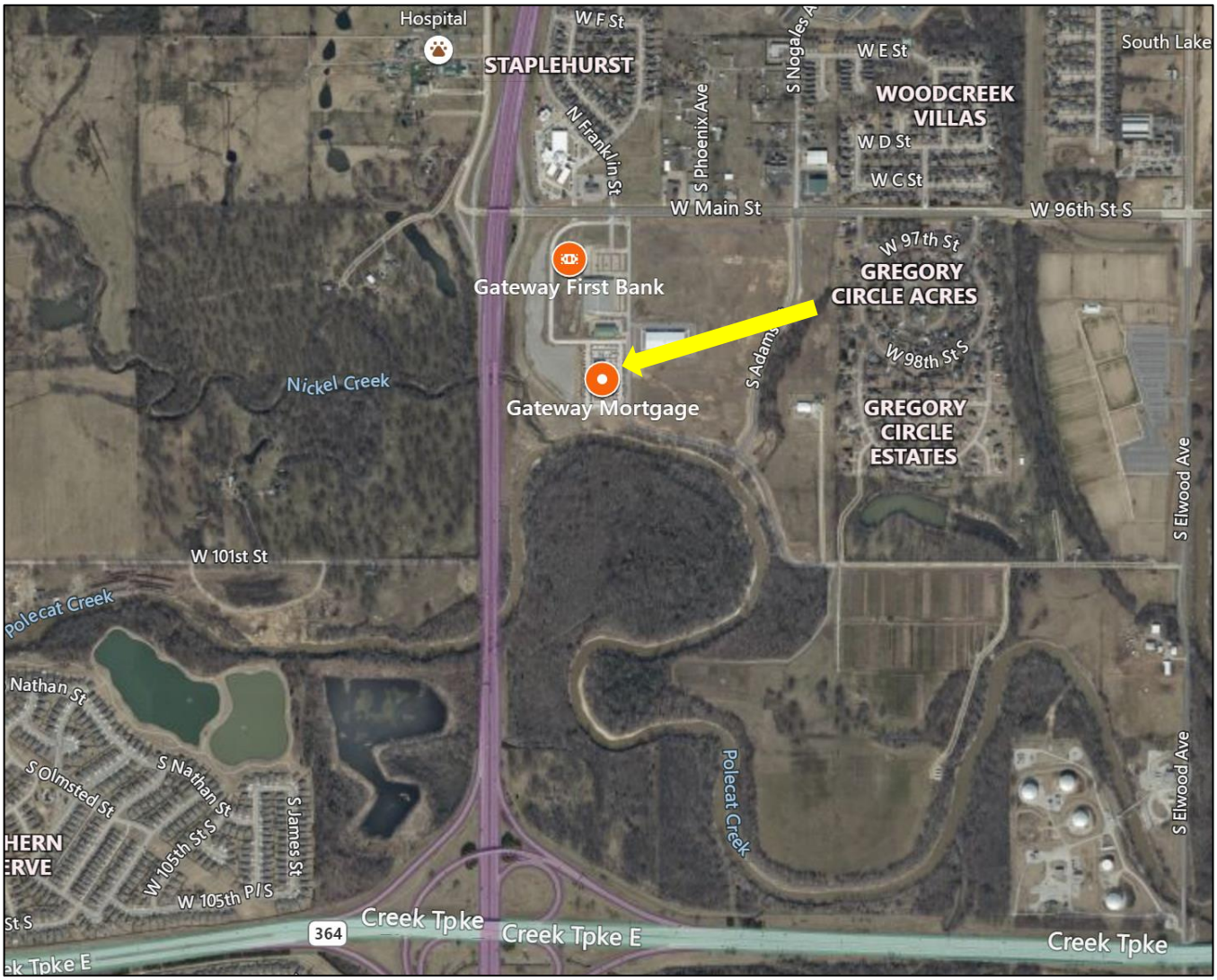



*Figure 2: AERIAL MAP*

*Figure 3: View from south*

*Figure 4: View from north*

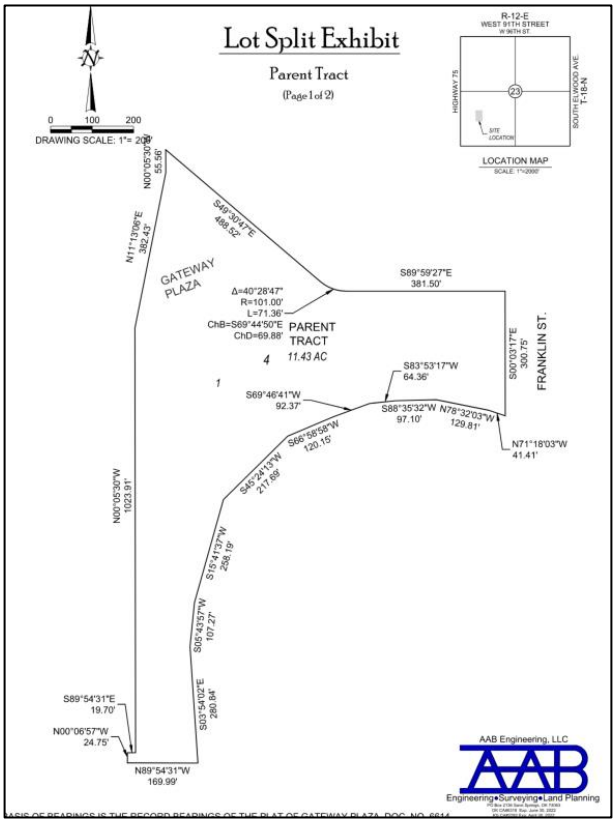



*Figure 5: Parent Tract Minus Development Area D2*

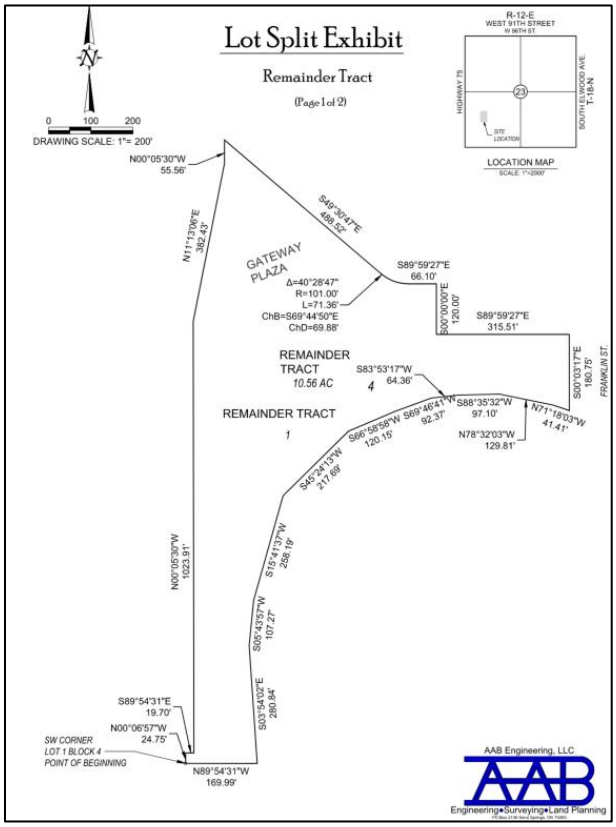
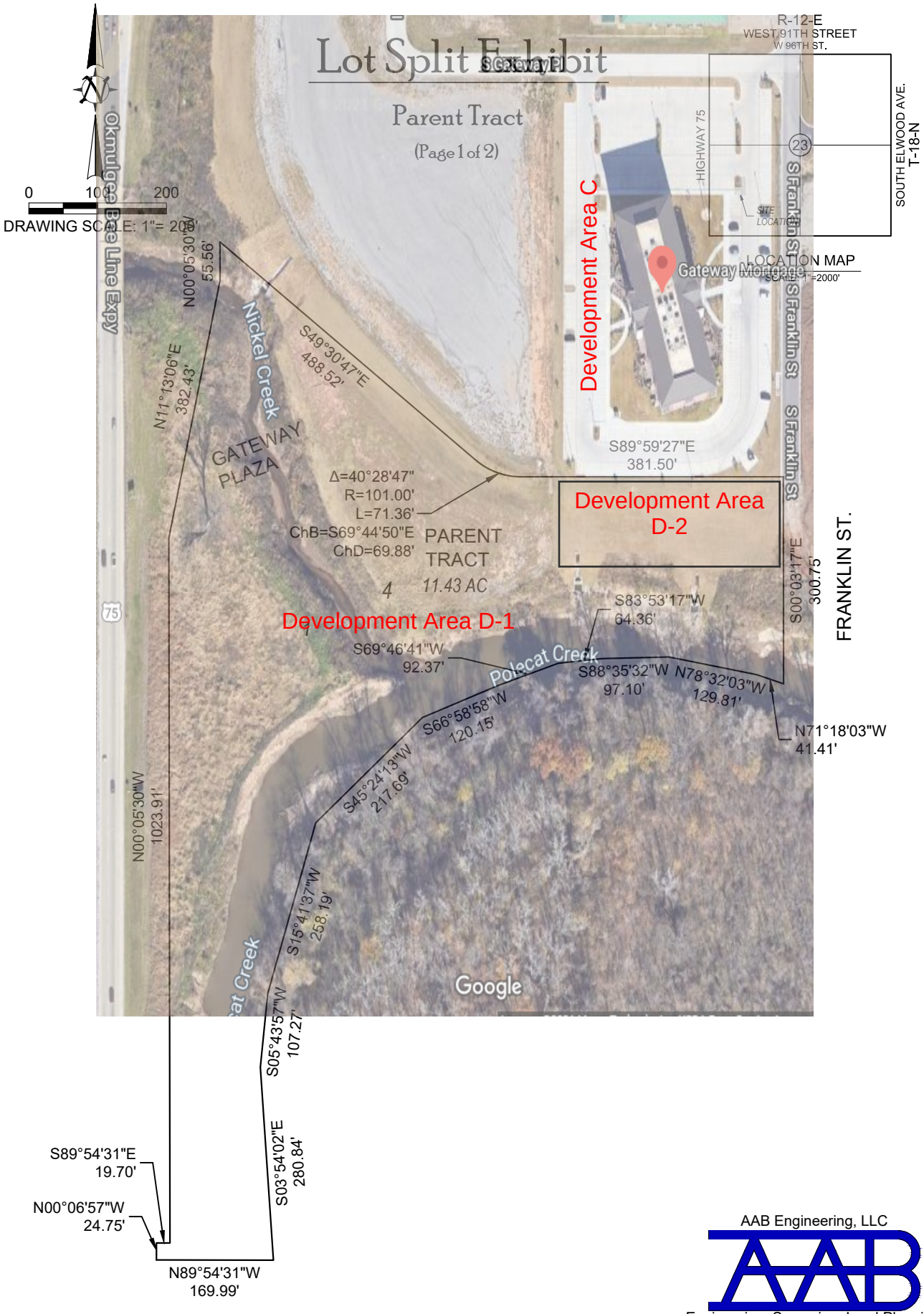



*Figure 6: Parent tract | Development Area D1 & D2*

# Lot Split Exhibit

## Parent Tract

(Page 1 of 2)




BASIS OF BEARINGS IS THE RECORD BEARINGS OF THE PLAT OF GATEWAY PLAZA, DOC. NO. 6614.


AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2022
KS CA#2292 Exp: April 30, 2022
Office: (918) 514-4283 Fax: (918) 514-4288



PLOT DATE: Mon, 15 Mar 2021 FILE: P:\1812\23-GATEWAY BANK\SURVEY\1812-23 GATEWAY BANK SURVEY BASE

# Lot Split Exhibit

## Parent Tract

(Page 2 of 2)

LOT (ONE) 1, BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, PLAT NO. 6614.

**EXHIBIT STATEMENT**

THIS EXHIBIT AND LEGAL DESCRIPTION MEET OR EXCEED THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

Jay P. Bissell 3-12-2021

JAY P. BISSELL

OKLAHOMA PLS NO. 1318

REGISTERED LAND SURVEYOR
JAY P. BISSELL
L.S. 1318
OKLAHOMA

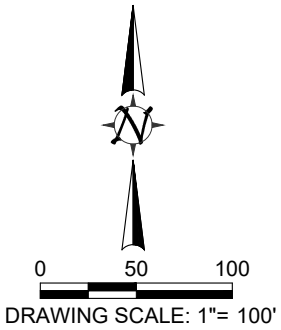
AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2022
KS CA#2292 Exp: April 30, 2022
Office: (918) 514-4283 Fax: (918) 514-4288

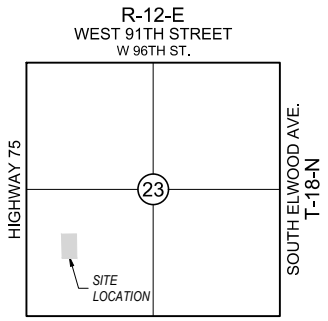
PLOT DATE: Mon, 15 Mar 2021 FILE: P:\1812\23-GATEWAY BANK\SURVEY\1812-23 GATEWAY BANK SURVEY BASE

# Lot Split Exhibit

## Tract "A"

(Page 1 of 2)




LOCATION MAP
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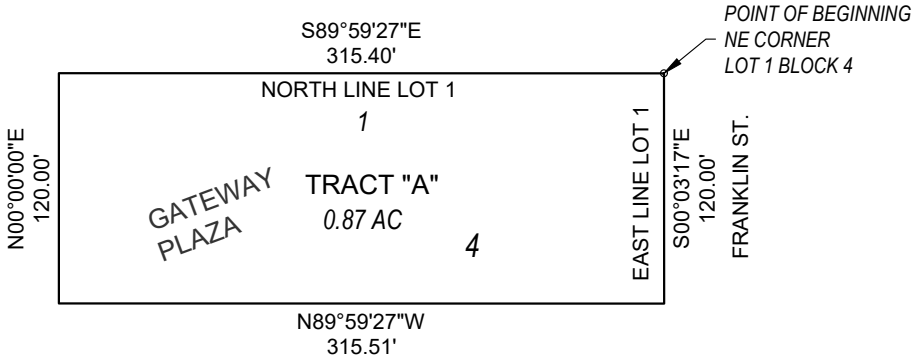


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OK CA#6318 Exp: June 30, 2022
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Office: (918) 514-4283 Fax: (918) 514-4288



PLOT DATE: Mon, 15 Mar 2021 FILE: P:\1812\23-GATEWAY BANK\SURVEY\1812-23 GATEWAY BANK SURVEY BASE

# Lot Split Exhibit

## Tract "A"

(Page 2 of 2)

A PART OF LOT (ONE) 1, BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, PLAT NO. 6614 AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°59'27" WEST, A DISTANCE OF 315.51 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF SAID LOT ONE (1) AND THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3), GATEWAY PLAZA; THENCE SOUTH 89°59'27" EAST ALONG THE LINE BETWEEN SAID LOT ONE (1), BLOCK FOUR (4) AND LOT ONE (1), BLOCK THREE (3), A DISTANCE OF 315.40 FEET TO THE POINT OF BEGINNING. CONTAINING 37,855 SQUARE FEET OR 0.87 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE RECORD BEARINGS OF THE PLAT OF GATEWAY PLAZA, DOC. NO. 6614.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 12, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

**EXHIBIT STATEMENT**

THIS EXHIBIT AND LEGAL DESCRIPTION MEET OR EXCEED THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

Jay P. Bissell 3-12-2021

JAY P. BISSELL

OKLAHOMA PLS NO. 1318

REGISTERED LAND SURVEYOR
JAY P. BISSELL
L.S. 1318
OKLAHOMA

AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2022
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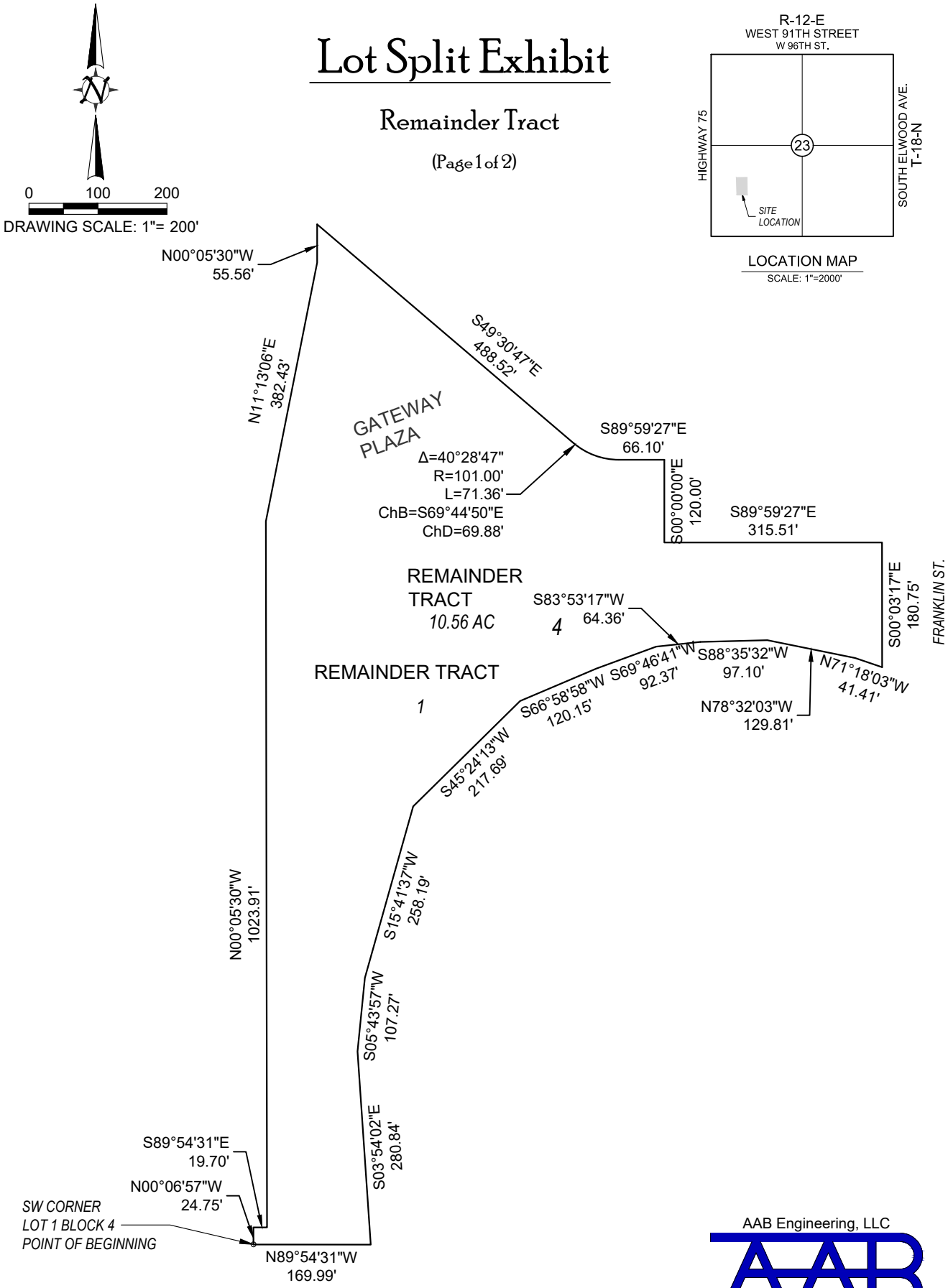
# Lot Split Exhibit

## Remainder Tract

(Page 1 of 2)




BASIS OF BEARINGS IS THE RECORD BEARINGS OF THE PLAT OF GATEWAY PLAZA, DOC. NO. 6614.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# Lot Split Exhibit

## Remainder Tract



A PART OF LOT (ONE) 1, BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, PLAT NO. 6614 AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT ONE (1), BLOCK FOUR (4); THENCE ALONG THE BOUNDARY OF SAID LOT ONE (1), BLOCK FOUR (4) FOR THE NEXT EIGHT CALLS; NORTH 00°06'57" WEST, A DISTANCE OF 24.75 FEET; THENCE SOUTH 89°54'31" EAST, A DISTANCE OF 19.70 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 1023.91 FEET; THENCE NORTH 11°13'06" EAST, A DISTANCE OF 382.43 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 55.56 FEET; THENCE SOUTH 49°30'47" EAST, A DISTANCE OF 488.52 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, A CHORD BEARING OF SOUTH 69°44'50" EAST, A CHORD DISTANCE OF 69.88 FEET, FOR AN ARC DISTANCE OF 71.36 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 66.10 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) GATEWAY PLAZA; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 315.51 FEET TO THE EAST LINE OF SAID LOT ONE (1), BLOCK FOUR (4); THENCE SOUTH 00°03'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 180.75 FEET TO A CORNER OF SAID LOT ONE (1); THENCE ALONG THE BOUNDARY OF SAID LOT ONE (1), BLOCK FOUR (4) FOR THE NEXT ELEVEN CALLS; THENCE NORTH 71°18'03" WEST, A DISTANCE OF 41.41 FEET; THENCE NORTH 78°32'03" WEST, A DISTANCE OF 129.81 FEET; THENCE SOUTH 88°35'32" WEST, A DISTANCE OF 97.10 FEET; THENCE SOUTH 69°46'41" WEST, A DISTANCE OF 92.37 FEET; THENCE SOUTH 66°58'58" WEST, A DISTANCE OF 120.15 FEET; THENCE SOUTH 45°24'13" WEST, A DISTANCE OF 217.69 FEET; THENCE SOUTH 15°41'37" WEST, A DISTANCE OF 258.19 FEET; THENCE SOUTH 05°43'57" WEST, A DISTANCE OF 107.27 FEET; THENCE SOUTH 03°54'02" EAST, A DISTANCE OF 280.84 FEET; THENCE NORTH 89°54'31" WEST, A DISTANCE OF 169.99 FEET TO THE POINT OF BEGINNING. CONTAINING 460,134 SQUARE FEET OR 10.56 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE RECORD BEARINGS OF THE PLAT OF GATEWAY PLAZA, DOC. NO. 6614.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 12, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

**EXHIBIT STATEMENT**

THIS EXHIBIT AND LEGAL DESCRIPTION MEET OR EXCEED THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

Jay P. Bissell 3-12-2021

JAY P. BISSELL

OKLAHOMA PLS NO. 1318

REGISTERED LAND SURVEYOR
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# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case | Preliminary Plat \| Wachob |
| Request | Recommendation of approval of Preliminary Plat |
| Location | North of 121st and West of HWY 75 |
| Applicant | Nicole Watts, Wallace Engineering |

## Staff Report

Preparer | Marcaé Hilton; BM

| Attachments | Preparer |
|---|---|
| ☐ Plat | Wallace Engineering |
| ☐ Deed of Dedication | Wallace Engineering |

## Background Information

**STAFF COMMENTARY** | Nicole Watts submitted a rezoning application on behalf of D+Luxe Properties also known as Wachob Group; their request to change the zoning from AG (Agriculture) to CS (Commercial Shopping) was approved on March 08, 2021. Previously there was an approved SUP which would have allowed for the construction of a ministorage facility (Ordinance 1125 | JZ-421 SUP-63). The project was never built, triggering the sunset clause causing the SUP to be voided. Staff had SUP 63 removed from the INCOG zoning map on February 02, 2021. The applicant has met with staff on several occasions; they propose to build a retail center and a food truck destination park both lots are being platted as required by City code allowing for full development. The new uses are supported in the Comprehensive Plan.

**PLANNING DATA**

| | |
|---|---|
| TAC | Comments \| 03.23.21<br>Nicole Watts, Wallace Eng. gave project overview.<br>Donald Kafer, ONG \| Has the Watermain been extended (E-W)?<br>Tanner Rush, COJ \| City is working with owner and Jenks Landing to get the waterline extension. There will be 4 tenants in the retail center. |

| | |
|---|---|
| Current Zoning | CS \| Commercial Shopping District for both lots |
| | Ordinance No. 1549 & Ordinance No. 1125 |
| Intended Use | Commercial Space \| Food Trucks Destination Venue |
| Parcel ID(s) | 98234-82-34-45260 & 98234-82-34-44710 |
| STR | Section 34, Township 18, Range 12 |
| Comprehensive Plan | Regional Commercial |
| General Location | 12023 S 27th Ave W |
| Plat Data | One Lot, Block One |
| | 10.89 Acres |
| Appearance District | None |
| Public Comment | None at the time of this staff report |
| Zoning Surrounding: | |
| North: | AG \| Agriculture |
| South: | Glenpool \| Commercial, Industrial & Residential |
| West: | AG \| Agriculture |
| East: | CS & AG \| Commercial Shopping & Agriculture |

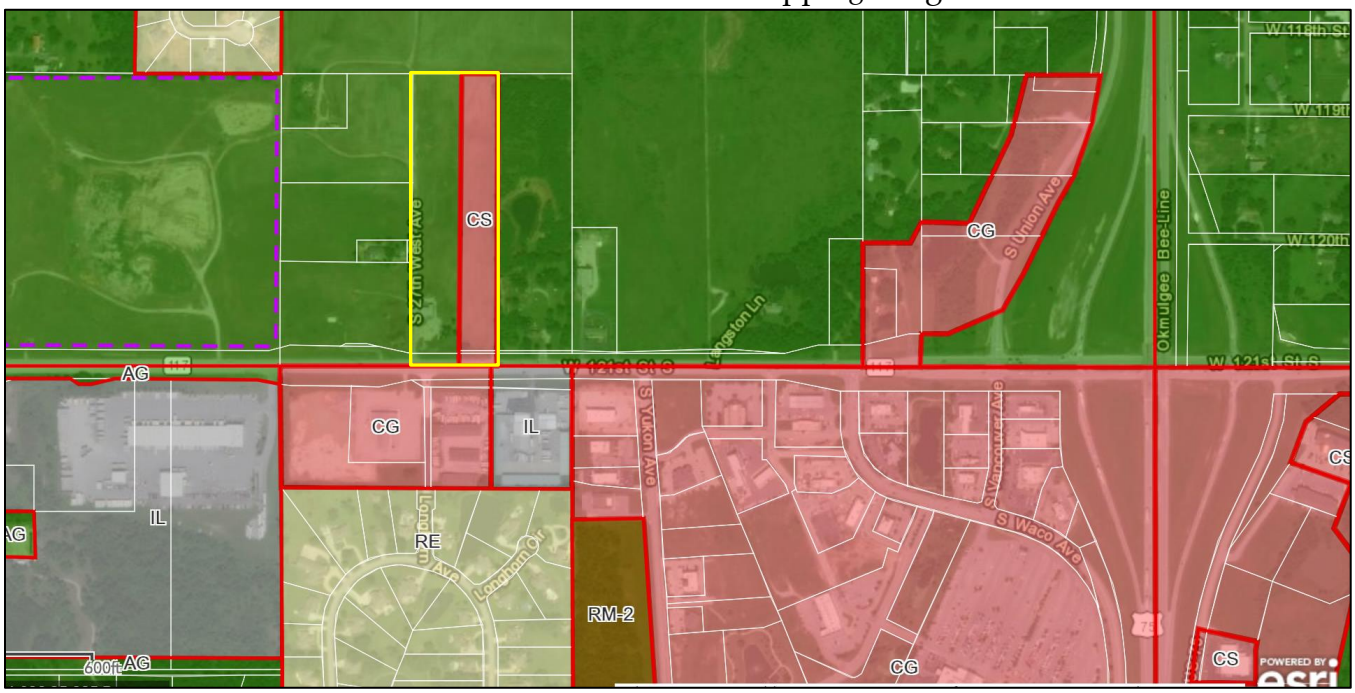



*Figure 1: ZONING MAP*

**EVALUATION** | The request fits the current comprehensive plan and does not pose an adverse effect to the surrounding properties. The proposed plans will benefit Jenks and create an opportunity to compete for tax dollars currently monopolized by the commercial center just to the south in Glenpool.

Approving this Preliminary Plat request will allow the developer to turn an undeveloped, unused commercial property, previously designated as ministorage, into a commercial destination.

**STAFF COMMENTS**

Staff has received:

- Earth Change Permit
- Site plans
- SWP3
- Detention report
- Staff has reviewed water and SS connection working to connect with the S. James WL and SS Extension project. See Plat for review details.
    - Add Easement for Water line along ROW
    - Provide off site easement for Water line
    - Provide information regarding the City of Sapulpa dedicated ROW?
- ROW ALONG SOUTH PROPERTY LINE
    - Dedicate the additional 10 feet to match the ODOT ROW on the East
    - Straighten the UE to match the additional ROW dedication
- Clarity needed for N/S ROW
    - Why is the dedicated ROW not part of the property boundary?
    - Is this being dedicated by Plat?
    - Is this part of the overall property?
    - Provide an exhibit with an aerial layer under the plat to scale
    - Is the house "Antigha" access provided for in LNA/ACC?
    - Are the 40' accesses along s 27th part of the plat or the Dedicated ROW?

**RECOMMENDATION** | *Conditional approval of Preliminary Plat per any comments from Staff, TAC, PC, and CC*

*Figure 2: Bing Map | Aerial View | Glenpool south of 121st and City of Jenks North of 121st*

PRELIMINARY PLAT

# WACHOB IRREVOCABLE TRUST

A TRACT OF LAND IN THE SE/4 SW/4 OF SECTION 34, TOWNSHIP 18 NORTH,
RANGE 12 EAST FO THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

## SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.

SUBDIVISION CONTAINS 474,326.80 SQUARE FEET OR 10.89 ACRES.

## MONUMENTATION

3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

## BENCHMARK

| BENCHMARK #1 | BENCHMARK #2 |
|---|---|
| IRON PIN WITH YELLOW CAP | PK NAIL |
| N: 367054.44; E: 2553442.92 | N:365807.95; E:2553662.67 |
| ELEVATION: 692.67' | ELEVATION: 693.53' |

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR SAID TRACT IS THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4) AS SOUTH 01°03'37" EAST.

## ADDRESSES

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

## NOTES

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

## LEGAL DESCRIPTION

A TRACT OF LAND BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 E/2 SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION, THENCE S88°54'31"W ALONG THE SOUTH LINE OF SAID SW/4 FOR A DISTANCE OF 330.91 FEET; THENCE N01°06'56"W FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE S88°54'31"W FOR A DISTANCE OF 164.11 FEET; THENCE S01°07'37"E FOR A DISTANCE OF 10.00 FEET; THENCE S88°54'31"W FOR A DISTANCE OF 212.00 FEET; THENCE N01°07'37"W FOR A DISTANCE OF 1261.82 FEET; THENCE N88°54'46"E FOR A DISTANCE OF 376.35 FEET; THENCE S01°06'56"E FOR A DISTANCE OF 1251.79 FEET TO THE POINT OF BEGINNING,

SAID TRACT OF LAND CONTAINING 473,085 SQUARE FEET OR 10.86 ACRES.

## FLOODPLAIN NOTE

THIS PROPERTY HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0471L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN THE ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

**LEGEND**

| | |
|---|---|
| AC | ACRES |
| B/L | BUILDING LINE |
| BK PG | BOOK & PAGE |
| FL/E | FENCE AND LANDSCAPE EASMENT |
| IPF | IRON PIN FOUND |
| D/E | DRAINAGE EASEMENT |
| ROW | RIGHT OF WAY |
| U/E | UTILITY EASEMENT |
| PL | PIPE LINE |

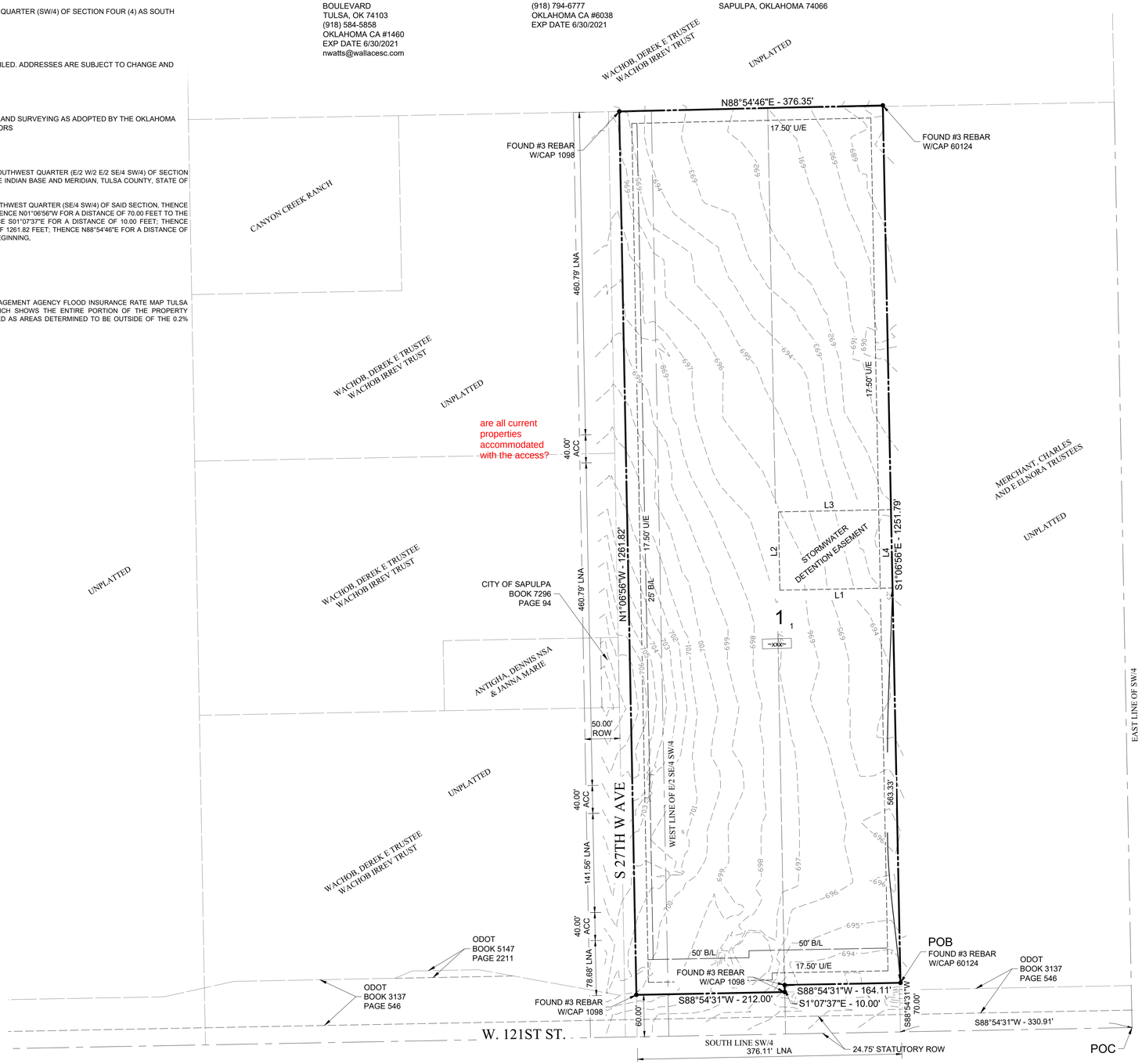
**LINE TABLE**

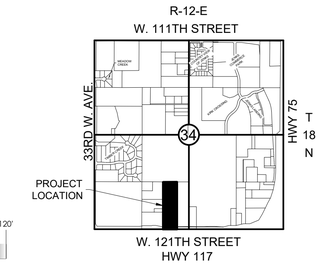
| # | BEARING | LENGTH |
|---|---|---|
| L1 | S88°50'55"W | 160.93' |
| L2 | N01°06'50"W | 112.00' |
| L3 | N88°50'55"E | 160.93' |
| L4 | S01°06'50"E | 112.00' |


**ENGINEER**
**WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC**
123 NORTH MARTIN LUTHER KING JR. BOULEVARD
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/2021
nwatts@wallacesc.com

**SURVEYOR**
**TULSA LAND SURVEYING**
1501 EAST 6TH STREET
TULSA, OKLAHOMA 74120
(918) 794-6777
OKLAHOMA CA #6038
EXP DATE 6/30/2021

**DEVELOPER**
**WACHOB, DEREK E TRUSTEE**
**WACHOB IRREV TRUST**
3278 W HWY 117
SAPULPA, OKLAHOMA 74066




## FINAL PLAT

CERTIFICATE OF APPROVAL

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

ON_____

_____
MAYOR - VICE MAYOR

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

_____
CITY MANAGER

DATE: 2/26/2021
WACHOB IRREVOCABLE TRUST
SHEET 1 OF 2

PRELIMINARY PLAT

# WACHOB IRREVOCABLE TRUST

## A TRACT OF LAND IN THE SE/4 SW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST FO THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

WACHOB IRREVOCABLE TRUST, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 E/2 SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION, THENCE S88°54'31"W ALONG THE SOUTH LINE OF SAID SW/4 FOR A DISTANCE OF 330.91 FEET; THENCE N01°06'56"W FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE S88°54'31"W FOR A DISTANCE OF 164.11 FEET; THENCE S01°07'37"E FOR A DISTANCE OF 10.00 FEET; THENCE S88°54'31"W FOR A DISTANCE OF 212.00 FEET; THENCE N01°07'37"W FOR A DISTANCE OF 1261.82 FEET; THENCE N88°54'46"E FOR A DISTANCE OF 376.35 FEET; THENCE S01°06'56"E FOR A DISTANCE OF 1251.79 FEET TO THE POINT OF BEGINNING,

SAID TRACT OF LAND CONTAINING 473,085 SQUARE FEET OR 10.86 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "WACHOB IRREVOCABLE TRUST", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "WACHOB IRREVOCABLE TRUST").

