

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2509

March 26, 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:

1. Minutes of February 20, 2008 Meeting No. 2505
Minutes of February 27, 2008 Meeting No. 2506

CONSENT AGENDA

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

2. L-20184 – Harden & Associates (2428)/Lot-Split
Southwest corner of 136th Street North and North 145th Avenue (County)
East, 14301 East 136th Street North
3. PUD 274 A – One Summit Plaza Lots 2-6 Amended – (9332) (PD 18) (CD 9)
Amendment to Deed of Dedication
South and east of the southeast corner of East 57th Street South
and Lewis Avenue
4. Airpark Distribution Center – Change of Access (PD 16) (CD 6)
North of East Apache Street, east of North Garnett Road

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARING FOR TULSA COUNTY ZONING CODE

6. Public hearing to consider amending the Tulsa County Zoning Code Text to eliminate Business Signs and Outdoor Advertising Signs as a use by right in the Agricultural Zoning District. Proposed amendments for Chapters 3 and 12 of the Tulsa County Zoning Code.

PUBLIC HEARINGS

7. LC-81 – Sue Hillam (1309)/Lot-Split (PD 3) (CD 3)
Northwest corner of East King Street and North Yale Avenue,

1010 North Yale Avenue (Related to Item 8)

8. **BOA 20650** – (0333) Plat Waiver (PD 3) (CD 3)
Northwest corner of East King Street and North Yale Avenue
(Related to Item 7)

9. **Z-7089/Z-7089-SP-1 – Roy Johnsen** AG to CO
Northeast corner of West 61st Street South and Highway 75 South
(Corridor Plan to establish a conceptual site plan with designation
of development areas.) (Continued from 3/5/08) **(Application will
be continued by agreement, date to be determined at the
meeting.)** (PD-8) (CD-2)

OTHER BUSINESS

10. **PUD-619-C – Sisemore Weisz & Associates** (PD-26) (CD-8)
Approximately 1/8 mile west of South Memorial Drive and 106th
Street South (Detail Site Plan for Lot 1, Block 1, Memorial
Commons for the construction of a multi-use Lifetime Fitness
center, including floor area dedicated to child care, office uses,
two restaurants, a gymnasium, and a health club/spa.)
11. **Consider an Ordinance Amending Chapter 42 of the Zoning
Code of the City of Tulsa**
Consider proposed amendments of the Zoning Code, City of
Tulsa, Oklahoma by adding a new Section for “Off-Premise Digital
Signs”, a new definition for “digital signs” and providing for
penalties and publication. (Draft Ordinance to be distributed at the
meeting.)
12. **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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, March 26, 2008– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Review and discuss sidewalk ordinances (Midget)

Adjourn.

Visit our website at www.tmapc.org

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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

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

Wednesday, March 26, 2008

11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Planning Made Easy-Introduction to Planning/Ethics: Presentation and discussion (Alberty)

Adjourn

www.tmapc.org

ROY D. JOHNSEN
ATTORNEY AT LAW
Suite 501
201 West Fifth Street
Tulsa, Oklahoma 74103
(918) 585-5641
FAX (918) 585-2758

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

March 20, 2008

The Tulsa Metropolitan Area Planning Commission
Attn: Wayne Alberty and Diane Fernandez
Land Development Services
201 West Fifth, Ste. 600
Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: Amendment of Deed of Dedication
PUD 274 - A
Plat-One Summit Plaza Lots 2-6 Amended
Stone Gate Senior Care
North and East of NE/C 61st and Lewis

To the Commission:

It is requested that the attached document, entitled "AMENDMENT OF DEED OF DEDICATION OF ONE SUMMIT PLAZA, ESTABLISHMENT OF COVENANTS IMPLEMENTING PLANNED UNIT DEVELOPMENT RESTRICTIONS AND AMENDMENT OF PRIVATE DRIVE EASEMENT AND BUILDING SETBACK LINES" be docketed for consideration by the Commission at the meeting of March 26, 2008.

The referenced document in substance implements PUD 274-A and sets forth the relevant covenants and restrictions and requires the approval of the Commission.

The document was previously reviewed and approved as to form by Mr. Patrick Boulden, Sr. Assistant City Attorney.

Sincerely,



Roy D. Johnsén
Attorney for Tulsa SHP Realty, LLC.

cc: Pat Boulden
Scott Campbell

AMENDMENT OF DEED OF DEDICATION OF ONE SUMMIT PLAZA, ESTABLISHMENT OF COVENANTS IMPLEMENTING PLANNED UNIT DEVELOPMENT RESTRICTIONS AND AMENDMENT OF PRIVATE DRIVE EASEMENT AND BUILDING SETBACK LINES

This Instrument is executed the 21st day of January, 2008, by PEM ONE SUMMIT H, LLC, a Delaware limited liability company, PEM ONE SUMMIT 1, LLC, a Delaware limited liability company, PEM ONE SUMMIT 2, LLC, a Delaware limited liability company, PEM ONE SUMMIT 3, LLC, a Delaware limited liability company, PEM ONE SUMMIT 4, LLC, a Delaware limited liability company, PEM ONE SUMMIT 5, LLC, a Delaware limited liability company, PEM ONE SUMMIT 6, LLC, a Delaware limited liability company, PEM ONE SUMMIT 7, LLC, a Delaware limited liability company, PEM ONE SUMMIT 8, LLC, a Delaware limited liability company, PEM ONE SUMMIT 9, LLC, a Delaware limited liability company, PEM ONE SUMMIT 10, LLC, a Delaware limited liability company, PEM ONE SUMMIT 11, LLC, a Delaware limited liability company, PEM ONE SUMMIT 12, L.L.C., a Delaware limited liability company, PEM ONE SUMMIT 13, LLC, a Delaware limited liability company, PEM ONE SUMMIT 15, LLC, a Delaware limited liability company, and PEM ONE SUMMIT 16, LLC, a Delaware limited liability company, (collectively hereinafter "Summit"), and Tulsa SHP Realty, LLC, an Oklahoma limited liability company, (hereinafter "SHP Realty").

RECITALS

- A. Summit and SHP Realty are the owners of all of the lots within the subdivision particularly described as follows:
- One Summit Plaza, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat (#4497) thereof ("One Summit Plaza").
- B. SHP Realty is the owner of Lots 2, 3, 4, 5 and 6 Block 1, One Summit Plaza.
- C. Summit is the owner of Lot 1, Block 1, One Summit Plaza.
- D. The property comprising One Summit Plaza was submitted as a planned unit development (designated as Planned Unit Development No. 274 and hereinafter referred to as "Planned Unit Development No. 274" or as the "Planned Unit Development"), as provided within Sections 1100-1107 of Title 42, Tulsa Revised Ordinances (hereinafter the "Tulsa Zoning Code").
- E. Planned Unit Development No. 274 was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on December 9, 1981 and approved by the Board

of Commissioners of the City of Tulsa on January 12, 1982, the implementing Ordinance No.15270 being adopted on February 2, 1982 and published on February 8, 1982.

- F. A major amendment to Planned Unit Development No. 274, designated as Planned Unit Development No. 274-A, was submitted to permit an alternative use of Lots 2,3,4, 5, and 6, Block 1, One Summit Plaza and was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on April 18, 2007 and approved by the Council of the City of Tulsa on May 10, 2007, the implementing Ordinance No. 21556 being adopted on May 17, 2007 and published on June 18, 2007.
- G. A minor amendment to Planned Unit Development No. 274 -A, designated as Planned Unit Development No. 274-A-1, was submitted to increase the permitted floor area of Development Area E (Lots 2 and 3, Block 1 of One Summit Plaza) as established by Planned Unit Development 274-A and to adjust the boundaries of Development Area E to include a portion of Lot 5 (part of Development A as established Planned Unit Development No. 274-A) and was approved by the Tulsa Metropolitan Area Planning Commission on October 24, 2007.
- H. The Planned Unit Development provisions of the Tulsa Zoning Code require the establishment of covenants of record inuring to and enforceable by the City of Tulsa, Oklahoma sufficient to assure the implementation and continued compliance with the approved Planned Unit Development.
- I. The instrument titled "Deed of Dedication and Declaration of Covenants One Summit Plaza" which accompanied the recording of the subdivision plat of One Summit Plaza (the "Deed of Dedication") set forth covenants of record implementing the restrictions of Planned Unit Development No. 274, including permitted uses, a private street easement and building setback lines which should be amended to implement the restrictions of Planned Unit Development No. 274-A as amended by Planned Unit Development No. 274-A-1.
- J. The Deed of Dedication provides for amendment by the owners of the land to be effected by the amendment with the approval of the Tulsa Metropolitan Area Planning Commission.

Therefore, Summit and SHP Realty, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, amend the Deed of Dedication, including amendment of the private drive easement, building setback lines and permitted uses and do hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon Summit and SHP Realty and their successors in title, and shall be enforceable as hereinafter set forth.

SECTION I. AMENDMENT OF PRIVATE STREET EASEMENT

In the event that the owner of Lots 2 and 3, Block 1, proceeds to the development of a senior care center as permitted pursuant to the provisions of Planned Unit Development No.274-A, that portion

of the Private Street Easement located within Lot 2 as depicted on the recorded plat of One Summit Plaza may be relocated within Lots 2 and 3, Block 1, provided however, such relocation shall maintain the connection to each of the existing Private Street Easements within Lot 1, Block 1 as depicted on the recorded plat of One Summit Plaza, sufficient to permit vehicular and pedestrian passage to and from South Lewis Avenue to and from Lots 2 and 3, Block 1 and to and from Lot 1, Block 1, and the rights and obligations of the previous grants of the Private Street easement as set forth within Subsection F of Section I of the Deed of Dedication shall be applicable to the relocated Private Street. Upon completion of the surfacing of the relocated Private Street Easement within Lots 2 and 3, Block 1, the owner of Lots 2 and 3, Block 1 shall file of record a graphic depiction and legal description of the relocated Private Street Easement.

