

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2494

October 3, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

1. CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

- a. **Langston University 1** – (0236) Final Plat (PD 2) (CD 1)
Southwest corner of East King Street and North Greenwood Avenue
- b. **Langston University 2** – (0236) Final Plat (PD 2) (CD 1)
Southeast corner of East Jasper Street and North Greenwood Avenue
- c. **L-20131** – Sisemore Weisz & Associates (8418)/Lot-Split (PD 18) (CD 8)
8202 South 100th East Avenue
- d. **L-20133** – Whit Mauzy, Jr. (7310)/Lot-Split (County)
Northeast corner East 141st Street and Yale Avenue
- e. **L-20134** – Harden & Associates (8320)/Lot-Split (PD 18) (CD 2)
Northeast corner East 95th Street and Delaware Avenue
- f. **L-20135** – Daryl Frank Taylor (2428)/Lot-Split (County)
13015 East 136th Street North
- g. **L-20137** – City of Tulsa (0225)/Lot-Split (PD 2) (CD 1)
252 East Tecumseh Street
- h. **L-20139** – Anita Saiymeh (0316)/Lot-Split (PD 16) (CD 3)
4130 North Winston
- i. **L-20140** – Sisemore Weisz & Associates (9430)/Lot-Split (PD 18) (CD 5)
9720 East 47th Place South

- j. **L-20141** – Harden & Associates (8327)/Lot-Split (PD 26) (CD 8)
4932 East 105th Street
- k. **LC-68** – Sharon Wann (9319)/Lot-Combination (PD 6) (CD 9)
3631 South Utica Avenue
- l. **Z-7008-1b** – Charles Norman (PD 8) (CD 2)
Southeast corner of West 71st Street South and South
Olympia Avenue (Minor Amendment – Tulsa Hills)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

2. PUBLIC HEARINGS

- a. **Z-7059/PUD-740** – Sisemore Weisz & Associates, Inc. RS-1 to
Southwest corner of South Canton Avenue and East 93rd RS-3/PUD
Street (Detail Site Plan for a single-family Subdivision)
(Continued from 6/6/07, 6/20/07, 6/27/07, 7/18/07, 8/22/07)
- b. **PUD-327-A** – Eric Randall/Dr. Kathryn Beller (PD-18)(CD-8)
7711 East 81st Street South (Minor Revision to Site/Sidewalk
Waiver Request)
(Continued from 09-19-07 and 09-05-07)
- c. **PUD: 411-C** – Sack and Associates (PD 26) (CD 8)
East side of South 84th East Avenue between East 97th
Street South and East 98th Street South (Detail Site Plan-Jim
Norton Center III)
- d. **Spring Hill Farms** – (7331) (County)
West of the southwest corner of East 171st Street South and
Lewis Avenue (Preliminary Subdivision Plat)
- e. **The Retreat at Brookside South** – (9330) (PD 6) (CD 9)
East of the southeast corner of East 41st Place South and
Peoria Avenue (Preliminary Subdivision Plat)
- f. **The Retreat at Brookside North** – (9330) (PD 6) (CD 9)
East of the northeast corner of East 41st Place South and
Peoria Avenue (Preliminary Subdivision Plat)

3. OTHER BUSINESS

- a. **Review and possible action on: 2008 TMAPC Schedule**
For the Francis F. Campbell Council Room
Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

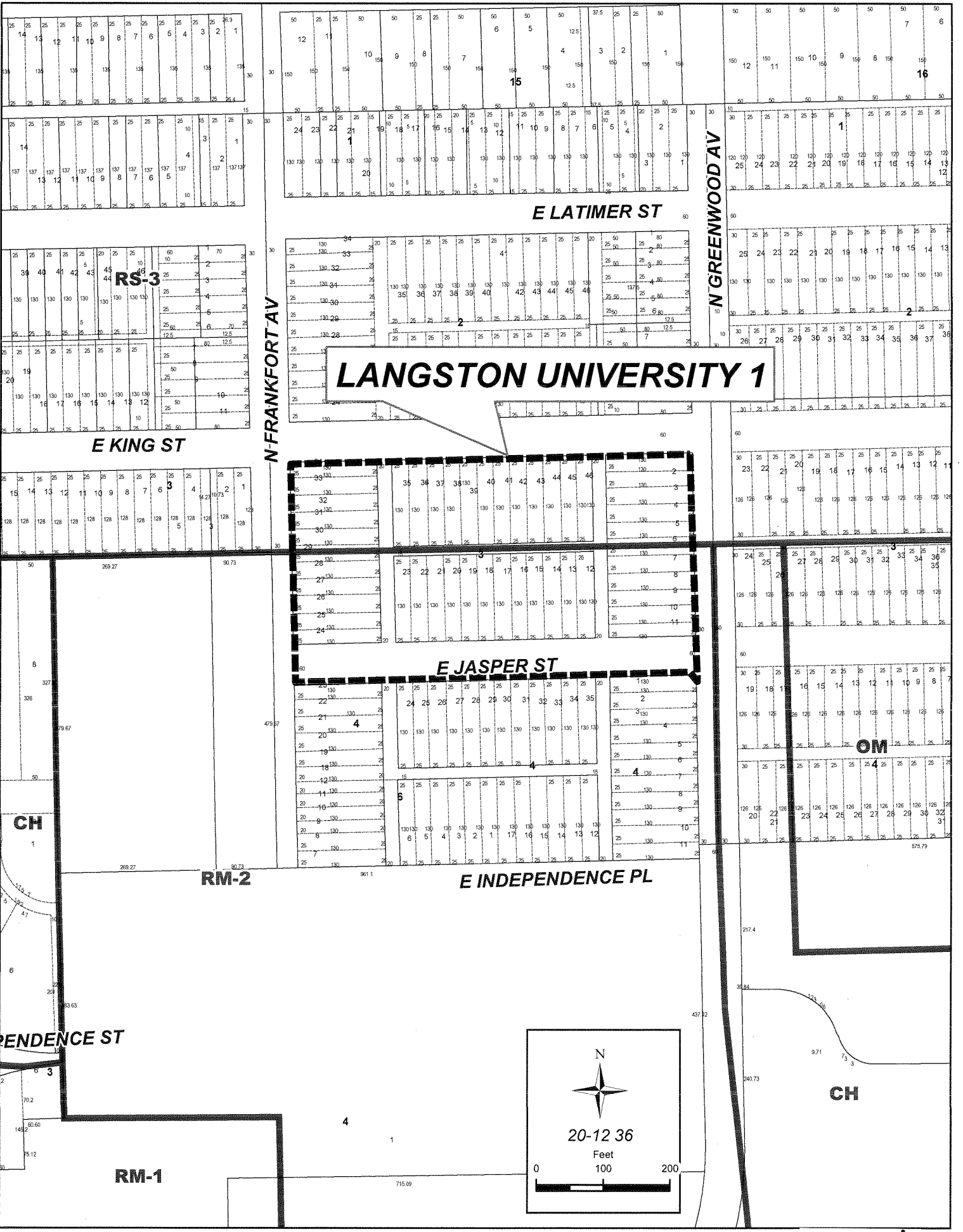
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement



LANGSTON UNIVERSITY 1

E LATIMER ST

E KING ST

E JASPER ST

E INDEPENDENCE PL

RM-2

RM-1

CH

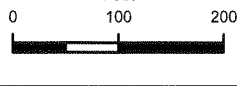
CH

OM

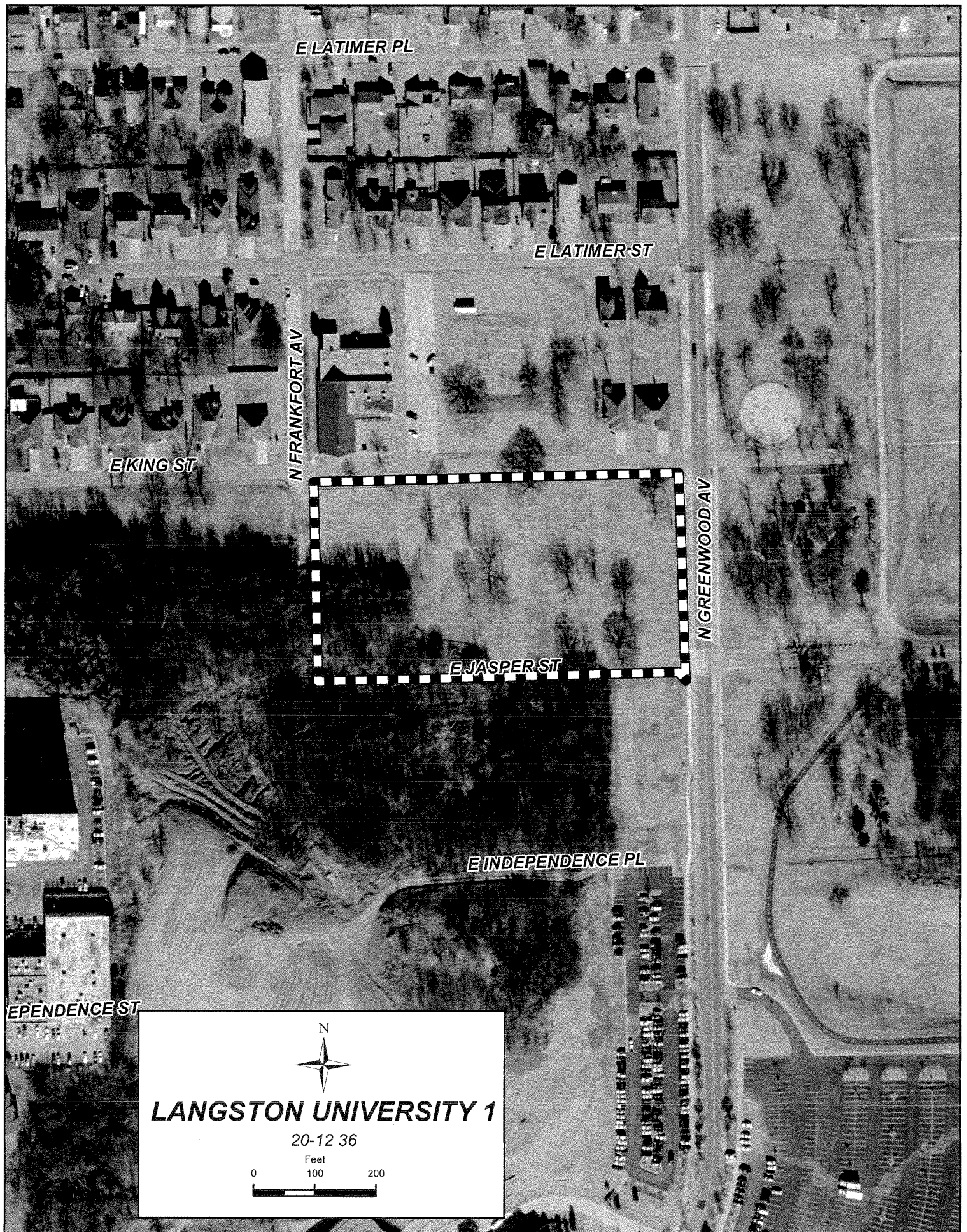


20-12 36

Feet



1.a.1



E LATIMER PL

E LATIMER ST

E KING ST

N FRANKFORT AV

N GREENWOOD AV

E JASPER ST

E INDEPENDENCE PL

E INDEPENDENCE ST



LANGSTON UNIVERSITY 1

20-12 36

Feet
0 100 200

Final Subdivision Plat

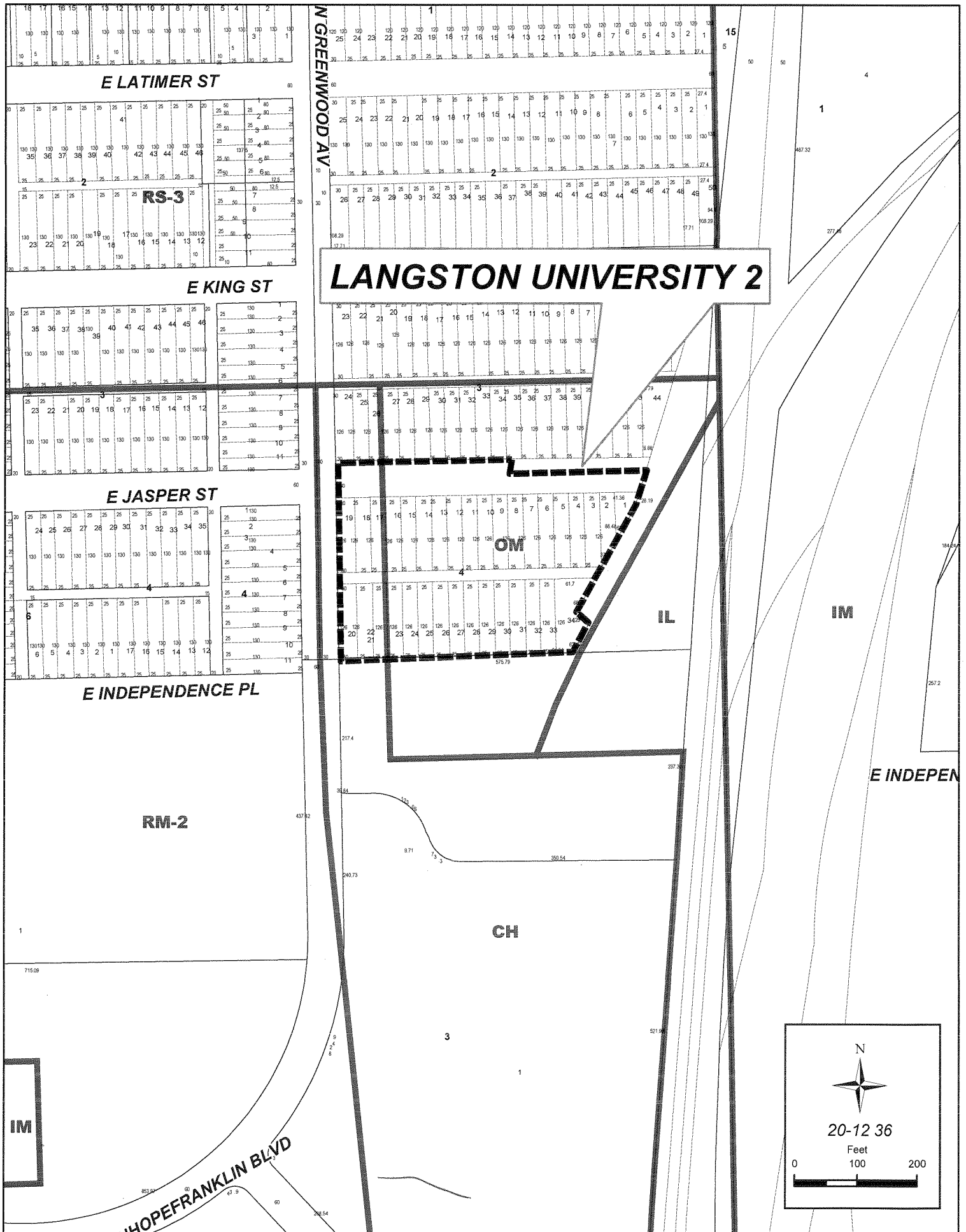
Langston University 1 - (0236) (PD 2) (CD 1)

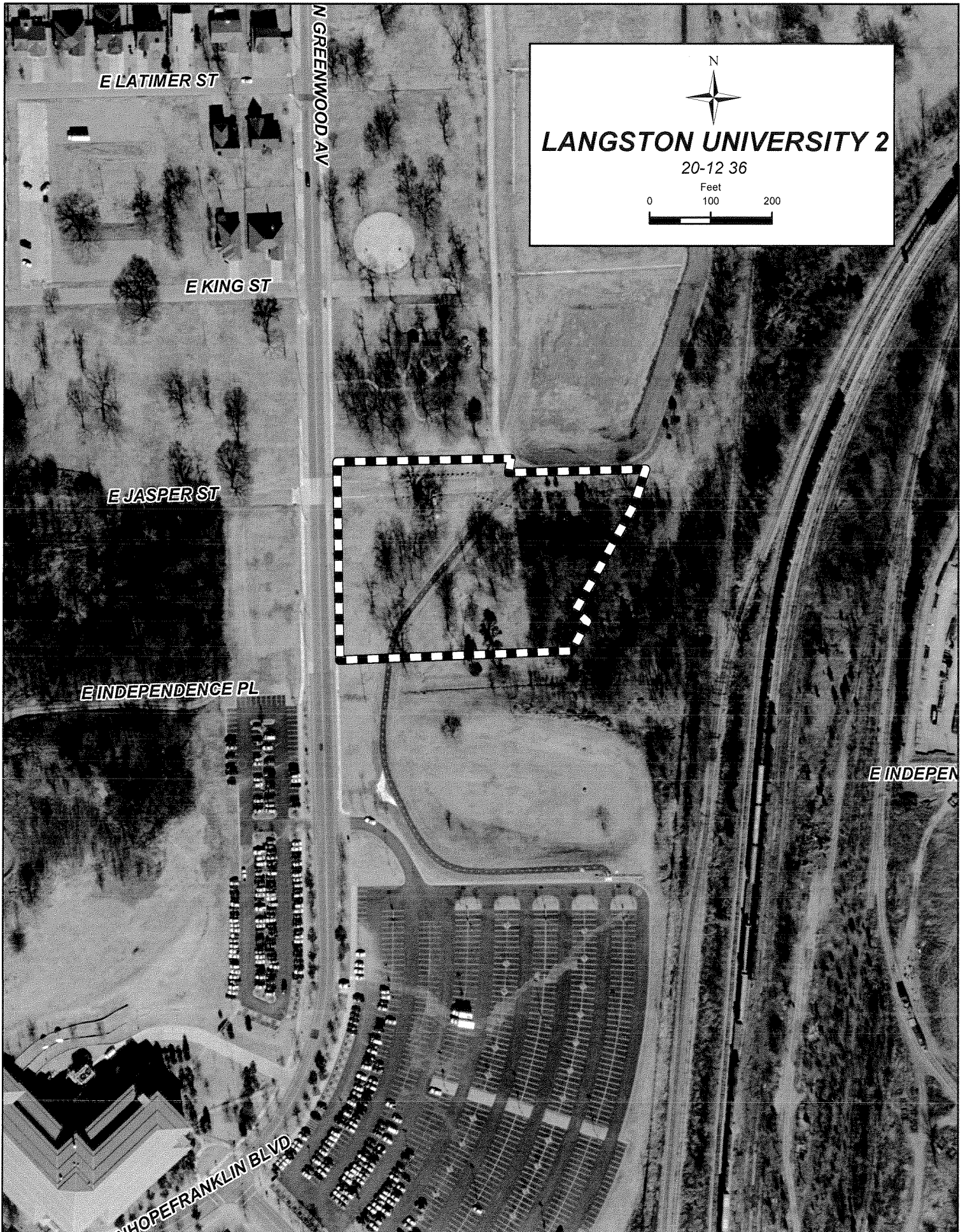
Southwest corner of East King Street and North Greenwood Avenue

This plat consists of 1 Lot in 1 Block on 4.61 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

9/26/07
1.a.3





N

LANGSTON UNIVERSITY 2

20-12 36

Feet

0 100 200

Final Subdivision Plat

Langston University 2 - (0236) (PD 2) (CD 1)

Southeast corner of East Jasper Street and North Greenwood Avenue

This plat consists of 1 Lot in 1 Block on 3.21 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

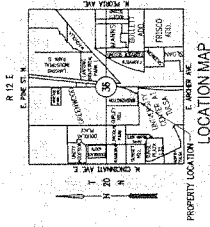
9/26/07

1.b.3

Draft Final Plat

A Resubdivision of Block 4 and the south 6.50 feet of the west 287.00 feet of Block 3, Washington Addition, together with a part of the E. Jasper St. N. R/W lying between Blocks 3 & 4 vacated by the City of Tulsa.

