TMAPC
Tulsa Metropolitan Area Planning Commission

Case : West End Lofts

Hearing Date: June 15, 2022

Case Report Prepared by:

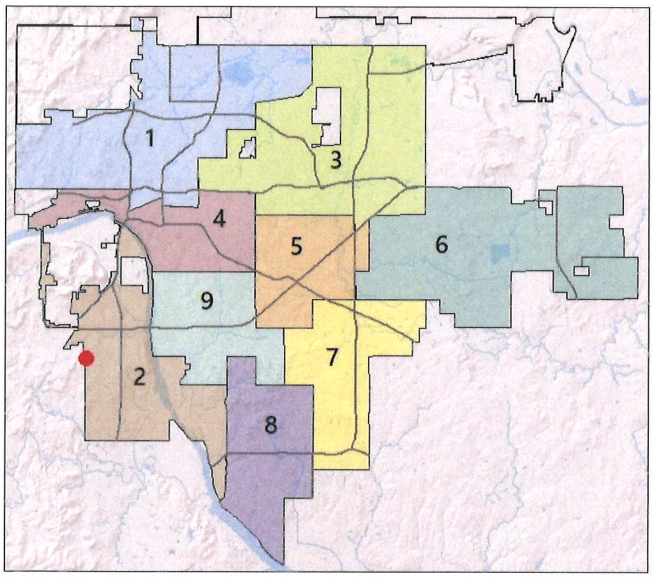
Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Design

Owner: Hiram Munoz

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

12 lots, 3 blocks, 4± acres

Location: Southeast corner of South 33rd West Avenue and West 61st Street South

Zoning:
CS with Z-7490 Optional Development Plan

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan

10.1

PRELIMINARY SUBDIVISION PLAT

West End Lofts - (CD 2)
Southeast corner of South 33rd West Avenue and West 61st Street South

This plat consists of 12 lots, 3 blocks, 4 ± acres.

The Technical Advisory Committee (TAC) met on June 2, 2022 and provided the following conditions:

1. **Zoning:** The property is zoned CS with and optional development plan (Z-7490) to allow for private streets. Lots are required to conform to the optional development plan standards and optional development plan number and standards must be reflected on the plat.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat.

3. **Transportation & Traffic:** Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks. IDP must be approved prior to approval of the final plat. Sidewalks must be located on both sides of the street and extend to the arterial street. Private streets must conform to requirements for public streets in the City of Tulsa. Revise access dimensions to align with public street connections.

4. **Sewer:** Sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

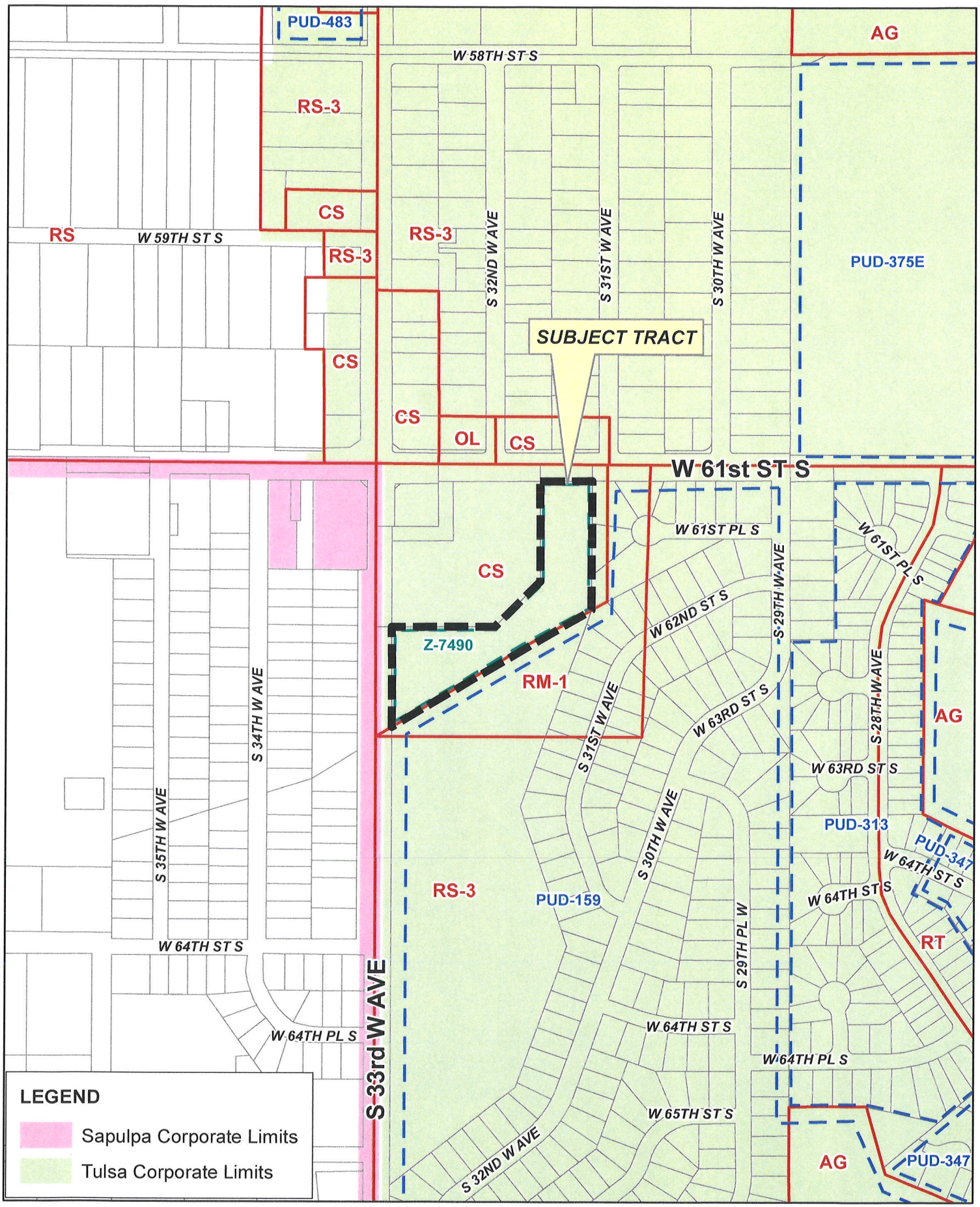
5. **Water:** Water main extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions. Offsite easements must be recorded and reflected on the final plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Surveyor CA number expires and will need to be updated on final plat. Update location map to show all platted property boundaries. Label all other areas as unplatted. Graphically show a bearing angle and distance from the POC to the POB.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat.

8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site. Infrastructure located in the gas company easement must receive written acceptance by the easement holder.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to approval of the final plat.



