



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
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www.cityofcoweta-ok.gov

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JANUARY 20, 2025 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Commissioners must identify themselves by name prior to making any comments. The Commission will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Commission have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris ____ Tena Metcalf ____ Jennifer Curtis ____ Kaci Barnett ____ Vacant ____

IV. CONSIDER ITEMS REMOVED FROM CONSENT

V. CONSENT

(All matters under the "Consent Calendar" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. MINUTES OF REGULAR MEETING

Approval of the minutes of the Coweta Planning Commission Meeting held on December 16, 2024. *[Anita Lee Community Development Administrative Assistant]*

VI. PUBLIC HEARING(S)

1. CZ 25-01 SUP, SPECIFIC USE PERMIT FOR CREMATORY

Public hearing to receive public comment on a request by Bell Land Use, LLC, agent for the applicant Schaudt Funeral Service, requesting a Specific Use Permit for a Crematory use in the CG zoning district. Location: 27907 South State Highway 51, Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian.

Carolyn Back, Community Development Director

2. FINAL PLAT - WYNSTONE PHASE IV

Public hearing to receive public comment on a request for Final Plat approval of Wynstone Phase 4, a subdivision of approximately 21.28 acres, more or less, with 80 lots, zoned

Residential Single-Family (RS-3). Situated in Section 25, Township 18 North, Range 15 East, of the Indian Base Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

VII. ADMINISTRATION

1. **CZ 25-01 SUP, SPECIFIC USE PERMIT FOR CREMATORY**

Discuss and consider action on a request by Bell Land Use, LLC, agent for the applicant Schaudt Funeral Service, requesting a Specific Use Permit for a Crematory use in the CG zoning district. Location: 27907 South State Highway 51, Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian.

Carolyn Back, Community Development Director

2. **FINAL PLAT - WYNSTONE PHASE IV**

Discuss and consider action on a request for Final Plat approval of Wynstone Phase 4, a subdivision of approximately 21.28 acres, more or less, with 80 lots, zoned Residential Single-Family (RS-3). Situated in Section 25, Township 18 North, Range 15 East, of the Indian Base Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

3. **SKETCH PLAN - TIGER TRAILS**

Review Conceptual Sketch Plan submitted for Tiger Trails, a proposed subdivision within the City of Coweta, as part of Planned Unit Development, PUD-R 24-03. The proposed subdivision is approximately 79.838 acres, more or less, with 322 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. This land zoned Residential Single-Family (RS-3) with PUD-R 24-03.

Carolyn Back, Community Development Director

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



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**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA**

MONDAY, DECEMBER 16, 2024, 6:00 PM

COMMISSIONERS PRESENT: Jessica Morris, Jennifer Curtis, Kaci Barnett

COMMISSIONERS ABSENT: Tena Metcalf

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:32 p.m. following a Board of Adjustment meeting.

III. ROLL CALL

Roll call taken. Planning Commission members were present as shown above.

IV. CONSENT

Consideration of the minutes of the regular meeting held on November 18, 2024.

Kaci Barnett made a motion to approve the minutes, Jennifer Curtis seconded the motion.

Aye: Kaci Barnett
Jennifer Curtis
Jessica Morris

V. PUBLIC HEARINGS

Jessica Morris opened the public hearing.

1. REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS

Public Hearing to receive public comment on a request to Rezone with a Planned Unit Development (PUD-R 24-03) on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Comments: Carolyn Back, Community Development Director presented the staff report to the Commissioners.

Twenty (20) attendees spoke during the public hearing voicing concerns pertaining to: increased flooding issues, longer response time of first responders, over-crowding in Broken Arrow Schools, road condition deterioration, increased traffic/speed in area with children nearby, water volume/pressure concerns, quality of and lack of help with Rausch Coleman Homes, and the proposed development does not fit into the existing surrounding area neighborhoods. Some speakers stated they are not against development in the area, but they were against high-density housing.

Carolyn Back then asked if the comments for this public hearing could be used for both Tiger Trails and Kelly Crossing, Staff and attendees agreed.

2. REZONE CZ 24-09 / PUD-R 24-02, KELLY CROSSING

Public hearing to receive public comment on a request to Rezone with a Planned Unit Development on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma

Jessica Morris closed the public hearing at 7:45 p.m.; a short break was given.

V. ADMINISTRATION

1. REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS

Discuss and consider action on a request to Rezone with a Planned Unit Development (PUD) on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma

Discussion: Staff asked Megan Pasco with Tanner Consulting to speak about the proposed Rezone/PUD process from a civil engineer perspective. She discussed the difference between RS-2 density developments allowing more homes as compared to a PUD that limits the number of houses that can be built in the same property size. Megan discussed the green spaces, pocket parks detention ponds, and other amenities within both proposed subdivisions. She stated Tanner Consulting did not design Oneta Farms. She also stated she had spoken with both Rural Water District #4 and #5 as well as Broken Arrow Public Schools to discuss the proposed development.

Discussion between the Commission members, Staff, and Megan Pasco included PUD processes, green spaces and parks within the development, infrastructure issues, water and sewer improvements, fire and police response, and addressed concerns regarding road improvements.

Carolyn Back then asked if the comments for the Administration could be used for both Tiger Trails and Kelly Crossing, Staff and attendees agreed.

MOTION:

Chair Jesscia Morris made a motion to APPROVE, a second motion was not given.

Commission Member Jennifer Curtis made a motion to DENY, Commission Member Kaci Barnett stated she was in favor of both Rezone's with PUD's, but said she could not vote in support based on a conversation with Rural Water District #4, that the Will Serve Letter was not signed by the person whose signature was on the letter. Commission Member Barnett also mentioned RWD #4 and the Coweta Fire Marshal both stated they do not test for fire flow. Commissioner Barnett seconded the motion to DENY. Staff briefly addressed Commission Member Barnett with the comment, "RWD #4 is not the Fire Department, Coweta is," pertaining to fire flow testing.

Aye: Jennifer Curtis
Kaci Barnett

Nay: Jessica Morris

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Discuss and consider action on a request to Rezone with a Planned Unit Development on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back then asked if the comments for the Administration could be used for both Tiger Trails and Kelly Crossing, Staff and attendees agreed.

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Aye: Jennifer Curtis
Kaci Barnett

Nay: Jessica Morris

VI. ADJOURNMENT

The meeting was adjourned by Jessica Morris at 6:30PM

X

Date: _____

Chairperson

^

Date: _____

Secretary



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Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: **CZ 25-01 SUP, SPECIFIC USE PERMIT FOR CREMATORY**

Date: January 20, 2025

BACKGROUND

The applicant Bell Land Use, LLC, agent for the applicant Schaudt Funeral Service, is requesting a Specific Use Permit, CZ 25-01 SUP, for a Crematory use in the CG zoning district.

- Location: 27907 South State Highway 51
- Legal Description: A Tract of land located in the SE/4 of the NW/4 of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 208.14 feet; Thence N89°44'23"E and parallel to the South line of said SE/4 NW/4 a distance of 366.91 feet; Thence N56°31'31"E a distance of 351.39 feet; Thence N00°09'53"W a distance of 140.00 feet: Thence N89°44'23"E and parallel to the south line of said SE/4 NW/4 a distance of 215.00 feet. Thence S00°09'53"E along the East Line of SE/4 NE/4 a distance of 409.40 feet; Thence S89°44'23"W and parallel to the South Line of said SE/4 NW/4 a distance of 373.30 feet; Thence S74°58'39"W a distance of 417.12 feet to the Point of Beginning. Containing 4.361 Acres more or less.

And

- A Tract of land located in the SE1/4 of the NW1/4 of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE1/4 NW1/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a

distance of 291.89 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 377.74 feet; Thence N89°44'23"E and parallel to the South line of said SE1/4 NW1/4 a distance of 840.41 feet; Thence S00°09'53"E and parallel to the West line thereof a distance of 140.00 feet; Thence S56°31'31"W a distance of 351.39 feet; Thence S89°44'23"W and parallel to the south line thereof a distance of 366.91 feet to the Point of Beginning. Containing 5.079 Acres more or less.

- Zoning: The property is zoned General Commercial (CG).
- Comprehensive Plan Map Intensity Designation: Commercial High
- Adjacent Zoning:
 - North: Agriculture (AG)
 - East: Agriculture (AG)
 - South: General Commercial (CG)
 - West: General Commercial (CG), Industrial (IL)

The funeral home use is an allowed use in the General Commercial (CG) zoning. The Crematory requires a Specific Use Permit (SUP). Before purchasing the property, the applicant would like to secure the SUP before closing on the property. If granted, then the applicant will move into site design to include stormwater drainage, floodplain and floodway constraints, parking, and all the other landscape and site plan requirements.

Upon cursory review, our City Engineer and Community Development, provided the following comments:

- A licensed engineer will need to be involved with the site design and platting of the property
- A Letter of Map Revision (LOMR) may be needed for access
- There shall be no work allowed in the floodway
- Stormwater detention along with all other subdivision regulations will be required
- As a condition of approval, Staff requests attaching the following condition to the recommendation to the City Council: No Chemical Cremation process is allowed

A Chemical Cremation process carries a very high Biochemical Oxygen Demand (BOD) and has been known to carry significant impacts on Sanitary Sewer plants

The parking count, as currently proposed for the Funeral Home, should meet all parking code requirements once the overall site plan is finalized by a licensed engineer and moved out of the the floodplain and floodway areas.

12-9B-5 Uses Permitted By Specific Use Permit

The following uses may be permitted as specific uses by the Planning Commission and City Council in accordance with the provisions contained in CCC 12-3D:

Community services, cultural and recreational facilities.

1. Description. Community services, cultural and recreational facilities which are needed in residential areas to serve the residents or need a residential environment, but which are or can be objectionable to nearby residential uses. These uses are permitted by specific use permits. See also CCC 12-3D.
2. Included uses.

x. Crematory.

Crematory Combustion System

See the attached document for Human Cremation Chamber Specification

ARTICLE 12-3E SPECIFIC USE PERMITS

12-3E-1 Introduction

1. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this article, authorize for specific parcels of land the issuance of a specific use permit.
2. The uses listed in CCC 12-3D-3 are so clarified because of the size of the land they require, or the specialized nature of the use, or they may more intensely dominate the area in which they are located or their effects on the general public are broader in scope than other types of uses permitted in the district.

PLANNING COMMISSION ACTION

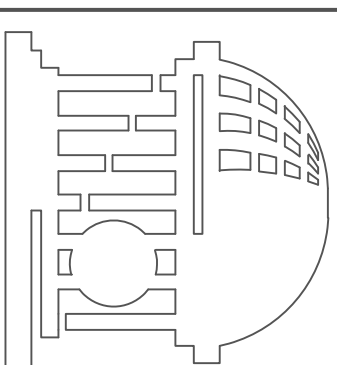
The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to grant a Specific Use Permit for a Crematory ("SUP") CZ 25-01 SUP Crematory.

STAFF RECOMMENDATION

ATTACHMENTS

1. CZ 25-01 SUP SITE PLAN

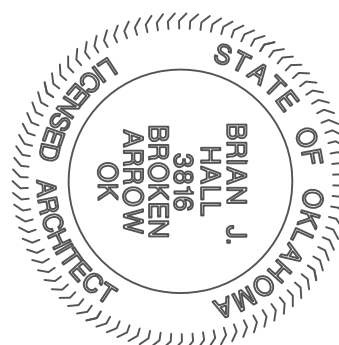
2. CZ 25-01 SUP LOCATION MAP
3. CZ 25-01 SUP AERIAL VIEW
4. CZ 25-01 Zoning Map
5. SCHAUDT FUNERAL HOME COLLAGE
6. EXTERIOR ELEVATIONS
7. FUNERAL HOME FIRST FLOOR
8. HUMAN CREMATION CHAMBER SPECS



brianhallwfa@cox.net
500 W MIAMI STREET BROKEN ARROW, OKLAHOMA 74011

SCHAUDT'S FUNERAL SERVICE & CREMATION CARE

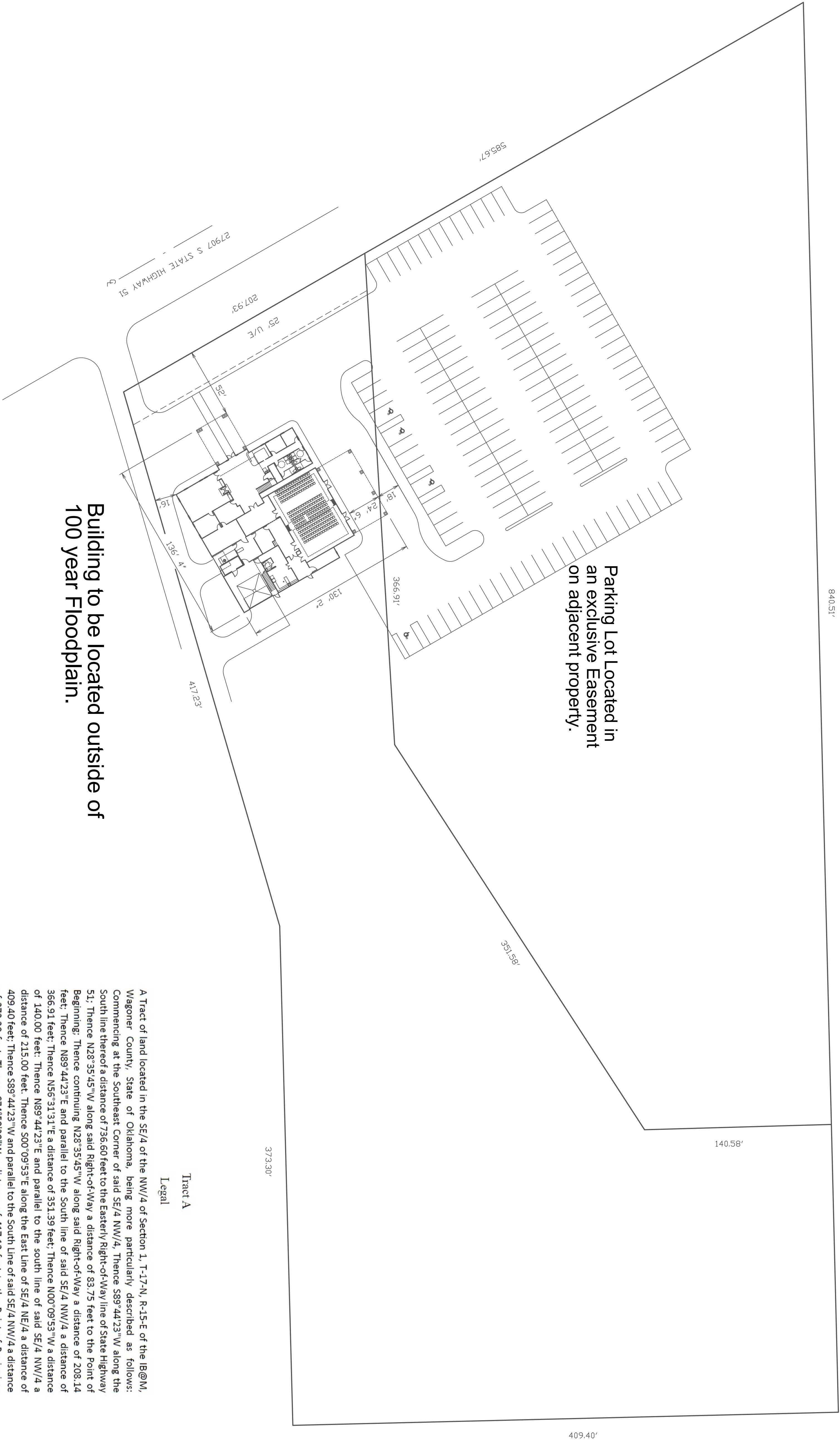
BRIAN J. HALL, ARCHITECT (918) 605-5142



24-117

12/17/24

S



Parking Lot Located in
an exclusive Easement
on adjacent property.

