

AGENDA
JENKS BOARD OF ADJUSTMENT
6:00 P.M., THURSDAY, MAY 13, 2021
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION AND POSSIBLE APPROVAL, DENIAL, AMENDMENT, AND/OR REVISION OF THE MINUTES FROM APRIL 15, 2021

Documents:

[2021.04.15 BOA MINUTES.PDF](#)

IV. BUSINESS

- 1. Consideration and possible approval, denial, amendment, and/or revision of recommendation of JBOA 21-437: a request by Cozort Homes for relief from the front yard build line. General Location: 716 E 130th St S

Documents:

- 1. [SR.JBOA 21-437 FOREST HILLS.PDF](#)
- 2. [JZBOA 21-437.PDF](#)
- 3. [JBOA 21-347 FORESTHILLS.PDF](#)

- 2. Consideration and possible approval, denial, amendment, and/or revision of recommendation of JBOA 21-438: Request by Sean Rohrbacker to allow a pool in the side yard and for relief from the minimum side & rear yard setbacks. General Location: 736 W 110th Pl S

Documents:

- 1. [SR.JBOA 21-438 736 W 110TH PL S.PDF](#)
- 2. [JBOA_21-438.PDF](#)
- 3. [JBOA 21-438.POOL PLAN JENKS.PDF](#)

V. ADJOURNMENT

**MINUTES
BOARD OF ADJUSTMENT
6:00 P.M. THURSDAY, APRIL 15, 2021
VIRTUAL MEETING**

The Jenks Board of Adjustment was called to order at 6:04 p.m. on April 15, 2021, by Chair Shari Keathley. A roll call vote was taken as follows:

Present

Gina Wilson – Videoconference
Ricky Patel – Videoconference
Paul Greek – Videoconference
Erik Enyart – Videoconference
Chair Shari Keathley – Videoconference

Absent

Request to approve minutes of February 11, 2021. Paul Greek made a motion to approve the minutes. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Patel, Greek, Enyart, Keathley

NAY: None

Business

1. JBOA 21-436: Request by Bell Land Use, LLC, for approval of a variance for relief from Bulk and Area Standards for a RS-1 zoned lot. General Location: 712 W “C” St

Planning Director Marcaé Hilton presented her staff report and answered questions. Robert Bell (applicant) addressed the Board and answered questions. Ron Sage (714 W “C” St) asked questions about the property and the proposed development. Erik Enyart made a motion to approve Item 1 per staff recommendations not to include any area that is or may be an Overland Drainage Easement, and no building may be built within an Overland Drainage Easement. Paul Greek seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Patel, Greek, Enyart, Keathley

NAY: None

Motion carried.

Other Business:

1. Other Business. Planning Director Marcaé Hilton gave an update on the Unified Development Ordinance.

Adjournment. The Jenks Board of Adjustment adjourned at 6:48 p.m.

To	Board of Adjustment
Hearing Date	May 13, 2021
Case Number	JBOA 21-437
Request	Variance Relief from front yard buildline
Location	716 E 130 th ST S
Applicant	Cozort Homes

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- ☐ INCOG Map
- ☐ Site Plan and Supporting Documents

Preparer

INCOG
Fritz Land Surveying

Background Information

STAFF COMMENTARY | Cozort Companies, has submitting this application seeking a variance. After an “As Built” survey was submitted by Fritz Land Surveying showing a corner of the house was encroaching about 5 feet into the buildline and utility easement; the City of Jenks was made aware of the encroachment and started the process of a variance to the Build line and closure of part of the utility easement.

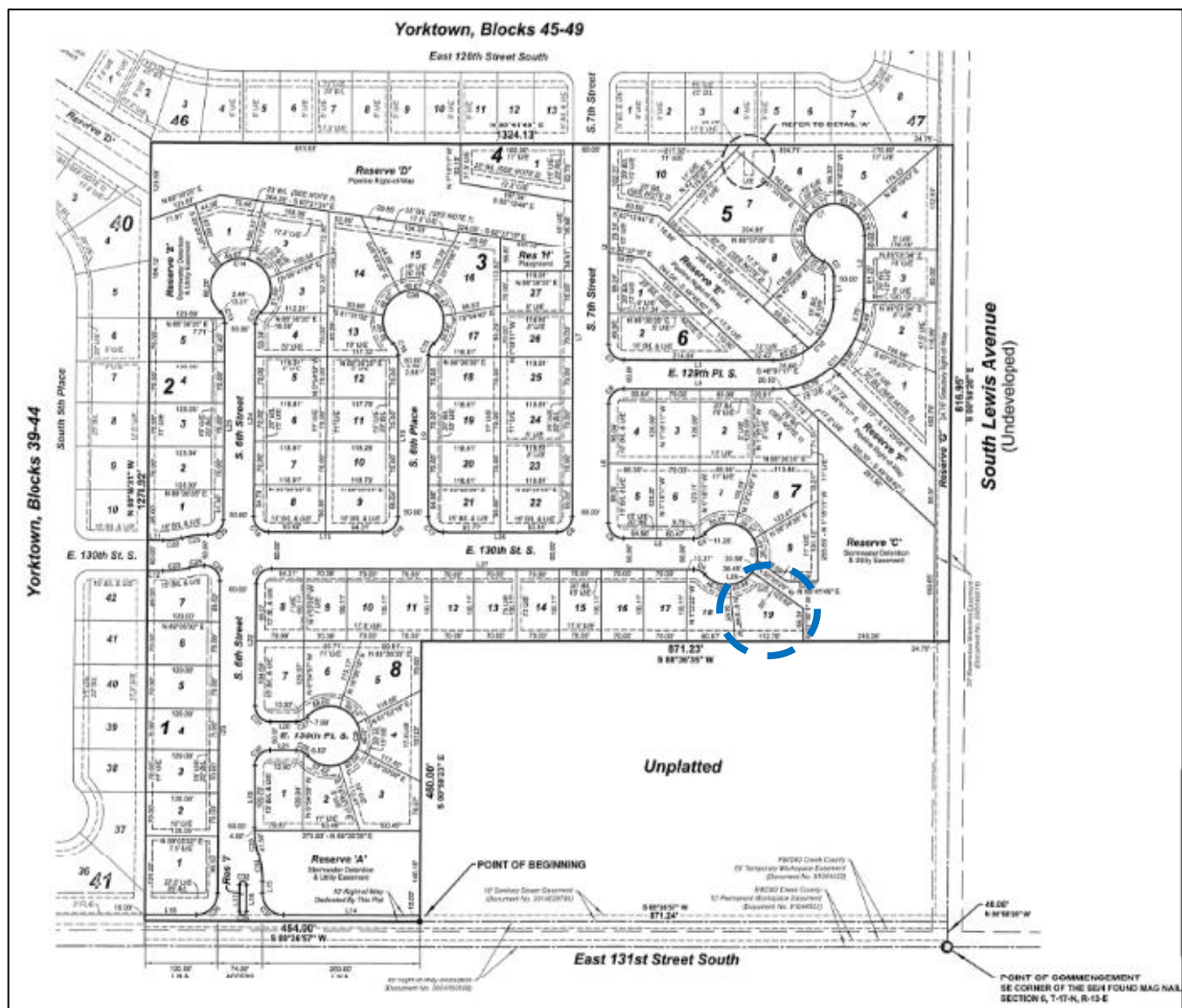
PLANNING DATA

Request	Relief through a Variance due to the encroachment of the buildline Buildline 20 feet Encroachment +-5 feet of NE corner of house ○ BOA Request relief through a variance due to the encroachment of the house into the 20 foot Front Yard Setback ● Future Action ○ City Council Request relief through an Easement Closure due to the encroachment of the house into the 15 Utility Easement ▪ 30-day notice to TAC ▪ Public Hearing on June 1st City Council (Ordinance Required)
Intended Use	Single-family Residential
Appearance District	None