WEST END LOFTS

18-12 03

10.4

Feet
0 200 400

Subject Tract

WEST END LOFTS

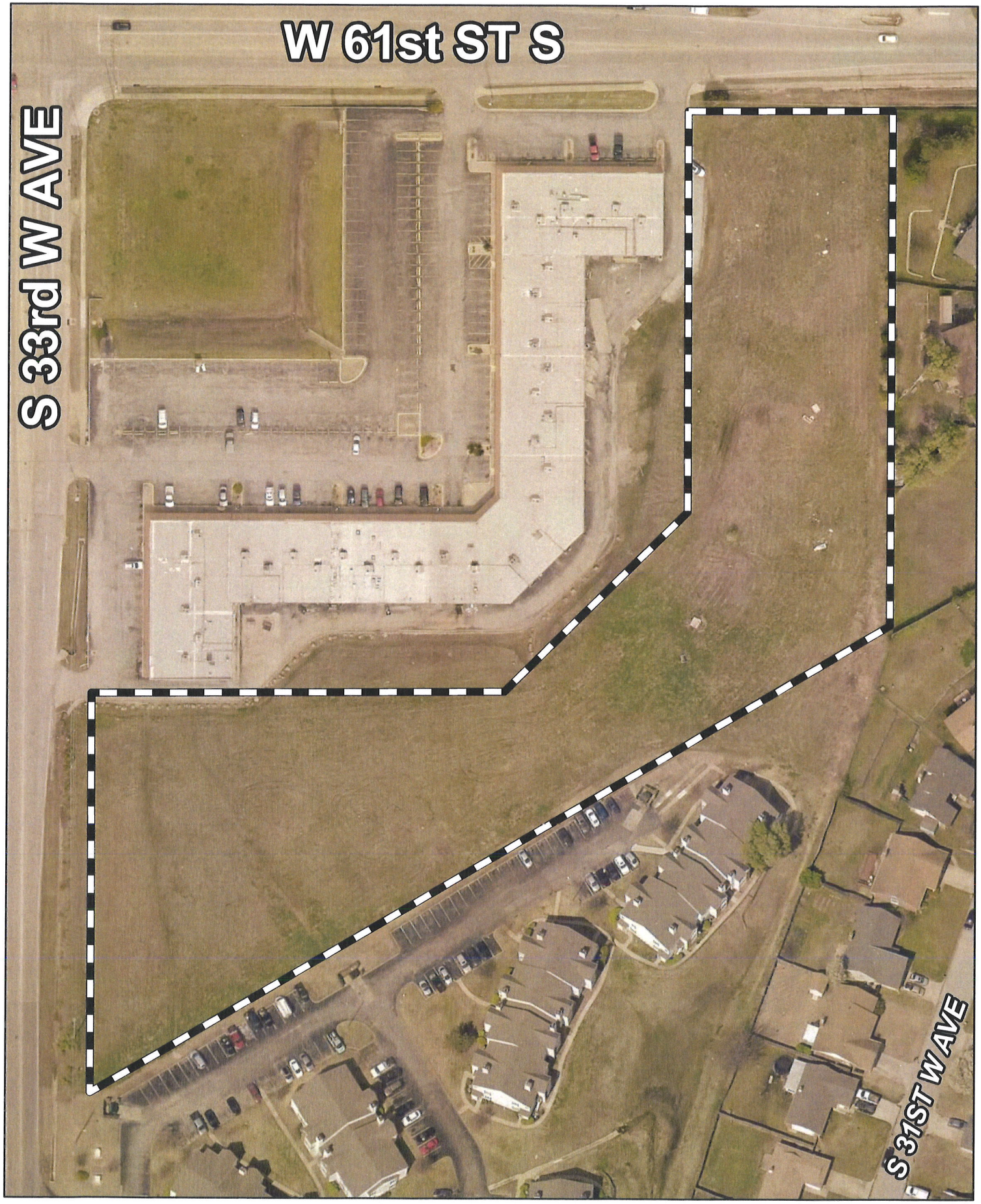
18-12 03

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

10.5

N



Feet
0 50 100

Subject Tract

WEST END LOFTS

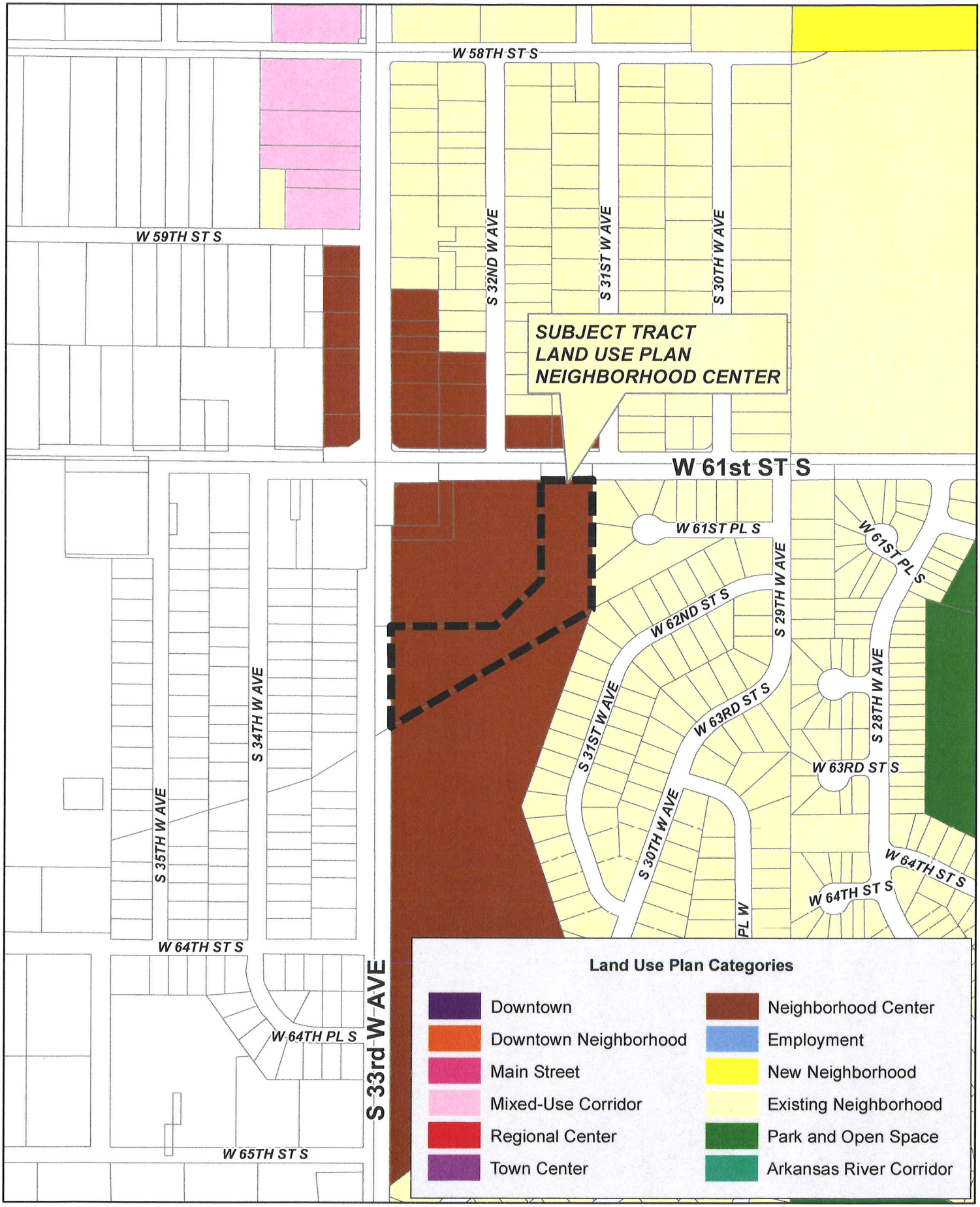
18-12 03

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

10.6

