

Case: Chick-Fil-A #0529

Hearing Date: January 3, 2024

Case Report Prepared by:

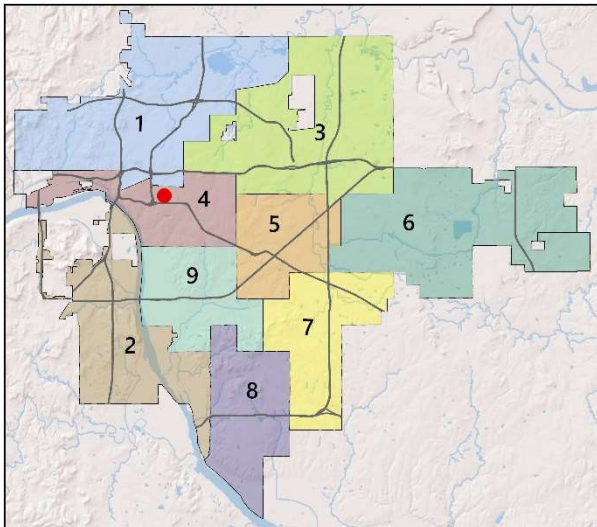
Nathan Foster

Owner and Applicant Information:

Applicant: Greyden Engineering, LLC

Owner: Mandalay Bay Investments, LLC

**Location Map:
(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)

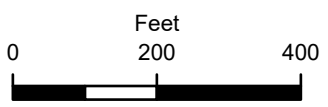
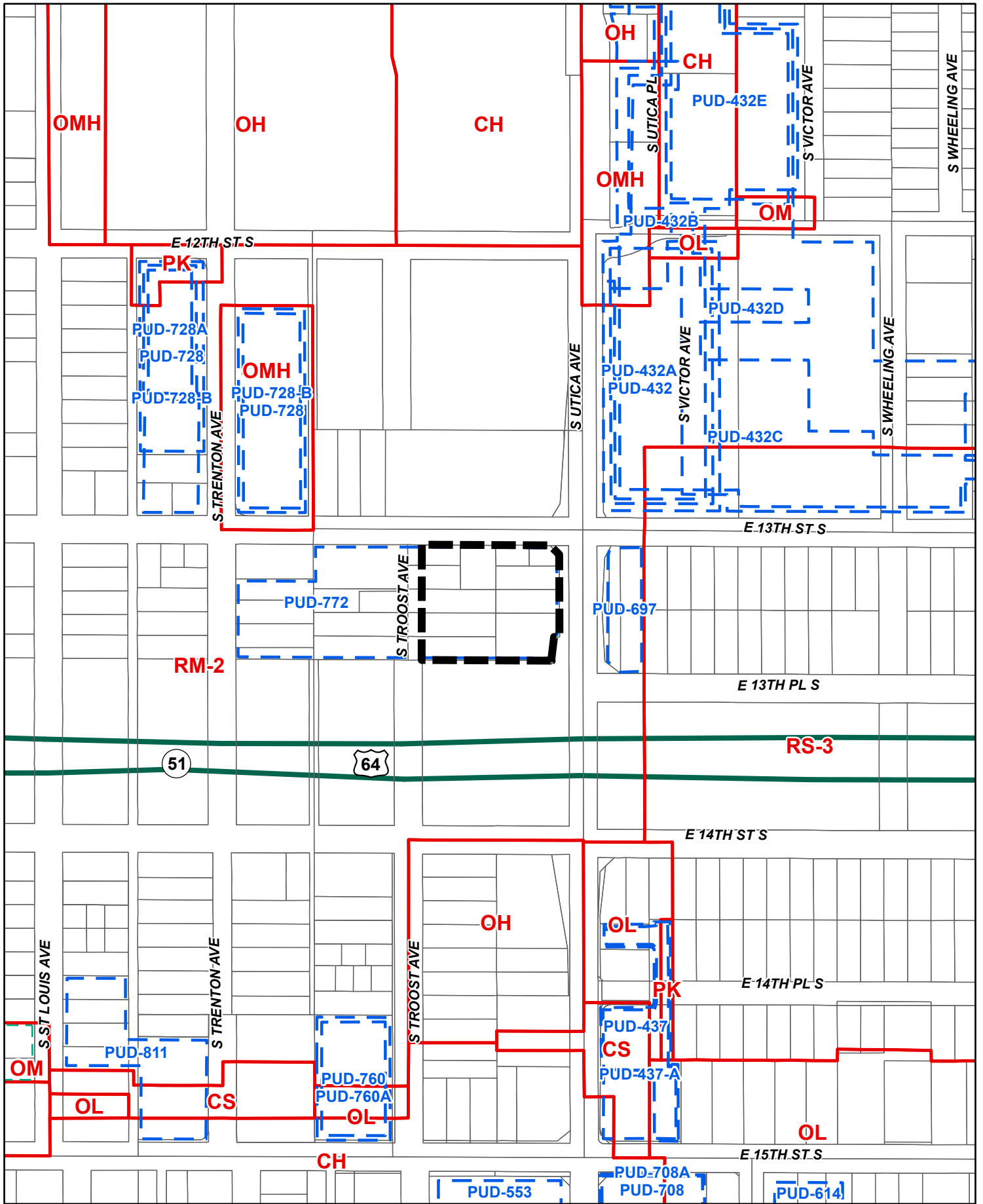
Northwest corner of East 13th Place and South Utica Avenue