**SECTION I. EASEMENTS AND UTILITIES**

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

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

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

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

4. THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

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

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.

3. CREEK COUNTY RURAL WATER DISTRICT #2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND THE CITY OF JENKS, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND STORM SEWER 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. CREEK COUNTY RURAL WATER DISTRICT #2, OR ITS SUCCESSORS, AS WELL AS THE CITY OF JENKS, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY CREEK COUNTY RURAL WATER DISTRICT #2, OR ITS SUCCESSORS, THE CITY OF JENKS, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST 121ST STREET AND SOUTH 27TH WEST AVENUE 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 CITY OF JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. STORMWATER DETENTION EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BY ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF JENKS, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF JENKS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

**SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY**

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:
WACHOB IRREVOCABLE TRUST HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021.

BY: _____

DEREK E. WACHOB, TRUSTEE

ACKNOWLEDGMENT

STATE OF OKLAHOMA )
)SS:
COUNTY OF _____ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

BY DEREK E. WACHOB AS TRUSTEE OF WACHOB IRREVOCABLE TRUST

_____
NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

JOSHUA LAMB

LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA )
)SS:
COUNTY OF _____ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY JOSHUA LAMB, REGISTERED LAND SURVEYOR

_____
NOTARY PUBLIC

MY COMMISSION NO:

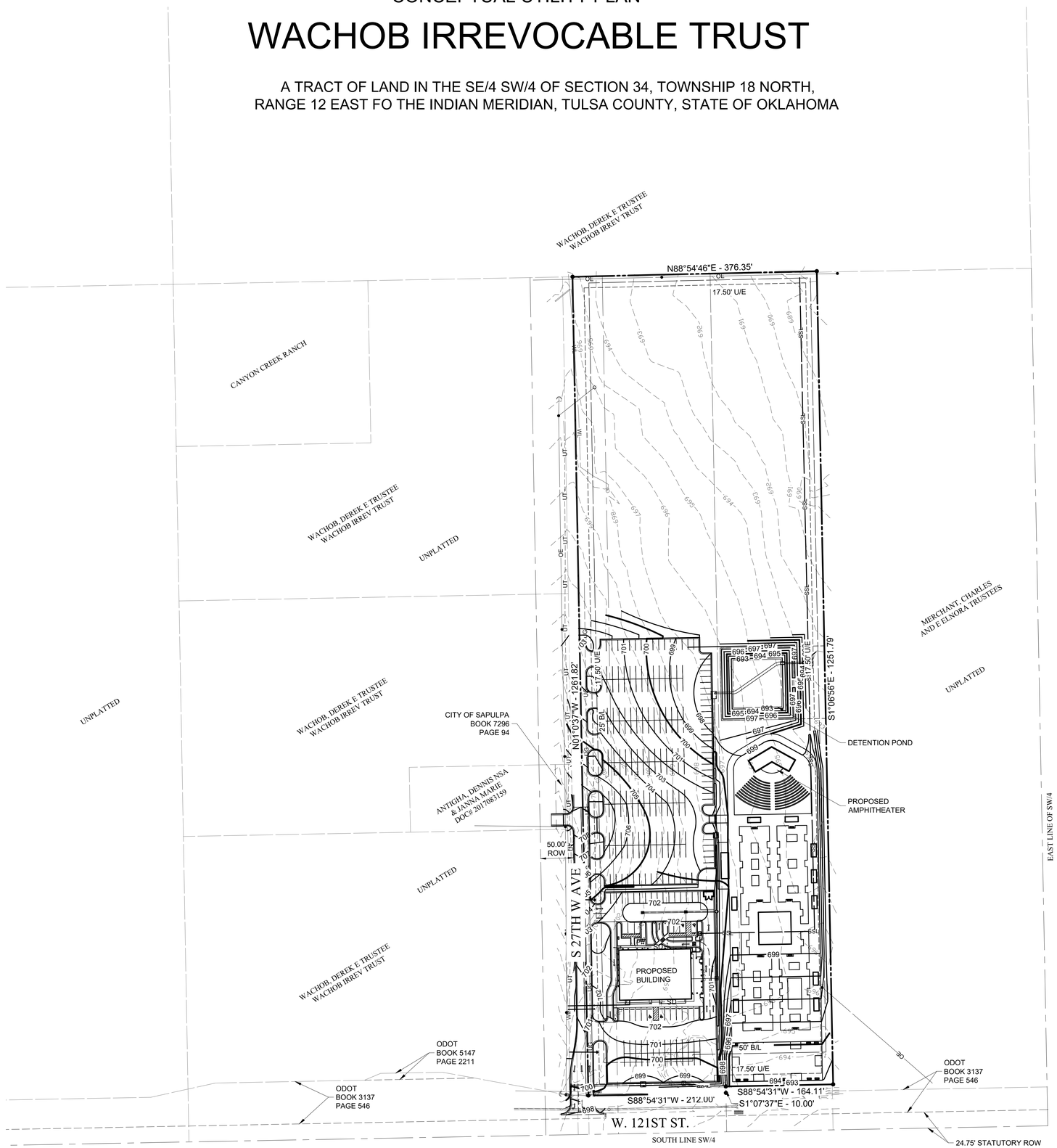
MY COMMISSION EXPIRES:

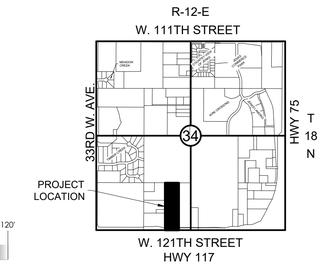
[SEAL]

CONCEPTUAL UTILITY PLAN

# WACHOB IRREVOCABLE TRUST

A TRACT OF LAND IN THE SE/4 SW/4 OF SECTION 34, TOWNSHIP 18 NORTH,
RANGE 12 EAST FO THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA





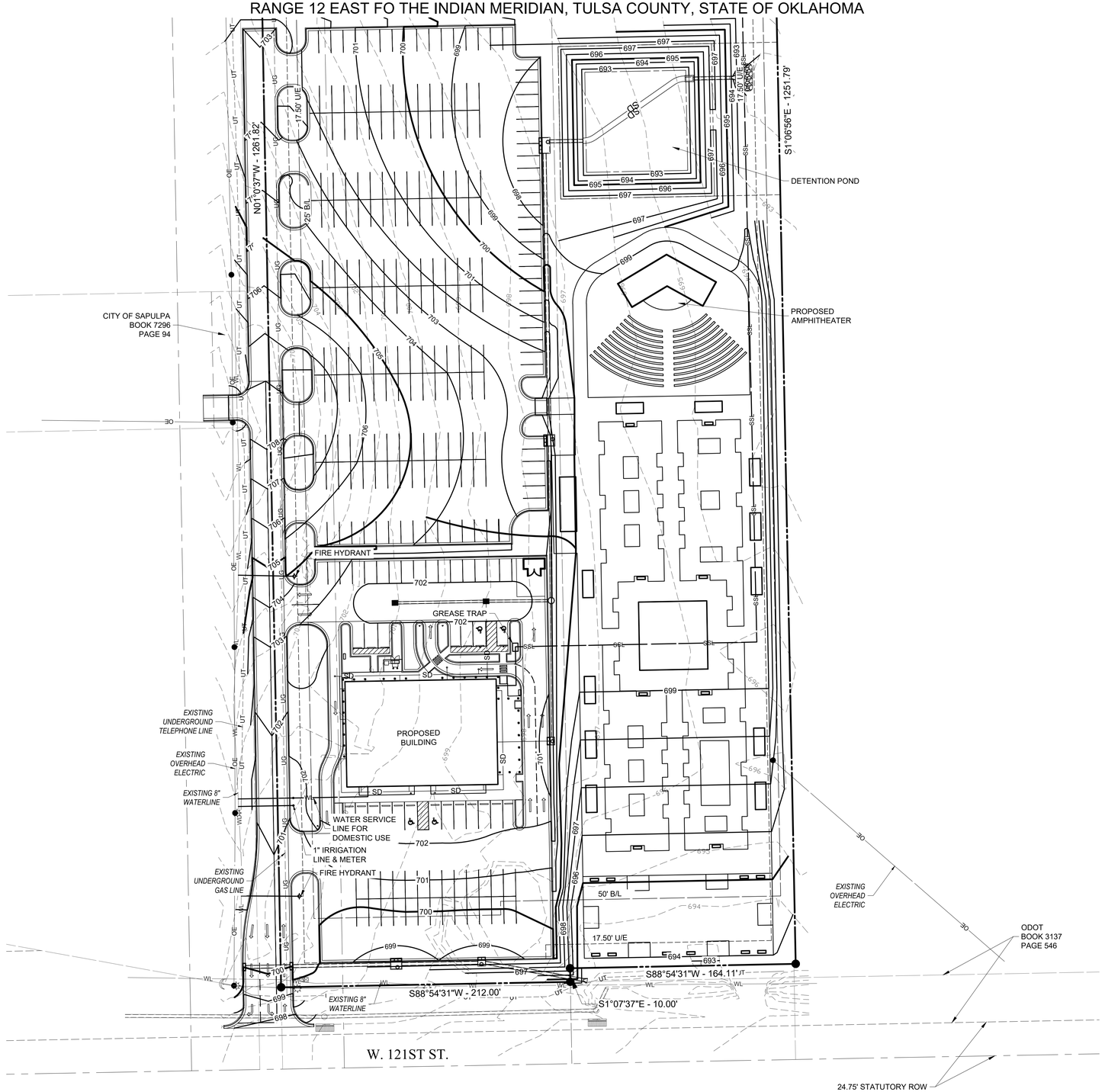

| LEGEND | |
|---|---|
| AC | ACRES |
| B/L | BUILDING LINE |
| BK PG | BOOK & PAGE |
| FL/E | FENCE AND LANDSCAPE EASMENT |
| IPF | IRON PIN FOUND |
| D/E | DRAINAGE EASEMENT |
| ROW | RIGHT OF WAY |
| U/E | UTILITY EASEMENT |
| PL | PIPE LINE |

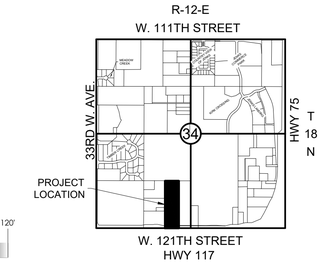
DATE: 2/26/2021
WACHOB IRREVOCABLE TRUST
SHEET 1 OF 2

CONCEPTUAL UTILITY PLAN

# WACHOB IRREVOCABLE TRUST

A TRACT OF LAND IN THE SE/4 SW/4 OF SECTION 34, TOWNSHIP 18 NORTH,
RANGE 12 EAST FO THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA






**LEGEND**

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| AC | ACRES |
| B/L | BUILDING LINE |
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| FL/E | FENCE AND LANDSCAPE EASMENT |
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| ROW | RIGHT OF WAY |
| U/E | UTILITY EASEMENT |
| PL | PIPE LINE |

DATE: 2/26/2021
WACHOB IRREVOCABLE TRUST
SHEET 2 OF 2

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2020 |
| Case | Preliminary/Final Plat "The Cottages of Jenks" |
| Request | Approval of Preliminary/Final Plat |
| | Rezoning to RS-3 and PUD 122 Approval |
| Location | South of W 111th St & west of S James Ave |
| Applicant | Jeff Tuttle, Tuttle and Associates |

Staff Report | Preparer | Marcaé Hilton

Attachments
☐ The Cottages of Jenks

Preparer
Jeff Tuttle, Tuttle and Associates

## Background Information

Red River Development has been approved to build a detached Single-family condominium project. This housing development will be managed and maintained by the Property Owners Association (POA). The following outline of steps shows the requirements for full development.

- STEP ONE | JPWA Amendment to Deed of Dedication | Completed
- STEP TWO | Minor Amendment | Future Land Use Map | High Intensity Single-family | Completed
- STEP THREE | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 | Completed
- STEP FOUR | Replat (Current Application)
- STEP FIVE | Engineering and Building Permit

STEP ONE | JPWA Amendment to Deed of Dedication | The Jenks Public Works Authority (JPWA) and other stakeholders had several acres of land for sale within the Jenks Commerce Industrial Park. At the time the Industrial park was created, the City anticipated the expansion of a site dedicated to primary jobs of an industrial nature. There are currently two well established industrial uses on site, TWD Dover and Continental Wire Cloth. The remaining land, approximately 15 acres is undeveloped. Over the years, the City approved multiple Single-family Residential developments west of Highway 75; these residences nearest the industrial park have expressed concerns to the City of Jenks about additional Industrial Uses being developed near their homes.

The City of Jenks sold the parcel located within the Industrial Park. In reviewing a recent offer, it was determined any use developed on the site, other than industrial, would require an amendment to the Deed of Dedication (DOD) of the filed plat. Due to restrictive covenants and a significant drainage requirement, Staff recommended approval of the requested plat amendment. The Jenks Public Works Authority approved the requested Deed of Dedication amendment for Jenks Commerce Park which was on September 01, 2020; thereby

granting the request by Bell Land Use, LLC an amendment to remove the parcel from the DOD with the following conditions:

1. Any new development will require a new plat.
2. Continental Wire Cloth Tract can exist lawfully with less than five (5) acres as required in PART NINE | Resubdivision

STEP TWO | APPROVED | Minor Amendment to Horizon Jenks | Future Land Use Map | High Intensity Single-family. The applicant made application before Horizon Jenks was adopted, at that time the 2015-2025 Comprehensive Plan designation was *Medium Intensity* with no Land Use designation. Since then City Council has adopted the *Horizon Jenks Comprehensive Plan* which identifies the Land Use as *Business Park*. Changing the Future Land Use Map from a *Business Park* designation to *High Intensity Single-family* is considered a Minor amendment. The Comp Plan allows for Minor Amendments to be heard and considered by the Planning Commission and subsequently City Council at any time and must receive an affirmative simple majority vote of City Council for approval. Staff requests PC recommend approval of the Minor Amendment.

STEP THREE | APPROVED | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 (Accomplished by Ordinance)
The land was never rezoned from AG, however, there is a supplemental Zoning District (Specific Use Permit 23) which allowed for Industrial Uses and specified Bulk and Area restrictions. To accomplish the goals of the developer and the City a Planned Unit Development is required in addition to rezoning. The applicant has received the requested RS-3; PUD 122 is the guiding document for development on the tract.

STEP FOUR | Replat | Replatting is required due to Sec. 910.-General provisions of a PUD… No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat incorporating the provisions and requirements of this chapter is submitted to and approved by the Planning Commission and filed of record in the office of the county clerk in which the property is located. Replatting will clean up the land transaction, by identifying the new legal boundaries as well as the Deed of Dedication details. Replatting also provides a clear path for other miscellaneous engineering issues and other state and local requirements.

STEP FIVE | Engineering, Building Permit and Site Plan | This process is done internally at the Staff level and generally starts after rezoning and PUD approval. The project must meet PUD requirements, City Code, State and Local requirements.

**PUD 122 & DOD SUMMARY | STAFF COMMENTARY**

PLANNING DATA

TAC Comment

March 23, 2021
LAST CALL for RELEASE LETTER | Send release letters if you have not already done so
AGENDA PC APRIL 8, 2021 | AGENDA CC APRIL 20, 2021
Malcolm with Tuttle and Associates was present to represent the applicant and gave a brief summary of the project. 15.5-acre condominium project.
ONG, Donald Kafer | Is this project all electric or Natural Gas combo?
PSO, Matthew Riley | recently spoke with developer and believes it is all electric.

1. Electric and Gas need additional easement consideration and coordination.
2. Where is the equipment located?

| | |
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| | 3. Is there a blanket easement ovr the whole property?<br>4. What is the loading for the units?<br>COJ, Tanner Rush \| There may be gas needed at the pool house.<br>COJ, Chief Ostrum \| Met with the engineer.<br>1. Are the units sprinkled or are you using standpipes?<br>2. What is the distance between buildings?<br>COJ, Marcaé Hilton<br>1. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.<br>2. Owner needs release letters. |
| Staff Comments | Page 1<br>Add "Replat of" to Legal/Title<br>DoD<br>Correct Spelling of Cottages |
| Public Comment | No plat comments at the time of this report |
| Intended Use | Single-family for sale and rent condominium development |
| Zoning | RS-3 \| PUD 122 |
| Comp Plan | High Intensity Single-family |
| General Location | South of 111th Street and west of HWY 75 |
| Current Plat | Jenks Commerce Park<br>Filed \| June 15, 1998 \| Doc. No. 9803927<br>Plat No. 5280 \| 2 Blocks<br>Block 1, Lot 1 \| 10.006 Acres<br>Block 1, Lot 2 \| 07.681 Acres<br>Block 2, Lot 1 \| 18.352 Acres (Lot Split) |
| Replatting | Required \| No application submitted at this time |
| Access | W. 111th Street South \| Secondary Arterial<br>James Avenue \| City Collector Street |
| Parcel ID's | 6070-48-234-13720 \| 6070-48-234-13760 \| 6070-48-234-13800 (part of 13800) |
| Site Address | Not Assigned |
| Acres | 15.525 |
| STR | Section: 34, Township: 18N, Range: 12E |
| PUD DATA | PUD 122 \| Country Cottages at Midland Valley |
| Development Type | Single-family Condominium<br>Community feel<br>Country Bungalow style, porches<br>Board and batten over raw SIP Panels<br>Rock, masonry, salt finished concrete<br>Metal roofing over porches<br>Dark composite shingles<br>Black windows<br>138 Single-family homes<br>1 (One) Story only |
| Set Back(s) | Side Yard \| 10 ft. Side Setback between homes<br>North 20 ft. East of Entrance & 35 ft. West of Entrance<br>West 20 ft.<br>East 35 ft. from James & 15 ft. from Continental<br>South 25 ft. |

| | |
|---|---|
| | 20 ft. From any exterior property setback |
| Height | 30 ft. Maximum |
| Screening | 8 ft. on west (south and common) boundary |
| | Decorative perimeter fencing along public frontages |
| Landscaping | Heavy along James |
| | Included in Site Plan Submittal \| Internal review/approval required |
| Maintenance | Interior if leased \| Property Owners Association (POA) |
| | Interior if owned \| Property Owner |
| | Exterior walls \| POA |
| | Upkeep of land and landscaping \| POA |
| | Upkeep of Amenities \| POA |
| Amenities | Club house, swimming pool, park area (water feature/detention \| walking trails) |
| Gated | Private Streets |
| Parking | Parking Lot \| 2 per dwelling unit |
| | Overall \| exceeds City Code |
| | Some covered parking provided |
| | Some garage parking provided |
| Lighting | Shielded downward, shall not exceed 19 ft. in height |
| Trash Receptacles | Enclosed with matching materials |
| Signage | Ground Sign \| 50 x 50 ft. easement (to be identified in Plat) |
| | Located at NE corner of development |
| | Minimum of 75 sq. ft. of display area |
| | 20 ft, maximum height |
| | Construction Sign \| 24 months, erected at 111th Street frontage |
| Drainage | Engineering \| Hydrology Report Required |
| | Engineering \| Drainage Plan submitted with Plat |
| Zoning | North \| RS-2, PUD 88 \| Residential Single-family detached \| Country Hollow |
| | East \| AG, SP 23 \| (Agriculture) & (Specific Use Permit) \| Industrial Uses |
| | South \| AG, SP 93, SP 97, PUD 57 \| (Agriculture), (Specific Use Permit), (Planned Unit Development) \| Kirk of the Hills Church |
| | West \| AG, PUD 59 Amended \| (Agriculture) & (Planned Unit Development) \| Country View |

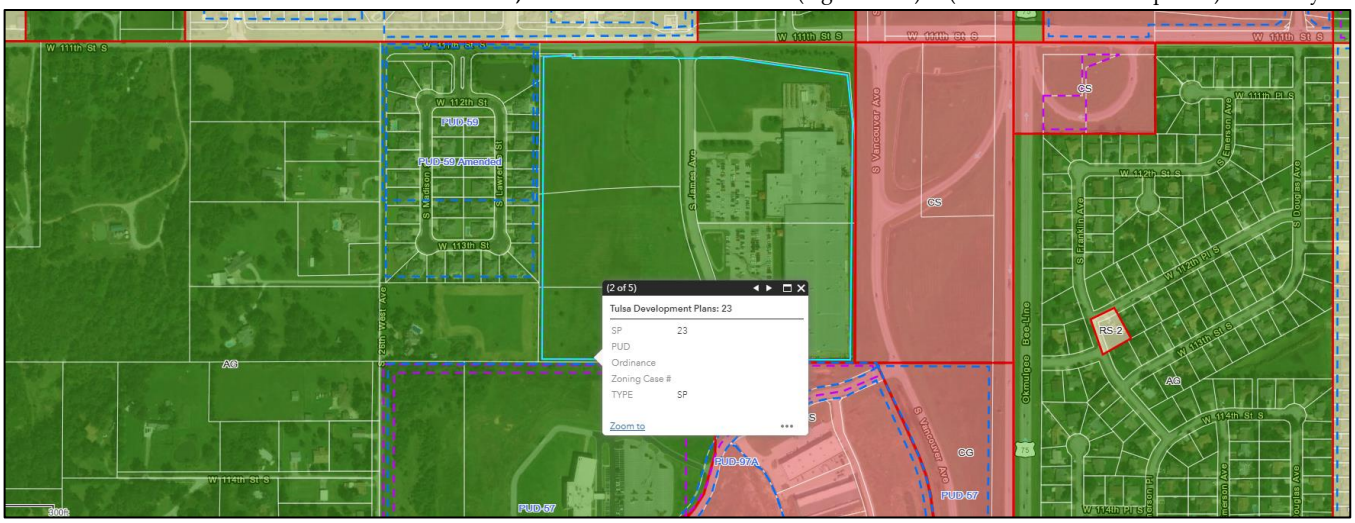
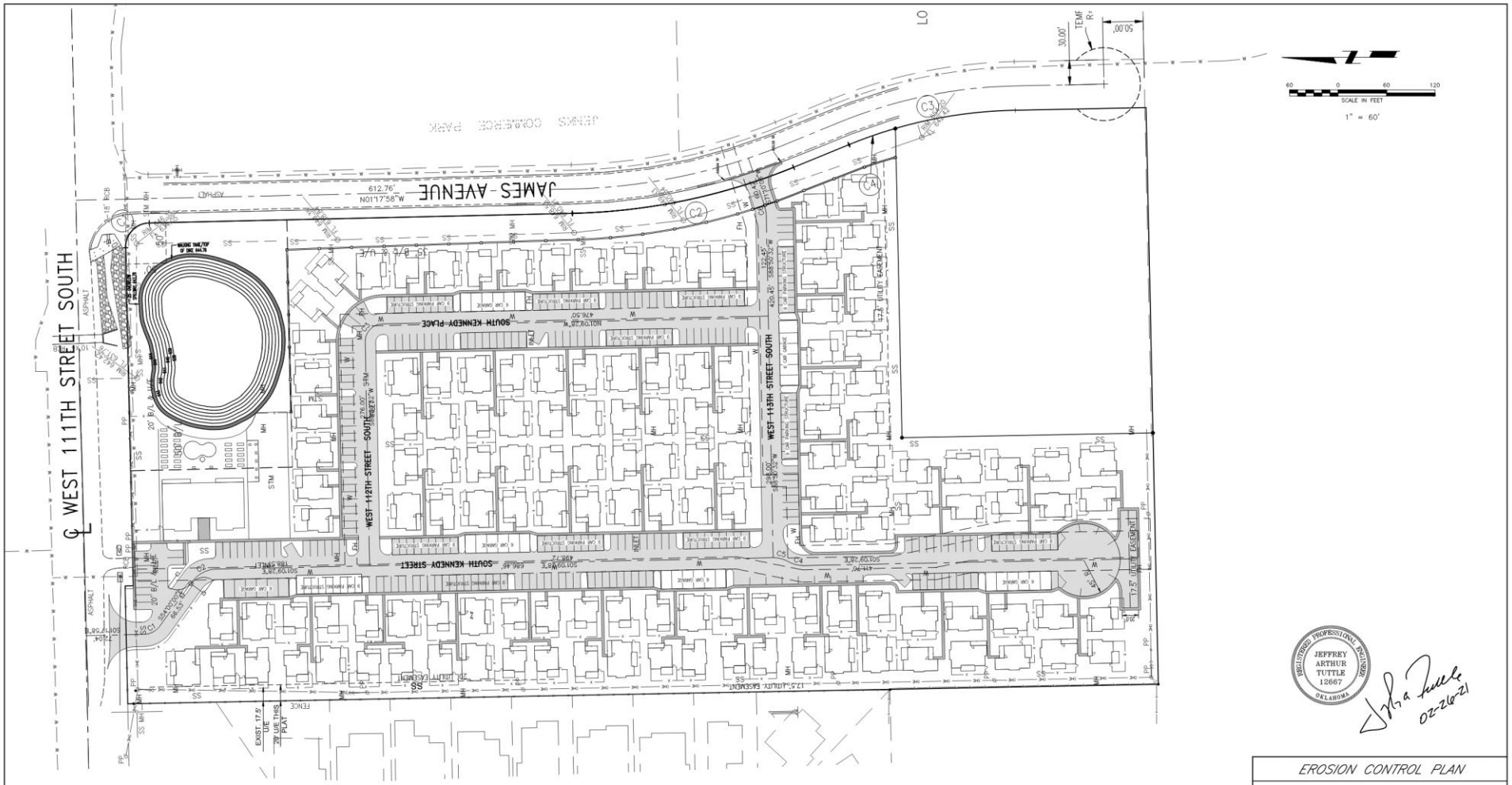



*Figure 1: Zoning Map | INCOG*

*Figure 2: TWG Dover Aerial View from East (back side)*

*Figure 3: View of Continental Wire Cloth, Vacant Lot and Residential Development to west*

*Figure 4: Google Map Aerial View*




BEFORE YOU DIG
CALL OKIE
1-800-522-6543

PUBLIC SERVICE CO OF OKLAHOMA – 582-1511
OKLAHOMA NATURAL GAS CO – 832-7800
GTE – 665-8500
TULSA CABLE TELEVISION – 665-0200

BEFORE YOU DIG ..... CALL OKIE 1-800-522-6543

REGISTERED PROFESSIONAL ENGINEER
JEFFREY ARTHUR TUTTLE
12667
OKLAHOMA

02-26-21

EROSION CONTROL PLAN

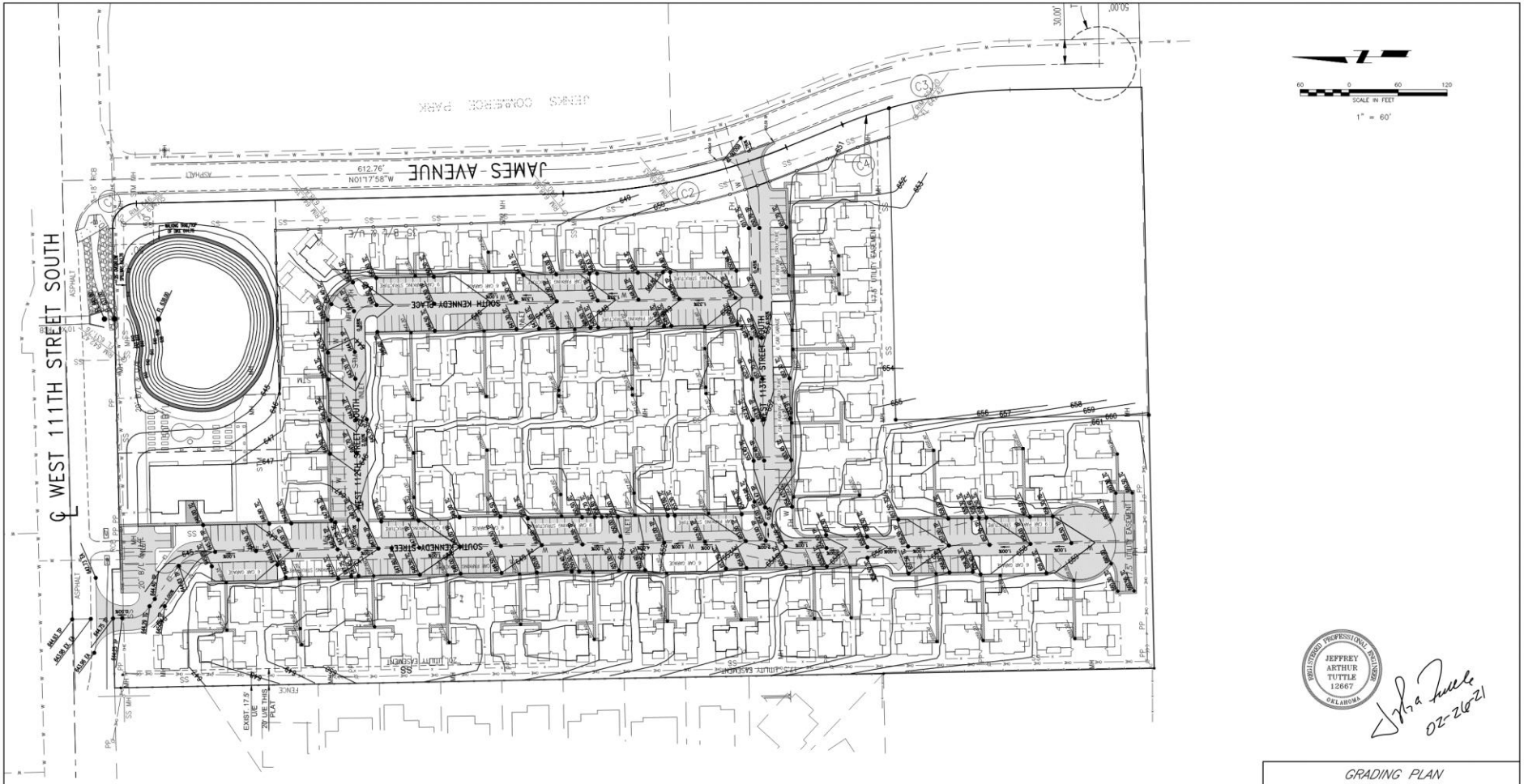
THE COTTAGES – JENKS

JENKS, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:
TUTTLE & ASSOCIATES, INC.
9718 E. 55TH PL.
TULSA, OK. 74146
918-663-3567

| REVISION | BY | DATE |
|---|---|---|
| | | |

PLAN SCALE 1" = 60'
DESIGNED BY: J. TUTTLE
DFILE: 5084 Red River Drainage.dwg
PROFILE SCALE
HORIZONTAL 1" =
VERTICAL 1" =
RECOMMENDED: DEVELOPMENT SERVICES
RECOMMENDED: ENGINEERING SERVICES
APPROVED: PUBLIC WORKS DIRECTOR
FILE DRAWING
ATLAS PAGE NO
DATE
SHEET 9 OF 11 SHEETS

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OKLAHOMA NATURAL GAS CO – 832-7800
GTE – 665-8500
TULSA CABLE TELEVISION – 665-0200

BEFORE YOU DIG ..... CALL OKIE 1-800-522-6543

GRADING PLAN

THE COTTAGES – JENKS

JENKS, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:
TUTTLE & ASSOCIATES, INC.
9718 E. 55TH PL.
TULSA, OK. 74146
918-663-5567

| REVISION | BY | DATE |
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PLAN SCALE 1" = 60'
PROFILE SCALE
HORIZONTAL 1" =
VERTICAL 1" =

DESIGNED BY: J. TUTTLE
DFILE: 5084 Red River Drainage.dwg

RECOMMENDED:
DEVELOPMENT SERVICES

RECOMMENDED:
ENGINEERING SERVICES

APPROVED:
PUBLIC WORKS DIRECTOR

FILE DRAWING
ATLAS PAGE NO

DATE
SHEET 3 OF 11 SHEETS

## Staff Evaluation & Recommendation

**Evaluation** | Approving this preliminary/final plat is the next step to allow full development of the residential project. PUD 122 "The Cottages" provides housing options for those who may wish to rent a detached single-family residence, in lieu of an apartment, in a community styled neighborhood with amenities often found in a traditional subdivision or high-end multifamily project.

Comments (not complete list)

1. *"Replat" to Page 1*
2. *Correct spelling of Cottages on Page 2/DOD*
3. *Complete all TAC Comments if any*
4. *Complete all Staff, PC and CC comments if any before filing*
5. *Work with staff to address the homes*

**RECOMMENDATION**

Staff asks Planning Commission to recommend approval of the Preliminary/Final Plat for *The Cottages of Jenks.*

OWNER/DEVELOPER

RED RIVER DEVELOPMENT, LLC

1648 SOUTHWEST BLVD.
TULSA, OKLAHOMA

ENGINEER/SURVEYOR

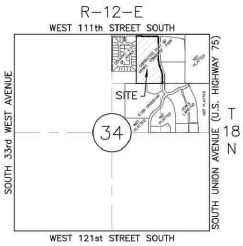
TUTTLE & ASSOCIATES, INC.

