INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman’s Report:
Work session Report:
Director’s Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of October 18, 2023 Meeting No. 2900

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. Z-7460a Randy Branstetter (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting a ODP Minor Amendment to allow 7 building permits before the required street extension is complete

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. **Z-7743 United Wall Systems, Inc** (CD 9) Location: South of the southeast corner of East 56th Street South and South Quincy Avenue requesting rezoning from **RS-3 to RM-2**

4. **Z-7744 Jeremy Wilkinson** (CD 5) Location: Northeast corner of East 15th Street South and South Fulton Avenue requesting rezoning from **CS to RM-2**

5. **Z-7745 Lou Reynolds** (CD 6) Location: South and west of the intersection of East 11th Street South and the Creek Turnpike requesting rezoning from **AG to IL**

6. **CO-17 John Droz** (CD 7) Location: North of the northwest corner of East 67th Street South and South 105th East Avenue requesting a **Corridor Development Plan** for redevelopment of a CO zoned property (Related to Jack Wills Preliminary Plat)

**PUBLIC HEARING-PLATS**

Review and possible approval, approval with modifications, denial, or deferral of the following:

7. **Jack Wills** (CD 7) Preliminary Plat, Location: North of the northwest corner of East 67th Street South and South 105th East Avenue (Continued from September 20, 2023 and October 4, 2023) (Related to CO-17)

8. **Brookside Marketplace** (CD 9) Preliminary Plat and modification to reduce the required right-of-way dedication along S. Peoria Ave from 50-feet to 35-feet. Location: South of the southeast corner of East 41st Street South and South Peoria Avenue

9. **Wind River** (CD 8) Preliminary Plat, Location: Northwest corner of East 121st Street South and South Yale Avenue

10. **Stone Creek Hollow** (CD 2) Preliminary Plat, Location: South of the southwest corner of West 71st Street South and South Elwood Avenue

**OTHER BUSINESS**

11. Commissioners' Comments
NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained by the Tulsa Planning Office. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org email address: planning@cityoftulsa.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong> Z-7460a - Minor Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> November 1st, 2023</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:** Dylan Siers

**Owner and Applicant Information:**
- **Applicant:** Randy Branstetter
- **Property Owner:** The Estates at Tulsa Hills, LLC

**Location Map:** (shown with City Council Districts)

**Applicant Proposal:**
- **Concept summary:** ODP minor amendment to allow 7 building permits before the required street extension is complete.
- **Land Area:** 6.89 Acres
- **Lots:** Lot 2, 11, 15, 23, 26, 27 Block 1, Lot 3 Block 3
- **Location:** The Estates at Tulsa Hills, North of the NE/c of West 91st St, South and South Maybelle Ave

**Zoning:**
- **RS-1/Z-7460**

**Comprehensive Plan:**
- **Land Use:** Neighborhood

**Staff Recommendation:**
- Staff recommends approval of the minor amendment subject to the conditions outlined in Section I.

**City Council District:** 2
- **Councilor Name:** Jeannie Cue

**County Commission District:** 2
- **Commissioner Name:** Karen Keith
SECTION I: Z-7460a Minor Amendment

Amendment Request:

The applicant requests an amendment to Optional Development Plan standards for Z-7460 to allow a maximum of 7 building permits for residential construction before the required street extension is complete but after the final plat is approved. No certificates of occupancy will be issued until the Maybelle Extension, IDP-107645-2022, is completed and approved by the City.

The Optional Development Plan Standards require completion of South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including required sidewalks. The Maybelle extension has been on hold since 8/24/22 due to utilities needing to be moved. The applicant provided the attached letter describing the construction delays associated with the project.

The applicant has executed an Agreement Guaranteeing Installation of Improvements and provided a letter of credit to the City of Tulsa to provide additional assurance for the street construction.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 70.040.l.1.a(1) of the City of Tulsa Zoning Code.

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-7460.

2) Z-7460a is consistent with the provisions for administration and procedures of a corridor development plan in section 25.040.E.5.

3) If approved, all remaining development standards defined in Z-7460 shall remain in effect.

Staff recommends approval of the minor amendment to allow building permits for the 7 lots included in this application subject to the following conditions:

1. No certificates of occupancy shall be issued on new homes until the extension of South Maybelle Avenue has been completed, inspected, and accepted by the City of Tulsa.

2. No building permits will be issued for any additional lots in the subdivision until the extension of South Maybelle Avenue has been completed, inspected, and accepted by the City of Tulsa.

Exhibits:
- Case Map
- Aerial
- Applicant’s Description of Construction Challenges
Nathan
Here is a more detailed description of all the delays on the Maybelle extension Project,
as I promised.

DELAYS TO THE MAYBELLE EXTENSION PROJECT, IDP # 107645-2022 , October 5 Update

August of last year we had dozers on site to start the Maybelle Extension

OKIE Locate found a GigaPop Fiber Optic Line that was in the way of most of the grading along the East Property Line

The Giga Pop Folks took until Jan 31 to get the cable relocated, due to getting approval thru CoT and then getting actual on site work done ....

Grading contractor back on site  Feb 8

Feb 17 shut down, Need Earth Change permit ( didn’t have one on The Estates at Tulsa Hills subdivision )

* On March 1 we submitted a Letter of Credit , in the amount of $ 848,177.99 , for Financial Assurance we would complete Maybelle Extension

and sidewalks required for the subdivision , The Estates at Tulsa Hills

Inspector wanted Silt fence per plan ( most of It was actually uphill at a higher elevation of the grading so was not doing anything )

Lost a week

Restarted April 3 ( after the above and weather delays )

April 6 , grading at S end ran into ground water issue

The hill the Jenks school is built on was all draining ( underground also ) to where Maybelle was intersecting 91st St

So, with every rain we got delayed 3 or 4 days due to the mud.

April 10 grading next to AEP poles, and AEP called for their input

A month delay waiting on AEP to brace poles, not sure why they didn’t know about this during the IDP plan approval process

May & June Rain Delays

In July, finally got the water diverted and the soft dirt replaced with rocky, compact-able soil down near 91st St ( except the last 50 ft )
August 4, Grading contractor discovers 12" Water Main and an ONG Gas Line in the way of Storm Sewer and Aggregate Base for Road Running parallel with 91st Street, BOTH HAVE TO BE LOWERED for the Maybelle tie in to 91st St. 
Not sure how this got past Development Services and the Engineer during IDP reviews

Carl Cannizzaro ( the Engineer ) has gotten in touch with Dev Services and ONG, and is doing an addendum for the Water Main Relocation, but ONG is moving slowly with their relocation design, so there actual work on site may not get scheduled for a couple of months,
Then we will take another 6 to 8 weeks completing the storm sewer in that last 50 ft and the final paving tie in to 91st Street.

