# TULSA METROPOLITAN AREA PLANNING COMMISSION

## For Meeting No. 2498

**November 28, 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:**

**Comprehensive Plan Report:**
Report on the update of the Comprehensive Plan

**Director's Report:**
Review TMAPC Receipts for the Month of October 2007

1. Minutes of October 17, 2007, Meeting No. 2495
Minutes of October 24, 2007, Meeting No. 2496
Minutes of November 7, 2007, Meeting No. 2497

**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.

2. **Riverview Park Estates –** (8329)/Final Plat (PD 26) (CD 8)

   South of the southeast corner of East 101st Street South and Delaware Avenue

3. **FedEx Westmoreland –** (0420)/Final Plat (PD 16) (CD 6)

   Northwest corner of East Apache Street and 129th East Avenue

4. **Change of Access –** (1894) (PD 17 ) (CD 5 )

   Lot 1 and Lot 2, Block 1, Tiffany Park Addition, West of South Garnett Road, South of East 21st Street

5. **PUD-693-2 – Tanner Consulting, LLC** (PD-18) (CD-8)

   West of Yale on 91st Street (north side) (Minor Amendment to reduce the required setback along the east boundary.)

6. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

## PUBLIC HEARINGS

7. **PUD-370-B – DeShazo, Tang & Assoc.** (PD-26) (CD-8)

8010 South 106th Street (Detail Site Plan/Landscape Plan proposed restaurant and retail uses.)

8. **PUD-651 – Tanner Consulting, LLC** (PD-18b) (CD-2)

Northwest corner of East 81st Street South and South Harvard Avenue (Detail Site Plan/Landscape Plan for Development Areas A and B of Walnut Creek Office Park.)

9. **L-20142** – Joe Devasher (8309)/Lot-Split (PD 18) (CD 8)

7230 Sleepy Hollow Drive

10. **Moran Foundation Square –** (0329)/Preliminary Plat (PD 3) (CD 3)

Southwest corner of east Apache and Harvard Avenue (continued from November 7, 2007)

11. **Z-7079/PUD-748 – Storage Station of Tulsa** **RS-3 to RM-1/PUD**

West of southwest corner of Memorial and East 31st Street (Applicant has requested a continuance to 12/19/07.) (PD-5) (CD-5)

## OTHER BUSINESS

12. **AC-083 – Tanner Consulting, LLC,/Request for Refund**

The applicant withdrew this application and is requesting a refund.

13. **Vacation of Easements –** Southern Woods Park III

North of East 91st Street South, West of South Yale Avenue

14. **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.**

**Ringing/sound on all cell phones and pagers 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**

# AGENDA

## TULSA METROPOLITAN AREA PLANNING COMMISSION

**TRAINING SESSION**

**INCOG**
**201 West 5th, Suite 550**
**5th Floor Conference Room**

**Wednesday, November 28, 2007**
**11:00 a.m.**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

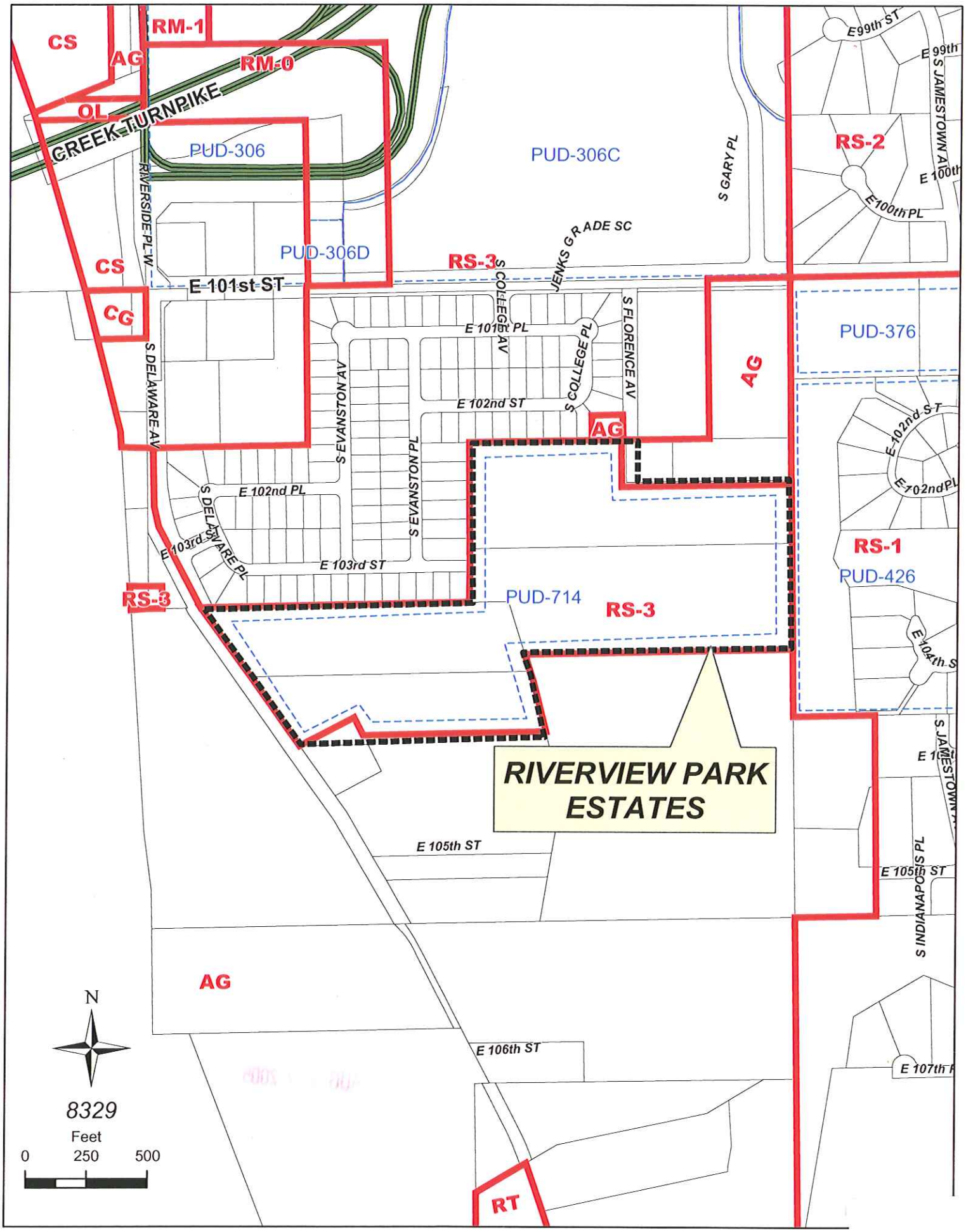
1. Review the TMAPC Mission Statement, Goals & Objectives.
2. Review the PUD Process.

**Adjourn**

www.tmapc.org

Month of October 2007

| | ---------- Current Period ---------- | | | | ---------- Year To Date ---------- | | | |
|---|---|---|---|---|---|---|---|---|
| | ITEM | CITY | COUNTY | TOTAL RECEIVED | ITEM | CITY | COUNTY | TOTAL RECEIVED |
| ZONING | | | | | | | | |
| Zoning Letters | 13 | $82.50 | $82.50 | $165.00 | 56 | $297.50 | $297.50 | $595.00 |
| Zoning | 7 | 2,102.50 | 2,102.50 | 4,205.00 | 26 | 7,637.50 | 7,637.50 | 15,275.00 |
| PUDs & Plan Reviews | 40 | 4,807.50 | 4,807.50 | 9,615.00 | 117 | 10,782.50 | 10,782.50 | 21,565.00 |
| PUD NSF Check | 0 | (100.00) | (100.00) | (200.00) | 0 | (100.00) | (100.00) | (200.00) |
| Fees Waived | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| | | $6,892.50 | $6,892.50 | $13,785.00 | | $18,617.50 | $18,617.50 | $37,235.00 |
| LAND DIVISION | | | | | | | | |
| Minor Subdivisions | 1 | $325.00 | $325.00 | $650.00 | 3 | $1,315.00 | $1,315.00 | $2,630.00 |
| Preliminary Plats | 9 | 4,297.00 | 4,297.00 | 8,594.00 | 19 | 9,553.13 | 9,553.12 | 19,106.25 |
| Final Plats | 2 | 717.50 | 717.50 | 1,435.00 | 7 | 3,247.93 | 3,247.92 | 6,495.85 |
| Plat Waivers | 2 | 175.00 | 175.00 | 350.00 | 4 | 550.00 | 550.00 | 1,100.00 |
| Lot Splits | 14 | 725.00 | 725.00 | 1,450.00 | 45 | 2,350.00 | 2,350.00 | 4,700.00 |
| Lot Combinations | 4 | 200.00 | 200.00 | 400.00 | 19 | 950.00 | 950.00 | 1,900.00 |
| Access Changes | 0 | 0.00 | 0.00 | 0.00 | 2 | 50.00 | 50.00 | 100.00 |
| Other | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| Refunds | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| Fees Waived | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| | | $6,439.50 | $6,439.50 | $12,879.00 | | $18,016.06 | $18,016.04 | $36,032.10 |
| BOARDS OF ADJUSTMENT | | | | | | | | |
| Fees | 23 | $6,500.00 | $1,550.00 | $8,050.00 | 60 | $23,500.00 | $5,600.00 | $29,100.00 |
| Refunds | 1 | (400.00) | 0.00 | (400.00) | 8 | (2,290.00) | 0.00 | (2,290.00) |
| Fees Waived | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| | | $6,100.00 | $1,550.00 | $7,650.00 | | $21,210.00 | $5,600.00 | $26,810.00 |
| TOTAL | | **$19,432.00** | **$14,882.00** | **$34,314.00** | | **$57,843.56** | **$42,233.54** | **$100,077.10** |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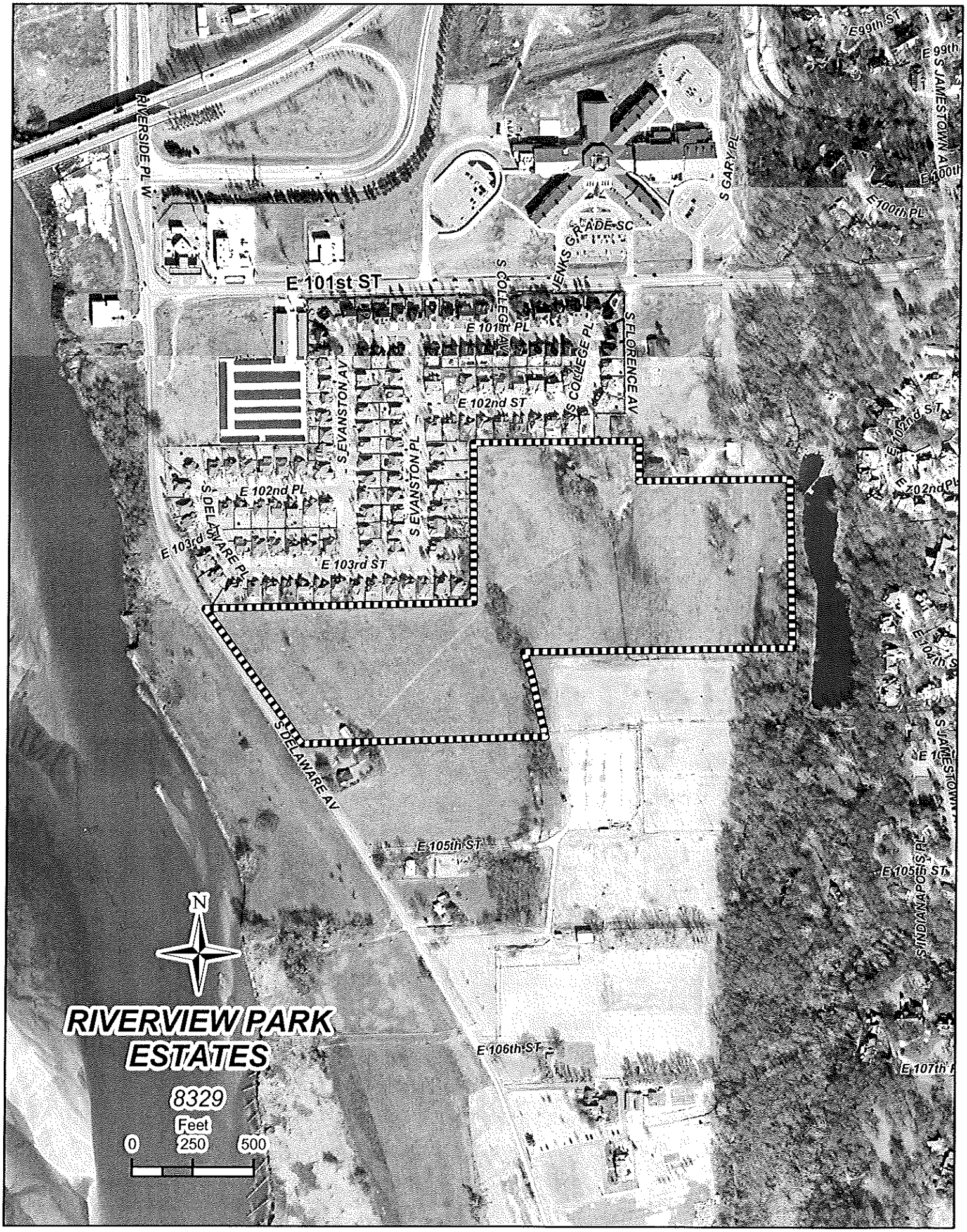
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2.2

# Final Subdivision Plat

**Riverview Park Estates** - (8329) (PD 26) (CD 8)
South of the southeast corner of East 101st Street South and Delaware Avenue

This plat consists of 67 Lots in 3 Blocks on 21 acres.

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

DRAFT FINAL
NOVEMBER 7, 2007

TREASURER'S STAMP
DO NOT USE THIS SPACE

PLAT No.

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on

CHAIRPERSON

This approval is valid if this plat is put filed in the Office of the County Clerk on or before

CITY ENGINEER

APPROVED ..... by the Council of the City of Tulsa, Oklahoma.

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney

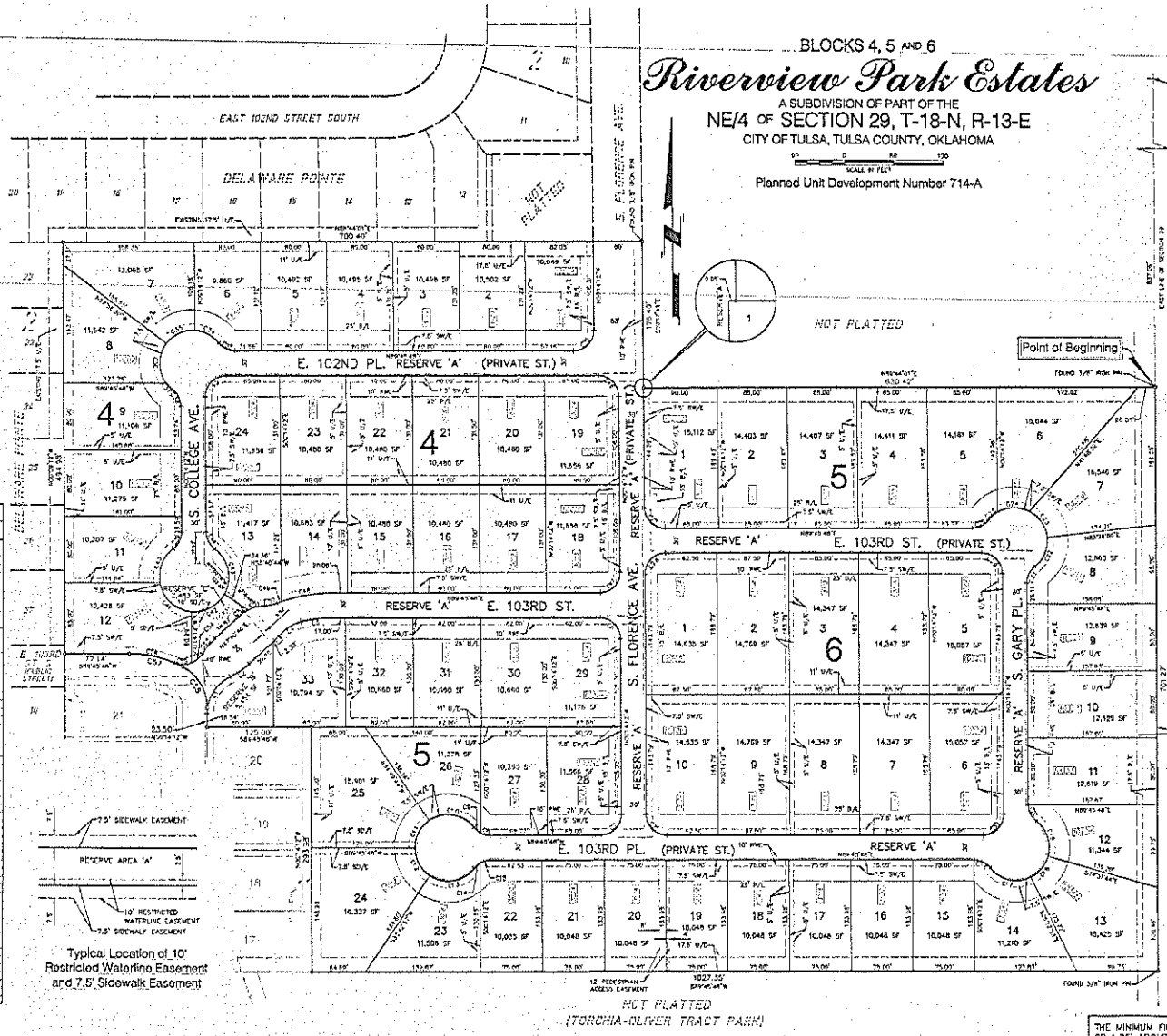
BLOCKS 4, 5 AND 6

# Riverview Park Estates

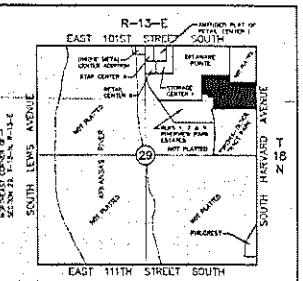
A SUBDIVISION OF PART OF THE
NE/4 OF SECTION 29, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET

Planned Unit Development Number 714-A




Typical Location of 10' Restricted Waterline Easement and 7.5' Sidewalk Easement




## Location Map

SCALE: 1 = 1 MILE

## Owner

RIVERVIEW PARK ESTATES, LLC
ATTN: OWL CREEK BOAT WORKS AND STORAGE, INC.
WARING T. FULTON, PRESIDENT
4827 EAST 113TH STREET SOUTH
TULSA, OKLAHOMA 74137
PHONE: (918) 835-3913

## Engineer / Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1515
PHONE: (918) 592-4111
E-MAIL: SAINS@SACKANDASSOCIATES.COM
C.A. No. 1753 (EXP. JUNE 30, 2009)

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF 'DELAWARE POINTE', PLAT NUMBER 4873.

## Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1132' AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS, UNLESS OTHERWISE NOTED.

## Legend

| | |
|---|---|
| B/L | BUILDING LINE |
| F/E | FENCE EASEMENT |
| LNA | LIMITS OF NO ACCESS |
| ROW | RIGHT-OF-WAY |
| RWE | RESTRICTED WATERLINE EASEMENT |
| SD/E | STORM SEWER EASEMENT |
| SW/E | SIDEWALK EASEMENT |
| U/E | UTILITY EASEMENT |
| [xxx] | STREET ADDRESS |

## Subdivision Statistics

SUBDIVISION CONTAINS 67 LOTS IN 3 BLOCKS AND RESERVES A, B AND C

BLOCK 4 CONTAINS 0.0965 ACRES
BLOCK 5 CONTAINS 9.4184 ACRES
BLOCK 6 CONTAINS 3.3589 ACRES

RESERVE A CONTAINS 3.0130 ACRES
RESERVE B CONTAINS 0.1252 ACRES
RESERVE C CONTAINS 0.0570 ACRES

## Addresses

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.

