

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on September 3, 2019, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Clerk PRIOR TO THE CALL TO ORDER

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor	
C) Invocation – Heather Scherer, Living Water United Methodist Church	
D) Pledge of Allegiance – Timothy Lee Fox, Mayor	
E) Community Development Report – Lynn Burrow, Community Development Director	
1) Community Development Director's Report 09 03 19	3 - 9
F) Treasurers Report – John Gonsalves, Finance Director	
1) JULY TREASURER'S REPORT	10 - 24
G) City Manager Report – David Tillotson, City Manager	
H) Mayor Report – Timothy Lee Fox, Mayor	
I) Council Comments	
J) Public Comments	
K) Scheduled Business	
1) Discussion and possible action to approve minutes from August 19, 2019 meeting. (Wendy Knight, City Clerk) Regular Meeting - 19 Aug 2019 - Minutes - Html	25 - 32
2) PUD 30A, an application for a major amendment to PUD 30, as documented in Redbud Glen Final Development Plan	33 - 102
a. Public Hearing on application	
b. Discussion and possible action on an application for major amendment to PUD30 as documented in the Redbud Glen Final Development Plan pertaining to Development Area C of PUD 30; generally located north of northwest corner of 151st St South and South Elwood Ave, land currently zoned PUD 30, as submitted by Kyle Sewell (Crafton Tull).(James McHendry, City Planner) 02b 20190903 PUD 30A cc staff report	
3) Discussion and possible action on an application for Redbud Glen, a Final Plat Application for a private detached single-family residential home subdivision on approximate 20.1 acres, generally located north of northwest corner of 151st Street	103 - 118

South and South Elwood Avenue intersection, on lands currently zoned PUD 30, subject site of major amendment PUD 30A, Redbud Glen Final Development Plan application, as submitted by Kyle Sewell (Crafton Tull).
(James McHendry, City Planner)

[02 20190903 cc staff report redbud glen](#)

- 4) PUD 31, as documented in Twin Ponds Preliminary Development Plan 119 - 148
- a. Public Hearing on application
 - b. Discussion and possible action on PUD31 as documented in Twin Ponds Preliminary Development Plan, consisting of 15-lot residential estate private gated community across 22.05 acres, located immediately north of West 181st St South and 0.5-miles west of US Hwy 75 on lands now zoned AG (agriculture), as submitted by Ryan McCarty (Select Design OK)
(James McHendry, City Planner)
[03 20190903 PUD 31 twin ponds cc](#)
- 5) Twin Ponds, Preliminary Plat Application 149 - 177
- a. Public Hearing on application
 - b. Discussion and possible action on Twin Ponds Preliminary Plat of a proposed private detached single-family residential home subdivision on approximately 22.05-acre tract of AG (agriculture) zoned land generally located immediately north of West 181st Street South and 0.5 miles west of US Hwy 75 that is the subject site of PUD 31 Preliminary Development Plan for Twin Ponds, as submitted by Ryan McCarty (Select Design OK)
(James McHendry, City Planner)
[05b 20190903 twin ponds preliminary plat cc](#)
- 6) Discussion and possible action to accept FY2018-2019 Audit Engagement Letter from Arledge & Associates and direct the Mayor to sign on behalf of the City Government, and the Finance Director to sign on behalf of Management. 178 - 184
(John Gonsalves, Finance Director)
[Audit Engagement Letter](#)
- 7) Discussion and possible action to approve Change Order No. 5 for Phase I & II of the Warrior Road Rehab Project, in the amount of \$11,008.00, adjusting the final contract amount to a total not to exceed \$456,910.00 and authorizing the City Manager to execute same. 185 - 190
(Lynn Burrow, Community Development Director)
[Memorandum City Council Meeting 09 03 19 Warrior Road Change Order No. 5](#)

L) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on August 30, 2019 by 4:00 pm.

Signed: Wendy Knight

City Clerk



COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

To: Honorable Mayor and Glenpool City Councilors

From: Lynn Burrow, PE

Community Development Director

Date: September 3, 2019

This report summarizes development improvement related activities within the City of Glenpool, documenting: (1) major public and private projects in the design process; (2) approved projects under construction, (3) current Planning Department items currently being processed; (4) Building and Field Inspection Department activities, and; (5) Code Enforcement Department business within the City of Glenpool.

I. CURRENT CITY OF GLENPOOL PUBLIC IMPROVEMENT PROJECTS:

A. SPEEDY'S SANITARY SEWER LIFTSTATION REHABILITATION PROJECT

- Full project start-up has been completed.
- A final contract change order, contract invoicing, and delivery of As-Built construction documents are being processed currently with completion scheduled for the first week in September.

B. WARRIOR ROAD REHABILITATION PROJECT

- Actual construction of the Phase I & II work started May 7th and has been completed pending final invoicing and the delivery of As-Built construction documents.
- Two additional construction phases are required to fully complete the entire project which will be structured and coordinated with the Glenpool School District in the future to minimize disruption of school related activities.

C. 2019 PAVING REPAIR PROJECTS

- A total of twenty two (22) individual paving repair projects have been packaged as the overall 2019 Paving Improvement Program.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

- Thirteen (13) of the projects were chosen as Phase I of the construction effort and were presented to the City Council at the June 17th Council meeting for contract approval with Dunham's Asphalt Services, Inc. and are under construction currently.
- The nine (9) remaining projects included in the original bid package were submitted for City Council approval at the July 1st Council meeting and are under construction currently.
- The completion of all twenty two (22) repair projects is anticipated to be accomplished by the end of September.

11. CURRENT PRIVATE CONSTRUCTION ACTIVITY WITHIN THE CITY:

A. ELM POINTE II RESIDENTIAL ADDITION: 141ST STREET AND MADISON AVENUE

- Street paving and final lot grading activity is underway currently with completion estimated for September, 2019
- Residential home construction is anticipated to start in September as well.

B. BROOKOVER CORNER: COMMERCIAL COMPLEX - 151ST STREET & BROADWAY AVENUE

- Public paving construction started in June and is estimated to be complete in September
- Casey's General Store project is currently underway

F. GLEN HILLS: BLOCKS 7 THRU 11 (PHASE II): RESIDENTIAL ADDITION - 141ST STREET & IROQUOIS AVENUE

- The start of construction related to public improvements necessary to serve the Phase II portion of the project is currently in progress.
- The full completion of Phase II development improvement construction, City processing of the final subdivision plat, and the start of actual home construction in the Phase II portion of the project is anticipated in October, 2019.

G. THE PINES: RESIDENTIAL ADDITION - 141ST STREET & IRONWOOD AVENUE

- This single-family residential project is being developed under development standards approved in PUD No. 32.
- Full project completion is anticipated in September, 2019 with the start of home construction at that time.

H. SCISSORTAIL: RESIDENTIAL ADDITION – 151ST STREET & POPLAR STREET

- All Phase I site improvement construction document approvals and permitting has been completed.
- Site improvement construction on the Phase I tract started in July and is anticipated to be complete in February, 2020

I. SOUTH 75 BUSINESS PARK: PHASE III

- This commercial/industrial project is located along east side of US Highway 75 extending from 161st Street to 166th Street and is being developed under the terms and conditions specified in a certain TIF District Agreement approved for the project.
- Full completion of development related public improvements is anticipated in late September, 2019

III. CURRENT PLANNING DEPARTMENT AND PLANNING COMMISSION

ACTIVITIES:

A. ZONING

- **GZ-272:** a proposal to rezone Lots 1, 2, 3, and 4 in Block 2 of the Original Glenpool Township from RS-3 (single-family high density) to CS (commercial shopping). This property is generally located along south side of W. 145th St. South - west of South Broadway St. This item is a re-hearing due to a legal description error in the original application.

B. LOT SPLIT

- None

C. SUBDIVISION PLAT APPLICATIONS PENDING REVIEW:

i. FINAL PLAT: GLEN HILLS - BLOCKS 7-11: K & S DEVELOPMENT INC.

Residential development located west of northwest corner of 141st Street and Peoria Avenue, contains 20.04 acres (Phase II). Proposed subdivision covers development of 79 single family residential lots under concepts and development standards established and previously approved in PUD No. 34.

- Final Plat application pending

ii. FINAL PLAT: SCISSORTAI ADDITION, BLOCKS 1 – 4, SUMMIT PROPERTIES, INC.

This residential development is at the intersection of 151st Street and Poplar Street containing 29.13 acres (Phase I). The proposed subdivision covers the development of 88 single family residential lots under concepts and development standards established and previously approved in PUD No. 39.

- 7/22/19: Community Development Staff met with project engineering consultant, who indicated the final plat submission is anticipated soon

iii. FINAL PLAT: REDBUD GLEN ADDITION; GOLD TEAM REALTY GROUP

Final plat approval on Redbud Glen Addition, which is a detached single-family residential subdivision (private/gated community) on approximate 20.1-acres, generally located north of northwest corner of 151st Street South and South Elwood Avenue intersection.

- 9/3/2019: City Council to take action on Redbud Glen application for Final Plat approval.

iv. TWIN PONDS ADDITION: A PRELIMINARY PLAT, DAN BEALER & SELECT DESIGN

Preliminary plat for Twin Ponds, a detached single-family residential subdivision plat on an approximate 22.05-acres of AG (agriculture) zoned land; project is subject site of PUD 31, an application for a preliminary development plan; site generally located north of West 181st Street South and 0.5-miles west of US Hwy 75.

- 9/3/2019 City Council to take action on Redbud Glen, an application for Final Plat

v. FINAL PLAT: RE-PLAT OF PART OF LOT 2, BLOCK 1 MONTAPP ADDITION

A final plat application regarding the re-plat of a part of lot 2 block 1 of Montapp Addition, located approximately 900 feet south of W. 121st Street South - east of Yukon Avenue, the approximate 5.01 acre site is zoned CG (commercial general)

- 08/12/2019 Planning Commission was to review preliminary/conditional final plat application - item was tabled to allow applicant time to address developer review process required per private deed restrictions.

D. PLANNED UNIT DEVELOPMENT APPLICATIONS AND PROCESSING:

i. PUD 30 MAJOR AMENDMENT NO. 1 (PUD 30A: REDBUD GLEN):

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momadou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

Request for approval of Major Amendment No. 1 to PUD 30, *Glenpool Center South*. The Final Development Plan is on property generally located north of northwest corner of 151st St. S. and S. Elwood Ave intersection. Subject approximate 20 acres property is planned for gated subdivision with private streets and neighborhood amenities.

- 9/3/2019 City Council to take action on Redbud Glen, an application for PUD 30A, Redbud Glen - Final Development Plan application

ii. PUD 31, TWIN PONDS PRELIMINARY DEVELOPMENT PLAN

Request for approval of Planned Unit Development (PUD) 31, a Preliminary Development Plan of 15 residential estate lots within a private gated community on approximately 22.05 acres; generally located north of West 181st Street South and 0.5-miles west of US Hwy 75 on lands now zoned AG (agriculture).

- 9/3/2019 City Council to take action on Twin Ponds Addition, an application for PUD 31, Twin Ponds - Preliminary Development Plan application

E. SITE PLAN APPLICATIONS PENDING REVIEW:

- i. **BEEHIVE SENIOR CENTER:** application for an approximate 25,000 sf senior care facility in the MonTapp Addition at Yukon and Vancouver. **IN-PROCESS**
- ii. **GLENPOOL SMALL RETAIL:** application for approx.. 1,460 square foot commercial building on 0.33-acre CG (Commercial General) zoned site, located on east side of Waco Avenue approx. 0.25-miles south of W. 121st Street South (a part of Lot 2, Block 2 Southwest Crossroads). **IN-PROCESS**

IV. CURRENT BUILDING, CONSTRUCTION INSPECTION, AND CODE ENFORCEMENT DEPARTMENT ACTIVITY: AUGUST, 2019

A. CURRENT COMMERCIAL AND RESIDENTIAL PROJECTS PERMITTED FOR CONSTRUCTION:

- Brookover Corner Commercial Complex: 151st Street & Broadway Avenue
- Elm Pointe Commercial Development: 141st Street & Peoria Avenue
- Glen Hills Residential Addition: Phase II: 141st St. & Iroquois Avenue
- The Pines Residential Addition: 141st Street & Ironwood Avenue
- South 75 Business Park: Phase III Public Improvements: 161st Street

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momadou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

- MonTapp Commercial Building: 125th Court - West of Vancouver Avenue
- Scissortail Residential Addition: Phase I on 151st Street
- Park 151 Commercial Project: 151st Street & Elwood Ave.

CURRENT RESIDENTIAL AND COMMERCIAL BUILDING PERMIT STATISTICS:

New Residential Permits Issued in August, 2019	5
New Commercial Permits Issued in August, 2019	0
Current Active Residential Permits	31
Current Active Commercial Permits	14
2018 Residential Permits thru August	86
2019 Residential Permits issued thru August	22
2018 Commercial Permits Issued Thru August	6
2019 Commercial Permits Issued Thru August	2

B. CODE ENFORCEMENT DEPARTMENT: AUGUST, 2019

Typical Issues Addressed by Code Enforcement Department:

Public Nuisances:

- Inoperable or abandoned vehicles stored on private property.
- Trash or debris on private property
- Excessively high grass on private property
- Special Assessment requests researched and issued to real estate lenders
- Filing and releasing Mechanic Liens with the Tulsa County Recorder's Office
- Illegal vehicle parking on private property yards.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
 Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Joyce Calvert, Brandon Kearns, and Jacqueline Lund
 City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight
www.glenpoolonline.com

- Visual impairments caused by trees, shrubs, vehicles, etc. interfering traffic flow
- Bidding and subcontracting involved with nuisance abatement
- Enforcement of Health and Safety Code violations

DEPARTMENT ACTIVITY FOR THE MONTH: AUGUST, 2019

ACTIVITY DESCRIPTION:	TOTALS:
Complaints received and investigated (year-to-date)	820
Open public nuisance cases thru August	24
Code Enforcement Cases - August	
High grass:	31
Fire damaged structures:	1
Illegally parked vehicles:	15
Nuisance abatements (contractor):	7
Notices issued for residences with no water service:	2
Tulsa County Health Department citations:	-0-
Illegally placed sign notices:	33
Damage to public facilities citations:	-0-
Excessive trash & debris notices :	19
Dilapidated structure/property notices:	2
Trash can/receptacle placement notices:	17
Misc.: Building Demolition & Removal	-0-
Elderly & Disabled Citizen Assistance	5



Treasurer's Report

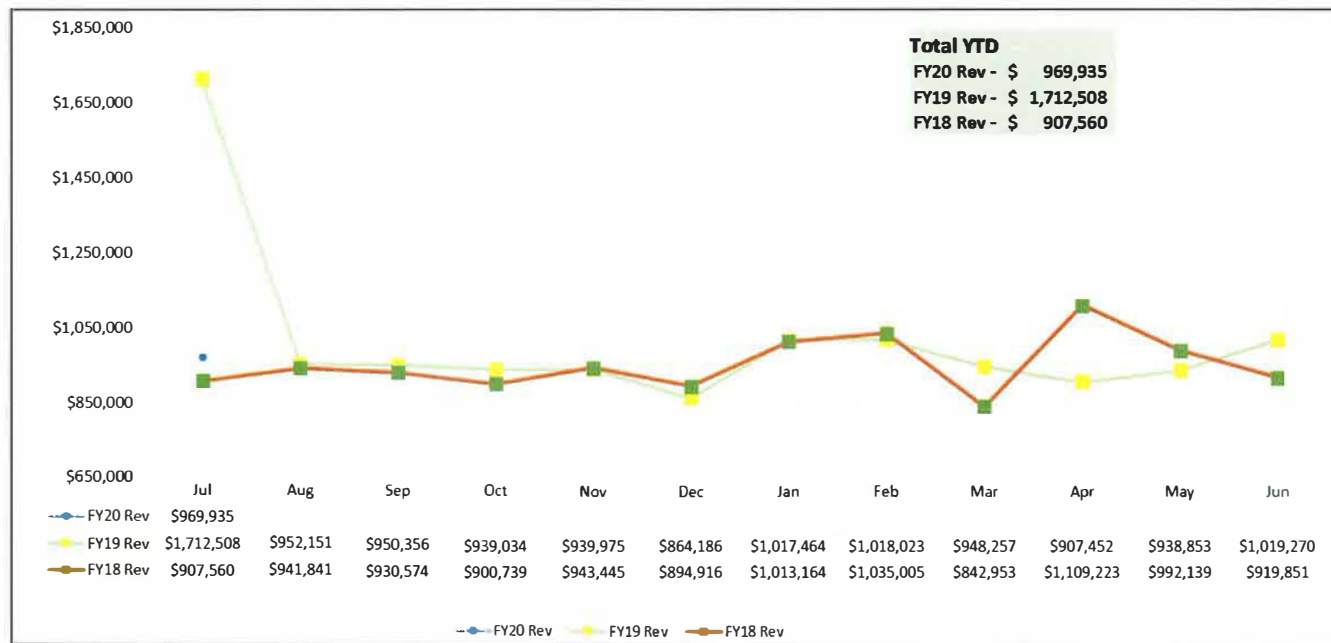
JULY 31ST, 2019

FUND	REVENUES AS OF 7/31/19			EXPENDITURES AS OF 7/31/19			\$
	FY19-20 BUDGET	FY19-20 ACTUAL YTD	Target 8.33%	FY19-20 BUDGET	FY19-20 ACTUAL	Target 8.33%	
GENERAL FUND	\$ 11,616,892	\$ 969,935	8%	\$ 11,616,892	\$ 867,199	7%	\$ 102,735
GUSA	\$ 9,103,957	\$ 721,283	8%	\$ 9,103,957	\$ 409,257	4%	\$ 312,026
PARKS & RECREATION	\$ 7,596	\$ 533	7%	\$ 7,596	\$ -	0%	\$ 533
HOTEL MOTEL TAX	\$ 206,666	\$ 18,175	9%	\$ 206,666	\$ 6,000	3%	\$ 12,175
GIA	\$ 515,360	\$ 23,250	5%	\$ 515,360	\$ 21,805	4%	\$ 1,445
STREETS & INFRASTRUCTURE	\$ 878,173	\$ 49,745	6%	\$ 878,173	\$ -	0%	\$ 49,745
PUBLIC SAFETY CAPITAL	\$ 673,106	\$ 44,338	7%	\$ 673,106	\$ 11,253	2%	\$ 33,085
PUBLIC SAFETY PERSONNEL	\$ 1,279,403	\$ 93,778	7%	\$ 1,279,403	\$ 104,415	8%	\$ (10,636)
TOTAL	\$ 24,281,153	\$ 1,921,037		\$ 24,281,153	\$ 1,419,929		\$ 501,109

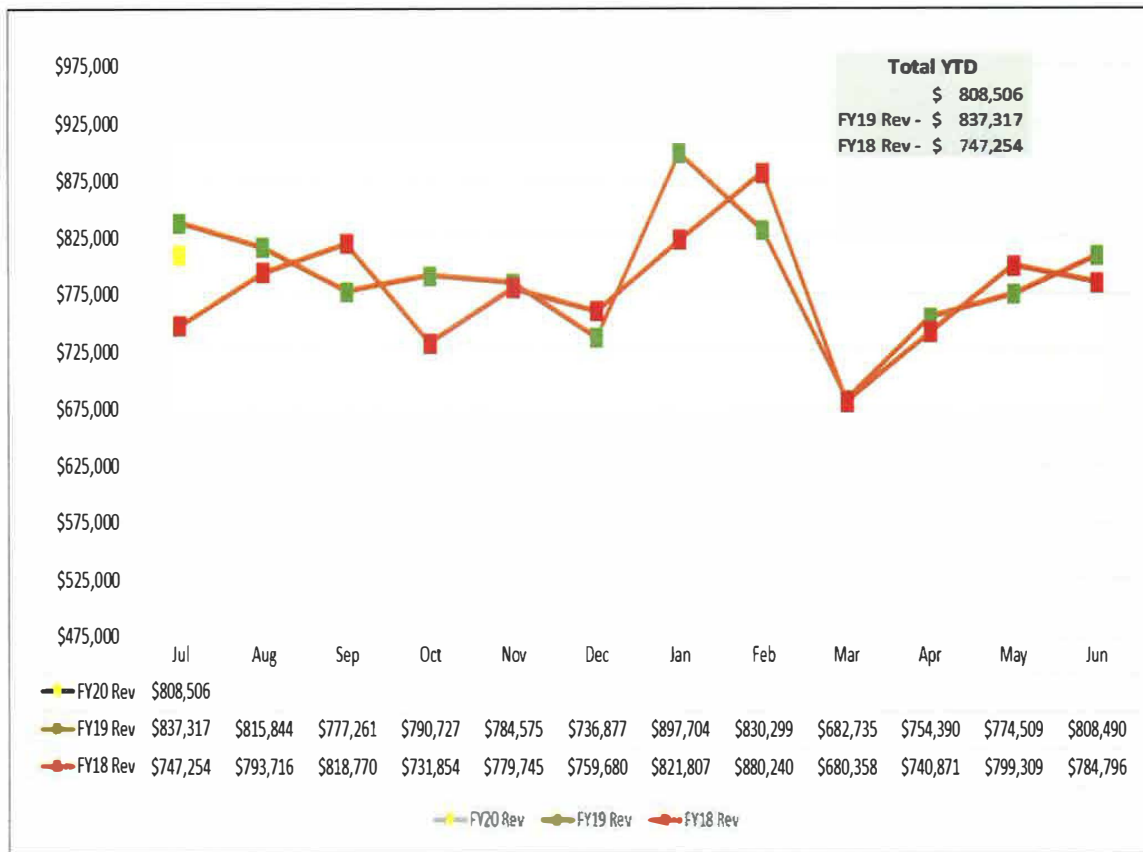
SUMMARY OF
REVENUES AND
EXPENDITURES AS
OF JULY 2019 1ST
MONTH IN FISCAL
YEAR 2019-2020 OR
8.33% COMPLETED
AS OF JULY 31ST,
2019

City of Glenpool General Fund Revenues as of JULY 31ST, 2019

-43.4% DECREASE COMPARED TO PREVIOUS YTD



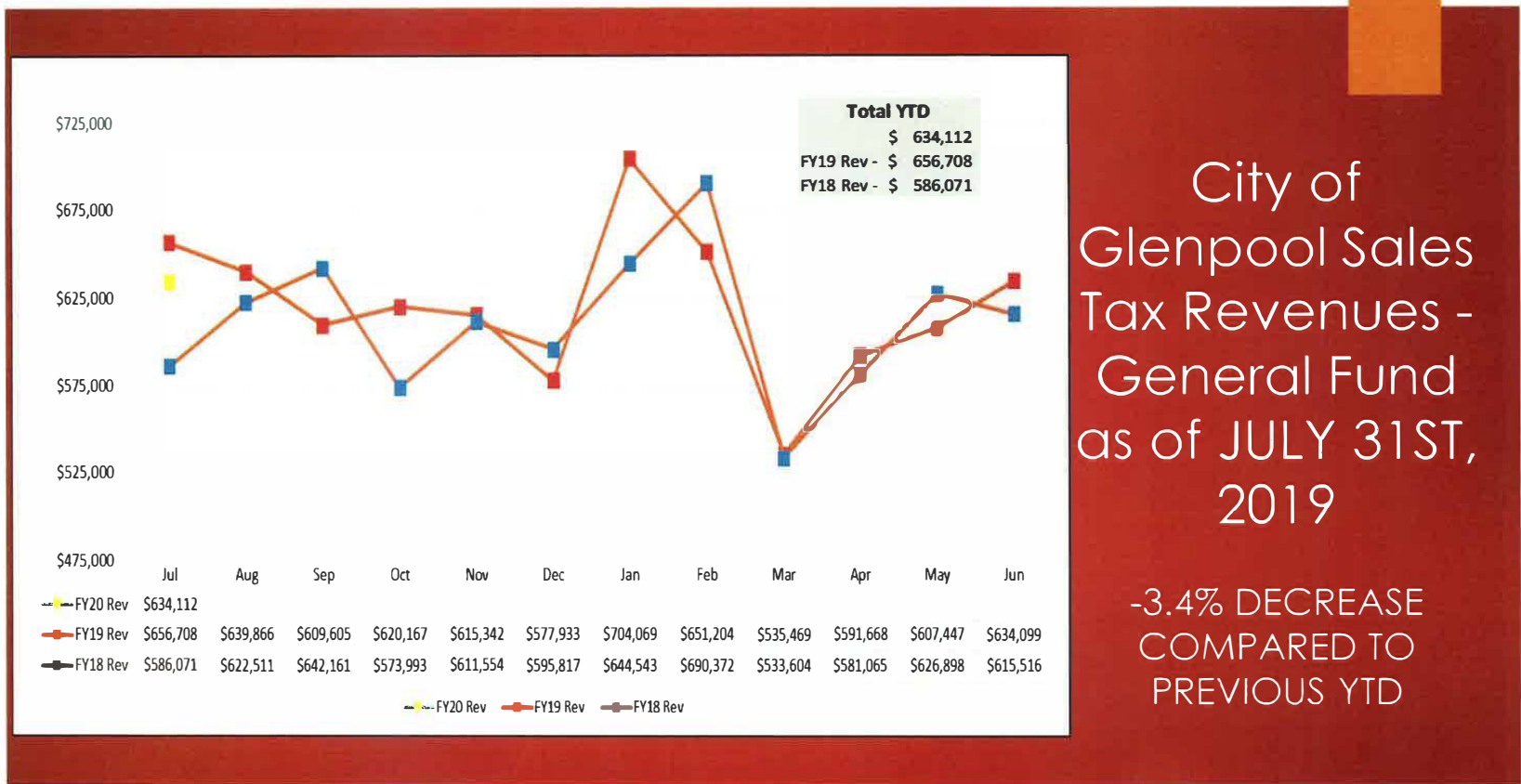
In 2019 the TCC building was sold which accounted for the significant increase in revenue for the month of July.



City of Glenpool Sales Tax Revenues - All Funds as of JULY 31ST, 2019

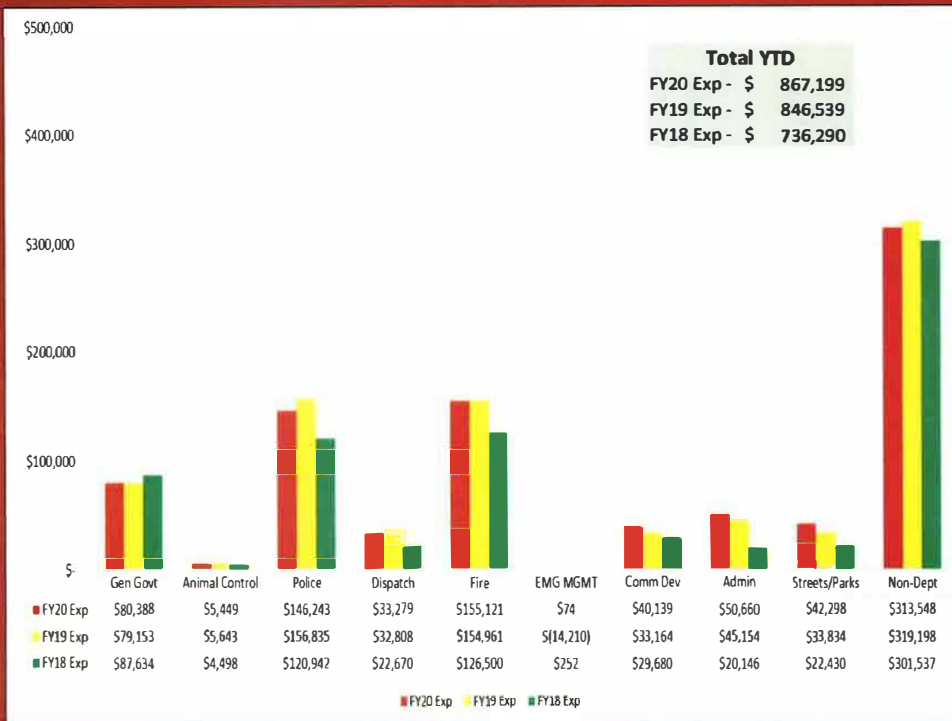
- ▶ 0.55% Sales tax for Public Safety personnel effective July 1, 2016
- ▶ 0.29% Sales tax for capital improvements/economic development effective Jan 1, 2017
- ▶ 0.26% Sales tax for Public Safety equipment effective Jan 1, 2017

-3.4% DECREASE COMPARED TO
PREVIOUS YTD



City of
Glenpool Sales
Tax Revenues -
General Fund
as of JULY 31ST,
2019

-3.4% DECREASE
COMPARED TO
PREVIOUS YTD



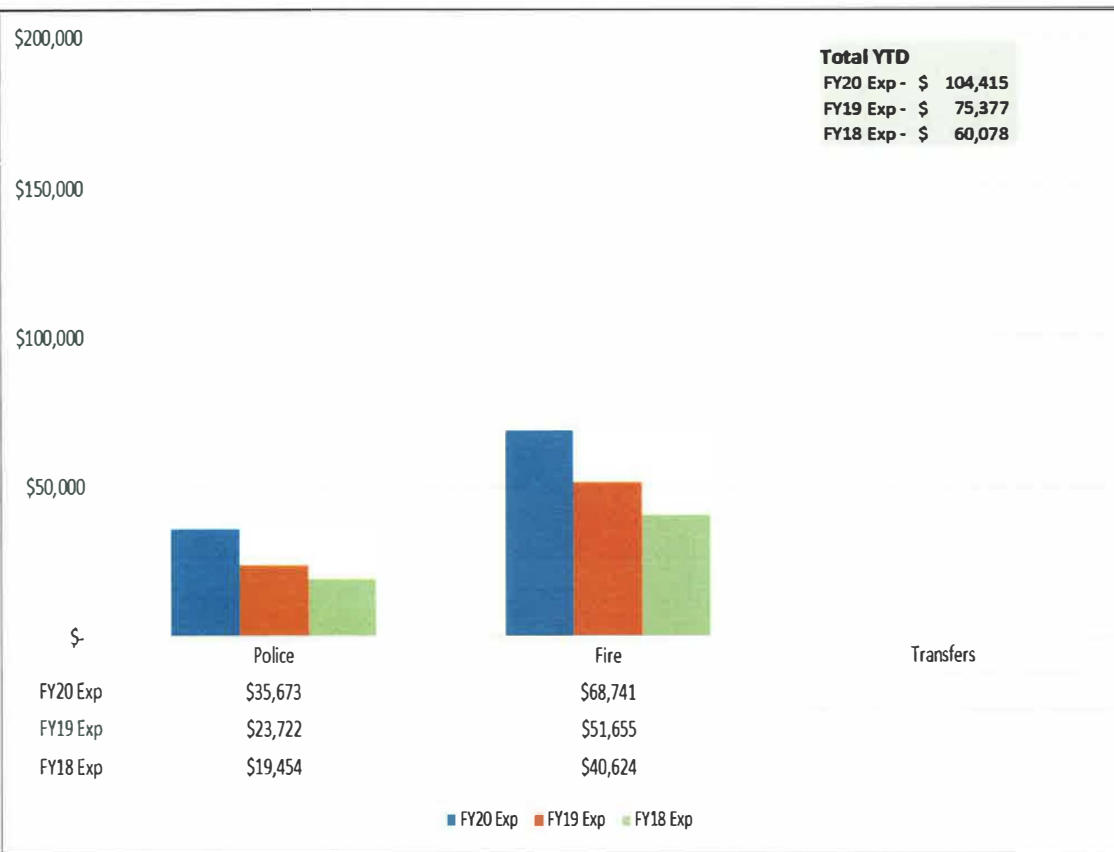
City of Glenpool General Fund Expenditures as of JULY 31ST, 2019

- ▶ General Government includes City Clerk, Finance, and Organizational Expenses
- ▶ Police includes Police, Animal Control and Dispatch
- ▶ Community Services includes Planning, Inspections and Code Enforcement
- ▶ Administration includes City Manager, City Attorney and Human Resources
- ▶ Non-Departmental includes transfers to other funds



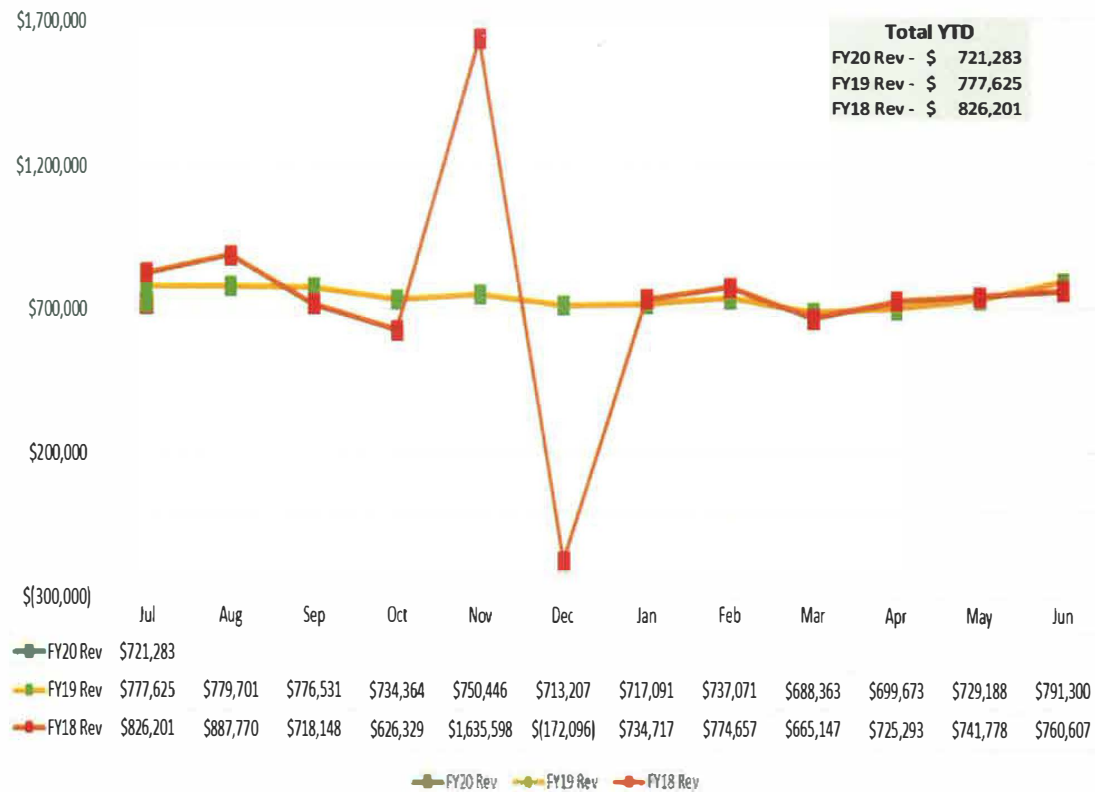
Public Safety Personnel Fund Revenues as of JULY 31ST, 2019

- ▶ 0.55% Sales tax for Public Safety personnel effective July 1, 2016 (first collections received in August of, 2016)
- ▶ 0% INCREASE COMPARED TO PREVIOUS YTD

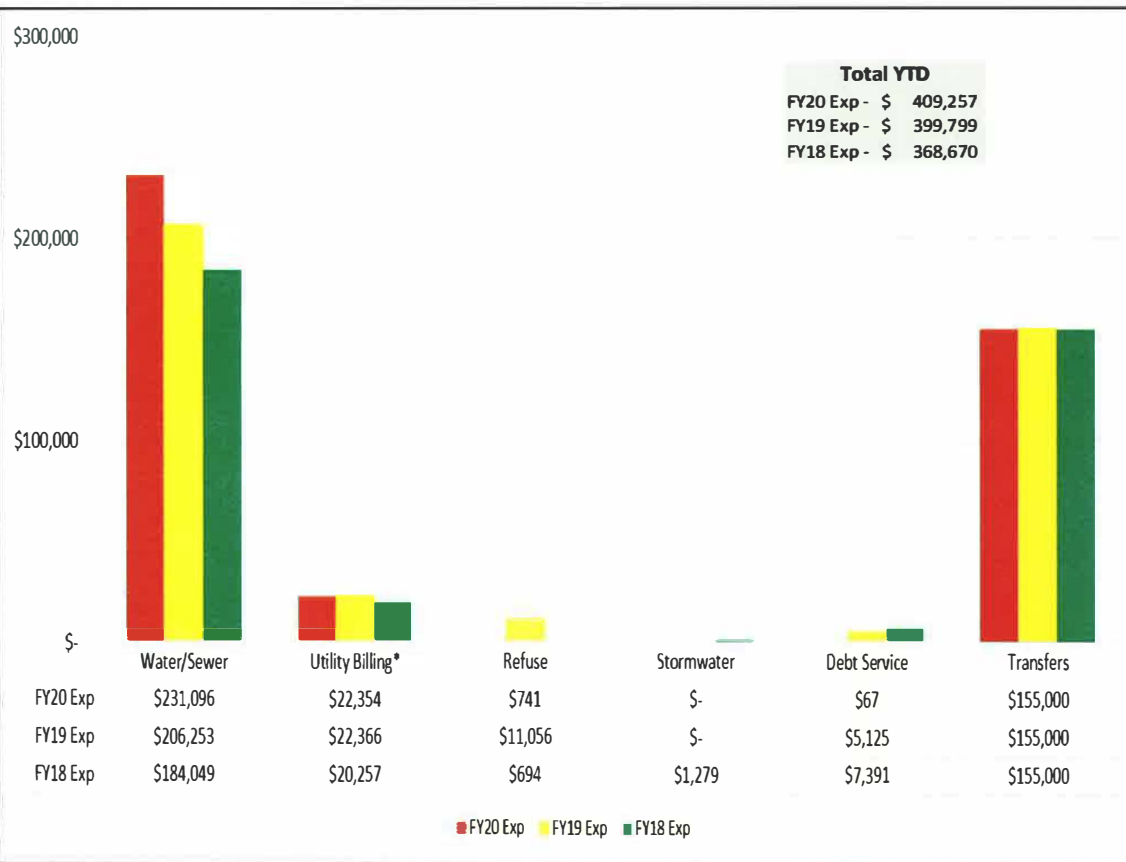


Public Safety Personnel Fund Expenditures as of JULY 31ST, 2019

- Police includes five officers - personal services and operating expenses
- Fire includes seven firefighters - personal services and operating expenses



Glenpool Utility
Services
Authority
Revenues as of
JULY 31ST, 2019
-7.2% DECREASE
COMPARED TO
PREVIOUS YTD

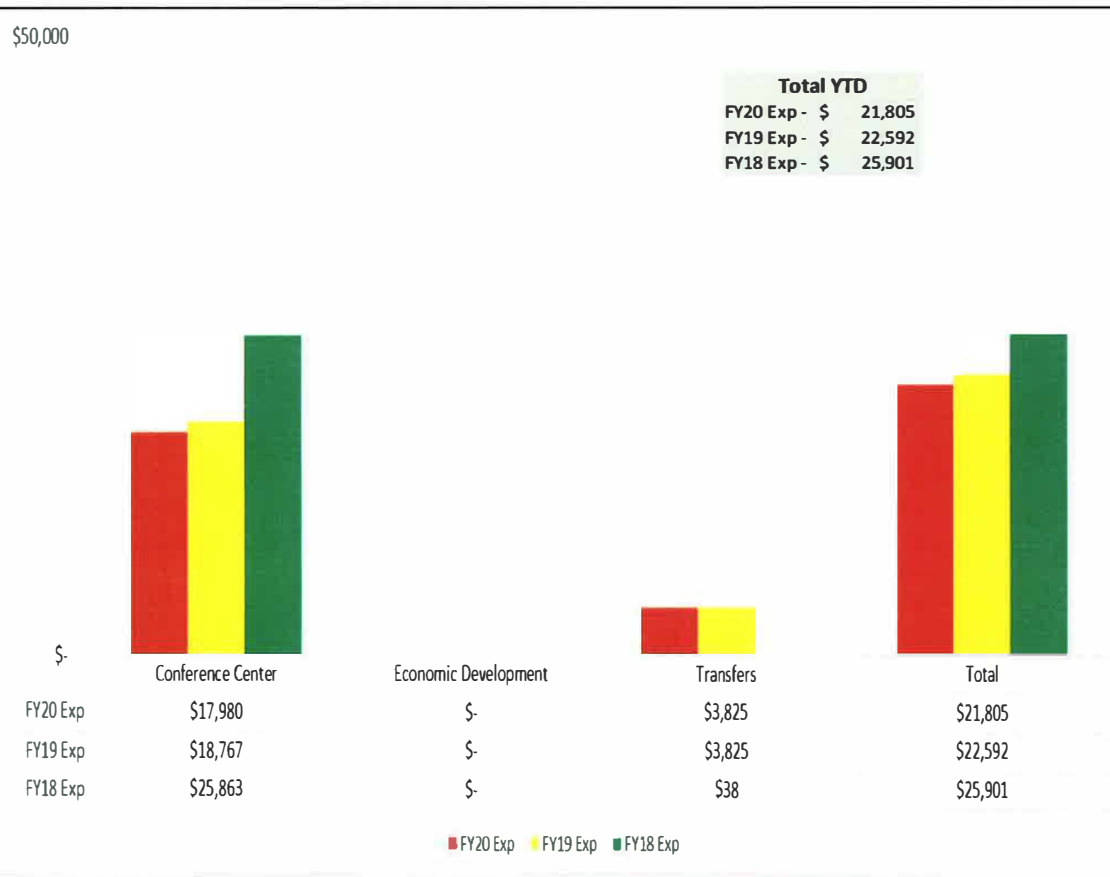


Glenpool
Utility
Services
Authority
Expenses as
of JULY 31ST,
2019

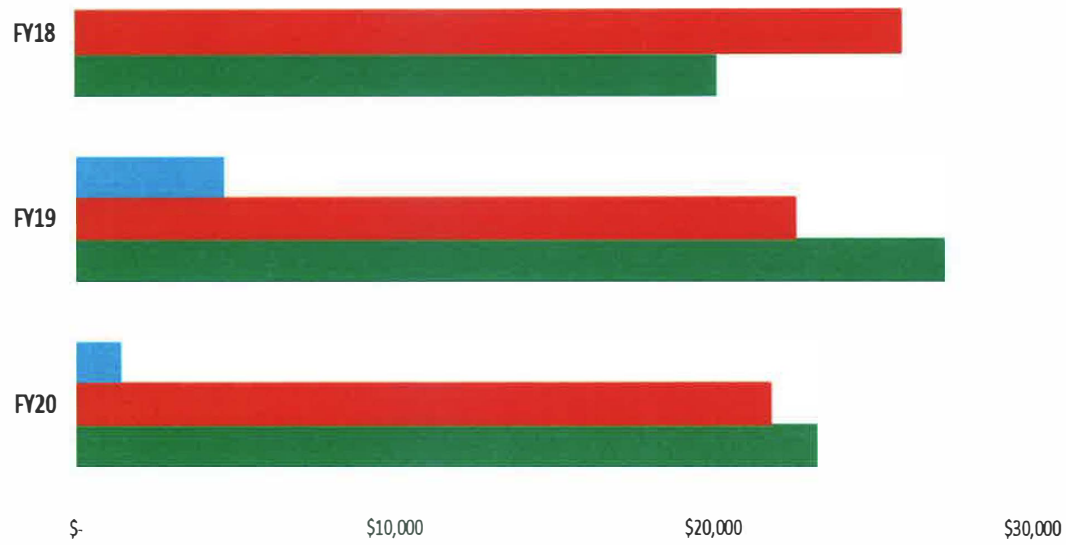


Glenpool Industrial Authority Revenues as of JULY 31ST, 2019

-15% DECREASE COMPARED TO PREVIOUS YTD



Glenpool Industrial Authority Expenses as of JULY 31ST, 2019



	FY20	FY19	FY18
Net Income	\$1,445	\$4,663	\$(5,772)
Expenses	\$21,805	\$22,592	\$25,901
Revenues	\$23,250	\$27,255	\$20,129

Glenpool
Industrial
Authority
Net Income
as of JULY
31ST, 2019

Project	Status	Allocated Budget	Budget Adj.	Final Budget	Expended to Date	Comments
Proposition 1 (0.29%)						
Signalization & Infrastructure 151st St.	IP	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 70,916	
Economic Development Projects	NS	1,035,337	-	1,035,337	-	
Wastewater Treatment Plant Design/Permitting	NS	550,000	-	550,000	-	
South County Soccer Complex Field Lighting	NS	150,000	-	150,000	-	
Turf Equipment Parks	C	30,000	-	30,000	30,000	
Automatic Meter Reading Conversion	C	850,000	27,284	877,284	877,284	
Snow Plow	C	150,000	-	150,000	131,667	
Storm Water Imp. Eden South	NS	500,000	-	500,000	-	
Storm Water Imp. Main St. @ Hwy 75	NS	100,000	-	100,000	-	
Storm Water Imp. 141st St. @ Hwy 75	NS	100,000	-	100,000	-	
Storm water Imp. Rolling Meadows	NS	300,000	-	300,000	-	
Storm Water Imp. Vancouver Avenue	NS	50,000	-	50,000	-	
Storm Water Imp. Fern Avenue	NS	600,000	-	600,000	-	
Storm Water Imp. Hickory Pl	NS	350,000	-	350,000	-	
Kendalwood Park Rehab	NS	200,000	-	200,000	-	
Lift station Rehab Project - Oak Street	IP	132,500	-	132,500	14,747	
Lift station Rehab Project - Eden South	NS	280,000	-	280,000	-	
Signalization of 141st St & Elwood	NS	410,000	-	410,000	-	
Signalization 121st Street & Elwood	NS	150,000	-	150,000	-	
Lane Impr. 121st Street Elwood to Hwy 75	NS	635,000	-	635,000	-	
Lane Impr. Elwood 141st St to 151st St	NS	2,350,000	-	2,350,000	-	
Lane Impr. Warrior Road	IP	750,000	-	750,000	485,398	
		\$ 11,672,837	\$ 27,284	\$ 11,700,121	\$ 1,610,012	

Proposition 2 (0.26%) 51

Public Safety Radio System	C	\$ 1,250,000	\$ 35,079	\$ 1,285,079	\$1,285,079	
Police Vehicles	IP	3,000,000	-	3,000,000	451,483	
PD Mobile Computer System	IP	208,000	-	208,000	211,923	
Firing Range/Training Center	NS	100,000	-	100,000	-	
PD Capital Improvements	NS	1,100,000	-	1,100,000	-	
Fire Apparatuses and Equipment	IP	4,640,000	-	4,640,000	797,482	
Firefighter Air packs	C	250,000	-	250,000	250,000	
		\$ 10,548,000	\$ 35,079	\$ 10,583,079	\$ 2,995,967	
Total Props 1 and 2		\$ 22,220,837	\$ 62,363	\$ 22,283,200	\$ 4,605,978	

Proposition 3 (0.55%) 52

Hire 7 additional Firefighters	C					
Hire 5 additional Police Officers	C					
Two additional Firefighter was hired due to additional fund revenue.						
Two additional Police was hired due to additional fund revenue						
NS= Project not yet started, IP= Project in progress, C= Project is complete						

MINUTES
Regular Meeting
Monday, August 19, 2019 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Jacqueline Triplett-Lund
Momodou Ceesay
Tim Fox

STAFF PRESENT:

David Tillotson
Susan White
Lowell Peterson
Wendy Knight
John Gonsalves
Lynn Burrow
James McHendry
Jim Martin

- A) Call to Order - Timothy Lee Fox, Mayor**
Mayor Fox called the meeting to order at 6:07 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Mayor Fox declared a quorum present.
- C) Invocation – Brent McClure, Woodlake Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) Treasurers Report – John Gonsalves, Finance Director**
[JUNE TREASURERS REPORT](#)
- F) City Manager Report – David Tillotson, City Manager**
- The Fishing Derby is Saturday, registration starts at 9:00, and the Derby is from 10:00-12:00. The National Wild Turkey Federation will also be onsite, hosting activities for the kids.

- Reminder - the next Council Meeting will be on a Tuesday (September 3rd).
- Susan White, Lea Ann Reed, and James McHendry will be attending a Census kick-off meeting in Oklahoma City on Tuesday, August 26th.
- Bond update: A conference call with the rating agency took place last week. Additional documents were submitted, and the rating is expected to be completed by Friday.
- David will be on vacation September 6th - 13th. Susan will be available for any issues that arise.

G) Mayor Report – Timothy Lee Fox, Mayor

Mayor Fox read a letter he received from the Oklahoma Municipal League and presented the Council members with an Oklahoma Municipal Officials pin.

H) Council Comments

Councilor Lund confirmed that the 2nd meeting in September, will be back to a normal Monday schedule.

I) Public Comments

There were no Public Comments.

J) Scheduled Business

- 1) Discussion and possible action to approve minutes from August 5, 2019 meeting.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the minutes as presented.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay			x	
Tim Fox	x			
	4	0	1	0

CARRIED.

[Regular Meeting - 05 Aug 2019 - Minutes - Html](#)

- 2) Specific Use Permit 2019-01

a. Public Hearing on application

b. Discussion and possible action on SUP 2019-01, an application for 56" x 113" (4.7' x 9.4') and 43.94 square foot full color electronic message center, a proposed sign component. Per 11.7.5.A.8 of City's zoning code, electronic and/or LED lighted signs may be permitted by granting of a Specific Use Permit. Proposed full color electronic message center is requested to be situated on proposed sign located on a part of Lot 1, Block 2 of Brookover Corner subdivision, on subject site of lot split GLS 236, north of E. 151st St, just over one-half mile east of US Hwy 75, at intersection of 150th PI and S. Broadway St, zoned CG (commercial general), as submitted by Helen Pacione (Retail Buildings, Inc.).

(James McHendry, City Planner)

A Public Hearing was held regarding SUP 2019-01.

- Mayor Fox opened the Public Hearing at 6:28 p.m.
- James McHendry presented and recommended Council approval of SUP 2019-01, an application for 56" x 113" (4.7' x 9.4') and 43.94 square foot full color electronic message center, a proposed sign component. Per 11.7.5.A.8 of City's zoning code, electronic and/or LED lighted signs may be permitted by granting of a Specific Use Permit. Proposed full color electronic message center is requested to be situated on proposed sign located on a part of Lot 1, Block 2 of Brookover Corner subdivision, on subject site of lot split GLS 236, north of E. 151st St, just over one-half mile east of US Hwy 75, at intersection of 150th PI and S. Broadway St, zoned CG (commercial general), as submitted by Helen Pacione (Retail Buildings, Inc.).
- Eric Enyart, Tanner Consulting, LLC, spoke representing Braums, and answered questions regarding the size of the proposed sign. This sign will be of similar size to an Oklahoma City location.
- Mayor Fox closed the Public Hearing at 6:35 p.m.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To approve SUP 2019-01, an application for 56" x 113" (4.7' x 9.4') and 43.94 square foot full color electronic message center, a proposed sign component. Per 11.7.5.A.8 of City's zoning code, electronic and/or LED lighted signs may be permitted by granting of a Specific Use Permit. Proposed full color electronic message center is requested to be situated on proposed sign located on a part of Lot 1, Block 2 of Brookover Corner subdivision, on subject site of lot split GLS 236, north of E. 151st St, just over one-half mile east of US Hwy 75, at intersection of 150th PI and S. Broadway St, zoned CG (commercial general), as

submitted by Helen Pacione (Retail Buildings, Inc.).