The Storm Sewer piping is COMPLETE (except the last 50 ft on the South end), next was the Drop inlet forming & pouring which is almost complete now

Paving Contractor ( A & A Asphalt ) is ready to start laying down the 12" aggregate base after the Storm Sewer Contractor is out of the way,
Then he will pour the curbs, then following up with the 2 courses of Asphalt. (Except last 50 ft along 91")

We are continuing with everything except the South 50 feet of the project until the ONG line & the Water line get lowered

I think we have shown a good faith effort to complete, especially backed up by the Letter of Credit, and that we should be granted a variance or minor amendment,
To the INCOG stipulation on the Preliminary Plat, that is holding up any permit submittal for houses over at the Subdivision
I approached INCOG early in the year about the variance and was told by them that we needed to provide the Financial Assurance (Letter of Credit)
Which we provided, then Dwayne Willerson said City of Tulsa Engineering did not still want to support the variance, since no work had been done

I would appreciate it if you and I could talk about this and I would like to get your support in trying to obtain a variance with the Board of Adjustment or Planning Commission to permit up to 7 houses in The Estates at Tulsa Hills Subdivision while Maybelle gets completed. All these houses will take at least a year
To complete since they are very high-end customs, and we will be able to complete sidewalks as soon as the Utility companies are complete.
AEP starts in about a week installing the power to the subdivision and will be complete around Nov 15, and ONG starts somewhere between Nov 15 and Nov 30.

The Lots we would like to be included in the variance/ minor amendment are, Lots 2, 11, 15, 23, 26, 27 of Block 1 and Lot 3 of Block 3.
The Maybelle extension work will be complete before any of these high-end custom houses are ready for Certificates of Occupancy.

We have had so many delays on this project, beginning with the original engineer, the lift station change to gravity lines (which took 11 months to Obtain the easement from the adjacent landowners, the Kern Pond issues, and the Storm Sewer inspection delays, that I am looking for a little flexibility in The INCOG restriction, based on progress to date and the financial assurance pledged.

Please give me a call or reply to this email (918) 851-5767
Randy Branstetter
Development Manager
The Estates at Tulsa Hills Subdivision
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster | **Applicant:** United Wall Systems, Inc.  
**Property Owner:** United Wall Systems, Inc. |

<table>
<thead>
<tr>
<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
</table>
| **(shown with City Council districts)** | **Present Use:** Single-Family Residential  
**Proposed Use:** Multifamily Residential  
**Concept summary:** Rezone subject property from RS-3 to RM-2 to permit the construction of 4 multifamily units.  
**Tract Size:** 0.33 ± acres  
**Location:** South of the southeast corner of East 56th Street South and South Quincy Avenue |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
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<tbody>
<tr>
<td>Existing Zoning: RS-3</td>
<td><strong>Staff recommends approval of Z-7743 to rezone the site from RS-3 to RM-2</strong></td>
</tr>
<tr>
<td>Proposed Zoning: RM-2</td>
<td></td>
</tr>
</tbody>
</table>

| **Comprehensive Plan:** | **City Council District:** 9  
**Councilor Name:** Jayme Fowler  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith |
|--------------------------|--------------------------|
| **Land Use Map:** Neighborhood | **City Council District:** 9  
**Councilor Name:** Jayme Fowler  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith |
SECTION I: Z-7743

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from RS-3 to RM-2 to permit the construction of 4 multifamily units. The property is adjacent to the Cornerstone Apartments and across Quincy Avenue from the South Glen Apartments.

EXHIBITS:
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-2 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

The existing structure on the property has been vacant for some time.

Rezoning to RM-2 would permit redevelopment of the site with the addition of more housing units. The neighboring lot to the north contains the Cornerstone Apartment development. Across Quincy to the west is a large multifamily complex, The South Glen Apartments.

RM-2 zoning requires 1,100 square feet of lot area and 200 square feet of open space per unit in addition to the required landscaping and parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7743 to rezone the property from RS-3 to RM-2.
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Neighborhood” land use designation in this area.

Land Use Vision:

Neighborhood

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: East 56th Street South is a designated bike route and has existing striping for bicycle shared lanes.

Small Area Plan: Riverwood Small Area Plan

The small area plan focused on infrastructure improvements for the area without many specific recommendations for zoning in the area. The rezoning would align with the goal to provide a diversity of housing.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is adjacent to existing multifamily residential to the north and west with single-family zoning to the south and east.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Quincy Avenue</td>
<td>None</td>
<td>50’</td>
<td>2</td>
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</table>

Utilities:
The subject tract has municipal water and sewer available.
**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RM-1</td>
<td>Neighborhood</td>
<td>Multifamily</td>
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<tr>
<td>East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RM-2</td>
<td>Neighborhood</td>
<td>Multifamily</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.
E 55TH ST S
E 56TH ST S
E 55TH PL S
S QUINCY AVE
S ROCKFORD AVE
S QUINCY PL
E 57TH PL S
E 58TH ST S
S QUAKER AVE
S ROCKFORD PL
S OWASSO AVE
E 59TH ST S
E 59TH PL S
S PEORIA PL
E 56TH PL S
E 58TH ST S
S OWASSO AVE
S PEORIA PL
S PEORIA AVE

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021

Subject Tract

Z-7743

3.6
GENERAL NOTES

The bearings shown hereon are based on the Oklahoma State Plane Coordinate System NAD 83 (2011) and the north line of lot 17, block 2, Riverview Acres being N 88°15'56" E.

This survey was performed without benefit of a title commitment. This surveyor has not abstracted the subject tract. There may be underlying issues of title that are not shown.

The property described hereon contains 0.33 acres, more or less.

Field work completed July 24, 2023.

LEGAL DESCRIPTION:

Lot Seventeen (17), Block Two (2), Riverview Acres, an addition to the city of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, and known as 5633 South Quincy Avenue.

SURVEYOR'S STATEMENT

I, John L. Libby, Jr., certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision and this plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licenses for Professional Engineers and Land Surveyors.

WHITE SURVEYING COMPANY

Certificate of Authorization No. CA1088

3.11
**Case Number:** Z-7744  
**Hearing Date:** November 1, 2023

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Jeremy Wilkinson  
**Property Owner:** Wilkinson Properties, LLC

**Location Map:**  
(shown with City Council districts)

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Multifamily Residential  
**Concept summary:** Rezone subject property from CS to RM-2 to permit the construction of a multifamily development.  
**Tract Size:** 0.20 + acres  
**Location:** Northeast corner of East 15th Street South and South Fulton Avenue

**Zoning:**  
**Existing Zoning:** CS  
**Proposed Zoning:** RM-2

**Comprehensive Plan:**  
**Land Use Map:** Multiple Use

**Staff Recommendation:**  
Staff recommends approval of Z-7744 to rezone the site from CS to RM-2

**City Council District:** 5  
**Councilor Name:** Grant Miller

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7744

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from CS to RM-2 to permit the construction of multifamily units. The property is adjacent to East 15th Street and is currently zoned CS (Commercial – Shopping). Rezoning would align the zoning regulations with the applicant’s proposed concept while removing commercial uses.

EXHIBITS:
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this property as Multiple Use. RM-2 zoning aligns with the recommendations for the Multiple Use land use designation in this area.

The property is currently vacant.

Rezoning to RM-2 would permit redevelopment of the site as multifamily while removing commercial allowance currently afforded by the CS zoning district. CS requires additional setbacks for buildings regardless of use which were incompatible with the applicant’s proposed development.

CS zoning anticipates a variety of uses and larger lots for development of multifamily which limits the potential redevelopment proposed by the applicant.

RM-2 zoning requires 1,100 square feet of lot area and 200 square feet of open space per unit in addition to the required landscaping and parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Staff recommends approval of Z-7744 to rezone the property from CS to RM-2.
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** The subject property is designated as “Multiple Use” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Multiple Use” land use designation in this area.