P.O. Box 471313
TULSA, OKLAHOMA 74147
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-21

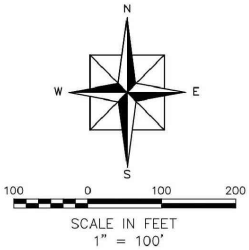
Replat of

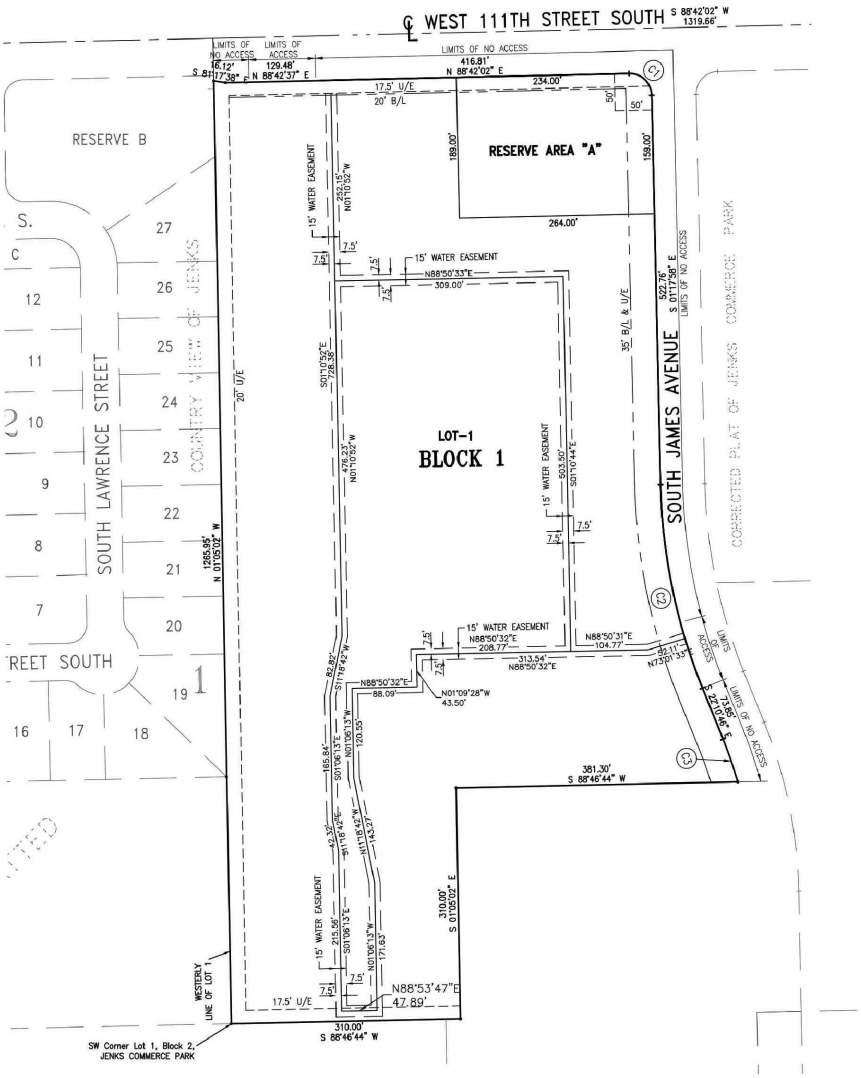
# FINAL PLAT OF THE COTTAGES – JENKS

A PART OF BLOCK 2, JENKS COMMERCE PARK, A SUBDIVISION IN THE CITY OF JENKS
BEING A PART OF THE NE/4 OF SECTION 34, T-18-N, R-12-E, OF INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA




LOCATION MAP
SCALE: 1"=2000'
676,282.53 S.F.
15.525 ACRES




*RED RIVER ADJUSTED LEGAL DESCRIPTION:*

*A tract of land that is a part of Lot One (1), Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk.*

*BEGINNING at the Southwest corner of said Lot One (1) of Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk; THENCE N 01°05'02" W along the Westerly line thereof for a distance of 1,265.95 feet to a point on the Southerly Right-of-Way line of West 111th Street South, said point bears S 01°05'02" E for 7.20 feet from the Northwest corner of said Lot One (1) of Block Two (2); THENCE S 81°17'38" E along said Right-of-Way line for a distance of 16.12 feet; THENCE N 88°42'37" E along said Right-of-Way line for a distance of 129.48 feet to a point on the Northerly line of said Lot One (1) of Block Two (2); THENCE N 88°42'02" E along said Right-of-Way line and Lot line for a distance of 416.81 feet to a point of curve to the right; THENCE Easterly and Southerly along said curve to the right along the boundary of said Lot One (1) of Block Two (2) and Right-of-Way transition line having a radius of 30.00 feet, a central angle of 90°00'00", an arc distance of 47.12 feet and a chord which bears S 46°17'58" E for a distance of 42.43 feet to a point on the Easterly line of said Lot One (1) of Block Two (2) and the Westerly Right-of-Way line of James Avenue; THENCE S 01°17'58" E along said lot line and right-of-way line for a distance of 522.76 feet to a point of curve to the left and continuing along said lot line and right-of-way line for the next three calls; THENCE Southerly along said curve to the left having a radius of 770.00 feet, a central angle of 20°52'56", an arc distance of 280.64 and a chord which bears S 11°44'26" E for distance of 279.09 feet; THENCE S 22°10'46" E for a distance of 73.85 feet to a point of curve to the right; THENCE Southerly along said curve to the right having a radius of 575.00 feet, a central angle of 6°03'35", an arc distance of 60.81 feet and a chord which bears S 19°19'06" E for distance of 60.78 feet; THENCE S 88°46'44" W and parallel with the Southerly line of said Lot One (1) of Block Two (2) for a distance of 381.30 feet; THENCE S 01°05'02" E and parallel with the Westerly line of said Lot One (1) of Block Two (2) for a distance of 310.00 feet to a point on the Southerly line of said Lot One (1) of Block Two (2); THENCE S 88°46'44" W along said Southerly line for a distance of 310.00 feet to the POINT OF BEGINNING. Basis of bearings is the record bearing of N 88°42'02" E along Northerly line of Lot One (1), Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk.*

*Said tract contains 676,282.53 Square Feet or 15.525 Acres more or less.*

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH |
|---|---|---|---|
| C1 | 90°00'00" | 30.00' | 47.12' |
| C2 | 20°52'56" | 770.00' | 280.64' |
| C3 | 06°03'35" | 575.00' | 60.81' |

FINAL PLAT
CERTIFICATE OF APPROVAL

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

on _____

_____
MAYOR – VICE MAYOR

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

_____
CITY MANAGER

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 $ per trust receipt no. to be applied to 20__ taxes. This certificate is NOT to be construed as payment of 20__ taxes in full but is given in order that this plat may be filed on record. 20__ taxes may exceed the amount of security deposit.

LEGEND

N NORTH
S SOUTH

# DEED OF DEDICATION
# AND
# RESTRICTIVE COVENANTS
# THE COTTAES – JENKS
## PUD #122

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KNOW ALL MEN BY THESE PRESENTS

RED RIVER DEVELOPMENT, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), OF THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK TWO (2), OF THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK; THENCE N 01°05'02” W ALONG THE WESTERLY LINE THEREOF FOR A DISTANCE OF 1,265.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 111TH STREET SOUTH, SAID POINT BEARS S 01°05'02” E FOR 7.20 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE S 81°17'38” E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 16.12 FEET; THENCE N 88°42'37” E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 129.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE N 88°42'02” E ALONG SAID RIGHT-OF-WAY LINE AND LOT LINE FOR A DISTANCE OF 416.81 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT ALONG THE BOUNDARY OF SAID LOT ONE (1) OF BLOCK TWO (2) AND RIGHT-OF-WAY TRANSITION LINE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00”, AN ARC DISTANCE OF 47.12 FEET AND A CHORD WHICH BEARS S 46°17'58” E FOR A DISTANCE OF 42.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) AND THE WESTERLY RIGHT-OF-WAY LINE OF JAMES AVENUE; THENCE S 01°17'58” E ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE FOR A DISTANCE OF 522.76 FEET TO A POINT OF CURVE TO THE LEFT AND CONTINUING ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE FOR THE NEXT THREE CALLS; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 20°52'56”, AN ARC DISTANCE OF 280.64 AND A CHORD WHICH BEARS S 11°44'26” E FOR DISTANCE OF 279.09 FEET; THENCE S 22°10'46” E FOR A DISTANCE OF 73.85 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 6°03'35”, AN ARC DISTANCE OF 60.81 FEET AND A CHORD WHICH BEARS S 19°19'06” E FOR DISTANCE OF 60.78 FEET; THENCE S 88°46'44” W AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) FOR A DISTANCE OF 381.30 FEET; THENCE S 01°05'02” E AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) FOR A DISTANCE OF 310.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE S 88°46'44” W ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE RECORD BEARING OF N 88°42'02” E ALONG NORTHERLY LINE OF LOT ONE (1), BLOCK TWO (2), O F THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK.

SAID TRACT CONTAINS 676,282.53 SQUARE FEET OR 15.525 ACRES MORE OR LESS.

AS OWNER/DEVELOPER, I HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THE PLAT AND HAVE DESIGNATED THE SUBDIVISION AS "THE COTTAGES - JENKS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

**SECTION I. EASEMENTS AND UTILITIES**

1.1. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE, FOR PUBLIC USE, THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES TO ITSELF, AND TO ITS ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS OF WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG THE STREETS AND ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANTS 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 STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

1.2. UNDERGROUND SERVICE

1.2.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE SOUTHERLY PERIMETER EASEMENT OF THE SUBDIVISION. STREETLIGHT POLES OR STANDARDS MAY 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.

1.2.2 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, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

1.2.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.

1.2.5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION 1.2 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.3. WATER AND SEWER SERVICE

1.3.1 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND OF THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN OR PUBLIC SANITARY SEWER MAIN. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED.

1.3.2 THE CITY OF JENKS, OR ITS SUCCESSORS, WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAIN, OR PUBLIC SANITARY SEWER MAIN, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

1.3.3 THE CITY OF JENKS OR ITS SUCCESSORS THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER AND SEWER FACILITIES.

1.3.4 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.

1.4 GAS SERVICE

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

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

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

1.5 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS "SECTION 1.5 SURFACE DRAINAGE" SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE CITY OF JENKS OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.7 STORM SEWER

1.7.1 THE CITY OF JENKS, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL STORM SEWER EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND STORM SEWER SYSTEM.

1.7.2 NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORM SEWER EASEMENT AREA, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE STORM SEWER SYSTEM SHALL BE PROHIBITED.

1.7.3 THE CITY OF JENKS, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE PUBLIC STORM SEWER SYSTEM, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH SYSTEM CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR ITS AGENTS OR CONTRACTORS.

1.7.4 THE FOREGOING COVENANTS CONCERNING THE PUBLIC STORM SEWER SYSTEM SHALL BE ENFORCEABLE· BY THE CITY OF JENKS, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.7.5 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STORM SEWER LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID STORM SEWER. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH STORM, SHALL BE PROHIBITED.

1.8 LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH JAMES AVENUE AND WEST 111TH STREET SOUTH WITHIN THE BOUNDARIES DESIGNATED "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

1.9 RESERVE AREAS

RESERVE AREA "A" SHALL BE USED FOR DRAINAGE, DETENTION, UTILITIES, OPEN SPACE, SIGNAGE, LANDSCAPING, WALLS, AND FENCING.

**SECTION II. PLANNED UNIT DEVELOPMENT**

WHEREAS, THE COTTAGES - JENKS WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (ENTITLED 122) AS PROVIDED WITHIN SECTION VI OF THE PLANNING AND ZONING OF THE CITY OF JENKS, OKLAHOMA AS AMENDED AND EXISTING ON, HEREINAFTER THE “JENKS ZONING CODE”, WHICH PUD 122 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON SEPTEMBER 17, 2020, AND APPROVED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA ON October 6, 2020; AND

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

WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA;

THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS/DEVELOPERS, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

A. USE OF LAND

1. ALL PROVISIONS OF THE JENKS ZONING ORDINANCE SHALL APPLY TO THE PROPERTY EXCEPT AS MODIFIED BY THE SUBMITTED DEVELOPMENT TEXT OF PUD 122. THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OF THE COTTAGES - JENKS WILL BE PERMITTED AS A MATTER OF RIGHT UNDER THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT AND USES CUSTOMARILY ACCESSORY FOR RS-3 ZONE. PROVIDED THAT THE DEVELOPMENT WILL BE ESTABLISHED AS A CONDOMINIUM OWNERSHIP LOCATED ON ONE (1) RESIDENTIAL LOT. ACCESSORY USES FOR EACH DWELLING ARE RESTRICTED TO THOSE AREAS UNDER THE OWNERSHIP OF EACH RESIDENCE AND ARE THEREFORE RESTRICTED TO THE INTERIOR OF THE SINGLE-FAMILY RESIDENTIAL STRUCTURE. THE PLACEMENT OR LOCATION OF EACH SINGLE-FAMILY RESIDENTIAL STRUCTURE ON THE LOT IS SUBJECT TO THE DESIGN AND CRITERIA ESTABLISHED WITHIN PUD 122. THE TRAVEL WAYS, PARKING SPACES, COVERED PARKING, AND ENCLOSED PARKING STRUCTURES ARE ALL LOCATED ON PRIVATE PROPERTY UNDER THE OWNERSHIP OF THE CONDOMINIUM DEVELOPMENT AND ARE RECOGNIZED AS A PART OF THE INTERNAL PARKING LOT OF THE COTTAGES - JENKS.

B. DEVELOPMENT STANDARDS (PUD 122) THE DEVELOPMENT, SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

1. MAXIMUM NUMBER OF DWELLING UNITS - THE NUMBER OF DWELLING UNITS SHALL NOT EXCEED 138.
2. MAXIMUM BUILDING HEIGHT - NO BUILDING SHALL EXCEED 30 FEET IN HEIGHT TO THE HIGHEST ROOF RIDGELINE.

3. BUILDING SETBACKS
A. MINIMUM SETBACK FROM NORTH PROPERTY LINE IS 20 FEET.
B. MINIMUM SETBACK FROM EAST PROPERTY LINE FROM JAMES AVENUE IS 35 FEET.
C. MINIMUM SETBACK FROM EAST PROPERTY LINE FROM CONTINENTAL WIRE IS 15 FEET.
D. MINIMUM SETBACK FROM WEST PROPERTY BOUNDARY IS 20 FEET.
E. MINIMUM SETBACK FROM SOUTH PROPERTY LINE IS 25 FEET.
F. MINIMUM OFF-STREET PARKING SETBACK FROM STREET R-O-W IS 20 FEET.

6. MINIMUM DISTANCE BETWEEN BUILDINGS - THE MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET.

7. BUILDING FACADES - PER PUD NO. 122, SINGLE FAMILY RESIDENTIAL STRUCTURES WILL BE DESIGNED IN A COUNTRY BUNGALOW STYLE UTILIZING VARIOUS EXTERNAL PRODUCTS; BATTEN OVER RAW SIP PANELS, ROCK, MASONRY, SALT FINISHED CONCRETE, METAL ROOFING OVER PORCHES WITH DARK COMPOSITE SHINGLE ON REMAINDER OF ROOF AND BLACK FROM WINDOWS.

8. LANDSCAPING AND SCREENING

LANDSCAPING - AN EXTENSIVE LANDSCAPE PLAN WILL BE DEVELOPED FOR THE SITE. THE LANDSCAPE PLAN WILL ADDRESS TREES, SHRUBBERY, GREEN SPACE, AND FLOWER BEDS FOR AREAS OF THE DEVELOPMENT TO INCLUDE BUT NOT LIMITED TO ENTRANCES, YARDS, CLUB HOUSE AREA, SWIMMING POOL AREA, POND AREA, SET BACK AREA ALONG JAMES AVENUE, AREA ALONG WEST PROPERTY LINE AND PARKING LOT ISLANDS. HEAVY LANDSCAPING IS ALSO DESIGNED ALONG JAMES AVENUE AND THROUGHOUT THE DEVELOPMENT.

SCREENING - EIGHT-FOOT-HIGH FENCING SHALL BE ESTABLISHED ON THE WEST, SOUTH, AND COMMON PROPERTY LINES WITH LOTS IN COMMERCE PARK SUBDIVISION. BOUNDARY DECORATIVE PERIMETER FENCING WILL BE ESTABLISHED ALONG PUBLIC ROAD FRONTAGES. IT IS THE INTENTION OF THE DEVELOPMENT TO NOT FENCE THE POND AREA TO PROVIDE BETTER AESTHETICS AND ALLOW AREA NEIGHBORHOODS ACCESS TO THE WALKING TRAIL AND POND.

9. LIGHTING - EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. STREET AND PARKING LOT LIGHTING SHALL NOT EXCEED 19 FEET IN HEIGHT.

10. OTHER REQUIREMENTS - EXCEPT AS ABOVE SET FORTH, BUILDINGS AND OTHER IMPROVEMENTS SHALL COMPLY WITH THE BULK AND AREA REQUIREMENTS OF AN RS-3 RESIDENTIAL SINGLE-FAMILY DISTRICT AS SET FORTH WITHIN THE JENKS ZONING CODE.

D. SIGNS

1. A 50 X 50 EASEMENT AREA WILL BE DESIGNATED IN THE NORTHEAST CORNER OF THE DEVELOPMENT FOR THE PLACEMENT OF A GROUND SIGN FOR THE DEVELOPMENT.
2. ONE GROUND SIGN MAY BE ERECTED NOT EXCEEDING 75 SQUARE FEET OF DISPLAY SURFACE AREA.
3. THE GROUND SIGN SHALL NOT EXCEED 20 FEET IN HEIGHT, MEASURED FROM THE MEAN CURB LEVEL OF THE LOT UPON WHICH IT IS ERECTED.
4. DURING THE PERIOD OF CONSTRUCTION, BUT NOT EXCEEDING 24 MONTHS, A MAXIMUM OF ONE SIGN ADVERTISING THE DEVELOPMENT MAY BE ERECTED ON THE WEST 111TH STREET SOUTH FRONTAGE OF THE DEVELOPMENT. THIS SIGN SHALL NOT EXCEED 32 SQUARE FEET OF SURFACE DISPLAY AREA. SUCH SIGN SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT, ILLUMINATION IF ANY SHALL BE BY CONSTANT LIGHT.

E. ACCESS - THERE WILL BE ONE POINT OF ACCESS TO WEST 111TH STREET SOUTH AND ONE POINT OF ACCESS TO JAMES AVENUE. ALL GATED ACCESS INTO THE PROPERTY FROM AN ABUTTING STREET SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

F. OWNER'S ASSOCIATION

1. THE COTTAGES - JENKS IS ESTABLISHED AS A CONDOMINIUM DEVELOPMENT, PRIOR TO ANY SALE OF A STRUCTURE WITHIN THE DEVELOPMENT AN A CONDOMINIUM ARTICLE OF INCORPORATION SHALL BE FORMED THAT OUTLINES THE SALE OF THE INDIVIDUAL STRUCTURE AND THE RIGHTS AND RESPONSIBILITY OF THE OWNERS OF THE LAND AND, THE OWNER OF THE INTERIOR OF THE SINGLE-FAMILY RESIDENTIAL STRUCTURE.

2. THE OWNERS OF THE LAND SHALL ESTABLISH A PROPERTY MANAGEMENT ENTITY THAT IS RESPONSIBLE FOR MAINTAINING THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, FENCING, RESERVES, DETENTION FACILITIES, STREETS/PARKING LOTS, GATES, CLUB HOUSE, SWIMMING POOL, PARK AREAS, ALL EXTERNAL BUILDING FACADES AND MATERIALS, AND OTHER EXTERNAL AREAS ENHANCING THE DESIRABILITY AND ATTRACTIVENESS OF THE DEVELOPMENT.

3. MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A FEE INTEREST OWNER OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE WITHIN COUNTRY COTTAGES OF MIDLAND VALLEY SHALL BE A MEMBER OF THE COTTAGES - JENKS OWNERS ASSOCIATION. MEMBERSHIP SHALL BE MANDATORY AND APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP A STRUCTURE. THE ACCEPTANCE OF A DEED TO A RESIDENTIAL STRUCTURE SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE COTTAGES - JENKS OWNERS ASSOCIATION AS OF THE DATE OF ITS INCORPORATION, OR AS IN TIME OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4. COVENANT OF ASSESSMENT: THE OWNER AND EACH SUBSEQUENT OWNER OF A RESIDENCE BY ACCEPTANCE OF A DEED THEREFORE COVENANTS AND AGREES TO PAY TO THE COUNTRY COTTAGES OF MIDLAND VALLEY OWNERS ASSOCIATION DUES AND ASSESSMENTS TO BE ESTABLISHED BY PROPERTY MANAGEMENT BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A STRUCTURE. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY.

5. UNIFORM RATE OF ASSESSMENT: BOTHER ANNUAL AND SPECIAL ASSESSMENTS SHALL BE FIXED AT A UNIFORM RATE FOR EACH UNIT PROVIDED HOWEVER, THAT LOTS OWNED BY THE DEVELOPER SHALL NOT BE SUBJECT TO ASSESSMENT DURING DEVELOPER'S OWNERSHIP OF THE UNIT.

6. CERTIFICATE OF ASSESSMENT: THE OWNERS ASSOCIATION SHALL, UPON DEMAND, AND FOR A REASONABLE CHARGE, FURNISHING CERTIFICATE SIGNED BY AN OFFICER OF THE HOMEOWNERS ASSOCIATION SETTING FORTH WHETHER THE ASSESSMENTS ON A SPECIFIED UNIT HAVE BEEN PAID. A PROPERLY EXECUTED CERTIFICATE OF THE OWNERS ASSOCIATION AS TO THE STATUS OF ASSESSMENTS ON A UNIT BINDING UPON THE OWNERS ASSOCIATION AS OF THE DATE OF ITS ISSUANCE.

7. NON-PAYMENT REMEDIES: AN ASSESSMENT WHICH IS NOT PAID WHEN DUE SHALL BE DELINQUENT AND SHALL CONSTITUTE A LIEN ON THE UNIT 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 OWNERS ASSOCIATION MAY BRING AN ACTION AT LAW AGAINST THE OWNER PERSONALLY OBLIGATED TO PAY THE SAME, OR FORECLOSE TS 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. THE OWNER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NON-USE OF THE COMMON AREAS OR ABANDONMENT OF HIS UNIT.

8. 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 PROPERTY OWNER.

**SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

1. ENFORCEMENT AND DURATION

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 THE UNDERSIGNED OWNER/DEVELOPER, 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.

2. AMENDMENT

THE COVENANTS CONTAINED HEREIN WITHIN "SECTION I. EASEMENTS AND UTILITIES" AND "SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS" MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED BY THE OWNERS OF THE PROPERTY AND ACKNOWLEDGED BY THE JENKS PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA.

3. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED 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 PROVISIONS HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OR THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, 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 OR COVENANT, OR CONDITIONS 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.

4. DEFINITIONS

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 DECEMBER 6, 2019 OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF: RED RIVER DEVELOPMENT, LLC HAS CAUSED ITS NAME TO BE AFFIXED, THIS DATE ______________________________, 20_______.

RED RIVER DEVELOPMENT, LLC

By: ______________________________
STEVEN WATTS, PARTNER

)
COUNTY OF TULSA STATE OF OKLAHOMA ) ss
)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ________________DAY OF _______________________, 20 _________, PERSONALLY APPEARED STEVEN WATTS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAMES OF THE MAKERS THEREOF TO THE 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 SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: ________________________ ________________________________
NOTARY PUBLIC

**CERTIFICATE OF DEDICATION**

I, JEFFREY A. TUTTLE, DOES HEREBY CERTIFY THAT I HAVE, CAREFULLY AND ACCURATELY SURVEYED, STAKED AND PLATTED THE ABOVE DESCRIBED TRACT, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS ___________________DAY OF _________________________, 20_________

________________________________
JEFFREY A. TUTTLE,
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

)
COUNTY OF TULSA STATE OF OKLAHOMA ) ss
)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ________________DAY OF _______________________, 20 _________, PERSONALLY APPEARED JEFFREY A. TUTTLE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAMES OF THE MAKERS THEREOF TO THE 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 SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: ________________________ ________________________________
NOTARY PUBLIC

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case | The SmithCo Group North & South (2 Plats) |
| Request | Request to recommend approval of both Preliminary/Final Plats |
| Location | 9340 S Elwood Ave W |
| Applicant | Steven Hollabaugh, Native Strategies, PLLC |

## Staff Report

Preparer | Marcaé Hilton

| Attachments | Preparer |
|---|---|
| ☐ Preliminary/Final Plat and DOD The SmithCo Group North | Steven Hollabaugh |
| ☐ Preliminary/Final Plat and DOD The SmithCo Group South | Steven Hollabaugh |

## Background Information

**STAFF COMMENTARY** | The SmithCo Group owns two lots on S Elwood Ave across from South Lakes Golf Course. Their Lot Split/Combination request to the northern portion of the southern lot, which moved the shared boundary north by Twenty (20) feet was approved on March 04, 2021. This created two (2) lots the same width at 220 feet. Currently, they are seeking approval of the required plating.

**PLANNING DATA**

| | |
|---|---|
| Public Comment | None \| no notice is given to public for plats |
| Special District | None |
| Zoning | CG \| Commercial General |
| General Location | North of Main Street and West of Elwood Avenue West |
| | North Lot \| 9340 S Elwood Ave W |
| | South Lot \| 9402 S Elwood Ave W |
| Parcel ID | North Lot \| 98223822307600 |
| | South Lot \| 98223822308780 |
| Plat Data | Staff Comments |

| | |
|---|---|
| | The key or location map showing in a small scale: Other subdivisions in the area |
| | Size in acres |
| | The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified. |
| | Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision Dimensions of Easements and other lines. |
| | Any other information as may be deemed by the Planning Commission and City Council as reasonably necessary for the full and proper consideration of the proposed subdivision. |
| | City Code \| SUNSET CLAUSE \|The approval of a preliminary plat shall be effective for a period of two (2) years from the date of approval by the Planning Commission for an extended period of time, |
| | At the end of which time approval of the final plat must have been obtained from the Planning Commission. |
| | Provide Deed of Dedication |
| TAC | COMMENTS FROM MARCH 23, 2021 |
| | Donald Kafer ONG \| UE needed along NS (eastern property line) high pressure gas main south of property. |
| Gross Acres | North Lot \| 2.27 |
| | South Lot \| 2.8 |
| Site Plan | Included in packet \| general in nature |

## Staff Evaluation & Recommendation

**EVALUATION** Staff believes the Preliminary/final Plats will be in compliance with all City requirements once staff/Tac comments are addressed.

**CONDITIONS**

1. Submit Lot Split/Combo Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds
3. Provide resolution to all comments before submittal to City Council on April 14, 2021

**RECOMMENDATION:** *Staff recommends approval of the Preliminary/Final Plat for SmithCo North and SmithCo South per staff comments.*

