



**Tulsa Metropolitan Area
Planning Commission**

Preliminary Plat Staff Report

Hearing Date: April 17, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

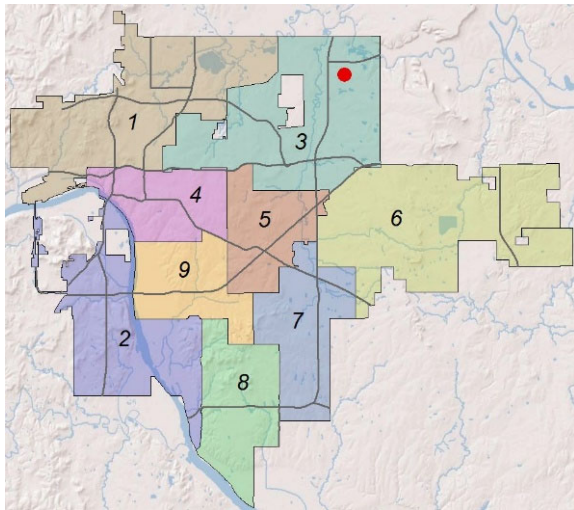
Applicant: Billy Cox, Route 66 Engineering
Property Owner: Greenhill Properties, LLC

Property Location

Northwest corner of East 36th St. N. and N. 125th E. Ave.

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Christa Patrick
County Commission: District 1, Stan Salee

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance.

Staff Recommendation

Staff recommends approval subject to conditions.

Request Summary

Platting a new subdivision named Greenhill Extension.
Tract Size: ±32.59 acres

Zoning

Existing Zoning: IH
Existing Overlays: None

Use

Current Use: Vacant
Proposed Use: Warehouse

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: 36th St. N.: Secondary Arterial
N. 125th E. Ave.: Unclassified
planitulsa Street Type: None.
Transit: None.
Existing Bike/Ped Facilities: None.
Planned Bike/Ped Facilities: None.
Traffic on Nearest Arterials (per lane)
North: E 46th St N: Low
East: N 129th East Ave: Low
South: E 36th St N: Low
West: N Mingo Rd: Low

Environment

Flood Area: Property does contain City of Tulsa Regulatory and FEMA Floodplain.
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Detailed Staff Recommendation

The plat consists of 1 lot, 1 block, ±32.59 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Engineering Graphics:

- Submit subdivision control data sheet with the final plat.
- Under the engineer heading the CA number has expired.
- Remove contours on final plat submittal.
- Provide the individual lot address on the face of the plat.
- In the Location Map remove the label Greenhill Properties, LLC.
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- The written legal description does not match the face of the plat.
- Add signature block for officials to sign to the face of the plat.

Addressing:

- The address will be provided by the City of Tulsa prior to final plat.

Design and Improvements Required Infrastructure and Public Improvements (5-020):

- Public infrastructure improvements required will include public water meters, driveways, sidewalks, and stormwater hazard mitigation to include private detention, public culverts, and flood plain modifications. A pre-development meeting was held on Nov. 13, 2023. IDP plans have not yet been received.

Streets (transportation) (5-060)

- Provide ROW dedication for both streets that align with the Major Street and Highway Plan. For non-classified streets, follow the widths prescribed by the Subdivision & Development Regulations
- Driveways must follow Engineering Design Standard No. 711, the Access Management for access distances from the intersection.
- These "Access" limits are too large for an access drive. Limits of Access should reflect the size of the access point and no larger.

Streets (fire) (5-060)

- Fire Access roads will be required to be a minimum of 20' in width and support 88,000lbs. Fire access roads will be required to provide access within 150' to all portions of buildings that are not sprinkled and within 200' for sprinkled buildings. A minimum 28' inside turning radius will be required for fire access roads. Buildings over 30' in height will require 26' wide aerial fire access along one entire side of the building.

Sidewalks (5-070)

- Sidewalks are required along all streets and must be ADA compliant and should be 18" from the property line or 2' behind the curb.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- Site has FEMA floodplain along south portion and NW corner, and floodway along S of lot, per FIRM panel 40143C0254L. North of lot and extension of FEMA flood plain are within Tulsa Regulatory flood plain per CoT atlas panel 24. Any floodplain adjustments limited to TRFP will require T-CLOMR and T-LOMR, or T-CLOMR and LOMR if adjusting FEMA flood plain. If the FEMA floodway is impacted, a CLOMR will be required prior to permit approval.

Stormwater Management (5-100)

- Detention indicated on plan shows appropriate consideration of storm water hazard mitigation. All proposed storm sewer should be private. Final design must be reviewed as part of IDP plans. Any new culverts in the public RoW will also be reviewed with those plans. If Fill is placed in the flood plain, a compensatory storage plan will be required.

Water (5-140) lines

- Fire hydrants will be required to be within 400' of all portions of unsprinkled buildings and within 600' of all portions of sprinkled buildings.
- All internal waterlines are private from the two public water meter vaults.

Easements (5-150)

- Show public meter vault locations off N.125 E. Ave. and E. 36th St N. inside street right of way or dedicated waterline easement.
- Public water meters to be in water or utility ESMT.
- Detention ESMT shown includes adequate buffer to pond assuming freeboard requirements are met.
- 100 yr Flood plains, City regulatory and/or Zone A/AE FEMA, will need to be contained in an overland drainage ESMT.
- Fill in the floodplain will require a compensatory storage ESMT or designated portion of OD/E.
- Any offsite easements to cover public infrastructure extensions required by this project will need to be filed and the recording information shown on the face of the plat prior to filing the plat.

Comprehensive Plan Considerations**Land Use Plan**

The subject property is designated as **Employment** by the Tulsa Comprehensive Plan. 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.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|---------------------|
| North | IH | Employment | Vacant |
| East | IH | Employment | Quarry |
| South | IH | Employment | Industrial |
| West | IH | Employment | Vacant |

Small Area Plans

The subject properties are not located within a small area plan.

