



**Tulsa Metropolitan Area  
Planning Commission**

**Preliminary Plat Staff Report**

**Hearing Date:** November 20, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

**Owner and Applicant Information**

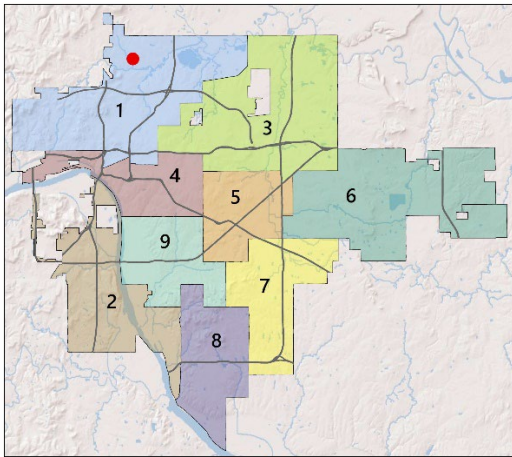
Applicant: Karl Fritschen  
Property Owner: Cherokee Nation

**Property Location**

West of the northwest corner of East 46th Street North and North Peoria Avenue

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vannessa Hall-Harper  
County Commission: District 1, Stan Sallee

**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**

Preliminary plat for North Tulsa Community Building.  
Tract Size: ±4.03 acres

**Zoning**

Existing Zoning: RS-3 (CS per Z-7791)  
Existing Overlays: None  
Proposed Zoning: CS

**Use**

Current Use: Vacant  
Proposed Use: Community Center

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Local Center  
Small Area Plans: None  
Development Era: Early Automobile

**Transportation**

Major Street & Highway Plan:  
East 46<sup>th</sup> Street North – Secondary Arterial  
planitulsa Street Type: N/A  
Transit: BRT Route  
Existing Bike/Ped Facilities: Sidewalks/Osage Trail  
Planned Bike/Ped Facilities: N/A

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The plat consists of 1 lot, 1 block, on ±4.03 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:

**Zoning:**

- The proposed lot will meet the standards of the CS District.

**Engineering Graphics**

- Submit subdivision control data sheet with the final plat.
- Remove contours on the final plat submittal.
- Provide the individual lot addresses on the face of the plat.
- 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.

**Addressing**

- Include the following address on the plat pdf: Lot 1 Block 1: 1205 E 46TH ST N.
- No comment on the streets.

**Article 5: Design and Improvements**

**Required Infrastructure and Public Improvements (5-020)**

- A pre-development meeting is recommended to be scheduled with Development Services, so City staff can offer detailed input on proposed infrastructure needs. It appears that some form of run-off mitigation will be required, along with sidewalks, drives, and ADA compliance. This will need to be reviewed and approved through the IDP permit process if mitigation requires new public storm sewer, connection to existing public storm sewer, or detention.

**Streets (transportation) (5-060)**

- Provide the limits of access language to the DOD.
- Be aware of the Access management detail 711 for design of access along the Arterial. The Limits may need to change as well as the location of the access point.

**Streets (fire) (5-060)**

- If dead ended on fire access road exceeding 150 ft. please provide approved turn around if needed for hose lay requirements.

**Sidewalks (5-070)**

- No comments.
- 

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

- There are no regulatory floodplains within the site, being Zone X per FEMA FIRM panel 40143C0226L and CoT atlas panel 21.
- 

**Stormwater Management (5-100)**

- Increases in peak runoff from full urbanization of the site will need to be mitigated. Most likely this will require on-site detention, as the location on a ridge between two subbasins and the multiple private property owners between the site and Floodway limit the feasibility of FILO detention. A possibility includes extension of the storm sewer system to convey runoff in pipes to the floodway, along E 46th St.

**Sewage Disposal (5-130)**

- None.

**Water (5-140) lines**

- No comments.

**Easements (5-150)**

- Any detention pond will require a detention easement. Potential public storm sewer will need to be located with an easement or public Right of way.

**Streets and Stormwater**

- No Comments.

**Deed of Dedication:**

- Legal to comment after submittal of Final Plat.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Local Center. Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Local Center	Vacant
East	CS/RS-3	Local Center	Commercial/Residential
South	CS	Local Center	Commercial
West	RS-3	Neighborhood	Religious Assembly

**Small Area Plans**

The subject property is not located within any adopted small area plans.

**Development Era**

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**

Major Street & Highway Plan: East 46<sup>th</sup> Street North is designated as a secondary arterial which will require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: The Aero BRT Route is available along North Peoria Avenue just east of the subject property.