## Curve Table

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 54.47 | 42.00 | 74°31'06" | N42°16'21"E | 51.09 |
| C2 | 27.46 | 92.00 | 17°06'14" | N56°13'47"E | 27.36 |
| C3 | 7.49 | 92.00 | 4°39'06" | N44°25'37"E | 7.49 |
| C4 | 31.76 | 58.00 | 39°23'23" | N67°22'15"E | 31.22 |
| C5 | 37.17 | 150.00 | 14°11'54" | N89°38'55"E | 37.07 |
| C6 | 39.27 | 25.00 | 90°00'00" | S45°14'12"E | 35.36 |
| C7 | 39.27 | 25.00 | 90°00'00" | S44°45'48"W | 35.36 |
| C8 | 11.85 | 25.00 | 26°43'18" | N39°03'06"W | 11.74 |
| C9 | 11.05 | 25.00 | 25°18'06" | N80°02'28"W | 10.96 |
| C10 | 50.47 | 40.00 | 86°36'45" | S81°33'22"W | 54.87 |
| C11 | 35.89 | 40.00 | 51°24'28" | S47°28'02"W | 37.18 |
| C12 | 39.12 | 40.00 | 56°02'51" | S26°15'37"E | 37.58 |
| C13 | 69.02 | 40.00 | 98°52'03" | N89°12'57"E | 60.69 |
| C14 | 8.94 | 25.00 | 20°28'03" | N69°42'57"E | 8.89 |
| C15 | 13.05 | 25.00 | 29°55'10" | N94°45'15"E | 12.91 |
| C16 | 21.70 | 25.00 | 49°43'51" | S44°43'15"E | 21.03 |
| C17 | 54.45 | 40.00 | 77°59'54" | S71°12'57"E | 50.34 |
| C18 | 33.23 | 40.00 | 47°16'50" | N89°37'41"E | 32.24 |
| C19 | 47.28 | 40.00 | 67°43'10" | N22°22'19"E | 44.54 |
| C20 | 22.70 | 21.00 | 62°01'12" | N28°54'49"E | 21.93 |
| C21 | 22.70 | 25.00 | 52°01'12" | N25°48'24"E | 21.93 |
| C22 | 39.27 | 25.00 | 90°00'00" | N44°45'48"E | 35.36 |
| C23 | 40.06 | 40.00 | 57°22.51" | N34°09'59"W | 38.41 |
| C24 | 40.06 | 40.00 | 57°22.51" | S23°12'52"E | 38.41 |
| C25 | 15.27 | 40.00 | 21°51.12" | S48°45.12"E | 15.18 |
| C26 | 22.70 | 25.00 | 52°01.12" | S45°45.12"W | 21.93 |
| C27 | 39.27 | 25.00 | 90°00'00" | S44°14.12"E | 35.36 |
| C28 | 39.27 | 25.00 | 90°00'00" | N44°45'48"E | 35.36 |
| C29 | 39.27 | 25.00 | 90°00'00" | S45°14'12"E | 35.36 |
| C30 | 39.27 | 25.00 | 90°00'00" | S44°45'48"W | 35.36 |
| C31 | 39.27 | 25.00 | 90°00'00" | N45°14'12"W | 35.36 |
| C32 | 39.27 | 25.00 | 90°00'00" | N44°45'48"E | 35.36 |
| C33 | 22.70 | 25.00 | 52°01'12" | N84°13'36"W | 21.93 |
| C34 | 33.50 | 40.00 | 47°58'46" | N42°12'23"W | 32.53 |
| C35 | 39.62 | 40.00 | 56°44'54" | S42°29'22"W | 38.03 |
| C36 | 91.75 | 40.00 | 147°07'40" | S39°00'20"E | 48.22 |
| C37 | 10.06 | 40.00 | 14°31'34" | S44°39'47"E | 10.03 |
| C38 | 22.75 | 25.00 | 52°12'35" | S26°14'46"E | 21.97 |
| C39 | 23.48 | 25.00 | 53°48'37" | S26°28'06"W | 22.64 |
| C40 | 45.78 | 42.00 | 62°28'26" | S47°52'17"E | 43.58 |
| C41 | 39.17 | 42.00 | 53°24'48" | S47°07'49"W | 37.77 |
| C42 | 48.10 | 42.00 | 65°37.10" | N82°12'42"E | 45.52 |
| C43 | 89.86 | 42.00 | 122°02.51" | N42°12'42"E | 73.70 |
| C44 | 23.28 | 25.00 | 53°20.35" | N26°54'30"W | 22.44 |
| C45 | 39.27 | 25.00 | 90°00'00" | S44°45'48"E | 35.36 |
| C46 | 39.27 | 25.00 | 90°00'00" | S45°14'12"W | 35.36 |
| C47 | 39.27 | 25.00 | 90°00'00" | S44°45'48"W | 35.36 |
| C48 | 81.17 | 140.00 | 33°28'18" | S60°01'40"W | 80.00 |
| C49 | 3.51 | 140.00 | 1°11'20" | S89°36'51"W | 3.51 |
| C50 | 10.91 | 30.00 | 18°13'46" | S37°12'06"W | 10.84 |
| C51 | 20.08 | 30.00 | 38°34'33" | S75°02'32"W | 20.43 |
| C52 | 13.59 | 30.00 | 25°34'38" | S51°27'54"W | 13.55 |
| C53 | 33.07 | 92.00 | 14°48'22" | S40°16'29"W | 33.01 |
| C54 | 17.93 | 28.00 | 36°29'59" | S50°37'06"W | 17.63 |
| C55 | 21.27 | 26.00 | 44°08'54" | N89°33'36"W | 21.05 |
| C56 | 95.59 | 140.00 | 39°45'03" | N78°51'40"W | 93.73 |
| C57 | 54.91 | 140.00 | 22°29'59" | N50°37'06"W | 54.57 |
| C58 | 80.17 | 53.00 | 86°37'31" | S81°34'24"E | 72.78 |

## Note

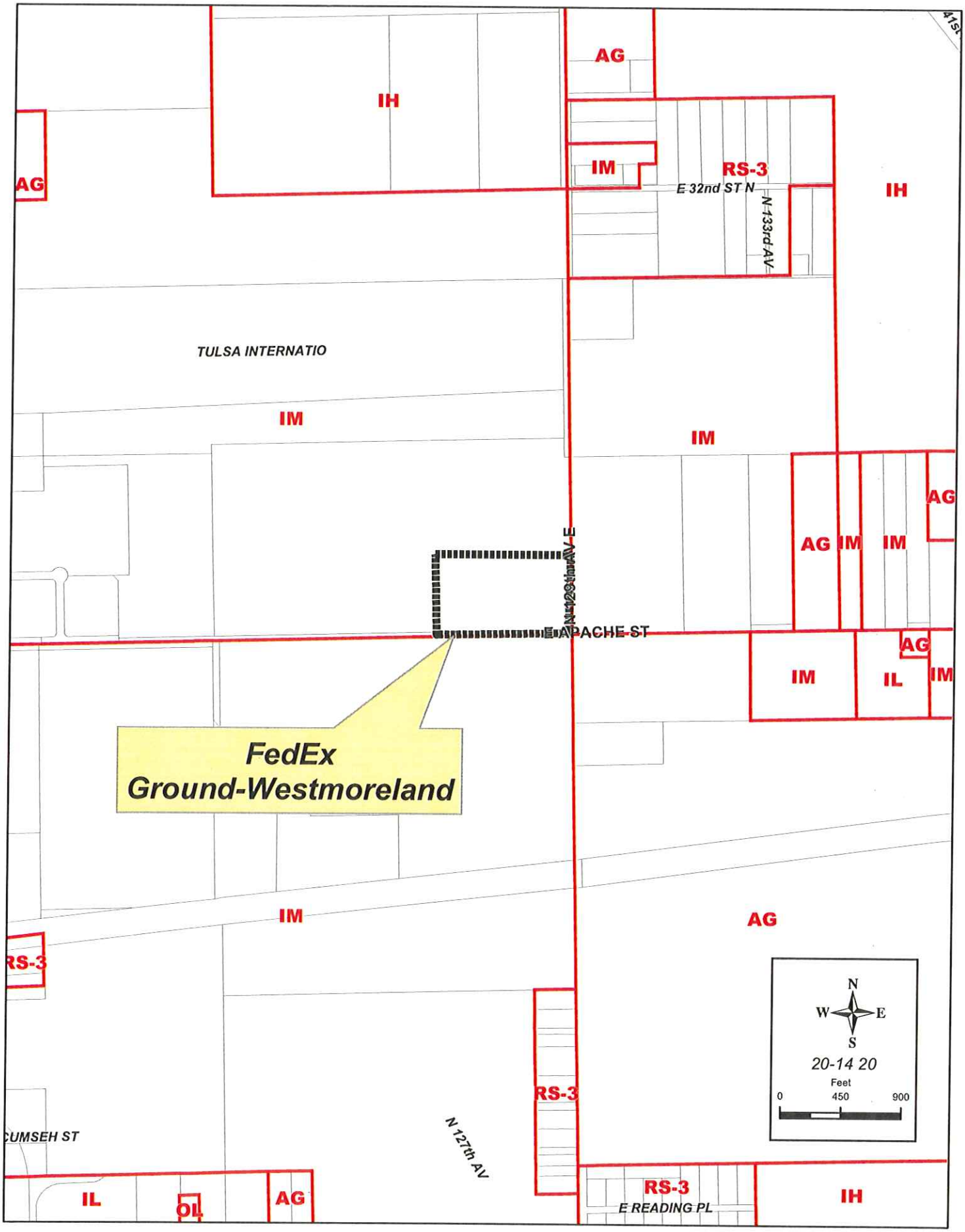
THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 610.40 (NGVD 29) OR 1.25' ABOVE THE HIGHEST TOP OF CURB ELEVATION ON THE LOT, WHICHEVER IS GREATER.

DRAFT COPY
RECEIVED
NOV 08 2007
Tulsa Metropolitan Area Planning Commission

Prepared: November 7, 2007 'DRAFT FINAL'



2.4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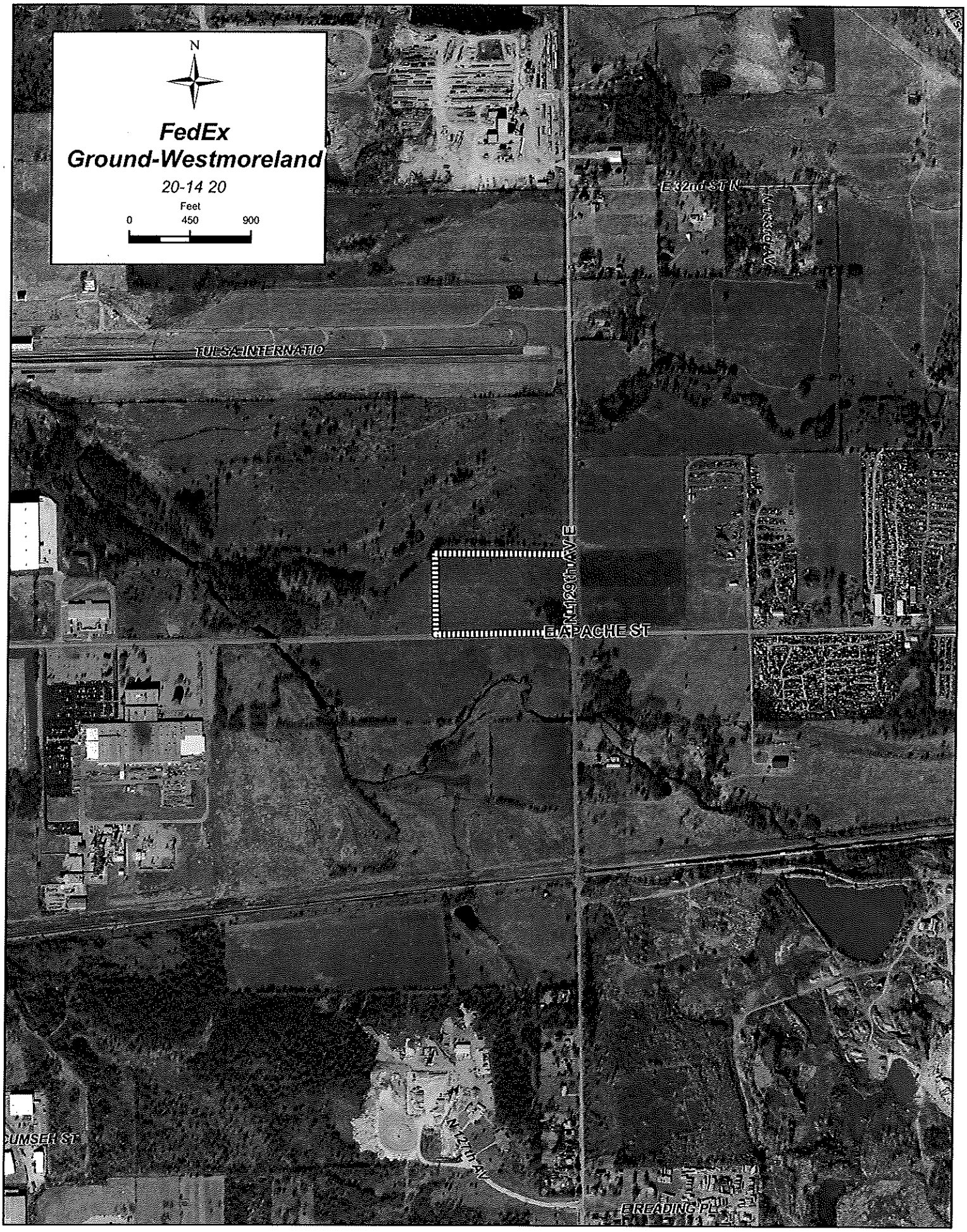
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3.2

# Final Subdivision Plat

**FEDEx Ground Westmoreland -** (0420) (PD 16) (CD 6)
Northwest corner of East Apache Street and 129th East Avenue

This plat consists of 1 Lot in 1 Block on 15.6 acres.

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

Draft Final Plat #1

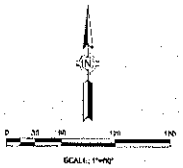
# FedEx Ground-Westmoreland

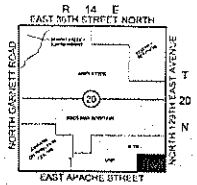
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLAT No.

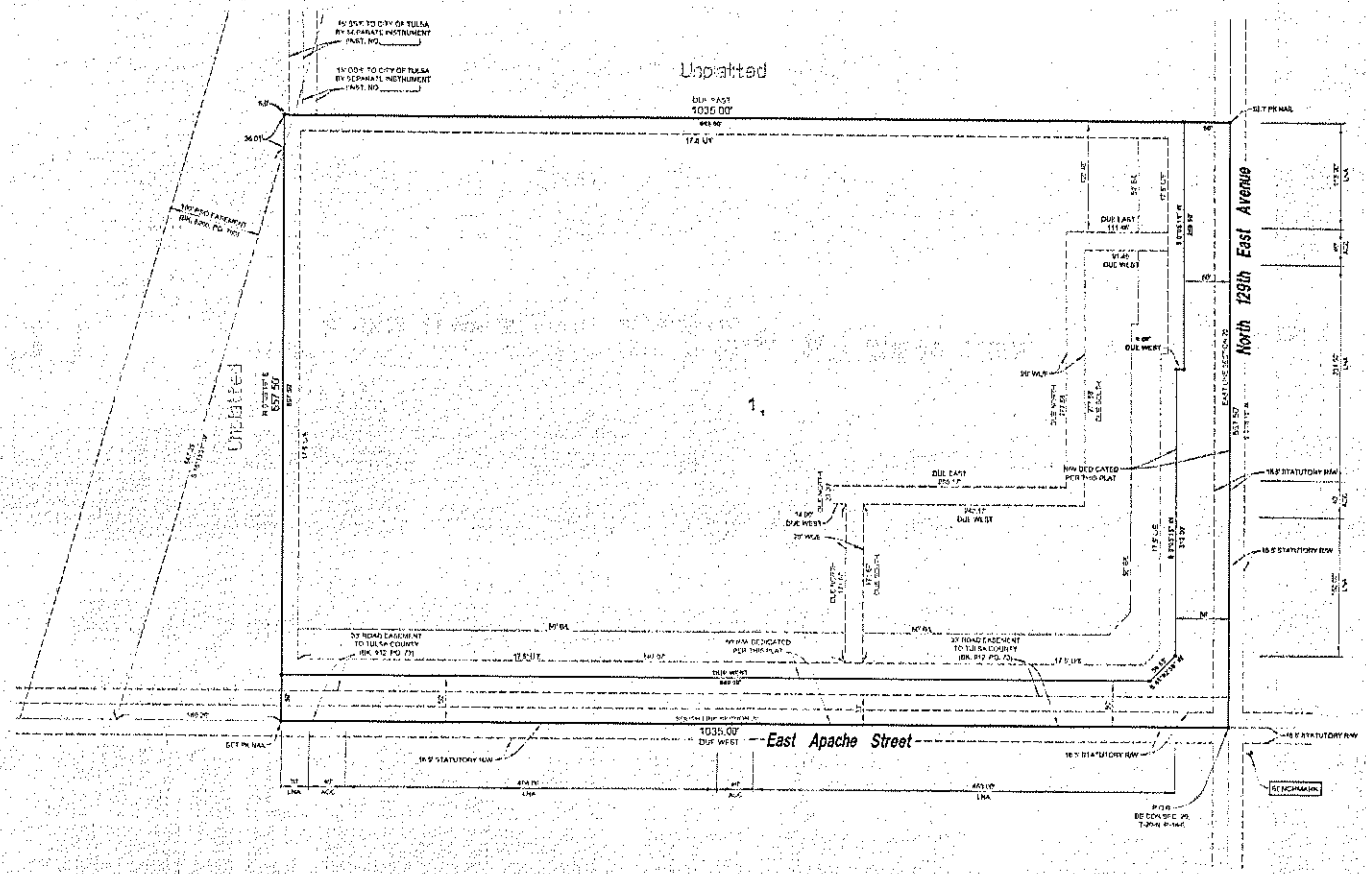

Owner:
The Westmoreland Company, Inc.
An Alabama Corporation
200 Randolph Avenue
Huntsville, Alabama 35801
Phone: (256) 539-5533
Contact: Jade R. Lee, President

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2009
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com


Location Map




FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that the plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

TMAPC/INSPD

This approval is void if the plat is not filed in the Office of the County Clerk as per below

CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, _____ County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument filed in the records of my office.

Dated this ___ day of _____, 20__
Sammy Wilson, Tulsa County Clerk

By: _____

Subdivision Statistics:

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK

SUBDIVISION CONTAINS 15.872 TOTAL ACRES (691,512 SF)

LOT ONE (1), BLOCK ONE (1) CONTAINS 13.646 ACRES (594,297 SF)

R/W BEING DEDICATED BY PLAT CONTAINS 1.958 ACRES (85,221 SF)

Legend:

UE = UTILITY EASEMENT
BL = BUILDING SETBACK LINE
SAE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT
DDE = DRAINAGE EASEMENT
R/W = RIGHT OF WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
P.O.B. = POINT OF BEGINNING

Monumentation:

SET IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:

THE BEARING BASIS FOR THIS SURVEY IS ASSUMED LYING THE EAST LINE OF SECTION 20 AS SOUTH 0°18'18" WEST.

Benchmark:

CHISELED SQUARE ON CONCRETE HEADWALL LOCATED APPROXIMATELY 150' SOUTHEAST OF THE NORTH SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1, FEDEX GROUND-WESTMORELAND
NAVD 1988 DATUM
ELEVATION=684.99

DRAFT FINAL COPY

RECEIVED
JUL 19 2007
Tulsa Metropolitan Area Planning Commission

Draft Final Plat #1
FedEx Ground-Westmoreland
Sheet 1 of 2
Date Prepared: July 19, 2007

3.4

# Change of Access on Recorded Plat
# TMAPC November 28, 2007

**Lot 1 and Lot 2, Block 1, Tiffany Park Addition** – (1894) (PD17) (CD 5)
South of East 21st Street and West of South Garnett

This application is made to allow a change of access along South Garnett Road. The property is zoned CS.

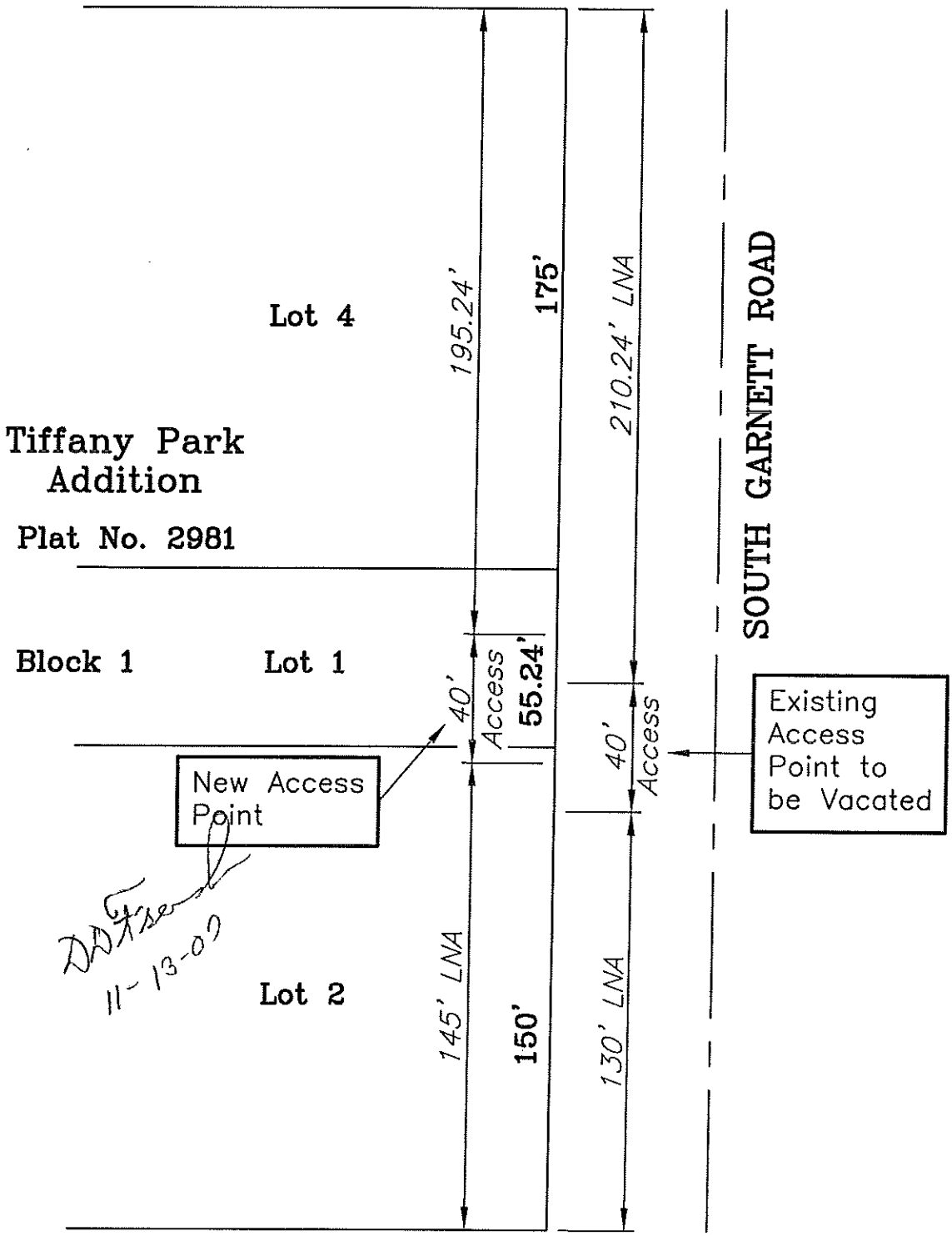
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

HARDEN & ASSOCIATES *Surveying and Mapping, PC*

2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

# EXHIBIT 'A'

1"=50'




DD Fsed
11-13-07

4.2

# FINAL PLAT

**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on NOV 8 1968

K. W. Cole
Secretary

This approved is void if this plat is not filed in the office of the County Clerk on or before JAN 8 1969

City Eng. _____

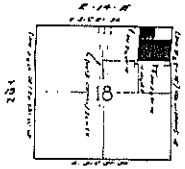
County Eng. _____

OWNER:
MR TED GRIFFIN
5530 S. 32ND PL. SO.
TULSA, OKLAHOMA

RECEIVED
NOV 27 1968
TULSA METRO. AREA
PLANNING COMM.