Development Era

The subject property is located in an area developed during the Late Automobile Era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

Transportation

Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E 46th St N - 2,086 Vehicles per Lane)

Arterial Traffic - East (N 129th East Ave - 2,097 Vehicles per Lane)

Arterial Traffic - South (E 36th St N - 1,438 Vehicles per Lane)

Arterial Traffic - West (N Mingo Rd - 1,354 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 10-20%. For areas on the map in this category preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

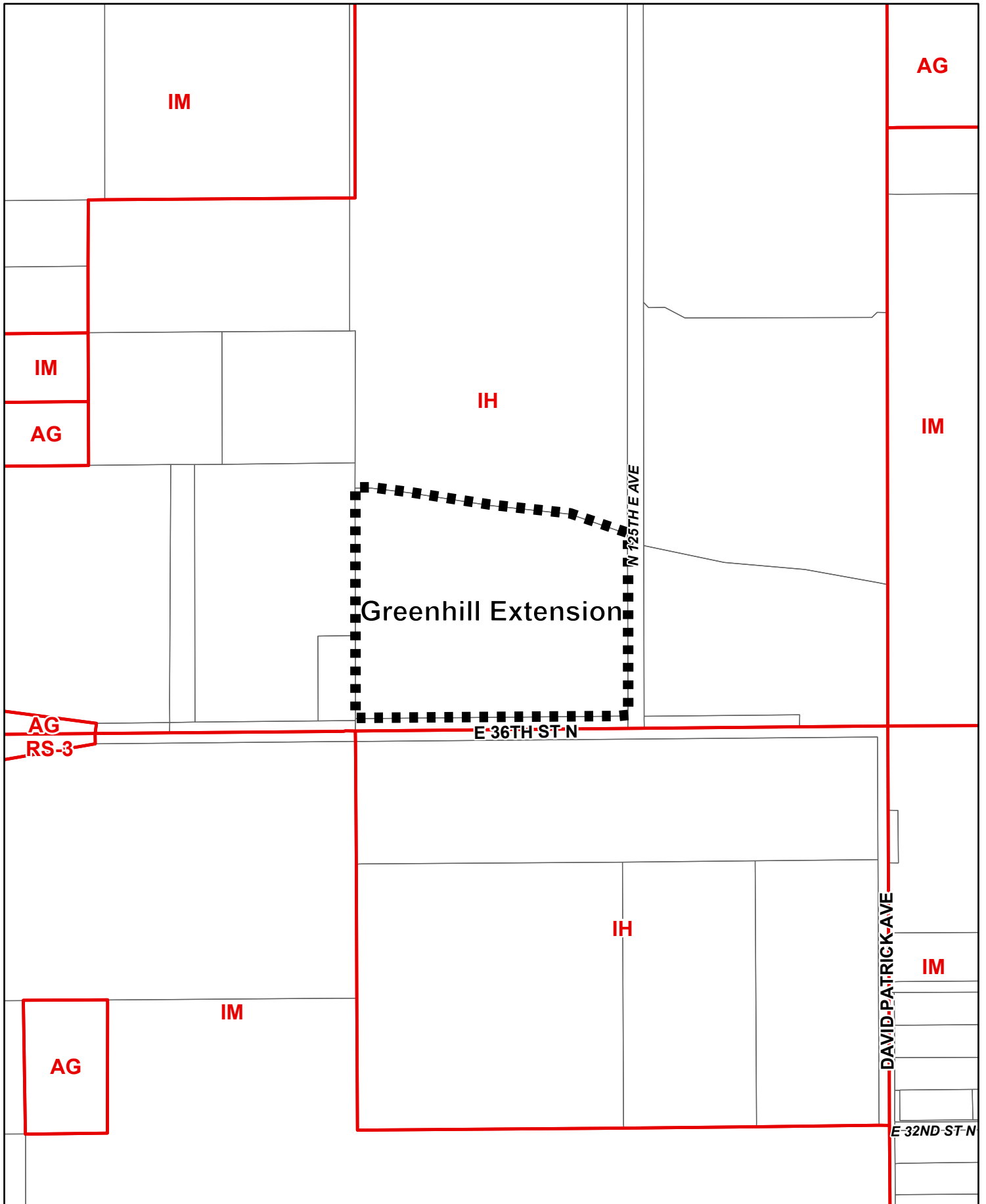
Parks & Open Space: N/A

Exhibits

Case map

Aerial (large scale)