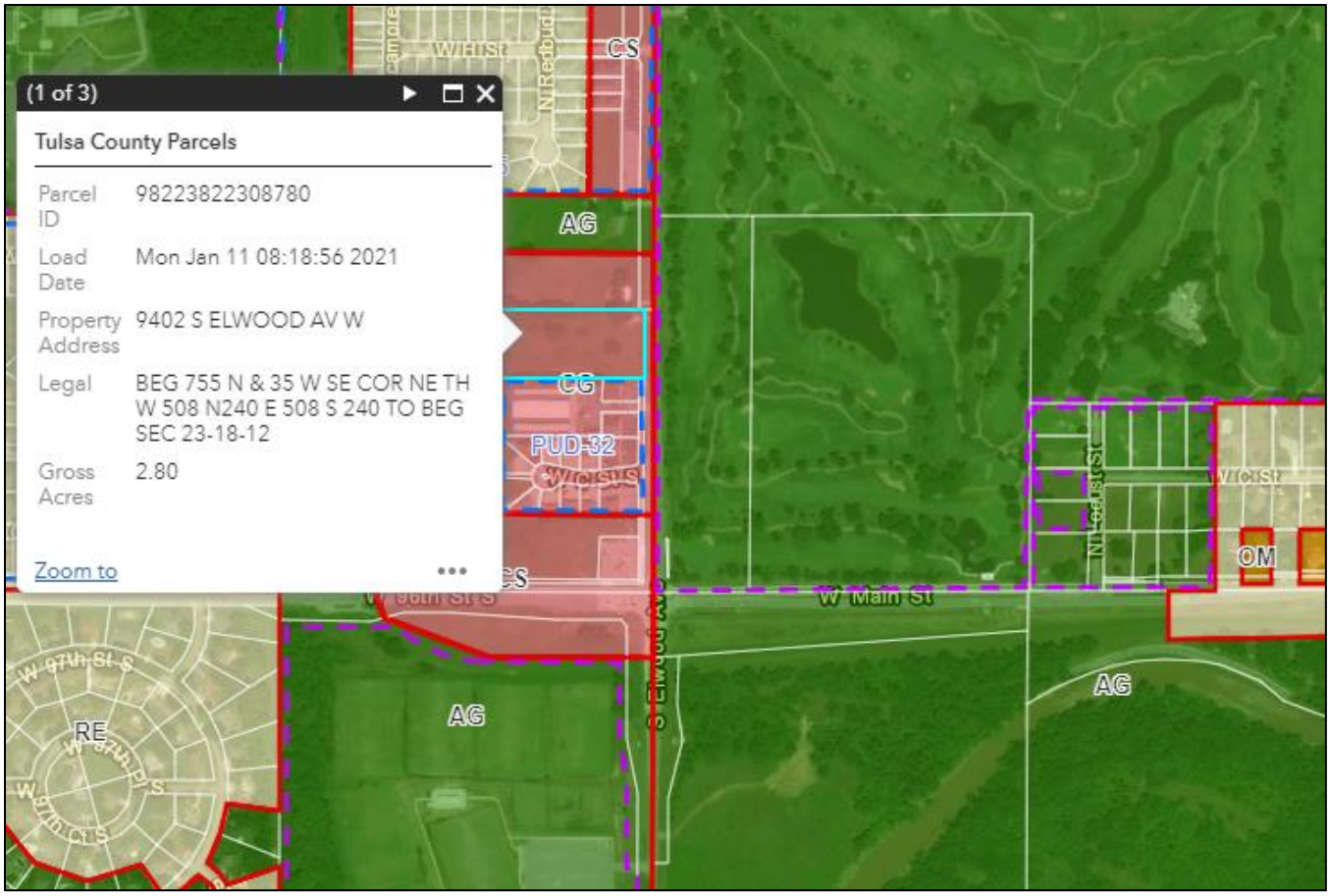



*Figure 1. Southern lot highlighted*

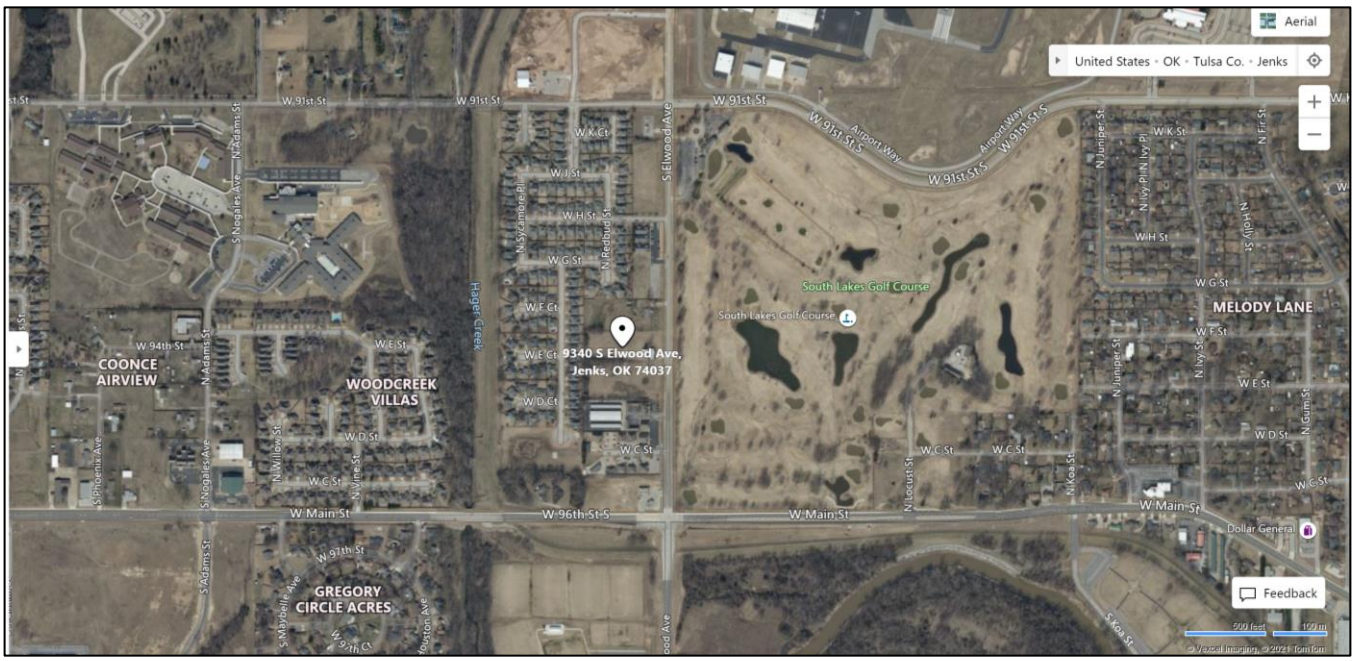



*Figure 2: Bing Map Aerial View*

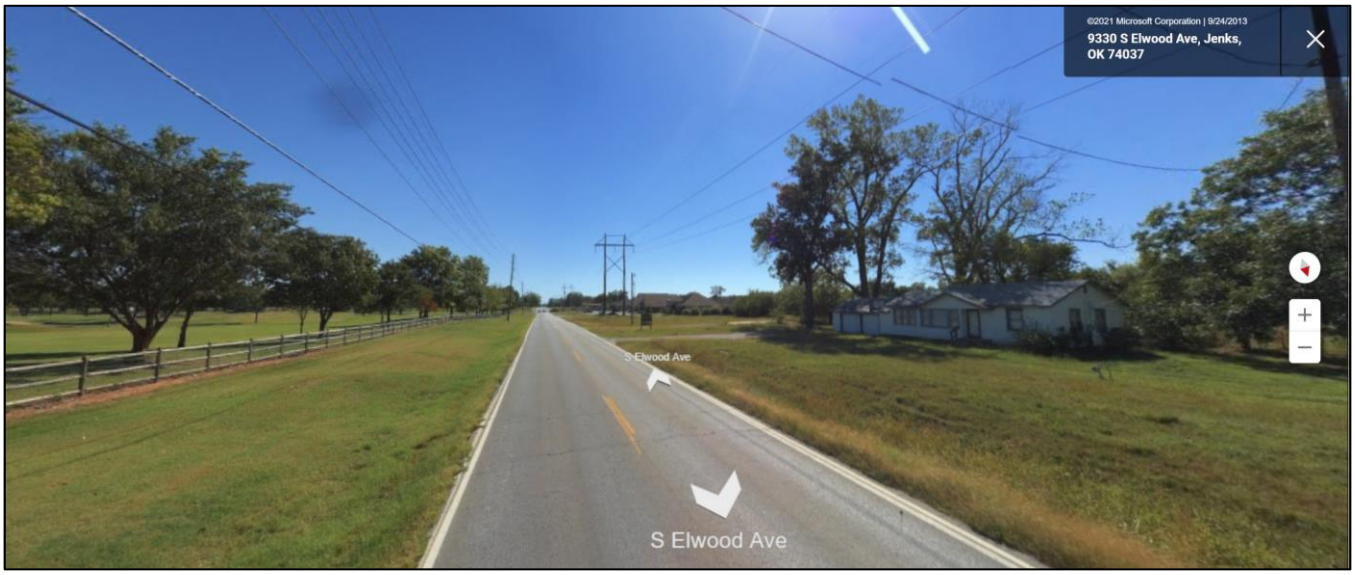



*Figure 3: Bing Map Street View Golf Course on east, Lots in question on west*

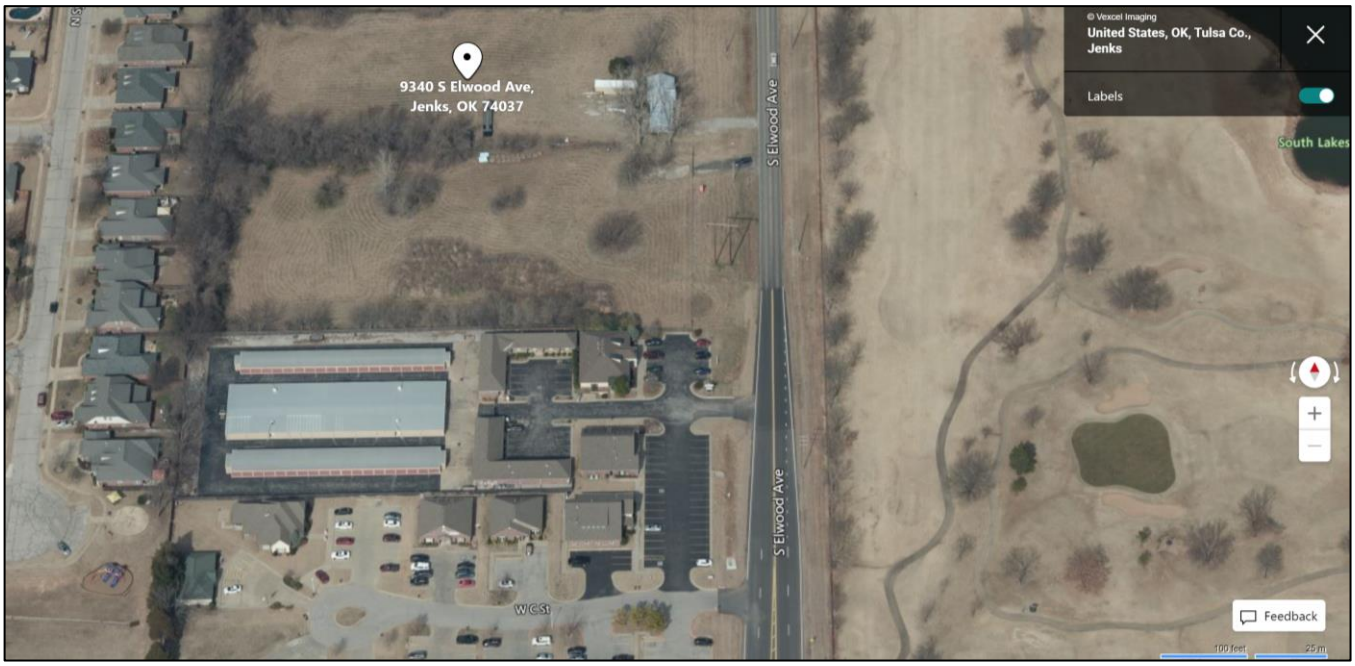



*Figure 4: Birds Eye View of property*

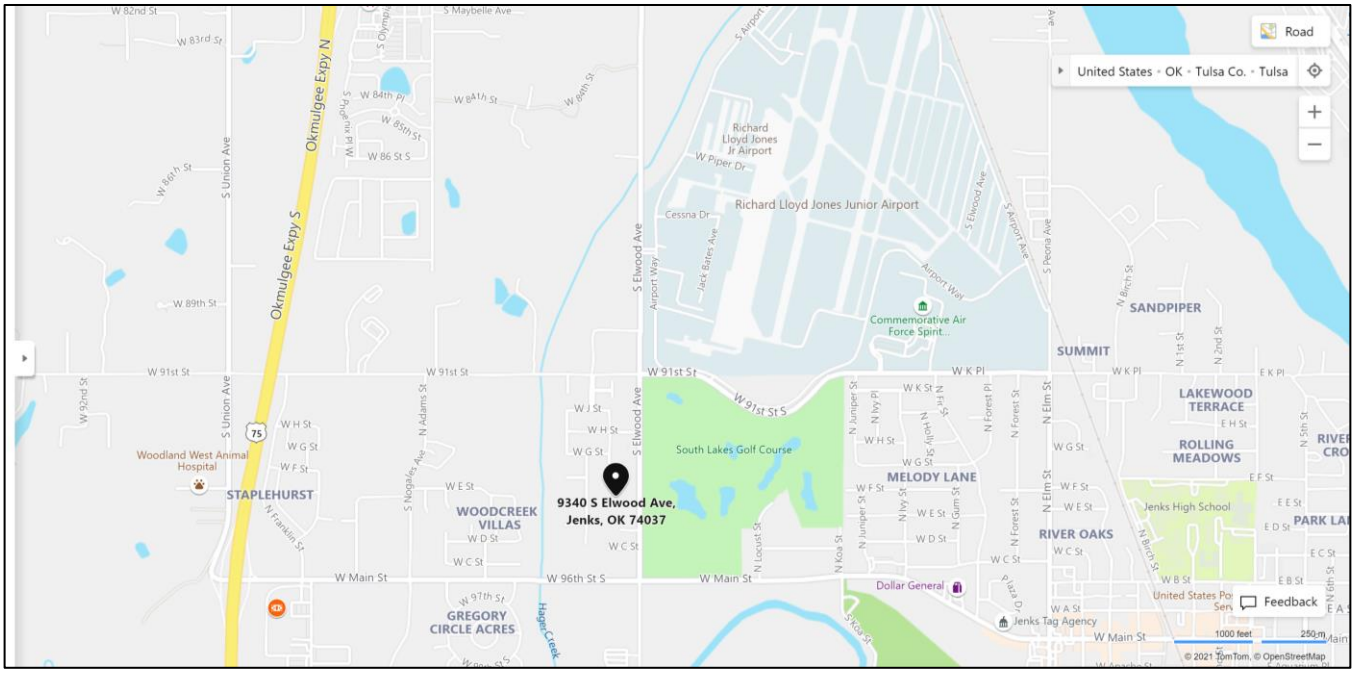
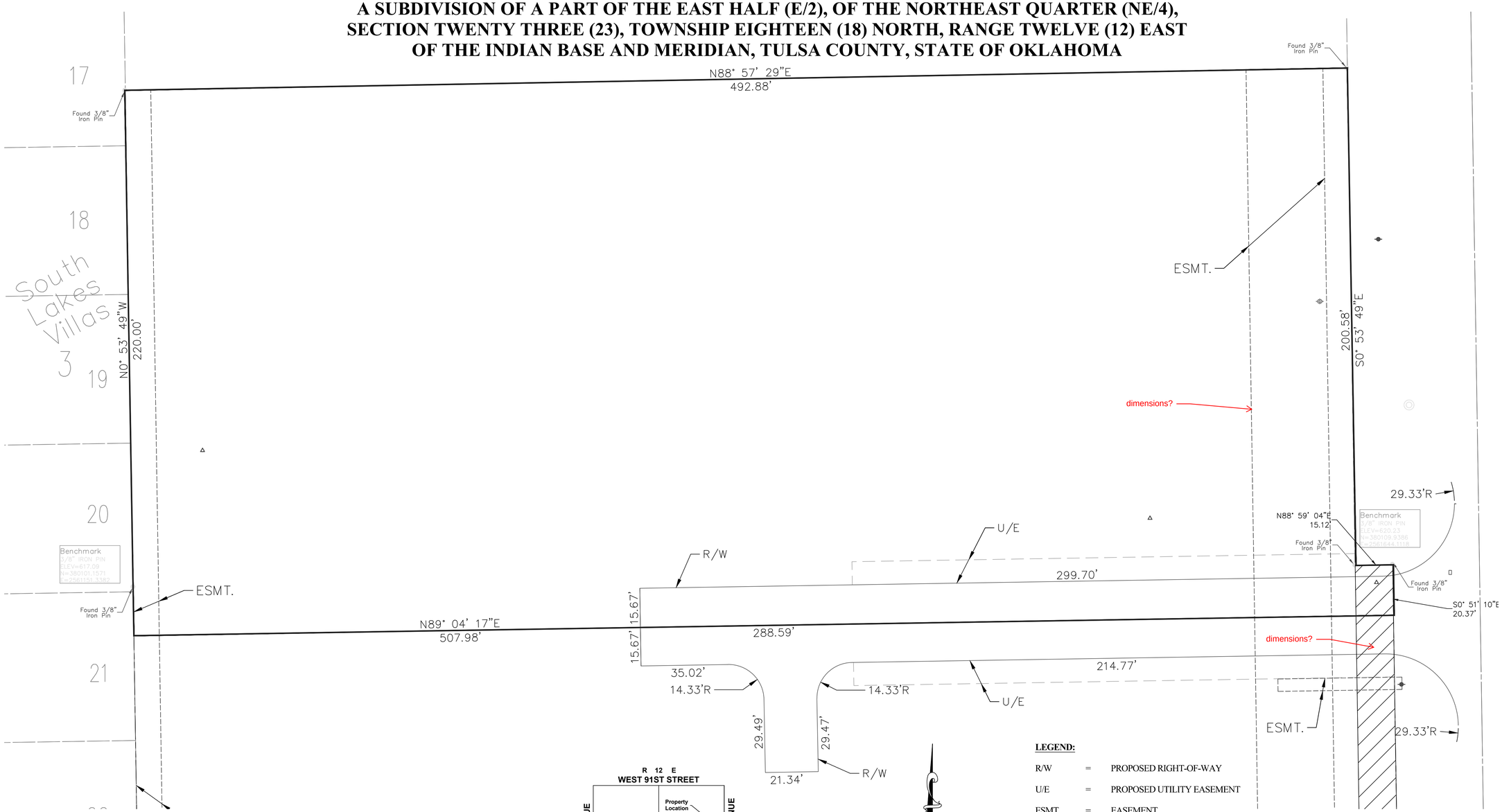



*Figure 5: Bing Map | Large Map View*

# THE SMITHCO GROUP NORTH

## FINAL PLAT

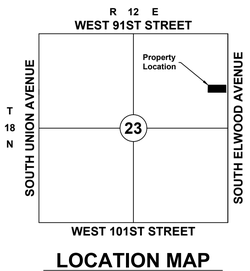
## AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.
## A SUBDIVISION OF A PART OF THE EAST HALF (E/2), OF THE NORTHEAST QUARTER (NE/4), SECTION TWENTY THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA




**LEGAL DESCRIPTION**

A TRACT OF AND SITUATED IN THE EAST HALF OF THE NORTH EAST QUARTER (E/2 NE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 975.0 FEET NORTH AND 35.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID NE/4; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 508.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID NE/4 A DISTANCE OF 220.0 FEET; THENCE EAST AND PARALLEL THE SAID SOUTH LINE A DISTANCE OF 493.0 FEET; THENCE SOUTH AND PARALLEL TO SAID EAST LINE A DISTANCE OF 200.0 FEET; THENCE EAST AND PARALLEL THE SAID SOUTH LINE A DISTANCE OF 15.0 FEET; THENCE SOUTH AND PARALLEL TO SAID EAST LINE A DISTANCE OF 20.0 FEET TO THE PLACE OF BEGINNING.




**LOCATION MAP**

1" = 2000'

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.

**LEGEND:**

| | | |
|---|---|---|
| R/W | = | PROPOSED RIGHT-OF-WAY |
| U/E | = | PROPOSED UTILITY EASEMENT |
| ESMT. | = | EASEMENT |
| | = | RIGHT-OF-WAY DEDICATED BY THIS PLAT |

**BACKFLOW PREVENTER VALVE:**
IF THE ACTUAL FINISHED FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE UPSTREAM SANITARY SEWER MANHOLE TOP OF RIM ELEVATION, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER NEAR THE BUILDING. THE BUILDER IS RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES REGARDING THE INSTALLATION OF ANY REQUIRED BACKFLOW PREVENTER VALVE.

**DEVELOPER/OWNER:**

THE SMITHCO GROUP
1100 RIVERWALK
TERRACE, SUITE 230
JENKS, OK 74037
PHONE: (918) 808-7482

**ENGINEER:**

NATIVE STRATEGIES, PLLC
12559 S 198TH EAST AVE.
BROKEN ARROW, OK 74014
PHONE: (918) 640-6656
CA #8493 EXP: 6/30/2021

**SURVEYOR:**

BENNETT SURVEYING, INC.
P.O. BOX 848
CHOUTEAU, OK 74337
PHONE: (918) 476-7484
CA #4502 EXP: 6/30/2022

**BENCHMARKS:**

3/8" IRON PIN
ELEV = 617.09
N = 380101.1571
E = 2561151.3382

3/8" IRON PIN
ELEV = 619.09
N = 379909.491
E = 2561259.372

3/8" IRON PIN
ELEV = 620.23
N = 380109.9386
E = 2561644.118

VERTICAL DATUM IS BASED ON GPS DATA (NAVD88).

HORIZONTAL DATUM IS ASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83.

**FINAL PLAT**
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

_____

_____
MAYOR-VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

_____
CITY MANAGER

# THE SMITHCO GROUP SOUTH

## FINAL PLAT

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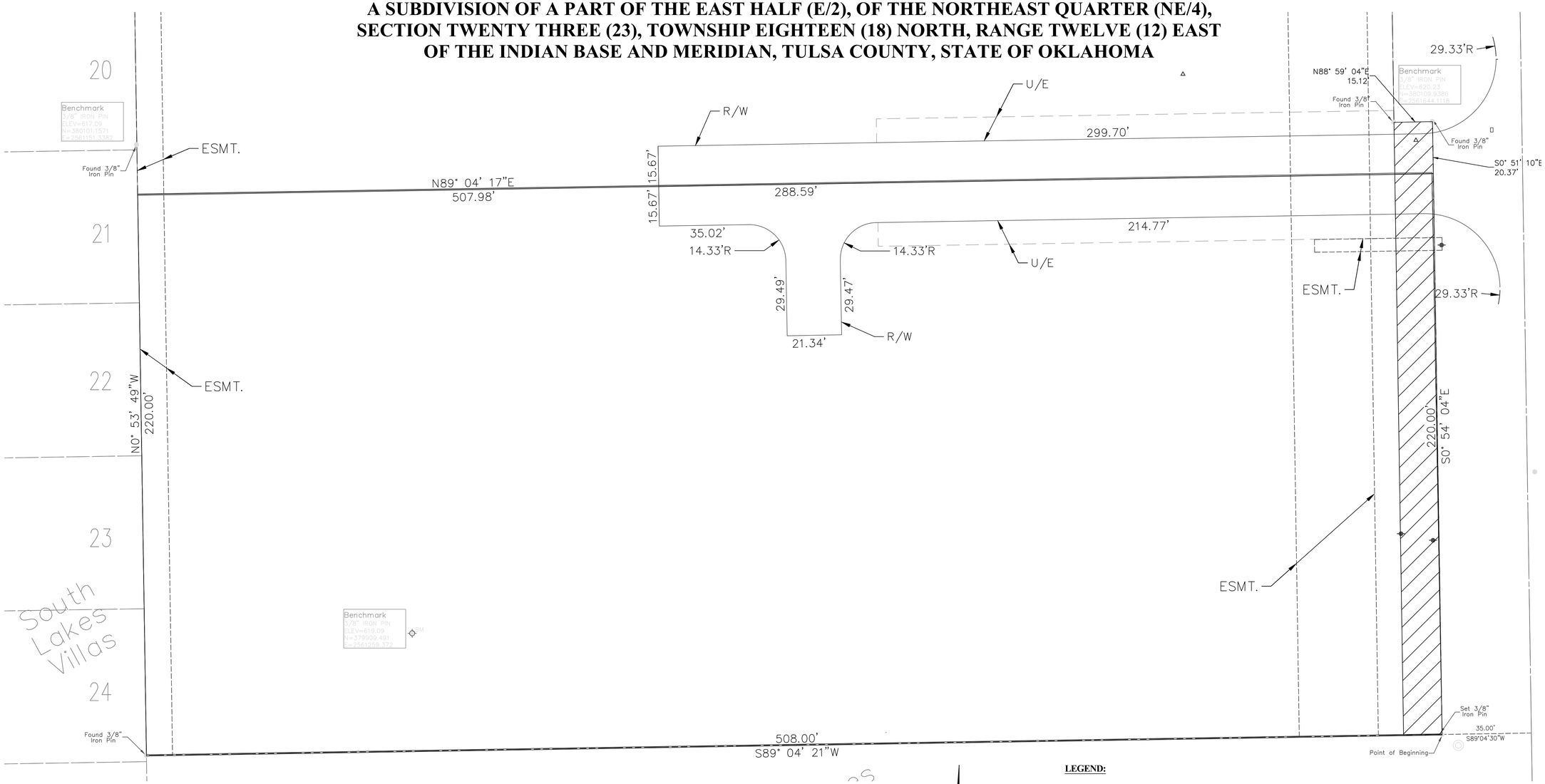


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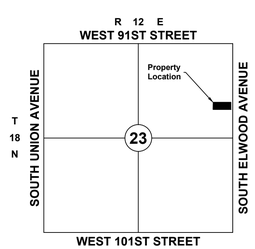


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_____
CITY MANAGER

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | Final Plat | TORREY LAKES |
| Request | Approval of the Final Plat for Torrey Lakes |
| Location | South of 131st and west Harvard |
| Applicant | Tim Terral, TEP |

## Staff Report

Preparer | Marcaé Hilton

| Attachments | Preparer |
|---|---|
| ☐ FINAL PLAT | TORREY LAKES | TEP |
| ☐ DEED OF DEDICATION | TEP |

## Background Information

**STAFF COMMENTARY** | This Final Plat is following a Preliminary Plat approval from City Council on May 19, 2020 and approval by City Council of a Planned Unit Development | PUD 119 Torrey Lakes, on April 27, 2020 per Ordinance No. 1516. Torrey Lakes is a single-family residential subdivision by Cozort Homes. The subdivision is located one-half a mile south of 131st and west of Harvard. The site is surrounded by similar development including Providence Hills (PUD-49) on the north, Clearfield Estates (PUD 107) on the south and Dutchers Crossing (PUD 40) on the east side of Harvard. Several of the existing subdivisions in the area are similar in size and designed to meet current market demands.

The PUD shows two shared reserve/open space areas for the subdivision. Each area will provide stormwater detention for the project as well as trails which connect to the interior sidewalk system and ultimately to the public sidewalk along Harvard. The PUD shows the north/east parkland as a reserve area, it is here that the developer is providing neighborhood amenities including a large playground, pool and outdoor kitchen area. The southwest corner is the second reserve area with a dedicated detention pond and water feature. There are two entrances to the subdivision on Harvard and a stub out street to the west. The entry features will incorporate lighting, wood and stone or masonry screening, and is expected to be comparable to Clearfield Estates in style. The lots are approximately 135 feet in depth allowing for large backyards.

**PLANNING DATA**

| | |
|---|---|
| Intended Use | Single-family Residential |
| Appearance District | None |
| Zoning | (PUD 119 & RS-1) Residential Single-Family |
| Comprehensive Plan | Intensity \| Low |
| General Location | West of Harvard and ½ mile between 131st and 141st |
| Acres | 41.518 |
| Floodplain | No 100-year FP |
| Lot Data | Total Lots \| 140 drawn \| Max 155 per PUD |
| | Lot Depth \| 135 feet approximately |
| Streets | Public |
| TAC Comments | *Meeting Via Teams, March 23, 2021* |

TEP, Tim Terrell was present to represent the applicant, Tim gave a brief summary of the single-family development.

ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler, there is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it.

Brent with COX askes about easements

ONG, Kymberly Vossler stated ONG needed a UE along 21st Place E

COJ, Marcaé Hilton

1. Overland Drainage Easement is required before filing will be allowed.
2. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.
3. Owner needs release letters.

Question about Reserve area A & E in the DOD, it was determined the areas are a UE.

*Meeting Via Email, February 11, 2021*

ONG Comment: No Objections | Release Letter provided Feb. 15, 21

BTC Comment: No Objections | Release Letter provided Feb. 26, 21

City of Jenks: Chris Cloyde | Outstanding issues from Preliminary Plat have been addressed

*Meeting Via Email, April 14, 2020*

ONG Comment: Kymberly Vossler, Project Manager

- We would need a minimum of 15′ but prefer a 17.5′ U/E be provided on the Plat in the front of the lots for Torrey Lakes.
- Along the eastern edge of this plat, they call out a 50′ ONG Easement. This easement does not belong to Oklahoma Natural Gas. It was acquired by ONG Transmission Company, but these agreements were kept by ONEOK when we split. The only ROW owned by ONG in the ¼ section is south of where this plat is.

Fire Chief, Greg Ostrum: No concerns on any of these items from fire.

**PUBLIC COMMENT: NONE AT TIME OF THIS REPORT**

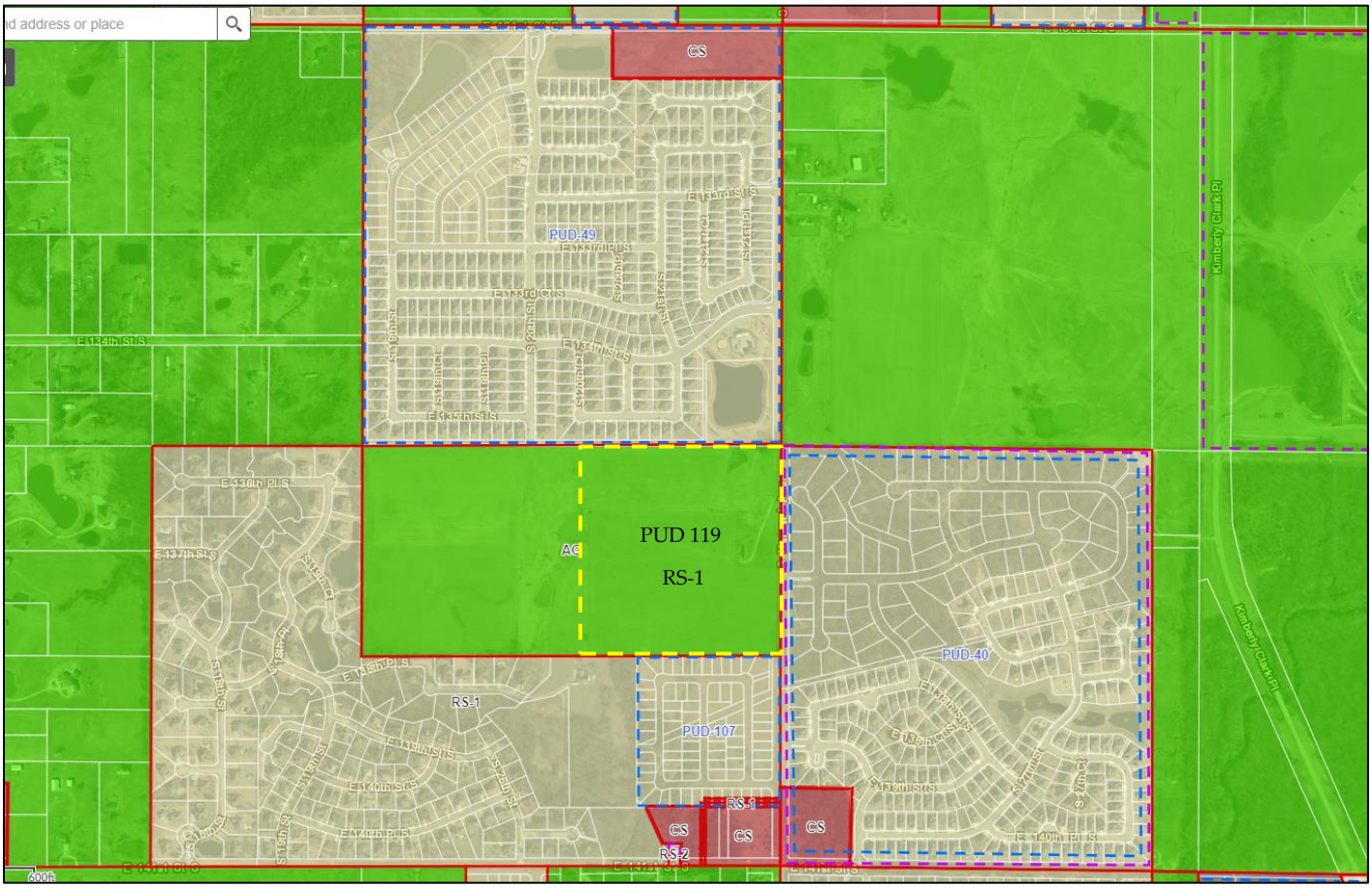
Zoning Surrounding:

North: (PUD 49 | RS-2) Single-Family Residential | Providence Hills

South: (PUD 107 | RS-1) Single-family Residential |Clearfield Estates | Approved 02.19.18
(RS-1) Snow Tree & (RS-1) Country Meadows

West: (AG) Undeveloped, (RS-1) Pecan Creek

East: (PUD 40 | RS-2) Single-family Residential | Grey Oaks & Dutchers Crossing | Approved 04.2004



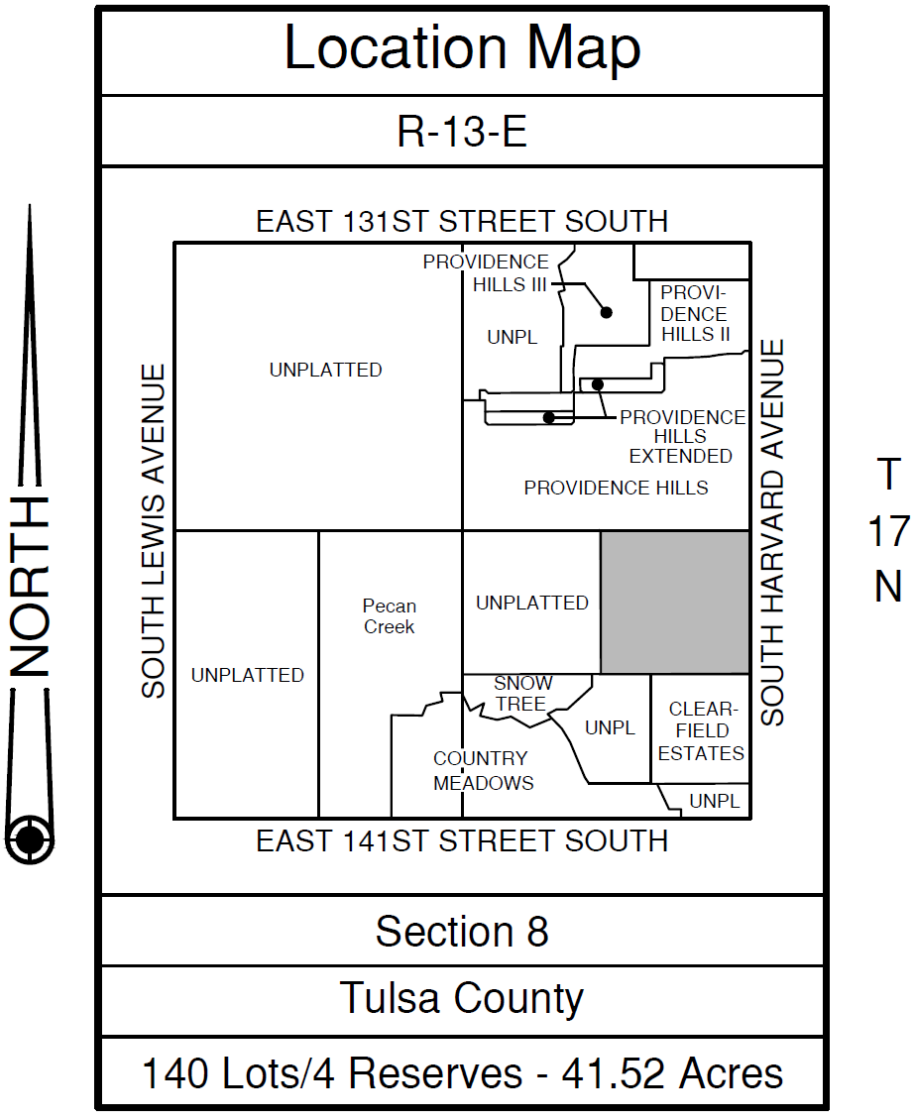
## Staff Evaluation & Recommendation

**Evaluation** | The developer is in the final phases of filing this document. Staff has requested an offsite ODE and has asked the developer and/or applicant to add the Overland Drainage Easement data to the face of the plat before filing. TAC and staff believe the approval request for the Final Plat will match the language in the approved PUD, meet City Code and Regulations, and is in harmony with the surrounding properties and uses.

**Comments | Not Compete List**

1. Provide copy of additional Overland Drainage Easement agreement on property to west.
   a. Add filing number to face of plat
2. TAC Comments | Meeting Via Email, February 12, 2021, Meeting Via Teams, March 23, 2021
   a. Revise as needed
   b. Release letters have been received from 2 members; the TAC has been notified 3 times

**Recommendation** | *Approve the Final Plat for Torrey Lakes a single-family residential subdivision per staff comments.*



OWNER/DEVELOPER

C & C Development Group, L.L.C.
*an Oklahoma Limited Liability Company*
P.O. Box 265
Jenks, Oklahoma 74037

918.260.6578

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
*an Oklahoma corporation*
9810 East 42nd Street South, Suite 100
Tulsa, Oklahoma 74146

918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

Planned Unit Development No. 119

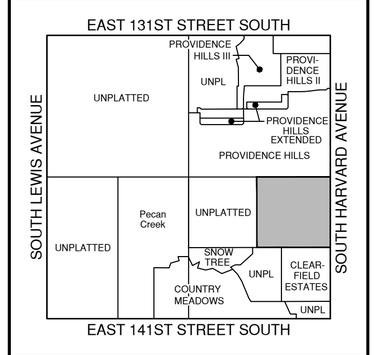
# Torrey Lakes

A subdivision in the City of Jenks, being a part of the SE/4 of
Section 8, Township 17 North, Range 13 East,
of the Indian Base and Meridian, Tulsa County, State of Oklahoma

100 50 0 100 200 300
SCALE: 1" = 100 FEET

## Location Map

R-13-E




Section 8

Tulsa County

140 Lots/4 Reserves - 41.52 Acres

## Lot Areas

| | Lot | Area (S.F.) |
|---|---|---|
| BLOCK 1 | 1 | 9,391 |
| | 2 | 7,501 |
| | 3 | 7,504 |
| | 4 | 7,507 |
| | 5 | 8,136 |
| | 6 | 8,139 |
| | 7 | 8,143 |
| | 8 | 7,519 |
| | 9 | 7,522 |
| | 10 | 7,525 |
| | 11 | 7,528 |
| | 12 | 7,531 |
| | 13 | 7,534 |
| | 14 | 7,537 |
| | 15 | 7,540 |
| | 16 | 8,171 |
| | 17 | 7,456 |
| | 18 | 7,753 |
| | 19 | 8,395 |
| | 20 | 8,384 |
| | 21 | 8,884 |
| BLOCK 2 | 1 | 9,749 |
| | 2 | 8,939 |
| | 3 | 8,243 |
| | 4 | 8,920 |
| | 5 | 8,910 |
| | 6 | 8,900 |
| | 7 | 8,889 |
| | 8 | 8,879 |
| | 9 | 8,869 |
| | 10 | 8,859 |
| | 11 | 8,849 |
| | 12 | 8,839 |
| | 13 | 8,829 |
| | 14 | 10,039 |
| BLOCK 3 | 1 | 9,456 |
| | 2 | 8,905 |
| | 3 | 8,905 |
| | 4 | 8,905 |
| | 5 | 8,370 |
| | 6 | 8,905 |
| | 7 | 8,905 |
| | 8 | 8,905 |
| | 9 | 8,905 |
| | 10 | 8,905 |
| | 11 | 8,905 |
| | 12 | 8,905 |

| | Lot | Area (S.F.) |
|---|---|---|
| BLOCK 3 | 13 | 8,220 |
| | 14 | 9,456 |
| | 15 | 10,141 |
| | 16 | 8,905 |
| | 17 | 8,905 |
| | 18 | 8,760 |
| | 19 | 9,047 |
| | 20 | 14,387 |
| | 21 | 10,000 |
| | 22 | 14,387 |
| | 23 | 9,105 |
| | 24 | 8,760 |
| | 25 | 8,905 |
| | 26 | 8,905 |
| | 27 | 10,141 |
| | 28 | 9,456 |
| | 29 | 8,905 |
| | 30 | 8,905 |
| | 31 | 8,903 |
| | 32 | 7,458 |
| | 33 | 12,143 |
| | 34 | 12,634 |
| | 35 | 12,603 |
| | 36 | 12,907 |
| | 37 | 7,746 |
| | 38 | 9,197 |
| | 39 | 9,200 |
| | 40 | 9,200 |
| | 41 | 9,773 |
| | 42 | 9,773 |
| | 43 | 8,492 |
| | 44 | 8,492 |
| | 45 | 8,492 |
| | 46 | 8,492 |
| | 47 | 8,492 |
| | 48 | 8,492 |
| | 49 | 8,492 |
| | 50 | 8,343 |
| | 51 | 7,266 |
| | 52 | 7,266 |
| | 53 | 7,266 |
| | 54 | 7,749 |
| | 55 | 14,739 |
| | 56 | 11,331 |
| | 57 | 8,135 |
| | 58 | 8,205 |
| | 59 | 8,616 |

| | Lot | Area (S.F.) |
|---|---|---|
| BLOCK 3 | 60 | 8,344 |
| | 61 | 9,473 |
| | 62 | 8,235 |
| | 63 | 8,235 |
| | 64 | 8,046 |
| | 65 | 8,535 |
| | 66 | 14,301 |
| | 67 | 9,919 |
| | 68 | 14,289 |
| | 69 | 8,590 |
| | 70 | 8,622 |
| | 71 | 8,205 |
| | 72 | 8,205 |
| | 73 | 9,438 |
| BLOCK 4 | 1 | 9,506 |
| | 2 | 8,344 |
| | 3 | 8,344 |
| | 4 | 8,234 |
| | 5 | 10,190 |
| | 6 | 13,978 |
| | 7 | 7,607 |
| | 8 | 7,200 |
| | 9 | 7,500 |
| | 10 | 7,500 |
| | 11 | 8,616 |
| | 12 | 8,616 |
| | 13 | 8,125 |
| | 14 | 8,125 |
| | 15 | 8,440 |
| | 16 | 9,156 |
| | 17 | 14,328 |
| | 18 | 9,917 |
| | 19 | 14,242 |
| | 20 | 10,193 |
| | 21 | 9,459 |
| | 22 | 9,606 |
| | 23 | 9,606 |
| | 24 | 8,867 |
| | 25 | 8,867 |
| | 26 | 8,867 |
| | 27 | 8,867 |
| | 28 | 8,867 |
| | 29 | 8,867 |
| | 30 | 9,606 |
| | 31 | 9,606 |
| | 32 | 9,606 |

## Legend

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

## Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

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

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

## Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of S 00°13'55"W along the east line of the SE/4 of Section 8, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

## Benchmark

Chiseled "X" on top of curb, 7' east of the west end of curb on the south side of 139th Street South and 57' east of the centerline of Harvard Avenue.