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[20190819_SUP2019-01_staff_report_final](#)

- 3) Discussion and possible action to approve Resolution No. 2019010, A Resolution of the City of Glenpool casting a vote for Trustee of the Oklahoma Municipal Retirement Fund (OkMRF) to fill the expiring term of At-Large Trustee representing the entire membership.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of Resolution No. 2019010, A Resolution of the City of Glenpool casting a vote for Robert Johnson, to continue his role as Trustee of the Oklahoma Municipal Retirement Fund (OkMRF).

Moved by Brandon Kearns, seconded by Joyce Calvert

To approve Resolution No. 2019010, A Resolution of the City of Glenpool casting a vote for Robert Johnson as Trustee of the Oklahoma Municipal Retirement Fund (OkMRF) to fill the expiring term of At-Large Trustee representing the entire membership.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[Resolution No. 2019010 OkMRF Board Election](#)

- 4) Discussion and possible action to renew Cable Service Franchise Agreement with CoxCom, LLC, under which CoxCom is licensed to use

City of Glenpool rights-of-way to provide audio and/or audio/visual electrical impulses of television, radio and other media, including but not limited to cable television service for sale to the inhabitants and businesses of the City, for a period of ten (10) years from and after the effective date of said Agreement in consideration for which Cox shall pay to the City a Franchise Fee equal to five percent (5%) of the gross revenues of Cox and its affiliates collected from each subscriber to Cox's Cable Services product, and five percent (5%) of the portion of gross revenues from advertising, as those terms are defined in the Agreement.

(Lowell Peterson, City Attorney)

Mr. Peterson presented and recommended Council approval of renewing the Cable Service Franchise Agreement with CoxCom, LLC, under which CoxCom is licensed to use City of Glenpool rights-of-way to provide audio and/or audio/visual electrical impulses of television, radio and other media, including but not limited to cable television service for sale to the inhabitants and businesses of the City, for a period of ten (10) years from and after the effective date of said Agreement in consideration for which Cox shall pay to the City a Franchise Fee equal to five percent (5%) of the gross revenues of Cox and its affiliates collected from each subscriber to Cox's Cable Services product, and five percent (5%) of the portion of gross revenues from advertising, as those terms are defined in the Agreement. The franchise fee renewal agreement makes no change in the current services provided, incurs no cost to the City and ensures payment of the largest franchise fee allowable under the Cable Act.

Moved by Momodou Ceesay, seconded by Brandon Kearns

To renew Cable Service Franchise Agreement with CoxCom, LLC, under which CoxCom is licensed to use City of Glenpool rights-of-way to provide audio and/or audio/visual electrical impulses of television, radio and other media, including but not limited to cable television service for sale to the inhabitants and businesses of the City, for a period of ten (10) years from and after the effective date of said Agreement in consideration for which Cox shall pay to the City a Franchise Fee equal to five percent (5%) of the gross revenues of Cox and its affiliates collected from each subscriber to Cox's Cable Services product, and five percent (5%) of the portion of gross revenues from advertising, as those terms are defined in the Agreement.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-	x			

Lund				
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

[Staff Memo re 2019 renewal](#)

[COX - 5% of gross revenue for 10 years 090219-1](#)

- 5) Discussion and possible action to approve Change Order No. 2 to the existing 2019 Paving Repair Project - Phase II agreement with Dunham's Asphalt Services, Inc. in an amount not to exceed \$9,644.00. and to authorize the City Manager to execute same on behalf of the City. The funding for this additional work would be from the FY 2019/2020 Annual Budget under item No.01-6-14-6274: Street Repairs. (Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of Change Order No. 2 to the existing 2019 Paving Repair Project - Phase II agreement with Dunham's Asphalt Services, Inc. in an amount not to exceed \$9,644.00. and to authorize the City Manager to execute same on behalf of the City. The funding for this additional work would be from the FY 2019/2020 Annual Budget under item No.01-6-14-6274: Street Repairs. This Change Order totals \$9,644.00 which covers the costs associated with the milling and asphalt paving overlay of the public street connection between US Highway No. 75 and Casper Avenue. This street connection which also serves as the main vehicular entry into the Beeline Center Commercial center at approximately 136th Street. The proposed change order results from requests received from several business owners whose only access to Highway75 is via this street connection.

Moved by Momodou Ceesay, seconded by Joyce Calvert

To approve Change Order No. 2 to the existing 2019 Paving Repair Project - Phase II agreement with Dunham's Asphalt Services, Inc. in an amount not to exceed \$9,644.00. and to authorize the City Manager to execute same on behalf of the City. The funding for this additional work would be from the FY 2019/2020 Annual Budget under item No.01-6-14-6274: Street Repairs.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-	x			
Lund				

Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

Memorandum City Council Meeting 08 19 19 2019 Paving Repair
Program Change Order No. 2

- 6) Discussion and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development because public disclosure of the matter to be discussed would interfere with the development of products or services and would violate the confidentiality of the business, pursuant to 25 O.S. § 307.C.10. (Open Meeting Act).
(David Tillotson, City Manager)

Mr. Tillotson recommended entering into Executive Session for the purpose of conferring on matters pertaining to economic development because public disclosure of the matter to be discussed would interfere with the development of products or services and would violate the confidentiality of the business, pursuant to 25 O.S. § 307.C.10. (Open Meeting Act), and invited Lynn Burrow, Community Development Director to attend.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To enter into Executive Session at 6:47 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

- 7) Discussion and possible action to reconvene in Regular Session.
(Timothy Lee Fox, Mayor)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To reconvene in Regular Session at 7:32 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Jacqueline Triplett-Lund	x			
Momodou Ceesay	x			
Tim Fox	x			
	5	0	0	0

CARRIED.

K) Adjournment

Mayor Fox declared the meeting adjourned at 7:33 p.m.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER
DATE: SEPTEMBER 3, 2019
ITEM: PUD 30A REDBUD GLEN, FINAL DEVELOPMENT PLAN, A MAJOR AMENDMENT TO PUD 30
REQUEST: A MAJOR AMENDMENT TO PUD 30, PERTAINING TO DEVELOPMENT AREA C OF PUD 30
APPLICANT: KYLE SEWELL, CRAFTON TULL
SITE: SEE LEGAL EXHIBIT/DESCRIPTION, GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF 151ST STREET SOUTH AND SOUTH ELWOOD AVENUE INTERSECTION
ZONING: PUD 30
COMP PLAN: GENERAL RESIDENTIAL

BACKGROUND:

The subject site, north of the northwest corner of S. Elwood Avenue and W. 151st Street is governed by PUD 30 *Glenpool Center South*. PUD 30 documents land use in Development Area C (the approximate 20-acre subject site) as being designated for residential detached single-family homes; the applicant's request would amend development standards for the detached single-family homes within Development Area C of PUD 30.

Development Area C of PUD 30 is also the subject property of a final plat application, *Redbud Glen* also to be heard at this regular meeting of the Council.

At the April 8, 2019 public hearing, the Planning Commission was generally supportive of concepts as illustrated by PUD 30 Major Amendment No. 1 (PUD 30A), applicant's submittal met requirements for PUD preliminary development plans as outlined in Section 11.9.9 of the City's Zoning Ordinance. Applicant refined concepts contained within the PUD per staff and Commission recommendations and on August 12, the Planning Commission voted to approve the major amendment to PUD 30, *Development Area C*, Development Standards as illustrated/documented in the Final Development Plan.

COMPREHENSIVE PLAN/ZONING:

The Glenpool Comprehensive Plan provides basis for the City's zoning policy. The Comprehensive Plan designates **Development Area C** as being within City's **General Residential**; from the Comp Plan: *This designation covers areas with predominantly single-family residential uses at typical in-city densities. Development Types:*

- *Detached residential dwellings*

1

- *Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards*
- *Public/institutional uses*
- *Parks and public spaces*

ACCESS:

Limits of access along Elwood Avenue is shown on face of plat.

SERVICES:

The property is served by City sewer; CCRWD No. 2 is the water purveyor.

SURROUNDING LAND USES:

Land use and zoning of properties immediately adjacent to the site of the zoning request are as follows:

	Zoning	Land Use
North	AG	Un-platted Un developed
South	PUD 30	Storage unit facility
East	RS-3 Single Family High Density	Un-platted Un developed
West	RS-3 Single Family High Density	Detached single-family residential

ANALYSIS AND DEVELOPMENT REQUIREMENTS:

To obtain approval of a PUD, the applicant must submit a site development plan, concept plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate **that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

1. *An efficient provision of infrastructure that sustains the natural environment;*
2. *Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
3. *Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
4. *Good transitioning of housing types within the development and with development adjacent to the PUD;*
5. *Protection and preservation of natural resources and valued or sensitive land features; and*

2

6. *Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

The Final Development Plan contains commitments, intended to demonstrate **the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit and will result in other benefits (as listed above).**

- The project is a private gated community includes a 0.88-acre common open space, located in the northwest corner of the property; use of this site is intended for community playground and gathering space;
- another 0.42-acre common greenspace is located in the northeast corner of the property.
- Applicant has indicated 50K has been budgeted for amenities, including a pergola and children's play equipment.
- Landscaped internal trail system
- Landscaped ROW with serpentine sidewalk
- Decorative fence (stucco or wood panels) with decorative rock columns on the exterior sides and rear of the property.

REQUESTED ACTION:

Approve, approve with conditions, or deny PUD 30A Redbud Glen, Final Development Plan, a Major amendment to PUD 30.

STAFF RECOMMENDATION:

Motion to approve PUD 30A, Final Development Plan, a Major Amendment to PUD 30, subject to the following list of conditions.

CONDITIONS OF APPROVAL, REDBUD GLEN FINAL DEVELOPMENT PLAN (PUD 30A)

1. Council approval of Redbud Glen, a Final Plat.

Attachments:

1. Re-zoning application
2. Aerial Photo
3. Zoning Map
4. Redbud Glen, Final Development Plan
5. Final Plat of Redbud Glen
6. Public Hearing Notice

CITY OF GLENPOOL PLANNING COMMISSION**[] ZONING [X] PUD [X] PUD AMENDMENT**

CASE NUMBER _____

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com**APPLICATION INFORMATION**

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ PC DATE: _____ CITY COUNCIL DATE: _____

☐ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____☐ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: NW Corner of Elwood & W. 151st St S. TRACT SIZE: 20 acres

LEGAL DESCRIPTION: _____

PRESENT USE: AG PRESENT ZONING: PUD30**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED NEW ZONING: PUD30A DEV. AREAS AFFECTED BY PUD AMENDMENT: C PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Single Family Residential NATURE OF PUD AMENDMENT: Revision to lot configuration, lot sizes, gated community, addition of architectural standards.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Kyle Sewell	NAME Alan Staab
ADDRESS 201 W. 5th Street, Suite 302	ADDRESS 2502 E 21st Street, Suite B
CITY, ST, ZIP Tulsa, OK 74103	CITY, ST, ZIP Tulsa, OK, 74114
DAYTIME PHONE 918-584-0347	DAYTIME PHONE 918-582-0139
EMAIL kyle.sewell@craftontull.com	EMAIL astaabtulsa@gmail.com
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <i>Kyle Sewell</i>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer**APPLICATION FEES**

BASE APPLICATION FEE	\$	250		
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL	\$ 250
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$		
SIGNS	\$50 x 1 =	\$ 50		
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$ 50	NOTICE SUBTOTAL	\$
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$ 350

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER ☐ Y ☐ N

REVISED 7/23/2017

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.



Applicant's Signature

11-7-18

Date

Glenpool Planning Commission Case Number: _____

- **Technical Advisory Committee (TAC) Meeting Date:** _____

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- **Glenpool Planning Commission: Date:** _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- **Glenpool City Council: Date:** _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2017



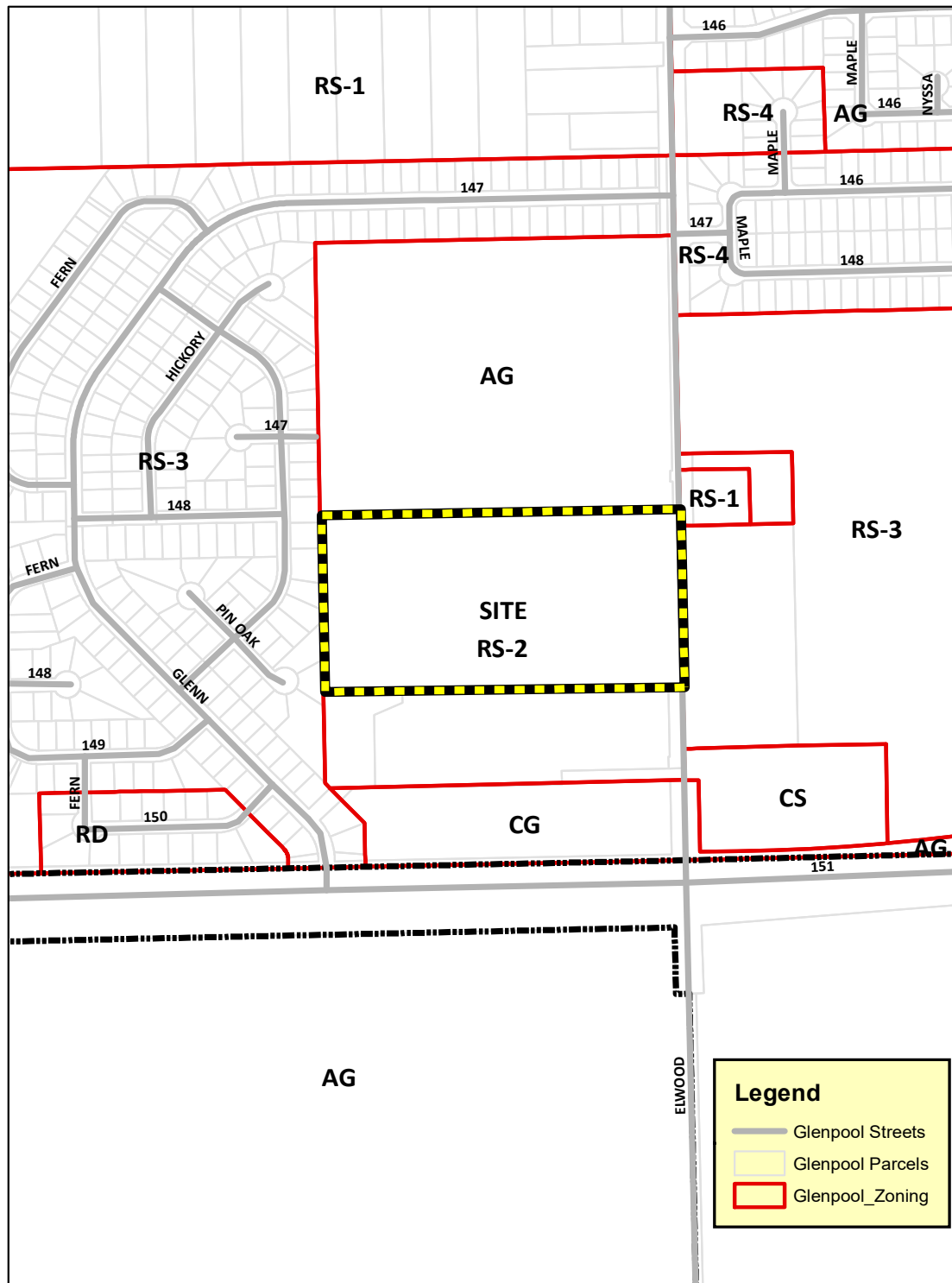
Planning Commission Hearing Items 08/12/2019

(1) Final Plat for Redbud Glen

(2) PUD 30: Major Amendment No. 1 (PUD30A) Final Development Plan



Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.
5/20/2019



Planning Commission Hearing Items 08/12/2019

(1) Final Plat for Redbud Glen

(2) PUD 30: Major Amendment No. 1 (PUD30A) Final Development Plan



Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.
5/20/2019

REDBUDGLEN



Single-Family Residential

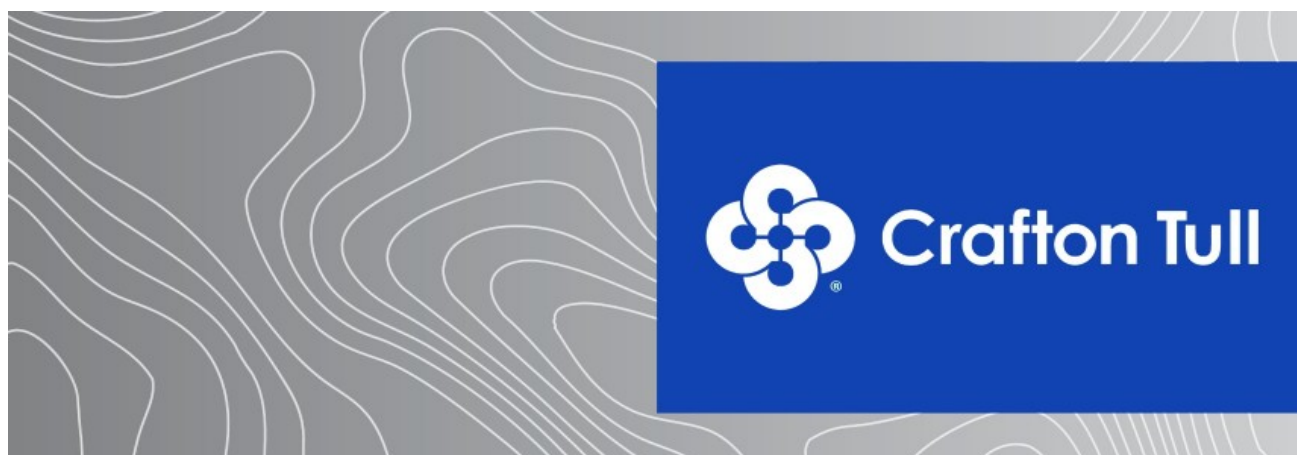
CT JOB NO. 18400500



Contents

1. REDBUD GLEN.....	1
2. Final Development Plan.....	4
Development Plan	4
Access and Circulation	4
Topography.....	4
Bulk and Area Requirements	4
Living Area Requirements.....	6
Private Development and Use Restrictions	6
3. Conceptual Utility and Drainage Plan	8
Utilities and Drainage	8
Soils	8
4. Design Elements.....	8
Amenities	8
Landscape Plan	9
Exhibit A.....	10
PUD PLAT CONCEPT	10
Exhibit B	11
AMENITIES AND LANDSCAPE DETIALS	11
Exhibit C	12
USDA NRSC Soil Survey	12
Exhibit D	25
FEMA Firmette.....	25
Exhibit E	27
ENTRY WAY CONCEPT	27
Exhibit F	29
House Layouts	29
Exhibit G.....	30
Tentative Circulation Plan	30
Exhibit H.....	32

Topographic Map..... 32



Final Development Plan

Development Plan

The proposed Redbud Glen is located at 423 W. 151st St. S.; the northwest corner of the intersection of 151st St. S. and S. Elwood Ave. The property is presently part of PUD 30, a 38.29-acre mixed-use development with three development areas 'A', 'B', 'C'. Development Area 'B', the middle portion of the property, has been platted as Glenpool Center South, developed with the first phase of the Arrowhead Self Storage. The approximate 20.1 acres of unplatted land to the north of PUD 30 is Residential Development Area "C" and is now being modified by this new PUD 30A. The remaining unplatted land to the south contains approximately 7.6 acres corresponding to Commercial Development Area "A" within PUD 30 and is unmodified by this PUD 30A.

The proposed project is a gated, single-family residential neighborhood; the proposed plan provides two public green spaces with amenities and sidewalks that will be maintained by the Home Owners Association (HOA) throughout the addition to accommodate active/passive recreation and pedestrian/bicycle circulation.

Streets will be private and therefore will be maintained by the HOA. All streets will be designed to comply with the City of Glenpool standards for residential streets. All streets will have curb and gutter with storm water inlets. Storm water will be collected in the two detention ponds in the northwest and northeast corners of the property. Maintenance of the stormwater detention ponds will be by the HOA.

Access and Circulation

Access to the development area will be from South Elwood Avenue. This is the location of the main entrance to the gated community. Two stub road driveways to the north of the property will have emergency access gates. There will be no access to the residential neighborhood located west of the property. The streets will be private in the gated residential neighborhood. Reference to the site circulation plan can be found in Exhibit "G"

Topography

The Existing Topography can be found in the attached Exhibit "J", with an elevation high point of (751 FT) above mean sea level and a low point of (736 FT) above mean sea level. The project is located in Fema Flood Zone "X". The property is considered to be located in a minimal flood hazard area according to the attached FEMA Firmette Flood Hazard Map located in Exhibit "H".

Bulk and Area Requirements

The residential intensity does not exceed the maximum number of dwellings according to the permitted dwelling units equation, whereas, permitted dwelling units = gross area* of property located within a residential district divided by minimum land area per dwelling permitted in the applicable district.

Overall Summary of Density and Lot Size

65 lots on 20.1 Acres = 3.23 Units per Acre

Lot Sizes: 8,300 – 9,600 Square Feet

20.1 Acres divided by 12,325 Sq. Ft =71.04 Units (Maximum Allowed)

This formula is based on the formula outlined in the Zoning Code in effect at the time of PUD 30 approval (Zoning Code, Title 11 of City Code, as adopted by Ordinance # 665 September 17, 2012, and as amended).

Current and New Proposed Zoning Comparison

BULK AND AREA REQUIREMENTS	PUD-30	PUD-30A
Maximum Number of Lots:	70	70
Lot width (min.ft.):	85	65
Lot area (min. sq. ft.)	11,000	6,900
Land area per d.u. (min. sq. ft.):	12,325	12,325
Structure height (max. ft.)	35	35
Livability space per d.u. (min. sq. ft.)	6,000	5,000
External boundaries: (min. ft.)		
Right-of-way line abutting South Elwood Avenue	35	35
North boundary line	25	20
South boundary line	20	20
West boundary line	20	20
Front yard *(min. ft.):		
All other streets	30	25
Interior rear yard (min. ft.):		
Abutting an arterial	35	35
All other streets	25	20
Interior side yards (min. ft.):		
One side yard	10	5
Other side yard	5	5
*Measured from centerline of the abutting street, add to the distances designated in the columns to the right 1/2 of right of way designated on the major street and highway plan or 25 feet if not designated on the major street and highway plan		

Living Area Requirements

No one story residence having less than 1,700 square feet of living area shall be erected on any lot within the development area. No two story residence having less than 2,500 square feet of total living area and less than 1,500 square feet of living area on the first floor shall be erected on any lot within the development area. The purpose is to develop larger houses with more amenities. House layouts are displayed in Exhibit "E".

Private Development and Requirements

The Architectural Review Committee (ARC) shall be formed to review and approve plans for all construction on lots in Redbud Glen. The ARC shall also be responsible for interpreting the development and construction standards contained in the restrictive covenants. Zoning Code Section 11-3-16B requires all restrictive covenants provide a separate document submittal for the purpose of "review as to form", to ensure the proper ownership, maintenance, continuity, and conservation of open spaces within the PUD. Alan R. Staab shall be one member of the ARC, with one additional member to be designated by the developer.

All lots shall be single-family residential lots only.

All homes shall be 70% masonry on the first floor of the home. Materials other than masonry shall be approved by the Architectural Review Committee (ARC) and shall be of sufficient quality to maintain the standards of the neighborhood. Hardie Board may be used to satisfy the masonry requirement.

No mill-finished windows shall be permitted on any home in Redbud Glen.

Exposed stem walls shall be covered with brick, stone, or stucco.

All homes shall have minimum garage space for two automobiles.

No pre-existing or off-site built buildings may be moved onto any lot. All out buildings of any nature must be approved in writing by the Architectural Review Committee (ARC) and shall be constructed on-site.

Any fence separating a lot from another lot shall be of wood, stone, brick, or wrought iron. The ARC shall first approve any painted fence as to color. Fences shall not exceed 6' in height without the prior approval of the ARC.

All retaining and decorative walls shall be of stone, brick, or other compatible material to the masonry used on the home. No railroad tie walls will be permitted under any circumstance.

Homes shall have a roof pitch of at least 6/12 on 75% of the roof area. No roof pitch of less than 6/12 shall be permitted except for covered porches or patios.

All lots shall be professionally landscaped on the front and street facing side elevations upon completion of the home. All front, side, and back yards shall be fully sodded upon completion of the home. All yard and landscape

areas shall be fully irrigated. Each lot upon completion of construction shall have a minimum of two trees planted that are a minimum of 2.5" caliper each. Landscape plans must be approved by the ARC.

All roofs shall be covered with roofing material having a 30-year or more rating (such as "Tamko Heritage Thirty Weathered Wood"), or slate or tile if approved by the ARC. Any waiver of this restriction by the ARC must be dated and in writing. All roof flashing and valleys shall be made of bronze, copper, or painted material. All roof vents are to be painted to blend in with the color of the roofing material.

All fireplace chimneys shall be veneered with brick, stone, or stucco and have copper chimney cap or painted metal cap approved by the ARC.

No antennas shall be permitted except a 20-inch satellite dish, the location of which shall be approved by the ARC.

Except for customary and usual "for sale" signs and customary and usual name and address signs, no sign of any kind shall be placed or maintained on any part of any lot, or on any structure except with the written consent of the ARC.

No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock or poultry of any kind shall be raised, bred, or kept at any residence or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors.

No commercial structures shall be erected, maintained, or operated on any lot except for real estate sales. Management and construction offices, which may, with the prior written consent of the developer, be erected, maintained, and operated on any lot or in any building or structure now or hereafter erected on any lot, provided the offices are used solely in connection with the development of the property or the construction of improvements on the property, or the management, rental, or sale of any part of the property, or of improvements now or hereafter erected thereon and provided that such offices shall be removed upon completion of sales or construction as the case may be.

Recreational vehicles, boats, trailers, campers, and other large recreational equipment shall not be stored on any lot for a period exceeding 24 hours.

No inoperative vehicle or machinery shall be stored on any lot, and each lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed, or mowed to prevent growth of weeds or tall grass.

No exterior clothes dryer or clothes drying line shall be erected, installed, or maintained on any lot or on any structure thereon.

Residences with the same front architectural elevation shall not be visible one to the other.

No lot within subdivision shall be further divided or lot split without approval of ARC and City of Glenpool, Oklahoma, as required by law.

All lots shall use a standard mailbox as selected by the Architectural Review Committee.

Above ground pools are prohibited.

All homes within the subdivision shall include professional installation of a gutter and downspout system, unless otherwise approved by the ARC.

All common areas, private streets, stormwater detention ponds, and park/playground area, shall be maintained by the Home Owner's Association (HOA).

Lots 1-13, Block 5 owners shall install a 6' tall black chain link fence at the north boundary of their lot.

Conceptual Utility and Drainage Plan

Utilities and Drainage

All necessary utility infrastructure necessary to sustain the community, such as water, sanitary sewer, electric, gas, telephone, and cable are readily available or will be extended as needed to meet the needs of the community.

An existing 12-inch waterline is located on the southwest corner of the PUD 30 tract. Existing waterlines belong to Creek County Rural Water District # 2. A new 8" waterline will be brought across the Arrowhead Storage property into the southwest side of the subdivision. New 6" waterlines will be installed on one side of the streets in the neighborhood and connect to the existing 6" waterline on the west side of Elwood Ave. The waterline will be sized to provide fire flow and domestic flow to sustain the proposed neighborhood. Sanitary sewer mains are located near to the west and north of the property. New sewer service will connect to the existing mains and gravity flow the full neighborhood to the west. All streets will have storm water inlets, and storm water will be collected in two detention ponds on the northwest and northeast corners of the property.

Soils

USDA Web Soil Survey was used in identifying the soil types within the development. Soils identified on site are Dennis silt loam, Dennis-Pharoah complex, and Okemah Silt loam. The information on the existing soil survey can be found in Exhibit "C" of this proposal. Soils shall be stabilized within building and parking lot construction in accordance with any geotechnical report recommendations.

Design Elements

Amenities

Included in this development is a 0.88-acre, common open space, located in the northwest corner of the property, is designated in the proposed development plan to be used for a community playground and gathering space. Another 0.42-acre common space is located in the northeast corner of the property for public greenspace. Each

detention easement. A budget of \$50,000 will be used to provide equipment for the playground and public spaces, details of amenities are shown in Exhibit B.

Landscape Plan

In order to create character in the community, the perimeter will have decorative fences made of stucco or wood panels with decorative rock columns on the exterior sides and rear of the property. The front fence, running along Elwood Ave. will be made of wood with decorative rock columns. The exterior boundary on the Elwood Ave. side will provide pedestrian and bicycle linkage between existing and future development. A three-foot fence and landscape easement, between the exterior of the front fence and the front sidewalk will have thirteen new trees planted shown in Exhibit "C". The perimeter fences and the trees will create a positive appearance for the community and those traveling through Elwood Ave. All tree sizes will comply with zoning regulation 11-14-4C, item 7. The fence, the front gate, call box, turn around lane, and any other features related to the front gate, detailed pictures is shown in Exhibit "E". The entry way will be designed to meet stacking requirements that will accommodate the future widening of Elwood Ave.

Development Schedule

The installation of public improvements will commence with the public utility installation (sanitary, water, sewer) as well as the public streets, curb & gutter, and storm sewer. The front east fence, north boundary fence, gate entrance, landscaping will be installed during the public infrastructure improvements. The installation of other amenities (playground, walking trails, interior landscaping, pavilion) will be phased as the individual lots are developed and filled in. Bonds will be provided to the City for the cost of such improvements based on the Engineer's Opinion of Cost.

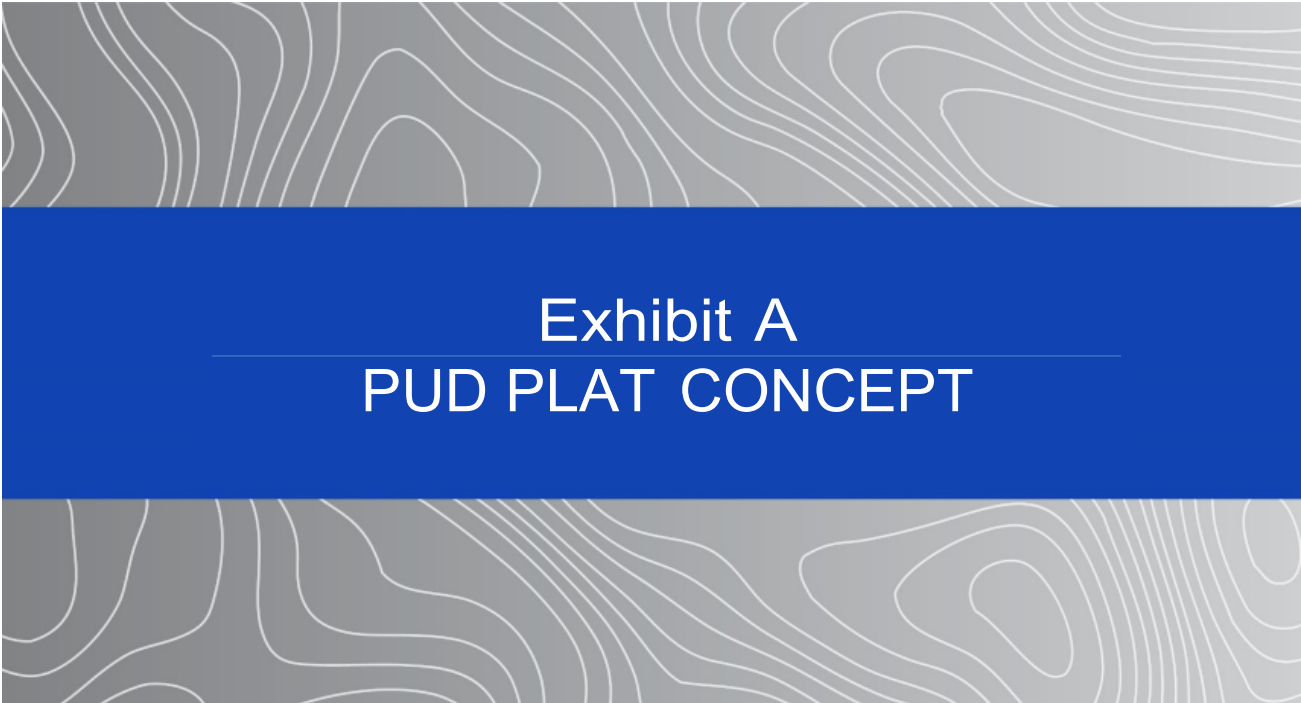
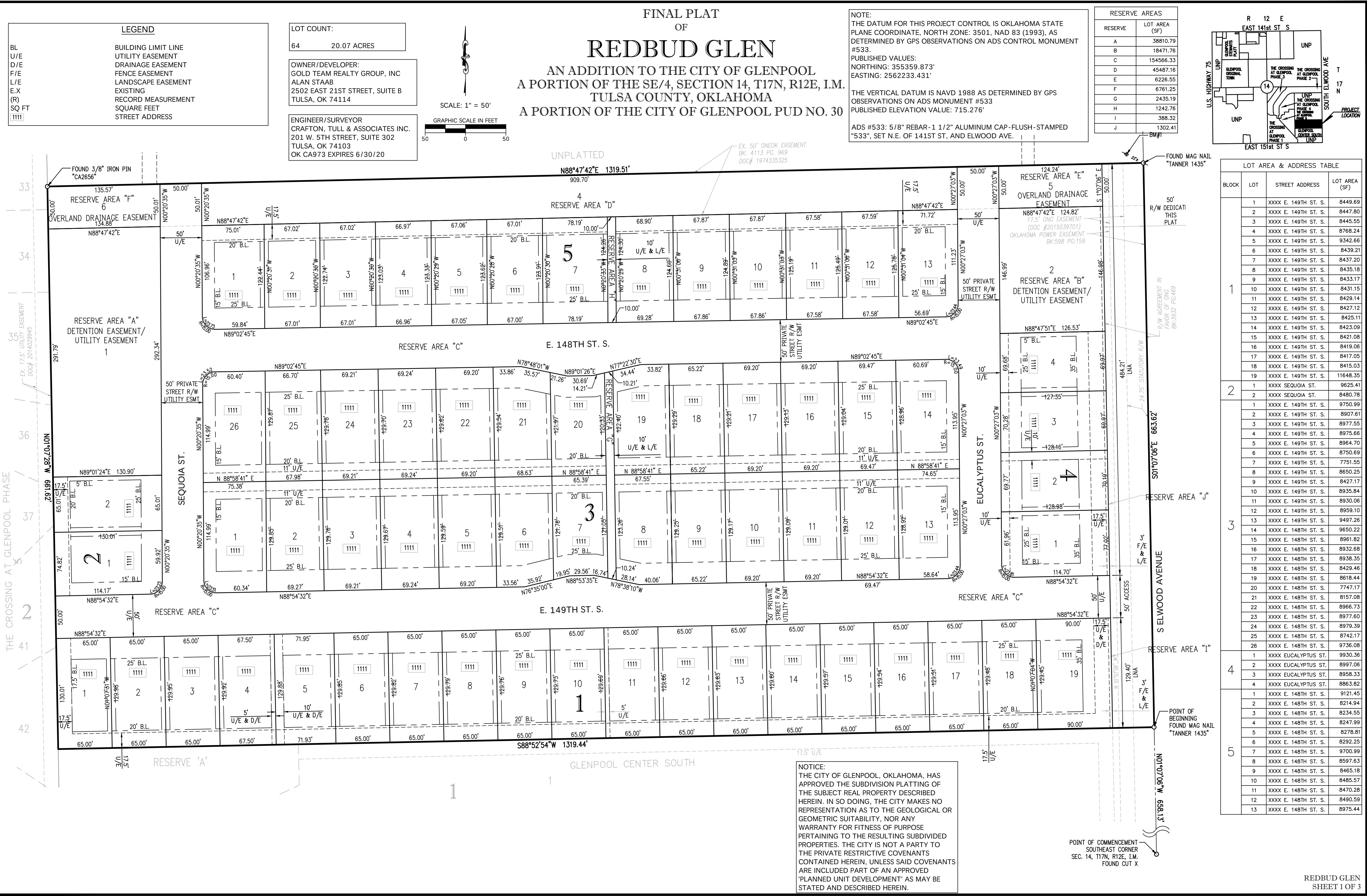
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit A PUD PLAT CONCEPT



The graphic features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text is white and centered within this band.

Exhibit B

AMENITIES AND
LANDSCAPE DETIALS

OPTION 1:
AGE 2-12 PLAY STRUCTURE

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2



Glenpool Neighborhood Park Playground – View A
Glenpool, Oklahoma

OPTION 1: AGE 2-12 PLAY STRUCTURE

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2

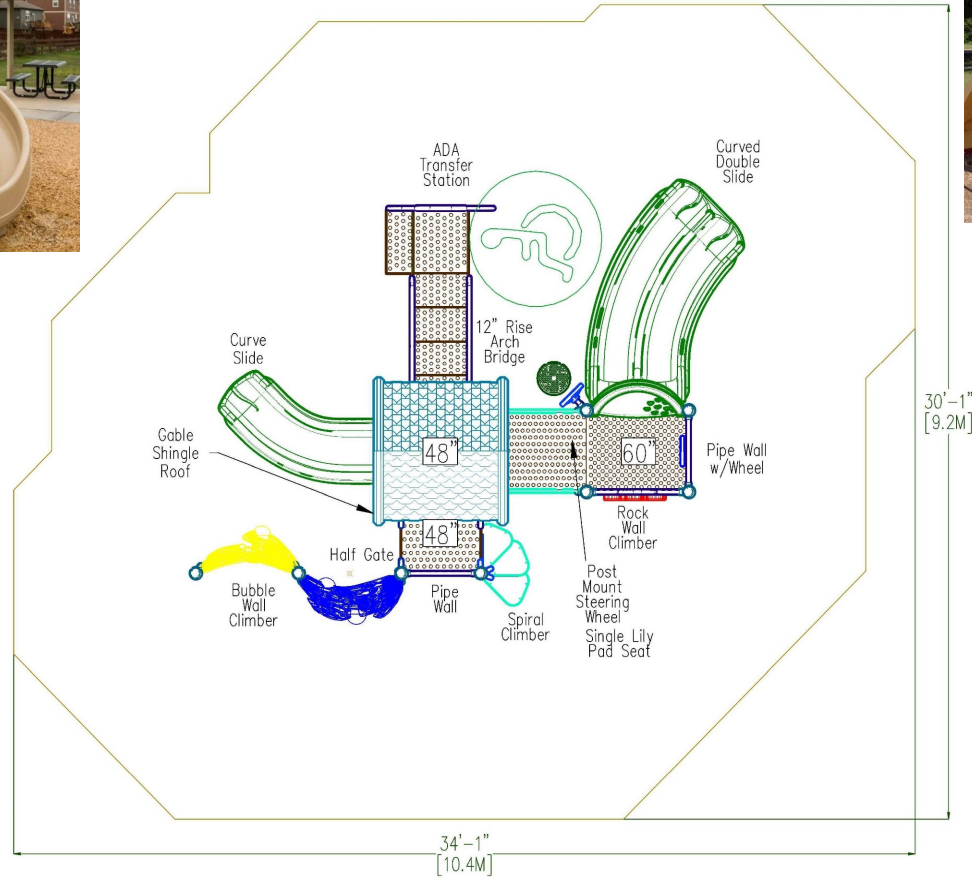


Glenpool Neighborhood Park Playground – View B

Glenpool, Oklahoma

POWER PLAY Discover. Explore. Play.
www.power-play.net

**OPTION 1:
AGE 2 – 12 PLAY STRUCTURE**

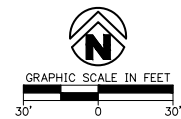
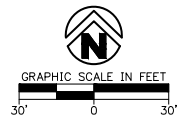


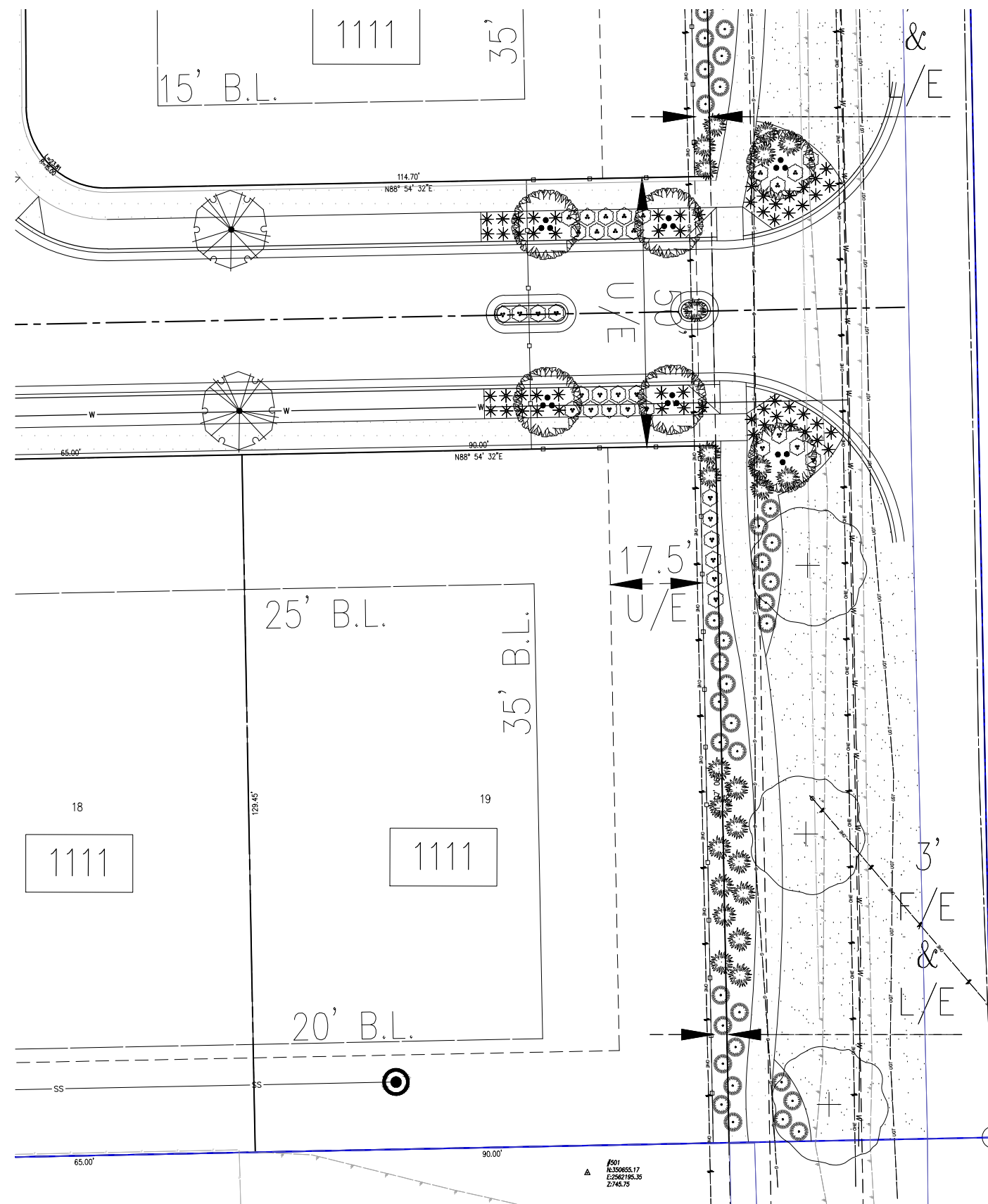
Glenpool Neighborhood Park Playground – Top View

Glenpool, Oklahoma



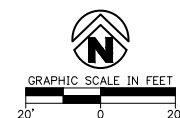
SCISSORTAIL GLEN, Glenpool, OK
Image Board #one

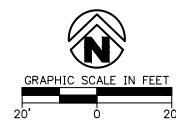
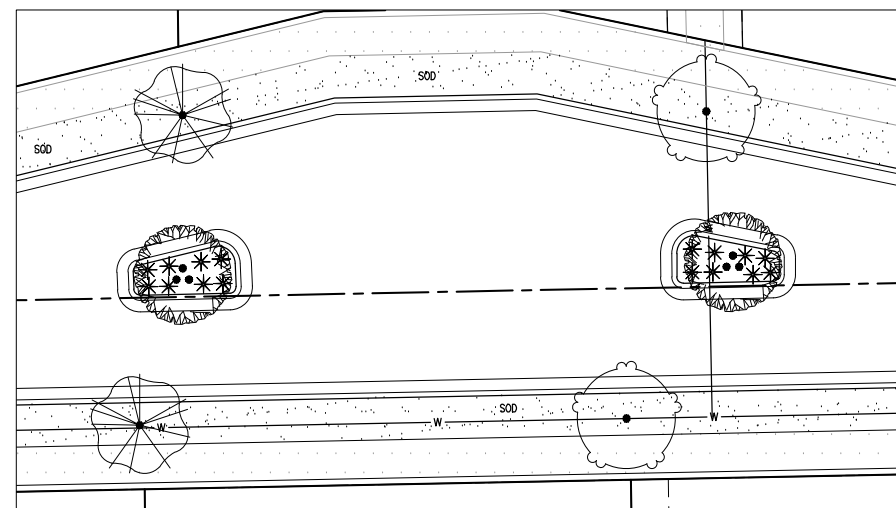
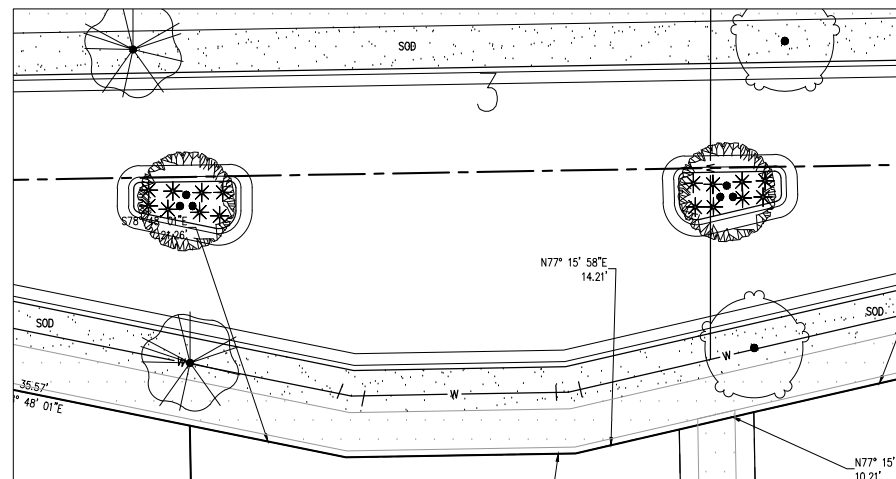
L-102



PLANT SCHEDULE ENTRY				
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8" HT., MIN.	6	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	58	
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL, 18" HT. MIN.	7	
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	30	

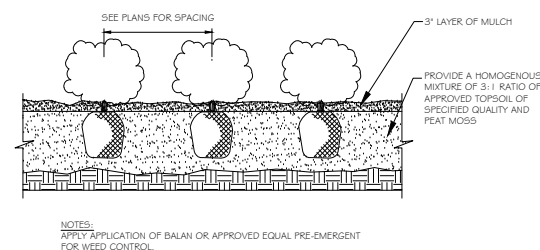
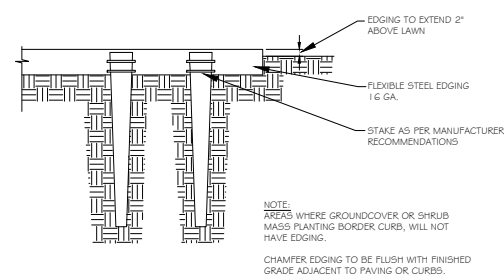
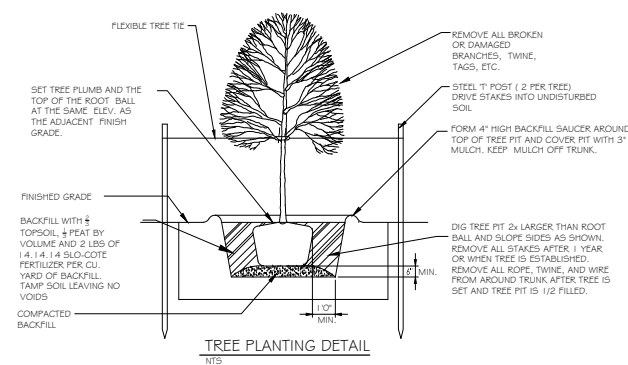
ENTRY LANDSCAPE PLAN





PLANT SCHEDULE ISLANDS				
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	ACER RUBRUM / ARMSTRONG / ARMSTRONG RED MAPLE	2'-2 1/2' CAL. 8-10' HT.	1	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8' HT. MIN.	4	
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2' CAL. 8-10' HT.	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	32	

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ACER RUBRUM ARMSTRONG / ARMSTRONG RED MAPLE	2'-2 1/2" CAL. 8-10' HT.	18
	CARPINUS BETULUS FRANS FONTAINE / FRANS FONTAINE HORNBEAM	2'-2 1/2" CAL. 8-10' HT.	20
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6-8' HT, MIN.	10
	LIRIODENDRON TULIPIFERA / TULIP TREE	2.5" CAL. 6' HT, MIN.	2
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2" CAL. 8-10' HT.	22
	PINUS TAEDA / LOBLOLLY PINE	2" CAL.	57
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2'-2 1/2" CAL. 10-12' HT.	7
	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK	2'-2 1/2" CAL. 8-10' HT.	23
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2" CAL. 10-12' HT.	33
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL, MIN. 8-10' HT, MIN.	11
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIFER	3 GAL	90
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL. 18" HT. MIN.	57
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL. 18" HT. MIN.	122
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	62
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	67,378 SF
	ERAGROSTIS CURVULA / WEEPING LOVEGRASS	HYDROSEED 3 LB/1000#	52,330 SF



201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2020

REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18400500
ISSUE DATE: 03/6/19
CONTACT: K. SEWELL
CHECKED BY:

[illegible]

PRELIMINAR

PLANS

© 2019 Crafton, Tull & Associ

[illegible]

ISLAND ENLARGEMENTS & DETAILS

L-501

The image features a central blue rectangular bar containing white text. This bar is superimposed on a background of a topographic map, which consists of various shades of gray and white contour lines. The text is centered within the blue bar.