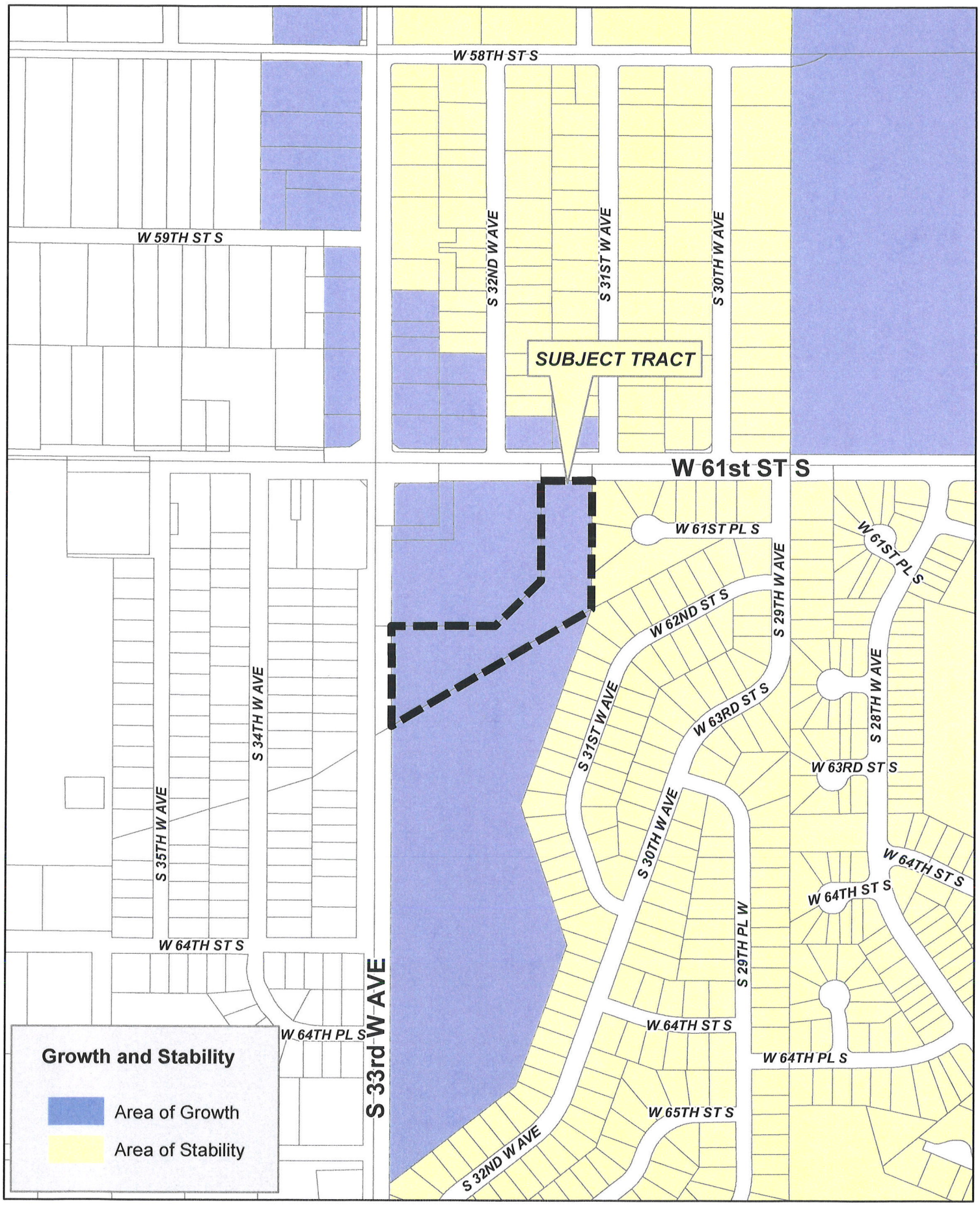
N



WEST END LOFTS

18-12 03

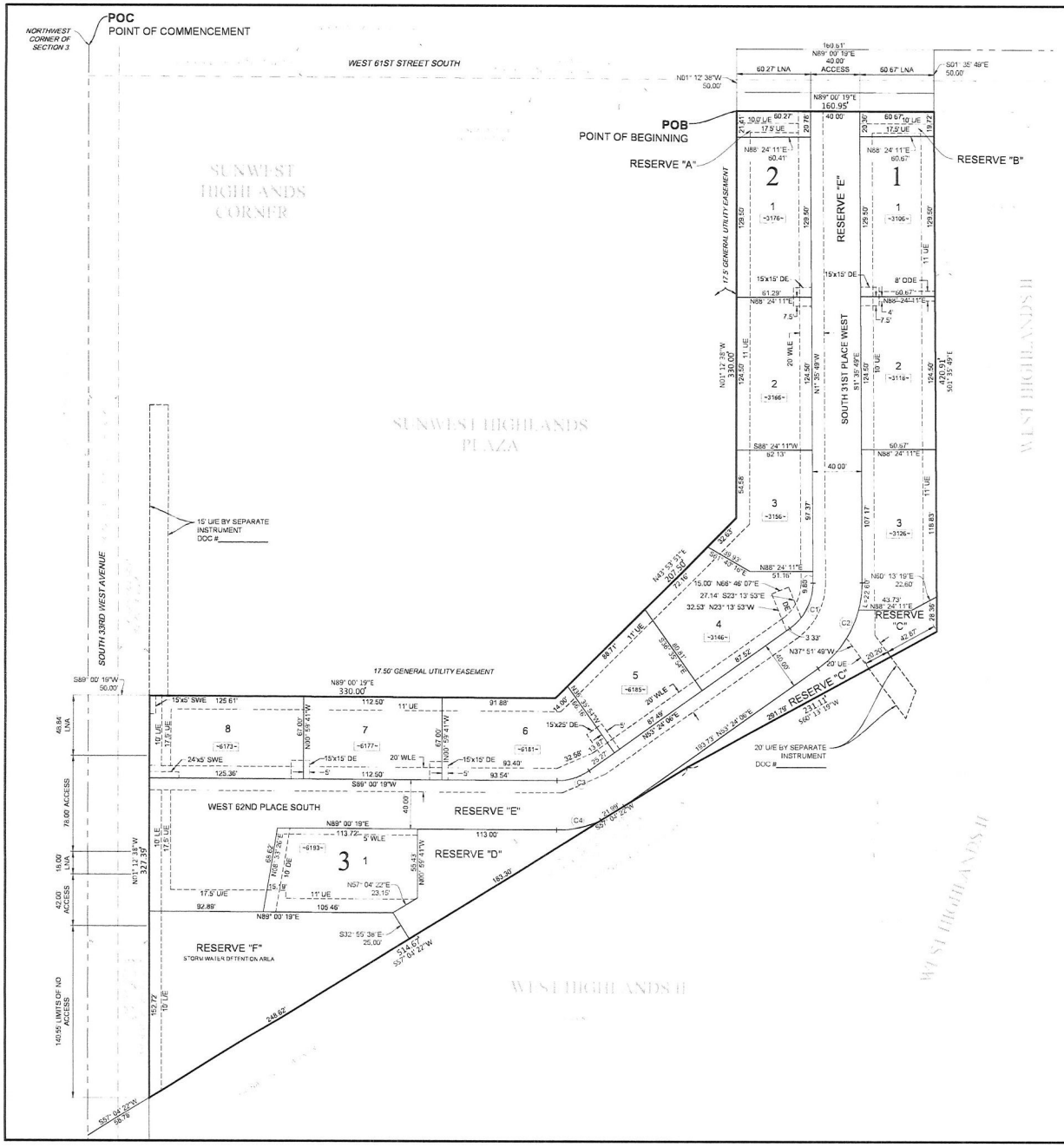
10.7



WEST END LOFTS

18-12 03

10.8

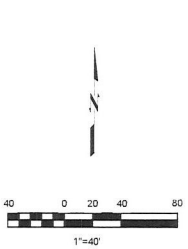


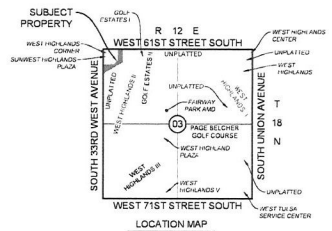
PRELIMINARY PLAT

WEST END LOFTS

(FORMERLY KNOWN AS SUNWEST HIGHLANDS)

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY.