**Land Use Vision:**

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

The Neighborhood land use designation considers multifamily residential projects taking access from an arterial as “Multiple Use”

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. **Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center.** If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

**Transportation Vision:**

*Major Street and Highway Plan:* East 15th Street South is considered a secondary arterial requiring an ultimate right-of-way of 100 feet.

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is adjacent to an existing single-family neighborhood to the north with a multifamily project to the west along 15th Street. There is IM (Industrial Moderate) zoning to the west and south of the site with existing industrial and commercial uses.
Streets:

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<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East 15th Street South</td>
<td>Secondary Arterial</td>
<td>100’</td>
<td>4</td>
</tr>
<tr>
<td>South Fulton Avenue</td>
<td>None</td>
<td>50’</td>
<td>2</td>
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</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Existing Land Use Designation</th>
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<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>IM</td>
<td>Employment</td>
<td>Industrial</td>
</tr>
<tr>
<td>South</td>
<td>IM</td>
<td>Employment</td>
<td>Industrial</td>
</tr>
<tr>
<td>West</td>
<td>CS/PUD-665</td>
<td>Multiple Use</td>
<td>Multifamily</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
4 UNITS SHOWN
18' wide unit

LOWER FLR. PLAN
GREAT RM.
17'2 X 13'0
DINING
KITCHEN
9'0 X 8'7
UNIT #1
UP
FOYER
PORCH
UNIT #2
UP
FOYER
PORCH
GARAGE
12'0 X 22'0

UPPER FLR. PLAN
MSTR BEDRM.
13'6 X 12'10
UNIT #1
DN.
STUDY
UNIT #2
DN.
BEDRM. #3
8'4 X 10'0
BEDRM. #2
8'4 X 12'0
BEDRM. #3
8'4 X 10'0
BEDRM. #2
8'4 X 12'0

2 UNITS SHOWN
RIGHT SIDE UNITS TO BE SIMILAR

Building Designs By Stockton
residential*multi-family*marketing
OFFICE# 1-800-388-0821
E-MAIL: firm@stocktondesign.com
Web Site: www.stocktondesign.com

Bldg. Width = 72'-0'
Per unit width = 18'-0'
Depth = 45'-0'
NOT INC. BALCONY
1,276 Sq. Ft. / unit
4 units shown

4-21052-4
NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS. AT FORM BOARD STAGE, BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SlAB FOOTPRINT DOES NOT ENCROACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

Wilkinson Properties LLC

23.79.03 - Plot Plan

SCALE = T=20

FIELD VERIFY LOCATION OF HOUSE

A SUBDIVISION IN THE CITY OF ------, ------ COUNTY, STATE OF OKLAHOMA

Client:

Wilkinson Properties LLC

Project: 2379.03 - Plot Plan

Bainbridge Design Group

2723 E. 15th St., Tulsa, OK 74104
918.499.1497
**Case Number:** Z-7745  
**Hearing Date:** November 1, 2023

### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** Lou Reynolds  
**Property Owner:** Fair Oaks Ranch, LLC

### Location Map:  
(shown with City Council districts)

![Location Map](image)

### Applicant Proposal:
**Present Use:** Vacant  
**Proposed Use:** Data Center  
**Concept summary:** Rezone subject property from AG to IL to permit the construction of a data center and related uses.  
**Tract Size:** 340 ± acres  
**Location:** South and west of the intersection of East 11th Street South and the Creek Turnpike

### Zoning:
**Existing Zoning:** AG  
**Proposed Zoning:** IL

### Comprehensive Plan:
**Land Use Map:** Employment

### Staff Recommendation:
Staff recommends approval of Z-7745 to rezone the site from AG to IL

### City Council District:  6  
**Councilor Name:** Christian Bengel  
**County Commission District:** 1 - Wagoner  
**Commissioner Name:** James Hanning
SECTION I: Z-7745

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from AG to IL to permit construction of a data center with related uses. The property is roughly 340 acres of undeveloped land designated as Employment by the Tulsa Comprehensive Plan. The property is adjacent to the Creek Turnpike and East 11th Street.

EXHIBITS:
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this property as Employment. IL zoning aligns with the recommendations for the Employment land use designation in this area.

The property is currently vacant and has never been developed. AG zoning was established upon annexation of the property.

The property is adjacent to the Creek Turnpike and has highway access via East 11th Street. When determining suitability for industrial uses, highway access and arterial street frontage are two critical components to serve the potential uses. The proximity of this property to the turnpike and adjacency to an arterial street are conducive to the requested IL zoning.

Staff recommends approval of Z-7745 to rezone the property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Employment” by the Comprehensive Plan land use map. The proposed IL district aligns with the recommendations of the “Employment” land use designation in this area.

Land Use Vision:

Employment

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

The “Industrial Site Suitability” map found in the Tulsa Comprehensive Plan Development Review Guide designates this site as more suitable for industrial development. IL zoning would be compatible with the designation, but a more intense industrial zoning would not.
Transportation Vision:

Major Street and Highway Plan: East 11th Street South is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet. The Creek Turnpike is designated as a freeway with variable right-of-way requirements.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is vacant and has never been developed. It is immediately adjacent to the Creek Turnpike along the entire east boundary. The primary frontage of the property is located on East 11th Street South which is designated as a secondary arterial. The surrounding properties consist of large undeveloped AG tracts with an existing single-family neighborhood to the north and northwest. The existing neighborhood area directly north is located within unincorporated Wagoner County and has not been annexed into the City of Tulsa.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 11th Street South</td>
<td>Secondary Arterial</td>
<td>100’</td>
<td>2</td>
</tr>
<tr>
<td>Creek Turnpike</td>
<td>Freeway</td>
<td>Variable</td>
<td>4</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water available. Public sanitary sewer is not available at the site and will require an extension to serve new development.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>None</td>
<td>Single-Family Residential</td>
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<tr>
<td>East</td>
<td>AG</td>
<td>Regional Center</td>
<td>Vacant/Creek Turnpike</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Neighborhood</td>
<td>Vacant/Vacant/Single-Family Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20244 dated November 8, 2001, annexed the property into the City of Tulsa and established zoning for the subject property.

Ordinance number 20267 dated December 20, 2001, provided corrected legal descriptions for Ordinance number 20244.
Land Use Plan Categories

- Arkansas River Corridor
- Downtown
- Employment
- Multiple Use
- Neighborhood
- Park and Open Space
- Local Center
- Regional Center

Z-7745
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**

**Applicant:** John Droz, Route 66 Engineering  
**Property Owner:** Blueprint, LLC

**Location Map:**  
(shown with City Council Districts)

**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Commercial – Retail Sales  
**Concept summary:** Adopt corridor development standards for redevelopment of CO-zoned property.  
**Tract Size:** 4.57 + acres  
**Location:** North of the northwest corner of East 67th Street South and South 105th East Avenue

**Zoning:**

**Existing Zoning:** CO-2  
**Proposed Zoning:** CO-17

**Comprehensive Plan:**

**Land Use Map:** Regional Center

**Staff Recommendation:**

Staff recommends approval of CO-17 with the development plan standards outlined in Section II.

**City Council District:** 7  
**Councilor Name:** Lori Decter Wright

**County Commission District:** 3  
**Commissioner Name:** Kelly Dunkerley
SECTION I: CO-17 – Corridor Development Plan

DEVELOPMENT CONCEPT:

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:
The applicant is proposing a new corridor development plan for the subject tract to permit a range of commercial uses. The current proposal for the site is a retail sales facility.