Building to be located outside of
100 year Floodplain.



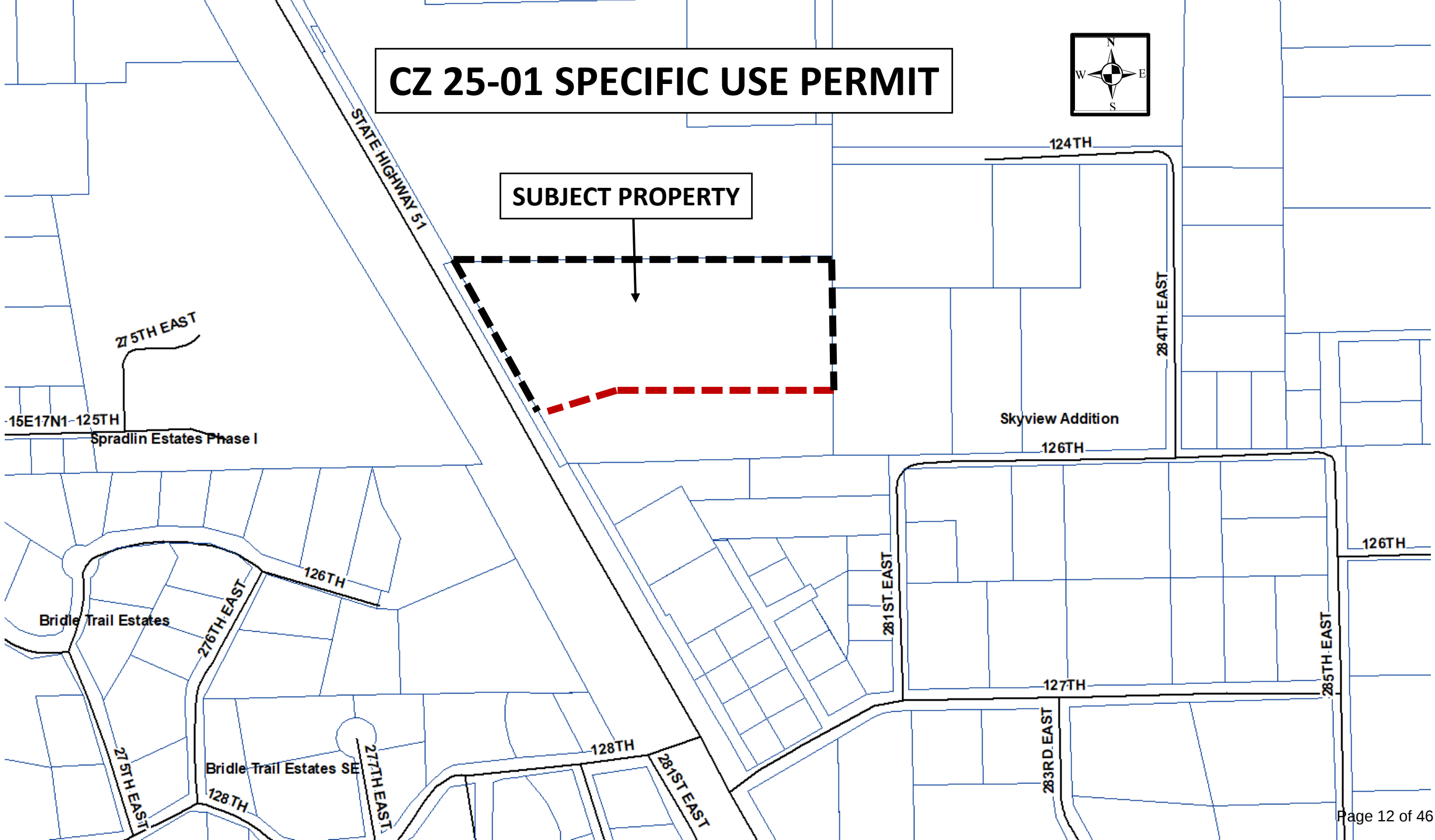
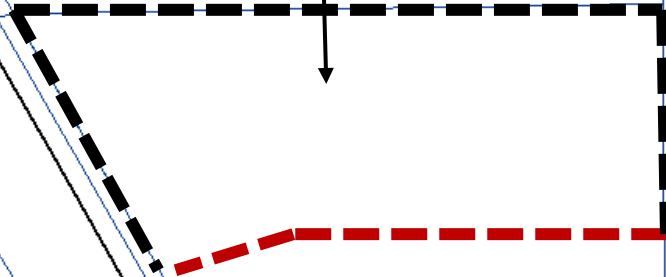
SITE PLAN
1"=40'

A Tract of land located in the SE/4 of the NW/4 of Section 1, T-17-N, R-15-E of the 1B@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 208.14 feet; Thence N89°44'23"E and parallel to the South line of said SE/4 NW/4 a distance of 366.91 feet; Thence N56°31'31"E a distance of 351.39 feet; Thence N00°09'53"W a distance of 140.00 feet; Thence N89°44'23"E and parallel to the south line of said SE/4 NW/4 a distance of 215.00 feet; Thence S00°09'53"E along the East Line of SE/4 NE/4 a distance of 409.40 feet; Thence S89°44'23"W and parallel to the South Line of said SE/4 NW/4 a distance of 373.30 feet; Thence S74°58'39"W a distance of 417.12 feet to the Point of Beginning. Containing 4.361 Acres more or less.

CZ 25-01 SPECIFIC USE PERMIT



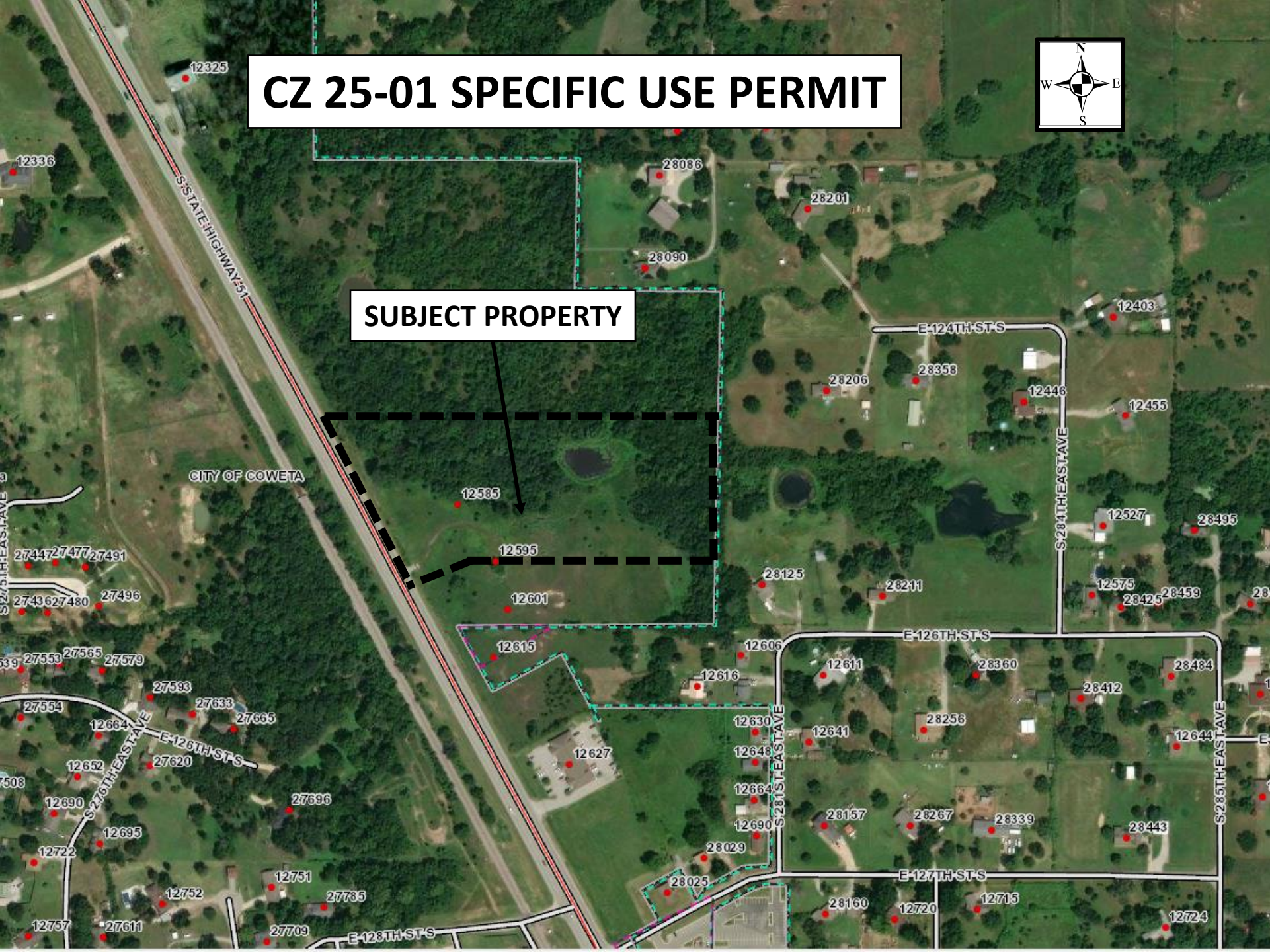
SUBJECT PROPERTY



CZ 25-01 SPECIFIC USE PERMIT



SUBJECT PROPERTY



STATE HIGHWAY 51

124TH

284TH EAST

15E17N1

125TH

RS.2.