Signed
CERTIFICATE
Pursuant to R.R. 113, O.S. L. 1961, I hereby certify that as to all real estate involved this plat, all taxes have been paid as of the current tax roll; and security in lieu has been posted in the amount of $ _____ to cover taxes not yet certified as yet.
Dated _____ 19 _____
_____
County Treasurer of Tulsa County, Oklahoma

SCALE: 1" = 100'



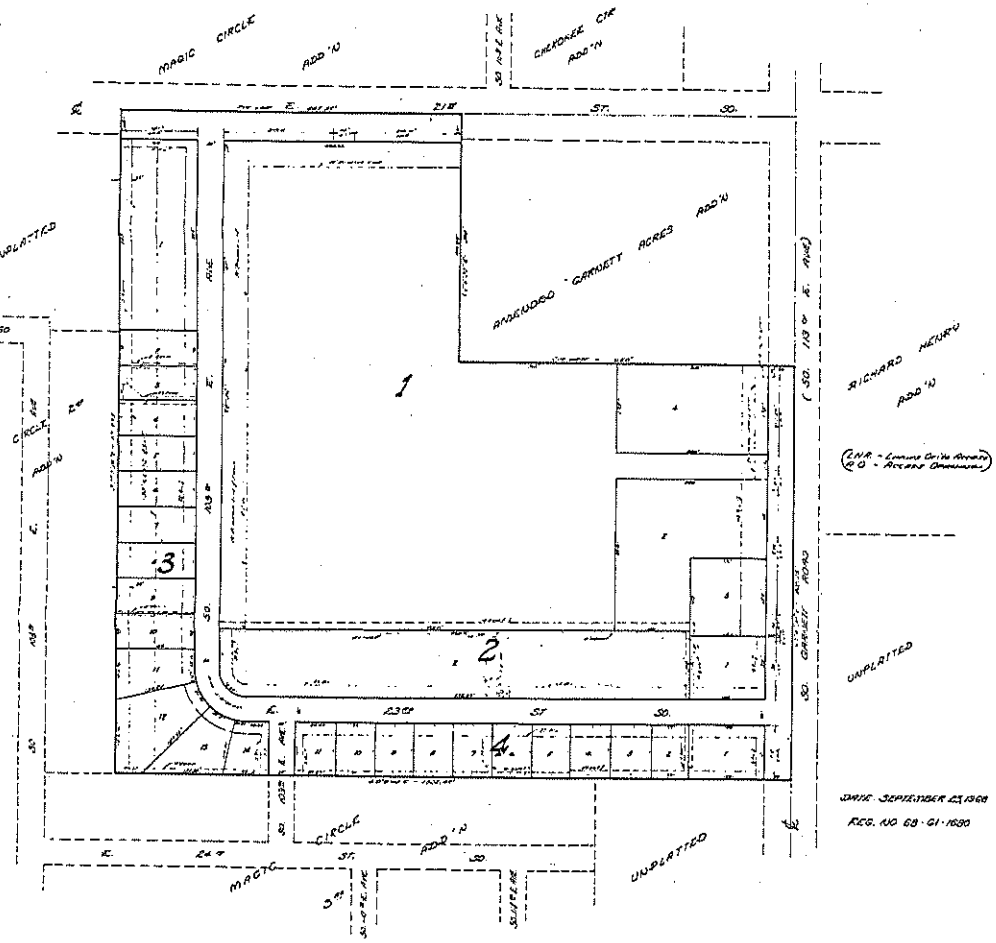

LOCATION MAP

J-B ENGINEERING CO.
5327 E. 31ST ST. SO.
TULSA, OKLAHOMA

STATE OF OKLAHOMA
FILED
DEC 16 3 43 PM '68
472110
CLERK, TULSA COUNTY
COUNTY CLERK

# TIFFANY PARK ADDITION

TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, A SUBDIVISION OF A PART OF THE NE¼ NE¼ SEC. 10-19-14




DATE: SEPTEMBER 23, 1968
REG. NO. 68-61-1690

## CERTIFICATE OF DEDICATION

FOR

TIFFANY PARK ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT, Theodore W. Griffin and Mary Christe Griffin, his wife, are the sole owner of the following described property, towit:

The NE ¼ of the NE ¼ of Section 10, T-19-N, R-14-E, Tulsa County, Oklahoma, less the North 500.00 feet of the East 660.00 feet thereof, and excluding 37.5665 acres more or less,

and has caused the same to be surveyed, platted and staked into lots, blocks and streets as shown by the accompanying plat and survey thereof, and which plat is made a part hereof, and given to said addition the name of "TIFFANY PARK ADDITION", and addition in Tulsa County, Oklahoma, and

The undersigned owner does hereby dedicate for public use all streets and public places shown on the accompanying map, and does further dedicate for public use forever the easements and rights-of-way as shown and designated on the accompanying plat for the express purposes of constructing, maintaining, operating, repairing, removing and replacing up and all public utilities, including storm and sanitary sewers, telephone lines, electric lines, underground pipe lines and water lines, together with all fittings, and appurtenances for each facilities, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto with the right of ingress and egress over said easement and right-of-way for the same and purposes aforesaid, together with similar rights in each and all of the streets shown on said plat; PROVIDED HOWEVER, that the undersigned owner hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress shown in said plat and over, across and along all streets of more included within the easement shown thereon, both for the furnishing water and/or sewer service to the area included in said plat, and to any other area and no vehicular ingress and egress shall be permitted over and across any property designated on the above plat as vitiate of no access, however, that the points of access are to be removed, changed or altered by the City Engineer of the City of Tulsa.

WITNESS our hand on this 27th day of November, 1968, at Tulsa, Tulsa County, Oklahoma.

Theodore W. Griffin — Mary Christe Griffin

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

Before me the undersigned, a Notary Public in and for said County and State, on this 27th day of November 1968, personally appeared Theodore W. Griffin and Mary Christe Griffin, to me known to be the identical persons who subscribed the name thereof to the foregoing instrument, and acknowledged to me that they executed the same and that free and voluntary act and deed for the purposes therein set forth.
WITNESS my hand and official seal the day and year last above written.
My commission expires July 11, 1972

Jacquelyn M. Edwards
Notary Public

## CERTIFICATE OF SURVEY

I, Joe E. Donelson, a Registered Professional Engineer in the State of Oklahoma, and an experienced land surveyor do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks, and streets, the real estate, and premises dedicated as "TIFFANY PARK ADDITION", and that the above plat is a true and correct representation of said survey showing length, width, and depth of all lots and blocks and the width, and boundaries, and extensions of all streets.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tulsa, Tulsa County, State of Oklahoma this 23rd day of November, 1968.

J-B ENGINEERING CO.
Registered Professional Engineer

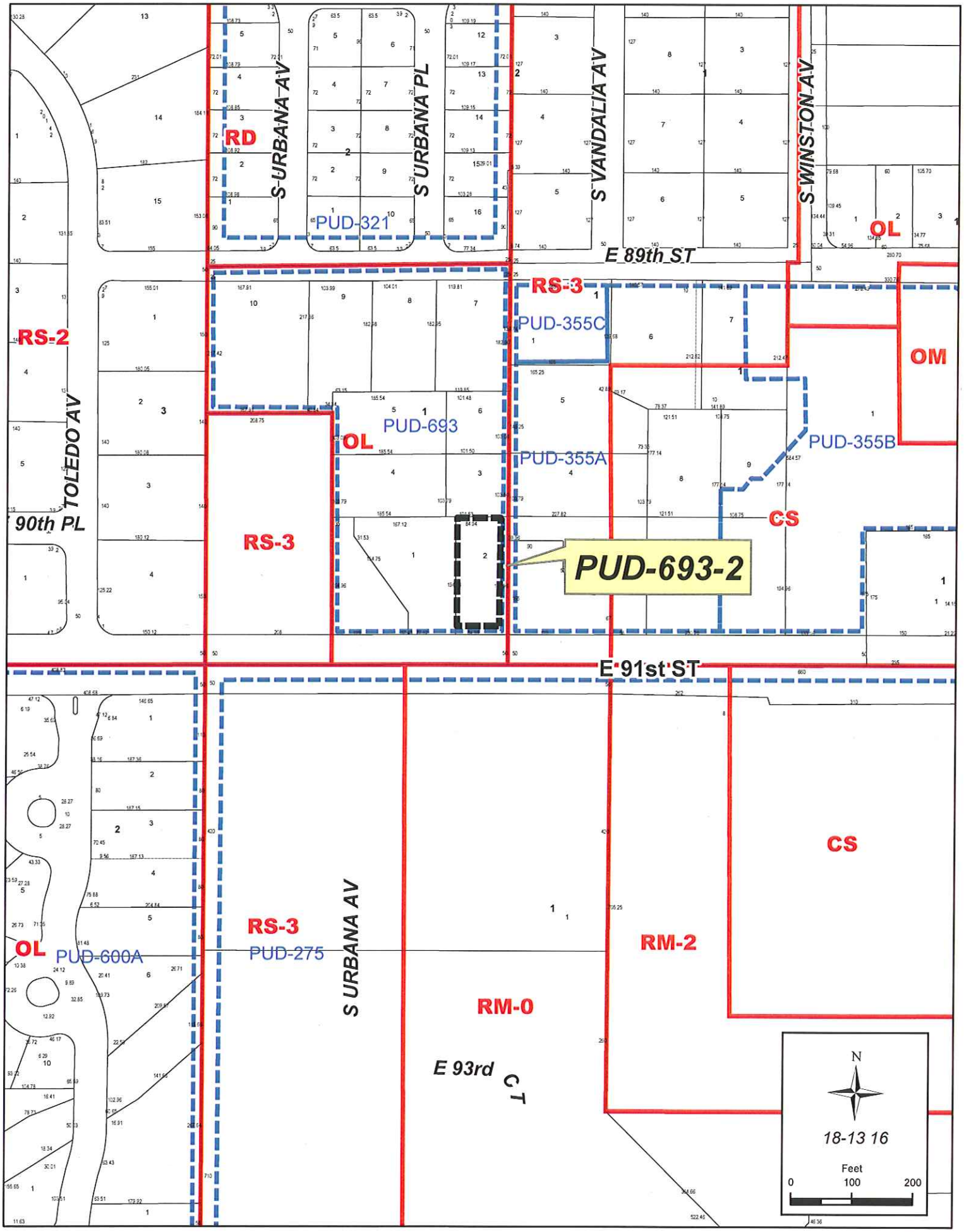
STATE OF OKLAHOMA } SS
COUNTY OF TULSA

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of November 1968, personally appeared Joe E. Donelson, to me known to be the identical person who executed the within and foregoing instrument 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 J-B ENGINEERING CO., for the uses and purposes set forth.
My commission expires July 11, 1972

Jacquelyn M. Edwards
Notary Public

| PLAT NO. | PAGE |
|---|---|
| 2981 | 1 OF 1 |

4.3


RD
S URBANA AV
S URBANA PL
S VANDALIA AV
S WINSTON AV
PUD-321
E 89th ST
OL
RS-3
PUD-355C
OM
RS-2
TOLEDO AV
PUD-693
OL
PUD-355A
PUD-355B
90th PL
RS-3
CS
PUD-693-2
E 91st ST
CS
RS-3
PUD-275
S URBANA AV
OL
PUD-600A
RM-2
RM-0
E 93rd CT
N
18-13 16
Feet
0
100
200

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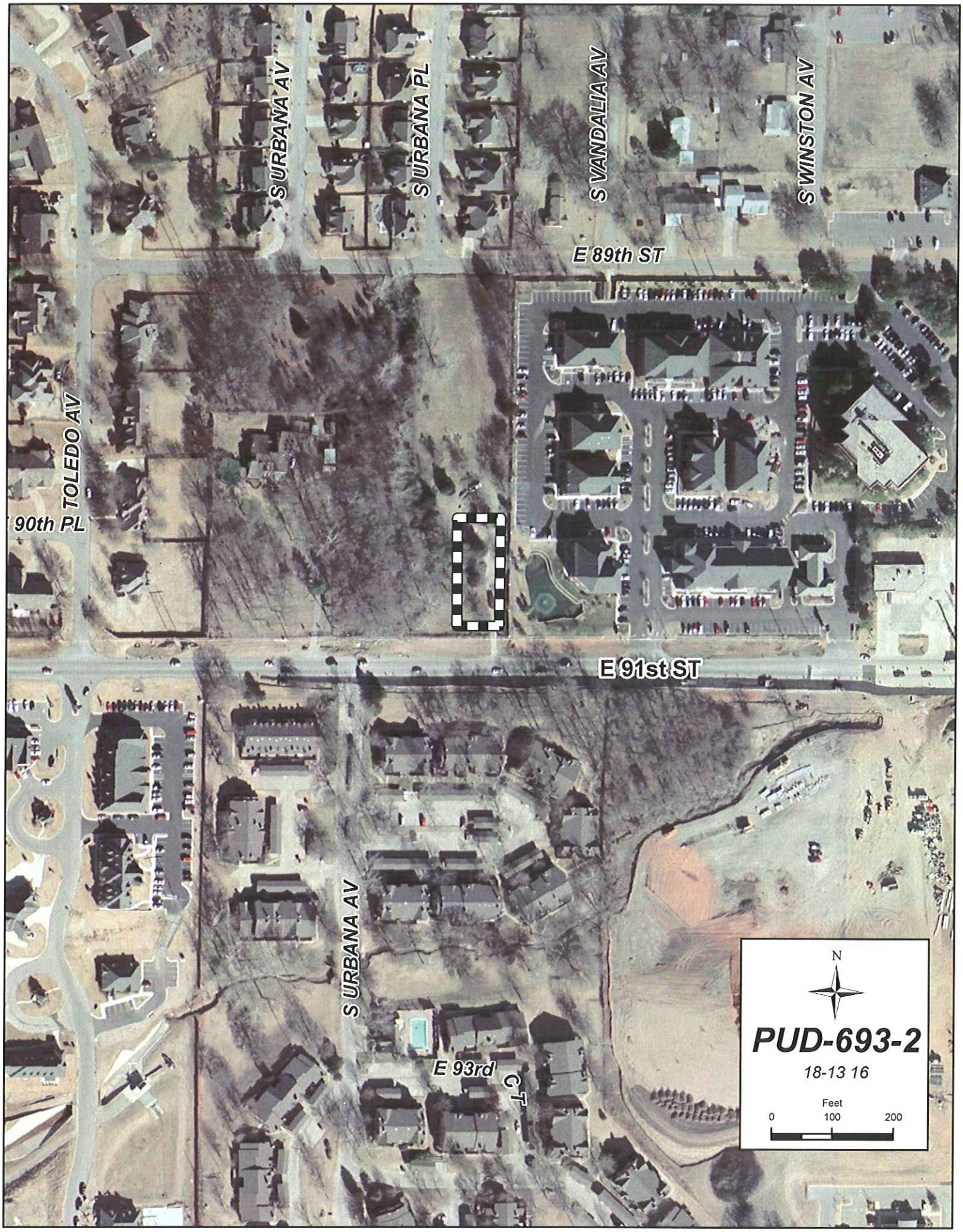
S WINSTON AV
S VANDALIA AV
S URBANA PL
S URBANA AV
E 89th ST
TOLEDO AV
90th PL
E 91st ST
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CT
N
PUD-693-2
18-13 16
Feet
0
100
200

5.2

SUBJECT TRACT
E 91st ST
S URBANA AV
N
PUD-693-2
18-13 16
Feet
0
50
100

5.3

November 28, 2007

## STAFF RECOMMENDATION

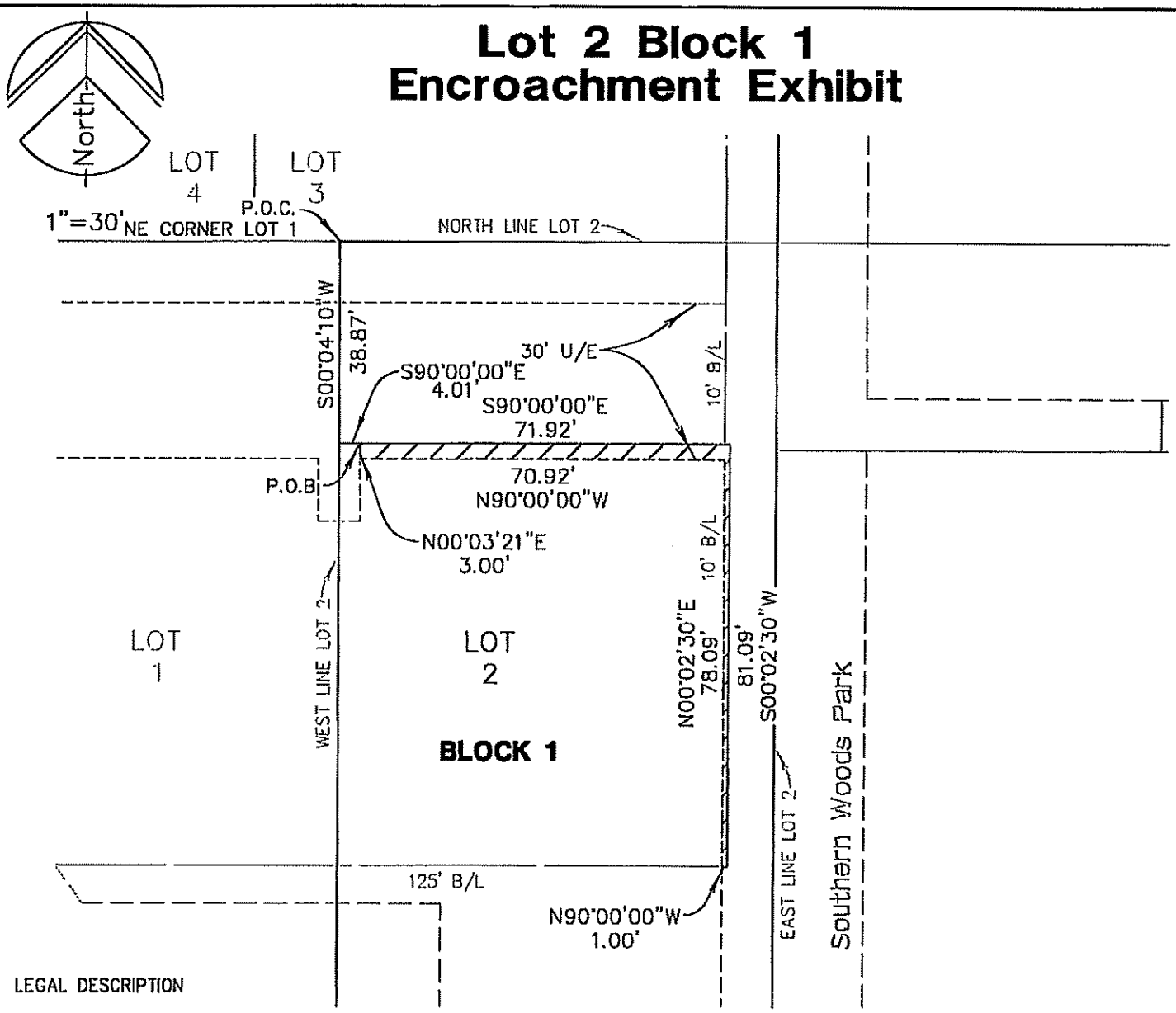
**PUD-693-2:** Minor Amendment to reduce the setback from the east boundary of Development Area A – Lot 2, Block 1.

---

The applicant is requesting a minor amendment to the PUD for the purpose of reducing the required setback along the east boundary of the PUD for Development Area A, Lot 2, Block 1 – Southern Woods Park III from the PUD requirement of ten feet, to nine feet. The property most impacted by a permitted reduction in setback is Reserve Area A - Southern Woods, immediately adjacent to the east. There are no adjacent streets or required landscaped areas and no intervening buildings.

Since the request is for a reduction in setback of one-foot abutting an undeveloped reserve area, staff finds the proposed amendment to be minor in nature and recommends **APPROVAL** of PUD-693-2 as proposed.

