

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

SUBDIVISION PLAT

MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: NS DATE FILED: 7/7/22 PLAT NAME: JR&B Office

CITY **COUNTY** REFERRAL CITIES:
Tulsa

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>7/21/22</u>	ZONING/PUD/CO CASE:	
TMAPC:	<u>8/3/22</u>	TMAPC DATE:	
		BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1190 N MINGO E Rd, Tulsa, OK TRACT SIZE: 6.56 ± acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING: CG&RM3 T-R-S: 2013.36 COUNCIL DISTRICT: 3 CO COMM DISTRICT: 2

WATER SUPPLY: COT SANITARY SEWER: COT

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: 2

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Office and future housing

PROPOSED ZONING: RM-3 and CG LOTS PROPOSED: 2 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>JR & B Construction Services LLC</u>
ADDRESS	<u>123 N. Martin Luther King Jr. Blvd</u>	ADDRESS	<u>8412 S. 273rd East Ave.</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Broken Arrow OK 74104</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL		EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:	<u>[Signature]</u>		<u>7.7.2022</u>

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	<u>\$1,200</u>	TMAPC ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:	
MINOR PLAT FEE:	\$650	CONDITIONS:	
TOTAL AMOUNT DUE:	<u>\$ 1200</u>		
RECEIPT NUMBER:	<u>234846</u>		

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

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 1190 N MINGO E Rd, Tulsa, OK

Acreage: 6.56 Number of Lots: 2 Project Name: JR&B Office

Owner of Property: JR&B Construction Services LLC

Person Requesting Review: Mark B. Capron, Wallace Design Coolective Date: 7/7/2022

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Mixed Use Corridor GROWTH OR STABILITY DESIGNATION: Growth

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

ZONING AND PLATting

The property is currently zoned CG & RM-3

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

Minimum lot size required: 1,100

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: NA

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

INFRASTRUCTURE NEEDS

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

Streets Existing

Water Water Main Extension provided by Owner

Sewer SS Main Extension provided by Owner

Storm Water/Drainage Detention Pond provided by Owner

Park and Trail Dedications None

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.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, 7/21/22 1:30 p.m.

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

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 8/3/22 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 for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
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.

LEGAL DESCRIPTION
JR&B Preliminary Plat

THE EAST 335.00 FEET OF THE WEST 360.00 FEET OF THE NORTH 387.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PRELIMINARY PLAT