A part of the Southwest Quarter of Section 36, Township 20 North,
Range 12 East, City of Tulsa, Tulsa County, State of Oklahoma



OWNER/DEVELOPER

OSU/ASB BOARD OF REGENTS
2800 NORTH LINCOLN BOULEVARD
OKLAHOMA CITY, OK. 73105
PHONE: 405-521-2411

ENGINEER AND SURVEYOR



Crafton Tull Sparks

916.584.0347 FAX: 916.584.3783
www.craftontulsparks.com
email: brady.watson@craftontulsparks.com

architecture|engineering
CA 973 (PE/LS) EXPIRES 6/30/2008

BASIS OF BEAR

ASSUMED BEARING OF N 89°56'25" W FOR NORTH LINE OF RESERVE "B".
DETENTION AREA OF 'UNIVERSITY CENTER AT TULSA', AN ADDITION TO THE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

LEGEND

	EXISTING EASEMENT	
	PROPOSED EASEMENT	
	SECTION LINE	
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	BENCHMARK	
	LIMITS OF NO ACCESS	
	FIGHT OF WAY	
	NORTHEAST	
	NORTHWEST	
	SOUTHEAST	
	SOUTHWEST	
	MUTUAL ACCESS EASEMENT	
	UTILITY EASEMENT	

50'

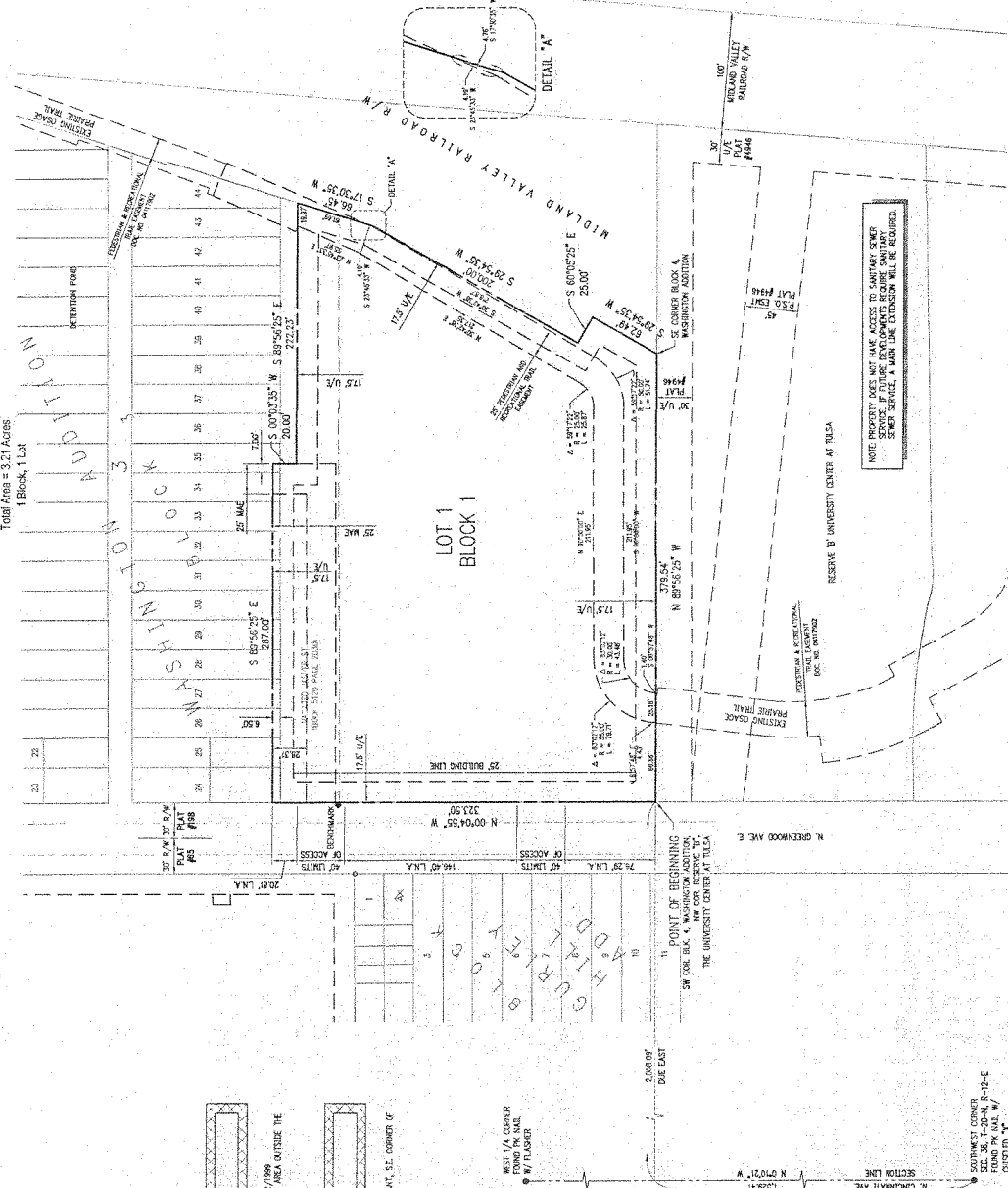
DAM

0

SCALE: 1" = 50'

LAST FINAL COPY

Langston University 2, Tulsa County
Draft Final Plat, September 26, 2007
SHEET 1 OF 2



NOTE: PROPERTY DOES NOT HAVE ACCESS TO SANITARY SEWER SERVICE. IF FUTURE DEVELOPMENTS REQUIRE SANITARY SEWER SERVICE, A MAIN LINE EXTENSION WILL BE REQUIRED.

PLAT No.	
FINAL PLAT CERTIFICATE OF APPROVAL	
I, _____, Surveyor of the County of _____, State of _____, do hereby certify that the foregoing plat was approved by the Town of _____ Planning Commission on _____, 19____.	
TWAIN/20002	
This approval is valid if the _____ is not filed in the Office of the County Clerk, or if before _____.	
CITY ENGINEER	
APPROVED _____ by the _____ of the City of _____, _____.	
Chairman	
Mayor	
Attest: City Clerk	
Approved: City Attorney	

FLOOD ZONE

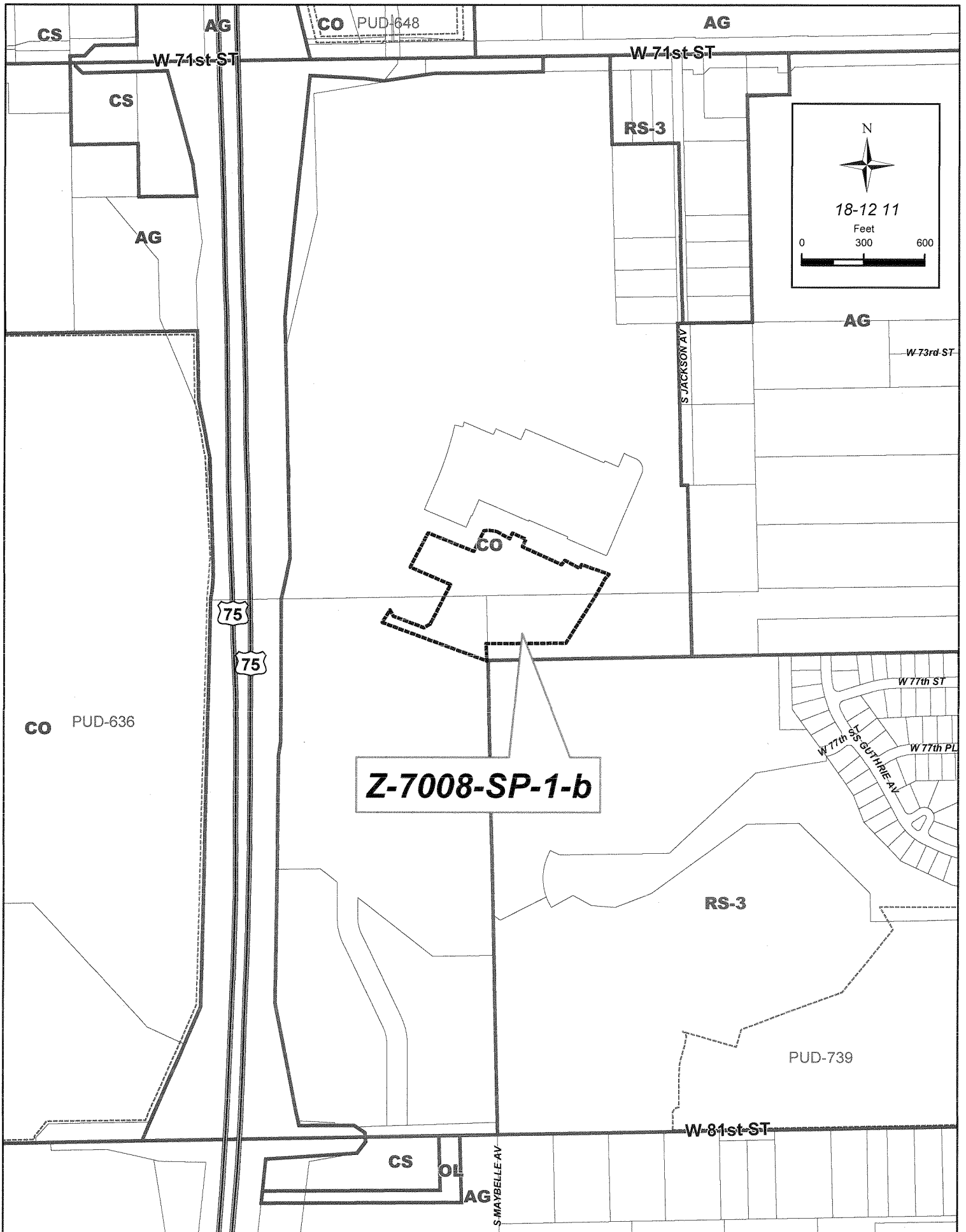
FIRM MAP NO. 4014300362H, DATED 9/22/1999
CLASSIFIES THE PROPERTY DESCRIBED HEREIN AS AN AREA OUTSIDE THE
LIMITS OF THE 500-NEAR D.O.O.

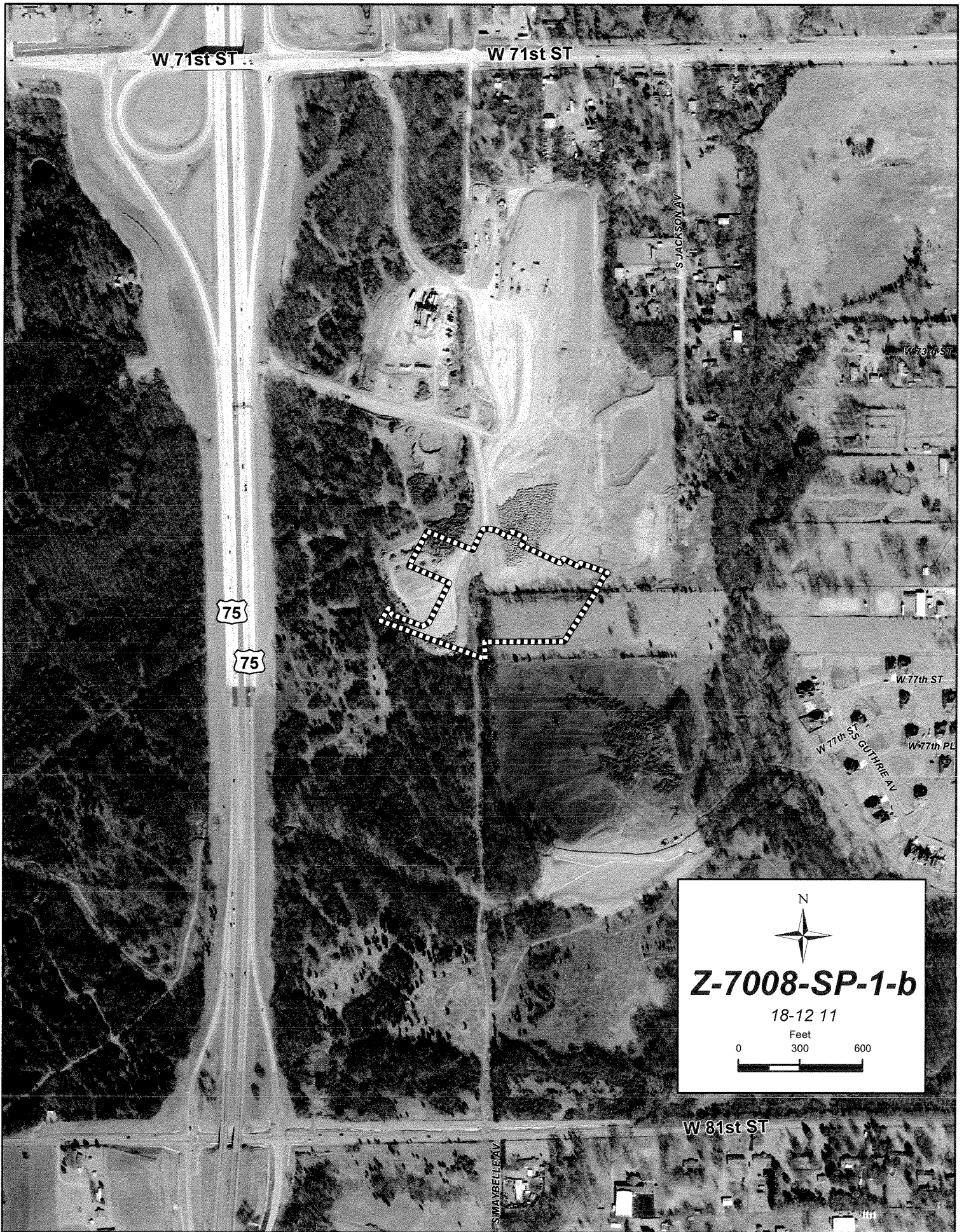
BENCHMARK

TOP OF NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT, S.E. CORNER OF
GREENWOOD & JASPER STREET.

© 2007 © Carlton, Tull & Associates, Inc.

1.6.4





N

Z-7008-SP-1-b

18-12 11

Feet

0 300 600

October 3, 2007

STAFF RECOMMENDATION

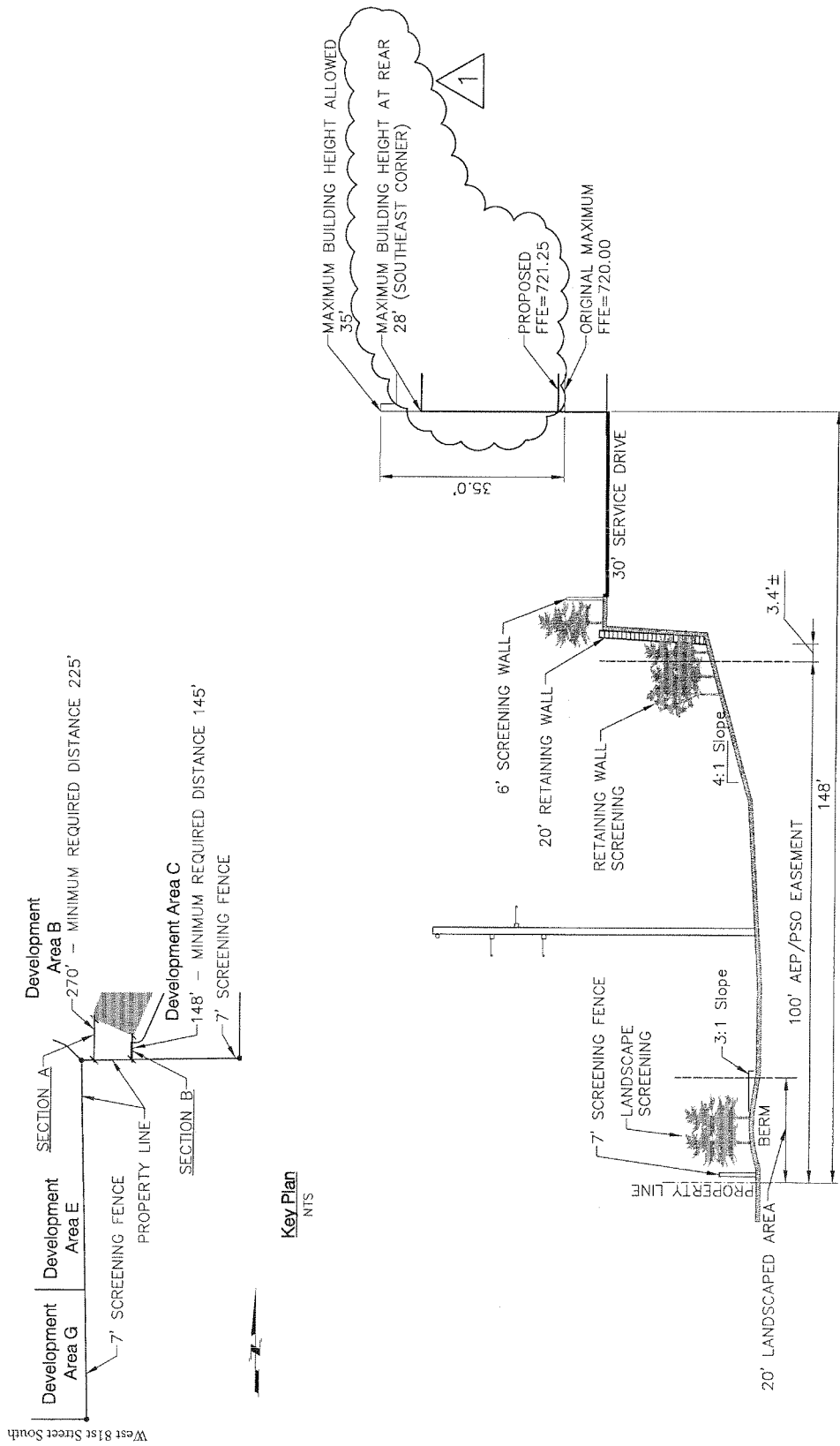
Z-7008-1b

Minor Amendment – Tulsa Hills; Southeast corner of West 71st Street South and South Olympia Avenue; Lot 6, Block 2, Tulsa Hills Addition (plat not yet filed); Development Area B; CO; PD-8; CD-2