The property is located along South 105th East Avenue which is adjacent to Highway 169. The development standards in CO-17 are consistent with the Regional Center designation of the Tulsa Comprehensive Plan.

Staff recommends approval of CO-17 to rezone the property from CO-2 to CO-17 with the development standards outlined in Section II.

SECTION II: CO-17 DEVELOPMENT PLAN STANDARDS:

This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories, and specific uses:

PUBLIC, CIVIC AND INSTITUTIONAL (limited to the following subcategories and specific uses)
- College or University
- Day Care
- Fraternal Organization
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly
- Safety Service
- School
- Minor Utilities and Public Service Facility
- Wireless Communications Facility

COMMERCIAL (limited to the following subcategories and specific uses)
- Animal Service
- Assembly and Entertainment
- Broadcast or Recording Studio
- Commercial Service
Financial Services
Funeral or Mortuary Service (No Crematorium)
Lodging (limited to the following specific uses)
   Bed & Breakfast
   Short-term rental
   Hotel/motel
Office
Restaurants and Bars
   Restaurant
   Bar
   Brewpub
Retail Sales (limited to the following specific uses)
   Building supplies and equipment
   Consumer shopping goods
   Convenience goods
   Grocery Store
   Small Box Discount Store
Studio, Artist, or Instructional Service
Trade School

INDUSTRIAL (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory)
   Microbrewery
   Micro Distillery
   Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL (limited to the following specific uses)
   Community Garden
   Farm, Market- or Community-Supported

OTHER (limited to the following subcategories)
   Drive-in or Drive-through Facility (as a component of an allowed use)
   Off-Premise Outdoor Advertising Sign (Only allowed when located inside freeway sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

**Lot and Building Regulations:**

Minimum Lot Area: None
Minimum Street Frontage: None
Minimum Street Setback: 20 feet
Maximum Floor Area Ratio (FAR): None
Minimum Building Setbacks:
   1. From AG, AG-R, or R district: 40 feet
Maximum Building Height: 60 feet

**Parking:**
Minimum Parking ratios shall be 50% of the minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH districts.

**Landscaping and Screening:**
Landscaping shall meet or exceed the minimum standards in Chapter 65 of the Tulsa Zoning Code defined and shall also be subject to the following requirements:
1. Perimeter Landscape requirements when abutting R-zoned lots
   F1 screening is required where abutting R-zoned lots.
2. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an
   Alternative Compliance Landscape and Screening Plan without the need to amend the
   standards of the CO Development Plan.
3. Dumpsters and mechanical equipment shall be screened as defined in the Tulsa Zoning
   Code, Section 65.070 and shall be placed a minimum of 120 feet from any property boundary
   abutting residential uses.

Outdoor Lighting:
Outdoor lighting shall conform to the general standards for lighting in the Tulsa Zoning Code as defined
in section 67.030.

Signage:

Freestanding Signs
A maximum of two freestanding signs will be permitted as follows:
   1. Freestanding signs are limited to a maximum of 150 square feet of display surface area.
   2. Freestanding signs are limited to a maximum height of 12 feet.
   3. Freestanding signs must be oriented to South 105th East Avenue and are prohibited on
      South 103rd East Avenue

Wall Signs
Wall signs are permitted at 2 square feet per 1 linear foot of wall to which the sign is attached
with the following conditions:

   1. Wall signs are prohibited on the west wall of any building.
   2. No wall signs are permitted within 75 feet of adjacent R-zoned properties.

Dynamic Displays
Dynamic displays are prohibited.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Regional Center” by the Tulsa
Comprehensive Plan Land Use Map. The proposed CO development plan complies with the
recommendations of the Regional Center designation.

Land Use Vision:

Regional Center

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers
should be the most connected land use pockets outside of downtown for public transit access and
high-capacity arterial streets. New regional trip generators should be permitted in the area with special
consideration given to the transportation access and circulation. Regional trip generators include
universities, malls, large medical campuses, casinos, big-box shopping centers, and very large
churches.
Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. It is adjacent to Highway 169 with existing residential properties to the west. There are additional CO-zoned properties to the north and south of the subject property.

Streets:

<table>
<thead>
<tr>
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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South 105th East Avenue</td>
<td>None</td>
<td>Variable</td>
<td>2</td>
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<tr>
<td>South 103rd East Avenue</td>
<td>Residential</td>
<td>50’</td>
<td>2</td>
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</tbody>
</table>

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CO</td>
<td>Regional Center</td>
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<tr>
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<td>CO</td>
<td>Regional Center</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>N/A</td>
<td>None</td>
<td>Highway 169</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18448 dated April 27, 1995, established zoning for the subject property.

CO-2: Ordinance number 23527 dated August 2, 2016 established CO-2 development plan for the property.
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Route 66 Engineering

*Owner:* Jack H. Wills III

**Location Map:**
(shown with City Council districts)

**Applicant Proposal:**

Preliminary Plat

1 lot, 1 block, on 4.56 ± acres

*Location:* North of the northwest corner of East 67th Street South and South 105th East Avenue

**Zoning:**

*Existing Zoning:* CO-2 (Corridor Development Plan)

*Proposed Zoning:* CO-17 (Corridor Development Plan)

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 7

*Councilor Name:* Lori Decter-Wright

**County Commission District:** 3

*Commissioner Name:* Kelly Dunkerley
PRELIMINARY SUBDIVISION PLAT

Jack Wills - (CD 7)
North of the northwest corner of East 67th Street South and South 105th East Avenue

This plat consists of 1 lot, 1 block on 4.56 ± acres.

The Technical Advisory Committee (TAC) met on September 8, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CO with an adopted development plan CO-2. The proposed use and development for this site will require approval of CO-17, an amendment to the development plan. Final development plan standards must be incorporated into the final plat prior to approval. Development plan number will be required on the face of the plat.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.

3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required prior to final plat approval. Label and dimension all street right-of-way adjacent to the site with either recording information or “dedicated by plat”. Right-of-way dedications are required to comply with major street and highway plan.

4. **Sewer/Water:** Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat. Internal lines that serve only this project should be made private.

5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Remove contours from final plat. Engineer CA number has expired. In the location map, include all platted boundaries and label all other property has unplatted. Under the basis of bearing heading include the coordinate system used. Graphically show all pins found or set that are associated with the plat. Graphically label the point of beginning on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval.

7. **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.

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 final plat approval.
PRELIMINARY PLAT

JACK WILLS

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING A PART OF THE SW1/4 OF THE
N1/4 OF SECTION SIX (6), TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN.

BENCHMARK

SDMH

N88°50'02"E

BASED UPON NAVD 88.

AUGUST 07, 2023

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE

Owner / Developer

JWJR, LLC

401 SOUTH WATER STREET

TULSA, OKLAHOMA 74103

PHONE: (918) 584-5858

Surveyor

WALLACE DESIGN COLLECTIVE

1800 NASH ST. #510

TULSA, OKLAHOMA 74114

PHONE: (918) 663-3370

Engineer

ROUTE 66 ENGINEERING, LLC

2650 SOUTH MARYLAND AVE

TULSA, OKLAHOMA 74103

PHONE: (918) 248-1129

Legal Description

LOT 7, BLOCK SIX (6), UNION GARDENS; A
SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO
THE ACCOMPANYING PLAT THEREOF.

Contains 1 Lot, 1 Block

4.56 Acres, More or Less.

Address

Address shown on this Plat are accurate at the time the
Plat was filed. Addresses are subject to change and should
never be relied on in place of the Legal Description.