Elevation = 666.87 NAVD 1988

## Backflow Preventer Valve

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

## Curve Table

| Curve # | Delta | Radius | Length | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 90°08'15" | 30.00 | 47.20 | N44° 50' 12"W | 42.48 |
| C2 | 29°55'35" | 25.00 | 13.06 | S75° 07' 53"W | 12.91 |
| C3 | 149°51'10" | 50.00 | 130.77 | S44° 54' 20"E | 96.56 |
| C4 | 29°55'35" | 25.00 | 13.06 | N15° 03' 28"E | 12.91 |
| C5 | 90°00'00" | 25.00 | 39.27 | N44° 54' 20"W | 35.36 |
| C6 | 90°00'00" | 25.00 | 39.27 | N45° 05' 40"E | 35.36 |
| C7 | 29°55'35" | 25.00 | 13.06 | N14° 52' 07"W | 12.91 |
| C8 | 119°55'35" | 50.00 | 104.66 | S30° 07' 53"W | 86.57 |
| C9 | 90°00'00" | 25.00 | 39.27 | N45° 05' 40"E | 35.36 |
| C10 | 90°00'00" | 25.00 | 39.27 | N44° 54' 20"W | 35.36 |
| C11 | 41°24'35" | 50.00 | 36.14 | S69° 23' 23"W | 35.36 |
| C12 | 262°49'09" | 50.00 | 229.35 | S0° 05' 40"W | 75.00 |
| C13 | 41°24'35" | 50.00 | 36.14 | S69° 12' 02"E | 35.36 |
| C14 | 12°14'06" | 250.00 | 53.39 | N83° 58' 37"E | 53.28 |
| C15 | 12°11'21" | 250.00 | 53.19 | S83° 57' 15"W | 53.08 |
| C16 | 89°49'00" | 30.00 | 47.03 | N45° 08' 25"E | 42.36 |
| C17 | 89°51'45" | 30.00 | 47.05 | N45° 09' 48"E | 42.38 |
| C18 | 90°00'00" | 25.00 | 39.27 | S44° 54' 20"E | 35.36 |
| C19 | 79°43'56" | 25.00 | 34.79 | S39° 57' 38"W | 32.05 |
| C20 | 10°13'19" | 200.00 | 35.68 | S84° 56' 16"W | 35.63 |
| C21 | 90°11'00" | 30.00 | 47.22 | N44° 51' 35"W | 42.49 |
| C22 | 90°00'00" | 25.00 | 39.27 | N45° 05' 40"E | 35.36 |

| Curve # | Delta | Radius | Length | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C23 | 90°00'00" | 25.00 | 39.27 | S44° 54' 20"E | 35.36 |
| C24 | 41°24'35" | 50.00 | 36.14 | S20° 47' 58"W | 35.36 |
| C25 | 262°49'09" | 50.00 | 229.35 | N89° 54' 20"W | 75.00 |
| C26 | 41°24'35" | 50.00 | 36.14 | N20° 36' 37"W | 35.36 |
| C27 | 90°00'00" | 25.00 | 39.27 | N45° 05' 40"E | 35.36 |
| C28 | 90°00'00" | 25.00 | 39.27 | S44° 54' 20"E | 35.36 |
| C29 | 41°24'35" | 50.00 | 36.14 | S20° 47' 58"W | 35.36 |
| C30 | 262°49'09" | 50.00 | 229.35 | N89° 54' 20"W | 75.00 |
| C31 | 41°24'35" | 50.00 | 36.14 | N20° 36' 37"W | 35.36 |
| C32 | 90°00'00" | 25.00 | 39.27 | N45° 05' 40"E | 35.36 |
| C33 | 90°00'00" | 25.00 | 39.27 | S44° 54' 20"E | 35.36 |
| C34 | 90°00'00" | 25.00 | 39.27 | S45° 05' 40"W | 35.36 |
| C35 | 29°55'35" | 25.00 | 13.06 | N74° 56' 32"W | 12.91 |
| C36 | 149°51'10" | 50.00 | 130.77 | N45° 05' 40"E | 96.56 |
| C37 | 29°55'35" | 25.00 | 13.06 | S14° 52' 07"E | 12.91 |
| C38 | 90°00'00" | 25.00 | 39.27 | S45° 05' 40"W | 35.36 |
| C39 | 90°00'00" | 25.00 | 39.27 | N44° 54' 20"W | 35.36 |
| C40 | 41°35'39" | 50.00 | 36.30 | N20° 53' 29"E | 35.51 |
| C41 | 262°49'07" | 50.00 | 229.35 | S89° 43' 15"E | 75.00 |
| C42 | 41°13'28" | 50.00 | 35.98 | S20° 31' 04"E | 35.20 |
| C43 | 90°00'00" | 25.00 | 39.27 | S45° 05' 40"W | 35.36 |
| C44 | 90°00'00" | 25.00 | 39.27 | N44° 54' 20"W | 35.36 |

## FINAL PLAT

CERTIFICATE OF APPROVAL

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

on _____

MAYOR – VICE MAYOR

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

CITY MANAGER

Torrey Lakes

Date of Preparation: January 29, 2021 Page 1 of 3

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# TORREY LAKES

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS PLANNED UNIT DEVELOPMENT No. 119

KNOW ALL MEN BY THESE PRESENTS:

C & C DEVELOPMENT GROUP, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A Tract of Land Contained within the North-Half (N/2) of the Southeast Quarter (SE/4) of Section Eight (8), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

The "Point of Beginning" being the Northeast corner of Section Eight (8), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

Thence South 0°13'55" West, along the East line of said Southeast Quarter (SE/4), a distance of 1318.77 feet to the Southeast corner of the North-Half (N/2) of said Southeast Quarter (SE/4);

Thence North 89°57'05" West, along the South line of said North-Half (N/2), a distance of 1370.80 feet;

Thence North 0°13'55" East a distance of 1319.86 feet to a point on the North line of said Southeast Quarter (SE/4);

Thence South 89°54'20" East, along said North line, a distance of 1370.80 feet to the "Point of Beginning".

Containing 1,808,508 Square Feet, or 41.52 Acres, more or less.

The non-astronomic bearings for this plat are based on an assumed bearing of S 00°13'55"W along the east line of the SE/4 of Section 8, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

and has caused the above described land to be surveyed, staked, platted, subdivided into one hundred and forty (140) lots and four (4) blocks, in conformity with the accompanying plat, and has designated the subdivision as "TORREY LAKES", a subdivision in the City of Jenks, Tulsa County, Oklahoma.

### SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. Public Streets and General Utility Easements

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

1.2. Underground Service

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

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

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

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

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

1.3. Water and Sewer Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main or public sanitary sewer main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

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

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

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

1.4 Gas Service

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

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

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

1.5 Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this sub section 1.5 shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

1.6 Paving and Landscaping Within Easements

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

1.7 Storm Sewer

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

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

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

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

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

1.8 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City 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.

1.9 Limits of No Access

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

1.10 Pipeline Right-of-Way

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 5885 Page 2682 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.

### SECTION II. RESERVE AREAS

2.1 Use of Land

2.1.1 Reserve Areas "A", "B", "C" and "D"
Reserve "A", Reserve "B", Reserve "C" and Reserve "D" shall be limited to use for utilities, overland drainage, stormwater detention, open space, recreational facilities, landscaping, drainage, fencing, signage, ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section VI. hereof. The Homeowners' Association shall be responsible for the maintenance of Reserve "A", Reserve "B", Reserve "C" and Reserve "D".

2.2 All Reserves

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

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

2.2.3 In the event the Homeowners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the City of Jenks, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each residential lot shall be limited to 1/140 of the costs. This lien may be foreclosed by the City of Jenks, Oklahoma.

### SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "TORREY LAKES" was submitted as part of a planned unit development (designated as PUD No. 119) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

WHEREAS, the planned unit development provisions of the Jenks Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Jenks, Oklahoma.

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

3.1 General Standards

The development of "TORREY LAKES" shall be subject to the planned unit development provisions of the City of Jenks Zoning Code, as such provisions existed March 3, 2020, or as may be subsequently amended.

3.2 Use of Land:

Uses permitted by right in the RS-1 Zoning District.

3.3 Minimum Lot Size: 7,250 sq. ft.

3.4 Minimum Lot Width: 58 feet

3.5 Minimum Building Setbacks:

| | |
|---|---|
| - Front Yard | 20 feet |
| - Rear Yard | 20 feet |
| - Side Yard | 5 ft./5 ft. |
| - Side Yard Abutting a Public Street* | 15 feet* |
| - Side Yard abutting South Harvard Avenue | 20 ft. |

.

* Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 25 ft., for garage openings only, the Side Yard will remain 15 ft. for all other portions of the structure.

3.6 Maximum Building Height: 35 feet

Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

3.7 Livability Space: 3,500 SF

3.8 Other Bulk and Area Requirements:

As established in the RS-1 Zoning District

3.9 Masonry Requirements:

The first story exterior walls of any dwelling erected on any lot shall be 100% masonry (brick, stone, stucco, Hardy Panel or any other masonry material approved by the City of Jenks). For calculation of required masonry, exterior doors, windows, and wall surfaces under porches may be excluded. No vinyl or metal siding is to be allowed on any second floor walls of any dwelling.

3.9 Amenities, Landscaping and Open Space:

There are two proposed Neighborhood Park areas, located within the Torrey Lakes PUD. The Neighborhood Park located in the northeast corner of the site will feature a wet stormwater detention pond with a dock, swimming pool, pool house, large playground and landscaping, a trail system around the pond that will connect with the sidewalk/pedestrian circulation system located within Torrey Lakes and along South Harvard Avenue, in addition to a small parking area. The Neighborhood Park located in the southwestern corner of the site will feature a wet stormwater detention pond, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Torrey Lakes. In addition, there will be two landscaped and irrigated entryways off of South Harvard Avenue that will have street lights, as well as a 6' masonry and wood screening wall located along the South Harvard Avenue frontage. Any additional landscaping and open space will be provided in accordance with City of Jenks Zoning Code.

The open lot areas of individual lots, shall be sodded and the front of each residence professionally landscaped before a Certificate of Occupancy is issued. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home. There will be at least one 3" caliper deciduous tree required in the front yard of each lot. In addition, each lot is to be fully irrigated with an irrigation system.

3.10 Homeowners' Association:

The Torrey Lakes Homeowners' Association, to be established, will have as its main objective, the maintenance of the landscaped entryways and reserve/open space areas. Membership in the Torrey Lakes Homeowners' Association will be mandatory for all lot owners.

### SECTION IV. ARCHITECTURAL DESIGN COMMITTEE

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

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

4.1. Architectural Design Committee - Plan Review

4.1.1 No building, gazebo, swimming pool, improvements, concrete driveway, fence, or wall shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved in writing by C & C DEVELOPMENT GROUP, L.L.C., an Oklahoma limited liability company, or its authorized representatives or successors, which are hereinafter referred to as the "Architectural Design Committee". For each building and/or improvement, the required plans and specifications shall be submitted in duplicate and include a site plan with drainage concept, floor plan, exterior elevations, exterior materials. In the event the Architectural Design Committee fails to approve or disapprove plans and specifications submitted to it as herein required within 14 days after submission, or in the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th day following completion thereof, approval of the Architectural Design Committee shall not be required and this covenant shall be deemed to have been fully complied with. The approval or failure to approve building plans shall not be deemed a waiver of any restriction.

4.1.2 The Architectural Design 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 the 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. The Architectural Design 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 of responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. Nothing herein contained shall be deemed to prevent any lot owner in the subdivision from prosecuting any legal action relating to improvements within the subdivision which they would otherwise be entitled to prosecute.

4.1.3. The Architectural Design Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting and other landscape design items to promote compatibility and conformity within the subdivision. The Architectural Design Committee reserves the authority to review, approve, or reject the type of landscaping, landscape design items, or play structures of any kind which may be placed in public view by any lot owner and determined in the discretion of the Architectural Design committee to be incompatible with the overall design standards of "TORREY LAKES".

4.1.4 The Architectural Design Committee reserves the right, in their sole discretion and without joinder of any owner at any time so long as C & C DEVELOPMENT GROUP, L.L.C. is the owner of any lot or any part thereof, to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by them as Architectural Design Committee and filed in the County Clerk's office in the Courthouse of Tulsa County, Oklahoma.

4.1.5 The powers and duties of the Architectural Design Committee shall, on the 1st day of January, 2030, be deemed transferred to the Homeowners' Association provided for in Section VI., or upon written assignment to the Homeowners' Association by the Architectural Design Committee, whichever occurs first, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Homeowners' Association or authorized representatives.

4.1.6 C & C DEVELOPMENT GROUP, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as C & C DEVELOPMENT GROUP, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within this Section IV., by instrument duly executed and acknowledged by them as the Architectural Committee and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma.

## SECTION V. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

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

5.1 Floor Area of Dwelling

5.1.1 Single Story. A single story dwelling shall have at least 1,600 square feet of finished heated living area;

5.1.2 Two Story and Story-and-a-Half. If a dwelling has two levels or stories immediately above and below each other, measured vertically, and all such levels or stories are above the finished exterior grade of such dwelling, then such dwelling shall have at least 1,400 square feet of finished heated living area on the first story or level and shall have a total of the various levels or stories of at least 2,300 square feet of finished heated living area.

5.1.3 Computation of Living Area. The computation of living area shall not include any basement, garage, porch, or attic area used for storage. All living area measurements shall be taken to outside of frame line.

5.2 Garages / Driveways

Each dwelling shall have an attached two (2) car garage providing space for a minimum of two (2) automobiles and a maximum of three (3) automobiles for (3) three car garages. Garages shall be enclosed and carports are prohibited. Glass in garage doors is prohibited. Concrete driveways shall not exceed the overall width of the garage. Driveway extensions wider than the overall width of the garage are not permitted.

5.3 Foundations

Any exposed foundation shall be of brick, stone, or stucco. No stem walls shall be exposed.

5.4 Siding

All 4 x 8 wood, masonite or stucco board siding must have textured face and 1 x 4 batts applied at 24 o.c. All joints must be batted.

5.5 Masonry

The first story exterior walls of any dwelling erected on any lot shall be 100% masonry (brick, stone, stucco, Hardy Panel or any masonry material approved by the City of Jenks). For calculation of required masonry, exterior doors, windows, and wall surfaces under porches may be excluded. No vinyl or metal siding is to be allowed on any second floor walls of any dwelling.

5.6 Windows

Aluminum windows with a mill finish are not permitted.

5.7 Roof Pitch

No dwelling shall have a roof pitch of less than 8/12 over 75% of the horizontal area covered by roof and no roof shall have a pitch of less than 4/12 over porches, patios, and/or dormers.

5.8 Roofing Materials

Roofing shall be "TAMKO" Heritage® 30 (Color - Weathered Wood) self-sealing composition roofing shingles. Provided however, in the event that such roofing should not be available, alternative roofing of comparable quality shall be permitted upon the determination of the Architectural Design Committee that the proposed alternative is of comparable or better quality and of a design and color which is compatible with the roofing described above.

5.9 Vents and Chimney Caps

1. All exposed sheet metal flashings, vent pipes and chimney caps shall be painted.

2. All non-masonry fireplaces shall use the uniform terminator cap design designated by the Owner/Developer of "TORREY LAKES".

5.10 On-site Construction

No existing or off-site built structure shall be moved onto or placed on any lot.

5.11 Outbuildings/Storage Buildings

Outbuildings and/or storage buildings are prohibited.

5.12 Swimming Pools

Above ground swimming pools are prohibited.

5.13 Play Structures/Trampolines

Play structures and trampolines must be setback a minimum of five feet (5'-0") from all property lines. Play structures in excess of ten feet (10 ft.) in height must be pre-approved by the Architectural Design Committee prior to installation. Trampolines are permitted in rear yards provided they do not exceed six feet (6'-0") in height and are out of view of adjoining lot owners.

5.14 Fencing

Wood Privacy Fences: Standard privacy fences, if installed, must be constructed of wood posts, rails, and pickets with "dog ear" top detail. Fences shall not exceed six feet (6'-0") in height.

5.15 Satellites/Antennas

Exterior television, "CB" Radio or other type of antenna including satellite dishes shall be prohibited with the following exception. Small satellite dishes which do not exceed 18 inches in diameter shall be allowed so long as the dish is installed on the back or side of the dwelling and out of public view as much as possible from any street within the subdivision.

5.16 Retaining Walls

Retaining walls shall not be constructed on any lot until a site plan has been approved by the Architectural Design Committee. Site Plan must show the house, drainage concept, and the proposed location and height of retaining walls. Retaining walls may be constructed of brick, stone, or VERSA-LOK. Concrete retaining walls must be faced with brick, stone, or stucco. The use of railroad ties is not permitted.

5.17 Recreational Sporting Equipment

Miscellaneous recreational sporting equipment, toys, bicycles, etc., shall be stored out of the view of property owners when not in use.

5.18 Lot Maintenance

Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis.

5.19 Recreational Vehicles / Trailers / Equipment

Boats, trailers, campers, motor homes, recreational vehicles, and equipment of any kind shall not be stored on any lot except within an enclosed garage.

5.20 Inoperative Vehicles / Machinery / Landscape Equipment

No inoperative vehicles or equipment of any kind shall be stored on any lot except within an enclosed garage.

5.21 Trash Containers

Trash containers, except during periods of collection, shall be stored out of view from the public and adjoining property owners. No exposed garbage cans, trash cans or any trash burning apparatus or structure shall be placed on any lot.

5.22 Mailboxes

Mailboxes shall conform in design to that specific design as designated by the Architectural Design Committee. NO EXCEPTIONS.

5.23 Animals

No animals, livestock, or poultry of any kind may be maintained, bred, sold, or kept except that up to a maximum of two (2) household pets (dogs or cats) may be kept, provided the pets are owned by the lot owner and are not used or kept for commercial purposes. Boarding of pets is not permitted. Pets shall be controlled in a manner that will not interfere with the use and enjoyment of other lot owners' property and neighborhood amenities.

5.24 Noxious Activity

No noxious or offensive trade or activity shall be carried out upon any lot nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood.

5.25 Outside Storage

No outside storage is permitted on any lot.

5.26 Construction Materials and Outside Storage

No lot shall be used for the storage of construction materials for a period of greater than 30 days prior to the start of construction and all construction shall be completed within 9 months thereafter. Each lot shall be maintained in a neat and orderly manner. Once construction and landscaping is completed, no outside storage is permitted.

5.27 Signage

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 6 square feet advertising the property for sale or real estate signs used by a builder to advertise the property during the construction and sales period.

5.28 Landscaping

5.28.1 All open lot areas shall be sodded and the front of each residence professionally landscaped within 30 days of completion of home. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home.

5.28.2 The use of artificial or manmade plant material is prohibited. Without the approval of the Architectural Design Committee, ornamental landscape design items are prohibited, other than one bench located upon the front porch of the residence. Seasonal and holiday exterior decorations may be used if timely and seasonally displayed.

5.29 Exterior House Color

Any change to the original exterior house color must be approved by the Architectural Design Committee.

## SECTION VI. HOMEOWNERS' ASSOCIATION

6.1 Formation of Homeowners' Association

The Owner/Developer has formed or caused to be formed Torrey Lakes Homeowners' Association, Inc., (hereinafter the "Homeowners' Association"), consisting of all owners of residential lots within "TORREY LAKES", established in accordance with the statutes of the State of Oklahoma for the general purposes of maintaining the common areas and enhancing the value, desirability, and attractiveness of "TORREY LAKES".

6.2 Membership

Every person or entity who is a record owner (herein referred to as a "lot owner") of the fee interest of a residential lot platted as part of "TORREY LAKES" subdivision, shall be a member of the "Homeowners' Association" and shall be subject to assessment by the "Homeowners' Association" for maintenance of common areas within "TORREY LAKES". Membership shall be appurtenant to and may not be separated from the ownership of a lot.

6.3 Covenant for Assessments

Each lot owner, by acceptance of a deed to such lot, is deemed to covenant and agree to pay to the "Homeowners' Association" assessments to be established by the Owner/Developer in accordance with this Deed of Dedication and Restrictive Covenants or any subsequent declaration that is executed and recorded by the Owner/Developer or by the Board of Directors, in accordance with the Bylaws of the "Homeowners' Association", as the case may be. An assessment shall be a lien on the lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage. Assessments not paid within thirty (30) days of the date that notification of the assessment is delivered electronically or mailed to a lot owner, shall accrue interest at the rate of 18% per annum. The lien may be foreclosed in the same manner as a mortgage lien. The "Homeowners' Association" shall be entitled to recover all court costs and other costs of foreclosure, including reasonable attorney fees.

6.4 Maintenance of Sidewalks and Stormwater Detention Facilities

The "Homeowners' Association" shall be responsible for the maintenance of the sidewalks located within the reserve areas, common areas and along the arterial street frontages of abutting lots having access onto minor streets. The maintenance of the sidewalks located on lots within the subdivision shall be the responsibility of the individual lot owner.

The "Homeowners' Association" shall be responsible for the maintenance of the stormwater detention facilities located in Reserve "A" and Reserve "D".

## SECTION VII.
## ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

7.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I. Public Streets, Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the City of Jenks, Oklahoma. The covenants contained in Section III. Planned Unit Development Restrictions are established pursuant to the Planned Unit Development provisions of the City of Jenks Zoning Code and shall inure to the benefit of the City of Jenks, Oklahoma, the Homeowners' Association and the owners of the lot or a parcel herein. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section III., it shall be lawful for the City of Jenks, the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section V. Private Building and Use Restrictions, it shall be lawful for the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought by the "Homeowners' Association", or a lot owner which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

7.2 Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

7.3 Amendment

The covenants contained within Section I. Public Streets, Easements and Utilities and Section II. Reserve Areas, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the City of Jenks Planning Commission, or its successors and the City of Jenks, Oklahoma. The covenants contained within Section III. Planned Unit Development Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the affected lot in "TORREY LAKES" and approved by the City of Jenks Planning Commission, or its successor. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded. The "lot owners" may amend, revise or abolish any provision of Section V. Private Building and Use Restrictions with a vote of a minimum of 60% of the "lot owners" favoring the proposed amendment, revision or abolishment, except as provided for in the following: C & C DEVELOPMENT GROUP, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as C & C DEVELOPMENT GROUP, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within Section V. Private Building and Use Restrictions by instrument duly executed and acknowledged by them and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.

7.4 Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF: C & C DEVELOPMENT GROUP, L.L.C., an Oklahoma limited liability company, executed this instrument this _____ day of _____, 2020.

C & C DEVELOPMENT GROUP, L.L.C.
an Oklahoma limited liability company

_____
Russell Cozort, Manager

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

Before me, the undersigned, a notary public in and for said County and State on this _____day of _____, 2020, personally appeared Russell Cozort, to me known to be the identical person who subscribed the name of the maker thereof as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed of C & C DEVELOPMENT GROUP, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

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

_____
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2020

## CERTIFICATE OF SURVEY

I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "TORREY LAKES", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this _____ day of _____, 2020.

_____
Bobby D. Long
Registered Professional Land Surveyor
Oklahoma No. 1886

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

The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2020, by Bobby D. Long.

_____
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2020

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | JZ 21 PUD 128 \| Estates at Ritz Hollow |
| Request(s) | Recommendation of approval of Rezoning from AG to RS-3<br>Recommendation of approval of JZ 21-PUD 128<br>Recommendation of approval of the Preliminary Plat |
| Location | South of 111th and west of Elm |
| Applicant | Ryan McCarty, Select Design |

| Staff Report | Preparer \| Marcaé Hilton |
|---|---|

| Attachments | Preparer |
|---|---|
| ☐ PUD 128 | Ryan McCarty, Select Design |
| ☐ Preliminary Plat | Ryan McCarty, Select Design |

## Background Information

**STAFF COMMENTARY** | JZ21-PUD 128 is a Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*. The subdivision has private gated streets with multiple amenities. The developer plans to keep as many mature trees as possible. The applicant has received preliminary approval of the design from Public Safety.

**PLANNING DATA**

| | |
|---|---|
| Request(s) | PUD 128 \| RS-3 |
| | Preliminary Plat |
| TAC COMMENTS | March 23, 2021 |

ONG, Kymberly Vossler

1. DOD Will the utilities be underground?
2. Question about Reserve G. Yes

PSO, Matt Riley | need added UE

COJ, Chief Ostrum

1. Access requirements-
    a. Who is responsible for the improvements of Elgin?
    b. Confirm/approve street name.

| | |
|---|---|
| | c. Confirm easement dedication along Elgin. |
| | PLAT \| Add rear build lines to face of plat |
| | Add Addresses to the plat |
| City Council | Ward 6 |
| Current Zoning | AG \| Agriculture |
| Intended Use | Single-family Residential |
| Parcel ID | **Parcel ID: 98236-82-360-2010** |
| | Property Address: 1000 W 111 ST S |
| | Legal: W/2 NW NE NE & NW SW NE NE |
| | Gross Acres: 7.50STR |
| | **Parcel ID: 98236-82-360-1210** |
| | Property Address: 11333 S ELGIN AV W |
| | Legal S/2 S/2 NE NE LESS E660 N136 & LESS E449 S193.9 |
| | Gross Acres 6.00 |
| STR | Section 36, Township 18, Range 12 |
| Comprehensive Plan | Medium Intensity Single-family |
| General Location | South of 111th between Elgin and Elm |
| Plat data | Unplatted \|Estates At Ritz Hollow has been submitted as site plan and Preliminary Plat |
| Site Area | 13.507 Acres |
| Appearance District | None |
| Public Comment | None at the time of this staff report |
| PUD Data | Protection of natural trees |
| | Landscaped Entry Features |
| | Masonry/stucco screening walls with stone columns |
| | Hackett beam rock walls |
| | New Trees |
| | Dedicated sitting areas with benches |
| | Preservation of existing stream |
| | Coordination with USACE \| Section 404 \| Clean Water Act |
| | Detention \| Passive recreation |
| | 2 Acres of green space |

| BULK AND AREA STANDARDS | RS-1 | RS-2 | PUD 128 | RS-3 |
|---|---|---|---|---|
| LOT WIDTH (Min. Ft.) One Family | 100 | 75 | 66* | 65 |
| LOT AREA (Min. Sq. Ft.) One Family | 13,500 | 9,000 | 8,650 | 6,900 |
| STRUCTURE HEIGHT (Max. Ft.) | 35 | 35 | 35 | 35 |
| LIVABILITY SPACE Per D.U. (min. sq. ft.) | 7,000 | 5,000 | | 4,000 |
| Building Setback from 111th | | | 85 | |
| Front Yard Abutting a Public Street: —Not an Arterial | 35 | 30 | 35* | 25 |
| All Other Yards Abutting a Public Street: —Not an Arterial | 15 | 15 | 15* | 15 |
| Rear Yards (min. ft.) | 25 | 25 | 20 | 20 |
| Side Yards (min. ft.) —One side yard | 10 | 10 | 5 | 10 |
| Side Yards (min. ft.) —Other side yard | 5 | 5 | 5 | 5 |
| Minimum House Size | | | 2, 200 | |
| Masonry \| First Floor | | | 100% | |
| *See PUD for Exception | | | | |

Zoning Surrounding:

North: RS-2 Residential Single-family | Haddington Heights

South: AG | Agriculture-Single-family Residence

West: AG | Agriculture-Single-family Residence

East: AG | Agriculture-Single-family Residence

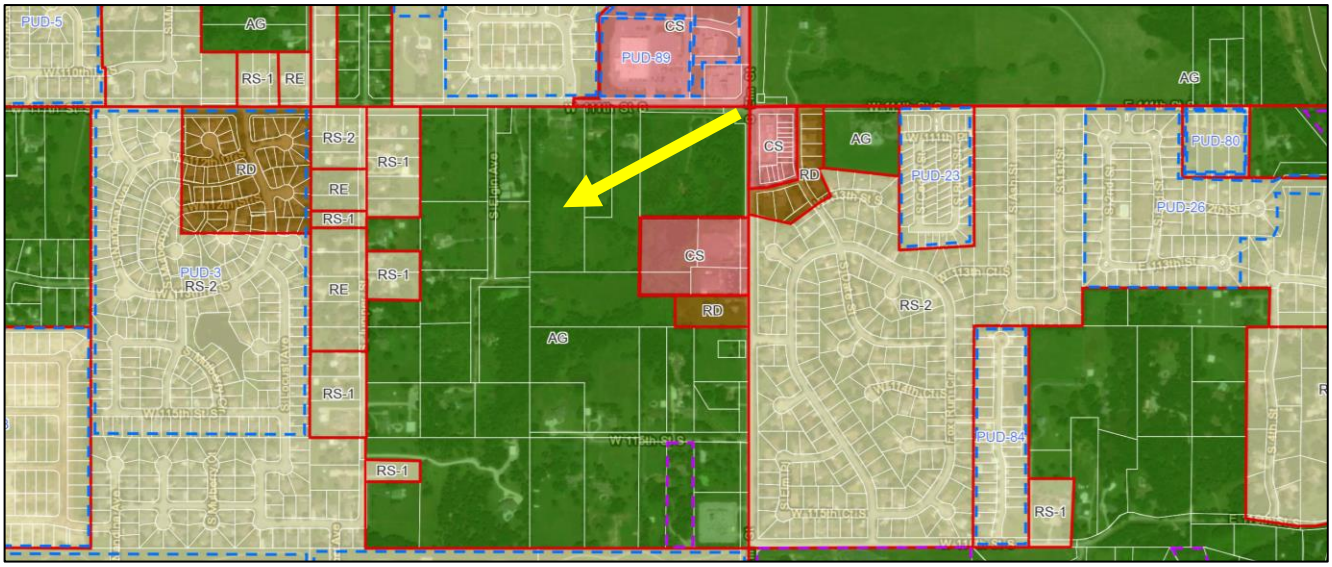



*Figure 1: ZONING MAP*

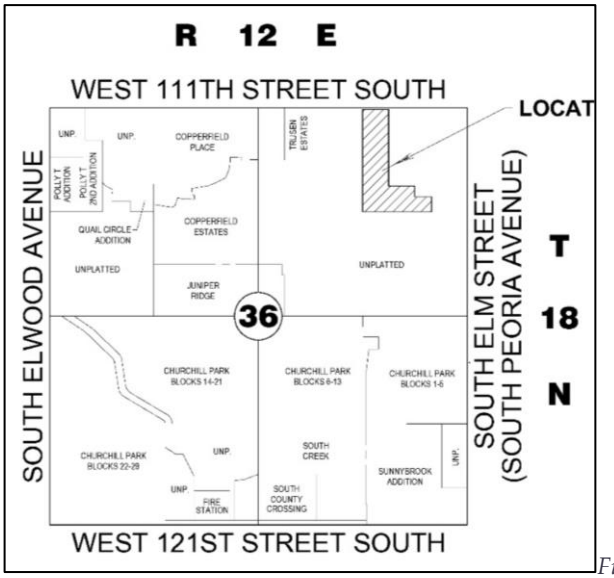



*Figure 2: Site Map*

*Figure 3: Site Map*

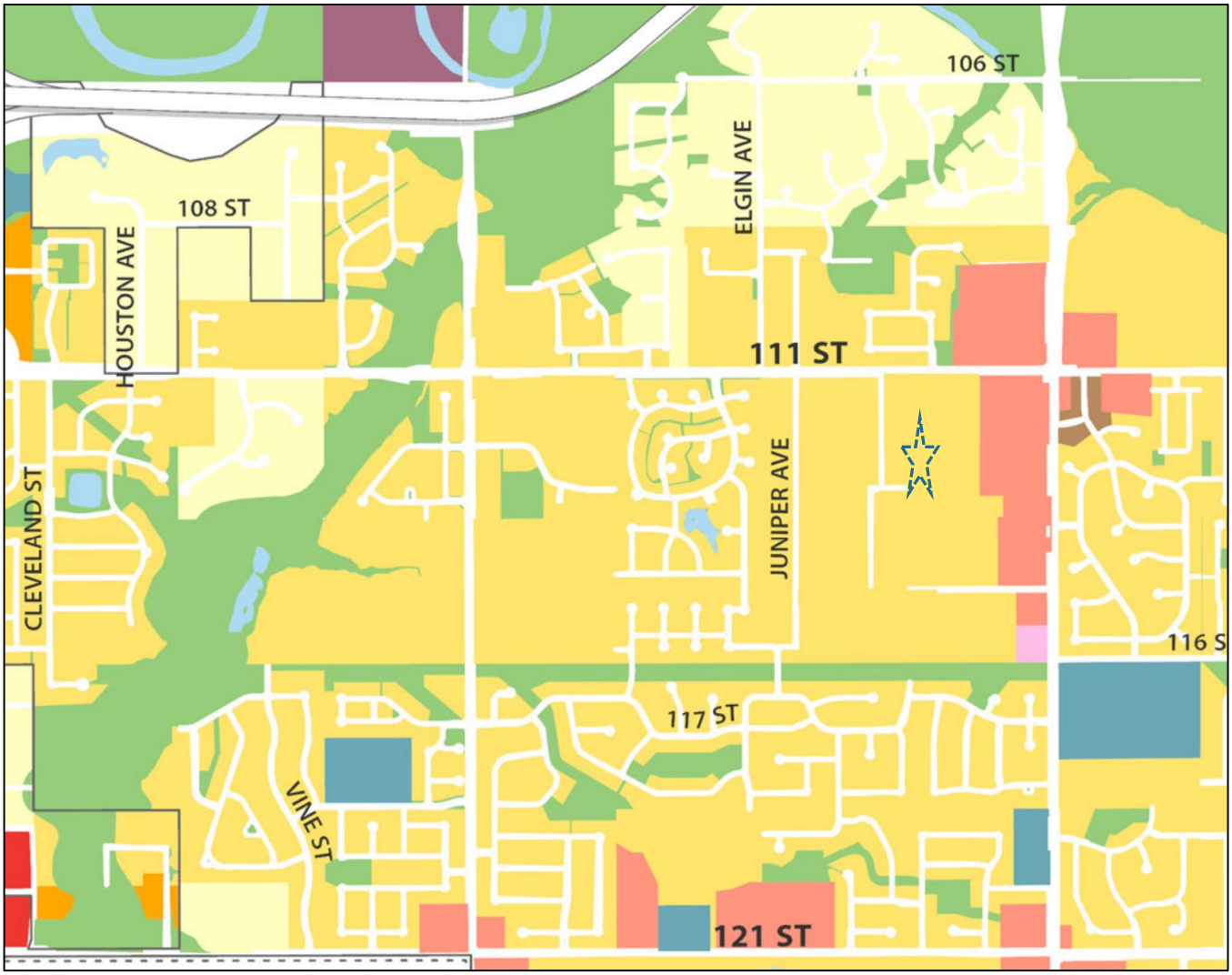



*Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY*

**Land Use Plan**

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

## Staff Evaluation & Recommendation

**EVALUATION |** The Estates At Ritz Hollow brings a small subdivision in an area predominantly undeveloped. Staff has met with the consultant on several occasions, the details of the street connecting to Elgin will need improvement. This will be worked out as the applicant goes through the platting process. Public Safety and other staff have contacted Select Design to work out the final details of the access to the west.