SECTION II. TERMINATION OF BUILDING SETBACK LINES

In the event that the owners of Lots 2 and 3, Block 1, proceed to the development of a senior care center as permitted pursuant to the provisions of Planned Unit Development No. 274-A, the Building Setback Lines depicted on the recorded plat of One Summit Plaza shall be deemed terminated and the building setbacks within Lots 2 and 3, Block 1 shall be as set forth within Planned Unit Development No. 274-A as hereinafter set forth.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

In the event that the owners of Lots 2 and 3, Block 1, proceed to the development of a senior care center as permitted pursuant to the provisions of Planned Unit Development No. 274-A, the provisions of Subsections A thru I of Section II - Restrictions of the Deed of Dedication, as to Lots 2, 3, 4, 5 and 6 Block 1 shall be deemed terminated and the following development standards shall be applicable to Lots 2, 3, 4, 5 and 6 Block 1.

A. Use of Land

The development of Lots 2, 3, 4, 5 and 6, Block 1, One Summit Plaza shall be subject to the Planned Unit Development provisions of the Tulsa Zoning Code as such provisions existed on June 18, 2007.

B. Development Standards – Development Area E (Lots 2 and 3 and part of Lot 5, Block 1)

1. Permitted Uses

The use of Development Area E 1 shall be limited to Senior Care Center, Use Unit 2. Area Wide Special Exception Uses which may include skilled nursing, assisted living, memory support, physical therapy/wellness center and related common areas and accessory uses.

2. Maximum Building Floor Area

The aggregate floor area of buildings shall not exceed 105,000 sq.ft.

3. Maximum Building Height

Buildings shall be limited to three stories not exceeding 45 feet in height excluding architectural features.

4. Minimum Building Setbacks

- a. No building, measured from the building wall shall be located nearer to the north perimeter boundary of Planned Unit Development No. 274-A than 70 feet.
- b. No building, measured from the building wall shall be located nearer to the west perimeter boundary of Planned Unit Development No. 274-A than 50 feet.
- c. No building, measured from the building wall shall be located nearer to the south perimeter boundary of Planned Unit Development than 274-A than 70 feet.
- d. No building, measured from the building wall shall be located nearer to the southeasterly perimeter boundary of Planned Unit Development No. 274-A than 35 feet.

5. Minimum Off-Street Parking

Off-street parking shall be provided as required for the applicable use unit as set forth within the Tulsa Zoning Code.

6. Landscaping and Fencing

A six-foot solid screening fence shall be provided along the north and south boundaries of Planned Unit Development 274-A and the areas within Lots 4, 5, and 6, Block 1 shall be heavily landscaped with trees and flowering shrubs and designed to provide a visual transition to adjacent residential areas in a manner consistent with the existing landscaping of Lot 4.

7. Signs

Signs shall be limited to one monument sign identifying the senior care facility and located adjacent to the north entry from Lewis and shall not exceed 12 feet in height and 32 square feet of display surface, provided however, interior signage not visible from a public street shall be permitted. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement are prohibited.

8. Lighting

Lighting used to illuminate the area comprising the Planned Unit Development shall be designed and arranged to shield and direct the light downward and away from adjacent residential areas. The shielding of 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 the adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula and consideration of topography shall be included in the calculations. No light standard nor building-mounted light shall exceed 20 feet in height.

9. Trash, Mechanical and Equipment Area Screening

All trash, mechanical and equipment areas, including building-mounted equipment, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

10. Outside Storage

Outside storage of recyclable material, trash or similar material shall be prohibited unless located within a screened receptacle. No trucks or truck trailers shall be parked within the Planned Unit Development, except during the periods of active loading or unloading and the use of any truck trailer for storage is prohibited, provided however, nothing herein shall prohibit customary use of construction trailers and equipment during the period or periods of construction.

11. Detail Site Plan

Prior to the issuance of a zoning clearance permit for construction within the Planned Unit Development, a detail site plan, which includes all buildings (including building elevations), parking, screening fences and landscaping areas, has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in

compliance with the approved development standards of the Planned Unit Development.

12. Detail Landscape Plan

Prior to the issuance of a building permit for improvements within the Planned Unit Development, a detail landscape plan, including a phasing schedule, for the Planned Unit Development shall be submitted and approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the approved development standards of the Planned Unit Development. Prior to the issuance of an occupancy permit for any building within the Planned Unit Development, a landscape architect registered in the State of Oklahoma shall certify to the appropriate zoning officer of the City of Tulsa, that the required landscaping and screening fences have been installed in accordance with the approved landscape plan. The landscaping materials and fencing required by the approved landscape plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

13. Detail Sign Plan

Prior to the issuance of a sign permit for the installation of a sign within the Planned Unit Development, a detail sign plan for the Planned Unit Development shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the approved development standards of the Planned Unit Development.

14. Drainage Improvements

Prior to the issuance of an occupancy permit for any building within the Planned Unit Development, The City of Tulsa Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate zoning officer of the City of Tulsa, that all required stormwater drainage structures are fully in compliance with all applicable City of Tulsa ordinances and regulations and the drainage improvements have been completed and installed in accordance with the plans and specifications approved by the City of Tulsa.

15. Compliance With Plans

The development and use of Lots 2, 3, 4, 5 and 6, Block 1, shall be in compliance with the approved site plans (including building elevations), landscape plans and sign plans as above required, or such amendments thereof as may be later approved by the Tulsa Metropolitan Area Planning Commission.

16. Definitions

In the event of ambiguity of any word or term set forth in Section II., the meaning thereof shall be deemed to be defined as set forth within the Tulsa Zoning Code as the same existed on June 18, 2007.

Section IV. Enforcement, Duration, Amendment and Severability

A. Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the owners of Lots 2, 3, 4, 5 and 6 Block 1 and their successors in title. The covenants contained in Sections I, II and III are established pursuant to the planned unit development provisions of the Tulsa Zoning Code and shall inure to the benefit of and shall be enforceable by the City of Tulsa, Oklahoma. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Sections I, II and III, it shall be lawful for the City of Tulsa to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant.

B. Duration

These restrictions and covenants, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this deed of dedication unless terminated or amended as hereinafter provided.

C. Amendment

The restrictions and covenants contained within Sections I, II and III, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded in the records of the County Clerk of Tulsa County.

D. Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

Change of Access on Recorded Plat TMAPC March 26, 2008

Airpark Distribution Center Addition – (PD 16) (CD 6)
North of East Apache Street, East of North Garnett Road

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

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

CONSENT TO AREA OF ACCESS LIMITATION ON PROPERTY

WHEREAS, Kansas City Life Insurance Company, is the owner of part of Lot 1, Block 1, Airpark Distribution Center (see attached Exhibit "B"), in the city and/or county of Tulsa, Oklahoma; and

WHEREAS, said owner agrees to limit the access points from North Garnett Road to the above described property and,

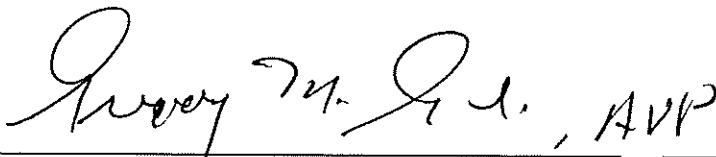
WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission may approve such access limitation with a favorable recommendation by the City Engineer of the City of Tulsa, Oklahoma.

NOW THEREFORE, the undersigned owner of the above named property in the City (and/or) County of Tulsa, Oklahoma, according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 5727 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes:

The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across only those areas of access as shown on attached Exhibit A, which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 14th day of March, 2008.

 , AVP

Gregory M. Galvin

OWNER
Kansas City Life Insurance
3520 Broadway, ICC MO 64111

APPROVED: DD Tse 3-18-08

for Traffic City Engineer

APPROVED: _____

TMAPC

STATE OF _____)
) SS
CITY OF _____)

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2008, personally appeared _____, to me know to be the identical person who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

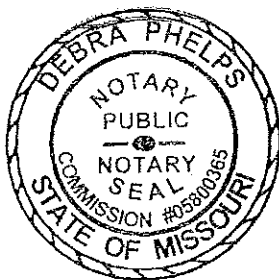
STATE OF MO)
) SS
CITY OF KANSAS CITY)

CORPORATE ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of MARCH, 2008, personally appeared GREGORY M. GALVIN, to me know to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Assistant Vice President and acknowledged to me that GREGORY M. GALVIN executed the same as a free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 11-21-2009



Debra Phelps
Notary Public

DEBRA PHELPS
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Cass County
My Commission Expires: November 21, 2009
Commission #05800365