Basis of Bearing

Horizontal Datum Based Upon NAVD 88 (1966) OKLAHOMA STATE
Plane Coordinate System North Zone 36P - Vertical Datum
Based Upon NAVD 88.
DEED OF DEED AND DECLARATION OF RESTRICTIVE COVENANTS

FROM ALL OF THE PARTIES HEREBY:

WHEREAS, the maker of the foregoing instrument, as its owner and acknowledged to me that said deceased person was the true and lawful owner of the premises described therein, and that said deceased person had the right to execute the foregoing instrument.

NOW THEREFORE, the owner hereby dedicates to the public the utility easements designated as follows:

1. UTILITY service cable or line extending from the gas main, service line or water main, service line or electric power line, transformer to the point of usage determined by the location and construction of the facility, together with all fittings, including the poles, wires, conduits, fittings, and all parts, accessories, or replacement parts thereof, or any portion thereof, together with the right of ingress and egress to and upon all of the utility easements.

2. INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

IN WITNESS WHEREOF, JWJR, LLC., MANAGING OF JWJR, LLC., KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME AS TRUSTEE, HEREBY APPROVES THE PRELIMINARY PLAT OF "JACK WILLS" SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

JACK WILLS

PRESIDENT

PRELIMINARY PLAT

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY

CLIFF B. BENNETT, IN HIS CAPACITY AS COUNTY SURVEYOR OF TULSA COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLOTTED THE TRACT OF LAND DESCRIBED ABOVE

IN WITNESS WHEREOF, I HAVE HEREunto set my hand and seal the day and year last above written.

CLIFF B. BENNETT

PRESIDENT, COUNTY SURVEYOR

TULSA COUNTY, OKLAHOMA

PROJECT JACK WILLS

PRELIMINARY PLAT - AUGUST 07, 2023

Sheet 2 of 2
1. The location and/or elevation of existing utilities shown on these plans are approximate. The vertical scale is compressed. All dimensions are in feet. The dimensions to be used are those shown on the plans. The completeness and accuracy of these plans and the information contained herein is not implied.

2. Contractor shall verify the location and/or elevation of all existing utilities shown on these plans.

3. All dimensions shown on these plans are approximate and for general information only. The contractor is required to verify the exact location of all existing utilities and other facilities.

4. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

5. Thrust blocking shall be provided at all bends, tees, and fire hydrants, unless otherwise noted.

6. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

7. The contractor shall ensure that all existing utilities and other facilities are protected during construction.

8. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

9. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

10. Refer to building plans for site lighting electrical plan.

11. All materials, construction and inspection for water and sanitary sewer installation shall maintain stockpile sites in a safe, pollution-free condition.

12. The contractor shall coordinate watermain work with the fire department. Details shall be provided as specified on plans.

13. The contractor shall refer to architectural plans for exact locations and embankments of utility alignment locations.

14. During construction, the contractor shall be responsible for all tap and tie on fee issues.

15. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

16. The contractor shall be responsible for all tap and tie on fee issues.

17. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

18. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

19. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

20. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

21. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

22. The contractor shall furnish all bonds and inspection fees as required.

23. Existing utility locations are shown approximately and for general information. The contractor is required to verify the location of all existing utilities and other facilities.

24. If any existing structures to remain are damaged during construction, it is the contractor's responsibility to repair or replace the existing structure. The use of a temporary safety fence shall be provided for all existing structures as necessary, to return the structure to the existing condition or better. Contractor shall repair and restore any areas damaged during construction.

25. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

26. The contractor shall coordinate watermain work with the fire department. Details shall be provided as specified on plans.

27. The contractor shall provide a copy of all test results to the owner and engineer.

28. The contractor shall provide temporary orange safety fencing around all items which may affect construction and new utility design.

29. All necessary restrictions against certifications required by codes and utility fees for the owner and contractor shall be performed prior to any excavation work.

30. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

31. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

32. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

33. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

34. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

35. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

36. The contractor shall furnish all bonds and inspection fees as required.

37. Existing utility locations are shown approximately and for general information. The contractor is required to verify the location of all existing utilities and other facilities.

38. The contractor shall refer to architectural plans for exact locations and embankments of utility alignment locations.

39. During construction, the contractor shall be responsible for all tap and tie on fee issues.

40. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

41. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

42. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

43. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

44. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

45. The contractor shall furnish all bonds and inspection fees as required.

46. Existing utility locations are shown approximately and for general information. The contractor is required to verify the location of all existing utilities and other facilities.

47. The contractor shall refer to architectural plans for exact locations and embankments of utility alignment locations.

48. During construction, the contractor shall be responsible for all tap and tie on fee issues.

49. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

50. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

51. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

52. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

53. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

54. The contractor shall furnish all bonds and inspection fees as required.

55. Existing utility locations are shown approximately and for general information. The contractor is required to verify the location of all existing utilities and other facilities.

56. The contractor shall refer to architectural plans for exact locations and embankments of utility alignment locations.

57. During construction, the contractor shall be responsible for all tap and tie on fee issues.

58. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

59. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

60. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

61. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

62. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.

63. The contractor shall furnish all bonds and inspection fees as required.

64. Existing utility locations are shown approximately and for general information. The contractor is required to verify the location of all existing utilities and other facilities.

65. The contractor shall refer to architectural plans for exact locations and embankments of utility alignment locations.

66. During construction, the contractor shall be responsible for all tap and tie on fee issues.

67. Prior to the commencement of any construction, the contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

68. The contractor shall coordinate with the owner and engineer to verify the location of all existing utilities and other facilities.

69. During construction, temporary fences shall be installed at all openings women, and perimeter to left炸药.

70. Adequate emergency vehicle and pedestrian access shall be maintained at all times to provide safe and unobstructed entrances.

71. Water lines shall be installed per local authorities having jurisdiction or as specified on plans.
1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-6543, ONE CALL SERVICE, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, TO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.

2. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.

3. THE MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMPS SHALL BE TWO PERCENT.

4. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

5. UNLESS OTHERWISE SHOWN, NEW PAVING SHALL BE CONSTRUCTED TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASIN CURB, GUTTER, AND OTHER REQUIRED COLLECTION DEVICES. NEW PAVEMENT SLICES SHALL BE MINIMUM 12" FOR CONCRETE AND 8" FOR ASPHALT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.

6. ALL ELEVATED AREAS THAT ARE NOT TO BE PAVED SHALL BE SODDED UNLESS NOTED OTHERWISE. ENSURE ALL DISTURBED AREAS HAVE TOPSOIL TO A DEPTH OF FOUR TO SIX INCHES (4"-6").

7. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, ENTRANCE LOCATIONS.

11. ALL PIPES SHALL HAVE A MINIMUM COVER OF 12" (FEET TO TOP OF PIPE) UNLESS NOTED OTHERWISE. MEX COVER FOR WATERLINES IS 48".

12. ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINISHED GRADE WHEN APPLICABLE.

13. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

14. MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HD-20 TRAFFIC RATED.

15. AT ANY TIME THE CONTRACTOR FIELD VERIFIES DIMENSIONS ConCtRACT AND VEHICLES IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FOR CORRECTION PRIOR TO CONSTRUCTION.

16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.

17. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT NEEDED FOR THE EXACT LOCATION OF THE UTILITIES AND THEIR WIDTHS. THE CONTRACTORSHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES ON SITE OR IN RETORT OF A "OKIE" WARNING OR A "OKIE" WARNING MUST BE LOCATED FIVE FEET FROM EXCAVATION.

18. ALL OUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.

19. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE INVERT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT.

20. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BARING RIMS AND COVERS. MANHOLE IN UNPAVED AREAS SHALL BE 2" ABOVE FINISH GRADE. LORD SHALL BE.

24. SITE SOILS MAY NOT BE REJECTED UNTIL APPROPRIATE DESIGN CONSIDERATIONS AND SITE CONDITIONS HAVE BEEN ENSURED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AND OUTLINED IN THE GENERAL NPDES PERMITS.

25. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, ENTRANCE LOCATIONS.

26. NO HAZARDOUS MATERIALS SHALL BE BROUGHT ON SITE OR GENERATED AT THE SITE.

27. FOLLOW ALL RECOMMENDATIONS IN GEOCHEMICAL REPORT BY AIMRIGHT & TESTING AND ENGINEERING LLC DATED AUGUST 24, 2021. IF CONTRACTOR DISCOVERS UNFORESEEN SOIL CONDITIONS PLEASE CONTACT ENGINEER IMMEDIATELY.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chapman</td>
<td>Applicant: Wallace Design Collective</td>
</tr>
<tr>
<td></td>
<td>Owner: Tim Clark, Nordic Corp</td>
</tr>
</tbody>
</table>

| **Location Map:**            | **Applicant Proposal:**               |
| (shown with City Council districts) | Preliminary Plat and modification to reduce the required right-of-way dedication along S. Peoria Ave from 50-feet to 35-feet. |
|                              | 4 lots, 1 block, 3.47 + acres        |
|                              | Location: South of the southeast corner of East 41st Street South and South Peoria Avenue |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> CH/ MX-3-U-U</th>
<th><strong>Staff Recommendation:</strong></th>
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<td>Staff recommends approval of the preliminary plat</td>
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</table>

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<tr>
<th><strong>City Council District:</strong> 9</th>
<th><strong>County Commission District:</strong> 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councillor Name: Jayme Fowler</td>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>
PRELIMINARY SUBDIVISION PLAT

Brookside Marketplace - (CD 9)
South of the southeast corner of East 41st Street South and South Peoria Avenue
This plat consists of 4 lots, 1 block, 3.47 + acres

The Technical Advisory Committee (TAC) met on October 19th, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the requirements of the CH and MX-3-U-U zoning districts.

2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.

3. **Transportation & Traffic:**
   - The Major Street and Highway Plan shows that additional ROW will need to be dedicated along S Peoria Ave. (Applicant is seeking modification to reduce the amount of Right-of-way dedicated along S. Peoria Ave.)
   - The applicant needs to check with Transportation Design and determine if additional ROW will need to be granted for turn lanes south of the intersection.
   - All existing driveway openings that will not be reused along both E 41st Pl and E 42nd St should have the curbs replaced.
   - The sidewalks around the entire site need to be reviewed to ensure that they comply with ADA. Any sections that are not in compliance should be part of the construction project and be replaced.
   - Sidewalks will be required to be constructed along S Peoria and along both streets for the full length of the property.
   - Sidewalk compliant sections will be required to be built through all proposed driveways.
   - The Radius for the northern driveway for Lot 1, Blk 1 extends beyond the property line. This needs to be corrected.
   - The Radius for the eastern driveway for Lot 1, Blk 1 extends beyond the property line. This needs to be corrected.
   - It appears that the radius and curb at the Northeast Corner of S Peoria and E 42nd St will be modified. This radius needs to be approved before installation and the inlet adjusted to match the curb.
   - There is an inlet that is currently in the curb line of E 42nd St that will have its hood removed for a new driveway. Relocation of the inlet will require IDP approval as part of the site development.

4. **Sewer/Water:** The proposed relocation of City sanitary sewer (and any other improvements required to City infrastructure) requires plan approval through the IDP process. IDP plans have not yet been received by the City. The plat cannot be approved until IDP plans are approved.

5. **Engineering Graphics:**
   - Submit subdivision control data sheet with the final plat. (20)
   - Under the Surveyor information provide CA Number with expiration date and an email address. (1)
   - Provide the individual lot addresses on the face of the plat. (16)
   - In the Location Map add missing platted properties within section 30. Label all other land in the section as “un-platted”. Add Interstate 44 to the location map. (3)
   - Under the Basis of Bearings information add 3501 after North Zone.
   - The written legal does not match the face of the plat. (4)
   - Provide the Surveyor’s last site visit date on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:**
   - Combined lots have frontage which access public storm sewer, with no increase in runoff, requirements can be addressed.
   - There are no FEMA flood plains on the site per FIRM panel 40143C0351L. The site contains Tulsa Regulatory shallow floodplain that is addressed with compensatory storage via FP/E Plat 6215.

8.2
7. **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.

Staff recommends **APPROVAL** of the preliminary subdivision plat and a modification to reduce the required right-of-way dedication along S. Peoria Ave from 50-feet to 35-feet, 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 final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021

8.4
October 25, 2023

Nathan Foster, Principal Planner
Tulsa Planning Office
Tulsa City Hall
175 E. 2nd St., 4th Floor
Tulsa, OK 74103

RE: Brookside Marketplace – Preliminary Plat
Modification to Tulsa Metropolitan Area Subdivision and Development Regulations

Mr. Foster:

On behalf of the owner, Nordic Corporation, I hereby request modification to Section 5-060.6, Table 5-2 of the Tulsa Metropolitan Area Subdivision and Development Regulations for dedication of additional ROW along South Peoria Avenue. South Peoria is currently classified as a secondary arterial at this location.

A summary of items that support this request are listed below:

- All lanes have been built and the existing street section meets criteria shown in the Tulsa Metropolitan Area Major Street and Highway Plan – 5 lanes with sidewalks currently exist.
- Future widening at the section of Peoria will likely never be feasible nor justified.
- Existing buildings are in direct conflict with the additional 15’ ROW dimension – plans do not include removal of buildings in conflict.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

mike thedford
land development planner

cc: File
LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY (30), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THIRTY (30), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA; THENCE S01°17'55"E AND ALONG WEST LINE OF SAID SECTION THIRTY(30), FOR A DISTANCE OF 464.51 FEET; THENCE N89°16'08"E, FOR A DISTANCE OF 35.62 FEET TO THE POINT OF BEGINNING; THENCE N1°19'35"W, A DISTANCE OF 127.90 FEET; THENCE S89°14'46"E, A DISTANCE OF 256.87 FEET; THENCE S1°0'28"E, A DISTANCE OF 1.53 FEET; THENCE S89°749"E, A DISTANCE OF 332.50 FEET; THENCE S1°0'27"E, A DISTANCE OF 255.44 FEET; THENCE N88°58'49"W, A DISTANCE OF 335.00 FEET; THENCE N88°58'44"W, A DISTANCE OF 253.66 FEET; THENCE N1°0'26"W, A DISTANCE OF 131.2 FEET; TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 3.47 ACRES MORE OR LESS.
PRELIMINARY PLAT

BROOKSIDE MARKETPLACE

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SHOW ALL MEN BY THESE PRESENTS:

