

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: 11/17/2023 **PLAT NAME:** Chick-Fil-A #0529

| SUBDIVISION PLAT SCHEDULE | | REFERENCE CASES | |
|---------------------------|--|---------------------|--|
| PUBLIC AGENCY REVIEW: | | ZONING/PUD/CO CASE: | |
| | | TMAPC DATE: | |
| TMAPC: | | BOA CASE: | |
| | | BOA DATE: | |

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: SW corner of E 13th St. & S Utica Ave TRACT SIZE: 1.616 ± acres

LEGAL DESCRIPTION: See attached Exhibit "A"

PRESENT USE: Vacant PRESENT ZONING: ^{CSI}PUD 772-A T-R-S: 19N, 13, 7 COUNCIL DISTRICT: 4

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa


ELECTRIC: PSO GAS: ONG PHONE: COX TV: _____ SCHOOL DISTRICT: 1

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Quick Service Restaurant

PROPOSED ZONING: no change LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|--|---|
| NAME <u>Greyden Engineering LLC c/o Todd Rogers or Ralph Davia</u> | NAME <u>Mandalay Bay Investments LLC c/o Stephen Buford</u> |
| ADDRESS <u>12460 Crabapple Road, Ste 202-374</u> | ADDRESS <u>PO Box 3669</u> |
| CITY, ST, ZIP <u>Alpharetta, GA 30004</u> | CITY, ST, ZIP <u>Tulsa, OK 74101</u> |
| DAYTIME PHONE <u>770-770-8793</u> | DAYTIME PHONE <u>918-277-3701</u> |
| EMAIL <u>tmrogers@greydenllc.com</u> | EMAIL <u>stephen@thebufordgroup.com</u> |

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE & DATE:  11-15-2023

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineering company for the developer buying the property from owner.

| APPLICATION FEES (Make checks payable to City of Tulsa) | | PRELIMINARY PLAT DISPOSITION |
|---|---------|---|
| PRELIMINARY PLAT FEE: | \$1,200 | TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED |
| FINAL PLAT FEE: | \$900 | DATE/VOTE: |
| MINOR PLAT FEE: | \$650 | CONDITIONS: |
| TOTAL AMOUNT DUE: | \$ | |
| RECEIPT NUMBER: | | |

Application fees in whole or part will not be refunded after notification has been given.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: _____

Acreage: _____ Number of Lots: _____ Project Name: _____

Owner of Property: _____

Person Requesting Review: _____ Date: _____

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: _____

The property [] CONFORMS [] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned _____

The proposed use of _____ [] WOULD or [] WOULD NOT conform to the zoning district classification.

Minimum lot size required: _____

Is the property is located within an approved development plan? [] YES [] NO

If yes, does the project conform to all development standards? [] YES [] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [] YES [] NO Case number: _____

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? _____

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets _____

Water _____

Sewer _____

Storm Water/Drainage _____

Park and Trail Dedications _____

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa:
918-596-5726, planning@cityoftulsa.org.

SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (Preliminary plats): Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, _____ 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