Spradlin Estates Phase I

AG

CG

Skyview Addition

126TH

126TH

Bridle Trail Estates

RS-1

Bridle Trail Estates SE

128TH

CH

127TH

283RD EAST

285TH EAST

128TH

277TH EAST

281ST EAST

281ST EAST

Legend

ZONE_TYPE

AG – AGRICULTURE DISTRICT

CG – GENERAL COMMERCIAL

CH – HIGH INTENSITY COMMERCIAL

RS-1 RESIDENTIAL SINGLE FAMILY

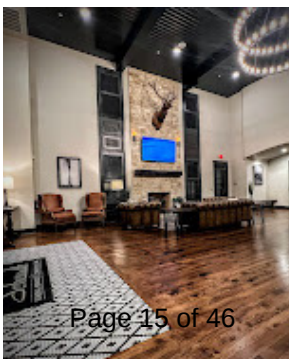
 RS-2 RESIDENTIAL SINGLE FAMILY

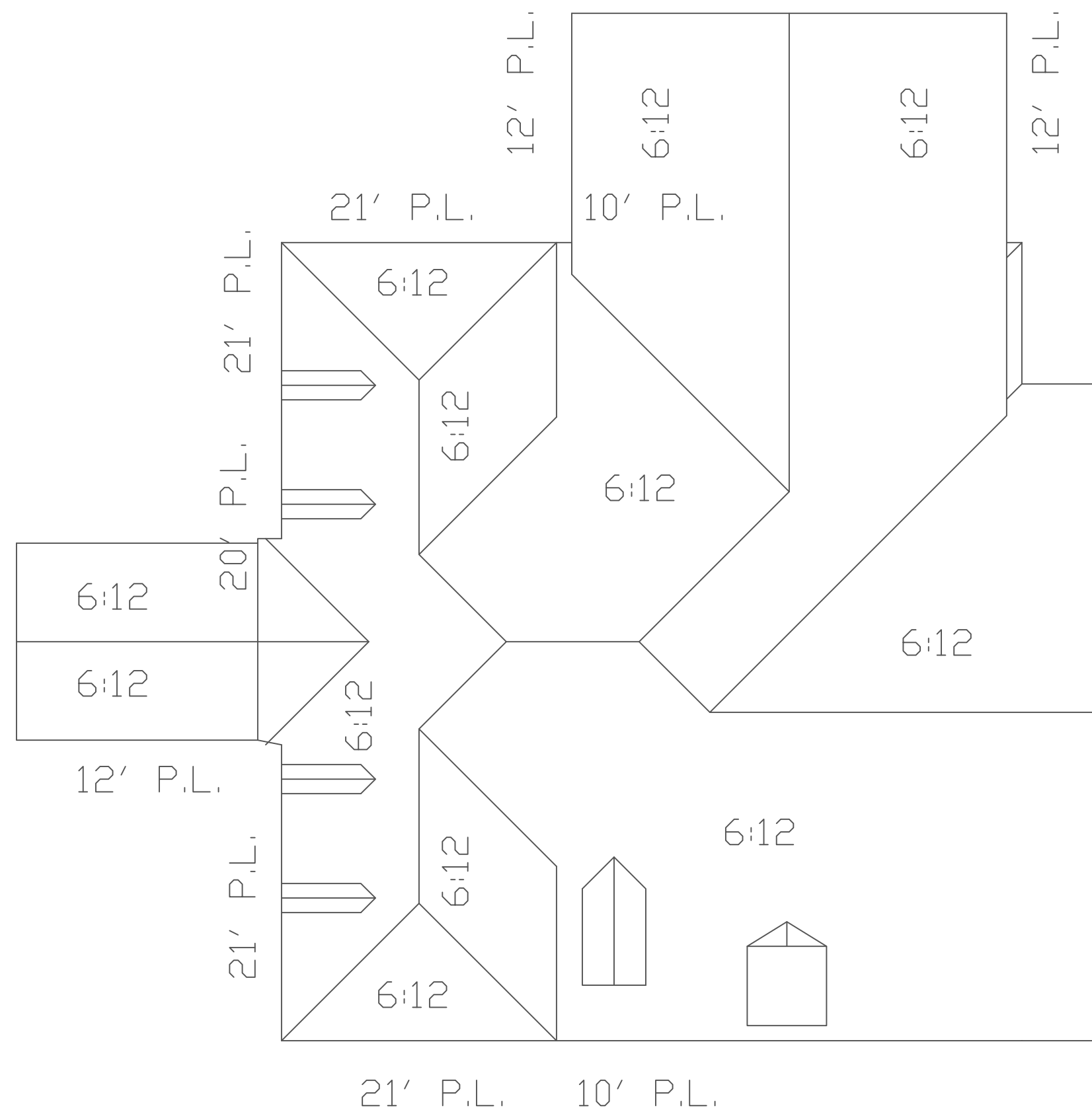
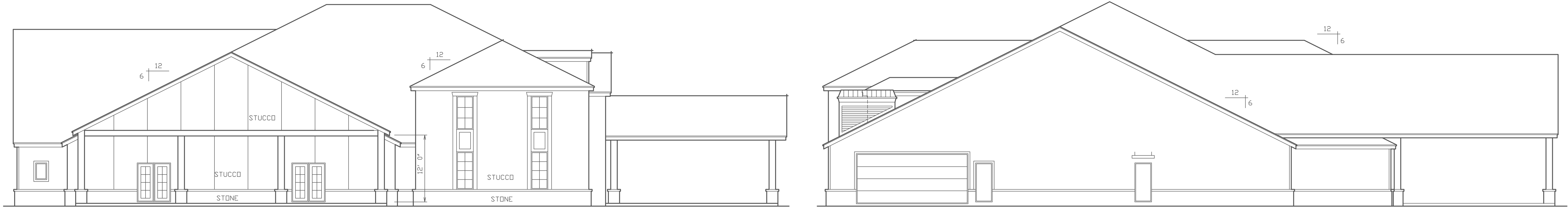
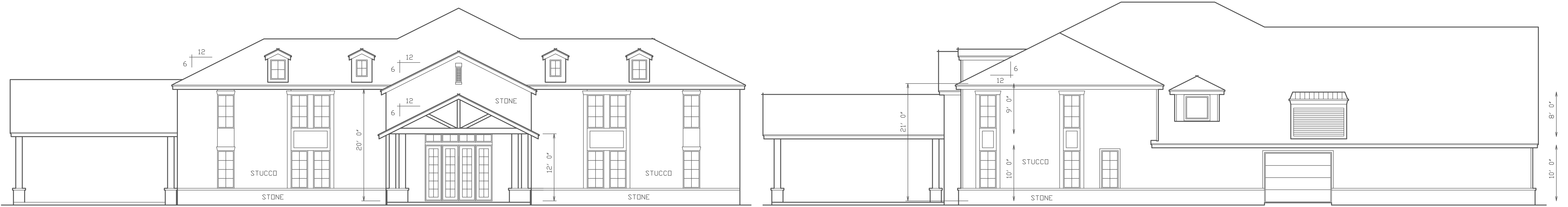


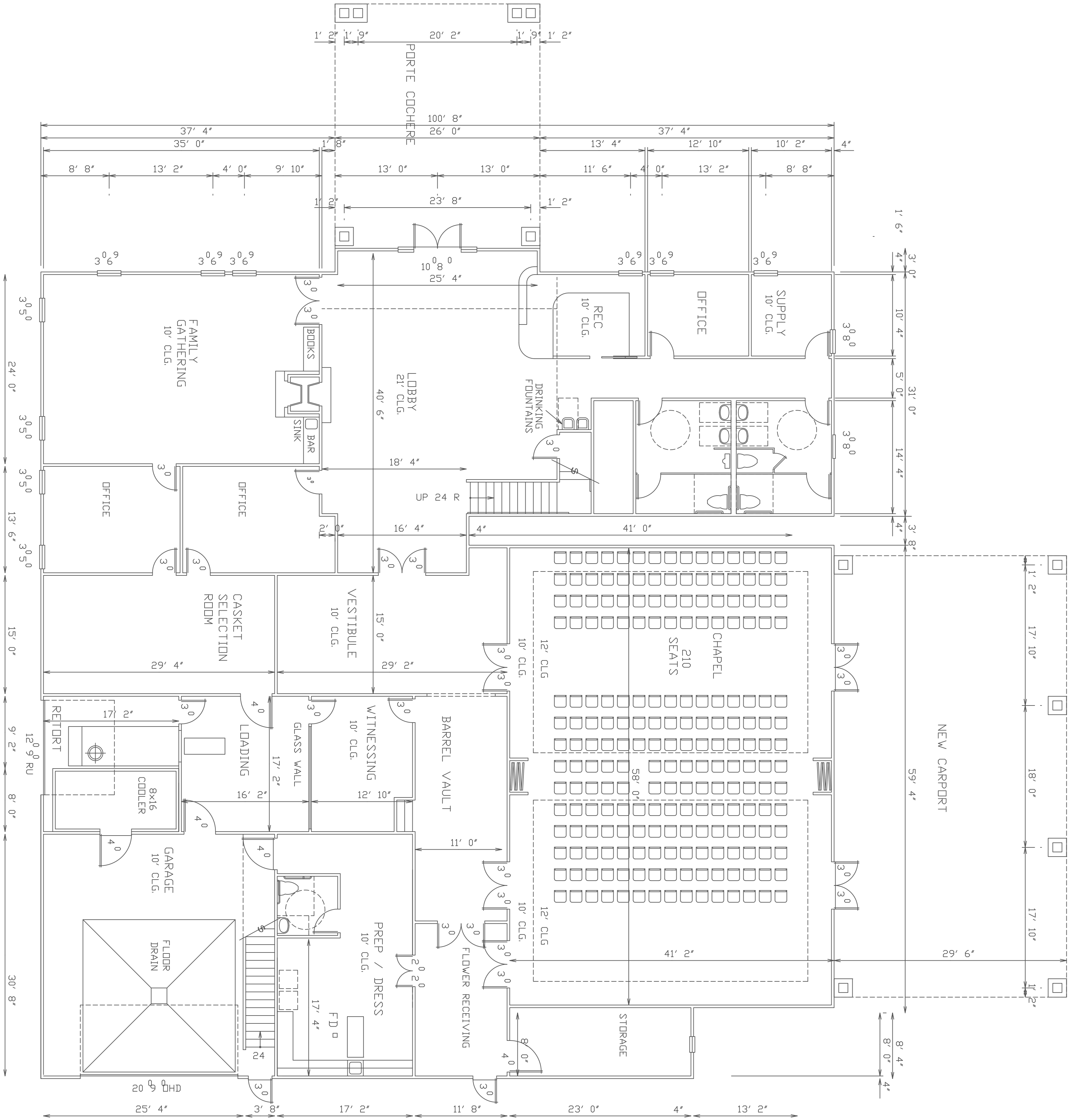
Cremation Viewing Suite



Cremation Viewing Suite

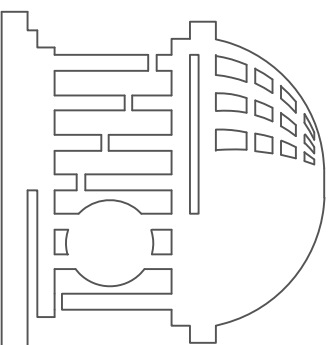






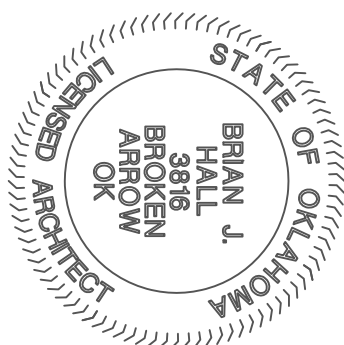
FIRST FLOOR PLAN
1/8"=1' 0"

10,049 SF



brianhallwfa@cox.net
500 W MIAMI STREET BROKEN ARROW, OKLAHOMA 74011

BRIAN J. HALL, ARCHITECT (918) 605-5142



24-117

12/3/24



HUMAN CREMATION CHAMBER SPECIFICATION

Model KMH- 1100/300

EQUIPMENT:

Keller Manufacturing Inc. - Human Cremator; Natural Gas, Propane (LP) or Oil fired.

MANUFACTURER:

Keller Manufacturing Inc..

CONSTRUCTION STANDARDS:

The cremator shall be constructed of U.L./CSA listed components and will meet or exceed nationally accepted incinerator construction standards as originally established per the Incinerator Institute of America (IIA) publication guidelines; i.e.:

- A. Primary chamber will not exceed 60% of total furnace volumes. Flue connection shall not be considered part of furnace volume.
- B. Flame supervision through continuous ultraviolet scanning flame detectors on all burners.
- C. High temperature refractory construction with air-cooled walls to prevent excessive heat radiation.
- D. Exhaust gas temperature reduction.

SAFETY CERTIFICATIONS

Underwriters Laboratories (UL) listed appliance File number MH47704.

CREMATOR DIMENSIONS:

Chamber volumes:	Primary - 92 F ³ (2.61 M ³) Secondary - 83 F ³ (2.35 M ³)
Primary Chamber:	96" L x 46" W x 36" H (2438 mm x 1168 mm x 914 mm)
Structural footprint:	157" L x 70" W (3988 mm x 1778 mm)
Over-all dimensions:	157" L x 81" W (incl. Touch Screen) x 114½" H (3988 mm x 2058 mm x 2908 mm)

POWER CHARGING DOOR:

Door Height:	39" (991 mm)
Door Width:	48" (1219 mm)

PRIMARY CHAMBER OPENING:

Width: 46" (1168 mm)
Roof Arch Height: 36" (914 mm) @ High Point – 31½" (800 mm) @ Low Point

OPERATING TEMPERATURE:

Temperatures are determined as a result of federal, state or local permitting authority operating standards.

Typical primary chamber setting: 1,000° F-1,200° F (538° C - 648° C)
Typical secondary chamber setting: 1,600° F-1,800° F (871° C - 982° C)

RETENTION TIME:

In excess of 2 seconds

CAPACITY:

Single load capacity of 1000 lbs per cremation cycle. Burn Rate of 150 - 300 lbs/hr (68 -136 kg/hr)

DRAFT:

Induced via a refractory lined draft inducer.

SHIPPING WEIGHT:

30,000 lbs (13,607 kg)

EMISSIONS:

The Keller Manufacturing Inc. Equipment cremator shall meet or exceed federal, state/provincial and local environmental regulations.

EMISSION CONTROL:

Secondary chamber equipped with one 2,000,000 BTU/HR burner. Also equipped with an electronic exhaust gas scanner system which temporarily suspends operation of the primary chamber burner if the opacity of the exhaust gases reaches the maximum locally authorized level.

STEEL CONSTRUCTION SPECIFICATIONS:

- A. The structure to be heavy 3" steel angle, square tube; 3/8" steel plate, seal welded construction.
- B. Subfloor to be 3/16" steel plate, seal welded construction.
- C. The exterior shell to be 12 gauge steel removable panels.
- D. Interior shell to be 10 gauge steel, seal welded construction.

INSULATION & REFRACTORY SPECIFICATIONS:

- A. Hot Hearth: 3000° F (1650° C) abrasion resistant cast refractory monolithic cast 7" - 13" thick, 1 -1/2" recessed top and rounded, stressed arched bottom.
- B. Chamber Floors: 3000° F (1650° C) abrasion resistant cast refractory, 5" thick on top of 2" 2400° F (1316° C) lightweight insulating castable.
- C. Chamber Ceilings: 3000° F (1650° C) cast refractory, monolithic cast, rounded, stressed arched, 5"-9" thick, topped by 2" 2400° F (1316° C) light weight insulating castable.
- D. Interior Walls: 2800° F (1538° C) alumina-silicate firebrick, 2½" x 4½" x 9", all chambers are backed by 4" of 1900° F (1038° C) ceramic fiber insulation.
- E. Stack: Lined with 2-3" of 2200° F (1205° C) insulating refractory.

SKIN TEMPERATURE CONTROL:

Integral dual casing, completely air-cooled design to prevent excessive heat radiation.

COMBUSTION EQUIPMENT:

- A. Combustion Air - One (1) 3 phase, 220/460V, 17-15.5/7.6 amp, 7.5 hp air blower motor (1,700 CFM (158 CMM)
- B. Primary Chamber - One 1,000,000 BTU/HR nozzle mix, gas-fired burner. Eclipse, North American, or equal.
- C. Secondary Chamber - One, 2,000,000 BTU/HR modulating, nozzle mix, gas-fired burner. Eclipse, North American, or equal.
- D. Burner Flame Safeguard - Control supervision on each burner via a flame safeguard relay and ultra-violet light detector.
- E. Low Air Pressure Safety Switch - Interlocked to all burners.

EXHAUST GAS TEMPERATURE REDUCTION:

Hot air duct operating exit temperature: 900° F (482° C)

HOT AIR DUCT:

10 gauge carbon steel, high temperature 2-3" refractory lining, pre-drilled flanges, 24" Outside Diameter, 28" at flanges.

UTILITY REQUIREMENTS:

A. GAS:

1. Pressure:

- a) Natural Gas: 12 to 15" W.C. (304mm to 381mm)
- b) Propane: 11-14" W.C. (288-355 mm)

2. Flow Rate: 3,000,000 BTU/hr

ELECTRICAL:

- 1. Voltage: 220/440 Volts
- 2. Phase: Single or 3 Phase
- 3. Freq.:50/60 HZ.
- 4. Amps: **1 Phase 70 Amp / 3 Phase 230v/40amps, 440v/20amps.**

CREMATION CHAMBER LOADING/CLEAN-OUT DOOR:

Hydraulically operated, refractory lined, upward movement guillotine style door with view port. It is a front loading-front cleanout design with cremated remains collection cooling hopper and removal system. The hydraulic system pump is a 1 HP with a capacity of 15 liters per minute or equivalent system.