43

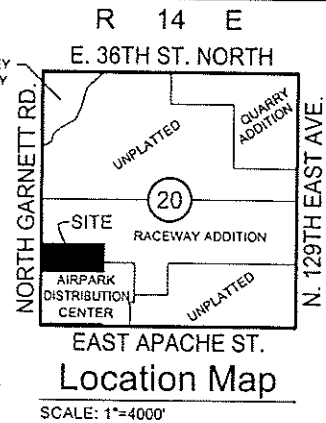
CHANGE OF ACCESS EXHIBIT AIRPARK DISTRIBUTION CENTER

DATE: 3/13/08
WO#15897

DD Fresh
3-18-08

NW COR. LOT 1, BLOCK 1,
AIRPARK DISTRIBUTION CENTER

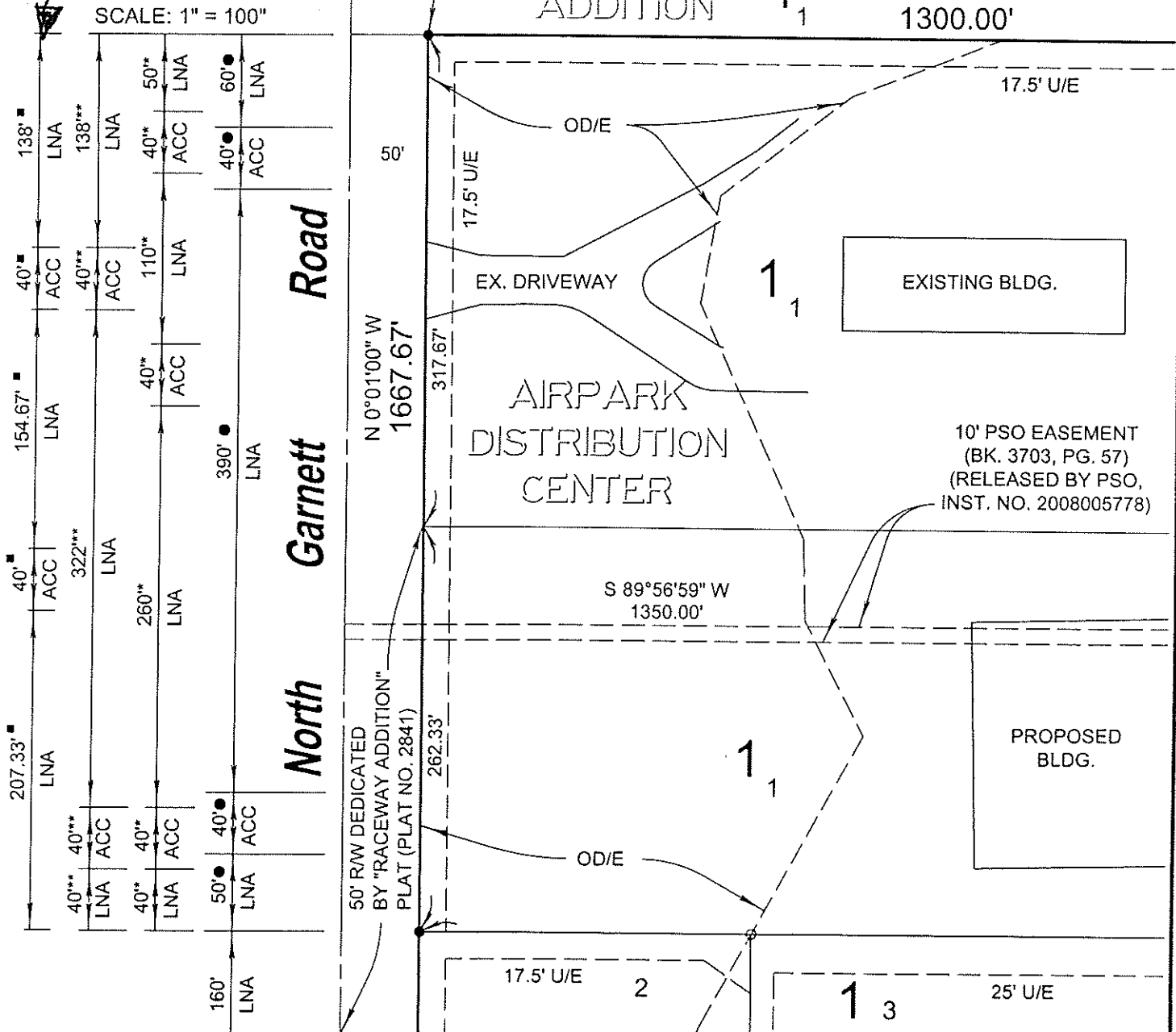
RACEWAY
ADDITION



EAST APACHE ST.
Location Map

SCALE: 1"=4000'

N 89°59'00" E
1300.00'



- REQUESTED ACCESS REVISION
- ** EXISTING ACCESS REVISION PER INST. NO. 2007044520
- * ACCESS REVISION PER INST. NO. 04053078
- ORIGINAL ACCESS & LNA AS SHOWN ON EXISTING PLAT OF AIRPARK DISTRIBUTION CENTER

Exhibit "A"

4.4

Approved:

Date:

3-18-08



Sisemore Welsz & Associates, Inc.

8111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421

PHONE (918) 665-3600
FAX: (918) 665-8868
EXP. DATE 6/30/09

EXHIBIT "B"

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), AIRPARK DISTRIBUTION CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°01'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 317.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'00" EAST ALONG SAID WESTERLY LINE FOR 262.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°59'00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR 1300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°01'00" WEST ALONG THE EASTERLY LINE OF SAID LOT 1 FOR 261.95 FEET; THENCE NORTH 90°00'00" WEST FOR 1300.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 340,786 SQUARE FEET OR 7.823 ACRES, MORE OR LESS.



OKLAHOMA DEPARTMENT OF TRANSPORTATION

200 N. E. 21st Street

Oklahoma City, OK 73105-3204

Memo to: Executive Directors, County Commissioners, City Managers

From: Montie Smith, Outdoor Advertising Control Program Manager

Date: January 15, 2008

Subject: Spot or Strip Zoning/Annexation for Outdoor Advertising
(Non-compliance can cause Federal Funds to be withheld)

We are requesting that you read the attached Bulletin which includes information on the Option implemented by the Federal Highway Administration (FHWA) on spot or strip zoning and/or annexation for the purpose of erecting outdoor advertising signs. The policy pertains to withholding Federal funds from cities and counties that do not control local actions taken primarily to allow the erection of outdoor advertising signs.

Information in the Bulletin originated from the Federal Highway Beautification Act of 1965. States were required to pass legislation to "effectively control" outdoor advertising adjacent to certain categories of highways. (We have enclosed a map depicting these regulated routes in Oklahoma.) Oklahoma followed this mandate and passed legislature which can be found in the provisions of the Oklahoma State Statutes, Title 69, § 1271-1286.

If you have any questions pertaining to compliance with this Bulletin, please contact the Outdoor Advertising Control office at (405)521-3005. Your cooperation and assistance in ensuring that Federal standards are met is greatly appreciated.

Enclosures

cc: Gary Ridley, Director - ODOT
John Fuller, Chief Engineer - ODOT
David C. Streb, Director of Engineering-ODOT
Kurt A. Harms, Chief, Right-of-Way Division-ODOT
ODOT Field Division Engineers
Gary D. Carino, Division Administrator, Federal Highway Administration

6.1

FHWA BULLETIN

Title: Annexation, Spot or Strip Zoning for Outdoor Advertising Option Implemented by Federal Highway Administration

The Federal Highway Beautification Act was enacted in 1965. It required the states to pass laws to "effectively control" outdoor advertising adjacent to certain categories of highways. The State and Federal laws and regulations currently pertain to interstate highways, National Highway System routes, and any routes which were on the Federal-aid primary highway system as of June 1, 1991.

States that fail to effectively control outdoor advertising are subject to a penalty amounting to 10 percent of certain Federal highway funds apportioned to the State. At today's funding level, this penalty amounts to approximately \$40 million per year in Oklahoma. The primary purpose of the Federal and State laws is to prohibit the erection of new off-premise commercial advertising signs in non-business areas adjacent to the regulated highways. New signs may be erected in areas zoned for commercial or industrial purposes as part of a comprehensive zoning plan. Different rules that apply to un-zoned areas will not be discussed in this bulletin.

Federal Regulation 23 CFR 750.708(b) reads as follows:

(b) State and local zoning actions must be taken pursuant to the State's zoning enabling statute or constitutional authority and in accordance therewith. Action which is not a part of comprehensive zoning and is created primarily to permit outdoor advertising structures is not recognized as zoning for outdoor advertising control purposes.

Situations have occurred where individuals or sign companies have asked local zoning authorities to "spot zone" or "strip zone" a small area commercial or industrial in an attempt to place billboards in areas that are primarily zoned for agricultural or residential use. This type of zoning action is in violation of the above-referenced Federal regulation and could result in a determination by the Federal Highway Administration (FHWA) that the State is not effectively controlling outdoor advertising. In the past, FHWA was confronted with the dilemma of imposing a significant financial penalty on the State for situations caused by local zoning officials. In an effort to address this dilemma, FHWA now has the option of penalizing the local jurisdiction that annexes or spot or strip zones areas adjacent to specific highways primarily for the purpose of permitting outdoor advertising structures. The policy is to refuse to financially participate in highway projects in each local zoning authority's jurisdiction.

The Oklahoma Department of Transportation (ODOT) supports FHWA's policy of withholding funds from local jurisdictions since it does not reduce the amount of Federal money received by the State while still providing an effective tool to control local zoning or annexation actions taken primarily to allow the erection of billboards.

We request that ODOT be notified of proposed annexations and zoning changes for areas adjacent to regulated highways which are subject to the Federal and State sign laws and regulations when the zoning change is from agricultural or residential (or newly annexed and un-zoned,) to commercial, business or industrial. Please send these notices to the following address:

Outdoor Advertising Control Branch
Oklahoma Department of Transportation
200 NE 21st Street
Oklahoma City, OK 73105
(405)521-3005 (Phone)
(405)522-0386 (Fax)

We have also recently learned that some local zoning regulations allow off-premise signs in areas zoned for agricultural or residential use. This is contrary to Oklahoma State Statutes, Highway Advertising Control Act of 1968, § 1274. We suggest that these provisions be eliminated or qualified with the condition that all signs must comply with the provisions of the Oklahoma Highway Advertising Control Act.

Please be sure to forward this bulletin to all appropriate staff.