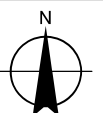
Tulsa Comprehensive Plan Land Use Map

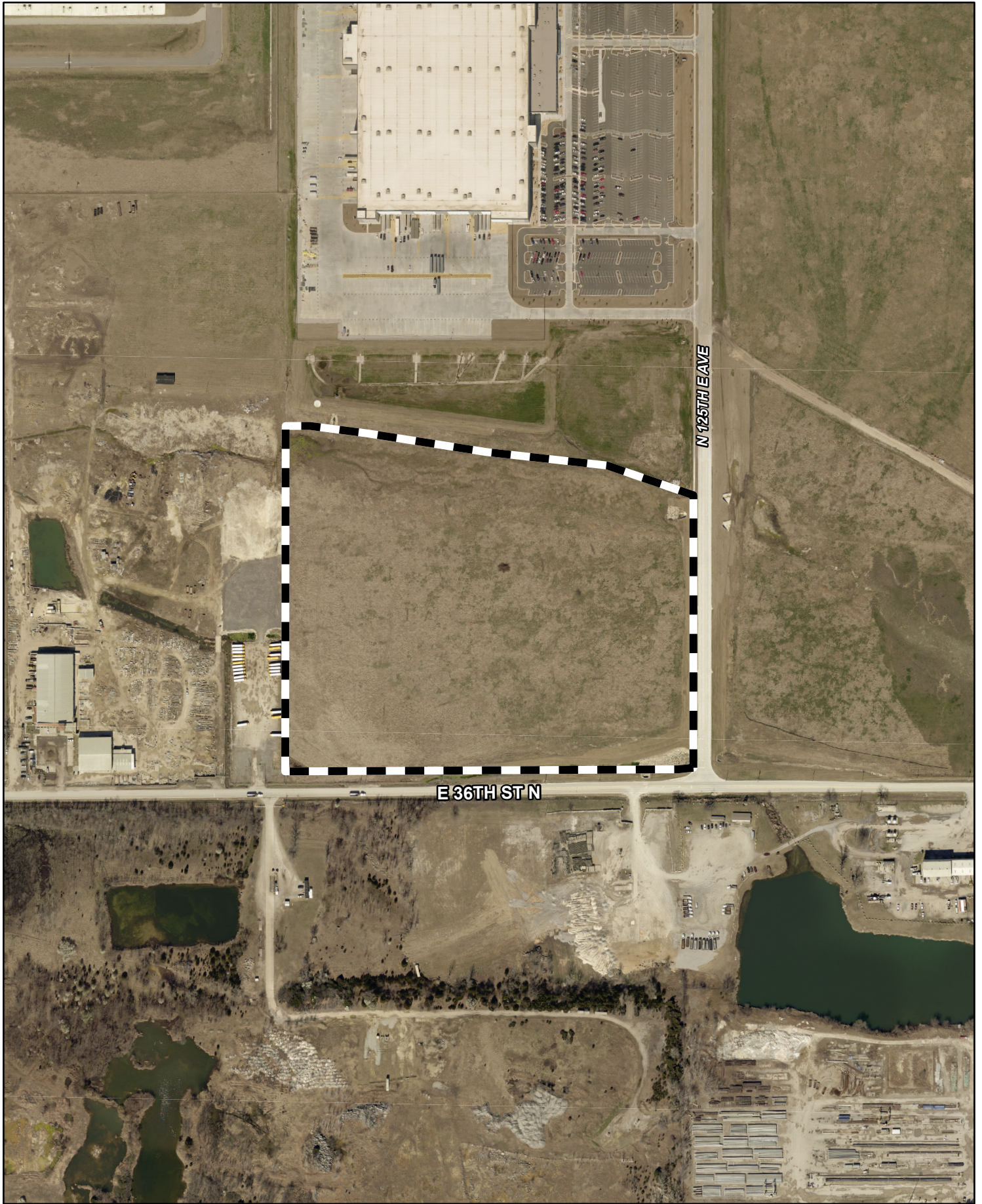


Greenhill Extension

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

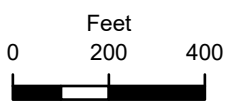
Aerial Photo Date: 2020/2021





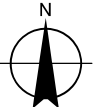
N 125TH AVE

E 36TH ST N



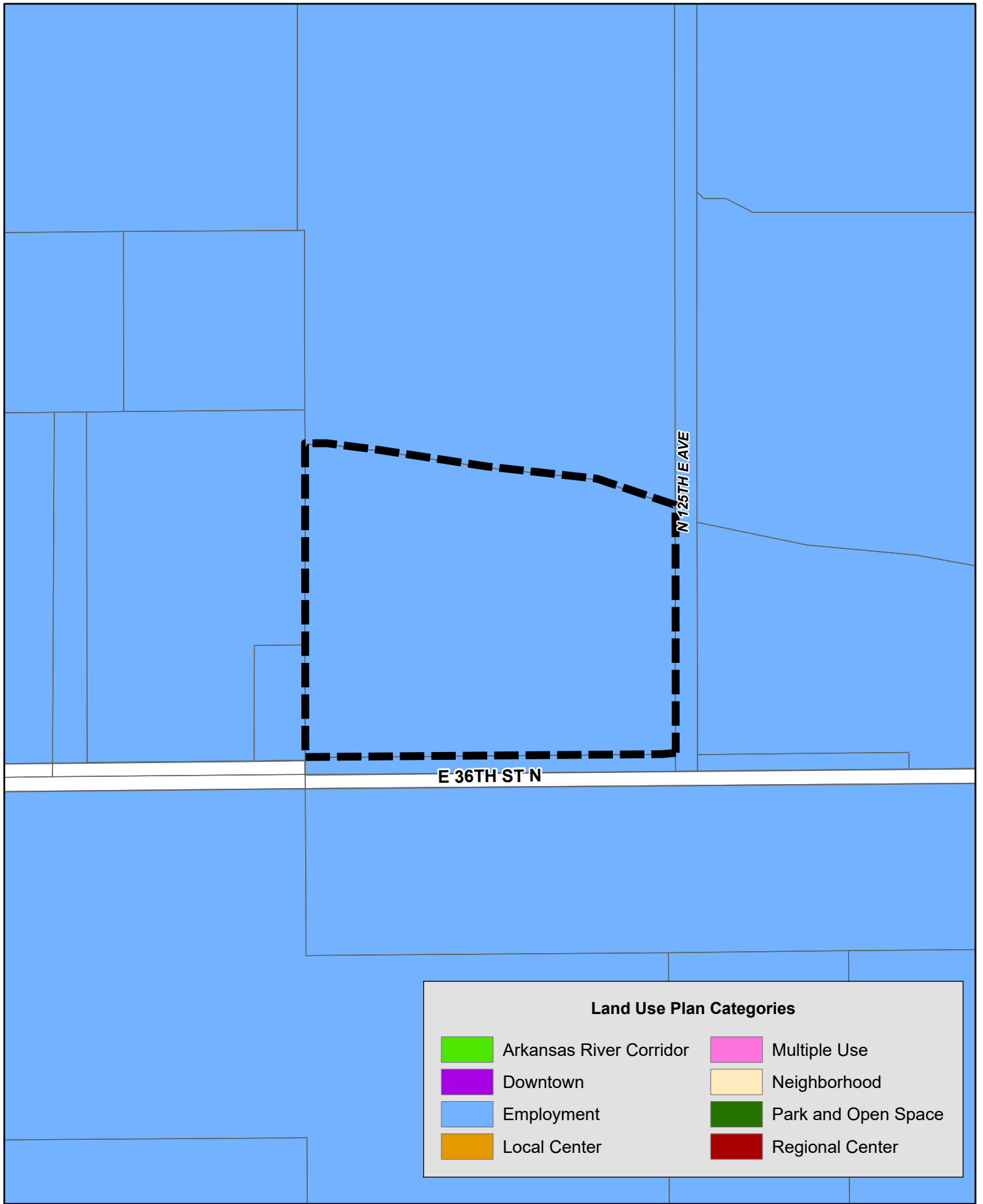
Subject Tract

Greenhill Extension



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





Aerial Photo Date: 2021