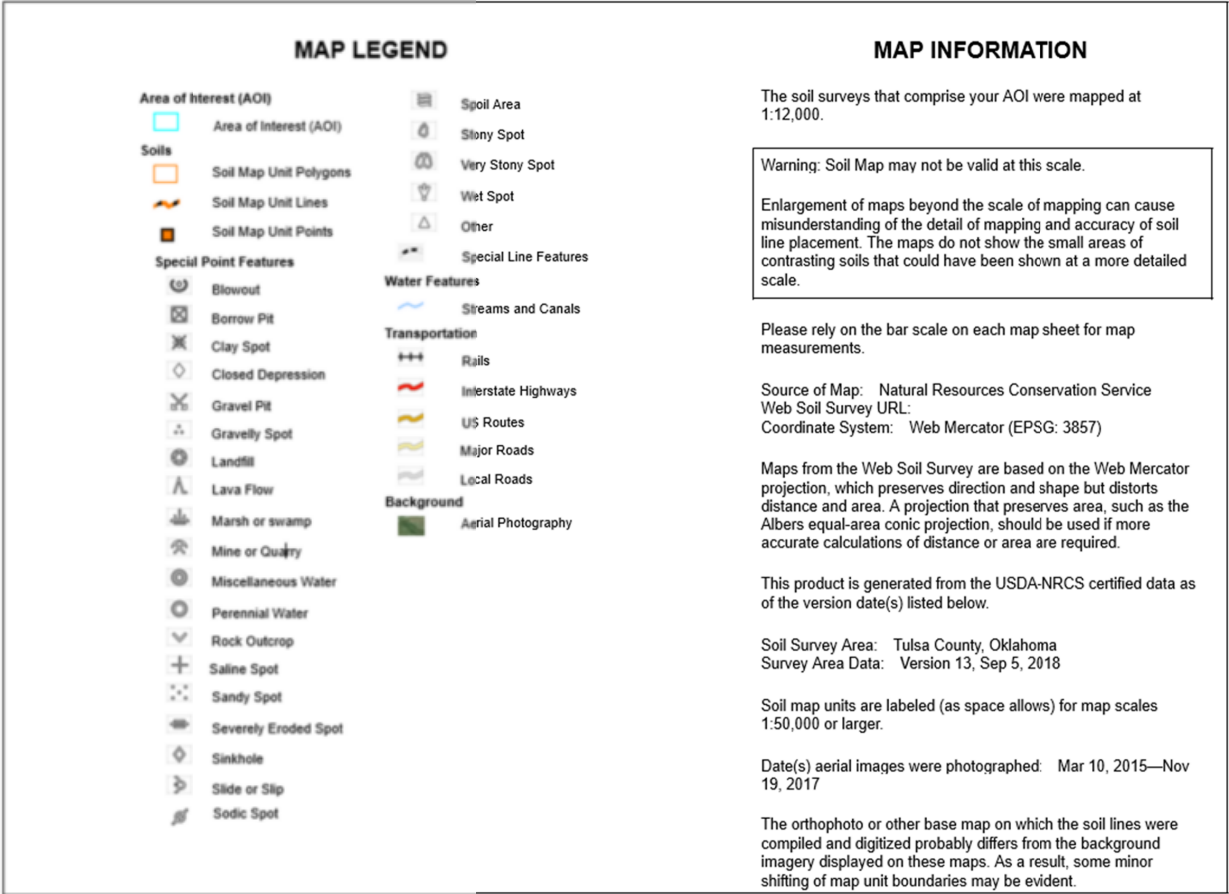
Exhibit C

USDA NRSC Soil Survey

Soil Map may not be valid at this scale.

Map scale: 1:2,190 if printed on landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	8.9	45.8%
13	Dennis silt loam, 3 to 5 percent slopes	2.3	11.8%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	5.4	27.8%
43	Okemah silt loam, 0 to 1 percent slopes	2.8	14.5%
Totals for Area of Interest		19.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulsa County, Oklahoma

12—Dennis silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tgsq

Elevation: 460 to 1,260 feet

Mean annual precipitation: 37 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Interfluves

Landform position (two-dimensional): Foot-slope, summit Landform position (three-dimensional): Base slope, interflue

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 2e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Eram

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Foot slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Kenoma

Percent of map unit: 2 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Pharoah

Percent of map unit: 1 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

13—Dennis silt loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thf0

Elevation: 600 to 1,000 feet

Mean annual precipitation: 41 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Hillslopes

Landform position (two-dimensional): Back-slope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 3e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder, back-slope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Collinsville

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Back-slope Landform position

(three-dimensional): Side slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Shallow Sandstone Upland (R112XY105OK)

Hydric soil rating: No

Eram

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Foot-slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Parsons

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

15—Dennis-Pharoah complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wqf6

Elevation: 560 to 980 feet

Mean annual precipitation: 39 to 43 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 70 percent Pharoah and similar soils: 20 percent Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dennis

Setting

Landform: Interfluves
Landform position (two-dimensional): Foot slope, summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 10 inches: silt loam
BA - 10 to 20 inches: silty clay loam
Bt1 - 20 to 25 inches: silty clay
Bt2 - 25 to 62 inches: silty clay
C - 62 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (non-irrigated): 2e Hydrologic Soil Group: C/D
Ecological site: Loamy Upland (R112XY103KS)
Hydric soil rating: No

Description of Pharoah

Setting

Landform: Paleoterraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Old clayey alluvium over residuum weathered from shale

Typical profile

Ap - 0 to 7 inches: silt loam

BA - 7 to 12 inches: silty clay loam
Bt1 - 12 to 23 inches: silty clay Bt2 - 23 to 47 inches:
silty clay Bt3 - 47 to 59 inches: clay
BC - 59 to 79 inches: clay

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 13.0

Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 4w Hydrologic Soil Group: D

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Minor Components

Parsons

Percent of map unit: 10 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

43—Okemah silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2vwfz

Elevation: 610 to 920 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 57 to 64 degrees F

Frost-free period: 190 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Okemah and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Okemah

Setting

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Clayey and loamy colluvium or alluvium over clayey residuum weathered from shale

Typical profile

A1 - 0 to 14 inches: silt loam

A2 - 14 to 18 inches: silty clay loam

Bt - 18 to 47 inches: silty clay

BC - 47 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (non-irrigated): 1

Hydrologic Soil Group: C/D

Ecological site: Loamy prairie (Northeast) PE 62-80 (R112XY059OK)

Hydric soil rating: No

Minor Components

Pharoah

Percent of map unit: 5 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan prairie PE 62-80 (R112XY0100K)

Hydric soil rating: No

Summit

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Back-slope, foot slope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, convex

Across-slope shape: Concave

Ecological site: Loamy Upland (Draft) (PE 35-42) (R112XY015KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position (three-dimensional):

Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Summit Prairie (R112XY011MO)

Hydric soil rating: No

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the image, containing the text "Exhibit D" and "FEMA Firmette".

Exhibit D

FEMA Firmette

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, and
- With BFE or Depth Zone AE, AH, AO, AR, AS, AD
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- Area of Minimal Flood Hazard, Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The map displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The **basemap** shown complies with FEMA's **basemap** accuracy standards.

The flood hazard information is derived directly from the authoritative NFHA web services provided by FEMA. This map was exported on **12/18/2018 at 4:14:06 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHA and effective information may change or become superseded by new data over time.

This map image is valid if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and **unmapped** areas cannot be used for regulatory purposes.

USGS The National Map, **20th Anniversary**, Data refreshed October, 2017.

Scale: 1:8,000

Feet

0 250 500 1,000 1,500 2,000

The image features a background of a topographic map with grey contour lines. A solid blue horizontal bar is centered across the middle of the image, containing the title text in white.

Exhibit E
**ENTRY WAY CONCEPT
AND FENCING**

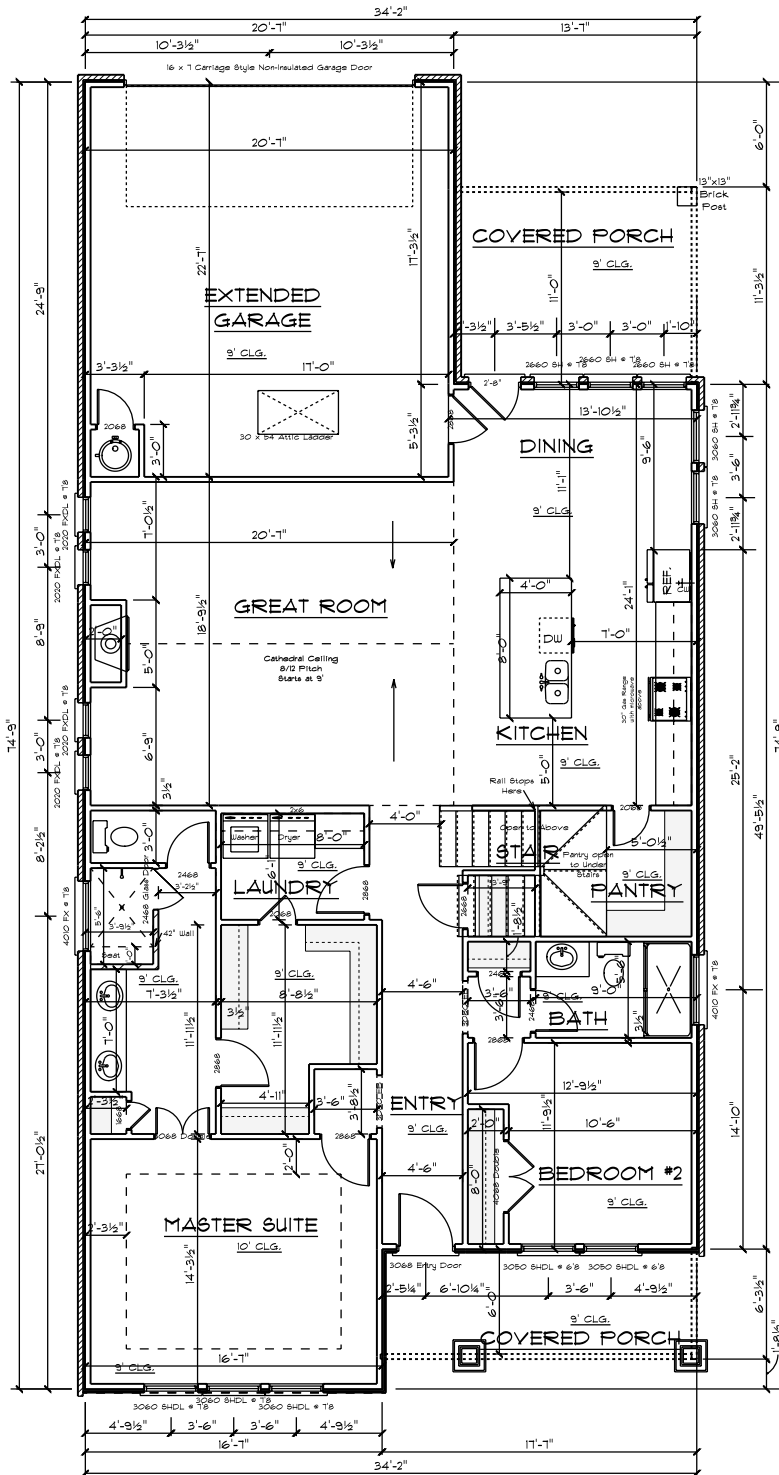




The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit F" and "House Layouts" is written in white within this band.

Exhibit F

House Layouts



1960



English Tudor



American Craftsman



Hill Country

2168



Craftsman



Farmhouse



Tudor

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit G

Tentative Circulation Plan

CIRCULATION PLAN

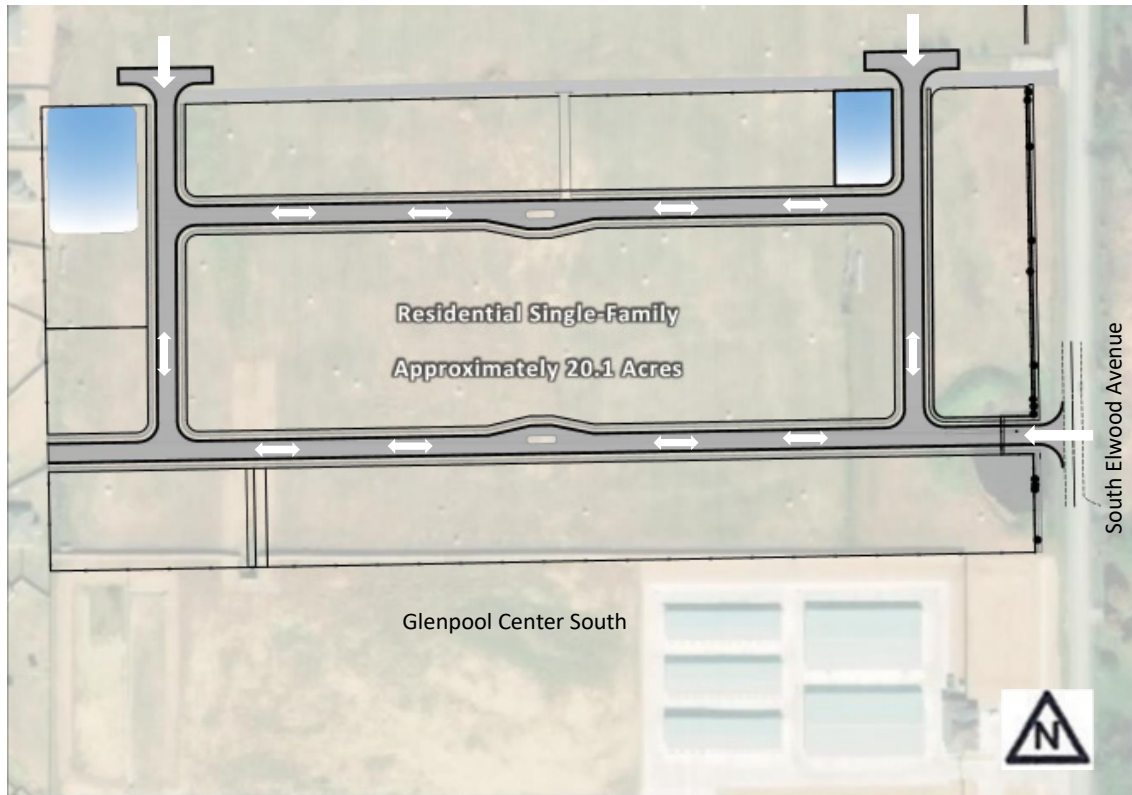
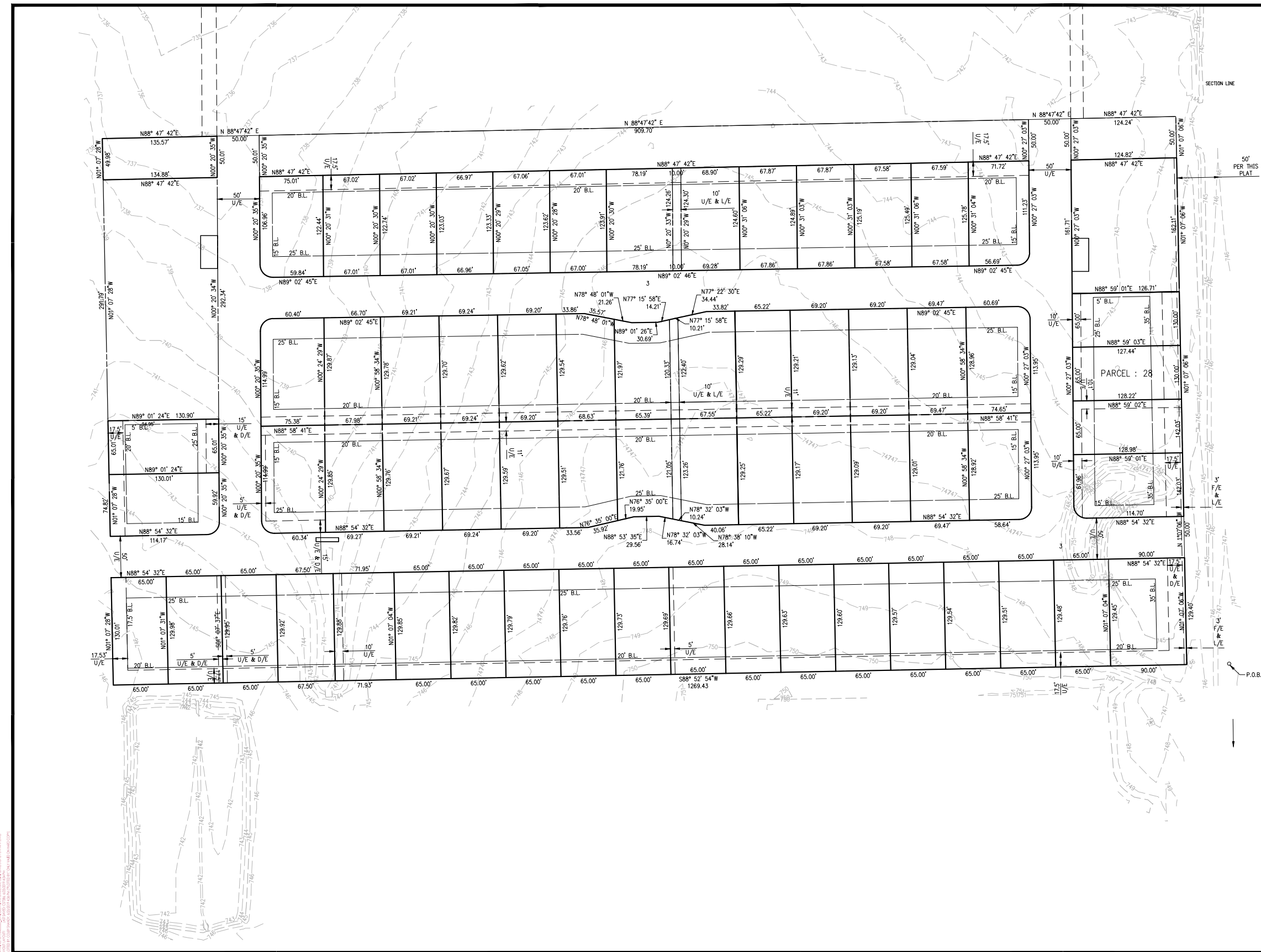




Exhibit H

Topographic Map



201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 |
www.craftontull.com

GRAPHIC SCALE IN FEET

GLENDON, OK 73033

Key Plan

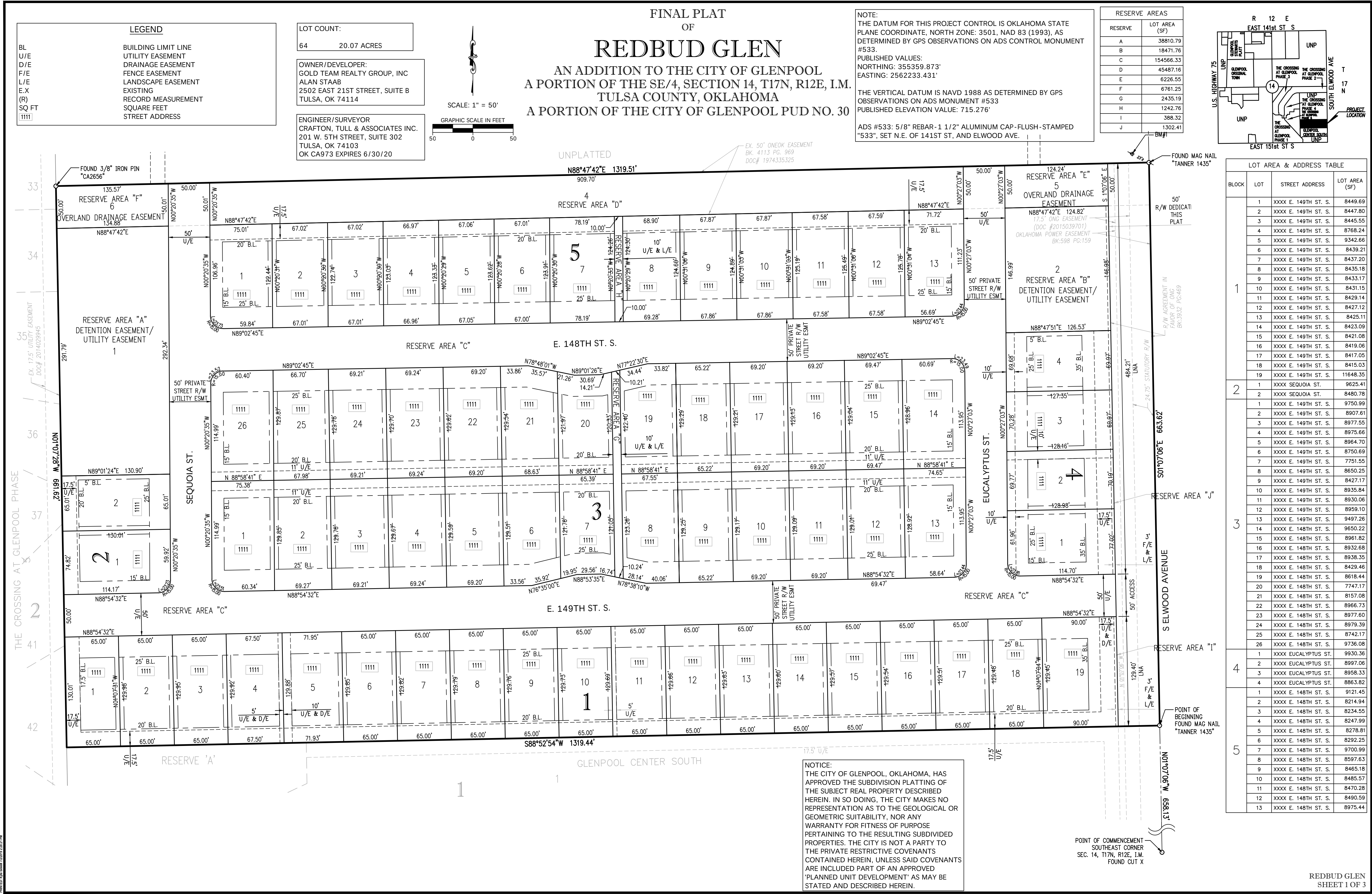
No.	Description	Date
-----	-------------	------

This document, and the ideas and designs incorporated herein,
as an instrument of professional service, is the property of

PROJECT NO: 18400500

PRELIMINARY • NATURE AND IS NOT
A FINAL, SIGNED •

INSTRUCTION



FINAL PLAT
OF
REDBUD GLEN
AN ADDITION TO THE CITY OF GLENPOOL
A PORTION OF THE SE/4, SECTION 14, T17N, R12W, I.M.
TULSA COUNTY, OKLAHOMA
A PORTION OF THE CITY OF GLENPOOL PUD NO. 30

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THE PRESENTS:

GOLD TEAM REALTY GROUP, LLC, HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY, OKLAHOMA, TO-WIT:

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION FOURTEEN THENCE NORTH 1°07'06" WEST AND ALONG THE EAST LINE OF SAID SECTION FOURTEEN FOR A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°52'54" WEST AND ALONG THE NORTH LINE OF "GLENPOOL CENTER SOUTH", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6690, FOR A DISTANCE OF 1319.44 FEET TO A POINT ON THE EAST LINE OF "THE CROSSING AT GLENPOOL, PHASE 1", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6067; THENCE NORTH 10°7'28" WEST AND ALONG THE EAST LINE OF SAID "THE CROSSING AT GLENPOOL, PHASE 1" FOR A DISTANCE OF 661.62 FEET; THENCE NORTH 88°47'42" EAST A DISTANCE OF 1319.51 FEET TO POINT ON THE EAST LINE OF SAID SECTION FOURTEEN; THENCE SOUTH 1°07'06" EAST AND ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 663.62 FEET TO THE POINT OF BEGINNING.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 66 LOTS IN FIVE (5) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "REDBUD GLEN" AN ADDITION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS ____ DAY OF _____, 2019,

GOLD TEAM REALTY GROUP, LLC (OWNER)

BY _____
ALAN STAAB, MANAGING MEMBER

NOTARY PUBLIC

[illegible]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED ALAN STAAB, MANAGING MEMBER OF GOLD TEAM REALTY GROUP LLC/DEVELOPER OF REDBUD GLEN ADDITION, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, CENERLY WINCHESTER, REGISTERED LAND SURVEYOR IN THE STATE 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 "REDBUD GLEN ADDITION", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE 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.

DENVER WINCHESTER OK. PLS 1952

DATE: _____



NOTARY PUBLIC

[illegible]

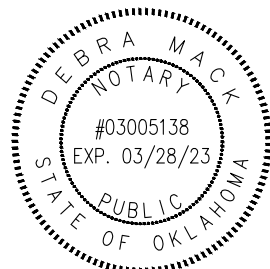
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED DENVER WINCHESTER, SURVEYOR OF REDBUD GLEN ADDITION, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER:

NOTARY PUBLIC



SUBDIVISION DATA

BENCHMARK

3/8" IRON PIN W/ "CONTROL POINT" CAP
SET NEAR NORTHEAST CORNER OF PROPERTY
ELEV:745.58 (NAVD88)

BASIS OF BEARINGS

ASSUMED BEARING BASED ON OKLAHOMA STATE PLANE NORTH.
BEARING FOR THE EAST LINE OF SE/4, SECTION 14, T17N, R12E, I.M.
(S01°07'05"E)

MONUMENTATION

ANY MONUMENTS NOT SHOWN HEREON ARE EITHER 3/8" IRON PINS
W/ CAPS STAMPED "CA973" OR MAG NAILS WITH STAINLESS STEEL
SHINERS STAMPED "CA973", UNLESS OTHERWISE NOTED.

ADDRESSES

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

CERTIFICATE OF SURVEY

THIS PLAT OF 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.

No Portion of Subject Tract falls within a Special Flood Hazard Area, as described on the Flood Insurance Rate Maps for the community in which the Property is located.

FIRM PANEL: 40143C0428L
EFFECTIVE DATE: 08/03/2009

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

DEED OF DEDICATION

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PUBLIC STREET RIGHTS OF WAY OF SOUTH ELWOOD AVENUE AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, 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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HERIN IMPOSES A RESTRICTIVE COVENANT WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE HOME OWNERS ASSOCIATION AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED AND MAINTAINED, 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. INTERNAL SUBDIVISION STREETS WITHIN "RESERVE C" WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION ESTABLISHED BY THIS PLAT.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT, AND DRAINAGE EASEMENT AREAS 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 THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CREEK COUNTY RWD #2, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
5. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 SANITARY SEWER OR STORM SEWER FACILITIES.
6. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.
2. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS IN RESERVE EASEMENTS, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

D. CERTIFICATE OF OCCUPANCY RESTRICTIONS

1. ALL PUBLIC IMPROVEMENTS MUST BE PERFORMANCE BONDED PRIOR TO PLAT RECORDING AND THE ISSUANCE OF CITY OF GLENPOOL BUILDING PERMITS.

E. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION, AS NECESSARY, IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE LOCATED UNDERGROUND, AND EXCEPT AS PROVIDED BY ADDITIONAL PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ATTACHED PLAT.
2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

F. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. 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, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT 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 SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

G. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS INDIVIDUALLY A "DRAINAGE EASEMENT" AND COLLECTIVELY THE "DRAINAGE EASEMENTS" DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS AND MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THIS DEED OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
2. NO BUILDING, STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA.
3. THE OWNER OF EACH LOT OR RESERVE AREA UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE AINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
4. IN THE EVENT THE LOT OR RESERVE AREA OWNER(S) SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN AN OVERLAND DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE FROM THE FINISHED CONTOURS EXISTING AT THE TIME OF THE COMPLETION OF THE DRAINAGE INFRASTRUCTURE AND APPROVAL OF SAME BY THE CITY OF GLENPOOL, OKLAHOMA, THE CITY OF GLENPOOL, OKLAHOMA, THE ASSOCIATION OR THEIR DESIGNATED CONTRACTOR(S) MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, AND THE COST THEREOF SHALL BE PAID BY SUCH LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA AND/OR THE ASSOCIATION, AS THE CASE MAY BE, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT OR RESERVE AREA, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE RESPECTIVE LIEN CLAIMANT.

H. SIDEWALKS

1. SIDEWALKS ARE REQUIRED ALONG ALL DESIGNATED STREETS AND SHALL BE IN ACCORDANCE WITH CITY OF GLENPOOL SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GLENPOOL ENGINEERING DESIGN CRITERIA STANDARDS.

I. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE AREAS 'A' AND 'B' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.
2. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.
3. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORM WATER DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
 - b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.
5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF GLENPOOL, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.
6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

J. RESERVE AREAS "A" AND "B"

1. RESERVE AREAS "A" AND "B" ARE HEREBY DEDICATED AS STORM WATER DETENTION EASEMENTS AND UTILITY EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING STORM WATER DETENTION FACILITIES, UTILITIES, OPEN SPACE, RECREATIONAL FACILITIES, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

K. RESERVE AREA "C"

1. RESERVE AREA "C" IS HEREBY DEDICATED AS A PRIVATE STREET RIGHT OF WAY AND UTILITY EASEMENT, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING STREETS, UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

FINAL PLAT
OF
REDBUD GLEN
AN ADDITION TO THE CITY OF GLENPOOL
A PORTION OF THE SE/4, SECTION 14, T17N, R12W, I.M.
TULSA COUNTY, OKLAHOMA
A PORTION OF THE CITY OF GLENPOOL PUD NO. 30

L. RESERVE AREA "D"

1. RESERVE AREA "D" IS HEREBY DEDICATED AS OPEN SPACE, AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING OPEN SPACE, RECREATIONAL FACILITIES, AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

M. RESERVE AREAS "E" AND "F"

1. RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED AS OVERLAND DRAINAGE EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE CITY OF GLENPOOL, FOR ITS USE AND MAINTENANCE.

N. RESERVE AREAS "G" AND "H"

1. RESERVE AREAS "G" AND "H" ARE HEREBY DEDICATED AS OPEN SPACE AND UTILITY EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING LANDSCAPING, UTILITIES, OPEN SPACE, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLEN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

O. RESERVE AREAS "I" AND "J"

1. RESERVE AREAS "I" AND "J" ARE HEREBY DEDICATED AS FENCE AND LANDSCAPE EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING LANDSCAPING, ENTRY FEATURES, WALLS AND APPURTENANCES, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLEN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

P. LIMITS OF NO ACCESS

1. THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO REDBUD GLEN BLOCKS 1- 5 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 CITY OF GLENPOOL, FOR ITS USE AND MAINTENANCE AND THE GLENPOOL CITY COUNCIL PER CITY OF GLENPOOL SUBDIVISION REGULATIONS, SECTION 12617.2.A. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. HOMEOWNERS' ASSOCIATION AND PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. HOMEOWNERS' ASSOCIATION

1. FORMATION OF HOMEOWNERS' ASSOCIATION

a. THE OWNER HAS FORMED A HOMEOWNERS' ASSOCIATION FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE LOTS. IT IS CONTEMPLATED THAT ADJOINING UNPLATTED LANDS ADJOINING THE SUBDIVISION AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION.

2. MEMBERSHIP

a. EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF A FEE INTEREST IN A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO, AND SHALL NOT BE SEPARATED FROM, THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

3. COVENANT FOR ASSESSMENTS

a. THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREA OWNED OR MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

4. MAINTENANCE OF COMMON AREAS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE EASEMENTS.

5. MAINTENANCE OF DRAINAGE EASEMENTS AND RESERVE AREAS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND RESERVE AREAS A,B,D,E,F,G,H,I,J.
b. RESERVE AREAS A,B,D,E,F,G,H,I,J AND FACILITIES LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE HOA AT ITS COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE HOA SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR 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 GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OF THE OWNER. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

4. MAINTENANCE OF PRIVATE STREETS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS WITHIN PRIVATE STREET RIGHT-OF-WAY (RESERVE AREA "C").

B. PLANNED UNIT DEVELOPMENT (PUD-A)

WHEREAS, "REDBUD GLEN" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 30A), AS PROVIDED WITHIN SECTION 100 OF TITLE, GLENPOOL REVISED ORDINANCES, AS THE SAME EXISTED ON DECEMBER 13, 2016, (HEREINAFTER THE "GLENPOOL ZONING CODE"), AND

WHEREAS PUD 30A WAS AFFIRMATIVELY RECOMMENDED BY THE GLENPOOL PLANNING COMMISSION ON _____, XX, 2019 AND APPROVED BY THE GLENPOOL CITY COUNCIL ON _____, XX, 2019 (ORDINANCE NO. XXX AN ORDINANCE AMENDING ORDINANCE NO. XXX), AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE GLENPOOL ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (REDBUD GLEN), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 20.07 ACRES (874,310.3 SQUARE FEET)

EXISTING ZONING: PUD 30A

PUD 30A DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN REDBUD GLENN BLOCKS 1- 5:

PERMITTED USES:

SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 65 FEET
MINIMUM LOT AREA: 6,900 SQUARE FEET
MINIMUM FRONT YARD SETBACK: 25 FEET
MINIMUM REAR YARD SETBACK: 20 FEET
MINIMUM REAR YARD SETBACK FROM ARTERIAL STREET: 35 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
ALL OTHER YARDS ABUTTING A PUBLIC STREET: 20 FEET
NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCE AND BOTH SIDE LOT LINES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. FOR LOTS THAT UTILIZE A 5' SIDE YARD, THE AIR CONDITIONING PAD AND UNIT SHALL BE LOCATED BEHIND THE HOUSE AND OUTSIDE OF THE 5' SIDE YARD.
MAXIMUM STRUCTURE HEIGHT: 35 FEET

SECTION III. PRIVATE RESTRICTIONS

PRIVATE DEVELOPMENT AND USE RESTRICTION

1. THE ARCHITECTURAL REVIEW COMMITTEE (ARC) SHALL BE FORMED TO REVIEW AND APPROVE PLANS FOR ALL CONSTRUCTION ON LOTS IN REDBUD GLEN. THE ARC SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED IN THE RESTRICTIVE COVENANTS. ZONING CODE SECTION 11.3.1.68 REQUIRES ALL RESTRICTIVE COVENANTS PROVIDE A SEPARATE DOCUMENT SUBMITTAL FOR THE PURPOSE OF REVIEW AS TO FORM, TO ENSURE THE PROPER OWNERSHIP, MAINTENANCE, CONTINUITY, AND CONSERVATION OF OPEN SPACES WITHIN THE PUD. ALAN R. STAAB SHALL BE ONE MEMBER OF THE ARC, WITH ONE ADDITIONAL MEMBER TO BE DESIGNATED BY THE DEVELOPER.
2. ALL LOTS SHALL BE SINGLE-FAMILY RESIDENTIAL LOTS ONLY.
3. MINIMUM HOUSE SQUARE FOOTAGE SHALL BE 1700 SQ. FT. SINGLE STORY AND 2500 SQ. FT. TWO STORY.
4. ALL HOMES SHALL BE 70% MASONRY ON THE FIRST FLOOR OF THE HOME. MATERIALS OTHER THAN MASONRY SHALL BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND SHALL BE OF SUFFICIENT QUALITY TO MAINTAIN THE STANDARDS OF THE NEIGHBORHOOD. HARDIE BOARD MAY BE USED TO SATISFY THE MASONRY REQUIREMENT.
5. NO MILL-FINISHED WINDOWS SHALL BE PERMITTED ON ANY HOME IN REDBUD GLEN.
6. EXPOSED STEM WALLS SHALL BE COVERED WITH BRICK, STONE, OR STUCCO.
7. ALL HOMES SHALL HAVE MINIMUM GARAGE SPACE FOR TWO AUTOMOBILES.
8. NO PRE-EXISTING OR OFF-SITE BUILT BUILDINGS MAY BE MOVED ONTO ANY LOT, ALL OUT BUILDINGS OF ANY NATURE MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND SHALL BE CONSTRUCTED ON-SITE.
9. ANY FENCE SEPARATING A LOT FROM ANOTHER LOT SHALL BE OF WOOD, STONE, BRICK, OR WROUGHT IRON. THE ARC SHALL FIRST APPROVE ANY PAINTED FENCE AS TO COLOR. FENCES SHALL NOT EXCEED 6' IN HEIGHT WITHOUT THE PRIOR APPROVAL OF THE ARC.
10. ALL RETAINING AND DECORATIVE WALLS SHALL BE OF STONE, BRICK, OR OTHER COMPATIBLE MATERIAL TO THE MASONRY USED ON THE HOME. NO RAILROAD TIE WALLS WILL BE PERMITTED UNDER ANY CIRCUMSTANCE.
11. HOMES SHALL HAVE A ROOF PITCH OF AT LEAST 6/12 ON 75% OF THE ROOF AREA. NO ROOF PITCH OF LESS THAN 6/12 SHALL BE PERMITTED EXCEPT FOR COVERED PORCHES OR PATIOS.
12. ALL LOTS SHALL BE PROFESSIONALLY LANDSCAPED ON THE FRONT AND STREET FACING SIDE ELEVATIONS UPON COMPLETION OF THE HOME. ALL FRONT, SIDE, AND BACK YARDS SHALL BE FULLY SODDED UPON COMPLETION OF THE HOME. ALL YARD AND LANDSCAPE AREAS SHALL BE FULLY IRRIGATED. EACH LOT UPON COMPLETION OF CONSTRUCTION SHALL HAVE A MINIMUM OF TWO TREES PLANTED THAT ARE A MINIMUM OF 2- 5" CALIBER EACH. LANDSCAPE PLANS MUST BE APPROVED BY THE ARC.
13. ALL ROOFS SHALL BE COVERED WITH ROOFING MATERIAL HAVING A 30-YEAR OR MORE RATING (SUCH AS "TAMKO HERITAGE THIRTY WEATHERED WOODS"), OR SLATE OR TILE IF APPROVED BY THE ARC. ANY WAIVER OF THIS RESTRICTION BY THE ARC MUST BE DATED AND IN WRITING. ALL ROOF FLASHING AND VALLEYS SHALL BE MADE OF BRONZE, COPPER, OR PAINTED MATERIAL. ALL ROOF VENTS ARE TO BE PAINTED TO BLEND IN WITH THE COLOR OF THE ROOFING MATERIAL.
14. ALL FIREPLACE CHIMNEYS SHALL BE VENEERED WITH BRICK, STONE, OR STUCCO AND HAVE COPPER CHIMNEY CAP OR PAINTED METAL CAP APPROVED BY THE ARC.
15. NO ANTENNAS SHALL BE PERMITTED EXCEPT A 20- INCH SATELLITE DISH, THE LOCATION OF WHICH SHALL BE APPROVED BY THE ARC.
16. EXCEPT FOR CUSTOMARY AND USUAL "FOR SALE" SIGNS AND CUSTOMARY AND USUAL NAME AND ADDRESS SIGNS, NO SIGN OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY PART OF ANY LOT, OR ON ANY STRUCTURE EXCEPT WITH THE WRITTEN CONSENT OF THE ARC.
17. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT AT ANY RESIDENCE OR ON ANY LOT. COMMON HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES, AND SO LONG AS THEY DO NOT POSE A THREAT OR CREATE A NUISANCE TO THE NEIGHBORS.
19. NO COMMERCIAL STRUCTURES SHALL BE ERECTED, MAINTAINED, OR OPERATED ON ANY LOT EXCEPT FOR REAL ESTATE SALES. MANAGEMENT AND CONSTRUCTION OFFICES, WHICH MAY, WITH THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, BE ERECTED, MAINTAINED, AND OPERATED ON ANY LOT OR IN ANY BUILDING OR STRUCTURE NOW OR HEREAFTER ERECTED ON ANY LOT, PROVIDED THE OFFICES ARE USED SOLELY IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY OR THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY, OR THE MANAGEMENT, RENTAL, OR SALE OF ANY PART OF THE PROPERTY, OR OF IMPROVEMENTS NOW OR HEREAFTER ERECTED THEREON AND PROVIDED THAT SUCH OFFICES SHALL BE REMOVED UPON COMPLETION OF SALES OR CONSTRUCTION AS THE CASE MAY BE.
20. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS, AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS.
21. NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED, OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.
22. NO EXTERIOR CLOTHES DRYER OR CLOTHES DRYING LINE SHALL BE ERECTED, INSTALLED, OR MAINTAINED ON ANY LOT OR ON ANY STRUCTURE THEREON.
23. RESIDENCES WITH THE SAME FRONT ARCHITECTURAL ELEVATION SHALL NOT BE VISIBLE ONE TO THE OTHER.
24. NO LOT WITHIN SUBDIVISION SHALL BE FURTHER DIVIDED OR LOT SPLIT WITHOUT APPROVAL OF ARC AND CITY OF GLENPOOL, OKLAHOMA, AS REQUIRED BY LAW.
25. ALL LOTS SHALL USE A STANDARD MAILBOX AS SELECTED BY THE ARCHITECTURAL REVIEW COMMITTEE.
26. ABOVE GROUND POOLS ARE PROHIBITED.
27. ALL HOMES WITHIN THE SUBDIVISION SHALL INCLUDE PROFESSIONAL INSTALLATION OF A GUTTER AND DOWNSPOUT SYSTEM, UNLESS OTHERWISE APPROVED BY THE ARC.
28. ALL COMMON AREAS, PRIVATE STREETS, STORMWATER DETENTION PONDS, AND PARK/PLAYGROUND AREA, SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
29. LOTS 1 - 13, BLOCK 5 OWNERS SHALL INSTALL A 6" TALL BLACK CHAIN LINK FENCE AT THE NORTH BOUNDARY OF THEIR LOT.



Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 18400500
ISSUE DATE: 7/25/2019
CONTACT: K. SEWELL
CHECKED BY:

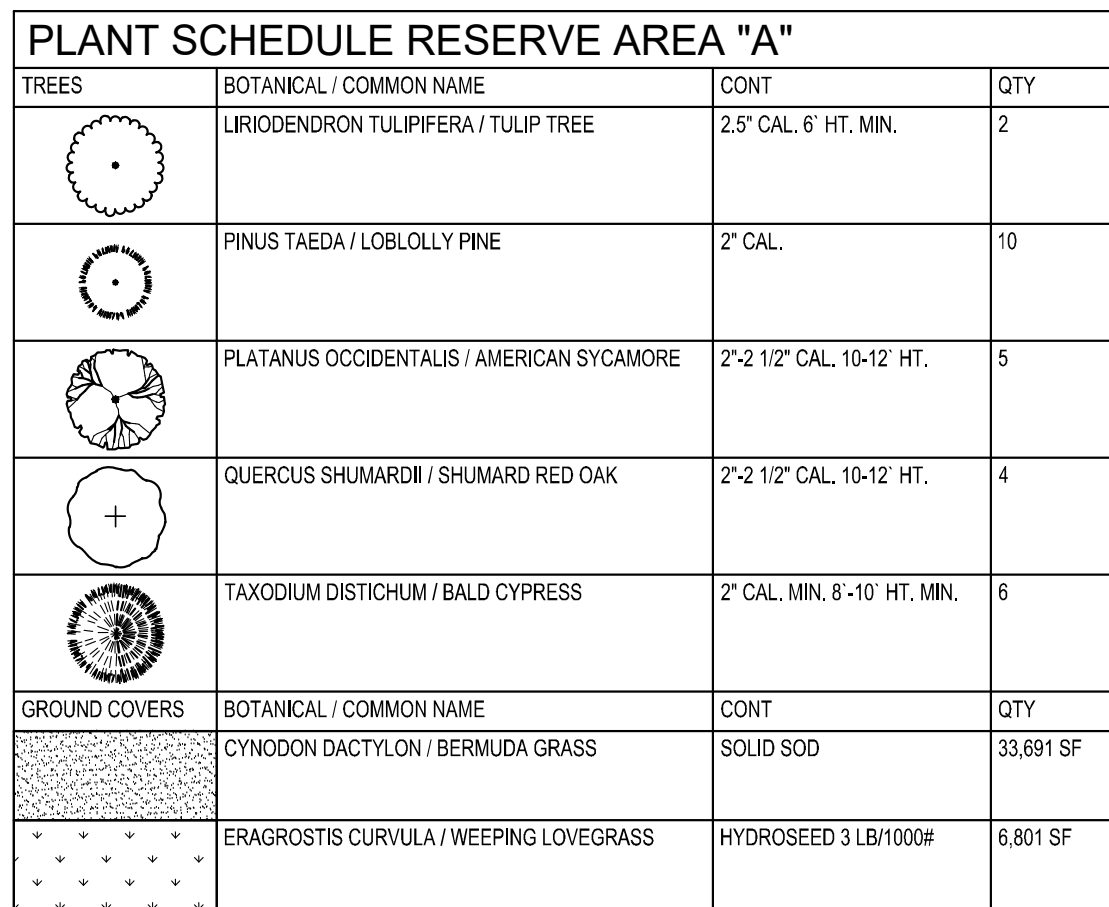
**PRELIMINARY
PLANS**

© 2019 Crafton, Tull & Associates, Inc.

PROFESSIONAL
STAMP
THE
DOCUMENT IS
THE PROPERTY OF
CRAFTON TULL & ASSOCIATES, INC.
NATURE AND SCOPE
OF THE PROFESSIONAL
SERVICES AND
SEAL
CRAFTON
TULL & ASSOCIATES, INC.

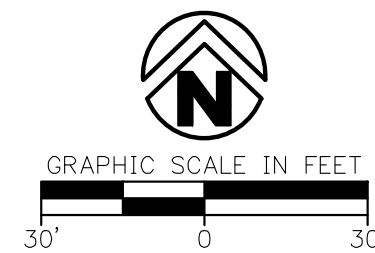
OVERALL LANDSCAPE

L-101



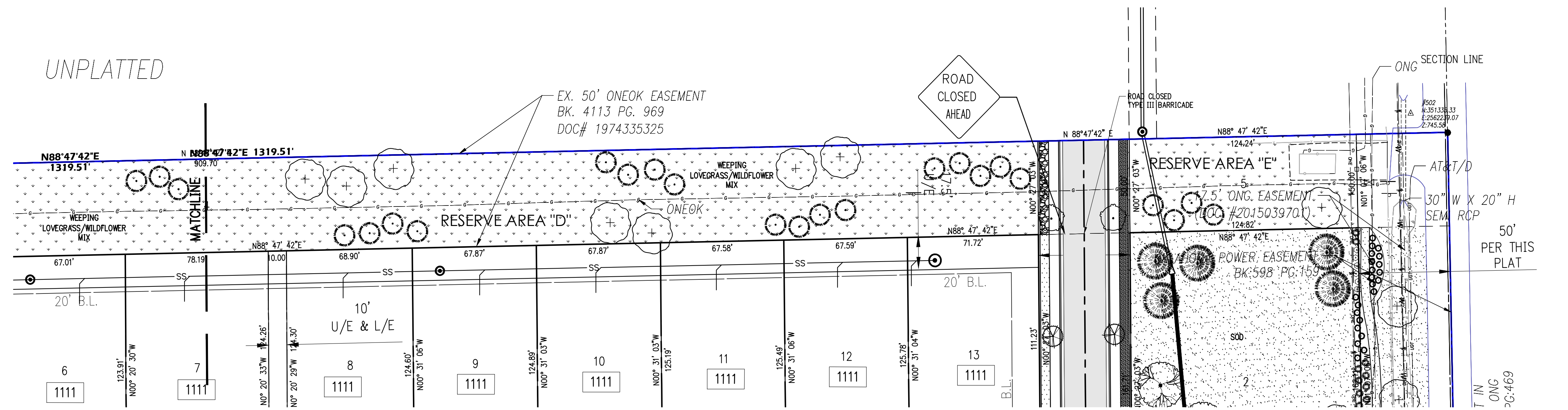
GRAPHIC SCALE IN FEET

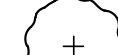
30' 0 30'



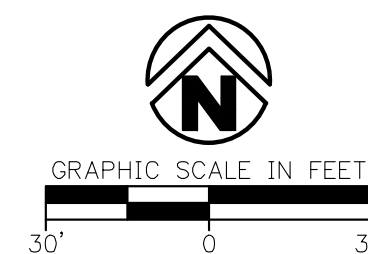
PLANT SCHEDULE RESERVE AREA "B"			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	CARPINUS BETULUS / FRANS FONTAINE / FRANS FONTAINE HORNBEAM	2'-2 1/2" CAL. 8-10' HT.	1
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2'-2 1/2" CAL. 10-12' HT.	2
	QUERCUS ROBUR / REGAL PRINCE / REGAL PRINCE ENGLISH OAK	2'-2 1/2" CAL. 8-10' HT.	1
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2" CAL. 10-12' HT.	3
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL. MIN. 8-10' HT. MIN.	5
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	19.078 SF

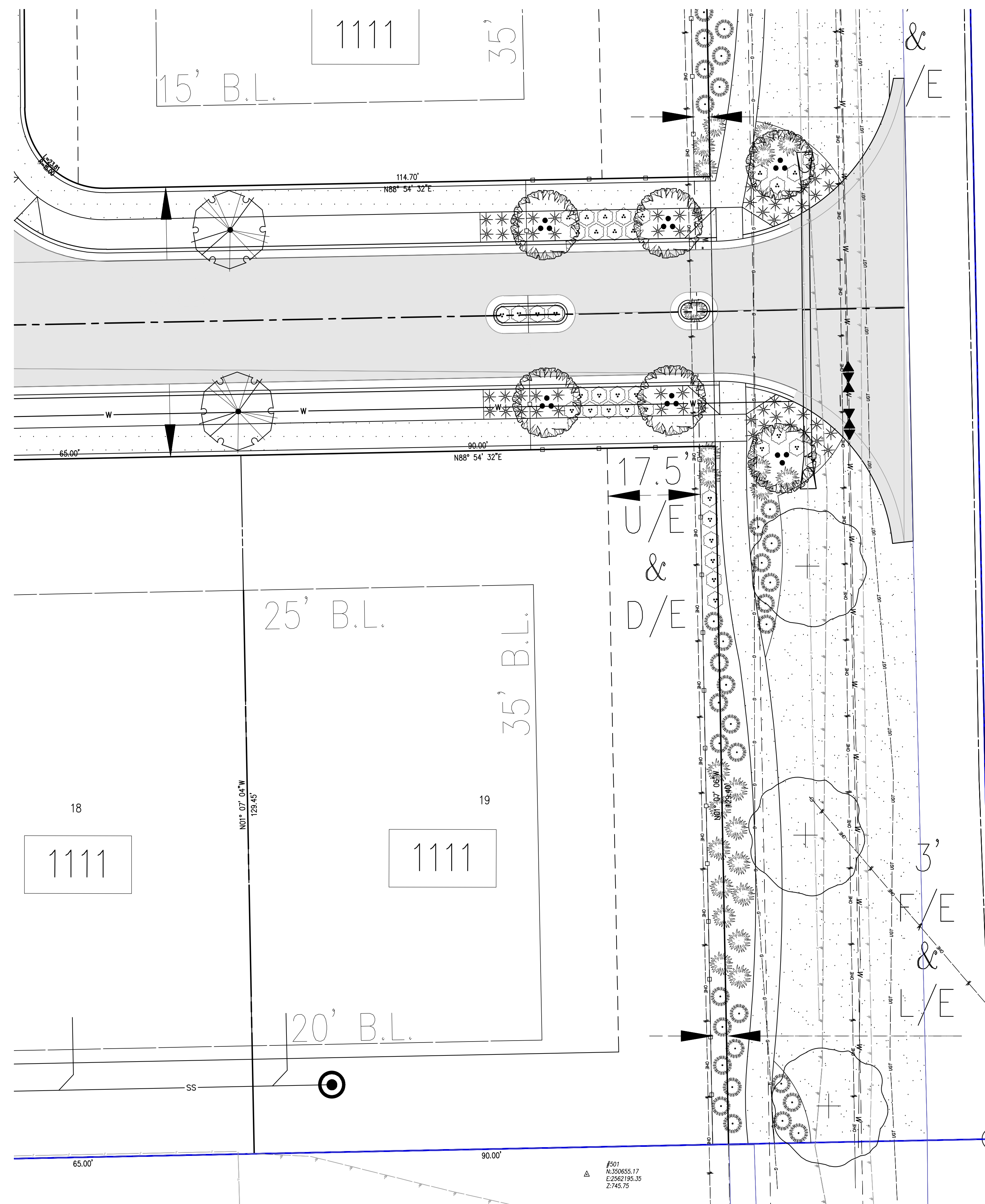
L-102



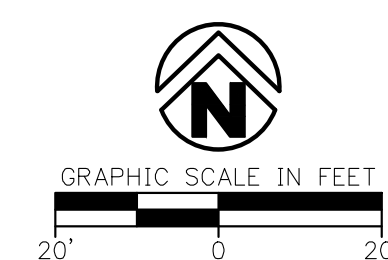
PLANT SCHEDULE RESERVE "D", "E", & "F"			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2' CAL. 8-10' HT.	4
	PINUS TAEDA / LOBLOLLY PINE	2" CAL.	47
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2' CAL. 10-12' HT.	15
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL. 18" HT. MIN.	1
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	ERAGROSTIS CURVULA / WEEPING LOVEGRASS	HYDROSEED 3 LB/1000#	57,907 SF

RESERVE AREA "D", "E", & "F"
LANDSCAPE PLAN





ENTRY
LANDSCAPE PLAN



PLANT SCHEDULE ENTRY			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6-8' HT. MIN.	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	58
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL, 18" HT., MIN.	7
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	30

201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 f
www.craftontull.com

REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated here as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

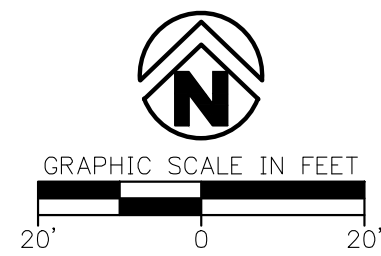
PROJECT NO: 18400500
ISSUE DATE: 7/25/2018
CONTACT: K. SEWELL
CHECKED BY:

PRELIMINARY
PLANS

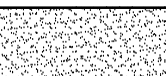
© 2019 Crafton, Tull & Associates, Inc.