Zoning	PUD 106 & RS-1 Residential Single-Family
Comprehensive Plan	Medium Intensity Single-family
General Location	716 E 130th ST S, west of Lewis and North of 131 st
Plat	The Estates of Forest Hills No. 6796, 06/13/2018 20-foot Front Yard setback (Buildline) 15-foot Utility Easement
Parcel Data	Parcel ID 60662-82-25-68670
Legal	Lot 8, Block 19
Gross Acres	0.27
STR	Section: 24, Township: 18, Range: 12
Floodplain	NO
Easement	There is a 15-foot easement encroachment which requires closure



Figure 1: Utility Lines | Sewer-green, Water-blue, Storm water-yellow



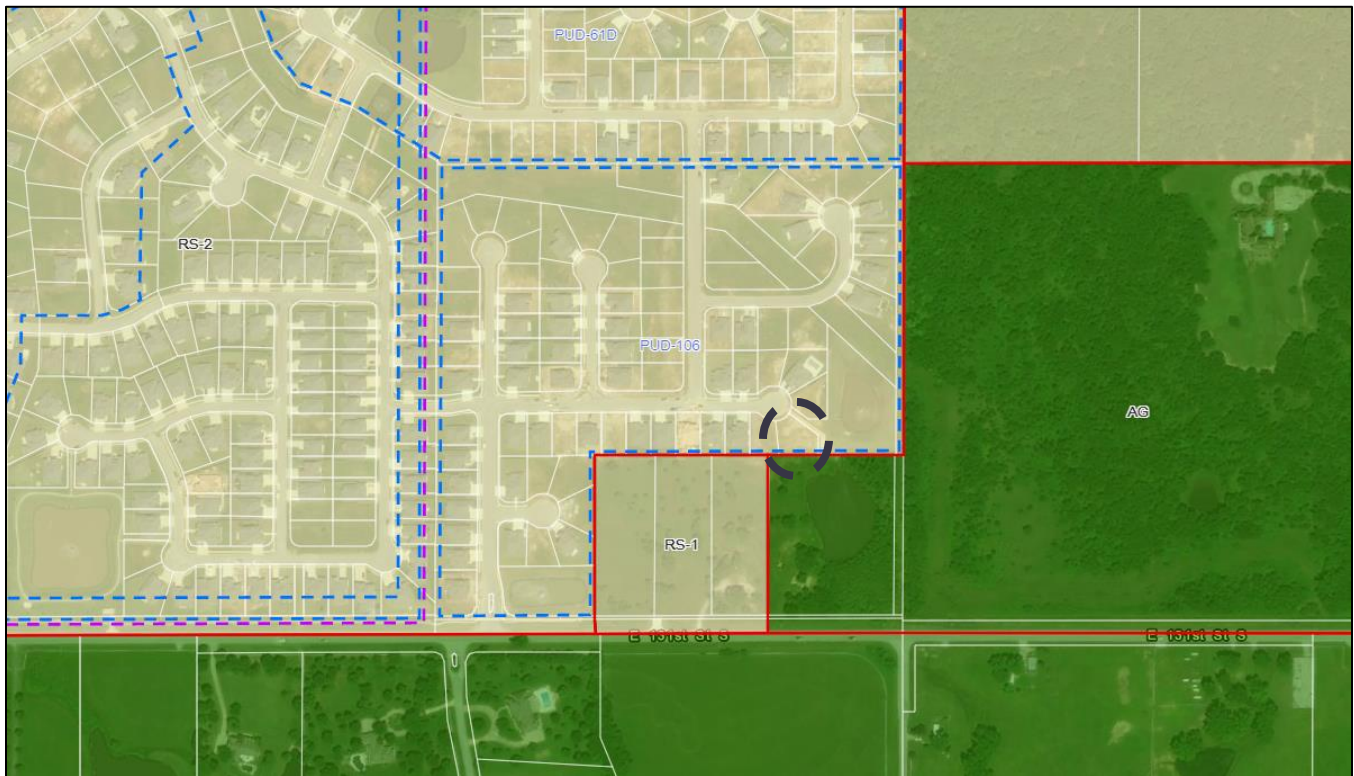


Figure 3: Zoning Map

North: PUD 61D-RS-2 | Single-family Residential
 South: Undeveloped
 East: Undeveloped
 West: PUD 106-RS-1 | Single-family Residential

Staff Evaluation & Recommendation

Evaluation | City Code | Criteria for consideration:

Sec. 1370. - Variances.

1370.3. Board of Adjustment Action.

The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

- a. That by the reasons of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship. *(This parcel is found to be a lot of record, the RS-1 zoning allows for a single-family residential use, the home is already built, due to the peculiar plat dedication of the easement and building setback, a hardship has occurred.)*

- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district. *(The extraordinary condition can be seen as drawn on the face of the plat. The building setback and easement converge at an angle and only apply to this lot and this encroachment.)*
- c. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the code, or the comprehensive plan. *(There is no risk of detriment to the public good, the City of Jenks has confirmed the public utilities will not be directly impacted by the Variance request for the encroachment. However, partial closure and ultimate vacation of the easement will be necessary in district Court. Staff does not believe there is any reason to expect the variance will impair the purposes, spirit or intent of the code or comp plan.)*

