

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2501

January 9, 2008

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 November 2007

1. Minutes of December 5, 2007, Meeting No. 2499
Minutes of December 19, 2007, Meeting No. 2500

COMPREHENSIVE PLAN

2. **City of Tulsa's CIP request for Council Oak Park Improvements located at 1750 South Cheyenne.**

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.

3. **The Greens Professional Park** – Reinstatement of Plat (8324) (PD-18) (CD-8)
South side of East 91st Street, West of Mingo Road
4. **Ewing Irrigation** – Final Plat (9431) (PD 18) (CD 5)
North of East 61st Street South, East side of 107th East Avenue
5. **9200 Delaware** – Final Plat (8320)/Final Plat (PD 18) (CD 2)
South of the southwest corner of East 91st Street South and Delaware Avenue
6. **L-19925** – Sisemore Weisz (9329)/Lot-Split (PD 6) (CD 9)
3101 East 45th Street South
7. **L-20065** – Louis Reynolds (0407)/Lot-Split (PD 16) (CD 6)
Southeast corner East 56th Street North and Mingo Road
8. **L-20081** – Dryer & Associates (9202)/Lot-Split (PD1) (CD 10)
3 South Rosedale

9. **L-20136** – Stephen Schuller (0325)/Lot-Split (PD 16) (CD 3)
9521 East Pine Street
10. **L-20160** – Joe Covey (9312)/Lot-Split (PD-16) (CD-5)
1939 South Memorial Drive
11. **L-20161** – Sergey Fadeyev (9313)/Lot-Split (PD-17) (CD-5)
Northeast corner East 26th Street and 91st East Avenue
12. **L-20163** – Patricia Hoffman (0201)/Lot-Split (County)
513 East 63rd Street North
13. **L-20164** – LLP One LLC (6308)/Lot-Split (County)
19187 South Lewis
14. **L-20166** – Sisemore Weisz (9323)/Lot-Split (PD-17) (CD-5)
Southwest corner East 31st Court & I-44
15. **L-20167** – Daniel Bridgewater (7224)/Lot-Split (County)
15810 South Peoria
16. **L-20168** – Clayton Guinn (6302)/Lot-Split (County)
18523 South Sheridan Road
17. **L-20169** – Jason Rogers (9220)/Lot-Split (County)
5465 ½ West 31st Street South
18. **L-20170** – Sack & Associates (9401)/Lot-Split (PD-17) (CD-6)
345 South Lynn Lane Road
19. **L-20171** – Millard Smalygo, Jr. (2323)/Lot-Split (County)
15238 North Memorial Drive
20. **L-20172** – Tulsa Engineering & Planning (8328)/Lot-Split (PD 26) (CD 8)
4716 East 106th Street South
21. **L-20174** – Rebecca Carr (2307)/Lot-Split (County)
1707 East 168th Street North
22. **L-20176** – Sisemore Weisz (9405)/Lot-Split (PD 5) (CD 6)
12630 East Admiral Place
23. **LC-73** – Steve McGrew (9430)/Lot Combination (PD 18) (CD 5)
10331 East 49th Street South
24. **Z-7024-SP-1 – Tulsa Engineering & Planning/Tim Terral** (PD-18) (CD-7)
North side of East 83rd Place South between South 111th East Avenue and South 112th East Avenue (Corridor Detail Plan for two gated entries and a pool house.)

- | | | |
|-----|---|----------------|
| 25. | <u>PUD-597-3 – Stave Building Corp.</u>
9353 East 95 th Court South (Detail Site Plan/Landscape Plan for an office building.) | (PD-18) (CD-8) |
| 26. | <u>PUD-431-C – T.J. Enterprises, LLC</u>
6321 East 102 nd Street South (Detail Site Plan for an office park.) | (PD-26) (CD-8) |
| 27. | <u>PUD-274-A – Tanner Consulting, LLC</u>
North and east of the northeast corner of East 61 st Street South and South Lewis Avenue (Detail Site Plan for nursing home use.) (Related to Item 37.) | (PD-18) (CD-9) |
| 28. | <u>PUD-712 – Tulsa Engineering & Planning/Tim Terral</u>
19107 East 51 st Street South (Detail Site Plan for Stone Creek Commercial Center.) | (PD-17) (CD-6) |
| 29. | <u>PUD-533-B-3 – Sack & Associates</u>
8515 East Skelly Drive (Minor Amendment) (Staff requests a continuance to 1/23/07.) | (PD-5) (CD-5) |
| 30. | <u>PUD-678-2 – T. J. Enterprises</u>
7516 East 97 th Street (Minor Amendment to allow a five-foot encroachment into the rear yard of a lot leaving a setback of 15 feet from the south property line and reduce the required front setback from 20 feet to 17 feet.) | (PD-26) (CD-8) |
| 31. | CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA | |
| | PUBLIC HEARINGS | |
| 32. | <u>Mingo Crossing Park</u> – (9431) Minor Subdivision Plat
Southeast corner of East 59 th Street South and Mingo Road (continued from 12/5/07 for further TAC review) | (PD 18) (CD 5) |
| 33. | <u>Stratford Ridge</u> – (9411)/Preliminary Plat
East of the southeast corner of East 11 th Street South and 161 st East Avenue | (PD 17) (CD 6) |
| 34. | <u>Penn Office Park</u> – (8315)/Preliminary Plat
North of the northeast corner of East 91 st Street South and Yale Avenue | (PD-18) (CD-8) |
| 35. | <u>Crossing at 86th Street Phase IV</u> – (1326)/Preliminary Plat
South and east of the southeast corner of East 86 th Street North and Sheridan Road | (County) |
| 36. | <u>Burgundy Place</u> – (8317)/Preliminary Plat
Southeast corner of East 88 th Street South and Lewis Avenue | (CD 18) (PD 2) |

37. **One Summit Plaza Lots 2-6 Amended** – (9332)/Minor Subdivision Plat (PD 18) (CD 9)
South and east of the southeast corner of East 57th Street South and Lewis Avenue (Related to Item 27.)
38. **L-20159** – White Surveying (1326)/Lot-Split (County)
8470 North 66th East Avenue
39. **L-20173** – Robert McGuire (9234)/Lot-Split (PD 8) (CD 2)
5902 South 32nd West Avenue
40. **PUD-575-B/Z-6611-SP-3 – Sack & Associates** (PD-18) (CD-8)
Northeast corner of South Mingo Road and South 79th Street (Major Amendment/Corridor Site Plan to allow an assisted living facility, office buildings and clinic/school-child care uses.)
41. **Z-7008-SP-1-c – Charles Norman/Tulsa Hills, LLC** (PD-8) (CD-2)
Southeast corner 71st Street South and U.S. Highway 75 (Corridor Minor Amendment to increase the permitted height of center identification signs along U.S. Highway 75.)
42. **Z-7079/PUD-748 – Kevin Coutant** RS-3 to RM-1/PUD (PD-5) (CD-5)
West of southwest corner of Memorial and East 31st Street (PUD) (**Applicant has withdrawn this application**)
43. **Z-7083/Z-7083-SP-1 – Sack & Associates** AG to CO (PD-8) (CD-2)
Northeast corner of West 91st Street South and U. S. Highway 75 (Corridor Development for commercial, mixed use developments.)

OTHER BUSINESS

44. **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

TMAPC RECEIPTS
Month of November 2007

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	0	\$0.00	\$0.00	\$0.00	56	\$297.50	\$297.50	\$595.00
Zoning	4	250.00	250.00	500.00	30	7,887.50	7,887.50	15,775.00
PUDs & Plan Reviews	14	1,025.00	1,025.00	2,050.00	131	11,807.50	11,807.50	23,615.00
Refunds	1	(75.00)	(75.00)	(150.00)	1	(175.00)	(175.00)	(350.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,200.00</u>	<u>\$1,200.00</u>	<u>\$2,400.00</u>		<u>\$19,817.50</u>	<u>\$19,817.50</u>	<u>\$39,635.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	3	\$1,315.00	\$1,315.00	\$2,630.00
Preliminary Plats	3	1,835.00	1,835.00	\$3,670.00	22	11,388.13	11,388.12	22,776.25
Final Plats	2	977.50	977.50	1,955.00	9	4,225.43	4,225.42	8,450.85
Plat Waivers	0	0.00	0.00	0.00	4	550.00	550.00	1,100.00
Lot Splits	8	397.50	397.50	795.00	53	2,747.50	2,747.50	5,495.00
Lot Combinations	1	50.00	50.00	100.00	20	1,000.00	1,000.00	2,000.00
Access Changes	1	25.00	25.00	50.00	3	75.00	75.00	150.00
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,285.00</u>	<u>\$3,285.00</u>	<u>\$6,570.00</u>		<u>\$21,301.06</u>	<u>\$21,301.04</u>	<u>\$42,602.10</u>
BOARDS OF ADJUSTMENT								
Fees	6	\$2,700.00	\$0.00	\$2,700.00	66	\$26,200.00	\$5,600.00	\$31,800.00
Refunds	1	(350.00)	0.00	(350.00)	9	(2,640.00)	0.00	(2,640.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,350.00</u>	<u>\$0.00</u>	<u>\$2,350.00</u>		<u>\$23,560.00</u>	<u>\$5,600.00</u>	<u>\$29,160.00</u>
TOTAL		\$6,835.00	\$4,485.00	\$11,320.00		\$64,678.56	\$46,718.54	\$111,397.10



201 Executive Center
Suite 600
201 West 5th Street
Tulsa, Oklahoma 74103-4212
918/584-7526-Fax 918/583-1024

MEMORANDUM

TO: TMAPC MEMBERS
BOB TAYLOR, CAPITAL PLANNING, DEPARTMENT OF
FINANCE

FROM: DANE MATTHEWS, INCOG ^{AM}

SUBJECT: COUNCIL OAK PARK IMPROVEMENTS CIP REQUEST

DATE: 12/05/07

Staff has reviewed the request for improvements to the City's CIP program of improvements to the Council Oak Park property at 1750 South Cheyenne. These improvements include a stickball field and memorial. The property is in Planning District 7 and policies generally include preservation of historical properties. Staff finds the proposed improvements to the site in accord with the District 7 Detail Plan and recommends that the TMAPC do likewise.



TULSA PRESERVATION COMMISSION

111 South Greenwood Avenue, Suite 200
Tulsa, Oklahoma 74120-1820
Phone 918.596.2600 Fax 918.596.2608
Web www.tulsapreservationcommission.org

MEMORANDUM

To: Dane Matthews, INCOG
From: Amanda DeCort, COT Planning Dept.
CC: Greg Warren, COT Parks Dept.
Date: December 6, 2007
Re: Council Oak and Stickball Park CIP comments

Dane:

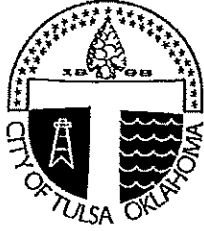
Several comments on the Council Oak and Stickball Park CIP proposal from Tulsa Preservation Commission staff:

- The area falls within the Historic Preservation Zoning overlay.
- Parks Department staff has kept Planning Department staff involved since the project's inception.
- Greg Warren's presentations to the Riverview Neighborhood Association were met with great enthusiasm from residents.
- Greg Warren has presented the plans to the Tulsa Preservation Commission twice.
- The Tulsa Preservation Commission finds the plans in very much in keeping with the Council Oak/Stickball Park design guidelines and the historic context of the neighborhood.

In summary, the Tulsa Preservation Commission is extremely pleased with the project plans. We encourage TMAPC approval. Thank you very much for including the Commission.

Best,

Amanda



Department of Finance
Budget and Planning Division
Capital Planning Section
200 Civic Center, 10th Floor, City Hall
Tulsa, Oklahoma 74103 (918) 596-7652

To: Dane Mathews,
Assistant Manager TMAPC

From: Bob Taylor, Manager
Capital Planning

Date: December 3, 2007

Subject: FY 08-12 CIP Amendment

The City of Tulsa has received a donation for the construction of a sculpture garden and park improvements at Council Oak Park located at 1750 S. Cheyenne Ave. Currently, the Council Oak Park is not in the Capital Improvements Plan (CIP). It is therefore necessary that this park project be added to the City's Capital Improvement Plan (CIP). Please determine:

- If the project will, in fact, affect the City's Comprehensive Plan, and
- If the project is in accord with the City's Comprehensive Plan.

If you have any questions, please contact me at 596-7682 or Gary Hamer at 596-7573.

Attachments

cc: Gary Hamer

2.3

City of Tulsa
CAPITAL PROJECT REQUEST

☒ New Request
☐ Revise Previous Request

For projects requested in
FY '08-'09 _____

PROJECT TITLE (Be specific- i.e. "Replace Convention Center Air Handling ") Council Oak			
REQUESTING DEPT. Tulsa Parks		CONTACT PERSON(S) Greg Warren	
PURPOSE OF PROJECT The Creek Council Oak/Stickball Park is one of Tulsa's Historic assets as identified in the Tulsa Preservation Comprehensive Plan. The Park was listed on the National Register of Historic Places in 1976 for the historical significance to the City of Tulsa. To complement this historic site it is recommended that the site be landscaped with traditional Indian plants, signage to display it's historic context on Council Oak and Stickball park, irrigation, lighting, ornamental iron fencing and two sculptures representing our Indian heritage in Tulsa.			
DEPARTMENTS CLASSIFICATION OF PROJECT NEED: <input type="checkbox"/> CRITICAL <input checked="" type="checkbox"/> IMPORTANT <input type="checkbox"/> DESIRABLE <input type="checkbox"/> DEFERABLE			
REASON FOR CLASSIFICATION The oak and park, standing in its small, well-landscaped city park, serves as a meaningful memorial to the proud Indian tribe that brought law and order to a new homeland nearly 156 years ago. The Creek Council Tree was placed under Historic Preservation Zoning in January of 1992 and listed on the National Register of Historic Places in 1976.			
LOCATION OF PROJECT (Address or general area) 1800 South Cheyenne Avenue.			
CLASSIFICATION OF PROJECT: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REPLACEMENT <input type="checkbox"/> REHAB		ESTIMATED USEFUL LIFE (IN YEARS)	
ESTIMATED PROJECT COST		ANNUAL OPERATING COSTS (ABOVE CURRENT)	
(A) DESIGN	\$ 20,000	(A) PERSONNEL COSTS	\$ 2,000
(B) LAND	\$ 0	(B) MAINTENANCE AND OPERATING COSTS	\$ 3,000
(C) CONSTRUCTION	\$ 480,000	(C) CAPITAL EQUIPMENT REPLACEMENT	\$
(D) EQUIPPING	\$		
TOTAL EST. COST \$ 500,000		TOTAL A & O COSTS \$ 5,000	
TIME NEEDED TO DESIGN AND CONSTRUCT PROJECT 90 days		RELATIONSHIP TO OTHER CAPITAL PROJECTS: (IN YEARS)	
AGENCIES TO BE COORDINATED WITH Public Works		PLAN OR STUDY IDENTIFYING PROJECT NEED	
Riverview Neighborhood Assoc.		Park Ten Year Development Plan	
REQUESTING DEPARTMENT		DATE	
APPROVED BY: Greg Warren		December 3, 2007	
DATE			

2.4

Centennial Commemoration Commission
J.Blake Wade, Executive Director
133 West Main Street, Suite 100
Oklahoma City, Ok. 73102

Dear Commission,


The City of Tulsa and the Tulsa Committee of the Oklahoma Centennial Commission hereby submit the plans for a grant committed by the 2007 Oklahoma Legislature.

Centennial Grant Agreement – Council Oak Tree Park Expansion and Enhancement

1. Budget – see attachment
2. City of Tulsa will be the entity responsible for grant and its execution
3. \$150,000 in matching funds are committed by the Creek and Cherokee Tribes of Northeast Oklahoma
4. Construction of Park enhancements will be completed by Nov. 17, 2007 and bronzes installed as soon as they are finished – prior to April 30, 2008.
5. – 12. See attachment.

Sincerely,




Dana Resource Manager (Tulsa Parks)
City of Tulsa




Co Chair
Oklahoma Centennial Commission, Tulsa Committee

Centennial Grant Agreement

This grant will be used to expand and enhance Council Oak Park and the adjacent Stickball Park both owned by the City of Tulsa which are memorials to our Native American Heritage.

Budget:

Lifesize Bronze figures depicting the three Tribal Chiefs and their followers that inhabited the lands surrounding Tulsa, Oklahoma. \$380,000

Story of the Tribes' settlement in Northeast Oklahoma on stone marker. \$20,000.

Enhancements to Stickball Park – Landscaping and Steel Fencing \$75,000

A lifesize Bronze of young Native Americans playing stickball - \$125,000

Brick walk between the Parks - \$15,000

Bronze plaque acknowledging Centennial Commission - \$5,000

Installation of Bronzes - \$30,000

Total \$650,000

Funding Agreement: Category B

This agreement made and entered into by and between the OKLAHOMA CAPITOL COMPLEX AND CENTENNIAL COMMEMORATION COMMISSION and representative(s) of Oklahoma's Beginning - Tulsa's Council Oak Park and Three Indian Nations Marker/Park, is in consideration for funding through an Oklahoma Centennial Commemoration grant.

Terms of the Agreement:

In order to receive this grant, project sponsor will submit the following:

- 1) Budget
Submit a budget indicating how funds will be used. Line items with amounts are preferred but not required. A narrative outlining specific uses of the funds is acceptable. Budget must be signed and dated by authorized representative.
- 2) Organizational information
Please indicate the 501(c)(3) or municipal government that is responsible for this project. Include the FEI # for the responsible party and if the entity is a 501(c)(3), please attach a copy of the IRS letter granting 501(c)(3) tax exempt status.
- 3) Matching funds information
Please submit a report indicating matching funds that have been secured and are currently available for expenditure on this project. Please do not include in-kind services or in-kind contributions; do not include monies expended prior to July 17, 2007.
- 4) Anticipated project completion date
The project or phase of the project funded under this grant must be completed and accessible to the public no later than Wednesday, April 30, 2008. **NO EXCEPTIONS WILL BE GRANTED.** Submit a projected date upon which the project will be accessible to the public.

In order to receive this grant, project sponsor will read the following and initial and date after each that he/she understands and agrees to adhere to these conditions.

- 5) Initial funds allocated for this project will equal one-half of the award and will be distributed after satisfactory review of this agreement and accompanying documents. Funds must be expended no later than Friday, December 21, 2007. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 6) A report on the expenditure of the funds, including copies of receipts and cancelled checks must be postmarked or delivered to the Centennial office no later than 5 p.m., Wednesday, December 31, 2007. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 7) After satisfactory review of the expenditure report, the second half of the funds earmarked for the project will be released to the project as soon as possible. Funds must be expended no later than Friday, April 11, 2008. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 8) An expenditure report for the second half of the grant, including copies of receipts and cancelled checks, must be postmarked or delivered to the Centennial office no later than 5 p.m., Wednesday, April 30, 2008. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

2.7

- 9) Funds may not be used as matching funds for the purpose of receiving grant monies or compensation from other programs.

Initial QJGAN Date 8/14/07

- 10) All materials such as press releases, invitations to dedications, etc., must be submitted in a timely fashion to the Centennial office.

Initial QJGAN Date 8/14/07

- 11) All marketing and publicity materials, media materials, etc. related to this project must include the following statement:

(Name of Project) is an official project of the Oklahoma Centennial Commemoration and was funded (or was funded in part) through a grant made possible by the Oklahoma Legislature.

Initial QJGAN Date 8/14/07

- 12) Upon completion of the project, sponsor will submit to the Centennial Commission no later than May 7, 2008, digital images or photographs of the completed project and the project dedication.

Initial QJGAN Date 8/14/07

Please sign below indicating your agreement to all areas initialed above and return this form with materials requested under numbers 1, 2, 3 and 4. Failure to complete any section of this agreement negates the consideration of funds.

MATERIALS MUST BE POSTMARKED OR DELIVERED TO THE CENTENNIAL OFFICE NO LATER THAN 5:00 P.M. ON WEDNESDAY, AUGUST 15, 2007. Emailed or faxed copies will not be accepted.

We will notify you as to your funding status as soon as possible after the satisfactory review of your materials.

City of Tulsa

Sponsor Organization

Greg Wanda

Signature of Authorized Representative

Greg Wanda

Typed Name and Title of Authorized Representative

8/15/07

Date

Oklahoma Centennial Commemoration Commission
Sponsor Organization

Signature of Authorized Representative

Typed Name and Title of Authorized Representative

Date

Mail completed form and materials to:

Terri Humphrey
3 West Main Street, Suite 100
Oklahoma City, OK 73102

PLEASE RETAIN A COPY OF THIS FORM FOR YOUR FILE.



N

**THE GREENS
PROFESSIONAL PARK**

8324
Feet

0 200 400

SANDERS ENGINEERING, INC.

Civil Engineering Services

ROBERT DAVID SANDERS, P.E.

TMAPC
c/o Diane Fernandez, INCOG
201 West 5th, Suite 600
Tulsa, OK 74103

December 7, 2007

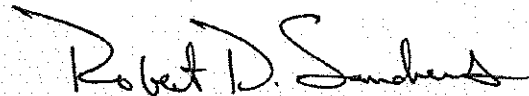
RE: Greens Professional Park

Diane:

The preliminary plat of Greens Professional Park was approved in early 2006. The project has lain dormant since that time due to a number of reasons, not the least of which is the determination of necessity of, and negotiations for, the purchase of adjacent land over which the plat shows easements for sanitary sewers and storm sewers. In addition, my client has been reevaluating the market demand for the type of development he is proposing. I have recently spoken with my client, Mr. Mike Lester, and I am assured that he intends to obtain either ownership or easement right over part of the adjacent property, so that offsite easements may be prepared and filed and the plat may move forward.

Mr. Lester has instructed me to request reinstatement of the Preliminary Plat. This letter serves as the said request, and a check in the amount of \$100.00 is enclosed for the reinstatement fee, per your instruction. Please contact me if you have any questions and thank you for your consideration of this matter.

Sincerely,



Robert D. Sanders, P.E.
Sanders Engineering, Inc.

Copy: Mike Lester, American Medical Properties, LLC

Preliminary Plat

The Greens Professional Park

AN ADDITION TO THE CITY OF TULSA
 A TRACT OF LAND IN THE NORTHWEST QUARTER (NE 1/4) OF SECTION TWENTY-FOUR (24),
 TOWNSHIP 36 NORTH, RANGE 10 WEST, MERIDIAN 10 WEST, COUNTY OF TULSA,
 STATE OF OKLAHOMA.

ACCORDING TO THE U.S. GOVERNMENT SURVEY SYSTEM

OWNER/DEVELOPER:

CONTRACTOR:

SURVEYOR:

INDEED SURVEYING SERVICES

11500 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

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Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

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Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

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Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

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Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

Phone: (918) 251-5114

Fax: (918) 251-5114

Undeveloped land

CA 2252 Expires 8/30/2007

10000 S.W. 10th Street

Broken Arrow, Oklahoma 74015-0218

R 13 E, T36N, R10W

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Section 24

THE GREENS PROFESSIONAL PARK

PLAT 24

PLAT 24

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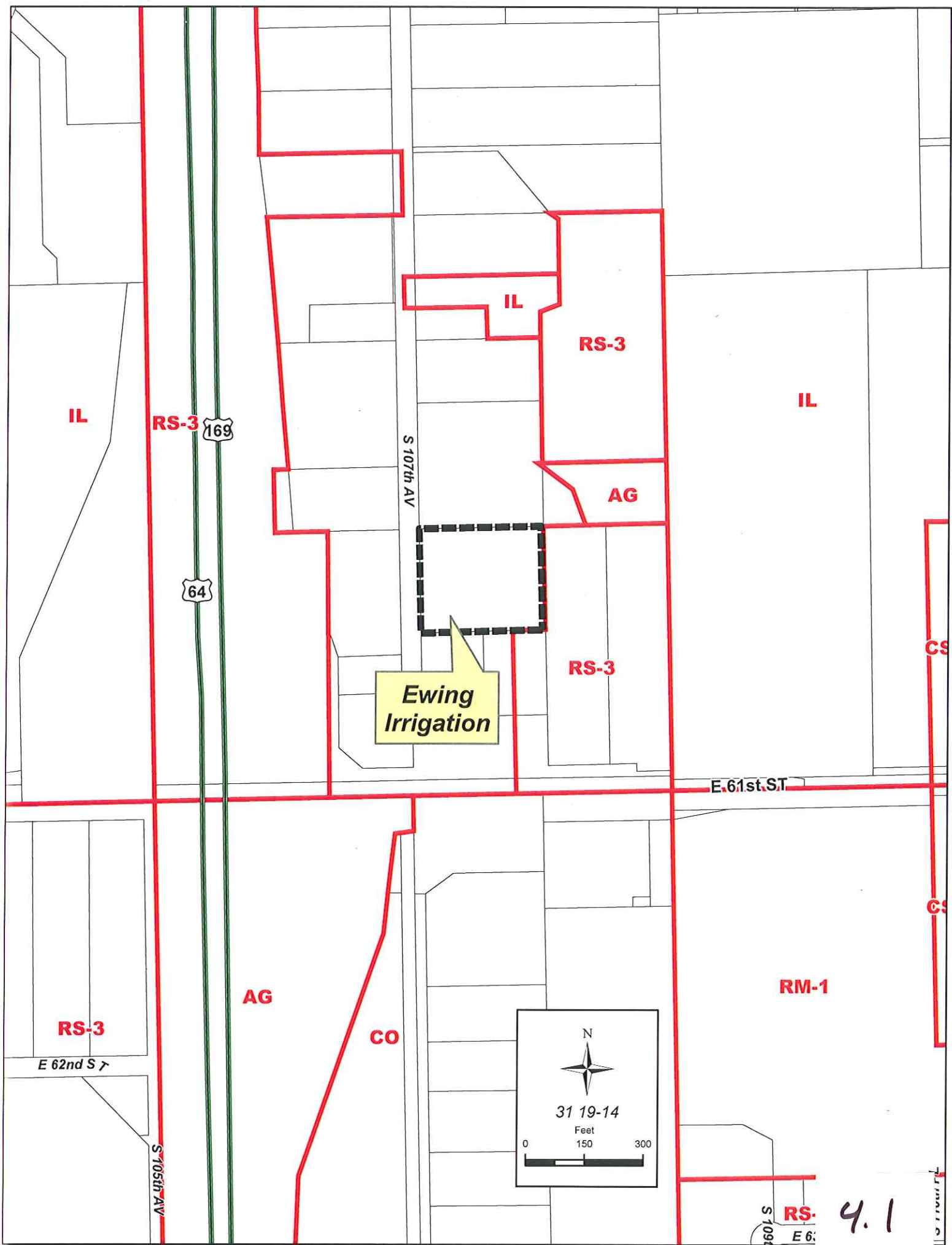
PLAT 24

PLAT 24

PLAT 24

PLAT 24

PLAT 24



IL

RS-3 169

64

S 107th AV

IL

RS-3

IL

AG

RS-3

Ewing Irrigation

E 61st ST

CS

CS

RS-3

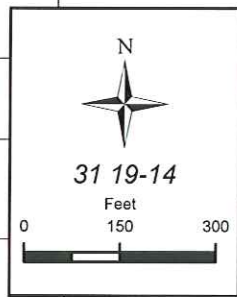
E 62nd S

S 105th AV

AG

CO

RM-1



S 109th
RS-3
E 61st

4.1



169

64

S 107th AV

E 61st ST

E 62nd ST

S 105th AV

S 109th

E 63rd

N

31 19-14

**Ewing
Irrigation**

Feet

0 150 300

4.2

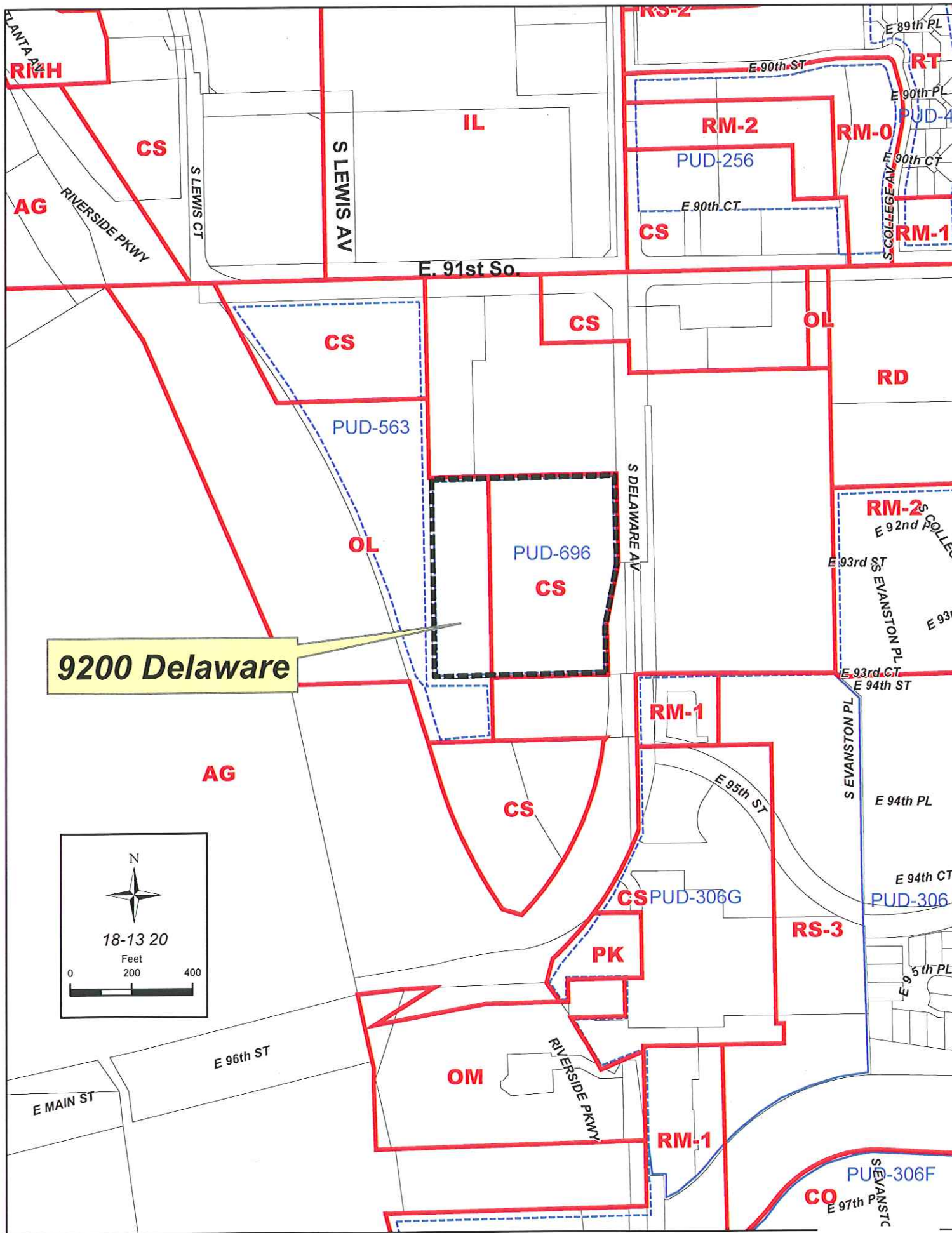
Final Subdivision Plat

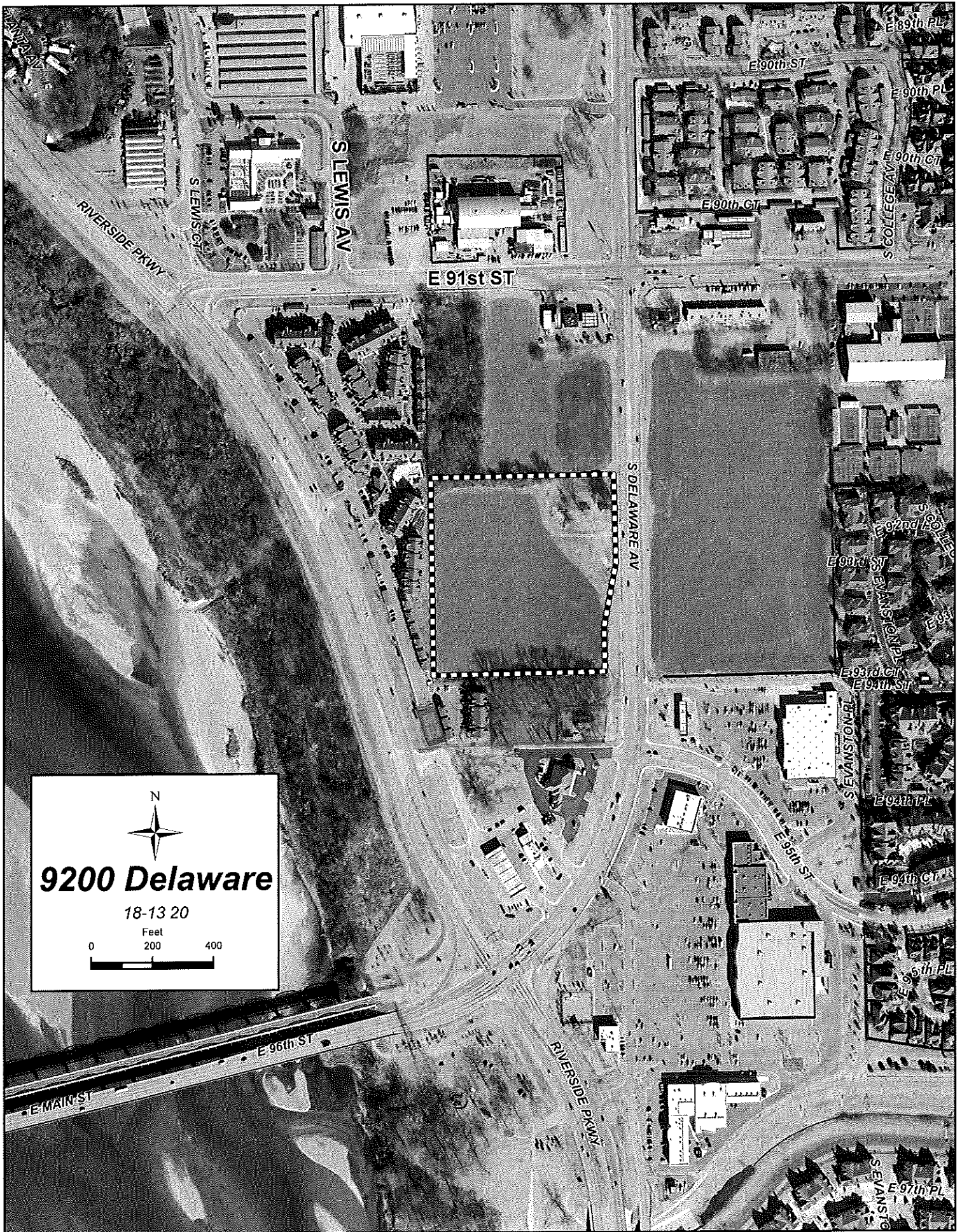
Ewing Irrigation - (9431) (PD 18) (CD 5)

North of East 61st Street South, East side of 107th East Avenue

This plat consists of 2 Lots in 1 Block on 1.9 acres.

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





N

9200 Delaware

18-13 20

Feet
0 200 400

Final Subdivision Plat

9200 Delaware - (8320) (PD 18) (CD 2)

South of the southwest corner of East 91st Street South and Delaware Avenue

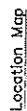
This plat consists of 6 Lots in 1 Block on 9.0 acres.

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

PUD 696

9200 Delaware

PART OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SUBVERSION CONTAINS
 LINE(8) LOTS IN LINE(1) BLOCK AND LINE(1) MESSAGE
 OTHER SUBVERSION AREA: 8,004 ACRES

Balls of Bearings:

THE BASIS OF CLAIMING FOR THE SURVEY SHOWN HEREON IS THE EASTERN LINE OF "CROWN WOODS", AN ADDITION TO THE CITY OF TULSA, ACCORDING TO THE RECORDED PLAT THEREOF.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS:

I, Earlene Wilson, Tulsa County Clerk, in and for said 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.

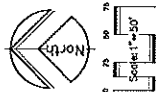
Witness my hand and the seal of said County at Tulsa, Oklahoma, this 10th day of _____, 2007.

EARLENE WILSON, Tulsa County Clerk

DATE OF PREPARATION: NOVEMBER 5, 2007

9200 DELAWARE
SHEET 1 OF 2

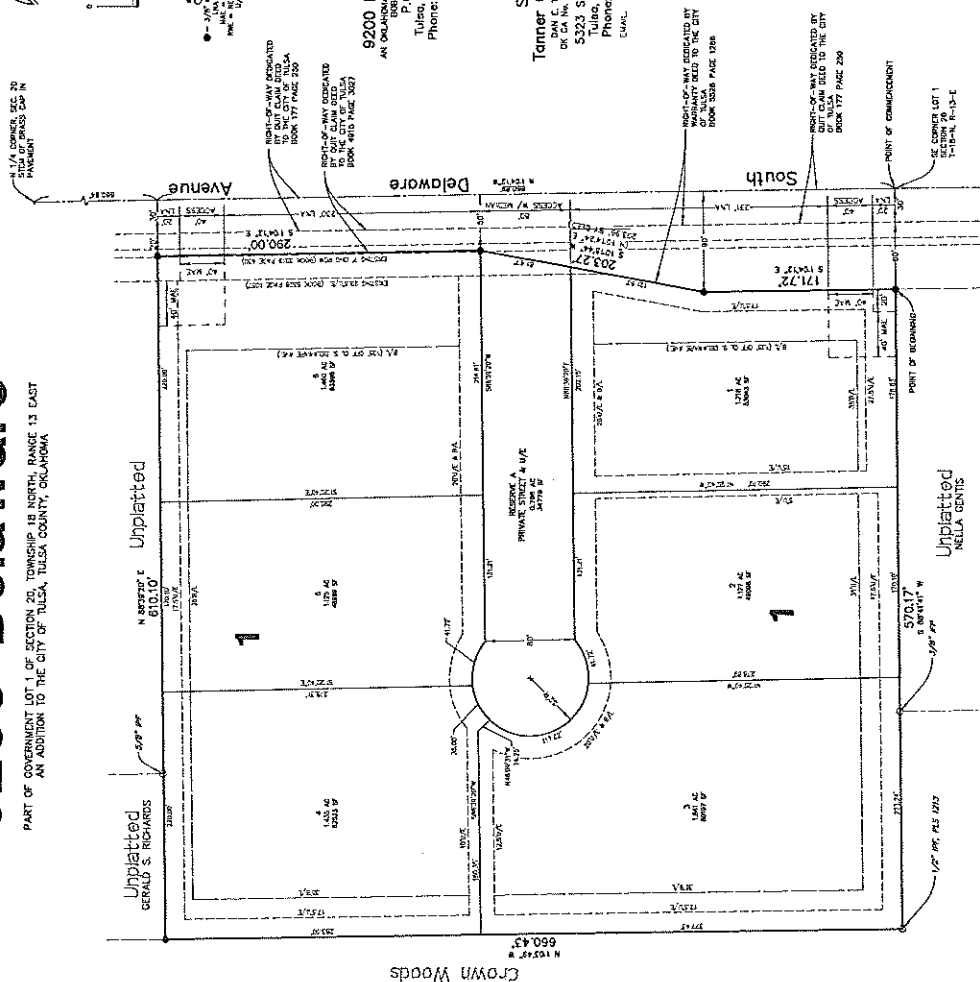
NOTE: SPECIALS TO BE CONSIDERED ON ALL ENTRY COUNTRY/IN



R/A = BUILDING LINE
 SP = SPICE PIN FOUND
 ○ = MORTMENT FOUND
 ○ = 3/8" HOLE PIN SET WITH YELLOW CAP
 LNA = LIMITS OF NO ACCESS
 NAL = NORTHERN ACCESS EASEMENT
 PML = RESTRICTED WATERLINE EASEMENT

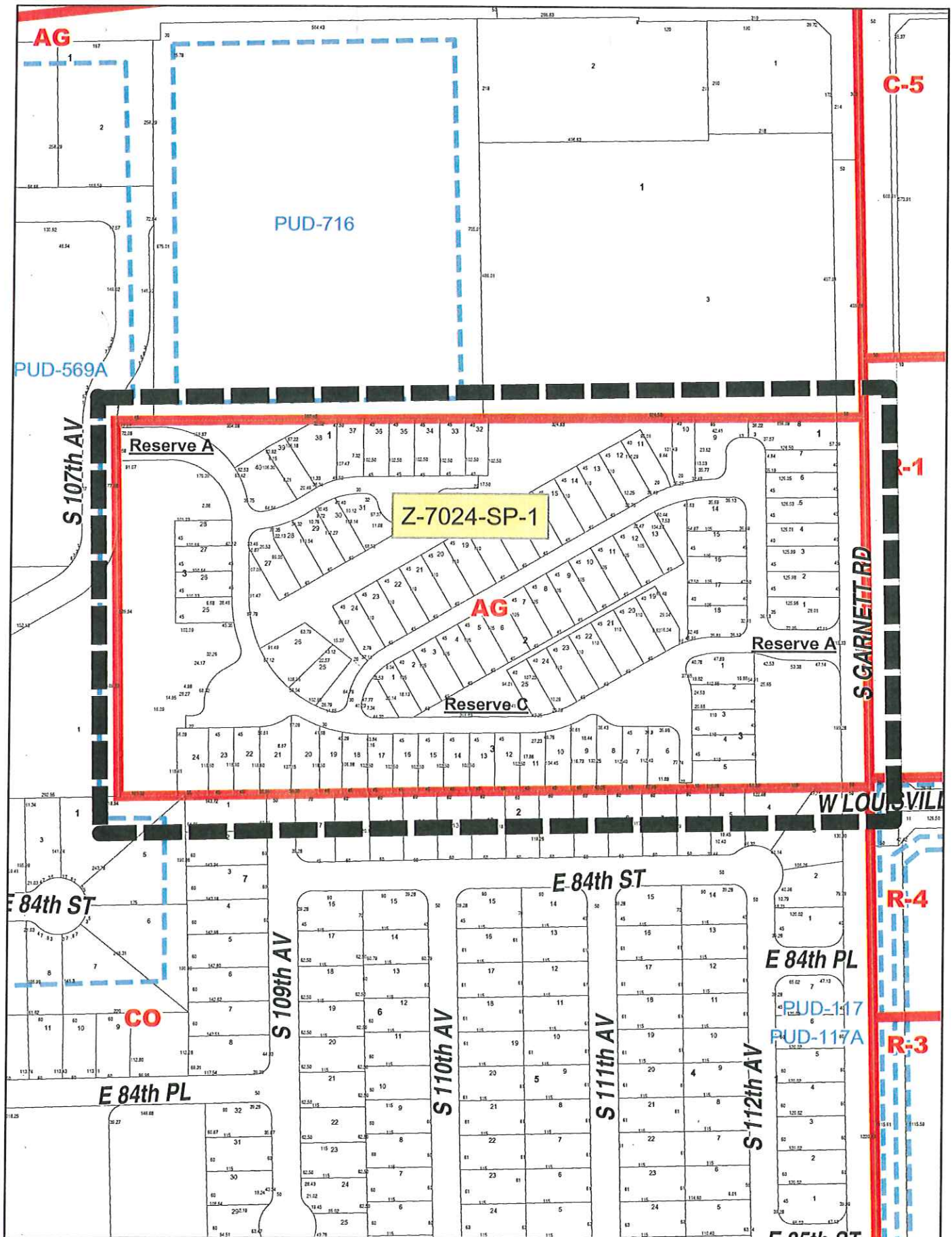
OWNER:
9200 DELAWARE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
BOB LEMONS, MANAGER
P.O. Box 35218
Tulsa, Oklahoma 74137
Phone: (918) 289-0396

SURVEYOR:
Tanner Consulting, L.L.C.
DAN C. TANNER, P.L.S. NO. 1435
OK CA No. 2067, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerconsulting.com



10.1117/1.3017006 Downloaded from <http://www.cambridge.org/core>. For personal use only; all rights reserved.