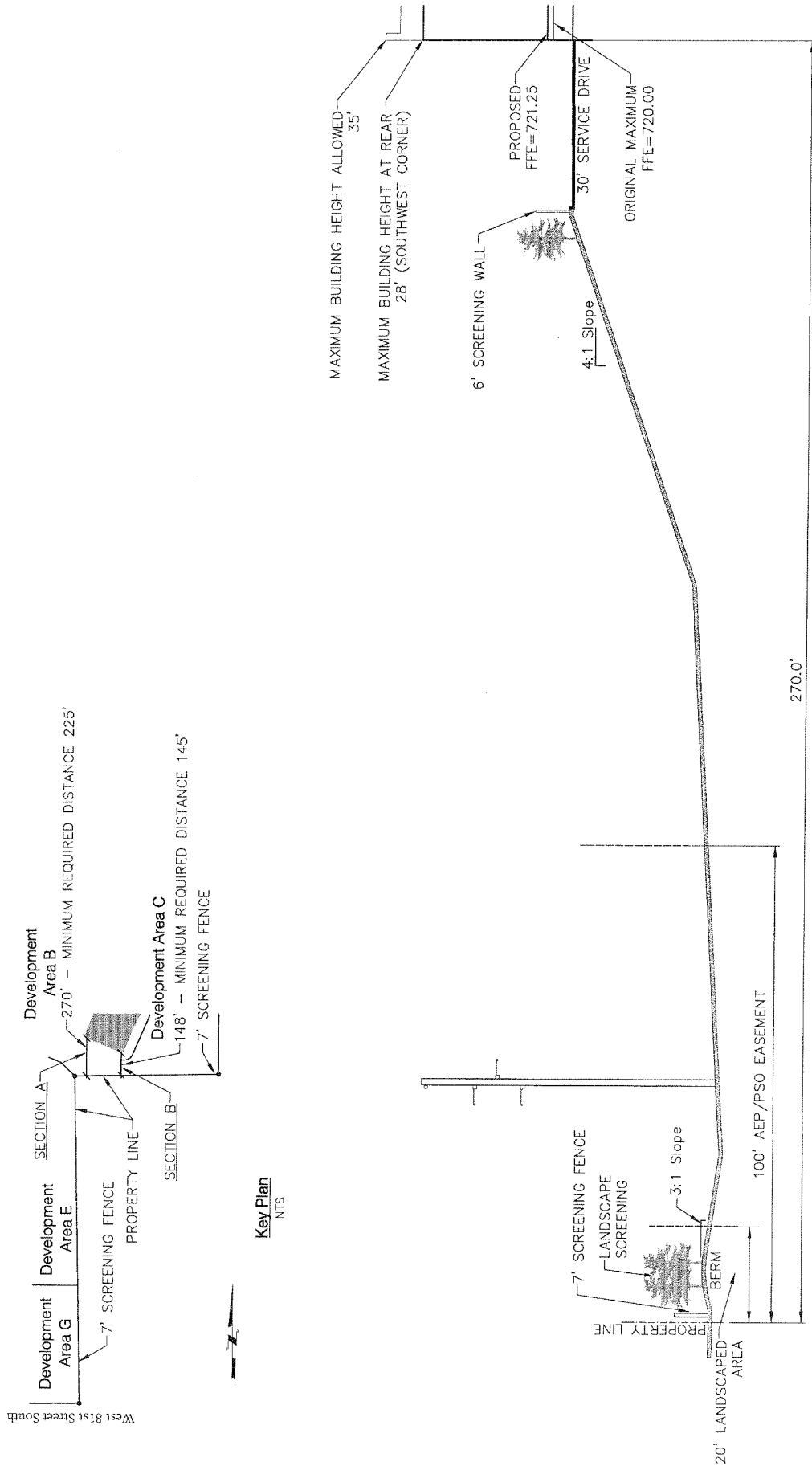
The applicant is requesting a minor amendment to the Corridor Site Plan for Tulsa Hills. The purpose of the amendment is to increase the permitted finished floor area elevation, as established through a supplemental letter and exhibits included in the original corridor site plan approval, from 720 feet above mean sea level to 721.50 feet. Development Standards of the original corridor site plan approval also permit a maximum building height of 35 feet with the proviso that architectural elements may exceed the maximum building height with detail site plan approval.

Construction has now begun on the site and the finished floor elevation of the southernmost building in Development Area B exceeds 720 feet. The elevation was increased to set the floor of the building higher than adjacent parking. The maximum height of the building as designed is not more than 28 feet above the finished floor elevation.

Per the applicant, the owners and developers of the adjacent residential are in favor of the proposed amendment subject to the permitted building height of the southernmost building being decreased from 35 feet to 28 feet. The applicant concurs. Therefore, staff recommends **APPROVAL** of the proposed amendment to increase permitted finished floor elevation of the southernmost building from 720 feet to 721.5 feet subject to a maximum permitted building height of 28 feet.



Section B

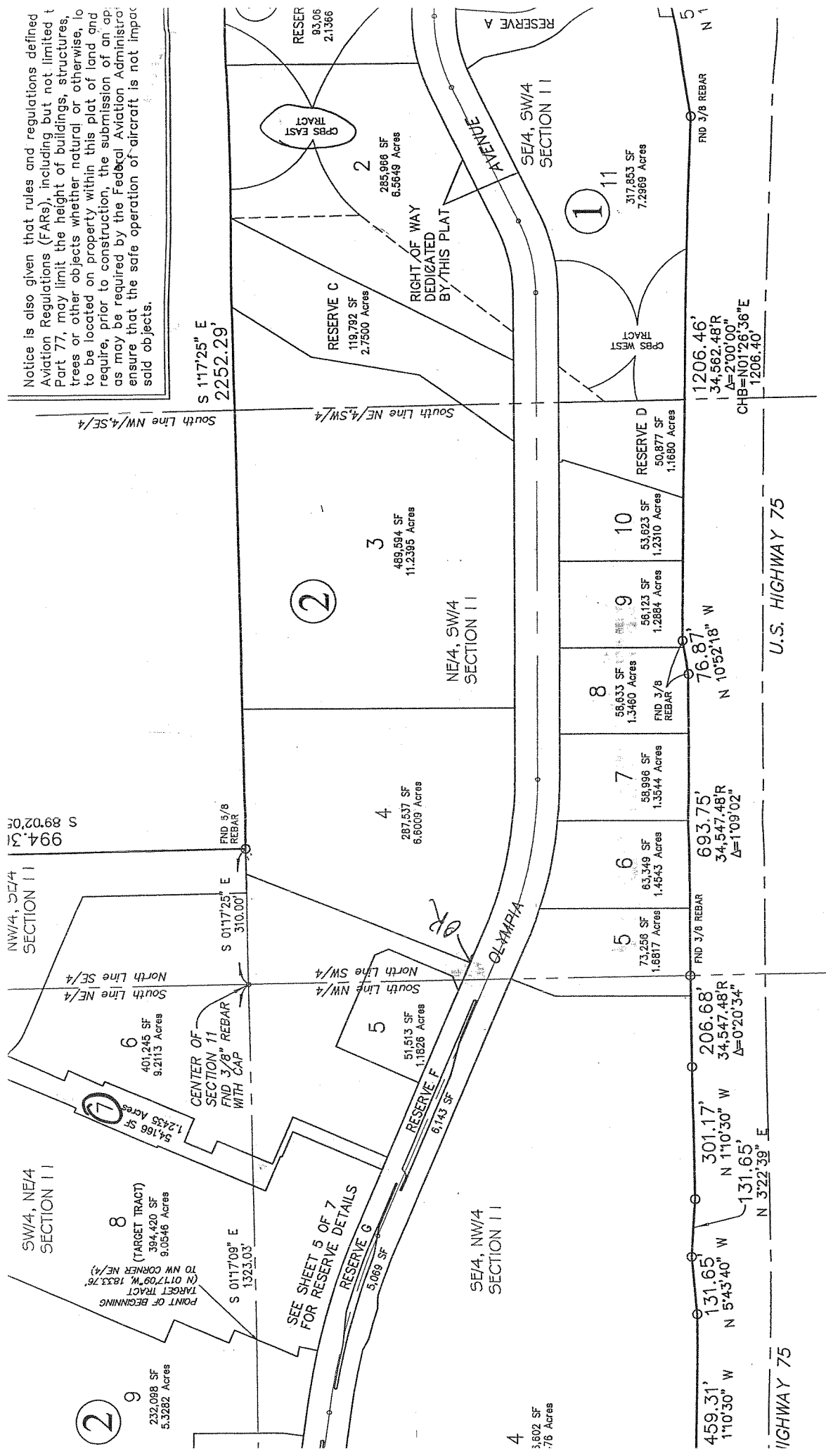


Key Plan
NTS

SACK AND ASSOCIATES, INC.
1000 West 81st Street South, Suite 100
Tulsa, Oklahoma 74106
Tel: 918.502.1111 Fax: 918.502.1129
CA Number: 1783 (11/7/03 and 1482 (L.A.), Exp. June 30, 2008
Project: TULSA HILLS - A
Drawn: JAW
Checked: DMB/DCS
Reviewed: S-11174 T-5413
Plotted: 11 SEP 2007

Tulsa Hills
NEW EXHIBIT 'L-4a'
Corridor District Site Plan Z-7008-SP-1
September 11, 2006

Notice is also given that rules and regulations defined in the Federal Aviation Regulations (FARs), including but not limited to Part 77, may limit the height of buildings, structures, trees or other objects whether natural or otherwise, to be located on property within this plat of land and require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said objects.



1"=200'

GRAPHIC SCALE

1.1.6



2.a.1



N

Z-7059 / PUD-740

18-13 22

Feet

0 200 400

2.a.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7059/PUD-740

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: October 3, 2007;

(Continued from 6/6/07, 6/20/07, 6/27/07, 7/18/07,
8/22/07)

Applicant: Sisemore Weisz & Associates, INC.

Tract Size: 4.87± acres

ADDRESS/GENERAL LOCATION: Southwest corner of South Canton Avenue and East 93rd Street

EXISTING ZONING: RS-1

EXISTING USE: Large-lot single-family residential use and some accessory buildings

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/PUD

PROPOSED USE: Single-family Subdivision

RELEVANT ZONING HISTORY:

Z-6759 July 2000: All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of East 93rd and South Darlington.

Z-6615 February 1998: All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91st Street South and South Yale Avenue from RS-1 to RS-3.

PUD-580 December 1997: All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91st Street South and South Darlington Avenue, for a church and multifamily use.

BOA-17795 August 26, 1997: The Board of Adjustment approved a Special Exception for a Use Unit 4, for an electric substation per alternative plan and subject to Stormwater Management approval and to landscaping and screening requirements on property located and the subject property.

Z-6441 May 1994: All concurred in approval of a request to rezone a 17.8-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from RS-1 to RS-3.

PUD-501 August 1993: All concurred in approval of a request to rezone an 8.4-acre tract located south of the southeast corner of East 91st Street South and South Yale Avenue and abutting the subject property to the north from RS-1 to RS-1/PUD for a residential development.

Z-5910/PUD-350 May 1984: All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93rd Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Canton Avenue	N/A (County road)	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 rd Street (county road)	N/A	N/A	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan. However, the Plan contemplates that development will occur in the area south of East 93rd Street and that it will be of similar intensities and uses to those proposed here.

STAFF RECOMMENDATION FOR Z-7059:

For original submittal:

Although the requested rezoning to RS-3 is conceptually in accord with the District Plan, the details of the accompanying PUD indicate that the private streets will not be built to City of Tulsa standards and the vehicular circulation system shows no connectivity with existing and/or approved adjacent roads. This is inconsistent with existing and planned development east and west of the proposed site. The primary access to the site will be from two substandard streets, Braden and East 93rd. The latter is a County road. If this development is allowed to proceed as proposed, the only access would be from the previously-mentioned substandard East 93rd Street, south along South Canton, perhaps past the Creek Turnpike to substandard South Braden Avenue. Because of this limited access, staff cannot support the increased density that RS-3 would allow. The proposed development would effectively create an island that would be separated from adjacent development. This is a poor urban planning practice and staff recommends **DENIAL** of RS-3 zoning for Z-7059.

For revised submittal:

It appears that the concerns raised in the initial recommendation have been addressed in the revised PUD and if the TMAPC deems it appropriate to recommend approval of that, staff now recommends **APPROVAL** of the requested RS-3 zoning for Z-7059.

STAFF RECOMMENDATION FOR PUD-740:

The proposed development, Decatur Park, is an eighteen lot, three block, single-family residential project located at the southwest corner of East 93rd Street South and South Canton Avenue. Presently, the subject 4.352 acre site contains an existing single-family dwelling and miscellaneous outbuildings which will be razed prior to development of the proposed subdivision.

The principal point of access to the proposed development will be from East 93rd Street South from which a public street (South Braden Place East) will extend into the development and stub into the adjacent vacant property to the west (zoned RS-1). A small private stub will extend south from South Braden Place East and will serve six of the lots. Access to the easternmost lots will be from South Canton Avenue, an existing public street.

Within the southern portion of the proposed development is an existing overhead AEP/PSO transmission line which is to be located in Reserve "A". This reserve area will also be used as a stormwater detention facility and may have limited landscaping and park amenities (benches, grills) per approval of AEP/PSO and Public Works.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-740 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-740 subject to the following conditions:

1. TMAPC approval of the accompanying RS-3 zoning.
2. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
3. Development Standards:

LAND AREA:	4.868 AC (gross)	4.352 AC (net)
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PERMITTED USES:

Use Unit 6, Single-Family Dwelling Units; and, within Reserve "A", stormwater detention facility and customary residential park amenities as permitted by AEP/PSO and Public Works.

MAXIMUM PERMITTED DWELLING UNITS:	18
-----------------------------------	----

2.a.5

MINIMUM LOT WIDTH: 50 FT*

**As measured at the building setback line.*

MINIMUM LOT AREA: 5,200 SF

MINIMUM BUILDING SETBACKS:

Front:

From internal streets:

Dwelling 15 FT

Garage 20 FT

From South Canton Avenue 25 FT

No lots to front East 93rd Street South.

Side:

From East 93rd Street South 17.5 FT

From Reserve "A" 11 FT

Interior lot lines 4 FT

Rear:

All lots 17.5 FT

MAXIMUM BUILDING HEIGHT: 35 FT**

***Architectural features (i.e.: chimneys, cupolas) may exceed permitted height as provided in Section 208 of the City of Tulsa zoning code.*

MINIMUM LIVABILITY SPACE PER LOT: 1,700 SF

MINIMUM OVERALL LIVABILITY SPACE: 72,000 SF***

****Includes all of Reserve "A" and livability space within individual lots. (Minimum 41,400 SF open space required in Reserve "A".)*

OFF-STREET PARKING:

As required per applicable use unit of the City of Tulsa zoning code.

ACCESS AND CIRCULATION:

Access shall be provided in substantial conformance with the Conceptual Site Plan, Exhibit "B" (dated September 21, 2007), including a public street stub to the adjacent undeveloped residentially zoned property to the west. Sidewalks shall be provided on all streets, including the south side of East 93rd Street South, both sides of South Braden Place East and the associated private stub, both sides of East 94th Street South and the west side South Canton Avenue.

4. No building permit shall be issued until the requirements of Section 1107F of the Zoning

2.a.6

Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
8. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
9. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments from September 20, 2007:

General: No comments.

Water: An extension of the water main along the side lot lines will require approval. Lot 3 does not have access to the water main.

Fire: Alternative turnarounds may be a one hundred and twenty (120') feet hammerhead or a sixty feet (60') "Y". The 75' hammerhead is unacceptable. (*Concept Plan, Exhibit "B", modified per this comment.*)

Stormwater: No comments.

Wastewater: Sanitary sewer service must be provided to all lots within the proposed subdivision.

Transportation: Sidewalks required along both sides of all interior streets, and along the south side of E. 93rd St & along the West side of S. Canton Ave.

Traffic: Maintain standard R/W 12ft behind the curb adjacent to L-3, BK-3. Delete the label "Street Main.(S.M.)" from the easement shown adjacent to both Public Streets and specify same on both sides of the Private Street. Specify Construction Standards for the Private Street within the PUD's Development Standards. Include language for the Maintenance of the small Private Street.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

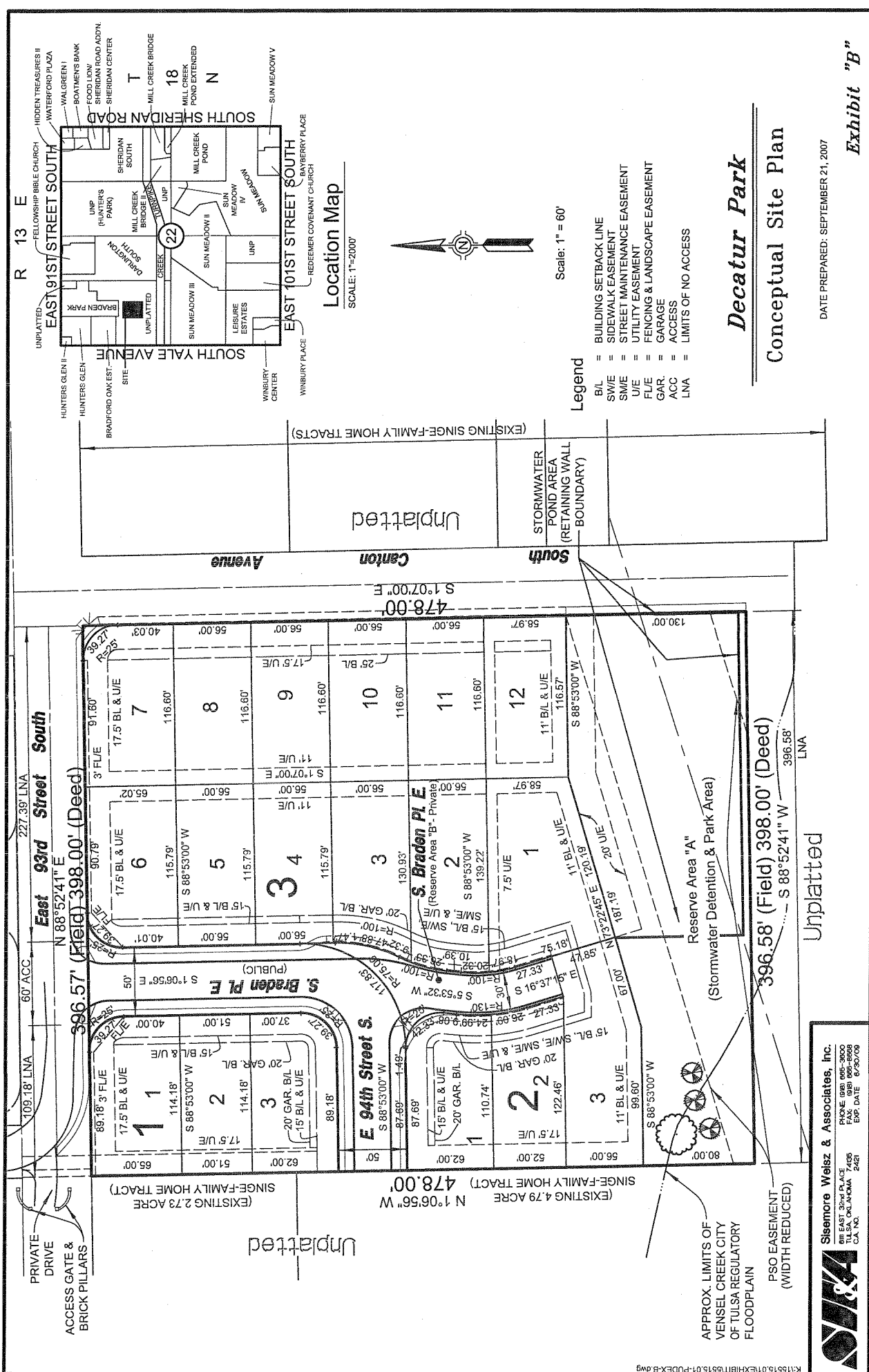
MSHP: Sidewalks should be constructed if non-existing or maintained if existing.

