



NOTICE OF PUBLIC HEARING

GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY APRIL 13th, 2015
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 30th, 2015.
3. DISCUSSION OF DEVELOPING THE BICYCLE/PEDESTRIAN MASTER PLAN (GO PLAN)
JAMES WAGNER, INCOG.
4. REVIEW AND POSSIBLE ACTION TO APPROVE A SKETCH PLAT: (Sunoco)
Kristin Sondag with STV Energy Services, Inc representing Sonoco Partners/Explorer Pipeline have submitted a sketch plat for 10.71 acres that is located approximately 1,100 feet north of the NE/corner of 131st street and US 75. This property is currently zoned IM (Industrial Medium).
5. REVIEW AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (Glenpool Church of Christ)
Bruce Bothell has submitted a request for a Site Plan review of the Glenpool Church of Christ in order to expand a parking lot. The church property contains 3.446 acres located north of the northwest corner of 131st Street and South Elwood Ave. This tract is zoned AG (Agriculture) and is currently unplatted.
6. REVIEW AND POSSIBLE ACTION TO APPROVE A LOT SPLIT: (GLS#207 American T's)
Kinslow, Keith & Todd, Inc representing American T's have submitted a Lot Split application in order to combine three platted lots because they have submitted plans to build across platted lot lines with buildings and parking lots and a lot split (combination) was a condition of their Site Plan approval. The subject tract is located at the northwest corner of 151st Street and South Dogwood Ave and is zoned CG (Commercial General). This property is platted as Lots 1-3, Block 2 Glenpool Business and Professional Park.



-
7. REVIEW AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (Cotton Creek Mini-Storage)
Tanner Consulting, LLC representing BCF, LLC for a site plan review of a 20 acre tract which is located west of the northwest corner of 181st Street and US 75. The subject tract is zoned AG (Agriculture) & IL (Industrial Light).

8. ADJOURNMENT

Rick Malone

Rick Malone, City Planner

This notice was posted on or before Friday, April 10th, 2015 at 5:00pm on the bulletin board located on the west side of the Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma 74033, and on the City's website at www.glenpoolonline.com.



MINUTES OF PUBLIC HEARING

GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: SPECIAL
MEETING DATE: MONDAY MARCH 30th, 2015
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM
Chairman Watts called the meeting to order at 6:34 pm and requested a roll call.
Members absent: Richard Watts
Members present: Joyce Calvert, Howard Nelson, Brandon Kearns, Shayne Buchanan
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 9TH, 2015.
Motion: Mr. Nelson made a motion to approve.
Second: Mr. Kearns
Voting Aye: Vice-Chairman Calvert, Mr. Nelson, Mr. Kearns Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0
3. REVIEW AND POSSIBLE ACTION TO APPROVE A REVISION OF THE ZONING CODE TO ALLOW TEMPORARY PROMOTIONAL-TYPE SIGNS
Motion: After much discussion, Mr. Buchanan made a motion to approve as revised.
Second: Mr. Kearns.
Voting Aye: Vice-Chairman Calvert, Mr. Nelson, Mr. Kearns Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0
4. ADJOURNMENT
There being no further business; Chairman Watts declared the meeting adjourned at 8:55 p.m.



Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: GO Plan James Wagner, INCOG

DATE: April 13th, 2015

INFO:

Mr. Wagner is here to discuss the latest on the region's bicycle and pedestrian infrastructure.

As we approach the home stretch of developing the Bicycle/Pedestrian Master Plan (GO Plan), INCOG to help acclimate the planning commission to the plan's recommendations before the public release of the draft plan later this summer. I will make a 10-15 minute presentation on the process and recommendations of the GO Plan if that would help to tell the story of how we've worked with Glenpool staff and stakeholders to reach these recommendations. There is no need for the commission to take action at this time, but we thought it would be a good idea to bring everyone up to speed.

We have posted the most recent iteration of the map at www.tulsatrc.org/goplan and would invite you to include the map as part of the planning commission's agenda packet. I will develop a short presentation to accompany the map explaining the process and plan recommendations for Glenpool.

In addition, here is a link to a more interactive map you can look at on-screen.

<http://bit.ly/GOPlan32015>

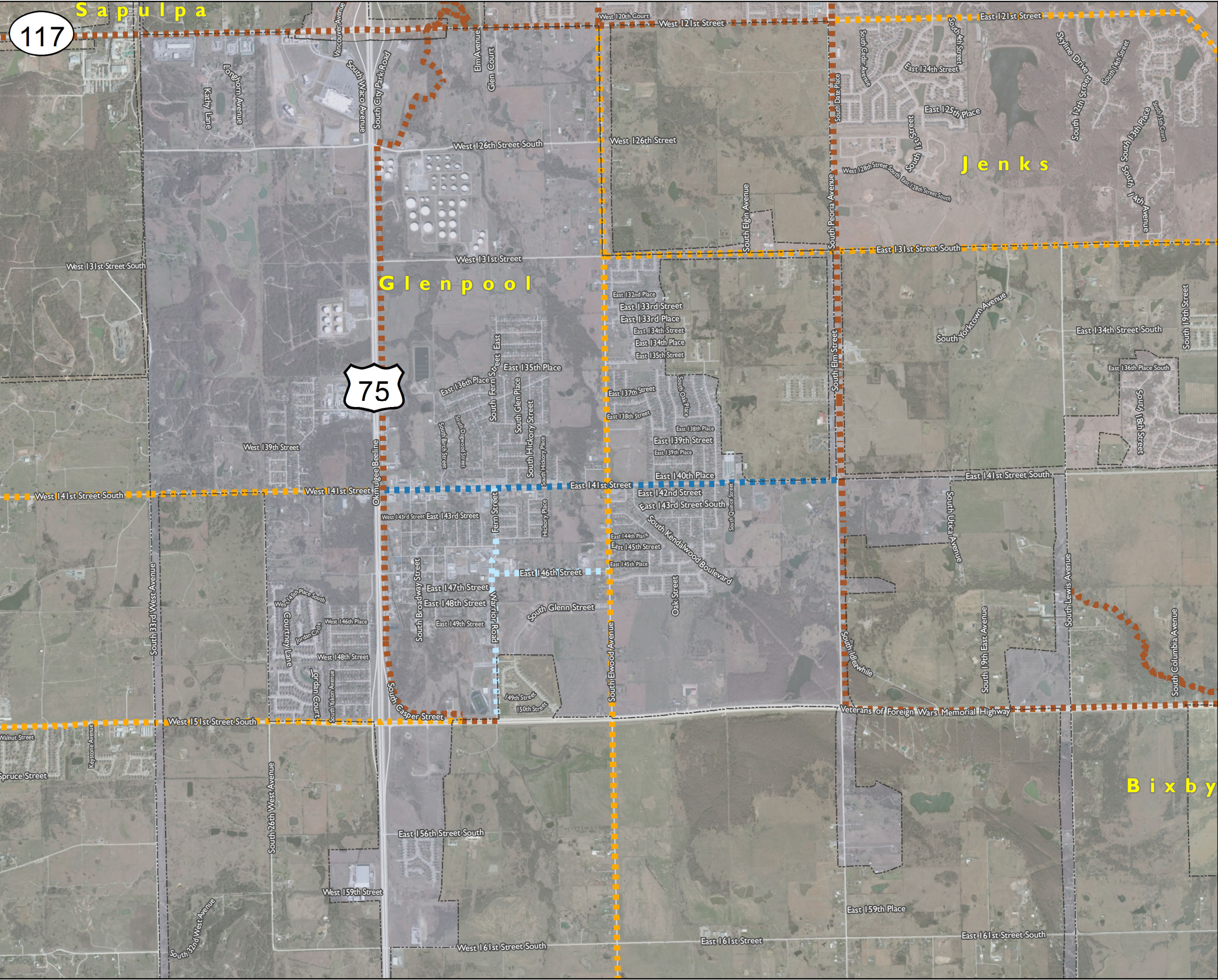
James Wagner, AICP

Principal Transportation Planner | INCOG

Two West Second St, Suite 800 | Tulsa, OK 74103

(918) 579-9447 (office) | (918) 579-9547 (fax)

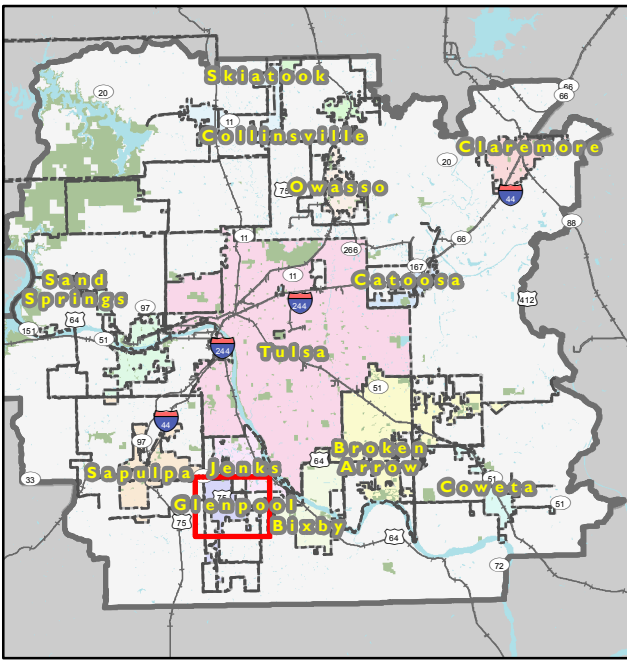
jwagner@incog.org | www.incog.org/Transportation



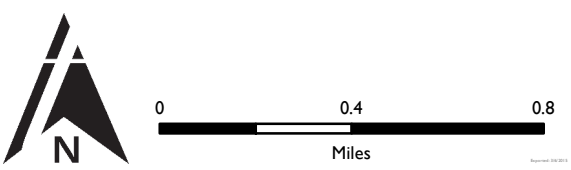
Tulsa Regional Bicycle & Pedestrian Master Plan Final Network, 3/6/2015

Glenpool

- Recommendations**
 - Cycle Track
 - Buffered Bike Lane
 - Bike Lane
 - Priority Shared Lane Markings
 - Shared Lane Markings
 - Signed Route
 - Shared Use Path
- Trails**
 - Existing; Funded
 - Recommended
- Existing Bikeways**
 - Bike Lane
 - Unpaved Trail



Tulsa Regional Bicycle & Pedestrian Master Plan
A PLAN FOR PEOPLE POWERED MOVEMENT



MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: STAFF RECOMMENDATION
SKETCH PLAT OF "SONOCO GLENPOOL TERMINAL"

DATE: April 13th, 2015

BACKGROUND:

Kristin Sondag with STV Energy Services, Inc representing Sonoco Partners/Explorer Pipeline have submitted a sketch plat for 10.71 acres that is located approximately 1,100 feet north of the NE/corner of 131st street and US 75. This property is currently zoned IM (Industrial Medium).