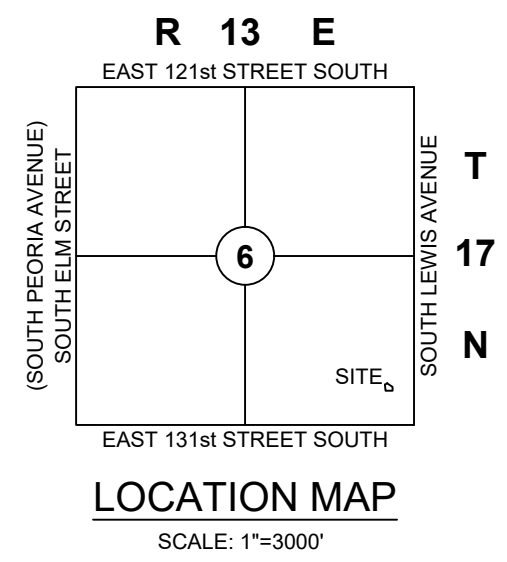
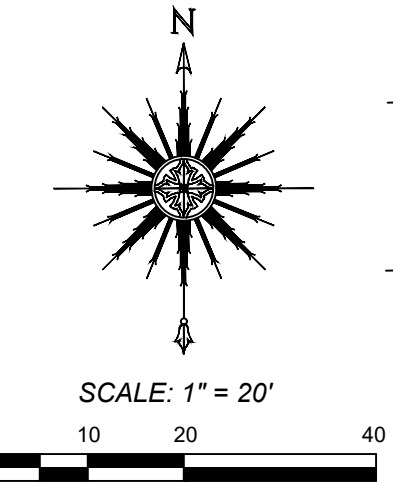
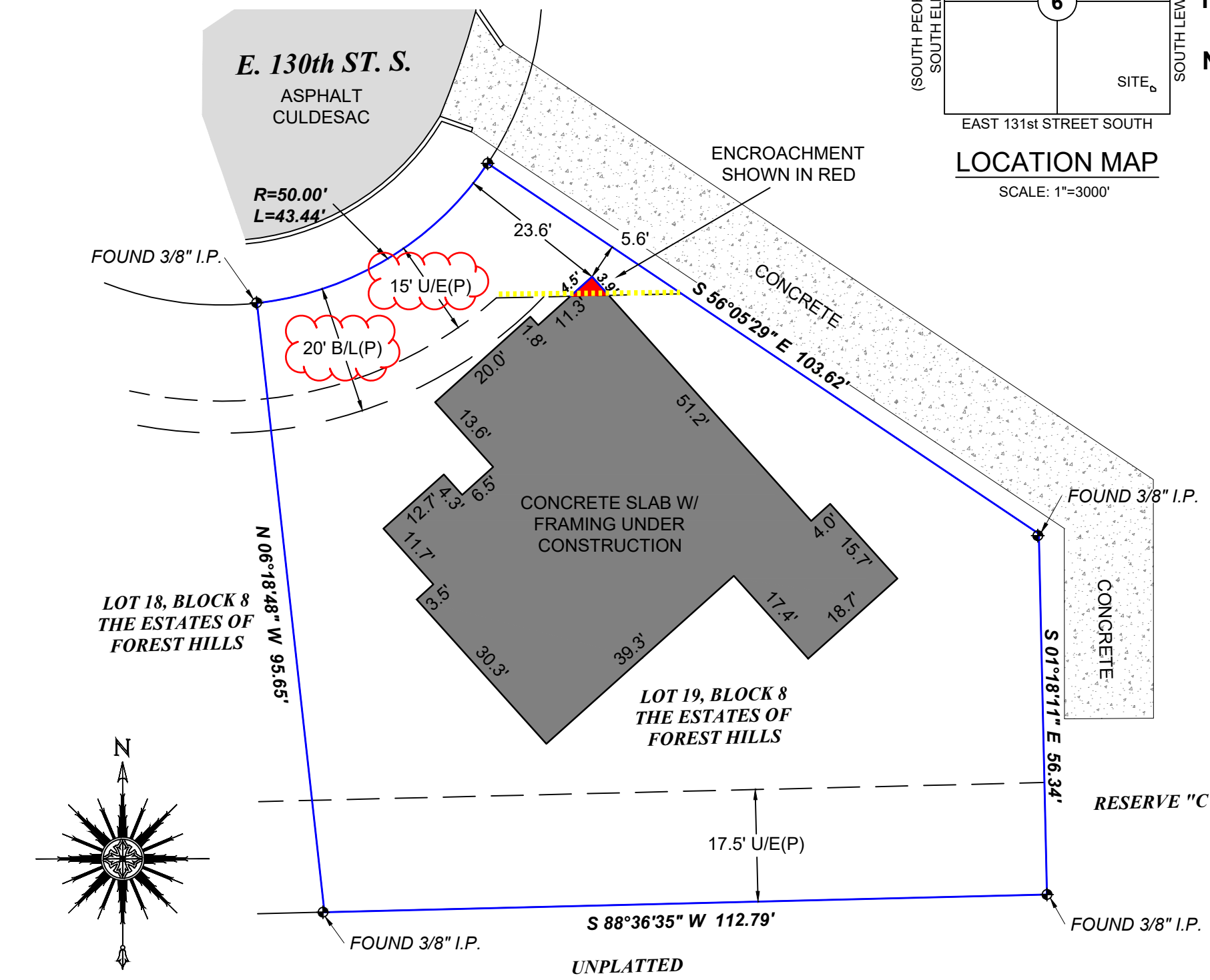
Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

1370.4. Time Limitation on Variances.

A variance which has not been utilized within one year from the date of the order granting the variance shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

Staff Comments | The applicant must complete the Easement Vacation at District Court and any other engineering requirements as applicable. No Certificate of Occupancy will be granted until the Easement Vacation at District has taken place.

Recommendation | *Staff recommends conditional approval of JBOA 21-437 a variance from the front yard setback.*



SURVEYOR'S NOTES
PREPARED FOR: COZORT HOMES
PHYSICAL ADDRESS: 716 E. 130th ST. S., JENKS, OK 74037
BEARINGS ARE BASED UPON THE RECORDED PLAT.
EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
GROSS LAND AREA: 10,633.1 SQ. FEET OR 0.24 ACRES
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0432L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
LAST SITE VISIT: APRIL 14, 2021.
ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!
INFORMATION SHOWN HEREON IS RELATIVE TO LOT 19, BLOCK 8 ONLY.



LEGAL DESCRIPTION - AS PROVIDED GWD DOC. #2019104909
LOT TWO (2), BLOCK THREE (3), LOTS FIVE (5) AND SIX (6), BLOCK FIVE (5), LOT TWO (2), BLOCK SEVEN (7), AND LOTS EIGHTEEN (18) AND NINETEEN (19), BLOCK EIGHT (8), THE ESTATES OF FOREST HILLS, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6796

CERTIFICATE OF SURVEY
FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
WITNESS MY HAND AND SEAL THIS 14th DAY OF APRIL, 2021.