# Lot 2 Block 1
# Encroachment Exhibit




LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF OF LOT TWO (2), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE SOUTH 00°04'10" WEST ALONG THE WEST LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 38.87 FEET TO A POINT; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 71.92 FEET; THENCE SOUTH 00°02'30" WEST FOR A DISTANCE OF 81.09 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 1.00 FEET; THENCE NORTH 00°02'30" EAST FOR A DISTANCE OF 78.09 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 70.92 FEET; THENCE NORTH 00°03'21" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 294 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

## Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

REGISTERED PROFESSIONAL LAND SURVEYOR
DAN EDWIN TANNER
1435
OKLAHOMA

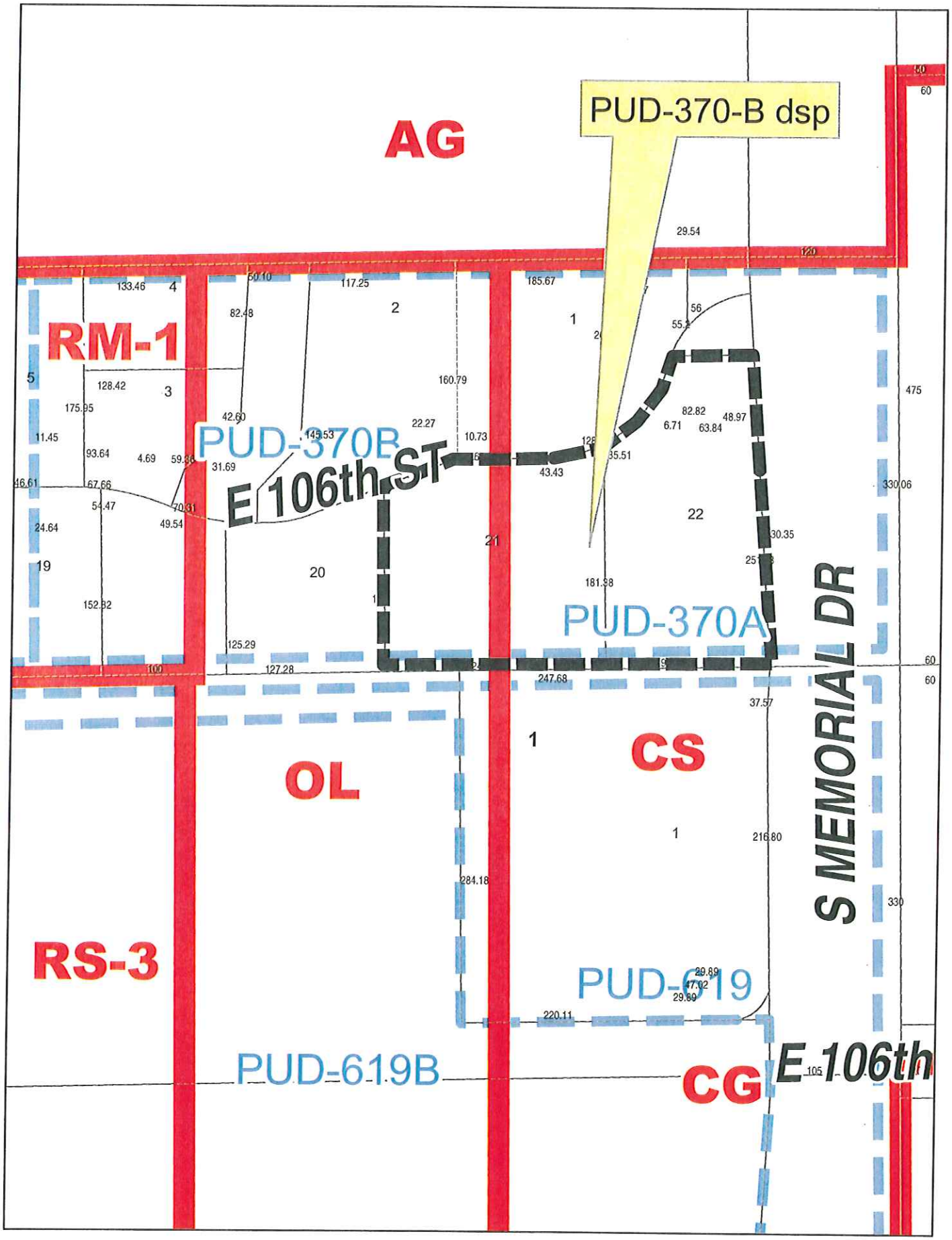
Dan E. Tanner, P.E., P.L.S.
Oklahoma P.L.S. #1435
Oklahoma Certificate of Authorization No. 2661
Expiration Date: 06/30/09

10·31·07
Date

**Tanner Consulting, LLC**
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 745-5929

10/31/2007 25120AS-LOT1AND2_BLK1

55


PUD-370-B dsp
AG
RM-1
PUD-370B
E 106th ST
PUD-370A
S MEMORIAL DR
OL
CS
RS-3
PUD-619
PUD-619B
CG
E 106th

7.1

November 28, 2007

## STAFF RECOMMENDATION

**PUD-370-B:** **Detail Site Plan – Restaurant and Retail Use,** Southwest corner of 106th Street South and South Memorial Drive; Lots 21 & 22, Block 1, Avalon Park on Memorial; CS/OL/PUD; PD-26; CD-8

---

The applicant is requesting approval of a detail site and landscape plan for proposed restaurant and retail uses in PUD 370-B – Avalon Park on Memorial. The proposed use for Lots 21 and 22, Use Units 12 and 14 are in conformance with Development Standards of PUD-370-B. The building is being proposed for construction over the common interior lot line of Lots 21 and 22 which would require a lot combination.

The proposed site plan meets building floor area, parking, building height and setback requirements. Access to and within the site is provided from two access points from East 106th Street. The site meets landscape requirements per development standards and the Zoning Code and a landscaped buffer is provided along the north and east boundary in conformance with development standards. Proposed site lighting complies with development standards and the Zoning Code per application of the Kennebunkport Formula, with the exception that free-standing light poles exceed the allowable 15' height limit per PUD development standards.

Revisions of the height of light elements and a lot combination are required.

Based on the aforementioned, staff recommends **APPROVAL** of detail site and landscape plans for Lots 21 and 22, PUD-370-B - Avalon Park on Memorial subject receipt of revisions of lighting detail as depicted in the "Kennebunkport Method of Calculation Detail" and "Lighting Fixture Elevations" per applicant's sheet number "site 3 of 1" and a lot combination of Lots 21 and 22.

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

# PUD-370-B DETAIL SITE PLAN

PUD 370-B

LOT AREA: LOT 21 & 22, BLOCK 1, AVALON PARK ON MEMORIAL – 50,037.07 S.F.

PERMITTED USES: COMMUNICATION ANTENNA AND SUPPORTING STRUCTURE ONLY AS INCLUDED WITH IN USE UNIT 4; USE UNIT 11 – OFFICES, STUDIOS AND SUPPORT SERVICES; USE UNIT 12 – EATING EASTABLISHMENTS, OTHER THAN DRIVE-INS; USE UNIT 13 – CONVENIENCE GOODS AND SERVICES; UNE UNIT 14 – SHOPPING GOODS AND SERVICES; PROVIDED HOWEVER THAT ALL COMMERCIAL USES SHALL BE LIMITED TO THE EAST 420 FEET OF THE SITE AS MEASURED FROM THE CENTER LINE OF SOUTH MEMORIAL DRIVE.
PROPOSED USES: EATING ESTABLISHMENT

MAXIMUM COMMERCIAL BUILDING FLOOR AREA: 58,570.50 SF
MAXIMUM OFFICE BUILDING FLOOR AREA: 107,285 SF
MAXIMUM LAND COVERAGE OF BUILDINGS: 35%

MAXIMUM BUILDING HEIGHT PERMITEED: 2 STORIES NOT TO EXCEED 36'

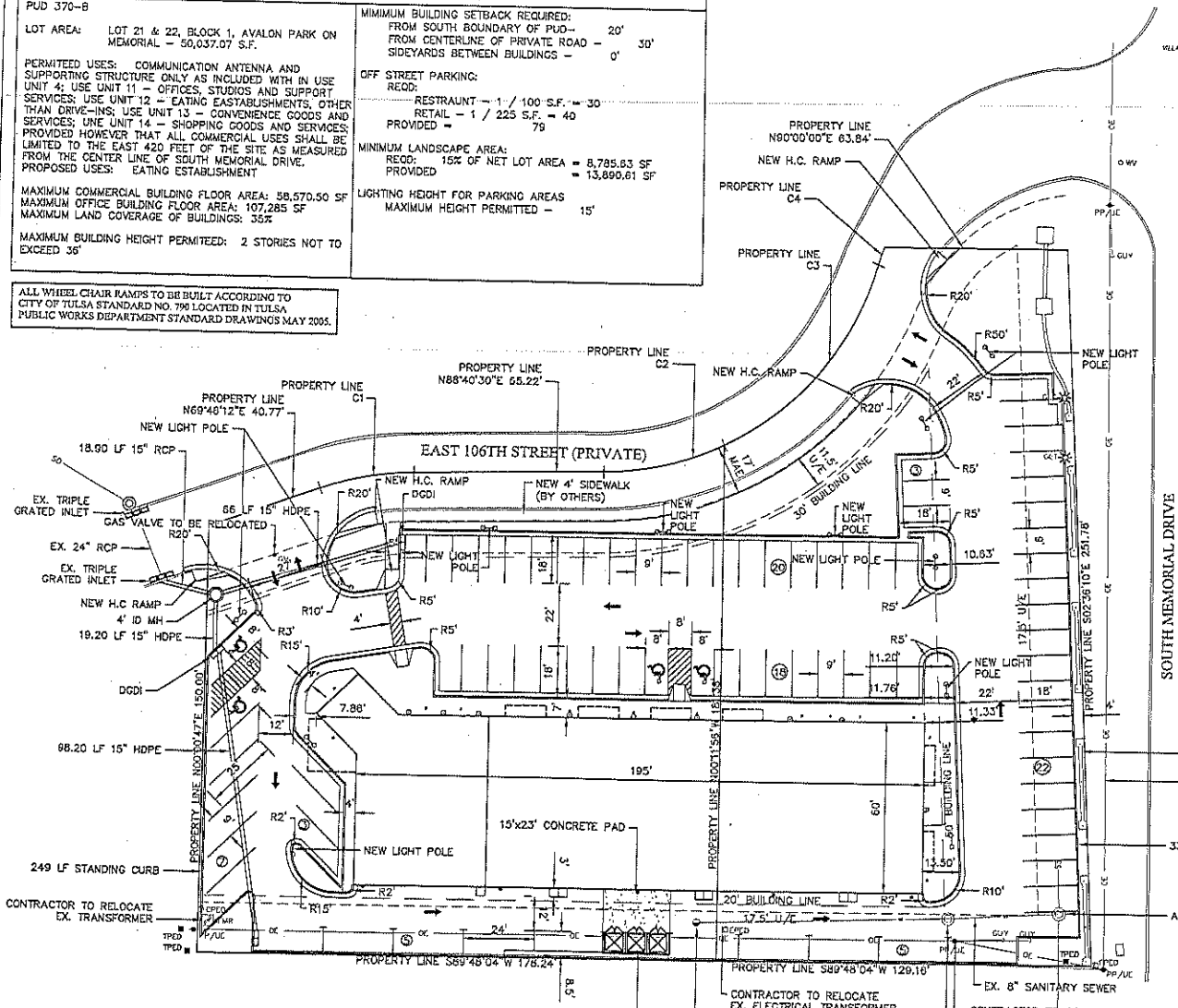
MIMIMUM BUILDING SETBACK REQUIRED:
FROM SOUTH BOUNDARY OF PUD– 20'
FROM CENTERLINE OF PRIVATE ROAD – 30'
SIDEYARDS BETWEEN BUILDINGS – 0'

OFF STREET PARKING:
REQD:
RESTRAUNT – 1 / 100 S.F. = 30
RETAIL – 1 / 225 S.F. = 40
PROVIDED = 79

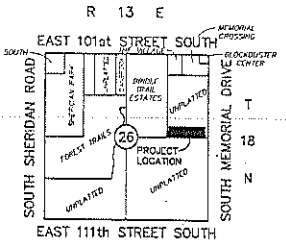
MINIMUM LANDSCAPE AREA:
REQD: 15% OF NET LOT AREA = 8,785.63 SF
PROVIDED = 13,890.61 SF

LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED – 15'

ALL WHEEL CHAIR RAMPS TO BE BUILT ACCORDING TO CITY OF TULSA STANDARD NO. 790 LOCATED IN TULSA PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS MAY 2005.




| PROPERTY LINE – CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRNG | CHD DIST |
| C1 | 33.00 | 100.00 | 18°54'18" | S79°13'21"W | 32.85 |
| C2 | 43.43 | 100.00 | 24°53'04" | N76°13'58"E | 43.09 |
| C3 | 85.51 | 100.00 | 48°59'47" | N39°17'33"E | 82.93 |
| C4 | 6.71 | 75.00 | 5°07'28" | S17°21'24"W | 6.71 |




LOCATION MAP
SCALE: 1"=2000'

NOTES:

1) HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.

2) THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

3) SEE GRADING PLAN FOR DETAILS OF THE STORM SEWER SYSTEM AND SITE GRADING.

PARKING REQUIREMENTS
TOTAL BUILDING AREA =
RESTRAUNT = 3,000 SF
AT 1 SPACE / 100 SF = 30 REQ.
RETAIL = 9,000 SF
AT 1 SPACE / 225 SF = 40 REQ.
83 SPACES PROVIDED

HANDICAPPED PARKING
REQUIRED: 3 STANDARD
PROVIDED: 3 STANDARD
REQUIRED: 1 VAN
PROVIDED: 1 VAN

LOT AREA = 58,570.85 SF
EXISTING IMPERVIOUS AREA – 0 SF
PROPOSED IMPERVIOUS AREA – 44,660.24 SF
CHANGE IN IMPERVIOUS AREA – (+) 44,660.24 SF

WATER & SANITARY SEWER CONNECTIONS ARE FOR IMFORMATIONAL PURPOSES ONLY

SIZE OF ELECTRICAL CONDUIT AND LOCATION OF OFFICES'S CONNECTION TO EXISTING LINE TO BE DETERMINED BY LOCAL ELECTRIC COMPANY & OFFICES'S REPRESENTATIVE

SIZE OF GASLINE TO BE DETERMINED BY UTILITY COMPANY

THIS PROJECT APPROVED UNDER PFPI 757

LEGEND

| | |
|---|---|
| B/L | BUILDING SETBACK LINE |
| DA | DRAINAGE AREA |
| D/E | DRAINAGE EASEMENT |
| DGDI | DOUBLE GRATE DROP INLET |
| F.F. | FINISH FLOOR |
| —G | GUTTER |
| G— | GASLINE |
| MAE | MUTUAL ACCESS EASEMENT |
| —MH | MANHOLE |
| OHD— | OVERHEAD POWER |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| ROW | RIGHT-OF-WAY |
| SAS | SANITARY SEWER |
| SDMH | STORM DRAIN MANHOLE |
| —SS— | SANITARY SEWER |
| T/C | TOP OF CURB |
| UE | UNDERGROUND ELECTRIC |
| U/E | UTILITY EASEMENT |
| —W— | WATERLINE |
| WL/E | WATERLINE EASEMENT |
| XFMR | TRANSFORMER |
| PCES | PRECAST END SECTION |

48 HOURS BEFORE YOU DIG...CALL OKIE
1-800-522-6543
Oklahoma One-Call System, Inc.


DeShazo, Tang & Associates, Inc.
Engineers - Planners
Towne Center Office Park
10440 S. 41st Street, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-9944
Fax: (918) 624-0991
email: tulsa@dtsengineering.com


PROFESSIONAL ENGINEER NICOLE PELTIER 21511 OKLAHOMA
10.29.07
Nicole Peltier
Oklahoma Registered P.E. #21511

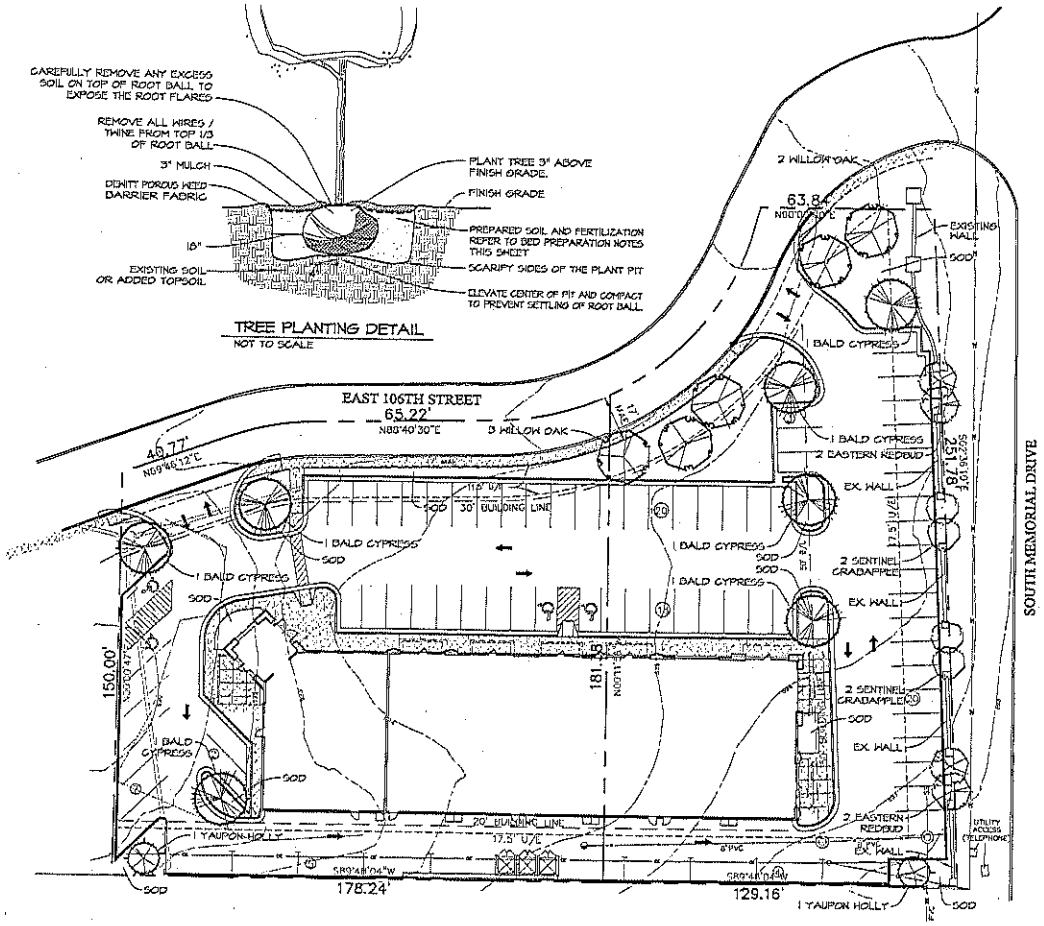
REVISIONS

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

Jin Corp. Building

Location: Tulsa, OK
Date Issued: October 29, 2007
Drawn By: N. PELTIER
Drawing Title: Site Plan
Drawing Number: C1
of C1

7.4




## GENERAL NOTES

CALL OKIE - 1-800-522-6543 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT 'CALL OKIE' PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF ROOT BALL TO EXPOSE THE ROOT FLARES. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 4" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS. ADJUST TREE / SHRUB BED LOCATIONS FOR FINAL GRADES / DRAINAGE SWALES / UTILITIES.

EACH TREE SHALL RECEIVE:
FOUR (4) CUBIC FEET OF BACK TO EARTH AND TWO (2) CUBIC FEET OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY BIOPLEX 9-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OZ. PER EACH 1" CALIPER. INCORPORATE 9-IN-1 INTO THE TOP 3"-4" OF SOIL BACKFILL.

MULCH ALL TREE WELLS WITH SHREDDED CEDAR MULCH TO A DEPTH OF TWO INCHES.

## LAWN

SOD AREAS CALLED OUT ON THE PLANS WITH SOLID SLAB 419 BERMUDA GRASS SOD AS INDICATED IN SPECIFICATIONS. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

FOR SOD APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
MAY 1 - AUGUST 1 APPLY A 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET TO ALL LAWN AREAS.
SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 SQUARE FEET OF LAWN AREA FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

## IRRIGATION NOTES

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED TO WATER THE REQUIRED LANDSCAPE AREAS.

### PUD 370-B & CHAPTER 10 LANDSCAPE REQUIREMENTS

STREETYARD AND PARKING AREA TREE REQUIREMENTS

| STREETYARD | | TREES REQUIRED | TREES PROVIDED |
|---|---|---|---|
| SOUTH MEMORIAL DRIVE | 12,584 SF/1,500 = | 9 | 9 |
| EAST 106TH STREET | 8,240 SF/1,500 = | 6 | 6 |
| PARKING STALLS OUTSIDE STREETYARD = 36 / 12 = | | 3 | 6 |

SITE AREA REQUIREMENTS (PER PUD 370-B)
15% OF THE NET LOT AREA SHALL BE DEVOTED TO LANDSCAPE AREA

| | | |
|---|---|---|
| SITE AREA = 58,571 SQUARE FEET | 15% / 8,786 SF | 24% / 13,840 SF |

STREETYARD LANDSCAPE AREA REQUIREMENTS

| DESCRIPTION | STREETYARD AREA | % LANDSCAPE REQUIRED / SF | % LANDSCAPE PROVIDED / SF |
|---|---|---|---|
| SOUTH MEMORIAL DRIVE | 12,584 SF | 15% / 1,888 SF | 18% / 2,240 SF |
| EAST 106TH STREET | 8,240 SF | 15% / 1,236 SF | 22% / 1,800 SF |

### PLANT MATERIAL SCHEDULE

| QUANT. | COMMON NAME | BOTANICAL NAME | SIZE/REMARKS |
|---|---|---|---|
| 6 | BALD CYPRESS | TAXODIUM DISTICHUM | 2 1/2" CAL., 10'-12' HT., 5'-6' SPD. |
| 5 | WILLOW OAK | QUERCUS PHELLOS | 2 1/2" CAL., 10'-12' HT., 5'-6' SPD. |
| 3 | YAUPON HOLLY | ILEX VOMITORIA | 1 1/2" CAL., 6'-7' HT., 3'-4' SPD. |
| 4 | EASTERN REDBUD | CERCIS CANADENSIS | 1 1/2" CAL., 6'-7' HT., 3'-4' SPD. |
| 4 | SENTINEL CRABAPPLE | MALUS SPP. 'SENTINEL' | 1 1/2" CAL., 6'-7' HT., 3'-4' SPD. |

I, BRYAN DILLINGHAM, REGISTERED OKLAHOMA LANDSCAPE ARCHITECT #261 CERTIFY THAT THE PLAN SHOWN MEETS THE LANDSCAPE REQUIREMENTS AS LISTED IN CHAPTER 10 OF THE CITY OF TULSA LANDSCAPE ORDINANCE.