ZONING:

This plat is zoned IM Industrial Medium Density and the lot sizes and density is consistent with the underlying zoning.

TAC MEETING:

- The TAC meeting was held on 3/27/15 and the plat was reviewed for conformance with the Glenpool Subdivision Regulations and Glenpool Zoning Code and were determined to be in general compliance however, there were some revisions required and STV Energy Services, Inc was given the redlines from the meeting

RECOMMENDATION:

Staff recommends approval of the SKETCH PLAT OF "SONOCO GLENPOOL TERMINAL" subject to the conditions of the Staff and TAC review of March 27th, 2014.

ATTACHMENTS:

1. 11" X 17" Sketch Plat of "SONOCO GLENPOOL TERMINAL".



12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432

APPLICATION FOR APPROVAL OF SUBDIVISION

**SKETCH
PLAT**

- ☐ **PRELIMINARY PLAT:** Application must be accompanied by a \$200.00 application fee, the names and addresses of the abutting property owners plus \$1.00 for each name on that list in order to cover the cost of notification, three (3) copies of the proposed plat, three (3) copies of the preliminary construction plans and an area map. Please submit in pdf (portable document format) as well.
- ☐ **FINAL PLAT:** Application must be accompanied by a \$250.00 application fee and three (3) copies of the final plat and three (3) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, two (2) copies should be submitted on mylar, and ten (10) copies on paper completely signed and notarized. These copies should not be submitted until plat is in its absolute final form and ready to file of record with the Tulsa county clerk.

PROPOSED SUBDIVISION NAME: Sunoco Glenpool Terminal

SECTION: 02 TWP: 17 RANGE: 12 LEGAL DESCRIPTION: _____

DEVELOPER'S NAME: Sunoco Partners Marketing and Terminals, L.P. (Scott Ritchey)

DEVELOPER'S ADDRESS: 2700 West Passyunk Ave, Philadelphia, PA 19145 PHONE: 267-800-1330

ENGINEER'S NAME: STV Energy Services, Inc (Kristin Sondag) PHONE: 610-385-8418

Acreage Of Area Being Platted: ~10.7 acres Number Of Lots: 1 Average Lot Size: ~10.7 acres

Present Use Of Tract: field/woods Proposed Use Of Tract: butane facility

Present Zoning: IM Proposed Zoning: IM

Is Plat Part Of A PUD? N/A Zoning Case File/Number: GZ: N/A
(Pud Number)

Glenpool City Limits: ☒ INSIDE ☐ OUTSIDE ☐ PARTIALLY INSIDE

Water Supply: ☐ CITY SEWER ☐ LAGOON ☒ SEPTIC TANK ☐ OTHER

Street Resurfacing Proposed: Portland Cement/Concrete Asphaltic Concrete

Signature Of Developer/Agent: Kristin Sondag Date: 3/17/15

FOR STAFF USE ONLY

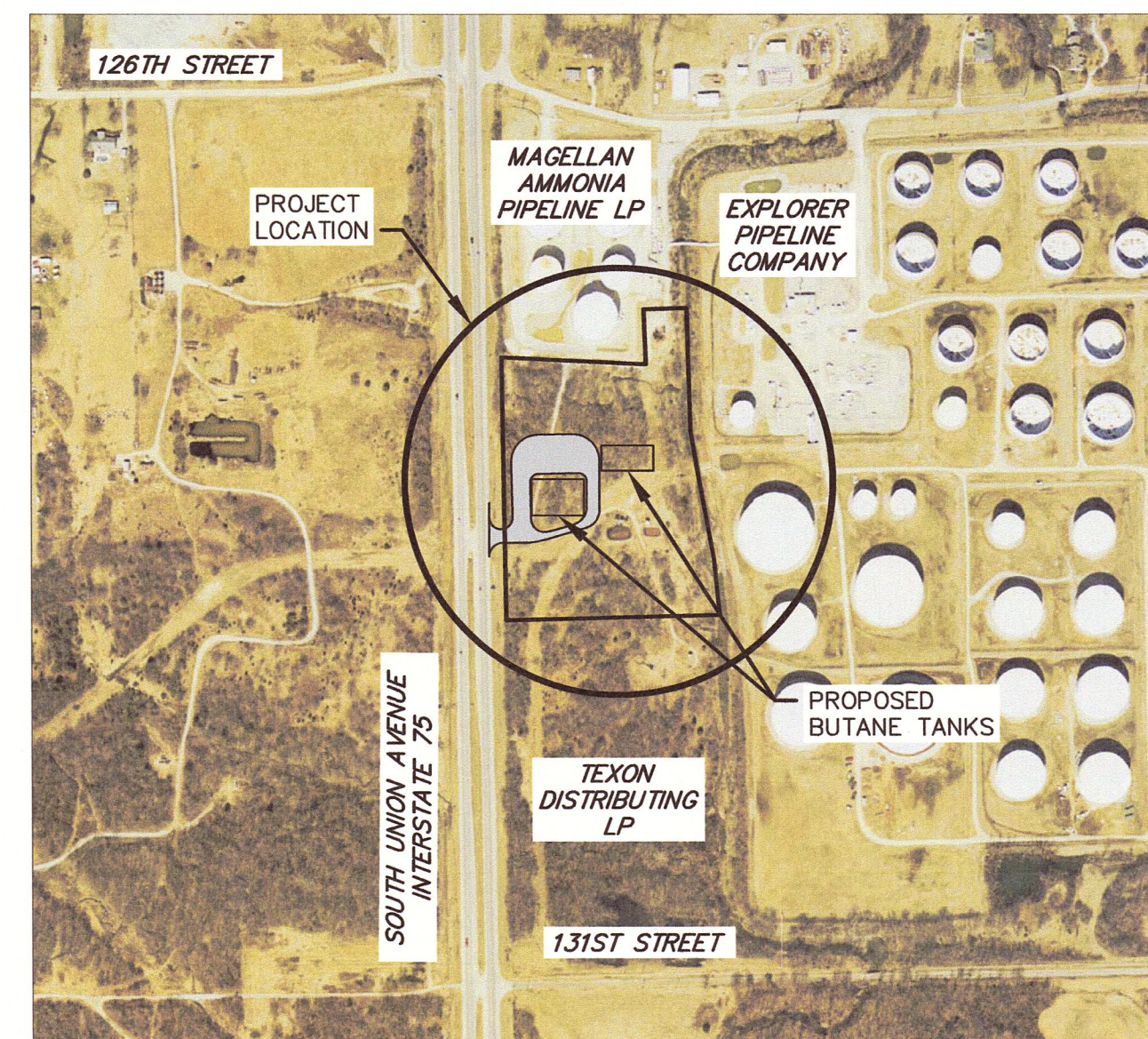
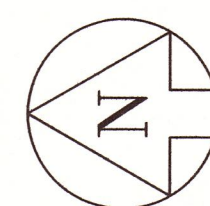
Preliminary Application Received: _____ (DATE) (RCPT#)