Existing Bike/Ped Facilities: The Osage Trail is adjacent to the subject property to the west and there are sidewalks along East 46<sup>th</sup> Street North. Development of the site should consider pedestrian and bicycle access to the existing facilities.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:

North (E 56th St N - 1,779 Vehicles per Lane)

East (N Peoria Ave - 1,931 Vehicles per Lane)

South (E 46th St N - 1,579 Vehicles per Lane)

West (Martin Luther King Jr Blvd - 2,594 Vehicles per Lane)

**Environmental Considerations**

Flood Area: The subject property is not contained with any floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 27%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

**Exhibits**

Case map

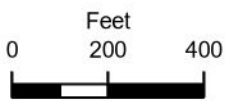
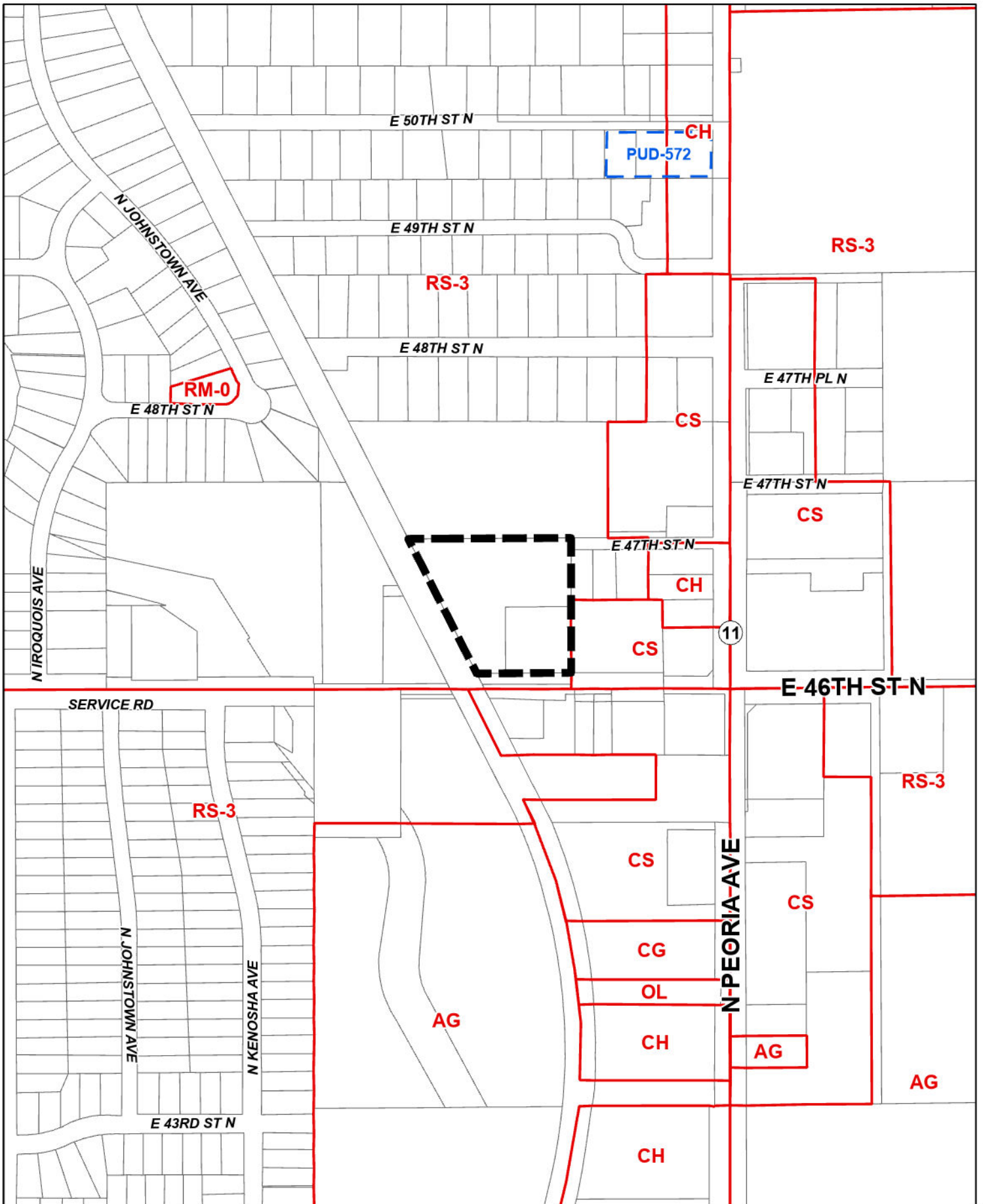
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use