SIGNED [signature]
DATE October 30, 2007

NORTH

Scale: 1"=20'

sheet number
L-1
of
1

CITY LANDSCAPE PLAN

revision
10.30.07 INCOG SITE PLAN REVIEW SET

seal:

# New Building Project for the Jin Corporation at Avalon Park on Memorial

Lots 21 & 22 of Block 1 . Avalon Park on Memorial (PUD 370-B) . Tulsa . Oklahoma

Archetype Design, inc.
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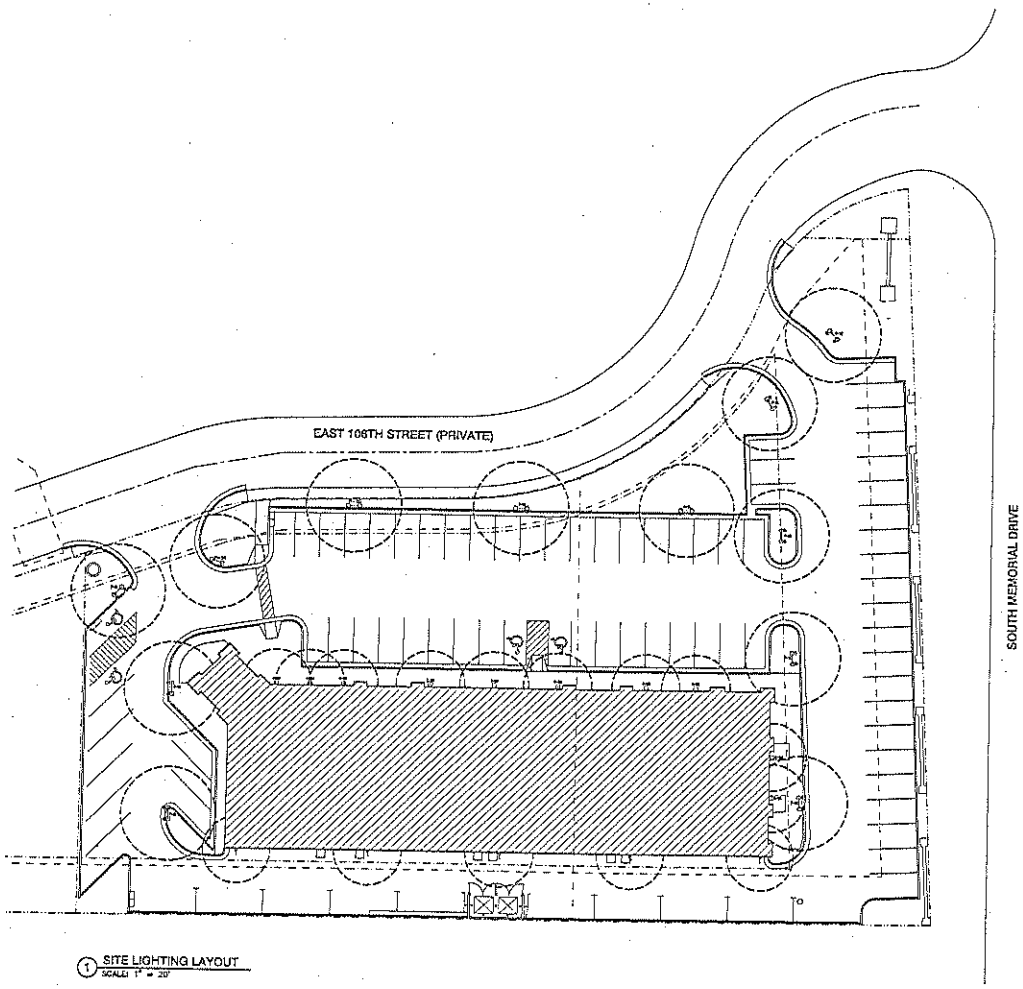
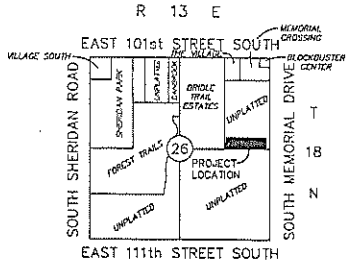
7.5

# PUD 370-B

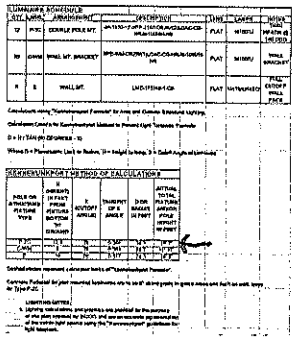
LOT 21 & 22, BLOCK 1, AVALON PARK ON MEMORIAL

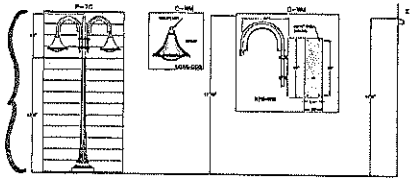



1 SITE LIGHTING LAYOUT
SCALE: 1" = 20'

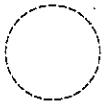



LOCATION MAP
SCALE: 1"=2000'





2 LIGHTING FIXTURE ELEVATIONS
NO SCALE



3 LIMITS OF VISIBLE LIGHT SOURCE
NO SCALE

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sheet number
**SITE-3**
of
1

project number: a07006

revision
10.30.07 INCOG SITE PLAN REVIEW SET

REGISTERED PROFESSIONAL ENGINEER
NICOLE PELTIER
Reg. No. 21511
OKLAHOMA
10.30.07

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# New Building Project for the Jin Corporation at Avalon Park on Memorial

Lots 21 & 22 of Block 1 . Avalon Park on Memorial (PUD 370-B) . Tulsa . Oklahoma

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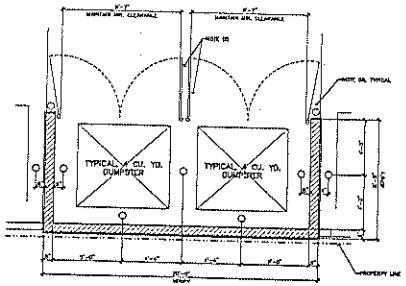
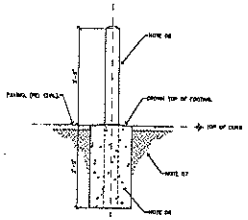
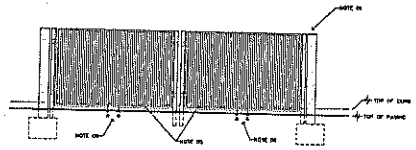


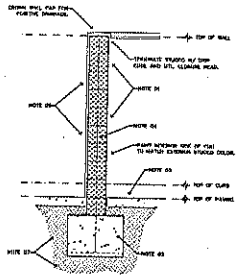

DUMPSTER SCREEN PLAN
SCALE: 1/4" = 1'-0"



PIPE BOLLARD SECTION
SCALE: 1/2" = 1'-0"



DUMPSTER SCREEN ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER SCREEN WALL SECTION
SCALE: 1/2" = 1'-0"

## GENERAL NOTES:

A. CONTRACTOR AND OWNER SHALL COMPLY WITH ALL BUILDING CODES, LAWS AND REGULATIONS APPLICABLE TO THE PROJECT AND SEEK THE ASSISTANCE OF LICENSED PROFESSIONALS FOR ALL ENGINEERING AS REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS IN WORK IMMEDIATELY IF FOUND.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR FRAME OR CENTERLINE OF INTERIOR FRAME, TYPICAL. DIMENSIONS FROM WALL FACES DO NOT ACCOUNT FOR EXTERIOR OR INTERIOR SHEATHING. DO NOT SCALE PLANS FOR LAYOUT, REFER TO DIMENSIONS PROVIDED ON DRAWINGS.

D. CONTRACTOR SHALL VERIFY SERVICES ENTRY POINT FOR NEW CONSTRUCTION. CONFIRM EXISTING LOCATIONS OF UNDERGROUND AND OVERHEAD SERVICES BEFORE EXECUTION OF WORK.

## DRAWING NOTES:

01. ENCLOSURE WALLS TO BE MAX. 8'-0" HIGH AND CONSTRUCTED OF CMU (8"W"X16") W/ STUCCO VENEER FINISH. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. (RE: CMU WALL NOTES)

02. FOOTINGS TO BE 12"X18" CONC. W/ 2-#5 CONTINUOUS REBAR IMBEDDED.

03. CONC. PAD IS TO BE MONOLITHIC, MIN. 6" THICKNESS W/ IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), 3000 P.S.I. WITH FIBER MESH REINFORCING (RE: CIVIL).

04. CONC. FILL CMU CELLS, ADD 1-#8 VERTICAL REBAR RED TO FOOTING REINF. @ EACH CORNER AND EVERY 4'-0" O.C.

05. OPERABLE GATES ARE TO BE CONSTRUCTED OF MIN. 1-1/2" DIAMETER GALVANIZED TUBULAR STEEL W/ PRIVACY-TYPE SLATS INSERTED IN GALV. STEEL MESH FABRIC, HINGE-MOUNTED ON MIN. 3" DIAMETER GALV. STEEL POST.

06. DROP PINS ARE TO BE 1/2" DIA. 18" LONG METAL ROD GATE LATCH. PROVIDE 3/4" DIA. HOLE 6" INTO CONC. FOR RODS.

07. SOIL BEARING CAPACITY TO BE @ LEAST 2,000 P.S.F.

08. PIPE BOLLARDS ARE TO BE 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONC., IMBEDDED 3'-0" DEEP IN 18" CONC. FOUNDATION. VERIFY PAINT COLOR PER OWNER.

09. 3/4" PORTLAND CEMENT PLASTER (STUCCO) VENEER W/ 2.5 SELF FURRING MTL. LATH, #68 TRIM, #1A CORNER BEAD, #13 JOINT CONTROL, PORTLAND/MASON MIX FINISH COAT, SYSTEM OVER CMU. PROVIDE CONTROL JOINTS @ 250 S.F. MIN. OR AS REQ'D BY MATERIAL MANUF.'S PROVIDE DATA FOR COLOR AND FINISH SELECTION.

## CMU WALL NOTES:

A. CMU WALL MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, GENERAL CONDITIONS AND CONSTRUCTION REQUIREMENTS SHALL BE APPLIED AS SPECIFIED IN IBC, DURING GROUTED MASONRY WORK.

B. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60. VERTICAL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL, AND SHALL BE HELD IN POSITION @ THE TOP AND BOTTOM.

C. IF A SLAB DOWEL DOES NOT LINE-UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS (1:6).

D. HORIZONTAL WALL REINF. SHALL BE STANDARD TRUSS TYPE DUR-O-WALL (OR EQUIVALENT) @ 16" O.C.

E. HOLLOW LOAD-BEARING CMU SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C-90, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI.

F. MORTAR SHALL BE TYPE M OR S, IN ACCORDANCE WITH ASTM C-270. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL.

G. COARSE GROUT SHALL CONFORM TO ASTM C-476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8". 8" TO 10" SLUMP, AND A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI @ 28 DAYS.

H. MINIMUM 3"X3" CLEAN-OUT HOLES (SAW-CUT) ARE REQUIRED @ THE BOTTOM COURSE OF ALL CELLS TO VERIFY GROUT PLACEMENT. CLEAN-OUTS SHALL BE SEALED AFTER MASONRY INSPECTION, PROVIDED IN ACCORDANCE WITH ACI 531-4.6, AND BEFORE GROUTING.

I. PRIOR TO GROUTING, THE GROUT SPACE SHALL BE CLEAN, WITH NO MORTAR PROJECTIONS GREATER THAN 1/2", MORTAR DROPPINGS OR OTHER FOREIGN MATERIAL. ALL CELLS SHALL BE IN VERTICAL ALIGNMENT, AND SHALL SOLIDLY BE FILLED WITH COARSE GROUT AS SPECIFIED.

J. DURING PLACING, GROUT SHALL BE CONSOLIDATED WITH FLEXIBLE CABLE VIBRATOR. FIRST GROUT POUR SHALL BE STOPPED A MINIMUM OF 1-1/2" BELOW THE TOP OF THE MIDDLE BOND BEAM MASONRY.

sheet number
**SITE-2**
of
1

project number: a07986

revision
10.30.07 INCOG SITE PLAN REVIEW SET

seal:

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Lots 21 & 22 of Block 1 . Avalon Park on Memorial (PUD 370-B) . Tulsa . Oklahoma

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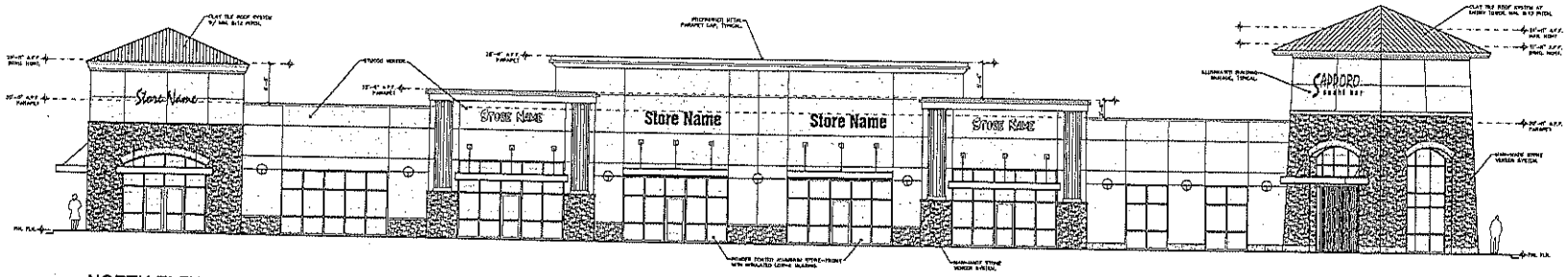
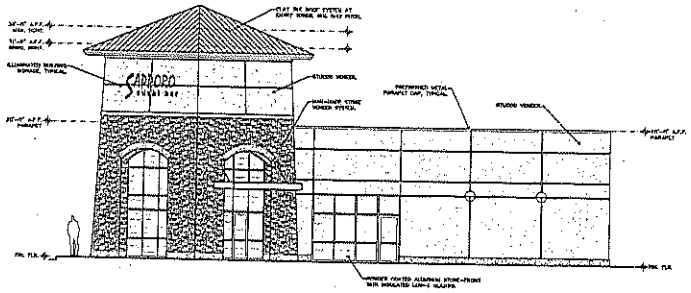
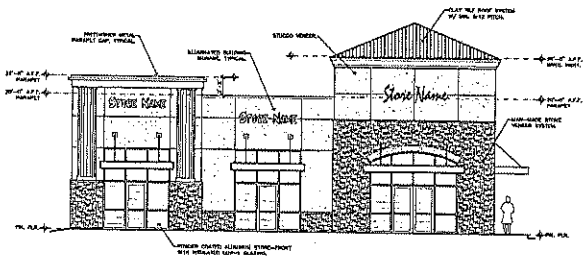


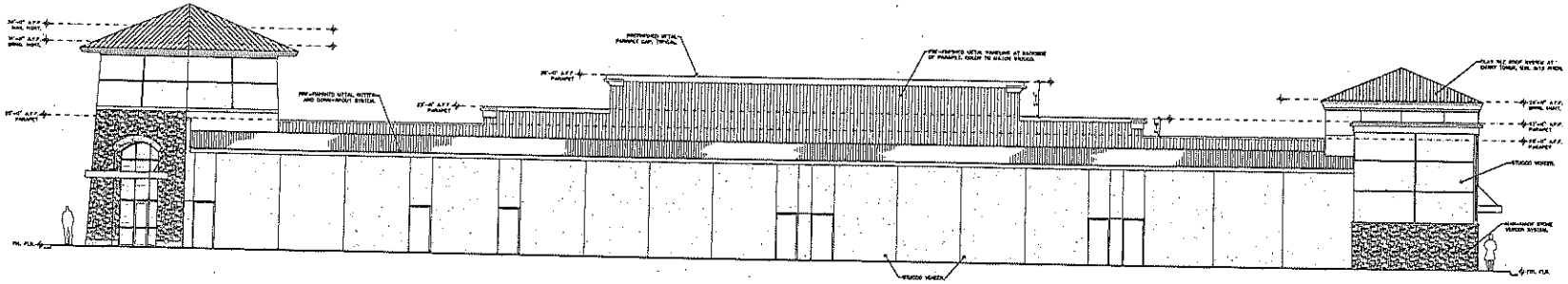

A/S1 NORTH ELEVATION (STREET VIEW)
SCALE: 1/8" = 1'-0"




B/S1 EAST ELEVATION (STREET VIEW)
SCALE: 1/8" = 1'-0"




C/S1 WEST ELEVATION (STREET VIEW)
SCALE: 1/8" = 1'-0"



D/S1 SOUTH ELEVATION (ALLEY VIEW)
SCALE: 1/8" = 1'-0"

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sheet number
**SITE-1**
of
1

project number: a07098

revision
10.26.07 INCOG SITE PLAN REVIEW SET

seal:

# New Building Project for the Jin Corporation at Avalon Park on Memorial

Lots 21 & 22 of Block 1 - Avalon Park on Memorial (PUD 370-B) - Tulsa - Oklahoma

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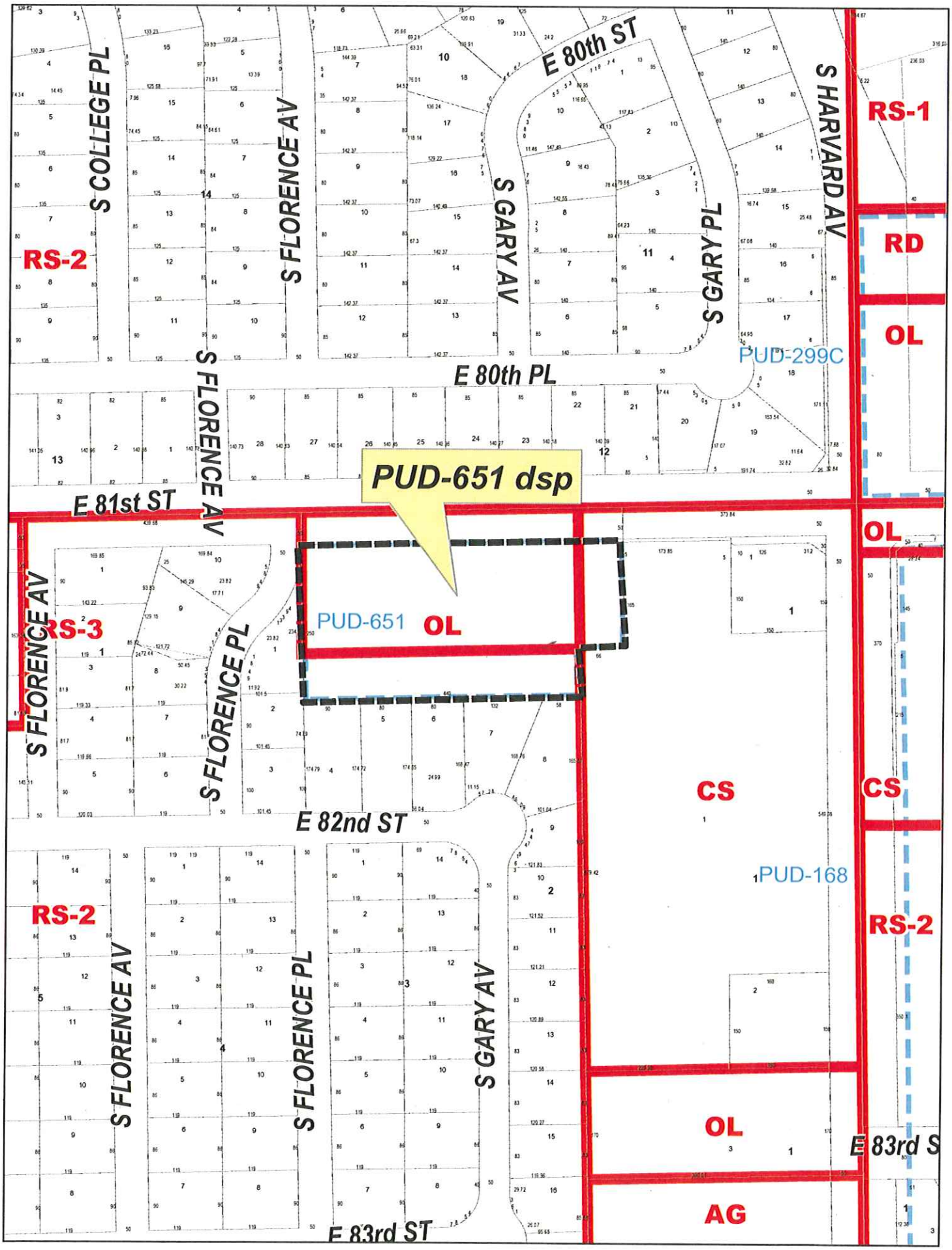
PUD-651 dsp
E 80th ST
E 80th PL
E 81st ST
E 82nd ST
E 83rd ST
E 83rd S
S COLLEGE PL
S FLORENCE AV
S FLORENCE PL
S GARY AV
S GARY PL
S HARVARD AV
RS-1
RS-2
RS-3
RD
OL
CS
AG
PUD-299C
PUD-651
PUD-168

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November 19, 2007

## STAFF RECOMMENDATION

**PUD-651:** **Detail Site Plan – Walnut Creek Office Park,** southwest corner 81st Street South and Harvard Avenue; OL

---

The applicant is requesting approval of a detail site and landscape plan for PUD 651 – Walnut Creek Office Park. The proposed use for Development Area A, Use Unit 11, 12, 13, or 14 (excluding liquor stores, pawn shops and gasoline sales), and Development Area B, Use Units 11 Office, Studio and Support Services are in conformance with Development Standards of PUD-651.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from two access points from 81st Street as required and mutual access easements. Proposed sight lighting complies with development standards and the zoning code per application of the Kennebunkport Formula. The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer and screening fence are provided along the south and west boundary in conformance with development standards.

Therefore, staff recommends **APPROVAL** of detail site and landscape plans for PUD 651 - Walnut Creek Office Park subject to the following minor revisions to the detail plans submitted: add sidewalks along north boundary of PUD/along 81st Street South; within Development Area B "site data" per applicants plan, change "building height within remainder of Development Area A" to "building height within remainder of Development Area B"; change "the east, south and west boundary of south 125' of Development Area B" to "the south and west boundary of south 125' of Development Area B"; label building elevations to reflect development area and building number; graphically represent the correct number of trees in the street yard as depicted in "landscape requirements detail" on plan; and revise landscape plan to show 5' landscape buffer to be located outside paved area.