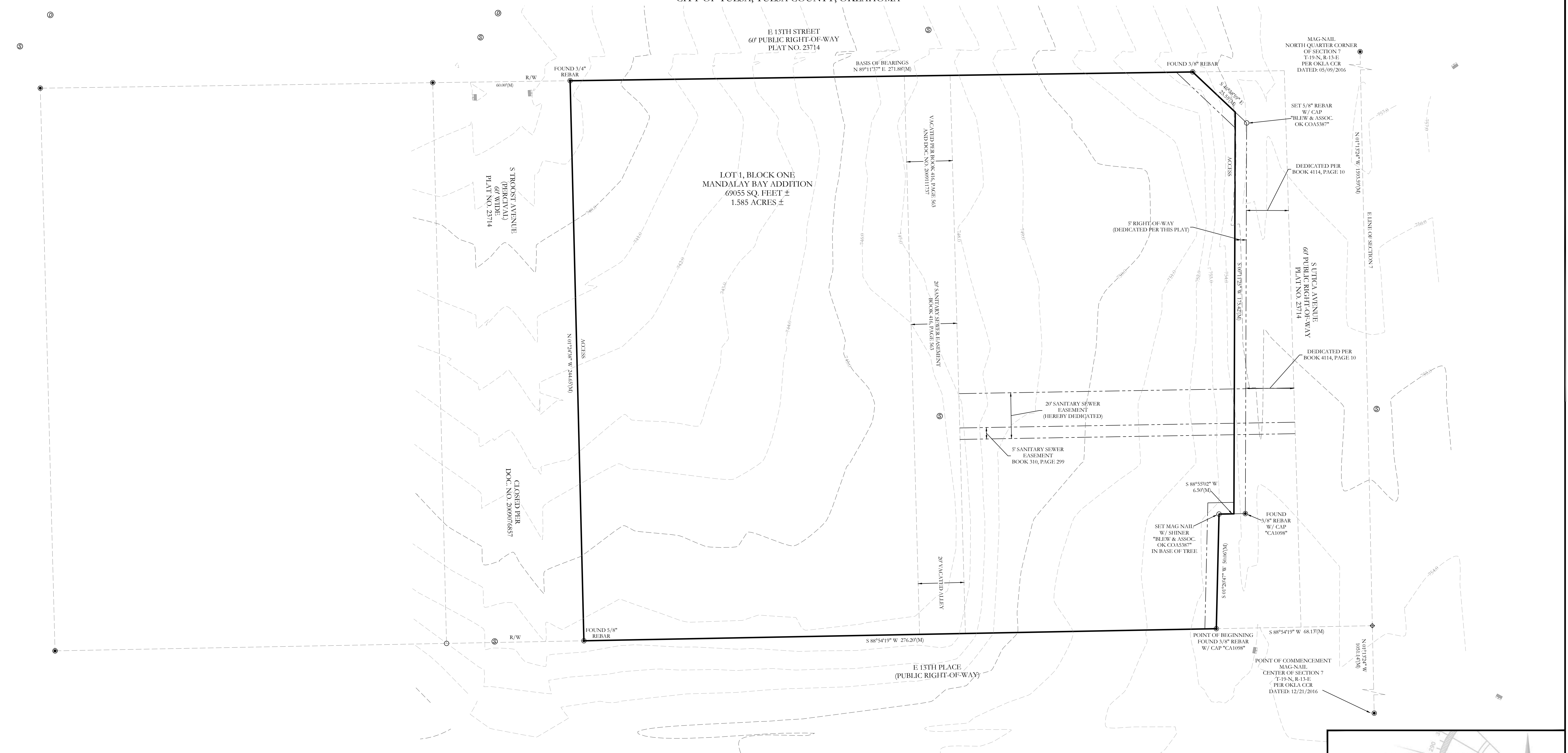
1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF – Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

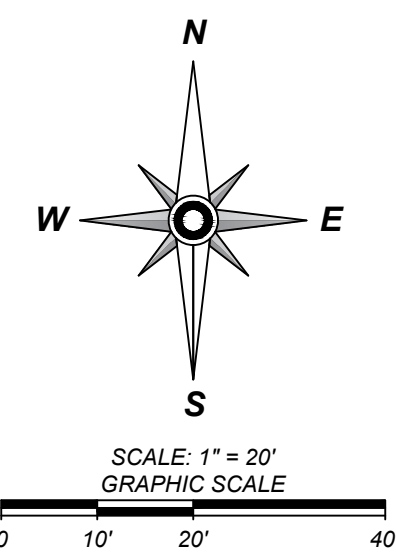
CHICK-FIL-A #05429 PLAT

BEING PART OF THE SOUTHEAST QUARTER (SE/4)
OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7),
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND

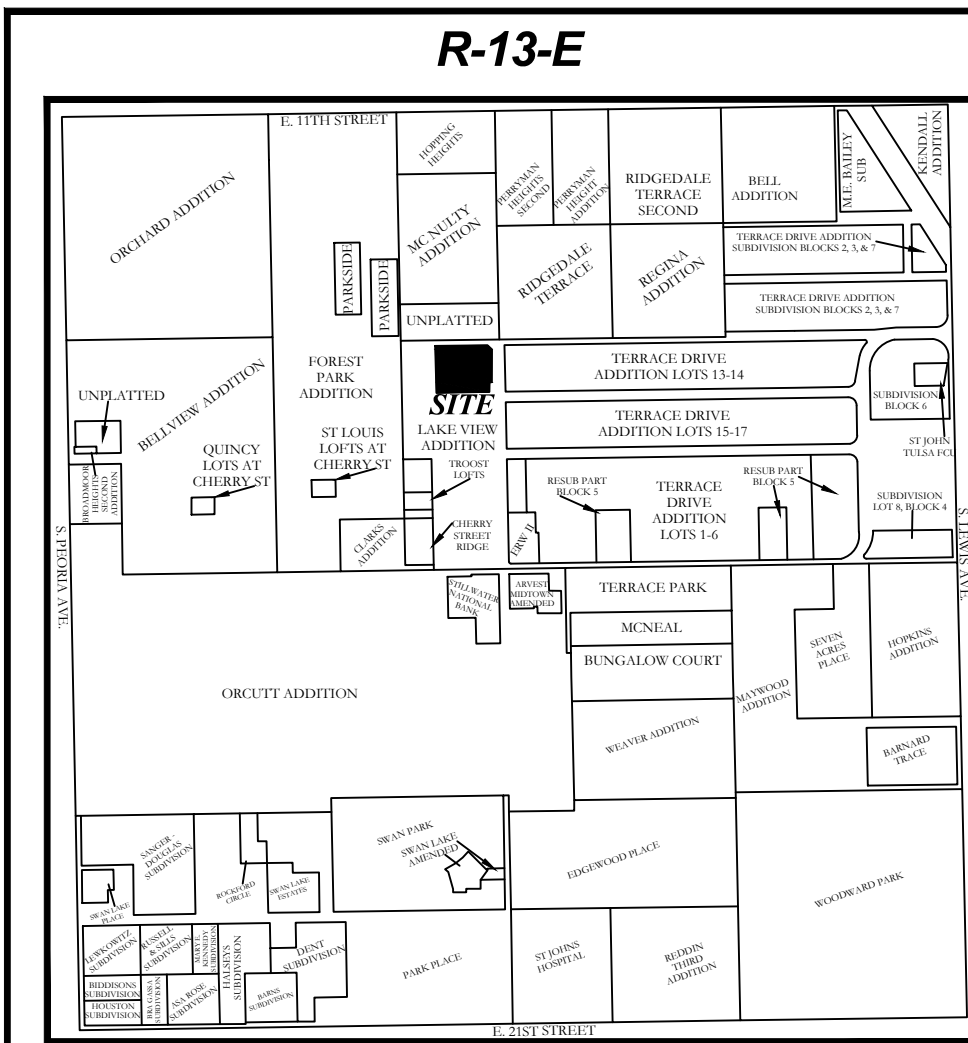
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊙ COMPUTED POINT
- ⊕ SANITARY MANHOLE
- ⊖ CURB STORM INLET
- ⊙ STORM DRAINAGE MANHOLE
- BOUNDARY LINE
- - - EASEMENT LINE
- LOT LINE
- (M) MEASURED/CALCULATED DIMENSION
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY



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

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

| | |
|---|---|
| SURVEYOR JOB NUMBER: 23-1021.03 | SURVEY DRAWN BY: TS - 3/28/2023 |
| SURVEY REVIEWED BY: LJ | SHEET: 3 OF 3 |



LOCATION MAP
1" = 100'

SUBDIVISION CONTAINS

10 LOTS
IN 1 BLOCK
WITH 0 RESERVE AREAS

GROSS SUBDIVISION AREA: 70,380 SQUARE FEET OR 1.616 ACRES ±

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS FEBRUARY 23, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ELEVATIONS ESTABLISHED WITH GPS STATION OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE FOR PRECISION, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1 FOOT INTERVALS.
- OWNER INFORMATION: MANDALAY BAY INVESTMENTS LLC
PO BOX 3669 TULSA, OK 74101-3669

PLANNED UNIT DEVELOPMENT STANDARDS

WHEREAS, THE CHICK-FIL-A #05429 PLAT WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNED AS PUD-772-A), AND

WHEREAS PUD-772-A WAS RECOMMENDED FOR APPROVAL BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON AUGUST 2, 2023, AND APPROVED BY THE TULSA CITY COUNCIL ON OCTOBER 25, 2023, AND

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

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE LOT OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA,

THEREFORE, THE OWNER HEREBY IMPOSES THE PUD-772-A RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE LOT OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS.

DEVELOPMENT AREA "A"
(LOT 1, BLOCK 1)

EXCEPT AS PROVIDED IN THE DEVELOPMENT STANDARDS BELOW, THE STANDARDS FOR DEVELOPMENT IN THE CS ZONING DISTRICT, WITH ITS SUPPLEMENTAL REGULATIONS AND ACCESSORY USE PROVISIONS, SHALL APPLY.