LRTP: S. Yale Ave, between 101st St. S. and 91st St. S., existing 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: No Comment

Transit: No current or future plans for this location.

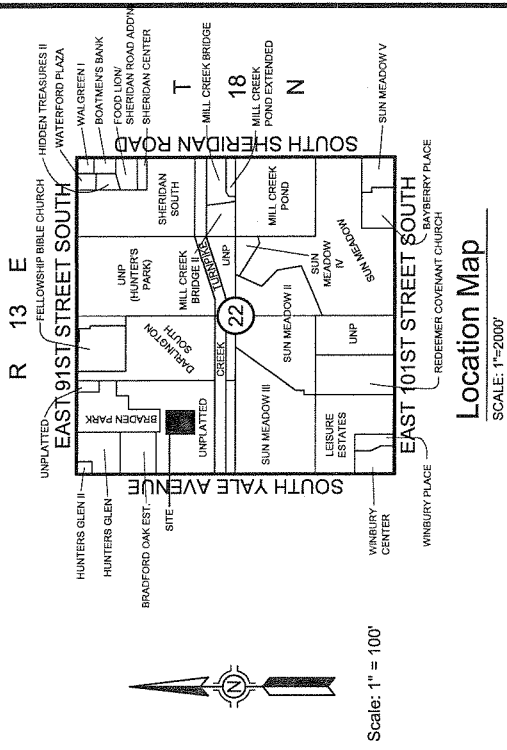
10/03/07



Sisemore Weisz & Associates, Inc.
 818 EAST 32nd PLACE
 TULSA, OKLAHOMA 74106
 TEL: (918) 966-8998
 FAX: (918) 966-8998
 E-MAIL: SWA@SWA-OK.COM
 WWW: WWW.SWA-OK.COM

DATE PREPARED: SEPTEMBER 21, 2007
Exhibit "B"

2.a.9



- Legend**
- B/L = BUILDING SETBACK LINE
 - SW/E = SIDEWALK EASEMENT
 - SME = STREET MAINTENANCE EASEMENT
 - U/E = UTILITY EASEMENT
 - FLE = FENCING & LANDSCAPE EASEMENT
 - GAR. = GARAGE
 - OD/E = OVERLAND DRAINAGE EASEMENT
 - FH = FIRE HYDRANT

Note:

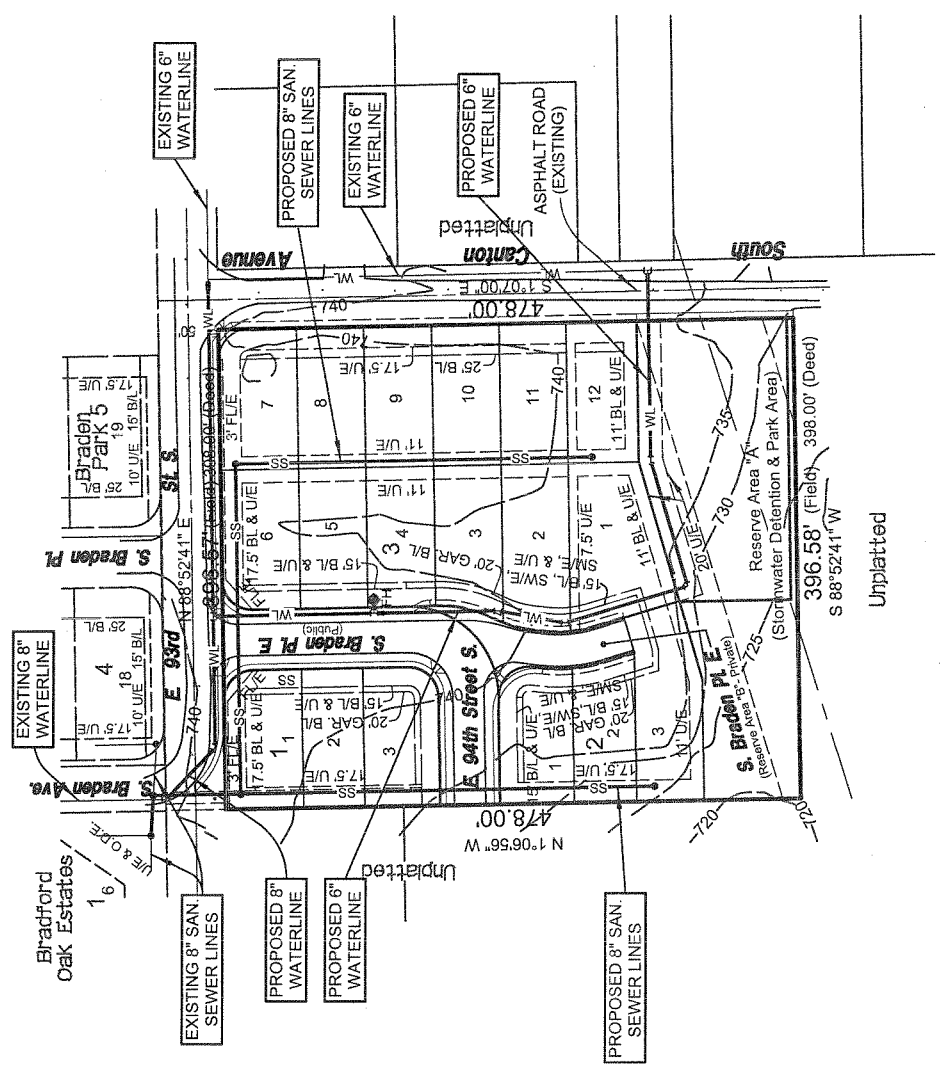
1. CABLE TV, GAS, ELECTRIC & TELEPHONE UTILITIES ARE EITHER PRESENTLY WITHIN OR ADJACENT TO THE SITE. GAS & ELECTRIC SERVICES ARE PROPOSED TO BE LOCATED WITHIN THE FRONTAGE OF LOTS 1 - 3, BLOCK 1, LOTS 1 - 3, BLOCK 2, AND LOTS 1 - 6, BLOCK 3. FOR LOTS 7 - 12, BLOCK 3, GAS SERVICES ARE PROPOSED FOR LOCATION WITH THE PERIMETER LINES ALONG SOUTH CANTON AVENUE. AND ELECTRIC SERVICE FOR THESE LOTS SHALL BE LOCATED WITHIN THE 11' U/E ON THE WESTERN BOUNDARY OF SUCH LOTS. WATER & SANITARY SEWER SERVICES ARE PROPOSED FOR LOCATION AS SHOWN ON THIS PLAN.

Decatur Park

Site Topography and Utilities Plan

DATE PREPARED: SEPTEMBER 21, 2007

Exhibit "C"

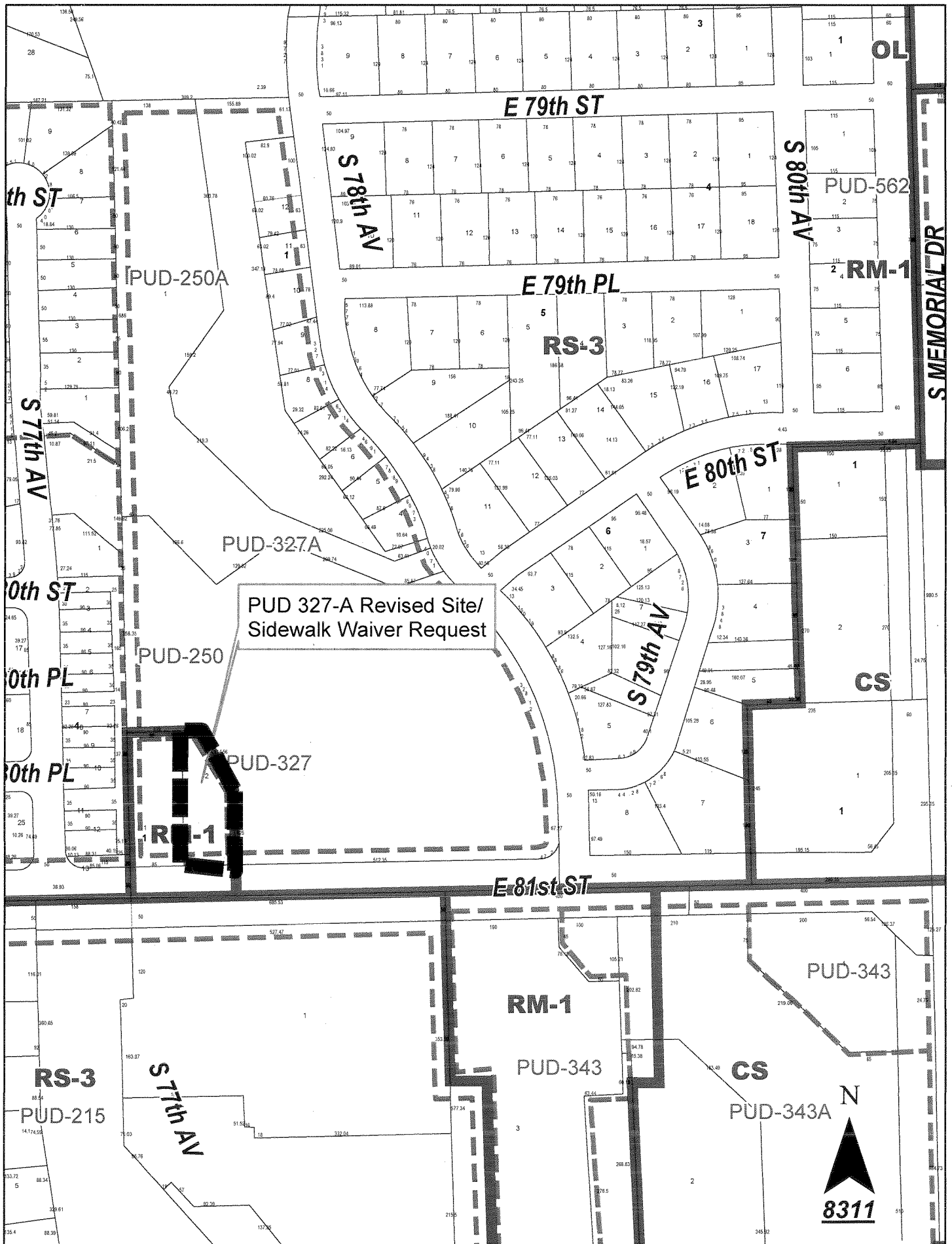


Sisamore Weisz & Associates, Inc.

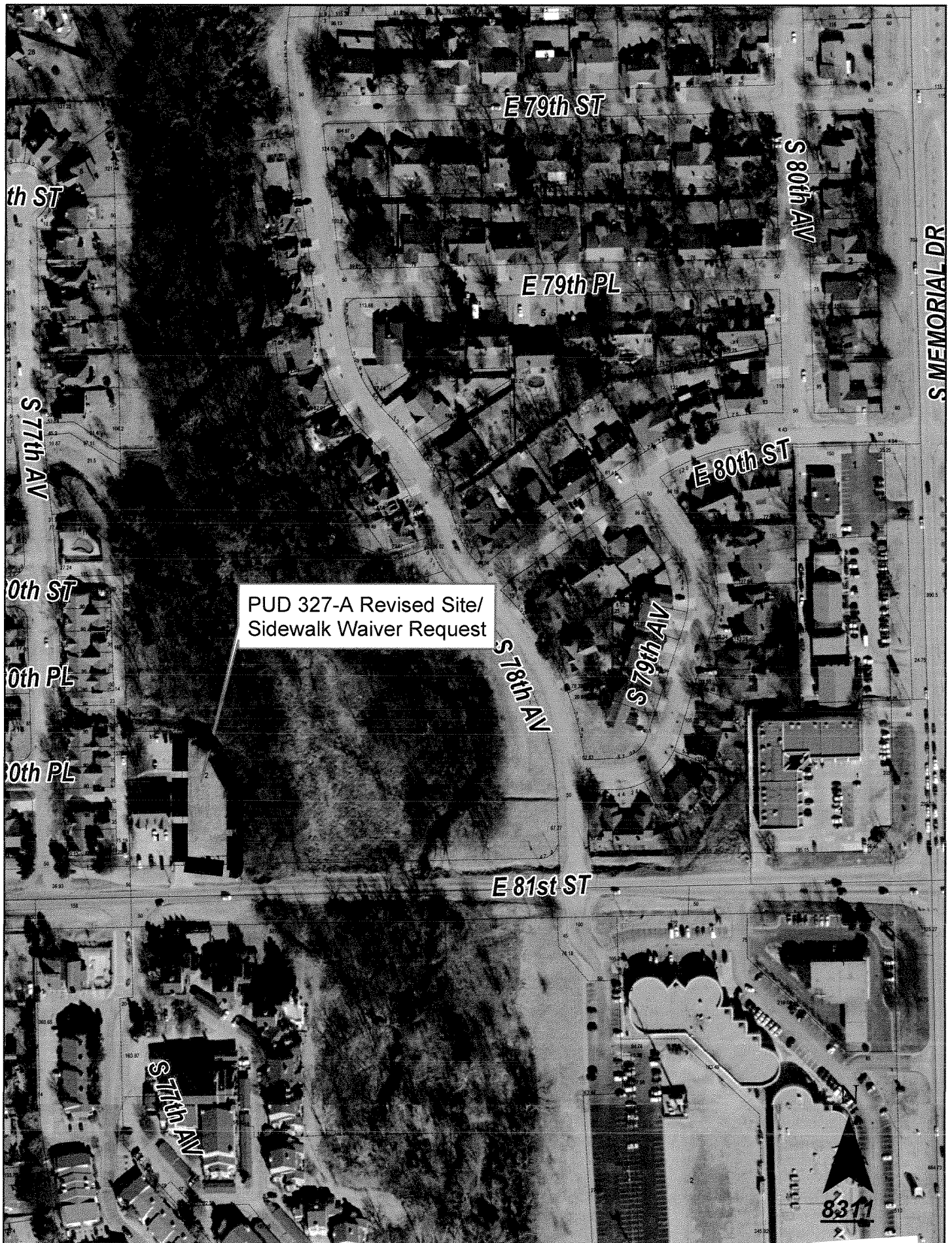
811 EAST 32ND PLACE
TULSA, OKLAHOMA 74106
OKLAHOMA 74106

PHONE: (918) 665-3600
FAX: (918) 665-8088
CSP: DATE 07/20/06

2.1a.10



2.6.1



2.b.2

October 3, 2007
(Continued from September 19, 2007 and September 5, 2007)

STAFF RECOMMENDATION

PUD-327-A: Minor Revision to Site/ Sidewalk Waiver Request – 7711 East 81st Street South; Lot 2, Block 1, Wood Niche II; RM-1/ PUD; PD-18; CD-8

TMAPC approved the original detail site plan for Lot 2, Block 1, Wood Niche II on October 27, 2006, subject to provision of sidewalks. The applicant is now requesting that the sidewalk requirement be waived as part of a Minor Revision to Site application.

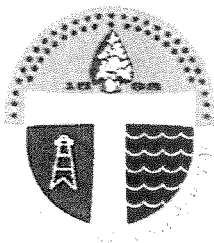
PUD 327-A includes two lots – Lots 1 & 2, Wood Niche II. Per the approved site plan, Lot 2 has approximately 85 feet of frontage on East 81st Street South. The west 12 feet is part of a shared access drive.

The adjacent lot to the west, Lot 1, has approximately 85 feet of frontage on East 81st Street South per the approved site plan, with the east 12 feet being part of the shared access drive. TMAPC approved this site plan (for an office building) September 16, 1992. Sidewalks were not required for approval.

On June 16, 2005, TMAPC adopted revised Subdivision Regulations for the Tulsa Metropolitan Area with the following language: "Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, *arterials* and all residential collector streets. The relationship to existing and planned collector streets, trails, *topography conditions*, public convenience and *safety*, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks." According to these regulations and City of Tulsa policy, sidewalks were required as part of the original detail site plan approval for Lot 2.

In their request for a sidewalk waiver, the applicant notes three issues: safety, topography of adjacent property to the east and the fact that no sidewalks exist on either side of East 81st Street South between Memorial and Sheridan, except for the westernmost stretch at the Sheridan intersection. Per the Subdivision Regulations, safety and topography "shall be considered" in determining the requirement for sidewalks. However, whether or not sidewalks currently exist on adjacent properties is not an included consideration.

Staff recommends **APPROVAL** of the Minor Revision to Site and related waiver of the sidewalk requirement subject to TMAPC finding that the requirement for sidewalks at this location is not feasible due to topography and/or poses a threat to public safety and subject to payment of a fee in lieu of the sidewalks.



LEGAL DEPARTMENT

Memorandum

To: Tulsa Metropolitan Area Planning Commission

Subject: City of Tulsa Sidewalk Policy, "Fee in Lieu of"

**From: Patrick T. Boulden
Sr. Assistant City Attorney, Division Manager
Real Property & Zoning Division**

Ref.No. :

Date: September 14, 2007

At the last meeting of the Planning Commission, I was asked to look into the existence of a "sidewalk policy" which the City of Tulsa or the City's Public Works Department may have established, relating to a "fee in lieu of" sidewalks.

I talked with Public Works Director Charles Hardt about this on September 5, 2007. In that conversation he advised me that there was no sidewalk policy his department had established. However, he did relate that he had offered a solution to the sidewalk requirement imposed for PUD-327-A (7711 East 81st Street), at a City Council Committee meeting. At that meeting, he suggested that the developer could deposit the equivalent cost of the sidewalk with the City, to go into the sidewalk fund for future sidewalk construction. The amount to be deposited would be estimated from the ESP Cost Estimate Worksheet.