OWNER
HIRAM MUNOZ
5538 S. LEWIS AVENUE
TULSA, OK 74105

ENGINEER
WALLACE DESIGN COLLECTIVE, PC
123 MARTIN LUTHER KING JR. BLVD.
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/23
DANNY BALDWIN P.E.
danny.baldwin@wallace.design

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 848
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL 918-825-2352
RPLS 1556, CA 6492
EXPIRES 6/30/2022
wade@bennettsurveying.com

LOT AREA		
LOT NO.	AREA (ACRE)	AREA (SQ.FT.)
BLOCK 1		
1	0.180	7,857
2	0.173	7,553
3	0.178	7,772
BLOCK 2		
1	0.181	7,880
2	0.176	7,682
3	0.148	6,460
4	0.203	8,852
5	0.148	6,429
6	0.193	8,399
7	0.173	7,537
8	0.193	8,407
BLOCK 3		
1	0.183	7,960

RESERVE AREA		
LOT NO.	AREA (ACRE)	AREA (SQ.FT.)
RES A	0.029	1,273
RES B	0.028	1,216
RES C	0.113	4,922
RES D	0.142	6,207
RES E	1.086	47,317
RES F	0.419	18,254

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWELVE (12) LOTS IN THREE (3) BLOCKS AND SIX (6) RESERVE AREAS.

SUBDIVISION CONTAINS 171,880 SQUARE FEET OR 3.95 ACRES MORE OR LESS.

MONUMENTATION

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

BENCHMARK

BENCHMARK CHISELED "X"
N=397312.7850 E=2551274.5000
ELEVATION=772.04 (NAVD88 DATUM)

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 VERTICAL DATUM BASED UPON NAVD 88 USING NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 AS BEING (LEGAL) S89°53'52"E, (FIELD) N89°00'19"E.

ADDRESS NOTE

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

LEGEND

B/L	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
L/E	LANDSCAPE EASEMENT
ODE	OVERLAND DRAINAGE EASEMENT
SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
WLE	WATERLINE EASEMENT
~580~	ADDRESS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	43.20'	45.00'	054°58'55"	N25°54'08"E	41.56'
C2	81.59'	85.00'	054°58'55"	N25°54'08"E	78.50'
C3	27.98'	45.00'	035°36'13"	N71°12'13"E	27.52'
C4	37.33'	85.00'	025°09'36"	N76°25'31"E	37.03'

FINAL PLAT
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____

TMAPC / INCOG

CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE _____

CHAIRMAN

MAYOR

ATTEST CITY CLERK

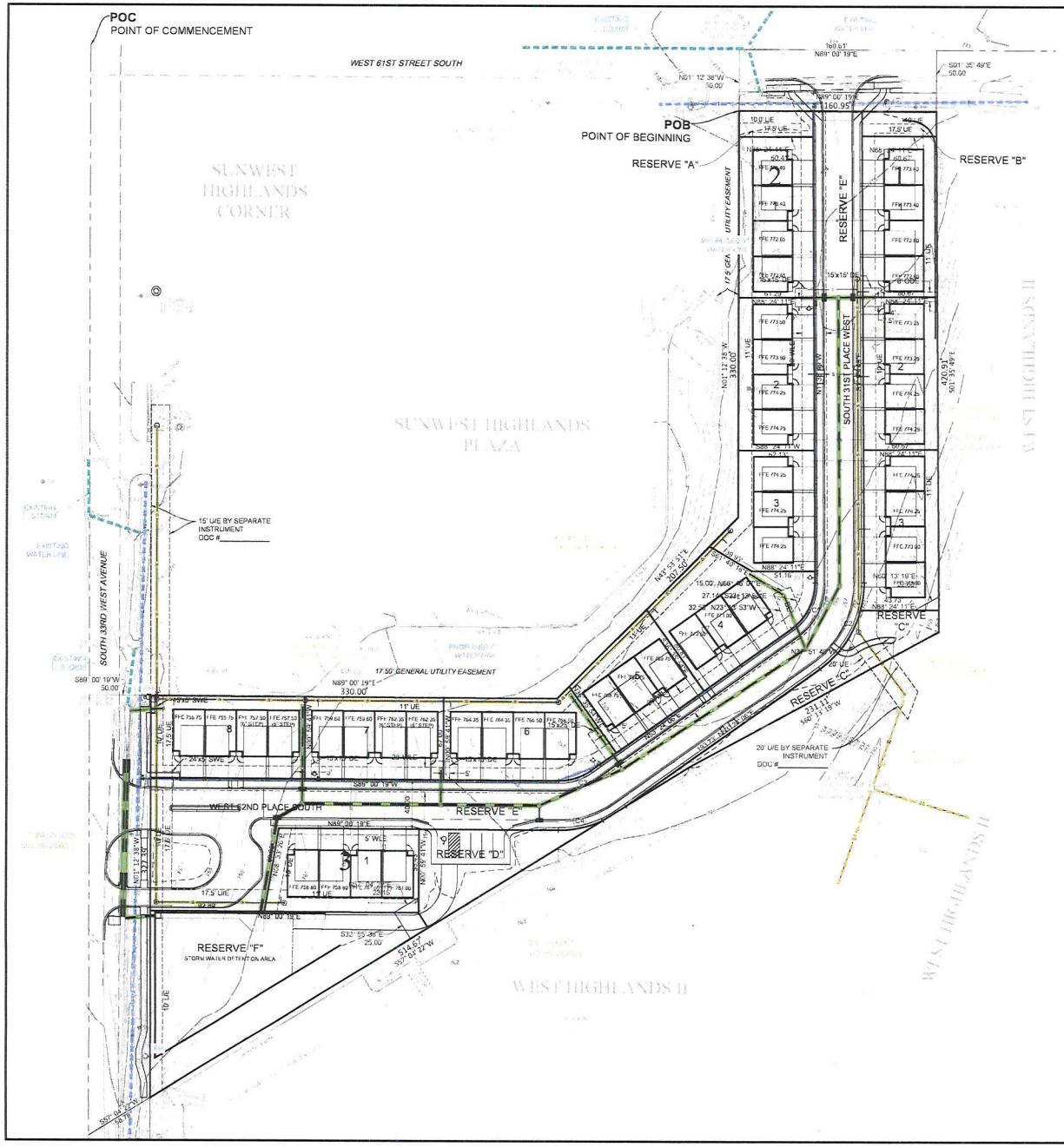
CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

DATE 5/24/2022
WEST END LOFTS
PRELIMINARY PLAT
SHEET 1 OF 1

6'01

W:\Active\Projects\18-40738 Sunwest Highlands Townhouse\Digital Production\West End Lofts Plat.dwg PLOT: 5/25/22 ORIG SIZE: 24"X36"



CONCEPTUAL IMPROVEMENTS PLAN

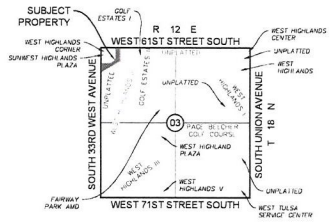
WEST END LOFTS

(FORMERLY KNOWN AS SUNWEST HIGHLANDS)

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY.