Preliminary Fee Received: _____

Preliminary Approval: _____

Final Application Received: _____

Final Approval: _____ Plat Release Date: _____



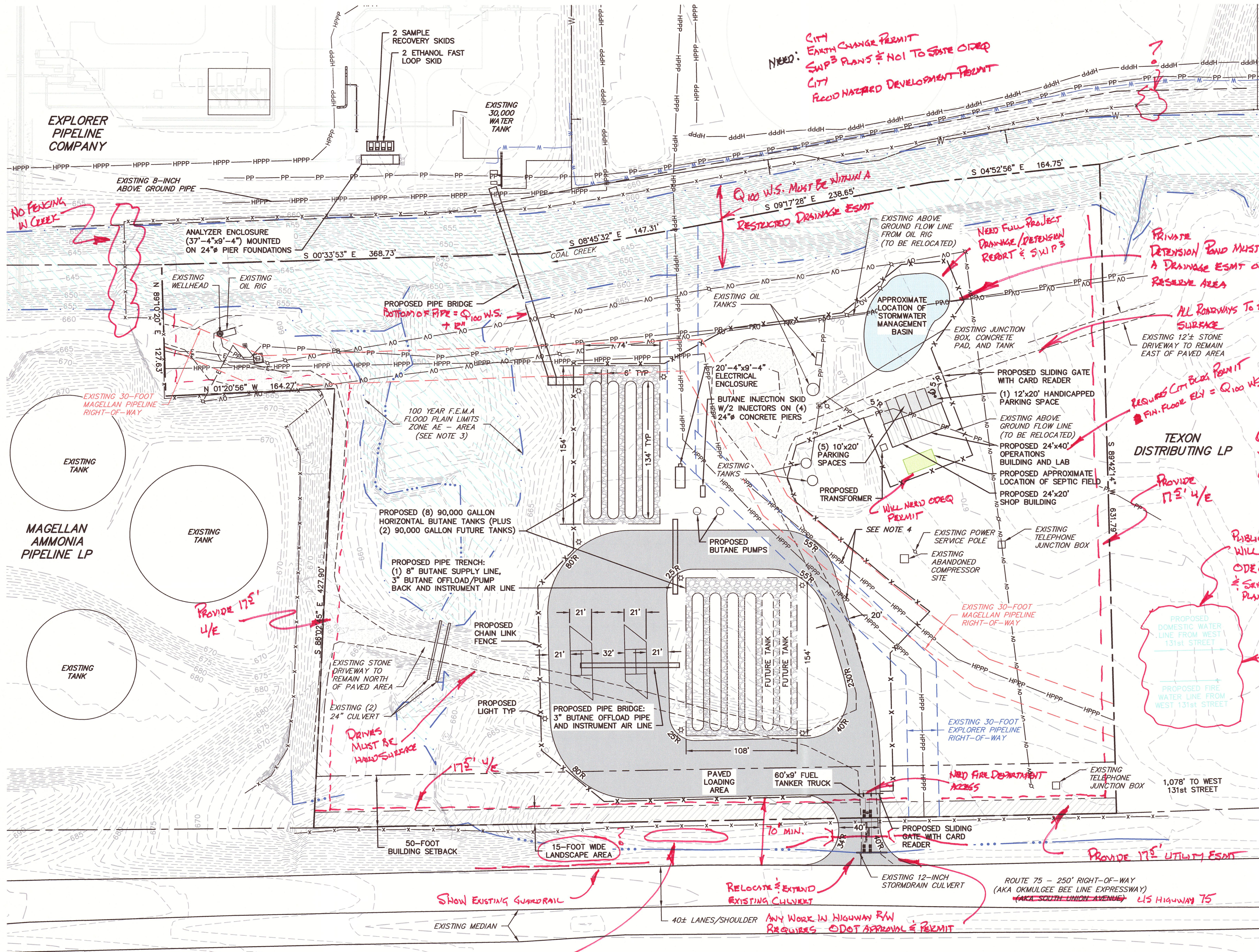
PROJECT LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC INFORMATION, AND RIGHT-OF-WAY EASEMENTS WERE TAKEN FROM A PRELIMINARY PLAN TITLED "BOUNDARY SURVEY OF GLENPOOL STATION IN THE SE/4 OF SECTION 2, T17N - R12E TULSA COUNTY, OKLAHOMA" PREPARED FOR SUNCOCO PIPELINE, LP BY TOPOGRAPHIC LAND SURVEYORS OF OKLAHOMA, DATED 08/31/12.
 - HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83
 - THE FLOODPLAIN SHOWN HEREON FOLLOWS CONTOUR 659 BASED ON THE FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA; PANEL NO. 407 OF 530; MAP NO. 40143C0407L; MAP REVISED OCTOBER 16, 2012.
 - EXISTING PIPELINE LOCATIONS ARE APPROXIMATE AND WILL BE VERIFIED PRIOR TO CONSTRUCTION.
- ZONING DATA:
IM - INDUSTRIAL MODERATE DISTRICT
MINIMUM LOT FRONTAGE 200 FT.
MINIMUM FRONT SETBACK 50 FT. + 1/2 RIGHT-OF-WAY (MEASURED FROM C. OF STREET)
PARKING REQUIREMENTS 1 SPACE/800 S.F.
PARKING SPACE MINIMUM DIMENSION 9'x19'; 24' AISLE WIDTH MINIMUM

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
---	EXISTING MINOR CONTOUR LINE (1' INTERVAL)
---	EXISTING WATER COURSE CENTERLINE
---	SOIL TYPE BOUNDARY
---	PROPOSED WATERLINE
---	PROPOSED SETBACK
---	PROPOSED CHAIN LINK FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING ROAD
---	EXISTING GRAVEL ROAD
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING HIGH PRESSURE PETROLEUM PIPELINE
---	EXISTING ABOVE GROUND FLOWLINE
---	EXISTING EXPLORER RIGHT-OF-WAY
---	EXISTING MAGELLAN RIGHT-OF-WAY
---	FLOOD PLAIN
---	LANDSCAPE AREA

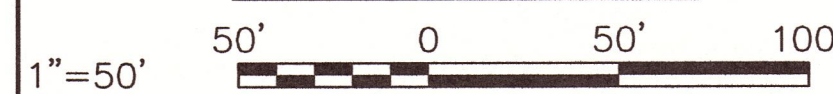


- GENERAL:
- 1.) SITE NEEDS TWO POINTS OF ACCESS
 - 2.) Q100 FLOODPLAIN MUST BE WITHIN A PUBLIC DRAINAGE ESMT

NEED COMPLETE BOUNDARY INFO.

PLAN
SCALE: 1"=50'

GRAPHIC SCALES



Baltimore, MD Bismarck, ND Denver, CO Douglassville, PA Houston, TX
Pittsburgh, PA Williamsport, PA

THE LOCATION OF THE PIPELINE FACILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. BEFORE DIGGING OR FOR AN EXACT LOCATION PLEASE CONTACT YOUR STATES UNDERGROUND UTILITY LOCATION SERVICE.

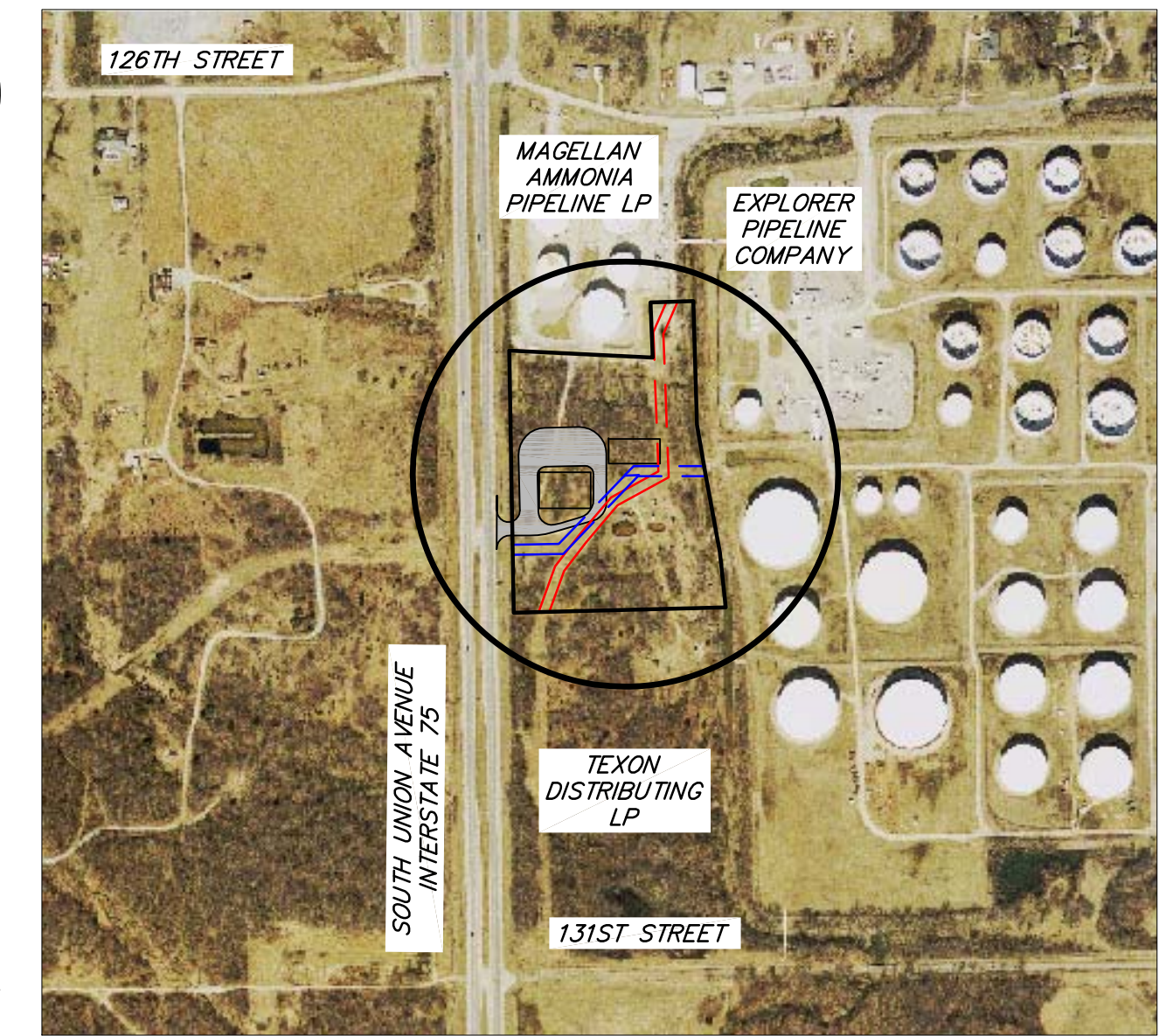
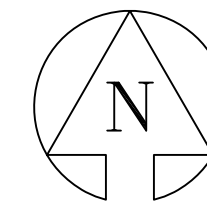
STV PROJECT No.: 38-17225

ENGINEERING RECORD

DRAWN BY	RRJ
CHECKED BY	RC
APPROVED BY	CDA
DATE	11/20/14
SCALE	AS NOTED

OLD DRAWING NO.