6.4

Table 1

Use Units Permitted in the Agriculture Districts*

Use Units		Districts	
No.	Name	AG	AG-R
1.	Area-Wide Uses by Right		
2.	Area-Wide Special Exception	X	X
3.	Agriculture	E	E
4.	Public Protection & Utility Facilities	X**	E
5.	Community Services & Similar Uses	X***	E
6.	Single-Family Dwelling	E	E
8.	Multifamily Dwelling & Similar Uses	X	X
9.	Mobile Home Dwelling	E****	E****
20.	Commercial Recreation: Intensive	X*****	E*****
21.	Business Signs and Outdoor Advertising	E	
24.	Mining and Mineral Processing	X	
24.(a)	Oil and Gas Extraction	E	
		X*****	E

* X = Use by Right

E = Special Exception

** = The keeping or raising of wild or exotic animals shall require a special exception. See Section 291 and 340 of this Code.

*** = Antenna and Supporting Structures require BOA approval (Section 1204.3)

**** = Nursing home, community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception.

***** = Except when located within a recorded residential subdivision zoned AG, which has been filed of record with the County Clerk prior to July 1, 1985, the drilling of oil and gas shall require a Board of Adjustment Special Exception. See Section 340, Requirements for Special Exception Uses in Agricultural Districts.

***** = Temporary Mobile Home:

The placement of a single-wide manufactured home on an AG or AG-R zoned lot is permitted on a temporary basis while a single-family dwelling is being constructed on the same lot, subject to the following conditions:

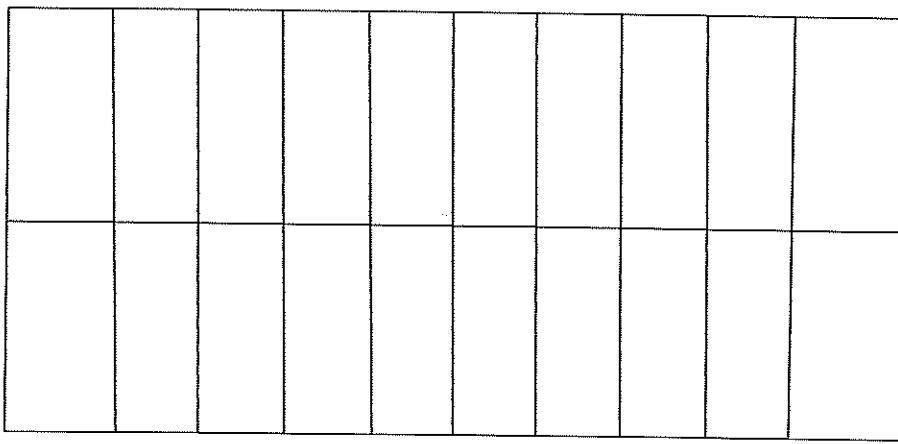
1. A mobile home for temporary dwelling purposes shall be allowed only if and where a permanent dwelling is being constructed upon the premises.
2. In no case shall both the mobile home and the dwelling under construction be occupied.
3. If the lot is non-conforming as to lot area or width, it shall have a lot area of no less than one acre nor a lot width of less than 100 feet.
4. The mobile home installation shall meet all Department of Environmental Quality regulations.
5. The location of the mobile home shall conform to all required yards, height and off-street parking requirements of the district in which located.
6. The temporary, single-wide manufactured home shall be allowed on the property for a maximum of two years from the date of the issuance of the permit for the single-family dwelling being constructed on the same lot or until construction of the single-family dwelling is complete, whichever occurs first.

- B. No flashing sign shall be located within 100 feet of an abutting R District if visible from such district, providing if the districts are separated by a public street, the district shall not be deemed abutting.
- C. Any ground sign shall maintain a minimum separation of 20 feet from any other ground sign except, side-by-side ground signs located on a common line perpendicular to the nearest street need not maintain a 20-foot separation.
- D. Only one side of a double-faced sign shall be included in the computation of display surface area.
- E. The following signs shall not be included in the computation of display surface area:
 - 1. Nameplates, attached to the face of the wall and not exceeding two square feet in surface area
 - 2. Temporary real estate and construction signs
 - 3. Signs which are not visible from a public street.
 - 4. Signs painted on glass surfaces of windows or doors and pertaining to the business conducted therein.
 - 5. Tablets built into wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes.
 - 6. Signs of warning, directive, or instructional nature erected by a public utility, franchised transportation company or governmental agency.
 - 7. Legal notices and street numbers.
 - 8. Election campaign signs, if erected not more than 45 days prior to an election and removed within seven days following the election.
 - 9. Signs located within a building
 - 10. Signs, not exceeding three square feet of display surface area, of a warning, directive, or instructional nature, including entrance, exist and restroom signs.
 - 11. Signs which are attached labels of a commodity offered for sale.
- F. In computing permitted display surface area, lineal footage of an abutting nonarterial street shall not be combined with the lineal footage of any abutting arterial street which is included in the computation of permitted display surface area.
- G. Ground signs shall be setback from the centerline of an abutting street 1/2 the right-of-way width designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan.
- H. Portable, business or outdoor advertising, signs that have not been issued a sign permit shall not be permitted within any zoning district.

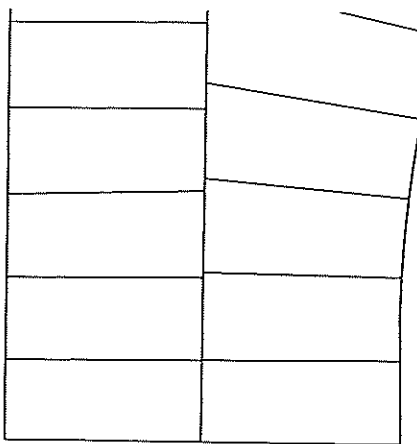
1221.4 AG District Use Conditions

- ~~A. Business signs and outdoor advertising may only be erected on a lot abutting designated state and federal highways.~~
- ~~B. Display surface area limitations shall not apply.~~
- ~~C. A minimum 500' spacing shall be maintained between signs except in the case of back-to-back signs, V-shaped signs, or signs separated by a building or other obstruction.~~