Map

Preliminary Plat

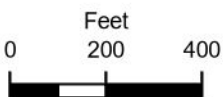
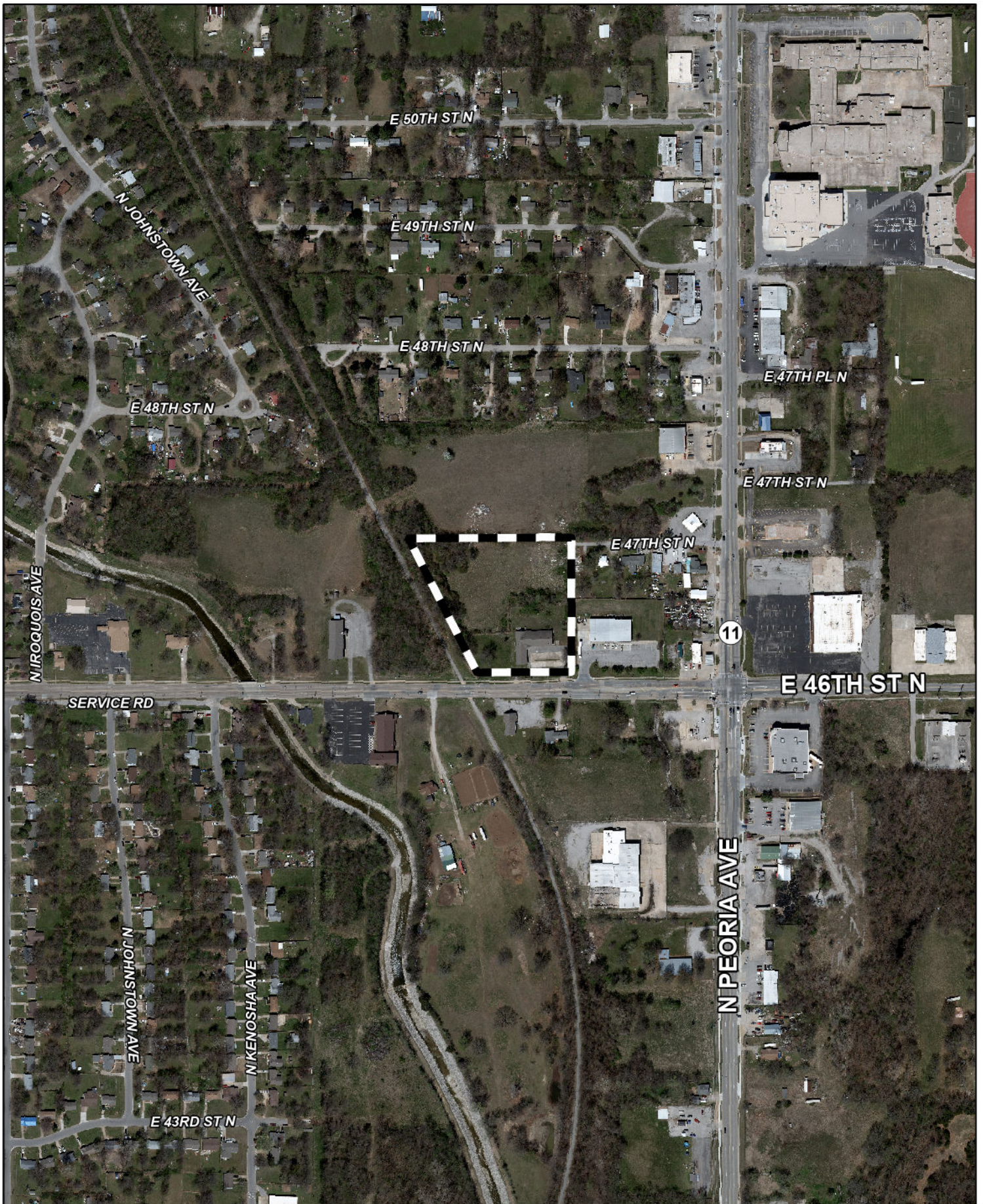