PERMITTED USE CATEGORIES:

RESIDENTIAL (IF IN AN ALLOWED BUILDING TYPE LISTED BELOW)
HOUSEHOLD LIVING
SINGLE HOUSEHOLD
TWO HOUSEHOLDS ON A SINGLE LOT
THREE OR MORE HOUSEHOLDS ON A SINGLE LOT
GROUP LIVING
ASSISTED LIVING FACILITY
COMMUNITY GROUP HOME
CONVENT/MONASTERY/NOVITIATE
ELDERLY/RETIREMENT CENTER
LIFE CARE RETIREMENT CENTER
RESIDENTIAL TREATMENT CENTER
ROOMING/BOARDING HOUSE
SHELTER, EMERGENCY AND PROTECTIVE
STUDIO, ARTIST OR INSTRUCTIONAL SERVICE
TRADE SCHOOL
VEHICLE SALES AND SERVICE
FUELING STATION
AGRICULTURAL
COMMUNITY GARDEN

OTHER
DRIVE-IN OR DRIVE-THROUGH FACILITY (AS A COMPONENT OF AN ALLOWED PRINCIPAL USE)
OFF-PREMISE OUTDOOR ADVERTISING SIGN

PERMITTED RESIDENTIAL BUILDING TYPES
HOUSEHOLD LIVING
SINGLE HOUSEHOLD
DETACHED HOUSE
TOWNHOUSE
PATIO HOUSE
MIXED-USE BUILDING
VERTICAL MIXED-USE BUILDING
TWO HOUSEHOLDS ON A SINGLE LOT
MIXED-USE BUILDING
VERTICAL MIXED-USE BUILDING
THREE OR MORE HOUSEHOLDS ON A SINGLE LOT
MULTI-UNIT HOUSE
APARTMENT/CONDO
MIXED-USE BUILDING
VERTICAL MIXED-USE BUILDING

MAXIMUM BUILDING FLOOR AREA: 35,190 SF

MINIMUM BUILDING SETBACKS:
FROM SOUTH UTICA AVENUE 0 FT
FROM EAST 13TH PLACE 5 FT
FROM SOUTH TROOST AVENUE 10 FT
FROM EAST 13TH STREET 10 FT

MINIMUM PARKING SETBACKS:
FROM NORTH BOUNDARY 5 FT
FROM SOUTH BOUNDARY 5 FT
FROM WEST BOUNDARY 10 FT
FROM EAST BOUNDARY 5 FT

OFF-STREET PARKING:
MINIMUM PARKING RATIOS SHALL BE AS PROVIDED IN CHAPTER 55 OF THE TULSA ZONING CODE FOR THE APPLICABLE USE CATEGORY.

DRIVE-THROUGH:
DRIVE-THROUGH FACILITIES, INCLUDING DRIVE-THROUGH SIGNS, STACKING LANES, TRASH RECEPTACLES, LOADS/PLAQUES AND SERVICE WINDOWS MAY BE LOCATED ON THE STREET-FACING SIDE(S) OF DEVELOPMENT AREA A.

SIGNS:
SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE TULSA ZONING CODE IN THE CS DISTRICT, EXCEPT AS PROVIDED BELOW:

DRIVE-THROUGH SIGNS:
DRIVE-THROUGH SIGNS AND MENU BOARDS SHALL BE SET BACK A MINIMUM OF 7.5 FEET FROM THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA A.

LIGHTING:
ALL POLE MOUNTED LIGHTS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF TWENTY (20) FEET. DRIVE-THROUGH CANOPY LIGHTS AND BUILDING MOUNTED LIGHT FIXTURES SHALL BE MOUNTED NO HIGHER THAN FIFTEEN (15) FEET HIGH AND SHALL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES AND DIRECTED DOWNWARD.

CHICK-FIL-A #05429 PLAT

BEING PART OF THE SOUTHEAST QUARTER (SE/4)
OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7),
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SECTION I. UTILITIES AND EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/12" 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA 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 STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, AND LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION

1.1 - UTILITY SERVICE

1.1.1 WITHIN THE UTILITY EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE, AS DEPICTED ON THE ACCOMPANYING PLAT, STREET LIGHT POLES OR STANDARDS SHALL BE SERVED ONLY BY UNDERGROUND CABLE, AND ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENT.

1.1.2 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 OR RESERVE AREA, PROVIDED THAT, 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, EXCLUSIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, 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.

1.1.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE 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 FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.1.4 THE OWNER OF ANY LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SUPPLY LINES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNERS AGENTS OR CONTRACTORS.

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

1.2 - GAS SERVICE

1.2.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE 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.

1.2.2 THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF 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 OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNERS AGENTS OR CONTRACTORS.

1.2.3 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

1.3 - WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1.3.1 EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED WITHIN SUCH LOT OR RESERVE AREA.

1.3.2 WITHIN THE UTILITY 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 WOULD INTERFERE WITH THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.

1.3.3 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNERS AGENTS OR CONTRACTORS.

1.3.4 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AND RESERVE AREA AGREES TO BE BOUND HEREBY.

RESTRICTED WATERLINE EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATER LINES TOGETHER WITH ALL 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 STATED.