CREMATION PROCESS CONTROL:

The cremation cycle is controlled by a programmable logic control (PLC) system. A visual confirmation of the system status is provided through a Color Touch Screen Panel which displays temperatures, elapsed time, burner operation and other functions. Continuous fuel and air modulation is automatically controlled by a time/temperature actuated system. Operator interface performed through the Color Touch Screen. The Temperature Chart Recorder (if applicable) is a single pen Partlow model MRC 5000 Series.

EXTERIOR FINISH:

The top and rear compartments are finished with two coats of high-temperature, textured, black polyurethane. The front and side panels are powder coated in a dark grey color. The cremator is trimmed in stainless steel.

TOOLS:

The tools consist of a steel wire brush and rake with long handles, and a short handle rake. A trigger Hand Magnet for removal of metal is also included.



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: **FINAL PLAT - WYNSTONE PHASE IV**

Date: January 20, 2025

BACKGROUND

The applicant, JC Engineering, PC., engineer for the Developer, Integrity Development Group, LLC (IDG) is seeking Final Plat approval of Wynstone Phase 4, a subdivision of approximately 21.28 acres with 80 lots.

- Property Location: North of the NE/c of East 111th Street and South 273rd Ave
- Legal Description: Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Eighteen (18) North, Range Fifteen (15) East, of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.
- Zoning: Residential Single-Family (RS-3)

Utilities:

- Water: Rural Water No. 4 Water
- Sanitary Sewer: City of Coweta Sewer (with the developer extension of the utility lines)
- Refuse and Recycling: American Waste
- Windstream, ONG, AEP and Cox have all been notified and a Technical Advisory Committee (TAC) meeting was held on January 10, 2025. No comments were received.

The City Engineer and Staff coordinated with Joe Kelley, the civil engineer for IDG, on the submittal of the Final Plat and asked for a couple of modifications. On January 10, 2018 the City of Coweta annexed in the overall boundary for the Wynstone Subdivision. On the Wynstone Phase 4 - Final Plat, there were a couple of boundary line adjustments, but the final plat resubmitted on January 14, 2025 at 3:43 PM is the one approved by the City Engineer.

Staff requested more information on the amenities planned for Reserve Areas A, B, and C. Please see the attached email from Joe Kelley dated January 14, 2025 at 2:24 PM.

City of Coweta Subdivision Regulations:

TITLE 13 – Subdivisions

CHAPTER 13-4-4 Final Plat:

C. Planning Commission Action. The Planning Commission shall act upon the final plat after it has been submitted for final approval, unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

STAFF RECOMMENDATION**ATTACHMENTS**

1. WYNSTONE 4 FINAL PLAT-2025-01-13
2. Wynstone 4 Final Plat 01.13.2025 at 1543
3. Wynstone 4 Kelley email 01.14.2025 at 1424

OWNER: INTEGRITY DEVELOPMENT GROUP, L.L.C. 22426 EAST 115TH PLACE SOUTH BROKEN ARROW, OKLAHOMA 74014 (918)-451-0160

ENGINEER: JC ENGINEERING, PC 10035 N. 177TH EAST AVE. OWASSO, OKLAHOMA 74055 (918)798-5979

SURVEYOR: WALLACE DESIGN COLLECTIVE, PC 123 N. MARTIN LUTHER KING JR. BLVD TULSA, OKLAHOMA 74103 (918)584-5858

CERTIFICATE OF AUTHORIZATION NO. 5686 RENEWAL DATE: JUNE 30, 2026

CERTIFICATE OF AUTHORIZATION NO. 1460 RENEWAL DATE: JUNE 30, 2025

FINAL PLAT

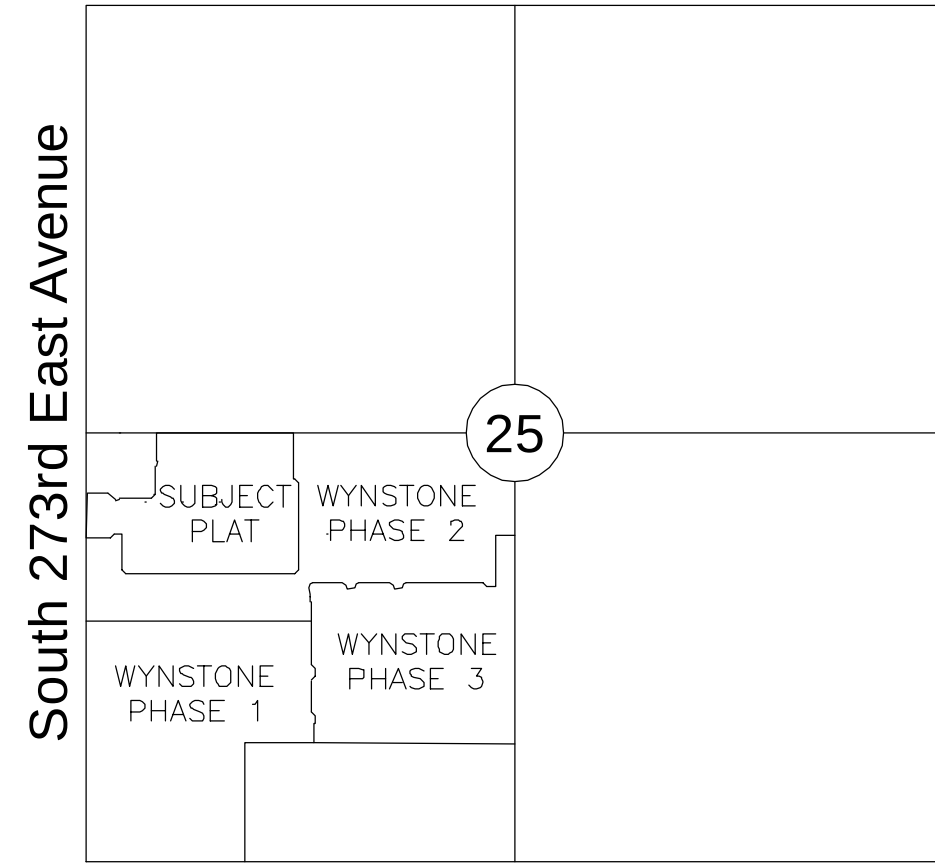
WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

UTILITY PROVIDERS:

- WATER - WAGONER COUNTY RURAL WATER DISTRICT NO. 4
- SEWER - CITY OF COWETA
- ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
- TELEPHONE - WINDSTREAM COMMUNICATIONS
- GAS - OKLAHOMA NATURAL GAS

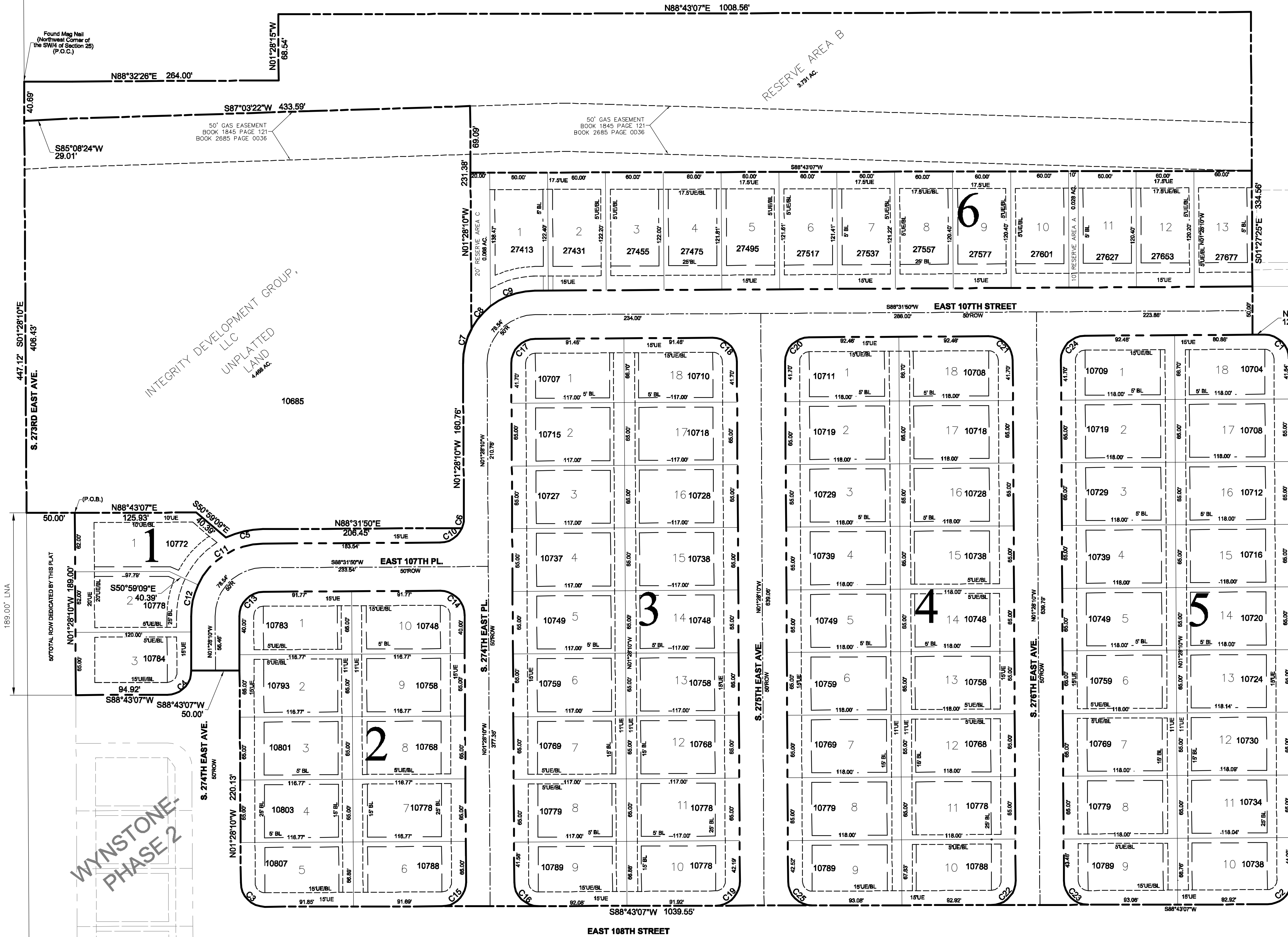
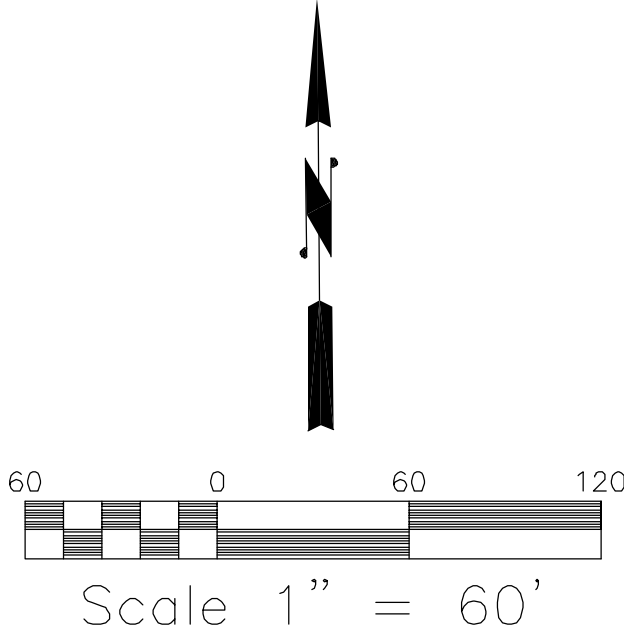
R 15 E
East 101st Street South



WAGONER COUNTY

LOCATION

NO SCALE



Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.21	25.00	35.31	S46°21'08"E
C2	39.33	25.00	35.40	S43°38'52"W
C3	39.19	25.00	35.30	N46°22'31"W
C4	39.35	25.00	35.41	S43°37'29"W
C5	39.64	90.00	39.33	N75°54'40"E
C6	10.29	25.00	10.22	N101°19'11"E
C7	36.82	75.00	36.46	N12°35'47"E
C8	31.29	75.00	31.06	S38°36'48"W
C9	49.70	75.00	48.79	S69°32'51"W
C10	28.98	25.00	27.39	N55°19'11"E
C11	84.21	75.00	79.86	S56°21'50"W
C12	33.60	75.00	33.32	S11°21'50"W
C13	39.27	25.00	35.36	S43°31'50"W
C14	39.27	25.00	35.36	N46°28'10"W
C15	39.35	25.00	35.41	N43°37'29"E
C16	39.19	25.00	35.30	S46°22'31"E
C17	39.27	25.00	35.36	S43°31'50"W
C18	39.27	25.00	35.36	N46°28'10"W
C19	39.35	25.00	35.41	N43°37'29"E
C20	39.27	25.00	35.36	S43°31'50"W

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C21	39.27	25.00	35.36	N46°28'10"W
C22	39.35	25.00	35.41	N43°37'29"E
C23	39.19	25.00	35.30	S46°22'31"E
C24	39.27	25.00	35.36	S43°31'50"W
C25	39.19	25.00	35.30	S46°22'31"E

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE S01°28'10"E ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER FOR A DISTANCE OF 447.12 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°43'07"E FOR A DISTANCE OF 125.93 FEET; THENCE S50°59'09"E FOR A DISTANCE OF 40.39 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, A LENGTH OF 39.64 FEET, A CHORD DISTANCE OF 39.33 FEET WITH A CHORD BEARING N75°54'40"E; THENCE N88°31'50"E FOR A DISTANCE OF 206.45 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 10.24 FEET, A CHORD DISTANCE OF 10.17 FEET WITH A CHORD BEARING N10°22'21"E; THENCE N01°28'10"W FOR A DISTANCE OF 160.76 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 36.82 FEET, A CHORD DISTANCE OF 36.46 FEET WITH A CHORD BEARING N12°35'47"E; THENCE N01°28'10"W FOR A DISTANCE OF 231.38 FEET; THENCE S87°03'22"W FOR A DISTANCE OF 433.59 FEET; THENCE S85°08'24"W FOR A DISTANCE OF 29.01 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 40.69 FEET; THENCE N88°32'26"E FOR A DISTANCE OF 1008.56 FEET; THENCE N01°28'15"W FOR A DISTANCE OF 68.54 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 1008.56 FEET; THENCE S01°27'25"E FOR A DISTANCE OF 334.56 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 12.66 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.21 FEET, A CHORD DISTANCE OF 35.31 FEET, WITH A CHORD BEARING S46°21'08"E; THENCE S01°25'23"E FOR A DISTANCE OF 540.73 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.33 FEET, A CHORD DISTANCE OF 35.40 FEET, A CHORD BEARING S43°38'52"W; THENCE S88°43'07"W FOR A DISTANCE OF 1039.55 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.19 FEET, A CHORD DISTANCE OF 35.30 FEET WITH A CHORD BEARING N46°22'31"W; THENCE N01°28'10"W FOR A DISTANCE OF 220.13 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.35 FEET, A CHORD DISTANCE OF 35.41 FEET WITH A CHORD BEARING S43°37'29"W; THENCE S88°43'07"W FOR A DISTANCE OF 94.92 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.277 ACRES, MORE OR LESS.