FOR THE PURPOSE OF APPOINTING ADDITIONAL RESERVATION Covenants for the Rates, Benefit of Commons and Access to the lots, streets, avenues, drives and other public ways of access thereto, and for the purpose of dedicating soil, water, air and other natural resources to common and beneficial use, the undersigned, the Owners of the lot or lots shown on said Plat, do hereby covenant, dedicate, reserve and allocate, and reserve and allocate, a Part of Land being a Part of the Northwester Quarter (1/4) Section Thirty (30), Township Ninety (90) North, Range Forty-Six (46) West of the 4th Base, Butler County, State of Missouri, the following described and located in the City of Tulsa, Tulsa County, State of Oklahoma:

TO WIT:

A PART OF LAND being a Part of the Northwestern Quarter (1/4) Section Thirty (30), Township Ninety (90) North, Range Forty-Six (46) West of the 4th Base, Butler County, State of Missouri, described as follows:

1. Commencing at the North 1°19'35" West, a distance of 127.90 feet, and South 89°14'46" East, a distance of 256.87 feet, thence North 1°19'35" West, a distance of 127.90 feet, thence South 89°14'46" East, a distance of 256.87 feet, thence North 1°19'35" West, a distance of 127.90 feet, thence South 89°14'46" East, a distance of 256.87 feet to the point of beginning; containing 0.00 acres or less.

Public Streets and Utilities Easements

The Owner shall provide the public use of streets, utilities, and public streets and utilities easements as shown thereon as the Accompanying Plat and such streets, utilities, and public streets and utilities easements shall be dedicated for public use and shall remain open, unobstructed, and accessible by public use for the purposes set forth as shown on said Plat.

Underground Service Easements

1. The Owner of the Lot shall be responsible for the protection of the underground gas facilities located on their Lot and shall prevent the alteration of grade or any construction activity, which may affect or damage any underground gas facilities.

2. The Supplier of Gas Service or its successors shall at all times have the right to enter and maintain underground gas facilities on the Lot for the purpose of installing, maintaining, removing, or replacing any portion of underground gas facilities.

3. The Owner of the Lot shall be responsible for the repair, replacement, or correction of any underground gas facilities, including any access or service lines, which may be damaged or obstructed on the Lot.

4. In the event that any provisions, clauses, sentences, sections, or other parts of the foregoing restrictions and covenants are invalid, illegal, or are otherwise unenforceable, the remainder of the restrictions and covenants shall not be affected thereby and shall remain in full force and effect.

Notary

R. WESLEY BENNETT

By: _______________________

My commission expires: _______________________

My commission number is: ______________________

My commission number is: ______________________

The undersigned, by whose hand and seal of the office of Notary Public is hereunto affixed, do hereby certify that I have carefully and accurately surveyed and plotted the true and correct boundaries of the Lot herein described and that the Plat of this Lot is a true representation of the Plat of said Lot as recorded in the Office of the County Clerk of Tulsa County, Oklahoma, State of Oklahoma.

The undersigned, by whose hand and seal of the office of Notary Public is hereunto affixed, do hereby certify that I have carefully and accurately surveyed and plotted the true and correct boundaries of the Lot herein described and that the Plat of this Lot is a true representation of the Plat of said Lot as recorded in the Office of the County Clerk of Tulsa County, Oklahoma, State of Oklahoma.

IN WITNESS WHEREOF, the undersigned, the undersigned, and the undersigned, by whose hand and seal of the office of Notary Public is hereunto affixed, do hereby certify that I have carefully and accurately surveyed and plotted the true and correct boundaries of the Lot herein described and that the Plat of this Lot is a true representation of the Plat of said Lot as recorded in the Office of the County Clerk of Tulsa County, Oklahoma, State of Oklahoma.

R. WESLEY BENNETT, Notary Public

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My commission number is: ______________________

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R. WESLEY BENNETT, Notary Public

My commission expires: ______________________

My commission number is: ______________________

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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chapman</td>
<td><strong>Applicant:</strong> Tanner Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Gold Team Realty Group LLC</td>
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<table>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>28 lots, 5 blocks, 13.41 + acres</td>
</tr>
<tr>
<td></td>
<td><em>Location:</em> Northwest corner of East 121st Street South and South Yale Avenue</td>
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</table>

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<tr>
<th><strong>Zoning:</strong> RS-4 w/ Optional Development Plan (Z-7588)</th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
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<td>Staff recommends approval of the preliminary plat</td>
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<th><strong>City Council District:</strong> 8</th>
<th><strong>County Commission District:</strong> 3</th>
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<tbody>
<tr>
<td><em>Councilor Name:</em> Phil Lakin</td>
<td><em>Commissioner Name:</em> Kelly Dunkerley</td>
</tr>
</tbody>
</table>
PRELIMINARY SUBDIVISION PLAT

Wind River Plaza (2023) - (CD 8)
Northwest corner of East 121st Street South and South Yale Avenue. This plat consists of 28 lots, 5 blocks, 13.41 + acres

The Technical Advisory Committee (TAC) met on October 19th, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the RS-4 Zoning District and the development standards of Z-7588.

2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.

3. **Transportation & Traffic:**
   - Corner clip is needed at the intersection of E 119th ST S & S Yale Ave of 25’.
   - Right-of-way dedication should conform to the requirement of the Major Street and Highway Plan.
   - Proposed access points must be approved by Traffic Engineering. Align limits of no access with conditions of Traffic Engineering.
   - Sidewalks are required along all public streets and must be ADA compliant.

4. **Sewer/Water:** None.

5. **Engineering Graphics:** No comments.

6. **Stormwater, Drainage, & Floodplain:** Per FEMA FIRM panel, the site is fully in Zone X “Areas of Other Flood Hazard” in the 0.2% Annual Chance flood plain but contains no Zone A 100-year Floodplains. Most of the site pre-development is in the Tulsa Regulatory 100-year Floodplain, but a plan for modification has been developed and approved.

7. **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.

8. **Infrastructure and Public Improvements:** IDP’s for required infrastructure must be approved before the release of the final plat.

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 final plat approval.
Preliminary Plat

Wind River Plaza

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SE/4 SE/4

SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE IOWA HURON

 Subdivision within the City of Tulsa, Tulsa County, Oklahoma

SECTION II: OPTIONAL DEVELOPMENT PLAN 2-7588

A. RESERVES A & B

1. RESERVE A, as established on the accompanying plat, is hereby designated on behalf of the Owner, its successors and assigns, and the Owner reserves the right to construct, maintain, and operate any public street, light, or roadway, drainage, or other public utilities day or night, and to make alterations of grade and other changes in any of the reserved areas, including but not limited to: sidewalks, for providing drainage facilities to control stormwater runoff, streets for the common use and benefit of the Owners of Lots within Blocks Three (3) and Four (4) as approved by the City of Tulsa, the Tulsa Metropolitan Area Planning Commission, and the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

2. The Owner reserves the right to construct a sidewalk along the South line of Blocks Three (3) and Four (4), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

3. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

4. The Owner reserves the right to construct a sidewalk along the South lines of Blocks One (1) and Two (2), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

5. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

B. SURVEY

1. Each Lot or Reserve Area shall be surveyed by the City of Tulsa, Oklahoma, or its successors, at the Owner’s expense, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

2. The Owner reserves the right to construct a sidewalk along the South line of Blocks Three (3) and Four (4), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

3. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

D. FENCES AND FENCING:

1. The Owner reserves the right to construct, maintain, and operate any public street, light, or roadway, drainage, or other public utilities day or night, and to make alterations of grade and other changes in any of the reserved areas, including but not limited to: sidewalks, for providing drainage facilities to control stormwater runoff, streets for the common use and benefit of the Owners of Lots within Blocks Three (3) and Four (4) as approved by the City of Tulsa, the Tulsa Metropolitan Area Planning Commission, and the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

2. The Owner reserves the right to construct a sidewalk along the South lines of Blocks One (1) and Two (2), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

3. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

4. The Owner reserves the right to construct a sidewalk along the South line of Blocks Three (3) and Four (4), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

5. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.