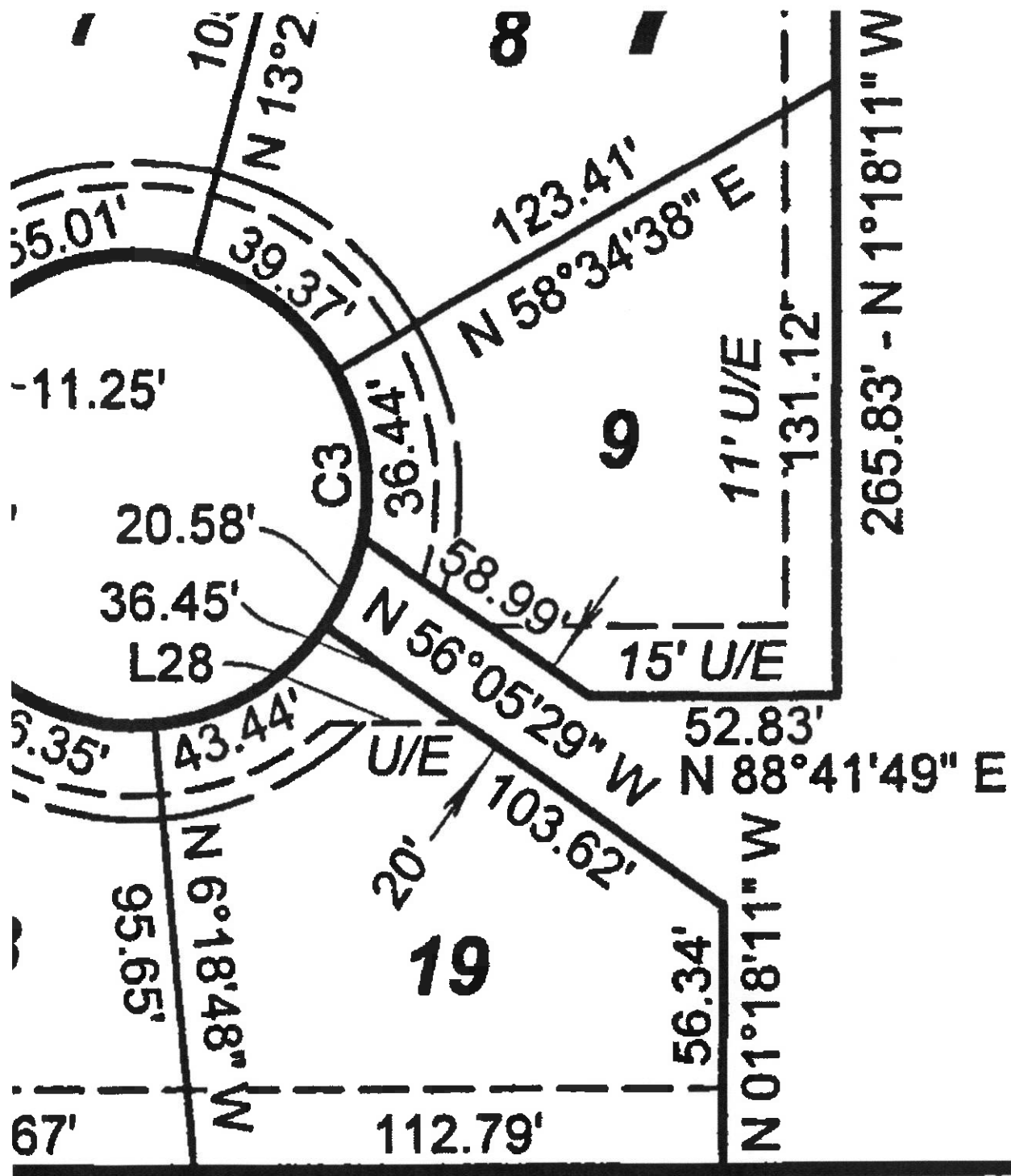
ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

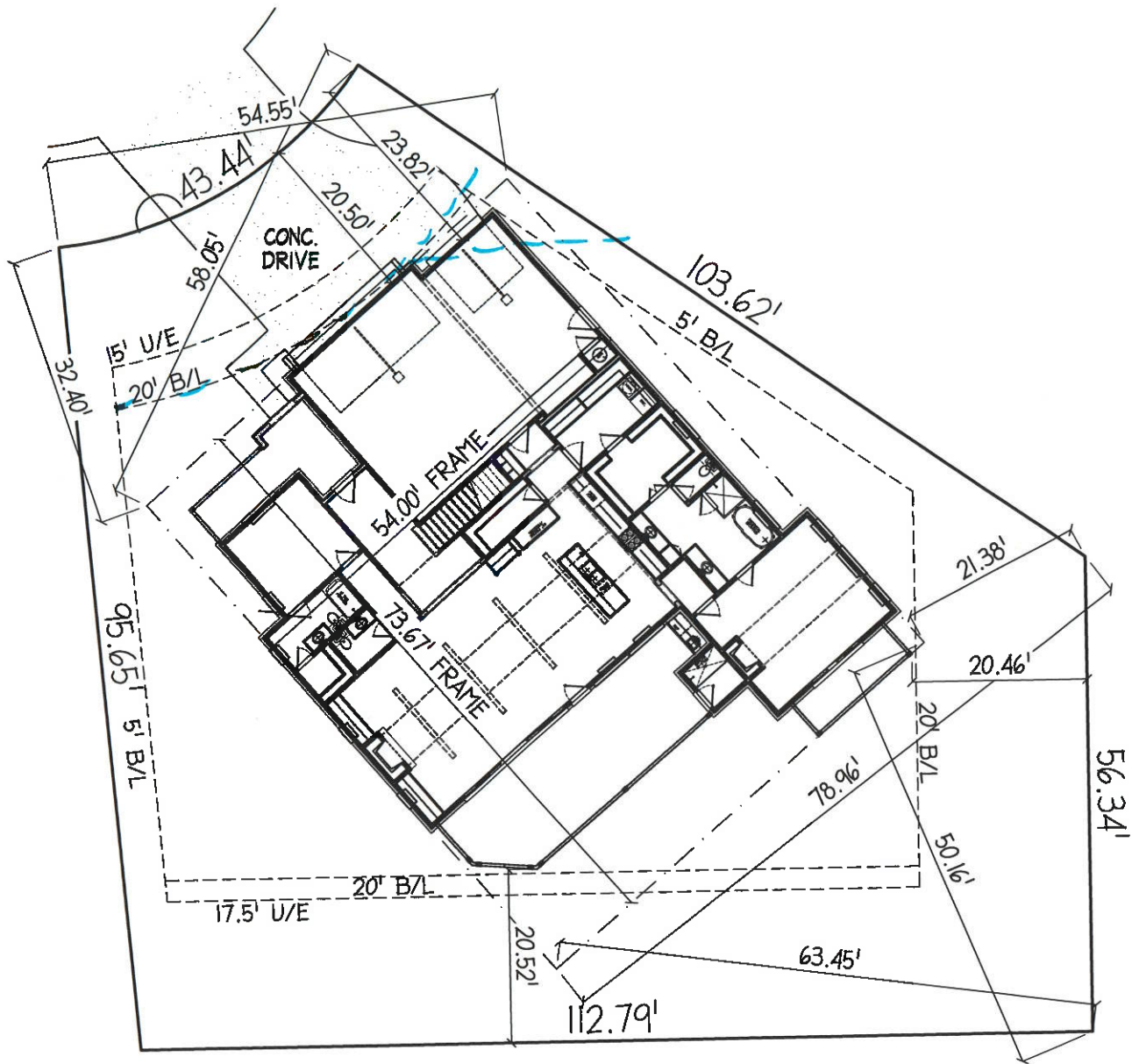
[Signature]

