

Case: Chick-Fil-A #0529

Hearing Date: January 3, 2024

Case Report Prepared by:

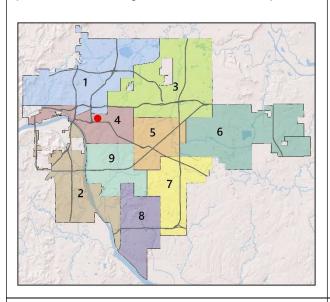
Nathan Foster

Owner and Applicant Information:

Applicant: Greyden Engineering, LLC

Owner: Mandalay Bay Investments, LLC

<u>Location Map:</u> (shown with City Council districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block on 1.61 ± acres

Location: Northwest corner of East 13th Place and

South Utica Avenue

Zoning: CS/PUD-772-A

Staff Recommendation:

Staff recommends approval of the preliminary plat.

City Council District: 4

Councilor Name: Laura Bellis

County Commission District: 2

Commissioner Name: Karen Keith

PRELIMINARY SUBDIVISION PLAT

Chick-Fil-A #0529 - (CD 4)

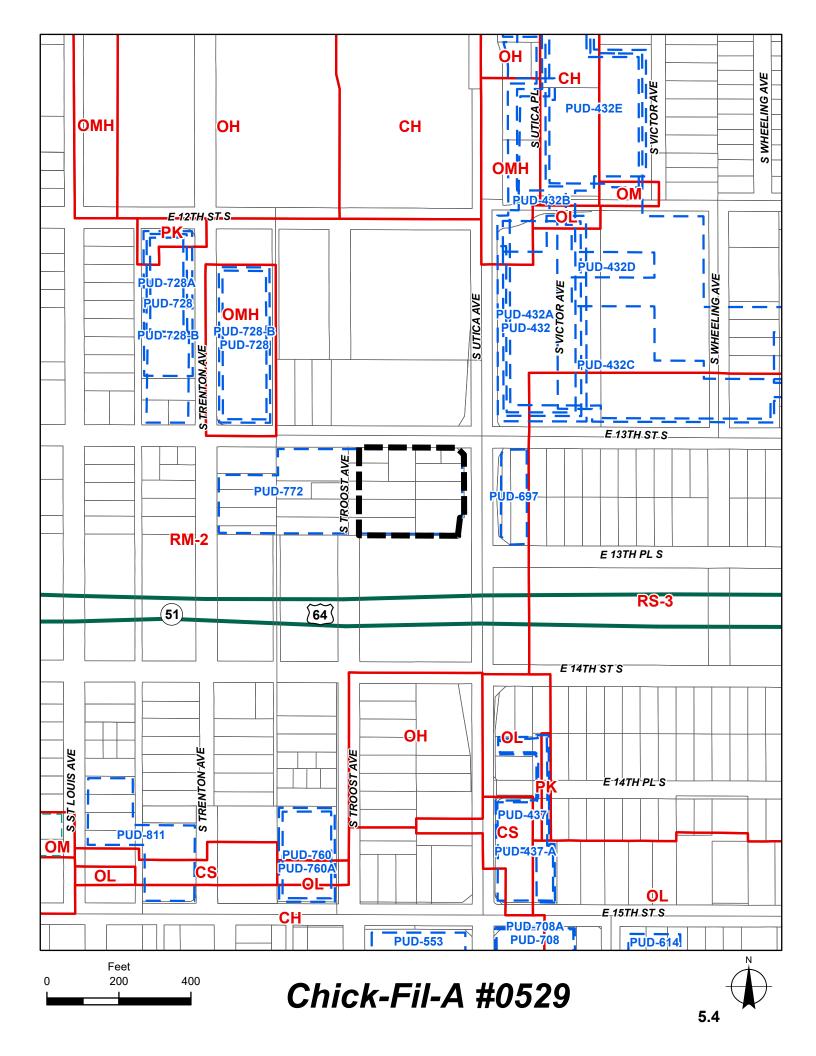
Northwest corner of East 13th Place and South Utica Avenue