After that meeting, Mr. John Mueller prepared the estimate that has been presented to the Planning Commission. The estimated cost calculated below is based upon the Citywide Infrastructure Rehabilitation Contract Cost Estimate Worksheet and from signage costs provided by Traffic Operations:

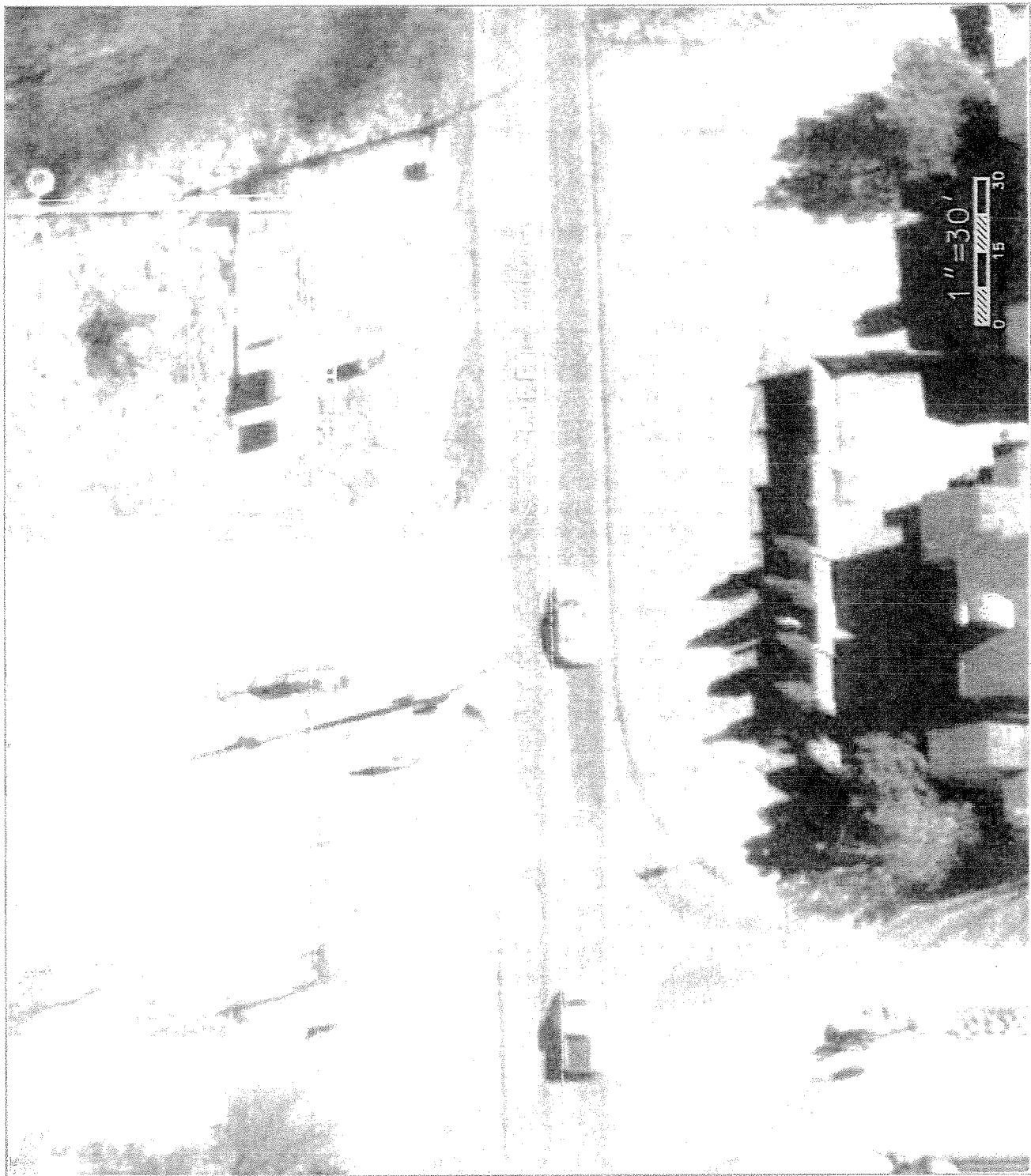
73 linear feet of sidewalk x 5 feet wide/9 sq. ft. per sq. yd. = 41 sq. yds. @ \$66.00/ SY:	\$2,706.00
2 ea. diamond signs @ \$54.00 ea:.....	108.00
Total	\$2,814.00

There is an identified CIP for widening 81st between Sheridan and Memorial, and the donation would go into an account for that project.

Attached is an aerial photograph prepared by the Public Works Department describing where the sidewalk would be constructed, if it is required. The signage listed in the cost estimate would be placed near the drainage culvert to warn and prevent pedestrians from going into the dropoff.

Attachment

2.6.4



2.6.5

requirements for both lots and parking lot lighting complies with development standards and the zoning code.

Sidewalks are required along South Yale Avenue and East 81st Street South and are indicated on the site plan as existing and proposed.

Therefore, staff recommends **APPROVAL** of PUD-500 detail site plan for the bank and off-street parking subject to TMAPC approval of the related change of access.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Ard, Bernard, Cantees, Cantrell, Carnes Harmon, Midget "aye"; no "nays"; none "abstaining"; Bayles, Collins, Jackson, Wofford "absent") to **APPROVE** the detail site plan for PUD-500 subject to TMAPC approval of the related change of access per staff recommendation.

Application No.: PUD-327-A

DETAIL SITE PLAN

Applicant: Eric Randall/Dr. Kathryn Beller (PD-18) (CD-8)

Location: 7711 East 81st Street South

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a new medical office building. The proposed use, Use Unit #11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD-327-A.

The proposed building complies with minimum building setbacks and is within maximum floor area restrictions. The site provides minimum net landscaped area and landscaped street yard. Proposed parking complies with the zoning code; no site lighting is proposed other than decorative building lighting.

Development standards permit one-story buildings, only. The building elevations appear to indicate a two-story structure; however, accompanying floor plans

suggest that the second floor is intended for mechanical equipment. This is permissible so long as the second floor is not habitable.

Sidewalks are required along East 81st Street but are not indicated on the site plan.

Therefore, staff recommends **APPROVAL** of PUD-327-A detail site plan subject to the second story being used for storage and mechanical equipment, only, and that it not be used as a habitable floor; and sidewalks being provided along the East 81st Street.

Applicant's Comments:

Danny Mitchell, 5110 South Yale, Suite 510, 74135, stated that this was recently before the Planning Commission for a modification of the signage at the front, which was for a different applicant.

Mr. Mitchell stated that there is a stairwell shown on the plans that provide access to a partially-floored area in the attic for access to the heat and air conditioning equipment. His client prefers to have the access in this location rather than inside the office where patients are located.

Mr. Bernard asked Mr. Mitchell if he is in agreement with staff's recommendation. In response, Mr. Mitchell stated that he does have a comment regarding the sidewalks. The property immediately west of this is developed and he doesn't believe there is a sidewalk there. To the east is a large drainage channel and he doesn't know if there will ever be a sidewalk across there. He supports development of sidewalks, but when it comes to these small infill areas where if the sidewalk was put in then it would not be connected to anything. He requested that the sidewalk not be required. If it is the decision of the Planning Commission that the sidewalk is needed, then he will put a sidewalk in.

TMAPC COMMENTS:

Mr. Midget stated that he can appreciate Mr. Mitchell's concern, but there may be patients who need the sidewalk. The policy of the Planning Commission is to install sidewalks.

Mr. Ard asked if the transformer will cause the parking to be pushed back in order to install the sidewalks. In response, Mr. Mitchell stated that there is a huge transformer and two telephone pedestal boxes and he may have to go between that and the street to put the sidewalk in. Mr. Mitchell further stated that there is space for the sidewalk.

INTERESTED PARTIES:

Greg Jennings, 2260 South Troost, Tulsa, Oklahoma 74114, stated that he is in favor of the sidewalk.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Ard, Bernard, Cantees, Cantrell, Carnes Harmon, Midget "aye"; no "nays"; none "abstaining"; Bayles, Collins, Jackson, Wofford "absent") to **APPROVE** the detail site plan for PUD-327-A, subject to the second story being used for storage and mechanical equipment only, and that it not be used as a habitable floor; and sidewalks being provided along the East 81st Street per staff recommendation.

* * * * *

Application No.: PUD-411-C

DETAIL SITE PLAN

Applicant: Sack & Associates/Jim Beach

(PD-26) (CD-8)

Location: Immediately south of the Mingo Valley Expressway, east of South Memorial Drive and north of East 98th Street South

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for Trinity Restoration Auto Body Shop. The proposed use, Use Unit 17, Automotive and Allied Activities, is in conformance with Development Standards of PUD 411-C.

The proposed building complies with land coverage, setback and height restrictions, and adequate landscaped open space and parking have been provided in conformance with the zoning code. Vehicle Repair, as established in Use Unit 17, does not provide for open storage of vehicles; therefore, all parking must conform to design standards per Section 1303 of the zoning code. Parking along the east and west boundaries does not conform to design standards.

Although there is an existing concrete panel wall on the residential properties adjacent to the site's east boundary, development standards require a six-foot high screening wall within the east 30 feet of development area 4 (A-1). None is proposed. Relief from this standard will require a minor amendment.

Per development standards, interior automotive services and work areas shall not be visible from the residential area to the east. The detail site plan indicates two overhead doors on the building's east elevation, providing for the possibility auto work will be visible from the east.

The site plan provides a fifteen-foot wide pedestrian access easement along the site's east boundary in conformance with development standards as amended by PUD 411-C-9. However, a security fence, which would impede the intended pedestrian access, is proposed perpendicular to the east boundary.

2.b.9

subdivision.

(G) Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located), or as modified by the approved PUD, and be inspected and accepted by the appropriate jurisdiction prior to issuance of any building permits in the subdivision.

4.3 SIDEWALKS.

1. Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, arterials and all residential collector streets. The relationship to existing and planned collector streets, trails, topography conditions, public convenience and safety, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks.
2. Sidewalks shall be within dedicated right-of-way and constructed in accordance with specifications and standards of the City Public Works and Development Department or County Engineer or their designee as appropriate.
3. The Planning Commission may require, in order to facilitate pedestrian access to schools, parks, trails, playgrounds, churches, shopping centers or nearby streets, perpetual unobstructed easements of not less than ten (10) feet or more than 15 feet to provide adequate pedestrian circulation. Such easements shall be indicated on the plat.

4.4 BLOCKS.

The length, width and shape of blocks shall be suited for the planned use of land, consistent with zoning requirements, and the need for convenient access, control and safety of street traffic and the limitations and opportunities of the terrain.

1. *Length.* Block lengths in residential areas shall not be greater than fifteen hundred (1500) feet in length between street lines.
2. *Width.* Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth except on the boundaries of the proposed subdivision, or required to separate residential development from other types of development or through traffic.

4.5 LOTS.

1. *Configuration.* The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Each residential lot shall be designed with a front lot line, a rear lot line and not more than three (3) side lot lines. (Front lot line, rear lot line and side lot line are defined in the Tulsa Zoning Code.)
2. *Access.* Every lot shall have frontage on a public dedicated street or private

SECTION 1106. OFF-STREET PARKING AND LOADING

Within a PUD, off-street parking and loading spaces shall be provided as specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading; provided, however, that Subsection 1301.B and Subsection 1302 shall not apply. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.

SECTION 1107. ADMINISTRATION OF PLANNED UNIT DEVELOPMENT

A. General

Any person, corporation, partnership, association, or combination thereof, owning or possessing a property right or interest in or to a tract of land may make application for the supplemental district designation PUD. Such application shall be accompanied by a development plan processed in the manner set forth in Subsections 1107.B, 1107.C, 1107.D and 1107.E.

An application for the supplemental district designation PUD may be processed simultaneously with an application for an amendment to the general zoning district and made contingent upon approval of said application.

B. Application and Development Plan

An application for a Planned Unit Development shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule, and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application. The application shall be in such form and content as the Planning Commission may establish. Three (3) copies of the development plan shall accompany the filing of the application.

The development plan shall consist of maps and text which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;
3. Proposed maximum building heights and minimum building setbacks;

2.b.11

4. Proposed public and private vehicular and pedestrian circulation systems;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to proposed development areas of the Planned Unit Development;
7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the TMAPC staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of the PUD; and
10. The expected schedule of development.

C. Detail Plans.

The City Council, as a condition of approval of a Development Plan, may require the following detail plans to be submitted to the City Council and/or the Planning Commission for approval.

1. Detail site plans for specific development areas within the PUD that comply with all approved development standards and which include:
 - a. uses of land;
 - b. location, size, height and setbacks for all buildings;
 - c. location and number of off-street parking spaces; and
 - d. private and public vehicular and pedestrian circulation.

If a detail site plan is required, approval shall be secured prior to the issuance of a building permit.

2. Detail sign plans that comply with all approved development standards and which include location, size, height and setbacks for all signs. If a detail sign plan is required, approval shall be secured prior to the issuance of a sign permit.
3. Detail landscape and/or fence plans that comply with all approved development standards and which include location, type and size of plant materials, and location and design of required screening fences or walls. If a detail landscape and/or fence plan is required, approval shall be secured and installation shall occur in accordance with approved plans prior to the issuance of an occupancy permit.

August 29, 2007

Memorandum for: Mr. Alberty, INCOG

From: Harold Tohlen, Development Services

Subject: Sidewalk requirement for 7711 E. 81st South

1. We agree that a sidewalk is required at this site.
2. The City of Tulsa has a street improvement project planned along 81st. The project is in the preliminary design stage and will include sidewalks. The Director of Public works suggests the construction be deferred until the street improvements are constructed since no sidewalks currently exist to connect to at this site. The Director is willing to include the sidewalk as part of the street improvements but desires that the cost of the sidewalk be given to the city to offset the costs to build the sidewalk. The estimated cost is \$2814.00.



Creek at East Edge of Property - Attachment 'B'



Dr. Beller's Property from South Side of 81st - Attachment 'C'

2.6.15



Approach to Creek, Looking East - Attachment 'D'

2.6.16



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N

2.6.17

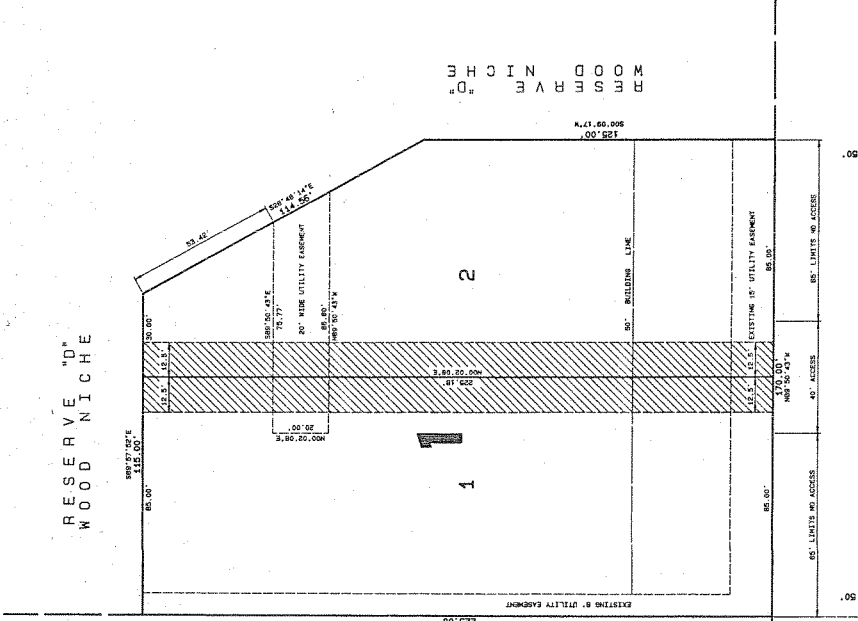
as provided in Title 14, Chapter 13, Section 314 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the tax roll of the Oklahoma Tax Commission. The amount of the taxes paid has been provided in the security deposit Section 514, has been provided in the security deposit Section 514, per trust receipt no. _____ to be applied to 19____ taxes not as yet certified to me. This certificate is NOT to be construed as a representation or warranty that the taxes are in payment of 19____ taxes in full but is given in order that this plat may be filed of record. 19____ taxes could exceed the amount of the 19____ security deposit. Dated _____

TULSA COUNTY TREASURER

by: _____, Deputy

OFFICE OF CHIEF OF POLICE
CITY OF LOS ANGELES
LOS ANGELES, CALIFORNIA
UG-4 PH 3:02
LOS ANGELES COUNTY CLERK

RUSTIC MEADOWS AMENDED

SM CORNER SE 1/4 - SE 1/4 -
SECTION 11, T-18-N, R-13-E

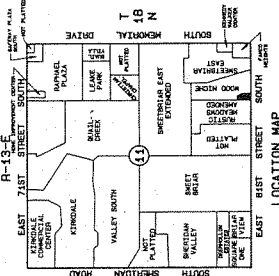
EAST 81ST STREET SOUTH

SW CORNER SE 1/4 = SE 1/4
SECTION 11, T-10-N, R-13-E

RECEIVED

EDMUND
WILLIAM WEST
JULY 22,

PLAT No. 4901

[illegible]

OWNER

WALKER DEVELOPMENT, INC.
9160 SOUTH FLORENCE PLACE
TULSA, OKLAHOMA 74137
PHONE: (918) 481-8838

ENGINEER

SACK AND ASSOCIATES, INC.
110 SOUTH HARTFORD AVENUE
SUITE 131
TULSA, OKLAHOMA 74120
PHONE: (918) 552-4111

SUBDIVISION CONTAINS 2-LOTS, 1-BLOCK
BLOCK-1 CONTAINS 6 BARS ACRES

 DENOTES MUTUAL ACCESS EASEMENT

WOOD NICHIE

A RESUBDIVISION OF LOTS-2 & 3 & RESERVES A & B
IN
BLOCK-1 OF WOOD NICHE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

20 0 20 40
SCALE IN FEET

CONCLUSIONS

As provided in Title 21, Chapter 25, Section 264 of the Oklahoma Statutes, I hereby certify that as to all said claims there involved in this case, all such claims have been paid or collected by the Comptroller of the Public Land Security as required by said Section 264, has been provided in the amount of \$127.82 per tract acreage on 6850 23

is to be applied to it. 20 _____ must not be put
on this to be.

This certificate is not to be submitted in payment of tax
as it will be given in order that only what may be filed of record

* 20 were raised against the business of the majority owners

Page 10 of 10

PLAT NO. PAGE

4901 1 of 2

2. b. 18



Address **W 71st St S**
Tulsa, OK

Save trees. Go green!