1.4 - SURFACE DRAINAGE

EACH LOT AND RESERVE AREA SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OR RESERVE AREA 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 THE OWNERS LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

1.5 - PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT OR RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE PROTECTION OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.6 - SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG ALL STREETS IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND CITY OF TULSA ORDINANCES. SIDEWALKS ALONG THE PORTION OF RESERVE B ABUTTING THE INTERIOR PRIVATE STREET SHALL BE CONSTRUCTED BY THE OWNER OF SAID SIDEWALKS WITHIN THE INTERIOR OF THE SUBDIVISION, WHERE NOT CONSTRUCTED BY THE OWNER, SHALL BE CONSTRUCTED BY THE OWNER OF THE LOT. ALL SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE DESIGN STANDARDS OF THE CITY OF TULSA, OKLAHOMA.

1.7 - 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 TO BE CONSTRUCTED BY THE OWNER AS SPECIFIED ABOVE) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.

NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY 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'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/12" 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE 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 AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH 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 STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, AND LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

RESERVE " " - OPEN SPACE

THE USE OF RESERVE " " SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, GUARD HOUSES AND RELATED SECURITY FACILITIES, SUBDIVISION IDENTIFICATION SIGNS AND UTILITIES, EXCEPT AS NOTED IN THE FITTINGS INCLUDING THE TITLED "RESERVATION OF RIGHTS AND COVENANT AS TO OBSTRUCTIONS" THE RESERVE AREA SHALL SUBSEQUENTLY BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION ___ FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF RESERVES AND OTHER COMMON AREAS OF THE SUBDIVISION.

SANITARY SEWER EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

A - DETAIL SITE PLAN

NO ZONING CLEARANCE PERMIT SHALL BE ISSUED FOR A LOT WITHIN LAKE VIEW ADDITION UNTIL A DETAIL SITE PLAN FOR THE LOT, WHICH INCLUDES ALL BUILDINGS, PARKING, SCREENING FENCES AND LANDSCAPING AREAS, HAS BEEN SUBMITTED TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED LAKE VIEW ADDITION DEVELOPMENT STANDARDS.

B - DETAIL LANDSCAPE PLANS

A DETAIL LANDSCAPE PLAN FOR EACH LOT SHALL BE APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT. A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE ZONING OFFICER THAT ALL REQUIRED LANDSCAPING AND SCREENING FENCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THE LOT, PRIOR TO OCCUPANCY OR AT THE SOONEST APPROPRIATE PLANTING TIME. THE LANDSCAPING MATERIALS REQUIRED UNDER THE APPROVED PLAN SHALL BE MAINTAINED AND REPLACED AS NEEDED, AS A CONTINUING CONDITION OF THE GRANTING OF AN OCCUPANCY PERMIT.

C - DETAIL SIGN PLANS

NO SIGN PERMIT SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN LAKE VIEW ADDITION UNTIL A DETAIL SIGN PLAN HAS BEEN SUBMITTED TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS OF LAKE VIEW ADDITION.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N89°11'37" P. PER GPS COORDINATE OBSERVATIONS OKLAHOMA STATE PLANE, NORTH ZONE NAD83. LATITUDE = 36°08'37.1149" LONGITUDE = -95°08'05.9223" CONVERGENCE ANGLE = 01°11'56.38"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4014502840, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FINAL PLAT ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE: _____

TMAP/INCOG

CITY ENGINEER

COUNCIL OF THE CITY OF TULSA, OKLAHOMA
APPROVAL DATE: _____

CHAIR

MAYOR

ATTSEY CITY CLERK

CITY ATTORNEY

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

COUNTY CLERK'S CERTIFICATE

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

TREASURER'S 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 2023 TAXES. THIS CERTIFICATE IS NOT TO BE CONSTRUED AS PAYMENT OF 2023 TAX IN FULL BUT IS GIVEN IN ORDER THAT THIS PLAT MAY BE FILED ON RECORD. 2023 TAXES MAY EXCEED THE AMOUNT OF THE SECURITY DEPOSIT.
DATED: _____
JOHN M. FOTHERGILL
TULSA COUNTY TREASURER
BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

THE FIELD WORK WAS COMPLETED ON 02/23/2023.
THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED AND THAT THE SURVEY WAS COMPLETED ON 03/02/2023, AND ALL COORDINATES ARE BASED ON NAD83(2011) EPOCH 2010.0 AND ALL ELEVATIONS ARE BASED ON NAVD88.