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

P:\2007\27091\CIVIL\SHEETS\27091DSP_RECOVER.DWG, 1, 11/6/2007 4:48:52 PM, JMABRY, 1:2.12344, TANNER CONSULTING, LLC (OK CA No. 2661 Exp. 6/30/09; TX Reg# F-0043

EAST 81ST STREET SOUTH

BUILDING 1
1-STORY
4000 SQ. FT.
80'x50'

BUILDING 2
2-STORY
3500 SQ. FT. PER FLOOR
7000 SQ. FT. TOTAL
65'x65'

BUILDING 3
1-STORY
6000 SQ. FT.
140'x60'

BUILDING 4
1-STORY
4000 SQ. FT.
80'x50'

BUILDING 5
2-STORY
3000 SQ. FT. PER FLOOR
6000 SQ. FT. TOTAL
70'x50'

DEVELOPMENT AREA A

DEVELOPMENT AREA B

20' LANDSCAPING BUFFER

GROUND SIGN (LOCATION APPROXIMATE)

TRASH ENCLOSURE

COVERED PARKING

8' PRIVACY FENCE WITH STUCCO COLUMNS

8' LANDSCAPING BUFFER

SIDEWALK

N 88°44'28" E 506.04'

S 88°44'28" W 440.00'

S 88°44'28" W 66.00'

S 1°50'32" E 80.00'

N 1°50'32" W 250.00'

S 1°50'32" E 170.00'

Creek III

2

Legend

| | |
|---|---|
| B/L | BUILDING LINE |
| ESMT | EASEMENT |
| LNA | LIMITS OF NO ACCESS |
| LP | LIGHT POLE |
| MAE | MUTUAL ACCESS EASEMENT |
| RWE | RESTRICTED WATERLINE EASEMENT |
| U/E | UTILITY EASEMENT |

Note:

ALL BUILDINGS OTHER THAN BUILDING 3 ARE CONCEPTUAL DESIGN AND WILL BE SUBJECT TO INDIVIDUAL DETAIL SITE PLAN REVIEW.

SEE SHEETS L101 AND L102 FOR LANDSCAPE AND FENCE DETAILS.

SEE SHEET SD3 FOR GRADING.

SEE EXTERIOR ELEVATIONS FOR GENERAL BUILDING VIEWS

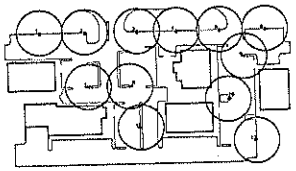
SEE TRASH ENCLOSURE DETAIL FOR FURTHER INFORMATION.

LEGEND

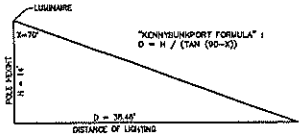
LP — AREA OF LIGHT: 38.46' RADIUS

Note:

SEE ATTACHED LIGHTING DETAILS FOR FURTHER INFORMATION



A Site Lighting Plan
SCALE: 1"=100'




B Site Lighting Diagram
SCALE: NONE

R 13 E

EAST 81ST STREET SOUTH

SOUTH LEWIS AVENUE

SOUTH HARVARD AVENUE

T 18 N

EAST 91ST STREET SOUTH

Location Map
SCALE: 1"=2000'

North

Scale: 1"=30'

# Detail Site Plan

# Walnut Creek Office Park

## City of Tulsa, Tulsa County, Oklahoma

PUD No. 651

### PUD 651 Site Data

ENTIRE SITE NET LANDSCAPED AREA:
REQUIRED LANDSCAPED AREA (OPEN SPACE): (15%) 15,154 SF
PROVIDED LANDSCAPED AREA (OPEN SPACE): (33%) 39,539 SF

STREET YARD NET LANDSCAPED AREA – EAST 81ST STREET:
TOTAL STREET YARD AREA: 25,322 SF
MINIMUM REQUIRED LANDSCAPED AREA (OPEN SPACE): (15%) 3,798 SF
PROVIDED LANDSCAPED AREA (OPEN SPACE): (43%) 10,874 SF

LIGHTING HEIGHT FOR PARKING AREAS:
MAXIMUM FIXTURE MOUNTING HEIGHT: N/A
PROPOSED FIXTURE MOUNTING HEIGHT: 14 FT

SEE DETAIL SIGN PLANS FOR SIGN REQUIREMENTS AND LOCATIONS.
SEE DETAIL LANDSCAPE PLANS FOR TREE LOCATIONS AND PUD REQUIREMENTS.
ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB OR FACE OF BUILDING.

### PUD 651 Development Area A Site Data

DEVELOPMENT AREA A (NET): 19,028 SF

PERMITTED AND PROPOSED USES:

THOSE USES INCLUDED WITHIN USE UNITS 11, 12, 13, AND 14, BUT EXCLUDING LIQUOR STORE, PAWN SHOP AND GASOLINE SALES.

MAXIMUM BUILDING FLOOR AREA PERMITTED: 8,000 SF
PROPOSED BUILDING FLOOR AREA (TWO STORIES): 5,000 SF

MAXIMUM BUILDING HEIGHT PERMITTED AND PROPOSED: 35 FT

MINIMUM BUILDING SETBACKS REQUIRED:
FROM CENTERLINE OF EAST 81ST STREET: 100 FT
FROM THE EAST, SOUTH AND WEST BOUNDARIES OF DEVELOPMENT AREA A: 10 FT

OFF-STREET PARKING:
RATIO PER USE: 1/300 SF
TOTAL NUMBER OF SPACES REQUIRED: 20
TOTAL NUMBER OF SPACES PROPOSED: 22
NUMBER OF HANDICAP SPACES REQUIRED: 1
NUMBER OF HANDICAP SPACES PROPOSED: 1
(ALL PARKING SPACES ARE 9'X18'–INCLUDING HANDICAP SPACES)

### PUD 651 Development Area B Site Data

DEVELOPMENT AREA B (NET): 97,700 SF

PERMITTED AND PROPOSED USES:

THOSE USES INCLUDED WITHIN USE UNITS 11, 12, 13, AND 14, BUT EXCLUDING LIQUOR STORE, PAWN SHOP AND GASOLINE SALES.

MAXIMUM BUILDING FLOOR AREA PERMITTED: 29,000 SF
PROPOSED BUILDING FLOOR AREA: 21,000 SF

MAXIMUM BUILDING HEIGHT PERMITTED:
WITHIN THE WEST AND SOUTH 85 FEET OF DEVELOPMENT AREA B: ONE STORY, NOT TO EXCEED 20 FT
WITHIN THE REMAINDER OF DEVELOPMENT AREA B: TWO STORY, NOT TO EXCEED 35 FT

MINIMUM BUILDING SETBACKS REQUIRED:
FROM CENTERLINE OF EAST 81ST STREET: 100 FT
FROM THE WEST, SOUTH AND WEST BOUNDARIES OF SOUTH 120 FT OF DEVELOPMENT AREA B: 50 FT
FROM THE WEST BOUNDARY OF THE NORTH 120 FT OF DEVELOPMENT AREA B: 20 FT
FROM THE EAST BOUNDARY OF DEVELOPMENT AREA B: 10 FT

OFF-STREET PARKING:
RATIO PER USE: 1/300 SF
TOTAL NUMBER OF SPACES REQUIRED: 70
TOTAL NUMBER OF SPACES PROPOSED: 94
NUMBER OF HANDICAP SPACES REQUIRED: 4
NUMBER OF HANDICAP SPACES PROPOSED: 4
(ALL PARKING SPACES ARE 9'X18'–INCLUDING HANDICAP SPACES)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PHONE (918)745-9929 FAX (918)745-9930


8.4

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Architecture • Land Planning • Civil Engineering
Land Surveying • Landscape Architecture
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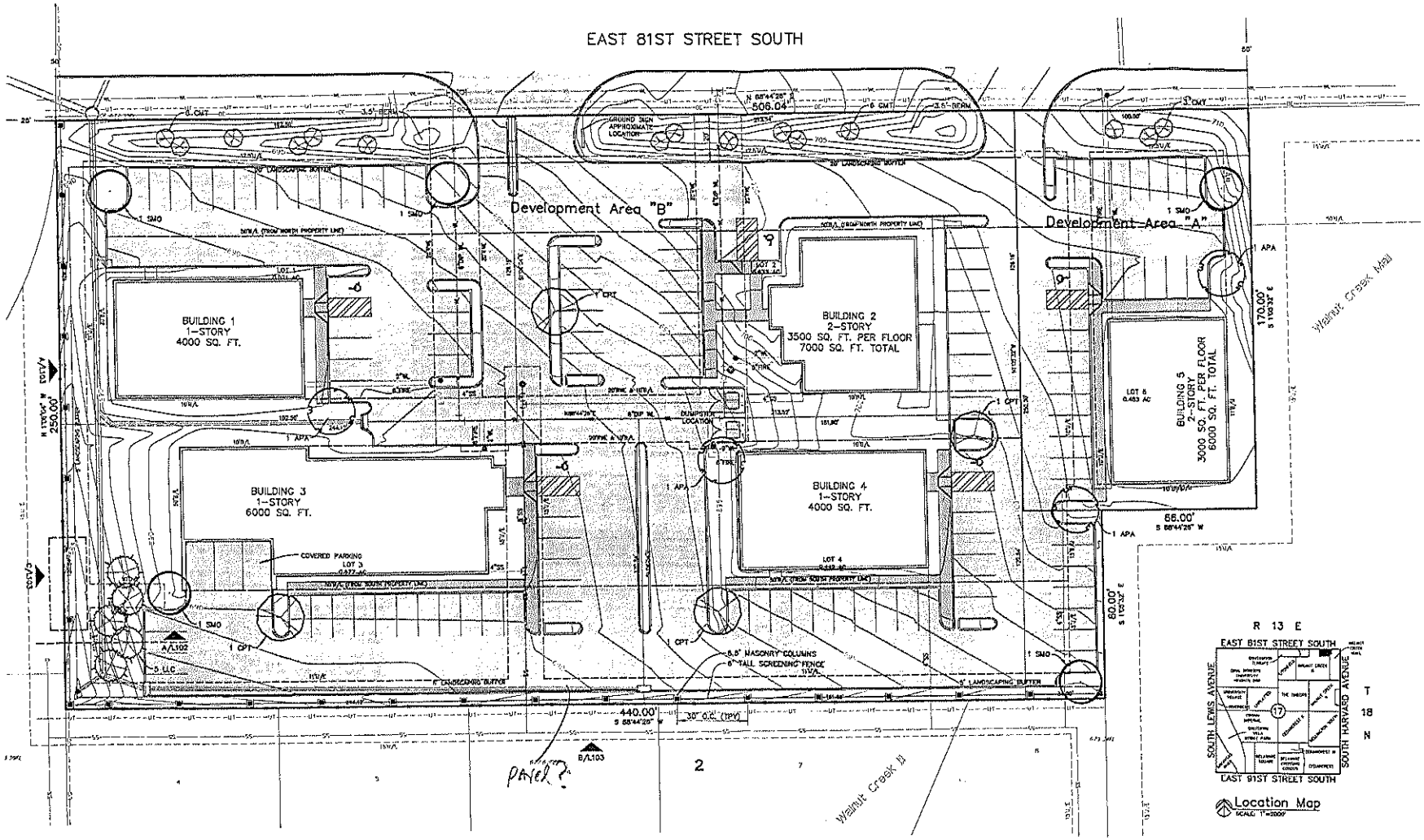
Fax: 745-9969







Location Map
SCALE: 1"=2000'

| Landscape Requirements | Development Area "A" REQUIRED | Development Area "A" PROVIDED | Development Area "B" REQUIRED | Development Area "B" PROVIDED |
|---|---|---|---|---|
| STREET YARD REQUIREMENT (1 TREE PER 1,500 SQUARE FEET) EAST 81ST STREET SOUTH | (5,002 S.F. STREETYARD/ 1,500) 4 TREES | 4 TREES | (20,301 S.F. STREETYARD/ 1,500) 14 TREES | 14 TREES |
| STREET YARD OPEN SPACE (NOT LESS THAN 15%) EAST 81ST STREET SOUTH | 2,279 S.F. OPEN SPACE/ 5,002 S.F. STREETYARD 15% = 751 S.F. | 46% = 2,279 S.F. | 6,595 S.F. OPEN SPACE/ 20,301 S.F. STREETYARD 15% = 3,046 S.F. | 42% = 8,595 S.F. |
| PARKING LOT LANDSCAPE (1 TREE PER 12 PARKING SPACES NOT IN STREETYARD) | 14 PARKING SPACES/ 12 2 TREES | 2 TREES | 80 PARKING SPACES/ 12 7 TREES | 14 TREES |
| DEVELOPMENT AREA OPEN SPACE (AT LEAST 15%) | 4,939 S.F. OPEN SPACE/ 16,976 S.F. NET AREA 15% = 2,547 S.F. | 29% = 4,939 S.F. | 27,482 S.F. OPEN SPACE/ 104,249 S.F. NET AREA 15% = 15,638 S.F. | 26% = 27,482 S.F. |

## Plant Material Schedule

| QUANTITY | TAG | COMMON NAME | BOTANICAL NAME | SIZE/ REMARKS | SPACING |
|---|---|---|---|---|---|
| 4 | APA | AUTUMN PURPLE ASH | FRAXINUS AMERICANA, 'AUTUMN PURPLE' | 3" CAL., 12'-14' HT., FULL | AS SHOWN |
| 4 | CPT | CHINESE PISTACHE | PISTACIA CHINENSIS | 3" CAL., 12'-14' HT., FULL | AS SHOWN |
| 5 | SMO | SHUMARD OAK | QUERCUS SHUMARDII | 3" CAL., 12'-14' HT., FULL | AS SHOWN |
| 5 | LLC | LEYLAND CYPRESS | CUPRESSOCYPARIS LEYLANDII | 2" CAL., 10'-12' HT., FULL | AS SHOWN |
| 15 | CMT | CRAPE MYRTLE | LAGERSTROEMIA INDICA | 8'-10' HT., MULTI-TRUNK | AS SHOWN |

North
0 10 20 30
Scale: 1"=20'

Tanner Consulting, LLC
Land Development Consultants
Land Planning
Civil Engineering
Landscape Architecture
5323 South Lewis Phone: (918) 745-9929
Tulsa, Oklahoma 74105 Fax: (918) 745-9969

BEFORE YOU DIG CALL OKIE

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

JOB NUMBER:
27091

# Walnut Creek Office Park
City of Tulsa, Oklahoma

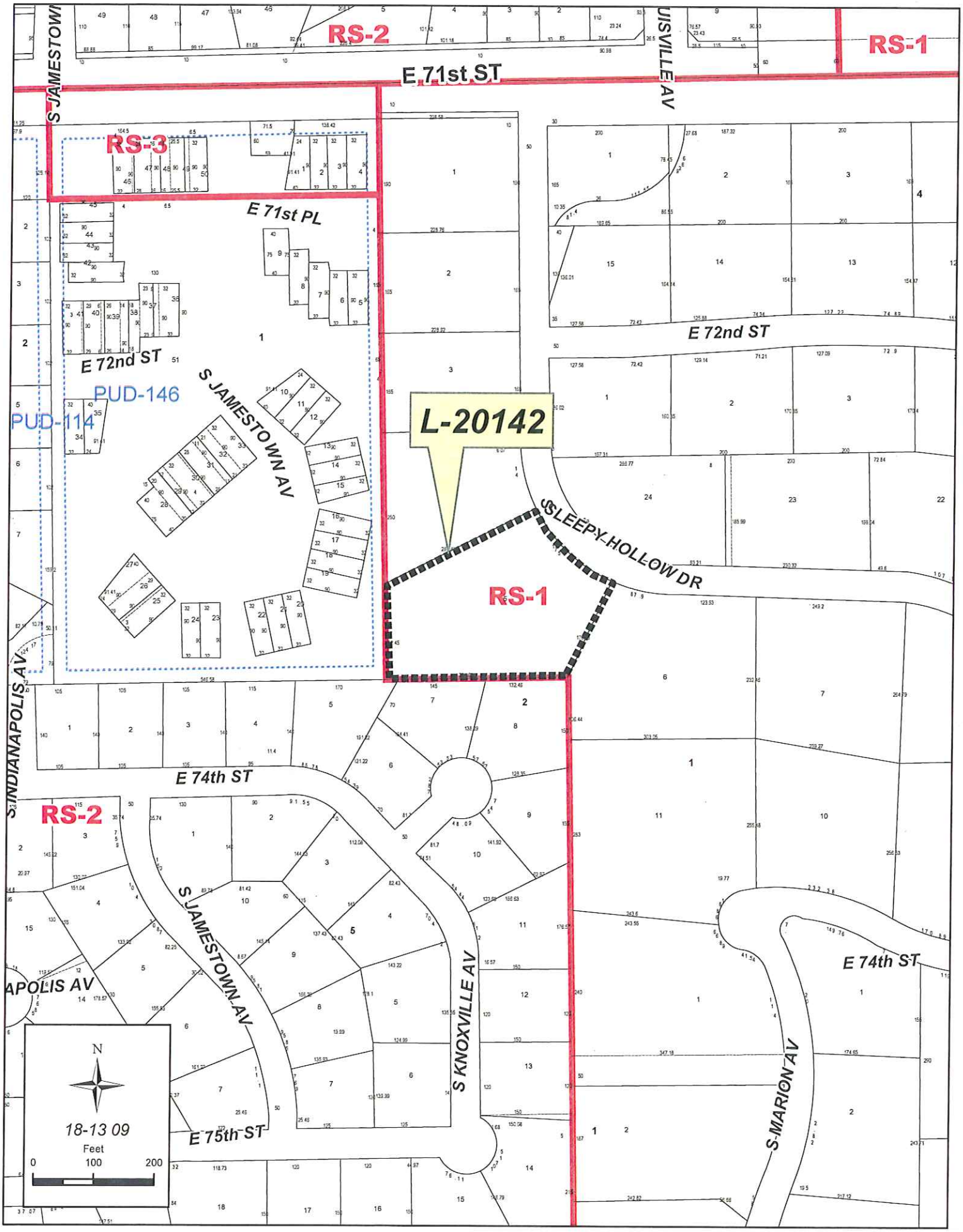
REVISIONS:
NO. DATE DESCRIPTION

ISSUE DATE:
11/06/2007

SHEET TITLE:
LANDSCAPE PLAN

L101

8.5


RS-2
RS-1
E 71st ST
S JAMESTOWN
S KNOXVILLE AV
RS-3
E 71st PL
E 72nd ST
PUD-146
PUD-114
S JAMESTOWN AV
L-20142
S SLEEPY HOLLOW DR
RS-1
S INDIANAPOLIS AV
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S JAMESTOWN
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S KNOXVILLE AV
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9.2

## LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

**November 28, 2007**

**L-20142 Joe Devasher (8309) (RS-1) (PD 18) (CD 8)**
**7230 Sleepy Hollow Drive**

The proposal is to split a lot into two tracts. Both resulting tracts would meet the RS-1 bulk and area requirements. Because Tract 1 would have four side lot lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

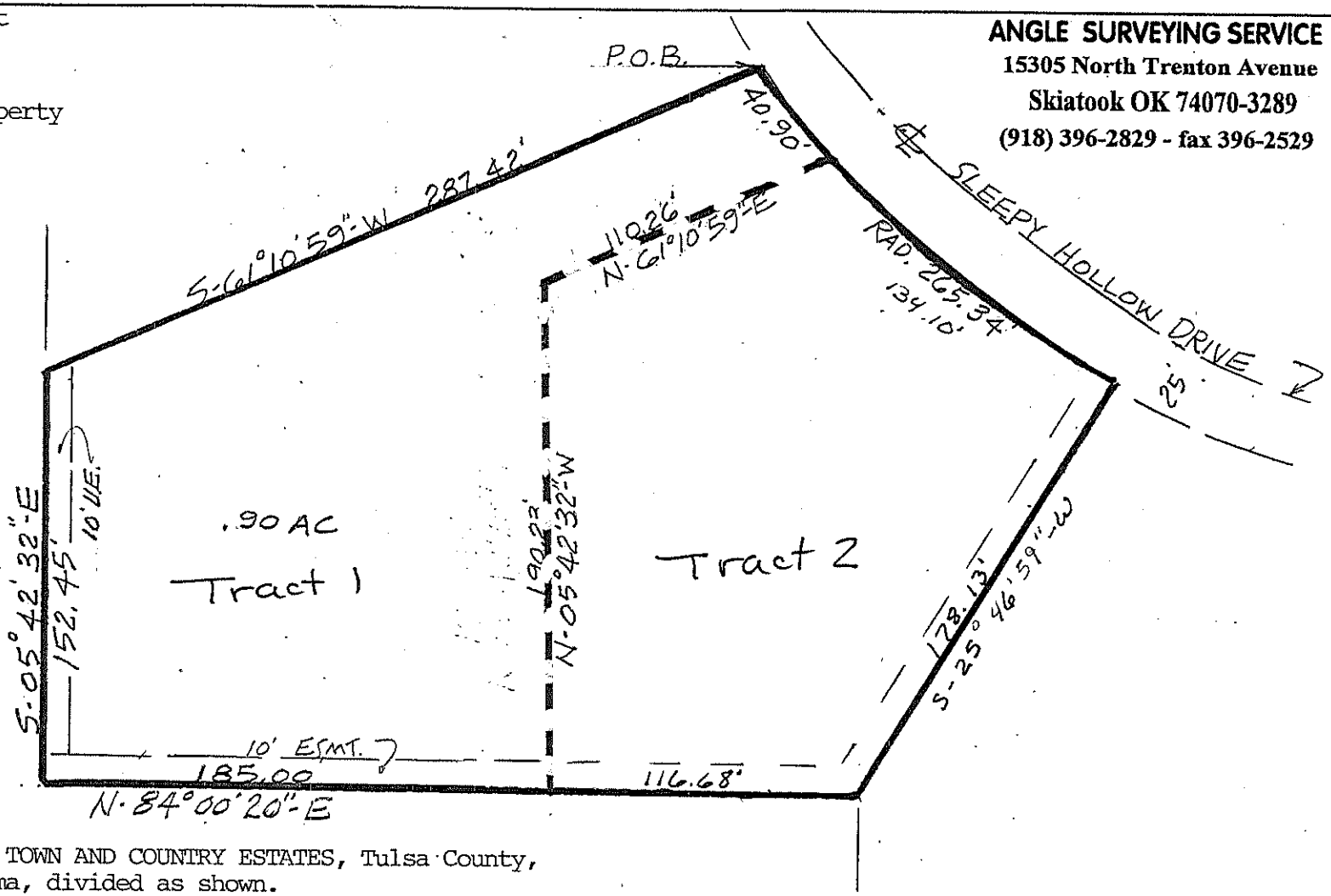
At their October 4, 2007, meeting, the Technical Advisory Commission expressed no concerns except that the sanitary sewer main line must be extended to the property.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split, subject to the sanitary sewer line being extended.