1 lot, 1 block, 1.61 ± acres

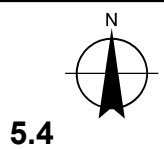
The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

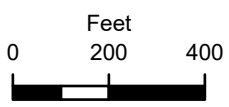
- 1. Zoning:** The property is zoned CS with a planned unit development (PUD-772-A). The deed of dedication must include the approved development standards for PUD-772-A. Add PUD-772-A to the face of the plat.
- 2. Addressing:** Add address assignment to the face of the final plat and provide standard 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



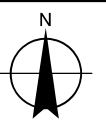


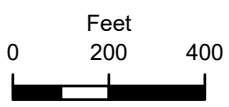
Subject Tract

Chick-Fil-A #0529

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

Aerial Photo Date: 2021





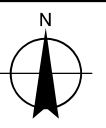
Subject Tract

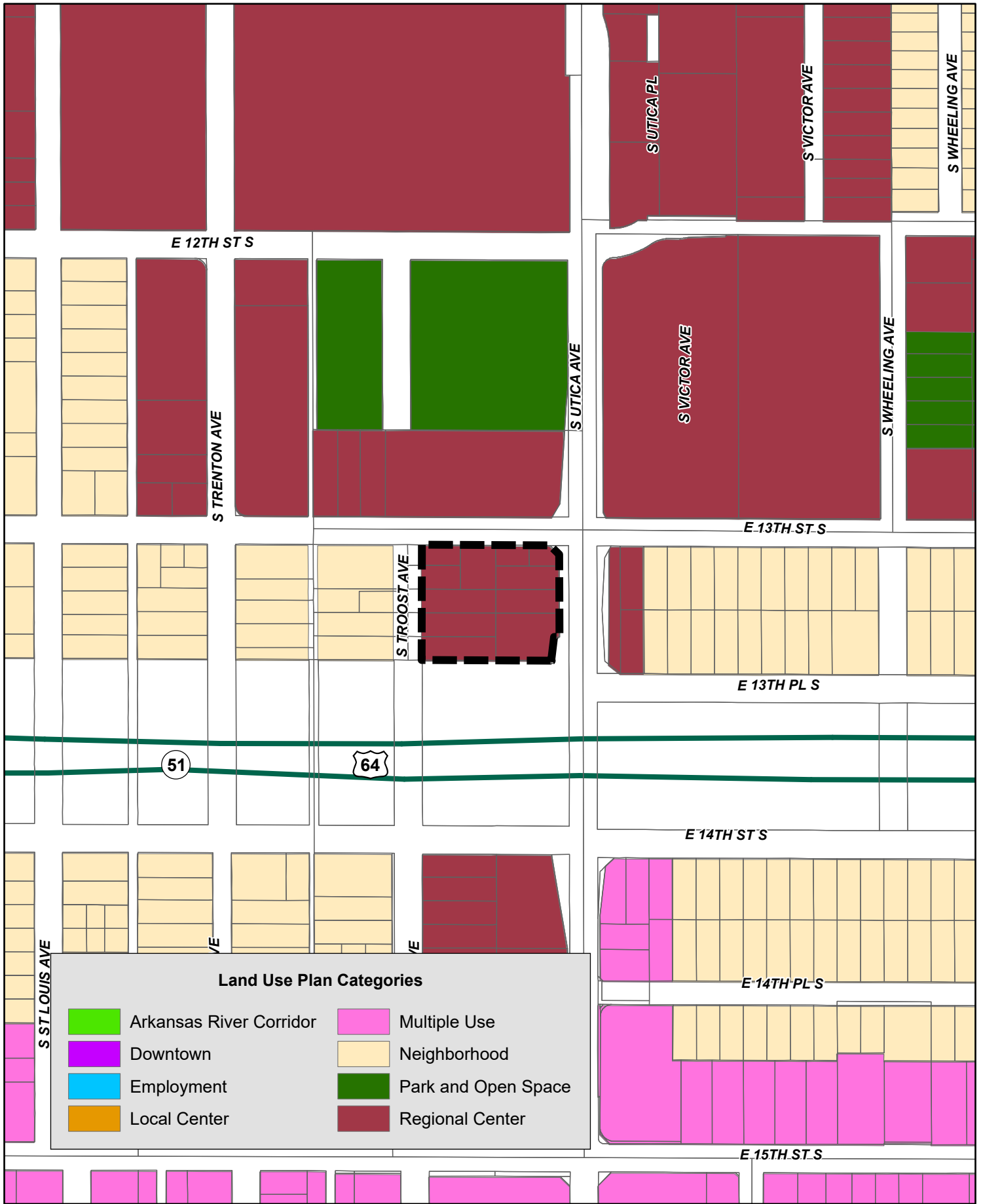
Chick-Fil-A #0529

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





Aerial Photo Date: 2021

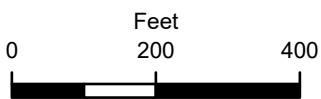
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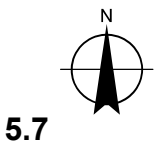