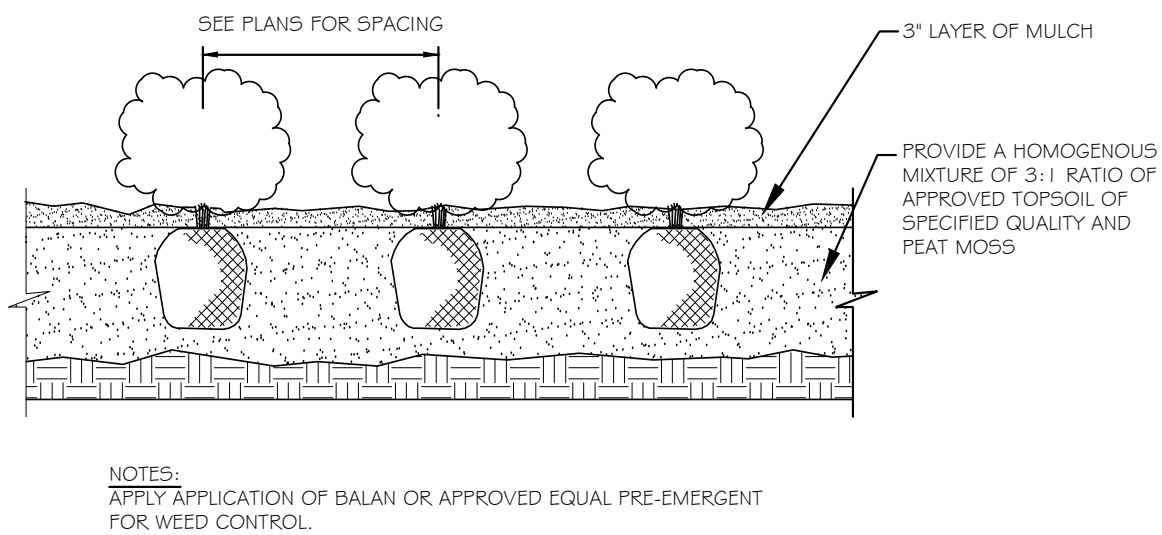
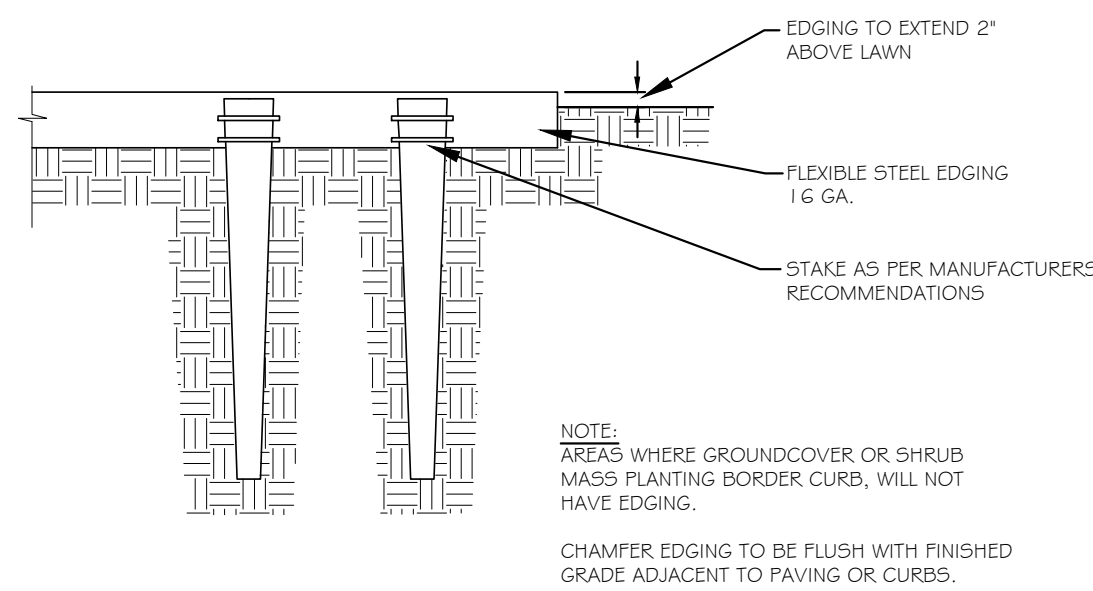
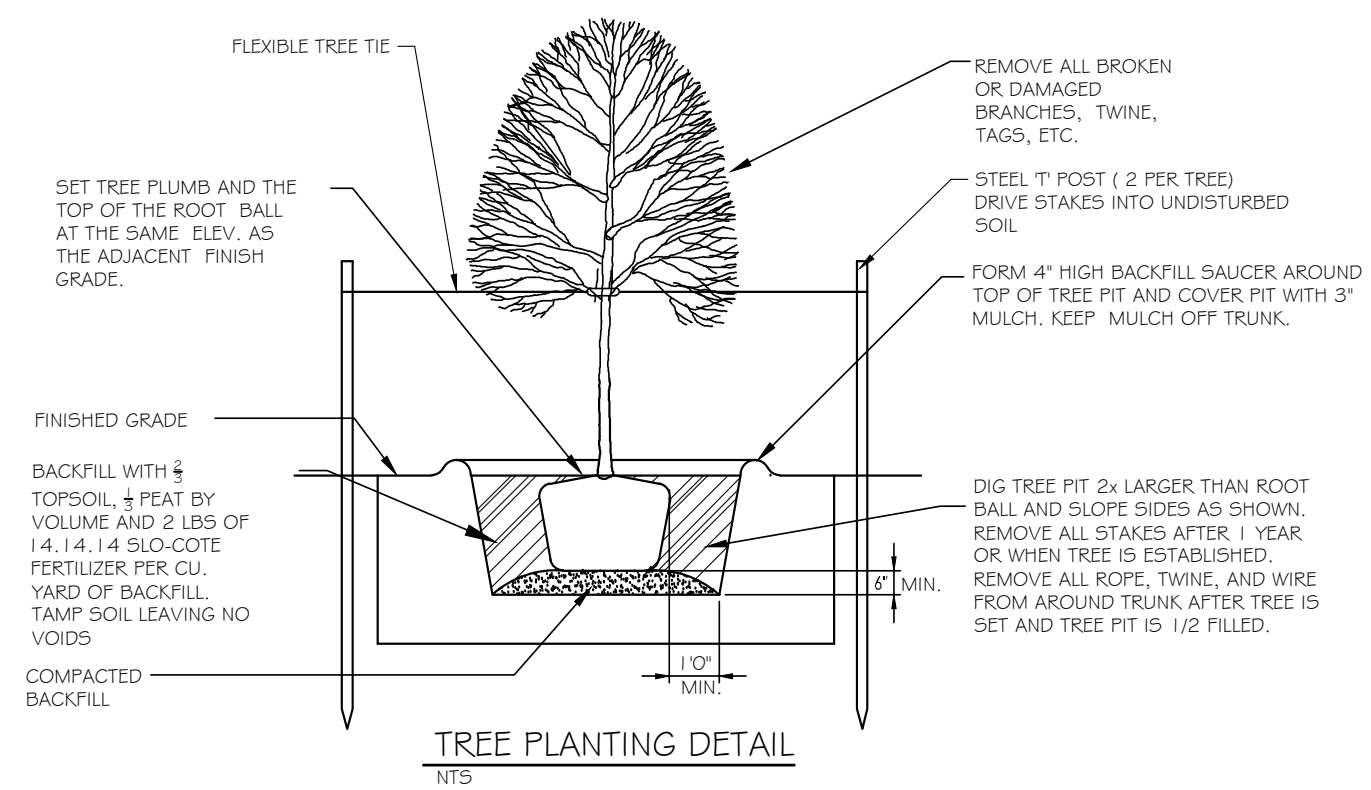
ENTRY ENLARGEMENT

L-104



PLANT SCHEDULE ISLANDS			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2'-2 1/2" CAL. 8-10' HT.	1
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL. 6-8' HT. MIN.	4
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2" CAL. 8-10' HT.	1
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	32

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACER RUBRUM / ARMSTRONG / ARMSTRONG RED MAPLE	2'-2 1/2" CAL. 8-10' HT.	18
	CARPINUS BETULUS / FRANS FONTAINE / FRANS FONTAINE HORNBEAM	2'-2 1/2" CAL. 8-10' HT.	20
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8' HT. MIN.	10
	LIRIODENDRON TULIPIFERA / TULIP TREE	2.5" CAL. 6' HT. MIN.	2
	LIRIODENDRON TULIPIFERA / ARNOLD / COLUMNAR TULIP TREE	2'-2 1/2" CAL. 8-10' HT.	22
	PINUS TAEDA / LOBLOLLY PINE	2" CAL.	57
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2'-2 1/2" CAL. 10-12' HT.	7
	QUERCUS ROBUR / REGAL PRINCE / REGAL PRINCE ENGLISH OAK	2'-2 1/2" CAL. 8-10' HT.	23
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2" CAL. 10-12' HT.	33
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL. MIN. 8'-10' HT. MIN.	11
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS / COMPACTA / ANDORRA COMPACT JUNIPER	3 GAL	90
	MISCANTHUS SINENSIS / VARIEGATUS / VARIEGATED MAIDEN GRASS	5 GAL. 18" HT. MIN.	57
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL. 18" HT. MIN.	122
	ROSA X / DOUBLE KNOCKOUT / KNOCKOUT ROSE	5 GAL	62
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	67,494 SF
	ERAGROSTIS CURVULA / WEEPING LOVEGRASS	HYDROSEED 3 LB/1000#	57,907 SF



201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2020

REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18400500
ISSUE DATE: 7/25/2019
CONTACT: K. SEWELL
CHECKED BY:

PRELIMINARY

© 2019 Crafton, Tull & Associates, Inc.

ISLAND ENLARGEMENTS & DETAILS

L-501



**TO: PROPERTY OWNERS WITHIN 300 FEET RADIUS OF SUBJECT PROPERTY
(PER TULSA COUNTY ASSESSOR RECORDS)**

FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER

**RE: PUD 30A, REDUBUD GLEN FINAL DEVELOPMENT PLAN, A MAJOR
AMENDMENT TO PUD 30 AND REDBUD GLEN FINAL PLAT PUBLIC
HEARING LEGAL NOTICE**

DATE: JULY 19, 2019

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF GLENPOOL,
OKLAHOMA PLANNING COMMISSION
AND CITY COUNCIL**

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission **Monday, August 12, 2019 at 6:30 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the proposed major amendment No. 1 to PUD 30, to be known as PUD 30A, as documented in the PUD 30A Final Development Plan located on the site of the final plat for Redbud Glen, a proposed detached single-family residential subdivision plat on an approximate 20.1-acre site of land.

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT: THAT PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE I, AND LESS AND EXCEPT: A STRIP, PIECE, OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12), EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 24.75 FEET; THENCE NORTH 88°48'14"

EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
www.glenpoolonline.com

CORNER OF SAID SOUTHEAST QUARTER OF THE THAT PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE I, AND LESS AND EXCEPT: A STRIP, PIECE, OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12), EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 24.75 FEET; THENCE NORTH 88°48'14" EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1319.53 FEET TO THE POINT OF THE BEGINNING.

GENERAL LOCATION DESCRIPTION:

North of the northwest corner of the intersection of 151st Street South and South Elwood Avenue.

APPLICATION FOR CONSIDERATION

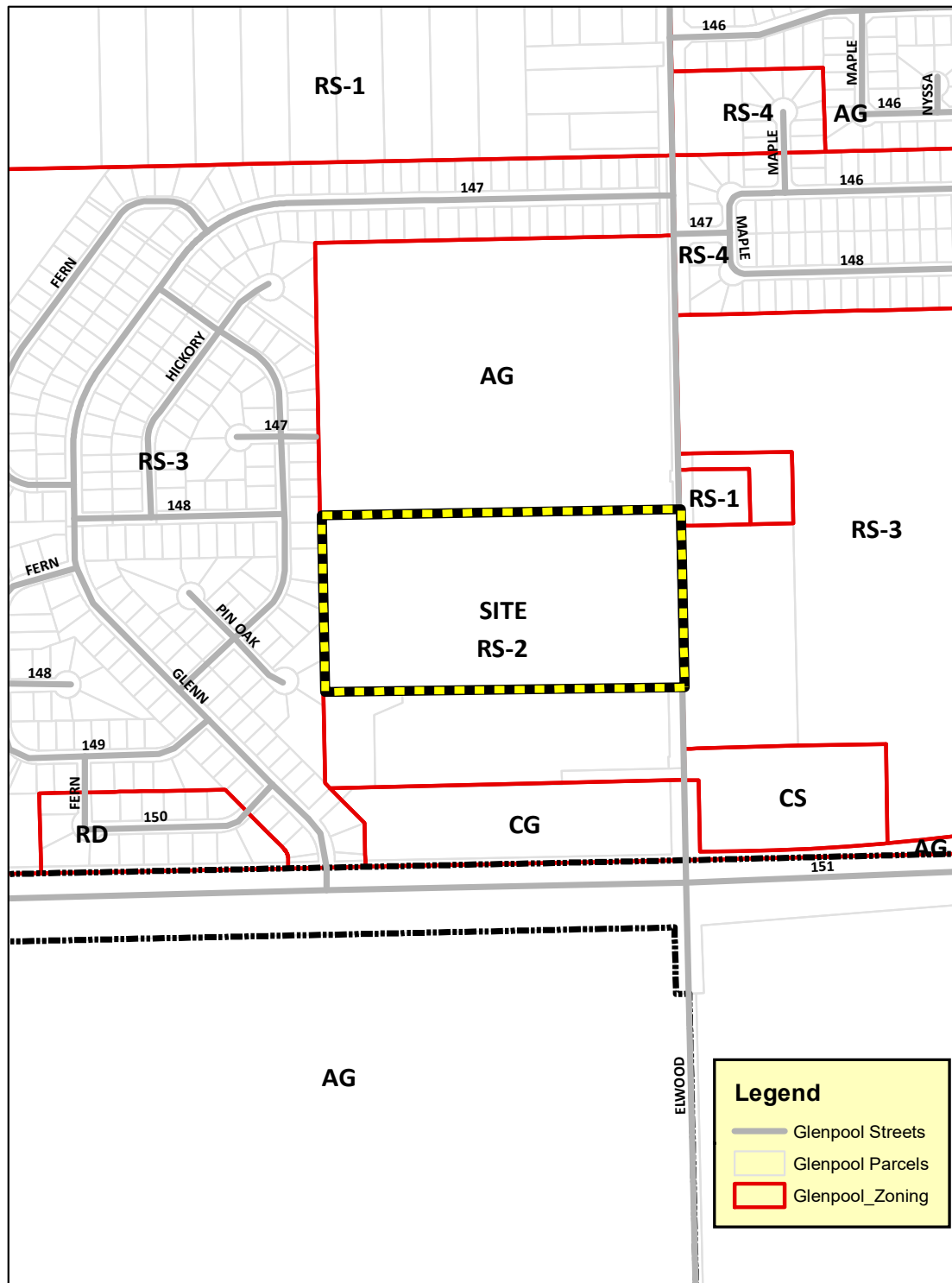
- (1) The **Final Plat for Redbud Glen**, a proposed detached single-family residential subdivision plat on an approximate 20.1-acre site of land, and
- (2) **PUD 30 Major Amendment No. 1 (PUD 30A)** pertaining to Development Area C of PUD 30 as documented in **the Final Development Plan**. PUD 30A proposes to amend certain development standards, including a reduction of minimum lot widths, building setbacks, lot area, along with other amendments to Development Area C of PUD 30. If approved, PUD 30A will amend the official Zoning Map of the City of Glenpool, Oklahoma.

All persons interested in this request are invited to attend **Monday, August 12, 2019 at 6:30 p.m.** In the event the proposed request is recommended for approval, in whole or in part by the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.

IF YOU HAVE QUESTIONS PLEASE CONTACT:

James-Tyler McHendry, AICP
City Planner
City of Glenpool
(918) 209-4617
jmchendry@cityofglenpool.com



Planning Commission Hearing Items 08/12/2019

(1) Final Plat for Redbud Glen

(2) PUD 30: Major Amendment No. 1 (PUD30A) Final Development Plan



Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.
5/20/2019

TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1089444

CRAFTON TULL
Attn: KYLE SEWELL
201 W. 5TH ST, STE 302
TULSA, OK 74103

Date

July 21, 2019

Date	Category	Description	Ad Size	Total Cost
07/21/2019	Legal Notices	PUD 30A W/MAP	2 x 112.00 CL	184.32

Affidavit of Publication

I, Valerie Praytor, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

07/21/2019

Newspaper reference: 0000582445

Valerie Praytor
Legal Representative

Sworn to and subscribed before me this date:

JUL 22 2019

Nancy Carol Moore
Notary Public

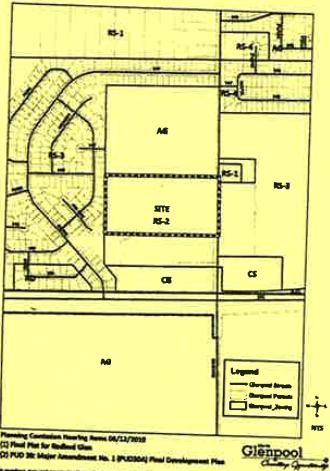
My Commission expires

DEC 08 2022

Glenpool, Oklahoma.

All persons interested in this request are invited to attend Monday, August 12, 2019 at 6:30 p.m. In the event the proposed request is recommended for approval in whole or in part by the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.



NOTARY SEAL
NANCY CAROL MOORE
Notary Public
State of Oklahoma
Commission # 06011684 Expires 12/08/22

582445
Published in the Tulsa World, Tulsa County, Oklahoma, July 21, 2019

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Monday, August 12, 2019 at 6:30 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the proposed major amendment No. 1 to PUD 30, to be known as PUD 30A, as documented in the PUD 30A Final Development Plan located on the site of the final plat for Redbud Glen, a proposed detached single-family residential subdivision plat on an approximate 20.1-acre site of land.

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT: THAT PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE I, AND LESS AND EXCEPT: A STRIP, PIECE, OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12), EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 24.75 FEET; THENCE NORTH 88°48'14" EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE THAT PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE I, AND LESS AND EXCEPT: A STRIP, PIECE, OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12), EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 24.75 FEET; THENCE NORTH 88°48'14" EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1319.53 FEET TO THE POINT OF THE BEGINNING.

EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE THAT PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE I, AND LESS AND EXCEPT: A STRIP, PIECE, OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12), EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 24.75 FEET; THENCE NORTH 88°48'14" EAST, A DISTANCE OF 1269.53 FEET; THENCE NORTH 01°07'28" WEST, A DISTANCE OF 275.31 FEET; THENCE NORTH 88°52'32" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1319.53 FEET TO THE POINT OF THE BEGINNING.

GENERAL LOCATION DESCRIPTION:
North of the northwest corner of the intersection of 151st Street South and South Elwood Avenue.

APPLICATION FOR CONSIDERATION
(1) The Final Plat for Redbud Glen, a proposed detached single-family residential subdivision plat on an approximate 20.1-acre site of land, and

(2) (2) PUD 30 Major Amendment No. 1 (PUD 30A) pertaining to Development Area C of PUD 30 as documented in the Final Development Plan. PUD 30A proposes to amend certain development standards, including a reduction of minimum lot widths, building setbacks, lot area, along with other amendments to Development Area C of PUD 30. If approved, PUD 30A will amend the official Zoning Map of the City of

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER
RE: REDBUD GLEN, A FINAL PLAT
APPLICANT: KYLE SEWELL, CRAFTON TULL
SITE: SEE LEGAL EXHIBIT/DESCRIPTION, GENERALLY LOCATED NORTH OF THE
NORTHWEST CORNER OF 151ST STREET SOUTH AND SOUTH ELWOOD AVENUE
INTERSECTION
ZONING: PLANNED UNIT DEVELOPMENT (PUD) 30
OWNER: ALAN STAAB
DATE: SEPTEMBER 3, 2019

BACKGROUND:

Kyle Sewell for Crafton Tull submitted the Final Plat for Redbud Glen, 64 detached single-family residential lots in a gated community across approximately 20 acres of land, located just north of the northwest corner of West 151st Street South and South Elwood Avenue. The final plat has been submitted in coordination with PUD 30A, a major amendment request to PUD 30.

ZONING:

The subject property is zoned PUD 30, at the December 6, 2018 Planning Commission the Planning Commission approved the applicant's Conceptual Development Plan subject to conditions. The applicant submitted the Preliminary Development Plan, in coordination with the preliminary plat for Redbud Glen; the Planning Commission recommended approval of the applicant's preliminary plat on April 8, 2019 subject to conditions of approval, on April 15, City Council approved the Preliminary Plat along with PUD 30A subject to Staff conditions. The Planning Commission, at the 8/12 meeting, voted 4 to 0 to recommend approval of Redbud Glen, a Final Plat and PUD 30A.

REQUESTED ACTION:

Approve Final Plat, Redbud Glen subject to attached list of corrections, modifications, and Conditions of Approval:

RECOMMENDED MOTION:

Motion to approve Redbud Glen, a Final Plat, subject to attached list of corrections, modifications, and conditions.

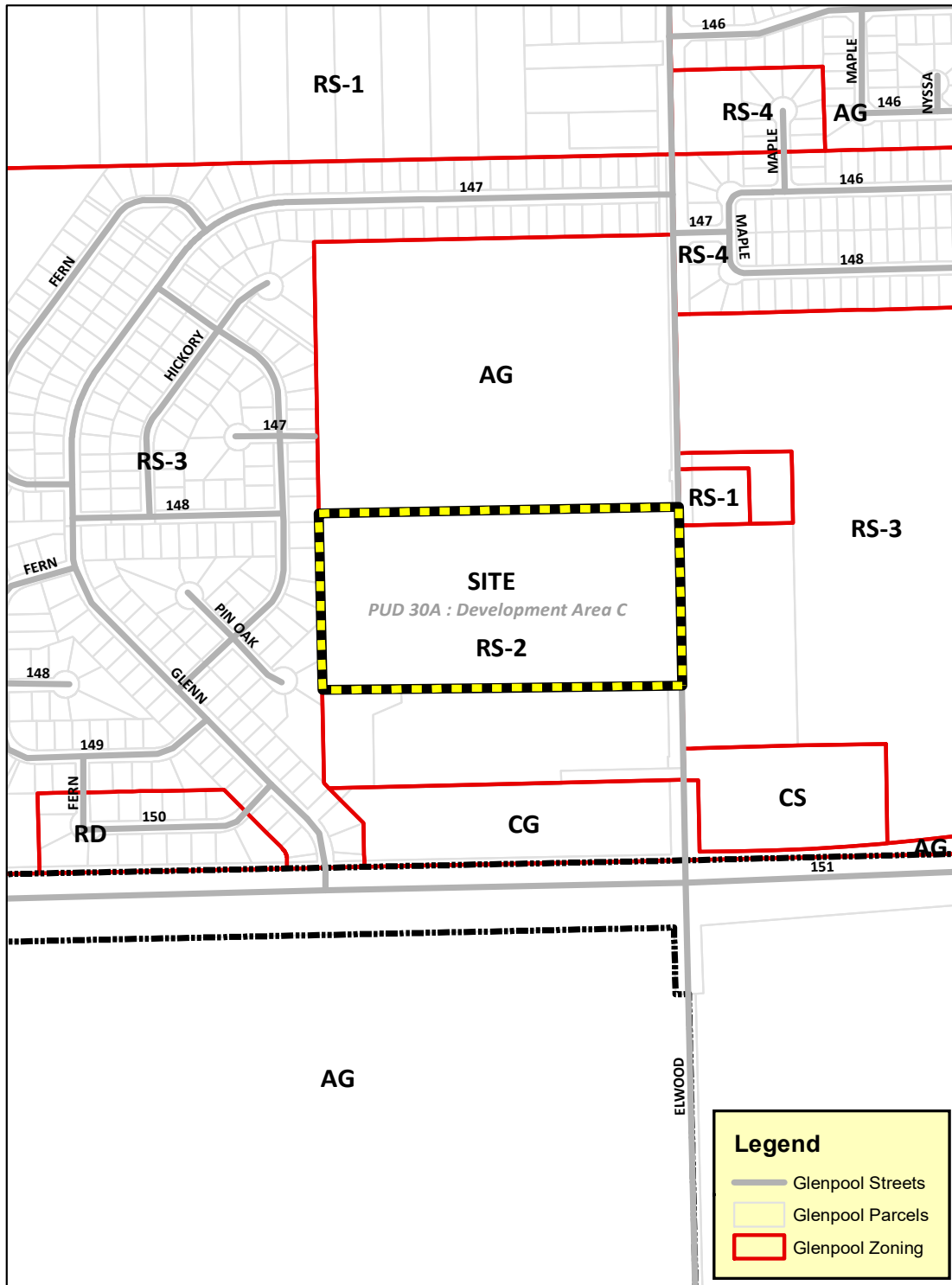
CONDITIONS OF APPROVAL, REDBUD GLEN:

1. Council approval of PUD 30A Final Development Plan, a major amendment request to PUD 30.
2. Line type of Lot 1 Block 1 building lines appears to employ different line type than all others to demonstrate the building envelope/setback lines.
3. Incorporate date on face of plat.
4. Provide written boundary legal description conforming to the proposed subdivision plat and the description found on the warranty deed covering the subject tract;
5. Add : (a colon) after "Engineer/Surveyor" in text box Engineer/Surveyor text box on face of plat.
6. Include an "Address" column on "Reserve Areas" table.
7. What are the vertical dash lines protruding out of Reserve Area F and Reserve Area F, any proposed easements or rights of way located outside the boundaries of the subdivision plat that are required for final subdivision plat approval.?
8. Street address to be provided by COG, work with staff to obtain street addresses, show on final plat submission.
9. The side yard setbacks are illustrated on the plat, but lot dimensions are provided on top of the line, resolve.
10. Total acreage of each lot and are reserve area is to be documented in a table on face of plat.
11. DOD, PUBLIC STREETS AND GENERAL UTILITY EASEMENTS, no public streets to be dedicated as part of this plat. Do a PDF word search for Public Street, remove reference to public street, and replace with PRIVATE when applicable.
12. Resolution of City Engineer's comments on Preliminary Construction Plans for Redbud Glen.
13. The following written certifications will be required to be submitted to the city planning staff prior to any final subdivision plat approval granted by the planning commission and city council:
 - a. Certification by the registered professional land surveyor as to the degree of accuracy of the boundary survey and of the geometric elements within the final subdivision plat and that all block and lot corner and centerline of street right of way monuments as illustrated are also within the minimum positional accuracy of one to twenty thousand (1:20,000) as specified for an urban survey per Oklahoma state statutes.
 - b. Certification by a registered professional engineer that the design and installation of all required public infrastructure improvements was or will be in conformance with the adopted city engineering design criteria and any applicable standards, requirements, and provisions of any city, county, or state departments or agencies having jurisdiction.

- c. Certification by the city engineer that the final subdivision plat conforms to all locally adopted standards, specifications, this title, and the adopted city engineering design criteria.
- d. Certification by the Oklahoma department of environmental quality (ODEQ) that all required subdivision infrastructure improvements concerning public water supply and distribution and sanitary sewer collection facilities conform to current applicable health regulations and construction standards as evidenced by fully approved construction documents and the issuance of a permit to construct from ODEQ.
- e. Certification by the city engineer or other appropriate authority that the public infrastructure improvements required to support the subdivision conform to all applicable city regulations and standard specifications concerning water supply and distribution, sanitary sewer collection, stormwater management, paving, grading, and erosion control.

ATTACHMENTS:

- 1. Application
- 2. Case Map
- 3. Preliminary Plat, *Redbud Glen*
- 4. Landscape and Site Plan



CITY OF GLENPOOL PLATTING PROCEDURES

NOTE: There is a fee (per fee schedule) for submittal and review of a preliminary plat and a final plat. This fee must be paid at the time of application.

PRE-APPLICATION CONFERENCE

Before submitting a preliminary plat, the applicant or the representative of the applicant should schedule a meeting with the Community Development Department while the plat is in sketch form, to ascertain the location of proposed streets and proposed drainage and open space areas.

PRELIMINARY PLAT:

1. All preliminary plat applications shall be submitted with complete topographical information and concept utility plans. Any application submitted incomplete will not be placed on the Technical Advisory Committee (TAC) agenda (per meeting schedule). The preliminary plat should be drawn in accordance with the Subdivision regulations.
2. Preliminary plat applications must be accompanied by two (2) paper copies of the plat (folded to 8-1/2" x 11") and one electronic copy, in PDF (Portable Document Format). The application must be signed by the developer/owner or agent. All materials are to be submitted to the Community Development Department. The application must be submitted by the Community Development cutoff deadline (per meeting schedule) in order to make the next meeting of the TAC.
3. The TAC and City Staff will review the preliminary plat and recommend conditions, if any, to the Planning Commission.
4. The Planning Commission will review the preliminary plat and the conditions recommended by TAC and Staff at the Planning Commission meeting. The Planning Commission may approve the preliminary plat upon these conditions; they may add or delete others; or they may deny the plat.

FINAL PLAT:

1. After the preliminary plat has been revised to include all conditions, which were approved by the Planning Commission, the final plat application may be submitted to the Community Development Department.
2. The final plat application must be submitted with the complete engineering data in order to be reviewed by the TAC and the Planning Commission.
3. The applicant or the representative for the applicant should make arrangements to attend the TAC meeting (per meeting schedule)
4. The Planning Commission will review the plat for final approval, subject to the conditions of the TAC and City Staff. If the Planning Commission denies a plat, an appeal may be made to the Glenpool City Council.
5. Upon approval of the final plat by the Planning Commission, the City Council will review the plat, acting to approve or deny it. The City Council has final approval on all final plats.
6. After receiving notice of final approval the applicant shall submit copies of the plat to the Community Development Department for City approval signatures.

7. The applicant should submit the necessary bonds, and is then given the final stamped copies of the plat signed by the City.
8. The applicant then takes the stamped, signed copies to the County Courthouse and records the plat.
9. After the plat is recorded, the applicant submits to the Community Development Department One (1) recorded paper copy of the plat and one electronic copy in PDF



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

APPLICATION FOR APPROVAL OF SUBDIVISION

- ☒ **PRELIMINARY PLAT:** Application must be accompanied by a application fee per fee schedule, 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, two (2) copies of the proposed plat, two (2) 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 application fee per fee schedule and two (2) copies of the final plat and two (2) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, 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: Redbud Glen

SECTION: 14 TWP: 17N RANGE: 12W LEGAL DESCRIPTION: See attached

DEVELOPER'S NAME: Alan Staab, Gold Team Realty Group, LLC

DEVELOPER'S ADDRESS: 2502 E 21st Street, Suite B PHONE: 918-582-0139

ENGINEER'S NAME: Kyle Sewell, Crafton Tull PHONE: 918-584-0347

Acreage Of Area Being Platted: 20 Number Of Lots: 64 Average Lot Size: 8,200

Present Use Of Tract: unplatted Proposed Use Of Tract: Single Family Residential

Present Zoning: AG Proposed Zoning: PUD 30A

Is Plat Part Of A PUD? PUD 30A Zoning Case File/Number: GZ _____
(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: Kyle Sewell Date: 5/6/2019

FOR STAFF USE ONLY

(DATE) (RCPT#)

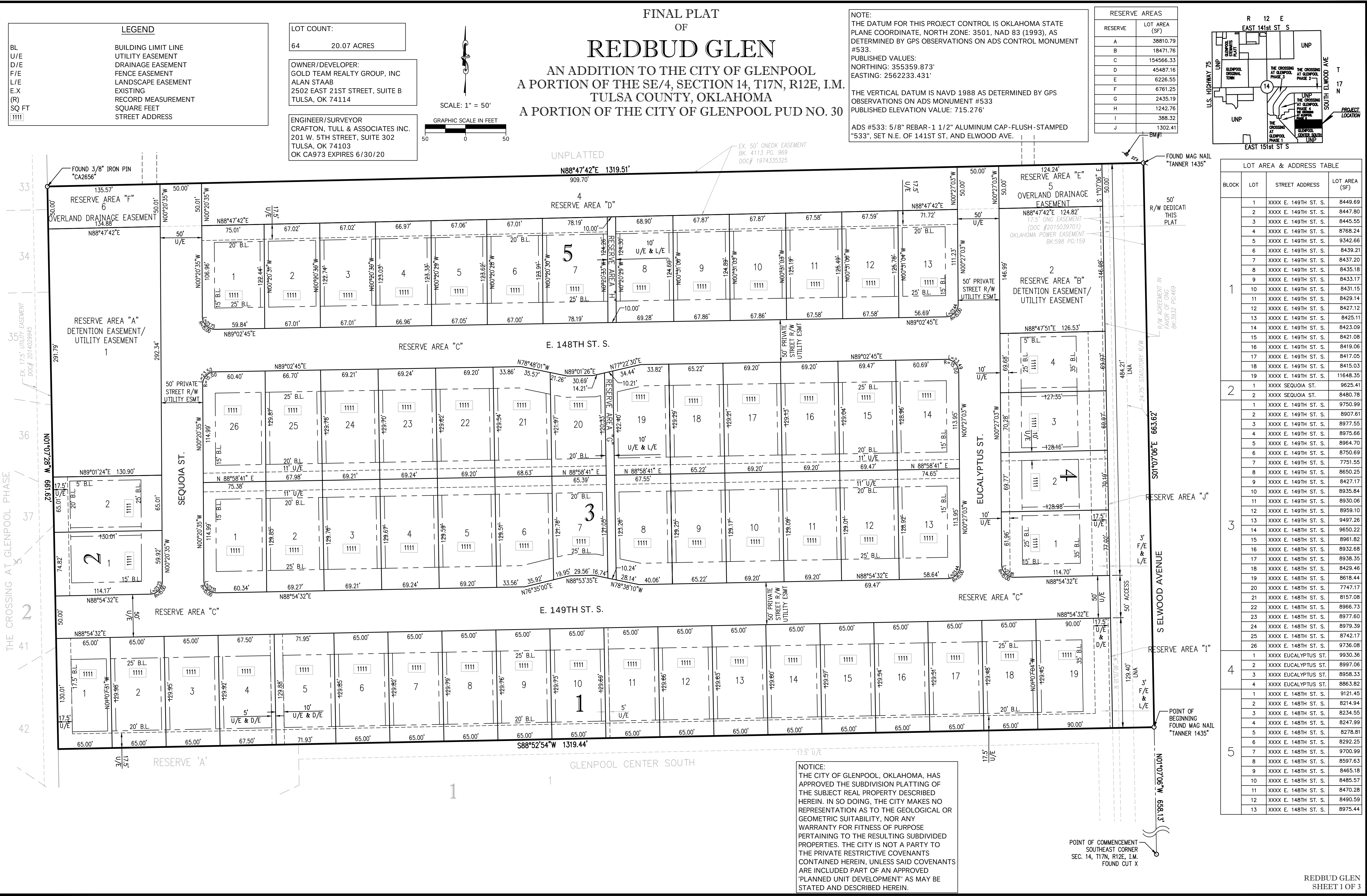
Preliminary Application Received: _____

Preliminary Fee Received: _____

Preliminary Approval: _____

Final Application Received: _____

Final Approval: _____ Plat Release Date: _____



FINAL PLAT
OF
REDBUD GLEN
AN ADDITION TO THE CITY OF GLENPOOL
A PORTION OF THE SE/4, SECTION 14, T17N, R12W, I.M.
TULSA COUNTY, OKLAHOMA
A PORTION OF THE CITY OF GLENPOOL PUD NO. 30

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THE PRESENTS:

GOLD TEAM REALTY GROUP, LLC, HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY, OKLAHOMA, TO-WIT:

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION FOURTEEN THENCE NORTH 1°07'06" WEST AND ALONG THE EAST LINE OF SAID SECTION FOURTEEN FOR A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°52'54" WEST, AND ALONG THE NORTH LINE OF "GLENPOOL CENTER SOUTH", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6690, FOR A DISTANCE OF 1319.44 FEET TO A POINT ON THE EAST LINE OF "THE CROSSING AT GLENPOOL, PHASE 1". A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6067, THENCE NORTH 1°07'28" WEST AND ALONG THE EAST LINE OF SAID "THE CROSSING AT GLENPOOL, PHASE 1" FOR A DISTANCE OF 661.62 FEET, THENCE NORTH 88°47'42" EAST A DISTANCE OF 1319.51 FEET TO POINT ON THE EAST LINE OF SAID SECTION FOURTEEN, THENCE SOUTH 1°07'06" EAST AND ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 663.62 FEET TO THE POINT OF BEGINNING.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 66 LOTS IN FIVE (5) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "REDBUD GLEN" AN ADDITION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS ____ DAY OF _____, 2019.

GOLD TEAM REALTY GROUP, LLC (OWNER)

BY
ALAN STAAB, MANAGING MEMBER

NOTARY PUBLIC

STATE OF OKLAHOMA)
TULSA COUNTY) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2019, PERSONALLY APPEARED ALAN STAAB, MANAGING MEMBER OF GOLD TEAM REALTY GROUP LLC/DEVELOPER OF REDBUD GLEN ADDITION, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, REGISTERED LAND SURVEYOR IN THE STATE 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 "REDBUD GLEN ADDITION", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE 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.

DENVER WINCHESTER OK, PLS 1952

DATE:



FINAL PLAT CERTIFICATION OF APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER

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

NOTARY PUBLIC

STATE OF OKLAHOMA)
TULSA COUNTY) SS:

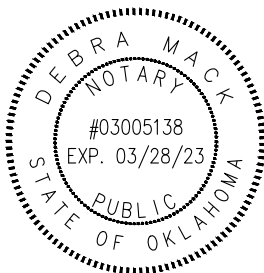
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2019, PERSONALLY APPEARED DENVER WINCHESTER, SURVEYOR OF REDBUD GLEN ADDITION, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

NOTARY PUBLIC



SUBDIVISION DATA
BENCHMARK
3/8" IRON PIN W/ "CONTROL POINT" CAP
SET NEAR NORTHEAST CORNER OF PROPERTY
ELEV:745.58 (NAVD88)

BASIS OF BEARINGS
ASSUMED BEARING BASED ON OKLAHOMA STATE PLANE NORTH.
BEARING FOR THE EAST LINE OF SE/4, SECTION 14, T17N, R12E, I.M.
(S01°07'05"E)

MONUMENTATION
ANY MONUMENTS NOT SHOWN HEREON ARE EITHER 3/8" IRON PINS
W/ CAPS STAMPED "CA973" OR MAG NAILS WITH STAINLESS STEEL
SHINERS STAMPED "CA973", UNLESS OTHERWISE NOTED.

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

CERTIFICATE OF SURVEY
THIS PLAT OF 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.

No Portion of Subject Tract falls within a Special Flood Hazard Area, as described on the Flood Insurance Rate Maps for the community in which the Property is located.

FIRM PANEL: 40143C0428L
EFFECTIVE DATE: 08/03/2009

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

DEED OF DEDICATION

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PUBLIC STREET RIGHTS OF WAY OF SOUTH ELWOOD AVENUE AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, 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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE HOME OWNERS ASSOCIATION AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED AND MAINTAINED, 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. INTERNAL SUBDIVISION STREETS WITHIN "RESERVE C" WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION ESTABLISHED BY THIS PLAT.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT, AND DRAINAGE EASEMENT AREAS 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 THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CREEK COUNTY RHD #2, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
5. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 SANITARY SEWER OR STORM SEWER FACILITIES.
6. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.
2. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS IN RESERVE EASEMENTS, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

D. CERTIFICATE OF OCCUPANCY RESTRICTIONS

1. ALL PUBLIC IMPROVEMENTS MUST BE PERFORMANCE BONDED PRIOR TO PLAT RECORDING AND THE ISSUANCE OF CITY OF GLENPOOL BUILDING PERMITS.

E. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION, AS NECESSARY, IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE LOCATED UNDERGROUND, AND EXCEPT AS PROVIDED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED BY THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ATTACHED PLAT.
2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

F. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. 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, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT 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 SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

G. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS INDIVIDUALLY A "DRAINAGE EASEMENT" AND COLLECTIVELY THE "DRAINAGE EASEMENTS" DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS AND MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THIS DEED OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
2. NO BUILDING, STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA.
3. THE OWNER OF EACH LOT OR RESERVE AREA UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
4. IN THE EVENT THE LOT OR RESERVE AREA OWNER(S) SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN AN OVERLAND DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE FROM THE FINISHED CONTOURS EXISTING AT THE TIME OF THE COMPLETION OF THE DRAINAGE INFRASTRUCTURE AND APPROVAL OF SAME BY THE CITY OF GLENPOOL, OKLAHOMA, THE CITY OF GLENPOOL, OKLAHOMA, THE ASSOCIATION OR THEIR DESIGNATED CONTRACTOR(S) MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, AND THE COST THEREOF SHALL BE PAID BY SUCH LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA AND/OR THE ASSOCIATION, AS THE CASE MAY BE, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT OR RESERVE AREA, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE RESPECTIVE LIEN CLAIMANT.

H. SIDEWALKS

1. SIDEWALKS ARE REQUIRED ALONG ALL DESIGNATED STREETS AND SHALL BE IN ACCORDANCE WITH CITY OF GLENPOOL SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GLENPOOL ENGINEERING DESIGN CRITERIA STANDARDS.

I. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE AREAS 'A' AND 'B' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.
2. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.
3. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORM WATER DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.
5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF GLENPOOL, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.
6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

J. RESERVE AREAS "A" AND "B"

1. RESERVE AREAS "A" AND "B" ARE HEREBY DEDICATED AS STORM WATER DETENTION EASEMENTS AND UTILITY EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING STORM WATER DETENTION FACILITIES, UTILITIES, OPEN SPACE, RECREATIONAL FACILITIES, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

K. RESERVE AREA "C"

1. RESERVE AREA "C" IS HEREBY DEDICATED AS A PRIVATE STREET RIGHT OF WAY AND UTILITY EASEMENT, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING STREETS, UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

FINAL PLAT
OF
REDBUD GLEN
AN ADDITION TO THE CITY OF GLENPOOL
A PORTION OF THE SE/4, SECTION 14, T17N, R12W, I.M.
TULSA COUNTY, OKLAHOMA
A PORTION OF THE CITY OF GLENPOOL PUD NO. 30

L. RESERVE AREA "D"

1. RESERVE AREA "D" IS HEREBY DEDICATED AS OPEN SPACE, AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING OPEN SPACE, RECREATIONAL FACILITIES, AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLENN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

M. RESERVE AREAS "E" AND "F"

1. RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED AS OVERLAND DRAINAGE EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE CITY OF GLENPOOL, FOR ITS USE AND MAINTENANCE.

N. RESERVE AREAS "G" AND "H"

1. RESERVE AREAS "G" AND "H" ARE HEREBY DEDICATED AS OPEN SPACE AND UTILITY EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING LANDSCAPING, UTILITIES, OPEN SPACE, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLEN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

O. RESERVE AREAS "I" AND "J"

1. RESERVE AREAS "I" AND "J" ARE HEREBY DEDICATED AS FENCE AND LANDSCAPE EASEMENTS, AND SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINING LANDSCAPING, ENTRY FEATURES, WALLS AND APPURTENANCES, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION, FOR ITS USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN REDBUD GLEN BLOCKS 1- 5 AS SET FORTH WITHIN SECTION II HEREOF.

P. LIMITS OF NO ACCESS

1. THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO REDBUD GLEN BLOCKS 1- 5 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 CITY OF GLENPOOL, FOR ITS USE AND MAINTENANCE AND THE GLENPOOL CITY COUNCIL PER CITY OF GLENPOOL SUBDIVISION REGULATIONS, SECTION 12617.2.A. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. HOMEOWNERS' ASSOCIATION AND PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. HOMEOWNERS' ASSOCIATION

1. FORMATION OF HOMEOWNERS' ASSOCIATION

a. THE OWNER HAS FORMED A HOMEOWNERS' ASSOCIATION FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE LOTS. IT IS CONTEMPLATED THAT ADJOINING UNPLATTED LANDS ADJOINING THE SUBDIVISION AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION.

2. MEMBERSHIP

a. EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF A FEE INTEREST IN A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO, AND SHALL NOT BE SEPARATED FROM, THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

3. COVENANT FOR ASSESSMENTS

a. THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREA OWNED OR MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

4. MAINTENANCE OF COMMON AREAS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE EASEMENTS.

5. MAINTENANCE OF DRAINAGE EASEMENTS AND RESERVE AREAS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND RESERVE AREAS A,B,D,E,F,G,H,I,J.

b. RESERVE AREAS A,B,D,E,F,G,H,I,J AND FACILITIES LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE HOA AT ITS COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE HOA SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR 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 GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OF THE OWNER. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

4. MAINTENANCE OF PRIVATE STREETS

a. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS WITHIN PRIVATE STREET RIGHT-OF-WAY (RESERVE AREA "C").

B. PLANNED UNIT DEVELOPMENT (PUD-A)

WHEREAS, "REDBUD GLEN" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 30A), AS PROVIDED WITHIN SECTION 100 OF TITLE, GLENPOOL REVISED ORDINANCES, AS THE SAME EXISTED ON DECEMBER 13, 2016, (HEREINAFTER "THE GLENPOOL ZONING CODE"), AND

WHEREAS PUD 30A WAS AFFIRMATIVELY RECOMMENDED BY THE GLENPOOL PLANNING COMMISSION ON _____, XX, 2019 AND APPROVED BY THE GLENPOOL CITY COUNCIL ON _____, XX, 2019 (ORDINANCE NO. XXX AN ORDINANCE AMENDING ORDINANCE NO. XXX), AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE GLENPOOL ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (REDBUD GLEN), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 20.07 ACRES (874,310.3 SQUARE FEET)

EXISTING ZONING: PUD 30A

PUD 30A DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN REDBUD GLENN BLOCKS 1- 5:

PERMITTED USES:

SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 65 FEET

MINIMUM LOT AREA: 6,900 SQUARE FEET

MINIMUM FRONT YARD SETBACK: 25 FEET

MINIMUM REAR YARD SETBACK: 20 FEET

MINIMUM REAR YARD SETBACK FROM ARTERIAL STREET: 35 FEET

MINIMUM SIDE YARD SETBACK: 5 FEET

ALL OTHER YARDS ABUTTING A PUBLIC STREET: 20 FEET

NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCE AND BOTH SIDE LOT LINES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. FOR LOTS THAT UTILIZE A 5' SIDE YARD, THE AIR CONDITIONING PAD AND UNIT SHALL BE LOCATED BEHIND THE HOUSE AND OUTSIDE OF THE 5' SIDE YARD.

MAXIMUM STRUCTURE HEIGHT: 35 FEET

SECTION III. PRIVATE RESTRICTIONS

PRIVATE DEVELOPMENT AND USE RESTRICTION

1. THE ARCHITECTURAL REVIEW COMMITTEE (ARC) SHALL BE FORMED TO REVIEW AND APPROVE PLANS FOR ALL CONSTRUCTION ON LOTS IN REDBUD GLEN. THE ARC SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED IN THE RESTRICTIVE COVENANTS. ZONING CODE SECTION 11.3.1.68 REQUIRES ALL RESTRICTIVE COVENANTS PROVIDE A SEPARATE DOCUMENT SUBMITTAL FOR THE PURPOSE OF REVIEW AS TO FORM, TO ENSURE THE PROPER OWNERSHIP, MAINTENANCE, CONTINUITY, AND CONSERVATION OF OPEN SPACES WITHIN THE PUD. ALAN R. STAAB SHALL BE ONE MEMBER OF THE ARC, WITH ONE ADDITIONAL MEMBER TO BE DESIGNATED BY THE DEVELOPER.
2. ALL LOTS SHALL BE SINGLE-FAMILY RESIDENTIAL LOTS ONLY.

3. MINIMUM HOUSE SQUARE FOOTAGE SHALL BE 1700 SQ. FT. SINGLE STORY AND 2500 SQ. FT. TWO STORY.

4. ALL HOMES SHALL BE 70% MASONRY ON THE FIRST FLOOR OF THE HOME. MATERIALS OTHER THAN MASONRY SHALL BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND SHALL BE OF SUFFICIENT QUALITY TO MAINTAIN THE STANDARDS OF THE NEIGHBORHOOD. HARDIE BOARD MAY BE USED TO SATISFY THE MASONRY REQUIREMENT.

5. NO MILL-FINISHED WINDOWS SHALL BE PERMITTED ON ANY HOME IN REDBUD GLEN.

6. EXPOSED STEM WALLS SHALL BE COVERED WITH BRICK, STONE, OR STUCCO.

7. ALL HOMES SHALL HAVE MINIMUM GARAGE SPACE FOR TWO AUTOMOBILES.

8. NO PRE-EXISTING OR OFF-SITE BUILT BUILDINGS MAY BE MOVED ONTO ANY LOT, ALL OUT BUILDINGS OF ANY NATURE MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND SHALL BE CONSTRUCTED ON-SITE.

9. ANY FENCE SEPARATING A LOT FROM ANOTHER LOT SHALL BE OF WOOD, STONE, BRICK, OR WROUGHT IRON. THE ARC SHALL FIRST APPROVE ANY PAINTED FENCE AS TO COLOR. FENCES SHALL NOT EXCEED 6' IN HEIGHT WITHOUT THE PRIOR APPROVAL OF THE ARC.

10. ALL RETAINING AND DECORATIVE WALLS SHALL BE OF STONE, BRICK, OR OTHER COMPATIBLE MATERIAL TO THE MASONRY USED ON THE HOME. NO RAILROAD TIE WALLS WILL BE PERMITTED UNDER ANY CIRCUMSTANCE.