ANDY FRITZ
1694
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA

AS-BUILT SURVEY		
LOT NINETEEN (19), BLOCK EIGHT (8), THE ESTATES OF FOREST HILLS 716 E. 130TH ST. S., JENKS, TULSA COUNTY, OK 74037		
SURVEY: MJL	DATE: 04.14.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 04.14.2021	
APPROVED: PLS	DATE: 04.14.2021	
REV:	PROJ. NO. 21150	

LEGEND
B/L = BUILDING LINE
(P) = PER PLAT
U/E = UTILITY EASEMENT





NOTE!

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENCROACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

Bainbridge
Design Group

2723 E. 15th St., Tulsa, OK 74104

918.499.1497



TRUE NORTH

SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

Cozort Custom Homes

Project:

20.06.13 - Plot Plan

Legal Description:

LOT 19, BLOCK 8, THE ESTATES OF FOREST HILLS
A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA



WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74148 • (918) 663-6924

MORTGAGE INSPECTION REPORT



INVOICE NO.: SPIRIT 21-105044
MORTGAGOR: COZORT CUSTOM HOMES

CLIENT: SPIRITBANK
2011004398

LEGEND

- X- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- R/W RIGHT-OF-WAY
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B/L BUILDING LINE
- O.B.L. OUTBUILDING LINE

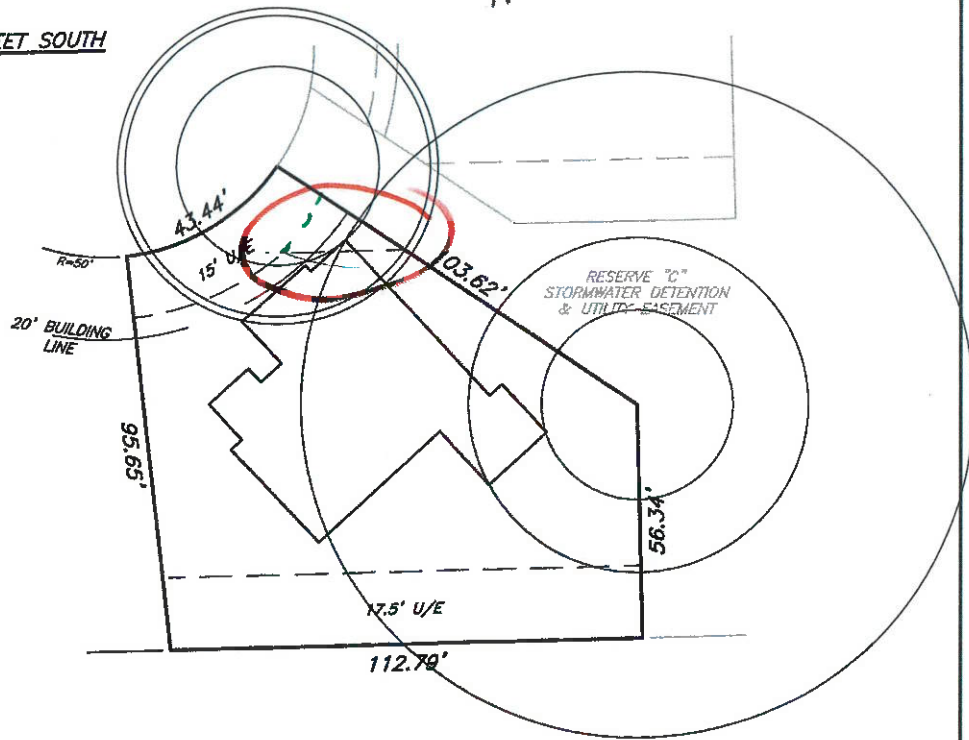
BEFORE YOU OK,
CALL OKIE
1-800-522-8543

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF recorded plat name here.

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40143C0432L, AS LAST REVISED 10/16/12.

MATT COZORT
CARRIE
918-627-2953
hcarrie23@yahoo.com

6 EAST 130TH STREET SOUTH



LEGAL DESCRIPTION AS PROVIDED:

LOT NINETEEN (19), BLOCK EIGHT (8), THE ESTATES OF FOREST HILLS, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 716 EAST 130TH STREET SOUTH.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098 (RENEWAL DATE: JUNE 30, 2021), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE, AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: _____

WARNING! If the seal on this document is not RED, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

Copyright 2021 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471875, Tulsa, Oklahoma.

To	Board of Adjustment
Hearing Date	May 13, 2021
Case Number	JBOA 21-438
Request(s)	Variances 1. To allow for a pool in the side yard 2. Relief from the minimum setback of ten feet from any side or rear lot lines
Location	736 W 110 th Place S
Applicant	Sean Rohrbacker

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ SWIMMING POOL DOCUMENTS

Preparer

INCOG
Applicant

Background Information

STAFF COMMENTARY | This lot is located within Haddington Heights. The applicant was in the process of building a pool when they were informed by the City of Jenks a swimming pool is not allowed in the side yard. Staff met internally and concluded this was an extraordinary and peculiar situation pertaining to the rear yard in regard to shape and topography. Staff advised the applicant to seek a variance due to the shape of the lot.

PLANNING DATA

Intended Use	Swimming Pool as an accessory use to a residence
Zoning	PUD 95A RS-2 Single-family Residential
Comprehensive Plan	Medium Intensity Single-family
General Location	North of 111 th St. and West of Elm
Plat	Lot 8 Block 1 Haddington Heights Plat No. 6717

SUPPLEMENTAL INFORMATION | Sec. 240. - Yards.**240.1. Compliance with Yard Requirements.**

Except as otherwise provided, required yards shall be open and unobstructed from the ground to the sky. Yards provided for a building for the purpose of complying with the provisions of this zoning code shall not be considered the yard for any other building, and yards provided for a lot shall not be considered the yard of any other lot.

240.2. Permitted Yard Obstructions.

Obstructions are permitted in required yards as follows:

g. Swimming pools, tennis court, patios, storm and other protective shelters shall be located in the rear yard and shall have a minimum setback of ten feet from any side or rear lot lines. However, the Board of Adjustment may, upon application and after public hearing, permit the aforementioned accessory uses in the front yard of properties zoned RE (Residential Estates) and AG (Agriculture), provided: (1) the minimum front yard requirement is adhered to, and (2) a minimum setback of ten feet from any side lot line is met.