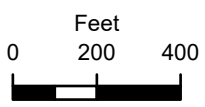


E 36TH ST N

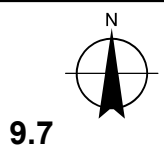
N 125TH E AVE

Land Use Plan Categories

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



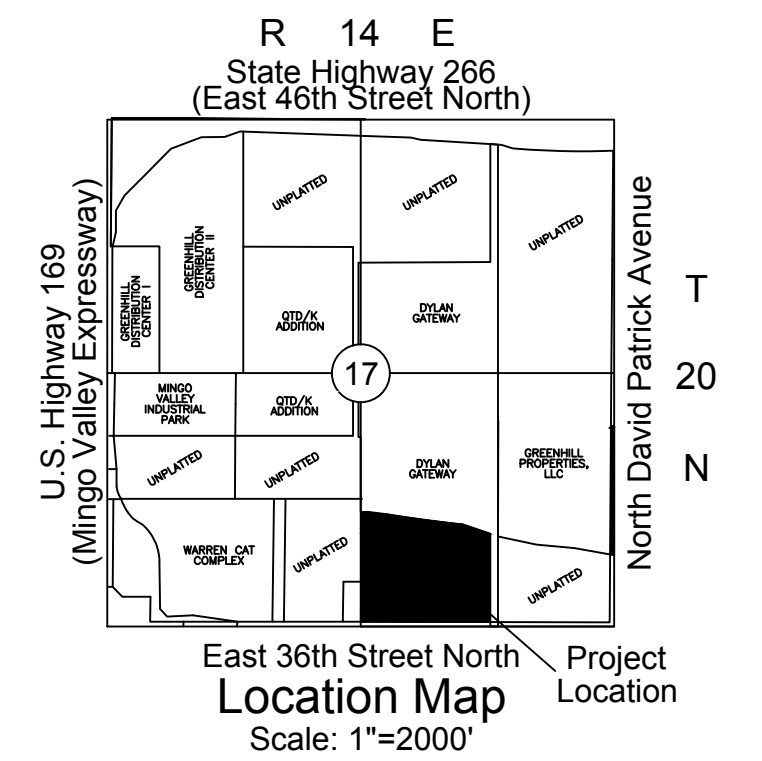
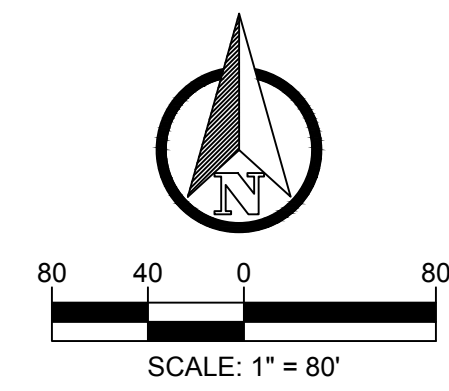
Green Hill Extension



PLAT NO.

PRELIMINARY PLAT GREENHILL EXTENSION

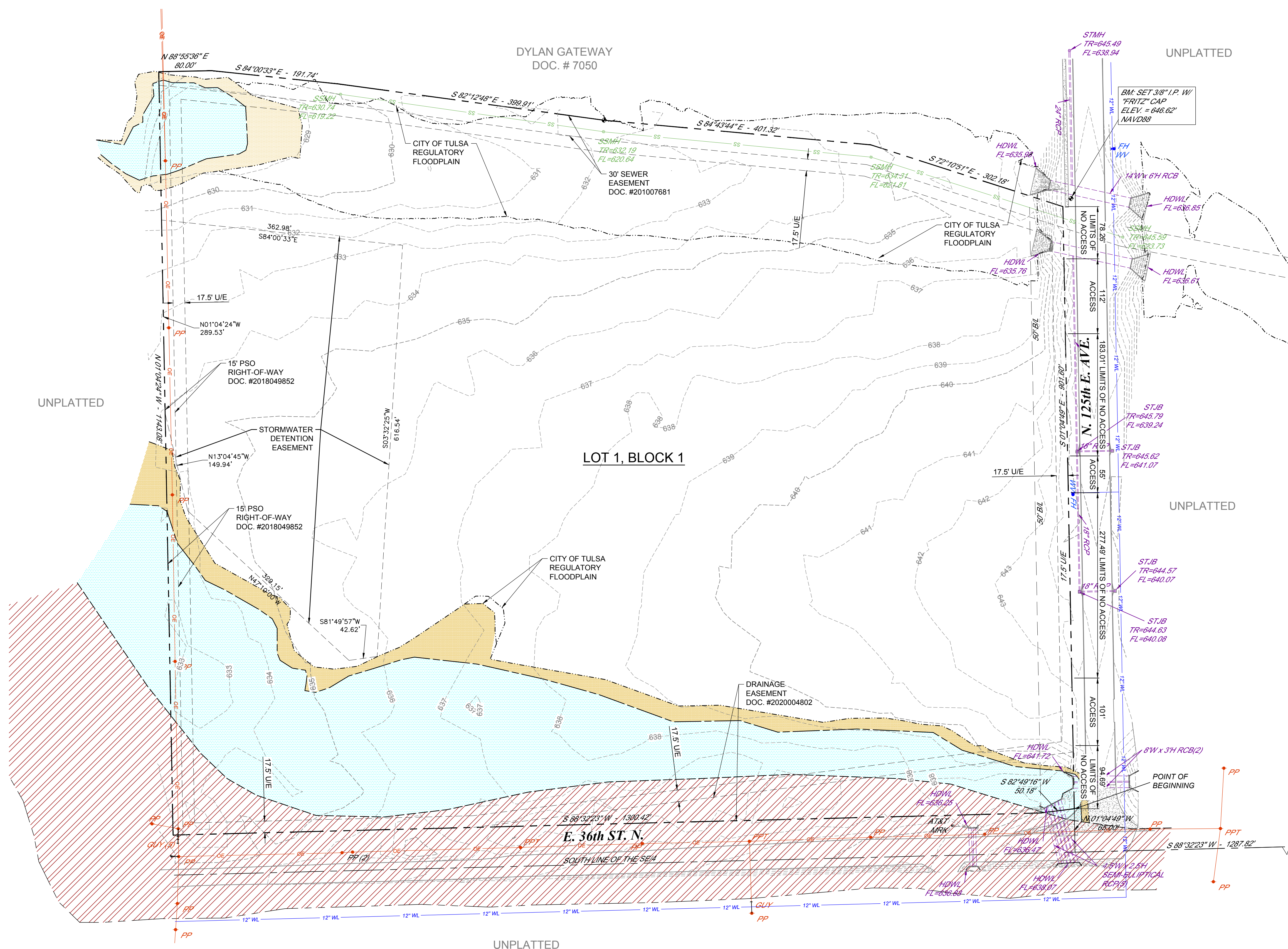
SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 20 NORTH, RANGE FOURTEEN
EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