Approving this Rezoning/PUD request and Preliminary Plat will allow the developer to move forward with advanced engineering design and development.

PUD ZONING LANGUAGE | *Sec. 900. - Purposes.*

*The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.*

*More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.*

*To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.*

*To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.*

*To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.*

*To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.*

*To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.*

Consider

1. *Whether the PUD is consistent with the comprehensive plan; (Consistent)*
2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)*
4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

**STAFF COMMENTS | NOT COMPETE LIST**

Continue to work with City Staff on connection to Elgin

Sidewalks are required internally and along street frontage

Keep Staff updated as you move through design and the 404 process

Update the Comprehensive Plan information

Add PUD 127 in the title

Correct all outstanding PUD markups if possible

**RECOMMENDATION | 2 ACTIONS** *Staff and TAC recommend approval of the Estates at Ritz Hollow requests to rezone from AG to RS-3 and add a Planned Unit Development Overlay | PUD 127 and approve Preliminary Plat*

# *Planned Unit Development (PUD 128 )*

# *Estates at Ritz Hollow*

## SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Date Prepared - 3/1/2021

Select design
DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN
P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356

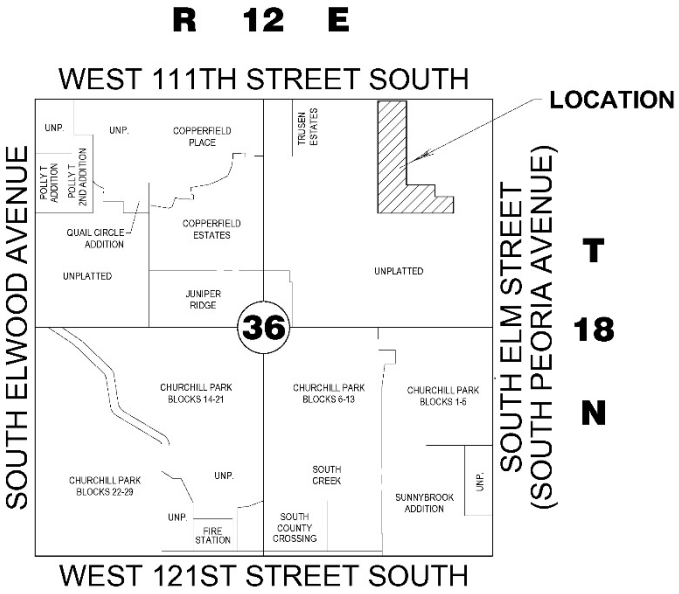
# Estates at Ritz Hollow (PUD ____)

March 1, 2021

RS-3 – Single Family Residential Subdivision


**Prepared By:**

*Select Design*
Ryan McCarty
P.O. Box 548
Bixby, OK 74008
Phone: (918) 798-8356
Email: rmccarty.selectdesign@gmail.com



**Prepared for:**

*Brumble Construction Co.*
8301 E. 81st Street, Suite D
Tulsa, OK 74133
Phone: (918) 299-0042
Email: dbrumble@weslock.com


## Development Concept

Estates at Ritz Hollow is a private, gated single-family development on a 13.5-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South approximately a quarter mile west of the intersection of 111th Street and South Elm Street. The property is surrounded by unplatted property with Haddington Heights located on the north side of 111th Street. This Planned Unit Development is an overlay covering the RS-3 zoning district and will follow RS-3 dimensional and density standards with a few notable exceptions.

A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Estates at Ritz Hollow will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include multiple detention facilities with fountains/aerators, preservation of existing mature trees where possible, Hackett beam rock walls, masonry / stucco screening walls with stone columns along north property boundary, entry/exit gates with keypad, new tree plantings, sitting areas with benches, and substantial green space for the enjoyment of the residents in Estates at Ritz Hollow.

## Development Standards

Land Area: ..... 13.507 Acres

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

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (588,371.99 / 8,400 square feet): ..... 70

Maximum dwelling units (residential lots) allowed by this PUD: ..... 40

Minimum lot width (at building setback line): ..... 66 feet *

* with the exception of Lot 3, Block 3 which shall be a minimum of thirty (30) feet

Minimum lot area: ..... 8,650 square feet

Land area per dwelling unit (based on 40 dwelling units): ..... 14,709 square feet

Maximum structure height: ..... 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

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

Building setback from arterial street right-of-way ..... 85 feet from the centerline of W. 111th St. S.

Front yard abutting a private street reserve area: ..... 35 feet *

* with the exception of Lot 1, Block 5 which shall be a minimum of twenty-five (25) feet

Rear yard: ..... 20 feet

Side yard: ..... 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

All other yards abutting an arterial street: ..... 15 feet *

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

## Signage

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

## Access and Circulation

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

## Topography and Existing Soils

The property consists of partially wooded pastureland with elevations ranging from 662 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (13) Dennis silt loam
  - 3% to 5% slopes
- (14) Dennis silt loam
  - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
  - 0% to 12% slopes

## Utilities and Drainage

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

## Environmental and Open Space Considerations

The property contains a natural stream channel potentially regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation located in the southeastern portion of the property.

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however beam rock walls with landscaping and seating will be included as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents in Estates at Ritz Hollow.

## Amenities

- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas

## Site Plan Review

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

## Platting Requirement

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

## Anticipated Construction Schedule

Estates at Ritz Hollow anticipated construction schedule begins in May of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.

## Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

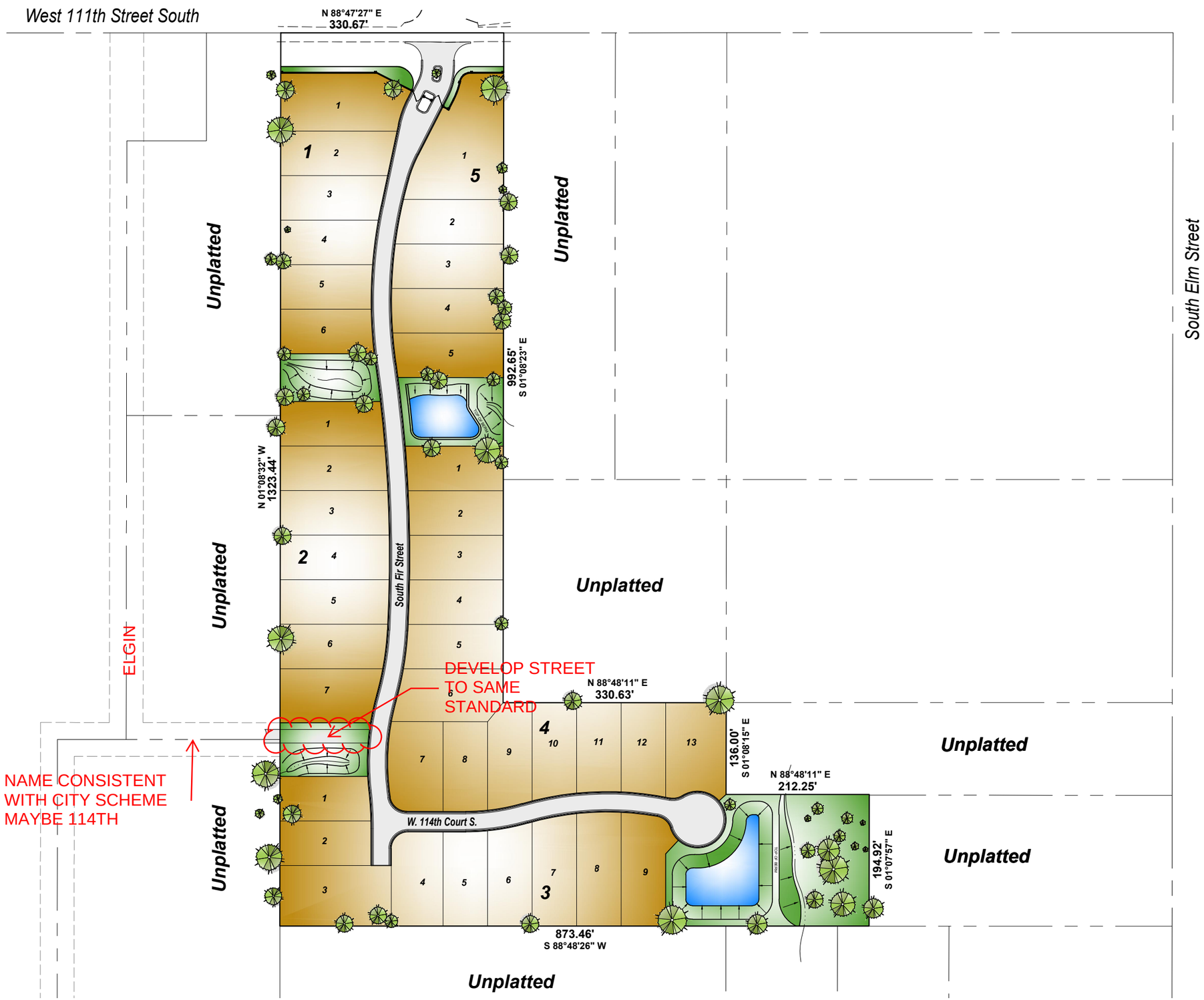
SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.507 ACRES.

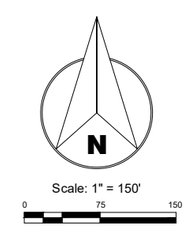
BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

## Exhibits

Exhibit A: ..... Conceptual Site Plan
Exhibit B: ..... Aerial Photography
Exhibit C: ..... Site Topography

# Estates at Ritz Hollow

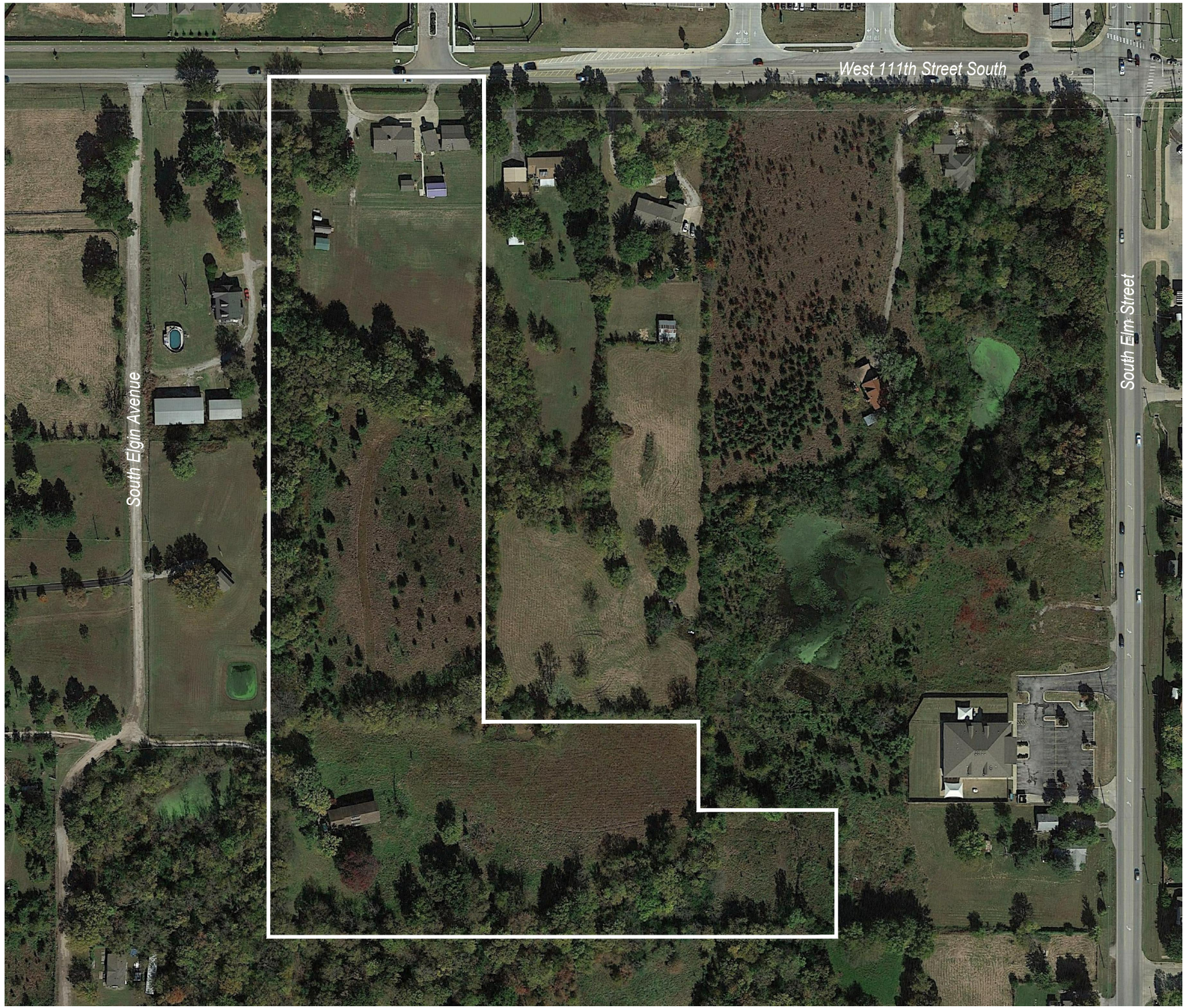



# EXHIBIT A

## Conceptual Site Plan

# Estates at Ritz Hollow



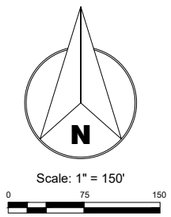
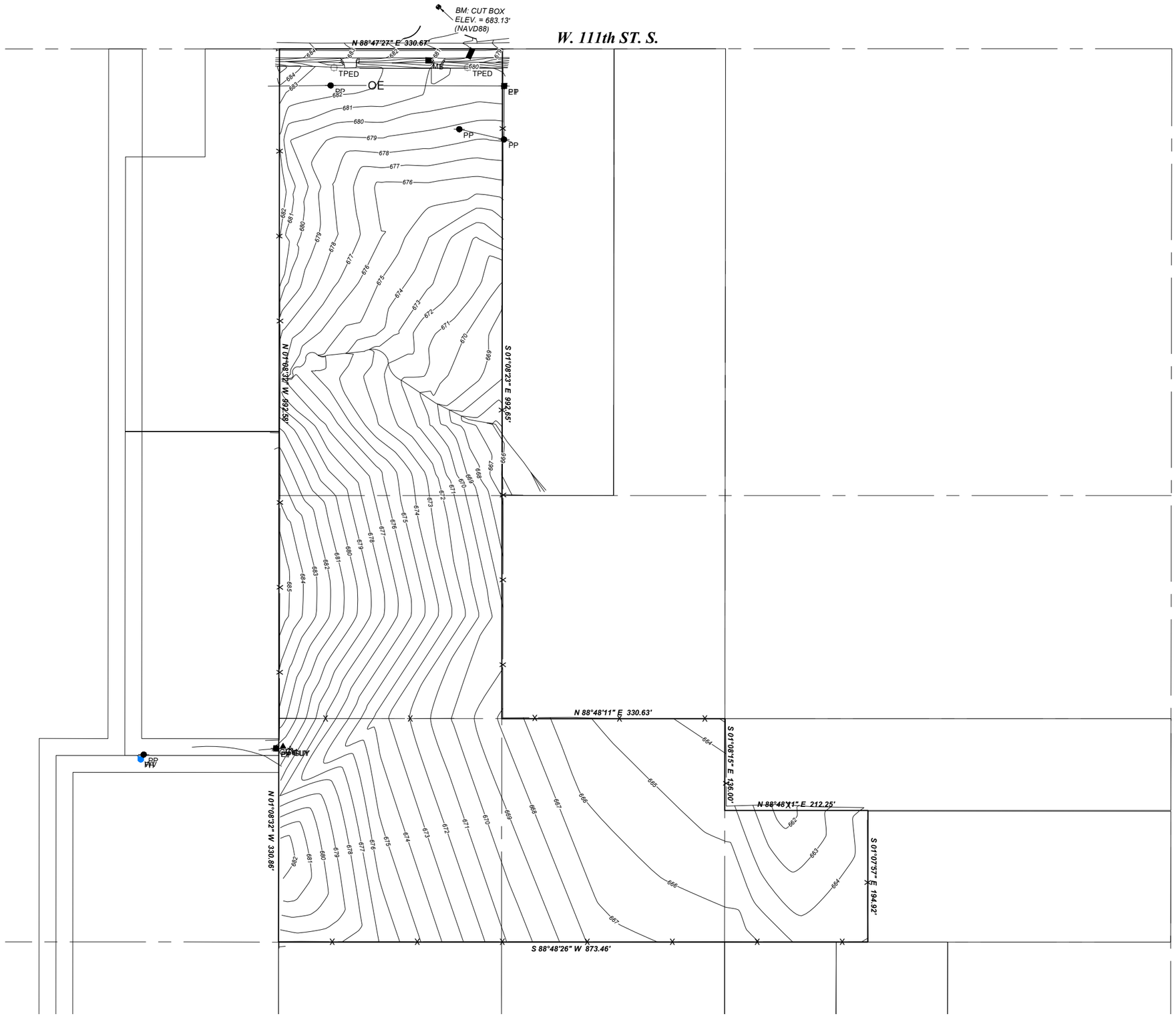
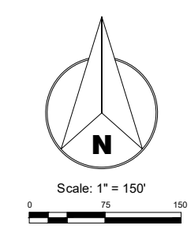




EXHIBIT B

Aerial Photography

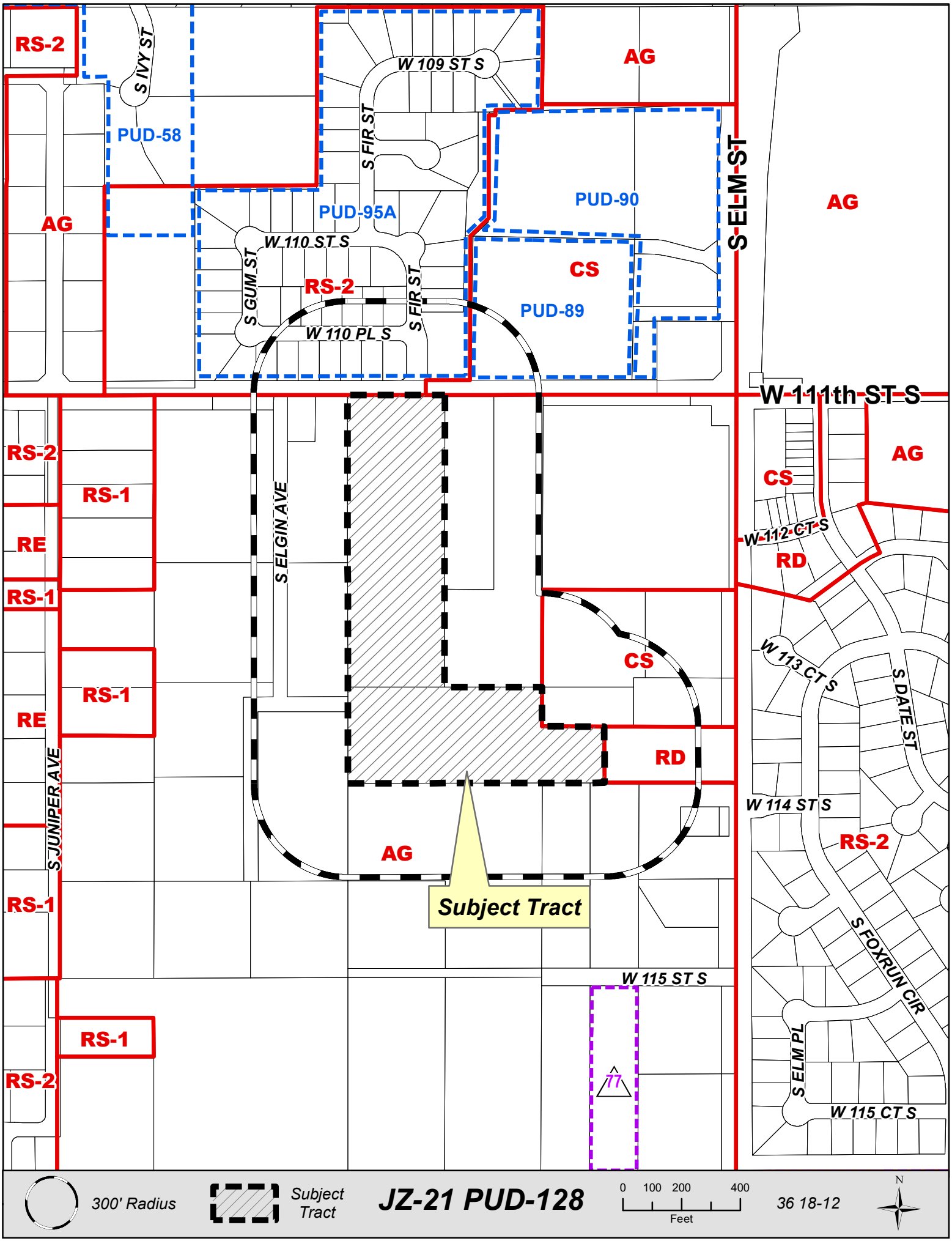
# Estates at Ritz Hollow




# EXHIBIT C

## Site Topography


RS-2
S IVY ST
W 109 ST S
AG
PUD-58
S FIR ST
PUD-90
S ELM ST
AG
PUD-95A
W 110 ST S
CS
S GUM ST
RS-2
S FIR ST
PUD-89
W 110 PL S
W 111th ST S
RS-2
RS-1
AG
CS
RE
W 112 CT S
RD
RS-1
S ELGIN AVE
W 113 CT S
S DATE ST
CS
RS-1
RE
RD
W 114 ST S
S JUNIPER AVE
RS-2
AG
Subject Tract
RS-1
S FOXRUN CIR
W 115 ST S
RS-1
S ELM PL
RS-2
77
W 115 CT S
300' Radius
Subject Tract
JZ-21 PUD-128
0 100 200 400
Feet
36 18-12
N

# Planned Unit Development (PUD _____)

# Estates at Ritz Hollow

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

## Lot Area & Address Table

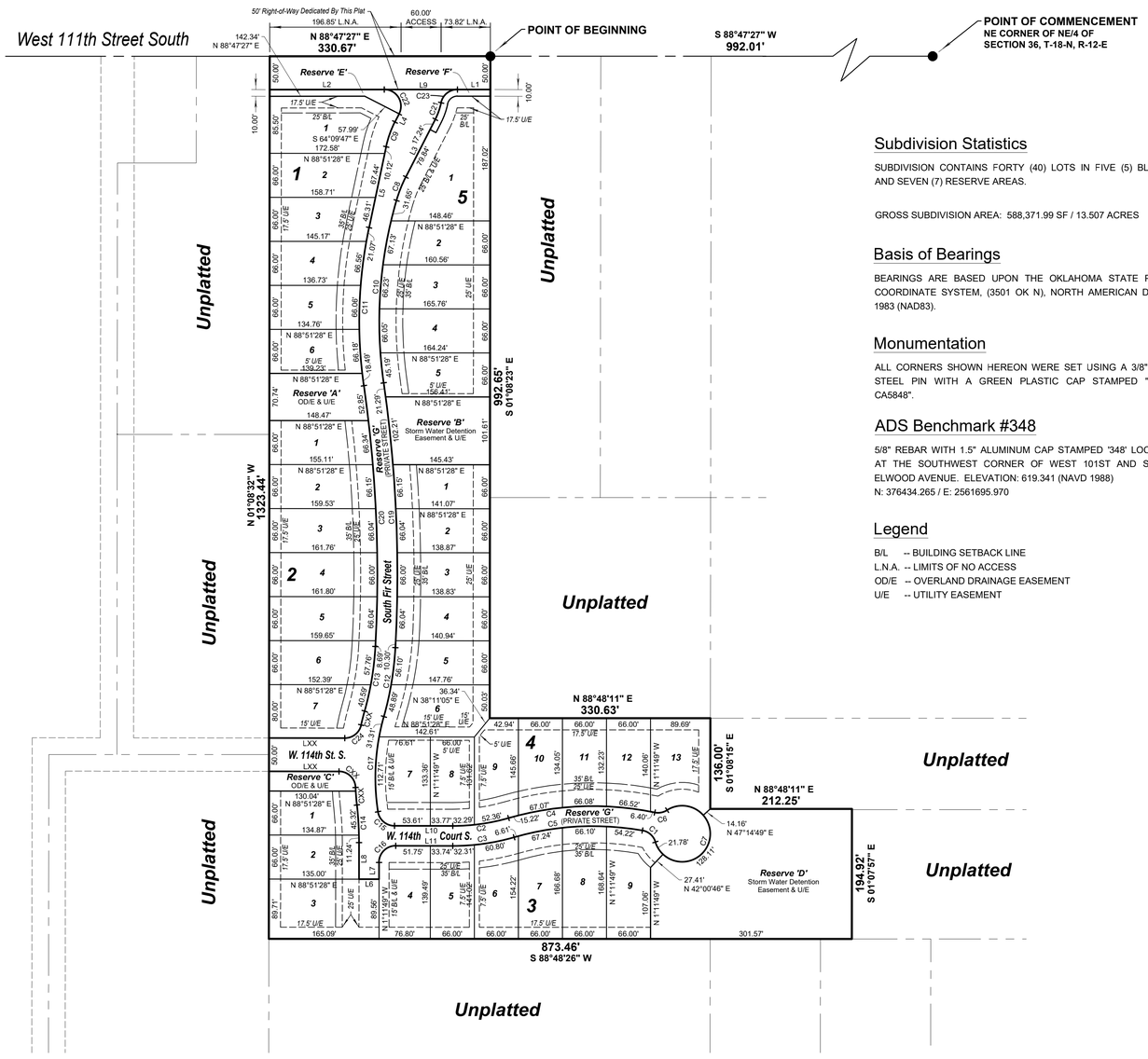
| BLOCK | LOT | STREET ADDRESS | LOT AREA (SF) |
|---|---|---|---|
| 1 | 1 | | 15,178.99 |
| | 2 | | 10,932.73 |
| | 3 | | 10,019.43 |
| | 4 | | 9,266.56 |
| | 5 | | 8,923.94 |
| | 6 | | 9,006.19 |
| 2 | 1 | | 10,030.39 |
| | 2 | | 10,395.19 |
| | 3 | | 10,614.66 |
| | 4 | | 10,689.54 |
| | 5 | | 10,620.06 |
| | 6 | | 10,350.47 |
| | 7 | | 11,451.78 |
| 3 | 1 | | 8,763.53 |
| | 2 | | 8,909.53 |
| | 3 | | 14,793.47 |
| | 4 | | 10,580.36 |
| | 5 | | 9,221.62 |
| | 6 | | 9,669.15 |
| | 7 | | 10,649.05 |
| | 8 | | 11,121.94 |
| | 9 | | 11,354.37 |
| 4 | 1 | | 9,442.82 |
| | 2 | | 9,226.43 |
| | 3 | | 9,152.48 |
| | 4 | | 9,220.73 |
| | 5 | | 9,478.44 |
| | 6 | | 11,904.31 |
| | 7 | | 10,571.45 |
| | 8 | | 8,782.87 |
| | 9 | | 9,820.40 |
| | 10 | | 9,175.13 |
| | 11 | | 8,734.39 |
| | 12 | | 8,931.51 |
| | 13 | | 12,285.89 |
| 5 | 1 | | 20,230.99 |
| | 2 | | 10,236.18 |
| | 3 | | 10,805.63 |
| | 4 | | 10,926.85 |
| | 5 | | 10,606.96 |
| RES | A | | 10,180.77 |
| | B | | 15,290.48 |
| | C | | 10,389.13 |
| | D | | 52,356.12 |
| | E | | 2,575.94 |
| | F | | 1,215.10 |
| | G | | 57,754.51 |

## Curve Table

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 27.42' | 25.00' | 62°51'11.08" | N 49°41'57" W | 26.07' |
| C2 | 84.65' | 300.00' | 16°09'59.13" | N 80°46'28" E | 84.37' |
| C3 | 93.11' | 330.00' | 16°09'59.13" | N 80°46'28" E | 92.80' |
| C4 | 221.30' | 454.88' | 27°52'26.75" | S 86°37'42" W | 219.12' |
| C5 | 194.16' | 424.88' | 26°10'58.58" | S 85°46'58" W | 192.48' |
| C6 | 19.38' | 25.00' | 44°24'52.80" | N 78°21'29" E | 18.90' |
| C7 | 209.34' | 42.00' | 285°34'35.71" | N 18°56'20" E | 50.80' |
| C8 | 37.84' | 200.00' | 10°50'30.38" | S 20°24'58" W | 37.79' |
| C9 | 39.56' | 150.00' | 15°06'32.07" | S 18°16'57" W | 39.44' |
| C10 | 276.25' | 650.00' | 24°21'02.20" | S 02°49'12" W | 274.17' |
| C11 | 238.36' | 680.00' | 20°05'00.52" | S 00°41'11" W | 237.14' |
| C12 | 104.99' | 475.00' | 12°39'49.77" | N 08°15'07" E | 104.77' |
| C13 | 98.36' | 445.00' | 12°39'49.77" | N 08°15'07" E | 98.16' |
| C14 | 56.56' | 500.00' | 6°28'52.61" | N 04°22'59" W | 56.53' |
| C15 | 35.44' | 25.00' | 81°13'02.84" | S 50°32'01" E | 32.54' |
| C16 | 39.27' | 25.00' | 90°00'00.00" | S 43°51'28" W | 35.36' |
| C17 | 144.02' | 336.68' | 24°30'31.81" | S 02°19'46" W | 142.92' |
| C18 | 142.12' | 366.68' | 22°12'27.26" | S 03°28'49" W | 141.24' |
| C19 | 398.02' | 2022.49' | 11°16'32.06" | N 03°43'03" W | 397.37' |
| C20 | 392.11' | 1992.49' | 11°16'32.06" | N 03°43'03" W | 391.48' |
| C21 | 26.41' | 100.00' | 15°07'47.39" | N 18°16'19" E | 26.33' |
| C22 | 51.07' | 25.00' | 117°02'46.45" | N 32°41'10" W | 42.64' |
| C23 | 34.07' | 25.00' | 78°05'00.94" | S 49°44'56" W | 31.49' |
| C24 | 33.87' | 25.00' | 77°37'47.40" | N 50°02'34" E | 31.34' |

## Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 88°47'27" E | 49.30' |
| L2 | N 88°47'27" E | 171.71' |
| L3 | N 25°50'13" E | 97.08' |
| L4 | S 25°50'13" W | 13.75' |
| L5 | S 10°43'41" W | 123.88' |
| L6 | N 88°51'28" E | 30.00' |
| L7 | N 01°08'32" W | 25.00' |
| L8 | S 01°08'32" E | 54.76' |
| L9 | N 88°47'27" E | 109.66' |
| L10 | S 88°51'28" W | 87.38' |
| L11 | N 88°51'28" E | 85.49' |




## Owner / Developer

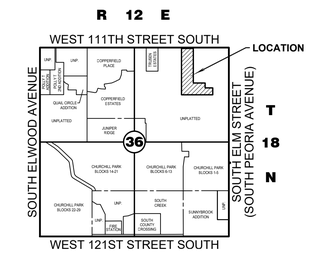
BRUMBLE CONSTRUCTION CO.
8301 EAST 81ST STREET, SUITE D
TULSA, OKLAHOMA 74133
PHONE: (918) 299-0042
MR. DANNY BRUMBLE

## Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2022

## Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2022




Location Map

SCALE: 1"=2000'

N

Scale: 1" = 100'

0 50 100 200

## Subdivision Statistics

SUBDIVISION CONTAINS FORTY (40) LOTS IN FIVE (5) BLOCKS AND SEVEN (7) RESERVE AREAS.

GROSS SUBDIVISION AREA: 588,371.99 SF / 13.507 ACRES

## Basis of Bearings

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

## Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

## ADS Benchmark #348

5/8" REBAR WITH 1.5" ALUMINUM CAP STAMPED '348' LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.341 (NAVD 1988)
N: 376434.265 / E: 2561695.970

## Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
OD/E -- OVERLAND DRAINAGE EASEMENT
U/E -- UTILITY EASEMENT

## FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

_____

_____
MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

_____
CITY MANAGER

STATE OF OKLAHOMA )
) SS
COUNTY OF TULSA )

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

DATED THE _____ DAY OF _____, 2021
MICHAEL WILLIS, TULSA COUNTY CLERK

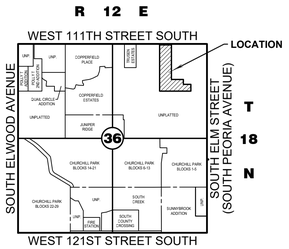
_____
DEPUTY

COUNTY TREASURER STAMP

PRELIMINARY PLAT - V2



DATE PREPARED: 3/23/2021




Location Map

SCALE: 1"=2000'

# Planned Unit Development (PUD _____)

# Estates at Ritz Hollow

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.