N VANDALIA AV

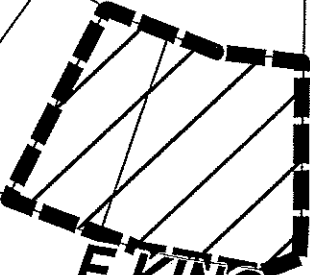


E LATIMER ST



N WINSTON AV

RS-3

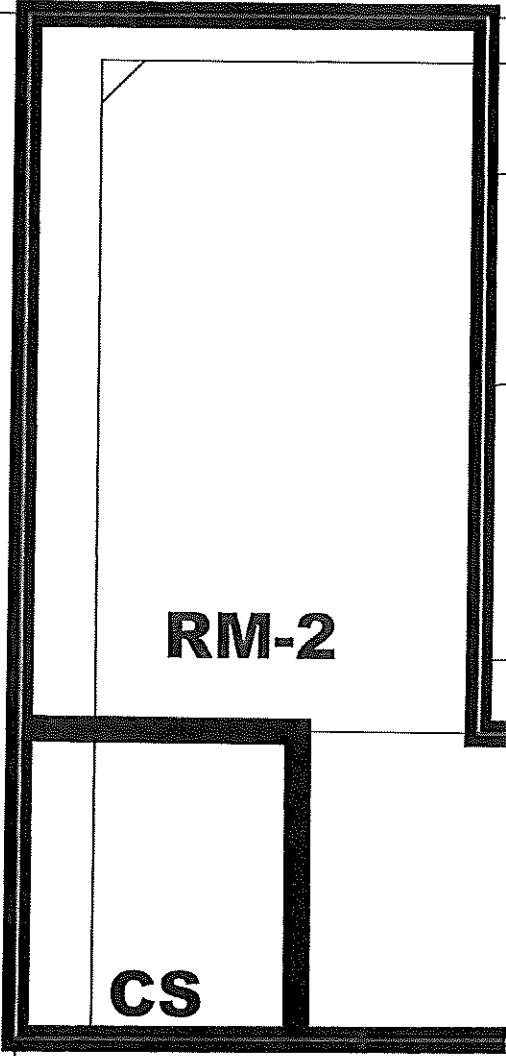


E KING ST

E JASPER ST

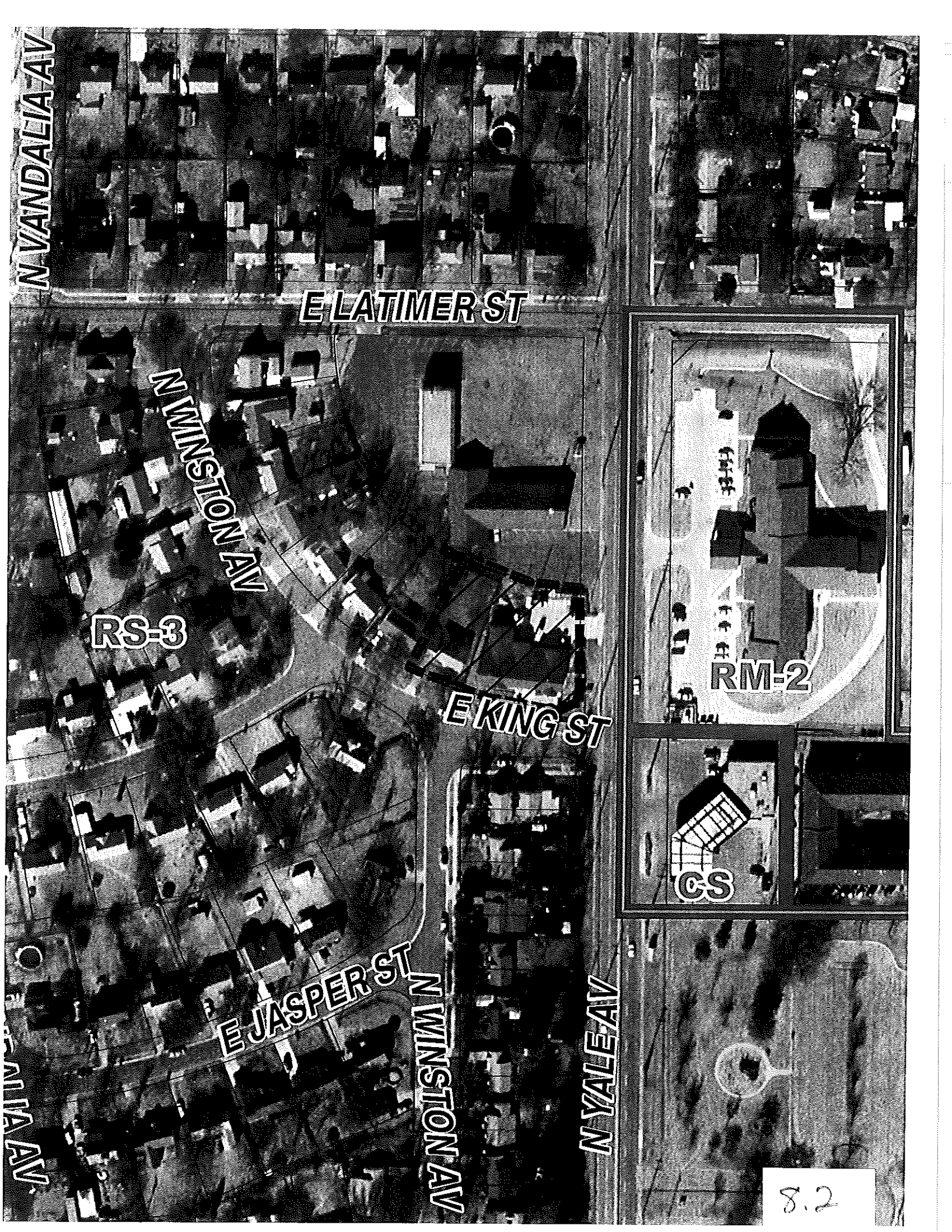
N WINSTON AV

N YALE AV



RM-2

CS



PLAT WAIVER

March 26, 2008

BOA 20650 - (0333) (PD 3) (CD 3)

Northwest corner of East King Street and North Yale Avenue

The platting requirement is being triggered by a request for a day care use in an RS-3 zoning district. The Board of Adjustment will hear the case on March 25, 2008 so the staff will have a recommendation on the plat waiver at the March 26, 2008 TMAPC meeting. TAC will review the request at their March 20, 2008 meeting.

LEADING DESIGNERS & CONSTRUCTION CONSULTANTS
2141 NO. 74TH EAST AVE. • TULSA, OKLAHOMA 74204
TEL: 918/231-1111
Internet: arthur@tulsadyn.com



A SUB-DIVISION TO THE CITY OF TULSA
TULSA COUNTY, OKLA.

PNATH - 1197

BUCKINGHAM ENGINEERING Co.
TULSA, OKLA.

SCALE 1"=100'

048201

NOTE: 2" IRON PIPE SET ON ALL
BLOCK CORNERS.
IRON PINS SET ON ALL FRONT
LOT CORNERS.



SECRET, FRODO BAGGINS

(SEE ACCOMPANYING CERTIFICATE AND RE-TESTING AND ATTORNEY RECORDS)

648204
CERTIFICATE OF ADOPTION

[illegible]

STATE OF GEORGIA }
COUNTY OF TOLDO }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY APPEARED H. J. DICKINSON, OF TULSA, OKLAHOMA, A LAND SURVEYOR, TO ME SOLE PERSON WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT OF WRITING, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR AFORESAID.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF January, 1943
November 5, 1943

Examined and Approved

By the Plot Commission
Wm. B. Bostwick
 City Plan Commission

Advised and officially approved by the
REGIONAL MANAGER

NATIONAL PLANNING COMMISSION
of the City of Tulsa, Oklahoma
[Signature]
Date of Issue *Dec 16-51*

THIS APPROVAL VOID IF NOT
FILED OF RECORD WITHIN TEN
DAYS FROM DATE HEREOF.
JAN 9 1942

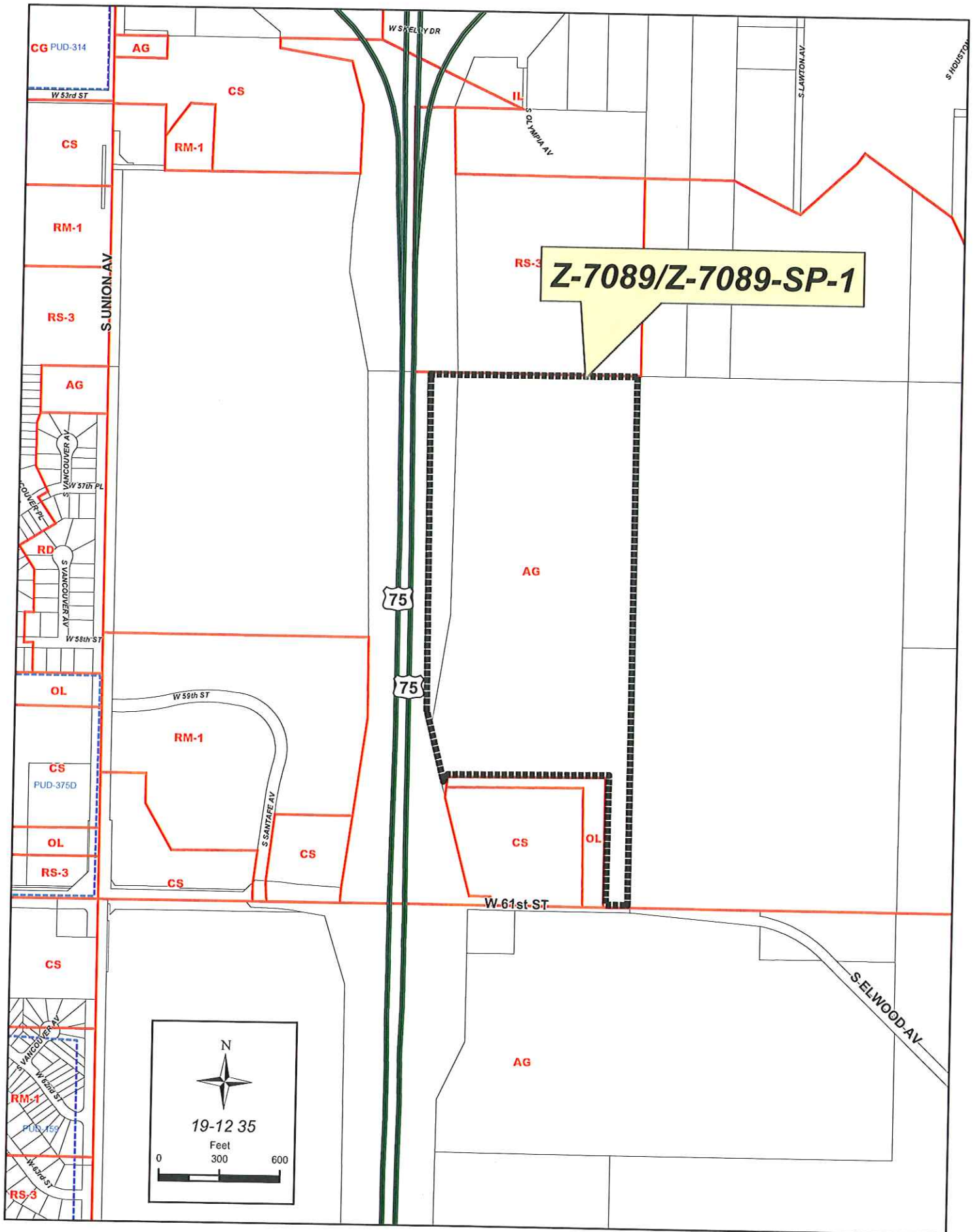
PLAT NO.

PAGE

2297

05-1

8.5





10.2

March 26, 2008

STAFF RECOMMENDATION

PUD: 619-C

Detail Site Plan – Approx. 1/8 mile west of S. Memorial Drive and 106th Street South; Lot 1, Block 1 – Memorial Commons; TRS 1813; CZM 57; Atlas 2673; PD 26 CD 8; CS/OL/RS-3/PUD.

The applicant is requesting approval of a detail site plan for Lot 1, Block 1 - Memorial Commons for the construction of a multi-use Lifetime Fitness center including floor area dedicated to child care, office uses, two restaurants, a gymnasium, and a health club/spa. The proposed use, Use Unit 19 – Hotel, Motel and Recreation Facilities is in conformance with Development Standards of PUD-619-C.

A condition of the approval of major amendment PUD-619-C was that the applicant provide certification showing compliance with a letter agreement between representatives of the developer/Lifetime Fitness and Mr. Alan Carlton, property owner to the west and manager of Red C LLC, dated 2/6/08 (Exhibit A-1, as modified by the Planning Commission). This certification letter is attached herein as Exhibit A-2.

Specific portions of the letter agreement that were made part of the approval of PUD-619-C include requirements of paragraph #3, the last three paragraphs of #4 and paragraph #6 (see attached Exhibit A-1). Staff has reviewed the applicant's plans and finds them to be in conformance with these requirements. All other PUD floor area, setback, landscaping, height and bulk and area requirements have been met per staff review and the attached certification letter.

Therefore, staff recommends APPROVAL of the detail site plan for Lifetime Fitness, Lot 1, Block 1 – Memorial Commons.