LEGEND

- AD = AREA INLET
- ASP = AUTO SPRINKLER
- BL = BUILDING LINE
- BM = BENCHMARK
- BWF = BARBED WIRE FENCE
- CATV = CABLE TV PEDESTAL
- CL = CENTERLINE
- CLB = CLIMB BARRIER
- CLF = CHAIN LINK FENCE
- CO = CLEAN OUT
- CPS = COX POWER SUPPLY
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DGDI = DOUBLE GRATE DROP INLET
- DIP = DUCTILE IRON PIPE
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- EPED = ELECTRIC PEDESTAL
- ET = ELECTRIC TRANSFORMER
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FP = FLAG POLE
- FL = FLOWLINE
- GM = GAS METER
- GR = GAS REGULATOR
- GV = GAS VALVE
- GL = GROUND LIGHT
- GP = GUARD POST
- GUY = GUY ANCHOR
- HDWL = HEADWALL
- HPP = HIGH POWER POLE
- HPS = HANDICAP PARKING SIGN
- HWF = HOG WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- IP = IRON PIN
- (L) = PER LEGAL DESCRIPTION
- LP = LIGHT POLE
- (M) = MEASURED DATA
- MB = MAILBOX
- MRK = UTILITY MARKER
- MW = MONITORING WELL
- (P) = PER PLAT
- P/E = PIPELINE EASEMENT
- PLF = PLASTIC FENCE
- PM = PARKING METER
- PP = POWER POLE
- PPD = POWER POLE W/ DROP SERVICE
- PPDT = POWER POLE W/ DROP & TRANSFORMER
- PPLT = POWER POLE W/ LIGHT & TRANSFORMER
- PPM = POWER POLE W/ ELECTRIC METER
- PPNS = POWER POLE / NO SERVICE
- PPT = POWER POLE W/ TRANSFORMER
- RCB = REINFORCED CONCRETE BOX
- RCP = REINFORCED CONCRETE PIPE
- RD = ROOF DRAIN
- ROW = RIGHT-OF-WAY
- SSLH = SANITARY SEWER LAMP HOLE
- SSMH = SANITARY SEWER MANHOLE
- S/B = SETBACK
- SGDI = SINGLE GRATE DROP INLET
- SH = SPRINKLER HEAD
- SP = SIGN POST
- STMH = STORM SEWER MANHOLE
- STJB = STORM SEWER JUNCTION BOX
- TM = TELEPHONE MANHOLE
- TPED = TELEPHONE PEDESTAL
- TC = TOP OF CURB
- TD = TOP OF DECK
- TG = TOP OF GRATE
- TH = THRESHOLD
- TR = TOP OF RIM
- TS = TRAFFIC SIGN
- TSLP = TRAFFIC SIGNAL LIGHT POLE
- TSPB = TRAFFIC SIGNAL PULL BOX
- TSMH = TRAFFIC SIGNAL MANHOLE
- TVLT = TELEPHONE VAULT
- TW = TOP OF WALL
- U/E = UTILITY EASEMENT
- UM = UTILITY MARKER
- VP = VENT PIPE
- WF = WATER FAUCET
- WM = WATER METER
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WDF = WOOD FENCE
- (Z) = ZONING

- = CENTERLINE
 - x- = FENCE LINE
 - OC- = OVERHEAD COMMUNICATION
 - OE- = OVERHEAD ELECTRIC
 - SS- = SANITARY SEWER
 - ST- = STORM SEWER
 - TOP/TOE- = TOP/TOP OF GROUND SLOPE
 - UC- = UNDERGROUND COMMUNICATION
 - UE- = UNDERGROUND ELECTRIC
 - UG- = UNDERGROUND GAS
 - UT- = UNDERGROUND TELEPHONE
 - WL- = WATERLINE
- [Hatched Box] = ZONE AE FLOODWAY
 - [Dotted Box] = ZONE AE 1.0% CHANCE OF FLOOD
 - [Shaded Box] = ZONE SHADED "X" 0.2% CHANCE OF FLOOD



DYLAN GATEWAY
DOC. # 7050

LOT 1, BLOCK 1

E. 36th St. N.

UNPLATTED

UNPLATTED

UNPLATTED

OWNER / DEVELOPER

TULSA STORAGE
TOMMY WOHLGEMUTH
2415 WEST BATTLEFIELD ROAD
SPRINGFIELD, MO 65807
PH (417) 883-4230

SURVEYOR

FRITZ LAND SURVEYING, LLC
524 E. MAIN ST., JENKS
OKLAHOMA 74037
PH (918) 584-5858
E-mail: fritzlandsurveying@gmail.com
CA No. 5848 Renewal: June 30, 2024

ENGINEER

ROUTE 66 ENGINEERING, LLC
28 NORTH WATER STREET
SAPULPA, OK 74066
PH (918) 248-1129
E-mail: box@66eng.com
CA No. 8853 Renewal: June 30, 2023

BASIS OF BEARING
HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501. VERTICAL DATUM BASED UPON NAVD 88 USING N01°05'10"W AS THE EAST LINE OF THE SE/4, SE/4, SE/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BSE AND MERIDIAN WAS USED AS THE BEARING FOR THIS SURVEY.