**Owner / Developer**

BRUMBLE CONSTRUCTION CO.
8301 EAST 81ST STREET, SUITE D
TULSA, OKLAHOMA 74133
PHONE: (918) 299-0042
MR. DANNY BRUMBLE

**Engineer**

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2022

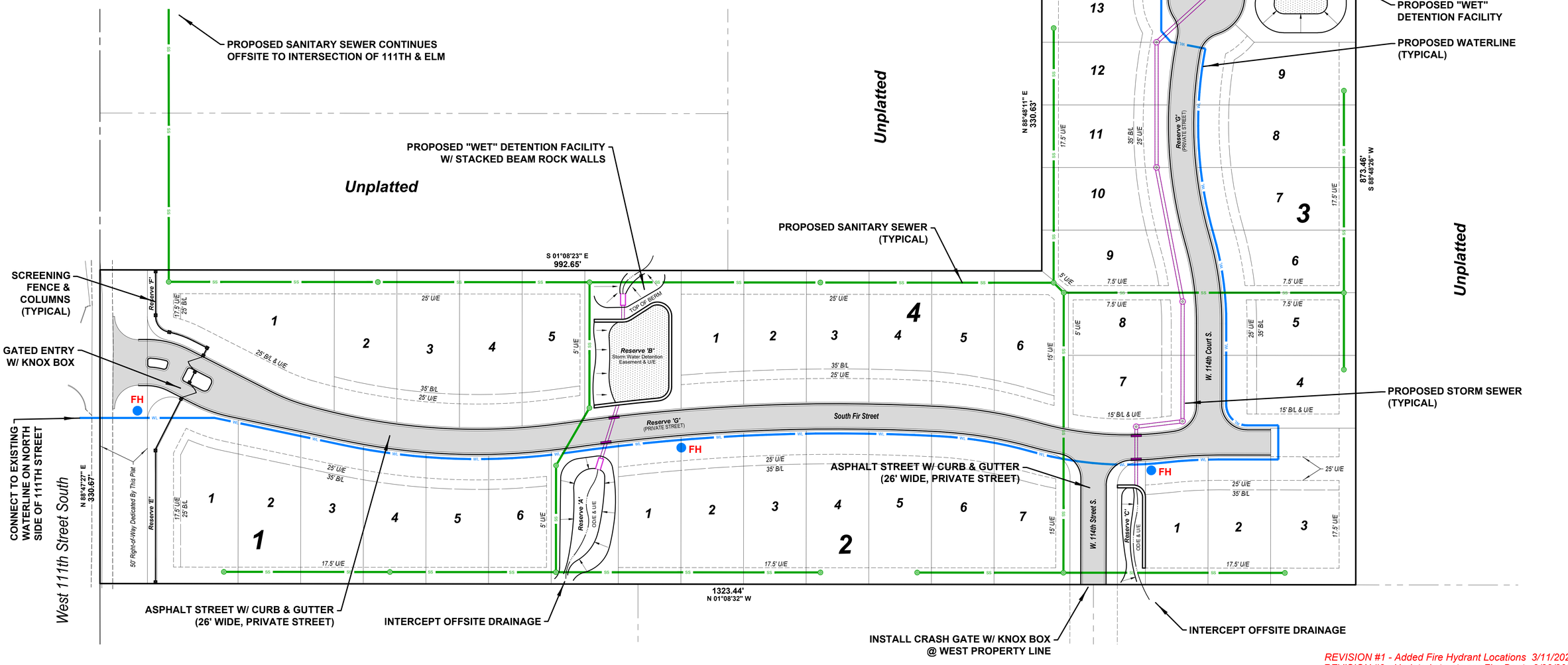
**Surveyor**

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2022


N

Scale: 1" = 50'

0 25 50 100




REVISION #1 - Added Fire Hydrant Locations 3/11/2021
REVISION #2 - Updated streets per Fire Dept. 3/23/2021

DATE PREPARED: 3/23/2021

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | JZ 21 PUD 116.MI1 \| Minor Amendment to PUD 116 |
| Request(s) \| 2 | Recommendation of approval of Final Plat<br>Recommendation of approval of PUD 116 Minor Amendment<br>• Realignment and size of lots, streets, and easements |
| Location | NW Corner of East 131st Street and South Harvard Avenue |
| Applicant | Robert Bell, Bell Land Use |

Staff Report | Preparer | Marcaé Hilton; BM

| Attachments | Preparer |
|---|---|
| ☐ PUD Amendment & Case Map | Robert Bell, Bell Land Use, INCOG |
| ☐ Conditional Final Plat | Robert Bell, Bell Land Use |

## Background Information

**STAFF COMMENTARY** | The project is part of PUD 116 which was approved May 21, 2019 as a single-family residential subdivision "Frazier Meadows" to be 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. The development will be built in two phases. Phase One will have 100 single-family residential lots on public streets, and two reserves. It will contain a large retention pond in the northwest corner of the property and will include green space, a pool, and clubhouse amenities as well as interior sidewalks and along the street frontage.

**FRAZIER MEADOWS PHASE 1 HAS TWO (2) REQUESTS**

1. Recommendation of approval of PUD 116 Minor Amendment
   - Realignment of 130th Street South
   - Change of Lot alignment in Block 4
     - Allow for smaller lot widths
     - Allow for alternate street design (small stub out streets)
   - Redesign of 128th
     - Accommodate Lot 11, Block 8

- Accommodate future development to north | property to be purchased for gated development "Frazier Falls"

2. Recommendation of approval of Final Plat

**PLANNING DATA**

| | |
|---|---|
| TAC COMMENTS | March 23, 2021 |
| | COMMENTS: |
| | Robert Bell, Bell Land Use was present to represent the applicant, Bell gave a summary of the single-family development. This development has changed the alignment of the streets due to easements. The developer has the property to the north under contract. If purchased the road access will change and the access to Harvard on the north will become a lot and be part of the "Frazier Falls plat." Contractors are moving on site with GPS crossings for utilities |
| | ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler |
| | 1. There is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it. |
| | 2. ONEOK needs a list of construction equipment and language |
| | COJ, Marcaé Hilton |
| | 1. Missing Street name |
| | 2. Owner cannot file the plat without reflecting the necessary easements within the face and DOD. |
| | 3. Owner needs release letters. |
| | COJ, Chief Ostrum \| the total length of the cul-de-sac cannot exceed 700 ft. |
| | ONG, Kymberly Vossler |
| | 1. Need 17.5' UE in front yard of lots, Reserve B-need UE |
| Staff Comments | Missing Street name between Block 3 and 4 |
| | Add rear build lines to face of plat |
| | Add LNA changes to plat for street at NE corner |
| | Correct the number of reserves and the number of lots |
| | Review and correct Page 2 of DOD \| 2.1 PUD LANGUAGE |
| | Add Amendment language |
| | Match DOD with changes to face of plat |
| | Sidewalks are required internally and along street frontage |
| | Confirm encroachment agreement with OneOK |
| | Correct Minor Amendment language to say Block "8" |

| | |
|---|---|
| City Council | PUD 116 Approval Comments \| May 21, 2019 |

1. Clubhouse, pool, landscaping, open green space, walkways, and parking located in the area of the retention pond, and playground or dog park in the second smaller reserve, both as proposed in the application;
2. Clubhouse shall meet the same design requirements of the houses and be of compatible architectural design;
3. Minimum of 100% masonry on the first story and where there are two stories, 75% on the second story;
4. Concrete curbing along the entire length of the subdivision perimeter fencing; fence to be capped and trimmed and built using steel posts;
5. Perimeter fencing along Harvard Avenue and 131st Street shall be completed prior to release of any occupancy permits;
6. Minimum setback of 20 feet for ~10 homes next to the 50 foot easement from garage to street;
7. Mitigation plan for the abandoned waterline;
8. Masonry on the fence line at every lot corner.

| | |
|---|---|
| City Council | Ward 3 |
| Current Zoning | PUD 116 \| RS-2 |
| Intended Use | Single-family Residential |
| Parcel ID | 97305-73-053-9810 |
| STR | Section 05, Township 17, Range 13 |
| Comprehensive Plan | Medium Intensity Single-family |
| General Location | Northwest Corner of 131st and Harvard |
| Plat data | Frazier Meadows \| Phase 1 |
| | 26.74 Acres |
| | 100 Lots |
| | 8 Blocks |
| Site Area | 32.51 Acres |
| Appearance District | None |
| Public Comment | None at the time of this staff report |

Zoning Surrounding:

| | |
|---|---|
| North: | AG \| Agriculture-Undeveloped |
| South: | PUD 49 \| RS-2 \| Providence Hills |
| West: | AG \| Agriculture-Undeveloped & RS-1 Single-family \| Sunrise Ridge |
| East: | RS-1 \| Two Single-family residential properties (One home built) |

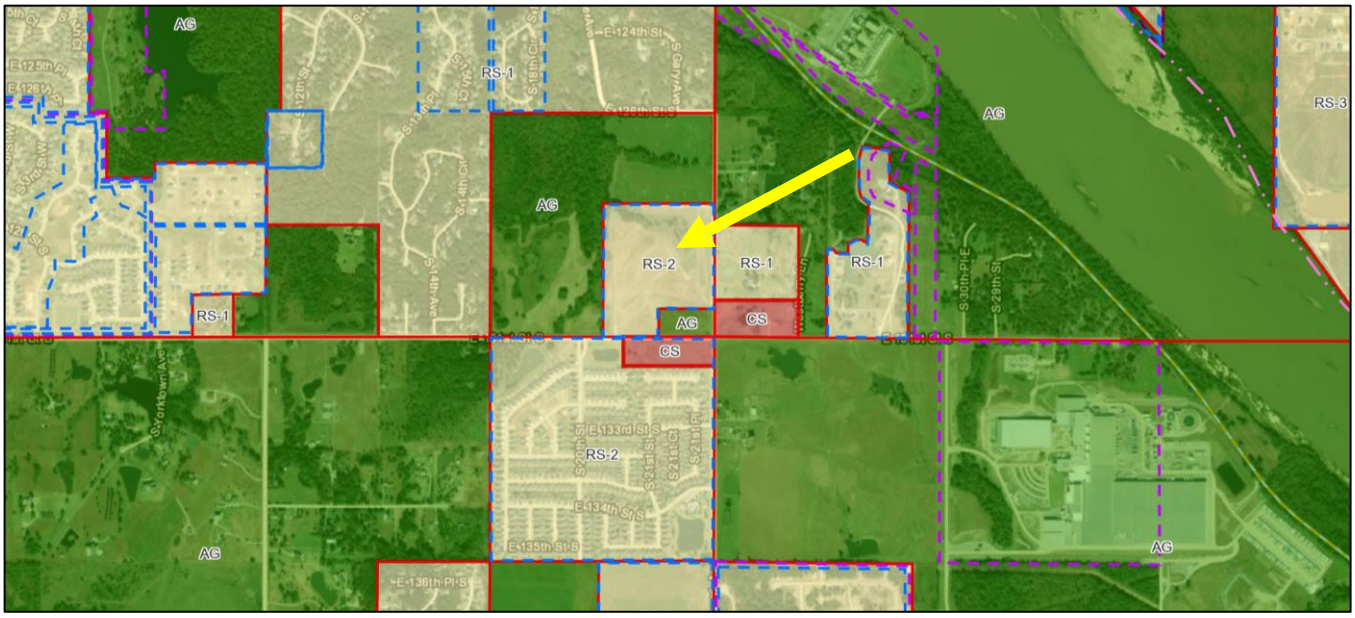



*Figure 1: ZONING MAP*

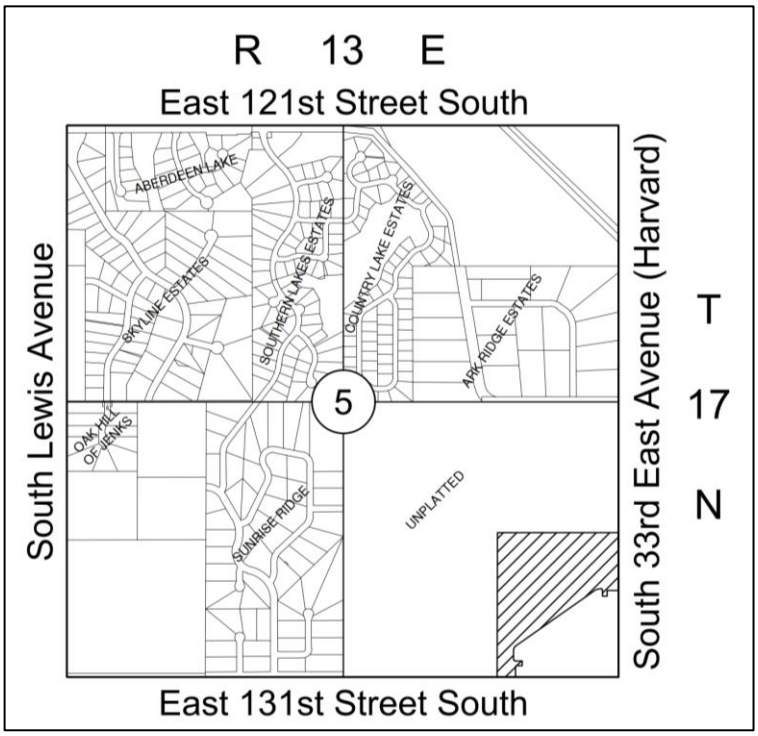



*Figure 2: Site Map*

## Staff Evaluation & Recommendation

**EVALUATION** | The Frazier Meadows subdivision is well underway. They are in need of platting to continue and finalize the legal requirements of development. There are two requests, both fit the current comprehensive plan and do not pose an adverse impact to the surrounding properties. The plat changes were necessary to provide a more practical approach to the street design as related to the easements. The Minor Amendment request to the PUD does not impact any surrounding property owners, it simply allows the developer to maximize the space through creative lot and street realignment. City Staff has met with the developer, consultant and engineer of record, to find a suitable solution for moving forward with the final plat on an approved PUD project.

Approving these requests will allow the developer to file the Frazier Meadows Phase 1 plat and move into the building phase of development.

**STAFF COMMENTS | NOT COMPETE LIST**

Missing Street name between Block 3 and 4

Add rear build lines to face of plat

Add LNA changes to plat for street at NE corner

Correct the number of reserves and the number of lots

Review and correct Page 2 of DOD | 2.1 PUD LANGUAGE

Add Amendment language

Match DOD with changes to face of plat

Sidewalks are required internally and along street frontage

Confirm encroachment agreement with OneOK

Correct Minor Amendment language to say Block "8"

**RECOMMENDATION | 2 ACTIONS**

*Staff and TAC recommend conditional approval of the Final Plat of Frazier Meadows Phase 1*

*Staff recommends approval of PUD 116 Minor Amendment | Realignment and size of lots, streets*

Development Text
Minor Amendment
Plan Unit Development 116

The subject application is pursuant to an agreement between the Developer of Frazier Meadow LLC and the Public Works and Fire Department of the City of Jenks.

Planned Unit Development 116 was originally approved with an oil field water line and a Sanitary Sewer Line of the City of Glenpool located under a portion of the Street identified as East 130th Street South. It was determined that this situation need to be rectified prior to final platting of phase I of the Meadows Development. The roadway in question is currently located in phase 2 of the Meadows Development, however portions of the easements and line improvements are located in areas of Phase I, therefore, Phase I will be modified to include the area in question into Phase I.

Modifying the roadway was the only answer that would rectify the condition. It was finally determined that the best layout to facilitate the desired results was to move the roadbed to the south. This created a condition that some of the lots that were originally located in Phase II would need to be moved to Phase I. It also created a requirement to look at an alternate access/road design for 12 parcels located south of East 130th Street South. This road design would not be considered standard practice and therefore is being submitted as a PUD condition to protect the integrity of the code.

The design has been review by the City Engineer and the Fire Chief and has been agreed to by the Developer.

8

The amendment is also identifying a setback issue related to Lot 11 Block 4. The design of the road is needing a full cul-de-sac at the end of 128th Street South to facilitate a turn around area for emergency services because the through Street to the adjacent property is planned to be gated. This design will require a front setback requirement that mirrors the requirement for lots abutting to Harvard Avenue and allow an 11 foot setback from the reserve area that abuts to the lot on the rear lot line.

# FRAZIER MEADOWS I

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
8 BLOCKS, 100 LOTS

| BLOCK 1 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 8,756.68 |
| 2 | 7,560.00 |
| 3 | 7,560.00 |
| 4 | 7,560.00 |
| 5 | 7,560.00 |
| 6 | 7,560.00 |
| 7 | 8,460.00 |
| 8 | 7,560.00 |
| 9 | 7,560.00 |
| 10 | 7,560.00 |
| 11 | 7,560.00 |
| 12 | 9,360.01 |
| 13 | 7,560.00 |
| 14 | 7,098.73 |

| BLOCK 2 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 7,200.00 |
| 2 | 7,200.00 |
| 3 | 7,200.00 |
| 4 | 7,264.77 |
| 5 | 13,981.95 |
| 6 | 14,012.47 |
| 7 | 7,324.18 |
| 8 | 7,200.00 |
| 9 | 7,200.00 |
| 10 | 7,200.00 |
| 11 | 7,200.00 |
| 12 | 7,200.00 |
| 13 | 7,200.00 |
| 14 | 13,866.22 |
| 15 | 11,065.93 |
| 16 | 7,200.00 |
| 17 | 7,200.00 |
| 18 | 7,200.00 |
| 19 | 7,200.00 |
| 20 | 7,367.36 |
| 21 | 10,392.43 |
| 22 | 10,631.89 |
| 23 | 8,400.00 |

| BLOCK 3 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 9,724.71 |
| 2 | 7,800.00 |
| 3 | 7,800.00 |
| 4 | 7,800.00 |
| 5 | 7,800.00 |
| 6 | 7,800.00 |
| 7 | 7,800.00 |
| 8 | 7,800.00 |
| 9 | 7,800.00 |
| 10 | 7,800.00 |
| 11 | 9,063.73 |
| 12 | 10,189.70 |
| 13 | 8,765.11 |
| 14 | 8,765.11 |
| 15 | 8,765.11 |
| 16 | 8,765.11 |
| 17 | 8,765.11 |
| 18 | 8,765.11 |
| 19 | 8,765.11 |
| 20 | 8,765.11 |
| 21 | 8,765.11 |
| 22 | 8,765.11 |
| 23 | 16,279.72 |

| BLOCK 4 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 6,849.14 |
| 2 | 6,818.67 |
| 3 | 7,486.64 |
| 4 | 6,394.50 |
| 5 | 7,486.64 |
| 6 | 6,394.50 |
| 7 | 7,486.64 |
| 8 | 6,394.50 |
| 9 | 7,486.64 |
| 10 | 6,394.50 |
| 11 | 8,159.61 |
| 12 | 6,685.97 |

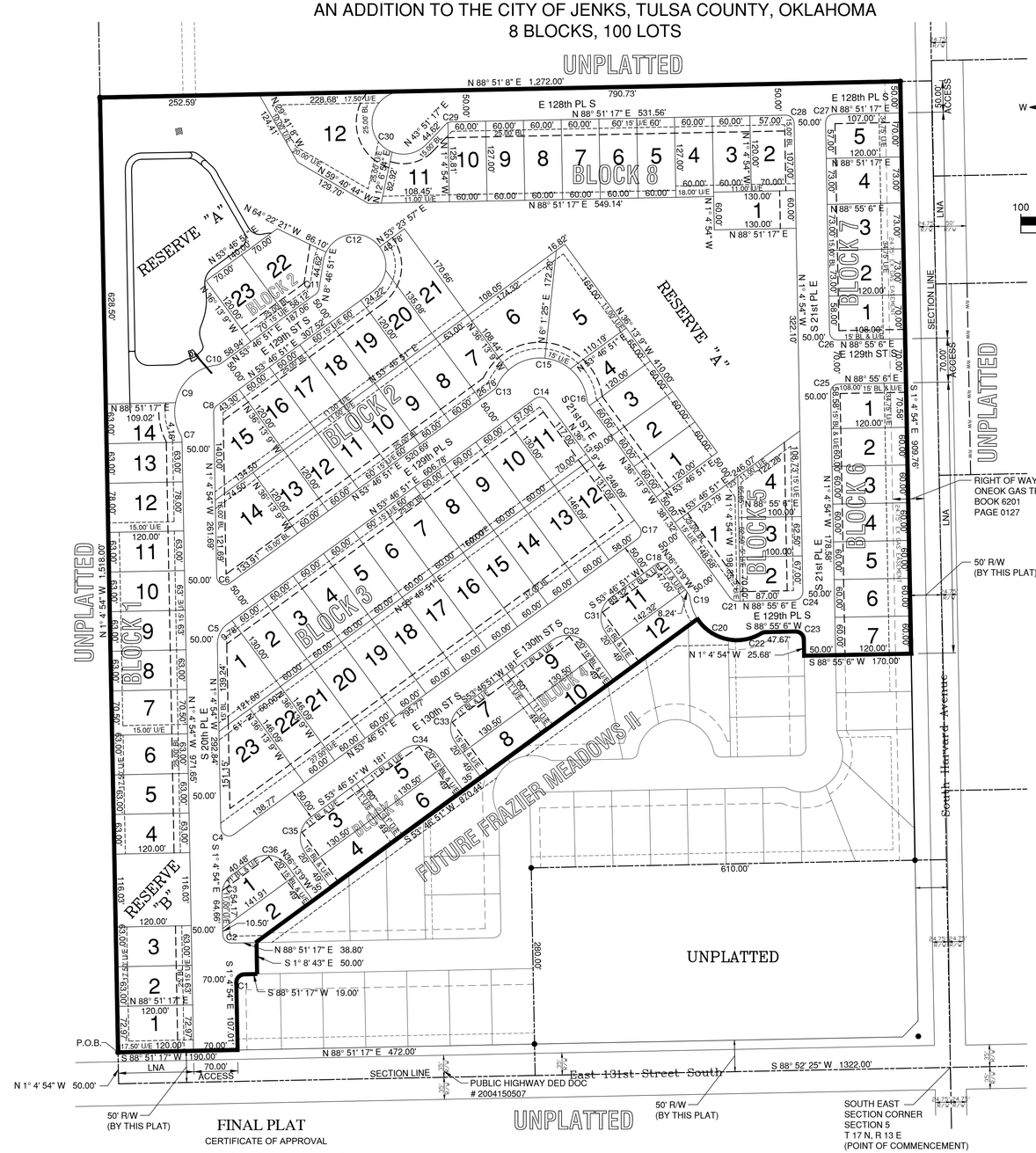
| BLOCK 5 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 10,781.39 |
| 2 | 6,963.73 |
| 3 | 6,250.00 |
| 4 | 10,104.85 |

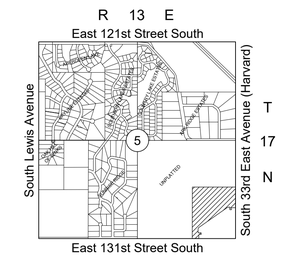
| BLOCK 6 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 8,438.32 |
| 2 | 7,200.00 |
| 3 | 7,200.00 |
| 4 | 7,200.00 |
| 5 | 7,200.00 |
| 6 | 7,200.00 |
| 7 | 7,200.00 |

| BLOCK 7 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 8,369.10 |
| 2 | 8,760.00 |
| 3 | 8,760.00 |
| 4 | 8,760.00 |
| 5 | 8,363.83 |

| BLOCK 8 SQUARE FEET | |
|---|---|
| LOT NO. | SQ. FT. |
| 1 | 7,800.00 |
| 2 | 8,363.64 |
| 3 | 7,200.00 |
| 4 | 7,620.00 |
| 5 | 7,620.00 |
| 6 | 7,620.00 |
| 7 | 7,620.00 |
| 8 | 7,620.00 |
| 9 | 7,620.00 |
| 10 | 7,617.90 |
| 11 | 8,978.61 |
| 12 | 23,285.91 |

| CURVE DATA TABLE | | | | |
|---|---|---|---|---|
| NO. | RADIUS | CURVE LENGTH | CHORD LENGTH | DELTA |
| C1 | 13.00' | 20.41' | 18.37' | 89°56'11" |
| C2 | 13.00' | 20.43' | 18.39' | 90°03'49" |
| C3 | 37.00' | 35.43' | 34.09' | 54°51'46" |
| C4 | 13.00' | 28.39' | 23.08' | 125°08'14" |
| C5 | 38.00' | 36.39' | 35.01' | 54°51'46" |
| C6 | 13.00' | 28.39' | 23.08' | 125°08'14" |
| C7 | 13.00' | 6.57' | 6.50' | 28°57'18" |
| C8 | 13.00' | 12.45' | 11.98' | 54°51'46" |
| C9 | 75.00' | 149.34' | 125.86' | 114°05'25" |
| C10 | 13.00' | 6.87' | 6.79' | 30°16'22" |
| C11 | 13.00' | 10.21' | 9.95' | 44°59'60" |
| C12 | 50.00' | 196.35' | 92.39' | 225°0'0" |
| C13 | 13.00' | 6.87' | 6.79' | 30°16'22" |
| C14 | 13.00' | 20.42' | 18.38' | 89°59'60" |
| C15 | 75.00' | 197.06' | 145.07' | 150°32'43" |
| C16 | 13.00' | 6.87' | 6.79' | 30°16'22" |
| C17 | 13.00' | 20.42' | 18.38' | 89°59'60" |
| C18 | 13.00' | 20.42' | 18.38' | 90°00'00" |
| C19 | 13.00' | 6.87' | 6.79' | 30°16'22" |
| C20 | 75.00' | 151.07' | 126.79' | 115°24'29" |
| C21 | 13.00' | 12.45' | 11.98' | 54°51'46" |
| C22 | 13.00' | 6.87' | 6.79' | 30°16'22" |
| C23 | 13.00' | 20.42' | 18.38' | 90°0'0" |
| C24 | 13.00' | 20.42' | 18.38' | 89°59'60" |
| C25 | 12.00' | 18.85' | 16.97' | 90°0'0" |
| C26 | 12.00' | 18.85' | 16.97' | 89°59'60" |
| C27 | 13.00' | 20.41' | 18.37' | 89°56'11" |
| C28 | 13.00' | 20.43' | 18.39' | 90°03'49" |
| C29 | 13.00' | 10.21' | 9.95' | 44°59'60" |
| C30 | 50.00' | 196.35' | 92.39' | 224°59'60" |
| C31 | 40.00' | 62.83' | 56.57' | 90°0'0" |
| C32 | 40.00' | 62.83' | 56.57' | 90°0'0" |
| C33 | 40.00' | 62.83' | 56.57' | 90°0'0" |
| C34 | 40.00' | 62.83' | 56.57' | 90°0'0" |
| C35 | 40.00' | 62.83' | 56.57' | 90°0'0" |
| C36 | 40.00' | 62.83' | 56.57' | 90°0'0" |




LOCATION MAP

— FRAZIER MEADOWS I

1"=100'

SCALE IN FEET
1" = 100'

## 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 1322.00 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 1518.00 FEET; THENCE N88°51'08"E FOR A DISTANCE OF 1272.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 909.76 FEET; THENCE S88°55'06"W FOR A DISTANCE OF 170.00 FEET; THENCE N01°04'54"W FOR A DISTANCE OF 25.68 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N46°04'54"W; THENCE S88°55'06"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF S73°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 115.05 FEET, A CHORD DISTANCE OF 104.09 FEET, AND A CHORD BEARING OF N77°24'34"W; THENCE S53°46'51"W FOR A DISTANCE OF 870.44'; THENCE S01°08'43"E FOR A DISTANCE OF 50.00 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 19.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF S43°53'12"W; THENCE S01°04'54"E FOR A DISTANCE OF 107.01 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 32.51 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 R/W | = PIPE LINE RIGHT OF WAY |
| R/W DED | = RIGHT OF WAY DEDICATION PER COVENANTS |

## FINAL PLAT

CERTIFICATE OF APPROVAL

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

_____
MAYOR - VICE MAYOR

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

_____
CITY MANAGER

## 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

## ENGINEER


RK and Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2021


## SURVEYOR


Wade Bennett, PLS
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, Oklahoma 74337
Phone: 918(476-7484)
Certificate of Authorization No. 4502
Expires June 21, 2021


FRAZIER MEADOWS

FINAL PLAT

April 02, 2021

Deed of Dedication and
Restrictive Covenants

# Frazier Meadows I

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Frazier Meadows I, 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 1322.00 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 1518.00 FEET; THENCE N88°51'08"E FOR A DISTANCE OF 1272.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 909.76 FEET; THENCE S88°55'06"W FOR A DISTANCE OF 170.00 FEET; THENCE N01°04'54"W FOR A DISTANCE OF 25.68 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N46°04'54"W; THENCE S88°55'06"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF S73°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 151.07 FEET, A CHORD DISTANCE OF 126.79 FEET, AND A CHORD BEARING OF N63°39'01"W; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF N21°04'58"W; THENCE N36°13'09"W FOR A DISTANCE OF 57.24 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 19.92 FEET, A CHORD DISTANCE OF 18.03 FEET; A CHORD BEARING OF N82°20'33"W; THENCE N36°13'09"W FOR A DISTANCE OF 50.50 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N08°46'51"E; THENCE N36°13'09"W FOR A DISTANCE OF 131.09 FEET; THENCE S53°46'51"W FOR A DISTANCE OF 731.00 FEET; THENCE S01°04'54"E FOR A DISTANCE OF 151.15 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 28.39 FEET, A CHORD DISTANCE OF 23.08 FEET, AND A CHORD BEARING OF S63°39'01"E; THENCE S34°27'54"E FOR A DISTANCE OF 23.88 FEET; THENCE S34°50'28"E FOR A DISTANCE OF 28.14 FEET; THENCE S55°55'48"W FOR A DISTANCE OF 40.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 37.02 FEET, A LENGTH OF 34.82 FEET, A CHORD DISTANCE OF 33.55 FEET, AND A CHORD BEARING OF S26°49'50"W; THENCE S01°04'54"E FOR A DISTANCE OF 67.10 FEET; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.43 FEET, A CHORD DISTANCE OF 18.39 FEET, AND A CHORD BEARING OF S46°06'48"E; THENCE N88°51'17"E FOR A DISTANCE OF 40.29 FEET; THENCE S01°08'43"E FOR A DISTANCE OF 50.00 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 20.37 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF S43°53'12"W; THENCE S01°04'54"E FOR A DISTANCE OF 107.01 FEET; THENCE N88°51'17"E FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 26.74 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 I”, an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall he 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 “U/E” or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services and/or storm sewer services to the area included in the plat; provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat, no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

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

### 1.1 Electric, Telephone, Cable Television and Other Utility Services

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

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

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

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

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

1.1.6 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 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, 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.

### 1.5 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 “Frazier Meadows I” was filed as a planned unit development (Designated as PUD NO 116) which was approved by the City of Jenks City Council on MAY 21st, 2021. The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the PUD, and any amendments thereto. The Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/ Developer, its successors and assigns, and the City of Jenks, Oklahoma.

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

### 2.1 Planned Unit Development Standards

2.1.1 Land area (net): 32.51 Acres

2.1.2 Permitted Uses: Uses permitted as a matter of right in the RS-2 (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:

| | |
|---|---|
| Maximum number of dwelling units: | 100 |
| Minimum lot width: | 60 ft. |
| Minimum lot area: | 7,200 sq. ft. |
| Minimum Livability Space: | 1,800 sq. ft. |
| Maximum building height: | 35 ft. |

2.1.3 Minimum yard requirements:

| | |
|---|---|
| BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 7, BLOCK 8 | |
| Front yard | 25 ft. |
| Front yard (BLOCK 3, LOTS 12 - 23) | 37 ft. |
| Front yard (BLOCK 4, LOTS 1 - 12) | 15 ft. |
| Front yard (BLOCK 5, LOTS 2 - 4) | 15 ft. |
| Front yard (BLOCK 8, LOT 11) | 15 ft. |
| Side yard | 5 ft. |
| Exterior side yard | 15 ft. |
| Rear yard | 20 ft. |
| BLOCK 6, BLOCK 7 | |
| Front yard | 15 ft. |
| Front yard to garage | 20 ft. |
| Side yard | 5 ft. |
| Exterior side yard | 15 ft. |
| Rear yard | 35 ft. |

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

2.1.5 Masonry: The first floor of each dwelling will have 100% masonry, not including windows and beneath covered porches. No Steel, Aluminum or Plastic Siding shall be permitted on any Building or any Residential Lot.

2.1.6 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. Exterior fences along South Harvard Ave. & East 131st Street shall be established with Masonry or Rock Pillars.

2.1.7 All Single Family Dwelling Units shall have a minimum of 1,800 square feet of finished heated living area.

## Section 3 Surface Drainage

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

## Section 4 Reserve Areas, Perimeter Fencing and Landscaping

### 4.1 Reserve Area "A"

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 I. 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 I.

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 I, and for access by the City of Jenks to Sanitary Sewer Lift Station and other 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"

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 I. 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 I.

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

7.1.1 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 I Homeowners Association. No building, fence, wall, free-standing mailbox or any other improvements or structure may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following, as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which must be approved in writing prior to submittal to the City of Jenks for a Building Permit.

i) An accurate site plan including structure designs

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

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

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

v) Drainage and grading plans; and

vi) Any other plans or details required by the Architectural Committee.

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

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

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

7.2 Carports are not permitted.

**7.3 FENCING:**

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

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

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

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

**7.4 DRIVEWAYS:**

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

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

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

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

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

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

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

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

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards. 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 or 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 Fireplace: Fireplace chimneys fronting on any interior street, whether pre-fab or full masonry, shall be veneered. All non-masonry fireplace chimneys shall have an Architectural Committee approved terminator cap.

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

7.22 Roof Material: Roofing shall be self-sealing 30 year Altlas 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.

7.23 Roof Pitch: Residences shall have a roof pitch of at least 6/12 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.

7.24 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.

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

7.26 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.

7.27 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. Railroad tie retaining walls are not permitted. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.28 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.

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

7.30 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.

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

7.32 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.

7.33 Guttering: Homes with 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.

7.34 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.

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

7.36 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, statues, 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.

7.37 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.

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

7.39 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first. All lots under 32,000 square feet must be sodded.

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

7.41 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.

7.42 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 I 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 I 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 _____ 2021 or as subsequently amended.

## Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this __day of _____, 2021.

Frazier Meadows I, LLC,
an Oklahoma limited liability company

by: _____
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 _____ day of _____, 2021, 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.

_____
Notary Signature

My commission no. _____

Expires _____

**********

## Certificate of Survey

**I, _____,** a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as 'Frazier Meadows I, an addition to the City of Jenks, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as of this date, signed and sealed this _____ day of _____, 2021.

_____
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 _____ day of _____, 2021, personally appeared _____ to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

_____
Notary Signature

My commission no. _____

Expires _____

# Jenks | PC Staff Report

| | |
|---|---|
| To | Planning Commission |
| Hearing Date | April 08, 2021 |
| Case Number | JZ 21 PUD 127 \| Frazier Falls |
| Request(s) | Recommendation of approval of Rezoning from AG to RS-2<br>Recommendation of approval of JZ 21-PUD 127 |
| Location | 126th and South Harvard Ave. |
| Applicant | Robert Bell, Bell Land Use |

## Staff Report

Preparer | Marcaé Hilton; BM

### Attachments

- ☐ PUD 127
- ☐ ZONING MAP

### Preparer

Robert Bell, Bell Land Use
INCOG

## Background Information

**STAFF COMMENTARY** | JZ21-PUD 127 is a Planned Unit Development proposal for a single-family subdivision to be named *Frazier Falls,* located north of PUD 116, *Frazier Meadows*. This project seeks to retain the organic nature of the land with several natural water features and a detention pond. The project is a gated subdivision with private streets. If approved the plat for Frazier Falls will remove the eastern access to Harvard from E. 128th Place South, the access will be used as a platted buildable lot. Frazier Falls will be able to travel south out of their subdivision, but Frazier Meadows residents will not have access north into Frazier Falls due to the private gated access. The applicant has received preliminary approval of the design from Public Safety.