A 03/17/15	CITY OF GLENPOOL SKETCH PLAT SUBMISSION	
REV.	DATE	APP#
		DESCRIPTION
		APPROVAL
Sunoco Partners Marketing and Terminals L.P.		
CITY OF GLENPOOL		
TULSA COUNTY, OKLAHOMA		
EXPLORER PIPELINE-GLENPOOL TERMINAL SE/4 OF T17N, R12E, S2 BUTANE BLENDING SKETCH PLAT		
DWG. NO.	T_GLNP_C100001	REV. NO.
		A



PROJECT LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES:

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ZONING DATA:

IM - INDUSTRIAL MODERATE DISTRICT

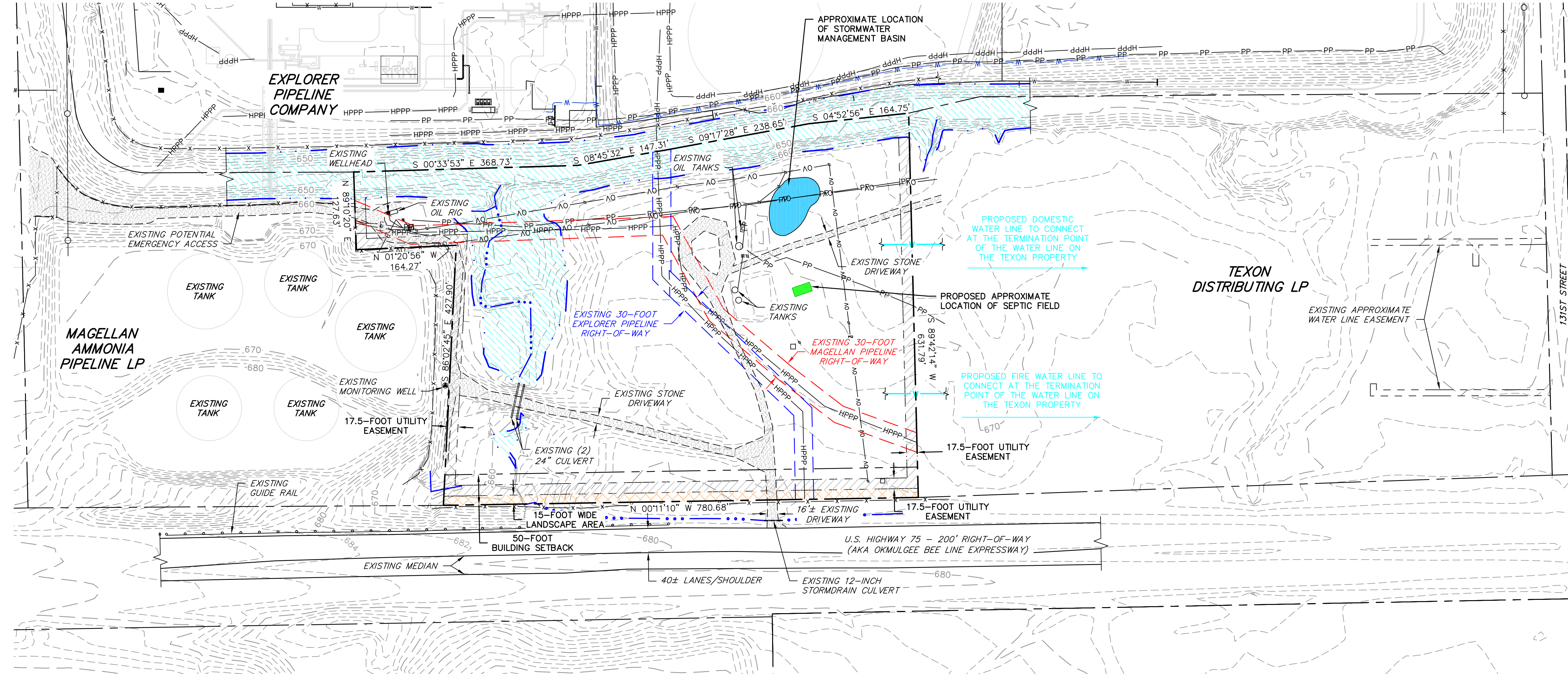
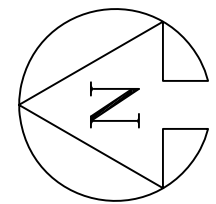
MINIMUM LOT FRONTAGE
MINIMUM FRONT SETBACK

PARKING REQUIREMENTS
PARKING SPACE MINIMUM DIMENSION

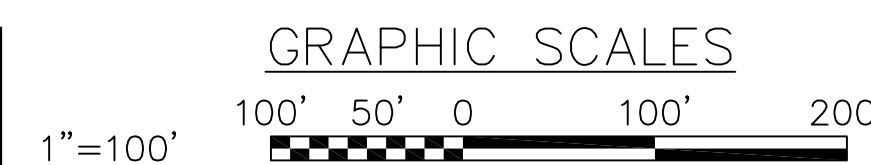
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(MEASURED FROM C. OF STREET)
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---	EXISTING HIGH PRESSURE PETROLEUM PIPELINE
---	EXISTING ABOVE GROUND FLOWLINE
---	EXISTING EXPLORER RIGHT-OF-WAY
---	EXISTING MAGELLAN RIGHT-OF-WAY
---	100 YEAR FEMA FLOOD PLAIN LIMITS
---	LANDSCAPE AREA
---	UTILITY EASEMENT



PLAN
SCALE: 1"=100'



Baltimore, MD Bismarck, ND Denver, CO Douglassville, PA Houston, TX
Pittsburgh, PA Williamsport, PA

THE LOCATION OF THE PIPELINE FACILITIES AS SHOWN HEREON MUST BE
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STV PROJECT No.: 38-17225

ENGINEERING RECORD	
DRAWN BY	RRJ
CHECKED BY	RC
APPROVED BY	COA
DATE	11/20/14
SCALE	AS NOTED

OLD DRAWING NO.

A	03/17/15	CITY OF GLENPOOL SKETCH PLAT SUBMISSION		
REV.	DATE	APP#	DESCRIPTION	APPROVAL
			 EXPLORER PIPELINE-GLENPOOL TERMINAL SE/4 OF T17N, R12E, S2 BUTANE BLENDING SKETCH PLAT CITY OF GLENPOOL TULSA COUNTY, OKLAHOMA	
DWG. NO.			REV. NO.	
T_GLNP_C100001			A	

EXPLORER PIPELINE-GLENPOOL TERMINAL
SE/4 OF T17N, R12E, S2
BUTANE BLENDING
SKETCH PLAT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: SITE PLAN FOR GLENPOOL CHURCH OF CHRIST (PARKING LOT)

DATE: APRIL 13th, 2015

Background:

Bruce Bothell has submitted a request for a Site Plan review of the Glenpool Church of Christ in order to expand a parking lot. The church property contains 3.446 acres located north of the northwest corner of 131st Street and South Elwood Ave. This tract is zoned AG (Agriculture) and is currently unplatted.

Property Characteristics:

The proposed parking lot expansion (65' x 110') of the parking lot is for the Glenpool Church of Christ building adjacent to the parking lot. This use is allowed in conjunction with Church use in the AG zoning district.

The address of this site is: 12900 South Elwood Ave.

Site Plan Review:

- On March 27th, 2015 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and recommended approval of the plan to the Planning Commission.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- The staff has reviewed the parking provisions of the site plan and found that they comply with regulations.
- The staff has also reviewed the landscape provisions of the previous site plan and found that they exceed the minimum standards.
- They will be utilizing the existing water and sewer service already extended to this property.

Recommendation:

The staff recommends approval of the site plan for Glenpool Church of Christ per TAC and Staff comments listed above.

Attachment:

- 1) Case Map
- 2) Site Plan



City staff to complete this section

Case Number: _____

Revised 11/2011

APPLICATION FOR SITE PLAN REVIEW

Date of application: March 19, 2015

- ☐ Please see attached application guidelines.
- ☐ All plans and surveys must be drawn to scale and noted on plans.
- ☐ All documents larger than 8-1/2" x 11" must be folded to that size. Please submit three (3) paper copies of the site plan and one electronic copy in PDF format.
- ☐ The current property owner must sign the application or the City's form authorizing the owner's representative to sign the application on behalf of the owner must be submitted.
- ☐ A pre-application meeting with City Staff is required prior to the submittal of this application.
- ☐ Date of pre-application meeting: _____

Project Name: Church of Christ Parking Expansion 65' x 110'

Name of Applicant: Bruce Rothell Church of Christ Phone: (918) 261-3474
Person (please print) Firm (if applicable)

Address: 12900 S. Elwood Ave Glenpool / OK Zip Code: 74033
City/State

Email: brothell@ck-engr.com FAX: _____

Property Owner: Church of Christ Phone: (918) 291-2211
Person (please print)

Property Owner's Address: 12900 S. Elwood Glenpool / OK Zip Code: 74033
City/State

Email: Office@glenpoolchurchofchrist.com FAX: _____

County: Tulsa Quarter Section: SE/4 Section/Township/Range: 2 | 17 | 12

Legal Description of the Tract (may be attached): Part of SE/4 SE/4 Sec. 2-17-12

General Location/Street Address: 131st and Elwood Ave.