LEGAL DESCRIPTION
A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) 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 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION SEVENTEEN (17); THENCE SOUTH 88°33'19" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET; THENCE NORTH 01°03'53" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 82°50'12" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°33'19" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°03'29" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°56'31" EAST 80.00 FEET; THENCE SOUTH 83°59'38" EAST 191.74 FEET; THENCE SOUTH 82°11'53" EAST 399.91 FEET; THENCE SOUTH 84°42'49" EAST 401.32 FEET; THENCE SOUTH 72°09'56" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°03'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.; SAID TRACT CONTAINING 32.59 ACRES MORE OR LESS.

SURVEY DATE:
OCTOBER 19, 2023

PLAT DATE:
MARCH 15, 2024

GREENHILL EXTENSION
PRELIMINARY PLAT - MARCH 15, 2024
Sheet 1 of 2

PRELIMINARY PLAT GREENHILL EXTENSION

SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 20 NORTH, RANGE FOURTEEN
EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

TOMMY WOHLGEMUTH, TULSA STORAGE, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) 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 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION SEVENTEEN (17); THENCE SOUTH 88°33'19" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET; THENCE NORTH 01°03'53" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 82°50'12" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°33'19" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°03'29" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°56'31" EAST 80.00 FEET; THENCE SOUTH 83°59'38" EAST 191.74 FEET; THENCE SOUTH 82°11'53" EAST 389.91 FEET; THENCE SOUTH 84°42'49" EAST 401.32 FEET; THENCE SOUTH 72°09'56" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°03'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.; SAID TRACT CONTAINING 32.59 ACRES MORE OR LESS.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1. PUBLIC STREETS AND UTILITY EASEMENTS

1.1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS " U/EOR " UTILIT'EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

2. RESTRICTED WATERLINE EASEMENTS

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

3. STORMWATER DETENTION EASEMENTS

3.1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.

3.2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

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

3.4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

3.4.1. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

3.4.2. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

3.4.3. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

3.4.4. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

3.5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

3.6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN A DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

4. UTILITY SERVICE

4.1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

4.2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

4.3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES, INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

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

5. WATER, SANITARY SEWER AND STORM SEWER SERVICES

5.1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

5.2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.

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

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

5.5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

6. GAS SERVICE

6.1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

6.2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

6.3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

7. LIMITS OF NO ACCESS

7.1. THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH 125TH EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

8. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

9. SIDEWALKS

9.1. SIDEWALKS ARE REQUIRED ALONG NORTH 125TH EAST AVENUE IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

10. CERTIFICATE OF OCCUPANCY RESTRICTIONS

10.1. NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED

2. DURATION

THESE RESTRICTIONS AND COVENANTS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY.

4. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, TULSA STORAGE, BEING THE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS

_____ DAY OF _____, 2024.

BY: _____
TOMMY WOHLGEMUTH COO & CFO

STATE OF MISSOURI)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, NOTARY OF PUBLIC IS AND FOR SAID COUNTY AND AND STATE, ON THIS _____ DAY OF _____, 2024 PERSONALLY APPEARED TO ME TOMMY WOHLGEMUTH, TULSA STORAGE, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME AS THE MAKER OF THE FOREGOING INSTRUMENT, AS ITS OWNER AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, ANDY FRITZ, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT SAID PLAT DESIGNATED HEREIN AS THE FINAL PLAT OF "GREENHILL EXTENSION", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

ANDY FRITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 5848

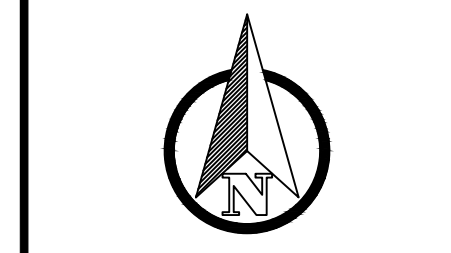
STATE OF OKLAHOMA)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024., PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

BILLY COX, P.E.
ROUTE 66 ENGINEERING, LLC
CA #8853, DATE 08/30/2025



SCALE: 1" = 80'



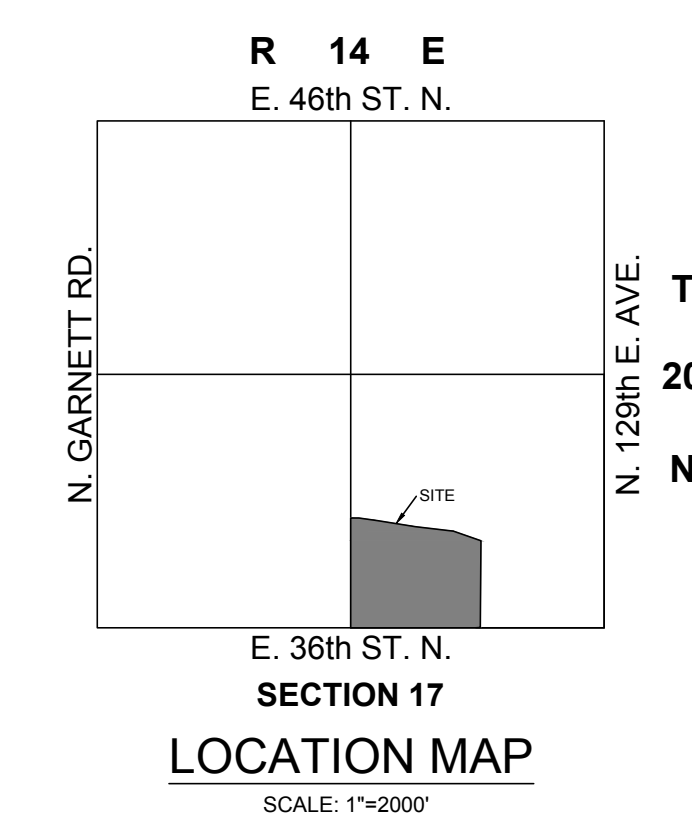
| DATE | REVISION | BY |
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| | | |
| | | |
| | | |