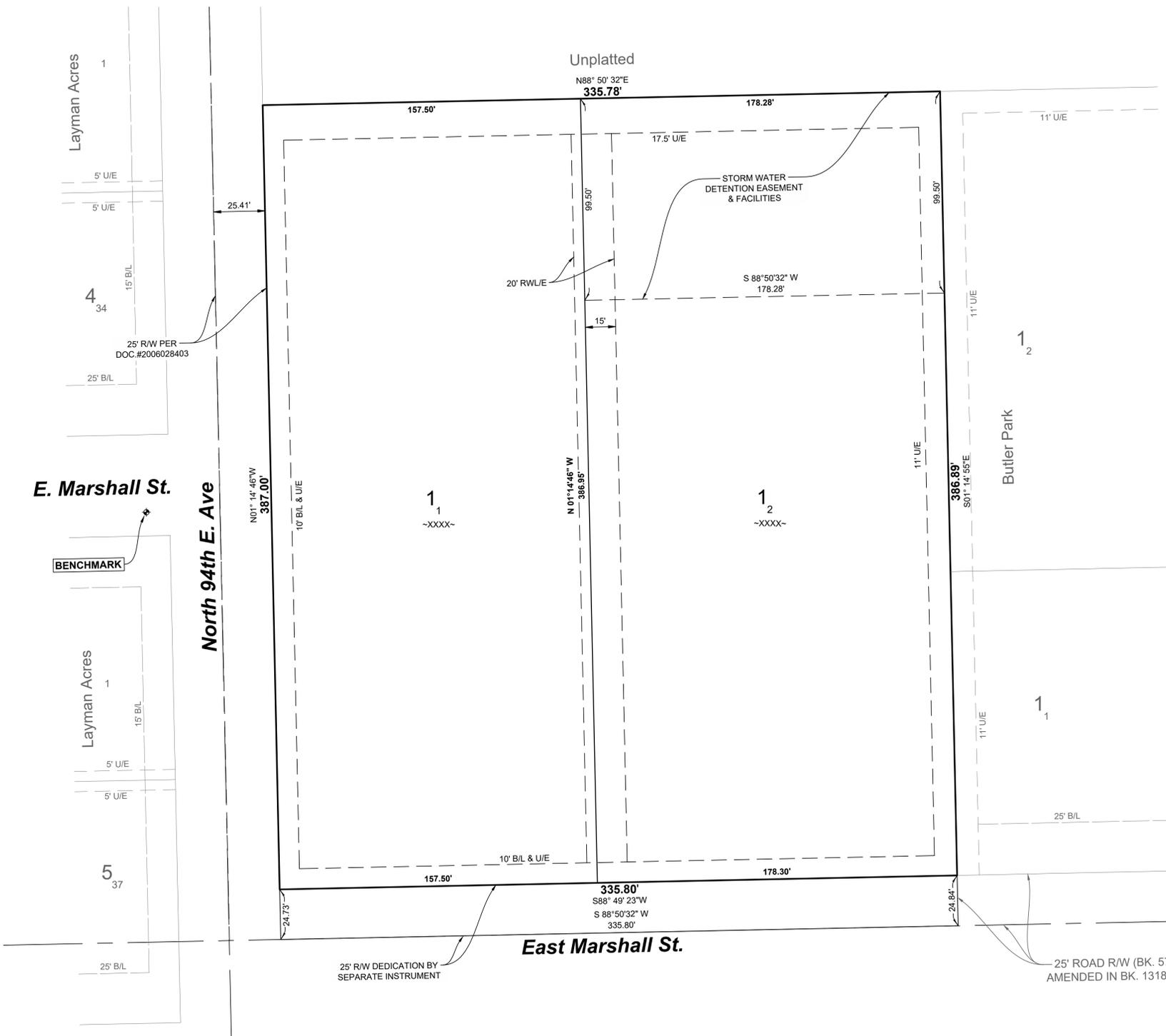
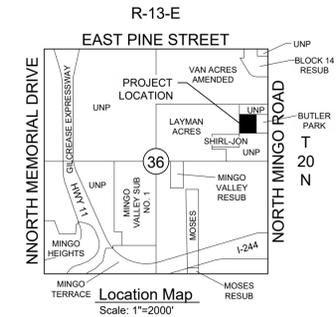
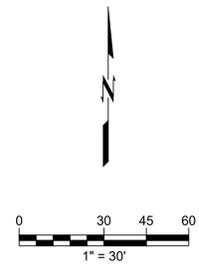
JR & B Office

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

OWNER:
JR & B Construction Services, LLC
 8412 South 273rd East Avenue
 Broken Arrow, Oklahoma, 74104
 CONTACT: JESUS FRIAS

ENGINEER:
Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 OK CA NO. 1460, EXPIRES 6/30/2023
 JORDAN RODICH P.E.
 jordan.rodich@wallace.design

SURVEYOR:
Wallace Design Collective, PC
 410 North Walnut Avenue
 Oklahoma City, Oklahoma, 73104
 Phone: (405) 236-5858
 OK CA NO. 1460, EXPIRES 6/30/2023
 LEE MARTIN, RPLS
 lee.martin@wallace.design



LEGEND
 B/L = BUILDING SETBACK
 R/W = RIGHT-OF-WAY
 RWL/E = RESTRICTED WATER LINE EASEMENT
 U/E = UTILITY EASEMENT
 ~XXXX~ ADDRESS

SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK.
 SUBDIVISION CONTAINS 129,930.83 SF (2.98 ACRES)
 LOT 1 CONTAINS 60,948.31 SF (1.40 ACRES)
 LOT 2 CONTAINS 68,982.52 SF (1.58 ACRES)

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

BENCHMARK
 CUT "X" SET ON MARSHALL ST CURB
 NORTHING=433582.46
 EASTING=2596780.28
 ELEV=623.52

BASIS OF BEARINGS
 HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), NORTH ZONE 3501.
 VERTICAL DATUM GPS DATA (NAVD 1988)

ADDRESS NOTE
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED.
 ON IN PLACE OF LEGAL DESCRIPTION.