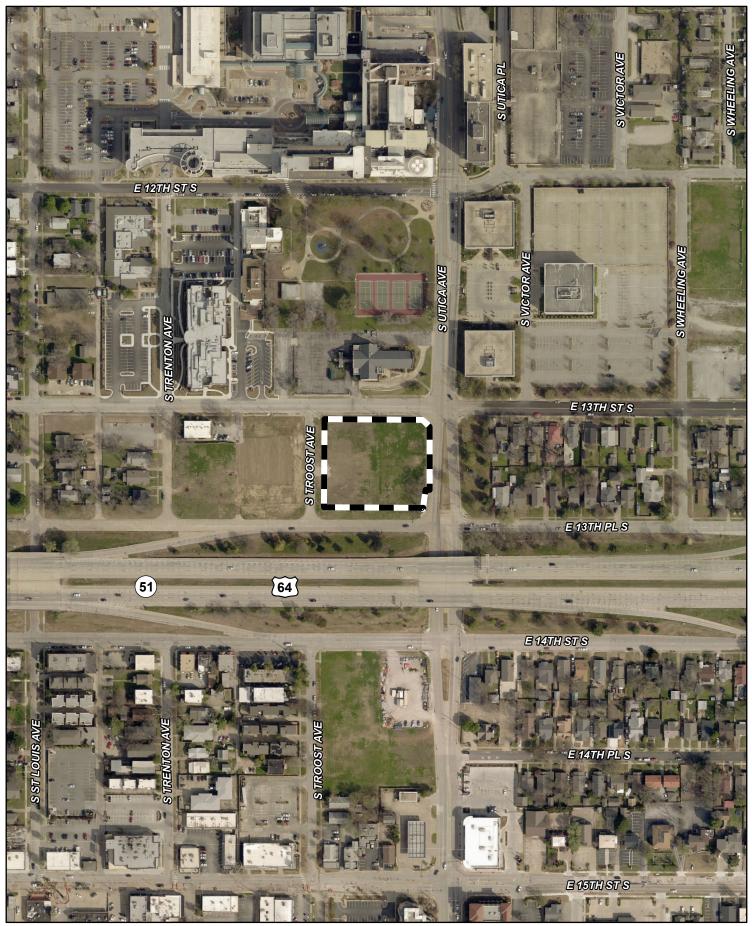
1 lot, 1 block, 1.61 + acres

The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

- **1. Zoning:** The property is zoned CS with a planned unit development (PUD-772-A. The deed of dedication must include the approved development standards for PUD-772-A. Add PUD-772-A to the face of the plat.
- **2. Addressing:** Add address assignment to the face of the final plat and provide standard address disclaimer.
- 3. Transportation & Traffic: Sidewalks and ADA ramps are required to be installed along all streets. Indicate which street rights-of-way are dedicated by plat and recording information for any existing dedications to remain. South Troost Avenue is required to be reopened and dedicated as a public street to serve proposed driveway connection. Any needed improvements to the street must be completed prior to City acceptance. IDP approval is required prior to final plat approval. Right-of-way is required to align with the major street and highway plan. Label and dimension all right-of-way dedications.
- **4. Sewer/Water:** Public sanitary sewer and water are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement.
- 5. Engineering Graphics: Submit a subdivision control data sheet with final plat. Remove contours from the final plat. Provide the surveyor's date of last site visit on the face of the plat. Move subdivision statistics to the face of the plat. Provide a date of preparation. Add "State of" before Oklahoma in the plat subtitle. Engineer and owner information must be added to the face of the plat. Provide CA number and renewal date for engineer and surveyor. Add location map to the face of the plat and label all platted boundaries with plat names within the mile section and label subject property. Under the basis of bearing information, include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Provide a written legal description. Add signature block for City officials to the face of the plat.
- **6. Stormwater, Drainage, & Floodplain:** Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on-site.
- 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 Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.