**NORTH TULSA  
COMMUNITY BUILDING**

20-12 12







Subject  
Tract

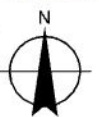
# NORTH TULSA COMMUNITY BUILDING

20-12 12

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

Aerial Photo Date: 2022

5.6

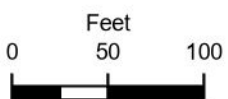






E 47TH ST N

E 46TH ST N



Subject Tract

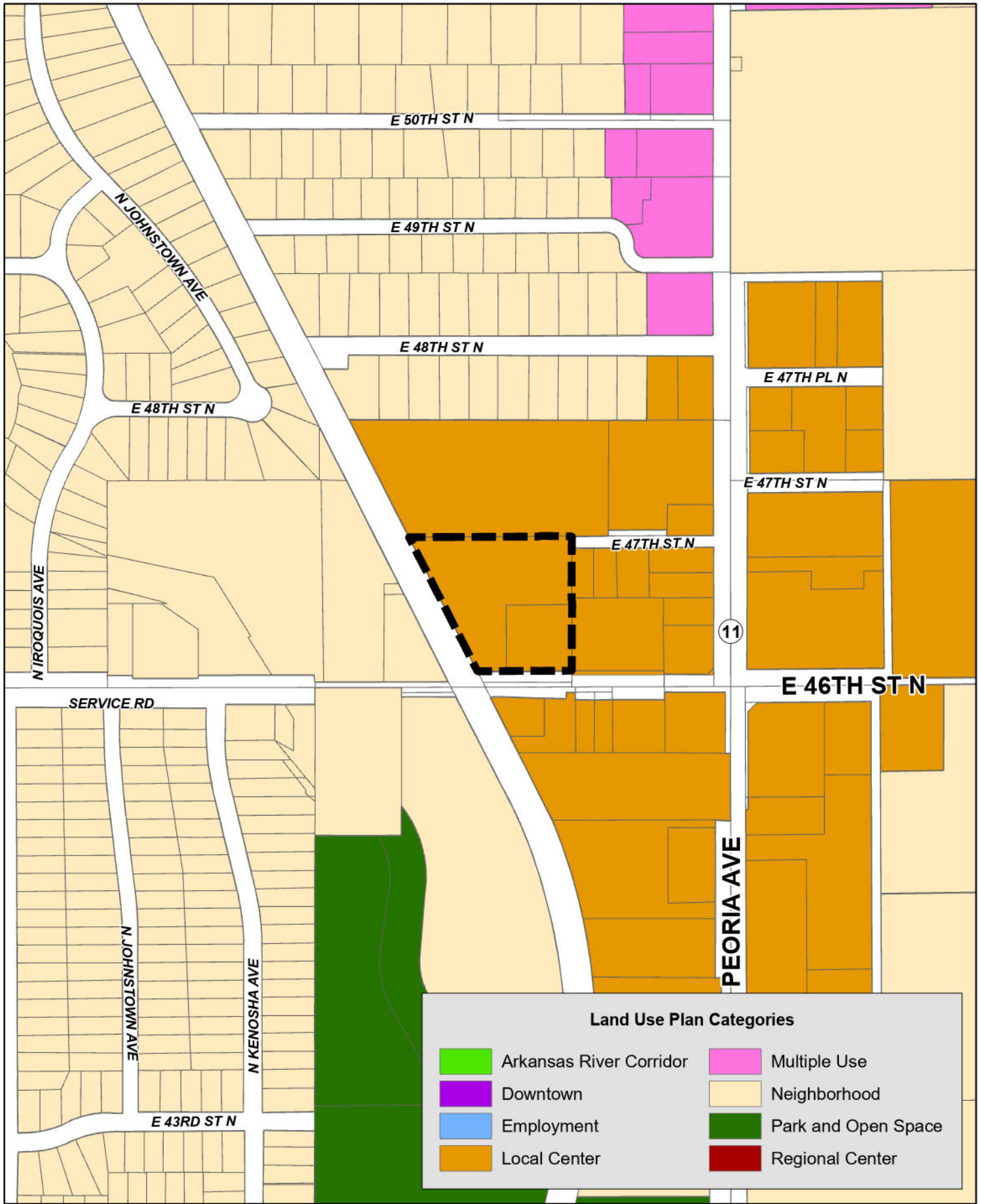
**NORTH TULSA  
COMMUNITY BUILDING**  
20-12 12









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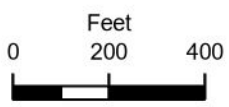
Aerial Photo Date: 2022







Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



**NORTH TULSA  
COMMUNITY BUILDING**  
20-12 12





PLACE HOLDER  
CO RECORDING STAMP

PRELIMINARY PLAT

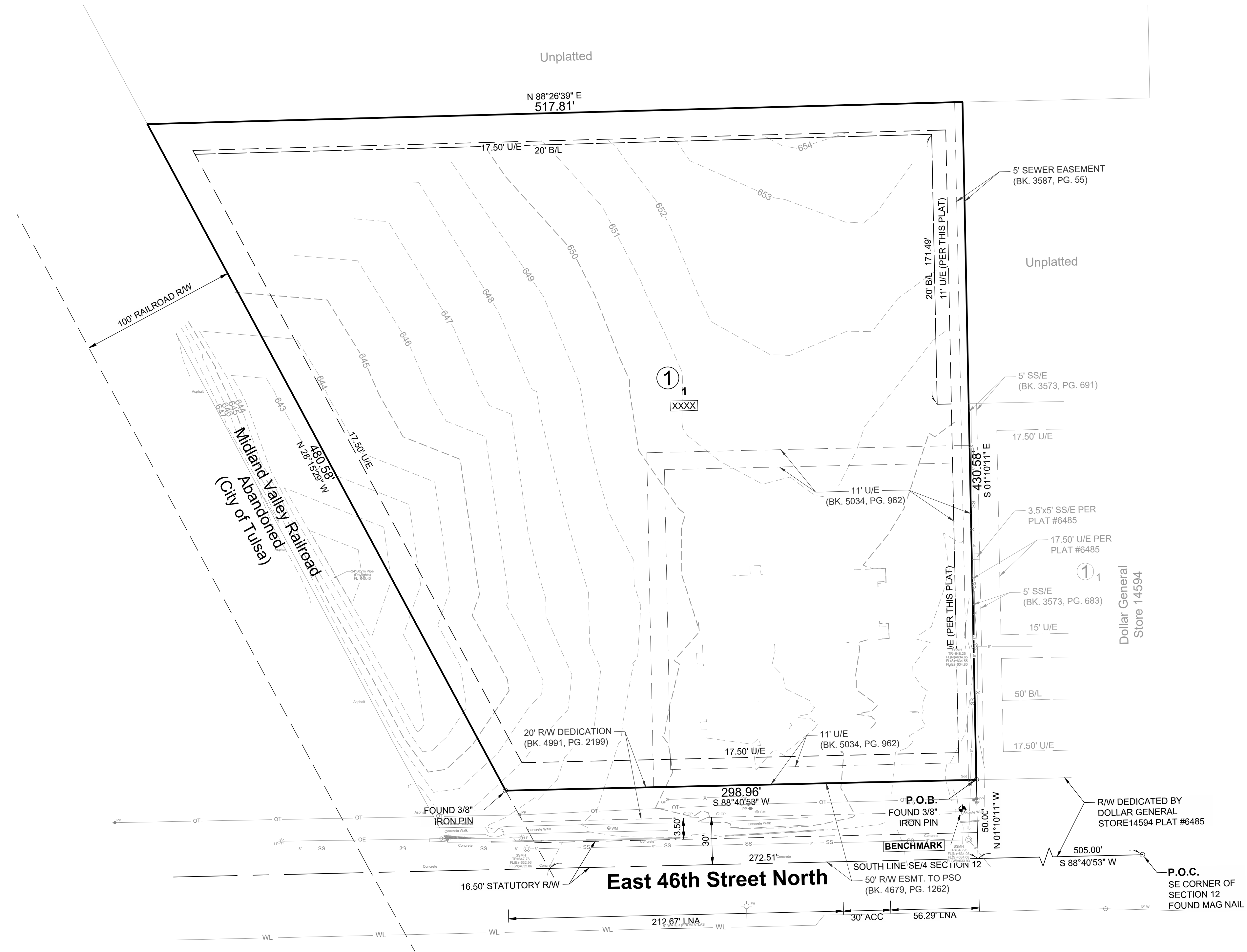
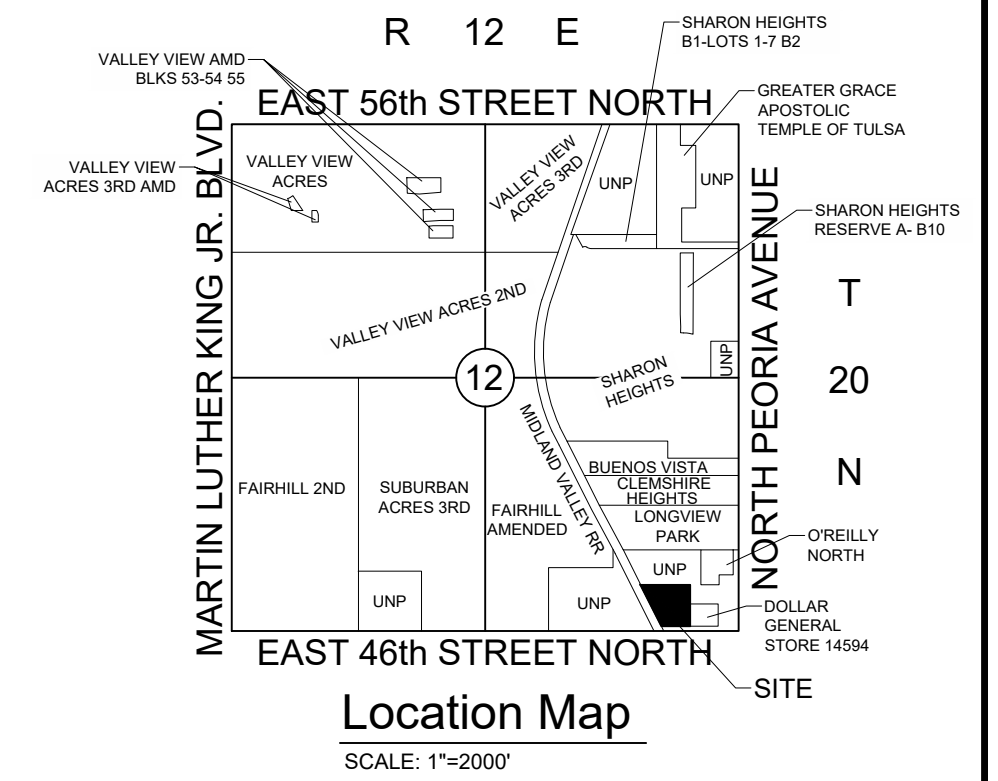
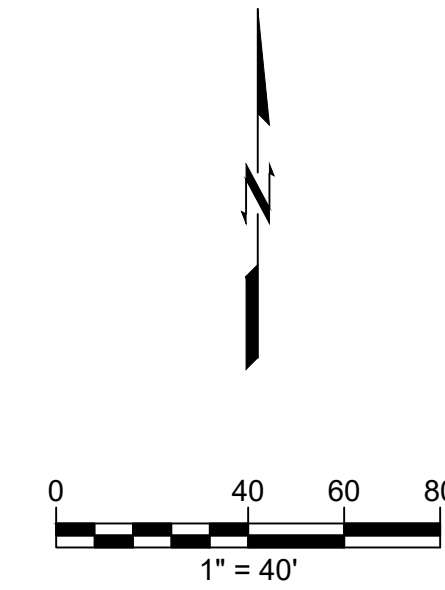
# NORTH TULSA COMMUNITY BUILDING

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER:**  
Housing Authority of the Cherokee Nation  
P.O. Box 1007  
1500 Hensley Drive  
Tahlequah, Oklahoma, 74465-1007  
CONTACT: (918) 456-5482

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
JORDAN RODICH, P.E.  
jordan.rodich@wallace.design