Land Use Plan Categories

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

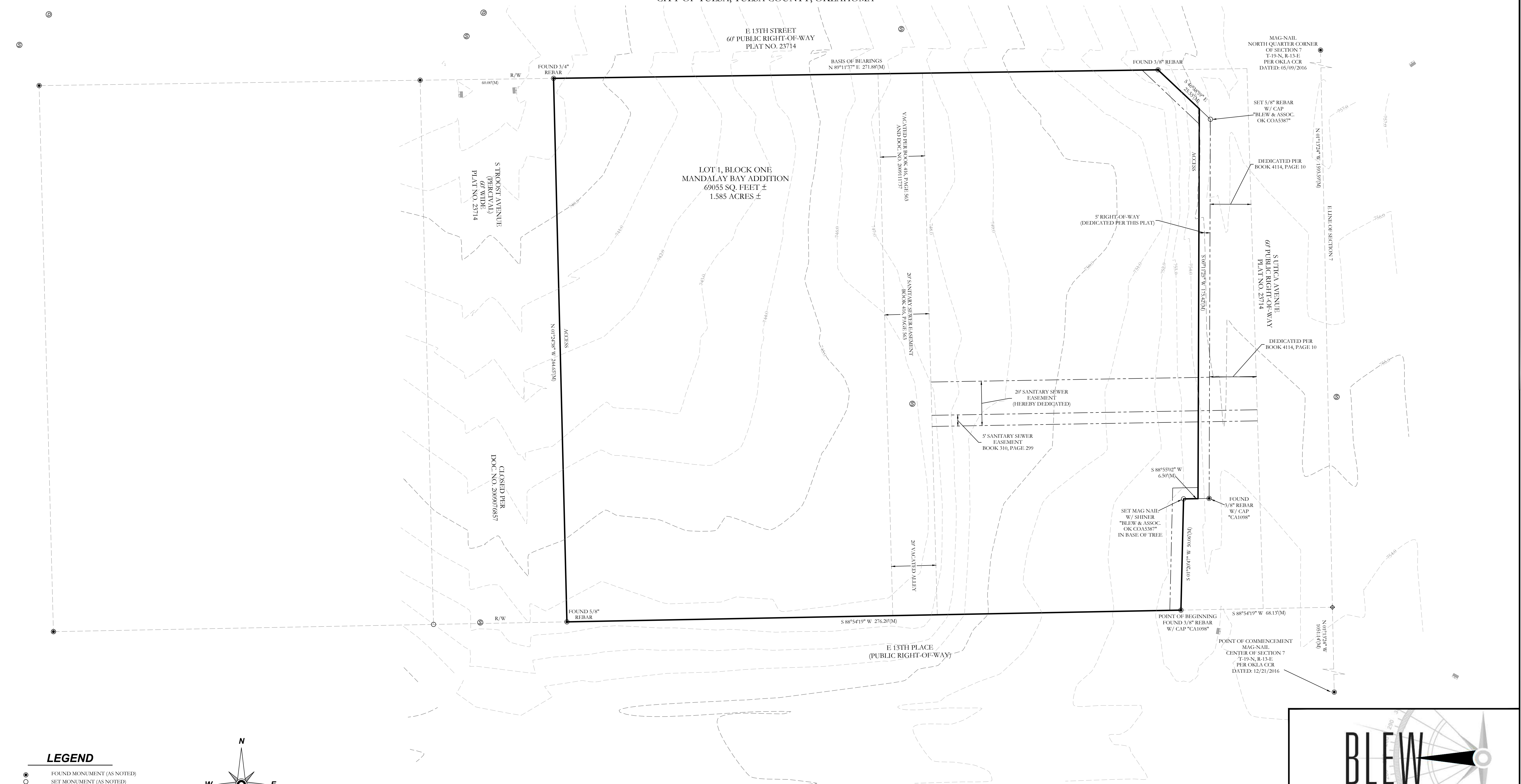


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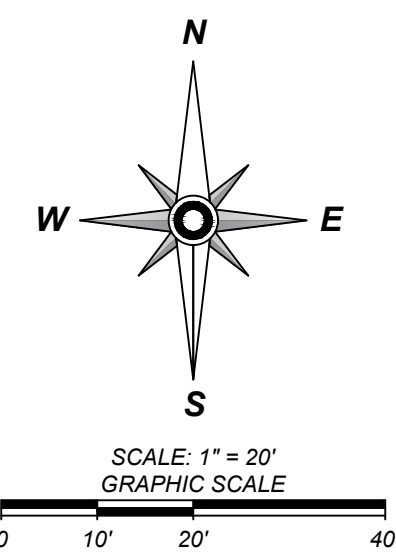
CHICK-FIL-A #05429 PLAT

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



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- SANITARY MANHOLE
- CURB STORM INLET
- STORM DRAINAGE MANHOLE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- (M) MEASURED/CALCULATED DIMENSION
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY



DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-1021.03	SURVEY DRAWN BY: TS - 3/28/2023
SURVEY REVIEWED BY: LJ	SHEET: 3 OF 3

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, REPLACING 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 PURPOSES STATED.

2. DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS 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 THE CITY.

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, OKLAHOMA.

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 GRASS 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 THE OWNERS EXPENSE.

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 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 OWNERS 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 PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

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, OKLAHOMA.

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 OWNERS 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 EASEMENT" 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 SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

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:

- 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.

4. 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, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE (HOMEOWNERS' ASSOCIATION OR PROPERTY OWNERS ASSOCIATION) 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 ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- 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 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 1/3 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 OWNERS LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

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 REUSE 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 AND EQUIPMENT.

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 [insert width] MEASURED FROM FACE OF CURB TO FACE OF CURB, EXCEPT IN THE TURN-AROUND AREAS WHICH SHALL NOT BE LESS THAN [insertion] 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 [insertion] %.
- 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 RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO S UTICA 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 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 "MAY" 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 ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNER OF ANY LOT IN THE SUBDIVISION, AND THE OWNERS 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 SUBDIVISION.

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-1021.03	SURVEY DRAWN BY: TS - 3/28/2023
SURVEY REVIEWED BY: LT	SHEET: 2 OF 3



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal



11-17-23

GREYDEN
ENGINEERING • PLANNING

12460 Crabapple Road
Suite 202-374
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
NWC E 13th Place
and Utica Ave.
Tulsa, OK 74104

FSU# 05429

REVISION SCHEDULE
NO. DATE DESCRIPTION

GREYDEN PROJECT # 22-105
PRINTED FOR
DATE
DRAWN BY

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SHEET
CONCEPTUAL
IMPROVEMENTS
PLAN