5.4



24.1



Z-7024-SP-1

18-14 18

0 Feet 200 400

January 9, 2008
(Continued from 12/19/07)

STAFF RECOMMENDATION

Z-7024-SP-1 : Detail Site Plan – North side E. 83rd Place South between South 111th E. Ave and South 112th E. Ave.; Reserve Areas A and C, Ridgecrest subdivision; CO.

The applicant is requesting approval of a detail site plan for two gated entries and a pool house located in Reserve Areas B, E, and C respectively, Ridgecrest Subdivision (plat 6129). The proposed use of the reserve areas are in conformance with the permitted Reserve Area Development Standards of Z-7024-SP-1.

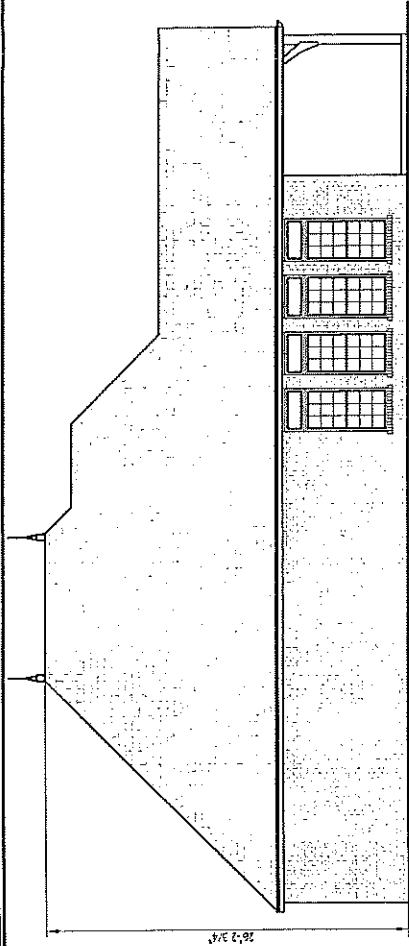
The proposed site plan for the pool house located in Reserve Area C meets building floor area, height, setback and parking requirements. Vehicular access to the site is provided from one access point from East 83rd Place South. Pedestrian access is provided on the northeastern portion of the site allowing pedestrian access from the lots to the east and north, as well as internal pedestrian circulation.

The entry gate and guardhouse located in Reserve Area B (east entry) and Reserve Area C (west entry) meet the minimum required setback distances and development standards, and have been approved by the City of Tulsa Fire Marshall and City of Tulsa Traffic Engineer as meeting all applicable codes and requirements.

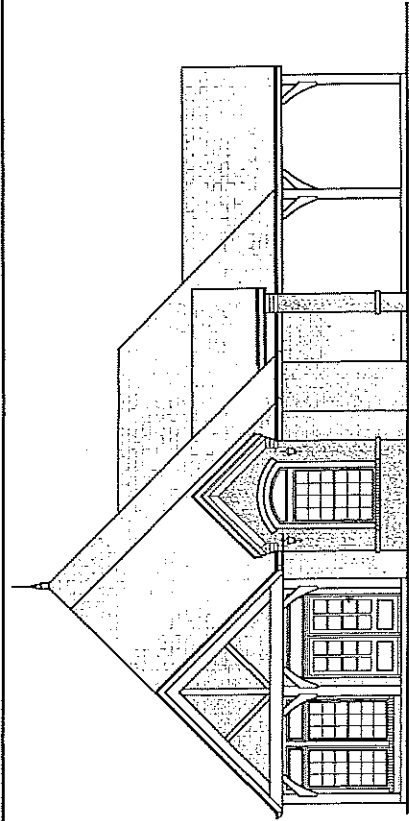
PUD development standards state that sidewalks and a bus-stop pad be included in the development of entry gates in Reserve Area A along Garnett Road within 50 feet of the southern boarder of the PUD boundary. Tom Raines of the City of Tulsa Engineering Department has recommended to the applicant that this portion of the project be included in the proposed widening of Garnett Road within the vicinity of Reserve Area A. Staff agrees with this recommendation.

Therefore, staff recommends **APPROVAL** of detail site plans for Reserve Areas B, C, and E, Ridge Crest Subdivision, Z-7024-SP-1.

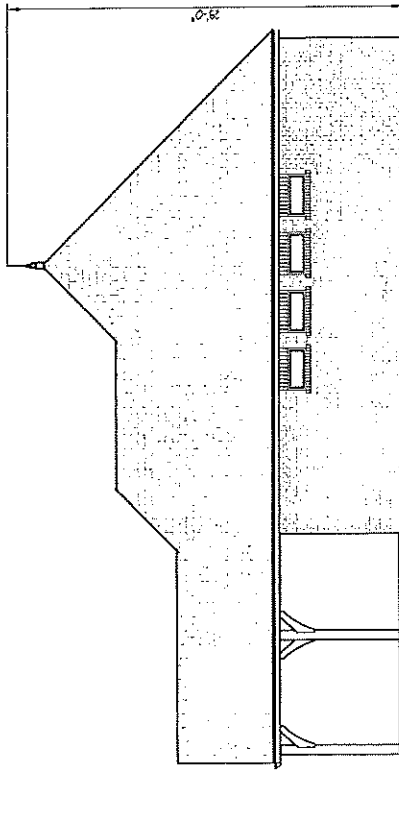
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)



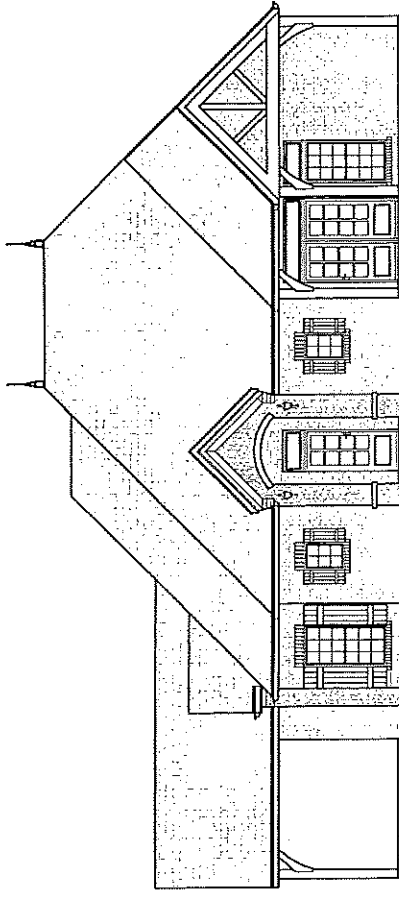
4 REAR ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



2 LEFT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



3 RIGHT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



1 FRONT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"

REVISIONS:

DATE DESCRIPTION

RESERVE "C" 10943 E. 83RD, P.L. 50.
RIDGECREST
A subdivision in the City of Tulsa, being a
part of the NE/4 of the NE/4 of Section 18,
Township 18 North, Range 14 East, Tulsa County,
State of Oklahoma

RidgeCrest



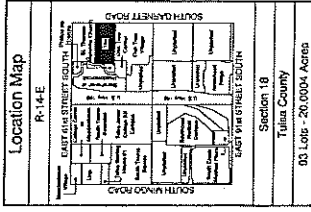
A Architects
14650 S. Harvard
Bixby, Oklahoma 74008
rarchitects@rk.com
918-366-2828
Fax: 918-366-6071
ARCHITECTS | BUILDING | SOLUTIONS

DATE
10.28.07

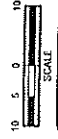
PAGE NO.

A-2.1

24.5



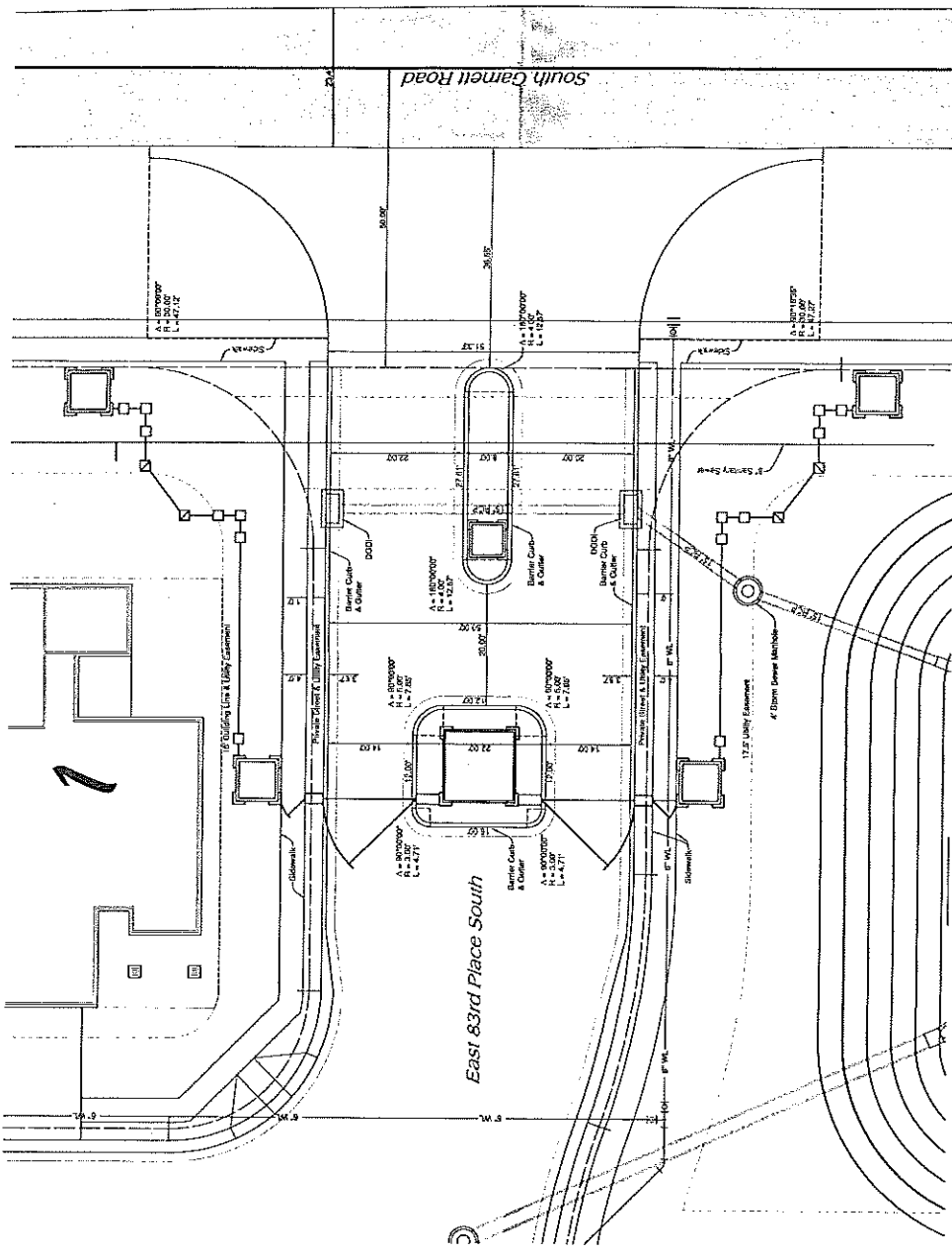
Title: *DA Entry 1-24-09*
 File Name: *1-24-09 Entry 1-24-09*



DATE: 06/27/09	DATE: 06/27/09
BY: JAL	BY: JAL
CHECKED: JAL	CHECKED: JAL
APPROVED: JAL	APPROVED: JAL

RidgeCrest
 Entry Detail at South Garnett Road
 and East 83rd Place South
TULSA ENGINEERING & PLANNING ASSOCIATES, INC.
 0727 South 66th East Avenue
 Tulsa, Oklahoma 74113
 Phone: (918) 525-8821
 Fax: (918) 525-8822

lep
 • Land Planning
 • Civil Engineering
 • Surveying



24.6

FLOOR PLAN NOTES

1. 1.0×10^3 molecules of CH_4 per molecule of C_2H_6
2. 1.0×10^3 molecules of CH_4 per molecule of C_2H_6
3. 1.0×10^3 molecules of CH_4 per molecule of C_2H_6
4. 1.0×10^3 molecules of CH_4 per molecule of C_2H_6

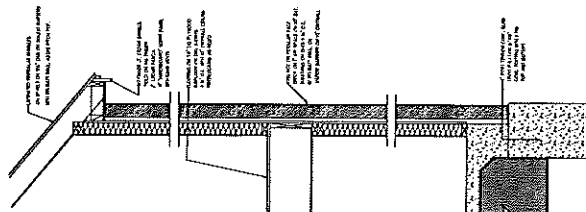
CODE SUMMARY

APPLICABLE CODE	IRC 3000
USE CLASSIFICATION	RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAME

BUILDING SUMMARY

SUBMISSION ENTRY FEATURE

WALL SECTION



TYP. WALL SECTION

REVISIONS:	DATE	DESCRIPTION
1	2-20-01	DESIGN REVISION DATED 2-20-01

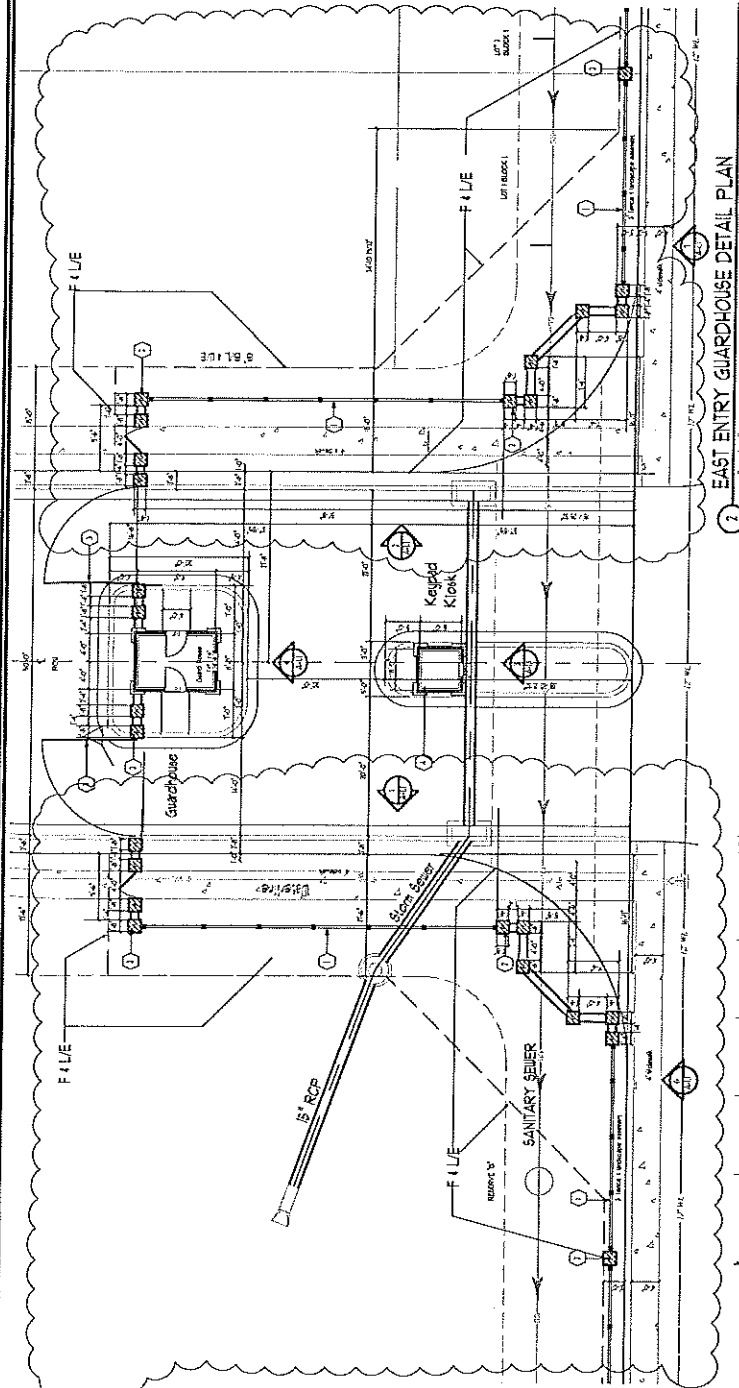
RESERVE "B" (ENTRY FEATURE/FENCING)
A subdivision in the City of Tulsa, being a
part of the NE/4 of the NE/4 of Section 18,
Township 18 North, Range 14 East, Tulsa County,
State of Oklahoma

RidgeCrest

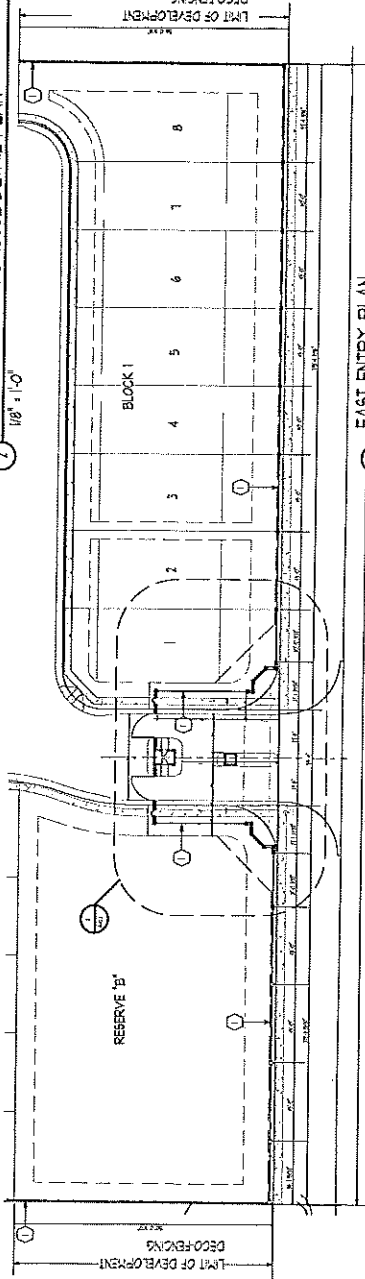


ARCHITECTS | BUILDING | SOLUTIONS

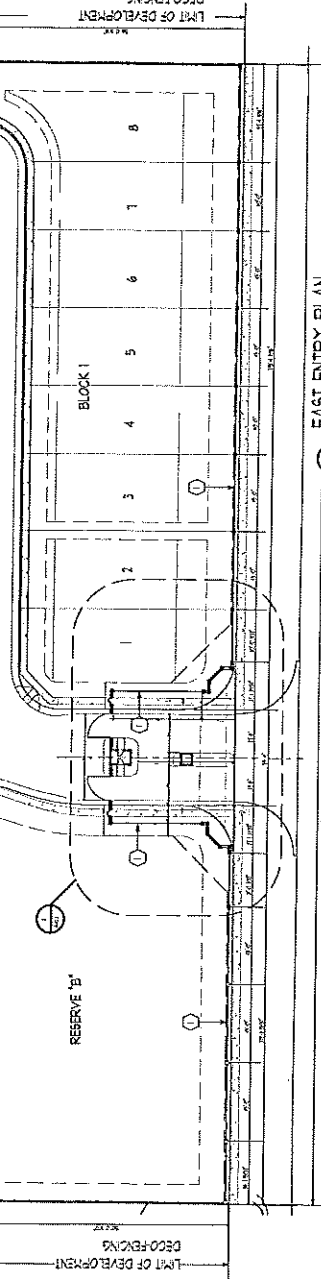
14650 S. Harvard
Bixby, Oklahoma 74008
randyearchitects@ink.com
918-366-2878
Fax: 918-366-6071



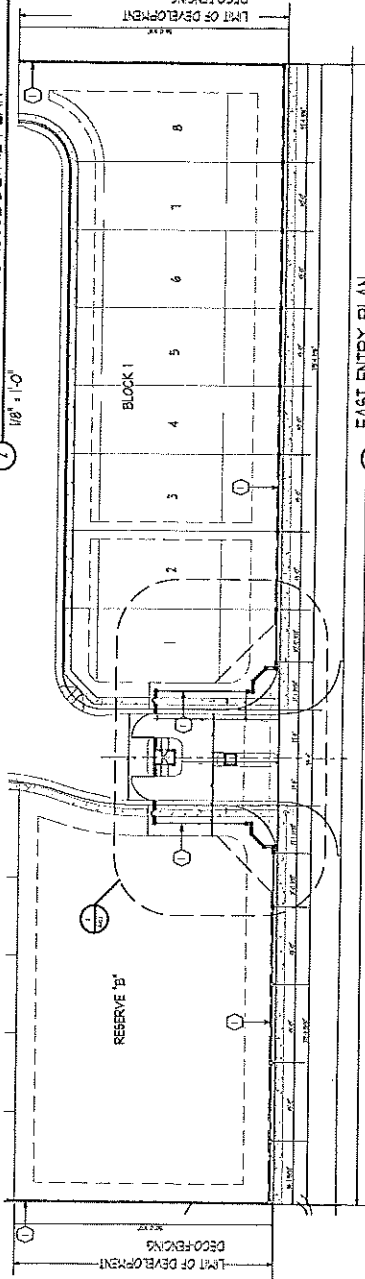
2 EAST ENTRY GUARDHOUSE DETAIL PLAN



1 EAST ENTRY PLAN
1/32" = 1'-0"



LIMIT OF DEVELOPMENT - DECO FENCING



DRAWING INDEX

4-0.1 SIZE / ENTRY PLANS / DETAILS
4-0 ENTRY DETAIL ELEVATIONS

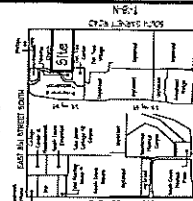
SITE PLAN LEGEND

[illegible]

(END)

is located in the City of Tulsa, being a NE 1/4 of the NE 1/4 of Section 13, 14 North, Range 14 East, Tulsa County, Oklahoma.

LOCATION MAP

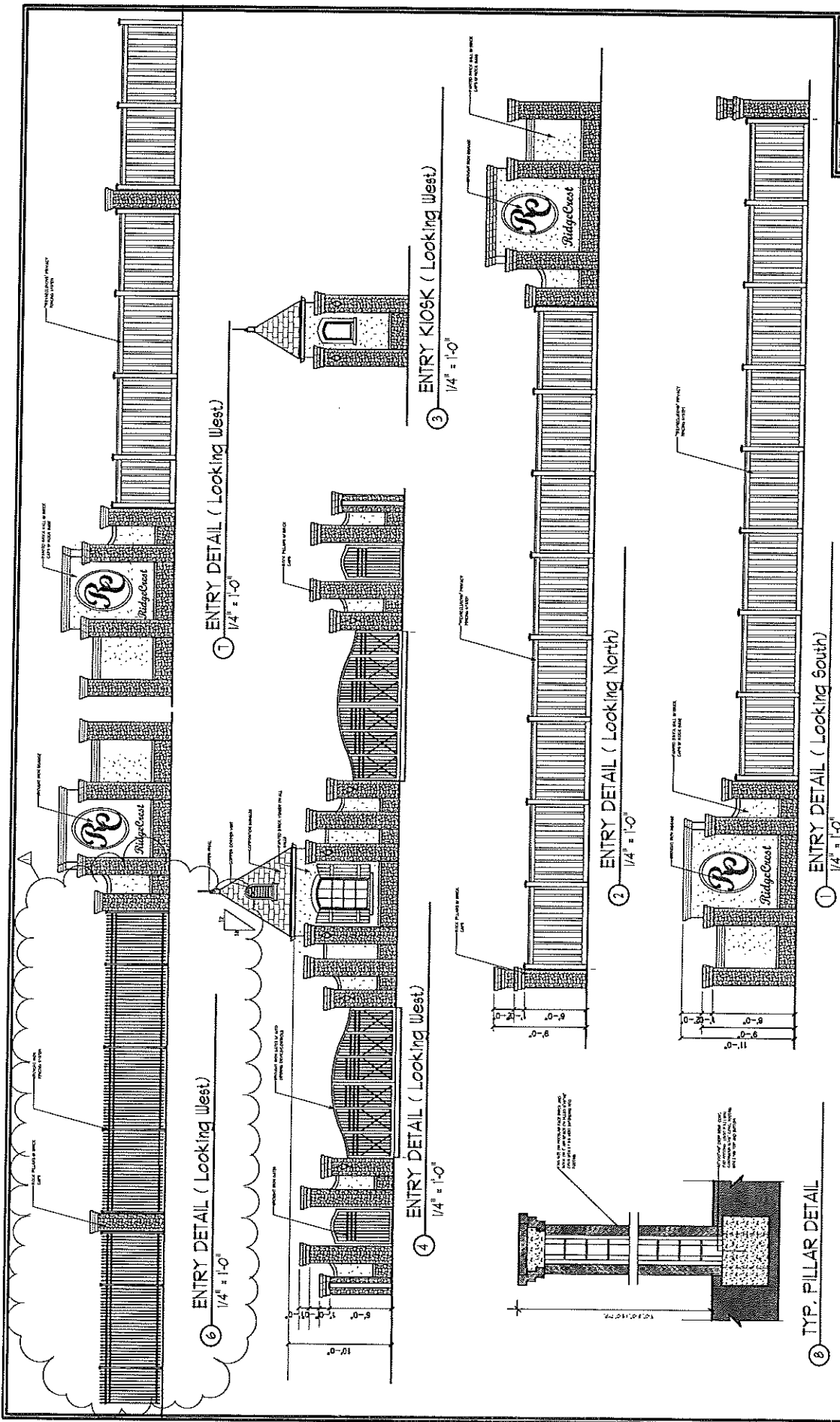
Section 18
Tulsa County

93 Lots - 20,000 Acres

DATE	SCALE
------	-------

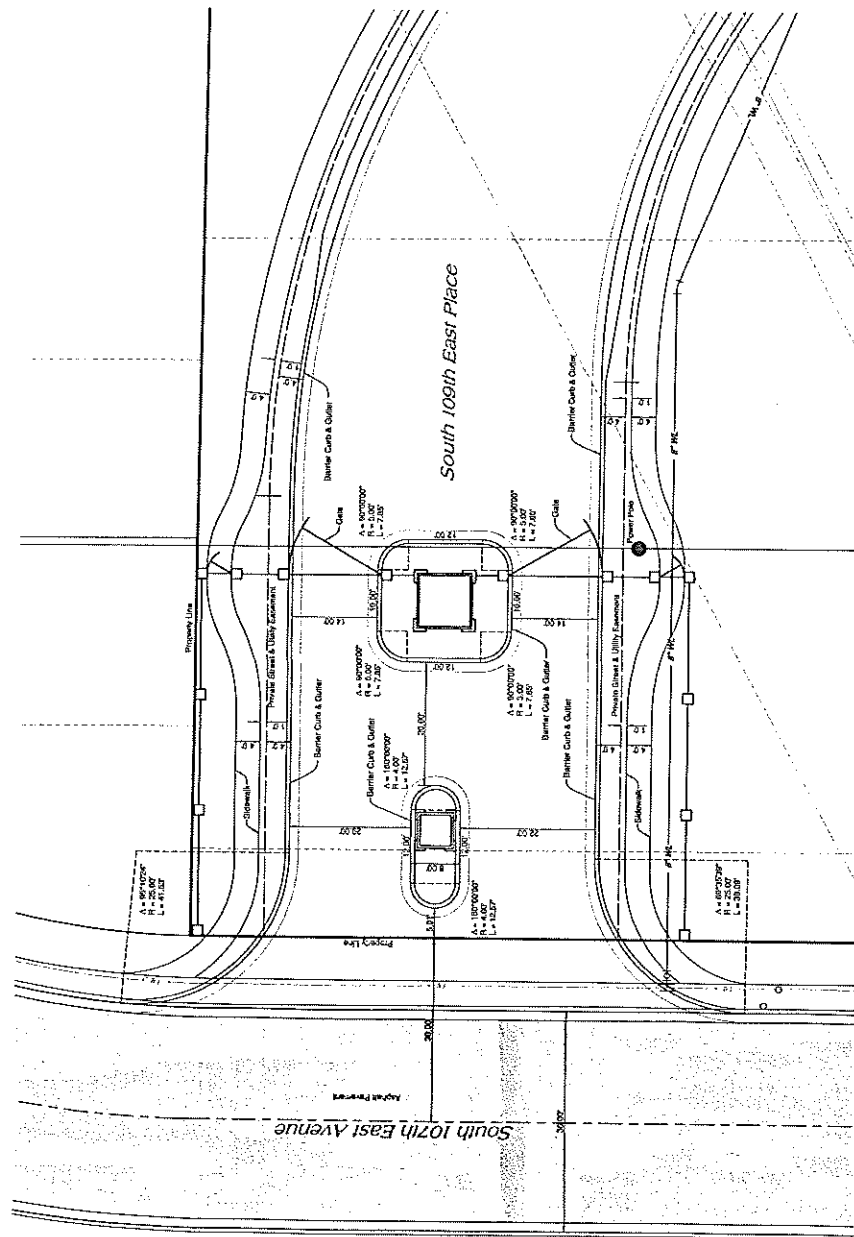
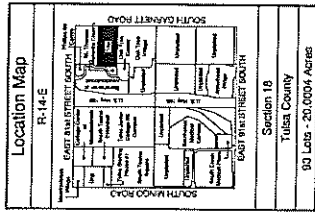
PAGE NO.

A-O.1



REVISIONS DATE 07/10/01 DESCRIPTION DESIGN CHANGE		14650 S. Harvard Bixby, Oklahoma 74008 rangy@architects-ink.com 918-366-8928 Fax: 918-366-6071		PAGE NO. A-1.1 EAST
ARCHITECTS INK ARCHITECTS BUILDING SOLUTIONS		SCALE 1/4" = 1'-0"		PROJECT NO. 00.25.01

24.8



RidgeCrest

Entry Detail at South 107th East Avenue and South 108th East Place

TULSA ENGINEERING & PLANNING ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. 57, EXPIRATION DATE: JUNE 30, 2007
 6727 South 65th East Avenue
 Tulsa, Oklahoma 74130
 Phone: (918) 252-9061

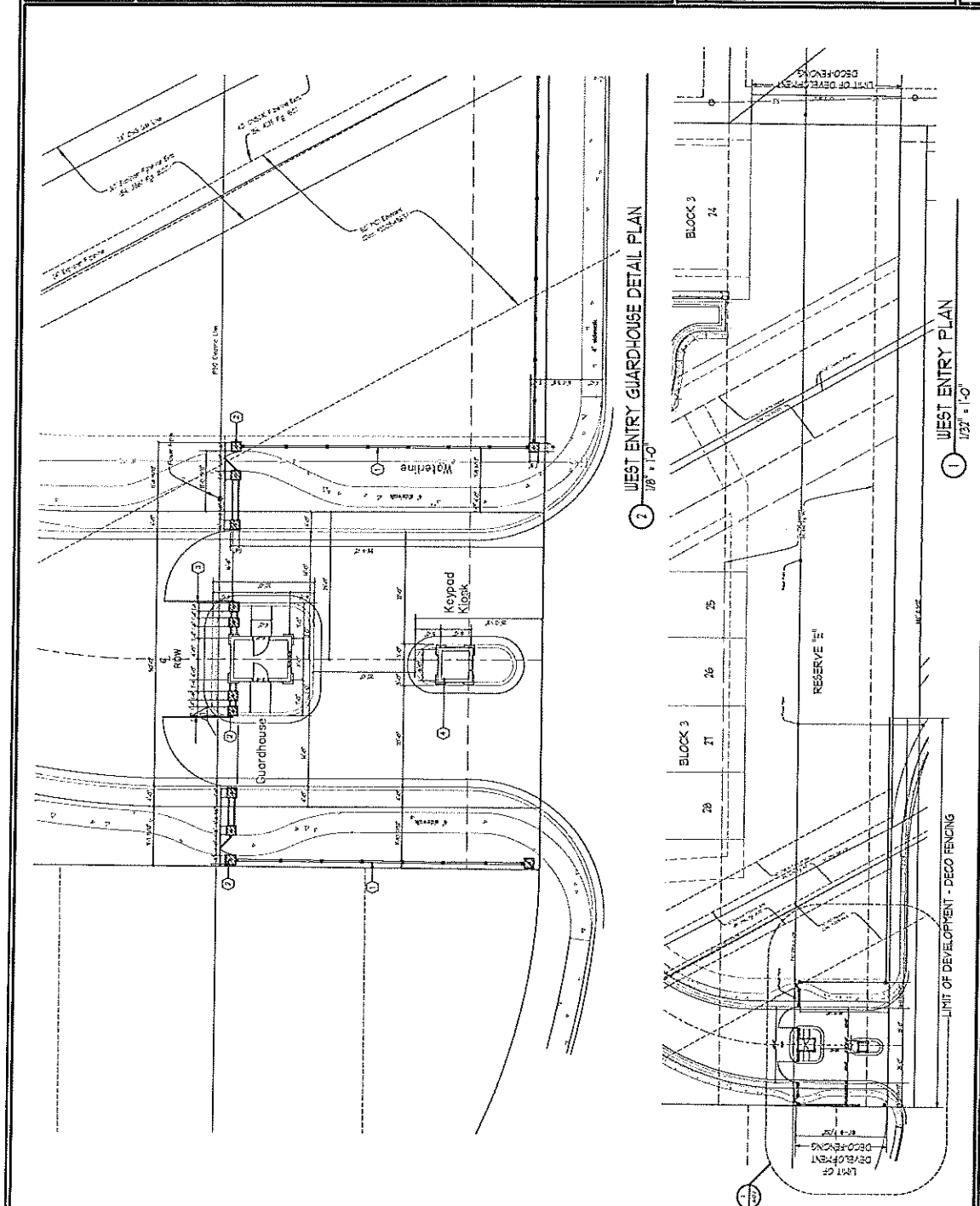


• Land Planning
 • Civil Engineering

DATE: 1-2-07
 FILE: 108th/107th

24.9

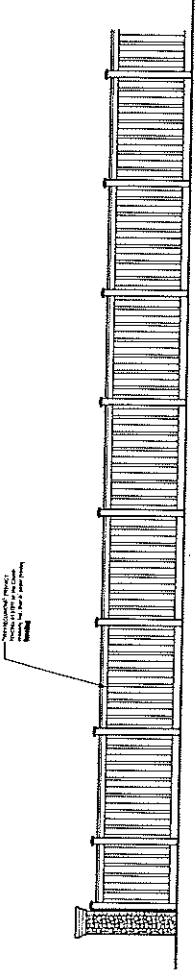
FLOOR PLAN NOTES 1. 1/4" THICKNESS PLUMBING 2. 1/4" THICKNESS PLUMBING 3. 1/4" THICKNESS PLUMBING 4. 1/4" THICKNESS PLUMBING		REVISIONS: DATE: 10/01/01 DESCRIPTION: 1/4" THICKNESS PLUMBING	
CODE SUMMARY APPLICABLE CODE: 1000 BUILDING TYPE: 1000 CONSTRUCTION TYPE: 1000 FINISH TYPE: 1000		BUILDING SUMMARY BUILDING TYPE: 1000 CONSTRUCTION TYPE: 1000 FINISH TYPE: 1000	
WALL SECTION 3/4" - 1'-0"		TYP. WALL SECTION 3/4" - 1'-0"	



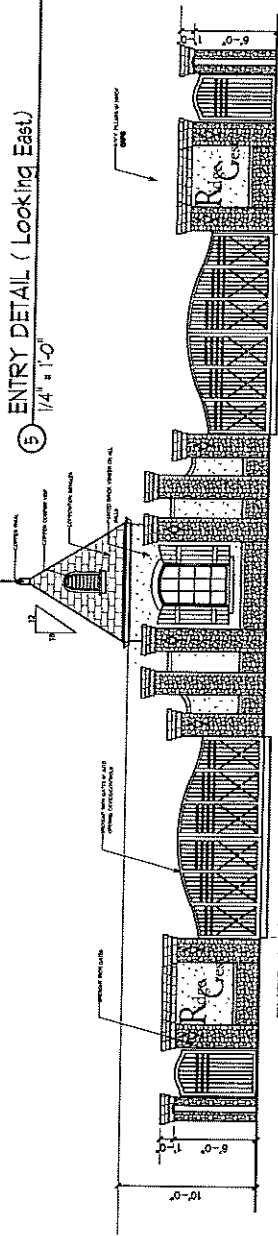
DRAWING INDEX A-0.1 ENTRY PLAN / DETAILS A-0.2 ENTRY DETAIL ELEVATIONS		SITE PLAN LEGEND 1. 1/4" THICKNESS PLUMBING 2. 1/4" THICKNESS PLUMBING 3. 1/4" THICKNESS PLUMBING 4. 1/4" THICKNESS PLUMBING	
LOCATION MAP 1/8" = 1'-0"		RESERVE "B" (ENTRY FEATURE/FENCING) A subdivision in the City of Tulsa, being a part of the NE 1/4 of the NE 1/4 of Section 18, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma	

Architects Aink Architects & Building Solutions 14650 S. Harvard Bixby, Oklahoma 74006 918-366-2838 Fax: 918-366-5071 ainkarchitects@att.net		RidgeCrest RESERVE "B" (ENTRY FEATURE/FENCING) A subdivision in the City of Tulsa, being a part of the NE 1/4 of the NE 1/4 of Section 18, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma	
Architects Aink Architects & Building Solutions 14650 S. Harvard Bixby, Oklahoma 74006 918-366-2838 Fax: 918-366-5071 ainkarchitects@att.net		Architects Aink Architects & Building Solutions 14650 S. Harvard Bixby, Oklahoma 74006 918-366-2838 Fax: 918-366-5071 ainkarchitects@att.net	

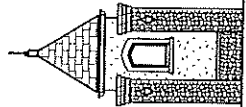
24.10



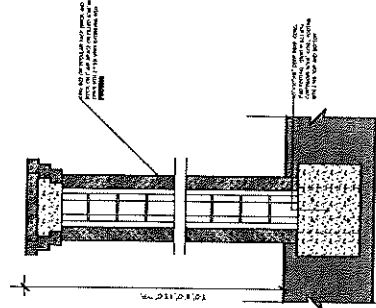
⑤ ENTRY DETAIL (Looking East)
1/4" = 1'-0"



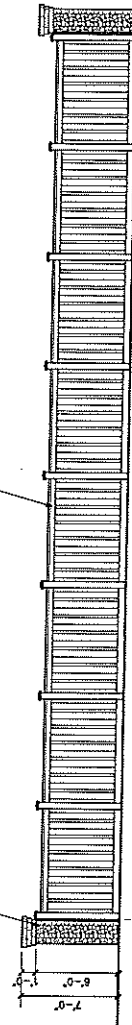
④ ENTRY DETAIL (Looking East)
1/4" = 1'-0"



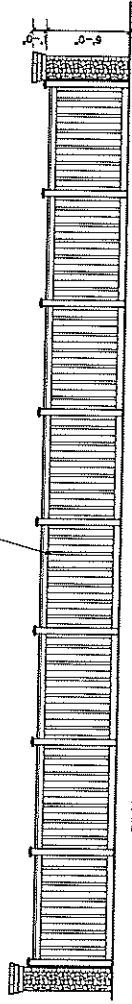
③ ENTRY KIOSK (Looking East)
1/4" = 1'-0"



⑥ TYP. PILLAR DETAIL
1/4" = 1'-0"



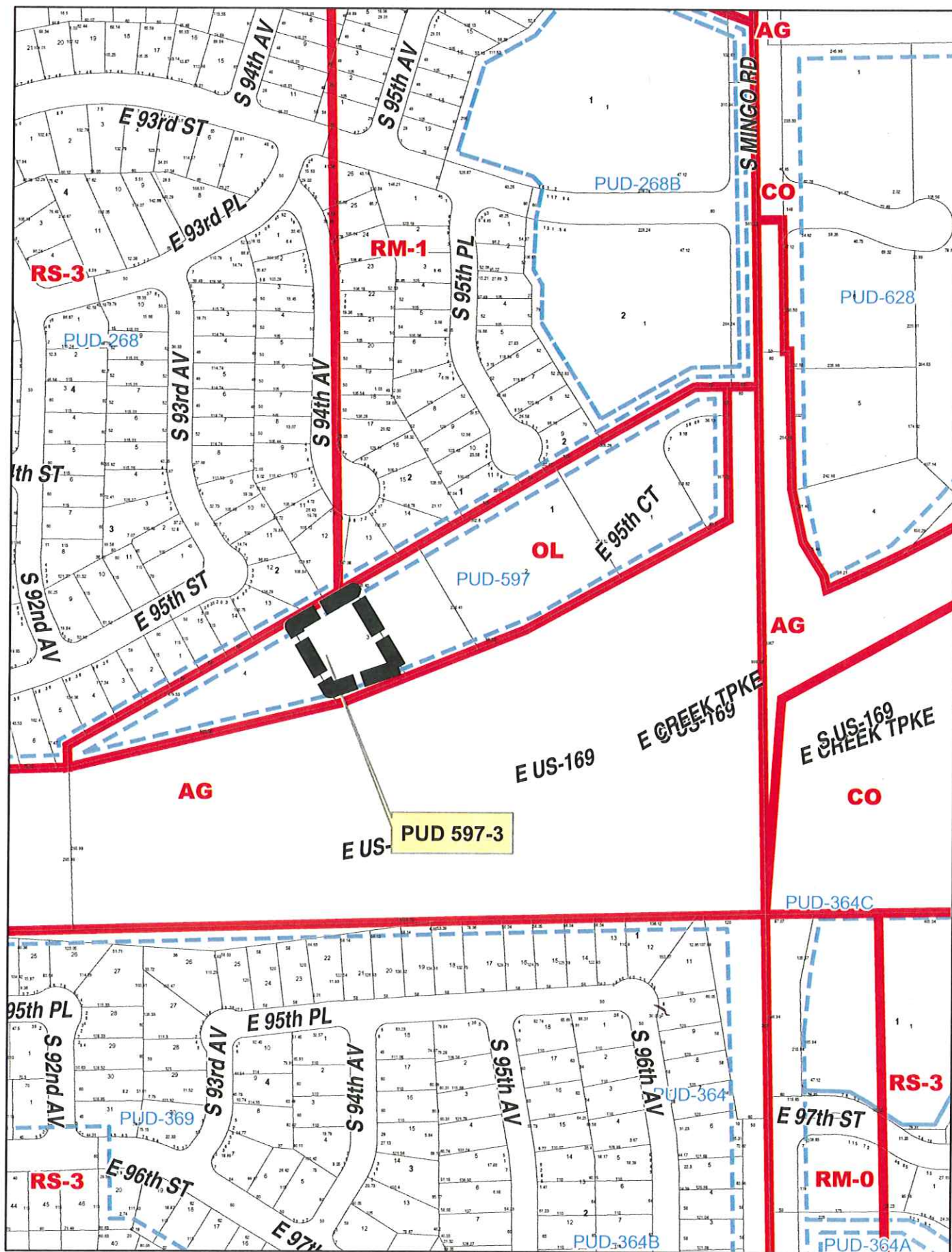
② ENTRY DETAIL (Looking South)
1/4" = 1'-0"



① ENTRY DETAIL (Looking North)
1/4" = 1'-0"

REVISIONS DATE DESCRIPTION	DATE 12.25.07	SCALE
<p>RESERVE "E" (WEST ENTRY FEATURE/FENCING) 9202 S. 10TH. E. AVE. A subdivision in the City of Tulsa, being a part of the NE1/4 of the NE1/4 of Section 18, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma</p>		
<p>RidgeCrest</p>		
<p>Aink Architects 14650 S. Harvard Bixby, Oklahoma 74008 randy@aink.com 918-366-2828 Fax: 918-366-6071</p>		
<p>PAGE NO. A-1.1 WEST</p>		

24.11



STAFF RECOMMENDATION

PUD-597-3: **Detail Site and Landscape Plan** – The Dance Pointe,
9353 E. 95th Ct. South; Tract 1A, Part of Lot 3, Block 1;
9600 Mingo Office Park; OL/PUD

The applicant is requesting approval of a detail site and landscape plan for PUD-597 – Mingo Office Park. The proposed use for Tract 1A, Part of Lot 3, Block 1, Use Unit 11 Office, Studio and Support Services is in conformance with Development Standards of PUD-597.