route 66 engineering
28 NORTH WATER STREET, SAPULPA, OK 74066

SITE PLAN
GREENHILL SW WAREHOUSE
TULSA, OKLAHOMA

DRAWN BY: BD
APPV. BY: BC
DATE: 03/01/2024

SHEET **CS101**



LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) 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:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE4 OF SAID SECTION 17;
THENCE SOUTH 88°32'23" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET;
THENCE NORTH 01°04'49" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;
THENCE SOUTH 82°49'16" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°32'23" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°04'24" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°55'36" EAST 80.00 FEET; THENCE SOUTH 84°00'33" EAST 191.74 FEET; THENCE SOUTH 82°12'48" EAST 399.91 FEET; THENCE SOUTH 84°43'44" EAST 401.32 FEET; THENCE SOUTH 72°10'51" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°04'49" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,419,572.5 SQ. FEET OR 32.59 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

FLOOD CERTIFICATION:

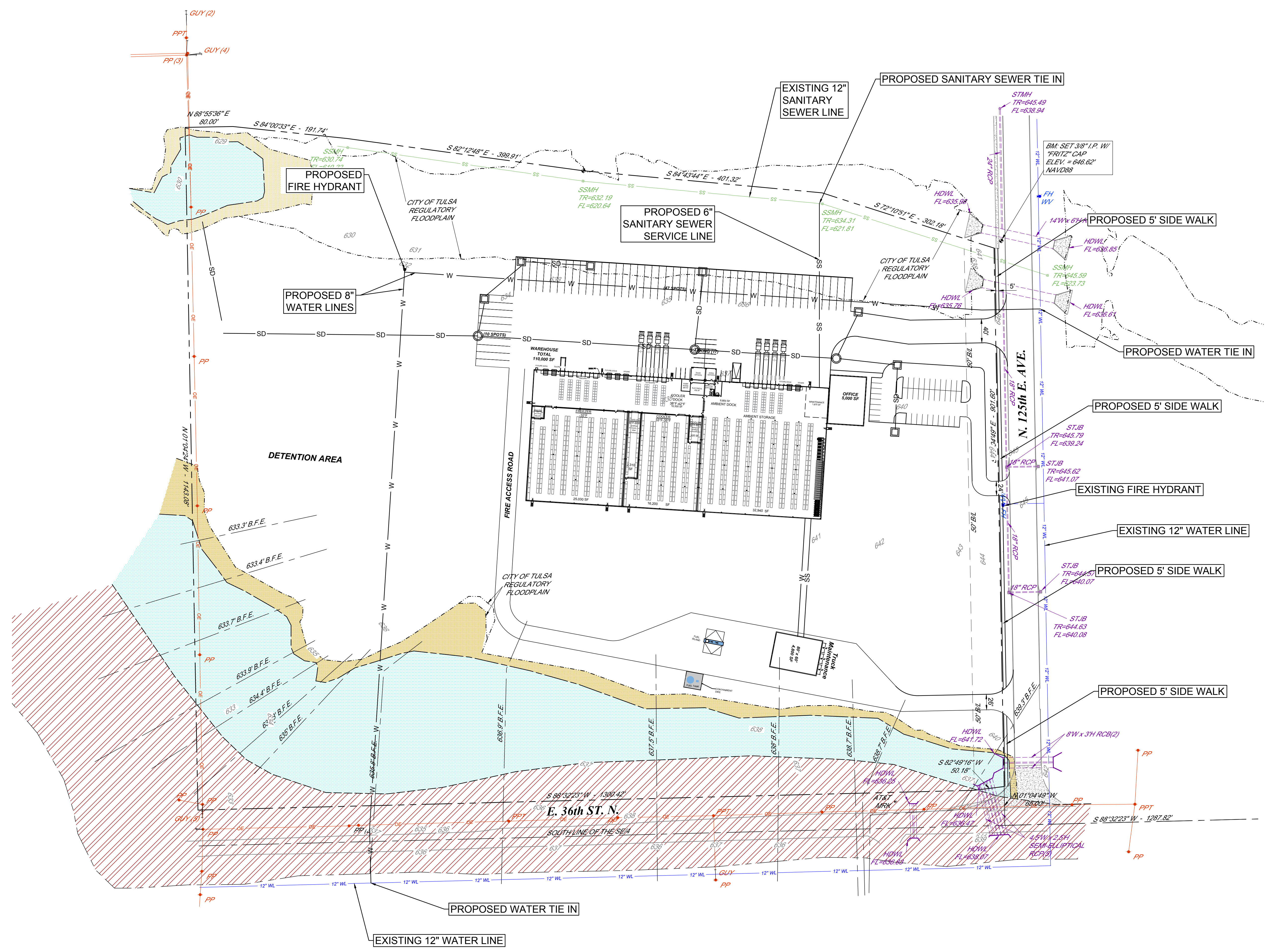
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 401430254L - OCTOBER 16, 2012, WHICH INDICATES A PORTION OF THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A BASE FLOOD ELEVATION VARYING FROM 633.3' TO 639.3' AS SHOWN HEREON) ALONG WITH LOMR 20-06-0617P. THE SURVEYED PROPERTY IS AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN AS SHOWN HEREON.