DENVER WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 1952
STATE OF OKLAHOMA
OKLAHOMA CA-587



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

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

SURVEYOR JOB NUMBER: 23-1021-03
SURVEY DRAWN BY: JS - 3/28/2023
SURVEY REVIEWED BY: LT
SHEET: 1 OF 3

DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION AND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND REPLACING STORM SEWERS, AND ANY APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE DRAINAGE EASEMENTS FOR THE USES AND PURPOSES STATED.

2. DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN DRAINAGE EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY.

4. THE ABOVE GROUND AREA OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE LOT OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT 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 LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST 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, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

COMPENSATORY STORAGE EASEMENTS

1. THE OWNER DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE AREA DEPICTED ON THE ACCOMPANYING PLAT AS "COMPENSATORY STORAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE STORAGE OF STORMWATER.

2. DRAINAGE FACILITIES LOCATED WITHIN THE COMPENSATORY STORAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. THE GRADES WITHIN COMPENSATORY STORAGE EASEMENTS SHALL NOT BE ALTERED AFTER COMPLETION OF THE FINISH GRADING REQUIRED FOR COMPENSATORY STORAGE. COMPENSATORY STORAGE EASEMENTS SHALL BE REVEGETATED WITH SLAB GRASS ONLY AND NO TREES OR SHRUBS OR OTHER ABOVE GRADE VEGETATION SHALL BE PLANTED OR MAINTAINED WITHIN COMPENSATORY STORAGE EASEMENTS.

4. NO CONSTRUCTION OR INSTALLATION OF ANY STRUCTURE OR OTHER IMPROVEMENT, NO GRADING, FILLING OR OTHER EARTH CHANGE, AND NO ACTIVITY CAUSING A REDUCTION OF FLOOD STORAGE VOLUME SHALL OCCUR OR BE PERMITTED, WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS. COMPENSATORY STORAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER AT THE OWNERS EXPENSE.

5. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE COMPENSATORY STORAGE EASEMENTS, ALTER THE GRADE OR PLACE OBSTRUCTIONS IN THE EASEMENTS, THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM THE WORK NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORAGE FUNCTIONS. THE COST OF THIS WORK 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 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 THE OWNERS LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY.

4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNERS EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF TULSA, OKLAHOMA, THE CITY 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 LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

STORM SEWER EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS, INCLUDING THE PIPES, MANHOLES, AND EQUIPMENT AND OTHER APPURTENANCES THERETO, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

STORWATER 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 TULSA, OKLAHOMA.

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

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

5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, 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, OR THE ALTERATION OF GRADE WITHIN A DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION 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 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 THE PROPERTY IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

RESERVE " _ "

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 " _ /" 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. 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 EASEMENT UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE (HOMEOWNERS' ASSOCIATION OR PROPERTY OWNERS ASSOCIATION) 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 ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

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

5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENT.

6. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN THE 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 1/3 OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 THE OWNERS LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

ROOF DRAIN REQUIREMENTS

THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON [LIST LOTS AND BLOCKS] SHALL EACH HAVE ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO THE ADJACENT STREET.

CHICK-FIL-A #05429 PLAT

BEING PART OF THE SOUTHEAST QUARTER (SE/4)
OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7),
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

RESERVE " _ " PRIVATE STREETS

1. RESERVE " _ " SHALL BE LIMITED TO USE FOR PRIVATE STREETS, OPEN SPACE, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION _____ HEREOF FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

2. STREETS LOCATED WITHIN RESERVE " _ " 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.

3. 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.

4. 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:

- SURFACING WIDTH SHALL BE NOT LESS THAN [insert width] MEASURED FROM FACE OF CURB TO FACE OF CURB, EXCEPT IN THE TURN-AROUND AREAS WHICH SHALL NOT BE LESS THAN [insertion] FROM FACE OF CURB TO FACE OF CURB.
 - STREETS SHALL BE CURBED.
 - 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.
 - THE VERTICAL GRADE OF THE STREETS SHALL NOT EXCEED [insertion] %.
- 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.

5. 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.

LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO S UTICA AVENUE 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.

MUTUAL ACCESS EASEMENT

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

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



**BLEW
& ASSOCIATES, P.A.**

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| | |
|---|---|
| SURVEYOR JOB NUMBER: 23-1021.03 | SURVEY DRAWN BY: TS - 3/28/2023 |
| SURVEY REVIEWED BY: LT | SHEET: 2 OF 3 |



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal



11-17-23

GREYDEN

ENGINEERING • PLANNING

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PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
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Tulsa, OK 74104

FSU# 05429

REVISION SCHEDULE
NO. DATE DESCRIPTION

GREYDEN PROJECT # 22-105

PRINTED FOR

DATE

DRAWN BY

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SHEET
CONCEPTUAL
IMPROVEMENTS
PLAN

SHEET NUMBER

C-301

NOTE: CANOPY FOOTING TOP
ELEVATIONS ARE MINUS 2' FROM
LOWEST PROPOSED GRADE SPOT
ELEVATION AT COLUMN.