MONUMENTATION:

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 25, T-18-N, R-15-E, AS BEING N88°43'07"E.

FLOOD ZONE NOTE:

THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

NOTES:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

SUBDIVISION DATA:

EXISTING ZONING: RS-3 - RESIDENTIAL SINGLE FAMILY
TOTAL ACREAGE: 21.277 ACRES
NUMBER OF BLOCKS: 6
NUMBER OF LOTS: 80
LOT & ROW AREA: 17,450 ACRES
RESERVE AREAS: 3 (3.827 ACRES)

ZONING:

- RS-3 - RESIDENTIAL SINGLE FAMILY
- MINIMUM LOT AREA:
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE:
 - MINIMUM STREET ABUTTING:
 - MAXIMUM BUILDING HEIGHT:

5,000 SQUARE FEET
50 FEET
30 FEET
2½ STORIES OR 35 FEET

RS-3 BUILDING SETBACKS:

- SIDE LOT:
- FRONT SETBACK:
- REAR SETBACK:

5 FEET
25 FEET
15 FEET

LINE LEGEND:

- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED BUILDING LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTER LINE

ABBREVIATIONS:

ACC ACCESS
B/L BUILDING LINE
BK PG BOOK & PAGE
F/UE FENCE & UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
OD/E OVERLAND DRAINAGE EASEMENT
POB POINT OF BEGINNING
ROW RIGHT-OF-WAY
U/E UTILITY EASEMENT

BEFORE YOU DIG



1-800-522-6543
CALL OKIE

Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

FINAL PLAT
WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

3.15 BUILDING HEIGHT

NO BUILDING SHALL EXCEED 2 1/2 STORIES OR 35 FEET IN HEIGHT.

3.16 LOT FENCING/LANDSCAPING

3.16.1 FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF COWETA ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE.

3.16.2 ON CORNER LOTS FENCING CAN ONLY EXTEND TO WITHIN EIGHT (8) FEET OF THE PROPERTY LINE FORMING A SIDE YARD BOUNDARY OF THE LOT.

3.16.3 FENCES SHALL BE OF WOOD, BRICK, STUCCO, ORNAMENTAL IRON OR STONE. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT WITHOUT WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE. ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING PRIOR TO INSTALLATION. DECORATIVE FENCING MAY BE INSTALLED IN THE NON PERMITTED AREAS WITH WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

3.16.5 THE FRONT YARDS OF ALL LOTS MUST BE LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION.

3.16.6 ONE (1) 2 INCH CALIPER TREE SHALL BE REQUIRED TO BE PLANTED AND MAINTAINED ON EACH LOT WITHIN THE FRONT YARD AREA. NO TREE OR SHRUB SHALL BE PLANTED WITHIN A STREET RIGHT-OF-WAY WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

3.17 SATELLITE DISHES, ANTENNAS AND SOLAR PANELS

3.17.1 EXTERIOR TELEVISION, 'CB' RADIO OR OTHER TYPE ANTENNA INCLUDING SATELLITE DISHES SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION: SMALL SATELLITE DISHES WHICH DO NOT EXCEED 24" IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS NOT INSTALLED ON THE FRONT OF THE DWELLING, OR WITHIN 25 FEET FROM THE FRONT OF THE HOUSE. OWNER MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE TO WAIVE THIS COVENANT.

3.17.2 SOLAR PANELS ARE NOT ALLOWED UNLESS WAIVED IN WRITING BY ARCHITECTURAL CONTROL COMMITTEE.

3.18 LOT MAINTENANCE

EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS. UNDER NO CIRCUMSTANCES SHALL GRASS CLIPPINGS BE ALLOWED WITHIN THE STREET AREA.

3.19 RECREATIONAL VEHICLES, EQUIPMENT, AND UTILITY TRAILERS

BOATS, TRAILERS, CAMPERS, MOTOR HOMES AND SIMILAR RECREATIONAL VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON ANY LOT OR DRIVEWAY FOR MORE THAN 48 HOURS, EXCEPT WITHIN AN ENCLOSED GARAGE. UNDER NO CIRCUMSTANCES CAN ANY OF THE ABOVE MENTIONED BE ON ANY LOT OR DRIVEWAY CONTINUALLY, AND/OR FOR OVER 30 DAYS TOTAL DURING A CALENDAR YEAR.

3.20 INOPERATIVE VEHICLES

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. INOPERATIVE VEHICLES SHALL NOT BE PARKED OR STORED ON ANY STREET OR DRIVEWAY.

3.21 CLOTHESLINES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED.

3.22 TRASH CONTAINERS

TRASH CONTAINERS AND RECYCLE CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM ABUTTING STREETS. NO EXPOSED GARBAGE CANS, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

3.23 MAILBOXES

THE OWNER/DEVELOPER SHALL PROVIDE USPS-APPROVED CLUSTER MAILBOXES WITHIN THE SUBDIVISION AT USPS-APPROVED LOCATIONS.

3.24 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. LOTS SHALL BE KEPT CLEAN OF ANY AND ALL ANIMAL BY-PRODUCTS. ALL ANIMALS MUST BE KEPT WITHIN THE CONFINEMENTS OF THE HOME/YARD AND/OR MUST BE KEPT ON A LEASH AT ALL TIMES. NO ANIMAL IS ALLOWED TO RUN 'FREELY' WITHIN THE SUBDIVISION AT ANY TIME.

3.25 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. THIS INCLUDES BUT IS NOT LIMITED TO 'NOISE POLLUTION' GENERATED FROM VEHICLES, MOTORS, ANIMALS (BARKING DOGS), WIND CHIMES, ETC.

3.26 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF HOUSE CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

3.27 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

3.28 ON-STREET PARKING

NO OWNER OR RESIDENT SHALL PARK ANY VEHICLE IN THE STREETS OR COMMON AREAS AT ANY TIME. THIS INCLUDES UTILITY TRAILERS AND WORK VEHICLES/TRAILERS. THERE CAN BE EXCEPTIONS FOR FAMILY EVENTS AND SPECIAL OCCASIONS.

3.29 SEASONAL HOUSE AND YARD DECORATIONS

3.29.1 SEASONAL HOUSE AND YARD DECORATIONS WILL BE ALLOWED FOR 15 CALENDAR DAYS BEFORE AND 7 DAYS AFTER ALL HOLIDAY SEASONS, EXCEPT CHRISTMAS. CHRISTMAS DECORATIONS, INCLUDING LIGHTS, MAY BE INSTALLED AFTER THE 1ST OF NOVEMBER AND MUST BE REMOVED BY JANUARY 31ST.

3.29.2 ALL STATUES AND FIGURINES OVER THREE (3) FEET IN HEIGHT, LANDSCAPE FEATURES/STRUCTURES, BIRD BATHS, FLAG POLE DISPLAYS AND OTHER SIMILAR ITEMS MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE BEFORE INSTALLATION.

3.30 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SECTIONS I, II AND III, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON THE DATE HEREOF, OR AS SUBSEQUENTLY AMENDED.

SECTION IV. HOMEOWNER'S ASSOCIATION

4.1 FORMATION OF HOMEOWNER'S ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE 'WYNSTONE' HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE 'ASSOCIATION'), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WYNSTONE.

4.2 MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY 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.

4.3 COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITHIN WYNSTONE. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE OF THE LIEN OF ANY FIRST MORTGAGE.

4.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH, ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION 1 HEREOF MAY IN SPECIFIED INSTANCES BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION, IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTION, OR ANY PORTIONS THEREOF, BY A JUDGEMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROMULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2030, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS; PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2030, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED 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 ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (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 OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

5.5 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.

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

INTEGRITY DEVELOPMENT GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
KEITH JONES, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED KEITH JONES TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

BY: _____
R. WESLEY BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1562

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME R. WESLEY BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED:

APPROVED:

COWETA PLANNING
COMMISSION CHAIRMAN

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE
IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASITY LEVI, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2024 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WYNSTONE - PHASE 4.

CHASITY LEVI, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WYNSTONE - PHASE 4 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

OWNER: INTEGRITY DEVELOPMENT GROUP, L.L.C.
22426 EAST 115TH PLACE SOUTH
BRIDGEMAN, OKLAHOMA 73016
(918) 451-0160

ENGINEER: JC ENGINEERING, PC
10035 N. 177TH EAST AVE.
OWASSO, OKLAHOMA 74055
(918) 798-5979

SURVEYOR: WALLACE DESIGN COLLECTIVE, PC
173 N. MARTIN LUTHER KING, JR. BLVD
TULSA, OKLAHOMA 74103
(918) 584-5858

CERTIFICATE OF AUTHORIZATION NO. 5686
RENEWAL DATE: JUNE 30, 2016

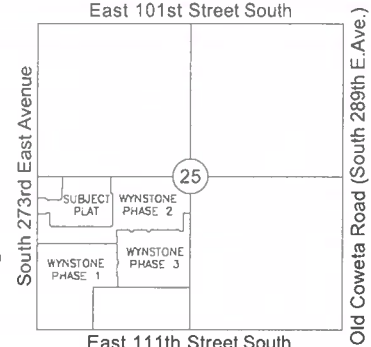
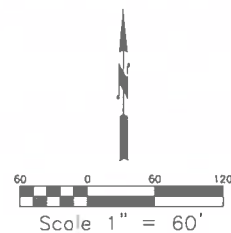
CERTIFICATE OF AUTHORIZATION NO. 1460
RENEWAL DATE: JUNE 30, 2025

FINAL PLAT WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

UTILITY PROVIDERS:
WATER: WAGONER COUNTY RURAL WATER DISTRICT I.D. 4
SEWER: CITY OF COWETA
ELECTRIC: PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE: WINDSTREAM COMMUNICATIONS
GAS: OKLAHOMA NATURAL GAS

R 15 E
East 101st Street South



WAGONER COUNTY
LOCATION
NO SCALE

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	35.31	25.00	35.31	S46°1'08"E
C2	39.33	25.00	39.33	S43°36'33"W
C3	39.19	25.00	39.30	N46°22'31"W
C4	39.28	25.00	39.41	N43°37'29"W
C5	38.44	30.00	38.32	N13°34'40"E
C6	10.78	25.00	10.72	N10°16'11"E
C7	38.82	75.00	38.48	N12°31'47"E
C8	31.78	75.00	31.08	S38°36'48"W
C9	48.70	75.00	48.78	S89°37'51"W
C10	28.98	25.00	27.38	N35°19'11"E
C11	81.21	75.00	78.88	S26°1'30"W
C12	33.60	75.00	33.32	S11°1'30"W
C13	38.27	25.00	38.38	S43°31'30"W
C14	38.27	25.00	38.38	N46°28'10"W
C15	38.38	25.00	38.41	N43°37'29"E
C16	38.18	25.00	38.30	S46°22'31"W
C17	38.27	25.00	38.38	S43°31'30"W
C18	38.27	25.00	38.38	N46°28'10"W
C19	38.33	25.00	38.41	N43°37'29"E
C20	38.27	25.00	38.38	S43°31'30"W

Curve #	Length	Radius	Chord Length	Chord Bearing
C21	38.27	25.00	38.38	N46°28'10"W
C22	38.18	25.00	38.30	S46°22'31"E
C23	38.27	25.00	38.38	S43°31'30"W
C24	38.18	25.00	38.30	S46°22'31"E

LEGAL DESCRIPTION:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE S01°28'10"E ALONG THE WEST LINE OF THE S40 SOUTHWEST QUARTER FOR A DISTANCE OF 447.12 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°43'07"E FOR A DISTANCE OF 125.93 FEET; THENCE S50°59'09"E FOR A DISTANCE OF 40.39 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, ANGLE OF 39.64 FEET, A CHORD DISTANCE OF 39.33 FEET WITH A CHORD BEARING N75°54'40"E; THENCE N81°31'50"E FOR A DISTANCE OF 206.45 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, ANGLE OF 102.4 FEET, A CHORD DISTANCE OF 10.17 FEET WITH A CHORD BEARING N10°22'21"E; THENCE N11°28'10"W FOR A DISTANCE OF 160.76 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, ANGLE OF 36.82 FEET, A CHORD DISTANCE OF 36.45 FEET WITH A CHORD BEARING N12°35'47"E; THENCE N01°28'10"W FOR A DISTANCE OF 231.38 FEET; THENCE S87°03'22"W FOR A DISTANCE OF 433.59 FEET; THENCE S85°08'24"W FOR A DISTANCE OF 29.01 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 40.69 FEET; THENCE N88°32'26"E FOR A DISTANCE OF 264.00 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 68.54 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 108.56 FEET; THENCE S01°27'25"E FOR A DISTANCE OF 334.56 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 12.66 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, ANGLE OF 39.21 FEET, A CHORD DISTANCE OF 35.31 FEET WITH A CHORD BEARING S46°21'08"E; THENCE S01°28'23"E FOR A DISTANCE OF 549.73 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, ANGLE OF 39.33 FEET, A CHORD DISTANCE OF 35.40 FEET, A CHORD BEARING S43°38'52"W; THENCE S68°43'07"W FOR A DISTANCE OF 1039.55 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, ANGLE OF 39.19 FEET, A CHORD DISTANCE OF 35.30 FEET WITH A CHORD BEARING N46°21'31"E; THENCE N01°28'10"W FOR A DISTANCE OF 220.13 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, ANGLE OF 39.35 FEET, A CHORD DISTANCE OF 35.41 FEET WITH A CHORD BEARING S43°37'29"W; THENCE S88°43'07"W FOR A DISTANCE OF 94.92 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.277 ACRES, MORE OR LESS.