**PURPOSE:** Lot Split

**FOR:** JOE DEVASHER
Van Greeson Property
Tulsa

**ANGLE SURVEYING SERVICE**
**15305 North Trenton Avenue**
**Skiatook OK 74070-3289**
**(918) 396-2829 - fax 396-2529**




**LEGAL:**

Lot 5, Block 1, TOWN AND COUNTRY ESTATES, Tulsa County, State of Oklahoma, divided as shown.

Existing — — — Proposed

**-N-**

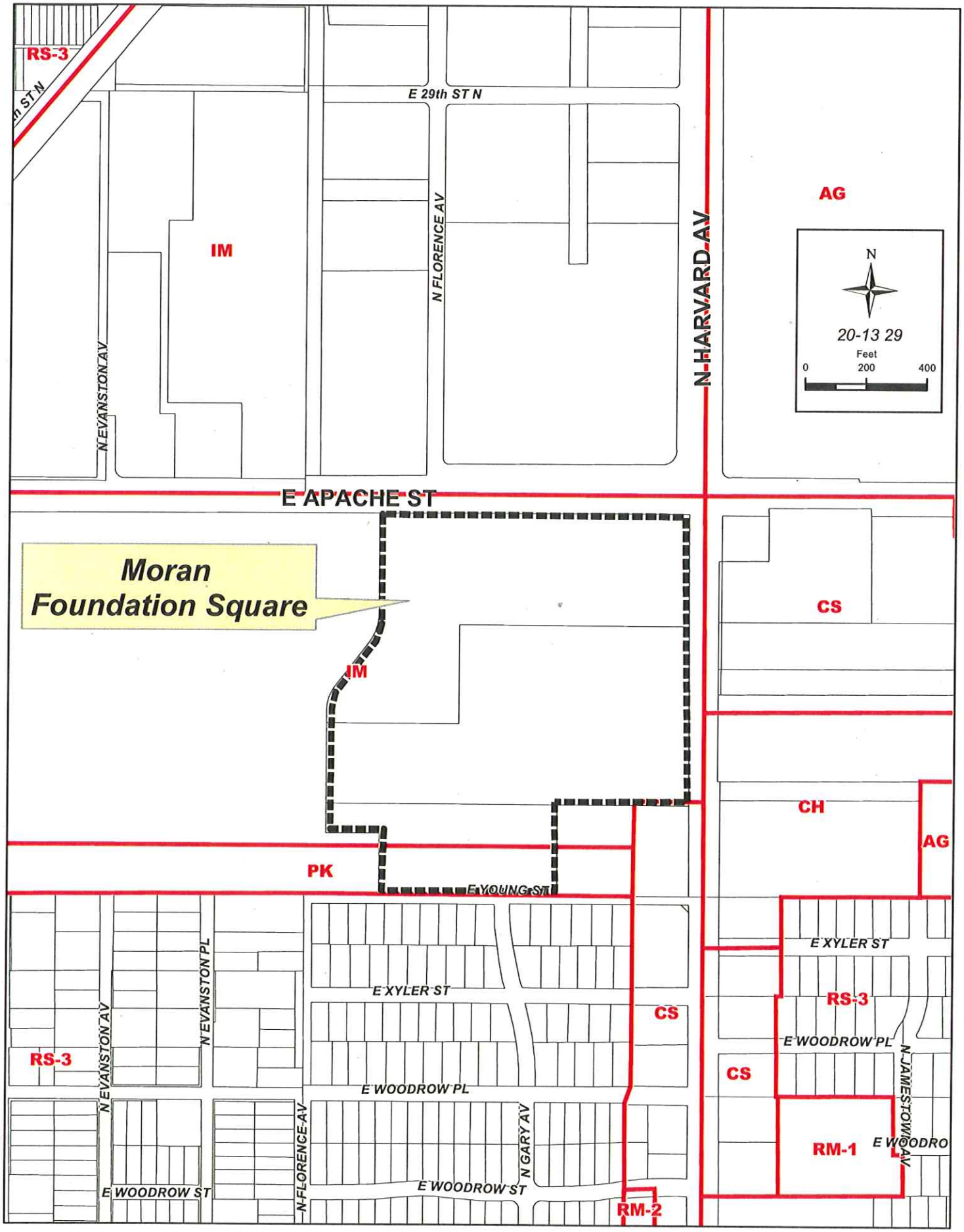
SCALE 60

**LEGEND**

0 = *Set iron pin*
Δ = *Fd. iron pin*
-x- = *Fence*

ENOCH COX, P.L.S. #286 — 8/24/07 DATE — C.A. #2147

9.4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Foundation Square
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E XYLER ST
N EVANSTON PL
E XYLER ST
CS
RS-3
E WOODROW PL
N JAMESTOWN AV
RS-3
N EVANSTON AV
CS
E WOODROW PL
N FLORENCE AV
N GARY AV
RM-1
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E WOODROW ST
RM-2

10-1

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N EVANSTON AV
E WOODROW PL
E WOODROW PL
N JAMESTOWN AV
N FLORENCE AV
N GARY AV
E WOODROW ST
E WOODROW ST

10.2

# PRELIMINARY SUBDIVISION PLAT

**Moran Foundation Square -** (0329) (PD 3) (CD 3)
Southwest corner of East Apache and Harvard Avenue

This plat consists of 6 Lots, 1 Block, on 28.53 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PK and IM. BOA case # 20601was heard on November 13, 2007 and approved for the uses proposed with conditions to include sidewalks on Harvard Avenue. Make sure Limits of No Access are shown.

2. **Streets:** Sidewalks may be required along the mutual access easement. Recommend a mutual access easement between Lots 1 and 2 along Harvard. In Section IF please use the correct arterial names. Recommend 2 outbound exit lanes for Lot 5's center access. Include standard language for a mutual access easement in covenants.

3. **Sewer:** Provide a minimum 15 foot wide sanitary sewer easement for the proposed sanitary sewer line in Lot 5.

4. **Water:** Show a 15 foot restricted water line easement for all proposed water main lines on-site. A water main line extension will be needed to provide water services and hydrant coverage. Use tees, sleeves and valves for connection tie-ends. Take a look at how Lot 2 will be served. Move water lines away from buildings to opposite sides of parking lots.

5. **Storm Drainage:** Show and label the "East Tributary to Flat Rock Creek Tributary A City of Tulsa Regulatory Floodplain." Include both the existing and the proposed floodplains, if the existing is going to be changed, The existing floodplain crosses the northwest corner of Lot 5 and bisects Lot 4 from south to north. It appears that the intent is to construct a 100 year improved channel, immediately west of the platted area, in a 50 foot easement, to contain and convey the drainage overland. This "...easement by separate instrument" should be an overland drainage easement. If it is not the intention of the designer to change the floodplain in this way, then an overland drainage easement in a reserve will have to be in place of Lots 4 and 5 for the existing floodplain. Please label the "stormwater detention facility" as such, and place it in a Reserve. Section IH of the Covenants is storm sewer easements. Please show and label these on the face of plat, and include a symbol in the legend. Add standard language for overland

drainage easement in a reserve and stormwater detention facility maintenance in a reserve. If there are no storm sewer easements, then please remove Section IH. The majority of the drainage from Lots 5 and 6 drain to Harvard Avenue, and thence into a northeast tributary to Coal Creek. This drainage must be detained in a separate stormwater detention facility.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.

7. **Other: Fire:** No comment. **GIS:** Label the point of commencement (POC) and the point of beginning (POB). Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants.

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.

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 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.

'PRELIMINARY PLAT'

# Moran Foundation Square

A SUBDIVISION OF PART OF THE
NE/4 OF SECTION 29, T-20-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

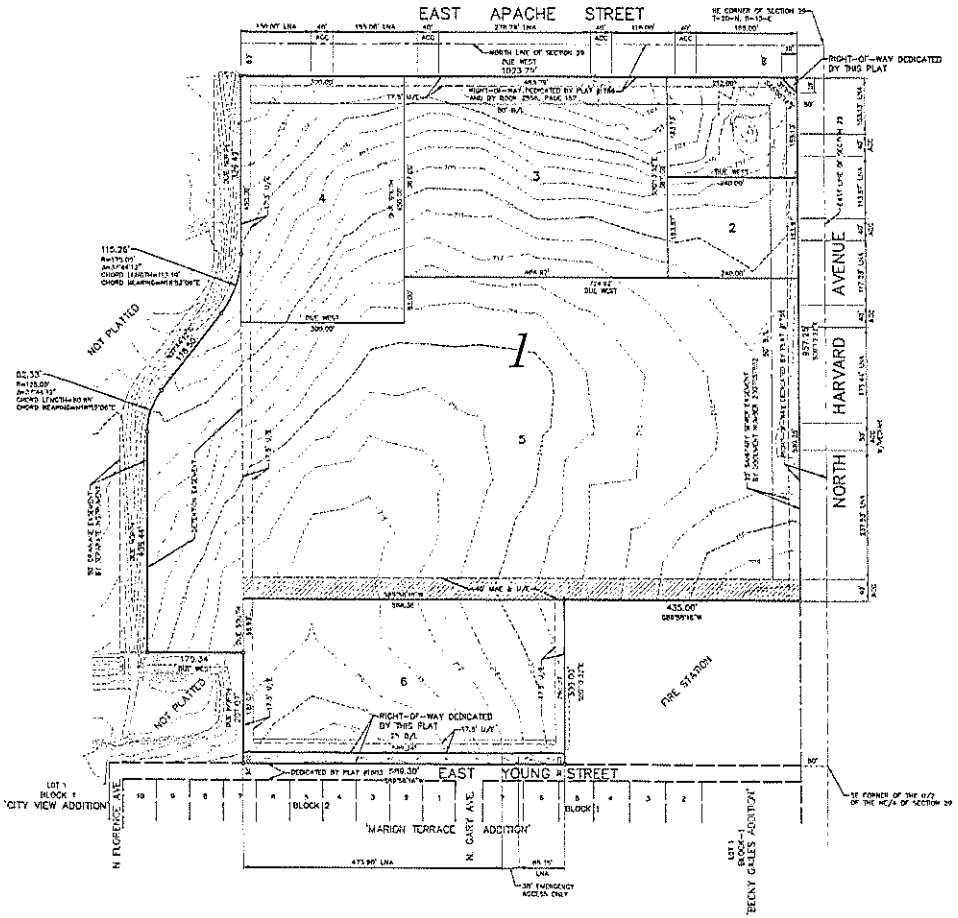
SCALE IN FEET

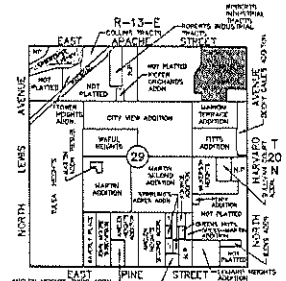
TREASURER'S STAMP
DO NOT USE THIS SPACE

PLAT No.

FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY ON
ON _____
BY _____
MAYOR - VICE MAYOR
THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.
BY _____
CITY MANAGER - CITY CLERK

1"=100'




Location Map
1"=1 MILE

## Owners

REUNION PROPERTIES, L.L.C.
JOSEPH P. MORAN III, MANAGER
4447 OAK ROAD
TULSA, OKLAHOMA 74105
PHONE: (918) 809-0728

CATHOLIC CHARITIES OF THE DIOCESE OF TULSA
739 NORTH DENVER AVENUE
TULSA, OKLAHOMA 74106

DOMESTIC VIOLENCE INTERVENTION SERVICES, INC.
4300 SOUTH HARVARD AVENUE, SUITE 100
TULSA, OKLAHOMA 74135

## Engineer/Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 592-4111
E-MAIL: SAINSACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2009)

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NE/4 OF SECTION 29, T-20-N, R-13-E, HAVING HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

## Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1138" AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS.

## Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
D/E = DRAINAGE EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

MUTUAL ACCESS & UTILITY EASEMENT

## Subdivision Statistics

SUBDIVISION CONTAINS 6 LOTS IN 1 BLOCK

BLOCK 1 CONTAINS 28.5327 ACRES (1,242,885 S.F.)

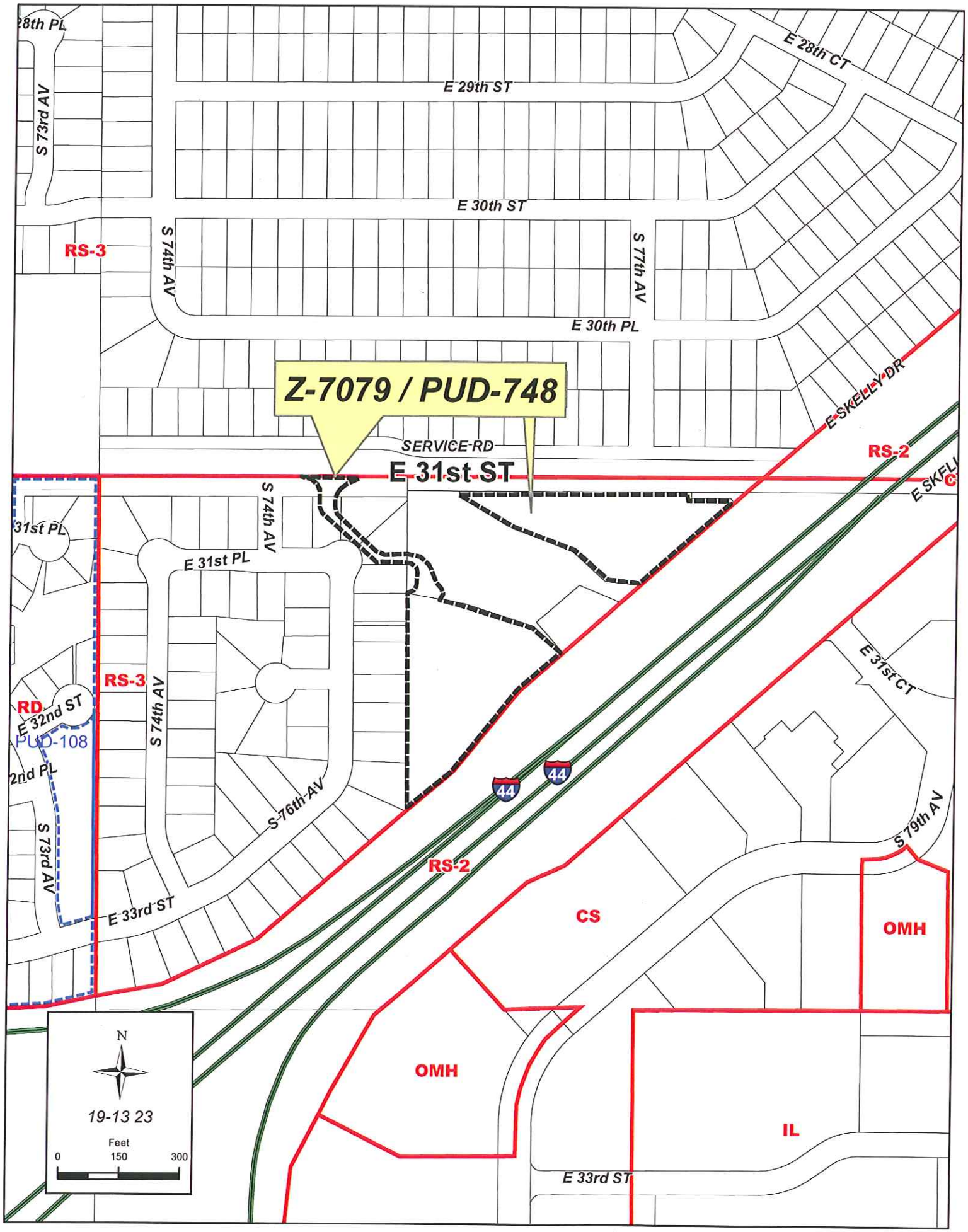
FOR TECHNICAL ADVISORY COMMITTEE MEETING
OCT 15 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

RECEIVED
SEP 28 2007
Tulsa Metropolitan Area Planning Commission

Prepared: SEPTEMBER 27, 2007 'PRELIMINARY'

MORAN FOUNDATION SQUARE
SHEET 1 OF

10.7


Z-7079 / PUD-748
E 29th ST
E 28th CT
S 73rd AV
E 30th ST
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E 30th PL
RS-3
E SKELLY DR
SERVICE RD
E 31st ST
RS-2
E 31st PL
S 74th AV
E 31st CT
RS-3
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PUD-108
S 74th AV
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Feet
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11.1

RECEIVED
NOV 2 0 2007
BY:

# DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

ATTORNEYS AT LAW

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G. MICHAEL LEWIS
LAWRENCE T. CHAMBERS, JR.
DALLAS E. FERGUSON
SAM G. BRATTON II
GARY M. McDONALD
H. WAYNE COOPER
KEVIN C. COUTANT
RICHARD P. HIX
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LINDA C. MARTIN
JAMES P. McCANN
RICHARD H. FOSTER
CHARLES S. PLUMB
LEONARD I. PATAKI
S. DOUGLAS DODD
ELISE DUNITZ BRENNAN
JON E. BRIGHTMIRE
TOM Q. FERGUSON
REBECCA M. FOWLER
MICHAEL C. REDMAN
STEVEN K. METCALF
RUSSELL W. KROLL
RACHEL BLUE
JAMES C. MILTON
DAVID McCULLOUGH

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TULSA, OKLAHOMA 74103-3725
TELEPHONE (918) 582-1211
FACSIMILE (918) 591-5360
www.dsda.com

201 ROBERT S. KERR AVENUE, SUITE 700
OKLAHOMA CITY, OKLAHOMA 73102-4203
TELEPHONE (405) 319-3500
FACSIMILE (405) 319-3509

WRITER'S DIRECT:
(918) 591-5221 (telephone)
(918) 925-5221 (facsimile)
kcoutant@dsda.com

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ELIZABETH W. CARROLL
COURTNEY BRU
SHAROLYN C. WHITING
MATTHEW L. CHRISTENSEN
M. SCOTT HALL
BRYAN J. NOWLIN
ALICIA J. EDWARDS
KASSANDRA M. BENTLEY
HILARY L. VELANDIA
AMANDA L. THRASH

Of Counsel:
VARLEY H. TAYLOR, JR.
MICHAEL MINNIS
HARRY V. ROUSE, P.C.
JAMES F. HARVEY, III
CYNTHIA J. BECKER
KRISTEN L. BRIGHTMIRE
ANITA K. CHANCEY (admitted in Missouri & Kansas only)

E. J. DOERNER (1897-1980)
DICKSON M. SAUNDERS (1920-2001)

November 20, 2007

Tulsa Metropolitan Area Planning Commission
c/o Wayne Alberty
Indian Nation Council of Governments
201 West 5th Street, Suite 600
Tulsa, OK 74103

**Re: PUD No. 748 & Zoning No. Z-7079**

Dear Wayne:

We represent Storage Station of Tulsa, L.L.C., the applicant for the above-referenced PUD and Zoning matters. Please accept this letter as our request that this matter be continued to the next appropriate hearing date. We continue to work with the City of Tulsa in connection with matters related to access and hope that these matters will be resolved prior to the continued hearing date.

If you have any questions regarding this matter, please call.

Very truly yours,

Kevin C. Coutant

Kevin C. Coutant of
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

KCC:cj

Enclosures
863123.1

11.3

**NORMAN WOHLGEMUTH CHANDLER & DOWDELL**
ATTORNEYS AT LAW
2900 MID-CONTINENT TOWER
401 S. BOSTON AVENUE
TULSA, OKLAHOMA 74103-4065
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ROGER K. ELDREDGE
CHRISTINE D. LITTLE
ANGELA FREEMAN PORTER

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JO LYNN JETER
ADRIENNE B. ROBERTSON
STEVEN M. RUBY
BRIANA J. ROSS
TERESA S. NOWLIN

www.nwcdlaw.com

e•mail rke@nwcdlaw.com

November 7, 2007

**hand-delivered**

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
201 West Fifth Street, Sixth Floor
Tulsa, OK 74103

re: Southern Woods Park III

Dear Diane:

In connection with the sale of the office buildings constructed on Lots One (1) and Two (2), Block One (1) of Southern Woods Park III, it was discovered that each of the buildings have minor encroachments into certain platted utility easements.

As you can see from the enclosed instrument, the north side of both buildings encroaches approximately 4 feet into a 30 foot utility easement, and the east side of the building on Lot 2 encroaches about 1 foot into a 10 foot utility easement. It is my understanding that there are no nearby utilities in these easements.

However, in order to make title to those lots marketable, it is necessary to vacate that portion of the easements underneath the buildings. As you may recall with the Helmerich Estates properties, pursuant to Okla. Stat. tit. 11, § 42-106, it is possible to partially vacate the platted easements by a written instrument signed by at least sixty percent (60%) of the lot owners, provided that the approval of the City of Tulsa is obtained.

**I would appreciate it if you would place this matter on the next available agenda for consideration by the TMAPC. The closings related to the sale of these properties have been delayed until this instrument has been processed and recorded.**

Also, for your information, Ricky Jones with Tanner Consulting will be handling the Planned Unit Development issues related to the fact that the east side of the building on Lot Two (2) encroaches approximately 1 foot across a building set back line.