ELEVATION SPOTS ARE PAVEMENT/AT
GRADE ELEVATIONS UNLESS WHEN
LOCATED AT DOORS OR SELECT
CANOPY COLUMN LOCATIONS IN
SIDEWALK

PLAN LEGEND

- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- 0.00 PROPOSED SPOT ELEVATION-CHICK-FIL-A

EXISTING INVERT INFORMATION

DI#1 RIM ELEVATION: 741.91'
INVERT SE (12" RCP): 737.3'

DI#2 RIM ELEVATION: 737.28'
INVERT NW (12" RCP): 734.9'
INVERT SE (12" RCP): 734.0'

DI#3 RIM ELEVATION: 736.86'
INVERT NE (12" RCP): 736.9'

DI#4 RIM ELEVATION: 756.31'
INVERT SE (12" RCP): 752.6'

DI#5 RIM ELEVATION: 757.86'
INVERT SE (12" RCP): 753.2'

DI#6 RIM ELEVATION: 757.79'
INVERT NW (12" RCP): 753.5'

DI#7 RIM ELEVATION: 752.89'
INVERT SE (12" RCP): 702.7'

DI#8 RIM ELEVATION: 752.76'
INVERT N (15" RCP): 749.9'
INVERT S (15" RCP): 749.7'
INVERT NW (12" RCP): 749.8'

DI#9 RIM ELEVATION: 753.47'
INVERT S (15" RCP): 750.2'

DMH#1 RIM ELEVATION: 738.02'
INVERT N (12" RCP): 733.0'
INVERT E (12" RCP): 733.0'
INVERT SE (12" RCP): 733.0'
INVERT SW (12" RCP): 733.0'
INVERT W (12" RCP): 733.0'

DMH#2 RIM ELEVATION: 733.53'
INVERT N (24" RCP): 728.4'
INVERT NE (15" RCP): 729.5'
INVERT E (18" RCP): 728.4'
INVERT SE (15" RCP): 728.5'
INVERT S (15" RCP): 728.4'

DMH#3 RIM ELEVATION: 757.40'
INVERT N (12" RCP): 752.1'
INVERT SE (12" RCP): 751.9'
INVERT W (12" RCP): 751.8'
INVERT NW (12" RCP): 752.2'

SMH#1 RIM ELEVATION: 733.69'
INVERT N (8" CLAY): 726.6'
INVERT E (8" CLAY): 726.7'

PROPOSED INVERT INFORMATION

SANITARY INVERTS

SANITARY WYE CONNECTION
RIM = 747.13
IE IN = 739.51 (C01)

1000 GALLON GI
RIM = 744.51
IE OUT = 741.10
IE IN = 741.30 (700)

BLDG
RIM = 745.11
IE OUT = 741.67

SMH#2 RIM ELEVATION: 737.68'
INVERT N (8" CLAY): 730.2'
INVERT S (8" CLAY): 730.4'
INVERT W (8" CLAY): 730.4'

SMH#3 RIM ELEVATION: 747.05'
INVERT S (8" CLAY): 734.3'
INVERT W (8" CLAY): 734.2'

SMH#4 RIM ELEVATION: 746.62'
INVERT N (8" CLAY): 736.6'
INVERT S (8" CLAY): 736.6'

SMH#5 RIM ELEVATION: 747.01'
INVERT N (8" CLAY): 736.1'
INVERT E (8" CLAY): 736.3'
INVERT S (8" CLAY): 736.2'

SMH#6 RIM ELEVATION: 756.71'
INVERT N (8" CLAY): 745.2'
INVERT E (8" CLAY): 745.0'

SMH#7 RIM ELEVATION: 752.09'
INVERT N (8" CLAY): 737.7'
INVERT S (8" CLAY): 738.0'