**PLANNING DATA**

| | |
|---|---|
| Request | PUD 127 \| RS-2 |
| TAC COMMENTS | March 23, 2021 |
| | COMMENTS: |
| | Robert Bell represents the owner and gave a brief description of the project. There are 3 aesthetic ponds and one detention pond to the west. There will be a lift station on the NW corner of the lot. Emergency access will be on the N. TEP is the engineer of record. If Frazier Falls is approved |

| | |
|---|---|
| | and purchased, it will allow for access through Frazier Meadows and take the Harvard access from Frazier Meadow and allow the space to be a lot (to be platted with FF). Homes start at 350,000. |
| | ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler |
| | There is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it. |
| | ONEOK needs a list of construction equipment and language. |
| | Rick Denley, Reserve B-trail/walking, no sidewalk or trees. |
| | Jarrod Herd, primary contact on OneOK easement issues. |
| | COJ, Chief Ostrum |
| | Access to the north will be free flow traffic from FF to FM? Yes |
| | North access will be prohibited into FF? Yes |
| | How is the proposed bridge constructed? TBD (must meet Fire Code 503 requirements) |
| Staff Comments | Missing Street name between Block 3 and 4 |
| | PLAT \| Add rear build lines to face of plat |
| City Council | Ward 3 |
| Current Zoning | AG \| Agriculture |
| Intended Use | Single-family Residential |
| Parcel ID | 97305-73-052-8610 (Does not include all of 111 acres) |
| STR | Section 05, Township 17, Range 13 |
| Comprehensive Plan | Medium Intensity Single-family |
| General Location | North of Northwest Corner of 131st and Harvard |
| Plat data | Unplatted |
| Site Area | 32.53 Acres |
| Appearance District | None |
| Public Comment | None at the time of this staff report |
| PUD Data | Protection of natural trees |
| | Create Park like setting |
| | 3 wet ponds \| water features |
| | Vehicular bridge |
| | Walking trails |
| | Water falls |
| | Pickle Ball court in dry detention area |

ONEOK | high pressure gas line must be considered

Gated

Sidewalk/trails

Maximum No. of homes 130 | 109 currently planned

- 60′ x 120′
- 63″ is the average or wider
- $350,000 ++

Two gated access points

- Primary | Harvard
- Secondary | E. 126th Street S.

Perimeter Screening | match Frazier Meadows

3 Areas of Infrastructure Improvement

1. Safety along 126th curve is developer priority
   a. Clear vegetation at curve along 126th
   b. Dedicate to City ROW for street improvements on 126th
2. Revised Sewer Plan | relocate lift station to Frazier Falls
3. Extension of 12 inch water line along Harvard to connect w 8 inch

| | RS-1 | RS-2 | PUD 127 | RS-3 |
|---|---|---|---|---|
| LOT WIDTH (Min. Ft.) One Family | 100 | 75 | 60-63 | 65 |
| LOT AREA (Min. Sq. Ft.) One Family | 13,500 | 9,000 | 7,200 | 6,900 |
| STRUCTURE HEIGHT (Max. Ft.) | 35 | 35 | 35 | 35 |
| LIVABILITY SPACE Per D.U. (min. sq. ft.) | 7,000 | 5,000 | 3,500 | 4,000 |
| Front Yard Abutting a Public Street: —Not an Arterial | 35 | 30 | 25 | 25 |
| All Other Yards Abutting a Public Street: —Not an Arterial | 15 | 15 | 15 | 15 |
| Rear Yards (min. ft.) | 25 | 25 | 20 | 20 |
| Side Yards (min. ft.) —One side yard | 10 | 10 | 5 | 10 |
| Side Yards (min. ft.) —Other side yard | 5 | 5 | 5 | 5 |
| Minimum House Size | | | 2, 200 | |
| Masonry | First Floor | | | 100% | |

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 |

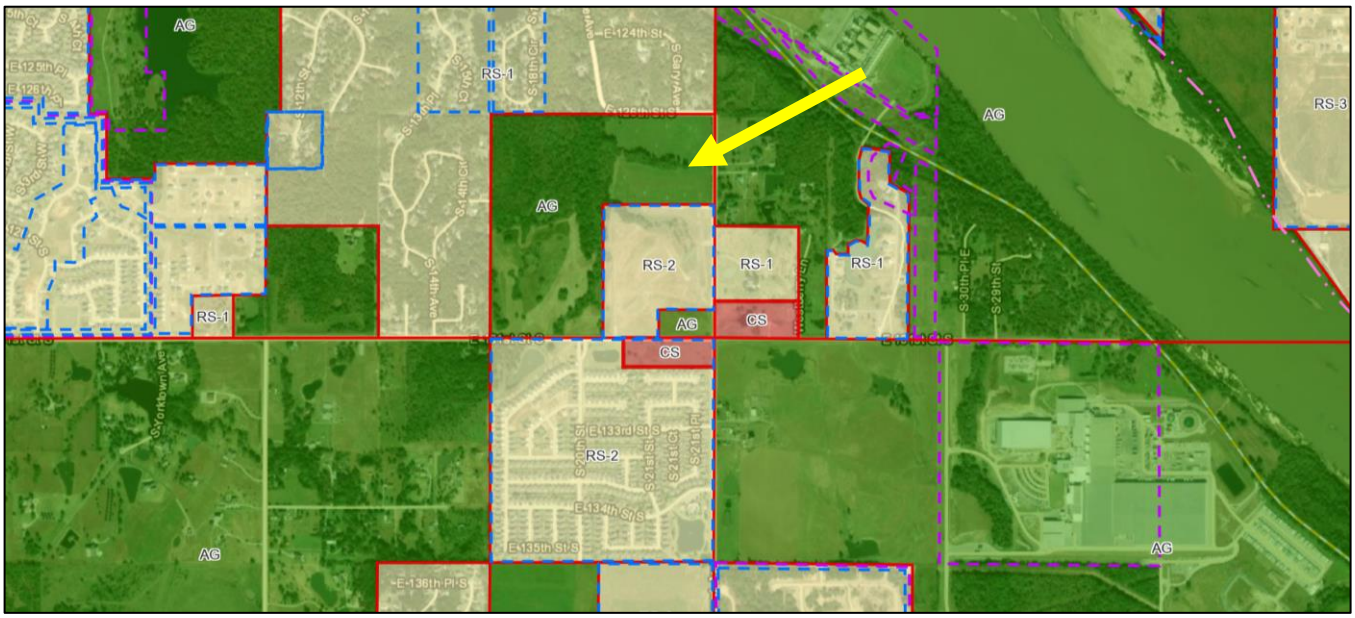



*Figure 1: ZONING MAP*

*Figure 2: Exhibit B of PUD 127 | Site Layout*

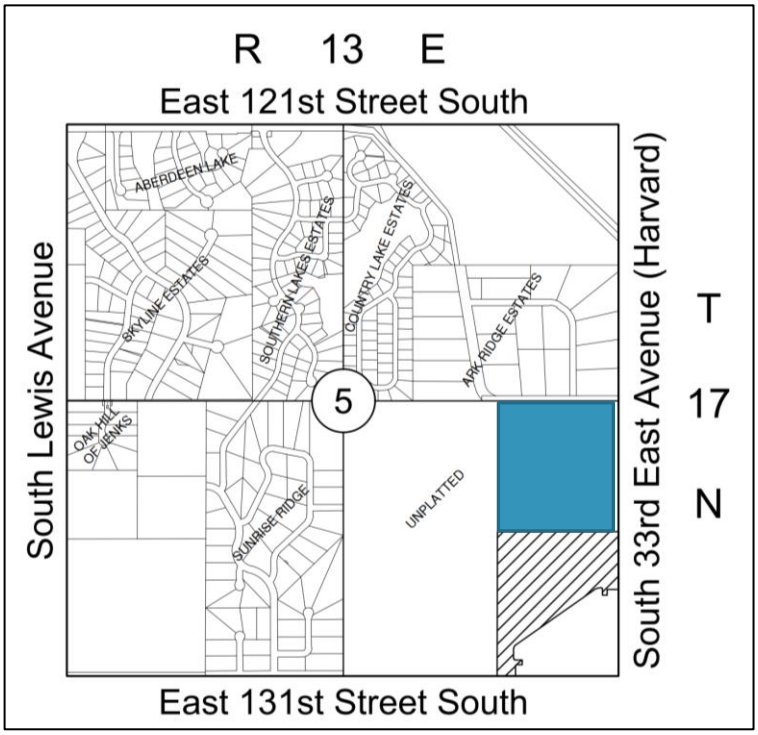



*Figure 3: Site Map*

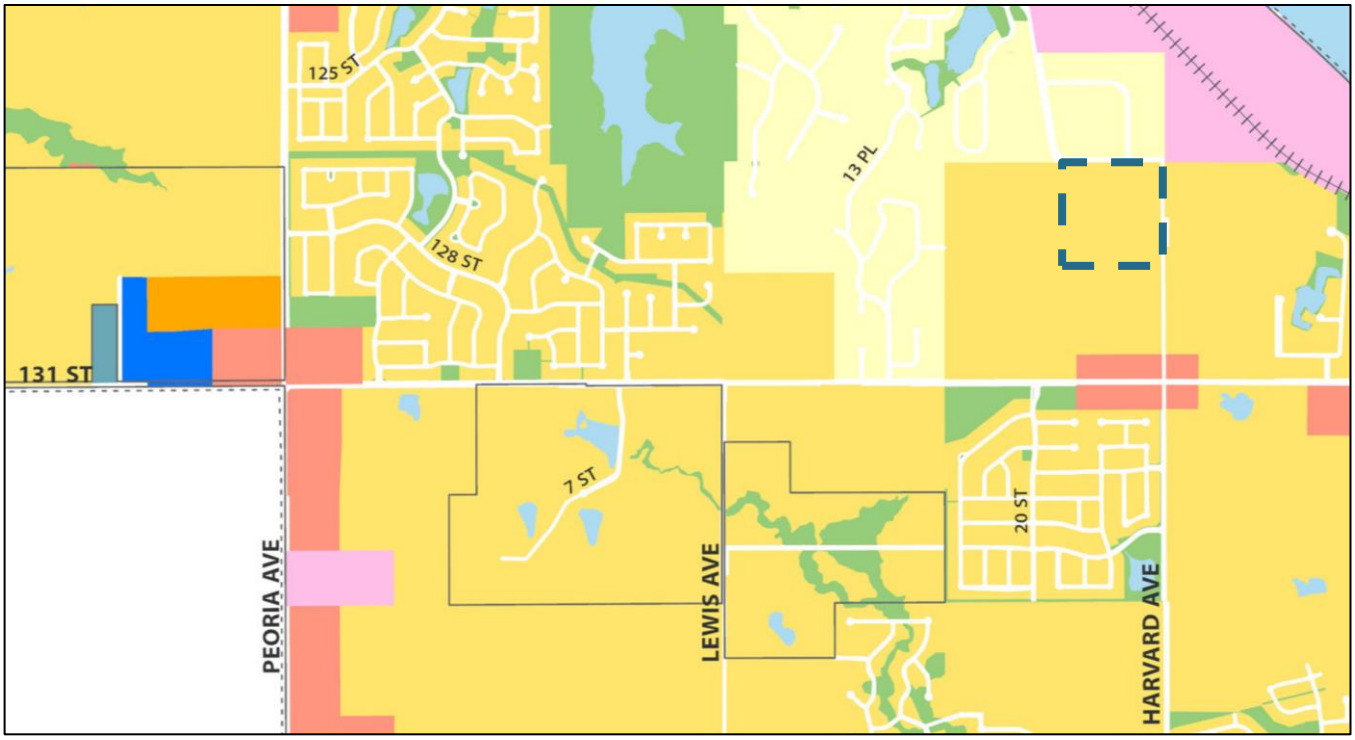



*Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY*

## Staff Evaluation & Recommendation

**EVALUATION** | The Frazier Falls is part of the "Frazier" subdivision legacy. This development will create the opportunity to solve some traffic concerns along the curve of 126th street, through the immediate clearing of brush and providing sidewalks. Provide infrastructure improvements to the area and create additional density.

Approving this Rezoning and PUD request will allow the developer to complete the contract for land purchase and proceed to engineering.

PUD ZONING LANGUAGE | *Sec. 900. - Purposes.*

*The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.*

*More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.*

*To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.*

*To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.*

*To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.*

*To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.*

*To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.*

Consider

1. *Whether the PUD is consistent with the comprehensive plan; (Consistent)*
2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)*
4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

**STAFF COMMENTS | NOT COMPETE LIST**

Work with City Staff on traffic conditions at 126th

Sidewalks are required internally and along street frontage

Confirm encroachment agreement with OneOK

Update the Comprehensive Plan information

Add PUD 127 in the title

Correct all outstanding PUD markups

**RECOMMENDATION | 2 ACTIONS**

*Staff and TAC recommend approval of the Frazier Falls requests to rezone from AG to RS-2 and add a Planned Unit Development Overlay | PUD 127*

# Frazier Falls

# A Single-Family Residential Development

# Jenks Oklahoma

Planned Unit Development Number 127

Southwest Corner of East 126th Street South and South Harvard

Bell Land Use LLC
918-902-0462

Tulsa Engineering and Planning
Brent Cox, Engineer
918-252-96

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| IV. Utilities | 7 |

Exhibit A Site Aerial
Exhibit B Site and Plat Design
Exhibit C Site Plan with Topo
Exhibit D Area Water Lines
Exhibit E Comprehensive Plan Housing Designation and Existing Zoning

Frazier Falls

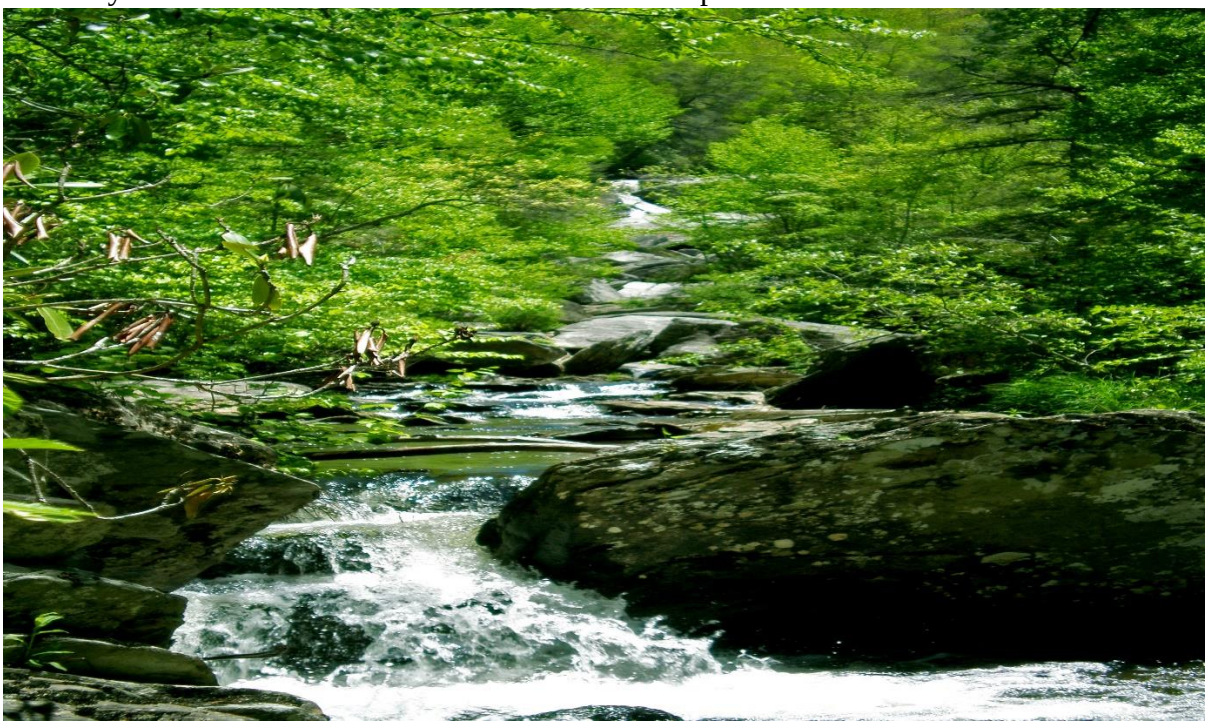
s

I. Development Concept

In keeping with the Frazier Lake and Frazier Meadows developments, "Frazier Fall" offers you the unique experience of upscale living in a picturesque environment. The property is located at the southwest corner of East 126th Street South and Harvard Avenue. The proposed development is a high-end single-family gated community that will highlight the special characteristics of the land and provide price points and living options that are not currently represented in the Southern most Jenks Market area.

Medium Intensity
Single-family

The subject property is designated for ~~Suburban Residential~~ by the Jenks Comprehensive Plan. The property is 32.53 +/- acres in size and is being requested to be rezoned from Agriculture to RS-2 (Single Family Residential). Protecting and expanding the natural characteristic of this property will create its suitability to meet the needs for higher end residential for the area. Near the center of the property a heavy tree foliage traverses the property from east to west. Though this area does not support a creek at this time it would be considered the natural storm drainage associated with the site. The development plan includes an extensive undertaking to protect the trees and to provide proper management to create a park like setting to this area and designated as a reserve or common area. Planned is a series of three wet ponds that are connected with a series of water falls and will be provided with the necessary infrastructure to sustain a continual water flow. A unique vehicular bridge is planned at the west ends of the common area to be associated with the private streets. Walking trails for the owners in the development are also planned through the water falls area. Park amenities will be added to the common area a pickle ball court is planned at the dry detention area on the west side of the development.



As with other developments along Harvard Avenue in this area a high-pressure gas line is located along the right of way of Harvard. Considering the housing product that is planned for the Falls Development, a reserve area outside the gated area will be established over this easement. This will allow the lots backing to Harvard to be developed at normal standard. The reserve area by the easement will be restricted from planned vegetation but will allow the development of sidewalks or walking trails that are out of the right of way and will be a benefit to the area.

With such an aggressive attempt to have a substantial open space the proposed development will take on a true cluster design for properties planned in the price ranges discussed. These cluster can be identified as the areas north and south of the open space. The residential homes within the development are planned to be $350,000 and up. The residences will be developed on parcels of 60' X 120', with a major portion of these lots being 63 feet or wider.

The proposed development is allowed a maximum of 130 homes by the Comprehensive Plan and is currently designed with 109 residential properties. Two gated access points will be provided to the development. The primary entrance to the development will be from Harvard Avenue. The secondary access identified as an emergency entrance but will be designed to be a standard exit will be from the interior of the Frazier Meadows development. For road safety purposes, no access point is to be established from East 126th Street South. Review of an access for the City to the lift station from 126th Street South should be considered and established at City's request. This access is currently shown from within the development. Fencing along the section line road is planned as a continuation of that which was determined by the Planning Commission as necessary for Frazier Meadows development.

Three areas of the City of Jenks infrastructure will be greatly improved with the proposed development. 1) The applicant upon transfer of ownership of the property will clear the vegetation associated with the curve from South Harvard to East 126th West Avenue. The developer will immediately gift the City of Jenks the right of way necessary, at their discretion, to improve or reduce the dangerous curve associated with this interchange. 2) The Frazier Meadows development was approved with a lift station that forced main sanitary sewer to Frazier Lakes. It was previously known that the subject property was not available and ultimately two lift stations were likely going to have to be established to serve the area. Upon ownership transfer of the property, a revised sewer plan will be submitted for Frazier Meadows that will eliminate the need for the 2nd lift station and relocate the site to the Frazier Falls development. 3) 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 for connection to the 8 inch line and looping the two supply lines in the area.

A zone change application was submitted with the Planned Unit Development requesting an underlying zoning of RS-2 (Single Family Residential). Per the sales contract for the property, Ordinances perfecting the Zone change and Planned Unit Development criteria cannot be acted upon by the City until the property has transferred ownership to the applicant.

II. Development Standards

Permitted Uses:

The following uses shall be permitted:
Use Unit

6. Single Family Residential and customary accessory uses

**Development Area A: 60’ x 120’ Lots: Requirements**

| | |
|---|---|
| Setback front yard: | 25 Feet |
| Setback side yards: | 5/5 Feet |
| Rear Yard Setback: | 20 Feet |
| Exterior Side yard setback: | 15 Feet |
| Minimum Lot Area | 7200 sq. ft. |
| Minimum Livability Space | 3500 sq. ft. |
| Maximum Permitted Building Height: | 35 Feet |

Lots recognized as phase 3 of the Frazier Meadows Development will be required to meet the PUD and Private standards as listed in Frazier Meadows development unless specifically identified in the required plat.

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 2,200 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 Plastic Siding shall be permitted on any Building or any Residential Lot.

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

Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line.

Exterior fences along South Harvard Ave. shall be established with Masonry or Rock Pillars.

Interior screening fences shall be of the same wood design and material for all lots and established with a metal post and a cap. Lots that abut to the common area with the ponds and waterfalls shall be restricted from establishing screening fences any closer than 20 feet to the rear property line. Within 20 feet of rear property lines for lots abutting the common area a wrought iron or split rail with coated chain link fence design will be allowed. This requirement will protect the open area and allow enjoyment of the area for lots that do not abut to it. The fencing will be required to be uniformed and the exact material for all interior fences will be defined in the required plat.

Minimum Landscape: Each lot shall be sodded and Landscaped to include the planting of a minimum of one 2" caliper tree (measured six inches from the base of the tree). Sodding and landscaping shall be completed within 30 days of occupancy or final inspection.

The development will have a mandatory Homeowners Association for maintenance of common areas. Lots that front to 128th Street South will be platted as phase 3 of the Frazier Meadows and a part of the Meadows HOA. These lots will not be subject to the gated community requirements.

The 128th Place South access to Harvard Avenue that is currently platted in Frazier Meadow will be eliminated and re-platted with lots on an eyebrow. Since the lots within the PUD area of Frazier Falls that abut to 128th Place will be recognized in Phase 3 of Frazier Meadows the closure of this access is important to the integrity of the design and protection of the subdivisions. This closure does not affect the access requirements or standards of either subdivision.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.

The drainage plan will require a hydrology report to determine the existing conditions of the area, detention facility needs of the tract and the effect of full development of the site.

III. Existing Zoning and Comprehensive Plan

Medium Intensity Single-family

The property designated Suburban Residential by the Jenks Comprehensive Plan is currently zoned AG (Agricultural). A zone change application was submitted with the Planned Unit Development requesting an underlying zoning of RS-2 (Single Family Residential).

Per the sales contract for the property, Ordinances perfecting the Zone change and Planned Unit Development criteria cannot be acted upon by the City until the property has transferred ownership to the applicant.

IV. Utilities and Storm Water

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

Service Utilities to lots abutting to the Common Area (waterfall areas) will be required to be all located in the front yards of these lots except for sanitary sewer.

The Frazier Meadows development was approved with a lift station that provided a force main of sanitary sewer to Frazier Lakes. It was previously known that the subject property was not available and ultimately two lift stations were likely going to have to be established to serve the area. Upon ownership transfer of the property, a revised sewer plan will be submitted for Frazier Meadows that will eliminate the need for the 2nd lift station and establish the lift station in Frazier Falls.

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 e two supply lines in the area.

All other standard utilities are available to the site.

# EXHIBIT ‘A’

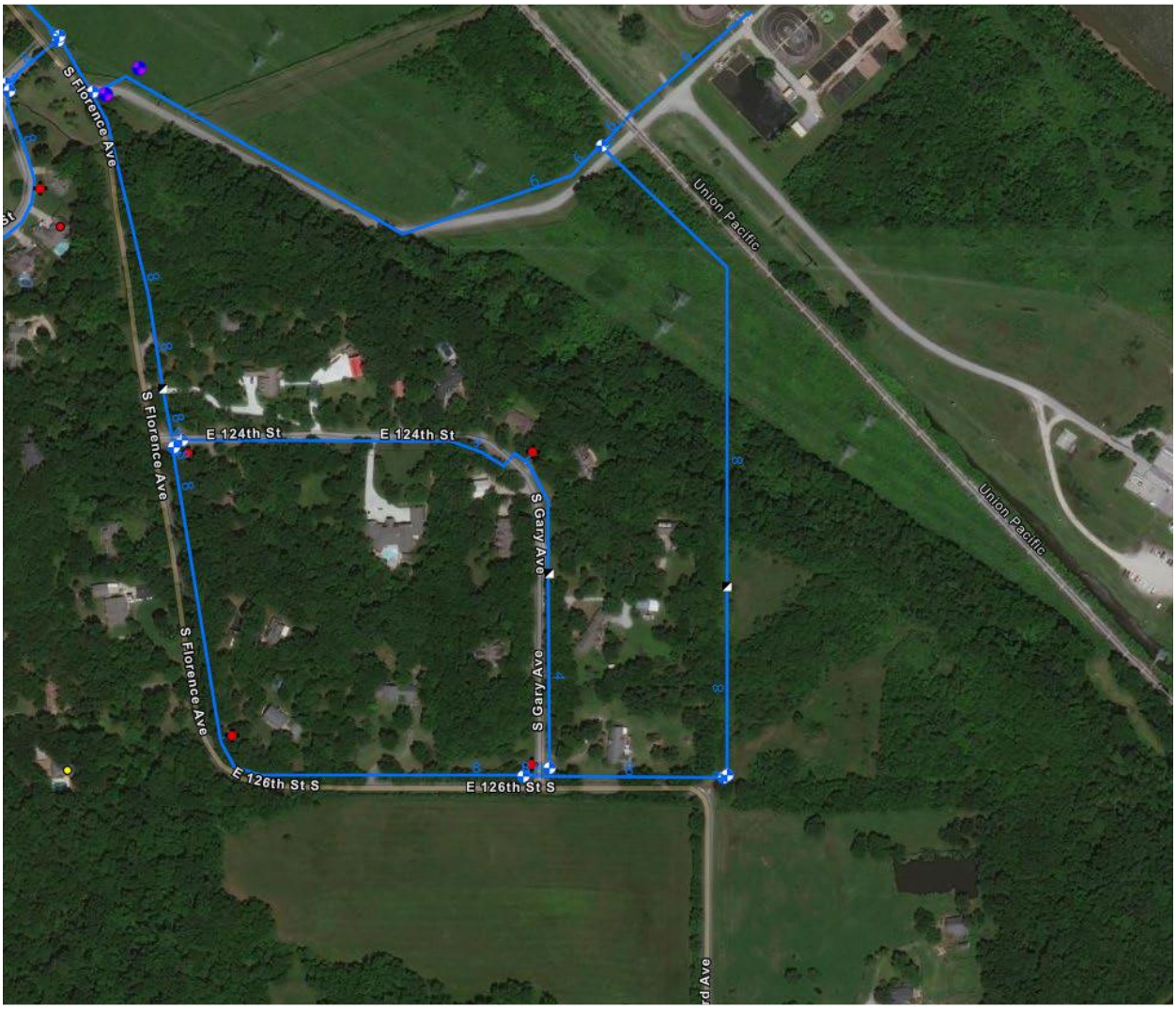
# EXHIBIT ‘B’

Lift Station
Dry Detention Facility
Decorative Pond
Decorative Pond
Decorative Pond
Reserve
Reserve
South Harvard Avenue

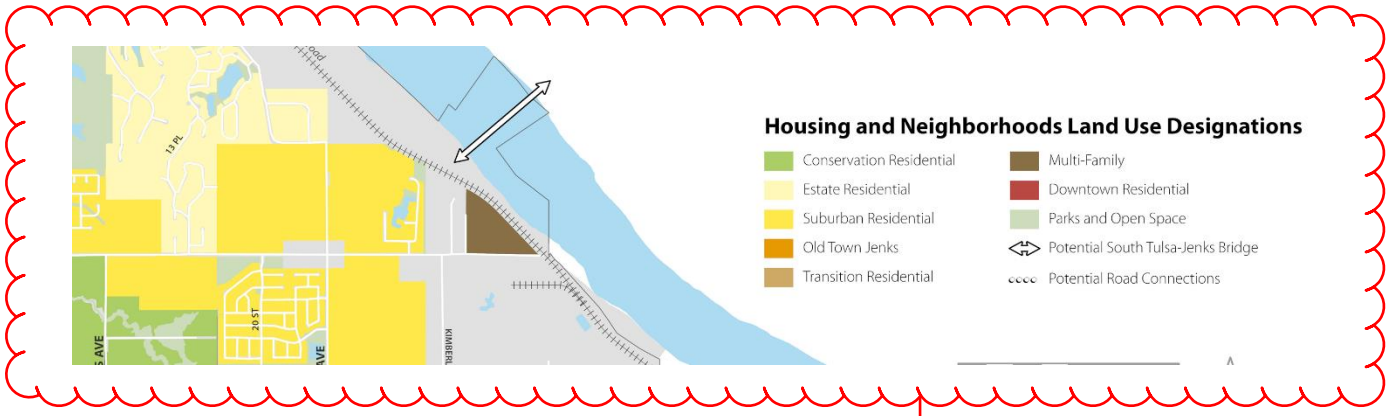
# EXHIBIT ‘C’

Frazier Falls
Sketch Plan 'C'
• Total Number of Lots 109
60' Lots 71 (65.1%)
63' Lots 38 (34.9%)
Not To Scale
Lift Station
Dry Detention Facility
Decorative Pond
Decorative Pond
Decorative Pond
Reserve
Reserve
South Harvard Avenue

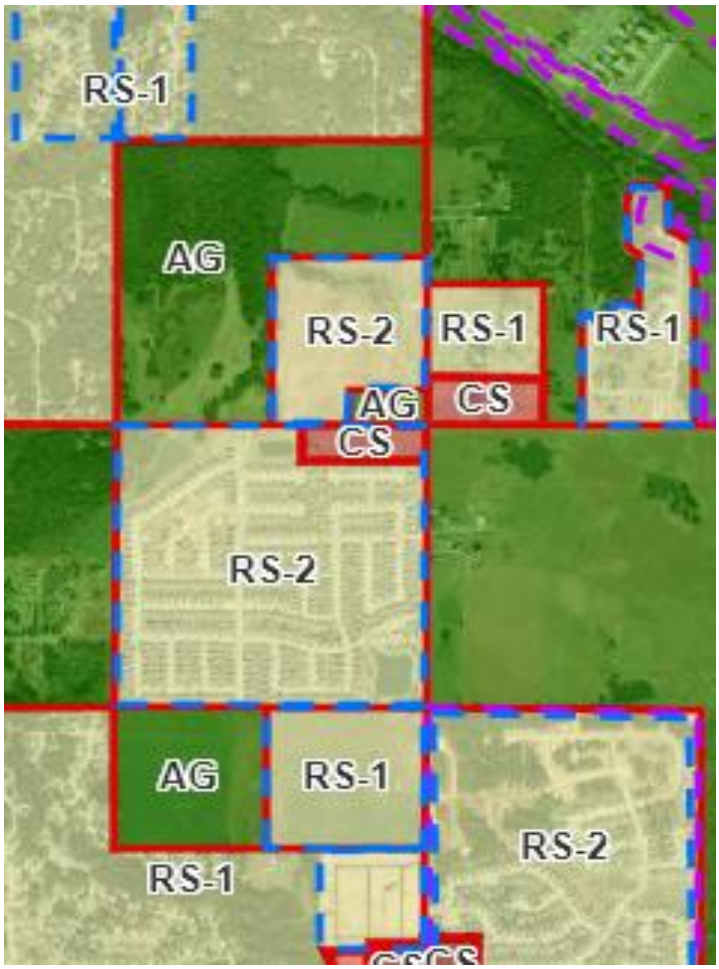
# EXHIBIT ‘D’

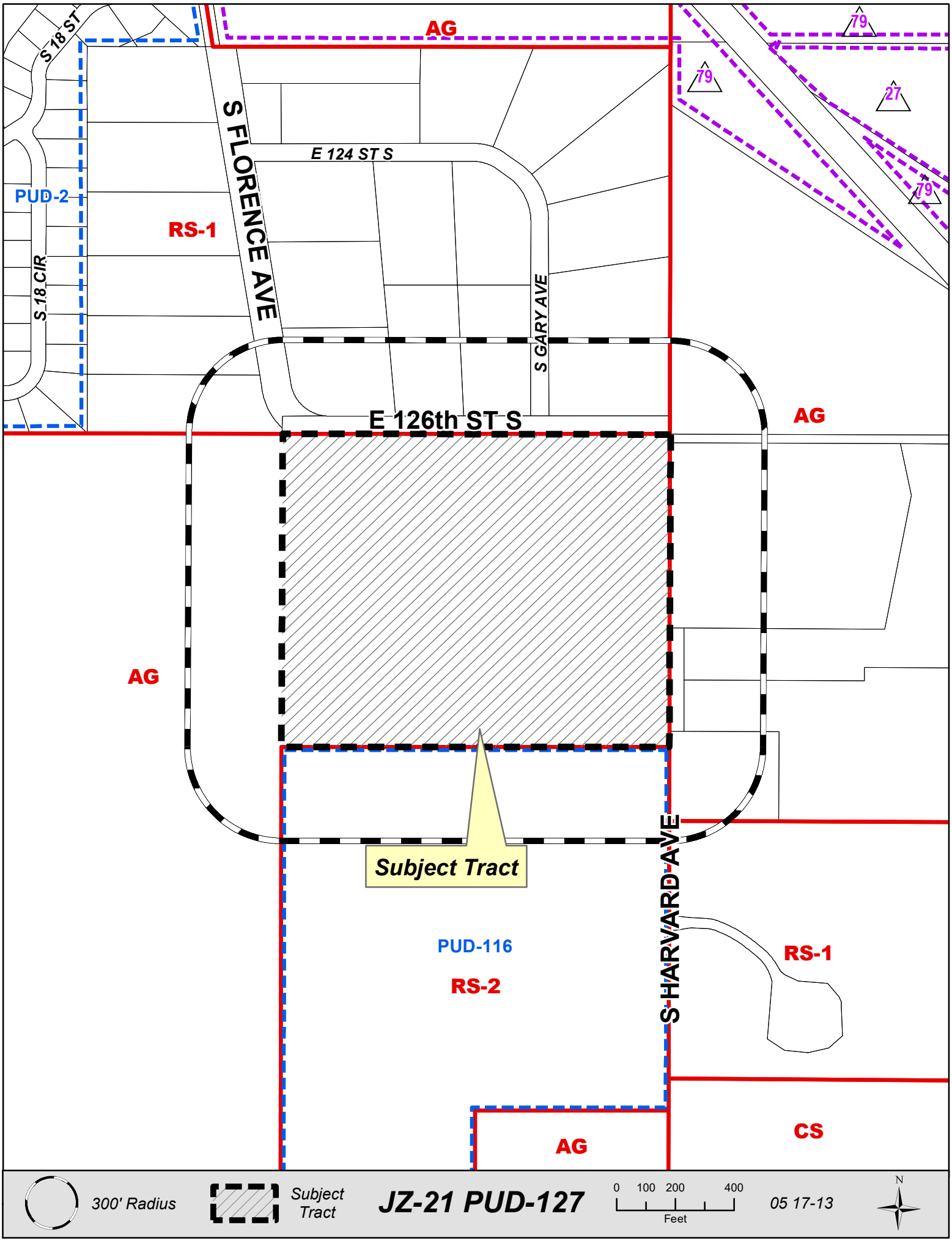

S Florence Ave
S Florence Ave
S Florence Ave
E 124th St
E 124th St
S Gary Ave
S Gary Ave
E 126th St S
E 126th St S
Union Pacific
Union Pacific

# EXHIBIT ‘E’




Need updated map and legend




AG
S 18 ST
S FLORENCE AVE
E 124 ST S
PUD-2
RS-1
S 18 CIR
S GARY AVE
E 126th ST S
AG
AG
Subject Tract
S HARVARD AVE
PUD-116
RS-2
RS-1
AG
CS
79
79
27
79
300' Radius
Subject Tract
JZ-21 PUD-127
0 100 200 400
Feet
05 17-13
N