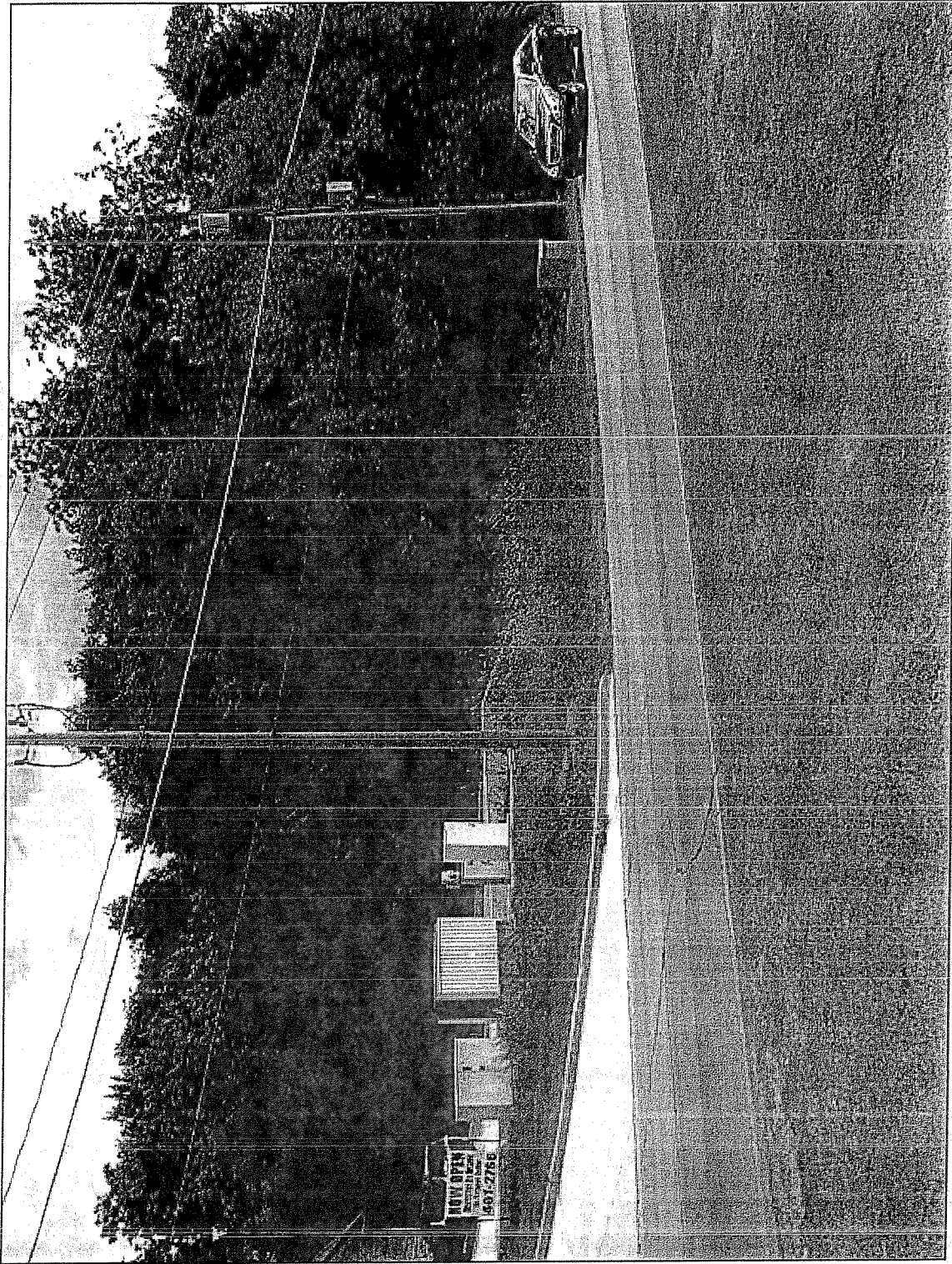
Download Google Maps for mobile
Text maps to 466453



SIDEWALK CURRENTLY ON 81st STREET

ATTACHMENT 'A'

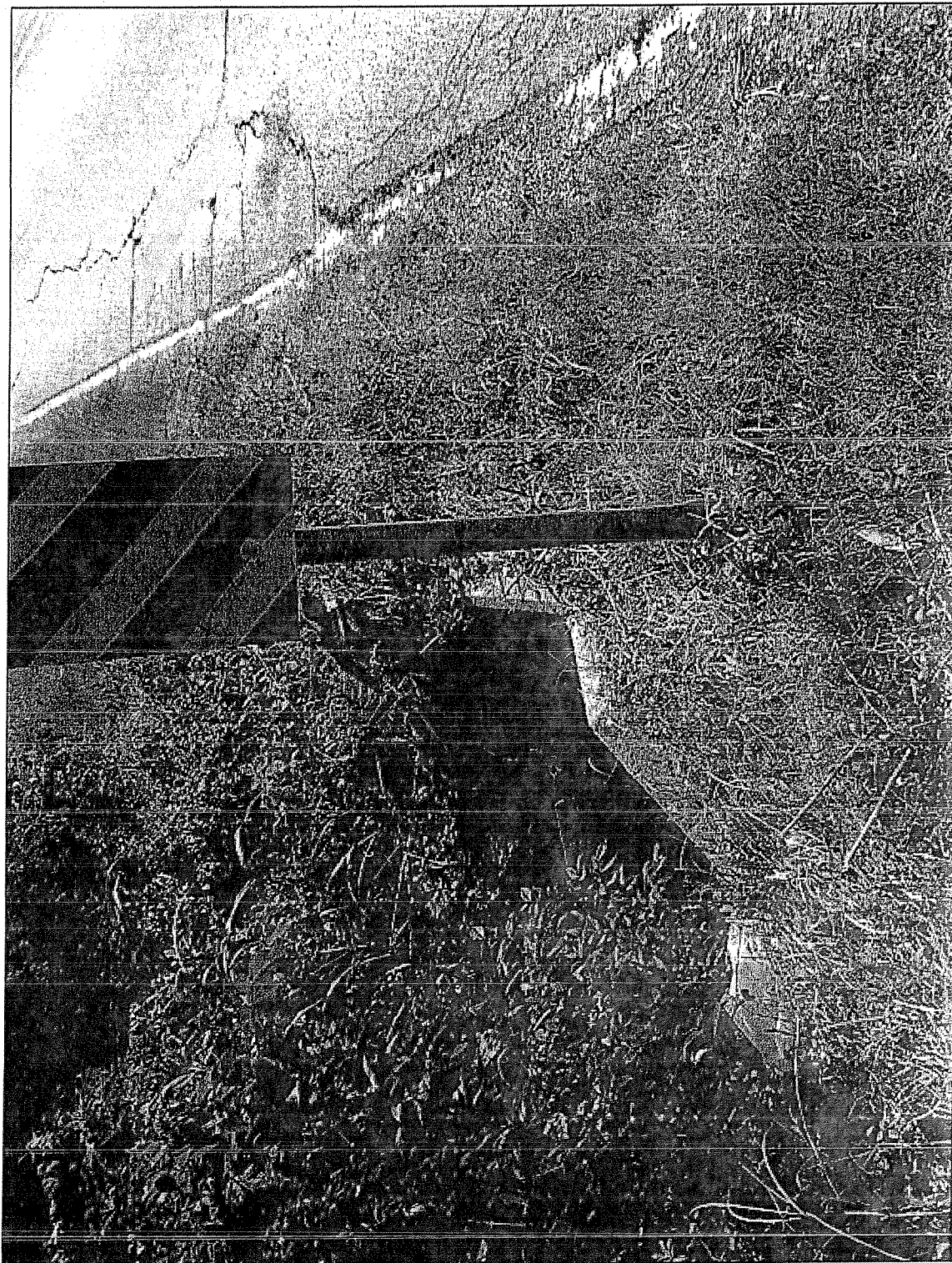
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Creek at East Edge of Property - Attachment 'B'

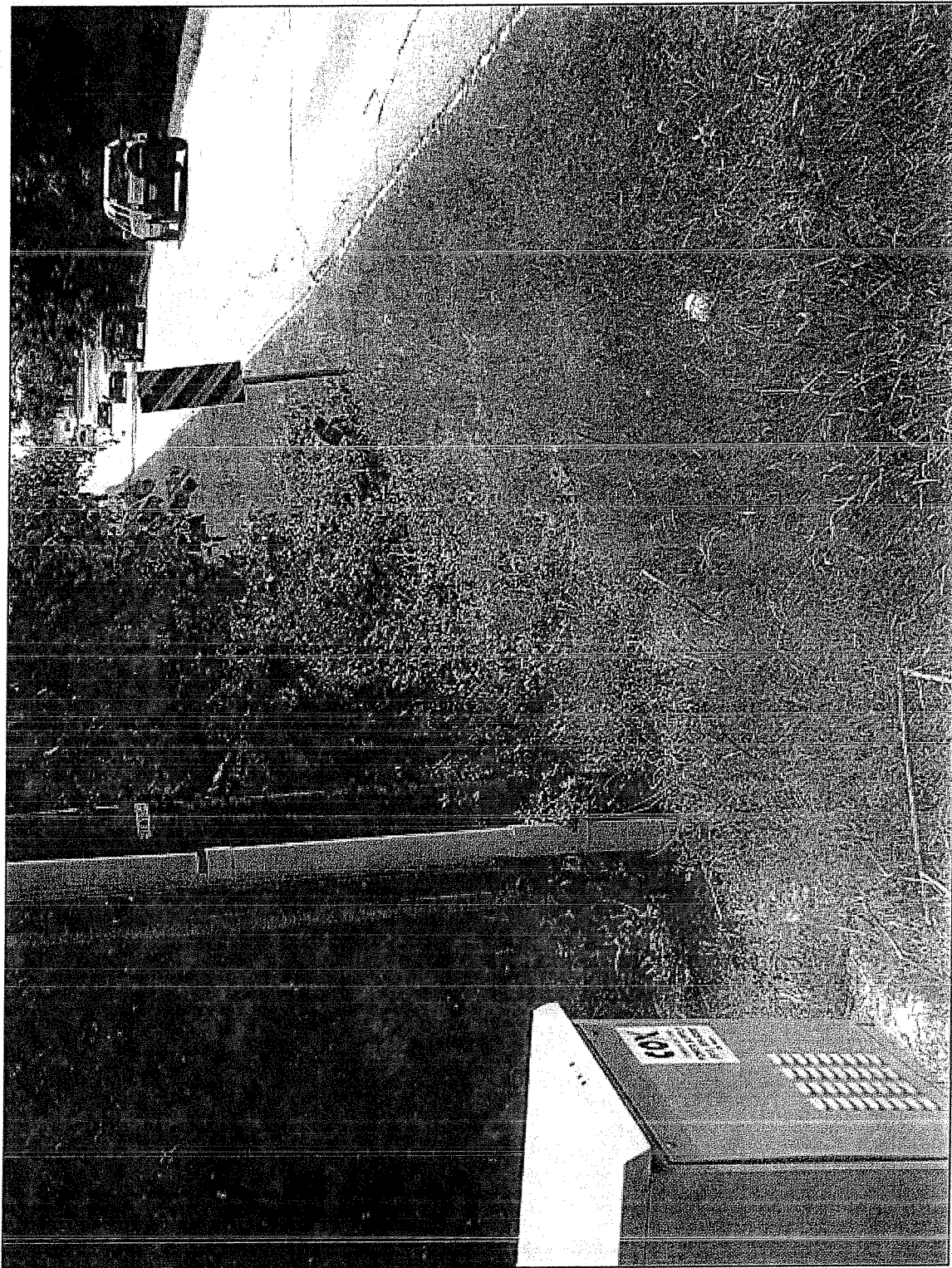
2006 - 046 - Dr. Kathy Beller

August 23, 2007



Dr. Beller's Property from South Side of 81st - Attachment 'C'

2.b.22



Approach to Creek, Looking East - Attachment 'D'

subdivision.

(G) Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located), or as modified by the approved PUD, and be inspected and accepted by the appropriate jurisdiction prior to issuance of any building permits in the subdivision.

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3. The Planning Commission may require, in order to facilitate pedestrian access to schools, parks, trails, playgrounds, churches, shopping centers or nearby streets, perpetual unobstructed easements of not less than ten (10) feet or more than 15 feet to provide adequate pedestrian circulation. Such easements shall be indicated on the plat.

4.4 BLOCKS.

The length, width and shape of blocks shall be suited for the planned use of land, consistent with zoning requirements, and the need for convenient access, control and safety of street traffic and the limitations and opportunities of the terrain.

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4.5 LOTS.

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2. *Access.* Every lot shall have frontage on a public dedicated street or private

REC-4 PH 3:02

EAST 81ST STREET SOUTH

W. CONNOR 5E1/4 - 5E1/4 -
SECTION 11, T-18N, R-13E

RESERVE
WOOD NICH E

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A RESUBDIVISION OF LOTS-2 & 3 & RESERVES A & B
IN
BLOCK-1 OF WOOD NICHE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SURVIVISION CONTAINS 2-LOTS, 1-BLOCK
BLOCK-1 CONTAINS 0.8181 ACRES

DINNER
ALKER DEVELOPMENT, INC.
68 SOUTH FLORENCE PLACE
TULSA, OKLAHOMA 74137
PHONE: (918) 481-8838

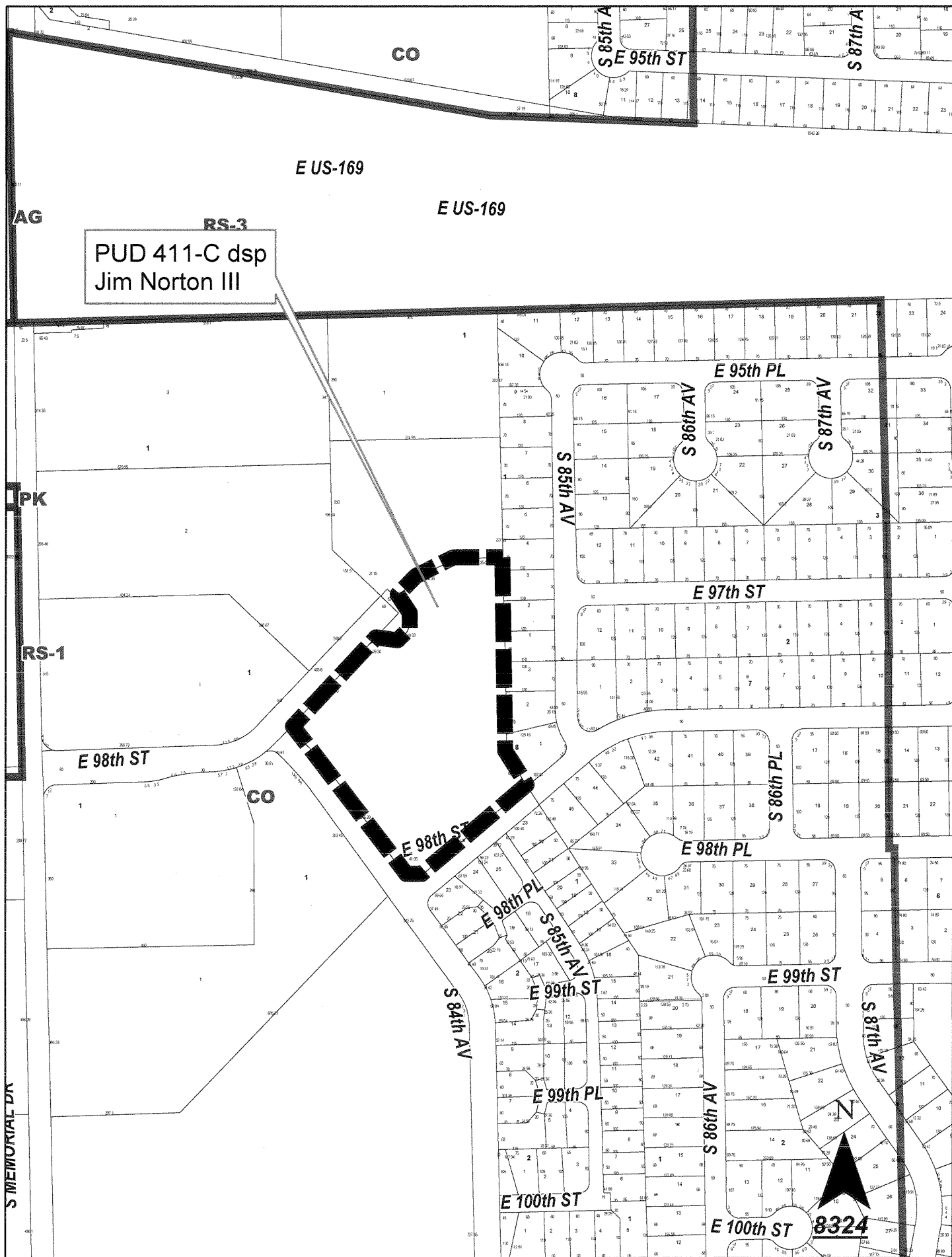
ENGINEER
SACK AND ASSOCIATES
110 SOUTH HARTFORD
SUITE 131
TULSA, OKLAHOMA 74103
PHONE: (918) 552-1111

JOSEPH F. CANTRELL

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1067 1 of 2

2.6.26



2.c.1



PUD 411-C dsp
Jim Norton III



8324

2.c.2

October 3, 2007

STAFF RECOMMENDATION

PUD: 411-C

Detail Site Plan – Jim Norton Center III; East side of South 84th East Avenue between East 97th Street South and East 98th Street South; Lot 1, Block 1, Jim Norton Center III; CO/PUD; PD-26; CD-8

The applicant is requesting approval of a detail site plan for an automotive storage site (preparation for sale) associated with an auto dealership. The proposed use, Use Unit 17, is in conformance with Development Standards of PUD 411-C.

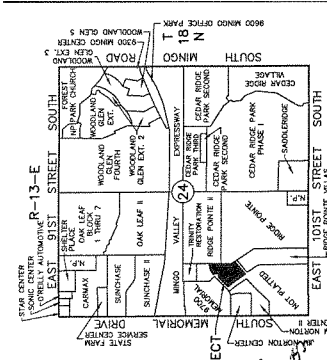
The proposed site complies with setbacks, minimum landscaped area and provides the minimum 15 foot landscaped buffer (and trail easement) as required by development standards. Proposed lighting complies with development standards and the zoning code per application of the Kennebunkport Formula. Sidewalks along East 97th Street South, South 84th East Avenue and East 98th Street South are provided as required.

A six foot wood screening fence is proposed along the east boundary adjacent to residential single-family as required by development standards. (There is an existing eight foot masonry wall on the residential side of the common boundary. Because it is on private property it does not meet the screening requirements for the commercial property.)

Finding that the proposed site plan (revised to include parking notes) complies with development standards and the zoning code staff recommends **APPROVAL** of PUD 411-C dsp.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

2.c.3



OWNER
C. M. & L. LLC
JAMES C. NORTON MEMORIAL DRIVE
TULSA, OKLAHOMA 74133
PHONE: (918) 555-0888

Display Area 19,300 sq. ft.
Road Parking 80 spaces
Provided Parking 89 spaces

Site Plan Statistics
Location Map
Scale: 1" = 1/4 MILE
Planned Unit Development Number: 411-C, Corridor District Site Plan Number: Z-5842-SF-5
Development Area: 5A
Total Lot Area: 221,862 SQ. FT.

PERMITTED USES: USE UNITS 10 & 11 AND USES CUSTOMARILY ACCESSORY THERETO;
DISPLAY, SALE & SERVICE, WAREHOUSE & STORAGE FACILITIES.
PROPOSED USES: NEW CAR WASH-READY FACILITY

MAXIMUM BLDG. FLOOR AREA PERMITTED: 88,500 SQ. FT.
BLDG. FLOOR AREA PROPOSED (FUTURE PHASE 2): 10,000 SQ. FT.