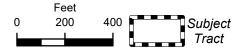


Chick-Fil-A #0529

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



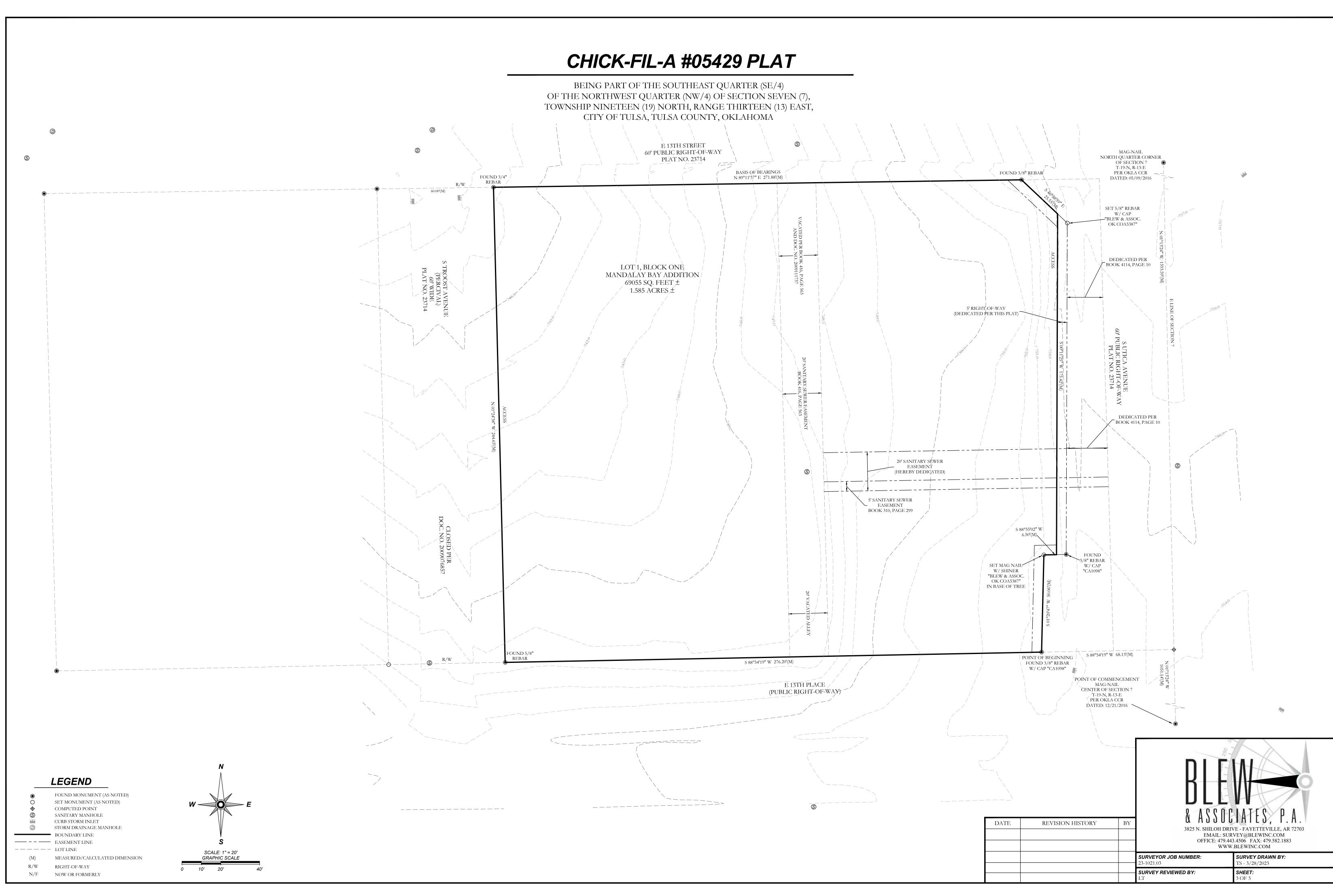
Chick-Fil-A #0529

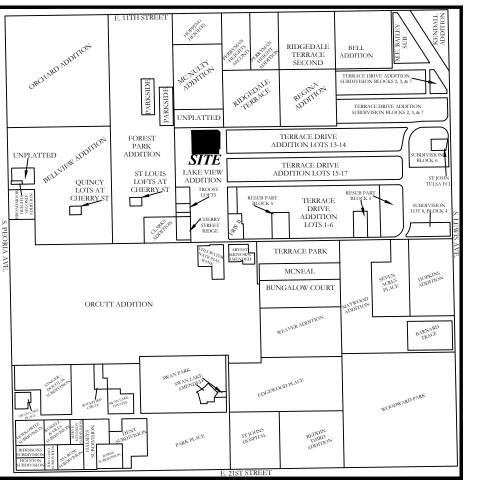


Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021







LOCATION MAP

SUBDIVISION CONTAINS

IN 1 BLOCK WITH 0 RESERVE AREAS

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

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY 2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE

3. COMPLETED FIELD WORK WAS FEBRUARY 23, 2023.

4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT

5. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADIOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

6. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

7. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET, CONTOURS

8. OWNER INFORMATION: MANDALAY BAY INVESTMENTS LLC PO BOX 3669 TULSA, OK 74101-3669

SHOWN ARE 1 FOOT INTERVALS

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

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

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

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE LOT OWNER(S). THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

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

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

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

PERMITTED USE CATEGORIES:

RESIDENTIAL (IF IN AN ALLOWED BUILDING TYPE LISTED BELOW) HOUSEHOLD LIVING SINGLE HOUSEHOLD

TWO HOUSEHOLDS ON A SINGLE LOT

THREE OR MORE HOUSEHOLDS ON A SINGLE LOT GROUP LIVING

ASSISTED LIVING FACILITY COMMUNITY GROUP HOME CONVENT/MONASTERY/NOVITIATE ELDERLY/RETIREMENT CENTER LIFE CARE RETIREMENT CENTER

RESIDENTIAL TREATMENT CENTER ROOMING/BOARDING HOUSE SHELTER, EMERGENCY AND PROTECTIVE STUDIO, ARTIST OR INSTRUCTIONAL SERVICE

TRADE SCHOOL VEHICLE SALES AND SERVICE FUELING STATION

AGRICULTURAL COMMUNITY GARDEN

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

CHICK-FIL-A #05429 PLAT

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

SECTION I. UTILITIES AND EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/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 EOUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPLIRTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPAIR OR REPLACE WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING. REPAIRING AND REPLACING OVER ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT. FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED ERECTED. INSTALLED. OR MAINTAINED. PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION

1.1 - UTILITY SERVICE

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

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

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

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

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

PLANNED UNIT **DEVELOPMENT STANDARDS**

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

MAXIMUM BUILDING FLOOR AREA: 35,190 SF MINIMUM BUILDING SETBACKS: FROM SOUTH UTICA AVENUE FROM EAST 13TH PLACE 5 FT FROM SOUTH TROOST AVENUE 10 FT FROM EAST 13TH STREET 10 FT MINIMUM PARKING SETBACKS:

FROM NORTH BOUNDARY 5 FT FROM SOUTH BOUNDARY FROM WEST BOUNDARY 10 FT FROM EAST BOUNDARY

OFF-STREET PARKING:

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

DRIVE-THROUGH

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

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

DRIVE-THROUGH SIGNS:

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

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

1.2 - GAS SERVICE

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

1.2.2 THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR

1.2.3 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND EACH LOT AND RESERVE

1.3 - WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

132 WITHIN THE LITILITY 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

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

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

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

RESTRICTED WATERLINE EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS 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.

TRASH AND MECHANICAL EQUIPMENT AREAS:

ALL TRASH AND MECHANICAL EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS PEDESTALS OR FOLIPMENT PROVIDED BY FRANCHISE LITHLITY PROVIDERS) INCLUDING BUILDING MOUNTED SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE SAME CANNOT BE SEEN BY A PERSON STANDING ON ANY PART OF THE PROPERTY LINE AT GROUND LEVEL

DUMPSTERS SHALL BE SCREENED FROM VIEW FROM ALL STREET RIGHTS-OF-WAY AND R-ZONED PROPERTY. DUMPSTER SCREENING SHALL BE OF MASONRY CONSTRUCTION WITH STEEL FRAME DOORS. THE DOORS SHALL BE COVERED WITH APPROPRIATE COVERING CONTAINING A MINIMUM OF NINETY-FIVE PERCENT (95%) OPACITY.