40 0 20 40 80

1"=40'



LOCATION MAP

SCALE 1" = 2000'

OWNER

HIRAM MUNOZ
5539 S. LEWIS AVENUE
TULSA, OK 74105

ENGINEER

WALLACE DESIGN COLLECTIVE, PC
123 MARTIN LUTHER KING JR. BLVD.
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RPLS 1556, CA 64502
EXPIRES 6/30/2022
wade@bennettsurveying.com

LEGEND

B/L	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
L/E	LANDSCAPE EASEMENT
DDE	OVERLAND DRAINAGE EASEMENT
SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
WLE	WATERLINE EASEMENT
-6173-	ADDRESS
	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
FH	FIRE HYDRANT

FOR INFORMATION ONLY

DATE 5/24/2022
WEST END LOFTS
CONCEPTUAL IMPROVEMENTS PLAN
SHEET 1 OF 1

\\cw-fs-server\Projects\18-40138 Sunwest Highlands Townhouses\Dgn1 Production\West End Lofts Plat.dwg PLOT 5/25/22 ORIG SIZE 24"X36"

10.10

Deed of Dedication
West End Lofts

KNOW ALL MEN BY THESE PRESENTS:

Hiram Munoz (hereinafter collectively referred to as the "Owner"), are the Owners of the following described land in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N89°00'19"E ALONG THE NORTH BOUNDARY OF SAID SECTION 3, A DISTANCE OF 527.00 FEET; THENCE N&W ON FACE OF PLAT S01°12'38"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N89°00'19"E A DISTANCE OF 160.95 FEET; THENCE S01°35'48"E A DISTANCE OF 420.91 FEET; THENCE S60°13'19"W A DISTANCE OF 231.11 FEET; THENCE S57°04'22"W A DISTANCE OF 514.67 FEET; THENCE N01°12'38"W A DISTANCE OF 327.39 FEET; THENCE N89°00'19"E A DISTANCE OF 330.00 FEET; THENCE N43°53'51"E A DISTANCE OF 207.50 FEET; THENCE N01°12'38"W FOR A DISTANCE OF 330.00 FEET BACK TO THE POINT OF BEGINNING; AREA CONTAINING 3.95 ACRES, MORE OR LESS.

And the Owner has caused the above described land to be surveyed, staked, platted and subdivided into twelve (12) lots in three (3) blocks and reserves "A", "B", "C", "D", "E" and "F" in conformity with the accompanying plat, and has designated the subdivision as "East End Lofts", a subdivision in the City of Tulsa, Tulsa County, Oklahoma.

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

The Owner does hereby dedicate to the public the utility easements designated 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, manholes, and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the Utility Easements for the uses and purposes aforesaid, provided however, the Owner hereby reserves the right to construct, maintain, operate, lay and repair or re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying, repairing and relaying over, across and along all of the Utility Easements depicted on the plat, for the purpose of furnishing water and/ or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on the Owner and its successors and assigns (together, the "Lot Owner"), and shall be enforceable by the City of Tulsa, 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 the Utility Easements shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction.

B. UTILITY SERVICE

1. Overhead lines for the supply of electric, telephone, and cable television service may be located in the perimeter utility easements 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 within the Subdivision may be extended from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure upon the Lot, provided upon installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and non-exclusive easement on the Lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

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 utility easements shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities installed by the supplier of the utility service.

4. The Owner of any lot shall be responsible for the protection of the overhead and/or underground service facilities located on the Owners Lot and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas facilities. Each supplier of these services shall be responsible for ordinary maintenance of underground facilities, but the Lot Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Lot Owner or the Lot Owner's agents or contractors.

5. The covenants set forth in this subsection shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the Lot Owner agrees to be bound by these covenants.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. The Owner of any lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on the Owner's Lot.

2. Within the Utility Easements and Restricted Waterline Easements depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity which, in the judgment of the City of Tulsa Oklahoma, would interfere with public water mains, sanitary sewer mains or storm sewers shall be prohibited.

3. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water systems, sanitary sewer mains, and storm sewers, but the Lot Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Lot Owner or the Lot Owner's agents and/or contractors.

4. The City of Tulsa, Oklahoma, or its successors, shall at all times have right of access to the Utility Easements and Restricted Waterline Easements depicted on the Plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water, sanitary sewer, or storm sewer facilities.

5. The covenants set forth in this subsection shall be enforceable by the City of Tulsa, Oklahoma, or its successors, and the Lot Owner agrees to be bound by these covenants.

D. GAS SERVICE

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

2. The Owner of any lot shall be responsible for the protection of the underground gas facilities located within the Owner's Lot and shall prevent the alteration of grade or any other construction activity which would interfere with gas service. The supplier of gas service shall be responsible for the ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or relocation of facilities caused or necessitated by acts of the Lot Owner, or the Lot Owner's agents or contractors.

3. The covenants set forth in this subsection shall be enforceable by the supplier of gas service, and the Lot Owner agrees to be bound by these covenants.

E. SURFACE DRAINAGE

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation. The Lot Owner shall not construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across the Lot. The foregoing covenants set forth in this paragraph shall be enforceable by the Lot Owner and by the City of Tulsa, Oklahoma.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

The Owner of any lot shall be responsible for the repair of damage to landscaping and paving within the lot occasioned by installation or necessary replacements, or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television, or electric facilities within the easement area as depicted upon the accompanying plat, provided however, the City of Tulsa, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

G. LIMITS OF NO ACCESS

The Owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South 33rd West Avenue and West 61st Street South within the bounds designated as "Limits of No Access" on the accompanying plat, which limits of no access may be amended or released by the Tulsa Metropolitan Area Planning Commission, or its successor, with the approval of the City of Tulsa, Oklahoma, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto, and the limits of no access established above shall be enforceable by the City of Tulsa, Oklahoma.

H. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

Sidewalks shall be constructed and maintained along streets designated by and in accordance with the Tulsa Metropolitan Area Subdivision and Development Regulations and ordinances of the City of Tulsa, Oklahoma. Sidewalks shall be constructed in conformance with the standards of the City of Tulsa, Oklahoma. The Owner shall be required to construct sidewalks within reserve areas, common areas and along South 33rd West Avenue and West 61st Street South frontages. Where sidewalks are not constructed by the Owner, the owner of the lot shall construct the required sidewalk.

I. FENCE/LANDSCAPE EASEMENT

The Owner does hereby establish and grant fence easements over and upon the areas designated as "Fence/Landscape Easements" or "F/LE" as shown on the accompanying plat for the use and benefit of the East End Lofts Owner's Association. The fence easements are for the limited purpose of constructing and maintaining perimeter decorative fences including but not limited to fences, walls, sprinkler systems, landscaping and for the purposes of maintaining and repair thereof, together with the right of access over, across and along such easements and over, across and along lots in the subdivision, which contain such fences and landscape. Any such easements are subordinate to the rights established and granted pursuant to the Utility and other easements dedicated by this plat. Construction of any improvements within any Fence/Landscape easement is subject to approval by the city of Tulsa and if approved will be subject to the terms of an agreement for Construction in a Utility Easement.