IMPERVIOUS TABLE CHART

| | |
|---------------------------|-----------------|
| TOTAL SITE AREA | 32.59 ACRES |
| EXISTING IMPERVIOUS AREA | 0 SQ. FT. |
| INCREASED IMPERVIOUS AREA | 317,945 SQ. FT. |
| PROPOSED IMPERVIOUS AREA | 317,945 SQ. FT. |

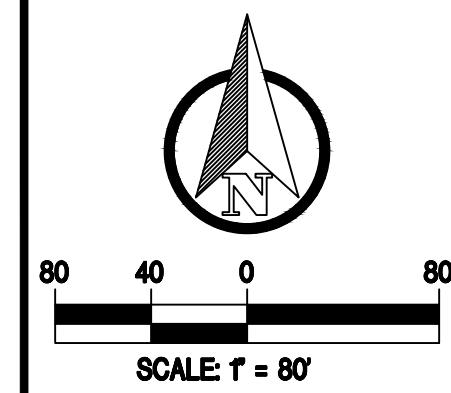
LEGEND:

- = ZONE AE FLOODWAY
- = ZONE AE 1.0% CHANCE OF FLOOD
- = ZONE SHADED "X" 0.2% CHANCE OF FLOOD



THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT

BILLY COX, P.E.
ROUTE 66 ENGINEERING, LLC
CA #8853, DATE 08/30/2025

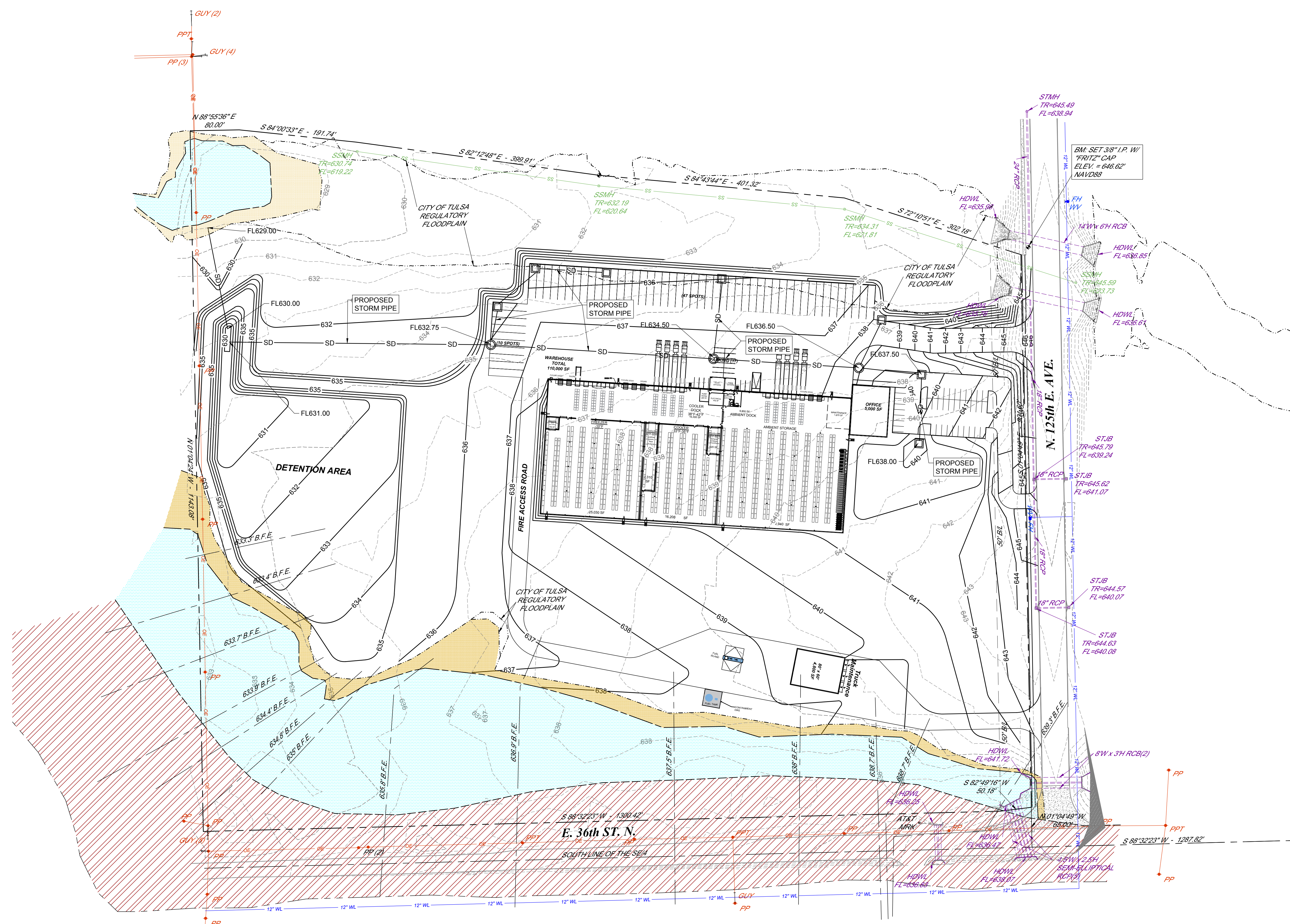


| DATE | REVISION | BY |
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route 66 engineering
28 NORTH WATER STREET, SAPULPA, OK 74066

PRELIMINARY GRADING PLAN
GREENHILL SW WAREHOUSE
TULSA, OKLAHOMA

DRAWN BY: BD
APPV. BY: BC
DATE: 03/01/2024
SHEET **CG101**



| IMPERVIOUS TABLE CHART | |
|---------------------------|-----------------|
| TOTAL SITE AREA | 32.59 ACRES |
| EXISTING IMPERVIOUS AREA | 0 SQ. FT. |
| INCREASED IMPERVIOUS AREA | 317,945 SQ. FT. |
| PROPOSED IMPERVIOUS AREA | 317,945 SQ. FT. |

- LEGEND:**
- = ZONE AE FLOODWAY
 - = ZONE AE
 - = ZONE SHADED "X" 0.2% CHANCE OF FLOOD