STORM INVERTS

100 RIM = 744.09
INV. = 736.20

105 RIM = 744.77
INV. = 736.49

110 RIM = 743.90
INV. = 739.67

115 RIM = 743.50
INV. = 740.50

200 RIM = 742.60
INV. = 736.20

205 RIM = 742.10
INV. = 736.72

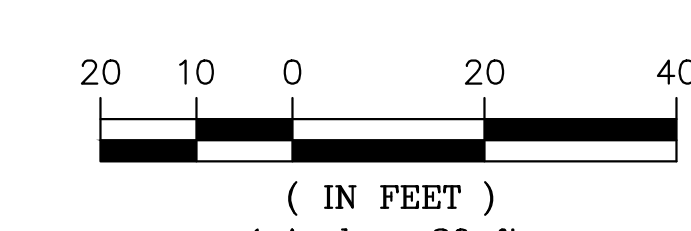
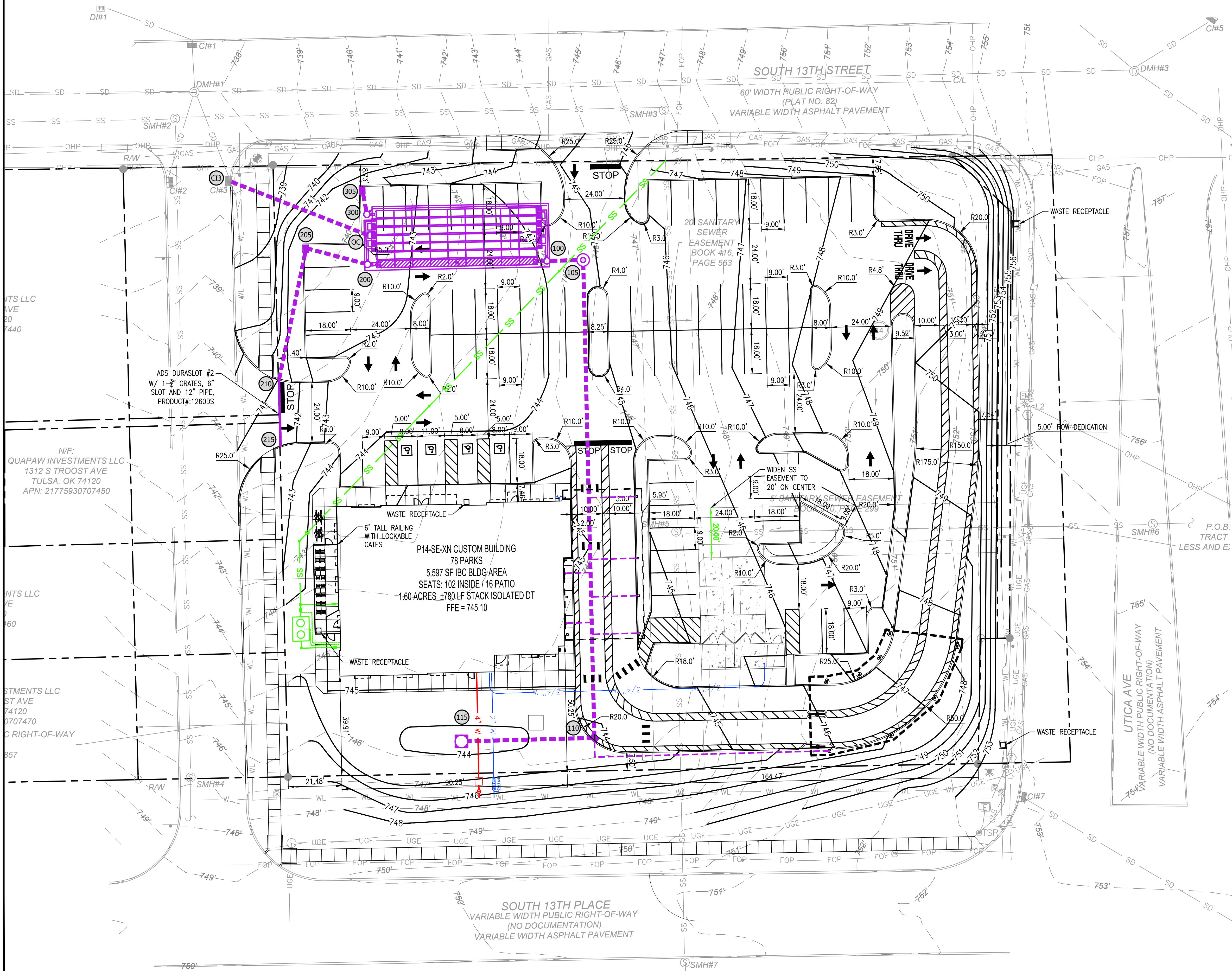
210 RIM = 741.00
INV. = 739.42

215 RIM = 741.70
INV. = 740.12

300 RIM = 742.28
INV. = 736.20

305 RIM = 742.10
INV. = 736.40

OC RIM = 742.40
INV. = 736.20



(IN FEET)
1 inch = 20 ft.