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

10.4

NORMAN WOHLGEMUTH CHANDLER & DOWDELL

ATTORNEYS AT LAW

2900 MID-CONTINENT TOWER

401 S. BOSTON AVENUE

TULSA, OKLAHOMA 74103-4066

TELEPHONE (918) 583-7571

FAX (918) 584-7846

CHARLES E. NORMAN
JOEL L. WOHLGEMUTH
R. JAY CHANDLER
JOHN E. DOWDELL
THOMAS M. LADNER
WILLIAM W. O'CONNOR
ROGER K. ELDRIDGE
CHRISTINE D. LITTLE
ANGELA FREEMAN PORTER

DAVID R. ROSS
JO LYNN JETER
ADRIENNE B. ROBERTSON
STEVEN M. RUBY
TERESA S. NOWLIN

www.nwcdlaw.com

February 6, 2008

Tulsa Metropolitan Area Planning Commission
INCOG
201 West Fifth Street, Sixth Floor
Tulsa, OK 74103

Re: Memorial Commons
Planned Unit Development No. 619-C

Dear Commission Members:

Mr. Alan Carlton is the manager of a family limited liability company, which is the owner of a tract of land containing approximately 47 acres located adjacent to the entire west boundary of Memorial Commons. Mr. Carlton is also a member of the Bridle Trails Homeowners Association which abuts the Carlton property on the north and is at the northwest corner of Memorial Commons.

Mr. Carlton and the owner and developer of Memorial Commons have had extended discussions and negotiations about the development standards for the Memorial Commons major amendment to the existing Planned Unit Development, Number 619-C, an upscale commercial development. Mr. Carlton has reviewed his negotiations with the Memorial Commons developer with Bridle Trails Homeowners Association representatives. As a result, the applicant has agreed to amend and add to the development standards of PUD 619-C. Mr. Carlton has agreed to support the amended planned unit development No. 619-C as recommended by the T.M.A.P.C. staff, except as amended herein.

The applicant hereby amends the development standards for Memorial Commons, Planned Unit Development No. 619-C, as follows:

EXHIBIT A-1

10.5
EXHIBIT A-1

1. Permitted Uses:

Amend the staff recommendation under the caption "Permitted Uses" to read substantially as follows:

Permitted uses shall include the uses permitted as a matter of right in the CS - Commercial Shopping district, but shall exclude Use Unit 12A; Use Unit 20 other than Unenclosed Swimming Pool Only; and Use Unit 19 other than Hotel-Motel and/or Health Club/Spa and Swimming Pool (Enclosed) Only and uses customarily accessory to permitted uses. Any future applications for Major Amendment, Minor Amendment, Use by Exception or rezoning within the planned unit development, including lots split therefrom, will require advanced notice to all property owners within 300 feet of the Memorial Commons exterior boundaries plus the owners of the 46 acre property located at 10400 South Memorial Drive currently owned by Mr. A.J. (Tony) Solow. Such notice shall be given by the Tulsa Metropolitan Area Planning Commission Staff.

2. Minimum Building Setbacks:

Amend the staff recommendations under the caption "Minimum Building Setbacks" to read as follows:

The minimum building setback for a Hotel-Motel from the west boundary of Memorial Commons shall be 600 feet, unless amended by minor amendment to PUD 619-C.

3. Minimum Internal Landscaped Open Space:

Amend the second paragraph under the caption "Minimum Landscaped Open Space" and the staff recommendation of PUD 619-C to read as follows:

A landscaped, open space not less than 75 feet in width shall be located along the entire west boundary of the planned unit development. A minimum of 57.5 feet of the 75 feet width shall be planted in trees as a buffer zone, on a spacing pattern as designated below. Approved trees shall be southern magnolia, loblolly pine, bald cypress and Canarti juniper. All trees shall be one gallon or greater size when planted. The entire buffer zone shall have irrigation provided and any trees dying shall be replaced in a timely manner and at the expense of the then-property owner(s) of any adjacent lots and reserve areas within PUD 619 C. Trees shall be planted in not less than 3 continuous north to south rows. The westerly-most row shall be of southern magnolias spaced not more than 12 feet on center in the north/south direction. The center row shall be of a mix of loblolly pine trees and bald

10.6

cypress spaced not more than 12 feet on center in the north/south direction and offset north to south from the westerly-most row spacing. The easterly-most row shall be Canarti juniper spaced not more than 6 feet on center in the north/south direction. The distance between rows in an east-west direction shall be approximately 20 feet. Where location of the easterly-most row is restricted by the pond, the third row shall be of bald cypress planted along the east bank of said pond.

4. Lighting:

Amend the lighting standards of PUD 619-C under the caption "Lighting" and the staff recommendation to read as follows:

Light standards within 200 feet of the west boundary shall not exceed 12 feet in height and shall illuminate in an easterly direction except light standards within parking areas within the Health Club/Spa lot, Lot 1, Block 1, Memorial Commons, may be 25 feet high. Light standards within the remainder of the planned unit development shall not exceed 25 feet in height.

Lighting for all portions of PUD 619C shall conform to the Kinnebunkport standard precluding visibility of any lighting element or reflector at ground level at the boundaries of the PUD which are adjacent to an AG or RS zoned area. Compliance with these standards shall be verified by application of the Kinnebunkport formula. Consideration of topography shall be included in the calculations.

No decorative lighting, including but not limited to "wall wash" lighting shall be permitted on any west-facing building wall located within the western 200 feet of the PUD.

No building-mounted lighting on the west walls of any building within the west 200 feet of the PUD shall be mounted higher than 25 feet above ground level.

All lighting standards adjacent to any unenclosed swimming pool area within the PUD shall be limited to 12 feet maximum height.

5. Trash, Mechanical and Equipment Areas:

Amend the second paragraph of PUD 619-C under the caption "Trash, Mechanical and Equipment Areas" and the staff recommendation to read as follows:

Ignoring the screening fence along the west boundary of the planned unit development; all trash, mechanical, electrical, HVAC and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level adjacent at the west boundary of, or the west 300 feet of the north boundary of the planned unit development. All screens other than the security and screening wall along the west boundary of the planned unit development shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. All screens and fences shall be maintained by the owners of adjacent lots within Memorial Commons and not be allowed to fall into disrepair or unsightliness.

6. Landscape and Screening Concept:

Delete from the staff recommendations the clause "the design of which shall be determined at detail site plan review" and add to the staff recommendation under the caption "Landscape and Screening Concept" the following:

A permanent, concrete, screening and security wall shall be constructed along the entire 1215 feet common property line between the Carlton property and Memorial Commons. All portions of said wall shall be maintained by the then owners of adjacent lots and reserve areas within Memorial Commons, and not be allowed to fall into disrepair or unsightliness.

Fencing shall be Verti-Crete of Oklahoma precast concrete by Liberty Precast or equivalent. Fencing shall meet the following minimum standards:

A. Footing design shall be site specific and adequate to meet all pertinent design standards or regulations incorporating reasonable safety factors, and

B. Wall sections will have no gaps between the panel and ground, and

C. Wall sections will have a minimum height from top to adjacent ground level of 7' 8", and

D. All concrete will be a minimum of 4000 psi compressive strength and contain not less than 7.5#/CY of Forta Ferro Fiber, and

E. Wall sections will be painted by a manufacturer approved contractor using top-rated (per PDCA/MPI Architectural Painting Specifications Manual or equivalent) concrete paint in colors and design complementary to the adjacent buildings and the surrounding environment, and

F. The wall shall be constructed to standards not less demanding than those specified in that certain engineering drawing by Otis C. Courtright denoted as Project Number 27320-8A.

7. Building Rear Parapets:

Amend the staff recommendation under the caption "Building Rear Parapets" to read as follows:

All walls facing west and all walls facing north within 300 feet of the west boundary of the planned unit development shall be built with a 4 to 6 foot parapet to conceal roof-mounted vents and equipment. Building rear (or side where applicable) parapets shall be constructed at a height equal to the height of a front wall parapet plus the roof elevation drop across the building.

For the purposes of the calculation of the required height of the parapet, the height of the front parapet shall be assumed to be 2 feet and the roof drop shall be assumed to be 3% from the front to the rear of the roof depth. For example, a building with a depth of 75 feet with an assumed 2 foot high front wall parapet and a roof drop of 3% would require a rear parapet of 4.25 feet in height. Such building parapets shall be constructed on all buildings having their rear wall facing west or which are within 300 feet of the west boundary and facing north, provided, no such parapet shall be required to exceed 6 feet in height above the roof deck level immediately adjacent.

8. Noise and Odors:

It is agreed by and between Red C Limited Liability Company and Expert South Tulsa, LLC that the lots within Memorial Commons shall be subject to the following noise and odor restrictions which may be enforced as set forth herein:

It is prohibited for any person on any lot within Memorial Commons which is a part of PUD 619-C to make, emit, continue, or cause to be made, emitted or continued, any noise beyond the west boundary of Memorial Commons in excess of the noise levels established herein.