**SURVEYOR:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
AARON BURNS, PLS 1923  
aaron.burns@wallace.design



**LEGEND**

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- BK./PG. = BOOK/PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
- XXXX ADDRESS
- ① BLOCK NUMBER
- 2 LOT NUMBER
- IRON PIN FOUND

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.  
SUBDIVISION CONTAINS 175,517 SF (4.03 ACRES)  
PROPERTY RE-ZONED TO CS

**MONUMENTATION**  
MONUMENTATION FOUND AS NOTED.  
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.  
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

**BENCHMARK**  
CHISELED "X" IN EXISTING CONCRETE WALK  
NORTHING=450529.444  
EASTING=2565093.954  
ELEV=647.57

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

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

**FLOODPLAIN NOTE**  
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0226L, WITH A REVISION DATE OF OCTOBER 16, 2012 WHICH INDICATES NO FLOODPLAIN ON SUBJECT PROPERTY.

**SURVEYOR'S LAST SITE VISIT:**  
JULY 19, 2024

**FINAL PLAT ENDORSEMENT OF APPROVAL**

TULSA METROPOLITAN AREA PLANNING COMMISSION  
APPROVAL DATE \_\_\_\_\_

TMAPC  
\_\_\_\_\_

CITY ENGINEER  
\_\_\_\_\_

COUNCIL OF THE CITY OF TULSA OKLAHOMA  
APPROVAL DATE \_\_\_\_\_

CHAIR  
\_\_\_\_\_

MAYOR  
\_\_\_\_\_

ATTEST: CITY CLERK  
\_\_\_\_\_

CITY ATTORNEY  
\_\_\_\_\_

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

**BLANKET EASEMENT:**  
TEXAS PIPELINE EASEMENT (BK. 814, PG. 327)  
WILLIAMS PIPELINE COMPANY CONVEYED TO WILLIAMS PIPELINE COMPANY LLC (BK. 6831, PGS. 1255-1293) DOCUMENT #02120701

PLACE HOLDER  
CO CLERK STAMP

PLACE HOLDER  
CO TAX STAMP

ORIG SIZE: 24"x36" PLOT: 10/16/24 \\civl-server\projects\2440231 Cherokee Nation North Tulsa Community Building\Draw\PRODUCTION\Plat\2440231 Preliminary Plat.dwg

PRELIMINARY PLAT  
NORTH TULSA COMMUNITY BUILDING  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

CHEROKEE NATION (THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

DESCRIBED AS FOLLOWS:

A PORTION OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023105705 OF THE TULSA COUNTY CLERKS OFFICE AND LYING IN THE SOUTHEAST QUARTER (SE/4), SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S.GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S88°40'53"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 FOR A DISTANCE OF 505.00 FEET; THENCE N01°10'11"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°40'53"W AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 FOR A DISTANCE OF 298.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE MIDLAND VALLEY RAILROAD; THENCE N28°15'29"W AND ALONG THE SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 480.58 FEET; THENCE N88°26'39"E FOR A DISTANCE OF 517.81 FEET; THENCE S01°10'11"E FOR A DISTANCE OF 430.58 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 4.03 ACRES, MORE OR LESS

THIS LEGAL DESCRIPTION WAS CREATED ON October 10, 2024 BY AARON BURNS OK PLS #1923, THE BASIS OF BEARINGS FOR SAID TRACT BEING HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501. VERTICAL DATUM NAVD 1988

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, AND PLATTED IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "NORTH TULSA COMMUNITY BUILDING", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREAFTER REFERRED TO AS NORTH TULSA COMMUNITY BUILDING OR "SUBDIVISION"

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE STREET RIGHT-OF-WAY AS DEPICTED ON THE PLAT AND FURTHER THE OWNERS HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, LAYING AND RE-LAYING ON, OVER, AND ACROSS THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNERS HEREBY IMPOSE 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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CAUSE AN OBSTRUCTION.

B. UTILITY SERVICE

- 1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- 2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND SANITARY/STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES.
- 2. THE CITY OF TULSA, OR OTHER PROVIDER AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC WATER LINE MAINS, BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. CITY OF TULSA SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER LINE FACILITIES SHALL BE ENFORCEABLE BY CITY OF TULSA AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

- 3. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM THE CITY OF TULSA OR ITS ASSIGNEES.
- 4. THE CITY OF TULSA SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC SANITARY SEWER LINE MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE CITY OF TULSA SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND SANITARY SEWER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING SANITARY SEWER LINE FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF TULSA AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
- 5. SANITARY SEWER DISPOSAL: SEWAGE SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF TULSA OR ITS ASSIGNEES.

D. GAS SERVICE

- 1. THE SUPPLIER OF GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL 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 FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- 2. THE LOT OWNER 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 SERVICES 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 ITS AGENTS OR CONTRACTORS.
- 3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, THAT THE BUILDINGS CONSTRUCTED IN THE ADDITION SHALL HAVE ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO THE ON-SITE OVERLAND DRAINAGE EASEMENT AREA OR APPROVED PATH OF DISCHARGE TO A CITY OF TULSA CONVEYANCES SYSTEM.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE TO UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT 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.

G. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS. THE OWNER SHALL BE REQUIRED TO CONSTRUCT THE REQUIRED SIDEWALKS ALONG STREET FRONTAGES.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

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

B. DURATION

THESE RESTRICTIONS, 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.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. 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 CITY COUNCIL, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
MANAGER or PRESIDENT

STATE OF TULSA )  
) SS.  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_, BY \_\_\_\_\_ AS PRESIDENT, OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

CERTIFICATE OF SURVEY

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS NORTH TULSA COMMUNITY CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

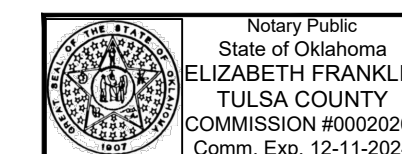
WITNESS MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.



STATE OF OKLAHOMA )  
) SS:  
COUNTY OF TULSA )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2024, PERSONALLY APPEARED AARON BURNS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-11-2024  
MY COMMISSION NUMBER: 00020202  
[SEAL]

CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE \_\_\_\_\_ OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF \_\_\_\_\_ (INDIVIDUAL OR PUBLIC) WATER SYSTEMS AND \_\_\_\_\_ (ON-SITE OR PUBLIC) SEWER SYSTEMS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNED \_\_\_\_\_

ENVIRONMENTAL PROGRAM SPECIALIST  
\_\_\_\_\_ OFFICE  
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

\\civil-server\projects\2440231\_Cherokee Nation North Tulsa Community Building\Draw\PRODUCTION\Plat\2440231\_DOD.dwg PLOT:10/16/24 ORG SIZE:24"x36"



# CONCEPTUAL IMPROVEMENTS PLAN

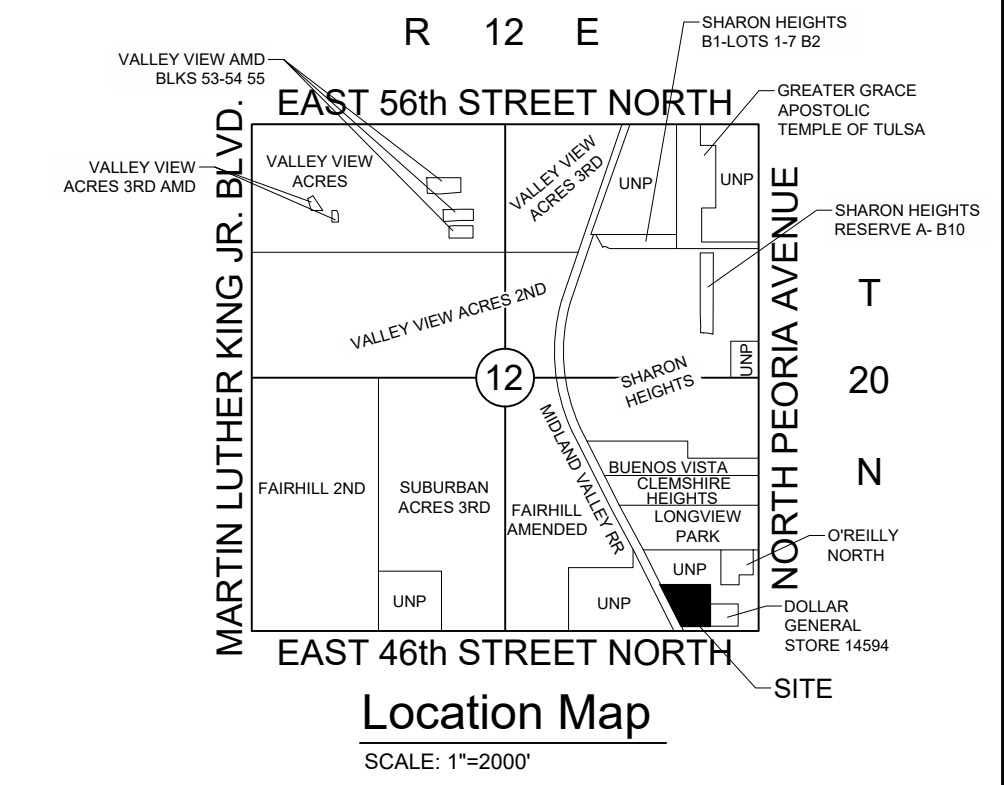
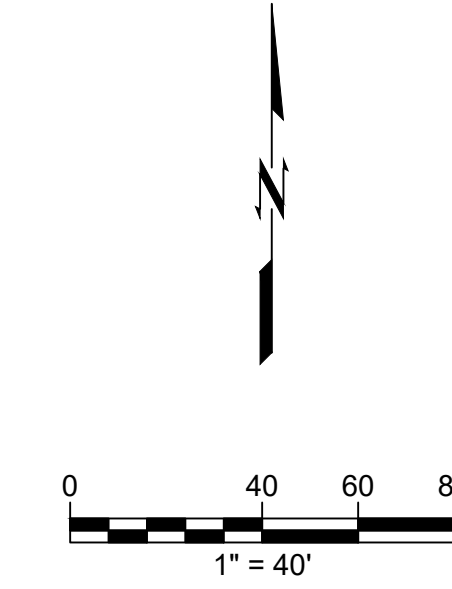
# NORTH TULSA COMMUNITY BUILDING