SHEET NUMBER

C-301

5.11

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
LOCATED AT DOORS OR SELECT
CANOPY COLUMN LOCATIONS IN
SIDEWALK

PLAN LEGEND

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

EXISTING INVERT INFORMATION

- DI#1 RIM ELEVATION: 741.91'
INVERT SE (12" RCP): 737.3'
- DI#9 RIM ELEVATION: 753.47'
INVERT S (15" RCP): 750.2'
- CI#1 RIM ELEVATION: 737.28'
INVERT NW (12" RCP): 734.9'
INVERT SE (12" RCP): 734.0'
- DMH#1 RIM ELEVATION: 738.02'
INVERT N (12" RCP): 733.0'
INVERT E (12" RCP): 733.0'
INVERT SE (12" RCP): 733.0'
INVERT SW (12" RCP): 733.0'
INVERT W (12" RCP): 733.0'
- CI#2 RIM ELEVATION: 736.86'
INVERT NE (12" RCP): 736.9'
- DMH#2 RIM ELEVATION: 733.53'
INVERT N (24" RCP): 728.4'
INVERT NE (15" RCP): 729.5'
INVERT E (18" RCP): 728.4'
INVERT SE (15" RCP): 728.5'
INVERT S (15" RCP): 728.4'
- CI#3 RIM ELEVATION: 737.34'
INVERT NW (12" RCP): 734.9'
- DMH#3 RIM ELEVATION: 757.40'
INVERT N (12" RCP): 752.1'
INVERT SE (12" RCP): 751.9'
INVERT W (12" RCP): 751.8'
INVERT NW (12" RCP): 752.2'
- CI#4 RIM ELEVATION: 756.31'
INVERT SE (12" RCP): 752.6'
- SMH#1 RIM ELEVATION: 733.69'
INVERT N (8" CLAY): 726.6'
INVERT E (8" CLAY): 726.7'
- CI#5 RIM ELEVATION: 757.86'
INVERT SE (12" RCP): 753.2'
- SMH#2 RIM ELEVATION: 737.68'
INVERT N (8" CLAY): 730.2'
INVERT S (8" CLAY): 730.4'
INVERT W (8" CLAY): 730.4'
- CI#6 RIM ELEVATION: 757.79'
INVERT NW (12" RCP): 753.5'
- SMH#3 RIM ELEVATION: 747.05'
INVERT S (8" CLAY): 734.3'
INVERT W (8" CLAY): 734.2'
- CI#7 RIM ELEVATION: 752.89'
INVERT SE (12" RCP): 702.7'
- SMH#4 RIM ELEVATION: 746.62'
INVERT N (8" CLAY): 736.6'
INVERT S (8" CLAY): 736.6'
- CI#8 RIM ELEVATION: 752.76'
INVERT N (15" RCP): 749.9'
INVERT S (15" RCP): 749.7'
INVERT NW (12" RCP): 749.8'
- SMH#5 RIM ELEVATION: 747.01'
INVERT N (8" CLAY): 736.1'
INVERT E (8" CLAY): 736.3'
INVERT S (8" CLAY): 736.2'
- SMH#6 RIM ELEVATION: 756.71'
INVERT N (8" CLAY): 745.2'
INVERT E (8" CLAY): 745.0'
- SMH#7 RIM ELEVATION: 752.09'
INVERT N (8" CLAY): 737.7'
INVERT S (8" CLAY): 738.0'

PROPOSED INVERT INFORMATION

SANITARY INVERTS	STORM INVERTS
SANITARY WYE CONNECTION RIM = 747.13 IE IN = 739.51 (C01)	100 RIM = 744.09 INV. = 736.20
1000 GALLON GI RIM = 744.51 IE OUT = 741.10 IE IN = 741.30 (700)	105 RIM = 744.77 INV. = 736.49
BLDG RIM = 745.11 IE OUT = 741.67	110 RIM = 743.90 INV. = 739.67
	115 RIM = 743.50 INV. = 740.50
	200 RIM = 742.60 INV. = 736.20
	205 RIM = 742.10 INV. = 736.72
	210 RIM = 741.00 INV. = 739.42
	215 RIM = 741.70 INV. = 740.12
	300 RIM = 742.28 INV. = 736.20
	305 RIM = 742.10 INV. = 736.40
	OC RIM = 742.40 INV. = 736.20