A. NOISE LEVEL STANDARDS

Noise from any source within Memorial Commons shall not exceed the following limits, to be measured at the lot line of the receiving property located immediately west of Memorial Commons:

<u>Daytime Hours</u>	<u>Nighttime Hours</u>
----------------------	------------------------

65 dBA	60 dBA
--------	--------

B. EXCLUSIONS

The noise levels set forth above do not apply to noise emitted by or related to the following:

1. Natural phenomena.
2. Church bells rung as part of any official church ceremony or service, and tower clock bells ringing the hour during daytime hours, provided that at no time shall such duration exceed thirty (30) minutes.
3. Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in any emergency situation, provided, however, that burglar alarms not terminating within thirty (30) minutes after being activated shall not be excluded hereby.
4. Warning devices required by OSHA or other State or Federal safety regulations.
5. Noise from domestic power equipment such as, but not limited to, power saws, sanders, grinders, lawn and garden tools, lawn mowers, snow blowers, tractors or similar devices operated during daytime hours.
6. Noise generated by any construction or demolition equipment which is operated during daytime hours, provided that the operation of construction equipment during nighttime hours shall not exceed the maximum noise levels in appropriate zone as specified in Section III. Emergency construction or repair work by public utilities shall also be exempted.
7. Noise created by refuse and solid waste collection, provided that the activity is conducted during Daytime Hours.
8. Noise created by plows, trucks and other equipment used in the removal of snow.
9. Noise from any aircraft operated in conformity with, or pursuant to, Federal law, Federal air regulations, and air traffic control instruction, including any aircraft operating under technical difficulties, in any kind of distress, or under emergency orders of air traffic control.
10. Noise from trains operating in conformity with or pursuant to all applicable State and Federal laws and regulations.
11. Emergency situations
12. Temporary Events. Temporary Events shall include promotional fairs, carnivals and concerts, and may exceed the permitted decibel level not longer than 8 hours on any one day, and only between the hours of 12 noon and 10 p.m. Temporary events shall not occur on more than 12 days in each calendar year.

C. DEFINITIONS

The following definitions apply in the interpretation and enforcement of this noise provision of PUD 619C.

10.10

1. Decibel: The practical unit of measurement for sound pressure level, abbreviated dB. The abbreviated dB(A) shall refer to readings taken on the A-weighted scale.

2. Daytime Hours (not Day Light Hours): The hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, and the hours 9:00 a.m. through 10:00 p.m. on Sunday.

3. Noise Level: The sound pressure level as measured with a sound level meter using the A-weighting network. The level so read is designated dB(A).

4. Emergency: Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

5. Emergency Vehicle: Any motor vehicle authorized by a city, county, state or federal authority to have sound warning devices such as sirens and bells which can lawfully be used when responding to an emergency.

6. Emergency Work: Work made necessary to restore property to a safe condition following an emergency, or work required to protect persons or property from exposure to imminent danger.

7. Sound Pressure Level: The level of a sound measured in dB units with a sound level meter which has a uniform ("flat") response over the band of frequencies measured.

8. Nighttime Hours: All hours other than daytime hours as defined herein.

9. Person: Any individual, firm, partnership, association, syndicate, company, trust, corporation, municipality, agency, or political or administrative subdivision of the State or other legal entity of any kind.

10. Premises: Any building, structure, land or portion thereof, including all appurtenances, and shall include yards, lots, courts, inner yards, and real properties without buildings or improvements, owned or controlled by a person.

11. Sound Level Meter: An instrument for the measurement of sound levels conforming to A.N.S.I. Type I and II Standards.

D. MEASUREMENT PROCEDURES

For the purpose of determining noise levels as set forth in this provision, the following guidelines shall be applicable:

1. All personnel conducting sound measurements shall be trained in the current techniques and principles of sound measuring equipment and instrumentation.

2. Instruments used to determine sound level measurements must conform to the Standards of A.N.S.I. Type I or Type II meters.

3. The general steps listed below must be followed when preparing to

10.11

take sound level measurements:

- a. The instrument manufacturer's specific instructions for the preparation and use of the instrument must be followed.
- b. The sound level meter must be calibrated before and after each set of measurements. The calibrator itself shall be recalibrated at least once every year.
- c. The sound level meter must be placed as specified by the manufacturer's instructions and at least four (4) feet above the ground. It shall be placed so as not to be interfered with by individuals conducting the measurements.

E. ODORS:

No offensive odors (e.g. from grease traps or ripe garbage) shall be permitted to emanate from any lot within Memorial Gardens on a regular or ongoing basis. Should any such odors occur, the owners of lots within Memorial Commons responsible for such odors shall take all steps necessary to end and remediate such odors as soon as practicable.

F. MANNER OF ENFORCEMENT

These provisions pertaining to Noise and Odors shall be administered and enforced by the City of Tulsa Neighborhood Inspections Office, if acceptable to the City of Tulsa at that time, upon presentation to said office by adjacent property owners of evidence of measurement of excessive noise or odors as defined herein or by Red C Limited Liability Company or its grantees, successors, or assigns.

G. VIOLATIONS, PENALTIES AND OTHER REMEDIES

Each day where the noise level standards or odors set forth in these provisions pertaining to Noise and Odors are exceeded for fifteen (15) continuous minutes, or for a total of thirty (30) minutes during such day, shall constitute a separate violation of this provision except as provided in B-12 above. Notice of the first occurrence of a violation of these provisions each calendar year shall be given to the lot within Memorial Commons from which the noise or odors have emanated. The second and all subsequent occurrences during each calendar year of these noise or odor standards shall be deemed a violation of these provisions and shall be deemed to be, and are hereby declared to be, a public nuisance for which the City of Tulsa and/or the adjacent property owners are entitled to injunctive relief issued by a court of competent jurisdiction. In any enforcement action, the City of Tulsa

and/or the adjacent property owners shall be entitled to an award of all reasonable costs of court, attorneys' fees, sound consultant or expert fees, and any other reasonable costs incurred in enforcement of this provision.

The provisions of this section 8 shall be included in the plat of Memorial Commons or made covenants running with the lots within Memorial Commons by a Declaration of Covenants recorded in the office of the County Clerk of Tulsa County, Oklahoma.

9. Stormwater Drainage:

Add a new section to PUD 619-C to read as follows:

Roof and pavement drainage from the western buildings and adjacent areas will be collected in a minor storm sewer system and conveyed to the regional detention facility. No stormwater runoff across the west boundary of Memorial Commons shall be permitted, except normal stormwater runoff from rain falling on the landscape easement comprising the west 75 feet of Memorial Commons.

10. Notice:

Add a new section to PUD 619-C to read as follows:

Prior notice and advance copies of all detail site, landscaping, screening and fencing plans and the plat of Memorial Commons, including those pertaining to any lots split therefrom, and all other requested changes, including all minor or major amendments to PUD 619-C shall be given by both the owner of the lot within Memorial Commons affected by such changes and the Tulsa Metropolitan Area Planning Commission staff to the owners of the Red C Limited Liability Company property, the owners of the Solow property and to the Bridle Trails Homeowners Association. All notices shall be given in writing to the following addresses, or such others as may be provided in writing by the following persons from time to time:

Alan W. Carlton
Red C Limited Liability Company
10770 South 77th East Avenue
Tulsa, OK 74133

February 6, 2008
Page 10 of 11

A. J. (Tony) Solow
10400 South Memorial Drive
Tulsa, OK 74133

Bridle Trails Homeowners Association
c/o Craig and Alyne Eiland
7515 East 106th Street South
Tulsa, OK 74133

11. Other Matters:

The applicant, Expert South Tulsa, LLC and Red C Limited Liability Company hereby state that they are in agreement with the staff recommendation for approval of Planned Unit Development No. 619-C as further amended hereby, and request approval of the amended Planned Unit Development 619-C as further amended herein by the applicant.

Sincerely,



Charles E. Norman
Applicant

10.14

February 6, 2008

Page 18 of 18

Agreed this 6th day of February, 2008.

Expert South Tulsa, LLC

By: E.H. Hawes III
Edwin H. Hawes III, Manager

Agreed this 6 day of February, 2008.

Red C. Limited Liability Company, an Oklahoma
LLC

By: Alan W. Carlton
Alan W. Carlton, Manager

Cc: Mr. Wayne Alberty

10.15



Engineering
Land Surveying
Land Planning

Sisemore Weisz & Associates, Inc.

To: Chris Sansone, Senior Planner, INCOG
From: Samuel P. Balsiger, P.E.
Date: March 18, 2008
Re: PUD 619-C Detail Site Plan
Life Time Fitness, Lot 1, Block 1, Memorial Commons
Engineering Certification of Compliance per Requirements

The design as submitted as shown in the PUD 619-C Detail Site Plan (Issue Date 2-14-08) meets the design criteria as detailed in the 2-6-08 letter, presented to the TMAPC by Mr. Charles Norman (Exhibit A-1) as modified by the Planning Commission.

Sheet SP-3 "Screening Wall Detail" of the Detail Site Plan meets the design requirements referenced above.


Samuel P. Balsiger, P.E.



10.16

EXHIBIT A-2

DWIGHT
Life Time Fitness
2022 Commonwealth
Chapel Hill, NC 27517
919-681-4229
PSC & CIPRA/CEIS
Stromberg Veitz and Associates
6111 East 204th Place
Vista, California 92081

[illegible]

1

[illegible][illegible]

ANY SOUTH MEMORIAL DRIVE IS
AFTER THE 1987-88 SEASON. THAT A
LEGAL CONSULTING FIRM HAS BEEN
HIRE TO REVIEW THE BEST TRAFFIC CONTROL
FOR THE 331-1/2 WEST COLLECTION STREET AT
CITY OF BOUNTY AND THAT OCLAROMA
A ASSOCIATES IN SEPT. 1987 AND
CHAMPIONS ATHLETIC COMPLEX
WE CURRENTLY WORKING ON THE

17

PROVIDED THESE MUTUAL ACCESS
POINTS WOULD BE POSSIBLE IF
THEY WERE TO OPEN ACCESS ON THIRN
WALKS ALONG SOUTH MEMORIAL
WITHIN THE PARKING AREA PER
MITTS TO THE BUILDINGS SHALL BE
FREE FROM TRANSFER CIRCULATION
UNLESS OTHERWISE SPECIFIED.