11. HOMES SHALL HAVE A ROOF PITCH OF AT LEAST 6/12 ON 75% OF THE ROOF AREA. NO ROOF PITCH OF LESS THAN 6/12 SHALL BE PERMITTED EXCEPT FOR COVERED PORCHES OR PATIOS.

12. ALL LOTS SHALL BE PROFESSIONALLY LANDSCAPED ON THE FRONT AND STREET FACING SIDE ELEVATIONS UPON COMPLETION OF THE HOME. ALL FRONT, SIDE, AND BACK YARDS SHALL BE FULLY SODDED UPON COMPLETION OF THE HOME. ALL YARD AND LANDSCAPE AREAS SHALL BE FULLY IRRIGATED. EACH LOT UPON COMPLETION OF CONSTRUCTION SHALL HAVE A MINIMUM OF TWO TREES PLANTED THAT ARE A MINIMUM OF 2- 5" CALIBER EACH. LANDSCAPE PLANS MUST BE APPROVED BY THE ARC.

13. ALL ROOFS SHALL BE COVERED WITH ROOFING MATERIAL HAVING A 30-YEAR OR MORE RATING (SUCH AS "TAMKO HERITAGE THIRTY WEATHERED WOODS"), OR SLATE OR TILE IF APPROVED BY THE ARC. ANY WAIVER OF THIS RESTRICTION BY THE ARC MUST BE DATED AND IN WRITING. ALL ROOF FLASHING AND VALLEYS SHALL BE MADE OF BRONZE, COPPER, OR PAINTED MATERIAL. ALL ROOF VENTS ARE TO BE PAINTED TO BLEND IN WITH THE COLOR OF THE ROOFING MATERIAL.

14. ALL FIREPLACE CHIMNEYS SHALL BE VENEERED WITH BRICK, STONE, OR STUCCO AND HAVE COPPER CHIMNEY CAP OR PAINTED METAL CAP APPROVED BY THE ARC.

15. NO ANTENNAS SHALL BE PERMITTED EXCEPT A 20- INCH SATELLITE DISH, THE LOCATION OF WHICH SHALL BE APPROVED BY THE ARC.

16. EXCEPT FOR CUSTOMARY AND USUAL "FOR SALE" SIGNS AND CUSTOMARY AND USUAL NAME AND ADDRESS SIGNS, NO SIGN OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY PART OF ANY LOT, OR ON ANY STRUCTURE EXCEPT WITH THE WRITTEN CONSENT OF THE ARC.

17. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT AT ANY RESIDENCE OR ON ANY LOT. COMMON HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES, AND SO LONG AS THEY DO NOT POSE A THREAT OR CREATE A NUISANCE TO THE NEIGHBORS.

19. NO COMMERCIAL STRUCTURES SHALL BE ERECTED, MAINTAINED, OR OPERATED ON ANY LOT EXCEPT FOR REAL ESTATE SALES. MANAGEMENT AND CONSTRUCTION OFFICES, WHICH MAY, WITH THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, BE ERECTED, MAINTAINED, AND OPERATED ON ANY LOT OR IN ANY BUILDING OR STRUCTURE NOW OR HEREAFTER ERECTED ON ANY LOT, PROVIDED THE OFFICES ARE USED SOLELY IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY OR THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY, OR THE MANAGEMENT, RENTAL, OR SALE OF ANY PART OF THE PROPERTY, OR OF IMPROVEMENTS NOW OR HEREAFTER ERECTED THEREON AND PROVIDED THAT SUCH OFFICES SHALL BE REMOVED UPON COMPLETION OF SALES OR CONSTRUCTION AS THE CASE MAY BE.

20. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS, AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS.

21. NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED, OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

22. NO EXTERIOR CLOTHES DRYER OR CLOTHES DRYING LINE SHALL BE ERECTED, INSTALLED, OR MAINTAINED ON ANY LOT OR ON ANY STRUCTURE THEREON.

23. RESIDENCES WITH THE SAME FRONT ARCHITECTURAL ELEVATION SHALL NOT BE VISIBLE ONE TO THE OTHER.

24. NO LOT WITHIN SUBDIVISION SHALL BE FURTHER DIVIDED OR LOT SPLIT WITHOUT APPROVAL OF ARC AND CITY OF GLENPOOL, OKLAHOMA, AS REQUIRED BY LAW.

25. ALL LOTS SHALL USE A STANDARD MAILBOX AS SELECTED BY THE ARCHITECTURAL REVIEW COMMITTEE.

26. ABOVE GROUND POOLS ARE PROHIBITED.

27. ALL HOMES WITHIN THE SUBDIVISION SHALL INCLUDE PROFESSIONAL INSTALLATION OF A GUTTER AND DOWNSPOUT SYSTEM, UNLESS OTHERWISE APPROVED BY THE ARC.

28. ALL COMMON AREAS, PRIVATE STREETS, STORMWATER DETENTION PONDS, AND PARK/PLAYGROUND AREA, SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).

29. LOTS 1 - 13, BLOCK 5 OWNERS SHALL INSTALL A 6" TALL BLACK CHAIN LINK FENCE AT THE NORTH BOUNDARY OF THEIR LOT.



Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 18400500
ISSUE DATE: 7/25/2019
CONTACT: K. SEWELL
CHECKED BY: _____

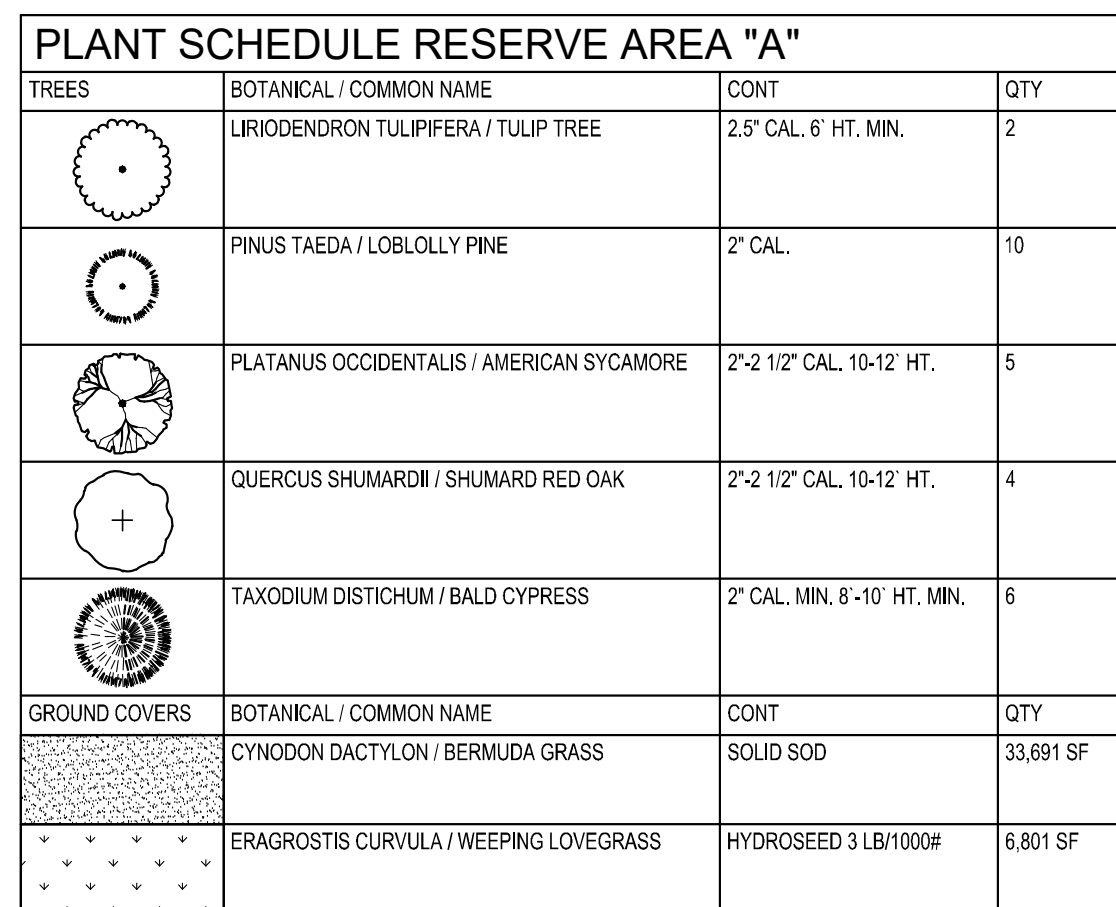
**PRELIMINARY
PLANS**

© 2019 Crafton, Tull & Associates, Inc.

A circular professional engineer seal for the State of California. The outer ring contains the text "STATE OF CALIFORNIA" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the text "K. SEWELL" is at the top, "No. 51478" is in the middle, and "Exp. 12/31/2021" is at the bottom. The seal is stamped over the "CHECKED BY:" line and the "PRELIMINARY PLANS" text.

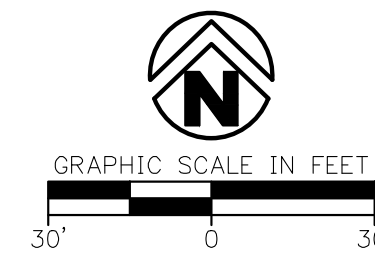
OVERALL LANDSCAPE

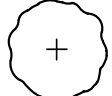
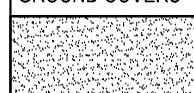
L-101



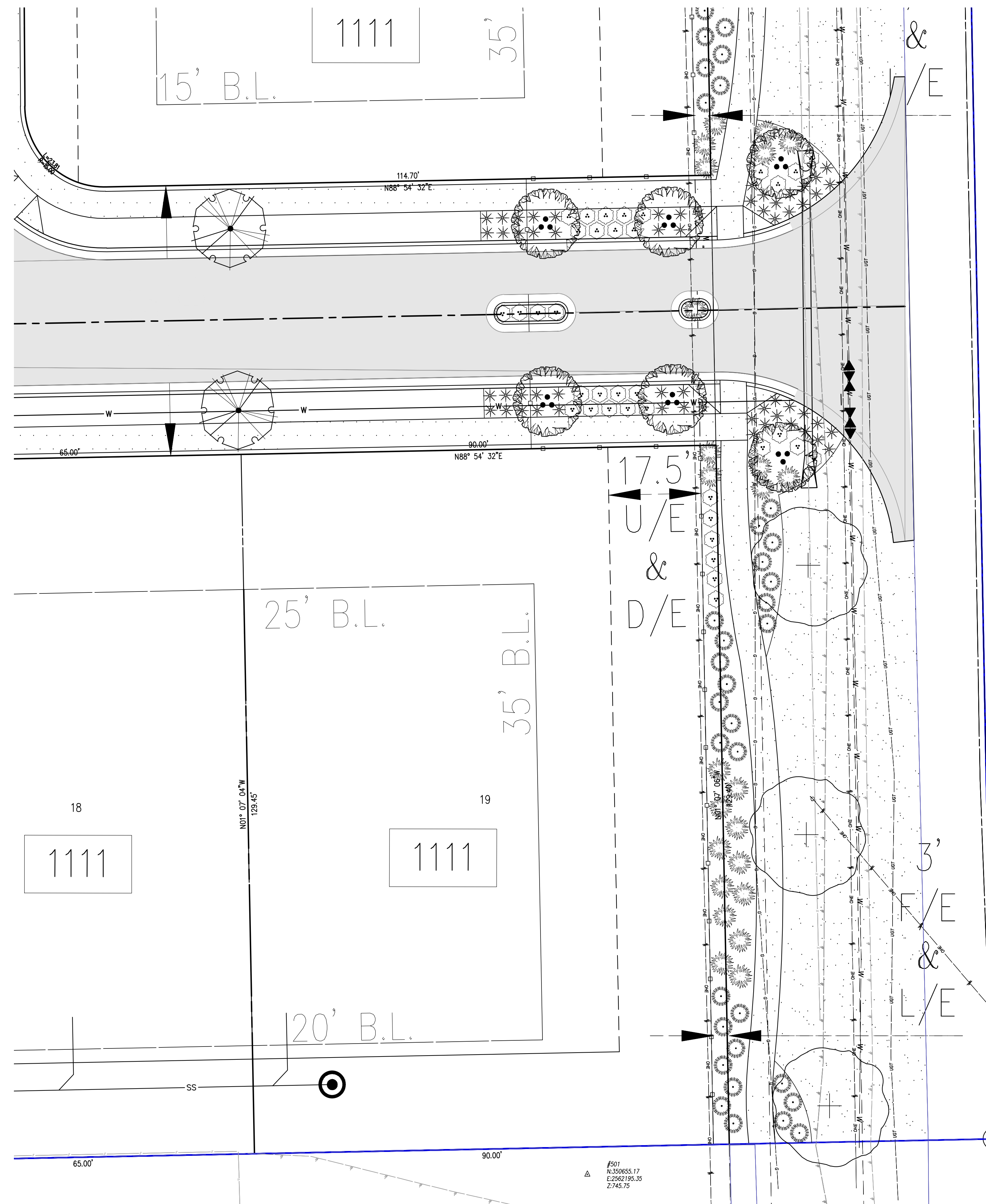
GRAPHIC SCALE IN FEET

30' 0 30'

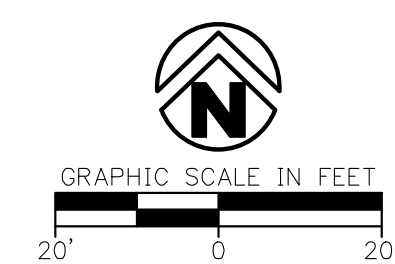


PLANT SCHEDULE RESERVE AREA "B"			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	CARPINUS BETULUS / FRANS FONTAINE / FRANS FONTAINE HORNBEM	2'-2 1/2" CAL. 8-10' HT.	1
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2'-2 1/2" CAL. 10-12' HT.	2
	QUERCUS ROBUR / REGAL PRINCE / REGAL PRINCE ENGLISH OAK	2'-2 1/2" CAL. 8-10' HT.	1
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2" CAL. 10-12' HT.	3
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL. MIN. 8'-10' HT. MIN.	5
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	19,075 SF

L-102



ENTRY
LANDSCAPE PLAN



PLANT SCHEDULE ENTRY			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8" HT. MIN.	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	58
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL; 18" HT. MIN.	7
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	30

201 W. 5th Street, Suite 302
Tulsa, Oklahoma 74103

 **Crafton Tull**
architecture | engineering | surveying

918.584.0347 | 918.599.0665 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2020

REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

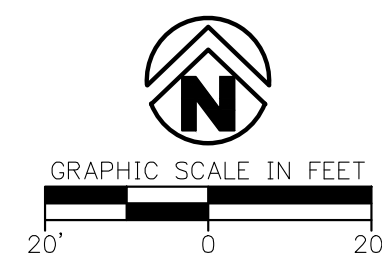
PROJECT NO: 18400500
ISSUE DATE: 7/25/2019
CONTACT: K. SEWELL
CHECKED BY:

PRELIMINARY PLANS

© 2019 Crafton, Tull & Associates, Inc.

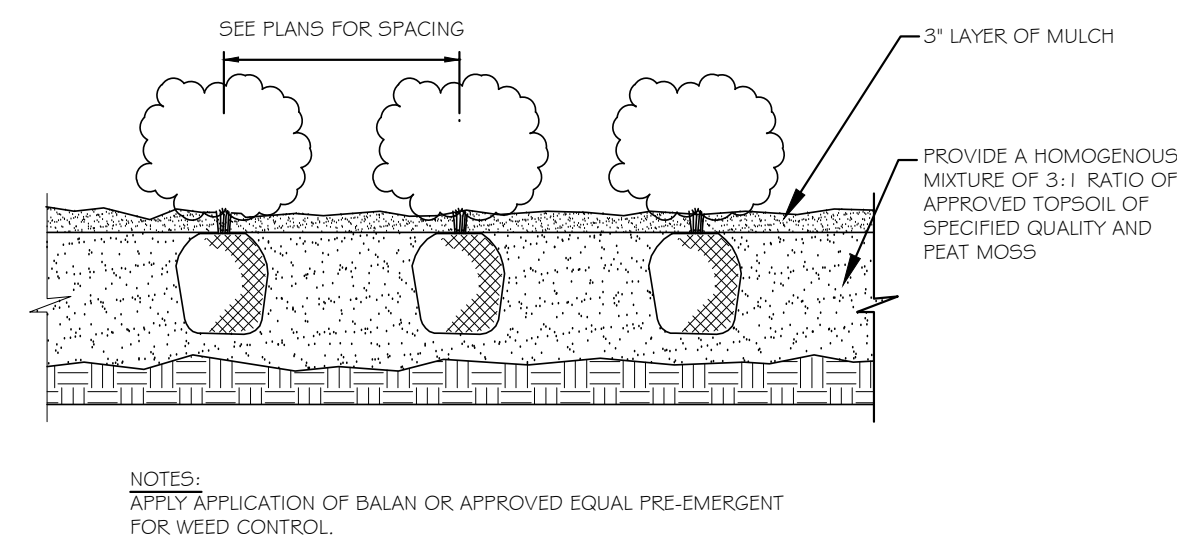
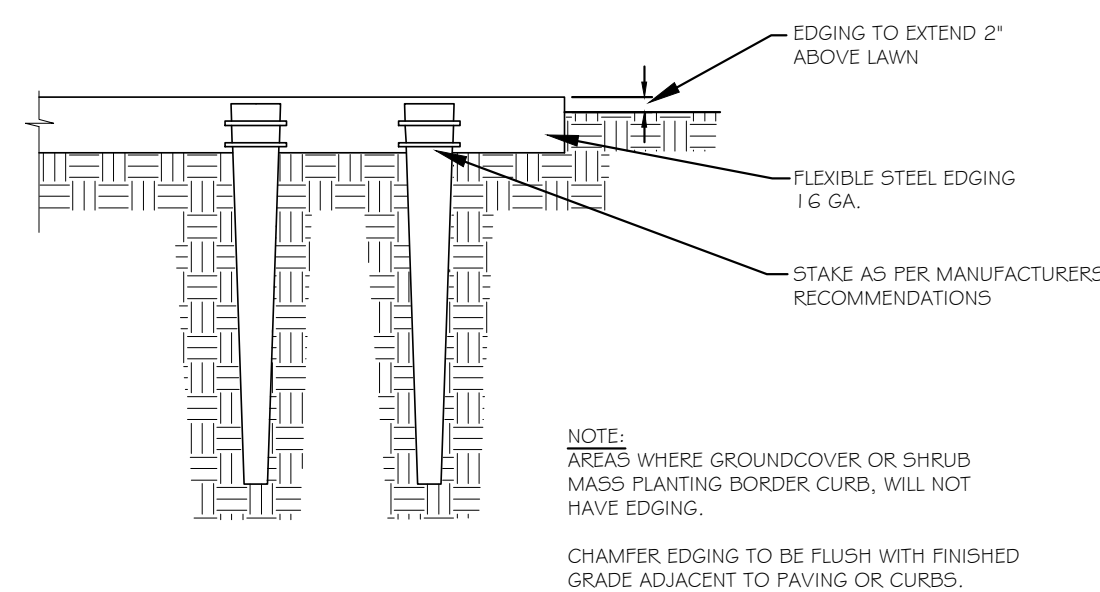
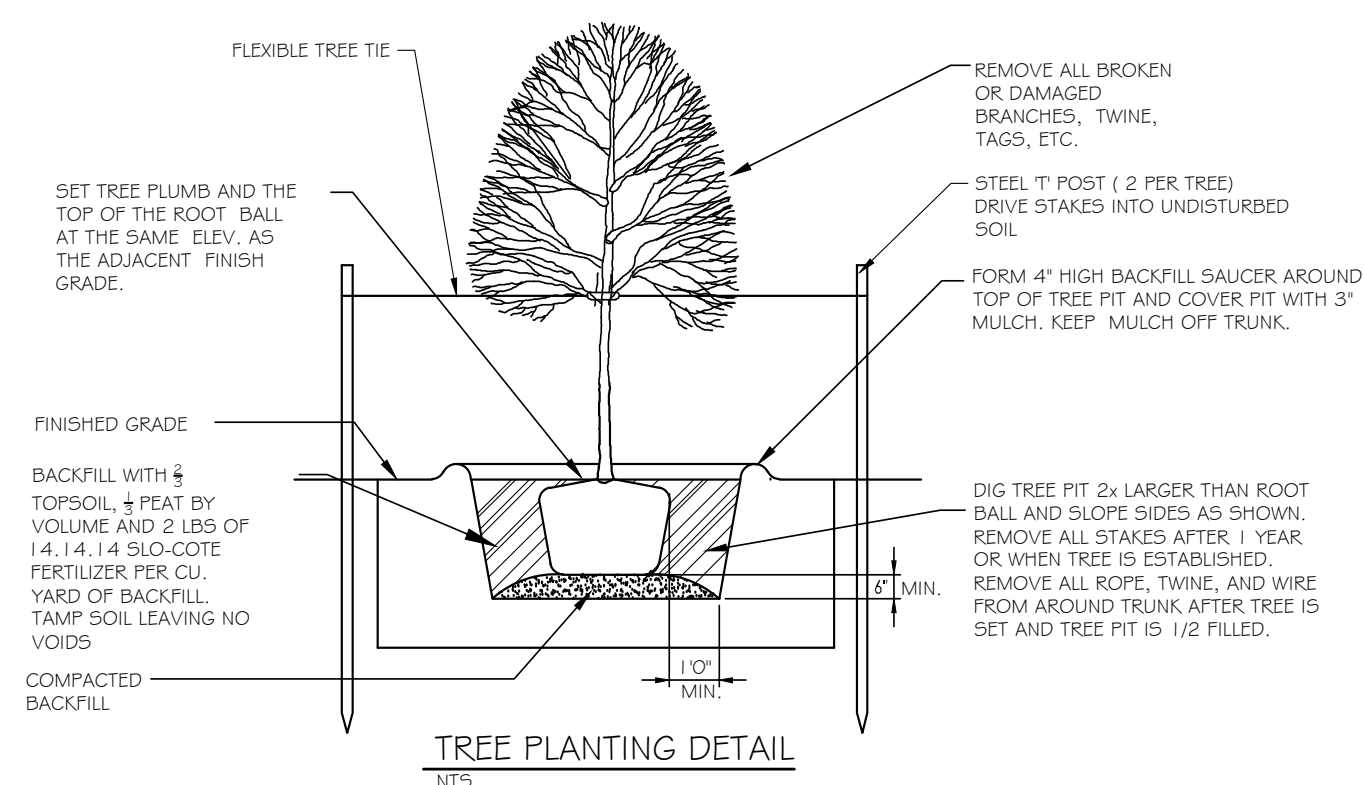
ENTRY ENLARGEMENT

L-104



PLANT SCHEDULE ISLANDS				
TREES	BOTANICAL / COMMON NAME	CONT	QTY	
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2'-2 1/2" CAL. 8-10' HT.	1	
	LAGERSTROEIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8' HT. MIN.	4	
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2" CAL 8-10' HT.	1	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	32	

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2'-2 1/2" CAL. 8-10' HT.	18
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEEAM	2'-2 1/2" CAL. 8-10' HT.	20
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MULTI TRUNK 1" CAL 6'-8' HT. MIN.	10
	LIRIODENDRON TULIPIFERA / TULIP TREE	2.5" CAL. 6' HT. MIN.	2
	LIRIODENDRON TULIPIFERA 'ARNOLD' / COLUMNAR TULIP TREE	2'-2 1/2" CAL. 8-10' HT.	22
	PINUS TAEDA / LOBLOLLY PINE	2" CAL.	57
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2'-2 1/2" CAL. 10-12' HT.	7
	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK	2'-2 1/2" CAL. 8-10' HT.	23
	QUERCUS SHUMARDII / SHUMARD RED OAK	2'-2 1/2" CAL. 10-12' HT.	33
	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL. MIN. 8'-10' HT. MIN.	11
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL	90
	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL. 18" HT. MIN.	57
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL. 18" HT. MIN.	122
	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	62
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD	67,494 SF
	ERAGROSTIS CURVULA / WEEPING LOVEGRASS	HYDROSEED 3 LB/1000#	57,907 SF



REDBUD GLEN
GLENPOOL, OK 74003

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18400500
ISSUE DATE: 7/25/2019
CONTACT: K. SEWELL
CHECKED BY:

PRELIMINARY PLANS

© 2019 Crafton, Tull & Associates, Inc.

ISLAND ENLARGEMENTS & DETAILS

L-501

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER
DATE: SEPTEMBER 3, 2019
ITEM: PUD 31 AS DOCUMENTED IN THE TWIN PONDS PRELIMINARY DEVELOPMENT PLAN
APPLICANT: RYAN MCCARTY, SELECT DESIGN
SITE: NORTH SIDE OF WEST 181ST STREET SOUTH AND 0.5 MILES WEST OF US HWY 75
ZONING: AG (AGRICULTURE)
COMP PLAN: RURAL

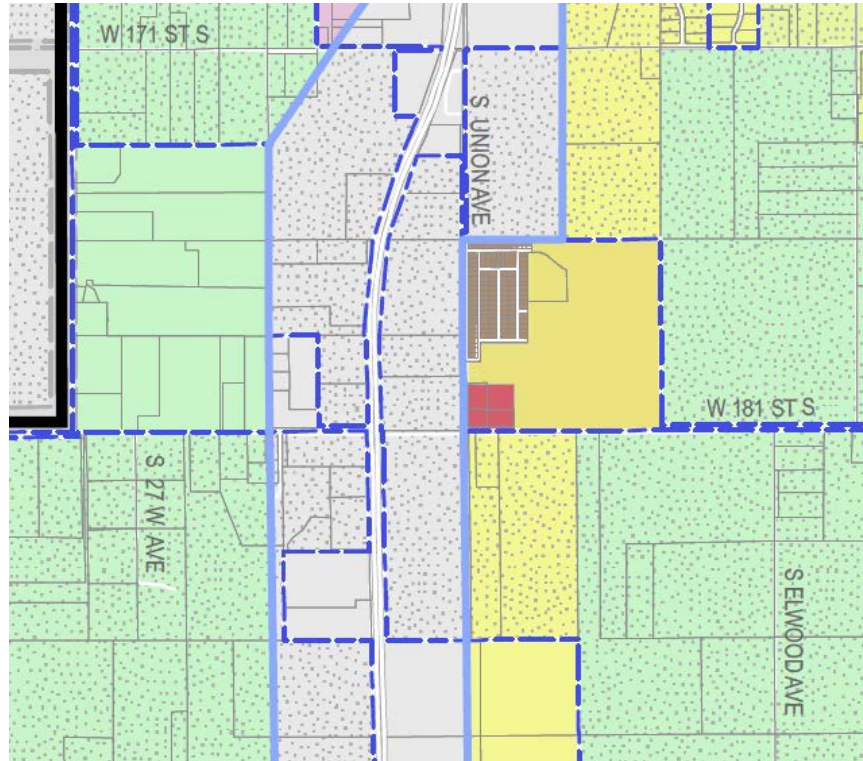
BACKGROUND:

The subject site is located on the north side of west 181st Street South and 0.5 miles west of US Hwy. 75 on AG zoned lands. The 22.5 acre proposed development is also subject lands of the Twin Ponds preliminary plat, being heard concurrently with the application for PUD 31 zoning designation. PUD 31 documents land use in at the subject site, the lands making up PUD 31 are proposed for use of residential detached single-family homes; development standards are as shown in Section 3 Development Standards (page 11), residential development standards proposed are similar to the RS-1 or RE zoning designation, except for the minimum lot size requirement of 30,000 square feet. On 08/12 the Planning Commission voted 4-0 to approve PUD 31, Twin Ponds Preliminary Development Plan and the associated Twin Ponds preliminary plat subject to conditions.

COMPREHENSIVE PLAN/ZONING:

The Glenpool Comprehensive Plan provides basis for the City's zoning policy. The Comprehensive Plan designates the subject site as **Rural**, development types being:

- Agricultural uses
- Residential homesteads
- Public/institutional uses
- Parks and public spaces, nature preserves, and passive recreation areas.



ACCESS:

Limits of access from 181st Street South will be finalized as part of the platting process, only one private dead end drive is proposed as part of the Twin Ponds development.

SERVICES:

The property is served by City sewer and water.

SURROUNDING LAND USES:

Land use and zoning of properties immediately adjacent to the site of the zoning request are as follows:

	Zoning	Land Use
North	AG	Un-platted detached single family home
South	AG	Un-platted detached single family home
East	AG	Un-platted detached single family home
West	AG	Un-platted detached single family home

ANALYSIS AND DEVELOPMENT REQUIREMENTS:

To obtain approval of a PUD, the applicant must submit a site development plan, concept plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate **that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

1. *An efficient provision of infrastructure that sustains the natural environment;*
2. *Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
3. *Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
4. *Good transitioning of housing types within the development and with development adjacent to the PUD;*
5. *Protection and preservation of natural resources and valued or sensitive land features; and*
6. *Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

The Preliminary Development Plan contains commitments, intended to satisfy demonstrate the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits (as listed above).

1. stormwater detention facilities
2. private street/ gated entry
3. open space

The project does not include an internal walking system or landscaping, the applicant indicated *to further improve development quality, Twin Ponds will include professional landscaping and other decorative treatments along W. 181st Street South.* No plans illustrating landscape improvements have yet to be prepared.

Preceding design of the preliminary plat and crafting of a PUD, the applicant worked with the City Engineer to extend the water system to the site, the City will be the water purveyor to homes within PUD 31.

REQUESTED ACTION:

Approve, approve with conditions, or deny the preliminary plan of Twin Ponds (PUD 31) subject to attached list of corrections, modifications, and conditions of approval.

STAFF RECOMMENDATION:

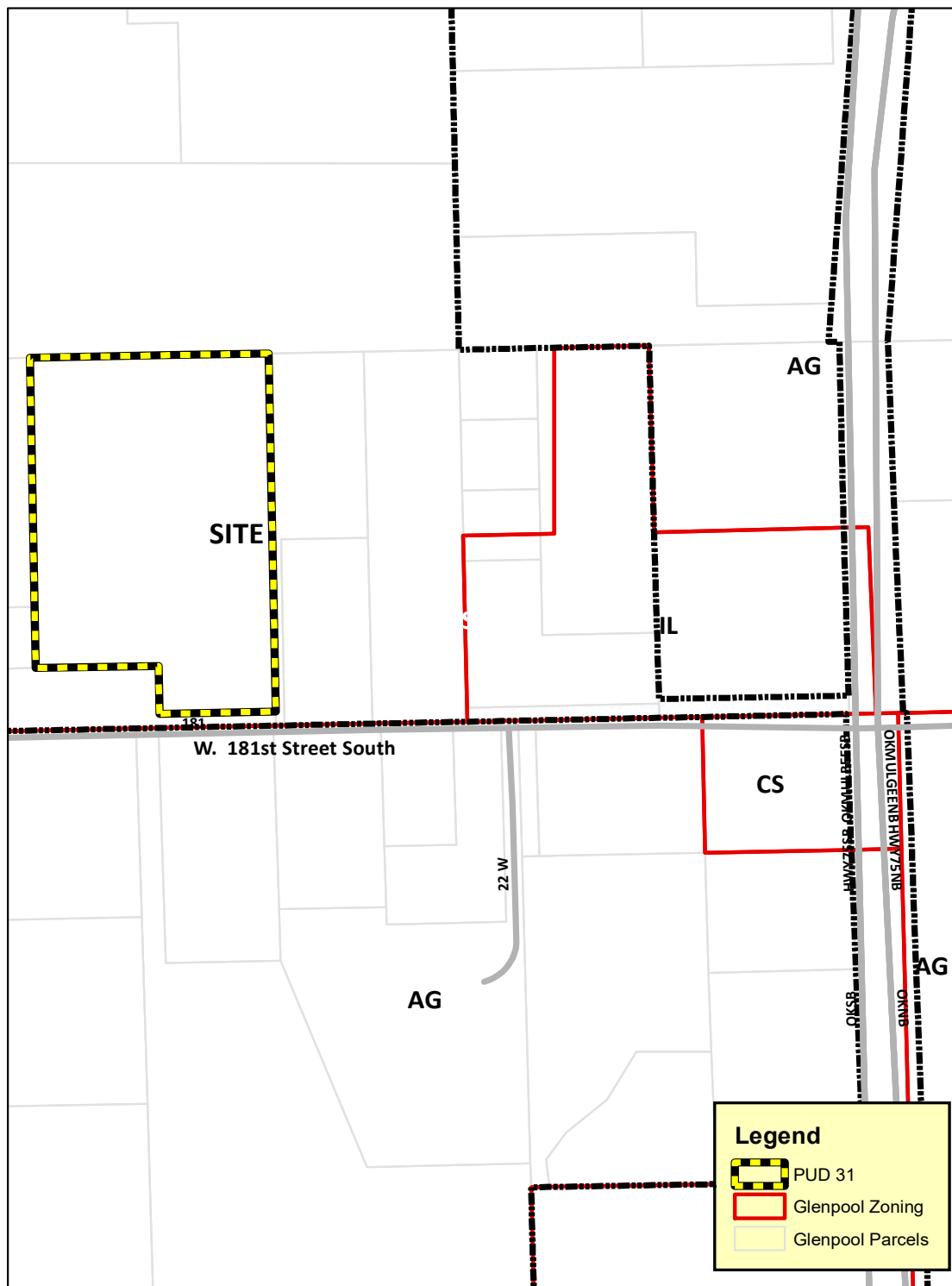
Motion to approve the preliminary development plan for Twin Ponds (PUD 31), subject to attached list of corrections, modifications, and conditions.

CONDITIONS OF APPROVAL, PUD 31 TWIN PONDS, PRELIMINARY DEVELOPMENT PLAN:

1. Applicant shall incorporate a landscape/site plan meeting minimum requirement of 11.6.9 Development Landscaping into the Final design document for PUD 31
2. Provide a landscaped buffer of not less than 10 feet in width along the entirety of the West 181st Street
3. Minimum of one tree shall be planted for each 50 feet of linear frontage (minimum eight trees) in landscape buffer along West 181st Street
4. Approval of the Final Plat for Twin Ponds.

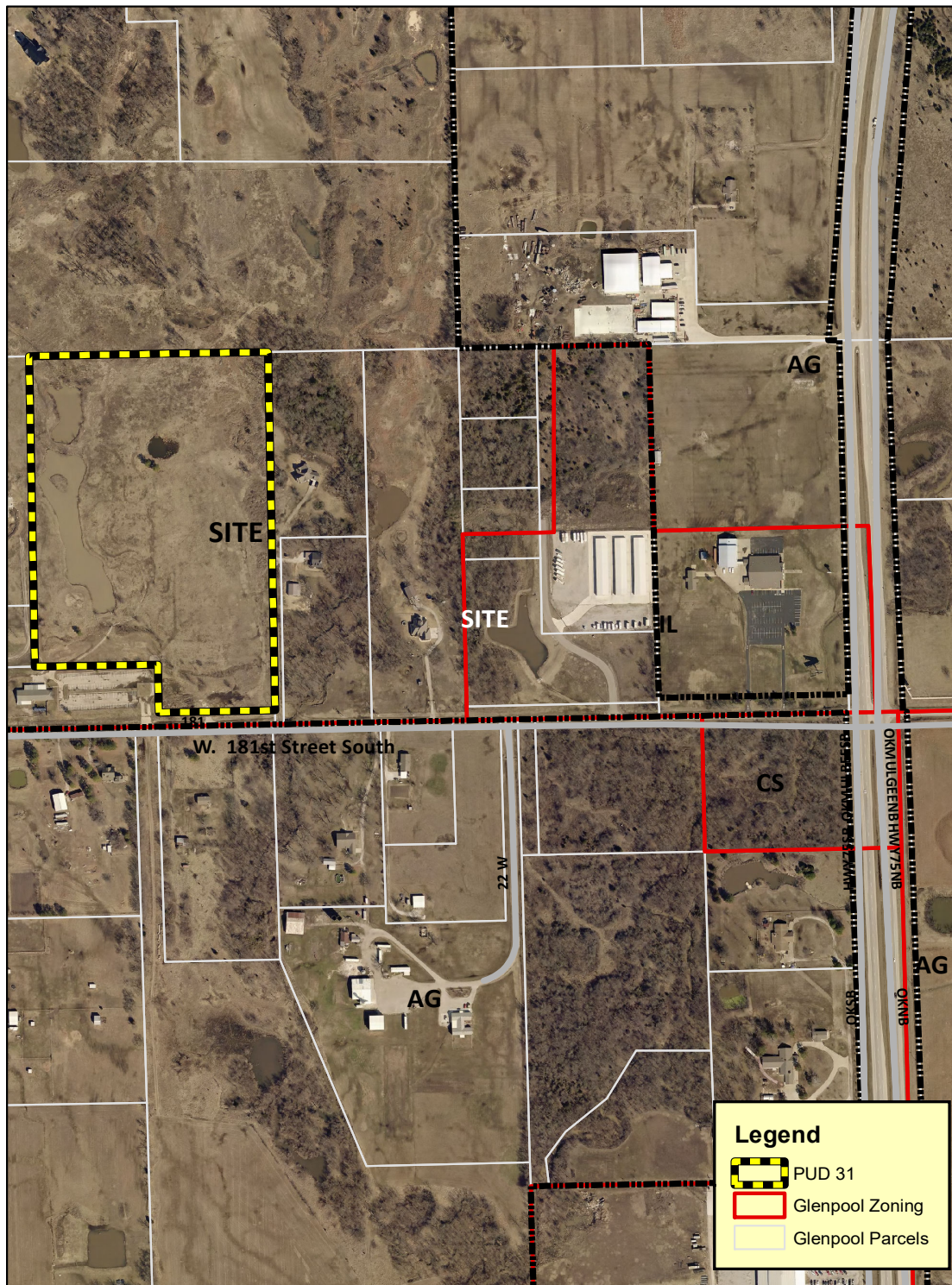
ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Re-zoning application
4. Preliminary Plat of Twin Ponds
5. Twin Ponds PUD 31



08/12/2019 Planning Comission Hearing Items
(1) Preliminary Plat, Twin Ponds
(2) PUD 31, Twin Ponds Preliminary Development Plan





08/12/2019 Planning Commission Hearing Items
 (1) Preliminary Plat, Twin Ponds
 (2) PUD 31, Twin Ponds Preliminary Development Plan



CITY OF GLENPOOL PLANNING COMMISSION

[] ZONING ☒ PUD [] PUD AMENDMENT

CASE NUMBER _____

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ PC DATE: _____ CITY COUNCIL DATE: _____

☒ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: North side of 181st - 1/2 mile west of Highway 75 TRACT SIZE: 22.5 AcresLEGAL DESCRIPTION: SEE ATTACHEDPRESENT USE: Vacant PRESENT ZONING: AG

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: PUD DEV. AREAS AFFECTED BY PUD AMENDMENT: N/A PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Single-Family Residential NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION

NAME Select Design - Ryan McCartyADDRESS 20 E. Dewees Ave.CITY, ST, ZIP Bixby, OK 74008DAYTIME PHONE 918-798-8356EMAIL ryan@selectdesignok.com

FAX _____

PROPERTY OWNER INFORMATION

NAME Don BeckerADDRESS 8217 S. Maybelle Ave.CITY, ST, ZIP Tulsa, OK 74132DAYTIME PHONE 918-269-0025EMAIL southwindhomes@hotmail.com

FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 6/7/2019DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES

BASE APPLICATION FEE

\$

ADDITIONAL FEE

ACRES x SLIDING FEE =

\$

APPLICATION SUBTOTAL

\$

NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT

\$

SIGNS

\$50 X =

\$

300' PROPERTY OWNERS MAILING & POSTAGE

\$1.00 per Name =

\$

NOTICE SUBTOTAL

\$

RECEIPT NUMBER:

TOTAL AMOUNT DUE

\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

STAFF RECOMMENDATION:

PC RECOMMENDATION:

PC ACTION

DATE/VOTE:

CITY COUNCIL ACTION

DATE/VOTE

ORDINANCE NO:

PLAT NAME

PLAT WAIVER [] Y [] N

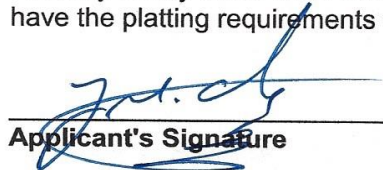
REVISED 7/23/2017

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.


Applicant's Signature

6/6/2019
Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: _____

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool Planning Commission: Date: _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool City Council: Date: _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2017



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

APPLICATION FOR APPROVAL OF SUBDIVISION

☒ **PRELIMINARY PLAT:** Application must be accompanied by a application fee per fee schedule, 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, two (2) copies of the proposed plat, two (2) 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 application fee per fee schedule and two (2) copies of the final plat and two (2) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, 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: Twin Ponds

SECTION: 34 TWP: 17 RANGE: 12 LEGAL DESCRIPTION: SEE ATTACHED

DEVELOPER'S NAME: Dan Becker

DEVELOPER'S ADDRESS: 8217 S. Maybelle Ave. Tulsa, OK 74132 PHONE: 918-269-0095

ENGINEER'S NAME: Engineered By Design, PLLC PHONE: 405-234-0980

Acreage Of Area Being Platted: 22.5 Number Of Lots: 15 Average Lot Size: 1-4 Acres

Present Use Of Tract: Vacant Proposed Use Of Tract: Single-Family Residential

Present Zoning: AG Proposed Zoning: PUD

Is Plat Part Of A PUD? T.B.D. Zoning Case File/Number: GZ _____
(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 PRIVATE STREET

Signature Of Developer/Agent: [Signature] Date: 6/6/2019

FOR STAFF USE ONLY

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

Preliminary Fee Received: _____

Preliminary Approval: _____

Final Application Received: _____

Final Approval: _____ Plat Release Date: _____

SELECT DESIGN
Attn: RYAN MCCARTY
20 E DAWES AVE
BIXBY, OK 74008

Date
July 21, 2019

Table with 5 columns: Date, Category, Description, Ad Size, Total Cost. Row 1: 07/21/2019, Legal Notices, PUD 31 TWIN PONDS W/MAP, 2 x 84.00 CL, 157.44

Published in the Tulsa World, Tulsa County, Oklahoma, July 21, 2019

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission Monday, August 12, 2019 at 6:30 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to Planned Unit Development (PUD) 31 Twin Ponds, Preliminary Development Plan and the proposed and Twin Ponds Preliminary Plat, a proposed detached single-family residential subdivision plat (plat) on an approximate 22.5-acre tract of land, currently zoned AG (agriculture).

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows:

COMMENCING at the Southwest Quarter of said SW/4; Thence South 89°59'33" East along the South line of said Section 34 a distance of 1583.31 feet; THENCE North 00°02'31" East a distance of 50.00 feet to a 1/2" iron rod, said point being the POINT OF BEGINNING; THENCE continuing North 00°02'31" East a distance of 169.80 feet to a 3/8" iron rod; THENCE North 89°58'53" West a distance of 426.19 feet to a 1/2" iron rod; THENCE North 00°02'10" East a distance of 1102.94 feet to a 3/8" iron rod; THENCE South 89°55'51" East a distance of 496.13 feet to a 3/8" iron rod; THENCE South 89°45'43" East a distance of 330.46 feet to a 3/8" iron rod; THENCE South 00°02'02" West a distance of 1270.98 feet to a 1/2" iron rod; THENCE North 89°59'33" West parallel with the South line of said Section 34 a distance of 400.46 feet to the POINT OF BEGINNING, containing 22.4797 acres, more or less, being subject to any rights-of-way and easements of record.

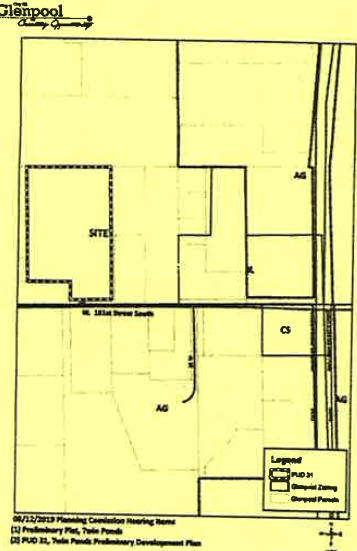
GENERAL LOCATION DESCRIPTION: North side of W. 181st Street South approximately 0.50 mile west of Hwy. 75.

APPLICATION FOR CONSIDERATION

- (1) Twin Ponds, preliminary plat application; and
- (2) PUD 31 Twin Ponds as documented in the Preliminary Development Plan. PUD 31 proposes to amend certain development standards to facilitate development of 15 lots with 30,000 square feet minimum lot areas in a gated community development on lands currently zoned AG (agriculture); if approved, a final development plan for PUD 31, will be brought back forth to the Planning Commission for another public hearing.

All persons interested in this request are invited to attend Monday, August 12, 2019 at 6:30 p.m. In the event the proposed request is recommended for approval in whole or in part by Planning Commission, they will submit recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.



Affidavit of Publication

I, Valerie Praytor, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

07/21/2019

Newspaper reference: 0000582455

Valerie Praytor
Legal Representative

Sworn to and subscribed before me this date: JUL 22 2019

Nancy Carol Moore
Notary Public

My Commission expires DEC 08 2022

NOTARY SEAL
NANCY CAROL MOORE
Notary Public
State of Oklahoma
Commission # 06011684 Expires 12/08/22



TO: PROPERTY OWNERS WITHIN 300 FEET RADIUS OF SUBJECT PROPERTY (PER TULSA COUNTY ASSESSOR RECORDS)
FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER
RE: PUBLIC HEARING NOTICE OF PLANNED UNIT DEVELOPMENT (PUD) 31 TWIN PONDS AS DOCUMENTED IN THE PRELIMINARY DEVELOPMENT PLAN AND NOTICE OF TWIN PONDS PRELIMINARY PLAT APPLICATION
DATE: JULY 19, 2019

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF GLENPOOL, OKLAHOMA
PLANNING COMMISSION AND CITY COUNCIL**

**CASE: PUD 31 PRELIMINARY DEVELOPMENT PLAN, FOR TWIN PONDS AND TWIN PONDS
PRELIMINARY PLAT PUBLIC HEARING LEGAL NOTICE**

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission **Monday, August 12, 2019 at 6:30 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the Twin Ponds preliminary plat application and Planned Unit Development (PUD) 31 Twin Ponds as documented in the Preliminary Development Plan, a proposed detached single-family residential subdivision plat (plat) on an approximate 22.5-acre tract of land, currently zoned AG (agriculture).

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows:

COMMENCING at the Southwest Quarter of said SW/4; Thence South 89°59'33" East along the South line of said Section 34 a distance of 1583.31 feet; THENCE North 00°02'31" East a distance of 50.00 feet to a 1/2" iron rod, said point being the POINT OF BEGINNING; THENCE continuing North 00°02'31" East a distance of 169.80 feet to a 3/8" iron rod; THENCE North 89°58'53" West a distance of 426.19 feet to a 1/2" iron rod; THENCE North 00°02'10" East a distance of 1102.96 feet to a 3/8" iron rod; THENCE South

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
www.glenpoolonline.com

89°55'51" East a distance of 496.13 feet to a 3/8" iron rod; THENCE South 89°45'43" East a distance of 330.46 feet to a 3/8" iron rod; THENCE South 00°02'02" West a distance of 1270.98 feet to a 1/2" iron rod; THENCE North 89°59'33" West parallel with the South line of said Section 34 a distance of 400.46 feet to the POINT OF BEGINNING, containing 22.4797 acres, more or less, being subject to any rights-of-way and easements of record.

GENERAL LOCATION DESCRIPTION:

North side of W. 181st Street South approximately 0.50 mile west of Hwy. 75.

APPLICATION FOR CONSIDERATION

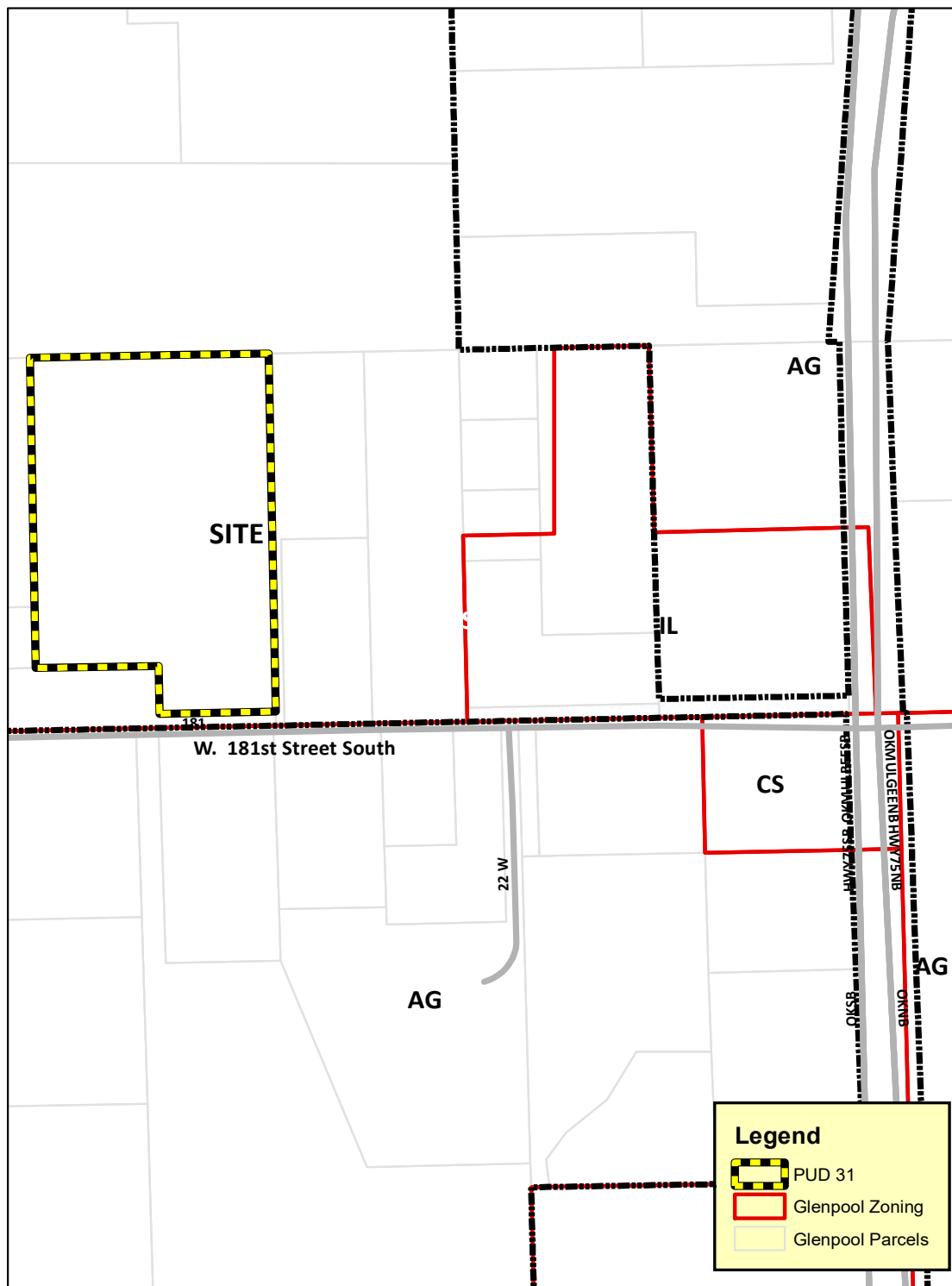
- (1) Twin Ponds, preliminary plat application; and
- (2) PUD 31 Twin Ponds as documented in the Preliminary Development Plan. PUD 31 proposes to amend certain development standards to facilitate development of 15 lots with 30,000 square feet minimum lot areas in a gated community development on lands currently zoned AG (agriculture); if approved, a final development plan for PUD 31, will be brought back forth to the Planning Commission for another public hearing.