MONUMENTATION:
ALL CORNERS TO BE SET WITH A 1/2" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

BASES OF BEARINGS:
THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 25, T-18N, R-15E AS BEING N88°43'07"E.

FLOOD ZONE NOTE:
THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C020H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

NOTES:
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE USED ON IN PLACE OF THE LEGAL DESCRIPTION.

SUBDIVISION DATA:
EXISTING ZONING: RS-3 - RESIDENTIAL SINGLE FAMILY
TOTAL ACRES: 21.277 ACRES
NUMBER OF BLOCKS: 6
NUMBER OF LOTS: 80
LOT & ROW AREA: 17.450 ACRES
RESERVE AREAS: 3 (3.827 ACRES)

ZONING:
RS-3 - RESIDENTIAL SINGLE FAMILY
• MINIMUM LOT AREA
• MINIMUM LOT WIDTH AT FRONT BUILDING LINE
• MINIMUM STREET ABUTTING
• MAXIMUM BUILDING HEIGHT

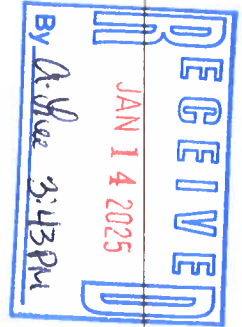
RS-3 BUILDING SETBACKS:
• SIDE LOT
• FRONT SETBACK:
• REAR SETBACK:

LINE LEGEND:
- - - - - PROPOSED BOUNDARY
- - - - - PROPOSED RIGHT-OF-WAY
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED BUILDING LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - PROPOSED CENTER LINE

ABBREVIATIONS:
ACC ACCESS
B/L BUILDING LINE
B/L PAGE BOOK & PAGE
F/U FENCE & UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
ODVE OVERLAND DRAINAGE EASEMENT
POB POINT OF BEGINNING
ROW RIGHT-OF-WAY
U/E UTILITY EASEMENT

Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.



A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

KNOW ALL MEN BY THESE PRESENTS

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FINAL PLAT WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA
BEING PART OF THE SW¼ OF SECTION 25, TOWNSHIP 16N, RANGE 15E

3.15 BUILDING HEIGHT
NO BUILDING SHALL EXCEED 2 1/2 STORIES OR 35 FEET IN HEIGHT.

3.16 LOT FENCING/LANDSCAPING

3.16.1 FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF COWETA ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BOUNDARIES OF THE LOT AND, IF A FENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE.

3.16.2 ON CORNER LOTS FENCING CAN ONLY EXTEND TO WITHIN EIGHT (8) FEET OF THE PROPERTY LINE FORMING A SIDE YARD BOUNDARY OF THE LOT.

3.16.3 FENCES SHALL BE OF WOOD, BRICK, STUCCO, OR A VENTILATED IRON OR STONE. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT WITHOUT WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE. ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING PRIOR TO INSTALLATION. DECORATIVE FENCING MAY BE INSTALLED IN THE NON-PERMITTED AREAS WITH WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

3.16.5 THE FRONT YARDS OF ALL LOTS MUST BE LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SOGGED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION.

3.16.8 ONE (1) 12 INCH CALIPER TREE SHALL BE REQUIRED TO BE PLANTED AND MAINTAINED ON EACH LOT WITHIN THE FRONT YARD AREA. NO TREE OR SHRUB SHALL BE PLANTED WITHIN A STREET RIGHT-OF-WAY WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

3.17 SATELLITE DISHES, ANTENNAS AND SOLAR PANELS

3.17.1 EXTERIOR TELEVISION, CB, RADIO OR OTHER TYPE ANTENNA INCLUDING SATELLITE DISHES SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION: SMALL SATELLITE DISHES WHICH DO NOT EXCEED 24" IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS NOT INSTALLED ON THE FRONT OF THE DWELLING, OR WITHIN 25 FEET FROM THE FRONT OF THE HOUSE. OWNER MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE TO WAIVE THIS COVENANT.

3.17.2 SOLAR PANELS ARE NOT ALLOWED UNLESS WAIVED IN WRITING BY ARCHITECTURAL CONTROL COMMITTEE.

3.18 LOT MAINTENANCE

EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS. UNDER NO CIRCUMSTANCES SHALL GRASS CLIPPINGS BE ALLOWED WITHIN THE STREET AREA.

3.19 RECREATIONAL VEHICLES, EQUIPMENT, AND UTILITY TRAILERS

BOATS, TRAILERS, CAMPER, MOTOR HOMES AND SIMILAR RECREATIONAL VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON ANY LOT OR DRIVEWAY FOR MORE THAN 48 HOURS, EXCEPT WITHIN AN ENCLOSED GARAGE. UNDER NO CIRCUMSTANCES CAN ANY OF THE ABOVE MENTIONED BE ON ANY LOT OR DRIVEWAY CONTINUALLY, AND/OR FOR OVER 30 DAYS TOTAL DURING A CALENDAR YEAR.

3.20 INOPERATIVE VEHICLES

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. INOPERATIVE VEHICLES SHALL NOT BE PARKED OR STORED ON ANY STREET OR DRIVEWAY.

3.21 CLOTHESLINES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED.

3.22 TRASH CONTAINERS

TRASH CONTAINERS AND RECYCLE CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM ADJUTING STREETS. NO EXPOSED GARBAGE CANS, TRASH CANS OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

3.23 MAILBOXES

THE OWNER/DEVELOPER SHALL PROVIDE USPS-APPROVED CLUSTER MAILBOXES WITHIN THE SUBDIVISION AT USPS-APPROVED LOCATIONS.

3.24 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. LOTS SHALL BE KEPT CLEAN OF ANY AND ALL ANIMAL BY-PRODUCTS. ALL ANIMALS MUST BE KEPT WITHIN THE CONFINEMENTS OF THE HOMEYARD AND/OR MUST BE KEPT ON A LEASH AT ALL TIMES. NO ANIMAL IS ALLOWED TO RUN FREELY WITHIN THE SUBDIVISION AT ANY TIME.

3.25 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. THIS INCLUDES BUT IS NOT LIMITED TO NOISE POLLUTION GENERATED FROM VEHICLES, MOTORS, ANIMALS (BARKING DOGS), WIND CHIMES, ETC.

3.26 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF HOUSE CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

3.27 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

3.28 ON-STREET PARKING

NO OWNER OR RESIDENT SHALL PARK ANY VEHICLE IN THE STREETS OR COMMON AREAS AT ANY TIME. THIS INCLUDES UTILITY TRAILERS AND WORK VEHICLES/TRAILERS. THERE CAN BE EXCEPTIONS FOR FAMILY EVENTS AND SPECIAL OCCASIONS.

3.29 SEASONAL HOUSE AND YARD DECORATIONS

3.29.1 SEASONAL HOUSE AND YARD DECORATIONS WILL BE ALLOWED FOR 15 CALENDAR DAYS BEFORE AND 7 DAYS AFTER ALL HOLIDAY SEASONS, EXCEPT CHRISTMAS. CHRISTMAS DECORATIONS, INCLUDING LIGHTS, MAY BE INSTALLED AFTER THE 1ST OF NOVEMBER AND MUST BE REMOVED BY JANUARY 31ST.

3.29.2 ALL STATUES AND FIGURINES OVER THREE (3) FEET IN HEIGHT, LANDSCAPE FEATURES/STRUCTURES, BIRD BATHS, FLAG POLE DISPLAYS AND OTHER SIMILAR ITEMS MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE BEFORE INSTALLATION.

3.30 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SECTIONS I AND II, THE MEANING THEREOF SHALL BE DEEMED TO BE SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON THE DATE HEREOF, OR AS SUBSEQUENTLY AMENDED.

SECTION IV. HOMEOWNERS ASSOCIATION

4.1. FORMATION OF HOMEOWNERS ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE WYNSTONE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE ASSOCIATION), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WYNSTONE.

4.2. MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY 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.

4.3. COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITH WYNSTONE. AS ASSESSMENTS SHALL BE ALIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

4.4. ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION, CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION I HEREOF MAY IN SPECIFIED INSTANCES BE CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION. IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTIONS, OR ANY PORTIONS THEREOF, BY A JUDGMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROVULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2030. AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2030, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED 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 ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (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 OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

5.5 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.

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

INTEGRITY DEVELOPMENT GROUP LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

KEITH JONES, MANAGING MEMBER

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA,)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED KEITH JONES TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER HEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND HEREBY DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

BY: _____

R. WESLEY BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1562

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA,)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME R. WESLEY BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED _____

COWETA PLANNING
COMMISSION CHAIRMAN

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE
IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK _____

CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASTITY LEVI, DO HEREBY NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2024 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WYNSTONE - PHASE 4.

CHASTITY LEVI, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HEREBY NOW STATE THAT THE SUBDIVISION CALLED WYNSTONE - PHASE 4 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

Carolyn Back

From: Joe Kelley <joe@j-c-engineering.com>
Sent: Tuesday, January 14, 2025 2:24 PM
To: Carolyn Back; wdbengineering@sbcglobal.net
Cc: Tom Young; Keith Jones
Subject: RE: Wynstone Phase 4 Plat
Attachments: WYNSTONE 4 FINAL PLAT-2025-01-13.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Carolyn—

Please see answers below in **RED**.

Best Regards,

Joe P. Kelley, P.E.

JC Engineering, PC
10035 N. 177th East Ave.
Owasso, OK 74055
www.j-c-engineering.com
918-798-5979

From: Carolyn Back <cback@cityofcoweta-ok.gov>
Sent: Tuesday, January 14, 2025 1:30 PM
To: Joe Kelley <joe@j-c-engineering.com>; wdbengineering@sbcglobal.net
Cc: Tom Young <tyoung@cityofcoweta-ok.gov>; Keith Jones <idgtulsa@gmail.com>
Subject: RE: Wynstone Phase 4 Plat

Joe,

In speaking with David, we both agree we need to see:

1. The powerline easement on the plat.
 - a. Is it located within the 17.5 ft easement for all the lots in Block 6? **Yes**. If not,
 - b. If it is anywhere in Reserve B, must be in an easement and shown on the plat.

What are the amenities planned for HOA Reserve Areas, A, B, and C? **No amenities planned. The HOA members can decide what they want, the same as they did in Wynstone 2. The primary reason Reserve B exists is because there is an existing 50' wide gas transmission line easement running through it that cannot be disturbed or changed. Similarly, a Reserve Area was created north of Wynstone 2 for the same gas easement, with a 10' wide easement connecting it to the street. Wynstone 4 Reserves A and C are similar connecting easements.**

- Sidewalks provided for Res A and Res C for ingress/egress to Res B?
- Walking Trails, playground equipment, park benches, etc. for Res B?

- Add Park designation to Res B = Reserve Area B / Park
- Change Deed of Dedication to reflect Reserve Area B / Park
- Removable Locking Bollards along 273rd at head of walking trail to prevent unauthorized vehicular access.
- Res Area B / Park needs to be cleaned up and grassed before City Council Final Plat approval, acceptance, and developer handing over to the HOA for maintenance.

Please update your 2025-01-13 Wynstone 4 Final Plat and resubmit to Tom at your earliest convenience today, if at all possible and provide the following:

- Two: (2) Full-Size
- Two (2) Half-Size, and
- One (1) electronic (pdf) copy.

Will provide paper copies today, and the PDF is attached.

If you will please, get these revisions made quickly so we may complete the Agenda and move forward with the Wynstone 4 Final Plat going before Planning Commission next Monday night.

The Agenda should be posted by Friday, January 17, 2025 no later than 6:00 PM.

Kindest Regards,



Carolyn Back
Community and Economic Development Director
cback@cityofcoweta-ok.gov
918-279-7218 - Direct
310 S. Broadway, Coweta, OK 74429

From: Joe Kelley <joe@j-c-engineering.com>

Sent: Monday, January 13, 2025 4:10 PM

To: wdbengineering@sbcglobal.net

Cc: Tom Young <tyoung@cityofcoweta-ok.gov>; Keith Jones <idgetulsa@gmail.com>; Carolyn Back <cback@cityofcoweta-ok.gov>

Subject: RE: Wynstone Phase 4 Plat

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, David—

Per discussions this afternoon with you and me and Keith Jones, I have extended Reserve Area B back over to 273rd East Ave. I have revised and redated the attached plat to reflect this. Please confirm if this fixes your concern.

Best Regards,

Joe P. Kelley, P.E.

From: wdbengineering@sbcglobal.net <wdbengineering@sbcglobal.net>
Sent: Monday, January 13, 2025 12:29 PM
To: 'Tom Young' <tyoung@cityofcoweta-ok.gov>
Cc: 'Carolyn Back' <cback@cityofcoweta-ok.gov>
Subject: Wynstone Phase 4 Plat

Dear Tom,

Upon looking at the revised Wynstone Phase 4 Plat, I notice that Reserve Area B has been reduced in size. There is no explanation for why it is reduced in size. The reduction causes no access to 273rd Ave. This leaves an unplatted parcel on the north. I do not approve the revision. We do not want an unplatted parcel of odd shape left out in the current zoning.

Sincerely,

David B. Wyatt, P.E.
WDB Engineering PLLC
6330 SE 74th Street
OKC, OK 73135
P: 405-741-7090
F: 405-741-7094
wdbengineering.net



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: **CZ 25-01 SUP, SPECIFIC USE PERMIT FOR CREMATORY**

Date: January 20, 2025

BACKGROUND

The applicant Bell Land Use, LLC, agent for the applicant Schaudt Funeral Service, is requesting a Specific Use Permit, CZ 25-01 SUP, for a Crematory use in the CG zoning district.