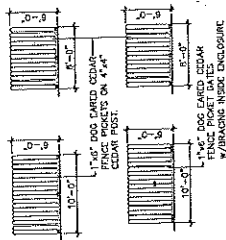
The proposed site plan meets building floor area, height, setback and parking requirements. Access to and within the site is provided from one access point from East 95th Court South as required and one internal access point on the north-east corner of the site providing access from the adjacent lot to the east.

The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer is provided along the north and south boundary of the lot. A six-foot screening fence is provided along the north boundary in conformance with development standards. There are no plans for free-standing light poles in the parking lot, and any lighting attached to the building will be directed down and away from the residential area to the north per the Kennebunkport formula.

PUD development standards state that the internal access drive be setback no less than 50' from the residential development to the north. However, development standards allow deviations from this during detail site plan review. The applicant is proposing the internal access drive to be placed 43' 9 ³/₄" from the residential development area to the north. Because the applicant is seeking a reduction of 6' 2 ¹/₄", there is a six-foot privacy fence located on the lot line in common with the R District and the access drive runs parallel to the R District, staff views this request as minor in nature having no significant impact on the residential development.

Therefore, staff recommends **APPROVAL** of detail site and landscape plans for Tract 1A, Part of Lot 3, Block 1; 9600 Mingo Office Park, PUD-597-3.

(Note: Detail site plan approval does not constitute detail landscaping or sign plan approval.)



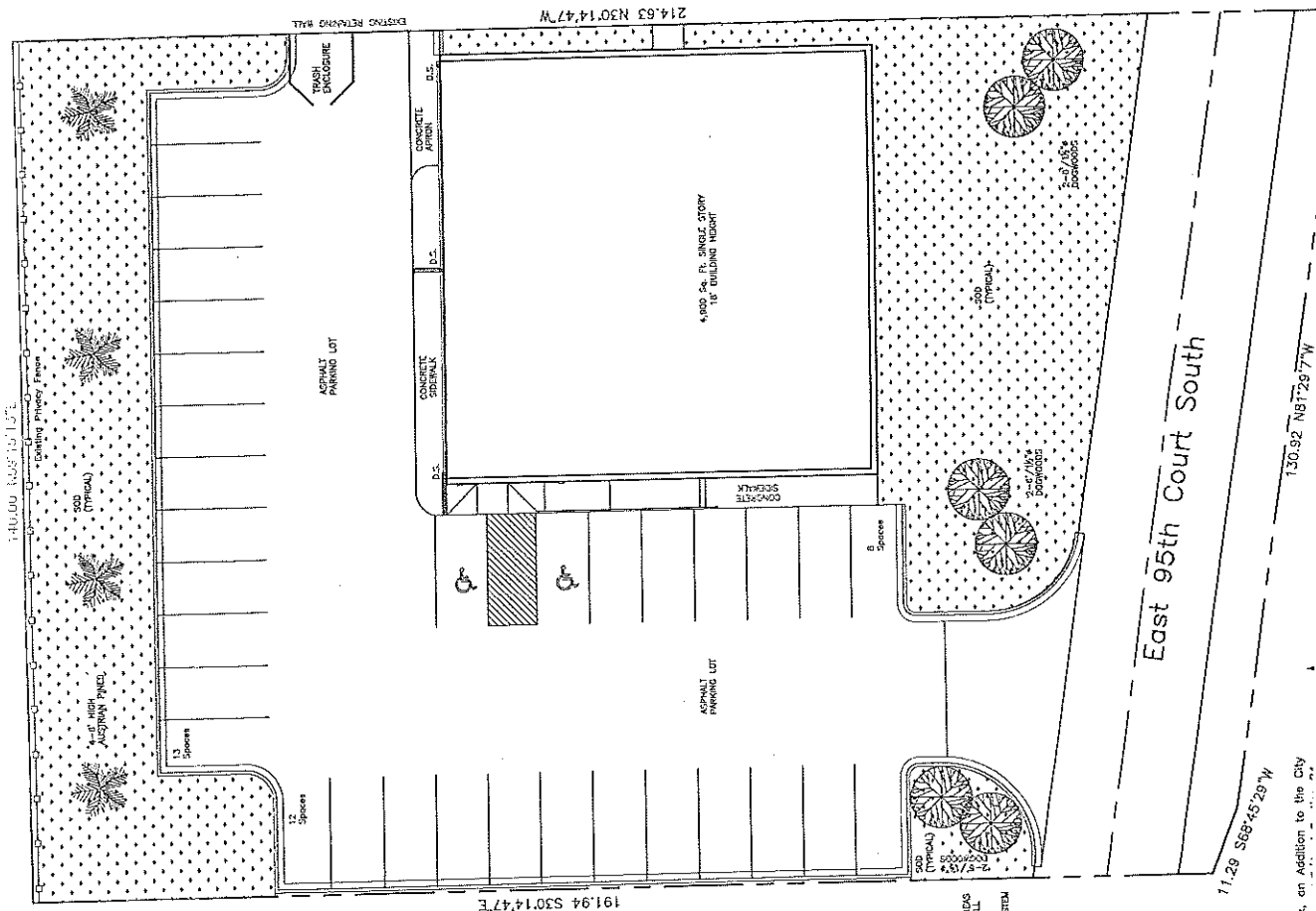
B Trash Enclosure Elevations

ATTACHMENT "A"
 Standardized Notation Box for Detail Landscape Plans
 Detail Landscape Plan
 100% Consideration Plan Number 197
 Development Area:
 1. 100' DATED CIRCULAR
 2. 100' DATED CIRCULAR
 3. 100' DATED CIRCULAR
 4. 100' DATED CIRCULAR
 5. 100' DATED CIRCULAR
 6. 100' DATED CIRCULAR
 7. 100' DATED CIRCULAR
 8. 100' DATED CIRCULAR
 9. 100' DATED CIRCULAR
 10. 100' DATED CIRCULAR
 11. 100' DATED CIRCULAR
 12. 100' DATED CIRCULAR
 13. 100' DATED CIRCULAR
 14. 100' DATED CIRCULAR
 15. 100' DATED CIRCULAR
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 100. 100' DATED CIRCULAR

LANDSCAPE PLAN CONFORMS TO
 THE CITY OF TULSA LANDSCAPE
 PLAN REQUIREMENTS.

LEGAL DESCRIPTION:
 Tract 18 north of Lot 3, Block 1, 8600 Mingo Office Park, an Addition to the City

25.4



STAVA BUILDING CORPORATION
 1525 WEST 35TH AVENUE
 TULSA, OKLAHOMA 74107
 (918) 742-0000
 FAX (918) 742-0001

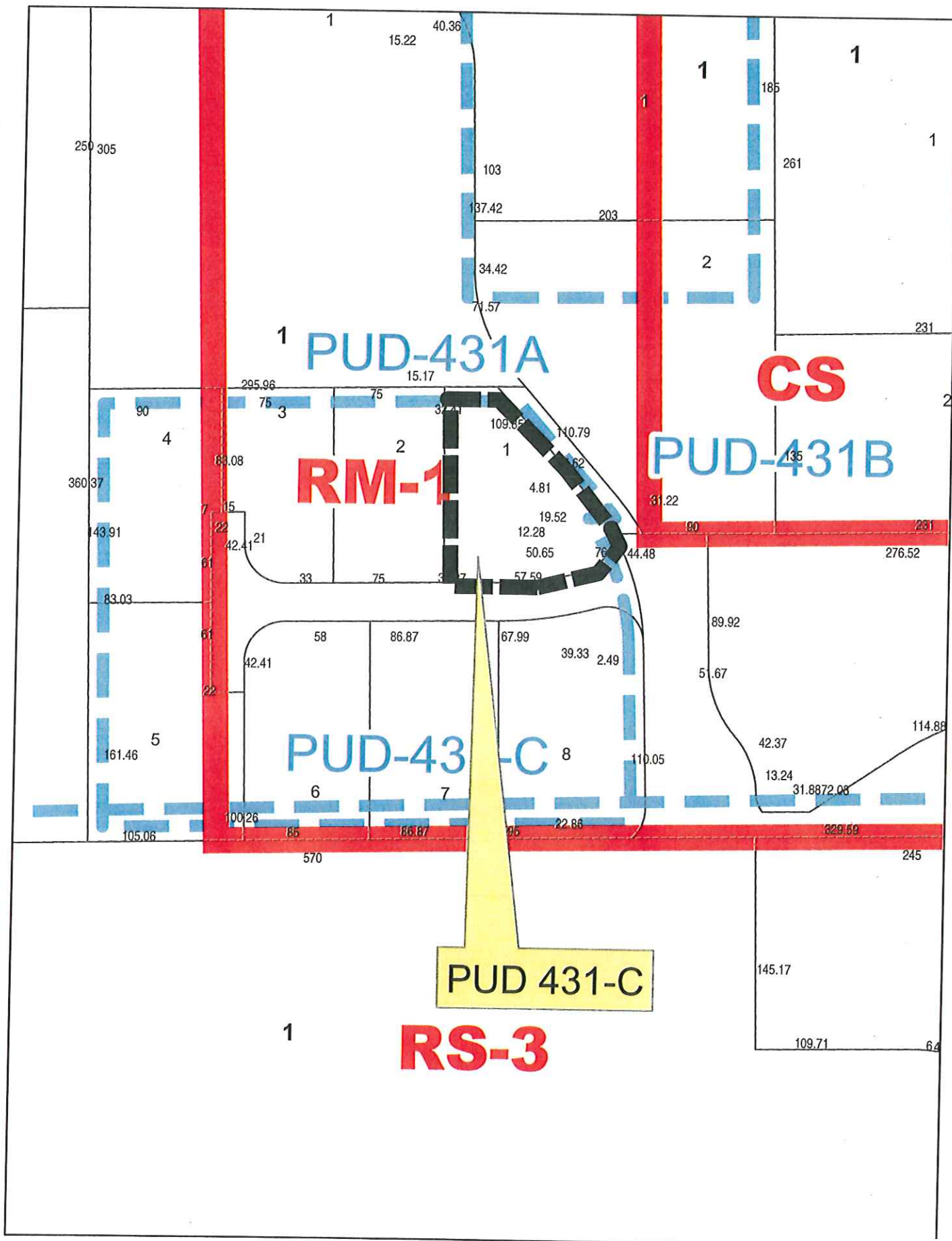
STAVA BUILDING CORPORATION
 1525 WEST 35TH AVENUE
 TULSA, OKLAHOMA 74107
 (918) 742-0000
 FAX (918) 742-0001

THE DANCE POINTE
 9353 East 95th Court South
 Tulsa, Oklahoma

MICHAEL F. DWYER ARCHITECT
 230 Bar Windsor Road
 Muskogee, Oklahoma 74458
 1-207-546-2346

OKLAHOMA STATE UNIVERSITY
 1000 S. R. SINGLE STORY
 18' BUILDING HEIGHT

OKLAHOMA STATE UNIVERSITY
 1000 S. R. SINGLE STORY
 18' BUILDING HEIGHT



January 9, 2008
(Continued from 12/19/07)

STAFF RECOMMENDATION

PUD-431-C: Detail Site Plan – Copper Oaks Office Park; 6321 E. 102nd St. S.; Lot 1, Block 1 – Copper Oaks Office Park; CS

The applicant is requesting approval of a detail site plan for Lot 1, Block 1, Copper Oaks Office Park. The proposed use, Use Unit 11, Offices, Studios and Support Services is in conformance with Development Standards of PUD-431-C.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from two access points; one on the south from 102nd Street and a mutual access easement on the eastern portion of the lot with Lot 2, Block 1 – South Tulsa Baptist Church Extended (plat no. 6034). The site meets parking and landscape requirements per development standards and the Zoning Code, and a landscaped buffer is provided along the north and west boundary, and along lot frontages in conformance with PUD development standards and the Zoning Code.

The detail site plan is missing required sidewalks along the mutual access easement along the eastern boundary of the lot, and along South 102nd Streets as required by PUD development standards. However, staff did verify with the applicant that sidewalks will be added to the site plan, prior to approval by the TMAPC staff.

Therefore, staff recommends **APPROVAL** of detail plan for PUD-431-C - Copper Oaks Office Park subject to the following minor revisions to the detail site plan submitted: add sidewalks along east boundary of the PUD/mutual access easement with Lot 2, Block 1 – South Tulsa Baptist Church Extended (plat no. 6034) and along 102nd Street South

(Note: Detail site plan approval does not constitute landscape, lighting or sign plan approval.)

26.2

FOUND 3/8" IRON PIN

N09°53'18"E 36.41'

GAS PIPELINE MARKER

FOUND 3/8" IRON PIN

SANITARY SEWER MANHOLE

SANITARY TEE MARKER

2 STORY BUILDING FINISHED FLOOR 74L2I

DUE NORTH 131°13'E 74.75'

FOOTING

5' UTILITY EASEMENT

LOT I BLOCK I CUPPER OAKS OFFICE PARK PLAT NO. 6147

R=237' L=57.59'

EAST 102nd STREET SOUTH

LEGEND

- P - DENOTES PAVING
- TW - DENOTES TOP OF WALK
- NG - DENOTES NATURAL GROUND
- TC - TOP OF CURB
- W - DENOTES WATER LINE
- SA - DENOTES SANITARY SEWER

PARKING

REQUIRED	ACTUAL
13 STANDARD	14 STANDARD
1 HANDICAP	1 HANDICAP

TOTAL DISTURBED AREA - 10,960 S.F.
EXISTING IMPERVIOUS AREA - NONE
PROPOSED IMPERVIOUS AREA - 8,507 S.F.

AREA CALCULATIONS:
 $A = 0.25 \text{ AC}$
 $C = 0.98$
 $I = 12$
 $Q = 2.94 \text{ c.f.s.}$

4.7 L.F. 18" PIPE ON 10%
 $Q_{10\%} = 2.94 \text{ c.f.s.}$
 $Q_{12\%} = 5.61 \text{ c.f.s.}$

CONCRETE DRAINAGE INLET
APPROXIMATE LOCATION WITH REFERENCE TO 3'-O.D. INLET

NEW PARKING
EXISTING E. 102nd ST.
735.98 F.
736.00 F.
734.73 F.
734.73 F.

EXIST. 18" P.P.E. (PUBLIC)

AREA CALCULATIONS:
 $A = 0.25 \text{ AC}$
 $C = 0.98$
 $I = 12$
 $Q = 2.94 \text{ c.f.s.}$

NOTE:
ALL DIMENSIONS ARE TO
BE VERIFIED IN THE FIELD
FROM ARCHITECT DRAWINGS
PRIOR TO CONSTRUCTION.

Jack C. Cox
12-17-02



Prepared by: COX & ASSOCIATES, INC. - 7935 East 57th Street South - Tulsa, Oklahoma 74145 - Tel. (918) 664-3337

077-5

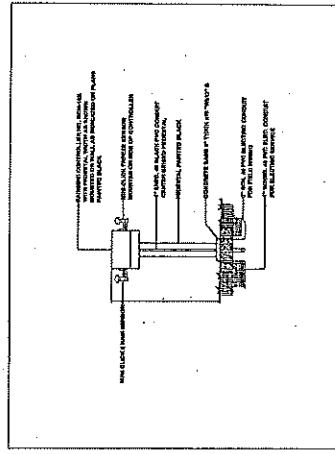
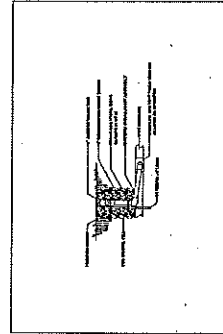
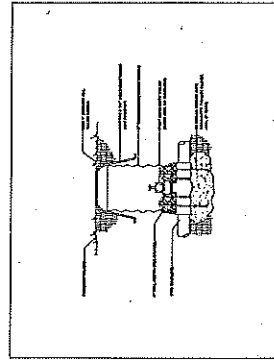
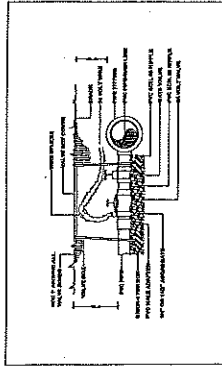
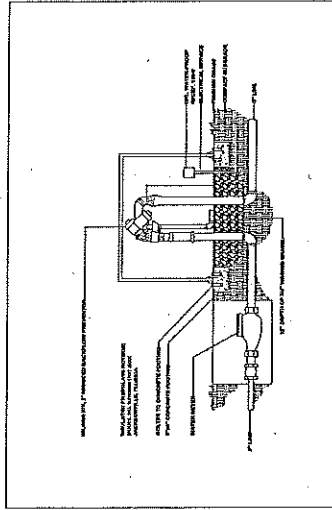
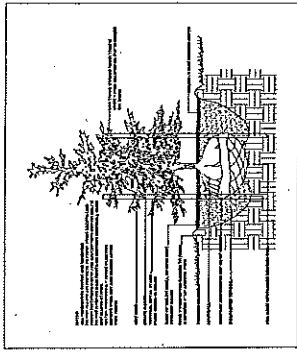
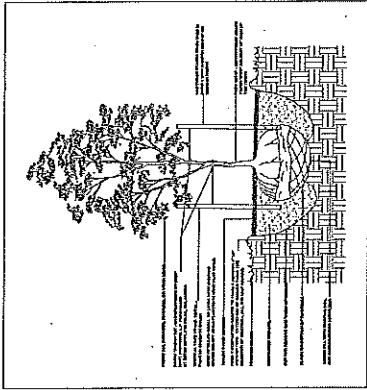
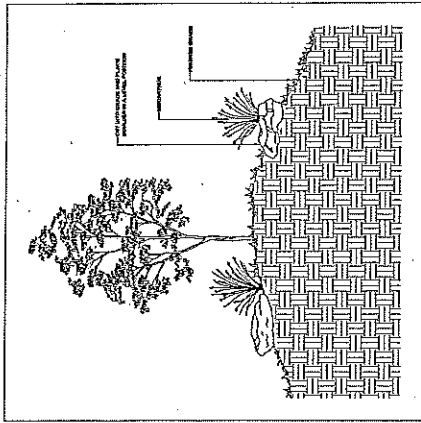
26.3

Lot 2-Block 1
South Tulsa
Baptist Church
Extended
Plat 6034



26.5

LANDSCAPE DETAILS



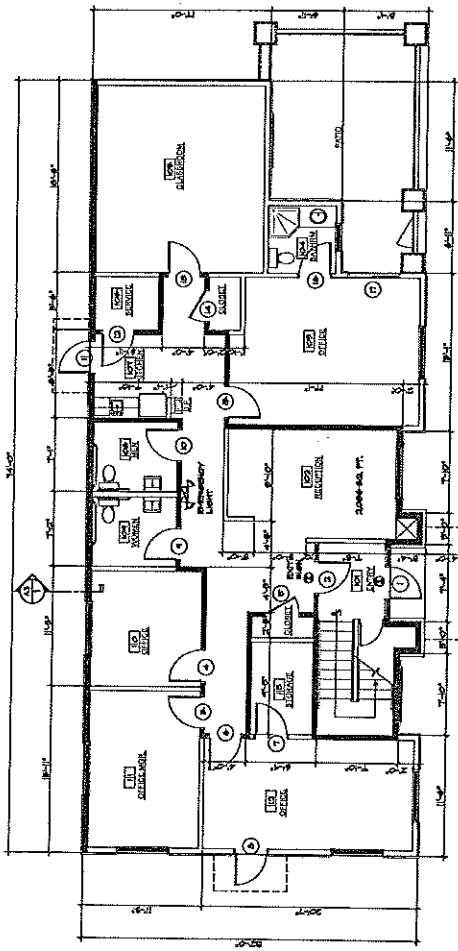
ALVIN L. MCCREARY ARCHITECT 2501 E. 51st STREET, SUITE 200 TULSA, OK 74105 PHONE: (918) 744-2221 FAX: (918) 744-2207		LOT 1, BLOCK 1 TULSA, OKLAHOMA		DATE: 08/01/07 JOB NO.: FLOOR PLAN: PAGE: 1
COPYRIGHT BY AL. MCCREARY & ASSOCIATES. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF AL. MCCREARY & ASSOCIATES.				



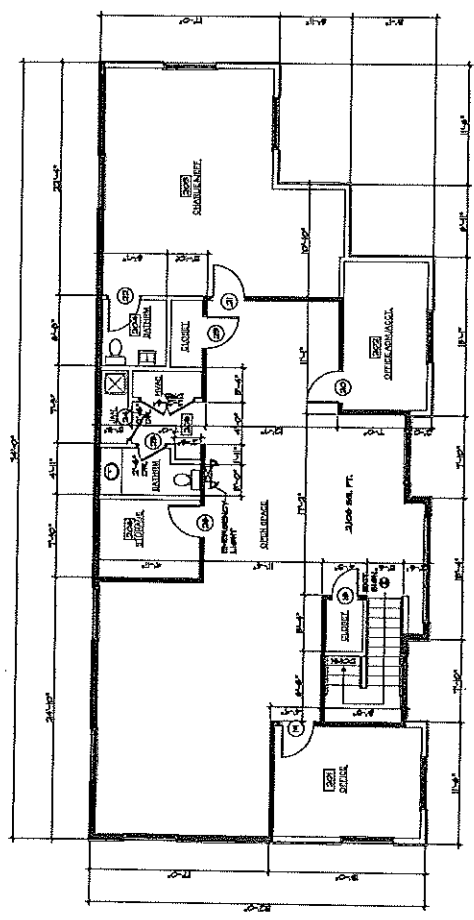
NOTES:

1. REFER TO SHEETS A-1 AND A-2 FOR ADA COMPLIANCE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL CONCRETE SHALL BE 4000 PSI.
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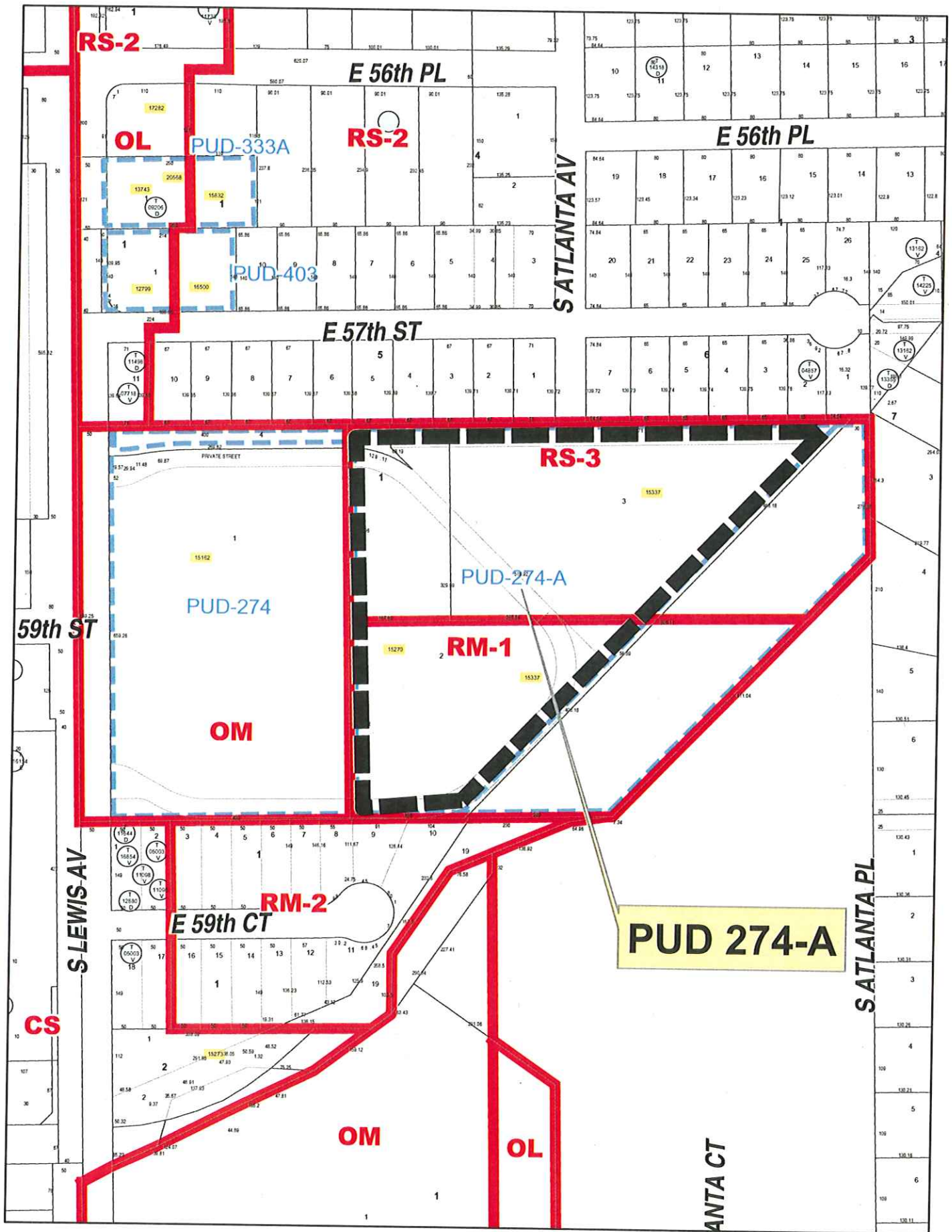
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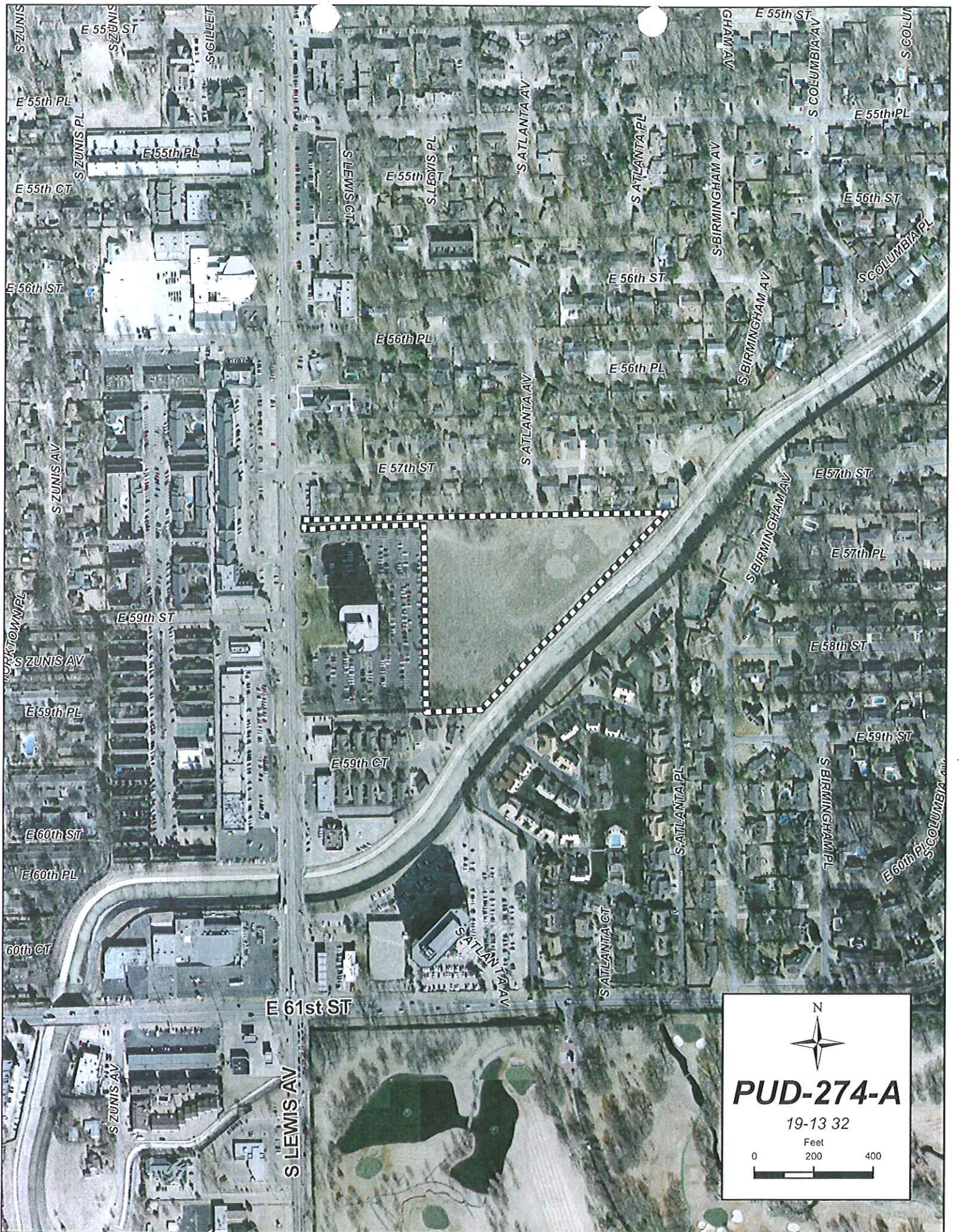


1 FIRST FLOOR PLAN
 30'0" x 100'0"



2 SECOND FLOOR PLAN
 30'0" x 100'0"





N

PUD-274-A

19-13 32

Feet

0 200 400

January 9, 2008

STAFF RECOMMENDATION

PUD-274-A:

Detail Site Plan – Stone Gate - North-east of the north-east corner of East 61st St. South and Lewis Ave.; Lot 1 (re-plat of Lots 2, 3, and part of 5), Block 1- One Summit Plaza; RS-3/RM-1/OM/PUD; PD-18; CD-9.

The applicant is requesting approval of a detail site plan for PUD-274-A – Stone Gate. The proposed use for Development Area E (formally Development Areas C & D of PUD 274), Use Unit 2 – Nursing Home is in conformance with Development Standards of PUD-274-A.

The proposed site plan meets building floor area, height and setback requirements per PUD development standards. Parking requirements have been met per the Zoning Code and PUD development standards using .35 parking spaces per bed.

Access to and within the site is provided by two mutual access easements; one from the northwest corner of the Development Area and one from the south west corner, through Lot 1, Block 1 – One Summit Plaza to Lewis Avenue. Pedestrian circulation is provided by sidewalks throughout the Development Area which are separate from all parking spaces and drive aisles, and connect all buildings to parking areas and accessory structures.

Proposed sight lighting complies with development standards and the Zoning Code per application of the Kennebunkport Formula. Screening has been provided along the north and south boundary and surrounding all trash enclosures in conformance with the PUD development standards.

Landscaping exceeds the 15% PUD requirement, and a 40' landscaping strip has been provided on the north boundary of the PUD providing a buffer between the Development Area and Block 5 of the Amended South Lewis Terrace Addition.

PUD 274-A is being re-plated as minor subdivision plat Stone Gate.

Therefore, staff recommends **APPROVAL** of the detail site plans for PUD-274 – A, Stone Gate.

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

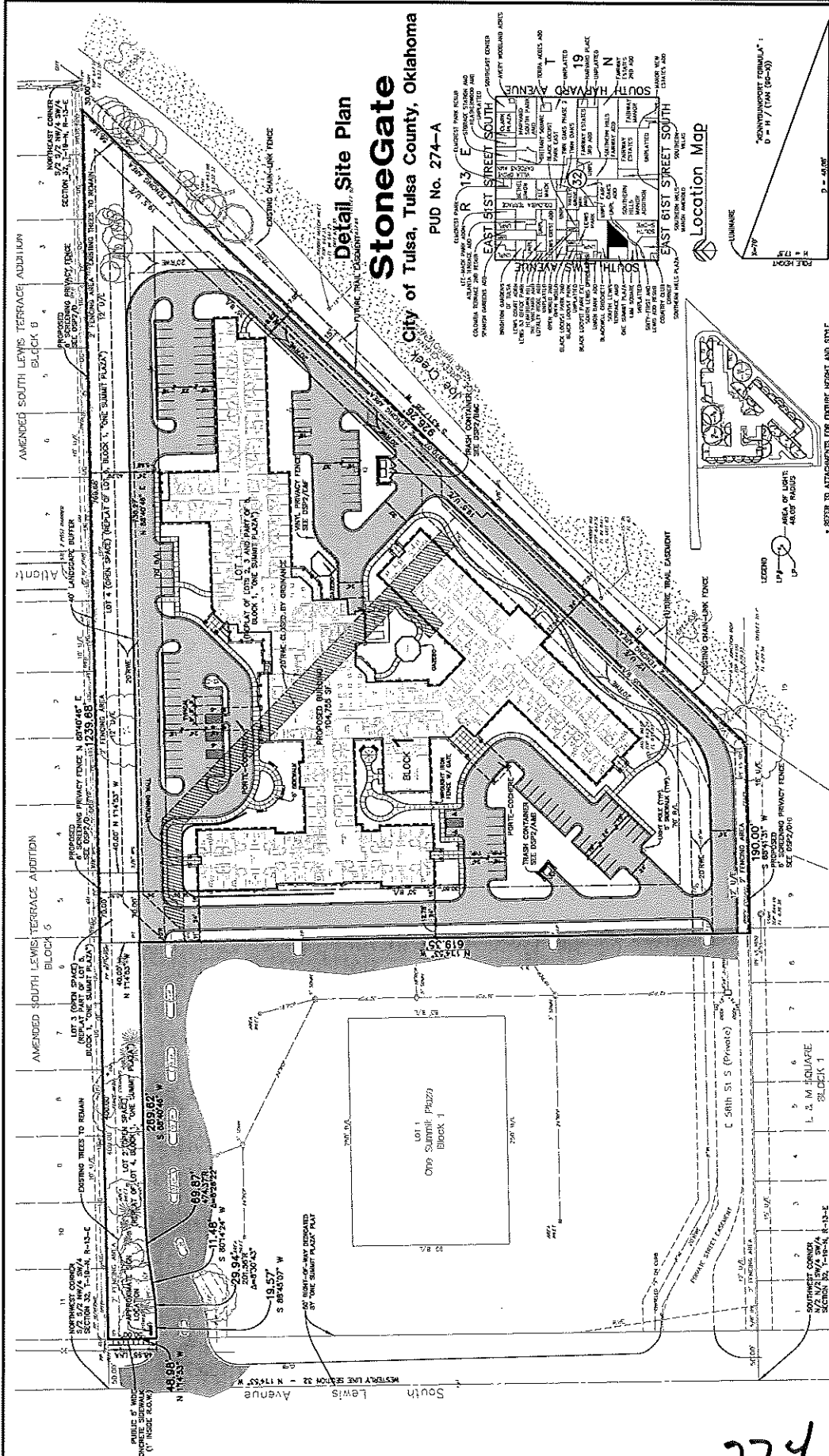
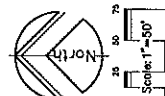
Tanner Consulting, LLC

CIVIL ENGINEERING ARCHITECTURE LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE
3025 SOUTH LINDA AVENUE SUITE C-749D
PHOENIX, ARIZONA 85026
PHONE (602) 745-3833 FAX (602) 745-3838
WWW.TANNERCONSULTING.LLC E-MAIL TANNER@TANNERCONSULTING.COM

StoneGate
TULSA, OKLAHOMA
Detailed Site Plan
PUD-274-A



DATE	12/22/02
TIME	1:50

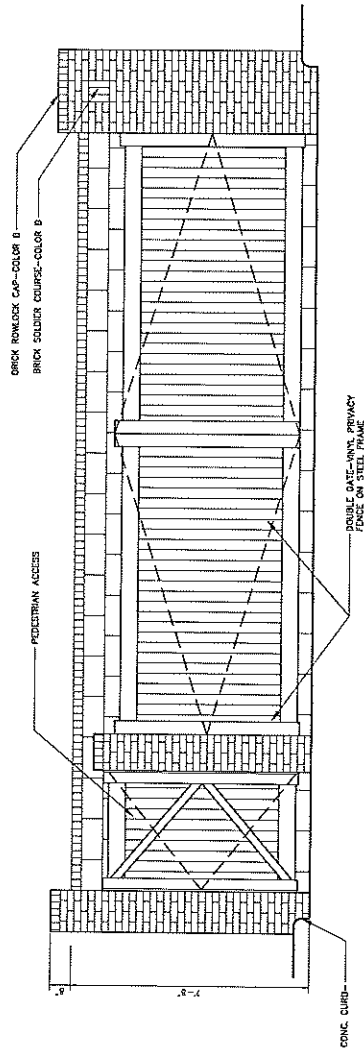


Site Lighting Diagram

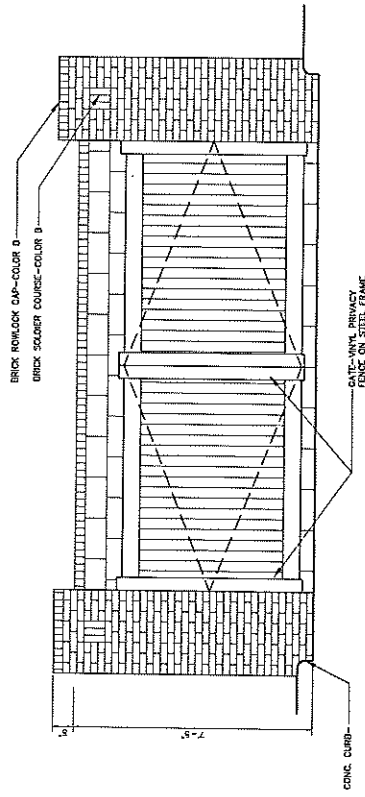
B Site Lighting Diagram Plan

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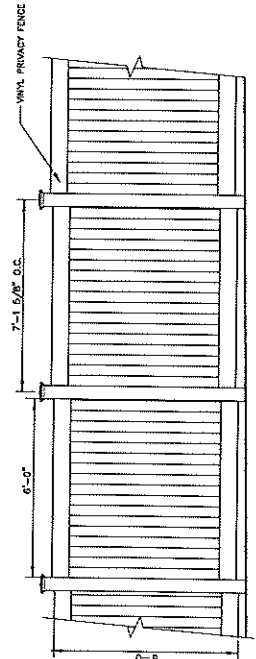
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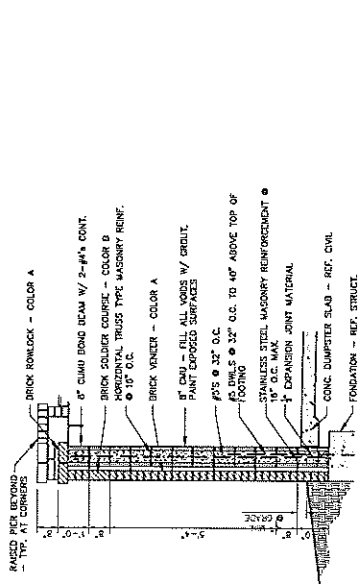
A TRASH ENCLOSURE DETAIL
SCALE 1"=2'