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER:**  
 Housing Authority of the Cherokee Nation  
 P.O. Box 1007  
 1500 Hensley Drive  
 Tahlequah, Oklahoma, 74465-1007  
 CONTACT: (918) 456-5482

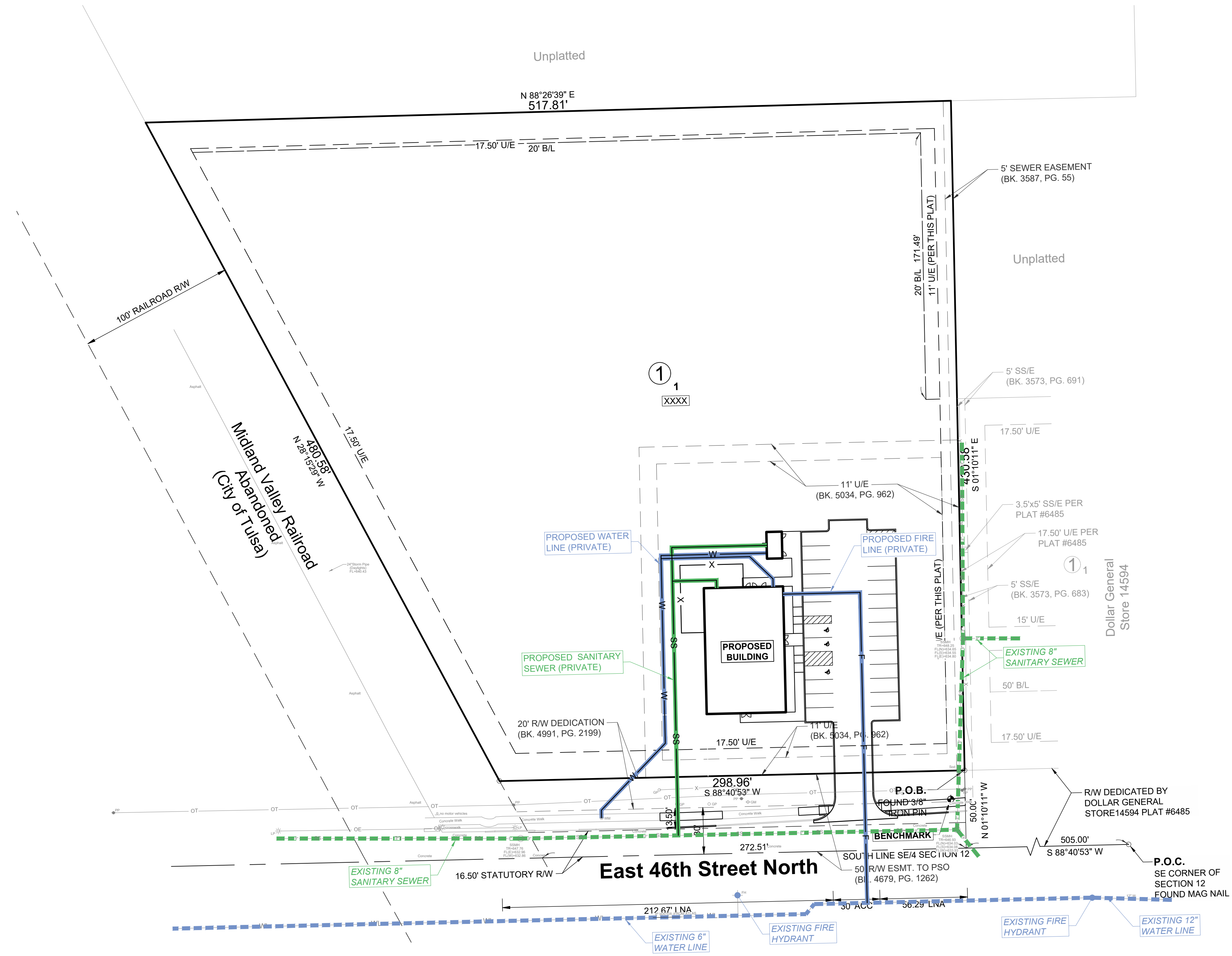
**ENGINEER:**  
 Wallace Design Collective, PC  
 123 North Martin Luther King Jr Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 JORDAN RODICH, P.E.  
 jordan.rodich@wallace.design

**SURVEYOR:**  
 Wallace Design Collective, PC  
 123 North Martin Luther King Jr Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 AARON BURNS, PLS 1923  
 aaron.burns@wallace.design



**LEGEND**

B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
	EXISTING WATER
	PROPOSED WATER (PRIVATE)
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER (PRIVATE)



\civil-server\projects\2440231 Cherokee Nation North Tulsa Community Building\Draw\PRODUCTION\Plat\2440231 Preliminary Plat.dwg  
 PLOT: 10/16/24  
 ORIG SIZE: 24"x36"