J. RESTRICTED WATERLINE EASEMENT

The Owner hereby dedicates to the public perpetual easements on, over and across those areas designated on the accompanying plat as "Restricted Waterline Easement" for the purposes of constructing, maintaining, operating, repairing, replacing, and/or removing water lines, together with fittings including the pipes, valves, meters and equipment and other appurtenances thereto, together with rights of ingress and egress to and upon the easements for the uses and purposes aforesaid.

K. CERTIFICATE OF OCCUPANCY RESTRICTIONS

No Certificate of Occupancy for a building within the Subdivision shall be issued by the City of Tulsa, Oklahoma until construction of the required infrastructure (streets, water, sanitary sewer, storm sewer systems and sidewalks along S. 33rd W Ave. and W 61st St, and along Reserve Areas A, B, C, D and F) serving the entire Subdivision has been completed and accepted by the City of Tulsa, Oklahoma. Notwithstanding the foregoing, the City of Tulsa, Oklahoma may authorize the issuance of a temporary Certificate of Occupancy if, in the City of Tulsa's sole discretion, the circumstances support the issuance. Further, notwithstanding the foregoing, the City of Tulsa, Oklahoma may authorize the phasing of the construction of infrastructure within the Subdivision, and if phasing is authorized, a Certificate of Occupancy for a building within an authorized phase may issue upon the completion and acceptance of the infrastructure serving the particular phase. Building construction occurring prior to the City of Tulsa, Oklahoma's acceptance of the infrastructure shall be at the risk of the Lot Owner, notwithstanding the issuance of a building permit or of a temporary certificate of occupancy.

L. RESERVE AREAS "A, B, C AND D" – OPEN SPACE

The use of reserve areas "A, B, C and D" shall be limited to open space, recreation, landscaping, pedestrian trails, screening fences and walls, if permitted, and utilities, the reserve areas shall subsequently be conveyed to the Property Owners' Association to be formed pursuant to Section III for the purposes of the administration and maintenance of reserves and other common areas of the subdivision.

M. RESERVE AREA "E" – PRIVATE STREETS

Reserve "E" shall be limited to use for private streets, open space, and landscaping, screening fences and walls, if permitted, entry features including gates and related security facilities, subdivision identification signs and utilities and is reserved for subsequent conveyance to the Property Owners' Association to be formed pursuant to Section II hereof for the purposes of administration and maintenance of the private streets and other common areas of the subdivision.

1. Streets located within Reserve "E" as depicted on the accompanying plat, are established by grant of the Owner as private streets for the common use and benefit of the Owners of the lots, their guests and invitees, for the purpose of providing vehicular and pedestrian access to and from the various lots and public streets.

2. The Owner hereby grants to the City of Tulsa, Oklahoma, the United States Postal Service, any public utility providing utility service to the subdivision, and to any refuse collection service which provides service within the subdivision, the right to enter and traverse the private streets and to operate thereon all service, emergency and government vehicles including, but not limited to, police, fire and emergency medical vehicles and equipment.

3. The Owner, for itself and its successors, herein covenants with the City of Tulsa, Oklahoma, which covenants shall run with the land, inure to the benefit and shall be enforceable by the City of Tulsa, Oklahoma, to:

   A. Construct and maintain street surfacing extending the full length of the private streets depicted on the accompanying plat including the following:

      1. Surfacing width shall be not less than twenty-four feet measured from face of curb to face of curb, except in the turn-around areas which shall not be less than [dimension] from face of curb to face of curb;

      2. Streets shall be curbed;

      3. Gutters, base and paving materials shall be of a quality and thickness meeting the now existing standards of the City of Tulsa, Oklahoma for minor residential streets;

      4. The vertical grade of the streets shall not exceed 8%.

   B. Prohibit the construction of any arch or similar structure over any private street depicted on the accompanying plat which would obstruct the passage of any governmental or emergency vehicle, and particularly any fire suppression vehicle.

   C. Secure inspection by the City of Tulsa, Oklahoma of the private streets and secure certification by the City of Tulsa, Oklahoma that the private streets have been constructed in accordance with the standards above set forth, or if the City of Tulsa, Oklahoma declines to inspect the private streets, certification shall be secured from a registered professional engineer that the private streets were constructed in accordance with such standards. The required certification shall be filed with the Tulsa Metropolitan Area Planning Commission prior to the issuance of a building permit for any lot that derives its access from a private street.

4. The Owner acknowledges for itself and its successors in title that the private streets depicted on the accompanying plat do not meet the City of Tulsa, Oklahoma standards as to width of dedicated right-of-way, and further acknowledges that the City of Tulsa, Oklahoma shall have no duty to maintain any of the private streets within the subdivision, nor have any implied obligation to accept any subsequent tender of dedication of any private street within the subdivision.

N. RESERVE AREA "F" - STORMWATER DETENTION EASEMENT

1. The Owner does hereby dedicate to the public a perpetual easement on, over, and across the property designated and shown on the accompanying plat as Reserve Area "F" Stormwater Detention Easement for the purposes of permitting the flow, conveyance, retention, detention and discharge of stormwater runoff from the various lots within the subdivision and from properties not included within the subdivision.

2. Detention, retention and other drainage facilities located within the stormwater detention easement shall be constructed in accordance with standards and specifications approved by the City of Tulsa, Oklahoma.

3. Detention, retention, and other drainage facilities shall be maintained by the Property Owners' Association provided for in Section III hereof 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 Property Owners' Association in accordance with the following minimum standards:

   D. No fence, wall, building, or other obstruction shall be placed or maintained in the Stormwater Detention Easement nor shall there be any alteration of grade in said reserve unless approved by the City of Tulsa, Oklahoma.

   E. Grass areas shall be mowed (in season) at regular intervals of four weeks, or less.

   F. Concrete appurtenances shall be maintained in good condition and replaced if damaged.

   G. The Stormwater Detention Easement area shall be kept free of debris.

   H. Cleaning of siltation and vegetation from concrete channels shall be performed twice yearly.

4. The use of reserve "F" shall be limited to use for storm water detention, drainage, overland drainage, fencing and walls (if approved by the City of Tulsa), open space, landscaping (landscaping to be approved by the City of Tulsa), pedestrian trails, and utilities, and reserve "F" is reserved for subsequent conveyance to the Property Owners' Association as set forth within Section III. Hereof.

5. In the event the Property Owners' Association 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 within the Stormwater Detention Easement, the City of Tulsa, 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 association. In the event the association fails to pay the costs of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Tulsa, 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 each lot within the subdivision, provided, the lien against each lot shall not exceed 1/12th of the costs. A lien established as above provided may be foreclosed by the City of Tulsa, Oklahoma.

SECTION II. OPTIONAL DEVELOPMENT PLAN RESTRICTIONS

Whereas, the property included in the subdivision was submitted as an Optional Development Plan application (Z-7490) pursuant Title 42 Tulsa Revised Ordinances (the "Tulsa Zoning Code"); and

Whereas, Z-7490 was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on July 17, 2019 and was approved by the Council of the City of Tulsa, Oklahoma on August 28, 2019, the implementing ordinance No. 24219, being adopted by the Council on September 11, 2019; and

Whereas, the provisions of the Tulsa Zoning Code require the establishment of covenants of record inuring to and enforceable by the City of Tulsa, Oklahoma, sufficient to ensure implementation of the approved Optional Development Plan; and

The Owner desires to establish restrictions for the purpose of providing for an orderly development of the Subdivision and to ensure adequate restrictions for the mutual benefit of the Owner, its successors and assigns and the City of Tulsa; and the Owner hereby imposes the following restrictions and covenants which shall be covenants running with the land and which shall be binding upon the Owner, its successors and assigns and shall be enforceable as hereinafter set forth. The Subdivision shall be developed and used in compliance with the restrictions and development standards approved by the Tulsa City Council in Optional Development Plan Z-7490, or as it may subsequently be modified or amended.