NO OUTSIDE STORAGE:

THERE SHALL BE NO OUTSIDE STORAGE OR RECYCLING MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENED RECEPTACLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR

ACCESS AND CIRCULATION:

NO VEHICULAR ACCESS SHALL BE PERMITTED FROM UTICA AVENUE. LANDSCAPED AREA:

A MINIMUM OF TEN PERCENT (10%) OF THE NET LAND AREA OF DEVELOPMENT AREA A SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE.

LANDSCAPING AND SCREENING DETAILS:

THE PROJECT LANDSCAPING AND SCREENING DETAILS WILL COMPLY WITH THE REQUIREMENTS OF THE TULSA ZONING CODE FOR STREET FRONTAGE AND PARKING AREA LANDSCAPE.

THE LANDSCAPE BOUNDARIES OF DEVELOPMENT AREA A WILL BE LANDSCAPED AS PROVIDED IN A DETAIL LANDSCAPE PLAN APPROVED BY THE CITY OF TULSA.

1.4 - SURFACE DRAINAGE

EACH LOT AND RESERVE AREA SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE CITY OF TULSA, OKLAHOM

1.5 -PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT OR RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE 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.

1.6 - SIDEWALKS

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

1.7 - CERTIFICATE OF **OCCUPANCY RESTRICTIONS**

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA. OKLAHOMA. UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS, AND SIDEWALKS TO BE CONSTRUCTED BY THE OWNER AS SPECIFIED ABOVE) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY

NOTWITHSTANDING THE FOREGOING. THE CITY MAY AUTHORIZE THE ISSUANCE OF ℓ 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 MA 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

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE LITILITY 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 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.

RESERVE "_" - OPEN SPACE

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

SANITARY SEWER EASEMENTS

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

A - DETAIL SITE PLAN

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

B - DETAIL LANDSCAPE PLANS

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

C - DETAIL SIGN PLANS

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

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N89°11'37"E PER GPS COORDINATE OBSERVATIONS OKLAHOMA STATE PLANE, NORTH ZONE NAD83. LATITUDE = $36^{\circ}08'37.1149"$ LONGITUDE = $-95^{\circ}58'05.9223'$ CONVERGENCE ANGLE = 01°11'56.38"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40143C0240L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

FINAL PLAT **ENDORSEMENT OF APPROVAL**

TULSA METROPOLITAN AREA PLANNING COMMISSION

APPROVAL DATE:

	TMAPC/INCOG
	CITY ENGINEER
	0
COUNCIL OF THE CITY OF TULSA, OKLAHOMA	
APPROVAL DATE:	
	CHAIR
	MAYOF
	ATTEST: CITY CLE

COUNTY CLERK'S CERTIFICATE

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY

COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE

STATE OF OKLAHOMA }	
COUNTY OF TULSA }	
	TY CLERK, IN AND FOR THE COUNTY AND STATE RTIFY THAT THE FOREGOING IS A TRUE AND COR OW ON FILE IN MY OFFICE.
DATED THE DAY OF _	
MICHAEL WILLIS, TULSA COUNTY	Y CLERK
	DEPUTY

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS PLAT HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX ROLLS. SECURITY AS REQUIRED HAS BEEN PROVIDED IN THE AMOUNT OF

TO BE APPLIED TO 2023 TAXES. THIS CERTIFICATE IS NOT TO BE CONSTRUED AS PAYMENT OF 2023 TAX IN FULL BUT IS GIVEN IN ORDER THAT THIS PLAT MAY BE FILED ON RECORD. 2023 TAXES MAY EXCEED THE AMOUNT OF THE SECURITY

DATED: JOHN M. FOTHERGILL TULSA COUNTY TREASURER

SURVEYOR'S CERTIFICATE

THE FIELD WORK WAS COMPLETED ON 02/23/2023.

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

DENVER WINCHESTER PROFESSIONAL LAND SURVEYOR NO.: 1952 STATE OF OKLAHOMA OKLAHOMA CA 5387



WWW.BLEWINC.COM **SURVEY DRAWN BY:** S - 3/28/2023 SHEET: OF 3

REVISION HISTORY OFFICE: 479.443.4506 FAX: 479.582.1883 SURVEYOR JOB NUMBERS SURVEY REVIEWED BY:

DRAINAGE EASEMENTS

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

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

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

4. THE ABOVE GROUND AREA OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE LOT OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS. THE CITY OF TULSA. OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA,

COMPENSATORY STORAGE EASEMENTS

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

STORMWATER.