Sec. 420. - Accessory uses permitted in residential districts.**420.1. Accessory Uses Permitted.**

Accessory uses customarily incident to a principal use permitted in a residential district are permitted in such district. In addition, the following uses set forth in Table 2 are permitted as accessory uses.

Table 2. Accessory Uses Permitted in Residential Districts

	Uses	Districts
1.	Home Occupation - Intensive	(See <u>Section 440</u>) All R Districts ¹
2.	Home Occupation - Minor (See Section 420.2a.5)	All R Districts
3.	Amateur Radio Tower	All R Districts *
4.	Roomers and Boarders:	
5.	Shelters	All R Districts
6.	Signs:	All R Districts
7.	<u>Swimming Pool</u>	<u>All R Districts</u>
8.	Management Office and Private	
9.	Bed and Breakfast Inns - Limited*	
10.	Small Domestic Animals	All R Districts
¹ By special exception requiring Board of Adjustment approval.		

Sec. 16-5-3. - Powers of Zoning Board of Adjustment.

(A) The zoning board of adjustment shall have the following powers:

(1) Administrative review.

(2) Variances. To authorize upon appeal in specific cases such variances from the terms of this article as will not be contrary to the public interest where,

- ✓ owing to special conditions,
- ✓ a literal enforcement of the provisions of this article will, in any individual case, result in unnecessary hardship, so that the spirit of this article shall be observed,
- ✓ public safety and welfare secured,
- ✓ and substantial justice done.

Such variances may be granted in such individual case of unnecessary hardship upon a finding by the board of adjustment that:

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

This lot has extraordinary and exceptional conditions pertaining to the rear yard in regards to shape.

Shape | The lot is located at the end of a cul-de-sac/corner. Due to the unique shape of this lot and the design of the home, this large side yard area is used in the way a traditional rear yard would be used. The Utility Easement in the rear yard is 22.5 feet which is larger than a standard UE and has significantly reduced the amount of area allowable for a pool and decking.

- *Pie shaped lot*
- *House takes up full lot on south and east (up to the 22.5 ft easement)*
- *Pool is located 36.6 feet from rear property line*
 - *Pool is 8 feet from west property line at NW corner*
 - *Hot tub is 10 feet from west property line at SW corner*
 - *22.5 foot UE on south side of lot*
 - *Water Main in UE*
 - *Sewer Main in UE*
 - *Pool does not encroach the side yard 5 foot build line (BL)*
 - *Laydown work (concrete) does encroach the BL.*

Topography | NO specific issues

(b) The application of this article to this particular piece of property would create an unnecessary hardship; Designing and building a pool in the rear yard as defined by the Jenks Zoning Code would create an unnecessary hardship due to the easement and public utilities within the easement.

(c) Such conditions are peculiar to the particular piece of property involved; and

Yes, the conditions are peculiar to the particular property involved and not reflective of the entire neighborhood.

(d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

Relief would not cause substantial detriment to the public good.

- The homeowner has a screening fence 6 feet tall that encloses the side yard in a way that promotes its continuity with the defined rear yard and provides visual separation from neighboring properties.*

Provided that the board in granting a variance shall prescribe appropriate conditions and safeguards, and shall require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Staff Evaluation & Recommendation

Evaluation | Please see BOA action below

Sec. 1370. - Variances.

1370.1. General.

The Board of Adjustment, upon application, and after notice (when notice is required) and public hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this zoning code as will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this zoning code, or the Comprehensive Plan, whereby reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstances peculiar to a particular property, the literal enforcement of the code will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

1370.2. Application.

A request for a variance shall be initiated by the filing of an application with the City Clerk and shall be set for public hearing by the Secretary in accordance with the rules established by the Board.

1370.3. Board of Adjustment Action.

The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

- a. That by the reasons of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship.
- b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- c. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the code, or the comprehensive plan.

Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

1370.4. Time Limitation on Variances.

A variance which has not been utilized within one year from the date of the order granting the variance shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

Staff Comments | Staff has no conditions for approval

Recommendation | Grant the Variance to allow for a pool in the side yard and within 8 feet of the side yard.