County Parcel Number: 56510 Present Zoning/Use: _____
(Property Account No):

Related case numbers: _____ Are the access points platted in accordance with the plat? ☐ Yes ☐ No

Have any variances been approved by the BOA on this property? ☐ Yes ☐ No. If yes, case no. _____

Acreage/Parcel Size: _____ No. of lots: _____ Building area: _____ Floor area ratio: _____

Any private deed/plat restrictions on this property, which might impact building setback, height, or use? ☐ Yes ☒ No.

For commercial buildings, Exterior building materials along street frontages: _____

SIGNATURE OF APPLICANT: Bruce Rothell (Person) Date: 3/18/15

(Please type or print name of applicant who signed this application): Bruce Rothell

SIGNATURE OF PROPERTY OWNER: Bobby Hill (Person) Date: 3-19-15

(Please type or print name of owner who signed this application): Bobby Hill

Received Date _____
(Date Stamp Here)

=====

APPLICANT DO NOT WRITE BELOW THIS LINE

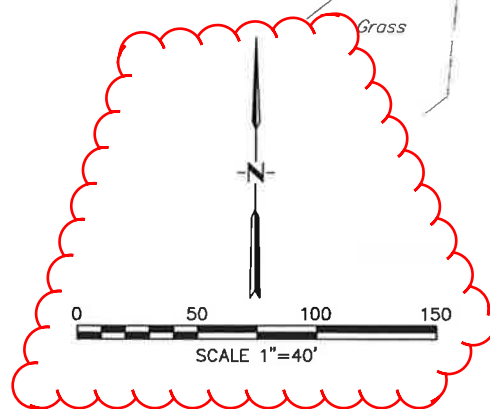
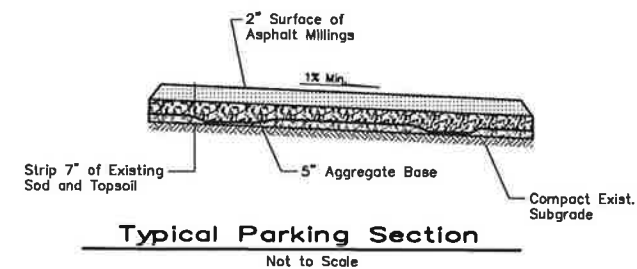
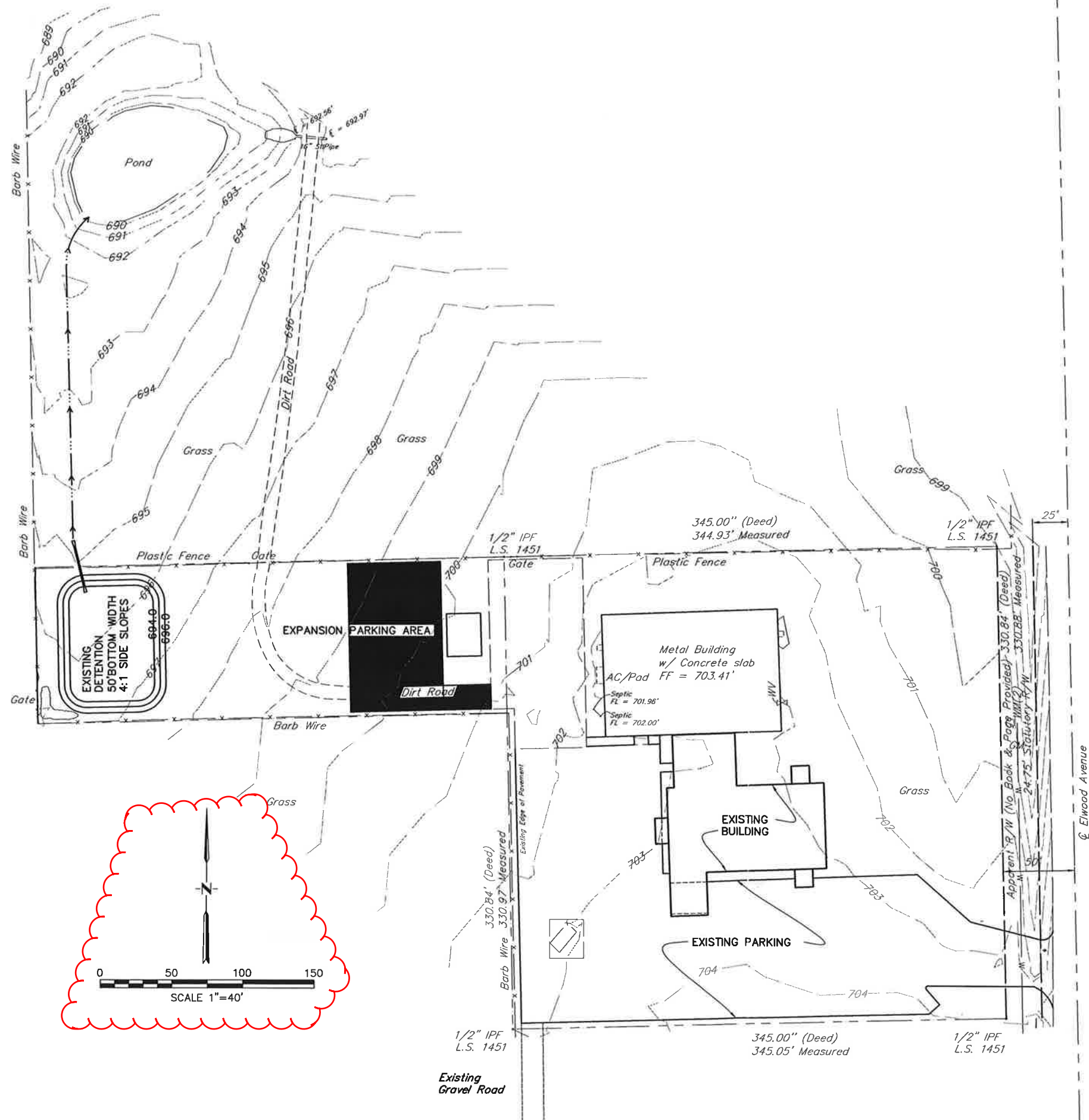
=====

Date Rec'd: _____ Rec'd By: _____ Fee: _____ Receipt#: _____

PLAN REVIEW:

- Site plans will be reviewed by the Community Development staff.
- Community Development staff will schedule a meeting with the Technical Advisory Committee for review of this application. **Applicant is required to attend this meeting.**
- Community Development staff will prepare a recommendation based upon their review and the Technical Advisory Committee meeting and it will be presented to the Planning Commission per schedule. The Planning Commission will vote to approve, approve with conditions or deny the site plan. **Applicant is required to attend this meeting.**
- If the Planning Commission denies your application, the applicant can submit a request with the Community Development staff for an appeal to the City Council within 10 days of the denial. Applicant is required to attend this meeting. This request will be placed on the next available City Council agenda.





2015 PARKING EXPANSION SITE PLAN					
GLENPOOL CHURCH OF CHRIST					
Plans and Estimates Prepared by:					
CRAIG & KEITHLINE, INC. 					
6940 S. Utica Avenue Tulsa, Oklahoma 74136 (918) 743-6611					
REVISION	BY	DATE	DRAWN	CKD	
			DESIGN	CKE	DATE: FEBRUARY, 2015
			SURVEYED	CKS	SHEET: 1 OF 1

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT GLS#207 "LOT COMBINATION" FOR "AMERICAN T'S"

DATE: APRIL 13th, 2015

Background:

Randy Fulbright representing American T's submitted for a review a lot split (combination) of three lots which are located at the northwest corner of 151st Street and South Dogwood Street. This tract is zoned CG (Commercial General) and is platted as Lots 1,2 & 3, Block 2 Glenpool Business and Professional Park. The building and parking lot expansions extend over the platted lot lines and require the lots to be tied together, (by deed) which prohibits the lots to be sold individually.

Property Characteristics:

The proposed use of the site is the headquarters for American T's with the addition of a 5,625sf office/warehouse and a breezeway connecting the existing building (previously used as Dr. Bonnet's dental office). The proposed use is allowed in the CG zoning district.

The address of this site is: 15072 South Dogwood Street

Lot Split Review:

- This original plat of Glenpool Professional Office Park for this property was filed as 3/13/86.
- Because the owner is tying the lots together by building over the existing lot lines and expanding the parking, we require the owner to submit a Lot Combination application which will be reviewed by the Planning Commission and subsequently require the deed for all three lots to have tie language on them restricting them from being sold separately.
- The staff has reviewed the parking provisions of the site plan and found that they comply with regulations.
- The staff has also reviewed the landscape provisions of the site plan and found that they exceed the minimum standards.
- A sign permit application has not been submitted as part of the site plan and a separate sign permit will be required for the building and free-standing signage.
- They will be utilizing the existing water and sewer service already extended to this property.
- There is an existing 10' Utility Easement between the buildings which the owner is working with OG&E to get vacated. This was previously required because of an existing overhead electric line which is no longer in use.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- An Earth Change permit has been submitted and is under review
- Flood Plain Development Permit application has been submitted and is under review.