***PROPERTY NOTE**
 SUBJECT PROPERTY FULLY LOCATED WITHIN AND AFFECTED BY AVIGATION EASEMENT RECORDED AT DOCUMENT 2012041880.

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 _____	
_____	CHAIR
_____	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.

\\civil-server\projects\2140466 - JR & B Office Development\Draw\PRODUCTION\Plat2140466 Preliminary Plat.dwg PLOT:7/7/22 ORIG SIZE:24"X36"

PRELIMINARY PLAT
JR & B Office

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

JR& B CONSTRUCTION SERVICES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (THE "OWNER") IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

THE EAST 335.00 FEET OF THE WEST 380.00 FEET OF THE NORTH 387.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

THE OWNER HAS CAUSED THE SUBJECT PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS IN ONE BLOCK AND STREET RIGHTS-OF-WAY AND HAS DESIGNATED THE SUBDIVISION AS 'JR & B OFFICE', A SUBDIVISION IN THE CITY OF TULSA, STATE OF OKLAHOMA, HEREINAFTER REFERRED TO AS THE 'SUBDIVISION'.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC, THOSE PORTIONS OF STREET RIGHTS - OF -WAY OF SOUTHWEST BOULEVARD AND WEST 21ST STREET, AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U / E " OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS , SANITARY SEWERS , TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, 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 RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF 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, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED 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

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EAST SIDE OF SOUTHWEST BOULEVARD AND THE SOUTH SIDE OF WEST 21ST STREET BOUNDARIES OF THE SUBDIVISION IF PERMITTED BY THE RELEVANT FRANCHISE OR RIGHT- OF-WAY OCCUPANCY AGREEMENTS. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLES, 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 ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- 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 THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE 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.
- 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.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 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.
- WITHIN 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 IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS OR STORM SEWERS SHALL BE PROHIBITED.
- 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.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

- 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.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE 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.

- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT 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. 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 LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF TULSA, OKLAHOMA.

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF TULSA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE PROPERTY AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR 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 HOWEVER, THE CITY OF TULSA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. CERTIFICATE OF OCCUPANCY

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) 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.

I. STORMWATER DETENTION EASEMENTS

- 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.
- 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.
- 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 DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA.
- 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.
 - LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
 - IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF 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 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. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. OPTIONAL DEVELOPMENT PLAN DEVELOPMENT RESTRICTIONS

WHEREAS, JR & B OFFICE WAS SUBMITTED AS AN OPTIONAL DEVELOPMENT PLAN ALONG WITH A REZONING TO RM-3 AND CG (DESIGNATED AS Z-7655) AS PROVIDED WITHIN THE CITY OF TULSA ZONING CODE, AS THE SAME EXISTED ON SEPTEMBER 30, 2020, WHICH Z-7655 WAS APPROVED BY THE TULSA PLANNING COMMISSION ON JUNE 15, 2020, AND BY THE TULSA CITY COUNCIL ON _____, AND

WHEREAS, THE OPTIONAL DEVELOPMENT PLAN 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 ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN; AND

WHEREAS, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

PERMITTED USE CATEGORIES, SUBCATEGORIES AND SPECIFIC USES

A) RESIDENTIAL (SEE ALLOWED RESIDENTIAL BUILDING TYPES BELOW)

- HOUSEHOLD LIVING
 - SINGLE HOUSEHOLD
 - TWO HOUSEHOLDS ON A SINGLE LOT
 - THREE OR MORE HOUSEHOLDS ON SINGLE LOT
- GROUP LIVING
 - ASSISTED LIVING FACILITY
 - COMMUNITY GROUP HOME
 - CONVENT/MONASTERY/NOVIATATE

- ELDERLY/RETIREMENT CENTER
- LIFE CARE RETIREMENT CENTER

B) PUBLIC, CIVIC, AND INSTITUTIONAL

- FRATERNAL ORGANIZATION (ONLY WITH SPECIAL EXCEPTION APPROVAL)
- LIBRARY OR CULTURAL EXHIBIT
- NATURAL RESOURCE PRESERVATION
- PARKS AND RECREATION
- POSTAL SERVICES (ONLY WITH SPECIAL EXCEPTION APPROVAL)
- RELIGIOUS ASSEMBLY
- SAFETY SERVICE