Figure 1: Zoning Map with Aerial View

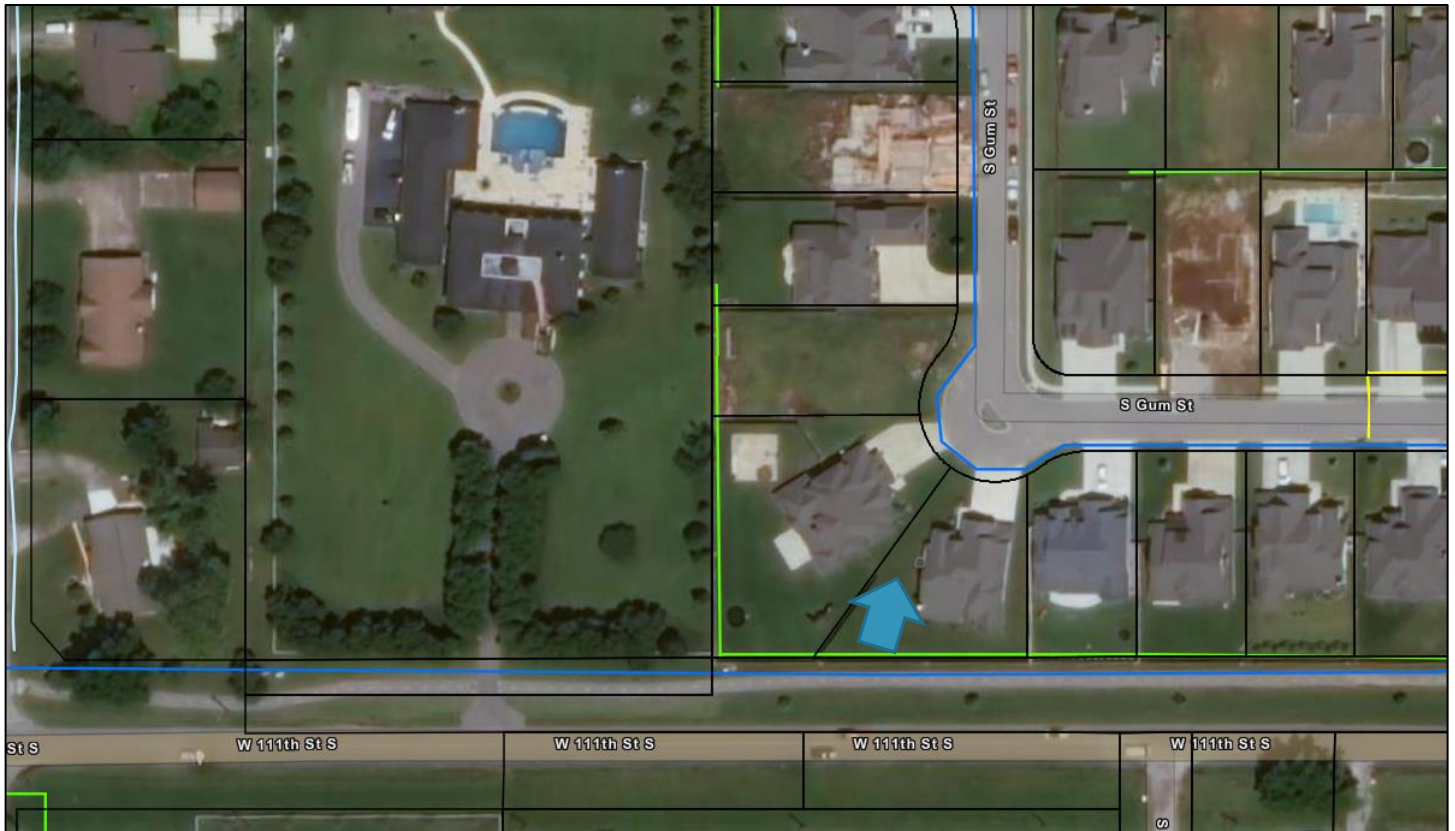


Figure 2: google earth view

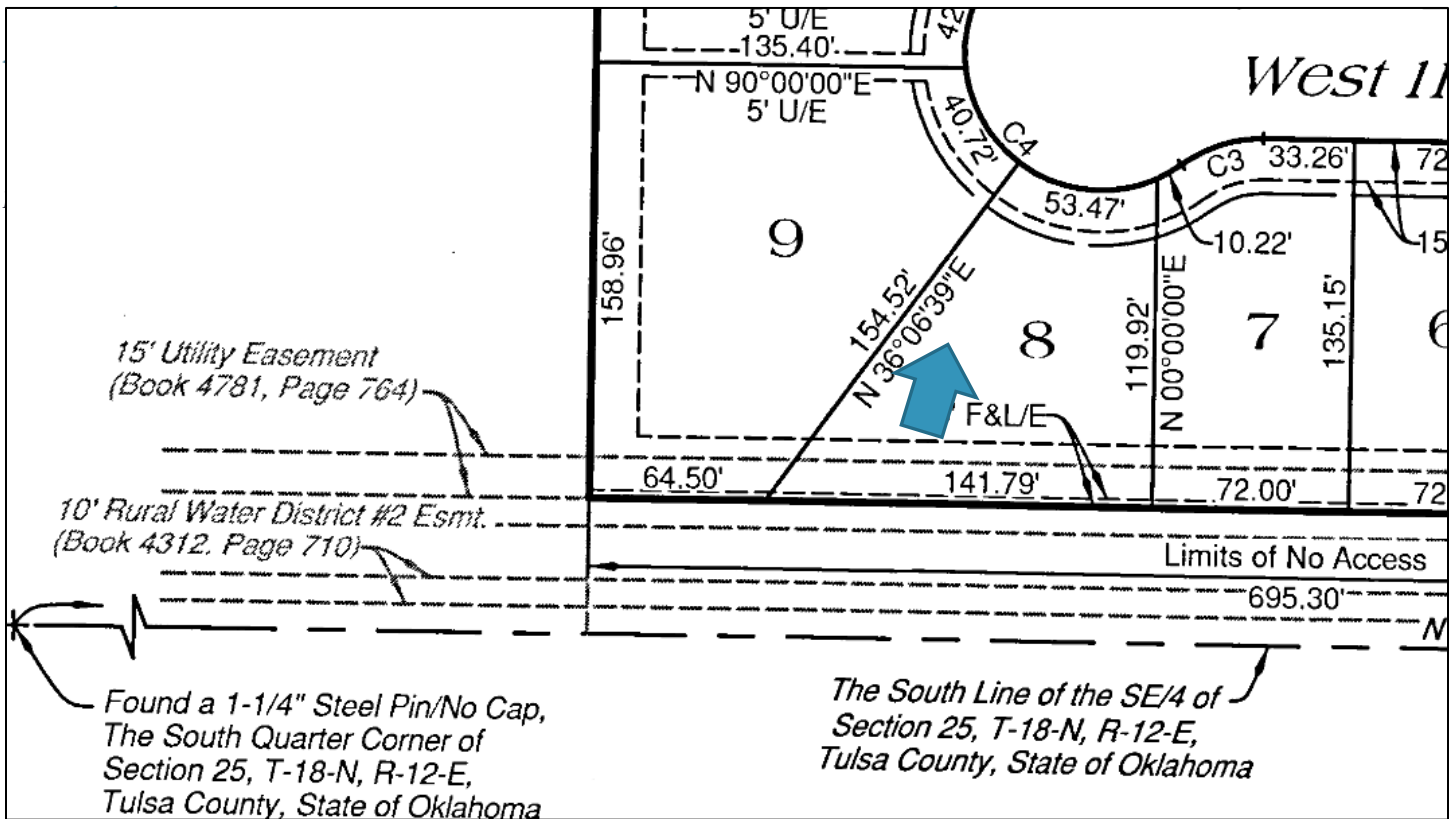
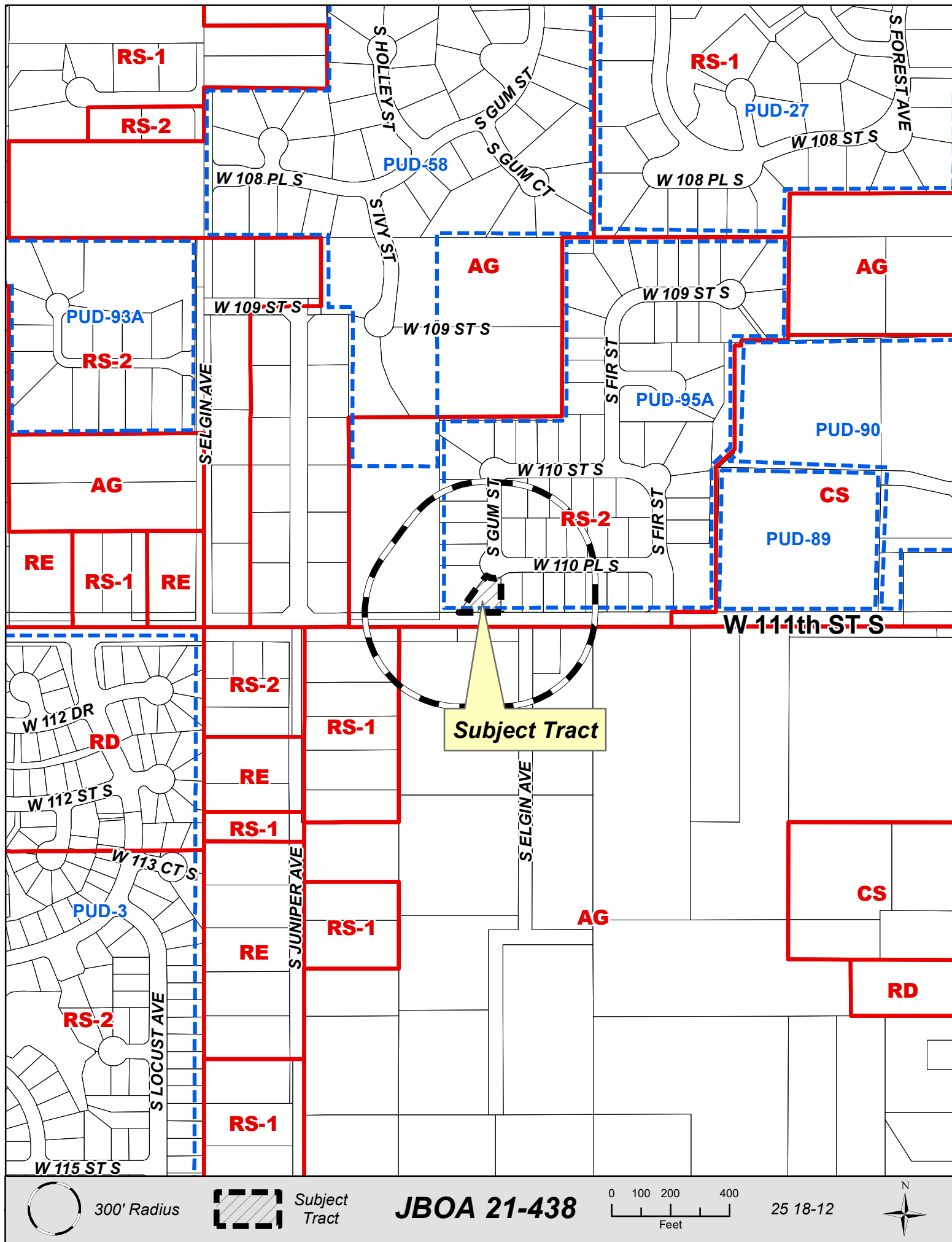