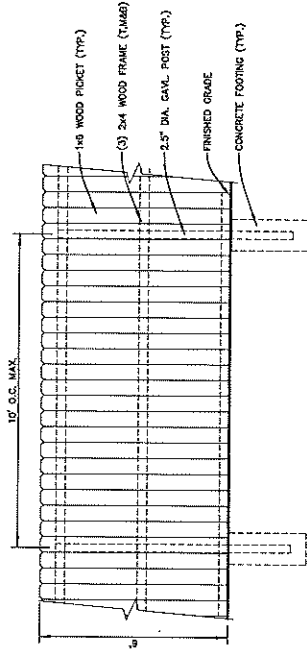
© TRASH ENCLOSURE DETAIL



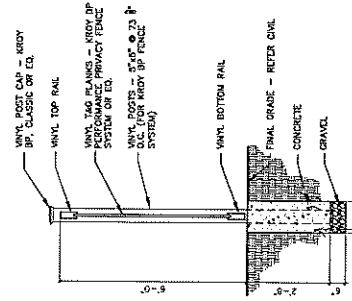
E VINYL FENCE DETAIL
SCALE 1"=2'



TRASH ENCLOSURE DETAIL
SCALE: 1"=2'



PRIVACY FENCE DETAIL



F VINYL FENCE DETAIL
SCALE: 1"=4'

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SCALE	1"=80'
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VERTICAL	
PLOT DATE	12/9/87
SHEET NO.	OF
DRAWN BY	
CHECKED BY	
DATE	

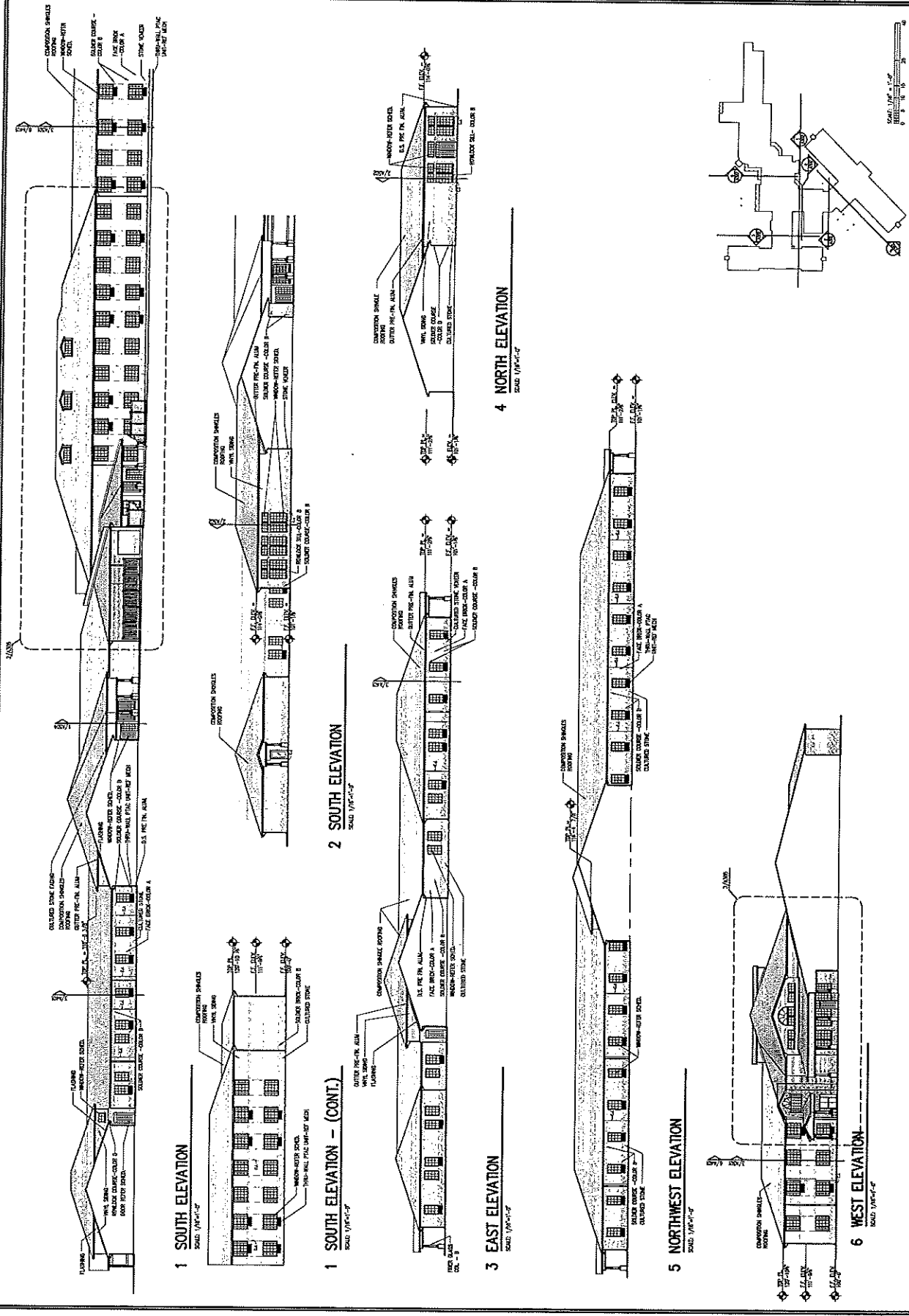
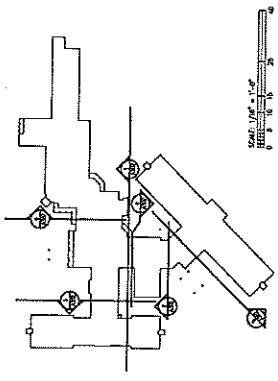
8.12

DATE	12/14/07
CREATED BY	JMaBry
CHECKED BY	
SCALE	1/8"=1'-0"



BUNDY, YOUNG, SIMS & POTTER, INC.
ARCHITECTS/PLANNERS/INTERIOR DESIGN
1205 N. 17th Street - Suite 200
Tulsa, Oklahoma 74103
Tel: (918) 763-1212
Fax: (918) 763-1213
E-mail: bry@byp.com

STONE GATE SENIOR CARE
A NEW SENIOR LIVING FACILITY FOR:
OKLAHOMA



27.9

DATE: 12/14/07

PROJECT: A303

DESCRIPTION: EXTERIOR ELEVATIONS

DATE	12/14/07
DESIGNED BY	20
DRAWN BY	20
CHECKED BY	20
DATE	12/14/07

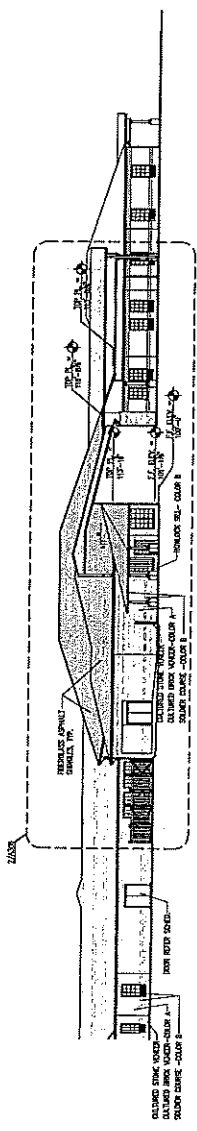
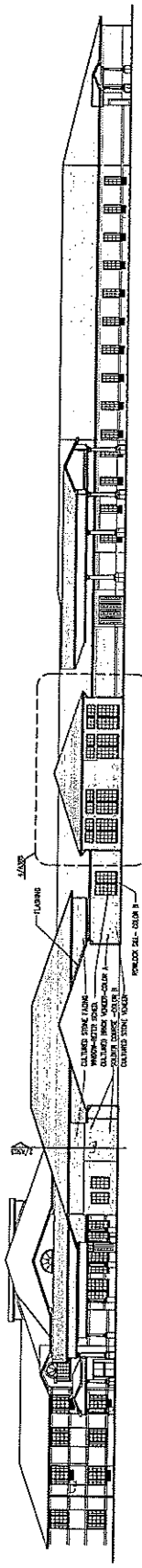
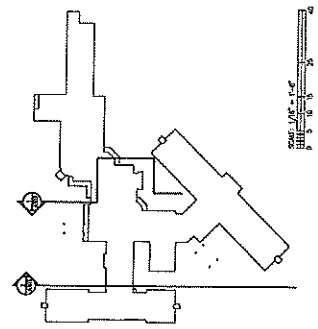


BUNDY, YOUNG, SIMS & POTTER, INC.
ARCHITECTS/PLANNERS/INTERIOR DESIGN
1005 NORTH STATE - SUITE 200
TULSA, OKLA. 74103
TEL: (918) 731-2424
FAX: (918) 731-2112
E-mail: bsp@byp.com
DAN BUNDY, AIA NEW YORK, NY (914) 351-1900
BOB SIMS, AIA DALLAS, TX (214) 343-1100
DAVID POTTER, AIA

STONE GATE SENIOR CARE
A NEW SENIOR LIVING FACILITY FOR:
TULSA
OKLAHOMA



STATE OF OKLAHOMA
DAVID POTTER, AIA
NO. 2661
EXPIRES 6/30/08

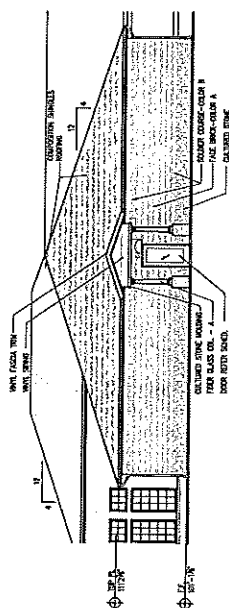
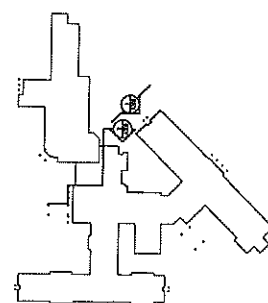


STONE GATE SENIOR CARE

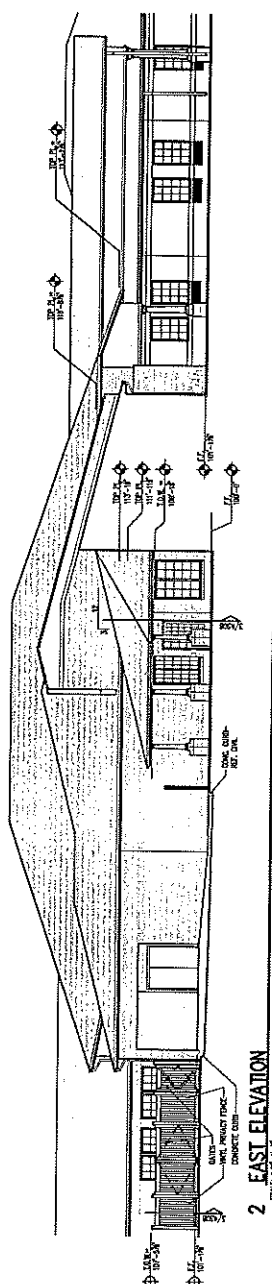
A NEW SENIOR LIVING FACILITY FOR:

TUSA

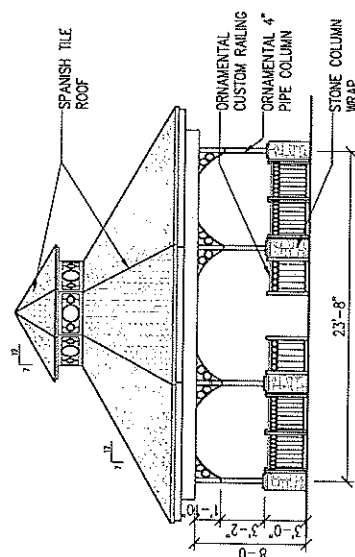
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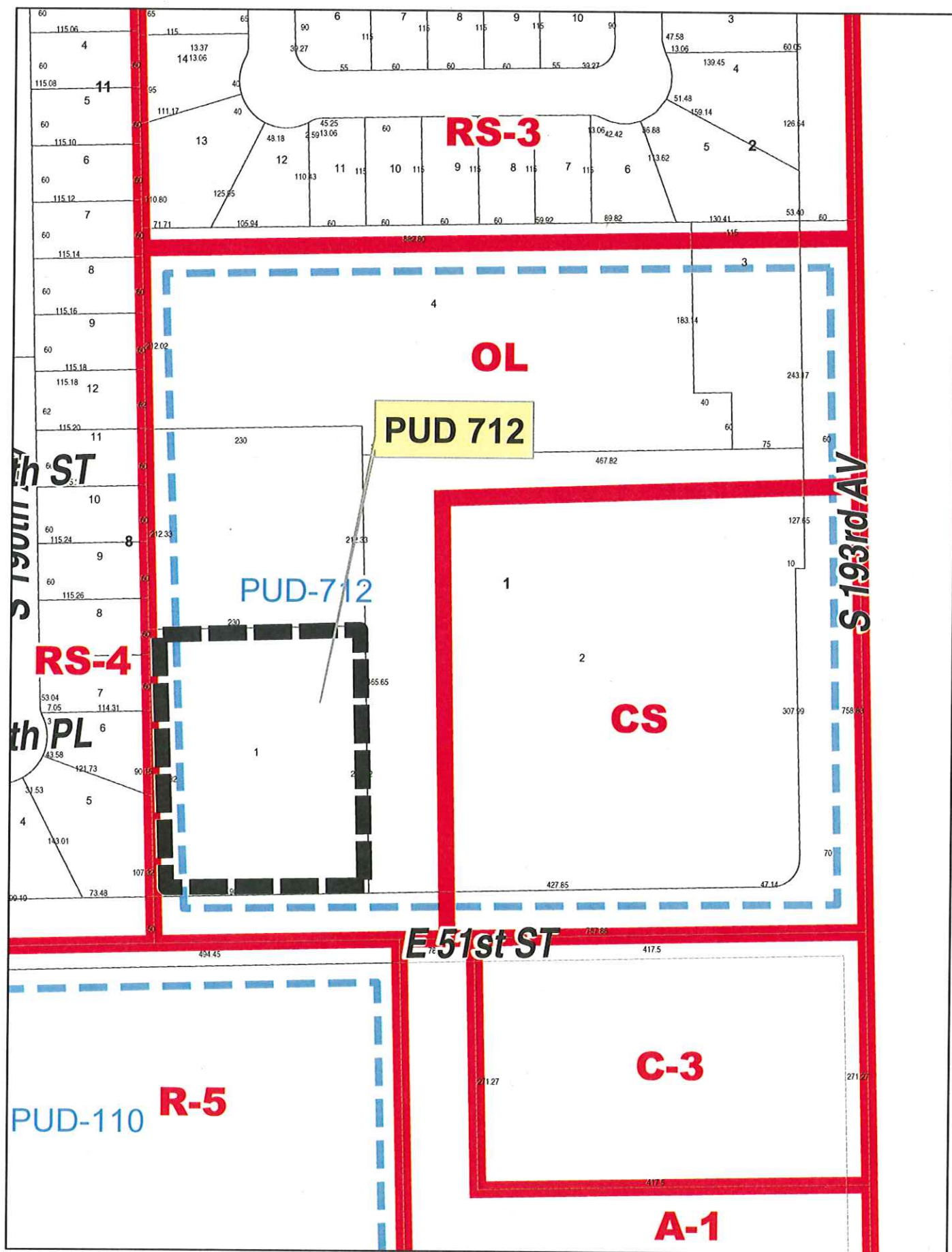
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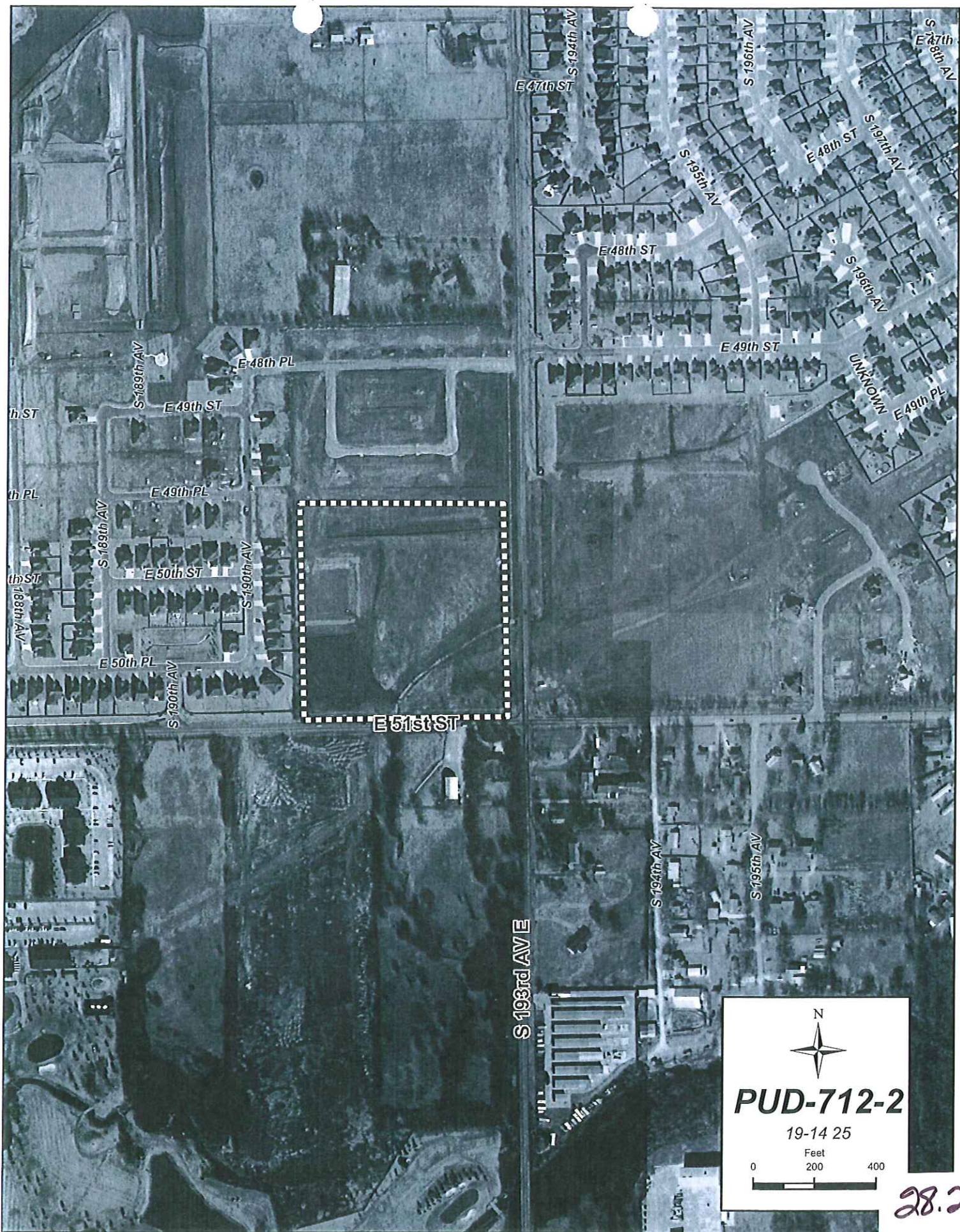


2 EAST ELEVATION



3 GAZEBO ELEVATION





N

PUD-712-2

19-14 25

Feet
0 200 400

28.2

January 9, 2008

STAFF RECOMMENDATION

PUD-712:

Detail Site Plan – Goodwill at Stonecreek – 19107
E. 51st St. South; Lot 1, Block 1- Development Area
A, Stone Creek Commercial; CS/OL/ PUD; PD-17;
CD-6.

The applicant is requesting approval of a detail site plan for PUD-712-2 – Stone Creek Commercial Center. The proposed use for Development Area A, Use Unit 14 – Shopping Goods and Services is in conformance with Development Standards of PUD-712 and Minor Amendments PUD 712-1 and PUD 712-2.

The proposed site plan meets building floor area, height and setback requirements. Parking requirements have been met per the Zoning Code and PUD development standards. Access to the site is provided from an access drive from 51st Street as required and within the site from an internal access point on the south east corner of the site providing internal circulation from Block 1, Lot 2, Development Area A of the same PUD. A 4' wide sidewalk is proposed along 51st St. South as required, and a 6' screening wall will be provided along the west boundary of the PUD and surrounding all trash enclosures in conformance with the PUD development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for PUD-712 –, Development Area A, Lot 1, Block 1 - Stone Creek Commercial Center.

(Note: Detail site plan approval does not constitute detail landscape, lighting or sign plan approval.)

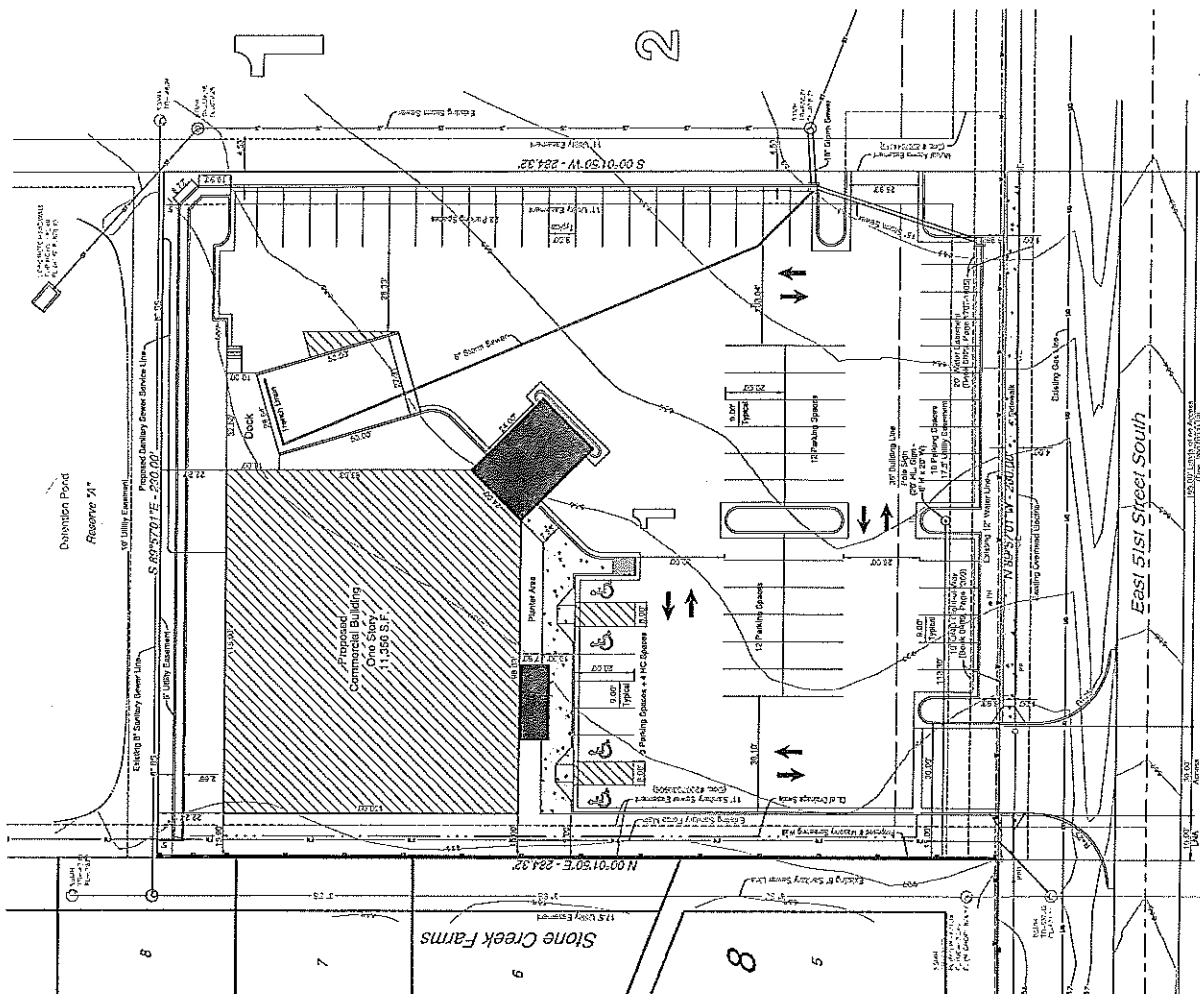
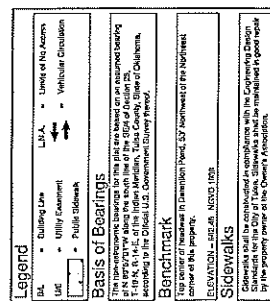
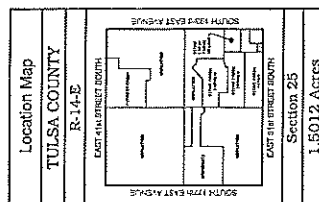
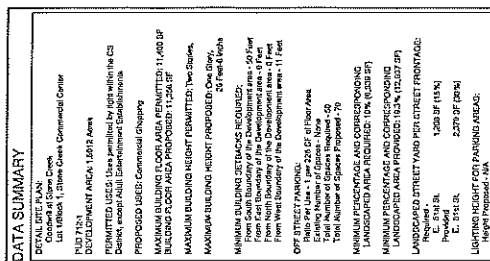
Goodwill
AT STONE CREEK

A subdivision in the City of Tulsa being a part of the SE/4 of the SE/4 of Section 25, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Turned Engineering & Planning Associates, Inc.
1st Oklahoma company
0737 South 05th East Avenue
Tulsa, Oklahoma 74106

10212521021



Goodwill at Stone Creek
Date: 11/20/2007
Sheet 1 of 1

0-927-9826 Bell Elite Modem/Modem Plus Plan AZ only from 11:00am - 11:59 PM

28.4

Detail Landscape Plan
Planned Unit Development No. 712-1

Goodwill
AT STONE CREEK

Lot 1, Block 1, Stone Creek Commercial Center
19107 East 51st Street South

OWNER / DEVELOPER
Goodwill Industries of Tulsa, Inc.
2000 Southwest Blvd.
Tulsa, Oklahoma 74157-0811
918.664.7291





ENGINEER/SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8727 South 85th East Avenue
Tulsa, Oklahoma 74133

D18-252-0921

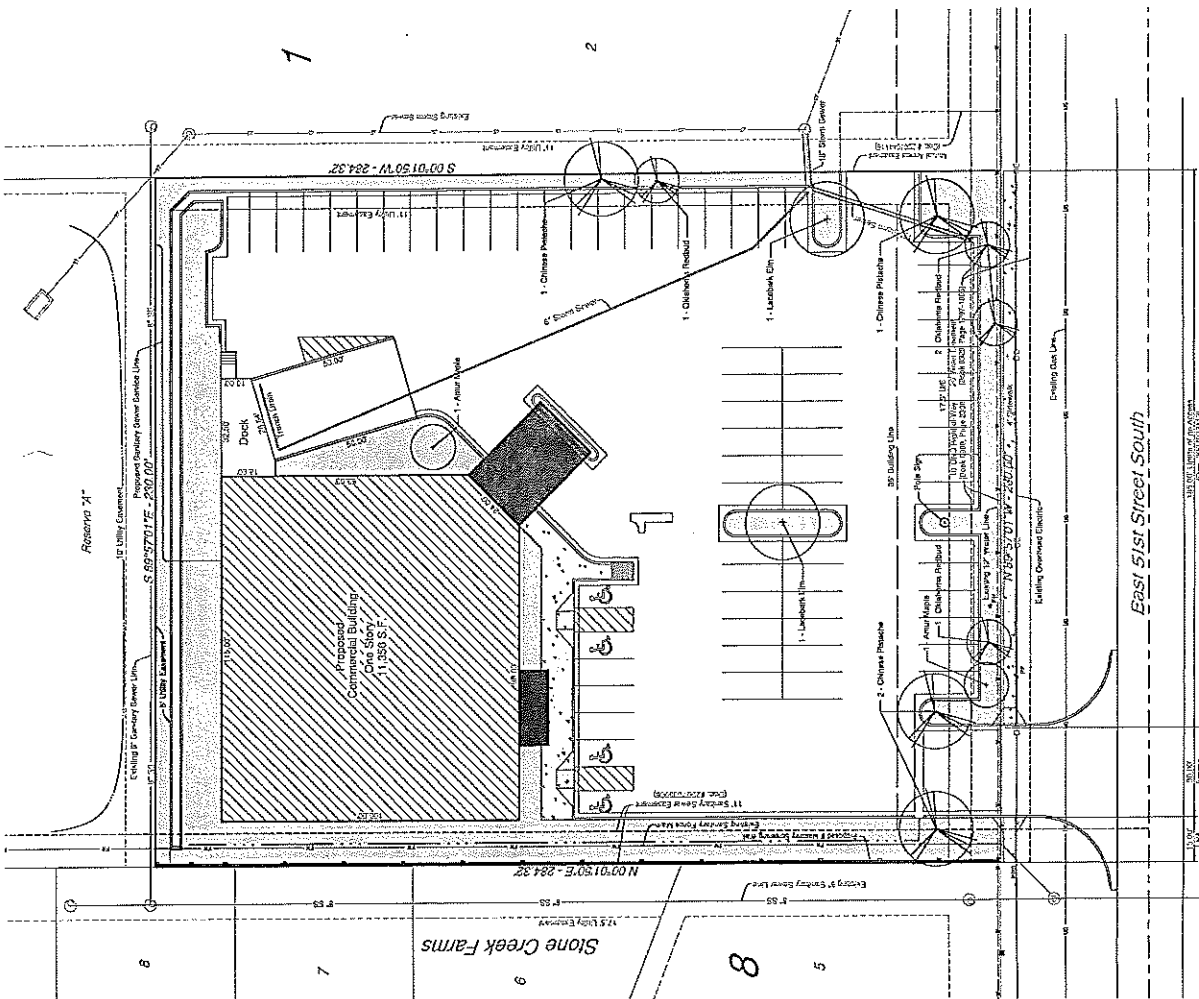
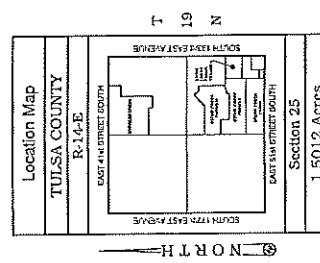
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RENEWAL DATE: JUNE 30, 2029

[illegible]

PLANT AND MATERIAL LIST					
QUANTITY	SYMBOL/COUNCIL NAME	LATIN NAME	SIZE	SPACING	
4		Chorrea Plastica	1/12" square	6x6	
2		Loobak Elm	1/12" square	6x6	
4		Cichonia Redbud	1/12" square	6x6	
2		Acacia glauca	8 ft.	6x6	
	Metal Edge Metal Tree Guide	Pre-Stak 3 per Tree - 200, 25 and 400 ft. sections	10' x 6" Long	6x6	

1. All trees shall be maintained in a low and healthy condition and shall be replaced as necessary to comply therewith.
 2. All metal and plastic items shall be installed with an underground irrigation system.

11. All fees shall be retained in a live and healthy condition and shall be retained as necessary to comply therewith.



Goodwill at Stone Creek
Date: 11/20/2007
Sheet 1 of 1

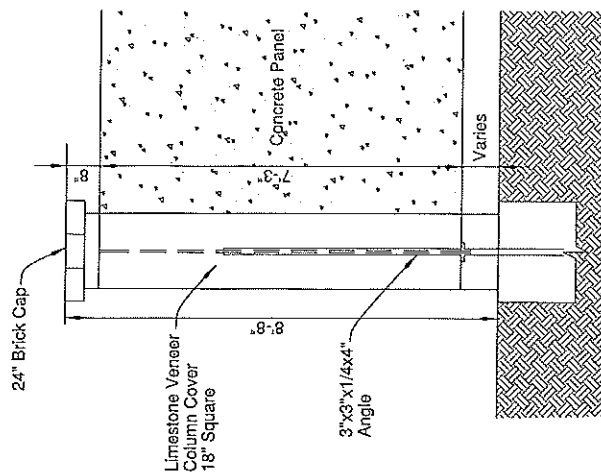
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28.5

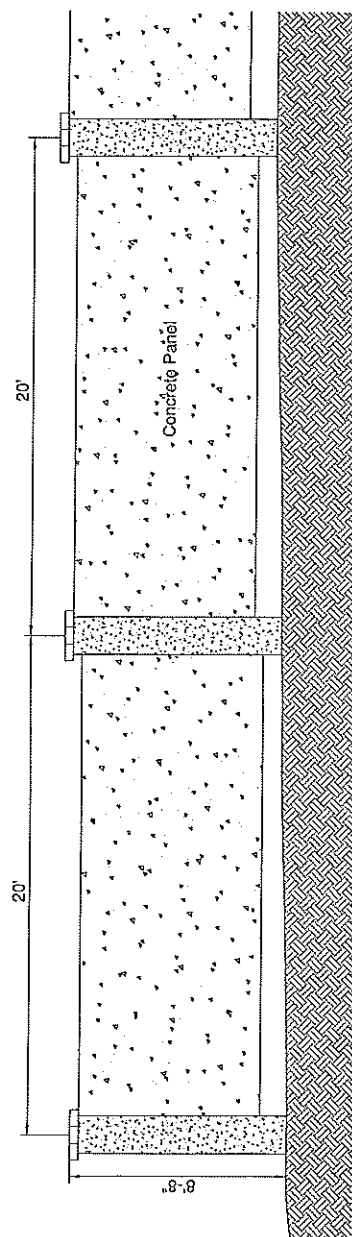
Goodwill
AT STONE CREEK
Lot 1, Block 1, Stone Creek Commercial Center
19107 East 51st Street South

OWNER / DEVELOPER
Goodwill Industries of Tulsa, Inc.
2800 Southwest Blvd.
Tulsa, Oklahoma 74157-8811
018.584.7201

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates
an OSHA-approved firm
8737 South 10th East Avenue
Tulsa, Oklahoma 74133
010.202.9021



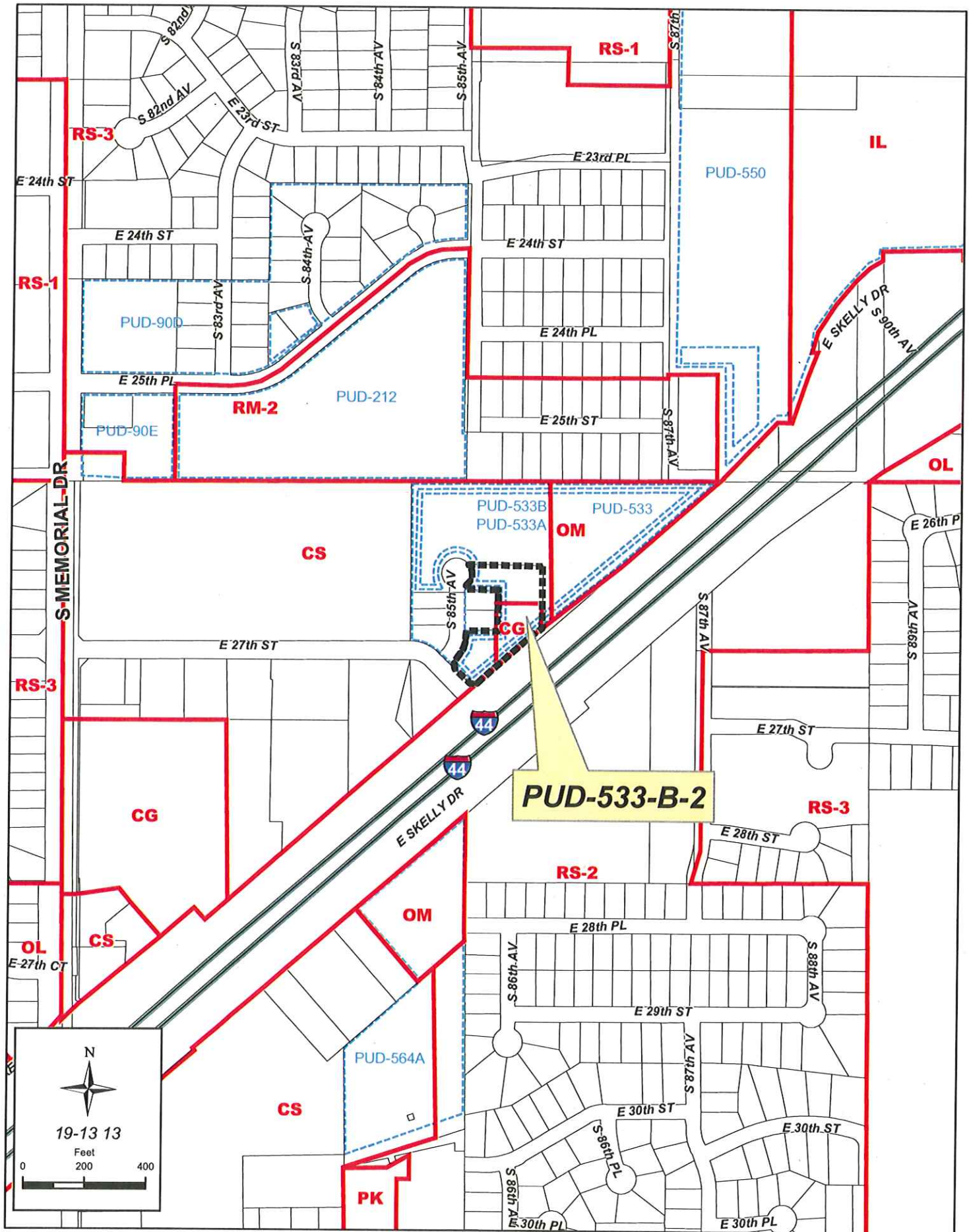
8' Masonry Fence Section

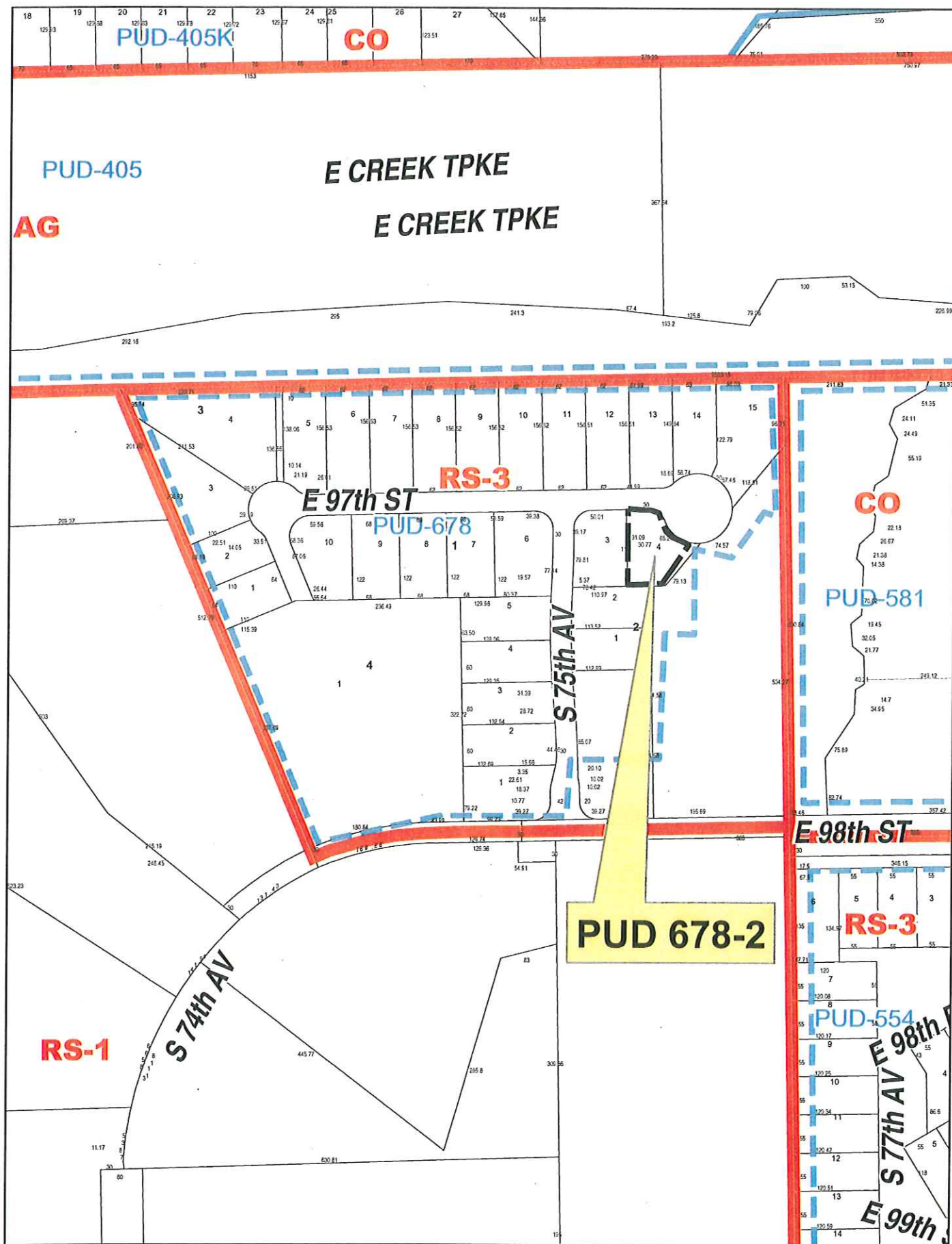


8' Masonry Fence Elevation

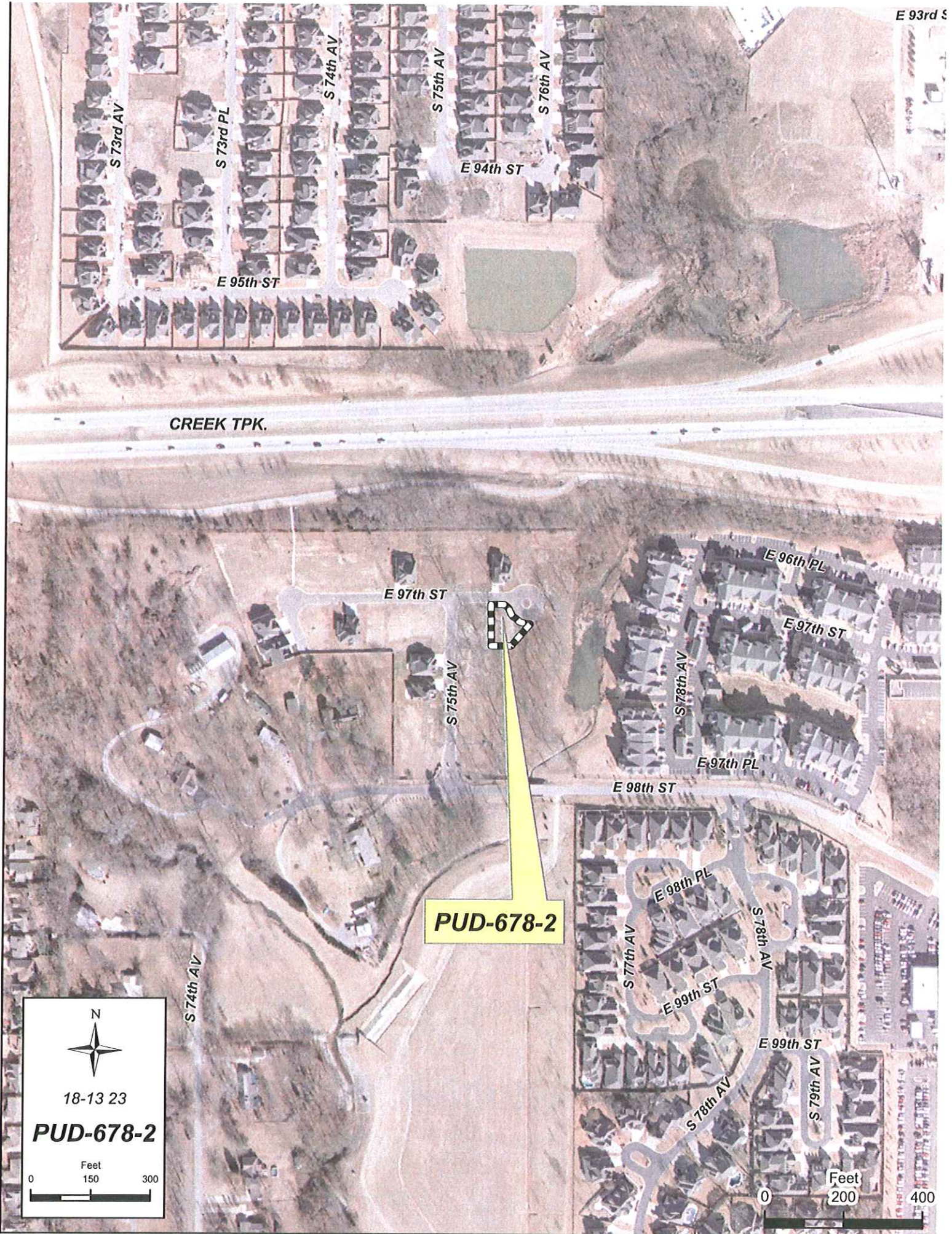
Goodwill at Stone Creek
Date: 11/20/2007
Sheet 1 of 1
597-4870441 Site Plan/Landscape Plan 07-607.dwg, 12/05/2007 - 11:46 AM

28.4





30.1



CREEK TPK.