A. GENERAL PROVISIONS:

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provisions of the Tulsa Zoning Code for development in a CS zoning district except as further limited below.

B. PERMITTED USES:

Uses are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

A. Residential
   a. Single Household
   b. Two households on a single lot
   c. Three or more households on a single lot

B. Office
   a. Business or professional office

C. Agricultural
   a. Community Garden
   b. Farm Market or Community-Supported garden

C. PERMITTED RESIDENTIAL BUILDING TYPES:

A. Single household
   a. Townhouse
   b. Mixed-use building
   c. Vertical mixed-use building

B. Two households on a single lot
   a. Mixed-use building
   b. Vertical mixed-use building

C. Three or more households on a single lot
   a. Apartment / Condo
   b. Mixed-use building
   c. Vertical mixed-use building

D. VEHICULAR ACCESS:

A. Vehicular access will be provided by a privately owned and maintained street.
B. Private streets will conform to the City of Tulsa engineering standards for a minor residential street.
C. Private streets will conform to the Subdivision Regulations for the City of Tulsa.

E. SIDEWALKS:

Sidewalks will be required and constructed as defined in the Subdivision and Development Regulations for the Tulsa Metropolitan Area. Sidewalks in the public street right-of-way and adjacent to private streets where they abut common open space shall be constructed prior to issuance of any building permit for residential building types.

F. LOT AND BUILDING REGULATIONS:

Setbacks:
Minimum side lot line 5 feet
Minimum rear lot line 11 feet
Front yard 10 feet
Garage entrance (from sidewalk) 20 feet

G. SIGNAGE:

All signage is prohibited except as may be allowed in an RM-2 district.

H. DUMPSTER AND TRASH COLLECTION:

Any commercial style dumpsters shall be enclosed with a masonry enclosure and self-closing gate. Gate must be constructed of a solid material without openings. Gate and enclosure must be at least one foot taller than the trash bin.

Dumpsters must be placed a minimum of 100 feet from the east boundary of the subdivision.

I. LANDSCAPING:

Street trees shall be installed and maintained as follows

A. Trees shall be installed and maintained so the maximum spacing of the trees shall not exceed 35 feet. At the time the trees are planted the minimum height shall be 12 feet with a minimum caliper of 2.5 inches.

B. Trees shall be on the lot or within 7 feet of the lot line in the public street right of way.

C. Required street trees shall be installed and maintained as part of the Property Owners Association responsibilities.

D. Additional trees and landscaping may be installed however the required trees cannot be Crepe Myrtle, Bradford Pear or Ash.

E. All street yards and right of way where trees are required shall be irrigated with an underground automatic irrigation system.

SECTION III. PROPERTY OWNERS' ASSOCIATION

For the purpose of providing an orderly development of the subdivision and for the purpose of maintaining conformity of the improvements therein, the following restrictions and covenants are hereby imposed upon the use and occupancy of the lots within the subdivision.

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

The Owner has formed, or shall cause to be formed, an association of the owners of the lots within the subdivision (hereinafter referred to as the "Property Owners' 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 without limitation, sidewalk and street, stormwater, stormwater detention fences and gates, identification signs, lawn and landscaping within all reserves areas, and enhancing the value, desirability and attractiveness of the subdivision.

11 of 13

B. MEMBERSHIP

Every person or entity who is a record owner of the fee interest of a lot in the subdivision shall be a member of the Property Owners' Association. Membership shall be appurtenant to and may not be separate from the ownership of a lot.

C. ASSESSMENT

Each record owner of a lot within the subdivision shall be subject to assessment by the Property Owners' Association for the purpose of improvement and maintenance of the common area of the subdivision as described in paragraph A, above.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

The restrictions herein set forth are covenants to run with the land and shall be binding upon the 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, 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 Tulsa, Oklahoma. The covenants contained in Section II (Optional Development Plan Restrictions) are established pursuant to the Optional Development Plan provisions of the Tulsa Zoning Code and shall inure to the benefit of the lot owners and to the City of Tulsa, Oklahoma. If the undersigned Owner or its successors or assigns shall violate any of the covenants within Sections I or II, it shall be lawful for any person or persons owning any lot situated within the Subdivision, or the City of Tulsa, to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant or to recover damages. In any judicial action brought to enforce the covenants established within this Deed of Dedication, the defense that the party initiating the equitable proceeding has an adequate remedy at law is hereby waived.

B. DURATION

These covenants and restrictions shall remain in full force and effect until terminated or amended as hereinafter provided.

C. AMENDMENT OR TERMINATION

The covenants contained herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the property affected and approved by the Tulsa Metropolitan Area Planning Commission and the City of Tulsa. Any such amendment shall become effective when recorded in the records of the Tulsa County Clerk.

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: Hiram Munoz, have executed this instrument this _____ day of _____, 2022.

Hiram Munoz

BY: _____
Hiram Munoz

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

This instrument was acknowledged before me this __ day of _____, 2022, by Hiram Munoz.

_____
Notary Public

My Commission No #00020202
My Commission Expires

[Seal]

CERTIFICATE OF SURVEY

I, _____, of _____, 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 West End Lofts, a subdivision in the City of Tulsa, 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 _____, 2022.

Wade Bennett

Licensed Land Surveyor

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

This instrument was acknowledged before me this __ day of _____, 2022, by _____.

_____
Notary Public

My Commission No #00020202
My Commission Expires

[Seal]

2,'01

NOTES

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.

2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

4. ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF CITY OF TULSA.

5. THIS PROJECT COMPLIES WITH ALL OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS.

6. REFERENCE ATLAS PAGE #476 FOR CITY OF TULSA UTILITIES.

7. CONTRACTOR AND ALL SUBCONTRACTORS DOING WORK IN THE ROW SHALL BE APPROVED BY THE CITY OF TULSA TO DO INFRASTRUCTURE DEVELOPMENT PROCESS WORK. CONTACT ASHLEY CHANEY AT (918) 596-2514 FOR MORE INFORMATION.

8. BEFORE BLOCKING ANY LANE OF TRAFFIC, ANY SIDEWALK OR ANY PARKING METER, OR BEFORE CUTTING ANY STREET, SIDEWALK, OR ALLEY YOU MUST FIRST APPLY FOR AND BE GRANTED A RIGHT OF WAY CONSTRUCTION PERMIT. PERMIT APPLICATIONS CAN BE PICKED UP ON THE 4TH FLOOR OF CITY HALL (175 E 2ND ST TULSA, OK). APPLICATION PACKETS CAN BE SUBMITTED TO THE STREETS AND STORMWATER DEPARTMENT ON THE 4TH FLOOR OF CITY HALL OR THEY CAN BE ELECTRONICALLY SUBMITTED AT ROWPERMITS@CITYOFTULSA.ORG. CONTACT JERRY DAILEY AT (918)596-9630 OR JDAILEY@CITYOFTULSA.ORG WITH ANY QUESTIONS.