C) COMMERCIAL

- ANIMAL SERVICE
 - GROOMING
 - VETERINARY
- BROADCAST OR RECORDING STUDIO (ONLY WITH SPECIAL EXCEPTION APPROVAL)
- COMMERCIAL SERVICE
 - BUILDING SERVICE
 - BUSINESS SUPPORT SERVICE
 - CONSUMER MAINTENANCE/REPAIR SERVICE
 - PERSONAL IMPROVEMENT SERVICE
 - RESEARCH SERVICE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
- FINANCIAL SERVICES
 - PERSONAL CREDIT ESTABLISHMENT
- LODGING
 - BED AND BREAKFAST
 - SHORT-TERM RENTALS
- OFFICE
 - BUSINESS OR PROFESSIONAL OFFICE
 - MEDICAL, DENTAL OR HEALTH PRACTITIONER OFFICE
- RESTAURANTS AND BARS
 - RESTAURANT
- RETAIL SALES
 - BUILDING SUPPLIES AND EQUIPMENT
 - CONSUMER SHOPPING GOODS
 - CONVENIENCE GOODS
 - GROCERY STORE
- SELF-SERVICE STORAGE FACILITY
- STUDIO, ARTIST, OR INSTRUCTIONAL SERVICE
- TRADE SCHOOL

E) WHOLESALE, DISTRIBUTION AND STORAGE

- EQUIPMENT AND MATERIAL STORAGE, OUTDOOR
- TRUCKING AND TRANSPORTATION TERMINAL
- WAREHOUSE
- WHOLESALE SALES AND DISTRIBUTION

H) AGRICULTURAL

- COMMUNITY GARDEN
- FARM, MARKET OR COMMUNITY-SUPPORTED
- HORTICULTURE NURSERY (ONLY WITH SPECIAL EXCEPTION APPROVAL)

I) PERMITTED RESIDENTIAL BUILDING TYPES

- HOUSEHOLD LIVING
- SINGLE HOUSEHOLD
 - DETACHED HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
 - TOWNHOUSE
 - PATIO HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
 - MIXED-USE BUILDING
 - VERTICAL MIXED-USE BUILDING
 - TWO HOUSEHOLDS ON SINGLE LOT
 - DUPLEX (SPECIAL EXCEPTION)
 - MIXED-USE BUILDING
 - VERTICAL MIXED-USE BUILDING
 - THREE OR MORE HOUSEHOLDS ON SINGLE LOT
 - MULTI-UNIT HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
 - APARTMENT/CONDO
 - MIXED-USE BUILDING
 - VERTICAL MIXED-USE BUILDING