E 97th ST

S 75th AV

PUD-678-2

E 96th PL

E 97th ST

S 78th AV

E 97th PL

E 98th ST

E 98th PL

S 77th AV

E 99th ST

S 78th AV

E 99th ST

S 79th AV

S 74th AV



30.2

January 9, 2008

STAFF RECOMMENDATION

PUD-678-2: Minor Amendment – 7516 East 97th Street; Lot 4, Block 2, Audubon Village; RS-3/ PUD; PD-26; CD-8

The applicant is requesting two minor amendments to PUD 678 for the purpose of allowing a five foot encroachment into the rear yard of a lot leaving a setback of 15 feet from the south property line and a minor amendment to reduce the required front setback from 20 feet to 17 feet.

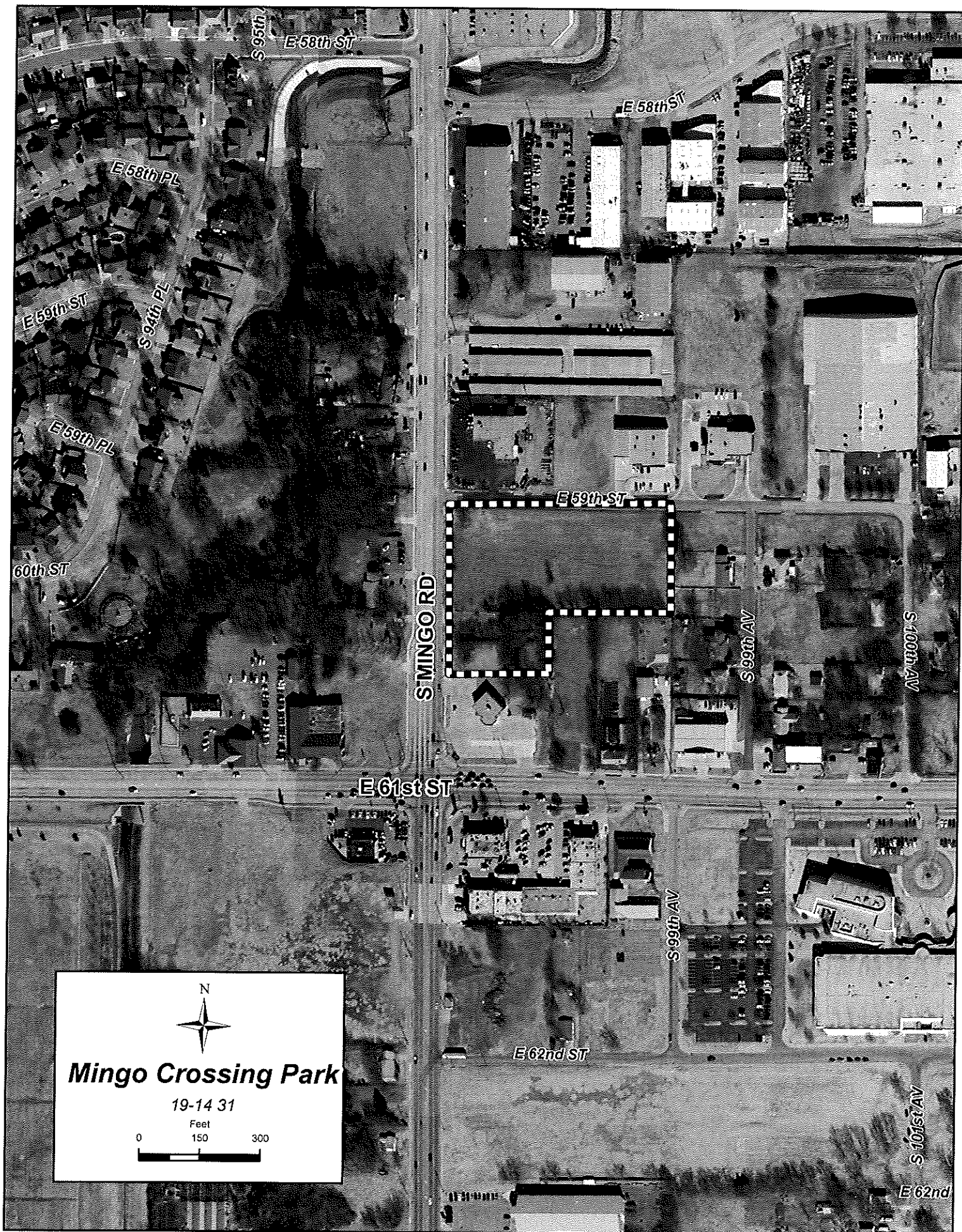
The proposed rear yard encroachment is to accommodate a planned residential single-family dwelling. The 28.12 square foot encroachment is located on the left rear corner of the lot and is approximately 1% (+/-) of the total footprint of the proposed structure. The nearest lot immediately adjacent and to the east of the proposed encroachment is Reserve B of the PUD and contains a FEMA protected 100-year regulatory floodplain with no lots or buildings proposed or permitted. On September 9, 2007 the TMAPC approved a minor amendment request for Lot 3, Block 2 Audubon Village, also reducing the rear setback from 20 feet to 15 feet. If approved, this request will have no affect on the lot adjacent to the south, Lot 2, Block 2 of the PUD, and is consistent with the previously approved minor amendment PUD 678-1.

The applicant is also requesting a minor amendment to reduce the required front setback from 20 feet to 17 feet. Since this lot is the last house located on a cul-de-sac, a request to allow a reduction of 3 feet would appear to have little to no impact on the corner lot immediately adjacent to the west. Again, Reserve B of the PUD, a FEMA protected 100-year regulatory floodplain and over-land drainage easement is adjacent to the east. By asking for a reduction of less than 5 feet, and the secluded location of the lot, staff also sees this request as minor in nature and consistent with the intent of the PUD.

With the proposed encroachments, the lot can still meet the minimum livability space requirement of 2,500 square feet per lot.

Therefore, staff recommends **APPROVAL** of PUD 678-2 as proposed.





N

Mingo Crossing Park

19-14 31

Feet
0 150 300

MINOR SUBDIVISION PLAT

Mingo Crossing Park - (9431) (PD 18) (CD 5)

Southeast corner of East 59th Street South and Mingo Road

This plat consists of one lot, one block, on 4.87 acres.

The following issues were discussed November 15, 2007 and December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.
2. **Streets:** Show and dimension access and Limits of No Access along the arterial. Dedicate a 30-foot intersection radius per subdivision regulations and label as "Right-of-Way to be dedicated by this plat." Document the arterial right-of-way and label as South Mingo "Road". Show and document right-of-way along the north and label as "East 59th Street". Include a five-foot sidewalk along 59th Street per Subdivision Regulations (existing Mingo sidewalk). *At the 12/6/07 TAC meeting the Traffic Engineer handed out the following: Show and dimension "Limits of Access" along the Arterial. Dimensions of LNA and Access shall add up to the frontage (~377.50 feet). Dedicate a 30-foot intersection radius per subdivision regulations ("label as "right-of-way to be dedicated by this plat"), thus requiring additional lot dimensions. Verify that both the north and south half of the 59 Street right-of-way was platted by the "Bloss" Addition as your latest legal implies that you do not own the south half (previous legals included the south 25 feet to the centerline). Fill in the name of the arterial street with restricted access in Section I.H. Include standard language for dedication of public right-of-way in Section 1A (revise the section title) due to the required intersection radius. Include a five-foot sidewalk along 59th Street per subdivision regulations. (Existing Mingo Sidewalk) Recommend Only A Preliminary Plat*
3. **Sewer:** No comment.
4. **Water:** Show the existing 12-inch and 36-inch water mains more clearly.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters have been received from the utility companies.
7. **Other: Fire:** No comment. **GIS:** No comment.

Staff can recommend **APPROVAL** of the Minor Subdivision plat as all releases have been received.

Waivers of Subdivision Regulations:

1. None requested.

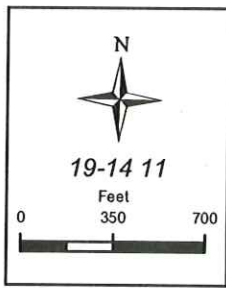
Special Conditions:

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 topography 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 therefor 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 therefor 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.



AG

RS-3

AG

CS

OL

E 11th ST

CS

E 12th ST

PUD-737

E 12th ST

RS-3

E 13th ST

S 157th AV

RS-1

E 13th ST

E 14th ST

Stratford Ridge

R6-3

E 15th ST

E 15th ST

RD

S 161st AVE

AG

AG

RD

RE

33.1

PRELIMINARY SUBDIVISION PLAT

Stratford Ridge - (9411) (PD 17) (CD 6)

East of the southeast corner of East 11th Street South and 161st East Avenue

This plat consists of 158 lots, eight blocks, on 43.01 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD-737. All PUD conditions must be followed and described in the covenants. This is phase one for this development.
2. **Streets:** Radius curves C10 and C11 must be a minimum of 30 feet. Label both accesses as "75 feet with median". No objection to the short section of 164 East Avenue as proposed, but for future phases, please note the PUD comment that a physical break in the long continuous street may be required. In the description under the title, please modify some of the wording.
3. **Sewer:** The rear easements in Lots 20 and 21, Block 7, are not adequate to support the required sanitary sewer extension. A 15-foot easement width is the minimum acceptable for sanitary sewer. If the 17.5-foot easement by separate instrument along the east boundary has already been filed, then you must provide the document number for the filed easement. If it has not been filed, then omit the term "general" from the easement. Add another note describing the easement at the north end of the easement. Add "& U/E" to the face of the plat description for the reserve areas. Add language to the covenants for Reserve D concerning the sanitary sewer lift station. In Section I.3.5, the City of Tulsa would also like to have authority to enforce the covenants. Sewer must be extended to serve Lots 20 and 21, Block 7. An all weather road that will support fire trucks must be provided for access to the lift station. Provide a manhole outside the lift station to connect the sewer line from the development to the lift station inflow line. The line into the lift station can not be revised without approval from Engineering Wastewater Design. Natural gas, electricity, and water must be provided to the lift station. A collateral payment of \$3,100.00/acre must be provided before the Final Draft Plat can be approved to meet requirements of RFA #25477.
4. **Water:** A water main extension is required.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. Label the point of commencement and the point of beginning. East 12th Place should be changed to East 12th Street South. Correct suffixes for several street names. Location map needs to label the NW 1/4 as unplatted. Subdivision

regulations require that addresses be provided for all residential lots. The lift station also needs an address. Please use language found on the website. Some examples of errors are the use of General in the title of 1.1.; paragraph 1.1 should end with the words "...that do not constitute obstructions"; paragraph 1.3.5 refers to Broken Arrow; language for the reserves is not provided.

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 topography 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.

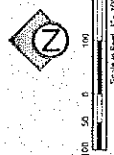
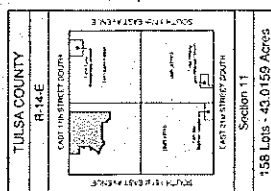
Stratford Ridge

An Addition to the City of Tulsa, being a subdivision of a part of the NW/4 and a part of the of Section 11, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma

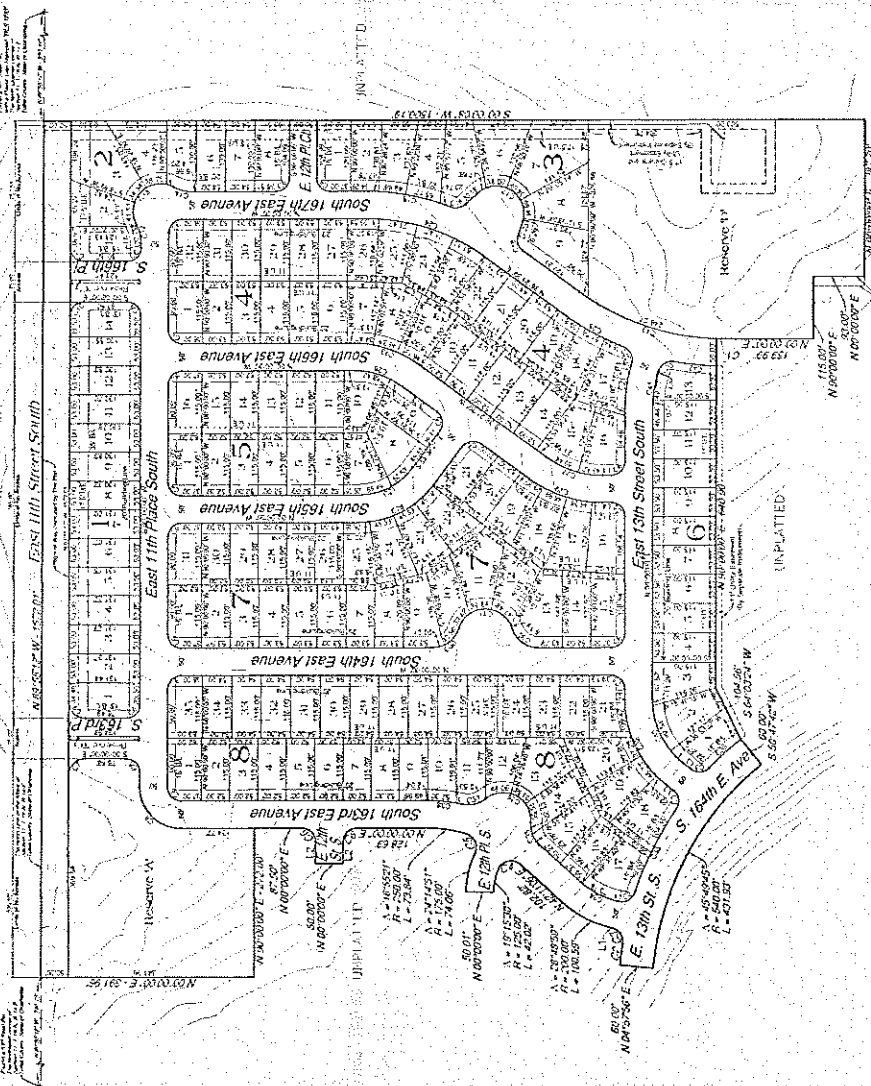
OWNER / DEVELOPER
Stratford Ridgo, LLC
6314 East 29th Street
Tulsa, Oklahoma 74137
918.614.8600

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.

6237 SOUTH MAIN EAST AVENUE
TULSA, OKLAHOMA 74123
010.255.0021

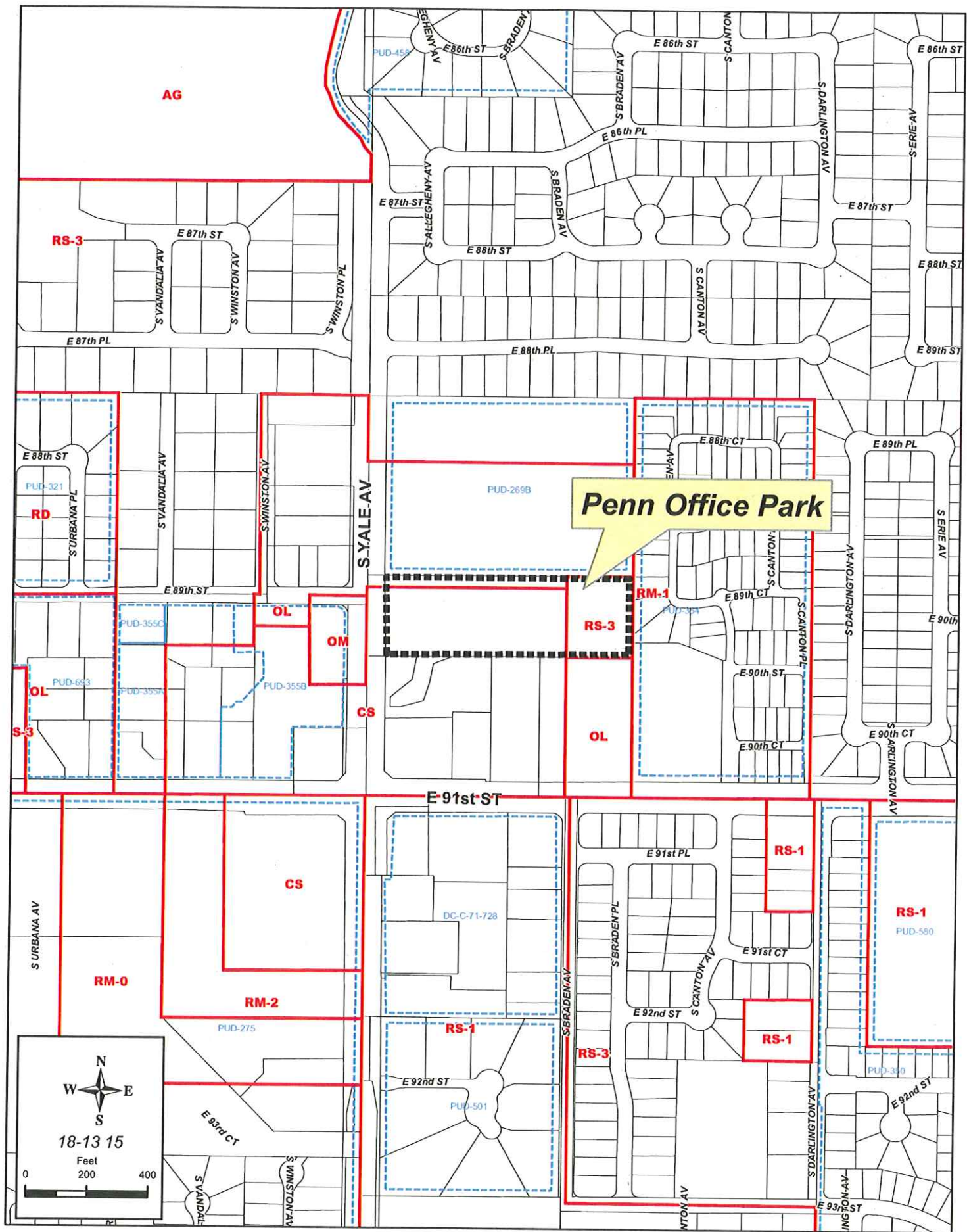
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Stratford Ridge
Date 11/15/2007 Sheet 1 of 3



Legend

1/4" = 1/4" ☐ 1/2" = 1/2" ☐ 3/4" = 3/4" ☐ 1" = 1" ☐ 1 1/2" = 1 1/2" ☐ 2" = 2" ☐ 2 1/2" = 2 1/2" ☐ 3" = 3" ☐ 3 1/2" = 3 1/2" ☐ 4" = 4" ☐ 4 1/2" = 4 1/2" ☐ 5" = 5" ☐ 5 1/2" = 5 1/2" ☐ 6" = 6" ☐ 6 1/2" = 6 1/2" ☐ 7" = 7" ☐ 7 1/2" = 7 1/2" ☐ 8" = 8" ☐ 8 1/2" = 8 1/2" ☐ 9" = 9" ☐ 9 1/2" = 9 1/2" ☐ 10" = 10" ☐ 10 1/2" = 10 1/2" ☐ 11" = 11" ☐ 11 1/2" = 11 1/2" ☐ 12" = 12" ☐ 12 1/2" = 12 1/2" ☐ 13" = 13" ☐ 13 1/2" = 13 1/2" ☐ 14" = 14" ☐ 14 1/2" = 14 1/2" ☐ 15" = 15" ☐ 15 1/2" = 15 1/2" ☐ 16" = 16" ☐ 16 1/2" = 16 1/2" ☐ 17" = 17" ☐ 17 1/2" = 17 1/2" ☐ 18" = 18" ☐ 18 1/2" = 18 1/2" ☐ 19" = 19" ☐ 19 1/2" = 19 1/2" ☐ 20" = 20" ☐ 20 1/2" = 20 1/2" ☐ 21" = 21" ☐ 21 1/2" = 21 1/2" ☐ 22" = 22" ☐ 22 1/2" = 22 1/2" ☐ 23" = 23" ☐ 23 1/2" = 23 1/2" ☐ 24" = 24" ☐ 24 1/2" = 24 1/2" ☐ 25" = 25" ☐ 25 1/2" = 25 1/2" ☐ 26" = 26" ☐ 26 1/2" = 26 1/2" ☐ 27" = 27" ☐ 27 1/2" = 27 1/2" ☐ 28" = 28" ☐ 28 1/2" = 28 1/2" ☐ 29" = 29" ☐ 29 1/2" = 29 1/2" ☐ 30" = 30" ☐ 30 1/2" = 30 1/2" ☐ 31" = 31" ☐ 31 1/2" = 31 1/2" ☐ 32" = 32" ☐ 32 1/2" = 32 1/2" ☐ 33" = 33" ☐ 33 1/2" = 33 1/2" ☐ 34" = 34" ☐ 34 1/2" = 34 1/2" ☐ 35" = 35" ☐ 35 1/2" = 35 1/2" ☐ 36" = 36" ☐ 36 1/2" = 36 1/2" ☐ 37" = 37" ☐ 37 1/2" = 37 1/2" ☐ 38" = 38" ☐ 38 1/2" = 38 1/2" ☐ 39" = 39" ☐ 39 1/2" = 39 1/2" ☐ 40" = 40" ☐ 40 1/2" = 40 1/2" ☐ 41" = 41" ☐ 41 1/2" = 41 1/2" ☐ 42" = 42" ☐ 42 1/2" = 42 1/2" ☐ 43" = 43" ☐ 43 1/2" = 43 1/2" ☐ 44" = 44" ☐ 44 1/2" = 44 1/2" ☐ 45" = 45" ☐ 45 1/2" = 45 1/2" ☐ 46" = 46" ☐ 46 1/2" = 46 1/2" ☐ 47" = 47" ☐ 47 1/2" = 47 1/2" ☐ 48" = 48" ☐ 48 1/2" = 48 1/2" ☐ 49" = 49" ☐ 49 1/2" = 49 1/2" ☐ 50" = 50" ☐ 50 1/2" = 50 1/2" ☐ 51" = 51" ☐ 51 1/2" = 51 1/2" ☐ 52" = 52" ☐ 52 1/2" = 52 1/2" ☐ 53" = 53" ☐ 53 1/2" = 53 1/2" ☐ 54" = 54" ☐ 54 1/2" = 54 1/2" ☐ 55" = 55" ☐ 55 1/2" = 55 1/2" ☐ 56" = 56" ☐ 56 1/2" = 56 1/2" ☐ 57" = 57" ☐ 57 1/2" = 57 1/2" ☐ 58" = 58" ☐ 58 1/2" = 58 1/2" ☐ 59" = 59" ☐ 59 1/2" = 59 1/2" ☐ 60" = 60" ☐ 60 1/2" = 60 1/2" ☐ 61" = 61" ☐ 61 1/2" = 61 1/2" ☐ 62" = 62" ☐ 62 1/2" = 62 1/2" ☐ 63" = 63" ☐ 63 1/2" = 63 1/2" ☐ 64" = 64" ☐ 64 1/2" = 64 1/2" ☐ 65" = 65" ☐ 65 1/2" = 65 1/2" ☐ 66" = 66" ☐ 66 1/2" = 66 1/2" ☐ 67" = 67" ☐ 67 1/2" = 67 1/2" ☐ 68" = 68" ☐ 68 1/2" = 68 1/2" ☐ 69" = 69" ☐ 69 1/2" = 69 1/2" ☐ 70" = 70" ☐ 70 1/2" = 70 1/2" ☐ 71" = 71" ☐ 71 1/2" = 71 1/2" ☐ 72" = 72" ☐ 72 1/2" = 72 1/2" ☐ 73" = 73" ☐ 73 1/2" = 73 1/2" ☐ 74" = 74" ☐ 74 1/2" = 74 1/2" ☐ 75" = 75" ☐ 75 1/2" = 75 1/2" ☐ 76" = 76" ☐ 76 1/2" = 76 1/2" ☐ 77" = 77" ☐ 77 1/2" = 77 1/2" ☐ 78" = 78" ☐ 78 1/2" = 78 1/2" ☐ 79" = 79" ☐ 79 1/2" = 79 1/2" ☐ 80" = 80" ☐ 80 1/2" = 80 1/2" ☐ 81" = 81" ☐ 81 1/2" = 81 1/2" ☐ 82" = 82" ☐ 82 1/2" = 82 1/2" ☐ 83" = 83" ☐ 83 1/2" = 83 1/2" ☐ 84" = 84" ☐ 84 1/2" = 84 1/2" ☐ 85" = 85" ☐ 85 1/2" = 85 1/2" ☐ 86" = 86" ☐ 86 1/2" = 86 1/2" ☐ 87" = 87" ☐ 87 1/2" = 87 1/2" ☐ 88" = 88" ☐ 88 1/2" = 88 1/2" ☐ 89" = 89" ☐ 89 1/2" = 89 1/2" ☐ 90" = 90" ☐ 90 1/2" = 90 1/2" ☐ 91" = 91" ☐ 91 1/2" = 91 1/2" ☐ 92" = 92" ☐ 92 1/2" = 92 1/2" ☐ 93" = 93" ☐ 93 1/2" = 93 1/2" ☐ 94" = 94" ☐ 94 1/2" = 94 1/2" ☐ 95" = 95" ☐ 95 1/2" = 95 1/2" ☐ 96" = 96" ☐ 96 1/2" = 96 1/2" ☐ 97" = 97" ☐ 97 1/2" = 97 1/2" ☐ 98" = 98" ☐ 98 1/2" = 98 1/2" ☐ 99" = 99" ☐ 99 1/2" = 99 1/2" ☐ 100" = 100" ☐ 100 1/2" = 100 1/2" ☐ 101" = 101" ☐ 101 1/2" = 101 1/2" ☐ 102" = 102" ☐ 102 1/2" = 102 1/2" ☐ 103" = 103" ☐ 103 1/2" = 103 1/2" ☐ 104" = 104" ☐ 104 1/2" = 104 1/2" ☐ 105" = 105" ☐ 105 1/2" = 105 1/2"






**Penn
Office Park**
18-13 15
Feet
0 200 400

PRELIMINARY SUBDIVISION PLAT

Penn Office Park - (8315) (PD 18) (CD 8)

North of the northeast corner of East 91st Street South and Yale Avenue

This plat consists of three lots, one block, on 4.96 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OL, CS, RS-3 with PUD 747. The western setback line needs to adhere to the PUD standards. All PUD standards need to be adhered to and detailed in the covenants.
2. **Streets:** Locate and show 89th Street right-of-way on the west side of Yale per subdivision regulations. Align the 40-foot access with the existing 89th Street median opening (concept shows paving somewhat north of access limits). Include language in line #9 below Development C in Section II B describing who maintains the private roadway within the residential area. Provide for two outbound lanes (80-foot minimum length) at the main entry per PUD comments.
3. **Sewer:** Dimension the east and west lot line of Lot 1. The distance describing the western lot line of Lot 3 should be moved to the Lot 3 side of the lot line. The proposed retaining wall will not be allowed within the proposed utility easement. A sanitary sewer main extension will be required to serve Lot 3. The line must be positioned seven feet off the property line for an eleven-foot easement or 12.5 feet off the property line for a 17.5-foot easement. The line must be ductile iron pipe if it is under a paved driving surface.
4. **Water:** Route the proposed restricted waterline easement around the northwest corner of the building line of Lot 3. A water main extension is required.
5. **Storm Drainage:** Location map does not label properties to the north and south. Easements are discussed in the covenants but not shown on the face of plat. Paragraph 3 under drainage easements allows trees in the easement. Trees are not allowed. Reference to the south for PFPI 882 is incorrect. The PFPI is 822. Note that sidewalks are required on all streets per subdivision regulations. The retaining wall will not be allowed in the utility easement. Perhaps the utility easement could be reduced to 11 feet (since an 11-foot exists to the south) and the retaining wall moved to the north. Utility companies would have to approve the reduction.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** Parking spaces on the other lot have to be approved in the PUD or an approved variance will be necessary.

GIS: Add surveyor's e-mail address. Show location and names of all subdivisions within the mile section of the location map. Give a basis of bearing for this plat in addition to describing this basis of bearing please give this bearing in degrees, minutes and seconds. 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 plat per City Council's approval of the PUD 747, and per TAC recommendations.

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:

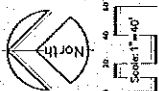
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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 topography 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 therefor 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 therefor 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.

PUD 747

Penn Office Park

PART OF THE S/2 OF THE SW/4 OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

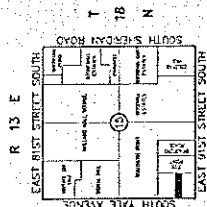


- **ADD = ACCESS PROVIDED**
- **MAX = LIMITS OF NO ACCESS**
- **RA = RAILROAD LINE**
- **UA = UTILITY EASEMENT**
- **MAE = MUTUAL ACCESS EASEMENT**
- **EASE = EASEMENT**
- **WUE = RESTRICTED WATERING EASEMENT**

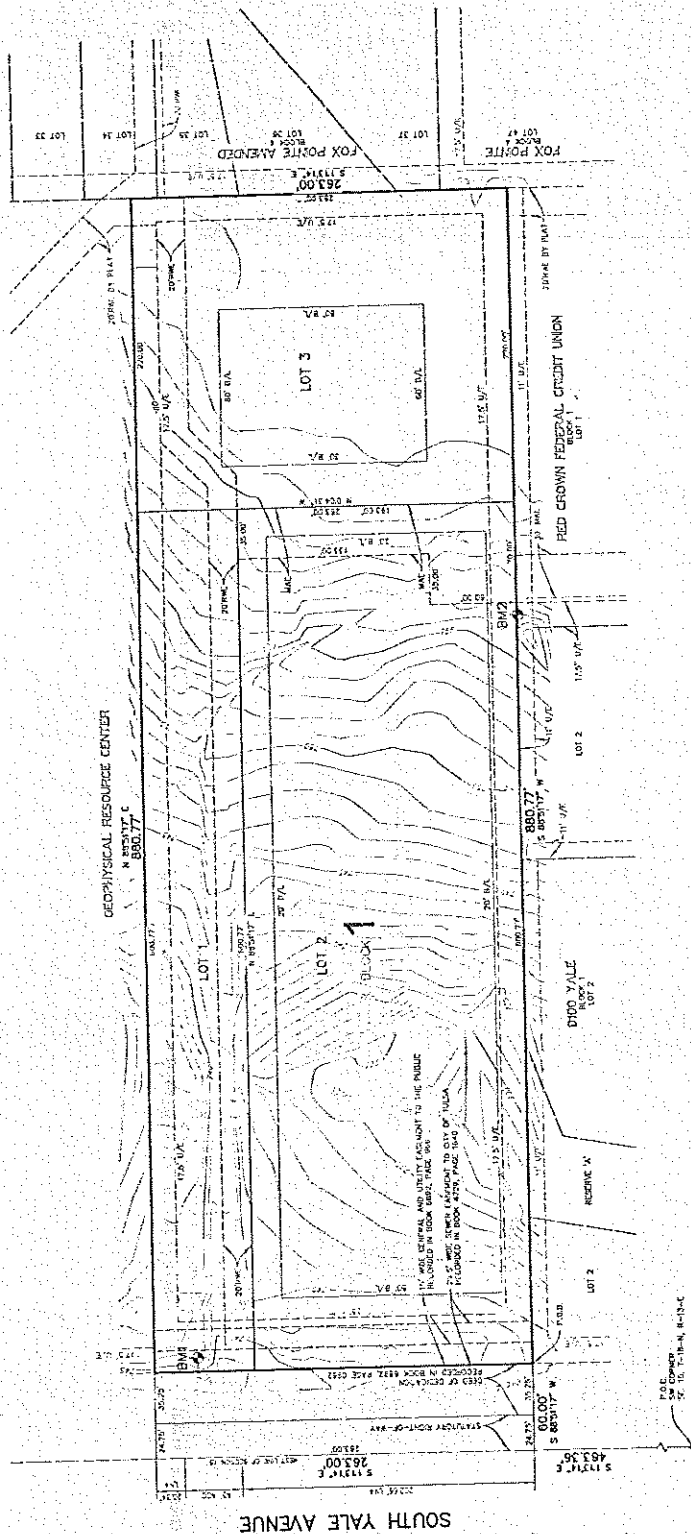
OWNER:
DBS Properties, LLC.
9175 South Yale Avenue
Tulsa, Oklahoma 74137
918-392-2473

SURVEYOR:
Tanner Consulting, LLC.
DAN C. TANNER, P.E., NO. 14239
OK CA No. 2760, Expires 8/28/2009
5323 South Lowell Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
DBS Properties, LLC.
AN OKLAHOMA UNITED LIQUIDITY COMPANY
9175 South Yale Avenue
Tulsa, Oklahoma 74137
918-392-2473



Location Map

[illegible]

Benchmark 14

Q. 243501 (24/10/2017)

Benchmark 24

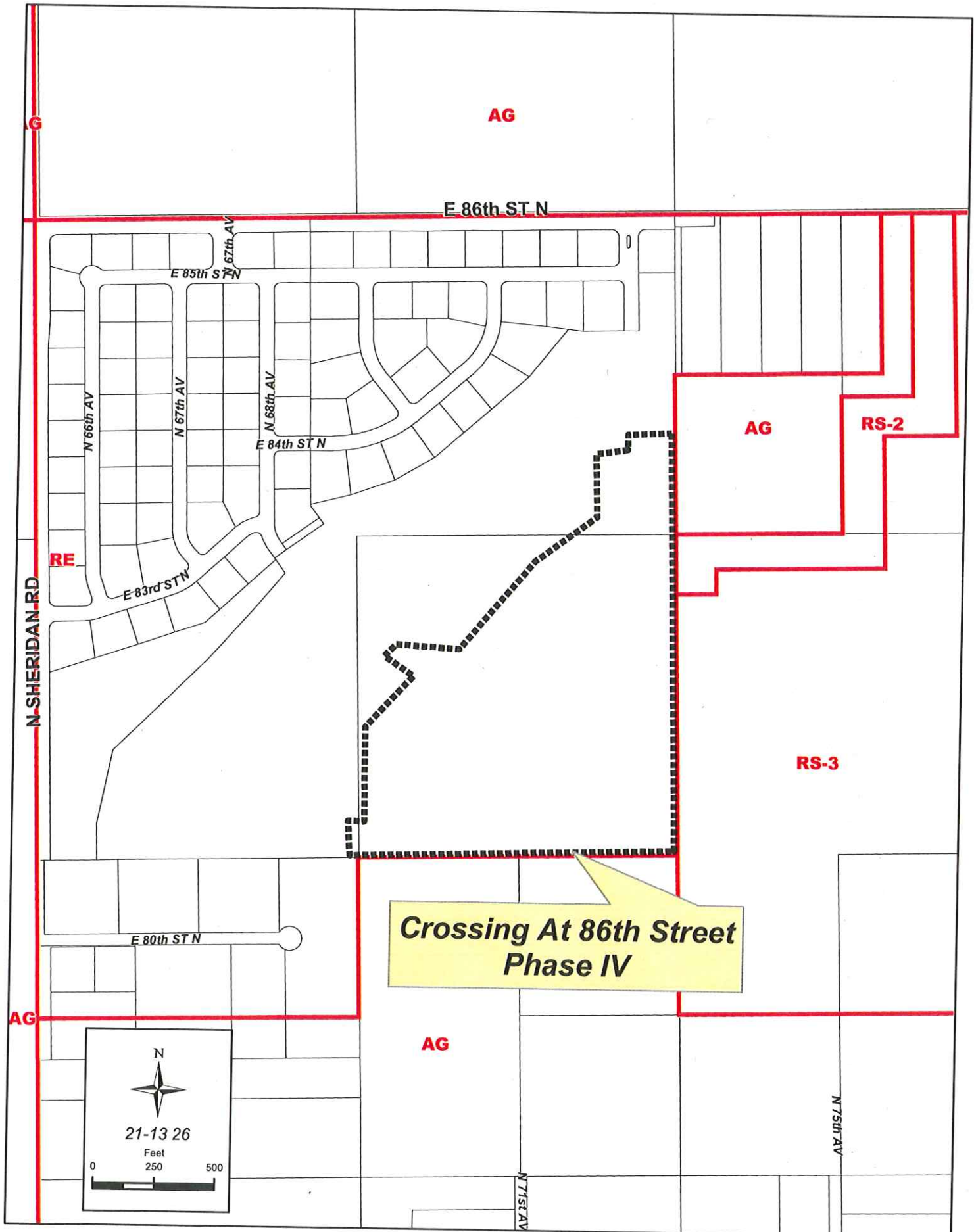
ELEVATION 708.70' (NAVD '83)

RECEIVED
NOV 25 2007
FACULTY COMMUNICATIONS

Penn Office Park
SHEET 1 of 2

DATE OF PREPARATION: NOVEMBER 13, 2007

34.4





PRELIMINARY SUBDIVISION PLAT

Crossing at 86th Street Phase IV - (1326) (County)

South and east of the southeast corner of East 86th Street North and Sheridan Road

This plat consists of 42 lots, four blocks, on 35.9 acres.

The following issues were discussed December 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with RE pending. A release letter will be required from the appropriate Fire Department providing service.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. 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. Dimension the east and south lot lines of Reserve A. **County Engineer:** Check bearing for 62.45-foot distance in description on face of plat and in covenants. Complete location map (school on 76th Street). Change N. 72nd E. Ave to N. 72nd E. Ave. Street names and addresses on face of plat, as provided by E911. Dimension Reserve A. Section 1.5 – LNA refers to Aspen Street. With no limits on access in this phase, this section could be deleted, or corrected to reflect Tulsa County. Stub streets per approval of County Engineer.

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.