- Location: 27907 South State Highway 51
- Legal Description: A Tract of land located in the SE/4 of the NW/4 of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 208.14 feet; Thence N89°44'23"E and parallel to the South line of said SE/4 NW/4 a distance of 366.91 feet; Thence N56°31'31"E a distance of 351.39 feet; Thence N00°09'53"W a distance of 140.00 feet: Thence N89°44'23"E and parallel to the south line of said SE/4 NW/4 a distance of 215.00 feet. Thence S00°09'53"E along the East Line of SE/4 NE/4 a distance of 409.40 feet; Thence S89°44'23"W and parallel to the South Line of said SE/4 NW/4 a distance of 373.30 feet; Thence S74°58'39"W a distance of 417.12 feet to the Point of Beginning. Containing 4.361 Acres more or less.

And

- A Tract of land located in the SE1/4 of the NW1/4 of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE1/4 NW1/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a

distance of 291.89 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 377.74 feet; Thence N89°44'23"E and parallel to the South line of said SE1/4 NW1/4 a distance of 840.41 feet; Thence S00°09'53"E and parallel to the West line thereof a distance of 140.00 feet; Thence S56°31'31"W a distance of 351.39 feet; Thence S89°44'23"W and parallel to the south line thereof a distance of 366.91 feet to the Point of Beginning. Containing 5.079 Acres more or less.

- Zoning: The property is zoned General Commercial (CG).
- Comprehensive Plan Map Intensity Designation: Commercial High
- Adjacent Zoning:
 - North: Agriculture (AG)
 - East: Agriculture (AG)
 - South: General Commercial (CG)
 - West: General Commercial (CG), Industrial (IL)

The funeral home use is an allowed use in the General Commercial (CG) zoning. The Crematory requires a Specific Use Permit (SUP). Before purchasing the property, the applicant would like to secure the SUP before closing on the property. If granted, then the applicant will move into site design to include stormwater drainage, floodplain and floodway constraints, parking, and all the other landscape and site plan requirements.

Upon cursory review, our City Engineer and Community Development, provided the following comments:

- A licensed engineer will need to be involved with the site design and platting of the property
- A Letter of Map Revision (LOMR) may be needed for access
- There shall be no work allowed in the floodway
- Stormwater detention along with all other subdivision regulations will be required
- As a condition of approval, Staff requests attaching the following condition to the recommendation to the City Council: No Chemical Cremation process is allowed

A Chemical Cremation process carries a very high Biochemical Oxygen Demand (BOD) and has been known to carry significant impacts on Sanitary Sewer plants

The parking count, as currently proposed for the Funeral Home, should meet all parking code requirements once the overall site plan is finalized by a licensed engineer and moved out of the the floodplain and floodway areas.

12-9B-5 Uses Permitted By Specific Use Permit

The following uses may be permitted as specific uses by the Planning Commission and City Council in accordance with the provisions contained in CCC 12-3D:

Community services, cultural and recreational facilities.

1. Description. Community services, cultural and recreational facilities which are needed in

residential areas to serve the residents or need a residential environment, but which are or can be objectionable to nearby residential uses. These uses are permitted by specific use permits. See also CCC 12-3D.

2. Included uses.

x. Crematory.

Crematory Combustion System

See the attached document for Human Cremation Chamber Specification

ARTICLE 12-3E SPECIFIC USE PERMITS

12-3E-1 Introduction

1. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this article, authorize for specific parcels of land the issuance of a specific use permit.
2. The uses listed in CCC 12-3D-3 are so clarified because of the size of the land they require, or the specialized nature of the use, or they may more intensely dominate the area in which they are located or their effects on the general public are broader in scope than other types of uses permitted in the district.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to grant a Specific Use Permit for a Crematory ("SUP") CZ 25-01 SUP Crematory.

PLANNING COMMISSION MOTION

A motion is hereby made by the Planning Commission to recommend to the City Council the _____ of CZ-25-01 Specific Use Permit (SUP) for a high temperature Crematory Use, (no Chemical Crematory use allowed), located at 27907 South State Highway 51.

STAFF RECOMMENDATION

Staff Recommends Approval

ATTACHMENTS

None



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: **FINAL PLAT - WYNSTONE PHASE IV**

Date: January 20, 2025

BACKGROUND

The applicant, JC Engineering, PC., engineer for the Developer, Integrity Development Group, LLC (IDG) is seeking Final Plat approval of Wynstone Phase 4, a subdivision of approximately 21.28 acres with 80 lots.

- Property Location: North of the NE/c of East 111th Street and South 273rd Ave
- Legal Description: Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Eighteen (18) North, Range Fifteen (15) East, of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.
- Zoning: Residential Single-Family (RS-3)

Utilities:

- Water: Rural Water No. 4 Water
- Sanitary Sewer: City of Coweta Sewer (with the developer extension of the utility lines)
- Refuse and Recycling: American Waste
- Windstream, ONG, AEP and Cox have all been notified and a Technical Advisory Committee (TAC) meeting was held on January 10, 2025. No comments were received.

The City Engineer and Staff coordinated with Joe Kelley, the civil engineer for IDG, on the submittal of the Final Plat and asked for a couple of modifications. On January 10, 2018 the City of Coweta annexed in the overall boundary for the Wynstone Subdivision. On the Wynstone Phase 4 - Final Plat, there were a couple of boundary line adjustments, but the final plat resubmitted on January 14, 2025 at 3:43 PM is the one approved by the City Engineer.

Staff requested more information on the amenities planned for Reserve Areas A, B, and C. Please see the attached email from Joe Kelley dated January 14, 2025 at 2:24 PM.

City of Coweta Subdivision Regulations:

TITLE 13 – Subdivisions

CHAPTER 13-4-4 Final Plat:

C. Planning Commission Action. The Planning Commission shall act upon the final plat after it has been submitted for final approval, unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation to City Council to Approve, Continue, or Deny the Wynstone Phase 4 - Final Plat.

If determined by the Planning Commission, they may vote to continue the case and require the subdivider to submit a revised final plat before making recommendation to City Council for approval. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

PLANNING COMMISSION MOTION

A motion is hereby made by the Planning Commission to recommend to the City Council the _____ of Wynstone Phase 4 - Final Plat, located North of the NE/c of East 111th Street and South 273rd Ave, as presented on the Final Plat dated January 14, 2025 and time stamped 3:43 PM.

STAFF RECOMMENDATION

Staff recommends approval of Wynstone Phase IV - Final Plat.

ATTACHMENTS

None



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chair and Planning Commissioners
From: Carolyn Back, Community Development Director
Re: **SKETCH PLAN - TIGER TRAILS**
Date: January 20, 2025

BACKGROUND

Review Conceptual Sketch Plan submitted for Tiger Trails, a proposed subdivision within the City of Coweta, as part of Planned Unit Development PUD No. PUD-R 24-03.

The proposed subdivision is approximately 79.838 acres (more or less) with 322 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

This land is zoned Residential Single-Family (RS-3) with PUD-R 24-03.

A No Meet Electronic Technical Advisory Committee was held on January 10, 2025. No comment was received.

City of Coweta Zoning Code

[13-4-2 Sketch Plan](#)

1. *Purpose.*

1. The purpose of the sketch plan is to provide the subdivider, the Planning Commission, and City officials an opportunity to identify some of the potential problems concerning the land use, general design and overall approaches to installation of improvements before the preparation of more detailed platting documents. This step in the overall subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have a great impact on the subdivider and the community.
2. It is important that all of the land to be included in the proposed subdivision shall be included in the sketch plan so that an overview of an entire area may be

accomplished.

STAFF RECOMMENDATION

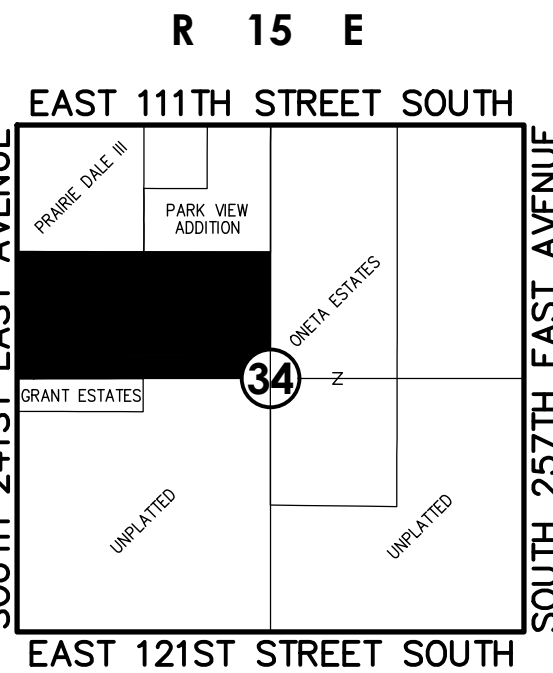
No recommendation to City Council is required from the Planning Commission.

ATTACHMENTS

1. 22094_20241216_Tiger Trails_Preliminary Master Plat

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD BCG(CB)	CHORD DIS(CD)
1	39.28'	25.00'	90°01'01"	N46°10'30"W	35.36'
2	39.26'	25.00'	89°58'59"	N43°49'30"E	35.35'
3	39.27'	25.00'	90°00'00"	N46°11'01"W	35.36'
4	39.27'	25.00'	90°00'00"	N43°48'59"E	35.36'
5	16.09'	25.00'	36°52'12"	N17°15'05"E	15.81'
6	142.89'	50.00'	163°44'23"	N46°11'01"W	98.99'
7	16.09'	25.00'	36°52'12"	N70°22'54"E	15.81'
8	21.03'	25.00'	48°11'23"	N22°54'41"E	20.41'
9	241.19'	50.00'	276°22'46"	N88°48'59"E	66.67'
10	21.03'	25.00'	48°11'23"	N25°16'42"W	20.41'
11	18.69'	25.00'	42°50'00"	N69°46'00"W	18.26'
12	231.84'	50.00'	265°40'01"	N1°11'01"W	73.33'
13	18.69'	25.00'	42°50'00"	N67°23'59"E	18.26'
14	125.66'	80.00'	90°00'00"	N43°48'59"E	113.14'
15	16.09'	25.00'	36°52'12"	N72°44'55"W	15.81'
16	142.89'	50.00'	163°44'23"	N43°48'59"E	98.99'
17	16.09'	25.00'	36°52'12"	N19°37'06"W	15.81'



Location Map
Scale: 1"= 300'

Preliminary Master Plat

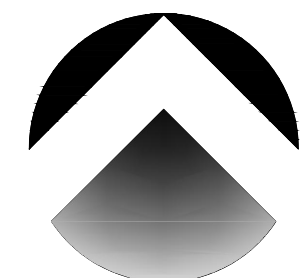
PUD-R 24.03

Tiger Trails

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

Developer:
Tulsa L Dev., LLC
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

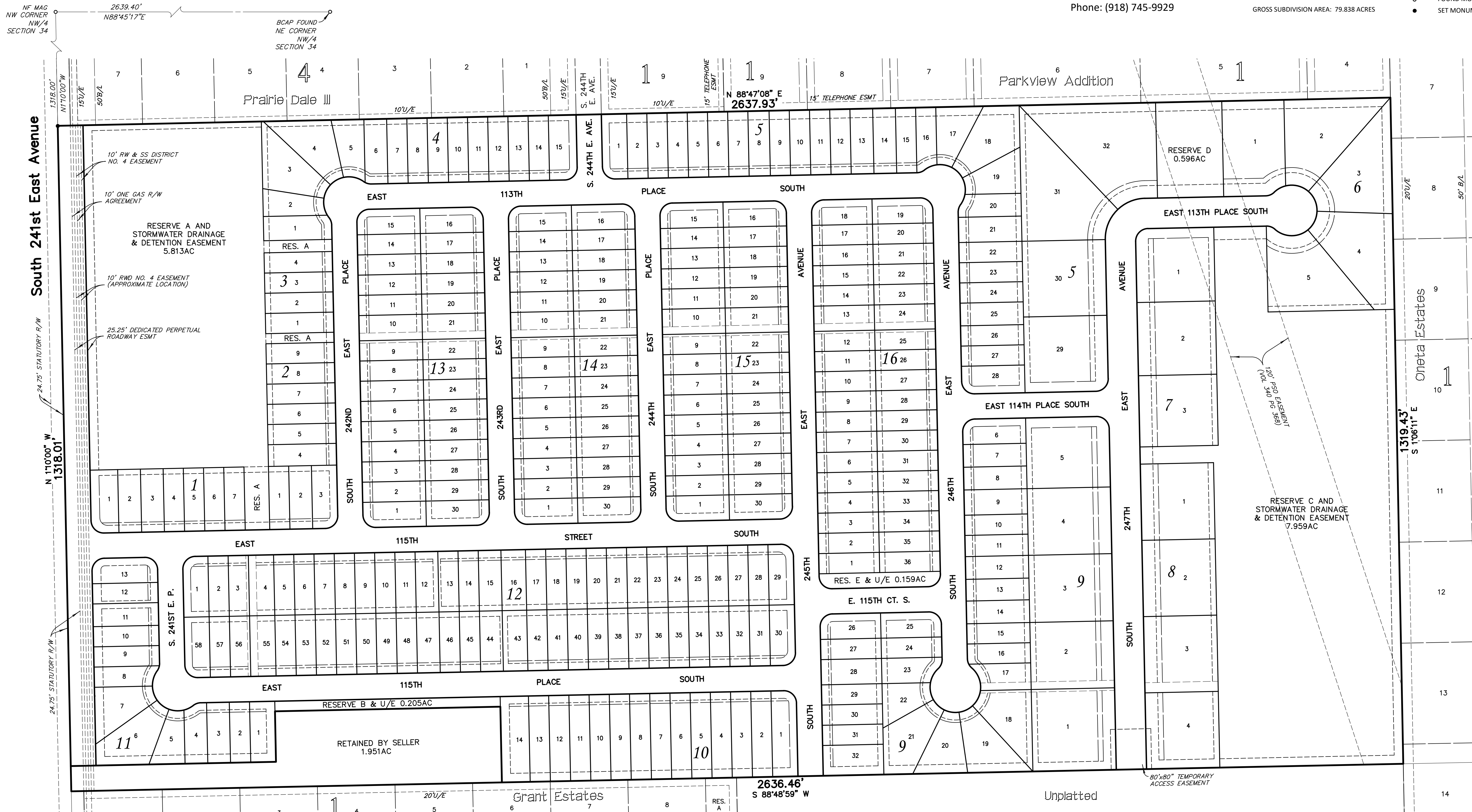


Scale: 1"= 100'
Tanner Consulting

SUBDIVISION CONTAINS:
THREE HUNDRED TWENTY-TWO (322) LOTS
IN SIXTEEN (16) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 79.838 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- A DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV'T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- U/E ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)