All persons interested in this request are invited to attend **Monday, August 12, 2019 at 6:30 p.m.** In the event the proposed request is recommended for approval in whole or in part by Planning Commission, they will submit recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.

IF YOU HAVE QUESTIONS PLEASE CONTACT:

James-Tyler McHendry, AICP
City Planner
City of Glenpool
918.209.4617
jmchendry@cityofglenpool.com



08/12/2019 Planning Comission Hearing Items
(1) Preliminary Plat, Twin Ponds
(2) PUD 31, Twin Ponds Preliminary Development Plan

Planned Unit Development No. ____

Twin Ponds

A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA BEING A PART OF THE SE/4 OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

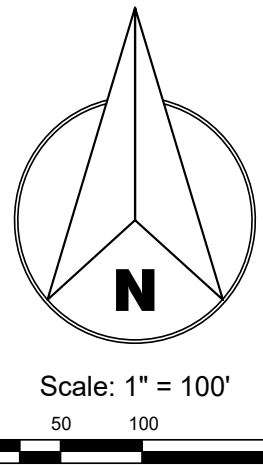
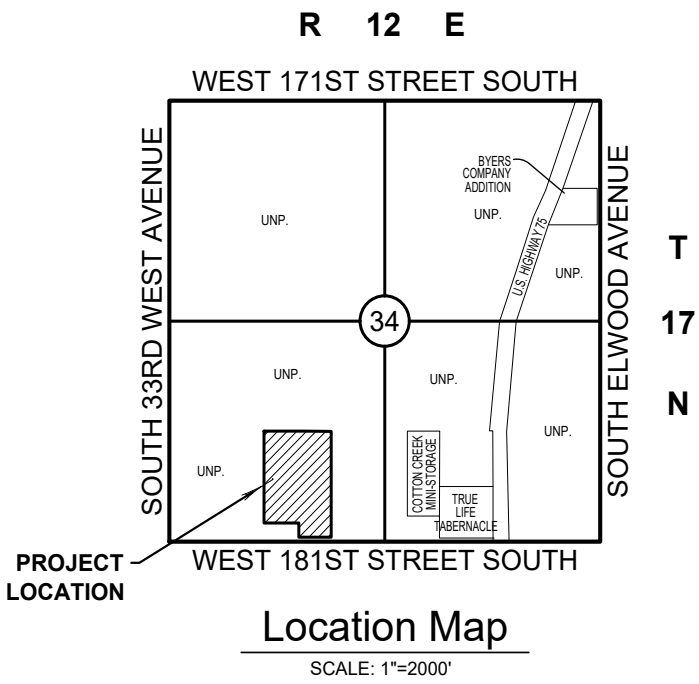
DANNY R. & ZACHARY BEELER
8217 SOUTH MAYBELLE AVENUE
TULSA, OK 74132
PHONE: (918) 269-0095

Surveyor

FORESIGHT LAND SURVEYING, LLC
318 WEST MAIN STREET
HENRYETTA, OKLAHOMA 74437
PHONE: (918) 268-2502
EMAIL: foresightsurveying.net
C.A. # 7652 EXPIRES: 6-30-2020

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2020



FINAL PLAT

CERTIFICATE OF APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

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

STATE OF OKLAHOMA)
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE ____ DAY OF _____, 2019

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

PUD No. ____
Twin Ponds
Sheet 1 of 3

DATE PREPARED: 6/10/2019

Notes

ALL STREET RIGHTS-OF-WAY ARE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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

ALL WATER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF GLENPOOL.

Summary

SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN TWO (2) BLOCKS AND THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 979,214.15 SF / 22.48 ACRES

Basis of Bearings

THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, T-17-N, R-12-E, AS NORTH 89°59'33" EAST.

Monumentation

Benchmark

Legend

BL -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
POB -- POINT OF BEGINNING
U/E -- UTILITY EASEMENT

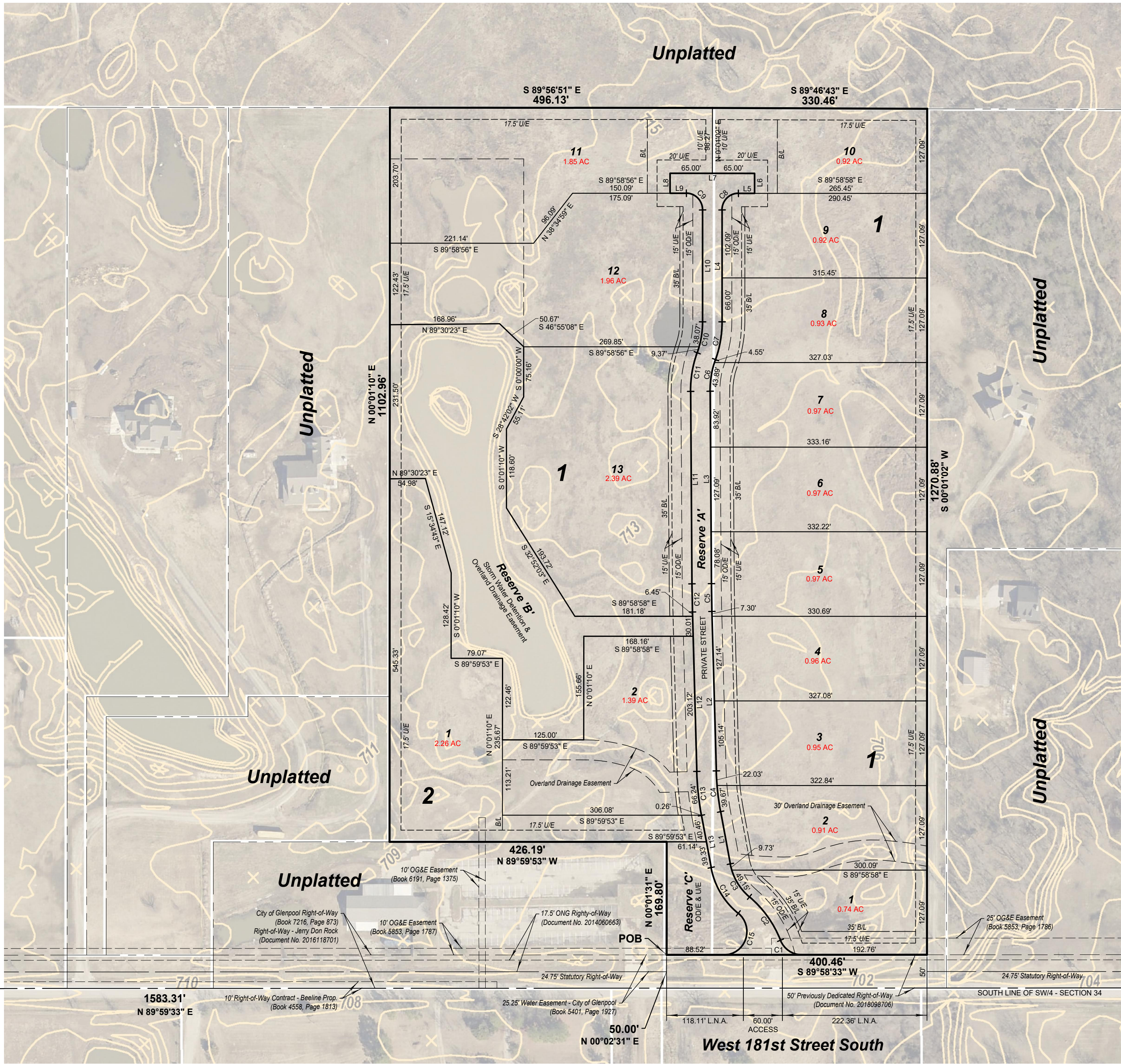
Line Table

LINE	BEARING	DISTANCE
L1	N 10°47'31" W	79.79'
L2	N 01°36'36" W	239.58'
L3	N 00°24'21" W	289.09'
L4	N 00°01'02" E	168.08'
L5	S 89°58'58" E	25.00'
L6	N 00°01'02" E	30.00'
L7	N 89°58'58" W	130.00'
L8	S 00°01'02" W	30.00'
L9	S 89°58'58" E	25.00'
L10	S 00°01'02" W	168.08'
L11	S 00°24'21" E	289.09'
L12	S 01°36'36" E	239.58'
L13	S 10°47'31" E	79.79'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.54'	35.00'	67°59'46.84"	N 56°01'34" W	39.14'
C2	81.65'	164.43'	28°27'02.11"	N 36°15'12" W	80.81'
C3	58.88'	85.00'	39°41'11.71"	N 30°38'07" W	57.71'
C4	61.70'	385.00'	9°10'54.84"	N 06°12'04" W	61.63'
C5	41.72'	1985.00'	1°12'14.84"	N 01°00'29" W	41.72'
C6	48.43'	135.00'	20°33'22.95"	N 09°52'20" E	48.18'
C7	57.98'	165.00'	20°07'59.92"	N 10°05'02" E	57.68'
C8	39.27'	25.00'	90°00'00.00"	N 45°01'02" E	35.36'
C9	39.27'	25.00'	90°00'00.00"	S 44°58'58" E	35.36'
C10	47.44'	135.00'	20°07'59.92"	S 10°05'02" W	47.19'
C11	59.20'	165.00'	20°33'22.95"	S 09°52'20" W	58.88'
C12	42.35'	2015.00'	1°12'14.84"	S 01°00'29" E	42.35'
C13	66.51'	415.00'	9°10'54.84"	S 06°12'04" E	66.43'
C14	82.04'	115.00'	40°52'18.94"	S 31°13'40" E	80.31'
C15	86.52'	35.00'	141°38'22.51"	S 19°09'21" W	66.11'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SW1/4
SECTION 12, T-17-N, R-12-E



Deed of Dedication & Restrictive Covenants

TWIN PONDS
PLANNED UNIT DEVELOPMENT NO. ____

KNOW ALL MEN BY THESE PRESENTS:

THAT DANNY R. AND ZACHARY BEELER, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW¼; THENCE NORTH 89°59'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1583.31 FEET; THENCE NORTH 00°02'31" EAST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'31" EAST A DISTANCE OF 169.80 FEET TO A 3/8" IRON ROD; THENCE NORTH 89°58'53" WEST A DISTANCE OF 426.19 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°02'10" EAST A DISTANCE OF 1102.96 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°55'51" EAST A DISTANCE OF 486.13 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°45'43" EAST A DISTANCE OF 330.46 FEET TO A 3/8" IRON ROD; THENCE SOUTH 00°02'02" WEST A DISTANCE OF 1070.98 FEET TO A 1/2" IRON ROD; THENCE SOUTH 89°59'33" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 400.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 979,214.15 SQUARE FEET OR 22.48 ACRES, MORE OR LESS, BEING SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

BASIS FOR BEARING - THE SOUTH LINE OF THE SW¼ OF SECTION 34, T-17-N, R-12-E AS SOUTH 89°58'33" EAST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TWIN PONDS", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" 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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER 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 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 THE ABOVE SET FORTH USES AND PURPOSES OF A UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

OVERHEAD POLES MAY BE LOCATED ALONG THE SOUTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND UTILITY SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

1. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND/OR GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

4. THE OWNER OF EACH LOT OR RESERVE AREA IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

C. WATER MAINS AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND APPURTENANCE OR STRUCTURES, AND STORM SEWERS AND ASSOCIATED STRUCTURES IN THIS SUBDIVISION.

2. WITHIN THE UTILITY EASEMENT AREAS 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 MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF GLENPOOL, OKLAHOMA, INTERFERE WITH PUBLIC WATER MAINS OR STORM SEWERS SHALL BE PROHIBITED.

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

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

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

D. SURFACE DRAINAGE

EACH LOT OR RESERVE AREA DEPICTED ON THE PLAT OF TWIN PONDS, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM THE LOT OR RESERVE AREA AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. 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 ANY LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE CITY OF GLENPOOL, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS (INDIVIDUALLY A "DRAINAGE EASEMENT" AND COLLECTIVELY THE "DRAINAGE EASEMENTS") DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS AND MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THIS DEED OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA.

3. THE OWNER OF EACH LOT OR RESERVE AREA UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT THE LOT OR RESERVE AREA OWNER(S) SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN AN OVERLAND DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE FROM THE FINISHED CONTOURS EXISTING AT THE TIME OF THE COMPLETION OF THE DRAINAGE INFRASTRUCTURE AND APPROVAL OF SAME BY THE CITY OF GLENPOOL, OKLAHOMA, THE CITY OF GLENPOOL, OKLAHOMA, THE ASSOCIATION OR THEIR DESIGNATED CONTRACTOR(S) MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, AND THE COST THEREOF SHALL BE PAID BY SUCH LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA AND/OR THE ASSOCIATION, AS THE CASE MAY BE, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT OR RESERVE AREA, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE RESPECTIVE LIEN CLAIMANT.

G. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE AREA "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.

2. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORM WATER DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.

5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF GLENPOOL, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

H. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF TWIN PONDS.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS 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 EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER. 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.

THESE AREAS ARE ALSO RESERVED FOR CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF ADMINISTRATION AND MAINTENANCE THEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A STORM WATER DETENTION EASEMENT AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING STORM WATER DETENTION FACILITIES AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE OWNER(S) OF LOT 13, BLOCK 1, FOR THEIR USE AND MAINTENANCE THEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, AND LANDSCAPING FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF TWIN PONDS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE THEREOF.

K. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO TWIN PONDS 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 CITY OF GLENPOOL, PLANNING COMMISSION AND THE GLENPOOL CITY COUNCIL PER CITY OF GLENPOOL SUBDIVISION REGULATIONS, SECTION 12617.A. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "TWIN PONDS" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD ____), AS PROVIDED WITHIN CHAPTER 11 OF TITLE 11, GLENPOOL CITY CODE, AS THE SAME EXISTED ON ____, 2019, (HEREINAFTER THE "GLENPOOL ZONING CODE"); AND

WHEREAS PUD ____ WAS AFFIRMATIVELY RECOMMENDED BY THE GLENPOOL PLANNING COMMISSION ON ____, 2019 AND APPROVED BY THE GLENPOOL CITY COUNCIL ON ____, 2019 (ORDINANCE NO. ____ AN ORDINANCE AMENDING ORDINANCE NO. ____); AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE GLENPOOL ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (TWIN PONDS), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 22.48 ACRES (979,214.15 SQUARE FEET)

EXISTING ZONING: PUD ____

PUD ____ DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN TWIN PONDS:

PERMITTED USES:

SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 125 FEET
MINIMUM LOT AREA: 30,000 SQUARE FEET
MINIMUM SETBACK FROM ARTERIAL STREET: 35 FEET
MINIMUM FRONT YARD SETBACK: 35 FEET
MINIMUM REAR YARD SETBACK: 30 FEET
MINIMUM INTERIOR SIDE YARD: 30 FEET **

** NO RESIDENCE SHALL BE BUILT NEARER THAN FIFTEEN (15) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIFTEEN (15) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST THIRTY (30) FEET BETWEEN THE RESIDENCE AND BOTH SIDE LOT LINES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCRoACHMENT SHALL BE ALLOWED ON THE EASEMENT.

MAXIMUM STRUCTURE HEIGHT: 35 FEET

MINIMUM DWELLING SIZE: 2,200 SQUARE FEET OF FINISHED HEATED LIVING AREA

SECTION III. RESTRICTIONS AND COVENANTS

A. HOMEOWNER'S ASSOCIATION

1. THE OWNER/DEVELOPER OF "TWIN PONDS" SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS UNTIL THE ESTABLISHMENT OF "TWIN HILLS" HOMEOWNERS' ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION, ONCE ESTABLISHED, SHALL BE MANDATORY TO EACH LOT OWNER, OR PART THEREOF IN "TWIN PONDS", BUT ONLY AFTER THE INITIAL OCCUPANCY OF A HOME BUILT ON A LOT, OR PART THEREOF, OR ONE (1) YEAR AFTER THE INITIAL CONVEYANCE FROM THE OWNER/DEVELOPER TO A LOT BUYER-WHICHEVER OCCURS FIRST. THE ASSOCIATION SHALL BE FORMED, AND SHALL FUNCTION ACCORDING TO THE TERMS OF THE ARTICLES OF INCORPORATION, AND THE BY-LAWS. NOTICE OF THE EFFECTIVE DATE OF FORMAL ESTABLISHMENT OF THE ASSOCIATION SHALL BE FILED AT THE OFFICE OF THE COUNTY CLERK, TULSA, OKLAHOMA, AND INDEXED TO THE PLAT OF "TWIN PONDS".

2. DUES AND ASSESSMENTS SHALL BE ESTABLISHED BY THE ASSOCIATION ACCORDING TO THE PROVISIONS OF THE ARTICLES AND BY-LAWS, AND THE ASSOCIATION SHALL HAVE LEGAL REMEDY FOR THE FAILURE OF ANY LOT OWNER TO MAKE TIMELY PAYMENT OF DULY AUTHORIZED DUES OR ASSESSMENTS. DUES OF THE ASSOCIATION SHALL BE TERMED "BASED DUES". BASE DUES SHALL BE DEFINED AS THOSE NECESSARY TO CONDUCT BUSINESS AND PROVIDE FOR THE COMMON GOOD OF ALL LOT OWNERS IN "TWIN PONDS" AND THEY SHALL BE EVENLY APPLIED. MAINTENANCE OF COMMON AREAS ARE FOR THE COMMON GOOD, AND THEY SHALL INCLUDE: THE ENTRYWAY FEATURE, INCLUDING TREES AND LANDSCAPING, SPRINKLER SYSTEMS (IF ANY), LIGHTING, AND FENCING (INCLUDING THE FENCE MAINTAINED ON EAST 181ST STREET SOUTH, ASPHALT STREETS AND STORM SEWERS LOCATED WITHIN THE MUTUAL ACCESS EASEMENT AREA AND THE RESERVE AREA "A" AS DESIGNATED BY THE PLAT FOR "TWIN PONDS". PAYMENT OF DUES OR ASSESSMENTS ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION SHALL BE MANDATORY ACCORDING TO THE ARTICLES OF INCORPORATION AND/OR BY-LAWS OF THE ASSOCIATION. THE DUES WILL BE NO MORE THAN THE MINIMUM AMOUNT NECESSARY TO MAINTAIN THE COMMON AREAS OF INTEREST TO THE ASSOCIATION, AND TO CONDUCT THE AUTHORIZED BUSINESS OF THE ASSOCIATION. EQUALITY OF DUES TO EACH LOT OWNER IS REQUIRED.

B. ARCHITECTURAL COMMITTEE

1. TWIN PONDS ARCHITECTURAL COMMITTEE WILL BE FORMED TO REVIEW AND APPROVE ANY STRUCTURE TO BE BUILT ON ANY LOT OR PART THEREOF, AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE OWNER/DEVELOPER AND THEIR SUCCESSORS AND ASSIGNS SHALL BE THE DESIGNATED ARCHITECTURAL COMMITTEE. THE COMMITTEE MAY APPOINT A SINGLE ADDITIONAL MEMBER AT A POINT IN TIME MUTUALLY AGREEABLE TO THE "TWIN PONDS" HOMEOWNERS' ASSOCIATION. THE UNDERSIGNED OWNER/DEVELOPER, A DULY ELECTED ARCHITECTURAL COMMITTEE SHALL BE FORMED CONSISTING OF MEMBERS OF THE ASSOCIATION.

2. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN "TWIN PONDS" UNTIL THE FLOOR PLAN, EXTERIOR ELEVATIONS AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, ALL OF WHICH HAVE BEEN DRAWN BY A PROFESSIONAL ARCHITECT OR HOME DESIGNER, HAVE BEEN APPROVED IN WRITING BY THE DULY AUTHORIZED ARCHITECTURAL COMMITTEE. THE BUILDER SHALL PRESENT MATERIALS, COLORS, ETC. TO THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION ON ANY STRUCTURE. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN TWENTY ONE (21) DAYS OF RECEIPT OF SUCH SUBMISSION, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED, MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED, AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. THE POWERS AND DUTIES OF THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES SHALL CEASE ON DECEMBER 1, 2040. THEREAFTER THE APPROVAL DESCRIBED IN THIS COVENANT SHALL NOT BE REQUIRED UNLESS PRIOR TO SAID DATE, OR EFFECTIVE THEREON, A WRITTEN INSTRUMENT SHALL BE EXECUTED BY THE THEN RECORD OWNERS OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION AND DULY RECORDED, APPOINTING A REPRESENTATIVE OR REPRESENTATIVES WHO SHALL THEREAFTER EXERCISE THE POWERS AS PREVIOUSLY EXERCISED BY THE COMMITTEE FOR SUCH PERIOD AS MAY BE SPECIFIED IN THE INSTRUMENT.

3. SQUARE FOOTAGE

ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 2,200 SQUARE FEET OF LIVING AREA. ONE AND ONE-HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 2,500 SQUARE FEET OF LIVING AREA WITH A MINIMUM OF 1,800 SQUARE FEET ON THE FIRST FLOOR.

PRELIMINARY
PLAT

PUD No. ____
Twin Ponds
Sheet 2 of 3

DATE PREPARED: 6/10/2019

4.

STEM WALLS

CONCRETE STEM WALLS SHALL BE COVERED WITH BRICK, NATURAL STONE OR STUCCO. EXPOSED STEM WALLS ARE PROHIBITED.
5.

GARAGES

AN ENCLOSED GARAGE PROVIDING SPACE FOR A MINIMUM OF THREE VEHICLES SHALL BE PROVIDED ON EACH LOT. ALL GARAGE DOORS SHALL FACE EITHER THE SIDE YARD OR REAR YARD. NO GARAGE DOOR SHALL FACE THE PRIVATE STREET. GARAGE DOOR MATERIALS SHALL BE WOOD OR GLASS AS APPROVED BY THE ARCHITECTURAL COMMITTEE. GARAGES SHALL BE ENCLOSED AND CARPORTS ARE NOT PERMITTED. DETACHED GARAGES SHALL CONFORM TO THE ARCHITECTURAL STYLE OF THE RESIDENCE, AND THE PLANS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.
6.

DRIVEWAYS

DRIVEWAY MATERIAL SHALL BE CONCRETE. MINIMUM DRIVEWAY CULVERT SIZES ARE SHOWN ON THE PLAT. THE CULVERT SIZE SELECTED SHALL NOT BE GREATER THAN AN EXISTING DOWNSTREAM DRIVEWAY CULVERT. ALL DRIVEWAY IMPROVEMENTS SHALL BE SUBJECT TO REVIEW BY ARCHITECTURAL COMMITTEE. THE LOCATION, SIZE AND MATERIALS USED FOR DRIVEWAY HEADWALLS AND CULVERTS SHALL MEET TWIN PONDS ARCHITECTURAL COMMITTEE'S STANDARD. THE FINISHED GRADE OF THE DRIVEWAY AT THE CENTERLINE OF THE DITCH SHALL BE A MINIMUM OF 6" LOWER THAN EDGE OF EXISTING PAVEMENT ADJACENT TO THE DRIVEWAY.
7.

RETAINING WALLS

RETAINING WALLS SHALL BE BRICK, STONE, OR STUCCO. RAILROAD TIE RETAINING WALLS ARE NOT PERMITTED. THE ARCHITECTURAL COMMITTEE SHALL MAKE FINAL DECISIONS ON MATERIALS AUTHORIZED FOR USE IN RETAINING WALLS.
8.

WASHING OUT OF CONCRETE TRUCKS

THERE SHALL BE NO WASHING OUT OF READY MIX CONCRETE TRUCKS ON ANY PROPERTY EXCEPT THAT IN WHICH THE CONCRETE IS BEING USED. LOT OWNER IS RESPONSIBLE FOR COMPLYING WITH THIS.
9.

PRE-EXISTING BUILDINGS

NO PRE-EXISTING OR OFF-SITE BUILT RESIDENCE MAY BE MOVED ONTO ANY LOT.
10.

OUT BUILDINGS

a.

OUT BUILDINGS AND DETACHED GARAGES SHALL REQUIRE APPROVAL FROM THE ARCHITECTURAL COMMITTEE AND SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DESIGN OF THE PRIMARY RESIDENCE.

b.

IN ADDITION TO THE PRIMARY RESIDENCE, A SINGLE STEEL BUILDING / BARN MAY BE CONSTRUCTED ON EACH LOT.

c.

THE ARCHITECTURAL COMMITTEE SHALL DETERMINE THE STYLE AND COLOR TO MATCH THE OVERALL LOOK OF THE NEIGHBORHOOD.

d.

HOMEOWNERS SHALL SELECT FROM VARIOUS MODELS AND SIZES; HOWEVER, THE SIZE WILL BE RESTRICTED TO 75% OF THE GROSS SQUARE FOOTAGE OF THE PRIMARY RESIDENCE.

e.

OUTBUILDING SHALL NOT BE USED AS THE PRIMARY RESIDENCE ON THE LOT.
11.

FENCES

NO FENCING SHALL EXTEND BEYOND THE FRONT BUILDING LINE, OR THE SIDE BUILDING LINE ON A CORNER LOT, OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE HOME. APPROVED FENCING MATERIALS INCLUDE BLACK 4-RAIL VINYL HORSE FENCING, BLACK ALUMINUM FENCING, OR BLACK VINYL COVERED CHAIN LINK WITH BLACK POSTS AND RAILS. ALL FENCING MATERIALS, LOCATION, ETC. SHALL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION.
12.

ROOF

ARCHITECTURAL SHINGLES SHALL BE OWENS CORNING "ESTATE GRAY" AND BE USED ON ALL RESIDENCES IN "TWIN PONDS". OTHER ROOF MATERIALS, SUCH AS SLATE, CLAY, CONCRETE, ETC., MAY BE APPROVED BY THE ARCHITECTURAL COMMITTEE UPON WRITTEN REQUEST. RESIDENCES SHALL HAVE A ROOF PITCH OF AT LEAST 7/12. PORCHES OR COVERED PATIOS MAY HAVE A 4/12 PITCH. A ROOF PITCH OF LESS THAN 4/12 IS NOT PERMITTED. ROOF MOUNTED EQUIPMENT, INCLUDING MECHANICAL, AIR CONDITIONING, AND SOLAR EQUIPMENT, WILL NOT BE ALLOWED.
13.

MASONRY

MINIMUM OF 50% MASONRY (BRICK, NATURAL STONE, OR STUCCO), EXCLUDING WINDOWS AND DOORS, SHALL BE REQUIRED ON ALL EXTERIORS. THE FIRST LEVEL SHALL ONLY USE BRICK, NATURAL STONE AND/OR STUCCO. MASONRY SIDING MAY BE USED FOR THE SECOND/THIRD LEVEL(S).
14.

POOLS

OUTDOOR SWIMMING POOLS SHALL BE IN-GROUND AND PERMANENT. LOTS WITH SWIMMING POOLS SHALL PROVIDE SUFFICIENT SECURITY FENCING SWIMMING POOL ANCILLARY EQUIPMENT SHALL BE SHIELDED FROM VIEW OF ADJACENT PROPERTY OWNERS AND THE STREETS/CAPE.
15.

LIGHTING

EXTERIOR LIGHTING, EXCEPT TEMPORARY SEASONAL DECORATIVE LIGHTING (75 DAYS OR LESS) AND LOW VOLTAGE LANDSCAPE LIGHTING, IS LIMITED TO NON-GLARE BULBS OR SHIELDED FIXTURES.
16.

ANTENNAS / SATELLITE DISHES

OUTSIDE ELECTRONIC RECEPTION DEVICES OTHER THAN ROOF MOUNTED 18" SATELLITE DISHES ARE PROHIBITED. SATELLITE DISHES SHALL NOT BE VISIBLE FROM THE STREET.
17.

TRAILERS / VEHICLES

NO BOAT, TRAILER, CAMPER, RECREATIONAL VEHICLE, INOPERATIVE VEHICLES, OR ANY OTHER TYPE OF VEHICLE OTHER THAN A PASSENGER VEHICLE SHALL BE REGULARLY PARKED OR STORED ON ANY STREET OR ON ANY LOT EXCEPT WHOLLY WITHIN AN GARAGE OR BARN STRUCTURE APPROVED BY THE ARCHITECTURAL COMMITTEE. PRIVATE PASSENGER MOTOR VEHICLES MAY BE PARKED OVERNIGHT ON DRIVEWAYS BUT NOT STORED ON A DRIVEWAY FOR AN EXTENDED PERIOD OF TIME. NO PRIVATE PASSENGER MOTOR VEHICLES SHALL BE PARKED ON ANY STREET OVERNIGHT OR ON A PERMANENT BASIS.
18.

TRASH

THE OWNER OF EACH LOT AND/OR RESIDENCE SHALL KEEP THE SAME FREE FROM RUBBISH, LITTER, AND NOXIOUS WEEDS. ALL TRASH, GARBAGE, RUBBISH, OR LITTER SHALL BE KEPT IN CONTAINERS ADEQUATE FOR THAT PURPOSE AND SHALL BE STORED AND CONCEALED FROM VIEW UNTIL THE DESIGNATED DATE FOR COLLECTION.
19.

CLOTHES LINES

NO EXPOSED CLOTHES LINE POLES OR OUTDOOR CLOTHES DRYING APPARATUS WILL BE PERMITTED ON ANY LOT.
20.

GENERAL UP KEEP

ALL STRUCTURES, LANDSCAPING, AND IMPROVEMENTS SHALL BE MAINTAINED IN GOOD CONDITION AND IN GOOD REPAIR AT ALL TIMES.
21.

SIGNS

NO SIGN OR OTHER ADVERTISING OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY LOT LONGER THAN 24 HOURS, EXCEPT THAT NEATLY PAINTED REAL ESTATE SIGNS OF STANDARD SIZE MAY BE PLACED IN THE FRONT YARD OF A RESIDENCE THAT IS "FOR SALE".
22.

NOISE

EXCESSIVE NOISE THAT INTRUDES ON THE PEACEFUL ENJOYMENT OF A RESIDENTIAL PROPERTY IS NOT PERMITTED.
23.

MAILBOXES

SO LONG AS A RURAL TYPE MAILBOX IS IN USE IN "TWIN PONDS" BY THE UNITED STATES POSTAL SERVICE, ALL MAILBOXES AND MAILBOX PEDESTALS IN "TWIN PONDS" SHALL MATCH THE ARCHITECTURAL STYLE OF THE RESIDENCE, SUCH AS BRICK, STONE, STUCCO, ETC., AND ALSO CONFORM IN DESIGN TO THE SPECIFIC PLAN APPROVED BY THE ARCHITECTURAL COMMITTEE AND THE LOCATION AND DESIGN SHALL CONFORM TO THE SPECIFICATIONS OF THE UNITED STATES POSTAL SERVICE. THE MAILBOX SHALL BE POSITIONED SO THAT THE FRONT FACE IS APPROXIMATELY 6 INCHES FROM THE EDGE OF PAVEMENT AND 6 INCHES FROM THE INSIDE EDGE OF A DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTIGUOUS LOT AREA. THE BOTTOM OF THE MAILBOX SHALL BE 38 INCHES FROM STREET LEVEL.
24.

TREES

RESIDENCES ARE ENCOURAGED TO PLANT TREES FOR THE BEAUTIFICATION OF THE NEIGHBORHOOD. THE INITIAL OCCUPANT OF A NEW HOME SHALL BE REQUIRED TO PLANT A MINIMUM OF THREE (3) SHADE TREES IN THE FRONT YARD, AND ONE (1) SHADE TREE IN THE BACK YARD WITHIN 9 MONTHS OF OCCUPANCY. THE MINIMUM CALIPER SHALL BE 2 INCHES AS MEASURED 6 INCHES ABOVE THE GROUND (ABOVE THE TOP OF THE ROOT BALL).
25.

PRESERVATION OF TREES

IT SHALL BE THE DUTY AND OBLIGATION OF THE OWNERS OF EACH LOT TO PRESERVE AND PROTECT THE TREES LOCATED ON SUCH LOT. THE ASSOCIATION SHALL BE RESPONSIBLE FOR PROTECTING AND PRESERVING TREES. THE OWNER OF EACH LOT SHALL NOT REMOVE TREES 4" CALIPER AND LARGER WITH PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE.
26.

SPRINKLER SYSTEM

EACH HOMEOWNER SHALL INSTALL, OPERATE AND MAINTAIN AN UNDERGROUND IRRIGATION OR SPRINKLING SYSTEM FOR THE PURPOSE OF PROPERLY IRRIGATING AND WATERING THE TREES AND LANDSCAPING FROM THE FRONT OF THE PRIMARY RESIDENCE TO THE STREET.
27.

STORAGE OF MATERIALS

NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETE WITHIN TWELVE (12) MONTHS. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.
28.

LANDSCAPING

ALL LOTS SHALL BE LANDSCAPED WITHIN 60 DAYS AFTER FINAL INSPECTION.

29.

ARCHITECTURAL ELEVATION

RESIDENCES WITH THE SAME FRONT ARCHITECTURAL ELEVATION ARE PROHIBITED.
30.

ANIMALS / LIVESTOCK

NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED, OR KEPT AT ANY RESIDENCE OR ON ANY LOT, EXCEPT FOR ONE (1) HORSE PER LOT. HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
31.

WINDOWS

IF ALUMINUM WINDOWS ARE USED ON ANY RESIDENCE THE FRAME OF THE WINDOWS SHALL NOT APPEAR UNFINISHED (NO MILL FINISH).
32.

LOT SPLITS

LOT SPLITS ARE PROHIBITED.
33.

HOMEOOWNER COMPLIANCE

EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY, OR LOCAL LAWS, STATUTES, ORDINANCES, RULES, AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNER'S PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, AND HEALTH AND SAFETY ISSUES.
34.

LEASING / RENTING RESIDENCE

IN THE EVENT AN OWNER LEASES THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY TENANT(S) OF THE EXISTENCE OF "TWIN PONDS" HOMEOWNERS' ASSOCIATION AND RECEIVE WRITTEN APPROVAL FROM THE "TWIN PONDS" HOMEOWNERS' ASSOCIATION, AND THE TERMS AND CONDITIONS, AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. A COPY OF THE COVENANTS SHALL BE PROVIDED BY OWNER TO TENANT(S). THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT(S) SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HEREIN, AND SHALL PROVIDE THE UNDERSIGNED OWNER AND THE THEN PRESIDENT OF THE ASSOCIATION WITH THE NAME AND PHONE NUMBER OF THE TENANT(S) AND THE ADDRESS AND PHONE NUMBER WHERE THE LOT OWNER CAN BE CONTACTED IN THE EVENT ANY PROBLEMS REGARDING COMPLIANCE WITH THE COVENANTS OR OTHER REQUIREMENTS SET FORTH HEREIN OCCUR. OWNER ACKNOWLEDGES THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE COVENANTS IS THE OWNER'S ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT(S) AND ANY ACTION OR INACTION ON THE PART OF THE TENANT(S).
35.

BUILDING SETBACKS

UNLESS OTHERWISE NOTED, ALL BUILDINGS AND STRUCTURES SHALL BE SETBACK FROM RESERVE 'A' A MINIMUM DISTANCE OF THIRTY-FIVE FEET (35') AS SHOWN ON THE ACCOMPANYING PLAT. BUILDING SETBACKS EXCEEDING THIRTY-FIVE FEET (35') SHALL BE ENFORCEABLE BY THE ARCHITECTURAL COMMITTEE AND NOT THE CITY OF GLENPOOL.
36.

RESIDENCY

NO STRUCTURE OTHER THAN A DWELLING SHALL BE USED AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. ALL SECONDARY LIVING STRUCTURES (INCLUDING MOTHER-IN-LAW SUITES) REQUIRE APPROVAL OF THE ARCHITECTURAL COMMITTEE.
37.

BASKETBALL GOALS

NO BASKETBALL GOALS SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. TEMPORARY/MOBILE BASKETBALL GOALS ARE PROHIBITED.
38.

CHIMNEYS

ALL CHIMNEYS SHALL HAVE AN ARCHITECTURAL COMMITTEE APPROVED SINGLE STYLE TERMINATOR CAP. VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS, OR OTHER ROOFTOP PROTRUSIONS SHALL BE COPPER.
39.

INOPERABLE VEHICLES

NO OWNER OF A LOT, OR HIS TENANT, GUEST, OR OTHER PERSON SHALL REPAIR OR RESTORE ANY TYPE OF VEHICLE, BOAT OR RV UPON ANY LOT EXCEPT FOR EMERGENCY REPAIRS THERETO AND THEN ONLY TO THE EXTENT NECESSARY TO ENABLE MOVEMENT THEREOF TO A PROPER REPAIR FACILITY. THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY GIVEN RESTRICTION, COVENANT, OR CONDITION, AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS. IN MATTERS PERTAINING TO THE APPEARANCE OF SPECIFIC HOMES IN "TWIN PONDS" OR THE OVERALL APPEARANCE OF "TWIN PONDS" SUBDIVISION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS, OR DECIDING THE STANDARD TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

THE OWNER/DEVELOPER OF "TWIN PONDS" RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS CONTAINED IN THIS SECTION II BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE CITY CLERK'S OFFICE AT THE COURT HOUSE OF THE CITY OF BROKEN ARROW, OKLAHOMA. SUBSEQUENT TO THE FORMATION OF "TWIN PONDS" HOMEOWNERS' ASSOCIATION, THE OWNER/DEVELOPER MAY ASSIGN THIS RESERVATION TO THE ASSOCIATION. HOWEVER, THE BY-LAWS OF THE ASSOCIATION SHALL PROVIDE THAT A (ANY) COVENANT SHALL NOT BE CHANGED OR ABOLISHED UNLESS APPROVED BY SIXTY PERCENT OF THE MEMBER OF THE ASSOCIATION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

- A.

ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. UTILITY EASEMENTS AND RIGHTS-OF-WAY AND SECTION II. PLANNED UNIT DEVELOPMENT ARE SET FORTH CERTAIN COVENANTS AND ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS CONTAINED WITHIN SECTION I. AND SECTION II., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL ALSO INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III. RESTRICTIONS AND COVENANTS, SHALL INURE ONLY TO THE BENEFIT OF AND SHALL BE ENFORCEABLE ONLY BY THE OWNER OF A LOT AND/OR THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS SET FORTH WITHIN SECTION II., IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT AND/OR TO RECOVER DAMAGES. WITH THE EXCEPTION OF ACTIONS TO ENFORCE COVENANTS CONTAINED WITHIN SECTION I. AND SECTION II., PRIOR TO THE COMMENCEMENT OF ANY ACTION PERTAINING TO THESE RESTRICTIONS, THE PERSON INTENDING TO COMMENCE THE ACTION SHALL GIVE THE RECORD OWNER OF THE PROPERTY ON WHICH THE VIOLATION IS OCCURRING, OR HAS OCCURRED, WRITTEN NOTICE OF THE VIOLATION. IN THE EVENT REASONABLE EFFORTS TO CURE THE VIOLATION ARE COMMENCED WITHIN THIRTY (30) DAYS FROM RECEIPT OF NOTICE, NO JUDICIAL ACTION SHALL BE COMMENCED TO ENFORCE THE RESTRICTIONS SO LONG AS THE EFFORTS TO CURE THE VIOLATION DILIGENTLY PROCEED TO COMPLETION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS OR RESTRICTIONS, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR ANY LOT OWNER, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS, AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE HIS OR ITS REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.
- B.

DURATION

THESE COVENANTS AND RESTRICTIONS SET FORTH WITHIN THIS DEED OF DEDICATION, 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 RIGHTS-OF-WAY AND SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF GLENPOOL, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION III. RESTRICTIONS AND COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. 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, THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT ON _____, 2019.

DANNY R. AND ZACHARY BEELER

BY _____
DANNY R. BEELER

BY _____
ZACHARY BEELER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS XXXX DAY OF XXXXXXXX, 2019, PERSONALLY APPEARED TO ME DANNY R. AND ZACHARY BEELER, KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

S. ASHLEY MCCARTY

MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, JASON LILLY, OF FORESIGHT LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #7652, 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 "TWIN PONDS", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JASON LILLY
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1950

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS XXXXX DAY OF XXXXXX, 2019, PERSONALLY APPEARED JASON LILLY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MY COMMISSION NUMBER



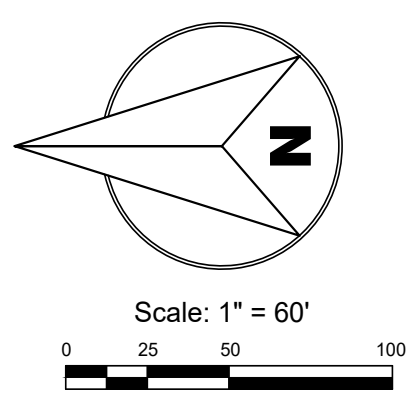
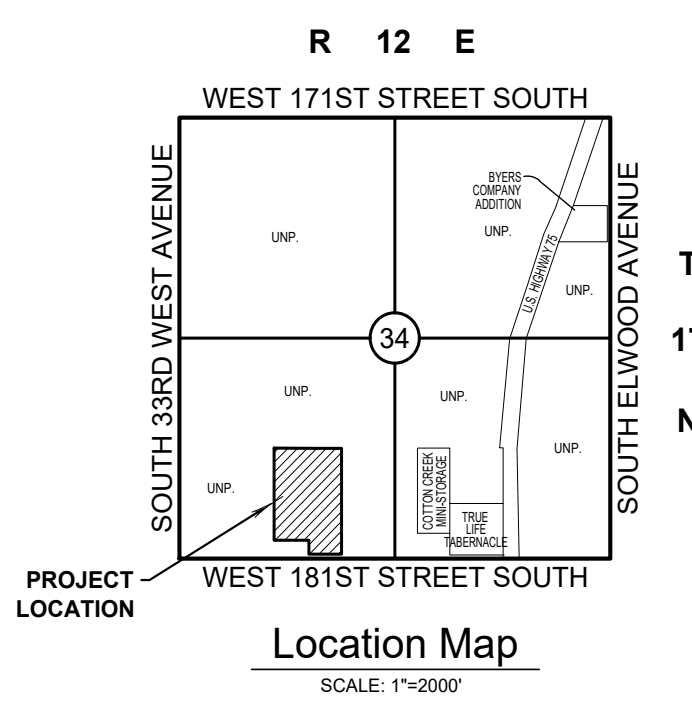
CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

I HEREBY CERTIFY THAT THE ABOVE NOTED SUBDIVISION, TWIN PONDS, IS APPROVED FOR THE USE OF PUBLIC WATER SUPPLY AND SANITARY SEWER.

DATED THIS _____ DAY OF _____, 2019.

ENVIRONMENTAL SUPERVISOR OF THE OKLAHOMA
DEPARTMENT OF ENVIRONMENTAL QUALITY

PRELIMINARY
PLAT



Twin Ponds

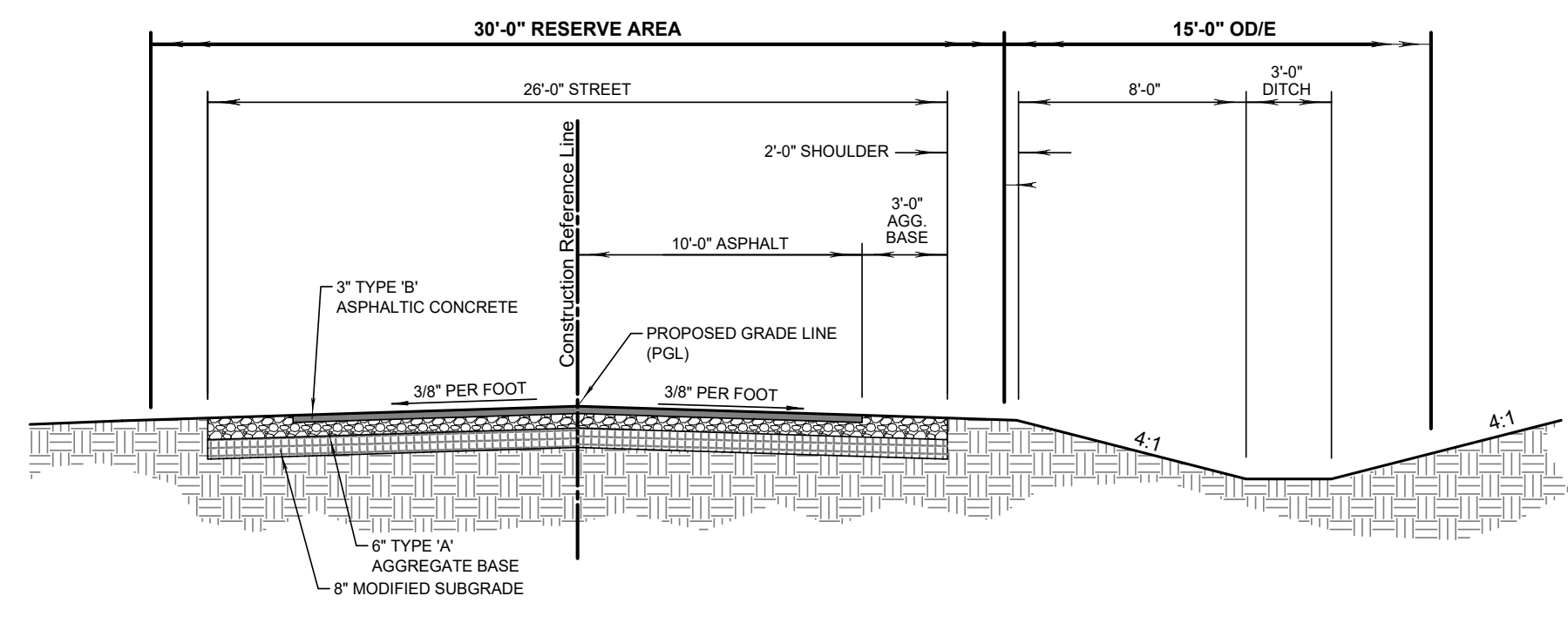
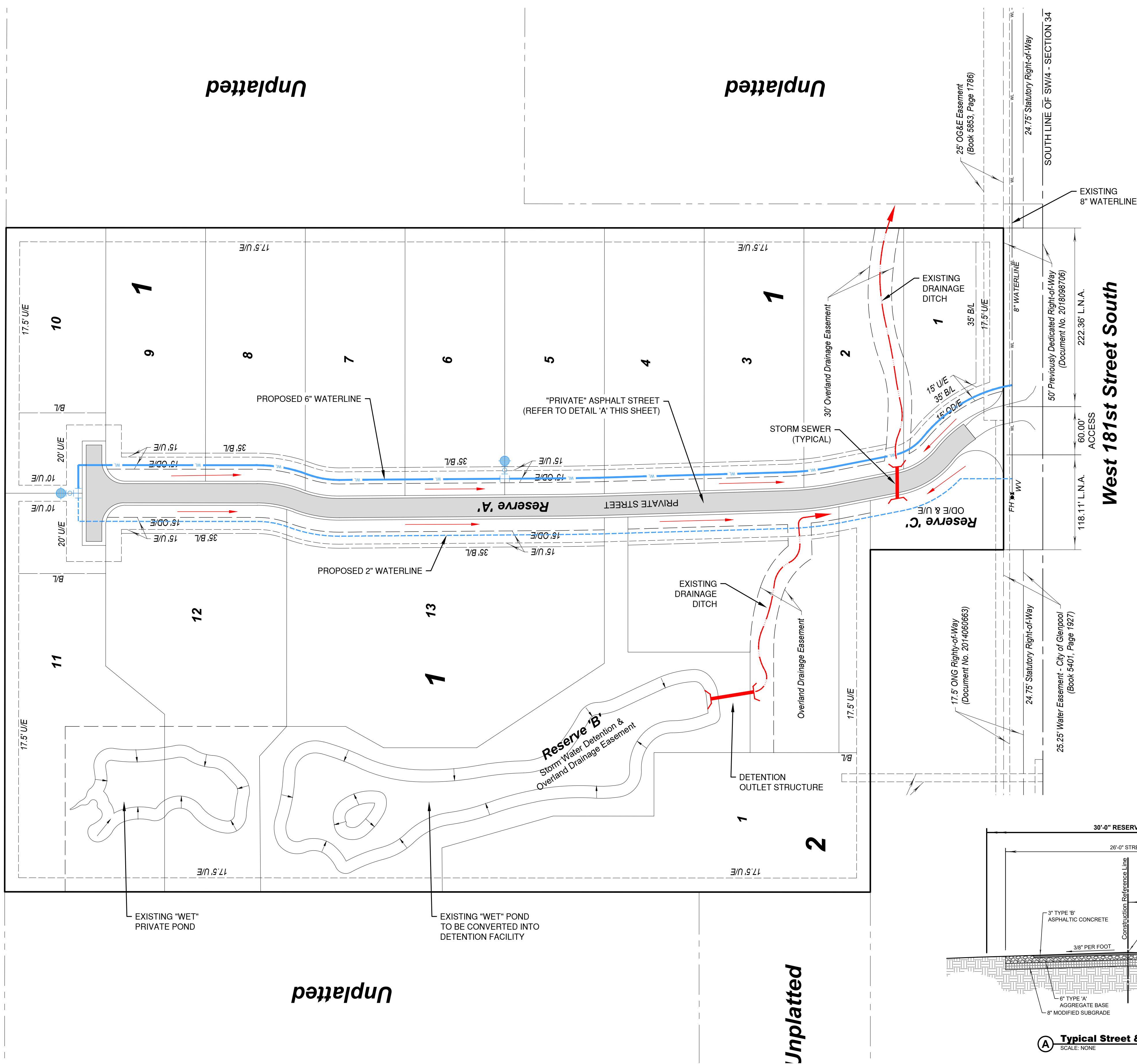
CONCEPTUAL IMPROVEMENTS PLAN

Unplatted

Unplatted

Unplatted

Unplatted



NOTE:
ROADSIDE DITCH TO BE CONSTRUCTED BY THE SUBDIVISION GRADING CONTRACTOR AND IS TO BE MAINTAINED DURING CONSTRUCTION BY THE INDIVIDUAL LOT BUILDERS AND PROPERTY OWNERS.

DATE PREPARED: 4/11/2019

Planned Unit Development No. _____

June 10, 2019

TWIN PONDS

**City of Glenpool
Tulsa County, Oklahoma**

Approximately 22.48 Acres
North of West 181st Street South – ½ mile west of Highway 75

PROPERTY OWNER

Danny R. & Zachary Beeler
8217 South Maybelle Avenue
Tulsa, OK 74132



Table of Contents

I. PROPERTY DESCRIPTION	3
II. DEVELOPMENT CONCEPT	4
Exhibit A – Vicinity Map	5
Exhibit B – Aerial Photo	6
Exhibit C – Conceptual Site Plan	7
Exhibit D – Current Zoning Map	8
Exhibit E – Existing Topography	9
Exhibit F – Existing Soils	10
III. DEVELOPMENT STANDARDS	11
IV. GENERAL PROVISIONS	12
A. Surrounding Zoning and Land Uses	12
B. Vehicular Access and Circulation	12
C. Drainage and Utilities	12
D. Environmental Analysis and Topography	12
E. Requirement to Plat	13
F. Anticipated Construction Schedule	13

I. Property Description

Twin Ponds consists of 22.48 acres located on the north side of West 181st Street South – ½ mile west of Highway 75 in the City of Glenpool, Tulsa, Oklahoma.