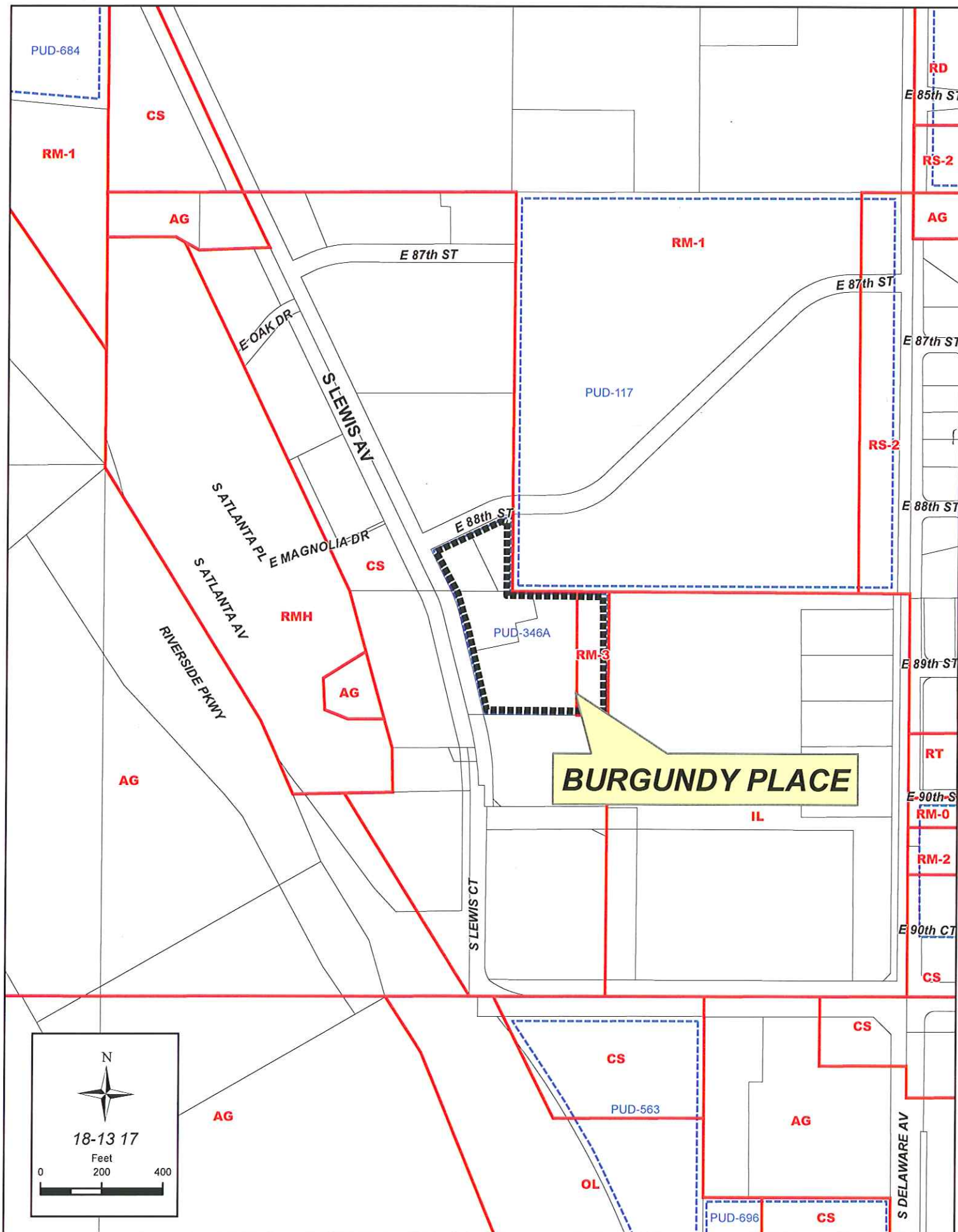
Special Conditions:

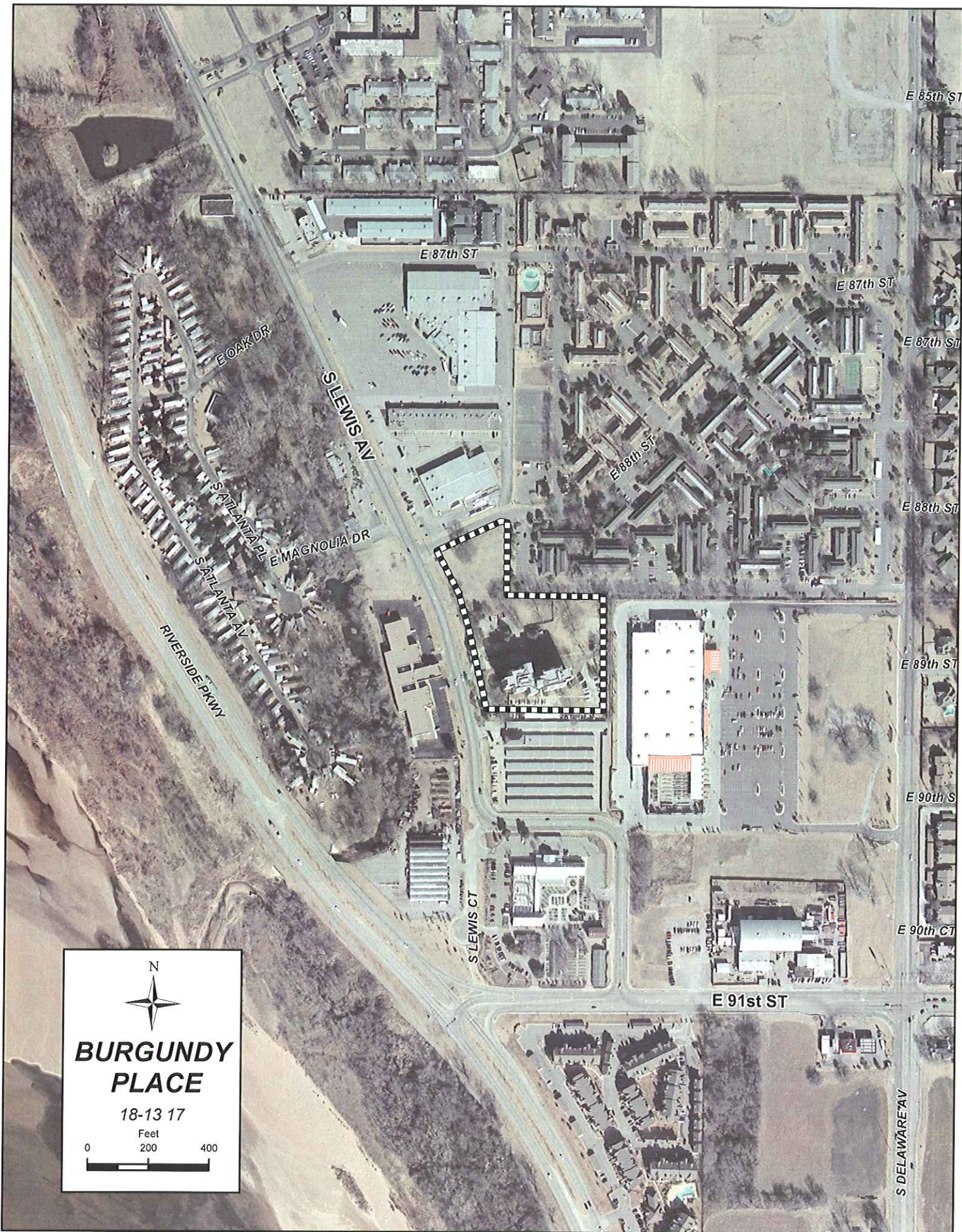
1. The concerns of the County Engineer must be taken care of to his satisfaction.

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 topography 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 therefor 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 therefor 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 SUBDIVISION PLAT

Burgundy Place - (8317) (PD 18) (CD 2)

Southeast corner of East 88th Street South and Lewis Avenue

This plat consists of 2 Lots, 1 Block, on 5.3 acres.

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

1. **Zoning:** The property is zoned PUD 346 A (RM-3). All PUD conditions must be met.
2. **Streets:** Dedicate right-of-way for a 30 foot intersection radius and include standard dedication language in Section 1A.
3. **Sewer:** The "private sanitary sewer easement" shown as SAS/E on the face of the plat, must be changed to a Restricted Sanitary Sewer Easement. A public sanitary sewer main must be within a public easement. Additional easement will be required along the east property line of Lot 1, Block 1 in order to provide adequate separation between the existing 10" sanitary sewer line and the proposed building. If an agreement has not been reached between the developer and the City of Tulsa Wastewater Design staff prior to the submittal of the Final Draft Plat, then the Final Draft Plat will not be approved. Add language to the covenants for the Restricted Sanitary Sewer Easement. The existing lamp hole and easement to be removed, must be completed before a building permit can be issued over the easement.
4. **Water:** In Section 1A remove the word "general" from utility easements.
5. **Storm Drainage:** Storm sewer pipes, both proposed and existing, which convey off-site drainage, and/or connect to the storm sewer system on public street rights-of-way must be public storm sewers and must be placed in either storm sewer or utility easements. The easements must include the last drainage structures upstream of the pipes on the public right-of-way. Off-site drainage coming onto this site from the northeast must be conveyed in either an overland drainage easement and/or be collected and conveyed in an enclosed storm sewer system in easements. If overland drainage easements are used to convey the off-site drainage across the site, then standard language for them will need to be added to the covenants.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Provide the C.A. number renewal dates and the e-mail addresses for the surveyor and engineer. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add point of commencement and point of beginning to the legend. Give a basis of bearing for the plat's survey using degrees, minutes and seconds. Metes and bounds description has an overlap in the traverse around the described property's boundary.

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:

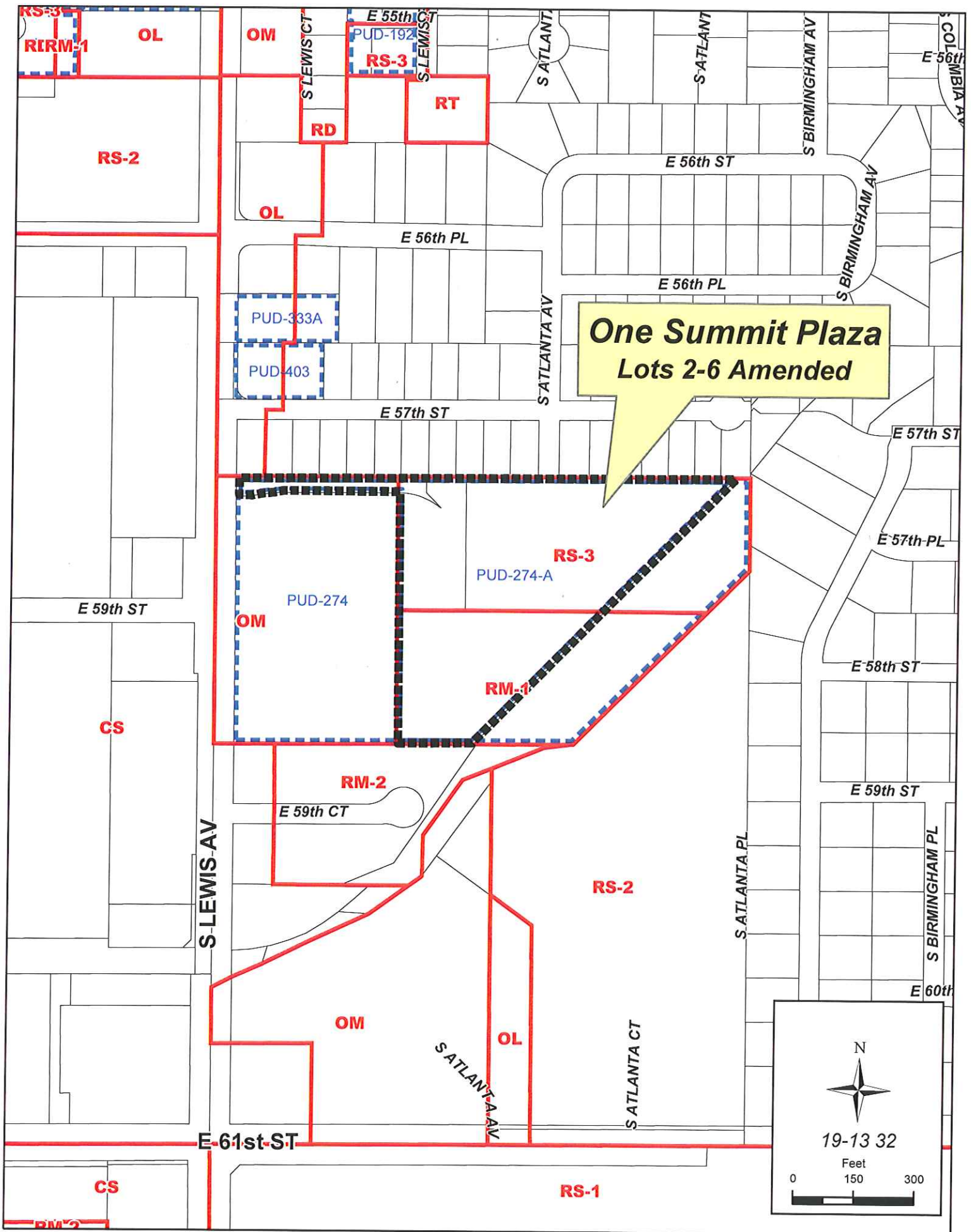
1. The concerns of the public works department staff must be taken care of to their satisfaction.

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.



Minor SUBDIVISION PLAT

One Summit Plaza Lots 2-6 Amended - (9332) (PD 18) (CD 9)

South and east of the southeast corner of East 57th Street South and Lewis Avenue

This plat consists of 4 Lots, 1 Block, on 8 acres.

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

1. **Zoning:** The property is zoned PUD 274-A. All PUD conditions must be met.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** The water line section being abandoned must stay in service until the new proposed water main has been installed.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An additional fire hydrant may be required. **GIS:** Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Label the legend. Add POC and POB to the legend. Provide a metes and bounds description of the property.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

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.
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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

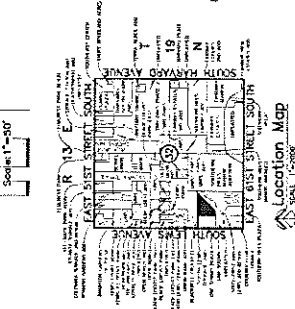
disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

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.

PUD 274-A

A REPLAT OF ALL OF LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, BLOCK ONE (1), "ONE SURMINT PLAZA" (PLAT NO. 44977) AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLAT No.



SUBDIVISION CONTAINS
FOUR(4) LOTS IN ONE(1) BLOCK
UNO'S SUBDIVISION AREA: 6.175 ACRES

P/A - "HILL DONG" LINE
 CHS/2 - DESIGNED "X" FOUND
 IPE - IRON PIPE FOUND
 20' - IRON PIPE "X"
 (NA - LIMITS OF NO ACCESS)
 NESTED WATERLINE EASEMENT
 1/2" - UTILITY EASEMENT

Basis of Bearings;

THE HASIN, OR BRADING R. THE WESTERN LINE OF THE KOMPONG QUARTER (SW/4) SECTION 32, 1-10-K, R-13-C, BATH DIAMOND BEING NORTH 174°23' WEST, BASED ON STATE PLANE COORDINATE SYSTEM FOR

OWNER:
Tulsa SHP Realty, LLC
An Oklahoma Limited Liability Company
1550 Watara Ridge Dr.
Lawsville, TX 75057
Phone: (972) 895-4202
Contact: Scott Campbell, Manager

SURVEYOR:
Tanner Consulting LLC

DAN C. TANNER, P.L.L.C., NO. 1425
OK CA No. 2661, CAPRCS 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
E-MAIL: dontturnbull@ok.com

One Summit Plaza Lots 2-8 Amended
SHEET 1 OF 2

NOV 14 1987
RECEIVED
NOV 2 9 1987
Tubal Reversal, New
Papaya, Cattle
RECEIVED
NOV 2 9 1987
Tubal Reversal, New
Papaya, Cattle

DATE OF PREPARATION: NOVEMBER 20, 2007

37.4

AG

AG

E 86th ST N

L-20159

E 85th ST N

N 67th AV

N SHERIDAN RD

N 66th AV

N 67th AV

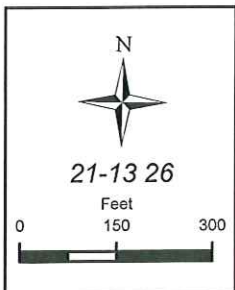
N 68th AV

E 84th ST N

AG

RE

E 83rd STN



E 86th ST N

SUBJECT
TRACT

E 85th ST N

N SHERIDAN RD

N 66th AV

N 67th AV



L-20159

21-13 26

Feet

0 75 150

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

January 9, 2008 (Continued from December 5, 2007)

L-20159 White Surveying (1326) (RE) (County)
8470 North 66th East Avenue

The proposal is to split a small parcel off Tract 1 and tie it to Tract 2 because of a building encroachment. The proposed tracts will not meet the RE bulk and area requirements which will be considered by the County Board of Adjustment at their public hearing on December 18, 2007.

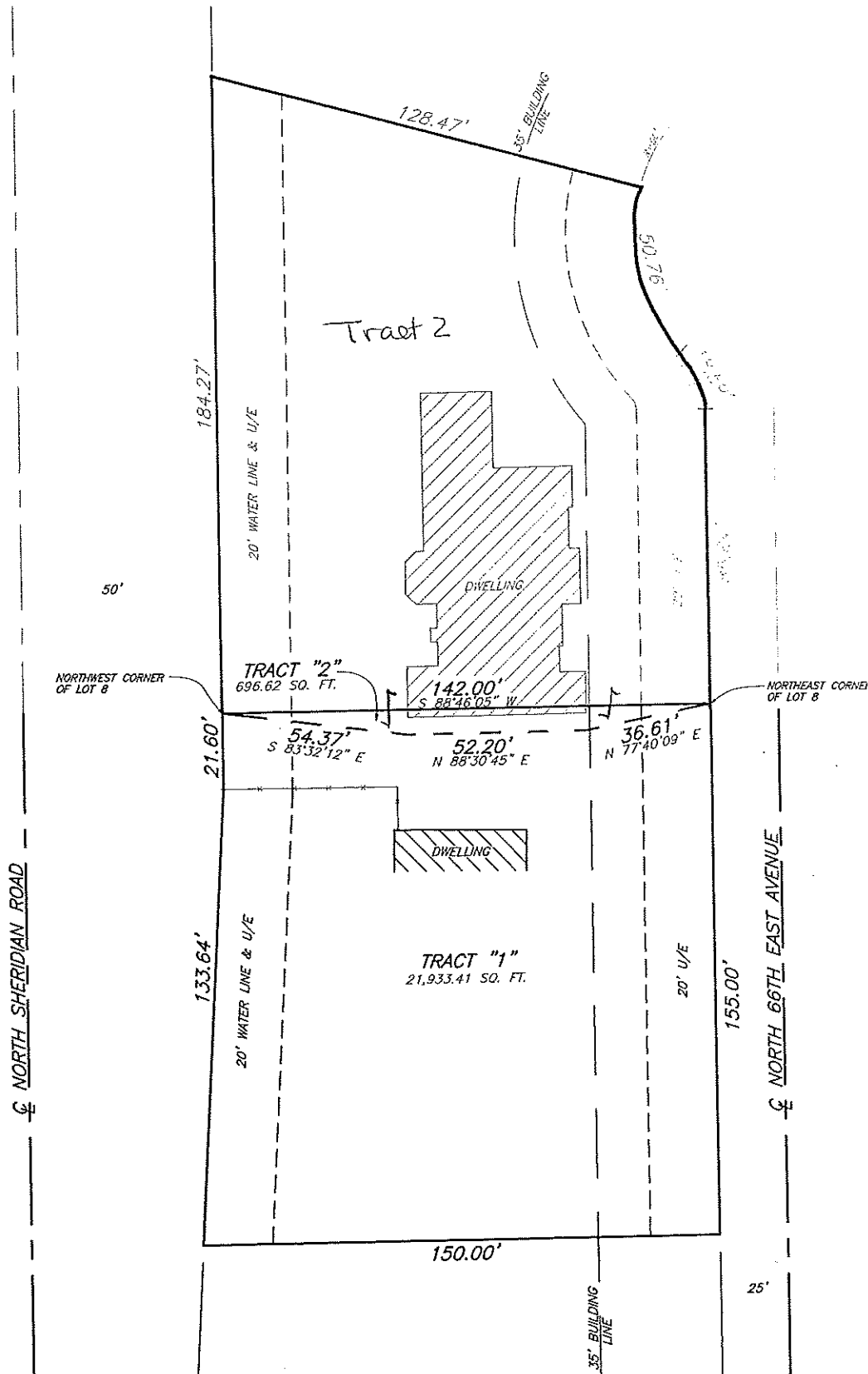
Because both tracts would have four side lot lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their November 15, 2007, meeting.

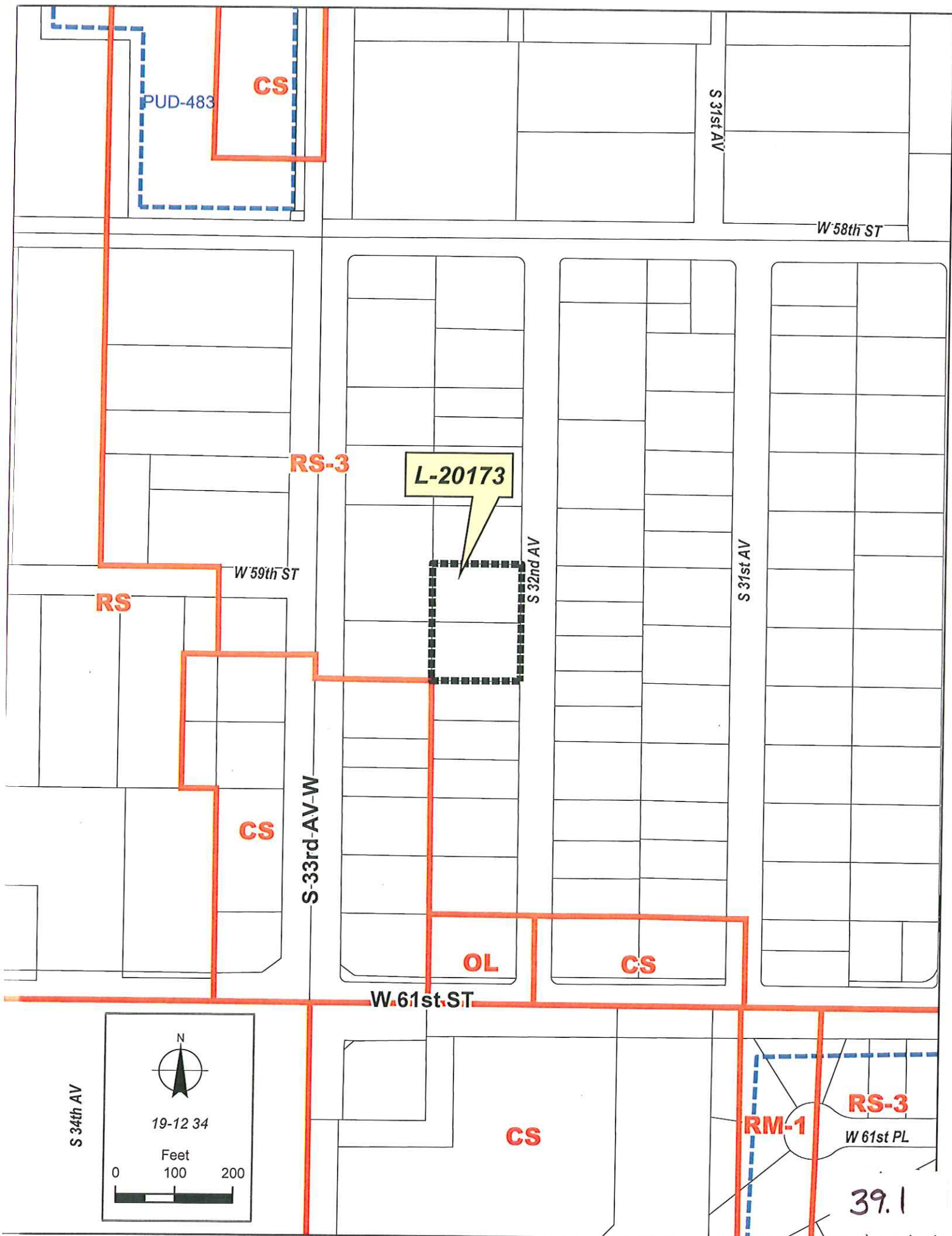
Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split, subject to the County Board of Adjustment approving the necessary variances and subject to the split-off parcel being tied to Tract 2.

Existing

Proposed



38.4'





N

19-12 34

L-20173

Feet

0 100 200



W 59th ST

S 33rd AV W

S 32nd AV



19-12 34

L-20173

Feet

0 50 100

39.3

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

January 9, 2008

L-20173 Robert McGuire (9234) (RS-3) (PD 8) (CD 2)
5902 South 32nd West Avenue

The proposal is to split off the rear portion of three adjoining lots (Tracts A, B, and C) to tie to the adjacent church property (Tract 4) for additional parking spaces. The City Board of Adjustment approved a number of variances on November 13, 2007. Single-family dwellings will be built on Tracts 1, 2 and 3.

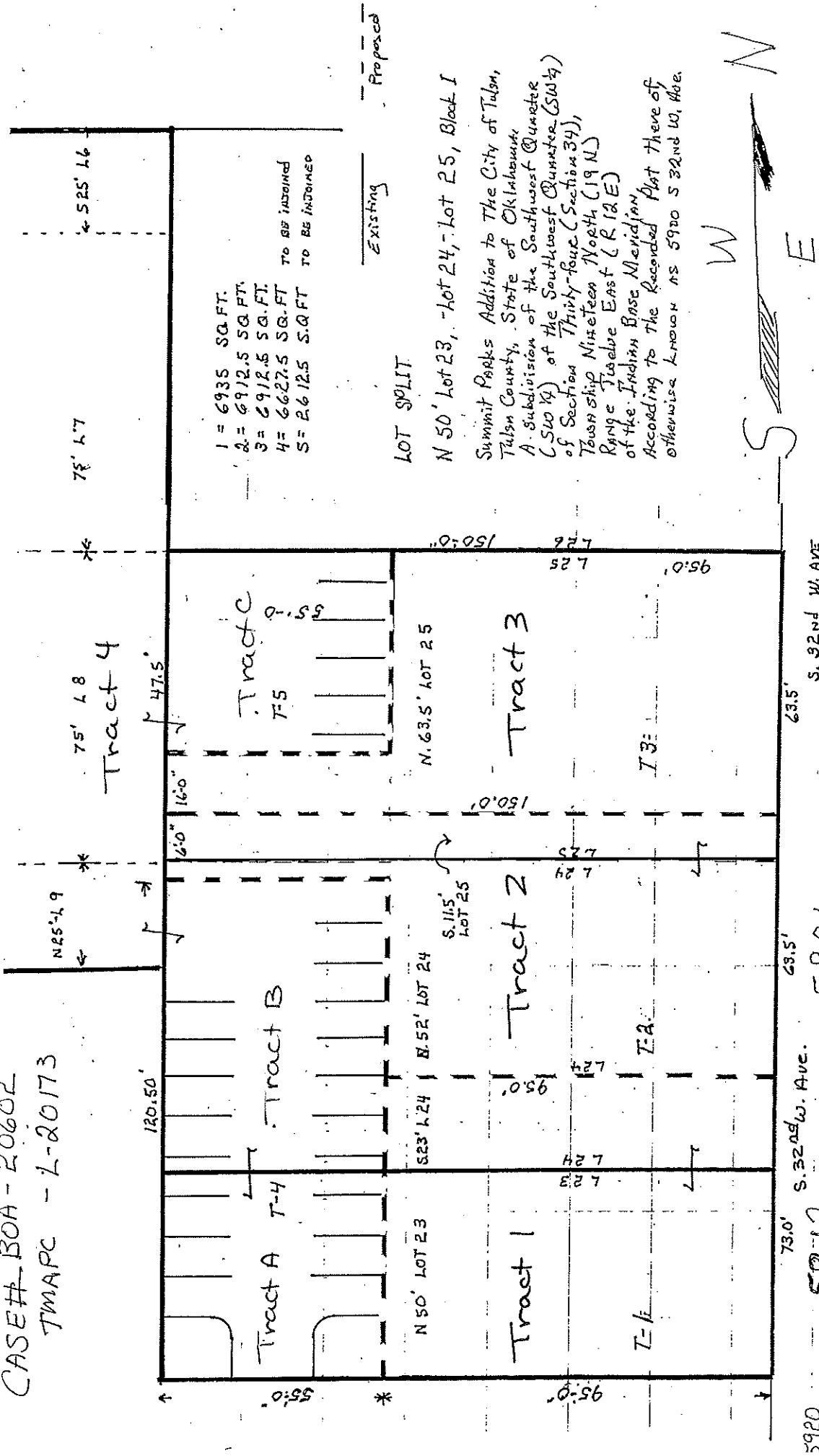
The sanitary sewer main line runs along the rear of the subject property. In order for Tracts 2 and 3 to abut that main line, panhandle lots were created. Sewer service for Tract 1 will be obtained by boring under 32nd West Avenue.

Because two of the resulting residential tracts will have more than three side lot-lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their December 6, 2007, meeting.

The proposed uses are a good compromise between the church and the surrounding neighborhood. 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 split-off parcels being tied to the adjacent church property.

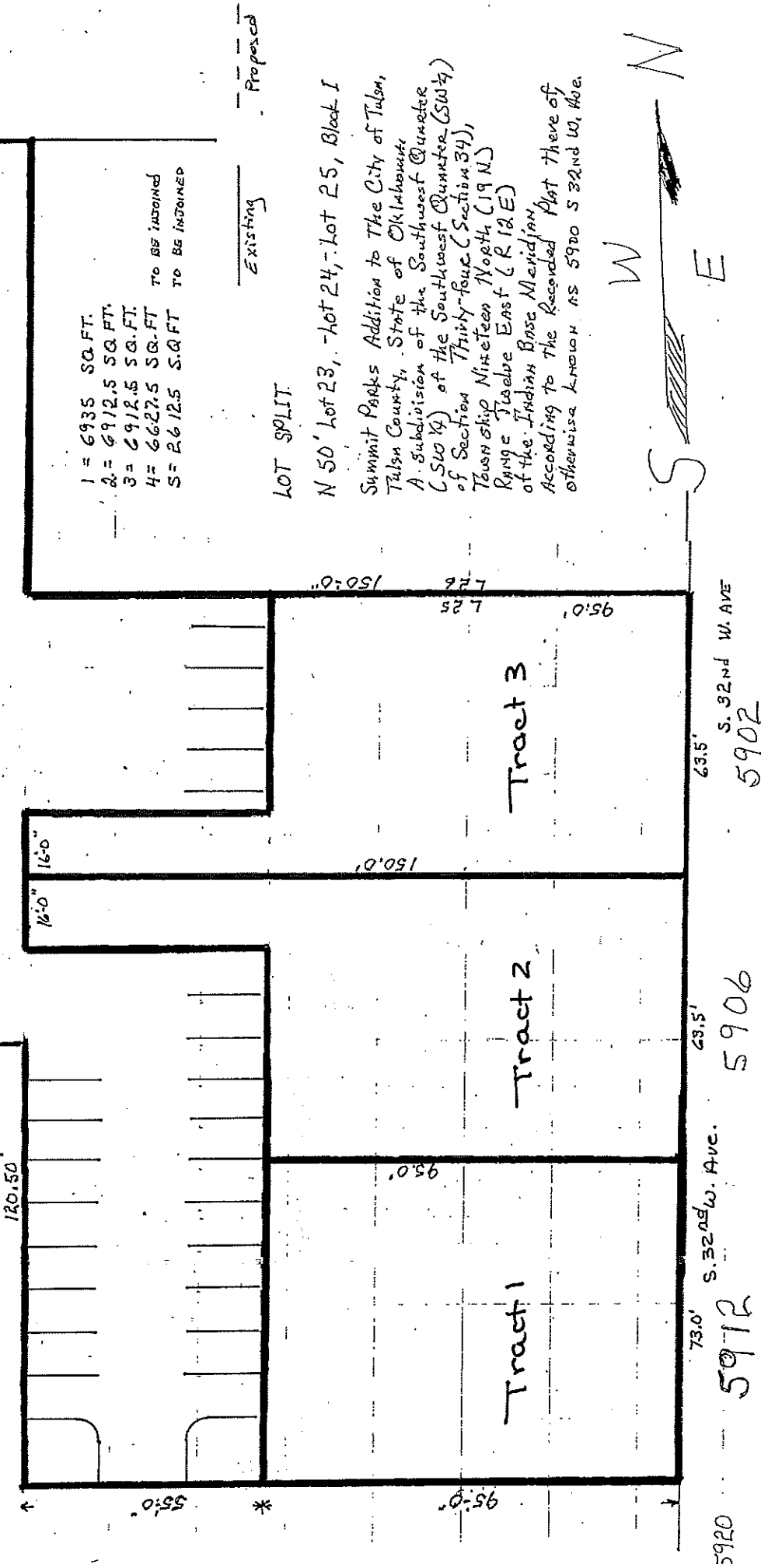
CASE# BOA - 20602
 TMAPC - L-20173



CASE# BOH - 20606
TMAPC - L-20173

Tract 4

Church



L-20173
Resulting Tracts

39.6

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6111-SP-3/PUD-575-B

TRS 8407

Atlas 1266

CZM 54

PD-18 CD-8

TMAPC Hearing Date: January 9, 2008

(Continued from 12/19/07)

Applicant: Sack and Associates, Inc./Ted Sack

Tract Size: 11± acres

ADDRESS/GENERAL LOCATION: Northeast corner of South Mingo Road and South 79th Street

EXISTING ZONING: CO-PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19164 dated December 31, 1997, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Office/childcare

RELEVANT ZONING HISTORY:

Z-6333-SP-4/PUD-579-B December 2006: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 16.63± acre tract of land to add hotel, motel and recreation facility uses, within Development Area B; more specifically Lot 4, Block 1, Tall Grass, on property located north of the northeast corner of East 81st Street South and South 101st East Avenue.

Z-6333-SP-3 November 2006: All concurred in approval for a proposed Corridor Site Plan for a City Park on a 20+ acre tract per staff comments on property located northeast of the northeast corner of South Mingo Road and East 79th Street South.

PUD-579-A-1 January 2002: The TMAPC approved a Minor Amendment to PUD to amend Development Areas subject to conditions of staff recommendation.

Z-6611-SP-2/PUD-575-A December 2001: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6735/Z-6735-SP-1/PUD-625 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, located east of the southeast corner of East 81st Street and South Mingo Road, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation.

Z-4900-SP-4 June 1999: All concurred in approval of a proposed Corridor Site Plan on a 12.7 acre tract for a 184 unit multi-family complex on property located on the southeast corner of South Mingo Road and East 75th Street South.

BOA-18387 April 27, 1999: The Board of Adjustment approved a Variance of the required internal collector service street access into a CO zoned development allowing access to the subject tract directly from South Mingo Road on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6281/PUD-460 March 1990: All concurred in approval of a request for rezoning a 150+ acre tract of land from AG to RS-3/RM-0/CS/PUD for a commercial, office, multifamily and single-family development on property located northwest corner of East 81st Street South and South Mingo Road and west of subject property.

Z-6333-SP-2/PUD-579-A February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway and abutting subject property to the east.

Z-6333-SP-1/PUD-579 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of E. 81st Street S. at the Mingo Valley to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment.

Z-6611/PUD-575 December 1997: All concurred in approval of a request to rezone a 32.8-acre tract which included the subject property, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¼ mile north of the northeast corner of East 81st Street and South Mingo Road, and the subject property.

PUD-531 April 1995: All concurred in approval of a proposed Major Amendment on a 36.8 acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road and abutting south of subject property.

Z-6470/PUD-522 January 1995: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RM-0/CS/PUD for a shopping center on property located on the southwest corner of East 81st Street South and South Mingo Road.

Z-4900-SP-3 November 1985: All concurred in approval of a Corridor Site Plan and detail landscape plan to permit a courier/mail service with a 37,400 square foot building per conditions.

Z-4900-SP-2 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 12 acre tract for 276 multifamily dwellings on property located south of southeast corner of East 71st Street and Mingo Road.

Z-4900-SP-1 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 16.6 acre tract for multi family dwellings on property located south of southeast corner of 71st Street and Mingo Road.

PUD-179-I June 1982: All concurred in approval of a proposed Major Amendment to PUD-179 on a 102+ acre tract of land that would revise the six development area boundary lines and densities originally approved in the Major Amendment PUD-179-F for a maximum 1,748 dwelling units, located on the south side of East 71st Street South and West of South Mingo Road.

PUD-179 July 1975: All concurred in approval of a proposed Planned Unit Development on a 257+ acre tract of land for 53 acres of commercial/office, 65 acres single-family, 33 acres for water retention, 85 acres for multifamily and an additional 8 acres on the southwest corner of 71st Street and Mingo Road with offices, located on the southeast corner of East 71st Street South and South Memorial Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11+ acres in size and is located northeast corner of South Mingo Road and South 79th Street. The property appears to be vacant and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary Arterial	100'	2
South 79 th Street	Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by office, zoned CO/PUD-579-A; on the north by multifamily uses (Estancia), zoned CO/PUD-575; and on the west by commercial and residential uses, zoned CS/RM-O/RS-3/PUD-460; on the south by vacant, zoned CS/CO/PUD-531.

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 medium to low intensity. According to the Zoning Matrix adding the requested use units to the existing approved zoning is in accord with the Plan.

STAFF RECOMMENDATION:

The site comprises 32.8 acres located in the east side of South Mingo Road, 1,320 feet north of East 81st Street South. The site is within an expressway corridor designated by the District 18 Comprehensive Plan and extends from South Mingo Road eastward to the Mingo Valley Expressway.

The 7600 Fairfield Planned Unit Development and Corridor District Site Plan were approved by the Tulsa City Council in January 2000 as recommended by the Tulsa Metropolitan Area Planning Commission on December 4, 1997.

The Fairfield Planned Unit Development and Corridor District Site Plan as approved consisted of two development areas. Development Area A, 25.88 net acres permits multifamily development. Since the time of PUD approval the northern portion of Development Area A (14.32 acres) has been developed as the multifamily development 'Estancia', designated herein as Development Area A-2 (see applicant's exhibit B).

The applicant is now proposing to amend the PUD and Corridor District Site Plan to allow Use Unit 5 - Community Services and Similar Uses and Use Unit 11 - Office, Studios and Support Services in addition to the permitted Use Unit 8 - Multifamily and Similar Uses in the remaining undeveloped portion of Area A, now designated as Development Area A-1 and described as 7900 Mingo (see applicant's exhibit B). The proposed Development Area A-1 would include an assisted living facility, office buildings and a clinic/school-child care (see applicants exhibit A-2).

40.5

PUD 575-B comprised Development Area A-1 of 7600 Fairfield will be re-platted as a single subdivision known as 7900 Mingo.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-575-B/Z-6611-SP-3 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-575-B/Z-6611-SP-3 subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area A-1

Gross Area:	12.0953 acres
Net Area:	10.7581 acres
Permitted Uses:	
Multifamily dwellings including Assisted Living Facility and uses customarily accessory thereto; Community Services and Similar Uses including childcare/school; Offices, Studios and Support Services.	
Maximum Number of Dwelling Units:	30 dwelling units/acre
Maximum Floor to Area Ratio for Use Units 5 and 11:	1.25
Maximum land coverage of Use Units 5 and 11:	30%
Minimum Livability Space per Dwelling Unit For Use Unit 8:	200 square feet
Maximum Building Height:	45 feet not to exceed three stories
Minimum building setbacks:	
From the centerline Mingo Road	85 feet
From the north boundary of Development Area A-2	11 feet
From the east boundary of Development Area A-2	11 feet
From the centerline 79 th East Ave.	55 feet
Other Bulk and Area Requirements Use units 5 and 11:	As established within CO district
Bulk and Area Requirements for Use Unit 8:	As established within the RM-2 district
Parking Requirements:	Per Zoning Code Standards for Use Units 5, 8 and 11

Pedestrian Circulation:

A pedestrian circulation plan shall be required for detail site plan approval that includes the following:

- (a) Sidewalks along the east side of Mingo Road and the north side of 79th East Avenue;
- (b) Pedestrian walkways through parking lot(s); a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Site Lighting:

All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height if within 150 feet of any existing or planned residential area and all such lights shall be set back at least 25 feet from such residential areas abutting the PUD. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Signs: As permitted by the Planned Unit Development Chapter of the Zoning Code

- 3. No zoning clearance or building permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 4. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

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. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. 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.
9. 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.
10. 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.
11. Platting Requirement: No building permit shall be issued until the requirements of Section 1107-F of the Zoning 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.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. 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.
14. 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.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC comments 12/6/07:

General: No comments.

Water: A water main extension and 20' of easement will be required.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: Tulsa regulatory floodplain exists on the property.

Wastewater: Excess Capacity Fees of \$1,128.03/acre and Broken Arrow System Development Fees of \$700.00/acre must be paid prior to Plat approval. All proposed lots must have access to the sanitary sewer system.

Transportation: No comments.