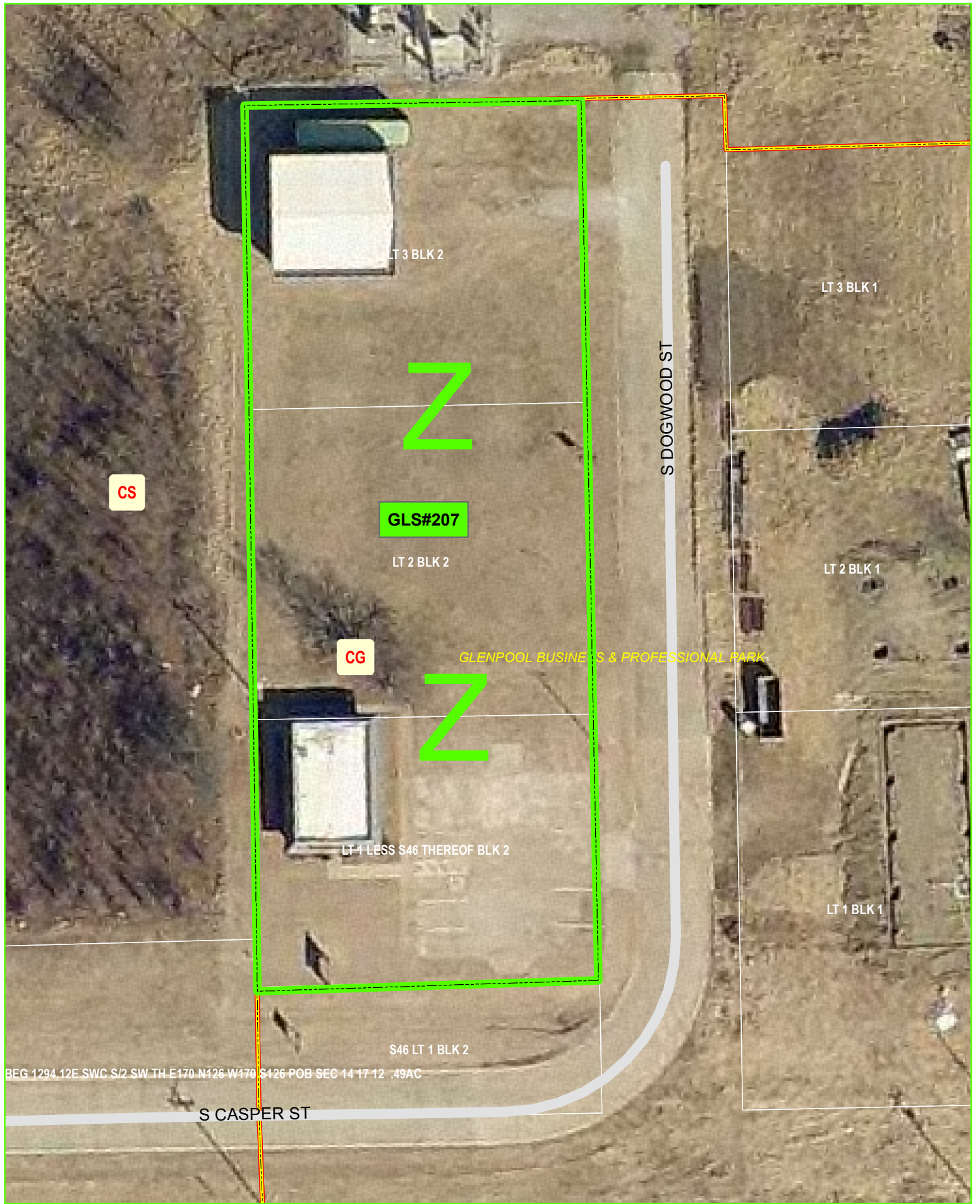
- On February 27th, 2015 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and recommended approval of the plan to the Planning Commission.
- On March 27th, 2015 the Technical Advisory Committee reviewed the Lot Split (Lot Combination) per the subdivision regulations and recommended approval of the plan to the Planning Commission.

Recommendation:

The staff recommends approval of GLS#207 for American T's per TAC and Staff comments listed above.

Attachment:

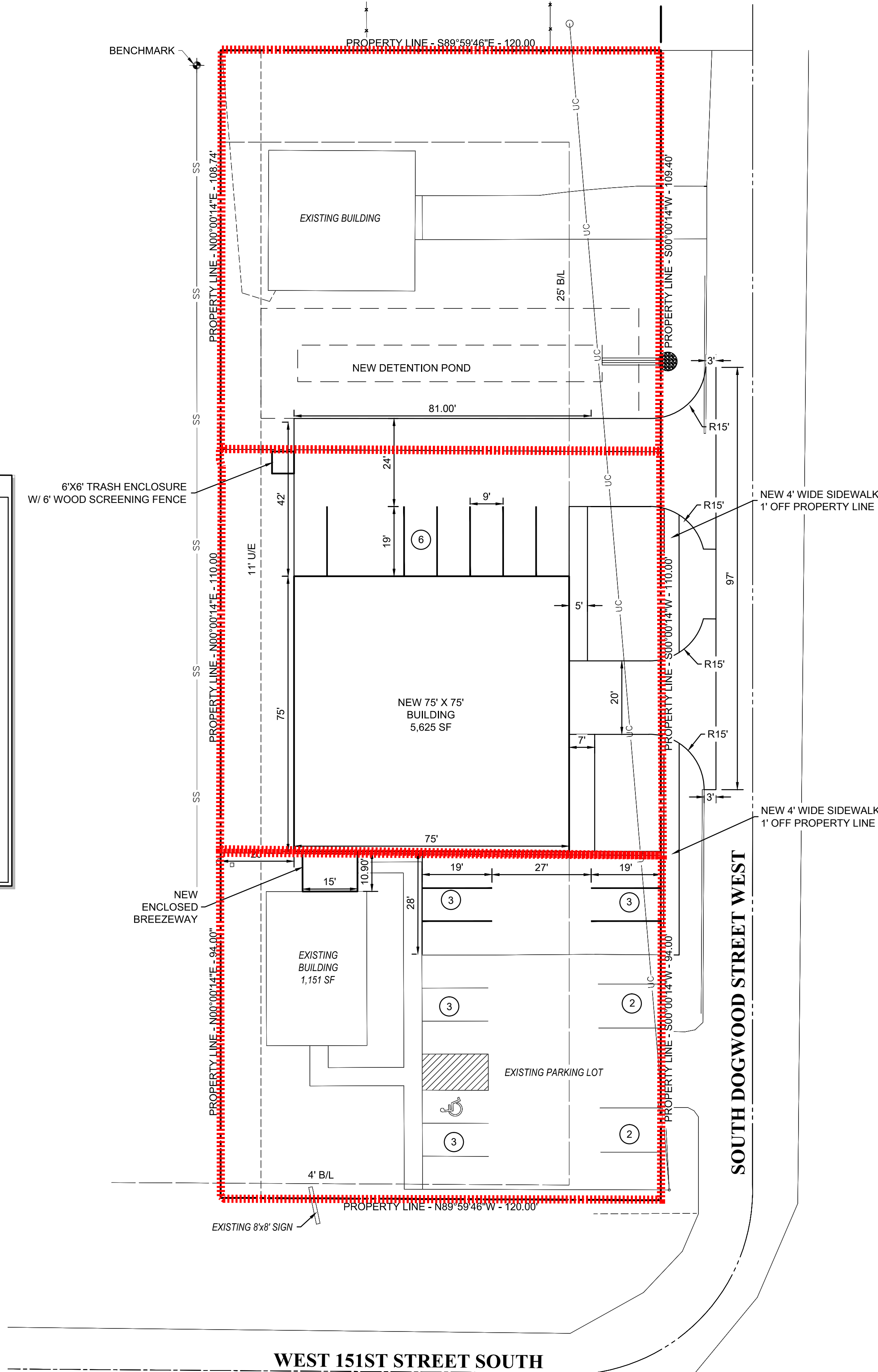
- 1) Case Map
- 2) Site Plan



FILE: \\DRAWING FILES\\CIVIL\\AMERICAN TS 04 DRAWINGS C03 - SITE PLAN
PLOT DATE: TUE, 05 MAY 2015

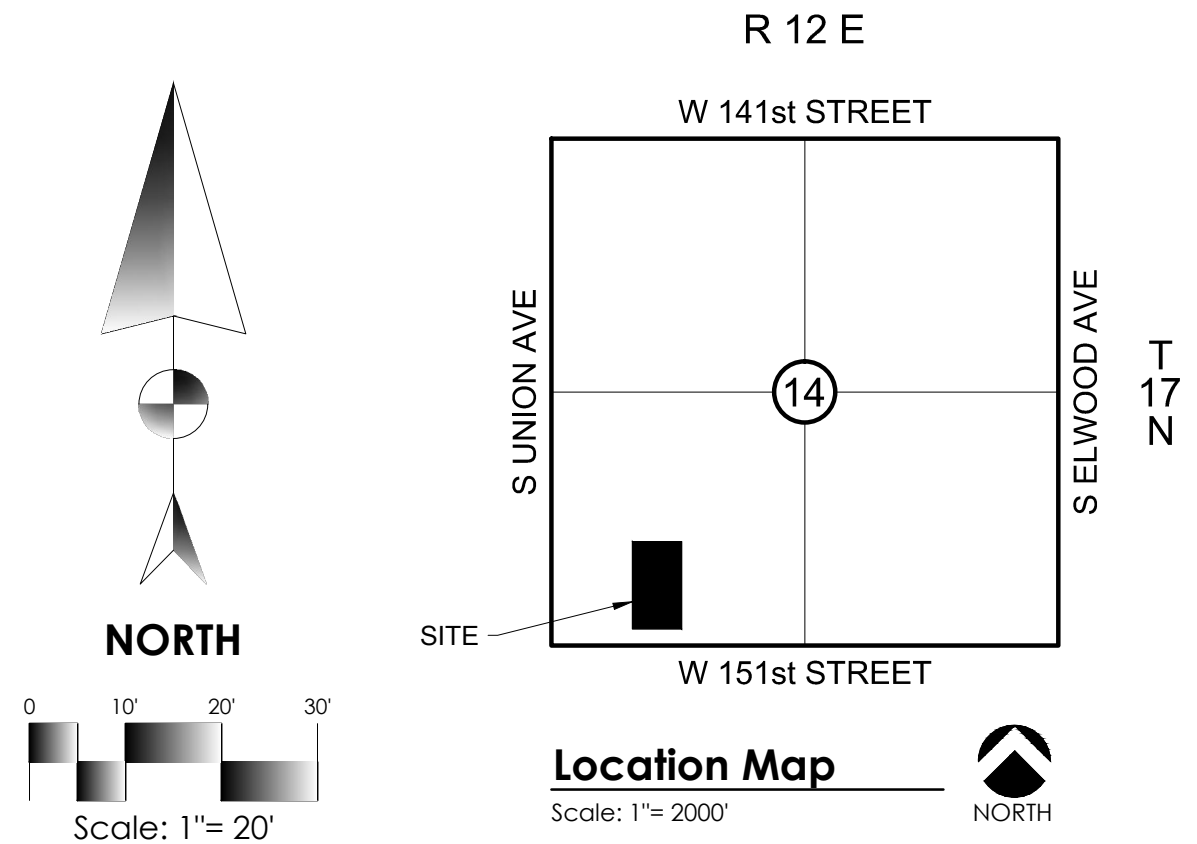
Site Data:	
Land Area Summary	
NET LAND AREA	37,443 SF (0.85 AC)
Site Data	
ZONING	CG
PERMITTED USE	CG
PROPOSED USE	CG
MINIMUM BUILDING SETBACKS REQUIRED	
EAST PROPERTY LINE	25
WEST PROPERTY LINE	4
Off-Street Parking Requirements	
REQUIRED	17 (1 PER 400 SF)
PROVIDED	21 PARKING SPACES
Impervious Area	
TOTAL SITE AREA	37,443 SF (0.85 AC)
TOTAL DISTURBED AREA	23,010 SF (0.53 AC)
EXISTING IMPERVIOUS AREA	12,721 SF
PROPOSED IMPERVIOUS AREA	12,721 SF
NET INCREASE	1,454 SF
Legal Description	
LOT 1, LESS S 4' THEREOF BLOCK 2 AND LOT 2, BLOCK 2 AND LOT 3, BLOCK 2, GLENPOOL BUSINESS AND PROFESSIONAL PARK, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA	

Site Plan Notes:	
1.	ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2.	THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
4.	BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5.	CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
6.	COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7.	UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8.	ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
9.	HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
10.	THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPLIED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
11.	TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY BENNETT SURVEY DATED 3/12/2013.
12.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
13.	THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
14.	THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
15.	VERTICAL DATUM BASED ON GPS DATA (NAVD83)
16.	HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
17.	FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.



Benchmark	
SANITARY SEWER MH	
(N 35047.11, E 255.134)	
ELEVATION 703.41 (NAVD83)	

Legend	
AC	ACRE
B/L	BUILDING LINE
BM	BENCHMARK
CHBS	CHISELED BOLLARD SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
E	ELECTRIC
EPED	ELECTRIC PEDESTAL
EL	ELEVATION
ESMT	EASEMENT
E	EXISTING
FL	FIRE HYDRANT
FNC	FLOWLINE (INVERT)
FND	FENCE
FP	FIRE PROTECTION
G	GUTTER
GL	GAS LINE
GM	GAS METER
GUY	GUY ANCHOR
HEP	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
IRC	IRRIGATION CONDUIT
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PT	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER PIPE
SSMH	SANITARY SEWER MANHOLE
ST	STORM SEWER
SWGR	SWITCHGEAR
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
W	WATER LINE
WLE	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
FMR	TRANSFORMER





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tulsa, oklahoma 74114

www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



BEFORE YOU DIG
CALL OKIE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF GLENPOOL STANDARDS AND
SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

FULBRIGHT
PROPERTIES, LLC

American T's

15072 S. Dogwood,
Glenpool, Oklahoma



HORT SCALE	•	1"=20'
VERT SCALE	•	-
ATLAS PAGE NO.	•	-
MANAGER	•	ANW
DRAWN BY	•	JES
DATE	•	3/5/2015

SITE PLAN

GE03

OF 10

MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, PLANNING DIRECTOR

RE: STAFF RECOMMENDATION
SITE PLAN FOR "COTTON CREEK MINI-STORAGE"

DATE: April 13TH, 2015

BACKGROUND:

Request from Ricky Jones & Dan Tanner with Tanner Consulting LLC who represents BCF, LLC for the site plan of Cotton Creek Mini-Storage. This property is located west of the northwest corner of 181st Street and US 75 Highway and is zoned AG and IL. This plat contains four (4) lots and a Reserve Area on 20.038 acres. This property is located immediately to the west of True Life Tabernacle Church at 181th street and US 75 Hwy.

- Approximately 15 acres of this tract was approved for rezoning to IL (GZ-241) by the Glenpool Planning Commission on 11/13/13 with a vote of 3-0 and by the City Council on 12/16/13 by a vote of 5-0.
- There was also a Board of Adjustment case #428 which was approved on 4/14/14 to allow a variance of the setback from the east property line to 25 feet.
- This tract is being divided into 3 residential lots (zoned AG) and Mini-Storage (zoned IL).
- This property is to be developed in two phases, phase one will include the Lot 3 for residential purposes, the south approximately 1/3 of lot 4 for Mini-Storage and the reserve area will be improved per development standards.

ZONING:

This property is currently zoned AG and IL and the lot sizes and density are consistent with the proposed underlying zoning.

TAC MEETING: 8/1/14

- During Phase 1, the existing 6" water line along the east property line will be extended to the west along the southern boundary of lot 4 then north to lot 3. During Phase 2, the existing 4" waterline on the southern boundary will be replaced by a 6 inch and extended to the westernmost portion of the subject tract and north through the middle of the tract to service the other two residential properties and phase 2 of the mini-storage development.
- ODEQ approval required for waterline extension (submitted)
- Flood Hazard Development Permit application (submitted)
- Earth Change Permit application (submitted)
- SWPPP Plans (submitted)
- Perk Test required for residential lots 1-3.
- Site Plan Review for Industrial portion of lot.

RECOMMENDATION:

Staff recommends approval of the SITE PLAN FOR "COTTON CREEK MINI-STORAGE subject to the conditions of the Staff and TAC review of August 1st, 2014.

ATTACHMENTS:

1. Case Map
2. SITE PLAN "COTTON CREEK MINI-STORAGE".



COTTON CREEK MINI STORAGE PLAT

Cotton Creek Mini-Storage

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34)
TOWNSHIP EIGHTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
THAT BCF INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA,

TO-WIT:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4; THENCE NORTH 1°07'45" WEST ALONG THE WEST LINE OF THE SE/4, FOR A DISTANCE OF 1320.67 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE W/2 SW/4 SE/4; THENCE NORTH 88°49'58" EAST ALONG THE NORTHEAST CORNER OF THE W/2 SW/4 SE/4, FOR A DISTANCE OF 660.81 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE W/2 SW/4 SE/4; THENCE SOUTH 1°08'39" EAST ALONG THE EAST LINE OF THE W/2 SW/4 SE/4, FOR A DISTANCE OF 1320.40 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE W/2 SW/4 SE/4; THENCE SOUTH 88°48'37" WEST ALONG THE SOUTH LINE OF THE SE/4, FOR A DISTANCE OF 661.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 872,854 SQUARE FEET, BEING 20.038 ACRES, MORE OR LESS.

AND THAT BCF INVESTMENTS LLC, HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND RESERVES IN CONFORMITY WITH THE ACCOMPANYING PLAT AND HAVE DESIGNATED THE SUBDIVISION AS "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA.

SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS

A. PUBLIC STREETS AND UTILITY EASEMENTS:

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 UTILITY EASEMENTS DESIGNATED AS "UTILITY" 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 (IF AVAILABLE IN THE FUTURE), 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 GLENPOOL, 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 WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG EAST 181ST STREET SOUTH 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 SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

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

- 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.

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

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

C. GAS SERVICE:

- 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.

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT 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 SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNERS OF THE LOTS AGREE TO BE BOUND BY THESE COVENANTS.

D. WATER AND STORM SEWER SERVICE:

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED THE OWNER'S LOT.

- WITHIN THE UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF GLENPOOL, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

- THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND STORM SEWERS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, THEIR AGENTS OR CONTRACTORS.

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

- THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. RESTRICTED WATERLINE EASEMENT:

THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" ("RWEL") 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 EASEMENT FOR THE USES AND PURPOSES AFORESAID. PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

F. LOT SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER 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 FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNERS AND BY THE CITY OF GLENPOOL, OKLAHOMA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS:

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

H. LIMITS OF NO ACCESS:

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 181ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL.

I. MUTUAL ACCESS EASEMENT

THE OWNERS HEREBY GRANT AND ESTABLISH PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENTS AT NON DESCRIPTIVE POINTS ACROSS ALL LOT LINES AND DEPICTED ON THE PLAT AS "MACE" FOR THE PURPOSES OF PERMITTING THE OWNER OF EACH LOT, THEIR GRANTEE, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGN TO HAVE VEHICULAR AND PEDESTRIAN ACCESS AND PASSAGE WITHIN "CROSSBOW CENTER" AND TO AND FROM THE PUBLIC STREET ADJACENT TO "CROSSBOW CENTER" ON AND ACROSS EACH LOT LINE. THE MUTUAL ACCESS EASEMENTS SHALL BE FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE OWNER OF EACH LOT WITHIN "CROSSBOW CENTER" AND THEIR GRANTEE, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS AND SHALL BE APPURTENANT TO THE OWNERSHIP OF EACH LOT. PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

J. RESERVE "A" - STORMWATER DETENTION EASEMENT

- THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" 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.

- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION PROVIDED FOR WITHIN SECTION II HEREOF, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

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

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

- THE RESERVE SHALL BE KEPT FREE OF DEBRIS.

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

- LANDSCAPING, APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.

- IN THE EVENT THE PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF GLENPOOL, 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 GLENPOOL, 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 SUBDIVISIONS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. COTTON CREEK MINI-STORAGE PROPERTY OWNER'S ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER SHALL CAUSE TO BE FORMED THE COTTON CREEK MINI-STORAGE PROPERTY OWNERS' ASSOCIATION (THE "ASSOCIATION"). THE ASSOCIATION SHALL BE A PROPERTY OWNERS' ASSOCIATION COMPRISED OF THE OWNERS OF THE LOTS WITHIN "COTTON CREEK MINI-STORAGE" TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE "A" AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH LOT OWNER SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE "A", AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

D. ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION III. 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 OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. 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 GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. COTTON CREEK MINI-STORAGE PROPERTY OWNER'S ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT IN "COTTON CREEK MINI-STORAGE" AND THE ASSOCIATION. IF THE UNDERSIGNED OWNERS OR THEIR SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY OWNERS OF A LOT IN "COTTON CREEK MINI-STORAGE" OR THE ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. 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. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT IN COTTON CREEK MINI-STORAGE OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTION II AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

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 OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF GLENPOOL, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

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, BCF INVESTMENTS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS 24 DAY OF December, 2014

BCF INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,

BY: Shayne Buchanan
SHAYNE BUCHANAN, MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF Dec., 2014, BY NAME, AS MANAGING MEMBER OF BCF INVESTMENTS, LLC.



BY: Jennifer Miller
JENNIFER MILLER, NOTARY

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL PLANNING COMMISSION ON

8/11/14

BY: Shayne Buchanan
CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY COUNCIL ON

8/11/14

BY: Shayne Buchanan
MAYOR OR VICE MAYOR

CITY MANAGER APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY MANAGER ON

12/1/2014

BY: Shayne Buchanan
CITY MANAGER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED AS SHOWN ON THIS PLAT.

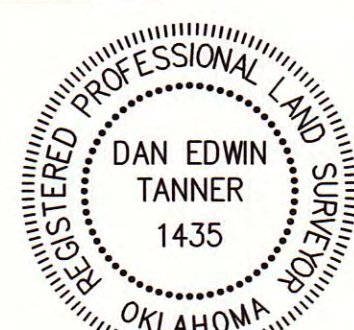
CERTIFICATE OF SURVEY

I, DAN E. TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO 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 "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 9th DAY OF December, 2014

BY: Dan E. Tanner
DAN E. TANNER
REGISTERED LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS



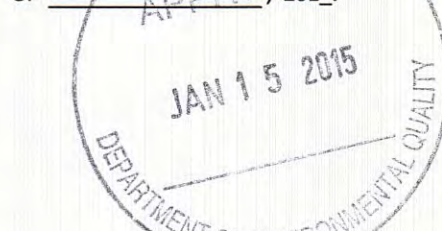
THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF Dec, 2014, BY DAN E. TANNER, AS A REGISTERED LAND SURVEYOR.

BY: My Commission Expires
MY COMMISSION EXPIRES: 01/01/2016

BY: Jennifer Miller
JENNIFER MILLER, NOTARY

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

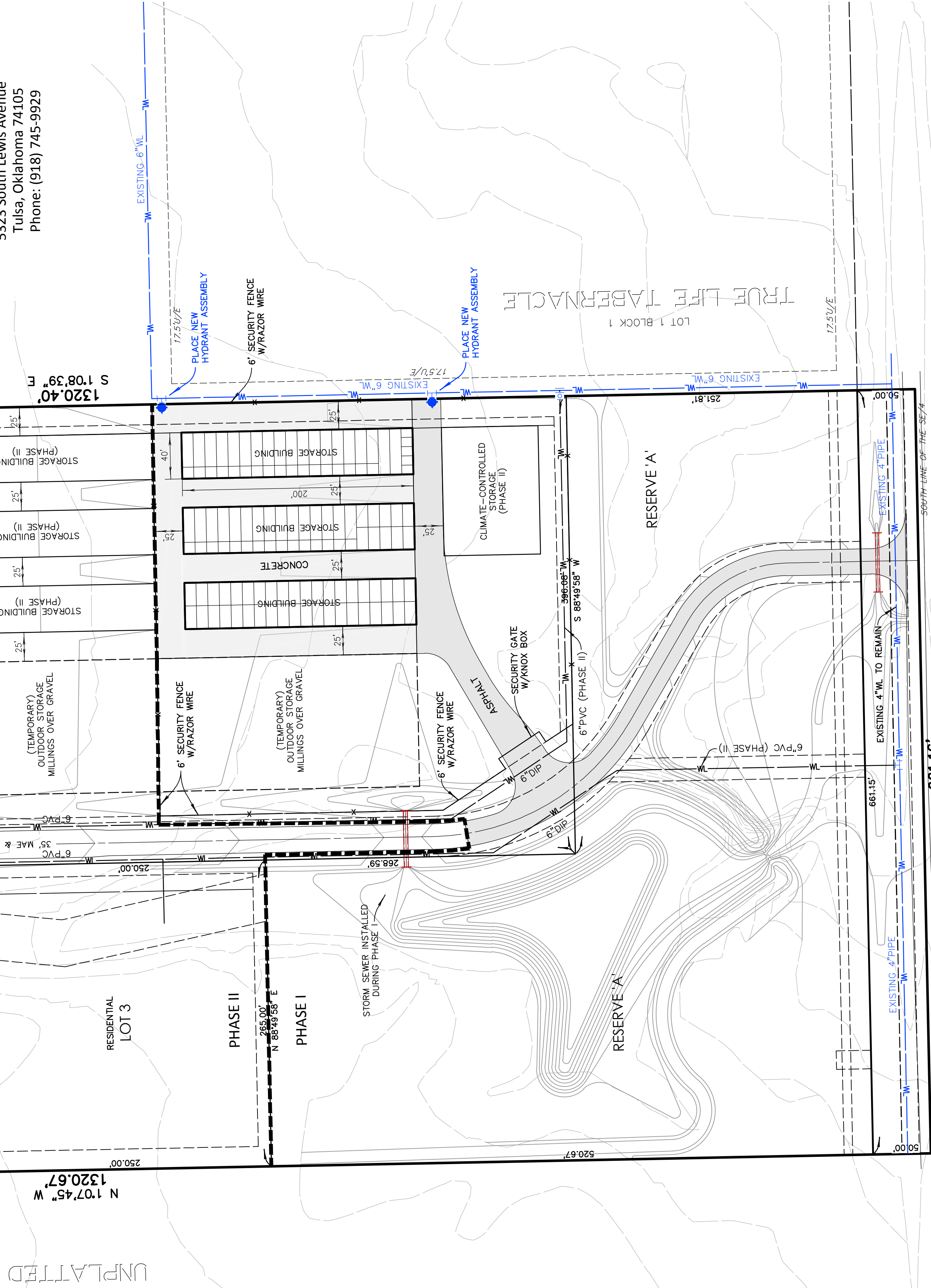
THE TULSA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND ON SITE SEWER SYSTEMS ON THIS APPROX. DAY OF APPROX., 201.



BY: Chad R. Smith
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

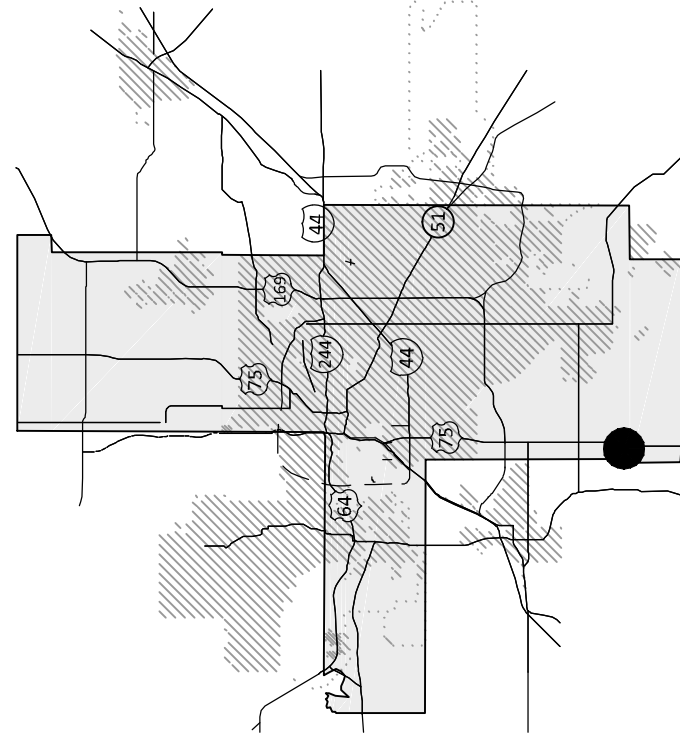


SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2015
EMAIL: DAN@TANNERBATTSHP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Cotton Creek Mini-Storage

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST
A SUBDIVISION IN THE CITY OF GLENPOOL, OKLAHOMA



4/10/15 FINAL SITE PLAN SUBMITTAL