Please call me if you have any questions or need anything else.

Very truly yours,

Roger K. Eldredge

cc: Robert R. David ( w/ encl. by e-mail)
Ricky Jones (w/ encl. by e-mail)

13.2

**PARTIAL VACATION OF PLAT OF SOUTHERN WOODS PARK III,**
**AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA**

WHEREAS, Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, ("Southern Woods Park III") was platted by Plat No. 6062 recorded in the office of the County Clerk of Tulsa County, Oklahoma on December 13, 2006 (the "Plat").

WHEREAS, Leadership Properties Management, L.L.C., an Oklahoma Limited Liability Company, ("Leadership"), is the record owner of Lots One (1) through Ten (10), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT Lots Seven (7) and Nine (9).

WHEREAS, BHR Properties, L.L.C., an Oklahoma Limited Liability Company, ("BHR") is the record owner of Lot Seven (7), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

WHEREAS, Bendana Properties, an Oklahoma Limited Liability Company, ("Bendana") is the record owner of Lot Nine (9), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

WHEREAS, Leadership, BHR and Bendana desire to partially vacate certain easements that were established by the Plat, with the potion of the easements to be partially vacated described in the attached Exhibit A and Exhibit B.

WHEREAS, Leadership, BHR and Bendana, who are all of the record owners of the lots within Southern Woods Park III, have consented to such vacation as reflected by their signatures below.

NOW, THEREFORE, pursuant to the provisions of Okla. Stat. tit. 11, § 42-106, Leadership, BHR and Bendana, who constitute at least sixty percent (60%) of the owners of the lots within Southern Woods Park III, with the consent of the City of Tulsa, as reflected below, do hereby vacate the portion of the platted easements described in the attached Exhibit A and Exhibit B through the partial vacation of the Plat pursuant to the terms of this instrument.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates indicated below.

"Leadership"

Leadership Properties Management, L.L.C.,
an Oklahoma Limited Liability Company

Its Manager, Robert R. David

"BHR"

BHR Properties, L.L.C.,
an Oklahoma Limited Liability Company

Its Manager, Jack L. Bentley

"Bendana"

Bendana Properties, L.L.C.,
an Oklahoma Limited Liability Company

Its Manager, Charles T. Bendana



13.4

STATE OF OKLAHOMA )
)
COUNTY OF TULSA )

This instrument was acknowledged before me this 7th day of November, 2007, by Robert R. David, as Manager of Leadership Properties Management, L.L.C.

Tracey Chalmers
Notary Public

My commission expires:

_____
[seal]

Notary No:_____

TRACEY CHALMERS
Notary Public in and for
State of Oklahoma
TULSA COUNTY
Commission # 04003143
Expires: April 6,2008

STATE OF OKLAHOMA )
)
COUNTY OF TULSA )

This instrument was acknowledged before me this 7th day of November, 2007, by Jack L. Bentley, as Manager of BHR Properties, L.L.C.

Tracey Chalmers
Notary Public

My commission expires:

_____
[seal]

Notary No:_____

TRACEY CHALMERS
Notary Public in and for
State of Oklahoma
TULSA COUNTY
Commission # 04003143
Expires: April 6,2008



13.5

STATE OF OKLAHOMA )
)
COUNTY OF TULSA )

This instrument was acknowledged before me this 7th day of November, 2007, by Charles T. Bendana, as Manager of Bendana Properties, L.L.C.

Notary Public

My commission expires:

[seal]

Notary No:_____

TRACEY CHALMERS
Notary Public in and for
State of Oklahoma
TULSA COUNTY
Commission # 04003143
Expires: April 6,2008



13.6

The within and foregoing Partial Vacation of the Plat of Southern Woods Park III, Plat No. 6062 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ____ day of _____, 2007.

TULSA METROPOLITAN
AREA PLANNING COMMISSION

Attest:

_____
Secretary

By: _____
Chairman

The within and foregoing Partial Vacation of the Plat of Southern Woods Park III, Plat No. 6062 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ____ day of _____, 2007.

CITY OF TULSA, OKLAHOMA,
a municipal corporation

By: _____
Chairman, City Council

Attest:

_____
City Clerk

_____
Kathy Taylor, Mayor

Approved as to form:

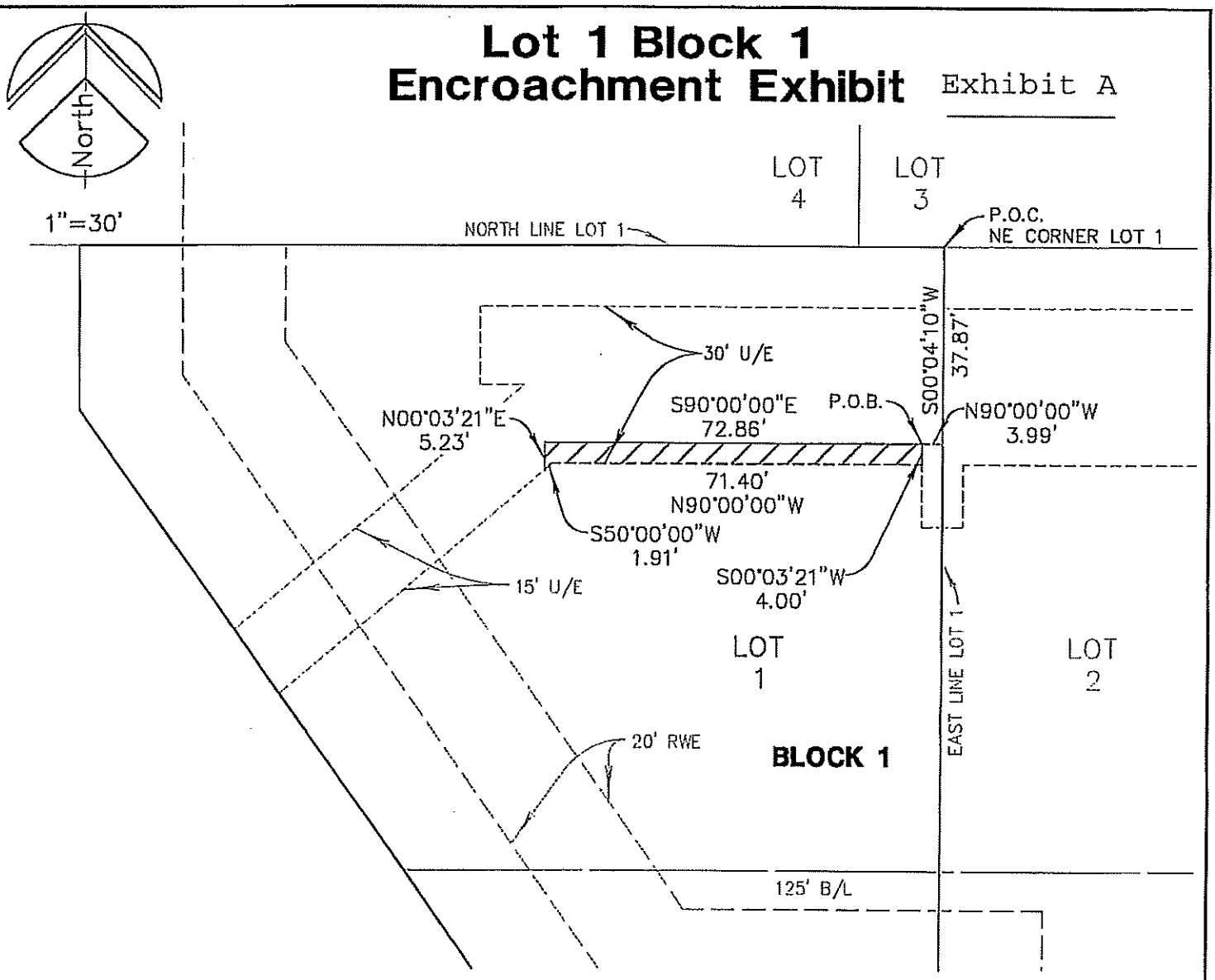
_____
City Attorney



13.7

# Lot 1 Block 1
# Encroachment Exhibit

Exhibit A




LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF OF LOT ONE (1), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°04'10" WEST ALONG THE EAST LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 37.87 FEET TO A POINT; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 3.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'21" WEST FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 71.40 FEET; THENCE SOUTH 50°00'00" WEST FOR A DISTANCE OF 1.91 FEET; THENCE NORTH 00°03'21" EAST FOR A DISTANCE OF 5.23 FEET; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 72.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 292 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR
DAN EDWIN TANNER
1435
OKLAHOMA

## Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

Dan E. Tanner, P.E., P.L.S.
Oklahoma P.L.S. #1435
Oklahoma Certificate of Authorization No. 2661
Expiration Date: 06/30/09

10.31.07
Date

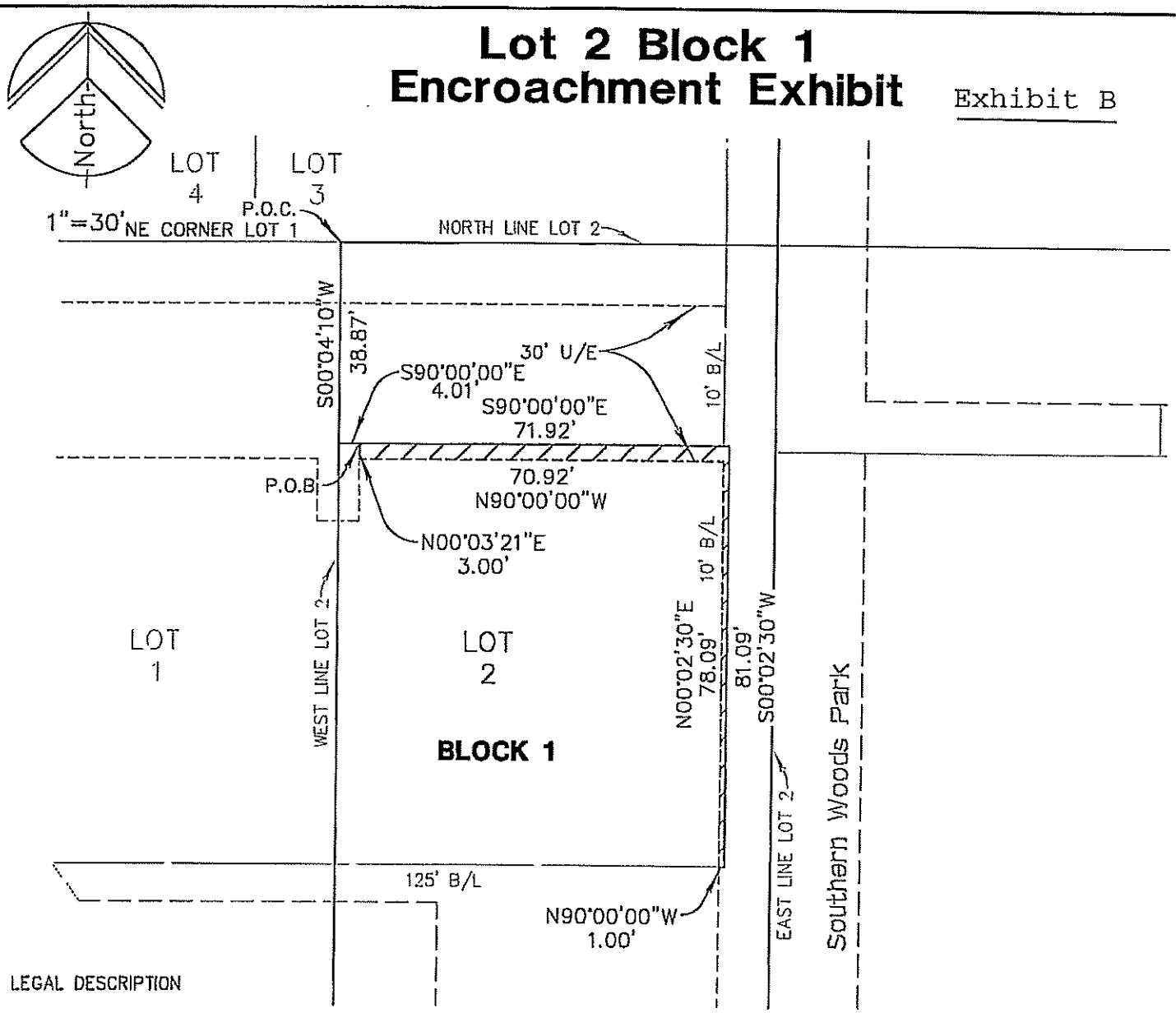

**Tanner Consulting, LLC**
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929


10/31/2007 25120AS-LOT1AND2_BLK1

13.8

# Lot 2 Block 1
# Encroachment Exhibit

Exhibit B




LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF OF LOT TWO (2), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE SOUTH 00°04'10" WEST ALONG THE WEST LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 38.87 FEET TO A POINT; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 71.92 FEET; THENCE SOUTH 00°02'30" WEST FOR A DISTANCE OF 81.09 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 1.00 FEET; THENCE NORTH 00°02'30" EAST FOR A DISTANCE OF 78.09 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 70.92 FEET; THENCE NORTH 00°03'21" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 294 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

## Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

REGISTERED PROFESSIONAL LAND SURVEYOR
DAN EDWIN TANNER
1435
OKLAHOMA

Dan E. Tanner, P.E., P.L.S.
Oklahoma P.L.S. #1435
Oklahoma Certificate of Authorization No. 2661
Expiration Date: 06/30/09

10·31·07
Date

**Tanner Consulting, LLC**
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 743-3929

10/31/2007 25120AS-LOT1AND2_BLK1

13.9

Tulsa County Clerk - EARLENE WILSON
Doc# 2006141455 Pages 1
Receipt # 598544 12/13/06 12:20:17
Fee 15.00

PUD 693

# Southern Woods Park III

PART OF THE SE/4 OF THE SE/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLAT NO. 6062

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on NOV 8 1 2006

Chairman

This approval is void if the plat is not filed in the Office of the County Clerk on or before NOV 8 1 2007

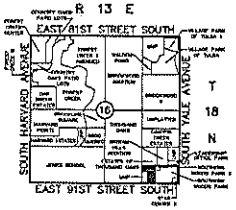
CITY ENGINEER

APPROVED NOV 1 6 2006 by the Council of the City of Tulsa, Oklahoma

Mayor

Attorney

Approved: City Attorney




Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
TEN(10) LOTS IN ONE(1) BLOCK AND ONE(1) RESERVE

GROSS SUBDIVISION AREA: 4.995 ACRE.

| | |
|---|---|
| LOT 1 AREA: | 0.54 ACRES |
| LOT 2 AREA: | 0.36 ACRES |
| LOT 3 AREA: | 0.34 ACRES |
| LOT 4 AREA: | 0.44 ACRES |
| LOT 5 AREA: | 0.44 ACRES |
| LOT 6 AREA: | 0.34 ACRES |
| LOT 7 AREA: | 0.50 ACRES |
| LOT 8 AREA: | 0.44 ACRES |
| LOT 9 AREA: | 0.47 ACRES |
| LOT 10 AREA: | 0.54 ACRES |
| RESERVE "A" AREA: | 0.36 ACRES |

**Basis of Bearings**

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS A BEARING OF SOUTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF THE SE/4 SE/4 OF SECTION 18, T-18-N R-13-E, AS SHOWN ON THE RECORDED PLAT OF "SOUTHERN WOODS PARK" (PLAT NO. 6495).

STATE OF OKLAHOMA
COUNTY OF TULSA } SS.

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the ____ day of _____, 2006

EARLENE WILSON, Tulsa County Clerk

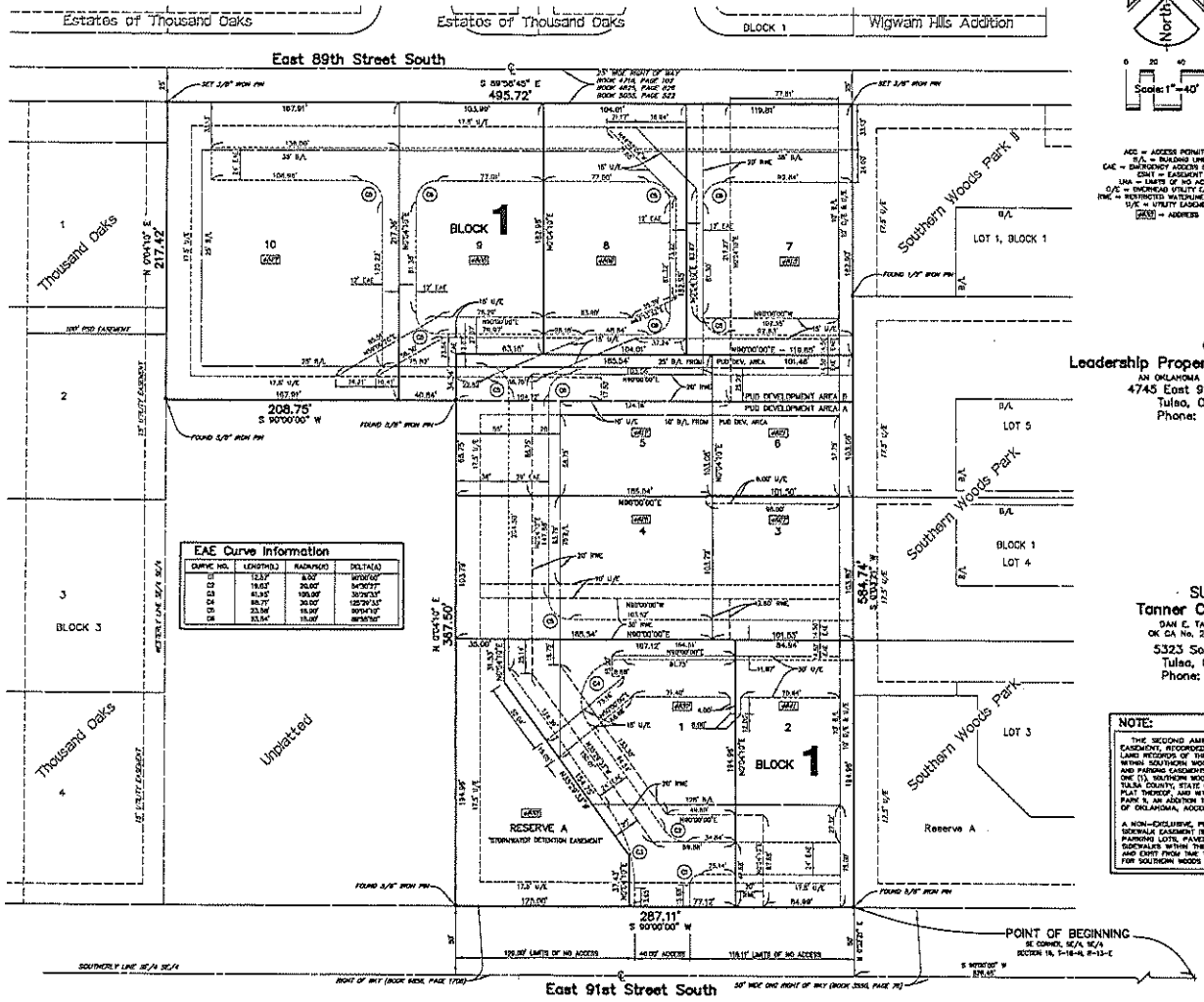
By _____
Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 5,885.50 per trust receipt no. ____ to be applied to 20__ __ taxes. This certificate is NOT to be construed as payment of 20__ __ taxes in full but is given in order that this plat may be filed on record. 20__ __ taxes may exceed the amount of the security deposit.

Dated 12-Dec-06

Dennis Semple
Tulsa County Treasurer
By: _____
Deputy




**EAE Curve Information**

| CURVE NO. | LENGTH(L) | RADIUS(R) | DELTA(Δ) |
|---|---|---|---|
| C1 | 12.57' | 8.00' | 90°00'00" |
| C2 | 19.63' | 20.00' | 54°30'37" |
| C3 | 41.93' | 100.00' | 38°29'33" |
| C4 | 66.77' | 30.00' | 125°29'13" |
| C5 | 23.56' | 15.00' | 90°00'00" |
| C6 | 23.56' | 15.00' | 90°00'00" |

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
EAE = EMERGENCY ACCESS EASEMENT
CBU = EASEMENT
LNA = LIMITS OF NO ACCESS
O/E = OVERHEAD UTILITY EASEMENT
RWE = RESTRICTED WATERLINE EASEMENT
U/E = UTILITY EASEMENT
[XXXX] = ADDRESS

OWNER:
Leadership Properties Management, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
4745 East 91st Street, Suite 200
Tulsa, Oklahoma 74137
Phone: (918) 481-9922

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2661, EXPIRES 6/30/2007
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

NOTE:

THE SECOND AMENDED MUTUAL ACCESS AND PARKING EASEMENT, RECORDED AS DOCUMENT NO. 2006045646, IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, GRANTS THE LOTS WITHIN SOUTHERN WOODS PARK III RECIPROCAL MUTUAL ACCESS AND PARKING EASEMENTS WITH LOTS ONE (1) THROUGH NINE (9), BLOCK ONE (1), SOUTHERN WOODS PARK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND WITH LOT ONE (1), BLOCK (1), SOUTHERN WOODS PARK II, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

A NON-EXCLUSIVE, PERPETUAL, MUTUAL ACCESS, PARKING AND SIDEWALK EASEMENT IS ESTABLISHED OVER AND ACROSS ALL PAVED PARKING LOTS, PAVED DRIVEWAYS, PAVED STREETS AND PAVED SIDEWALKS WITHIN THE ADDITION, AS THEY MAY BE CONSTRUCTED AND EXIST FROM TIME TO TIME, BY DEED OF DEDICATION, RECIPROCAL FOR SOUTHERN WOODS PARK III, LOT ONE (1) THROUGH LOT TEN (10).

RECEIVED
NOV 16 2006
Tulsa Metropolitan Area Planning Commission

DATE OF PREPARATION: OCTOBER 24, 2006

| PLAT NO. | PAGE |
|---|---|
| 6062 | 1 of 3 |

13.10