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

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

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

5. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE COMPENSATORY STORAGE EASEMENTS, ALTER THE GRADE OR PLACE OBSTRUCTIONS IN THE EASEMENTS THE CITY OF TULSA OKLAHOMA OR ITS SUCCESSORS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM THE WORK NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORAGE FUNCTIONS. THE COST OF THIS WORK SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS THE CITY OF THISA 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 OWNER'S LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA

OVERLAND DRAINAGE EASEMENTS

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

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

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

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

STORM SEWER EASEMENTS

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

STORWATER DETENTION EASEMENTS

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

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE

STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA. 3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR

MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALLTHERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA.

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

a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS. b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED

c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS. d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

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

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

RESERVE "_" STORMWATER DETENTION EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE '__'/ STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION

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

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

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE (HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION DETTENTION FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS: a GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS

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

c THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS. d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY

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

6. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION. RETENTION. AND OTHER DRAINAGE FACILITIES OR. IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN THE DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE. AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS. THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/ OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA,

ROOF DRAIN REQUIREMENTS

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

CHICK-FIL-A #05429 PLAT

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

RESERVE "_" PRIVATE STREETS

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

2. STREETS LOCATED WITHIN RESERVE " "AS DEPICTED ON THE ACCOMPANYING PLAT, ARE ESTABLISHED BY GRANT OF THE OWNER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS AND PUBLIC STREETS.

3. THE OWNER HEREBY GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL VEHICLES

4 THE OWNER FOR ITSELF AND ITS SUCCESSORS HEREIN COVENANTS WITH THE CITY OF TULSA OKLAHOMA. WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, TO: A.CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT INCLUDING THE FOLLOWING:

1. SURFACING WIDTH SHALL BE NOT LESS THAN [pavement width] MEASURED FROM FACE OF CURB TO FACE OF CURB, EXCEPT IN THE TURN-AROUND AREAS WHICH SHALL NOT BE LESS THAN [dimension] FROM FACE OF CURB TO FACE OF CURB; 2. STREETS SHALL BE CURBED;

3. GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF TULSA, OKLAHOMA FOR MINOR RESIDENTIAL STREETS;

4. THE VERTICAL GRADE OF THE STREETS SHALL NOT EXCEED [dimension] %. B. PROHIBIT THE CONSTRUCTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE, AND PARTICULARLY ANY FIRE SUPPRESSION VEHICLE. C. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS

AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH SUCH STANDARDS. THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

5. THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARDS AS TO WIDTH OF DEDICATED RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

LIMITS OF NO ACCESS

THE OWNER HEREBY RELINOUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SUTICA AVENUE WITHIN THE BOUNDS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TILL SA METROPOLITAN AREA PLANNING COMMISSION, OR IT'S SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

MUTUAL ACCESS EASEMENT

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



			SURVEYOR JOB NUMBER: 23-1021.03 SURVEY REVIEWED BY:	W.BLEWINC.COM SURVEY DRAWN BY: TS - 3/28/2023 SHEET:
DAIL	REVISIONTHOTORY	D1	3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL: SURVEY@BLEWINC.COM OFFICE: 479.443.4506 FAX: 479.582.1883	
DATE REVISION HISTORY		ВУ	& ASSO	CLATES, P.A.

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

> **ELEVATION SPOTS ARE PAVEMENT/AT** GRADE ELEVATIONS UNLESS WHEN

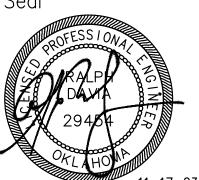
PLAN LEGEND

—— 1000 ——PROPOSED CONTOUR

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

5200 Buffington Road Atlanta, Georgia 30349-2998

Seal



FSU# 05429

REVISION SCHEDULE
NO. DATE

GREYDEN PROJECT # PRINTED FOR DRAWN BY

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CONCEPTUAL **IMPROVEMENTS PLAN**

1 inch = 20 ft.

SHEET NUMBER