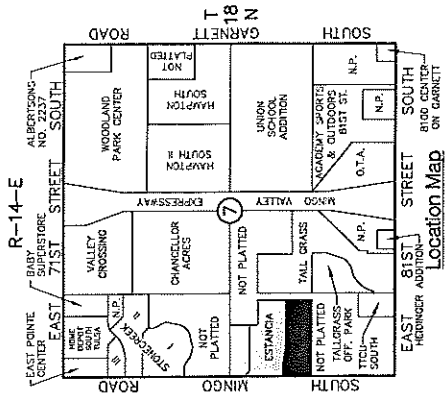
Traffic: Provide for a North-South Mutual Access Easement along the west side of Lot-2.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

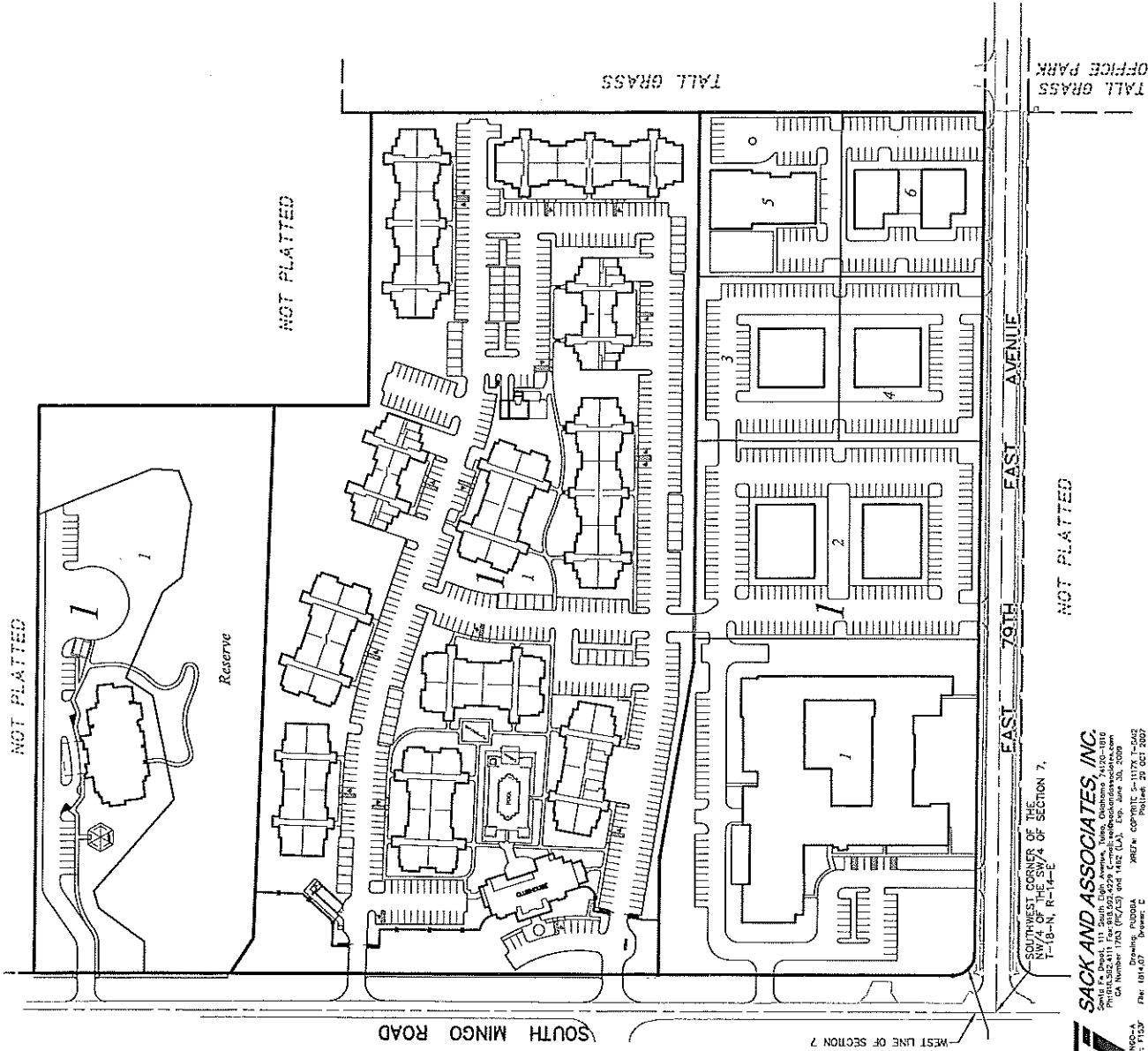
01-09-08



7900 Mingo

Conceptual Illustration
EXHIBIT 'A-1'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-4411-SP-3



SACK AND ASSOCIATES, INC.
10000 S. 100th Ave., Suite 200
Tulsa, Oklahoma 74134
Phone: (918) 438-1111 Fax: (918) 438-1112
E-mail: info@sackandassociates.com
CA Number: 1763 (PC/LS) and 1482 (LA), Exp. June 30, 2009
P.E. 001407 - James E. Sack, P.E.
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0 120 240
SCALE IN FEET

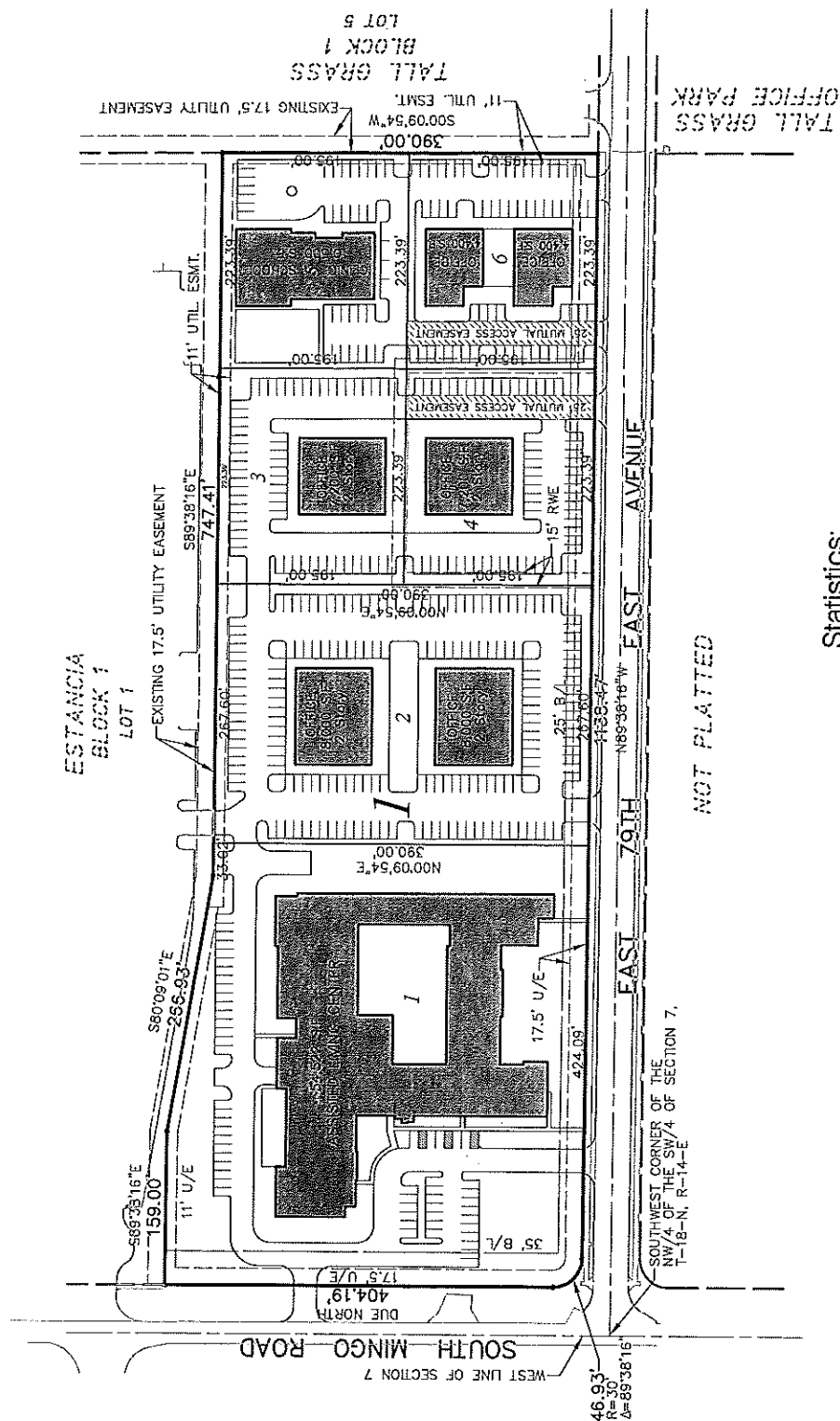
Legend:

B/L
RW
U/E

7900 Mingo

Conceptual Illustration

EXHIBIT 'A-2'

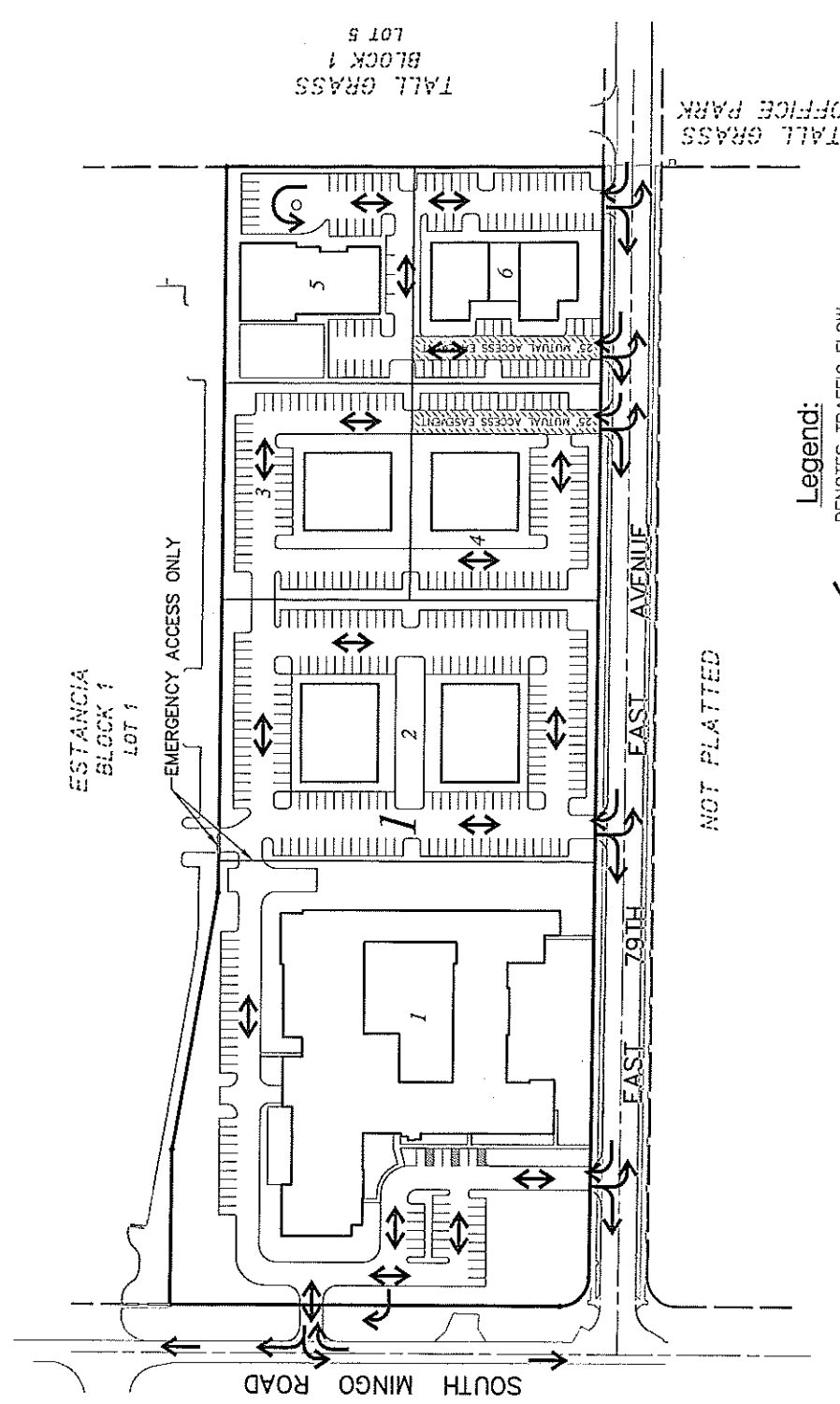
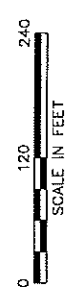
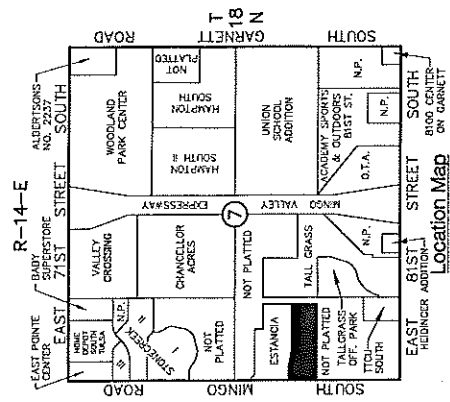
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-611-SP-3

Statistics:

BLOCK 1 AREA:	468,420 S.F.	
BUILDING S.F.	104,222 S.F.	
REQUIRED PARKING:	(1/250 S.F.OF BUILDING)	417
PROVIDED PARKING:	446	

SACK AND ASSOCIATES, INC.
Sents Ft. based, 111 South Eighth Avenue, Tulsa, Oklahoma 74102-1016
Phone: 918.592.4111 Fax: 918.592.4229 E-mail: info@sackandassociates.com
C# Number: 1763 (P/17/5) and 1442 (CA) Exp. June 30, 2006

40.12



Legend:
 → DENOTES TRAFFIC FLOW

7900 Mingo

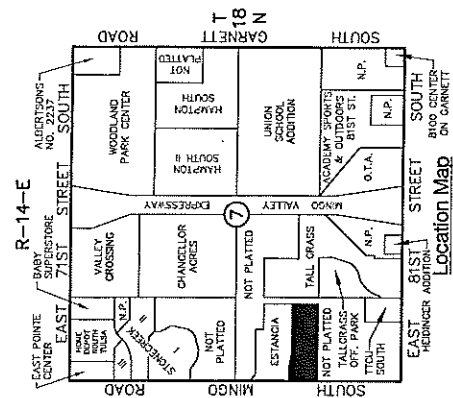
Area Access & Circulation EXHIBIT 'C'

Planned Unit Development Number 575-B
 Corridor District Site Plan No. Z-66411-SP-3

SACK AND ASSOCIATES, INC.
 Studio City, CA 91604
 Phone: (818) 341-1000
 Fax: (818) 341-1001
 E-mail: info@sackandassociates.com
 Project: 7900 AND MINGO-A
 Order: 1033
 Date: 29 OCT 2007

40.13

4104

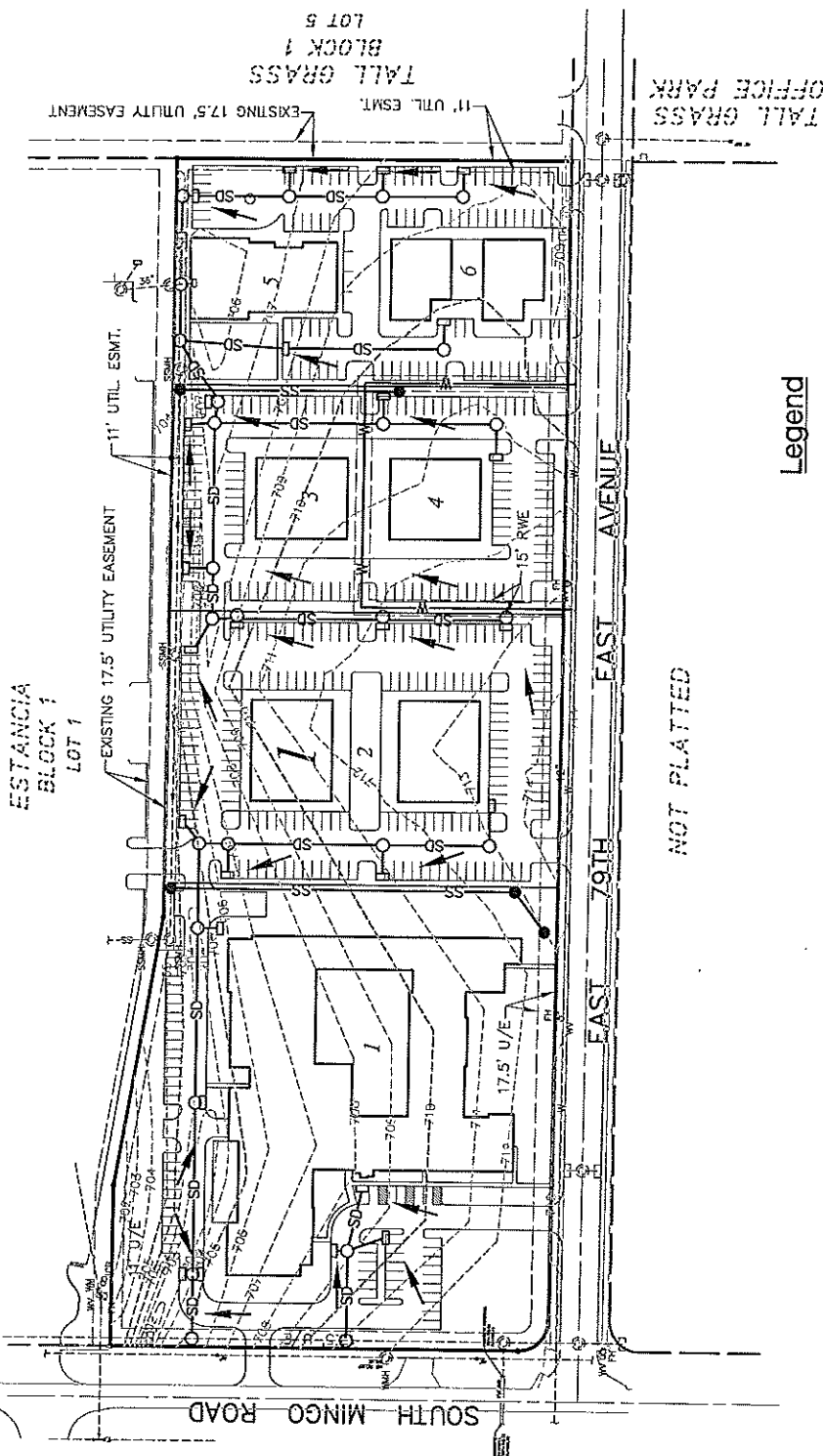


7900 Mingo

Topography, Drainage Concept
Existing & Proposed Utilities

EXHIBIT 'D'

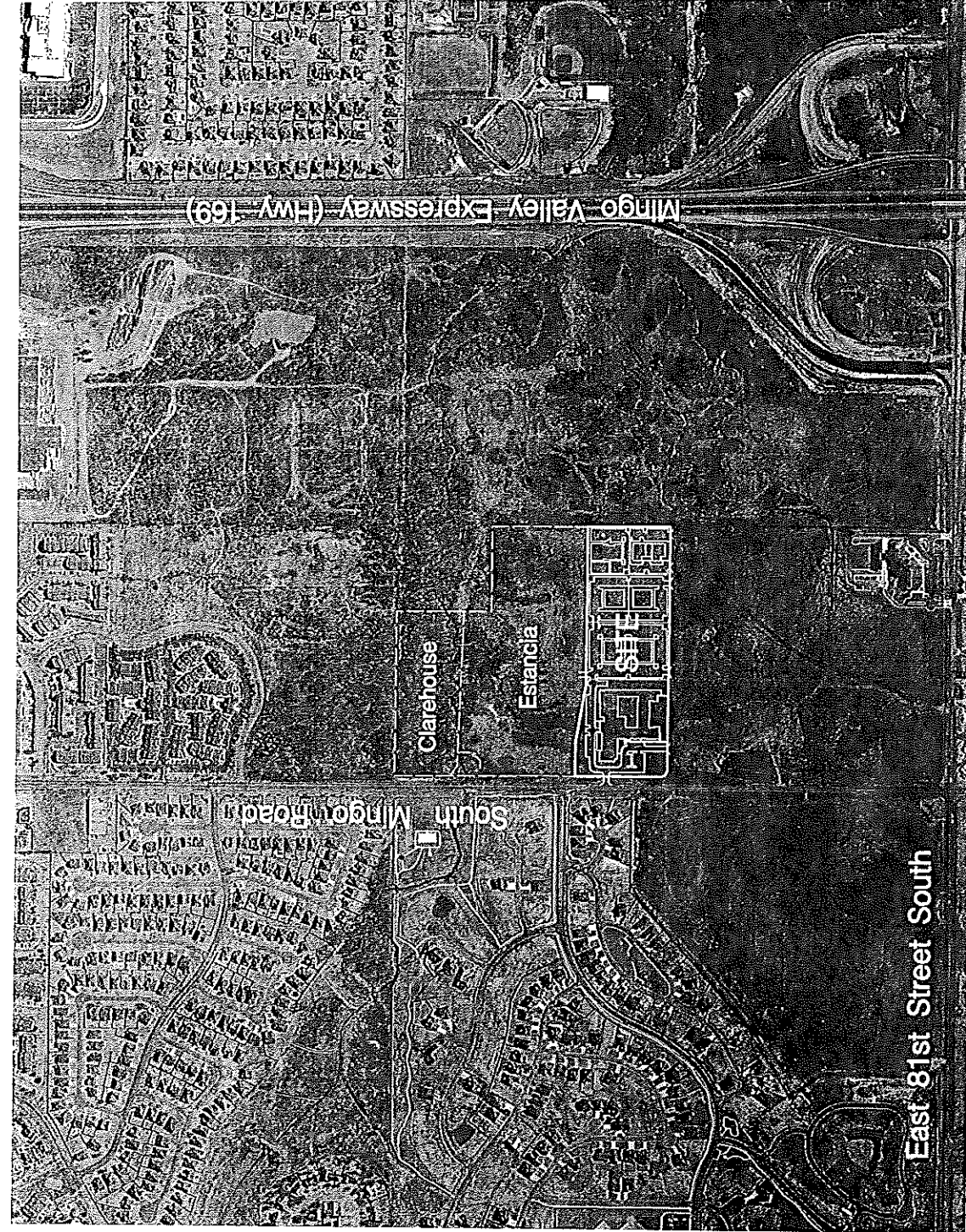
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-1441-SP-3



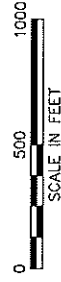
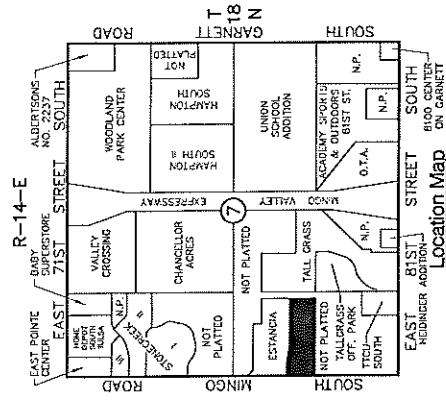
Legend

- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER LINE
- SD --- EXISTING STORM SEWER LINE
- W --- PROPOSED WATERLINE
- SS --- PROPOSED SANITARY SEWER
- SD --- PROPOSED STORM SEWER
- DRAINAGE FLOW

SACK AND ASSOCIATES, INC.
 Suite 100, 111 South Elm Avenue, Tulsa, Oklahoma 74104-1000
 Phone: (918) 252-4225 Fax: (918) 252-4226
 Email: info@sackandassociates.com
 2007 Sack and Associates, Inc. All Rights Reserved
 Project: 7900 Mingo-A
 Drawn: GDU
 Date: 11/23/07
 Project: 7900 Mingo-A
 Drawn: GDU
 Date: 11/23/07

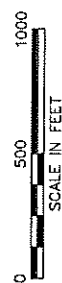
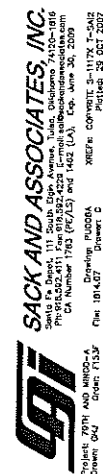


SACK AND ASSOCIATES, INC.
 111 South Orange Avenue, Suite 200, Orange, CA 92667
 Phone: (714) 961-1111
 Fax: (714) 961-1112
 Project: 70th AND 140th-A
 Drawn: GUY
 Date: 11/17/07
 File: 1814.07
 Title: 20 OCT 2007



7900 Mingo

Land Use Map
EXHIBIT 'E'
 Planned Unit Development Number 575-B
 Corridor District Site Plan No. Z-661-P-SP-3

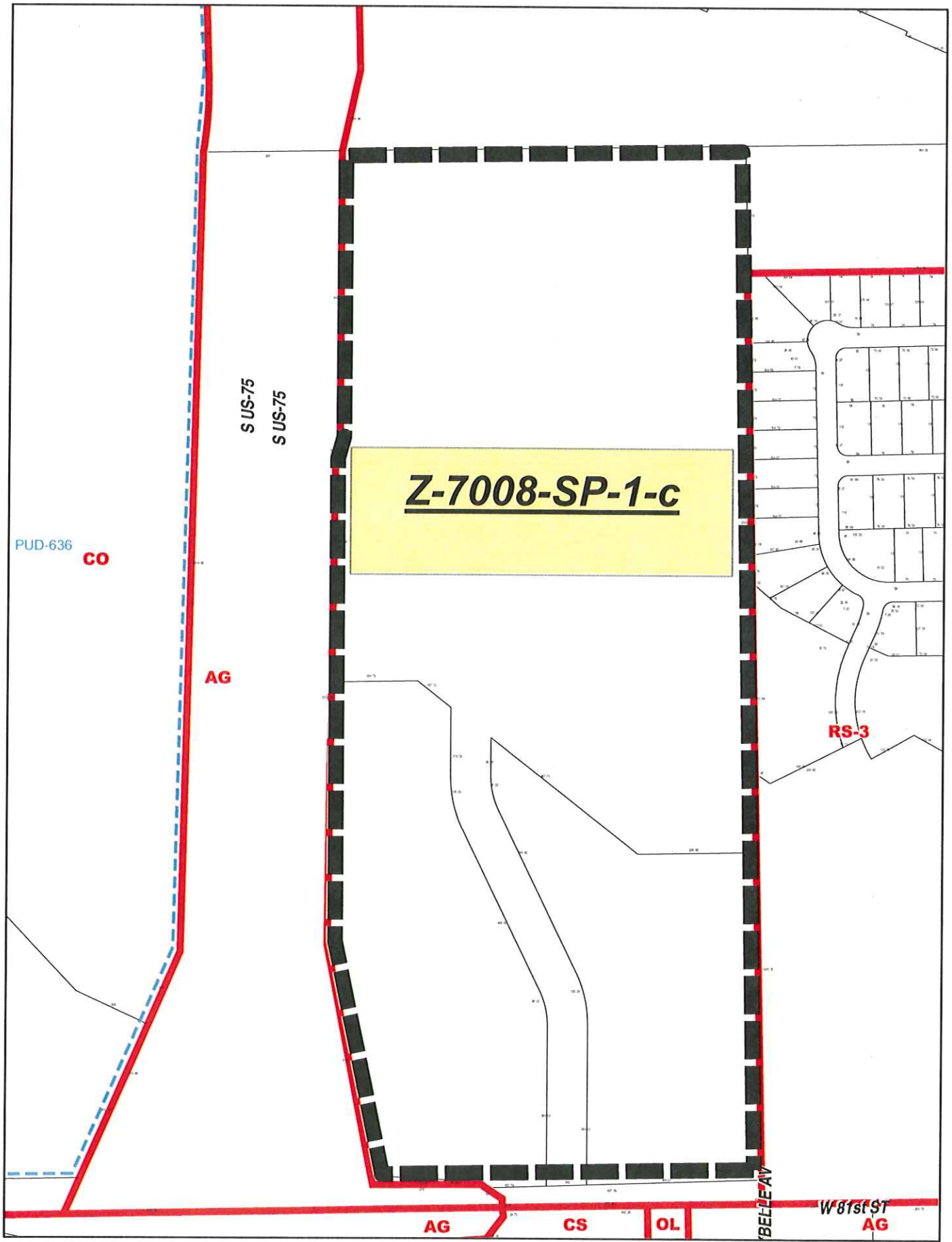


7900 Mingo

Area Zoning

EXHIBIT 'F'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-~~46~~11-SP-3



41.1

January 9, 2008

STAFF RECOMMENDATION

Z-7008-SP-1c

Minor Amendment – Lot 4, Block 1 (Development Area A) and Lot 10, Block 1 (Development Area D) – Tulsa Hills; s/e corner 71st Street South and U.S. Hwy. 75; CO.

The applicant is requesting a minor amendment to the Tulsa Hills Corridor Site Plan to increase the permitted height of center identification signs along U.S. Highway 75 from 35 feet measured from grade at each sign base, to 35 feet measured from grade of U.S. Highway 75.

Detail sign plan approval for the North and Middle sign (Lot 4, Block 1 – Development Area A) was granted by the TMAPC in August 2007 for which sign permits have been issued. No detail sign plan approval has been issued the sign proposed for Lot 10, Block 1 – Development Area D (see applicant's exhibit B).

Grading of the Tulsa Hills site along U.S. Highway 75 has created elevation differences along the northbound lanes averaging 29.6 feet between highway and proposed sign locations (see applicant's exhibits C, D and E). Specifically, the north sign location is 24.9 feet below U.S. Highway 75 grade; the middle sign location is 26.5 feet below U.S. Highway 75 grade; and the south sign is 38 feet below U.S. Highway 75 grade. The proposed signs will also be placed no less than 100 feet east of the northbound lanes of U.S. Highway 75, potentially further increasing visibility problems from Highway 75.

Section 802, B-3 of the Code states that signs located in the Corridor district are subject to the standards of section 1221, C and D – Use Conditions for Business signs. Section 1221, D-1 of the Code permits ground signs up to 50 feet in height when the abutting street is a freeway.

Section 1221, F-15 of the Zoning Code does allow for Outdoor Advertising Signs to be constructed up to 60 feet in height, when the elevation of the freeway next to which the sign will be located is 10 feet or greater in height than the proposed sign location. However, these center identification signs do not meet the definition of outdoor advertising signs as outlined in section 1800 of the Code.

Given the elevation difference between U.S. Highway 75 and the sign locations and the distance from each sign location to U.S. Highway 75, staff finds that the approval of the minor amendment will not significantly alter the approved Corridor Development Standards nor will it detract from the intent of the standards set forth in section 802-B or section 1221, sections C and D as referenced in Chapter 8. Per sections 805, B-3 and 1221, D-1 of the Code, the maximum allowable height that can be approved for center identification signs is 50 feet. Therefore staff recommends **APPROVAL** of the following:

Sign Location/name per exhibit B	Permitted Display Surface Area (DSA)	Permitted height from grade at sign location to top of sign
Lot 4, Block 1 –	Limited to 500 sf per	50 feet

41.2

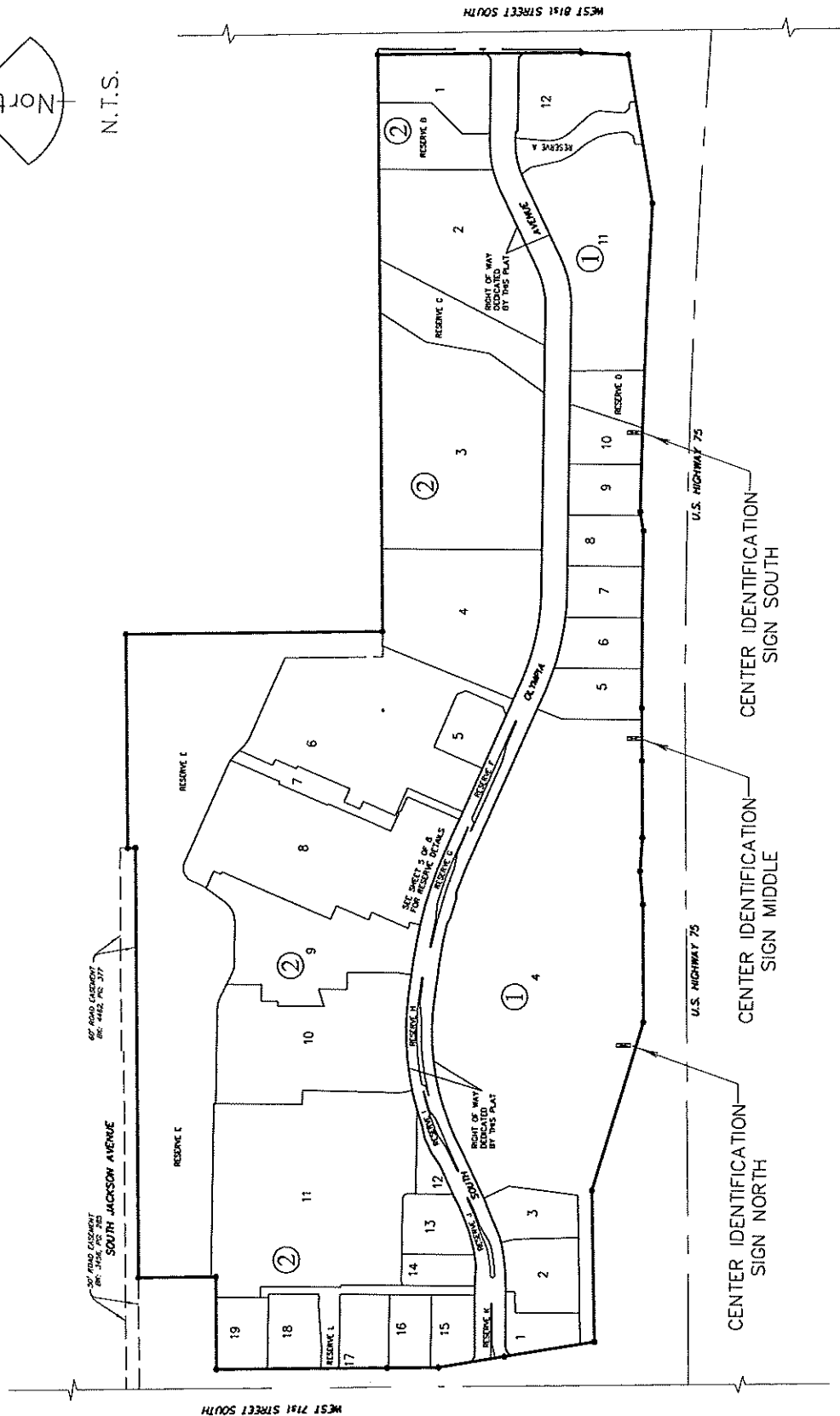
Dev. Area A – 1221, D-4
North sign

Lot 4, Block 1 – Limited to 500 sf per 50 feet
Dev. Area A – 1221, D-4
Middle sign

Lot 10, Block 1 – Per section 1221, D-3 50 feet
Dev Area D

(Note: Minor amendment approval does not constitute detail sign plan approval.)

512



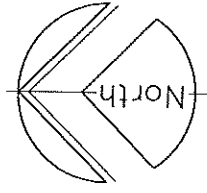
Consultants in Engineering, Architecture,
Planning and the Environment

CARTER & BURGESS, INC.
403 S. Cheyenne, Suite 900
TULSA, OKLAHOMA 74103

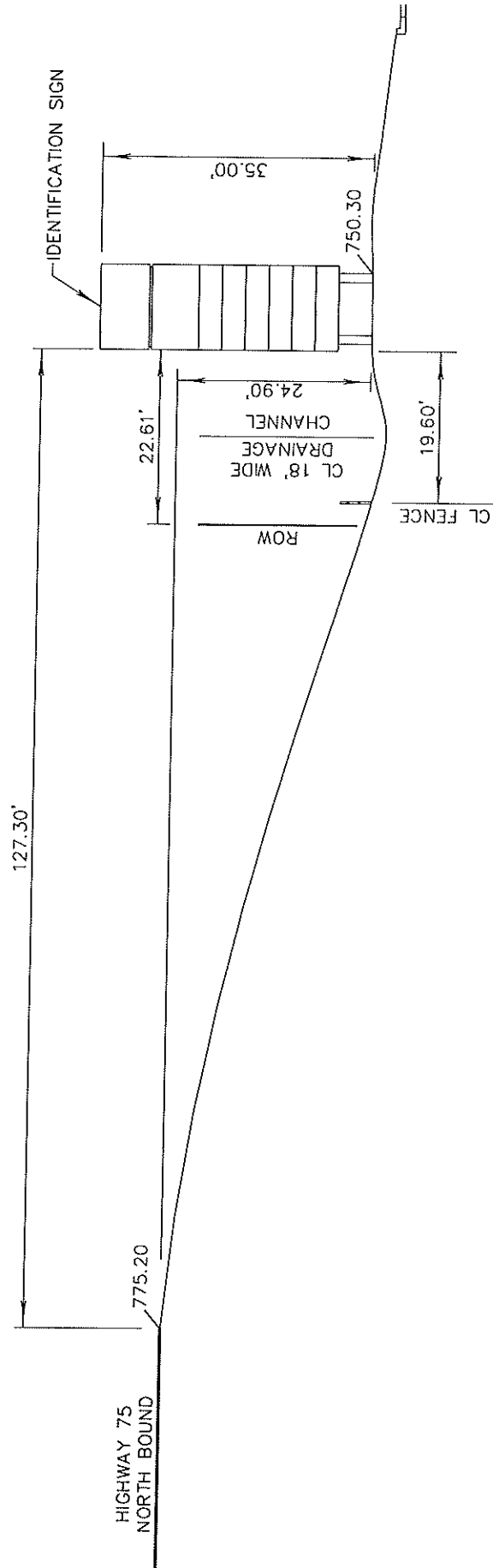
Exhibit "C"

Tulsa Hills Center

Identification Sign North



1" = 20'

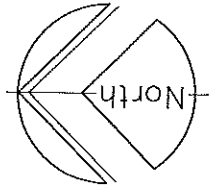


Carter Burgess
 Consultants in Engineering, Architecture,
 Planning and the Environment
CARTER & BURGESS, INC.
 415 S. Broadway, Suite 900
 Tulsa, Oklahoma 74103

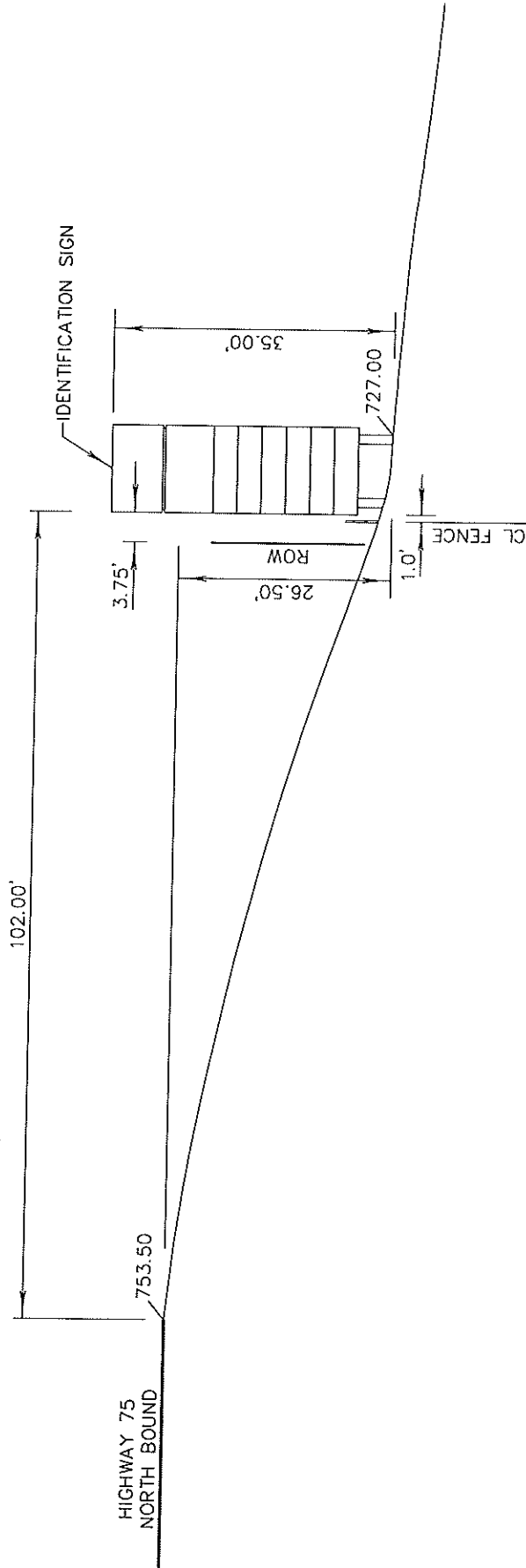
Exhibit "D"

Tulsa Hills Center

Identification Sign Middle



1" = 20'



Carter Burgess

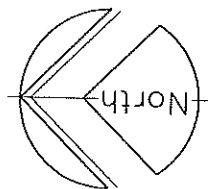
Consultants in Engineering, Architecture,
Planning and the Environment

CARTER & BURGESS, INC.
403 S. CHERRY STREET
TULSA, OKLAHOMA 74103

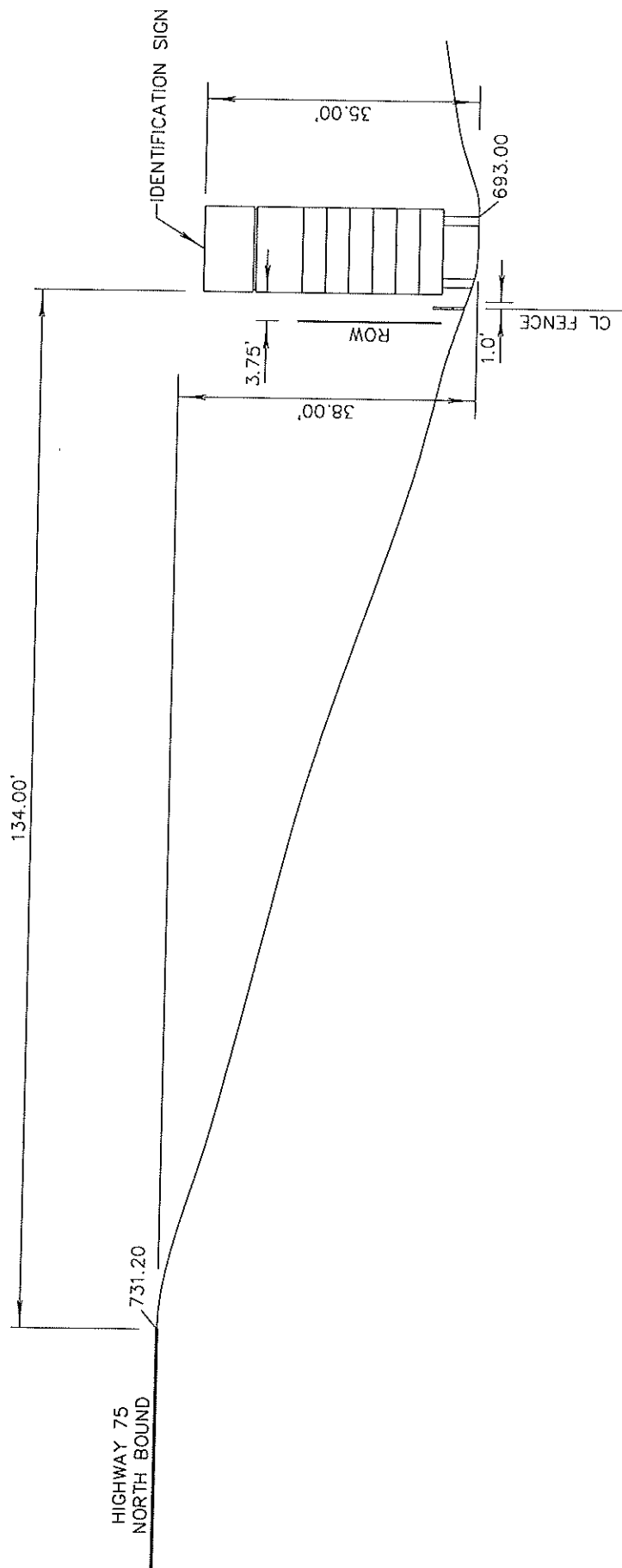
Exhibit "E"

Tulsa Hills Center

Identification Sign South



1" = 20'

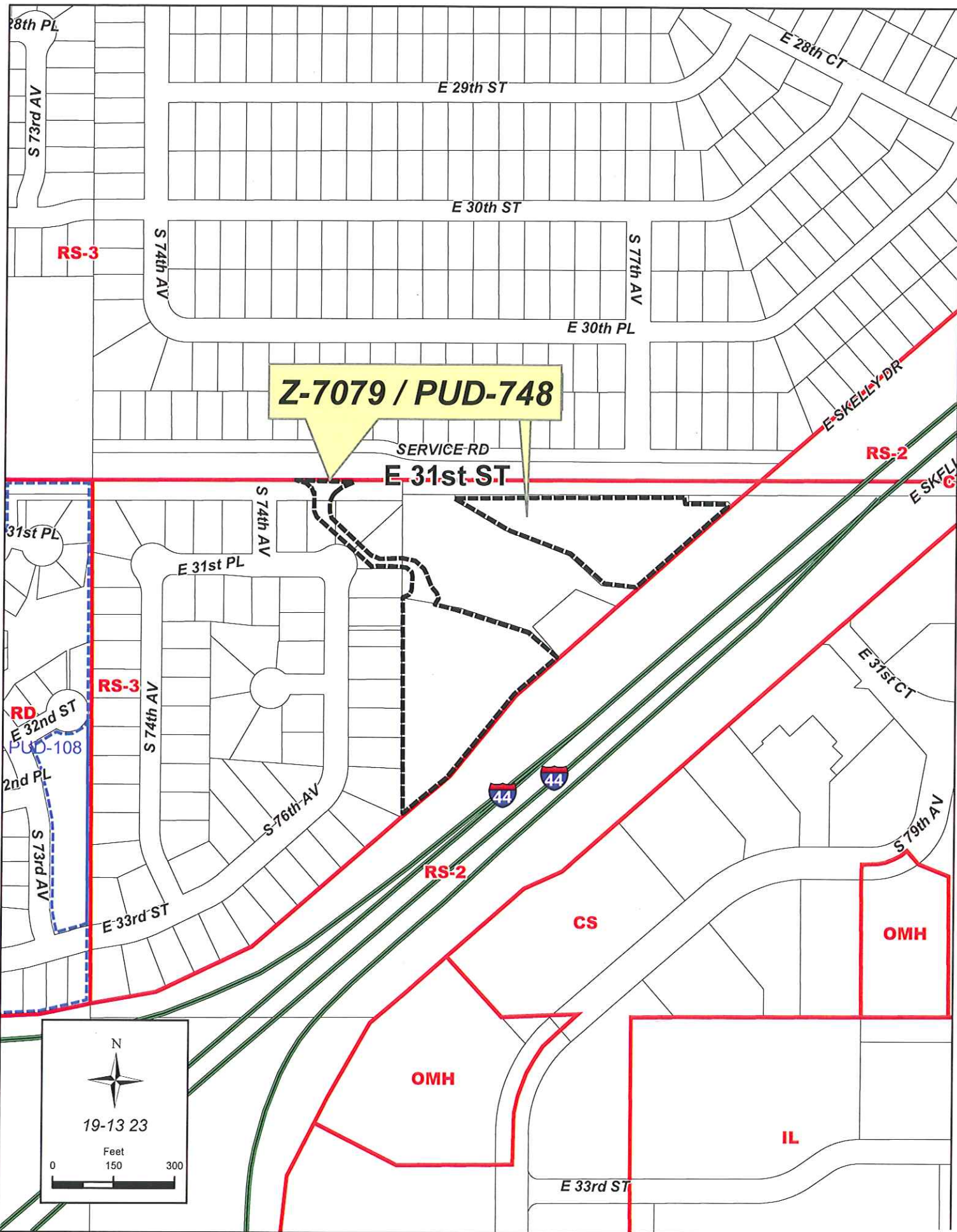


Carter & Burgess

Consultants in Engineering, Architecture,
Planning and the Environment

CARTER & BURGESS, INC.