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE SOUTH 89°59'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1583.31 FEET; THENCE NORTH 00°02'31" EAST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'31" EAST A DISTANCE OF 169.80 FEET TO A 3/8" IRON ROD; THENCE NORTH 89°58'53" WEST A DISTANCE OF 426.19 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°02'10" EAST A DISTANCE OF 1102.96 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°55'51" EAST A DISTANCE OF 496.13 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°45'43" EAST A DISTANCE OF 330.46 FEET TO A 3/8" IRON ROD; THENCE SOUTH 00°02'02" WEST A DISTANCE OF 1270.98 FEET TO A 1/2" IRON ROD; THENCE NORTH 89°59'33" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 400.46 FEET TO THE POINT OF BEGINNING, CONTAINING 22.4797 ACRES, MORE OR LESS, BEING SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

II. Development Concept

Twin Ponds is a residential development on a 22.48-acre tract of presently undeveloped land within the City of Glenpool, Tulsa County, Oklahoma.

Objectives:

- Creative site design to integrate a flexible development around existing drainage features
- Better utilization of land than is possible through standard zoning regulations
- Compatibility with surrounding residential neighborhoods

Prestige Pond is a professionally planned neighborhood. Plans include detention facilities, private street, gated entry and landscaping. A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood, private streets and amenities.

To further improve development quality, Twin Ponds will include professional landscaping and other decorative treatments along West 181st Street South.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO



EXHIBIT C CONCEPTUAL SITE PLAN

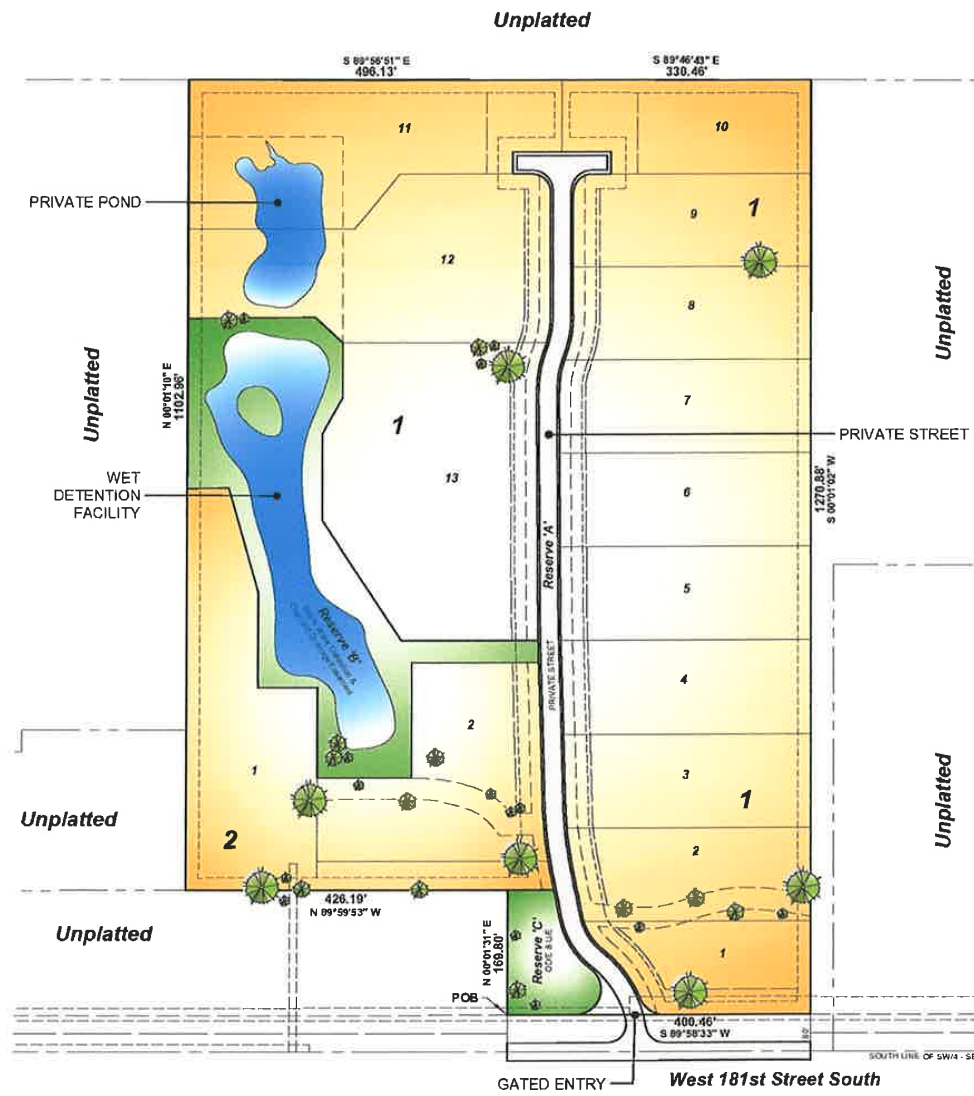


EXHIBIT D
CURRENT ZONING MAP



EXHIBIT E
EXISTING TOPOGRAPHY



EXHIBIT F
EXISTING SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 10, 2019



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Dennis-Pharoah complex, 1 to 3 percent slopes	0.1	0.2%
16	Dennis-Radley complex, 0 to 12 percent slopes	1.8	8.0%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	20.8	91.8%
Totals for Area of Interest		22.7	100.0%

III. Development Standards

Land Area: 22.48 Acres

Zoning: Planned Unit Development

Permitted Uses:

USE UNIT 1 - AREAWIDE USES BY RIGHT

USE UNIT 6 – SINGLE-FAMILY DWELLING

Residential lots proposed: 15

Minimum lot width (at the building setback line): 125 feet

Minimum lot area: 30,000 square feet

Minimum land area per dwelling unit: 31,875 square feet

Provided land area per dwelling unit: 65,282 square feet

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way: 35 feet

Front Yard abutting a private street reserve area: 35 feet

Rear yard: 30 feet

Interior side yard: 15 feet

No residence shall be built nearer than fifteen (15) feet to any side lot on one side, and fifteen (15) feet on the other side, thus requiring a combined total of at least thirty (30) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

All other yards abutting a private street reserve area: 35 feet

Maximum structure height: 35 feet

Minimum dwelling size: 2,200 square feet (finished heated living area)

IV. General Provisions

A. Surrounding Zoning and Land Uses:

The property is currently zoned AG – Agriculture District and is vacant and surrounded by AG – Agriculture District zoning. Surrounding uses are primarily agricultural, rural residential or vacant.

B. Vehicular Access and Circulation:

Vehicular access to the subdivision shall be from West 181st Street South. Gates serving private streets shall be designed in accordance with the Fire Code adopted by the City of Glenpool and approved by the City of Glenpool Fire Chief during the platting phase.

Limits of No Access (LNA) shall be depicted on the final plat along West 181st Street South frontage except at points of vehicular access.

C. Drainage and Utilities:

On-site stormwater management facilities utilizing the existing ponds will be designed and incorporated into the subdivision.

All proposed utilities shall be located underground. Final stormwater management facilities and site grading shall be designed in conformance with City of Glenpool Engineering Design Criteria and approved by the City Engineer. Public waterlines shall be designed in conformance with City of Glenpool and approved by the City Engineer and Oklahoma Department of Environmental Quality.

D. Environmental Analysis and Topography:

The property consists of gently rolling range land with elevations ranging from 716 feet to 702 feet. The USDA Web Soil Survey was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Dennis-Pharoah complex, 1 to 3 percent slopes	0.1	0.2%
16	Dennis-Radley complex, 0 to 12 percent slopes	1.8	8.0%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	20.8	91.8%
Totals for Area of Interest		22.7	100.0%

E. Requirement to Plat:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Glenpool Subdivision Regulations.

F. Anticipated Construction Schedule:

Construction shall commence within 3 months from the date the PUD is approved by the City of Glenpool.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: JAMES MCHENDRY, AICP, CITY PLANNER
RE: PRELIMINARY PLAT REVIEW, TWIN PONDS
APPLICANT: RYAN MCCARTY OF SELECT DESIGN
OWNER: DAN BEELER
SITE: IMMEDIATELY NORTH OF 181st ST SOUTH, 0.5 MILE WEST OF US HWY.
75
ZONING: AG (AGRICULTURE)
COMP PLAN: RURAL RESIDENTIAL
DATE: SEPTEMBER 3, 2019

BACKGROUND:

Twin Ponds, preliminary plat is an application for a subdivision containing 15 lots and three reserve areas on a 22.48 tract of land located immediately north of 150th approximately 0.50-miles west of Hwy. 75. The site is immediately adjacent to the now closed clubhouse at the now vacated golf course.

ZONING:

Subject site is zoned AG (agriculture), in coordination with this preliminary pat, applicant has submitted an application for PUD 31, Twin Ponds, a Preliminary Development Plan. The site is designated as Rural Residential in the City's Comprehensive Plan, a large lot private single-family home development aligns with the goals of the Rural Residential comprehensive plan designation. The Planning Commission, at the 8/12 meeting, voted 4 to 0 to recommend approval of both the Twin Ponds Preliminary Plat and Preliminary Development Plan (PUD 31).

TAC:

- A. 17.5' UE needs to be outside of the exclusive OG&E easement
- B. a 4" waterline is required (not a 2" as shown)
- C. ODEQ perk test required for each lot
- D. 13.5' width @ 26' wide asphalt
- E. Master Drainage Report

REQUESTED ACTION:

Approve, approve with conditions, or deny Twin Ponds, a Preliminary Plat.

STAFF RECOMMENDATION:

Motion to approve Twin Ponds, a Preliminary Plat subject to attached list of corrections, modifications, and conditions.

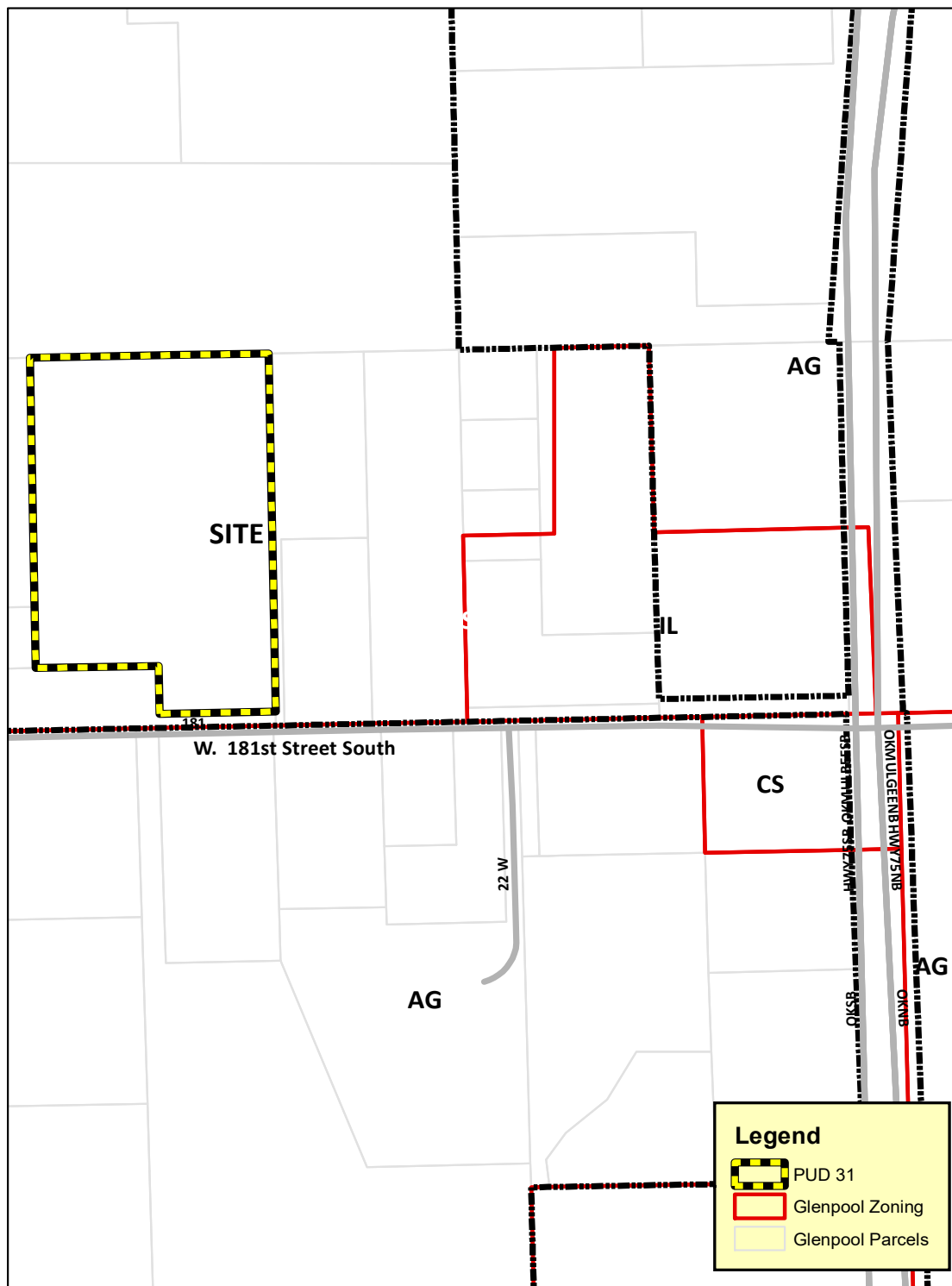
CONDITIONS OF APPROVAL, PRELIMINARY PLAT FOR PARK

1. TAC conditions as listed above.
2. Final approval of PUD 31.
3. Reserve Area C is shown as an OD/E and U/E – OD/E should be included in the Legend on face of plat.
4. Size of reserve areas to be shown on the face of the plat.
5. See lots 11 and 12 of Block 1, there is a dashed line, same as you employ for the OD/E, it is not labeled, unclear as to what it is, resolve this issue.
6. “West/East” 171 & 181 in the location map.
7. Benchmark & monumentation?
8. Face of plat shall have accurate written boundary legal description conforming to proposed plat and description found on warranty deed covering subject tract.
9. Illustrate rear yard building lines.
10. Provide gate/fence easement.
11. DOD, Section 1.A. makes reference to public streets, of which there are none proposed, resolve.
12. DOD, Section G.1 makes reference to Reserve Area A (the private road) is a perpetual stormwater drainage easement, resolve.
13. DOD, Section H. mutual access easement?
14. The following written certifications will be required to be submitted to the city planning staff prior to any final subdivision plat approval granted by the planning commission and city council:
 - a. Certification by the registered professional land surveyor as to the degree of accuracy of the boundary survey and of the geometric elements within the final subdivision plat and that all block and lot corner and centerline of street right of way monuments as illustrated are also within the minimum positional accuracy of one to twenty thousand (1:20,000) as specified for an urban survey per Oklahoma state statutes.
 - b. Certification by a registered professional engineer that the design and installation of all required public infrastructure improvements was or will be in conformance with the adopted city engineering design criteria and any applicable standards, requirements, and provisions of any city, county, or state departments or agencies having jurisdiction.
 - c. Certification by the city engineer that the final subdivision plat conforms to all locally adopted standards, specifications, this title, and the adopted city engineering design criteria.

- d. Certification by the Oklahoma department of environmental quality (ODEQ) that all required subdivision infrastructure improvements concerning public water supply and distribution and sanitary sewer collection facilities conform to current applicable health regulations and construction standards as evidenced by fully approved construction documents and the issuance of a permit to construct from ODEQ.
 - e. Certification by the city engineer or other appropriate authority that the public infrastructure improvements required to support the subdivision conform to all applicable city regulations and standard specifications concerning water supply and distribution, sanitary sewer collection, stormwater management, paving, grading, and erosion control.
15. Final Plat shall be submitted in compliance with final plat application requirements listed in 12-5A-6 of the City's Subdivision

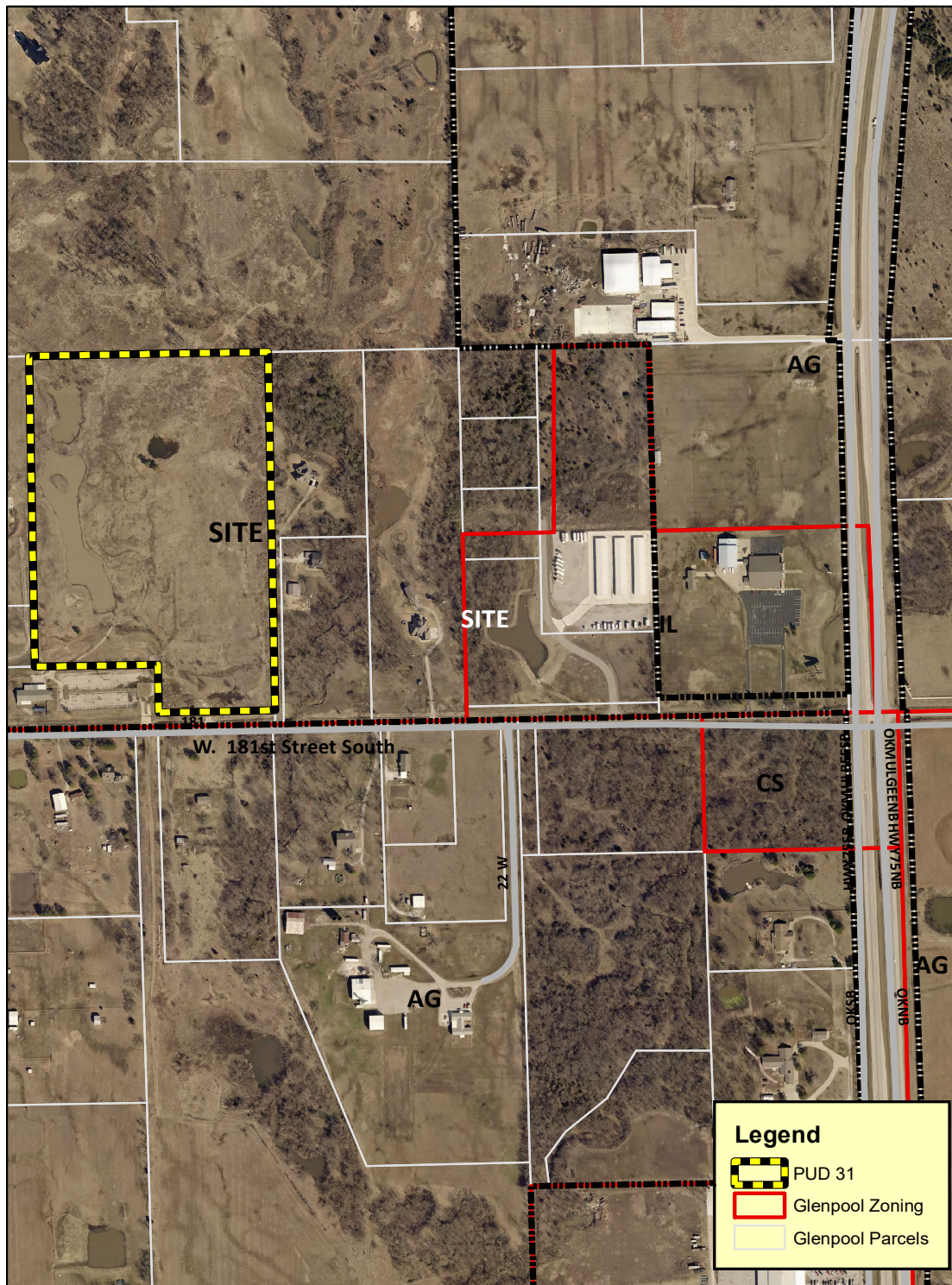
Code. **ATTACHMENTS:**

- 1. Zoning Map
- 2. Aerial Map
- 3. Application for Preliminary Plat
- 4. Preliminary Plat, Twin Ponds
- 5. Public Notice Affidavit



08/12/2019 Planning Comission Hearing Items
 (1) Preliminary Plat, Twin Ponds
 (2) PUD 31, Twin Ponds Preliminary Development Plan





- 08/12/2019 Planning Commission Hearing Items
- (1) Preliminary Plat, Twin Ponds
 - (2) PUD 31, Twin Ponds Preliminary Development Plan



CITY OF GLENPOOL PLANNING COMMISSION[] ZONING ☒ PUD [] PUD AMENDMENT

CASE NUMBER _____

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com**APPLICATION INFORMATION**

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ PC DATE: _____ CITY COUNCIL DATE: _____

☒ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: North side of 181st - 1/2 mile west of Highway 75 TRACT SIZE: 22.5 AcresLEGAL DESCRIPTION: SEE ATTACHEDPRESENT USE: Vacant PRESENT ZONING: AG**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED NEW ZONING: PUD DEV. AREAS AFFECTED BY PUD AMENDMENT: N/A PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Single-Family Residential NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design - Ryan McCarty</u>	NAME <u>Don Becker</u>
ADDRESS <u>20 E. Dewees Ave.</u>	ADDRESS <u>8217 S. Maybelle Ave.</u>
CITY, ST, ZIP <u>Bixby, OK 74008</u>	CITY, ST, ZIP <u>Tulsa, OK 74132</u>
DAYTIME PHONE <u>918-798-8356</u>	DAYTIME PHONE <u>918-269-0025</u>
EMAIL <u>ryan@selectdesignok.com</u>	EMAIL <u>southwindhomes@hotmail.com</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>6/7/2019</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant**APPLICATION FEES**

BASE APPLICATION FEE	\$		
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT	\$		
SIGNS	\$50 X =	\$	
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL \$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER [] Y [] N

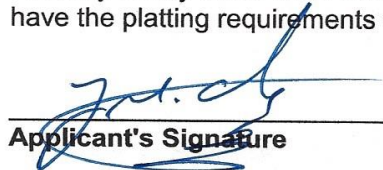
REVISED 7/23/2017

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.


Applicant's Signature

6/6/2019
Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: _____

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool Planning Commission: Date: _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool City Council: Date: _____

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2017



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

APPLICATION FOR APPROVAL OF SUBDIVISION

☒ **PRELIMINARY PLAT:** Application must be accompanied by a application fee per fee schedule, 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, two (2) copies of the proposed plat, two (2) 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 application fee per fee schedule and two (2) copies of the final plat and two (2) copies of the final construction plans. When submitting plats for release after approval of the Glenpool Planning Commission and the Glenpool City Council, 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: Twin Ponds

SECTION: 34 TWP: 17 RANGE: 12 LEGAL DESCRIPTION: SEE ATTACHED

DEVELOPER'S NAME: Dan Becker

DEVELOPER'S ADDRESS: 8217 S. Maybelle Ave. Tulsa, OK 74132 PHONE: 918-269-0095

ENGINEER'S NAME: Engineered By Design, PLLC PHONE: 405-234-0980

Acreage Of Area Being Platted: 22.5 Number Of Lots: 15 Average Lot Size: 1-4 Acres

Present Use Of Tract: Vacant Proposed Use Of Tract: Single-Family Residential

Present Zoning: AG Proposed Zoning: PUD

Is Plat Part Of A PUD? T.B.D. Zoning Case File/Number: GZ _____
(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 PRIVATE STREET

Signature Of Developer/Agent: [Signature] Date: 6/6/2019

FOR STAFF USE ONLY

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

Preliminary Fee Received: _____

Preliminary Approval: _____

Final Application Received: _____

Final Approval: _____ Plat Release Date: _____



TO: PROPERTY OWNERS WITHIN 300 FEET RADIUS OF SUBJECT PROPERTY (PER TULSA COUNTY ASSESSOR RECORDS)
FROM: JAMES-TYLER MCHENDRY AICP, CITY PLANNER
RE: PUBLIC HEARING NOTICE OF PLANNED UNIT DEVELOPMENT (PUD) 31 TWIN PONDS AS DOCUMENTED IN THE PRELIMINARY DEVELOPMENT PLAN AND NOTICE OF TWIN PONDS PRELIMINARY PLAT APPLICATION
DATE: JULY 19, 2019

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF GLENPOOL, OKLAHOMA
PLANNING COMMISSION AND CITY COUNCIL**

**CASE: PUD 31 PRELIMINARY DEVELOPMENT PLAN, FOR TWIN PONDS AND TWIN PONDS
PRELIMINARY PLAT PUBLIC HEARING LEGAL NOTICE**

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission **Monday, August 12, 2019 at 6:30 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to the Twin Ponds preliminary plat application and Planned Unit Development (PUD) 31 Twin Ponds as documented in the Preliminary Development Plan, a proposed detached single-family residential subdivision plat (plat) on an approximate 22.5-acre tract of land, currently zoned AG (agriculture).

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows:

COMMENCING at the Southwest Quarter of said SW/4; Thence South 89°59'33" East along the South line of said Section 34 a distance of 1583.31 feet; THENCE North 00°02'31" East a distance of 50.00 feet to a 1/2" iron rod, said point being the POINT OF BEGINNING; THENCE continuing North 00°02'31" East a distance of 169.80 feet to a 3/8" iron rod; THENCE North 89°58'53" West a distance of 426.19 feet to a 1/2" iron rod; THENCE North 00°02'10" East a distance of 1102.96 feet to a 3/8" iron rod; THENCE South

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
www.glenpoolonline.com

89°55'51" East a distance of 496.13 feet to a 3/8" iron rod; THENCE South 89°45'43" East a distance of 330.46 feet to a 3/8" iron rod; THENCE South 00°02'02" West a distance of 1270.98 feet to a 1/2" iron rod; THENCE North 89°59'33" West parallel with the South line of said Section 34 a distance of 400.46 feet to the POINT OF BEGINNING, containing 22.4797 acres, more or less, being subject to any rights-of-way and easements of record.

GENERAL LOCATION DESCRIPTION:

North side of W. 181st Street South approximately 0.50 mile west of Hwy. 75.

APPLICATION FOR CONSIDERATION

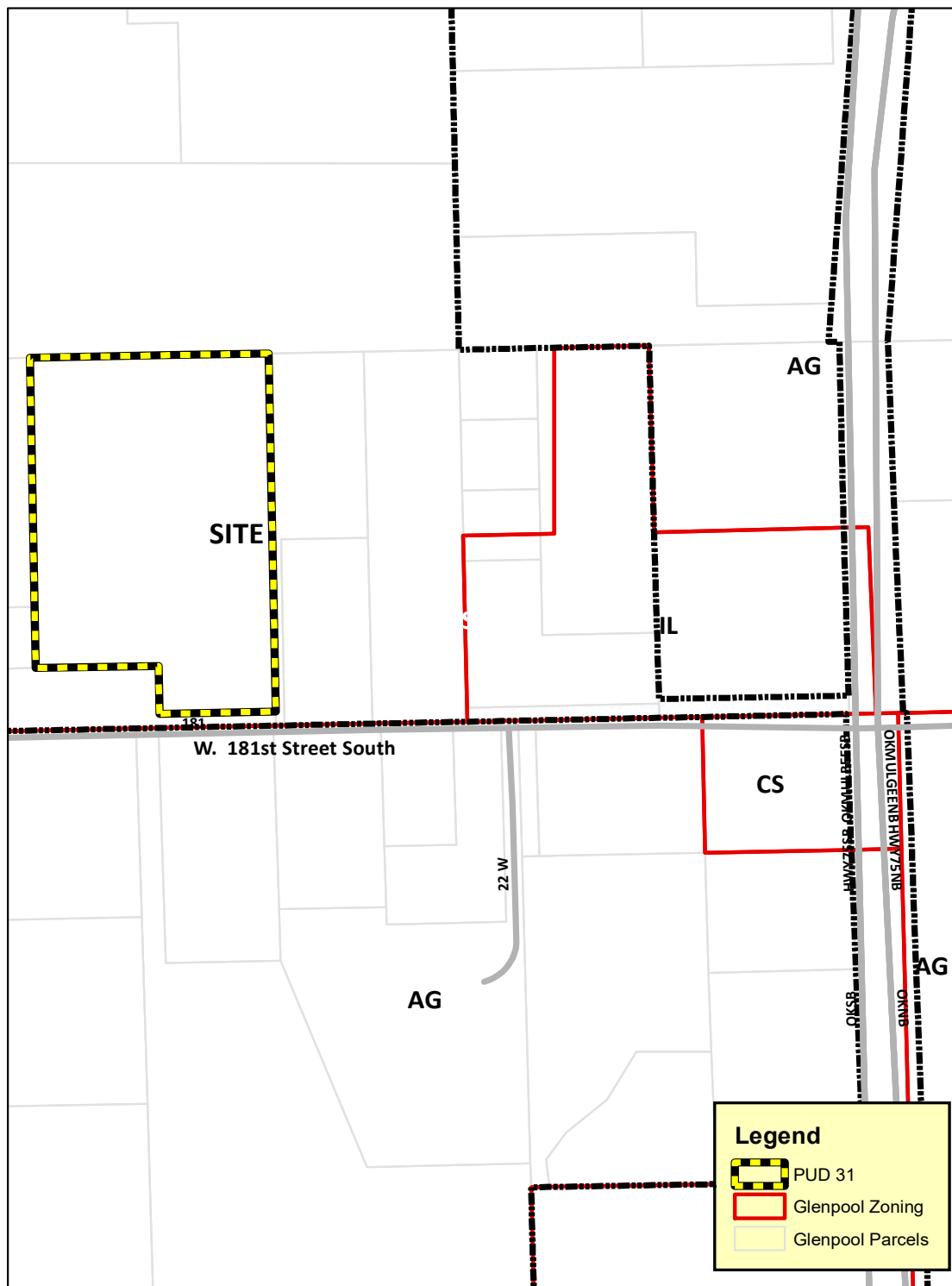
- (1) Twin Ponds, preliminary plat application; and
- (2) PUD 31 Twin Ponds as documented in the Preliminary Development Plan. PUD 31 proposes to amend certain development standards to facilitate development of 15 lots with 30,000 square feet minimum lot areas in a gated community development on lands currently zoned AG (agriculture); if approved, a final development plan for PUD 31, will be brought back forth to the Planning Commission for another public hearing.

All persons interested in this request are invited to attend **Monday, August 12, 2019 at 6:30 p.m.** In the event the proposed request is recommended for approval in whole or in part by Planning Commission, they will submit recommendations to the Glenpool City Council for its consideration and action at a public hearing **Monday, September 3, 2019, at 6:00 p.m.** This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.

IF YOU HAVE QUESTIONS PLEASE CONTACT:

James-Tyler McHendry, AICP
City Planner
City of Glenpool
918.209.4617
jmchendry@cityofglenpool.com



08/12/2019 Planning Comission Hearing Items
 (1) Preliminary Plat, Twin Ponds
 (2) PUD 31, Twin Ponds Preliminary Development Plan

TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1053414

SELECT DESIGN
Attn: RYAN MCCARTY
20 E DAWES AVE
BIXBY, OK 74008

Date

July 21, 2019

Date	Category	Description	Ad Size	Total Cost
07/21/2019	Legal Notices	PUD 31 TWIN PONDS W/MAP	2 x 84.00 CL	157.44

Published in the Tulsa World, Tulsa County, Oklahoma, July 21, 2019

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission Monday, August 12, 2019 at 6:30 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

At which time and place consideration will be given to Planned Unit Development (PUD) 31 Twin Ponds, Preliminary Development Plan and the proposed and Twin Ponds Preliminary Plat, a proposed detached single-family residential subdivision plat (plat) on an approximate 22.5-acre tract of land, currently zoned AG (agriculture).

The Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section Thirty-four (34), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows:

COMMENCING at the Southwest Quarter of said SW/4; Thence South 89°59'33" East along the South line of said Section 34 a distance of 1583.31 feet; THENCE North 00°02'31" East a distance of 50.00 feet to a 1/2" iron rod, said point being the POINT OF BEGINNING; THENCE continuing North 00°02'31" East a distance of 169.80 feet to a 3/8" iron rod; THENCE North 89°58'53" West a distance of 426.19 feet to a 1/2" iron rod; THENCE North 00°02'10" East a distance of 1102.94 feet to a 3/8" iron rod; THENCE South 89°55'51" East a distance of 496.13 feet to a 3/8" iron rod; THENCE South 89°45'43" East a distance of 330.46 feet to a 3/8" iron rod; THENCE South 00°02'02" West a distance of 1270.98 feet to a 1/2" iron rod; THENCE North 89°59'33" West parallel with the South line of said Section 34 a distance of 400.46 feet to the POINT OF BEGINNING, containing 22.4797 acres, more or less, being subject to any rights-of-way and easements of record.

GENERAL LOCATION DESCRIPTION:

North side of W. 181st Street South approximately 0.50 mile west of Hwy. 75.

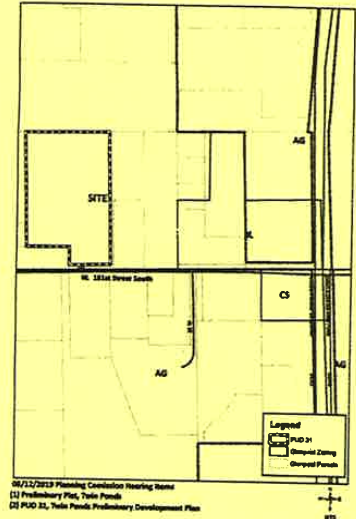
APPLICATION FOR CONSIDERATION

- (1) Twin Ponds, preliminary plat application; and
- (2) PUD 31 Twin Ponds as documented in the Preliminary Development Plan. PUD 31 proposes to amend certain development standards to facilitate development of 15 lots with 30,000 square feet minimum lot areas in a gated community development on lands currently zoned AG (agriculture); if approved, a final development plan for PUD 31, will be brought back forth to the Planning Commission for another public hearing.

All persons interested in this request are invited to attend Monday, August 12, 2019 at 6:30 p.m. In the event the proposed request is recommended for approval in whole or in part by Planning Commission, they will submit recommendations to the Glenpool City Council for its consideration and action at a public hearing Monday, September 3, 2019, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers.

Dated at Glenpool, Oklahoma, July 19, 2019.

Glenpool
City Council



Affidavit of Publication

I, Valerie Praytor, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

07/21/2019

Newspaper reference: 0000582455

Valerie Praytor
Legal Representative

Sworn to and subscribed before me this date: JUL 22 2019

Nancy Carol Moore
Notary Public

My Commission expires DEC 08 2022

NOTARY SEAL
NANCY CAROL MOORE
Notary Public
State of Oklahoma
Commission # 06011684 Expires 12/08/22

Planned Unit Development No. ____

Twin Ponds

A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA BEING A PART OF THE SE/4 OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

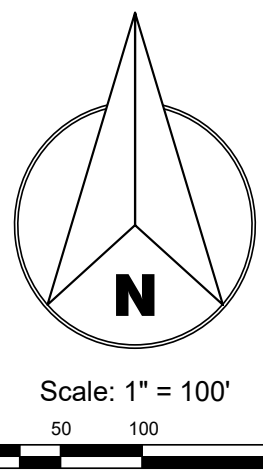
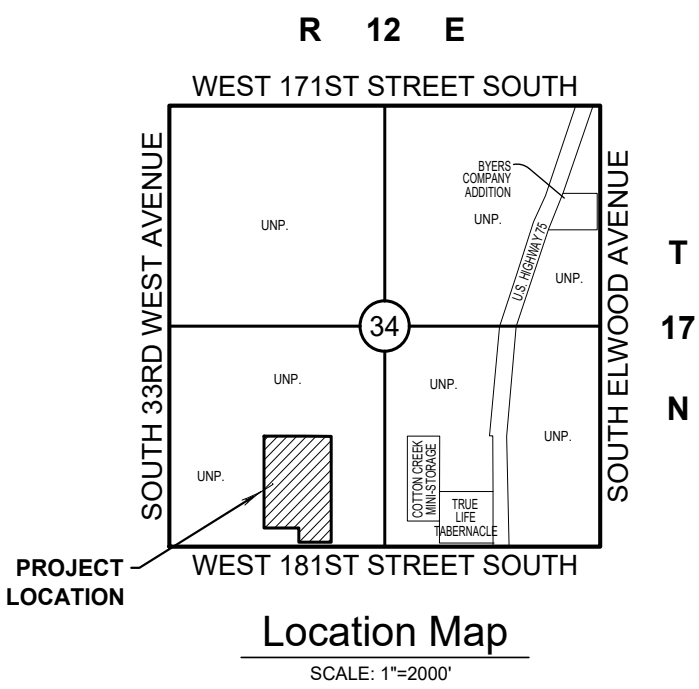
DANNY R. & ZACHARY BEELER
8217 SOUTH MAYBELLE AVENUE
TULSA, OK 74132
PHONE: (918) 269-0095

Surveyor

FORESIGHT LAND SURVEYING, LLC
318 WEST MAIN STREET
HENRYETTA, OKLAHOMA 74437
PHONE: (918) 268-2502
EMAIL: foresightsurveying.net
C.A. # 7652 EXPIRES: 6-30-2020

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2020



FINAL PLAT

CERTIFICATE OF APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

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

STATE OF OKLAHOMA)
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE ____ DAY OF ____, 2019

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

PUD No. ____
Twin Ponds
Sheet 1 of 3

DATE PREPARED: 6/10/2019

Notes

ALL STREET RIGHTS-OF-WAY ARE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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

ALL WATER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF GLENPOOL.

Summary

SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN TWO (2) BLOCKS AND THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 979,214.15 SF / 22.48 ACRES

Basis of Bearings

THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, T-17-N, R-12-E, AS NORTH 89°59'33" EAST.

Monumentation

Benchmark

Legend

BL - BUILDING SETBACK LINE
L.N.A. - LIMITS OF NO ACCESS
POB - POINT OF BEGINNING
U/E - UTILITY EASEMENT

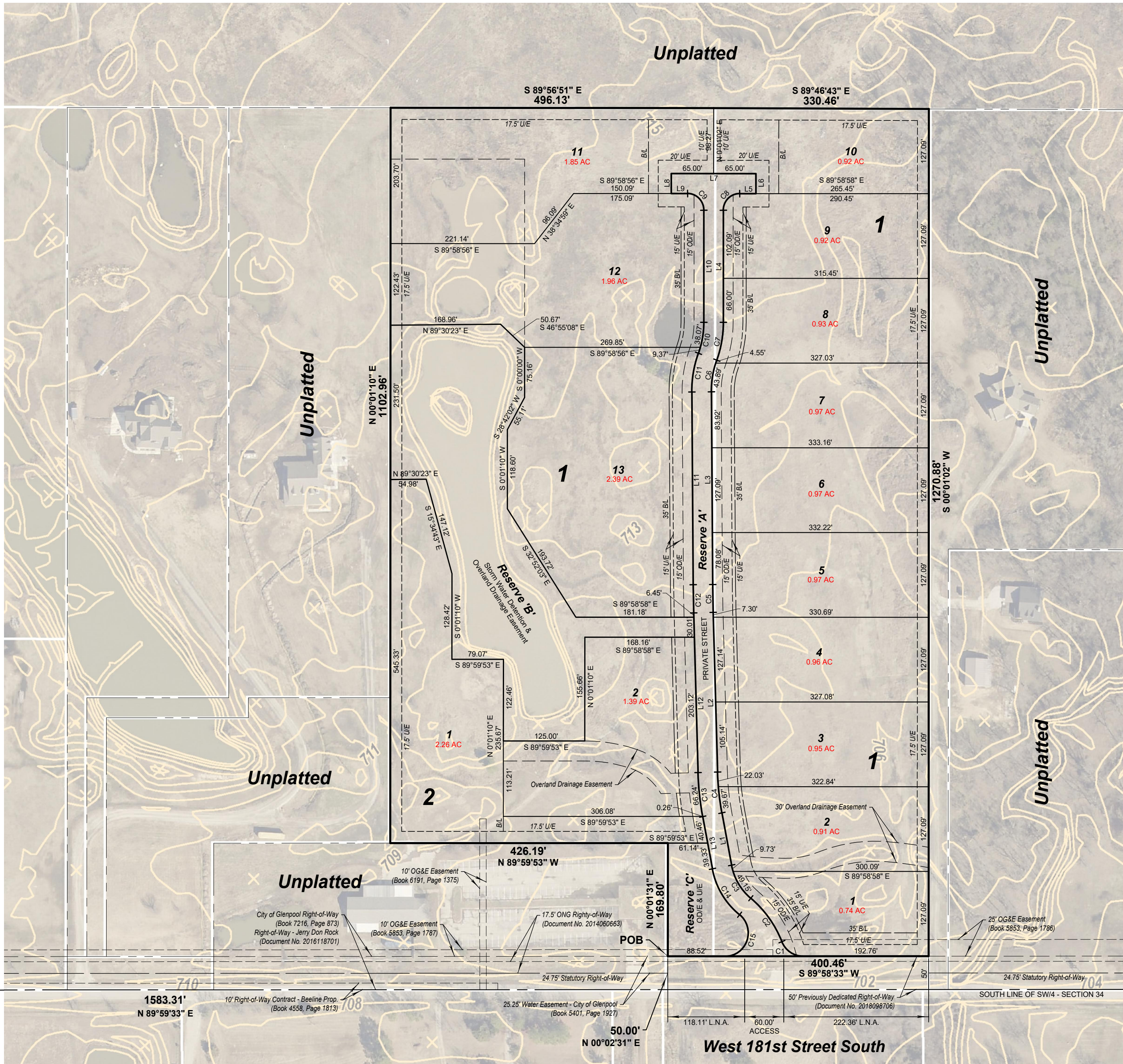
Line Table

LINE	BEARING	DISTANCE
L1	N 10°47'31" W	79.79'
L2	N 01°36'36" W	239.58'
L3	N 00°24'21" W	289.09'
L4	N 00°01'02" E	168.08'
L5	S 89°58'58" E	25.00'
L6	N 00°01'02" E	30.00'
L7	N 89°58'58" W	130.00'
L8	S 00°01'02" W	30.00'
L9	S 89°58'58" E	25.00'
L10	S 00°01'02" W	168.08'
L11	S 00°24'21" E	289.09'
L12	S 01°36'36" E	239.58'
L13	S 10°47'31" E	79.79'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.54'	35.00'	67°59'46.84"	N 56°01'34" W	39.14'
C2	81.65'	164.43'	28°27'02.11"	N 36°15'12" W	80.81'
C3	58.88'	85.00'	39°41'11.71"	N 30°38'07" W	57.71'
C4	61.70'	385.00'	9°10'54.84"	N 06°12'04" W	61.63'
C5	41.72'	1985.00'	1°12'14.84"	N 01°00'29" W	41.72'
C6	48.43'	135.00'	20°33'22.95"	N 09°52'20" E	48.18'
C7	57.98'	165.00'	20°07'59.92"	N 10°05'02" E	57.68'
C8	39.27'	25.00'	90°00'00.00"	N 45°01'02" E	35.36'
C9	39.27'	25.00'	90°00'00.00"	S 44°58'58" E	35.36'
C10	47.44'	135.00'	20°07'59.92"	S 10°05'02" W	47.19'
C11	59.20'	165.00'	20°33'22.95"	S 09°52'20" W	58.88'
C12	42.35'	2015.00'	1°12'14.84"	S 01°00'29" E	42.35'
C13	66.51'	415.00'	9°10'54.84"	S 06°12'04" E	66.43'
C14	82.04'	115.00'	40°52'18.94"	S 31°13'40" E	80.31'
C15	86.52'	35.00'	141°38'22.51"	S 19°09'21" W	66.11'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SW1/4
SECTION 12, T-17-N, R-12-E



Deed of Dedication & Restrictive Covenants

TWIN PONDS
PLANNED UNIT DEVELOPMENT NO. ____

KNOW ALL MEN BY THESE PRESENTS:

THAT DANNY R. AND ZACHARY BEELER, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW¼; THENCE NORTH 89°59'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1583.31 FEET; THENCE NORTH 00°02'31" EAST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'31" EAST A DISTANCE OF 169.80 FEET TO A 3/8" IRON ROD; THENCE NORTH 89°58'53" WEST A DISTANCE OF 426.19 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°02'10" EAST A DISTANCE OF 1102.96 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°55'51" EAST A DISTANCE OF 486.13 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°45'43" EAST A DISTANCE OF 330.46 FEET TO A 3/8" IRON ROD; THENCE SOUTH 00°02'02" WEST A DISTANCE OF 1070.98 FEET TO A 1/2" IRON ROD; THENCE SOUTH 89°59'33" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 400.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 979,214.15 SQUARE FEET OR 22.48 ACRES, MORE OR LESS, BEING SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

BASIS FOR BEARING - THE SOUTH LINE OF THE SW¼ OF SECTION 34, T-17-N, R-12-E AS SOUTH 89°58'33" EAST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TWIN PONDS", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" 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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER 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 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 THE ABOVE SET FORTH USES AND PURPOSES OF A UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

OVERHEAD POLES MAY BE LOCATED ALONG THE SOUTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND UTILITY SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

1. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND/OR GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

4. THE OWNER OF EACH LOT OR RESERVE AREA IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

C. WATER MAINS AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND APPURTENANCE OR STRUCTURES, AND STORM SEWERS AND ASSOCIATED STRUCTURES IN THIS SUBDIVISION.

2. WITHIN THE UTILITY EASEMENT AREAS 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 MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF GLENPOOL, OKLAHOMA, INTERFERE WITH PUBLIC WATER MAINS OR STORM SEWERS SHALL BE PROHIBITED.

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

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

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

D. SURFACE DRAINAGE

EACH LOT OR RESERVE AREA DEPICTED ON THE PLAT OF TWIN PONDS, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM THE LOT OR RESERVE AREA AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. 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 ANY LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE CITY OF GLENPOOL, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS (INDIVIDUALLY A "DRAINAGE EASEMENT" AND COLLECTIVELY THE "DRAINAGE EASEMENTS") DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS AND MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THIS DEED OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA.

3. THE OWNER OF EACH LOT OR RESERVE AREA UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT THE LOT OR RESERVE AREA OWNER(S) SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN AN OVERLAND DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE FROM THE FINISHED CONTOURS EXISTING AT THE TIME OF THE COMPLETION OF THE DRAINAGE INFRASTRUCTURE AND APPROVAL OF SAME BY THE CITY OF GLENPOOL, OKLAHOMA, THE CITY OF GLENPOOL, OKLAHOMA, THE ASSOCIATION OR THEIR DESIGNATED CONTRACTOR(S) MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, AND THE COST THEREOF SHALL BE PAID BY SUCH LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA AND/OR THE ASSOCIATION, AS THE CASE MAY BE, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT OR RESERVE AREA, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE RESPECTIVE LIEN CLAIMANT.

G. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF GLENPOOL, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE AREA "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.

2. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORM WATER DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.

5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF GLENPOOL, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

H. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF TWIN PONDS.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS 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 EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER. 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.

THESE AREAS ARE ALSO RESERVED FOR CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF ADMINISTRATION AND MAINTENANCE THEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A STORM WATER DETENTION EASEMENT AND SHALL BE ESTABLISHED FOR THE PURPOSES OF MAINTAINING STORM WATER DETENTION FACILITIES AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE OWNER(S) OF LOT 13, BLOCK 1, FOR THEIR USE AND MAINTENANCE THEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, AND LANDSCAPING FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF TWIN PONDS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE THEREOF.

K. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO TWIN PONDS 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 CITY OF GLENPOOL, PLANNING COMMISSION AND THE GLENPOOL CITY COUNCIL PER CITY OF GLENPOOL SUBDIVISION REGULATIONS, SECTION 12617.A. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "TWIN PONDS" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD ____), AS PROVIDED WITHIN CHAPTER 11 OF TITLE 11, GLENPOOL CITY CODE, AS THE SAME EXISTED ON ____, 2019, (HEREINAFTER THE "GLENPOOL ZONING CODE"); AND

WHEREAS PUD ____ WAS AFFIRMATIVELY RECOMMENDED BY THE GLENPOOL PLANNING COMMISSION ON ____, 2019 AND APPROVED BY THE GLENPOOL CITY COUNCIL ON ____, 2019 (ORDINANCE NO. __, AN ORDINANCE AMENDING ORDINANCE NO. __) AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE GLENPOOL ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (TWIN PONDS), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 22.48 ACRES (979,214.15 SQUARE FEET)

EXISTING ZONING: PUD ____

PUD ____ DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN TWIN PONDS:

PERMITTED USES:

SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 125 FEET
MINIMUM LOT AREA: 30,000 SQUARE FEET
MINIMUM SETBACK FROM ARTERIAL STREET: 35 FEET
MINIMUM FRONT YARD SETBACK: 35 FEET
MINIMUM REAR YARD SETBACK: 30 FEET
MINIMUM INTERIOR SIDE YARD: 30 FEET **

** NO RESIDENCE SHALL BE BUILT NEARER THAN FIFTEEN (15) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIFTEEN (15) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST THIRTY (30) FEET BETWEEN THE RESIDENCE AND BOTH SIDE LOT LINES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

MAXIMUM STRUCTURE HEIGHT: 35 FEET

MINIMUM DWELLING SIZE: 2,200 SQUARE FEET OF FINISHED HEATED LIVING AREA

SECTION III. RESTRICTIONS AND COVENANTS

A. HOMEOWNER'S ASSOCIATION

1. THE OWNER/DEVELOPER OF "TWIN PONDS" SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS UNTIL THE ESTABLISHMENT OF "TWIN HILLS" HOMEOWNERS' ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION, ONCE ESTABLISHED, SHALL BE MANDATORY TO EACH LOT OWNER, OR PART THEREOF IN "TWIN PONDS", BUT ONLY AFTER THE INITIAL OCCUPANCY OF A HOME BUILT ON A LOT, OR PART THEREOF, OR ONE (1) YEAR AFTER THE INITIAL CONVEYANCE FROM THE OWNER/DEVELOPER TO A LOT BUYER-WHICHEVER OCCURS FIRST. THE ASSOCIATION SHALL BE FORMED, AND SHALL FUNCTION ACCORDING TO THE TERMS OF THE ARTICLES OF INCORPORATION, AND THE BY-LAWS. NOTICE OF THE EFFECTIVE DATE OF FORMAL ESTABLISHMENT OF THE ASSOCIATION SHALL BE FILED AT THE OFFICE OF THE COUNTY CLERK, TULSA, OKLAHOMA, AND INDEXED TO THE PLAT OF "TWIN PONDS".