6. The Owner reserves the right to construct a sidewalk along the South line of Blocks Three (3) and Four (4), as shown on the accompanying plat, and shall be enforceable by the City of Tulsa, the Supplier of the Utility Service, or the City of Tulsa’s successors or assigns.

7. The Owner reserves the right to construct an overland drainage easement, by agreement of the Owner and the City of Tulsa, for the purpose of providing for the drainage of stormwater runoff from the Owner’s Lot or Reserve Area, and no alteration of grade in such easements unless approved by the City of Tulsa, as shown on the accompanying plat, is hereby established by grant of the Owner as a private overland drainage easement, for the protection of the Owner and other Owners and the City of Tulsa and any successor, and no alteration of grade from the contours existing upon the completion of the construction activity which would interfere with the electric, telephone, communication, or gas service lines and service entrance on the structure shall be permitted. In the event that the Owner fails to properly maintain the street located within an easement or in the right-of-way in accordance with the provisions of the City of Tulsa’s Easement Policy, a lien shall be created against the Lot. A lien established as provided above may be foreclosed by the City of Tulsa or the Supplier of the Utility Service.
OPTIONAL DEVELOPMENT PLAN 7-558

Wind River Plaza

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 3-33-2-

SECTION 33, TOWNSHIP 50, RANGE 4 EAST OF THE NORTHEAST QUADRANGLE A SUBDIVISION IN THE CITY OF TULSA, WOOD COUNTY, OKLAHOMA

I. SEVERABILITY

If any provision of any District Ordinance hereinafter, or any part thereof, by its terms or implication or otherwise, is held to be invalid, unenforceable, or unconstitutional, then such provision or part thereof shall not affect the validity or enforceability of the remaining provisions or parts thereof, as the case may be.

II. DEFINITIONS

A. Enforceable commitments

B. Infrastructure

C. Exception

D. Use

E. Mixed use

F. Vertical mixed-use building

G. Lot

H. Mixed-use building

I. Road

J. Mixed-use development

K. Building

L. Private street

M. Street

N. Public street

O. Street

P. Business

Q. Building permit

R. Enforcement

S. Enforcement authority

T. Enforcement report

U. Enforcement notice

V. Enforcement certificate

W. Enforcement plan

X. Enforcement action

Y. Enforcement decision

Z. Enforcement hearing

I. SEVERABILITY

If any provision of any District Ordinance hereinafter, or any part thereof, by its terms or implication or otherwise, is held to be invalid, unenforceable, or unconstitutional, then such provision or part thereof shall not affect the validity or enforceability of the remaining provisions or parts thereof, as the case may be.
Case: Stone Creek Hollow (2023)
Hearing Date: November 1, 2023

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chapman</td>
<td>Applicant: Wallace Design Collective</td>
</tr>
<tr>
<td></td>
<td>Owner: Stone Creek Hollow, LLC</td>
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<table>
<thead>
<tr>
<th>Location Map: (shown with City Council districts)</th>
<th>Applicant Proposal:</th>
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<tbody>
<tr>
<td><img src="image" alt="Map" /></td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>30 lots, 3 blocks, on 12.34 ± acres</td>
</tr>
<tr>
<td></td>
<td>Location: South of the southwest corner of West 71st Street South and South Elwood Avenue</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-3</td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
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</table>

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<th>City Council District: 2</th>
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<tbody>
<tr>
<td>Councilor Name: Jeannie Cue</td>
</tr>
<tr>
<td>County Commission District: 2</td>
</tr>
<tr>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>
PRELIMINARY SUBDIVISION PLAT

Stone Creek Hollow (2023) - (CD 2)
South of the southwest corner of West 71st Street South and South Elwood Avenue.
This plat consists of 30 lots, 3 blocks, on 12.34 ± acres

The Technical Advisory Committee (TAC) met on October 19th, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the RS-3 Zoning District.

2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.

3. **Transportation & Traffic:** Streets and Stormwater will need to approve the median inside the right-of-way. ADA compliant sidewalks must be provided along all streets.

4. **Sewer/Water:** The plat appears to indicate that the easements to cover the sanitary sewer installed within the boundary of the proposed plat in conjunction with IDP 9397-2018 have been filed by separate instrument. Please either provide document numbers or include those easements with this plat. Records indicate that those easements were canceled and never filed.

5. **Engineering Graphics:** Subdivision control data sheet must be submitted with final plat. If it has changed from previous submittal.
   - Remove contours on final plat submittal.
   - Add note on the face of the plat for S. Guthrie Ave on the north side stating that this road is slated for future street extension. A temporary turnaround is not required since the length of the roadway is less than 150 feet in length currently.

6. **Stormwater, Drainage, & Floodplain:** FEMA and Tulsa Regulatory Floodplains are included on the site, per FIRM panel 40143C0361L and City of Tulsa Engineering atlas. Hager Creek Floodway is in the FEMA Zone AE. Required storm sewer and detention facilities were approved via IDP 21115-2019 and addenda. These improvements are required for the lots/blocks described.

7. **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.

8. **Infrastructure and Public Improvements:** IDP’s for required infrastructure must be approved before the release of the final plat.

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 final plat approval.
STONE CREEK HOLLOW

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) AND PART OF
THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), 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 U.S.
GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4)
OF SAID SECTION ELEVEN (11); THENCE N01°19'26"W AND ALONG THE EAST LINE OF
THE NORTHEAST QUARTER (NE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE
OF 16.50 FEET TO THE POINT OF BEGINNING; THENCE S01°19'26"E AND ALONG THE
EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION ELEVEN (11) FOR
A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST
QUARTER (SE/4) OF SAID SECTION ELEVEN (11); THENCE S01°19'26"E AND ALONG
THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11)
FOR A DISTANCE OF 310.00 FEET; THENCE S89°03'06"W FOR A DISTANCE OF 1663.68
FEET; THENCE N01°17'03"W FOR A DISTANCE OF 310.00 FEET TO A POINT ON THE
NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11);
THENCE N80°03'06"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER
(SE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 330.47 FEET; THENCE
N01°19'26"W FOR A DISTANCE OF 16.50 FEET; THENCE N89°03'06"E FOR A DISTANCE
OF 1333.00 FEET TO THE POINT OF BEGINNING.

AND OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED,
STAKED, PLATTED AND SUBDIVIDED INTO THIRTY (30) LOTS IN THREE (3) BLOCKS
AND RESERVES "A", "B", "C" AND "D" IN CONFORMITY WITH THE ACCOMPANYING
PLAT, AND HAS DESIGNATED THE SUBDIVISION AS ‘STONE CREEK HOLLOW’, A
SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.
PRELIMINARY PLAT
STONE CREEK HOLLOW
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

IN WITNESS WHEREOF, STONE CREEK HOLLOW, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE __ DAY OF ___________, 2023.

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