MAXIMUM BLDG. HEIGHT PERMITTED: 22 FEET
MAXIMUM BLDG. HEIGHT PROPOSED: NOT INCLUDED

MINIMUM BLDG. SETBACKS REQUIRED:
FROM CENTERLINE OF EAST 98TH STREET SOUTH: 65 FEET
FROM CENTERLINE OF SOUTH 84TH EAST AVENUE: 65 FEET
FROM CENTERLINE OF EAST 84TH PLACE SOUTH: 65 FEET
FROM EAST BOUNDARY OF DEVELOPMENT AREA OF PUD 411-C: 90 FEET

OFF-STREET PARKING
RATIO PER USE: NOT APPLICABLE FOR USE UNIT 10 PER TULSA ZONING CODE
TOTAL NUMBER OF SPACES REQUIRED: N/A
TOTAL NUMBER OF SPACES PROVIDED: 387 (INCLUDES NO HANDICAP SPACES)

REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 22,186 SQ. FT.
PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 33.8% 74,980 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 97TH STREET SOUTH): 27,702 SQ. FT.
REQUIRED (15%): 4,156 SQ. FT.
PROVIDED (42.1%): 11,660 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE (SOUTH 84TH EAST AVENUE): 18,548 SQ. FT.
REQUIRED (15%): 2,783 SQ. FT.
PROVIDED (63.3%): 11,735 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 98TH STREET SOUTH): 20,706 SQ. FT.
REQUIRED (15%): 3,106 SQ. FT.
PROVIDED (47.8%): 9,881 SQ. FT.

IMPERVIOUS AREA
EXISTING: 0 SQ. FT.
PROPOSED: 143,338 SQ. FT.
NET INCREASE: 143,338 SQ. FT.

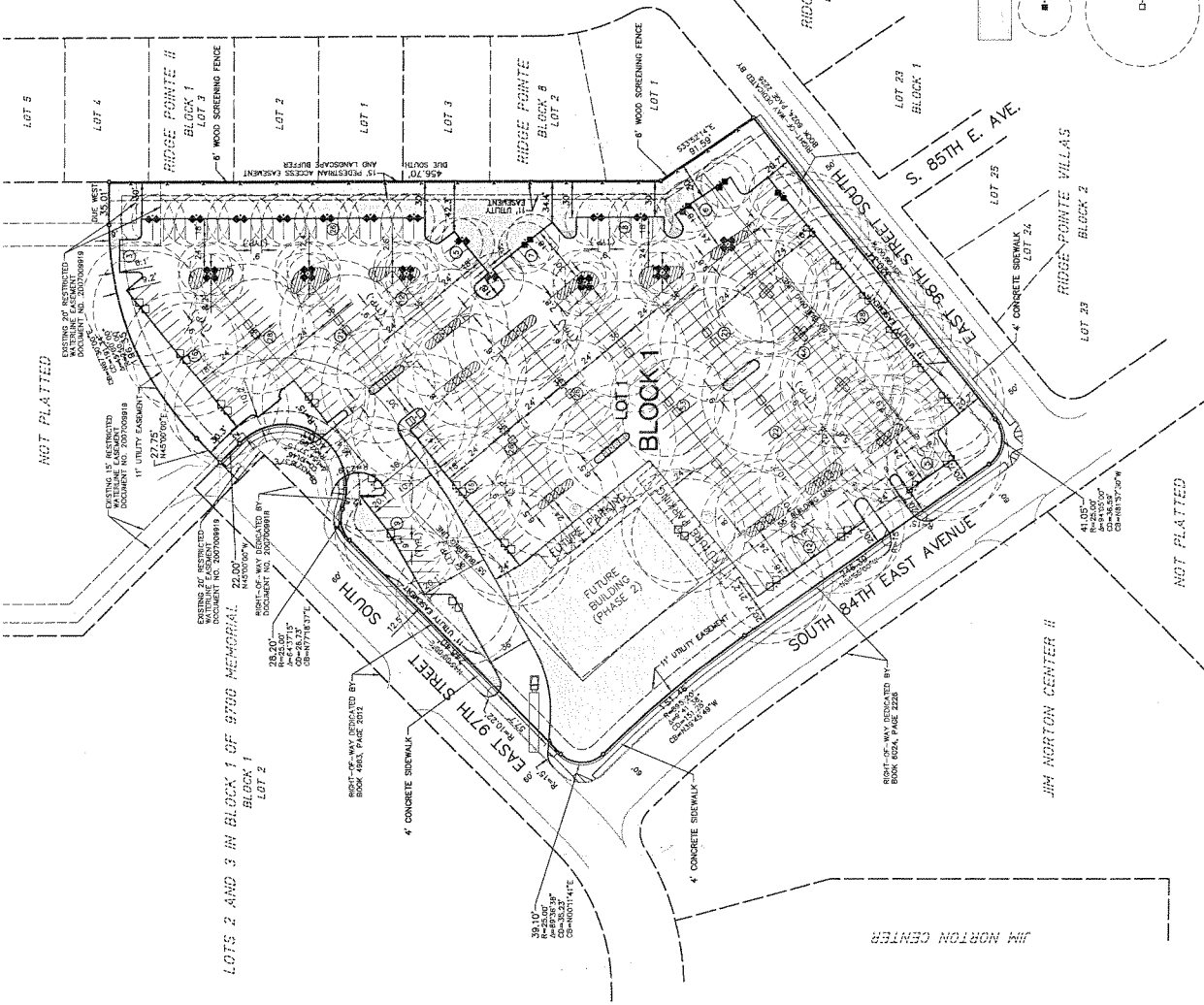
DETAIL SITE PLAN

FOR
'Jim Norton Center III'
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
PLANNED UNIT DEVELOPMENT NUMBER 411-C
CORRIDOR DISTRICT SITE PLAN NUMBER Z-5842-SF-5

SEPTEMBER 26, 2007

SACK AND ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
1000 N. WILSON ST., SUITE 100, TULSA, OK 74103
PHONE: (918) 555-0888
FAX: (918) 555-0889
WWW.SACKANDASSOCIATES.COM

DATE: 7/2007
DRAWN BY: J. L. SACK
CHECKED BY: J. L. SACK
SCALE: 1" = 50' (SEE NOTE)
SHEET: 1 OF 1

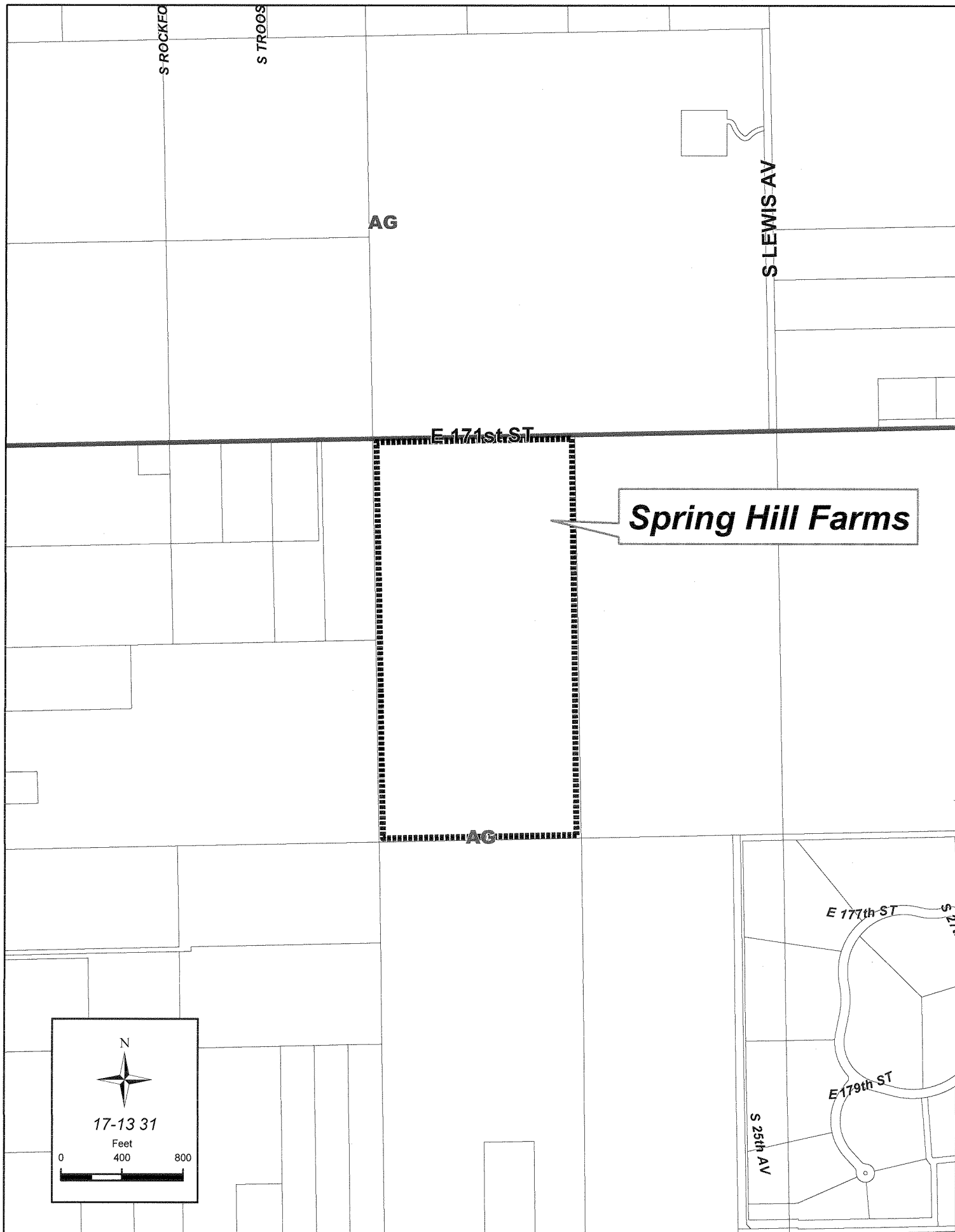


Legend

- LANDSCAPED AREA
- LIGHT FIXTURE
HEIGHT = 10'
ANGLE = 68°
KENNEL/BLANKPORT DISTANCE = 22'
- KENNEL/BLANKPORT LINE
- LIGHT FIXTURE
HEIGHT = 25'
ANGLE = 68°
KENNEL/BLANKPORT DISTANCE = 47'




2.c.4



2.d.1




Spring Hill Farms
17-13 31
Feet
0 400 800

L.d. 2

PRELIMINARY SUBDIVISION PLAT

Spring Hill Farms – (7331) (County)

West of the southwest corner of East 171st Street South and Lewis Avenue

This plat consists of 70 Lots, 9 Blocks, 5 Reserves on 80.24 acres.

The following issues were discussed September 20, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 745 (RS). All PUD conditions must be met. The County Commission has approved the PUD per a trails and sidewalk exhibit (attached) and with a collector street shown for future phases of development (map attached). Trails need to be per transportation planning standards.
2. **Streets:** Show limits of No Access restrictions along the Arterial. Discuss 4-legged intersection with County Engineer.
3. **Sewer:** Out of service area. Aerobic systems are proposed.
4. **Water:** Rural water district # 2 will serve water.
5. **Storm Drainage:** Please label each Reserve Area, A-E, as "Stormwater Detention Facility". If the streets are private, then the public drainage structures crossing under them should be placed in "storm sewer easements". Overland drainage easements (ODE's) may be required, dependent upon the elevation contours draining water towards the site. These required contours were not included, so it is not possible to determine the need for ODE's. Are there floodplains on this site? If so, they need to be shown and labeled. Standard language for ODE's may need to be added. The language for the stormwater detention maintenance in the Reserve Areas should be the totally inclusive standard language. The Homeowners' Association does not, and should have the right to bill for that maintenance and to file prorated liens against each lot if the bill is not paid. Elevation contours are required to be included on this plan. Placing a 6 inch waterline through the headwall of 8X6 foot RCB (reinforced concrete box – culvert under the road) drainage structure is not recommended.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** This is outside of Cox Cable service area. Additional easements will be needed. Include ONG in covenant standard language. Clarify reserves versus utility

2.d.3

easements.

7. **Other: Fire:** Out of City. An appropriate Fire Department release will be required. **GIS:** Please provide the e-mail address for the surveyor. Tie the plat from a section corner using bearings and distances from a labeled point of commencement (POC) to a labeled point of beginning (POB). Give a basis of bearing for the plat's survey using degrees, minutes and seconds. **General:** Correctly name all streets. **County Engineer:** Show Limits of No Access along north boundary where appropriate. Street names and addresses will be assigned by E-911, to be placed on face of plat. Show "171st Street South" along north edge of plat. Show lot sizes in square footages. Provide driveway culvert sizes on lots or in a table. Restricted water line easement noted in covenants is not shown on plat. Need language to allow utilities in Reserve areas or utility easements across reserves. Change language to reflect public streets. Minimum front yard setback should read "from property line" or should be 55 feet from centerline of street. There are two Section III. Collector design and location to be approved by Tulsa County Engineer. Sidewalks will be needed to access trail system. May need access easements or extension of Reserves between lots to provide access to trails at appropriate locations, depending on sidewalk plan. Need drainage easements between lots 4 and 5, and 8 and 9, Block 2, and between lots 28 and 29, Block 1. Drainage easement locations may be a good place to combine access to trails, if needed.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat and accompanying waiver request subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. A waiver to standard sidewalk requirements is needed per the approved trails/sidewalk plan.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

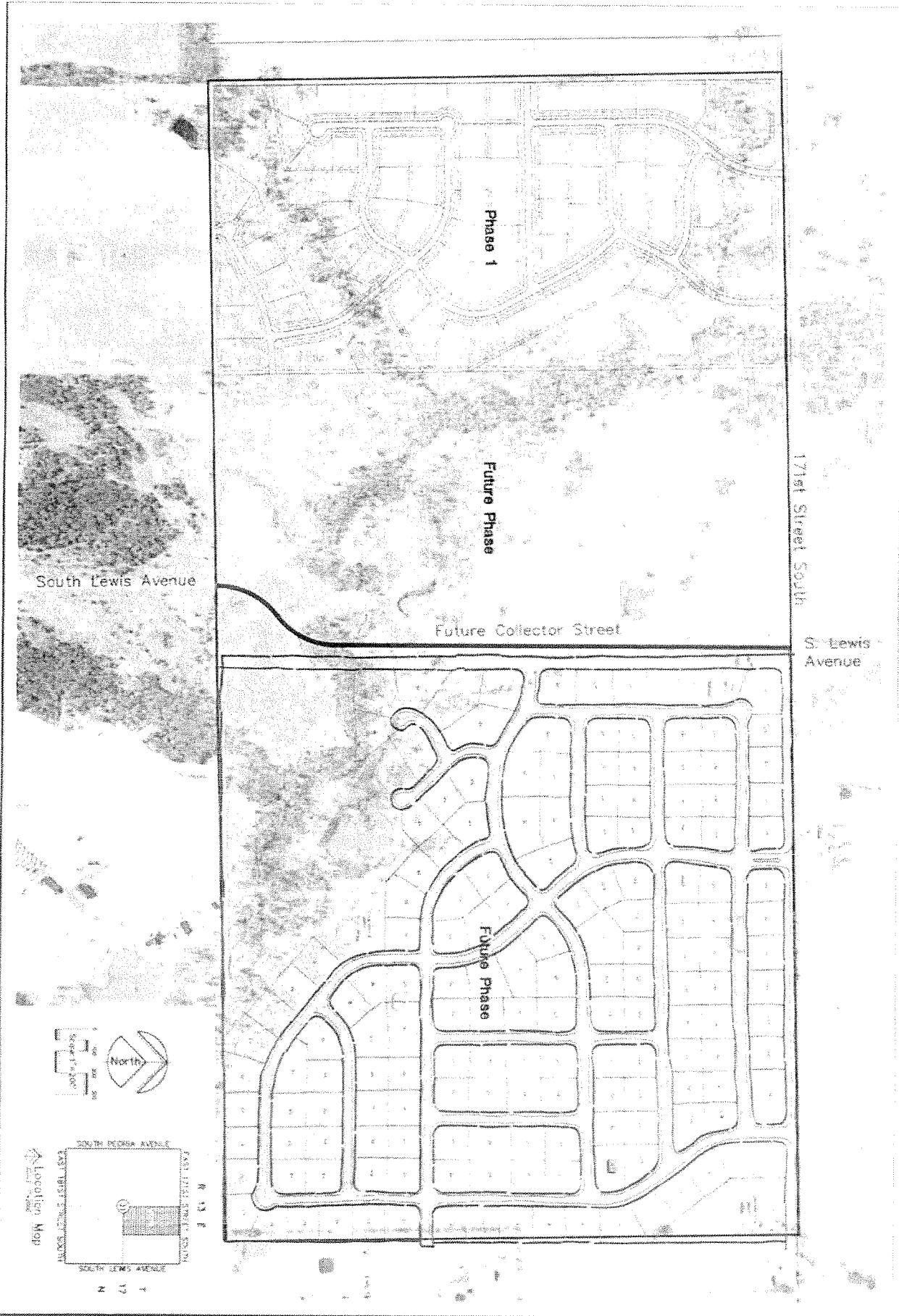
2.d.4

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

2.d.5

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

2.d.6



Spring Hill Farms
Tulsa County, Oklahoma

Future Collector Location
26170

2.d.7

Sidewalk Exhibit

PUD 745

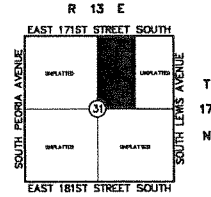
SPRING HILL FARMS

ALL OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4)
SECTION 31, TOWNSHIP 17 NORTH, RANGE 13 EAST
AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA



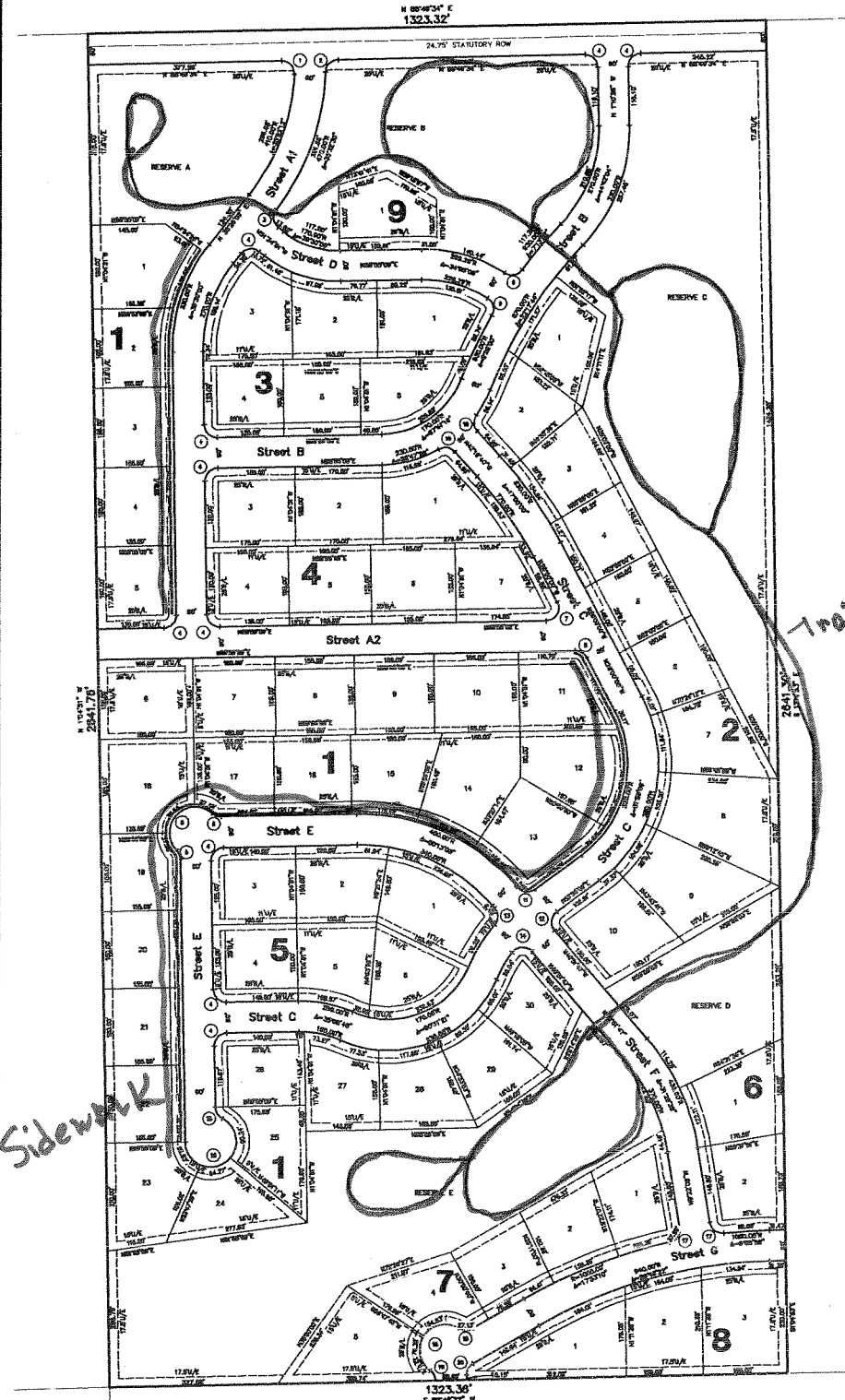
Scale: 1"=100'

AGE = ADJACENT PERMITTED
VAL = BUILDING LOT
EAST = EASEMENT
LAW = RIGHTS OF ADJACENT
MAZ = MOUNTAIN ADJACENT
RES = RESERVE AREA
U/A = UTILITY EASEMENT



Location Map
Scale: 1"=200'

BOUNDARY CONTAINS
SIXTY-FOUR (64) LOTS
IN SEVEN (7) BLOCKS
WEST THE (6) RESERVES
OTHER SUBDIVISION AREAS SHOWN AS PER



SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S., NO. 1430
OK DA No. 2861, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Spring Hill Farms, LLC
c/o Robert Goble
4210 East 83rd Street
Tulsa, Oklahoma 74137
Phone: (918)495-1716

Legend	
PROPOSED SIDEWALK	—————
PROPOSED TRAIL	—————

Curve Information			
CHORD	LENGTH	CHORD	DELTA (°)
1	62.27	25.27	82.0725
2	28.07	25.27	82.0725
3	28.77	25.27	82.0725
4	28.77	25.27	82.0725
5	28.77	25.27	82.0725
6	28.77	25.27	82.0725
7	28.77	25.27	82.0725
8	28.77	25.27	82.0725
9	28.77	25.27	82.0725
10	28.77	25.27	82.0725
11	28.77	25.27	82.0725
12	28.77	25.27	82.0725
13	28.77	25.27	82.0725
14	28.77	25.27	82.0725
15	28.77	25.27	82.0725
16	28.77	25.27	82.0725
17	28.77	25.27	82.0725
18	28.77	25.27	82.0725
19	28.77	25.27	82.0725
20	28.77	25.27	82.0725

2.d.8

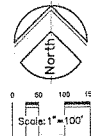
PLAT NO.

Preliminary Plat

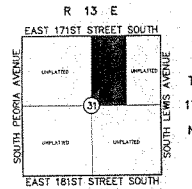
PUD 745

SPRING HILL FARMS

ALL OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4)
SECTION 31, TOWNSHIP 17 NORTH, RANGE 13 EAST
AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA



ACE = ACCESS EASEMENT
BEL = BULKHEAD EASEMENT
EAS = EASEMENT
LNA = LIMIT OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
RES = RESERVE AREA
ULE = UTILITY EASEMENT



Location Map
SCALE: 1"=200'

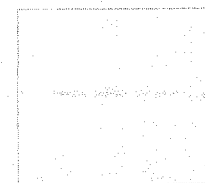
SUBDIVISION CONTAINS
SEVENTY (70) LOTS
IN NINE (9) BLOCKS
WITH FIVE (5) RESERVES
GROSS SUBDIVISION AREA: 80.240 ACRES

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK. No. 2681, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Spring Hill Farms, LLC
c/o Robert Goble
4210 East 83rd Street
Tulsa, Oklahoma 74137
Phone: (918)495-1716

Curve Information				
CURVE	LENGTH	RADIUS	DELTA	
1	45.89	25.00	90.5413	
2	45.89	25.00	87.9614	
3	28.77	25.00	89.9513	
4	18.47	25.00	90.9010	
5	18.47	25.00	42.5000	
6	18.47	25.00	42.5000	
7	27.62	25.00	116.7850	
8	27.62	25.00	83.9433	
9	27.62	25.00	85.9433	
10	33.44	25.00	72.5536	
11	33.44	25.00	88.5536	
12	41.36	25.00	64.4636	
13	36.26	25.00	61.9334	
14	44.83	25.00	102.9834	
15	27.13	25.00	104.9834	
16	19.44	50.00	245.9300	
17	37.45	50.00	86.9300	
18	194.53	60.00	179.3000	
19	23.18	50.00	93.5744	
20	26.70	25.00	69.1744	

STATE OF OKLAHOMA } ss.
COUNTY OF TULSA }
I, Barbara Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
Dated this 29th day of August, 2007.
BARBARA WILSON, Tulsa County Clerk
Deputy



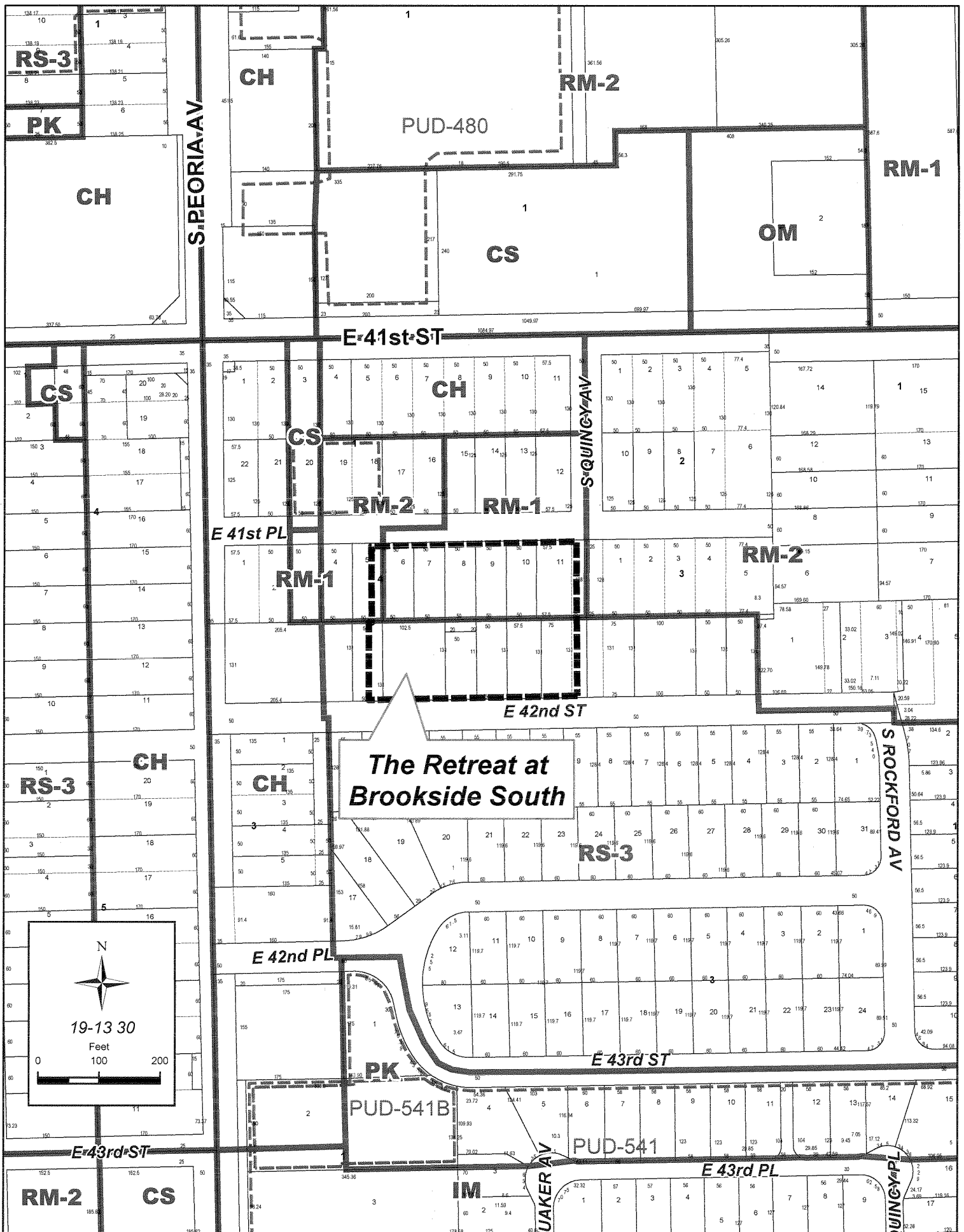
POSTED TO COUNTY RECORDS
COMPUTER GENERATED
SEP 2 2007

RECEIVED
AUG 30 2007
Tulsa Medical Center Area
Planning Commission

Spring Hill Farms
SHEET 1 OF 1

DATE OF PREPARATION: AUGUST 29, 2007

2.d.9



2.e.1



N

**The Retreat at
Brookside South**

19-13 30

Feet
0 100 200

2.e.2

PRELIMINARY SUBDIVISION PLAT

The Retreat at Brookside South – (9330) (PD 6) (CD 9)

East of the southeast corner of East 41st Place South and Peoria Avenue

This plat consists of 25 Lots, 4 Blocks, on 1.96 acres.

The following issues were discussed September 20, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 744 (pending). All PUD conditions must be met. Define type of townhouse development in the covenants.
2. **Streets:** Include addresses in the lot area table. Sidewalk required along both residential streets.
3. **Sewer:** An easement must be maintained over the existing 8 inch sanitary sewer main located within Reserve A. Permanent structures, such as swimming pools, gazebos, etc., that could interfere with maintenance of the sewer line, will not be allowed. Individual lots will each have their own connection to the sanitary sewer main, and will not be allowed to share service lines. Since there will be numerous connections to the existing sewer line, the condition of the existing main must be inspected and approved by underground collections before connection permits can be issued. If the line needs to be re-conditioned, it must be accomplished at the expense of the developer.
4. **Water:** A water service connection for each lot will be required onto the city water main line.
5. **Storm Drainage:** Perryman Ditch City of Tulsa Regulatory Floodplain, both existing and proposed, must be clearly shown and labeled on the face of this plat, as well as the finish floor elevation of every building. Because the entire site is in this floodplain there should also be a bold note stating such on the face of this plat. Show and label the required compensatory storage and the "Reserve Area" overland drainage easement (ODE) locations. Add book and page number for "vacated Quincy Avenue". Add a note to the face stating that all roof drainage will be collected and piped to the public storm sewer system in reserve A. Add standard language for floodplain reserve overland drainage easements and compensatory storage easements. Add a section on roof drainage, see plat comments. Easement locations and overland drainage easements in reserve areas for all remaining floodplain, below the base flood elevation should be shown. Contours should be shown on the conceptual plan instead of the face of plat, or on both. Roof drains should be

2.e.3

shown as being piped to the proposed storm sewer system, which will all be public, with the exception of the roof drains and their pipes themselves. Existing and proposed floodplains should be shown and labeled with their depths of flooding, up to the BFE (100 year water surface elevation). Add depth of flooding signs in all areas below the base flood elevation.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements will be needed.
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a section corner using bearings and distances from a labeled point of commencement (POC) to the labeled point of beginning (POB). Along with the bearing description, give a basis of bearing for the plat's survey using degrees, minutes and seconds. **General:** Include the PUD number and change the description to "a resub" in the title area. Include omitted dimensions for both the east and west property lines of Reserve A to reflect the small right-of-way dedication.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

2.e.4

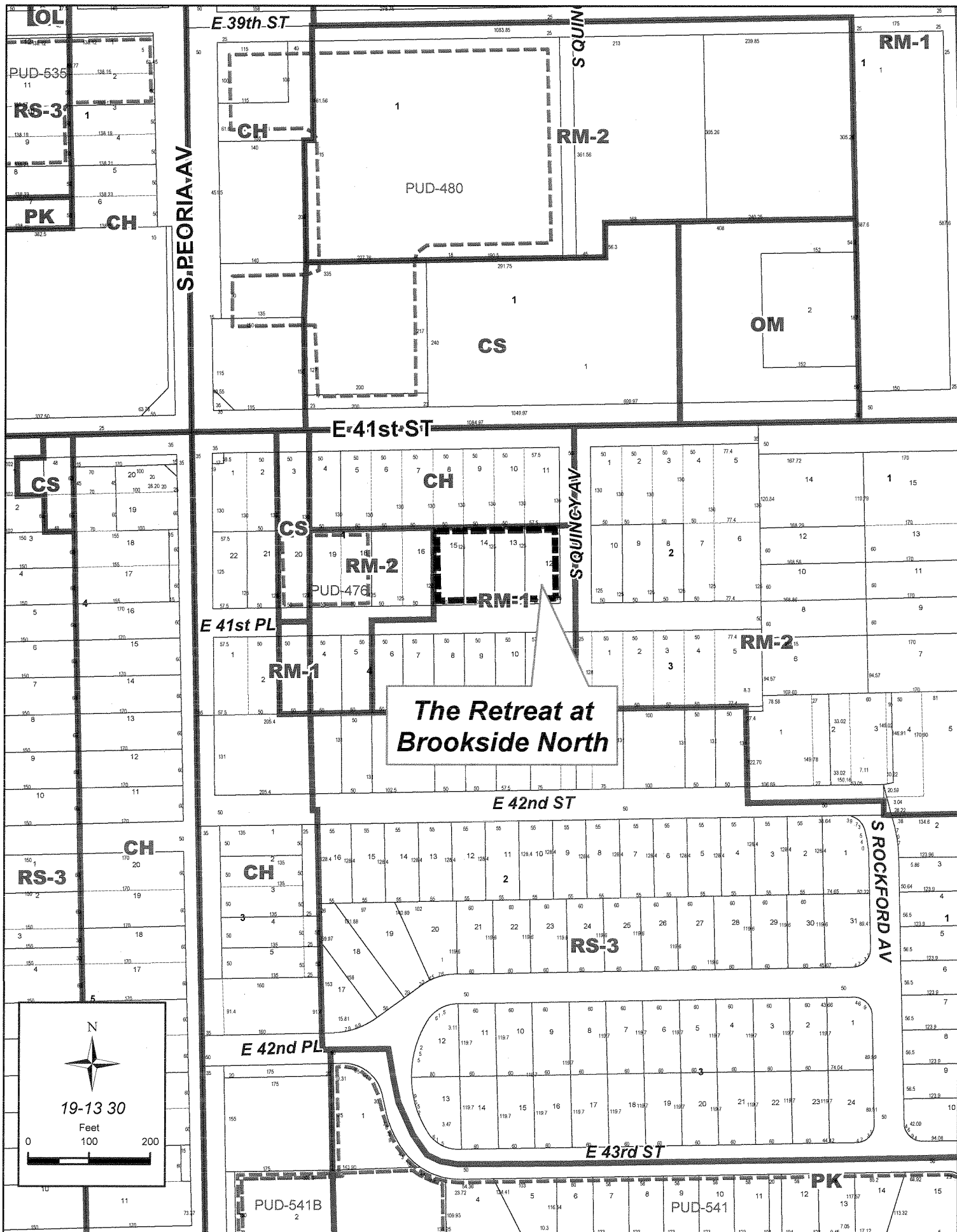
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be

2.e.5

provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

2.e.6



2.F.1



2.F.2

PRELIMINARY SUBDIVISION PLAT

The Retreat at Brookside North – (9330) (PD 6) (CD 9)

East of the northeast corner of East 41st Place South and Peoria Avenue

This plat consists of 7 Lots, 1 Block, on .595 acres.

The following issues were discussed September 20, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RM-1. Define the type of townhouse development in the covenants. Floodplain development area will result in elevated structures or compensatory storage area. Clarify Reserve A. Liveability area must be calculated and meet the Zoning Code.
2. **Streets:** Add dimensions for Reserve A. Sidewalks required along both East 41st Place and Quincy Avenue. Either relocate the power pole, or the sidewalk at the north end of Quincy Avenue. Widen the mutual access easement in order to incorporate the travel area from back-of-curb to back-of-curb. Provide for a 4 foot landing at the top of the HC ramp at the intersection. Relocate either the light pole or the conflicting sidewalk at its north end. Mutual access easement needs more width.
3. **Sewer:** Permanent features such as pools, walls, etc. will not be allowed within the utility easement. Individual lots will each have their own connection to the existing sanitary sewer main, and will not be allowed to share service lines. Since there will be a large number of connections required, the existing sanitary sewer line must be inspected and approved by underground collections before taps can be issued. If the line must be reconditioned, it must be accomplished at the expense of the developer.
4. **Water:** A water service connection for each lot will be required onto the city water main line.
5. **Storm Drainage:** Perryman ditch City of Tulsa Regulatory Floodplain, both existing and proposed, must be clearly shown and labeled on the face of this plat, as well as the finish floor elevation of every building. Show and label the required compensatory storage and the "reserve area" overland drainage easement (ODE) locations. Add a note to the face stating that all roof drainage will be collected and piped to the adjacent public storm sewer system. Add standard language for floodplain reserve overland drainage easements and compensatory storage easements. Add a note to the face stating that all roof drainage will be collected and piped to the adjacent public storm sewer system. Add standard language for floodplain reserve

overland drainage easements and compensatory storage easements. Add a section on roof drainage. All first floor elevations should be 1 foot above the base flood elevation. Compensatory storage easement locations and overland drainage easements in reserve areas for all remaining floodplain, below the base flood elevation should be shown. Roof drains should be shown as being piped to the proposed storm sewer system, which will all be public, with the exception of the roof drains and their depths of flooding, up to the base flood elevation (BFE – 100 year water surface elevation). Add depth of flooding signs in all areas below the base flood elevation.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a section corner using bearings and distances from a labeled point of commencement (POC) to the labeled point of beginning (POB). Along with the bearing description, give a basis of bearing for the plat's survey using degrees, minutes and seconds. **General:** Dimension the west property line of reserve A due to the small right-of-way dedication.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

2.f.4

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any

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wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

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