9. ROW PERMIT REQUIRED FOR SIDEWALK, CURB, DRIVEWAYS AND ACCESSIBLE RAMPS LOCATED IN ROW. ROW PERMIT NOT REQUIRED FOR PRIVATE STREETS. PLEASE CALL (918) 596-2519 FOR PERMIT INFO.

10. TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

11. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89°53'52" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 3, A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'52" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 3, A DISTANCE OF 160.61 FEET TO A POINT; THENCE DUE SOUTH ALONG THE WEST BOUNDARY OF WEST HIGHLANDS II, A DISTANCE OF 470.91 FEET TO A POINT; THENCE SOUTH 61°49'08" WEST A DISTANCE OF 231.11 FEET TO A POINT; THENCE SOUTH 58°40'11" WEST A DISTANCE OF 573.45 FEET TO A POINT; THENCE NORTH 0°23'11" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 3, A DISTANCE OF 358.48 FEET TO A POINT; THENCE SOUTH 89°23'52" EAST A DISTANCE OF 380.00 FEET TO A POINT; THENCE NORTH 45°29'40" EAST A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 0°23'11" EAST A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH FIFTY (50) FEET THEREOF FOR STREET AND LESS THE WEST FIFTY (50) FEET THEREOF FOR STREET.

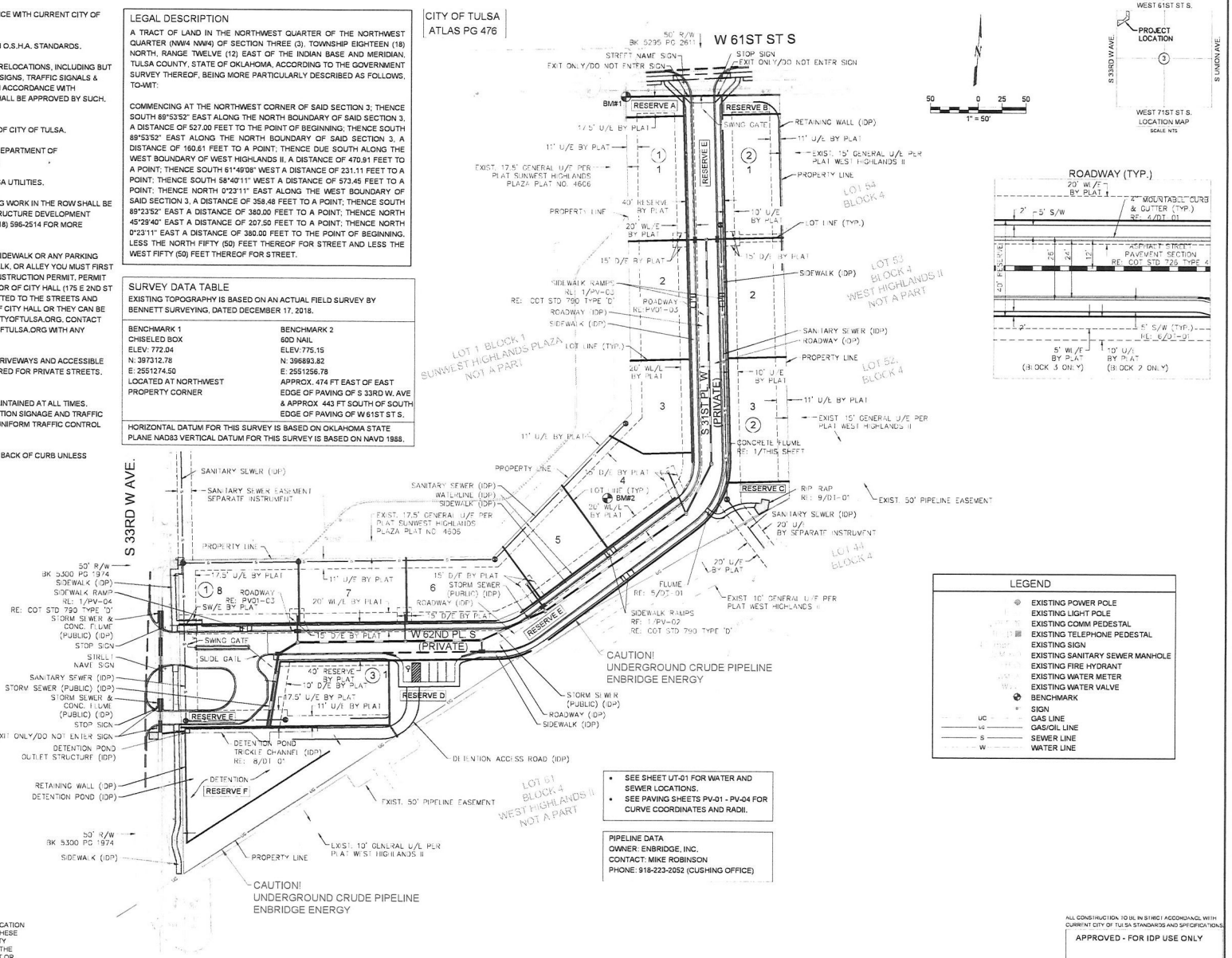
SURVEY DATA TABLE

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY BY BENNETT SURVEYING, DATED DECEMBER 17, 2018.

BENCHMARK 1	BENCHMARK 2
CHISELED BOX	60D NAIL
ELEV: 772.04	ELEV:775.15
N: 397312.78	N: 396893.82
E: 2551274.50	E: 2551256.78
LOCATED AT NORTHWEST PROPERTY CORNER	APPROX. 474 FT EAST OF EAST EDGE OF PAVING OF S 33RD W. AVE & APPROX 443 FT SOUTH OF SOUTH EDGE OF PAVING OF W 61ST ST S.

HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD83 VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 1988.

CITY OF TULSA
ATLAS PG 476



LEGEND

- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING COMM PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- BENCHMARK
- SIGN
- UC — GAS LINE
- G — GAS/OIL LINE
- S — SEWER LINE
- W — WATER LINE

- SEE SHEET UT-01 FOR WATER AND SEWER LOCATIONS.
- SEE PAVING SHEETS PV-01 - PV-04 FOR CURVE COORDINATES AND RADII.

PIPELINE DATA
OWNER: ENBRIDGE, INC.
CONTACT: MIKE ROBINSON
PHONE: 918-223-2052 (CUSHING OFFICE)

BEFORE YOU DIG OKLAHOMA ONE CALL OKIE

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.

APPROVED - FOR IDP USE ONLY

MICHAEL LING PE DATE
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA

wallace
WALLACE ENGINEERING STRUCTURAL CONSULTANTS,INC
STRUCTURAL AND CIVIL CONSULTANTS
410 NORTH WALNUT AVE, SUITE 200
OKLAHOMA CITY, OK 73104
(405) 239-5858
OKLAHOMA CA #1460 EXP 6/30/21

OKLAHOMA LICENSED PROFESSIONAL ENGINEER MARTIN 27289 10-14-21

SUNWEST HIGHLANDS TOWNHOMES

S. 33RD WEST AVE. & W. 61ST ST. S.
TULSA, OK

REV	DESCRIPTION	DATE
-	CITY OF TULSA IDP SUMBITTAL	2020-09-17
	CITY OF TULSA IDP SUMBITTAL	2021-03-08
	CITY OF TULSA IDP SUMBITTAL	2021-10-01

PROJECT NO. 1840138

SHEET NAME
SITE PLAN

SHEET NO.
GE-05

10/13/2021