Figure 4: Google Earth view of back yard and shared screening

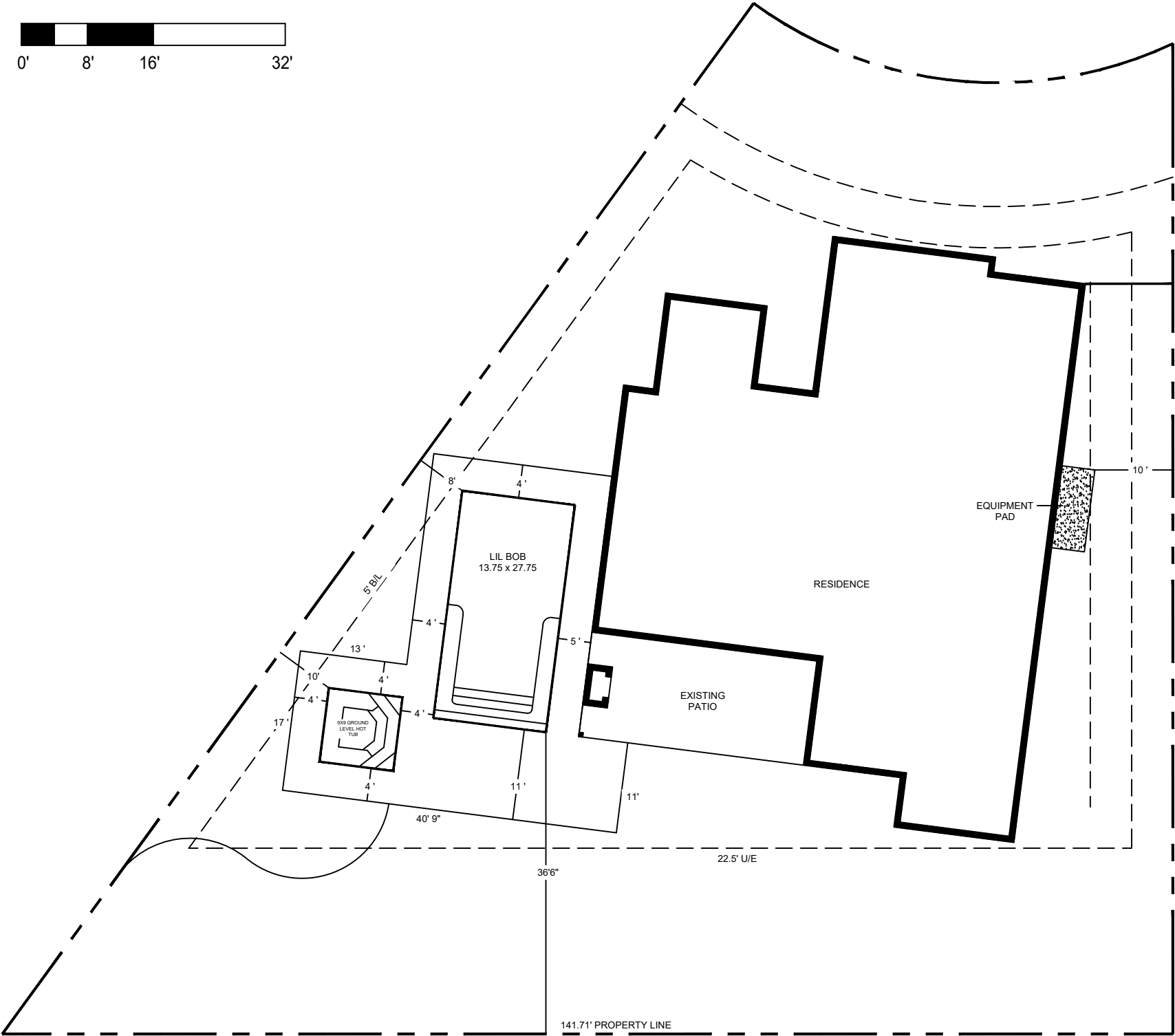
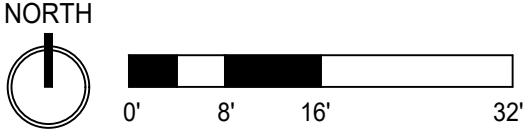


Figure 5: Google Earth from internal Street 110th



Utility Statement: CALL OKIE PRIOR TO DIGGING: 840-5032 / 1-800-522-6543

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



CLIENT:
CHRISTY JOHNSON
LANDSCAPE DESIGN:
Landmark Pools
SURVEY:
-
ARCHITECT:
-
CIVIL ENGINEER:
-
STRUCTURAL ENGINEER:
-

JOHNSON RESIDENCE

736 W 110TH PL S

JENKS, OK 74037

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	03-30-2021
REVISIONS	
DWG. BY	SPR
CHECKED BY	SPR
PROJECT NO.	2021-038

SCALE: 1/16" = 1' - 0"