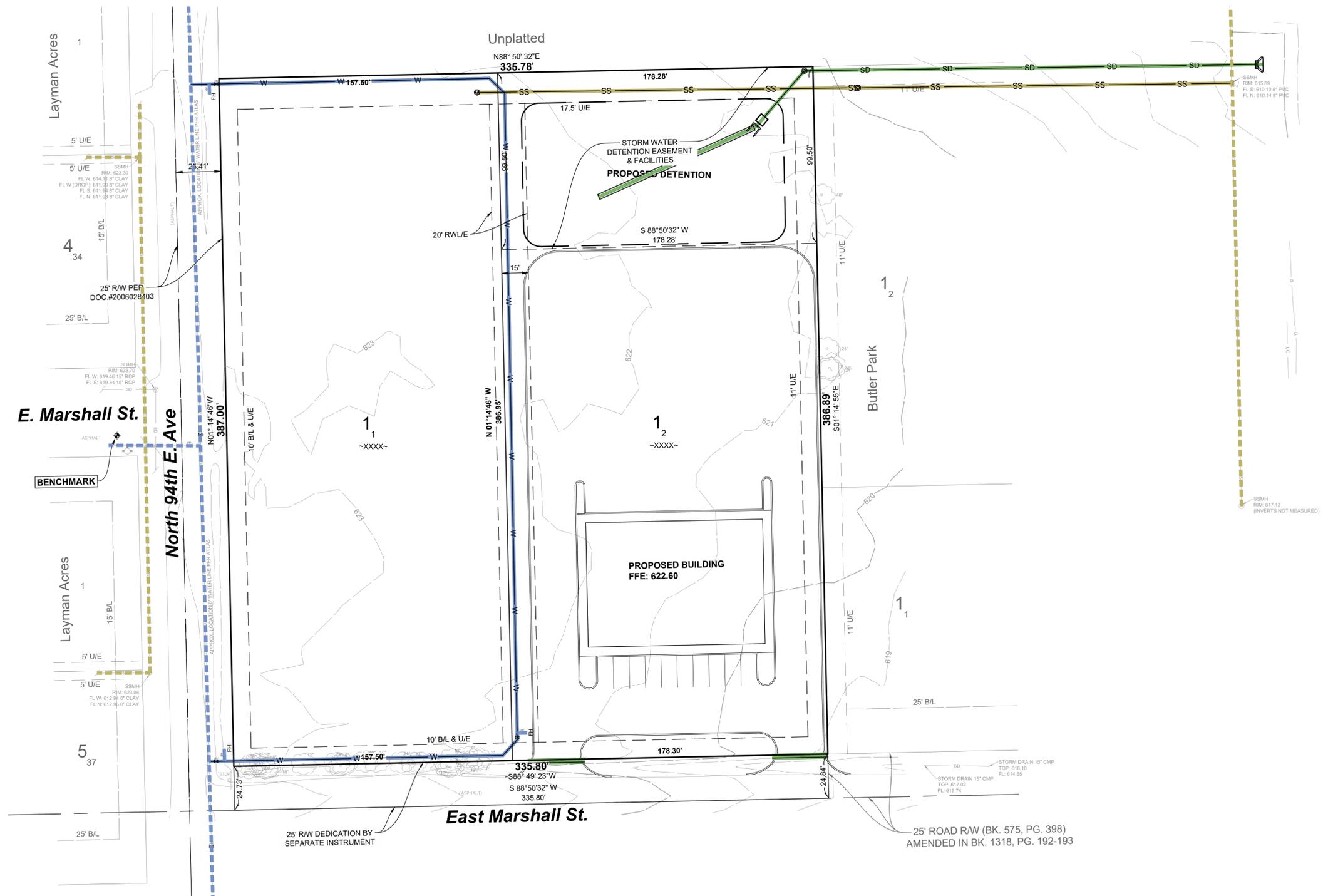
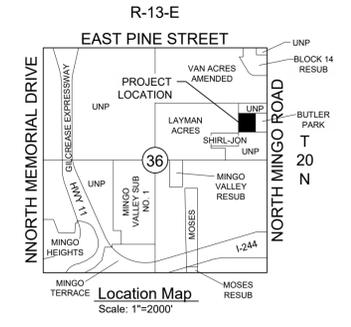
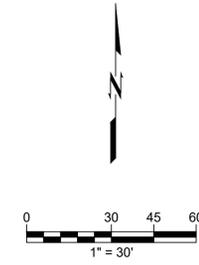
SITE DEVELOPMENT REQUIREMENTS: IN ADDITION TO THE SUPPLEMENTAL STANDARDS REQUIRED FOR DEVELOPMENT IN A CG DISTRICT THE FOLLOWING STANDARDS SHALL APPLY.

- SIGNAGE:
 - IN THE CG DISTRICT DYNAMIC DISPLAY SIGNS ARE PROHIBITED.
 - THE MAXIMUM SIGN HEIGHT SHALL BE LIMITED TO 12 FEET AND GROUND SIGNAGE SHALL BE MONUMENT STYLE.
 - ILLUMINATED WALL SIGNS ARE PROHIBITED ON THE NORTH, WEST AND SOUTH FACE OF ANY BUILDING.

CONCEPTUAL IMPROVEMENTS PLAN

JR & B Office

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



- LEGEND**
- B/L = BUILDING SETBACK
 - R/W = RIGHT-OF-WAY
 - RWL/E = RESTRICTED WATER LINE EASEMENT
 - U/E = UTILITY EASEMENT
 - ~XXXX~ ADDRESS
-
- EXISTING WATER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER

\\civl-server\projects\2140466 - JR & B Office Development\Draw\PRODUCTION\Plot2140466 Preliminary Plat.dwg PLOT:7/7/22 ORIG SIZE:24"X36"