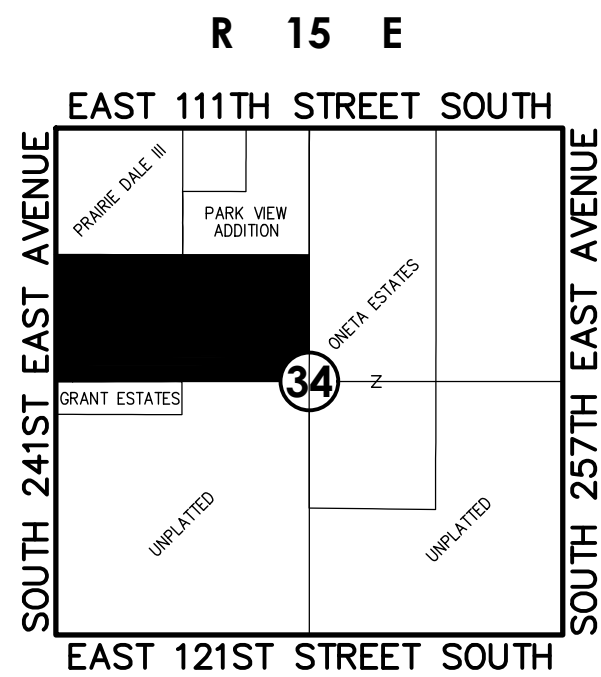
Preliminary Master Plat (West)
PUD-R 24.03

Tiger Trails

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

Developer:
Tulsa L Dev., LLC
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Location Map
Scale: 1"= 200'



Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	39.28'	25.00'	90°01'01"	N46°10'30"W	35.36'
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Notes:

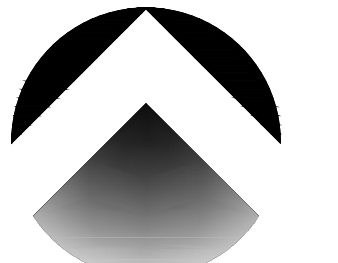
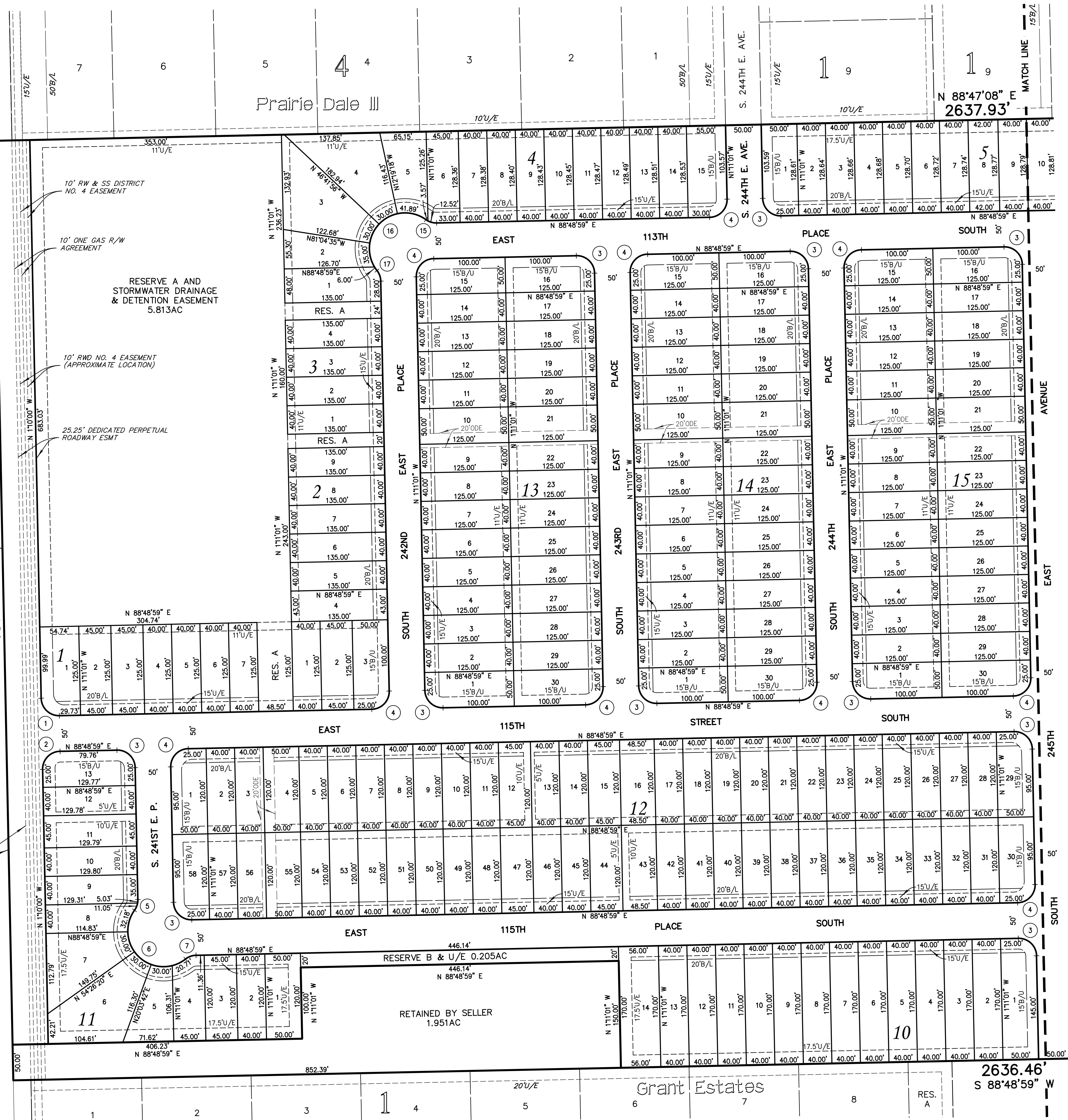
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 34;
 - FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 34;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'100" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 241ST EAST AVENUE, BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND BY SOUTH 244TH EAST AVENUE, BEING A PUBLIC STREET.
- SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN UNSHADED ZONE X AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40145C0275H, EFFECTIVE DATE 4/17, 2012.

South 241st East Avenue

24.75' STATUTORY R/W

N 1°10'00" W
1318.01'

24.75' STATUTORY R/W



NORTH

0 40 80 120

Scale: 1"= 80'

Tanner Consulting

SUBDIVISION CONTAINS:

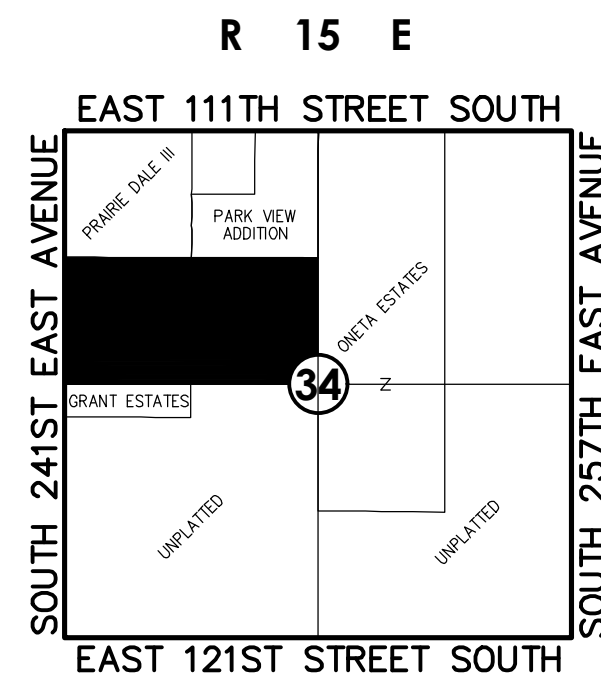
THREE HUNDRED TWENTY-TWO (322) LOTS
IN SIXTEEN (16) BLOCKS
WITH FIVE (5) RESERVE AREAS

GROSS SUBDIVISION AREA: 79.838 ACRES

LEGEND

B/L BUILDING LINE
B/U BUILDING LINE & UTILITY
EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
Δ DELTA ANGLE
DOC DOCUMENT
ESMT EASEMENT
GOV'T GOVERNMENT
LNA LIMITS OF NO ACCESS
ODE OVERLAND DRAINAGE EASEMENT
RES. RESERVE
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
1234 ADDRESS ASSIGNED

○ FOUND MONUMENT
● SET MONUMENT (SEE NOTE 2)



Location Map
Scale: 1"=2000'



Conceptual Utility Plan

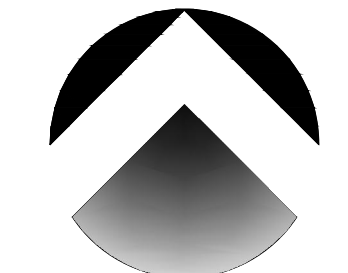
PUD-R 24.03

Tiger Trails

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

Developer:
Tulsa L Dev., LLC
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 100'
Tanner Consulting

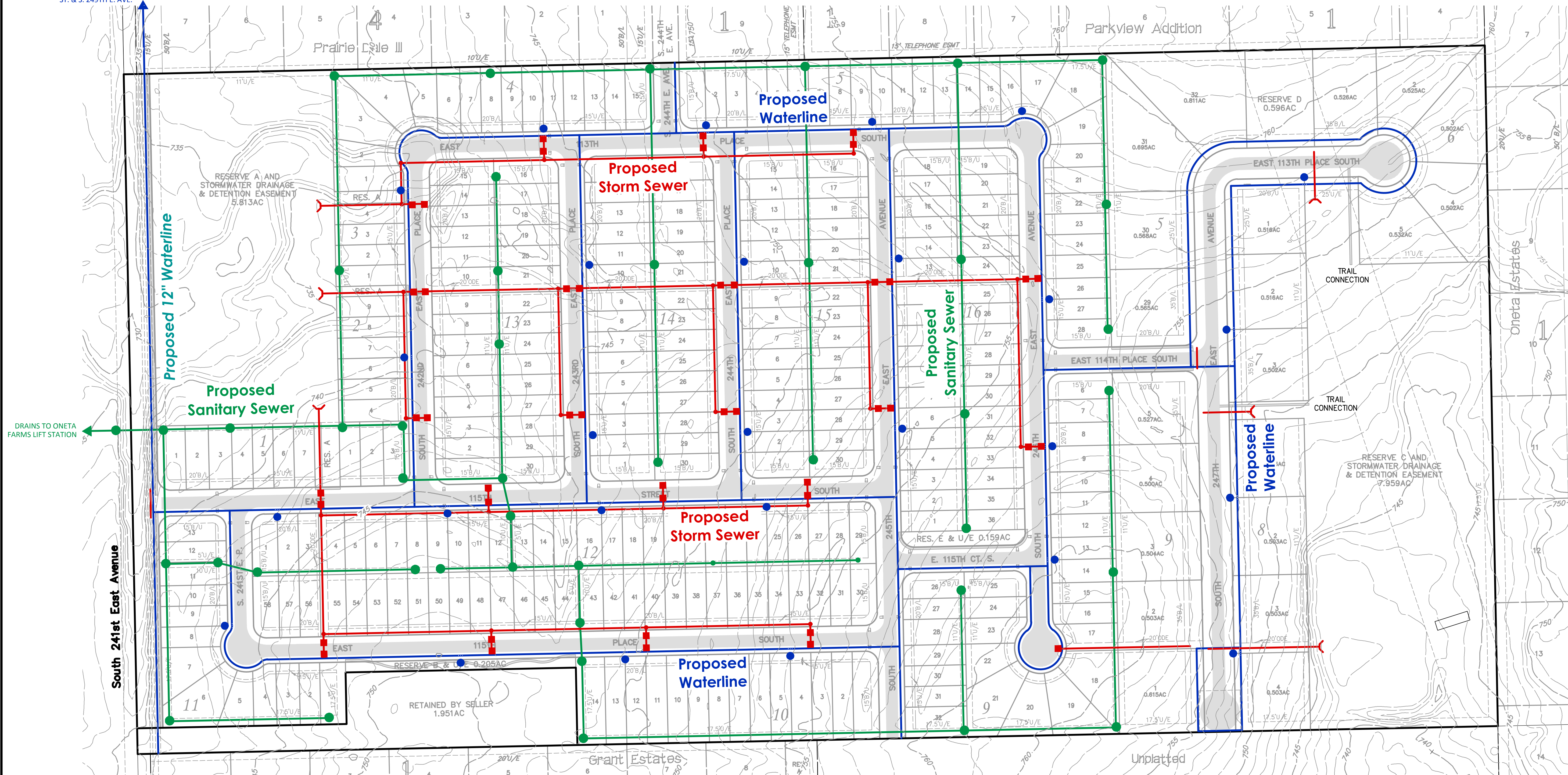
SUBDIVISION CONTAINS:

THREE HUNDRED TWENTY-TWO (322) LOTS
IN SIXTEEN (16) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 79.838 ACRES

LEGEND

- | | | | |
|-------|----------------------------------|---|---------------------------------|
| B/L | BUILDING LINE | ● | PROPOSED FIRE HYDRANT |
| B/U | BUILDING LINE & UTILITY EASEMENT | ● | PROPOSED SANITARY SEWER MANHOLE |
| BK PG | BOOK & PAGE | ■ | PROPOSED STORM SEWER INLET |
| CB | CHORD BEARING | | |
| CD | CHORD DISTANCE | | |
| CL | CENTERLINE | | |
| Δ | DELTA ANGLE | | |
| DOC | DOCUMENT | | |
| ESMT | EASEMENT | | |
| F/E | FENCE & LANDSCAPE EASEMENT | | |
| GOV'T | GOVERNMENT | | |
| LNA | LIMITS OF NO ACCESS | | |
| ODE | OVERLAND DRAINAGE EASEMENT | | |
| R.A. | RESTRICTED ACCESS | | |
| RES. | RESERVE | | |
| R/W | RIGHT-OF-WAY | | |
| U/E | UTILITY EASEMENT | | |
| 1/234 | ADDRESS ASSIGNED | | |

CONNECTS TO
PROPOSED BOOSTER
STATION AT E. 111TH
ST. & S. 249TH E. AVE.



DATE OF PREPARATION: December 16, 2024