2. DUES AND ASSESSMENTS SHALL BE ESTABLISHED BY THE ASSOCIATION ACCORDING TO THE PROVISIONS OF THE ARTICLES AND BY-LAWS, AND THE ASSOCIATION SHALL HAVE LEGAL REMEDY FOR THE FAILURE OF ANY LOT OWNER TO MAKE TIMELY PAYMENT OF DULY AUTHORIZED DUES OR ASSESSMENTS. DUES OF THE ASSOCIATION SHALL BE TERMED "BASED DUES". BASE DUES SHALL BE DEFINED AS THOSE NECESSARY TO CONDUCT BUSINESS AND PROVIDE FOR THE COMMON GOOD OF ALL LOT OWNERS IN "TWIN PONDS" AND THEY SHALL BE EVENLY APPLIED. MAINTENANCE OF COMMON AREAS ARE FOR THE COMMON GOOD, AND THEY SHALL INCLUDE: THE ENTRYWAY FEATURE, INCLUDING TREES AND LANDSCAPING, SPRINKLER SYSTEMS (IF ANY), LIGHTING, AND FENCING (INCLUDING THE FENCE MAINTAINED ON EAST 181ST STREET SOUTH, ASPHALT STREETS AND STORM SEWERS LOCATED WITHIN THE MUTUAL ACCESS EASEMENT AREA AND THE RESERVE AREA "A" AS DESIGNATED BY THE PLAT FOR "TWIN PONDS". PAYMENT OF DUES OR ASSESSMENTS ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION SHALL BE MANDATORY ACCORDING TO THE ARTICLES OF INCORPORATION AND/OR BY-LAWS OF THE ASSOCIATION. THE DUES WILL BE NO MORE THAN THE MINIMUM AMOUNT NECESSARY TO MAINTAIN THE COMMON AREAS OF INTEREST TO THE ASSOCIATION, AND TO CONDUCT THE AUTHORIZED BUSINESS OF THE ASSOCIATION. EQUALITY OF DUES TO EACH LOT OWNER IS REQUIRED.

B. ARCHITECTURAL COMMITTEE

1. TWIN PONDS ARCHITECTURAL COMMITTEE WILL BE FORMED TO REVIEW AND APPROVE ANY STRUCTURE TO BE BUILT ON ANY LOT OR PART THEREOF, AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE OWNER/DEVELOPER AND THEIR SUCCESSORS AND ASSIGNS SHALL BE THE DESIGNATED ARCHITECTURAL COMMITTEE. THE COMMITTEE MAY APPOINT A SINGLE ADDITIONAL MEMBER AT A POINT IN TIME MUTUALLY AGREEABLE TO THE "TWIN PONDS" HOMEOWNERS' ASSOCIATION. THE UNDERSIGNED OWNER/DEVELOPER, A DULY ELECTED ARCHITECTURAL COMMITTEE SHALL BE FORMED CONSISTING OF MEMBERS OF THE ASSOCIATION.

2. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN "TWIN PONDS" UNTIL THE FLOOR PLAN, EXTERIOR ELEVATIONS AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, ALL OF WHICH HAVE BEEN DRAWN BY A PROFESSIONAL ARCHITECT OR HOME DESIGNER, HAVE BEEN APPROVED IN WRITING BY THE DULY AUTHORIZED ARCHITECTURAL COMMITTEE. THE BUILDER SHALL PRESENT MATERIALS, COLORS, ETC. TO THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION ON ANY STRUCTURE. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN TWENTY ONE (21) DAYS OF RECEIPT OF SUCH SUBMISSION, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED, MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED, AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. THE POWERS AND DUTIES OF THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES SHALL CEASE ON DECEMBER 1, 2040. THEREAFTER THE APPROVAL DESCRIBED IN THIS COVENANT SHALL NOT BE REQUIRED UNLESS PRIOR TO SAID DATE, OR EFFECTIVE THEREON, A WRITTEN INSTRUMENT SHALL BE EXECUTED BY THE THEN RECORD OWNERS OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION AND DULY RECORDED, APPOINTING A REPRESENTATIVE OR REPRESENTATIVES WHO SHALL THEREAFTER EXERCISE THE POWERS AS PREVIOUSLY EXERCISED BY THE COMMITTEE FOR SUCH PERIOD AS MAY BE SPECIFIED IN THE INSTRUMENT.

3. SQUARE FOOTAGE

ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 2,200 SQUARE FEET OF LIVING AREA. ONE AND ONE-HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 2,500 SQUARE FEET OF LIVING AREA WITH A MINIMUM OF 1,800 SQUARE FEET ON THE FIRST FLOOR.

PRELIMINARY
PLAT

PUD No. ____
Twin Ponds
Sheet 2 of 3

DATE PREPARED: 6/10/2019

4.

STEM WALLS

CONCRETE STEM WALLS SHALL BE COVERED WITH BRICK, NATURAL STONE OR STUCCO. EXPOSED STEM WALLS ARE PROHIBITED.
5.

GARAGES

AN ENCLOSED GARAGE PROVIDING SPACE FOR A MINIMUM OF THREE VEHICLES SHALL BE PROVIDED ON EACH LOT. ALL GARAGE DOORS SHALL FACE EITHER THE SIDE YARD OR REAR YARD. NO GARAGE DOOR SHALL FACE THE PRIVATE STREET. GARAGE DOOR MATERIALS SHALL BE WOOD OR GLASS AS APPROVED BY THE ARCHITECTURAL COMMITTEE. GARAGES SHALL BE ENCLOSED AND CARPORTS ARE NOT PERMITTED. DETACHED GARAGES SHALL CONFORM TO THE ARCHITECTURAL STYLE OF THE RESIDENCE, AND THE PLANS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.
6.

DRIVEWAYS

DRIVEWAY MATERIAL SHALL BE CONCRETE. MINIMUM DRIVEWAY CULVERT SIZES ARE SHOWN ON THE PLAT. THE CULVERT SIZE SELECTED SHALL NOT BE GREATER THAN AN EXISTING DOWNSTREAM DRIVEWAY CULVERT. ALL DRIVEWAY IMPROVEMENTS SHALL BE SUBJECT TO REVIEW BY ARCHITECTURAL COMMITTEE. THE LOCATION, SIZE AND MATERIALS USED FOR DRIVEWAY HEADWALLS AND CULVERTS SHALL MEET TWIN PONDS ARCHITECTURAL COMMITTEE'S STANDARD. THE FINISHED GRADE OF THE DRIVEWAY AT THE CENTERLINE OF THE DITCH SHALL BE A MINIMUM OF 6" LOWER THAN EDGE OF EXISTING PAVEMENT ADJACENT TO THE DRIVEWAY.
7.

RETAINING WALLS

RETAINING WALLS SHALL BE BRICK, STONE, OR STUCCO. RAILROAD TIE RETAINING WALLS ARE NOT PERMITTED. THE ARCHITECTURAL COMMITTEE SHALL MAKE FINAL DECISIONS ON MATERIALS AUTHORIZED FOR USE IN RETAINING WALLS.
8.

WASHING OUT OF CONCRETE TRUCKS

THERE SHALL BE NO WASHING OUT OF READY MIX CONCRETE TRUCKS ON ANY PROPERTY EXCEPT THAT IN WHICH THE CONCRETE IS BEING USED. LOT OWNER IS RESPONSIBLE FOR COMPLYING WITH THIS.
9.

PRE-EXISTING BUILDINGS

NO PRE-EXISTING OR OFF-SITE BUILT RESIDENCE MAY BE MOVED ONTO ANY LOT.
10.

OUT BUILDINGS

a.

OUT BUILDINGS AND DETACHED GARAGES SHALL REQUIRE APPROVAL FROM THE ARCHITECTURAL COMMITTEE AND SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DESIGN OF THE PRIMARY RESIDENCE.

b.

IN ADDITION TO THE PRIMARY RESIDENCE, A SINGLE STEEL BUILDING / BARN MAY BE CONSTRUCTED ON EACH LOT.

c.

THE ARCHITECTURAL COMMITTEE SHALL DETERMINE THE STYLE AND COLOR TO MATCH THE OVERALL LOOK OF THE NEIGHBORHOOD.

d.

HOMEOWNERS SHALL SELECT FROM VARIOUS MODELS AND SIZES; HOWEVER, THE SIZE WILL BE RESTRICTED TO 75% OF THE GROSS SQUARE FOOTAGE OF THE PRIMARY RESIDENCE.

e.

OUTBUILDING SHALL NOT BE USED AS THE PRIMARY RESIDENCE ON THE LOT.
11.

FENCES

NO FENCING SHALL EXTEND BEYOND THE FRONT BUILDING LINE, OR THE SIDE BUILDING LINE ON A CORNER LOT, OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE HOME. APPROVED FENCING MATERIALS INCLUDE BLACK 4-RAIL VINYL HORSE FENCING, BLACK ALUMINUM FENCING, OR BLACK VINYL COVERED CHAIN LINK WITH BLACK POSTS AND RAILS. ALL FENCING MATERIALS, LOCATION, ETC. SHALL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION.
12.

ROOF

ARCHITECTURAL SHINGLES SHALL BE OWENS CORNING "ESTATE GRAY" AND BE USED ON ALL RESIDENCES IN "TWIN PONDS". OTHER ROOF MATERIALS, SUCH AS SLATE, CLAY, CONCRETE, ETC., MAY BE APPROVED BY THE ARCHITECTURAL COMMITTEE UPON WRITTEN REQUEST. RESIDENCES SHALL HAVE A ROOF PITCH OF AT LEAST 7/12. PORCHES OR COVERED PATIOS MAY HAVE A 4/12 PITCH. A ROOF PITCH OF LESS THAN 4/12 IS NOT PERMITTED. ROOF MOUNTED EQUIPMENT, INCLUDING MECHANICAL, AIR CONDITIONING, AND SOLAR EQUIPMENT, WILL NOT BE ALLOWED.
13.

MASONRY

MINIMUM OF 50% MASONRY (BRICK, NATURAL STONE, OR STUCCO), EXCLUDING WINDOWS AND DOORS, SHALL BE REQUIRED ON ALL EXTERIORS. THE FIRST LEVEL SHALL ONLY USE BRICK, NATURAL STONE AND/OR STUCCO. MASONRY SIDING MAY BE USED FOR THE SECOND/THIRD LEVEL(S).
14.

POOLS

OUTDOOR SWIMMING POOLS SHALL BE IN-GROUND AND PERMANENT. LOTS WITH SWIMMING POOLS SHALL PROVIDE SUFFICIENT SECURITY FENCING SWIMMING POOL ANCILLARY EQUIPMENT SHALL BE SHIELDED FROM VIEW OF ADJACENT PROPERTY OWNERS AND THE STREETS/CAPE.
15.

LIGHTING

EXTERIOR LIGHTING, EXCEPT TEMPORARY SEASONAL DECORATIVE LIGHTING (75 DAYS OR LESS) AND LOW VOLTAGE LANDSCAPE LIGHTING, IS LIMITED TO NON-GLARE BULBS OR SHIELDED FIXTURES.
16.

ANTENNAS / SATELLITE DISHES

OUTSIDE ELECTRONIC RECEPTION DEVICES OTHER THAN ROOF MOUNTED 18" SATELLITE DISHES ARE PROHIBITED. SATELLITE DISHES SHALL NOT BE VISIBLE FROM THE STREET.
17.

TRAILERS / VEHICLES

NO BOAT, TRAILER, CAMPER, RECREATIONAL VEHICLE, INOPERATIVE VEHICLES, OR ANY OTHER TYPE OF VEHICLE OTHER THAN A PASSENGER VEHICLE SHALL BE REGULARLY PARKED OR STORED ON ANY STREET OR ON ANY LOT EXCEPT WHOLLY WITHIN AN GARAGE OR BARN STRUCTURE APPROVED BY THE ARCHITECTURAL COMMITTEE. PRIVATE PASSENGER MOTOR VEHICLES MAY BE PARKED OVERNIGHT ON DRIVEWAYS BUT NOT STORED ON A DRIVEWAY FOR AN EXTENDED PERIOD OF TIME. NO PRIVATE PASSENGER MOTOR VEHICLES SHALL BE PARKED ON ANY STREET OVERNIGHT OR ON A PERMANENT BASIS.
18.

TRASH

THE OWNER OF EACH LOT AND/OR RESIDENCE SHALL KEEP THE SAME FREE FROM RUBBISH, LITTER, AND NOXIOUS WEEDS. ALL TRASH, GARBAGE, RUBBISH, OR LITTER SHALL BE KEPT IN CONTAINERS ADEQUATE FOR THAT PURPOSE AND SHALL BE STORED AND CONCEALED FROM VIEW UNTIL THE DESIGNATED DATE FOR COLLECTION.
19.

CLOTHES LINES

NO EXPOSED CLOTHES LINE POLES OR OUTDOOR CLOTHES DRYING APPARATUS WILL BE PERMITTED ON ANY LOT.
20.

GENERAL UP KEEP

ALL STRUCTURES, LANDSCAPING, AND IMPROVEMENTS SHALL BE MAINTAINED IN GOOD CONDITION AND IN GOOD REPAIR AT ALL TIMES.
21.

SIGNS

NO SIGN OR OTHER ADVERTISING OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY LOT LONGER THAN 24 HOURS, EXCEPT THAT NEATLY PAINTED REAL ESTATE SIGNS OF STANDARD SIZE MAY BE PLACED IN THE FRONT YARD OF A RESIDENCE THAT IS "FOR SALE".
22.

NOISE

EXCESSIVE NOISE THAT INTRUDES ON THE PEACEFUL ENJOYMENT OF A RESIDENTIAL PROPERTY IS NOT PERMITTED.
23.

MAILBOXES

SO LONG AS A RURAL TYPE MAILBOX IS IN USE IN "TWIN PONDS" BY THE UNITED STATES POSTAL SERVICE, ALL MAILBOXES AND MAILBOX PEDESTALS IN "TWIN PONDS" SHALL MATCH THE ARCHITECTURAL STYLE OF THE RESIDENCE, SUCH AS BRICK, STONE, STUCCO, ETC., AND ALSO CONFORM IN DESIGN TO THE SPECIFIC PLAN APPROVED BY THE ARCHITECTURAL COMMITTEE AND THE LOCATION AND DESIGN SHALL CONFORM TO THE SPECIFICATIONS OF THE UNITED STATES POSTAL SERVICE. THE MAILBOX SHALL BE POSITIONED SO THAT THE FRONT FACE IS APPROXIMATELY 6 INCHES FROM THE EDGE OF PAVEMENT AND 6 INCHES FROM THE INSIDE EDGE OF A DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTIGUOUS LOT AREA. THE BOTTOM OF THE MAILBOX SHALL BE 38 INCHES FROM STREET LEVEL.
24.

TREES

RESIDENCES ARE ENCOURAGED TO PLANT TREES FOR THE BEAUTIFICATION OF THE NEIGHBORHOOD. THE INITIAL OCCUPANT OF A NEW HOME SHALL BE REQUIRED TO PLANT A MINIMUM OF THREE (3) SHADE TREES IN THE FRONT YARD, AND ONE (1) SHADE TREE IN THE BACK YARD WITHIN 9 MONTHS OF OCCUPANCY. THE MINIMUM CALIPER SHALL BE 2 INCHES AS MEASURED 6 INCHES ABOVE THE GROUND (ABOVE THE TOP OF THE ROOT BALL).
25.

PRESERVATION OF TREES

IT SHALL BE THE DUTY AND OBLIGATION OF THE OWNERS OF EACH LOT TO PRESERVE AND PROTECT THE TREES LOCATED ON SUCH LOT. THE ASSOCIATION SHALL BE RESPONSIBLE FOR PROTECTING AND PRESERVING TREES. THE OWNER OF EACH LOT SHALL NOT REMOVE TREES 4" CALIPER AND LARGER WITH PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE.
26.

SPRINKLER SYSTEM

EACH HOMEOWNER SHALL INSTALL, OPERATE AND MAINTAIN AN UNDERGROUND IRRIGATION OR SPRINKLING SYSTEM FOR THE PURPOSE OF PROPERLY IRRIGATING AND WATERING THE TREES AND LANDSCAPING FROM THE FRONT OF THE PRIMARY RESIDENCE TO THE STREET.
27.

STORAGE OF MATERIALS

NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETE WITHIN TWELVE (12) MONTHS. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT IN A DEAT AND ORDERLY CONDITION AT ALL TIMES.
28.

LANDSCAPING

ALL LOTS SHALL BE LANDSCAPED WITHIN 60 DAYS AFTER FINAL INSPECTION.

29.

ARCHITECTURAL ELEVATION

RESIDENCES WITH THE SAME FRONT ARCHITECTURAL ELEVATION ARE PROHIBITED.
30.

ANIMALS / LIVESTOCK

NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED, OR KEPT AT ANY RESIDENCE OR ON ANY LOT, EXCEPT FOR ONE (1) HORSE PER LOT. HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
31.

WINDOWS

IF ALUMINUM WINDOWS ARE USED ON ANY RESIDENCE THE FRAME OF THE WINDOWS SHALL NOT APPEAR UNFINISHED (NO MILL FINISH).
32.

LOT SPLITS

LOT SPLITS ARE PROHIBITED.
33.

HOMEOOWNER COMPLIANCE

EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY, OR LOCAL LAWS, STATUTES, ORDINANCES, RULES, AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNER'S PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, AND HEALTH AND SAFETY ISSUES.
34.

LEASING / RENTING RESIDENCE

IN THE EVENT AN OWNER LEASES THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY TENANT(S) OF THE EXISTENCE OF "TWIN PONDS" HOMEOWNERS' ASSOCIATION AND RECEIVE WRITTEN APPROVAL FROM THE "TWIN PONDS" HOMEOWNERS' ASSOCIATION, AND THE TERMS AND CONDITIONS, AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. A COPY OF THE COVENANTS SHALL BE PROVIDED BY OWNER TO TENANT(S). THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT(S) SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HEREIN, AND SHALL PROVIDE THE UNDERSIGNED OWNER AND THE THEN PRESIDENT OF THE ASSOCIATION WITH THE NAME AND PHONE NUMBER OF THE TENANT(S) AND THE ADDRESS AND PHONE NUMBER WHERE THE LOT OWNER CAN BE CONTACTED IN THE EVENT ANY PROBLEMS REGARDING COMPLIANCE WITH THE COVENANTS OR OTHER REQUIREMENTS SET FORTH HEREIN OCCUR. OWNER ACKNOWLEDGES THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE COVENANTS IS THE OWNER'S ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT(S) AND ANY ACTION OR INACTION ON THE PART OF THE TENANT(S).
35.

BUILDING SETBACKS

UNLESS OTHERWISE NOTED, ALL BUILDINGS AND STRUCTURES SHALL BE SETBACK FROM RESERVE 'A' A MINIMUM DISTANCE OF THIRTY-FIVE FEET (35') AS SHOWN ON THE ACCOMPANYING PLAT. BUILDING SETBACKS EXCEEDING THIRTY-FIVE FEET (35') SHALL BE ENFORCEABLE BY THE ARCHITECTURAL COMMITTEE AND NOT THE CITY OF GLENPOOL.
36.

RESIDENCY

NO STRUCTURE OTHER THAN A DWELLING SHALL BE USED AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. ALL SECONDARY LIVING STRUCTURES (INCLUDING MOTHER-IN-LAW SUITES) REQUIRE APPROVAL OF THE ARCHITECTURAL COMMITTEE.
37.

BASKETBALL GOALS

NO BASKETBALL GOALS SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. TEMPORARY/MOBILE BASKETBALL GOALS ARE PROHIBITED.
38.

CHIMNEYS

ALL CHIMNEYS SHALL HAVE AN ARCHITECTURAL COMMITTEE APPROVED SINGLE STYLE TERMINATOR CAP. VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS, OR OTHER ROOFTOP PROTRUSIONS SHALL BE COPPER.
39.

INOPERABLE VEHICLES

NO OWNER OF A LOT, OR HIS TENANT, GUEST, OR OTHER PERSON SHALL REPAIR OR RESTORE ANY TYPE OF VEHICLE, BOAT OR RV UPON ANY LOT EXCEPT FOR EMERGENCY REPAIRS THERETO AND THEN ONLY TO THE EXTENT NECESSARY TO ENABLE MOVEMENT THEREOF TO A PROPER REPAIR FACILITY. THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY GIVEN RESTRICTION, COVENANT, OR CONDITION, AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS. IN MATTERS PERTAINING TO THE APPEARANCE OF SPECIFIC HOMES IN "TWIN PONDS" OR THE OVERALL APPEARANCE OF "TWIN PONDS" SUBDIVISION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS, OR DECIDING THE STANDARD TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

THE OWNER/DEVELOPER OF "TWIN PONDS" RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS CONTAINED IN THIS SECTION II BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE CITY CLERK'S OFFICE AT THE COURT HOUSE OF THE CITY OF BROKEN ARROW, OKLAHOMA. SUBSEQUENT TO THE FORMATION OF "TWIN PONDS" HOMEOWNERS' ASSOCIATION, THE OWNER/DEVELOPER MAY ASSIGN THIS RESERVATION TO THE ASSOCIATION. HOWEVER, THE BY-LAWS OF THE ASSOCIATION SHALL PROVIDE THAT A (ANY) COVENANT SHALL NOT BE CHANGED OR ABOLISHED UNLESS APPROVED BY SIXTY PERCENT OF THE MEMBER OF THE ASSOCIATION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

- A.

ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. UTILITY EASEMENTS AND RIGHTS-OF-WAY AND SECTION II. PLANNED UNIT DEVELOPMENT ARE SET FORTH CERTAIN COVENANTS AND ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS CONTAINED WITHIN SECTION I. AND SECTION II., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL ALSO INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III. RESTRICTIONS AND COVENANTS, SHALL INURE ONLY TO THE BENEFIT OF AND SHALL BE ENFORCEABLE ONLY BY THE OWNER OF A LOT AND/OR THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS SET FORTH WITHIN SECTION II., IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT AND/OR TO RECOVER DAMAGES. WITH THE EXCEPTION OF ACTIONS TO ENFORCE COVENANTS CONTAINED WITHIN SECTION I. AND SECTION II., PRIOR TO THE COMMENCEMENT OF ANY ACTION PERTAINING TO THESE RESTRICTIONS, THE PERSON INTENDING TO COMMENCE THE ACTION SHALL GIVE THE RECORD OWNER OF THE PROPERTY ON WHICH THE VIOLATION IS OCCURRING, OR HAS OCCURRED, WRITTEN NOTICE OF THE VIOLATION. IN THE EVENT REASONABLE EFFORTS TO CURE THE VIOLATION ARE COMMENCED WITHIN THIRTY (30) DAYS FROM RECEIPT OF NOTICE, NO JUDICIAL ACTION SHALL BE COMMENCED TO ENFORCE THE RESTRICTIONS SO LONG AS THE EFFORTS TO CURE THE VIOLATION DILIGENTLY PROCEED TO COMPLETION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS OR RESTRICTIONS, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR ANY LOT OWNER, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS, AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE HIS OR ITS REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.
- B.

DURATION

THESE COVENANTS AND RESTRICTIONS SET FORTH WITHIN THIS DEED OF DEDICATION, 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 RIGHTS-OF-WAY AND SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF GLENPOOL, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION III. RESTRICTIONS AND COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. 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, THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT ON _____, 2019.

DANNY R. AND ZACHARY BEELER

BY _____
DANNY R. BEELER

BY _____
ZACHARY BEELER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS XXXX DAY OF XXXXXXXX, 2019, PERSONALLY APPEARED TO ME DANNY R. AND ZACHARY BEELER, KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

S. ASHLEY MCCARTY

MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, JASON LILLY, OF FORESIGHT LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #7652, 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 "TWIN PONDS", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JASON LILLY
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1950

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS XXXXX DAY OF XXXXXX, 2019, PERSONALLY APPEARED JASON LILLY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MY COMMISSION NUMBER



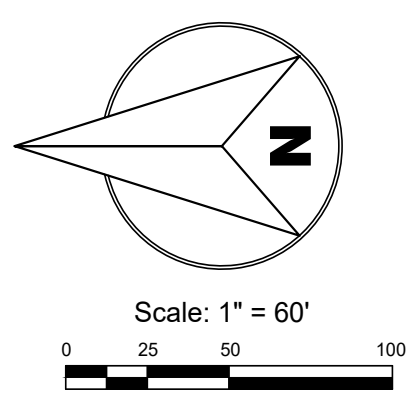
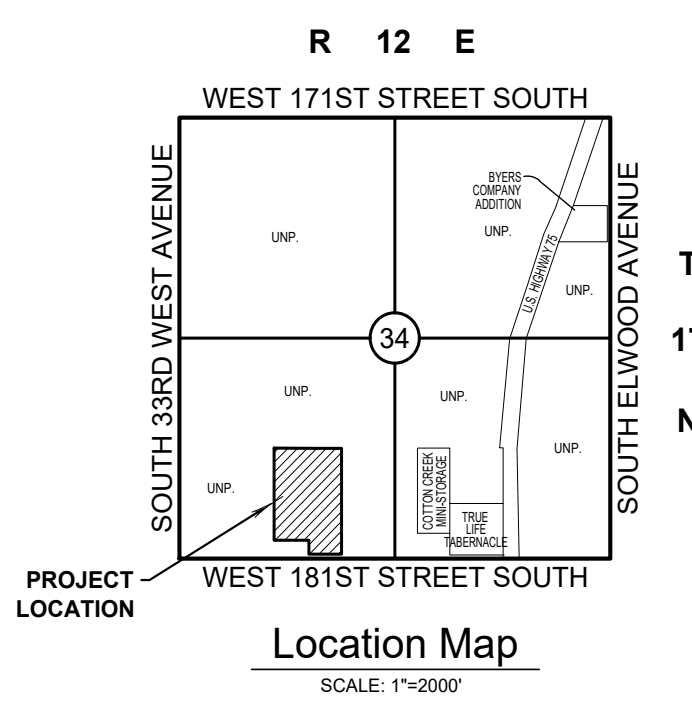
CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

I HEREBY CERTIFY THAT THE ABOVE NOTED SUBDIVISION, TWIN PONDS, IS APPROVED FOR THE USE OF PUBLIC WATER SUPPLY AND SANITARY SEWER.

DATED THIS _____ DAY OF _____, 2019.

ENVIRONMENTAL SUPERVISOR OF THE OKLAHOMA
DEPARTMENT OF ENVIRONMENTAL QUALITY

PRELIMINARY
PLAT



Twin Ponds

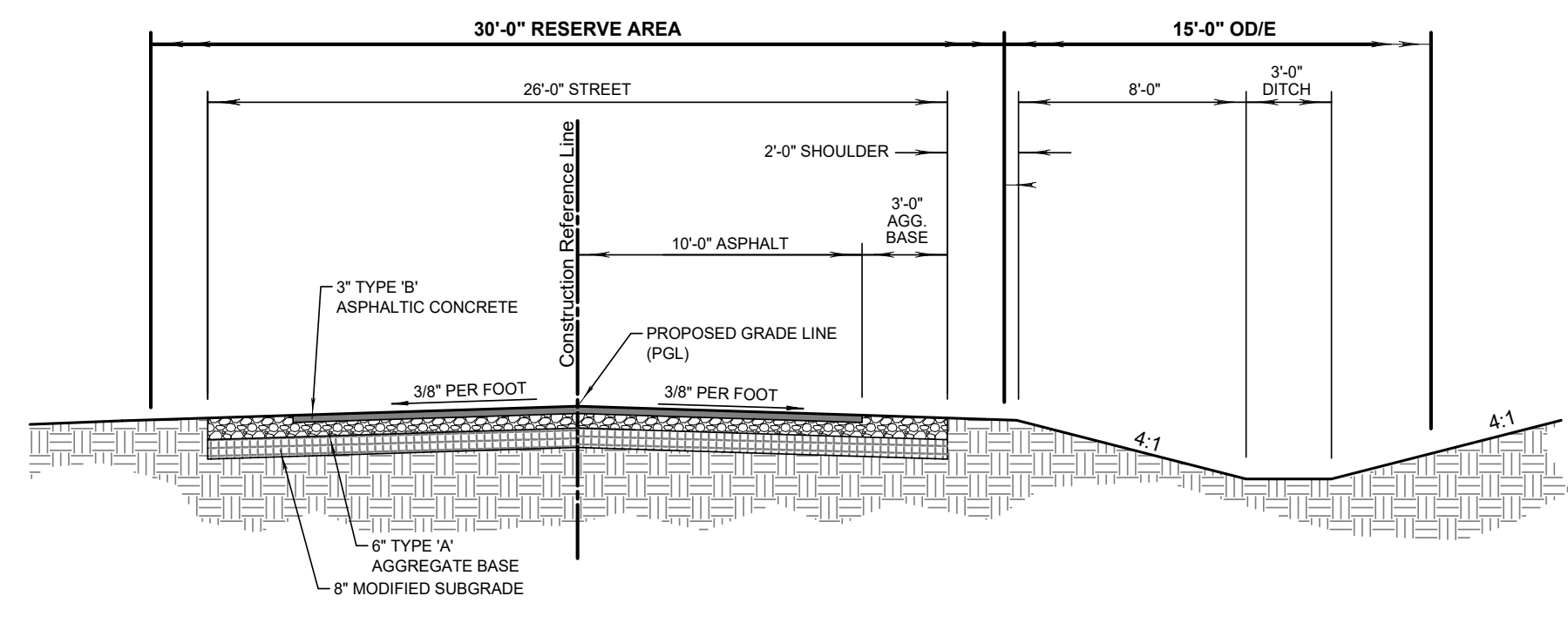
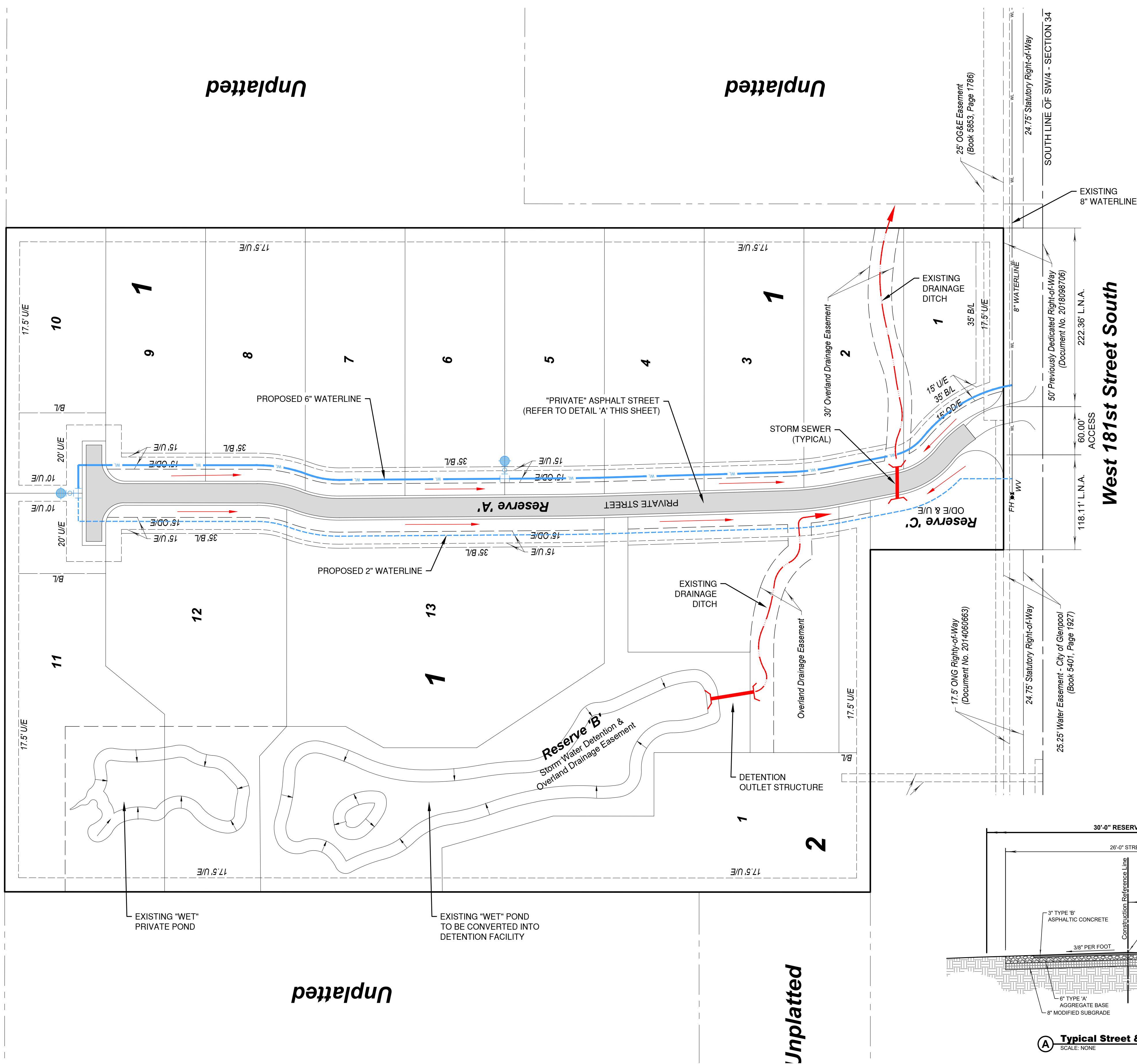
CONCEPTUAL IMPROVEMENTS PLAN

Unplatted

Unplatted

Unplatted

Unplatted



A Typical Street & Ditch Section
SCALE: NONE

NOTE:
ROADSIDE DITCH TO BE CONSTRUCTED BY THE SUBDIVISION GRADING CONTRACTOR AND IS TO BE MAINTAINED DURING CONSTRUCTION BY THE INDIVIDUAL LOT BUILDERS AND PROPERTY OWNERS.

DATE PREPARED: 4/11/2019

Planned Unit Development No. _____

June 10, 2019

TWIN PONDS

**City of Glenpool
Tulsa County, Oklahoma**

Approximately 22.48 Acres
North of West 181st Street South – ½ mile west of Highway 75

PROPERTY OWNER

Danny R. & Zachary Beeler
8217 South Maybelle Avenue
Tulsa, OK 74132



Table of Contents

I. PROPERTY DESCRIPTION	3
II. DEVELOPMENT CONCEPT	4
Exhibit A – Vicinity Map	5
Exhibit B – Aerial Photo	6
Exhibit C – Conceptual Site Plan	7
Exhibit D – Current Zoning Map	8
Exhibit E – Existing Topography	9
Exhibit F – Existing Soils	10
III. DEVELOPMENT STANDARDS	11
IV. GENERAL PROVISIONS	12
A. Surrounding Zoning and Land Uses	12
B. Vehicular Access and Circulation	12
C. Drainage and Utilities	12
D. Environmental Analysis and Topography	12
E. Requirement to Plat	13
F. Anticipated Construction Schedule	13

I. Property Description

Twin Ponds consists of 22.48 acres located on the north side of West 181st Street South – ½ mile west of Highway 75 in the City of Glenpool, Tulsa, Oklahoma.

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE SOUTH 89°59'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1583.31 FEET; THENCE NORTH 00°02'31" EAST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'31" EAST A DISTANCE OF 169.80 FEET TO A 3/8" IRON ROD; THENCE NORTH 89°58'53" WEST A DISTANCE OF 426.19 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°02'10" EAST A DISTANCE OF 1102.96 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°55'51" EAST A DISTANCE OF 496.13 FEET TO A 3/8" IRON ROD; THENCE SOUTH 89°45'43" EAST A DISTANCE OF 330.46 FEET TO A 3/8" IRON ROD; THENCE SOUTH 00°02'02" WEST A DISTANCE OF 1270.98 FEET TO A 1/2" IRON ROD; THENCE NORTH 89°59'33" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 400.46 FEET TO THE POINT OF BEGINNING, CONTAINING 22.4797 ACRES, MORE OR LESS, BEING SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

II. Development Concept

Twin Ponds is a residential development on a 22.48-acre tract of presently undeveloped land within the City of Glenpool, Tulsa County, Oklahoma.

Objectives:

- Creative site design to integrate a flexible development around existing drainage features
- Better utilization of land than is possible through standard zoning regulations
- Compatibility with surrounding residential neighborhoods

Prestige Pond is a professionally planned neighborhood. Plans include detention facilities, private street, gated entry and landscaping. A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood, private streets and amenities.

To further improve development quality, Twin Ponds will include professional landscaping and other decorative treatments along West 181st Street South.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO



EXHIBIT C CONCEPTUAL SITE PLAN

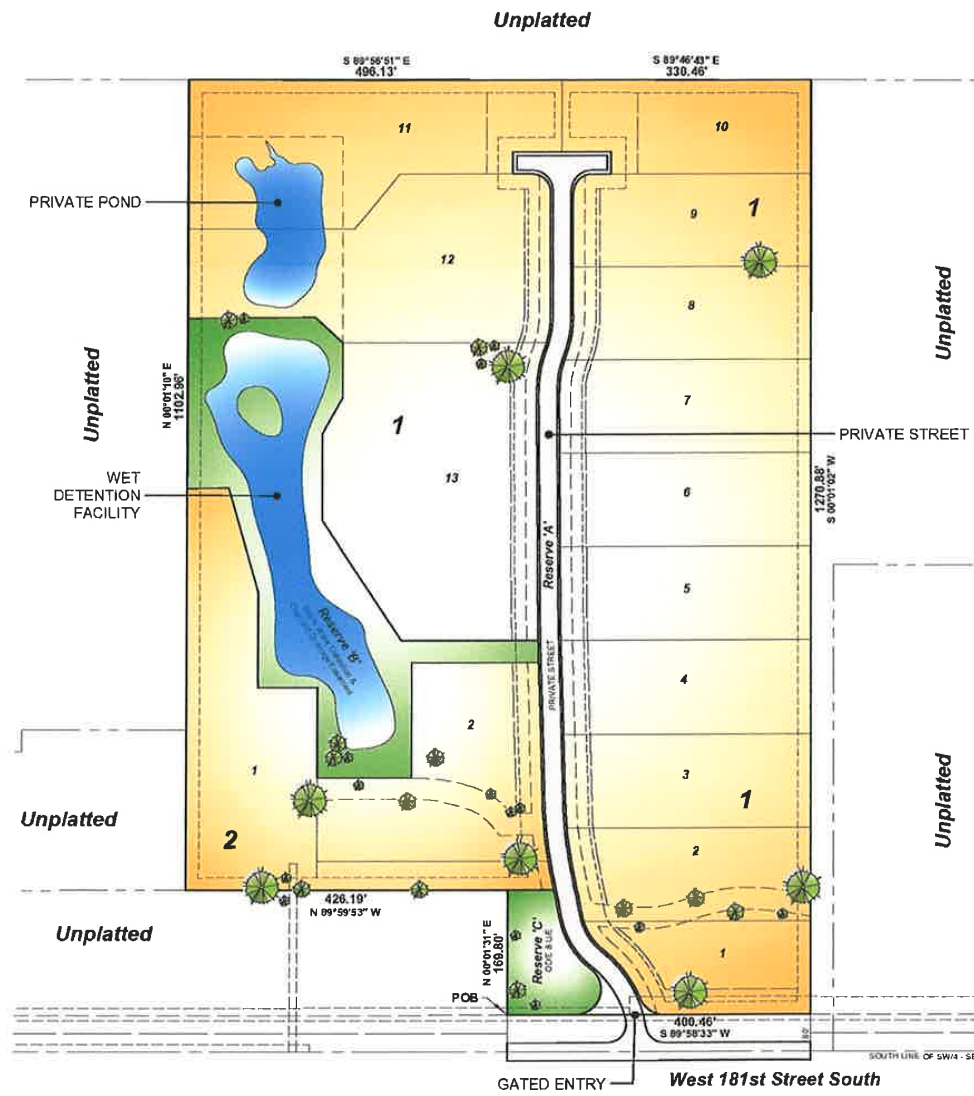


EXHIBIT D
CURRENT ZONING MAP



EXHIBIT E
EXISTING TOPOGRAPHY



EXHIBIT F
EXISTING SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 10, 2019



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Dennis-Pharoah complex, 1 to 3 percent slopes	0.1	0.2%
16	Dennis-Radley complex, 0 to 12 percent slopes	1.8	8.0%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	20.8	91.8%
Totals for Area of Interest		22.7	100.0%

III. Development Standards

Land Area: 22.48 Acres

Zoning: Planned Unit Development

Permitted Uses:

USE UNIT 1 - AREAWIDE USES BY RIGHT

USE UNIT 6 – SINGLE-FAMILY DWELLING

Residential lots proposed: 15

Minimum lot width (at the building setback line): 125 feet

Minimum lot area: 30,000 square feet

Minimum land area per dwelling unit: 31,875 square feet

Provided land area per dwelling unit: 65,282 square feet

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way: 35 feet

Front Yard abutting a private street reserve area: 35 feet

Rear yard: 30 feet

Interior side yard: 15 feet

No residence shall be built nearer than fifteen (15) feet to any side lot on one side, and fifteen (15) feet on the other side, thus requiring a combined total of at least thirty (30) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

All other yards abutting a private street reserve area: 35 feet

Maximum structure height: 35 feet

Minimum dwelling size: 2,200 square feet (finished heated living area)

IV. General Provisions

A. Surrounding Zoning and Land Uses:

The property is currently zoned AG – Agriculture District and is vacant and surrounded by AG – Agriculture District zoning. Surrounding uses are primarily agricultural, rural residential or vacant.

B. Vehicular Access and Circulation:

Vehicular access to the subdivision shall be from West 181st Street South. Gates serving private streets shall be designed in accordance with the Fire Code adopted by the City of Glenpool and approved by the City of Glenpool Fire Chief during the platting phase.

Limits of No Access (LNA) shall be depicted on the final plat along West 181st Street South frontage except at points of vehicular access.

C. Drainage and Utilities:

On-site stormwater management facilities utilizing the existing ponds will be designed and incorporated into the subdivision.

All proposed utilities shall be located underground. Final stormwater management facilities and site grading shall be designed in conformance with City of Glenpool Engineering Design Criteria and approved by the City Engineer. Public waterlines shall be designed in conformance with City of Glenpool and approved by the City Engineer and Oklahoma Department of Environmental Quality.

D. Environmental Analysis and Topography:

The property consists of gently rolling range land with elevations ranging from 716 feet to 702 feet. The USDA Web Soil Survey was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Dennis-Pharoah complex, 1 to 3 percent slopes	0.1	0.2%
16	Dennis-Radley complex, 0 to 12 percent slopes	1.8	8.0%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	20.8	91.8%
Totals for Area of Interest		22.7	100.0%

E. Requirement to Plat:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Glenpool Subdivision Regulations.

F. Anticipated Construction Schedule:

Construction shall commence within 3 months from the date the PUD is approved by the City of Glenpool.



To: HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL
From: John Gonsalves, Finance Director
Date: September 3, 2019
Subject: FY2018-2019 Audit Engagement Letter

Background:

The City has engaged the firm of Arledge & Associates to conduct an annual Financial and Compliance Audit for the Fiscal Year Ending June 30, 2019. The Audit Engagement letter states the Scope of Services, Audit Objectives, Audit Procedures – General, Audit Procedures – Internal Controls, Audit Procedures – Compliance, Other services, Management Responsibilities, Administration, Fees and Other items. Fees for the audit services are \$26,500.00. The cost of the audit is split between the City and GUSA and is budgeted in the General Fund General Government department, account 01-6-01-6236, and in the GUSA Fund in the Water and Sewer Department, account 02-6-16-6236.

Staff Recommendation:

The Audit Engagement Letter is a standard letter that is required prior to fiscal year end to properly engage the audit firm for the financial and compliance audit which is required for the City. I recommend the council accept the Audit Engagement Letter from Arledge and direct Mayor to sign on behalf of the City Government and authorize the Finance Director to sign the letters on behalf of Management.

Attachments:

1. FY-2018-2019 Audit Engagement Letter



FY-2019 Audit Engagement Letter

August 22, 2019

To the Governance and Management of the City of Glenpool, Oklahoma

We are pleased to confirm our understanding of the services we are to provide the City of Glenpool, Oklahoma (the "City") for the year ended June 30, 2019. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City of Glenpool, Oklahoma as of and for the year ended June 30, 2019. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis;
- 2) Budgetary Comparison Information;
- 3) Pension Plan Fund Schedules; and
- 4) OPEB Plan Schedules.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

- 1) Schedule of Expenditures of Federal Awards;
- 2) Combining Schedules; and
- 3) Fiscal Year 2019 Operating Report.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards

generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the governing board of the City of Glenpool, Oklahoma. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written

representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist, as needed and requested by the City, in preparing the financial statements and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually

and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Arledge & Associates, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to an oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Arledge & Associates, P.C. personnel. Furthermore, upon request, we may provide copies of

selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Oklahoma State Auditor and Inspector. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Andy Cromer, CPA is the engagement partner and is responsible for supervising the engagement and. signing the reports or authorizing another individual to sign them.

Our fee for these services will be \$26,500. This fee includes miscellaneous charges, such as travel, meals, and copies. Additional services are available for assistance in preparing the City's financial statements at a flat hourly rate of \$145 up to 40 hours. Should the City require additional assistance from us financial statements require more than 40 hours, we will provide the City with a status update and request approval from the City for any additional costs believed to be needed in the completion of the financial statements. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. The fee is based on the assumption the City did not have any significant expenditures of federal awards that would require a single audit engagement. If additional time is necessary due to a single audit engagement, or for other unanticipated reasons, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Because our Engagement Letter provides ongoing access to the accounting and business advice you need on a fixed-price basis, you are not inhibited from seeking timely advice from us. While the fixed prices for the services entitles you to unlimited consultation with us, if your questions or issues require additional research and analysis beyond consultation, that work will be subject to an additional price negotiation before the service to be performed, an Addendum to the Engagement Letter will be issued before delivery of the additional services will be performed, with payment terms agreed to in advance. By virtue of signing this document, you have indicated that your reporting entity has been appropriately defined, all trial balances will be reasonably adjusted, your key accounts will be reconciled, unusual transactions, significant financial estimates and disclosures have been communicated to us prior to the date at the top of this letter. To the extent that you utilize outside consultants to supplement your accounting and finance department and produce various schedules and reports, please note that by virtue of signing this document you have indicated that their work will be timely and reliable. Should we find that their work is other than timely and/or reliable, we will negotiate an Addendum to the Engagement Letter and determine a new engagement fee and payment arrangement before we issue our final report.

Cost of Consequential Damages

Any liability of Arledge & Associates, P.C. and its personnel to the City is limited to the amount of the annual fee the City paid for this audit engagement as liquidated damages.

The City agrees that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if both Arledge & Associates, P.C. and the City agree to be bound. Arledge & Associates, P.C. and the City will share any cost of mediation equally.



We appreciate the opportunity to be of service to the City of Glenpool, Oklahoma and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

Arledge & Associates, P.C.

Arledge & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the City of Glenpool, Oklahoma.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

a²



MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LYNN BURROW, PE
COMMUNITY DEVELOPMENT DIRECTOR

RE: PHASE I & II OF THE WARRIOR ROAD REHAB.
PROJECT: REVIEW AND APPROVAL OF CHANGE
ORDER NO. 5

DATE: SEPTEMBER 3, 2019

BACKGROUND

This item is for Council review, approval, and action regarding the submittal of a proposed Change Order No.5 associated with the construction contract with Cherokee Pride Construction covering Phase I & II of the Warrior Road Rehab. Project. The proposed Change Order No. 5 contains four individual elements that impact the original Contract Agreement. This proposed Change Order results from three additional cost items and one cost deduct item as follows:

- Additional sod for erosion control: +\$3,276.00
- Additional chainlink fencing (material only): +\$3,612.00
- Additional unit cost quantities over contract quantities: +\$6,650.00
- Contract items not used: -\$2,530.00

Total: +\$11,008.00

As a result of these modifications and by applying unit prices in the Contract Agreement where applicable, the requested Change Order increases the total contract amount by \$11,008.00. By doing so, the final total contract amount increases to \$456,910.00

Staff Recommendation

Staff recommends approval of Change Order No. 5 in the amount of \$11,008.00 as submitted, thus adjusting the final contract amount to a total not to exceed \$456,910.00 and authorizing the City Manager to execute same.

Attachments:

- A. Request for Contract Change Order No. 5

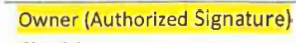
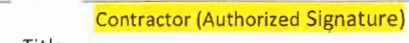
Date of Issuance: August 28, 2019	Effective Date: 8-28-19
Owner: City of Glenpool	Owner's Contract No.:
Contractor: Cherokee Pride Construction	Contractor's Project No.:
Engineer: Crafton, Tull & Associates, Inc.	Engineer's Project No.: 18400300
Project: Warrior Rd Reconstruction	Contract Name: Warrior Rd Reconstruction

The Contract is modified as follows upon execution of this Change Order:

Description: Add 819 SY additional sod installation (\$3276.00); Add new fence for right of way fence restoration 258 ft (plans had called for remove and reset existing fence but staff and contractor agreed a new fence is preferred) (\$3612.00); Deduct unused items from bid (silt fence, sediment, construction entrance, rip rap) (-\$2530); Add 58 Tons of Super Pave S4 and add 28 SF Tactile Warning Device (\$6650.00).

Attachments: Exhibit A Cherokee Pride Construction Quotes Dated 8/19/2019, 8/19/2019, 8/20/2019, & 8/23/2019

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ 427,204.00	Original Contract Times: Substantial Completion: 75 Ready for Final Payment: 90 days or dates
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4: \$ 18,698.00	[Increase] [Decrease] from previously approved Change Orders No. to No. : Substantial Completion: Ready for Final Payment: days
Contract Price prior to this Change Order: \$445,902.00	Contract Times prior to this Change Order: Substantial Completion: 75 Ready for Final Payment: 90 days or dates
[Increase] [Decrease] of this Change Order: \$11,008.00	[Increase] [Decrease] of this Change Order: Substantial Completion: Ready for Final Payment: days or dates
Contract Price incorporating this Change Order: \$456,910.00	Contract Times with all approved Change Orders: Substantial Completion: 75 Ready for Final Payment: 90 days or dates

RECOMMENDED:		ACCEPTED:	
By: 	By: 	By: 	
Title: VP - Infrastructure	Title: City Manager	Title: Contractor (Authorized Signature)	
Date: 8-28-2019	Date:	Date:	

Approved by Funding Agency (if applicable)

By: N/A Date: _____
Title: _____



Cherokee Pride Construction

8/19/19

Glenpool-Warrior Road

Re: Sod

Attn: John Staires

The original quantity of sod was 301 SY for Warrior Road. We laid an additional 819 SY in the amount of \$3,276.00

Harlan E. Yocham II

Cherokee Pride Construction
PO Box 28
Sapulpa, OK 74067

Email: harlanyocham@me.com
Phone: (918) 706-1630
Fax: (918) 224-7864



Cherokee Pride Construction

8/20/19

Quote

Glenpool-Warrior Road

Re: Fence

Fence (Material Only)	258 ft	\$14.00 ft	\$3,612.00
Total			\$3,612.00

Harlan E. Yocham II

Cherokee Pride Construction
PO Box 28
Sapulpa, OK 74067

Email: harlanyocham@me.com
Phone: (918) 706-1630
Fax: (918) 224-7864



Cherokee Pride Construction

8/23/19

Change Order

Re: Warrior Road

Super Pave S4	58 tons	\$105.00 ton	\$6,090.00
Tactile Warning Device	28 SF	\$ 20.00 SF	\$ 560.00
Total			\$6,650.00

Harlan E. Yocham II

Cherokee Pride Construction
PO Box 28
Sapulpa, OK 74067

Email: harlanyocham@me.com
Phone: (918) 706-1630
Fax: (918) 224-7864



Cherokee Pride Construction

8/19/19

Glenpool-Warrior Road

Re: Items not used

Attn: John Staires

Items not used in the Warrior Road project are:

Silt Fence	\$1,230.00
Sediment	\$ 800.00
Construction Entrance	\$ 300.00
Rip Rap	<u>\$ 200.00</u>

Total	\$2,530.00
-------	------------

Harlan E. Yocham II

Cherokee Pride Construction
PO Box 28
Sapulpa, OK 74067

Email: harlanyocham@me.com
Phone: (918) 706-1630
Fax: (918) 224-7864