403 S. Cheyenne, Suite 300
TULSA, OKLAHOMA 74103

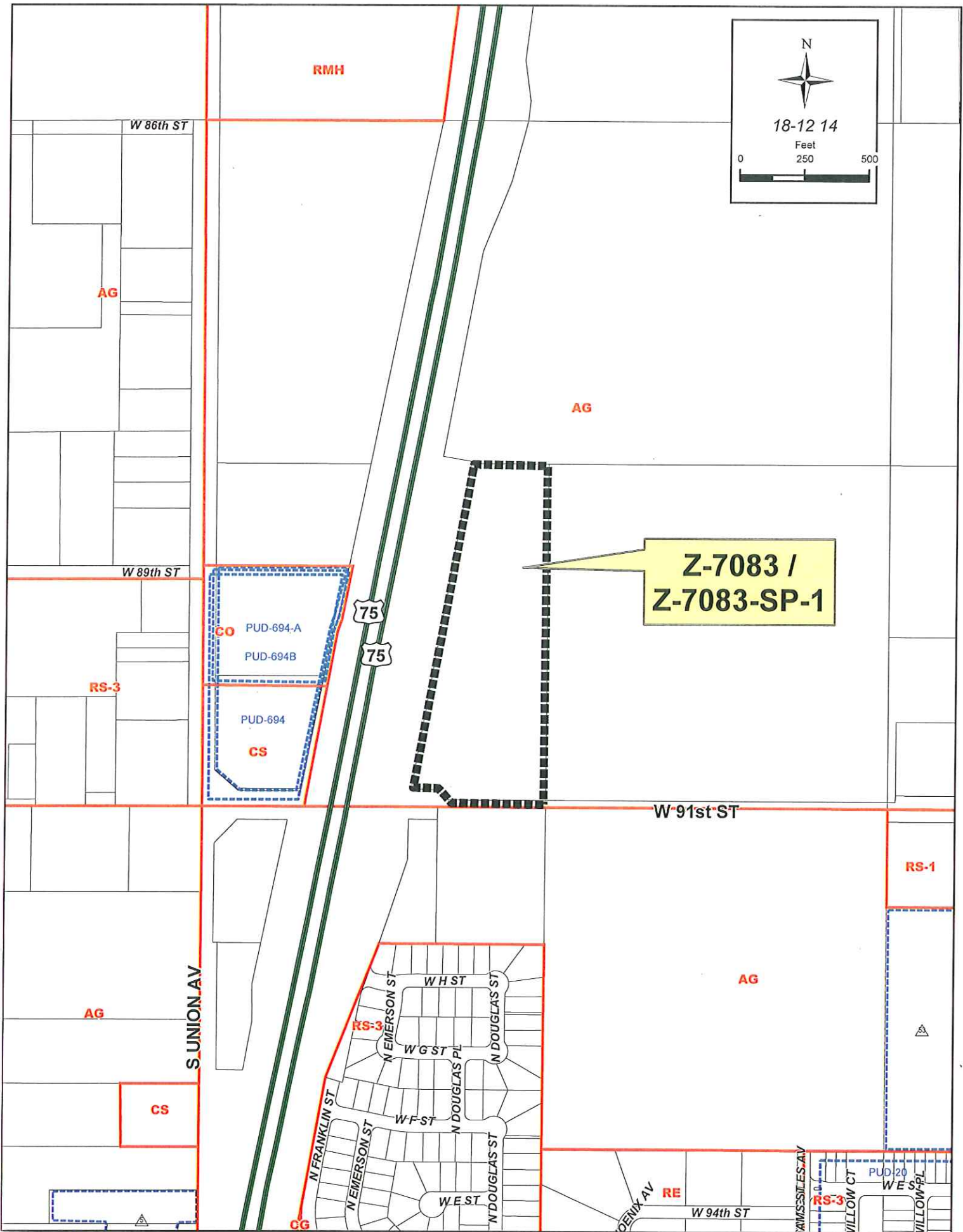


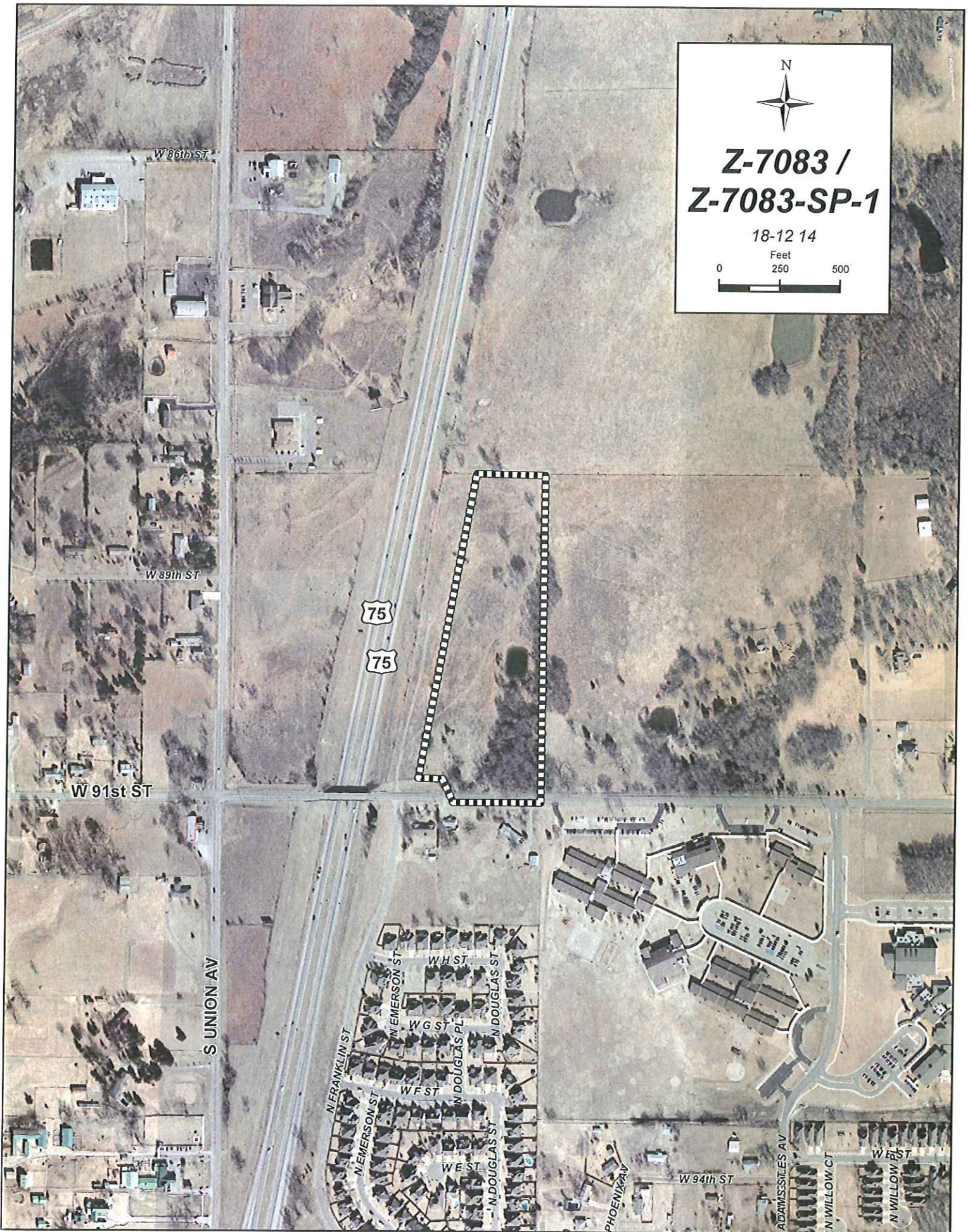
Huntsinger, Barbara

From: Huntsinger, Barbara
Sent: Thursday, January 03, 2008 7:52 AM
To: Huntsinger, Barbara
Subject: FW: Z-7079 and PUD 748

From: Coutant, Kevin C. [mailto:kcoutant@dsda.com]
Sent: Thursday, January 03, 2008 7:27 AM
To: Matthews, Dane
Subject: Z-7079 and PUD 748

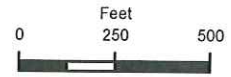
Dane: Please accept this email as confirmation of my request that the referenced items be withdrawn from consideration by the City of Tulsa. If you need additional information, please let me know. Kevin





**Z-7083 /
Z-7083-SP-1**

18-12 14



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7083/Z-7083-SP-1

TRS 8214

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: January 9, 2008

Applicant: Sack and Associates, Inc—Ted Sack **Tract Size:** 12± acres

ADDRESS/GENERAL LOCATION: Northeast corner of West 91st Street South and Highway 75 South

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Commercial development

RELEVANT ZONING HISTORY:

PUD-694-B/Z-6916-SP-3 January 2007: All concurred in approval of a proposed Major Amendment to Planned Unit Development on a 8.3± acre tract of land to reallocate and approve Use Unit 21 from Development Area A (Lot 1) to Development Area B (Lot 2) in order to meet the 1,200 feet spacing requirement for an outdoor advertising sign, on property located north of northwest corner of West 91st Street and Highway 75 South.

PUD-694-A/Z-6916-SP-2 September 2005: A request for a major amendment to PUD on a 4.61± acre tract to allow a Use Unit 16 to permit a mini storage was approved on property located north of northwest corner of West 91st Street and Highway 75 South.

Z-6916/PUD-694 December 2003: Approval was granted for rezoning request and a PUD on property located north of northwest corner of West 91st Street and Highway 75 South. CS zoning was approved the south 467' of the subject property and CO zoning was approved on the balance. PUD-694 was also approved subject to Use Unit 15 be removed as an allowable use.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12± acres in size and is located at the northeast corner of West 91st Street South and Highway 75 South. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 91 st Street South	Secondary arterial	100'	2

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

43.3

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned AG; on the south by residential, zoned AG; and on the west by Highway 75 South and west of that, property originally approved for a headquarters for an oil company and fuel distribution center, later amended to include a mini storage facility, zoned AG/CS/CO/PUD-694, PUD-694-A and PUD-694-B.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Corridor land use. According to the Zoning Matrix, the requested CO zoning is in accord with the Plan.

STAFF RECOMMENDATION FOR Z-7083:

The Plan designation is in place to support the requested CO zoning and recent developments north of this site have indicated a trend toward transition to CO-level intensities. Staff can support the request and therefore recommends **APPROVAL** of CO zoning for Z-7083.

STAFF RECOMMENDATION FOR Z-7083-SP-1:

Tulsa Hills South is a 12-acre tract of land located at the northeast corner of US Highway 75 and West 91st Street South. The development is located within a Corridor designated area of Comprehensive Plan District 8. Development plans include multiple commercial, mixed use developments.

US Highway 75 creates the west boundary of the property. The tract has 540 lineal feet of frontage along West 91st Street South. Primary access to the site will be from West 91st Street. Tulsa Hills Shopping Center, approved as Corridor Development Plan Z-7008-SP-1 is located one-mile to the north of the subject property and Jenks West Intermediate Schools is located southeast of the development.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds Z-7083-SP-1 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 Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7083-SP-1 subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

Gross Land Area:	12.7812 Acres 556,750 SF
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Net Land Area:	12.059 Acres 525,289 SF
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Permitted Uses

43.4

Uses permitted by right in Use Unit 10, Off-Street Parking; Use Unit 11 – Offices, Studios and Support Services including Drive-thru Banking Facilities; Use Unit 12, Eating Establishments Other than Drive-In Restaurants; Use Unit 13 – Convenience Goods and Services; Use Unit 14 – Shopping Goods and Services; Use Unit 18 – Drive-In Restaurants; Use Unit 19 – hotel, Motel and Recreation (Hotel and Motel uses only); stormwater drainage and detention facilities; and uses customarily incidental to principal permitted uses.

Maximum Building Floor Area: 260,000 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height*:

Hotel/Motel	70 feet
Other Permitted Uses	35 feet

* Architectural elements and business logos may exceed the maximum building height with detail site plan approval.

* Any structure over 2-stories will require an FAA study at the time of detail site plan review.

Minimum Building Setbacks*:

From the centerline of West 91 st Street South	100 feet
From the westerly right-of-way line of the corridor collector street	20 feet
From the US Highway 75 ROW line	20 feet
From the North boundary	10 feet

* Internal side yards to be established by plat and detail site plan review.

Parking:	As established by the City of Tulsa Zoning Code for the applicable permitted Use Unit.
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Pedestrian Circulation:

A pedestrian circulation plan shall be required for detail site plan approval that includes the following where practical:

- (a) Sidewalks along the north side of West 91st Street South;
- (b) Pedestrian walkways through parking lot(s) where warranted; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or other sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.

- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of Chapter 10 of the City of Tulsa Zoning Code, as well as, street yard requirements of Chapter 10.

Lighting:

Free standing light standards within the development shall not exceed 35 feet in height and shall be hooded and directed downward and away from adjacent residential areas and US Highway 75. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Building mounted lights shall be directed downward and away from any residential development and US Highway 75. Shielding of outdoor lighting shall be designed to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

Signs:

1) Ground Signs shall be permitted as follows:

- a) One ground sign for each lot fronting West 91st Street. Each sign shall not exceed 12 feet in height and 96 square feet of display surface area.
- b) One center identification sign at the primary entrance from West 91st Street. The sign shall not exceed 25 feet in total height unless, in addition to the minimum setback prescribed in 1221.C.5 of the Zoning Code, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet nor 300 square feet of display surface area.
- c) One ground sign for each lot fronting on the corridor collector street. Each such sign shall not exceed six feet in height and 64 square feet of display surface area.
- d) One center identification sign along the U.S. Highway 75 frontage. The center identification sign shall not exceed 35 feet in height and 500 square feet of display surface area.

2) Wall Signs shall not exceed 2 square feet of display surface area per lineal foot of building wall to which it is attached. In no event shall a wall sign exceed 75% of the length of the building wall to which it is affixed.

Screening Walls and Retaining Walls:

The design of screening walls and retaining walls shall be approved by TMAPC at detail site plan review. Screening walls must achieve effective screening of loading areas, truck docks and car lights; must be of masonry, concrete, Woodcrete or similar material; provide effective noise attenuation; and may include landscaping. Screening walls, a minimum of eight feet in height, shall be required along the lot line or lines in common with an R District.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, signs, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. Any structure over 2-stories in height shall require an FAA study prior to detail site plan approval.
5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. An architect, landscape architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate planting time. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
9. 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.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning 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 Corridor Site plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

12. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage within the development area.

TAC comments from 12/20/07:

General: No Comments.

Water: A looped water main extension line is required.

Fire: No comments.

Stormwater: All additional stormwater runoff from this site must be conveyed to the Stormwater Detention Facility. All Off-site drainage flowing onto this site must be conveyed in a Public Drainage System.

Wastewater: The City of Tulsa plans to serve the area along the North side of West 91st Street, between HWY 75 and South Elwood Ave. with a Regional Lift Station located in the vicinity of W. 91st St & S. Elwood. Engineering for the project has been funded by the 2006 sales tax. Construction funding has not yet been committed. Any new development within this area must investigate the two options below:

- 1) Seek approval from the City of Jenks to temporarily gravity flow sanitary sewer to the Jenks system to the South. The onsite collection system would be designed to facilitate an extension to the planned regional facility near 91st & Elwood. After the City of Tulsa system goes on line, you will be required to disconnect from the Jenks system and connect to the City of Tulsa facility.
- 2) Fund the construction of the Regional Lift Station and gravity flow to that location. This would be built with enough capacity to serve the entire basin, and a payback system would be established to recover some of the cost when other areas develop.

Please contact the City of Tulsa, Public Works, Wastewater Design to access information on the proposed Lift Station.

Transportation: No comments.

Traffic: Propose two outbound lanes for the Olympia approach to 91st Street.

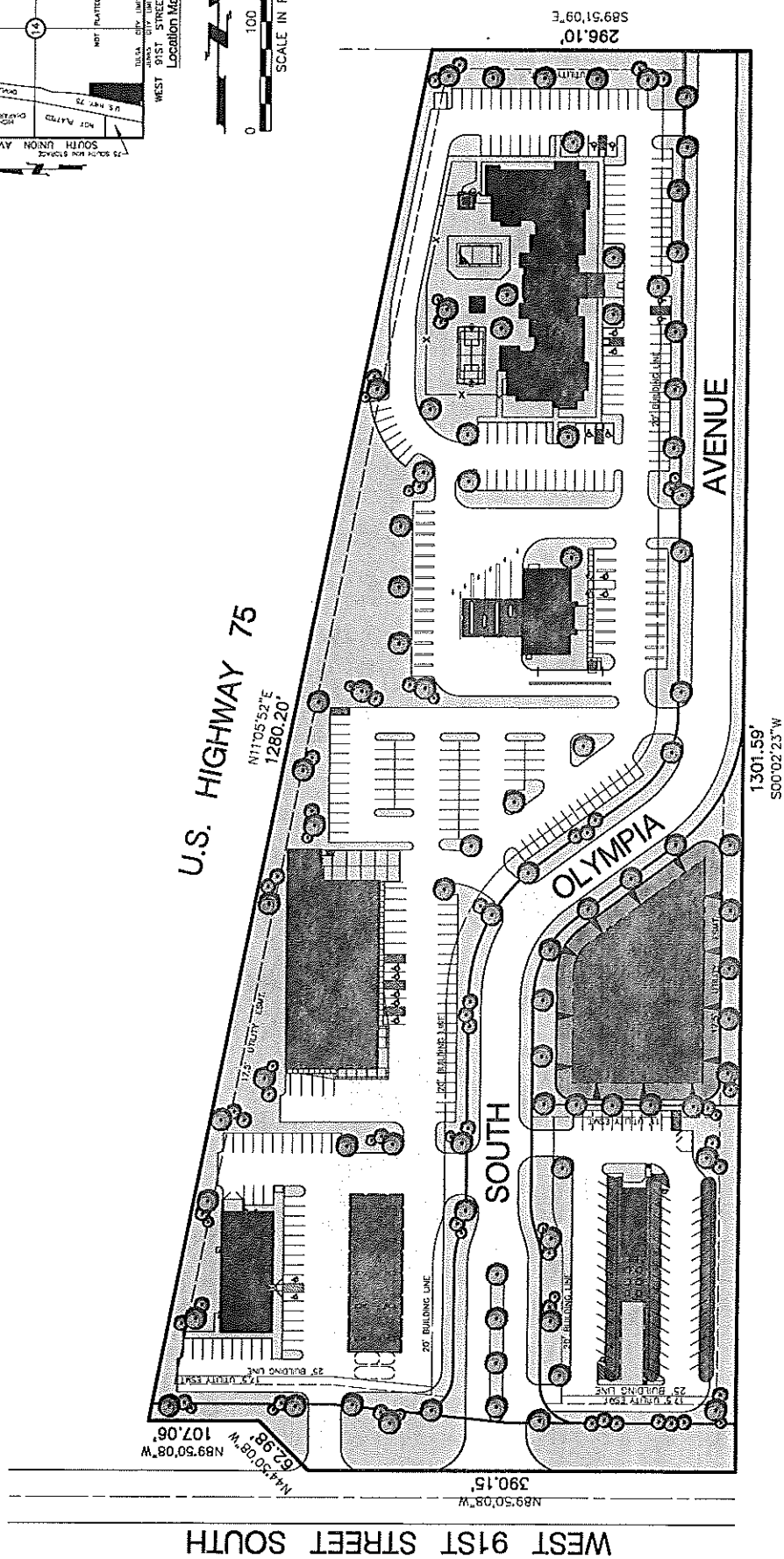
GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

01/09/08

43.8



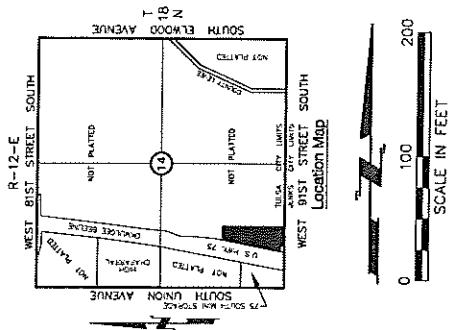
Tulsa Hills South

Concept Illustration
EXHIBIT 'A'
Corridor District Site Plan Number _____

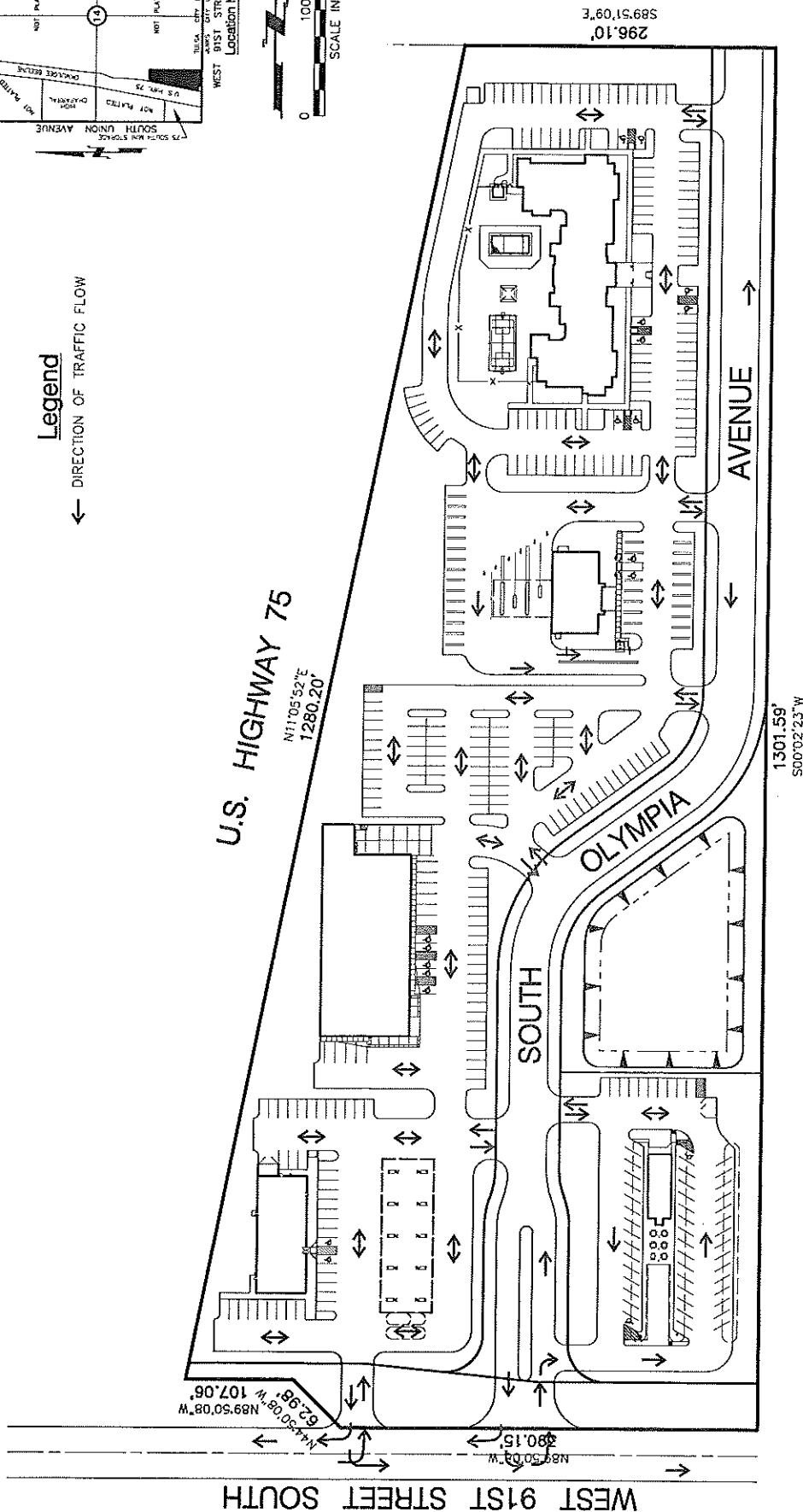
SACK AND ASSOCIATES, INC.
 Santa Fe Office: 11 South Fifth Avenue, Suite, Oklahoma 74102-1816
 Phone: 405-422-8228 Fax: 405-422-8229 e-mail: info@sackandassociates.com
 CA Number: 1102 (P&C) and T-02 (A&E) Lic. Exp. June 30, 2006

Project: 037 And Hwy 75-A
 Owner: CHU
 Design: JLD
 FPM: 10312.1a Grower: JLD

CD00010
 XREF: COPYRIGHT 5-117K 1-543
 PUBLISHED: 20 NOV 2007



Legend
←→ DIRECTION OF TRAFFIC FLOW

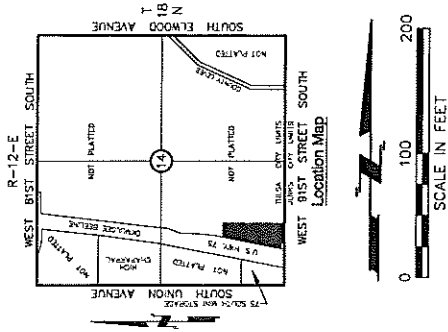


Tulsa Hills South

Access & Circulation
EXHIBIT 'B'
Corridor District Site Plan Number _____

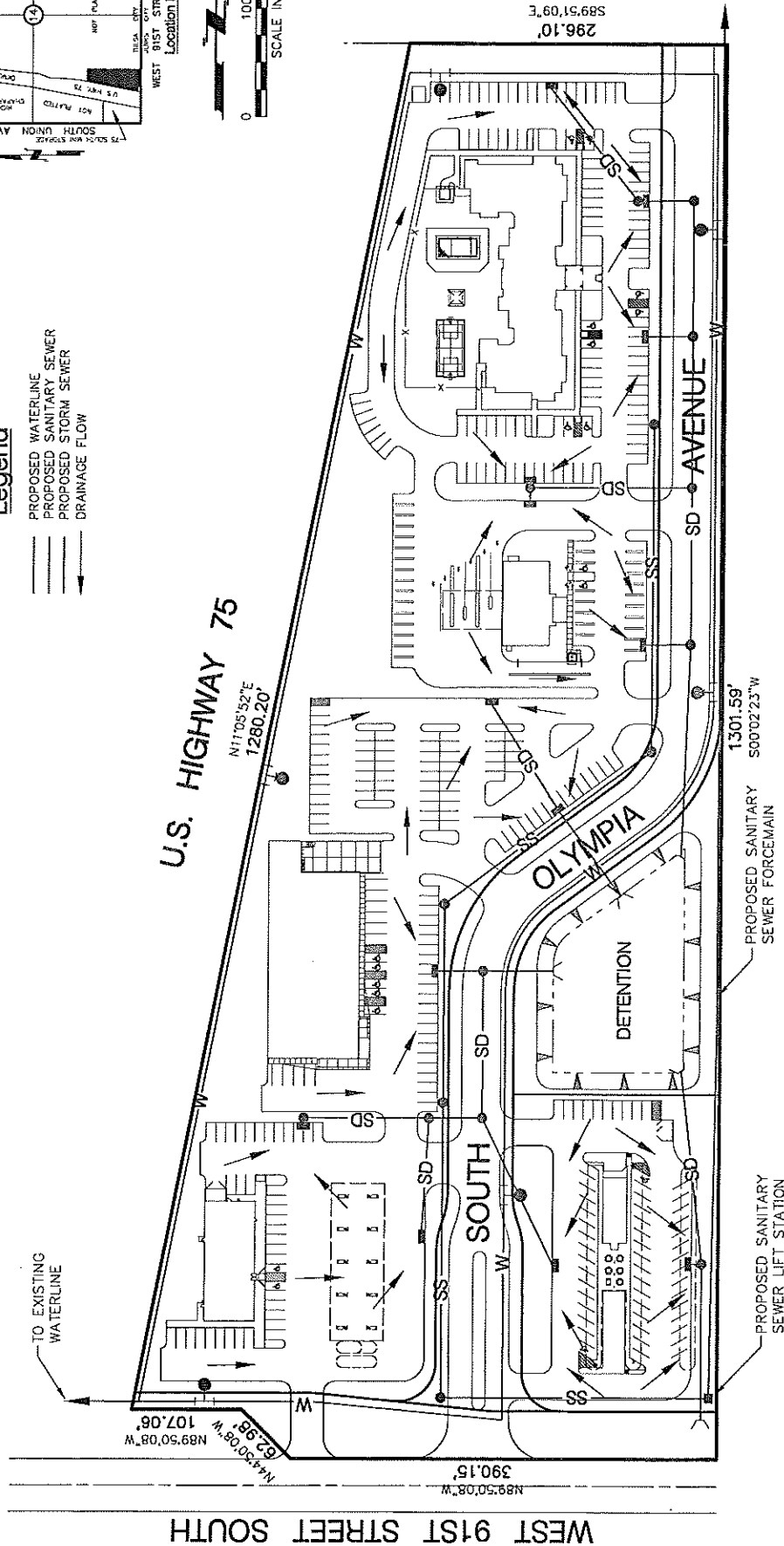
SACK AND ASSOCIATES, INC.
Sack and Associates, Inc. is a professional engineering and architectural firm located at 111 South Elmwood Avenue, Tulsa, Oklahoma 74106. The firm is a member of the National Society of Professional Engineers and the American Institute of Architects.
Project: 91ST AND HWY 75-A
Drawing: CDS004A
Date: 04/11/07
Scale: 1/8\"/>

43.10



Legend

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- DRAINAGE FLOW



Tulsa Hills South

Existing & Proposed Utilities

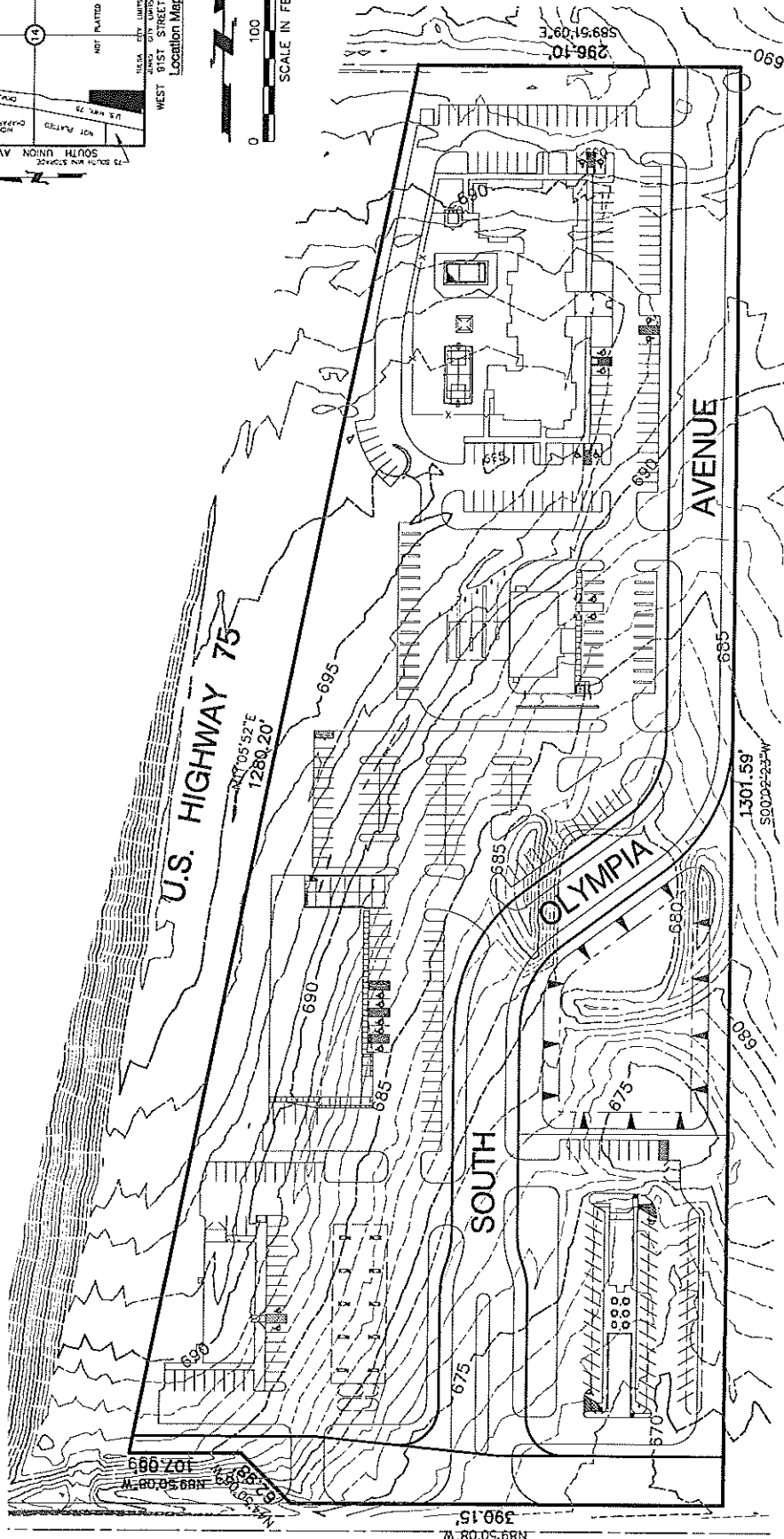
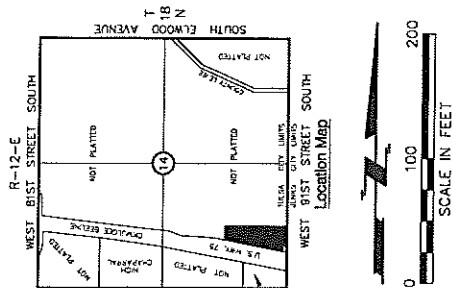
EXHIBIT 'C'

Corridor District Site Plan Number

SACK AND ASSOCIATES, INC.
1100 S. W. 11th St., Suite 100, Tulsa, Oklahoma 74102-1896
Phone: (918) 591-1100 Fax: (918) 591-1101
E-mail: info@sackandassoc.com
Ex Number 1763 (R/L) and 1662 (L/A), Ex. June 30, 2009
Project: 81ST AND HWY 75-A
Drawn: DHJ
Graded: FGD
Checked: CD
Plotted: 20 NOV 2007

43.11

WEST 91ST STREET SOUTH

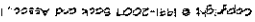
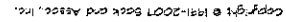


Tulsa Hills South

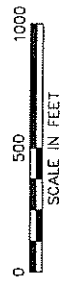
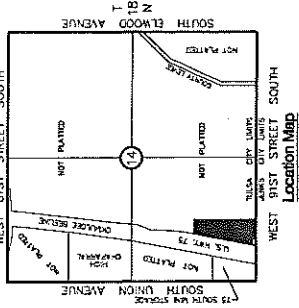
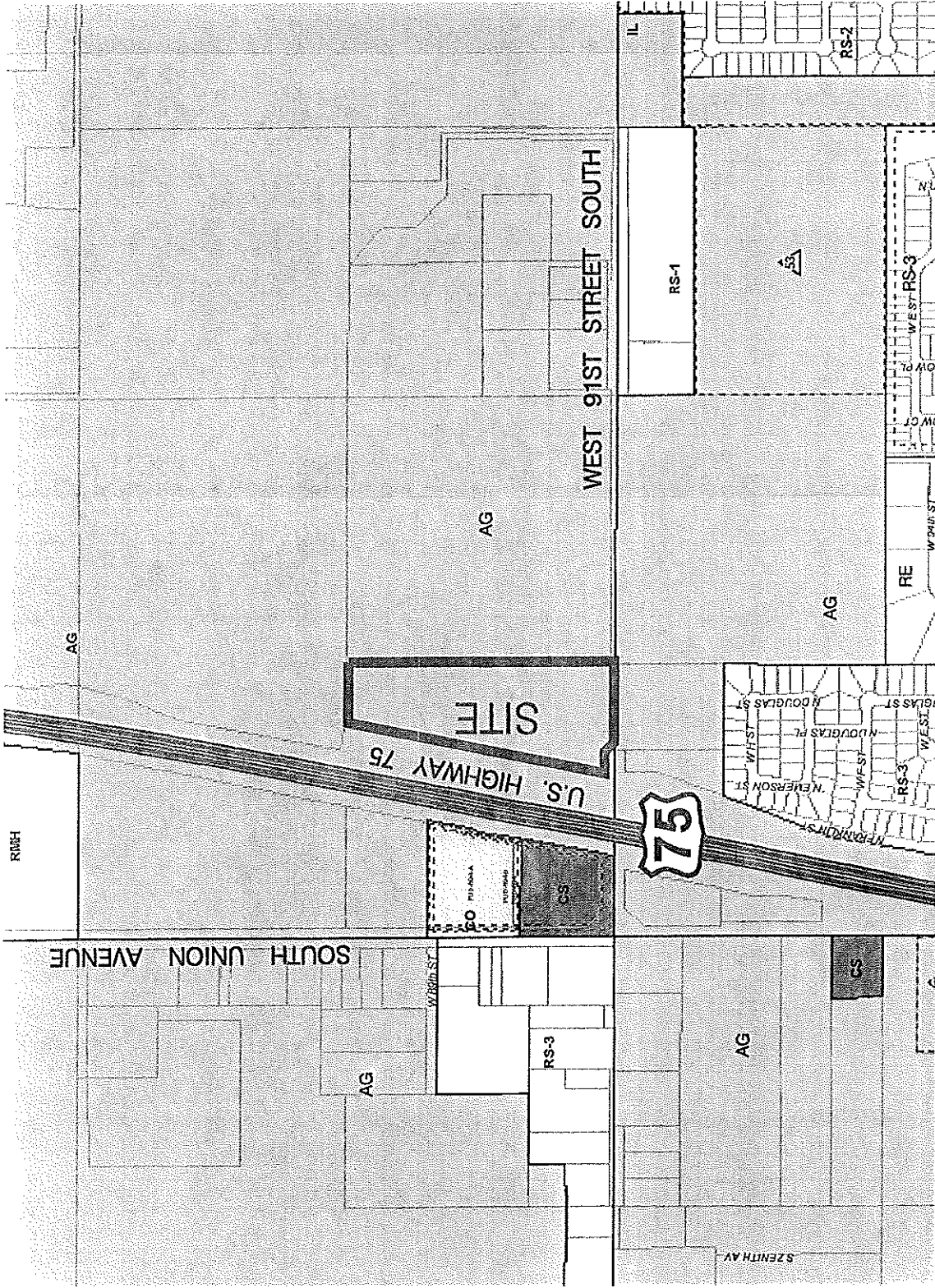
Site Map and Topography
EXHIBIT 'D'
Corridor District Site Plan Number

SACK AND ASSOCIATES, INC.
111 South Lincoln Avenue, Suite 100
Tulsa, Oklahoma 74106
Phone: 918.436.2411 Fax: 918.436.4279 E-mail: info@sackandassoc.com
CA Number: 1710 (P/C/J) exp. 1/02 (L.A.) Exp. June 30, 2009
Project: 01ST AND HWY 75-A
Drawing: 02P000A
Sheet: 0001
Date: 10/11/07
Drawn: PJD
Checked: JLD
Plotted: 20 NOV 2007

43.12



43.13



Tulsa Hills South

Area Zoning Map
EXHIBIT 'F'
Corridor District Site Plan Number _____

SACK AND ASSOCIATES, INC.
1000 N. Lincoln St., Suite 100, Tulsa, OK 74103-1000
Tel: 918.392.4111 Fax: 918.392.4228 E-mail: info@sackandassociates.com
Cdn Number: 1785 (P/L/20) and 1462 (L/A), Exp. June 30, 2008
Project: WEST AND HWY 75-A
Drawing: CDDP/BA
Date: 01/14/08
File: 00214
Owner: P/O
XREF: CDDP/BA
Scale: 1"=500'
Printed: 20 NOV 2007

43.14