[illegible]

LEADS
SEE

SHALL BE PERMITTED AT THE
A MAXIMUM OF 140 SQUARE FEET

1741	500	19.8
1742	160	42.5
0	0	0.0
1743	160	44.1
1744	160	44.7
1745	160	44.7
1746	160	44.7
1747	160	44.7
1748	160	44.7
1749	160	44.7
1750	160	44.7
1751	160	44.7
1752	160	44.7
1753	160	44.7
1754	160	44.7
1755	160	44.7
1756	160	44.7
1757	160	44.7
1758	160	44.7
1759	160	44.7
1760	160	44.7
1761	160	44.7
1762	160	44.7
1763	160	44.7
1764	160	44.7
1765	160	44.7
1766	160	44.7
1767	160	44.7
1768	160	44.7
1769	160	44.7
1770	160	44.7
1771	160	44.7
1772	160	44.7
1773	160	44.7
1774	160	44.7
1775	160	44.7
1776	160	44.7
1777	160	44.7
1778	160	44.7
1779	160	44.7
1780	160	44.7
1781	160	44.7
1782	160	44.7
1783	160	44.7
1784	160	44.7
1785	160	44.7
1786	160	44.7
1787	160	44.7
1788	160	44.7
1789	160	44.7
1790	160	44.7
1791	160	44.7
1792	160	44.7
1793	160	44.7
1794	160	44.7
1795	160	44.7
1796	160	44.7
1797	160	44.7
1798	160	44.7
1799	160	44.7
1800	160	44.7
1801	160	44.7
1802	160	44.7
1803	160	44.7
1804	160	44.7
1805	160	44.7
1806	160	44.7
1807	160	44.7
1808	160	44.7
1809	160	44.7
1810	160	44.7
1811	160	44.7
1812	160	44.7
1813	160	44.7
1814	160	44.7
1815	160	44.7
1816	160	44.7
1817	160	44.7
1818	160	44.7
1819	160	44.7
1820	160	44.7
1821	160	44.7
1822	160	44.7
1823	160	44.7
1824	160	44.7
1825	160	44.7
1826	160	44.7
1827	160	44.7
1828	160	44.7
1829	160	44.7
1830	160	44.7
1831	160	44.7
1832	160	44.7
1833	160	44.7
1834	160	44.7
1835	160	44.7
1836	160	44.7
1837	160	44.7
1838	160	44.7
1839	160	44.7
1840	160	44.7
1841	160	44.7
1842	160	44.7
1843	160	44.7
1844	160	44.7
1845	160	44.7
1846	160	44.7
1847	160	44.7
1848	160	44.7
1849	160	44.7
1850	160	44.7
1851	160	44.7
1852	160	44.7
1853	160	44.7

CLAYED AS SHOWN ON SHEET AL-10A - 170 R.P.
TO SIGN SURFACE AREA WILL BE AT LEAST TO BUILDING
FOOT IN DISPLAY SURFACE AREA

GENERAL ENTRANCE TO THE HEALTH
CARE DEPARTMENT OF STREET A
SURFACE AREA NOT
DISPLAY SURFACE AREA WILL BE
SUBJECT PRIORITY AS SHOWN
ON SHEET AL-10A - 170 R.P.

WAVE IRRIGATION PROVIDED AND ANY OTHER AND AT THE EXPENSE OF THE RESIDING AREAS WITHIN PLUS \$160.00. ROAD NORTH TO SOUTH WIDE. THE DISTANCE BETWEEN ROWS IN THE CENTER ROW SHALL BE MORE THAN 12 FEET. THE DISTANCE BETWEEN ROWS IN THE SOUTH ROW SHALL BE MORE THAN 12 FEET ON CENTER OF THE SOUTHERN JUMPER SPACED NOT MORE THAN 4 FEET. THE DISTANCE BETWEEN ROWS IN THE NORTH ROW SHALL BE 10 FEET. WHERE LOCATION OF THE THIRD ROW SHALL BE OF BALD

WAVE IRRIGATION PROVIDED AND ANY OTHER AND AT THE EXPENSE OF THE RESIDING AREAS WITHIN PLUS \$160.00. ROAD NORTH TO SOUTH WIDE. THE DISTANCE BETWEEN ROWS IN THE CENTER ROW SHALL BE MORE THAN 12 FEET. THE DISTANCE BETWEEN ROWS IN THE SOUTH ROW SHALL BE MORE THAN 12 FEET ON CENTER OF THE SOUTHERN JUMPER SPACED NOT MORE THAN 4 FEET. THE DISTANCE BETWEEN ROWS IN THE NORTH ROW SHALL BE 10 FEET. WHERE LOCATION OF THE THIRD ROW SHALL BE OF BALD

REPLICATION OF THE PRINCIPAL HOTEL WITH A MEDIUM HEIGHT 30 IN DISPLAY SURFACE AREA OF 70 SQ INCHES FOR THE DISPLAY SURFACE AREA. SIGNS WILL BE DEPICTED AT

REQUIRED BY THE FOLLOWING: Y. SEE SHEET 045, MEMORIAL MULTITENANT SIGN DETAIL ON FACTOR FOR SIGN PLACEMENT.

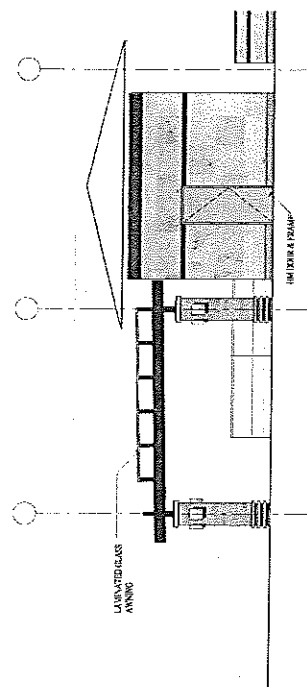
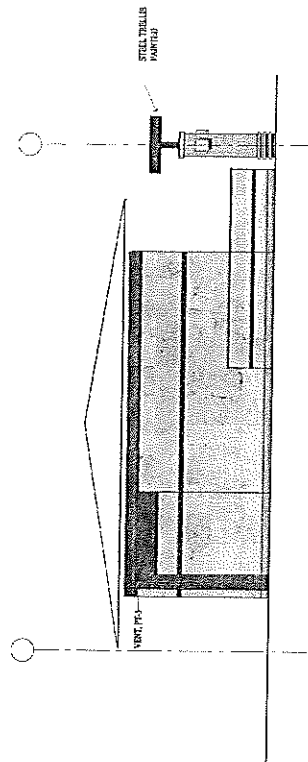
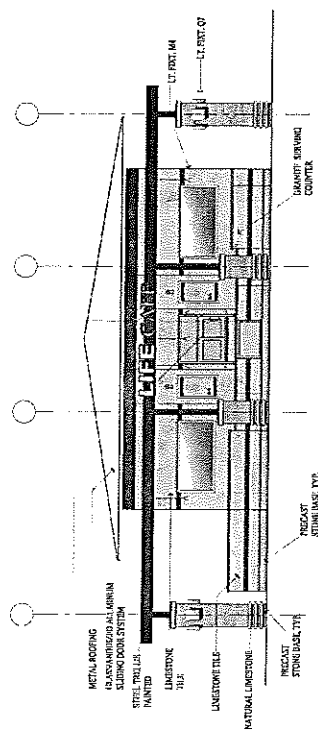
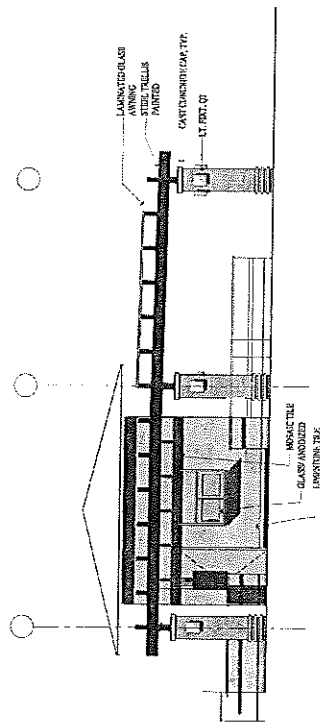
UNDERLIER, A TOTAL OF 34.4% OF

10.18

.....

[illegible]

.....



OASIS:
EXTERIOR LIGHT FIXTURE COUNTS:
TYPE D3 - 2
TYPE M4 - 9
TYPE Q7 - 13
TYPE Q8 - 2

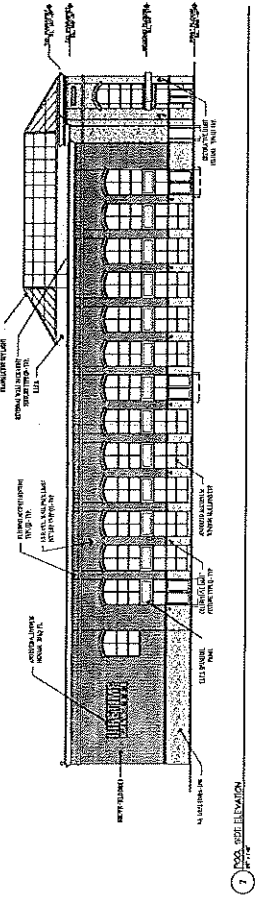
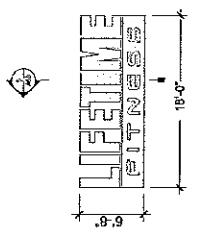
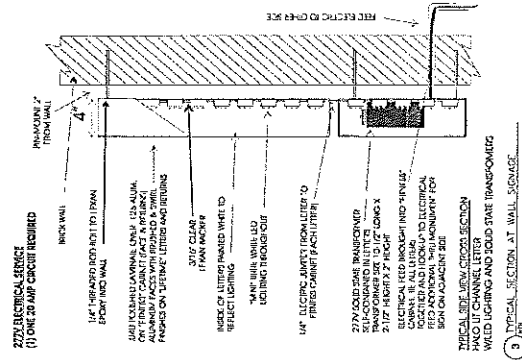
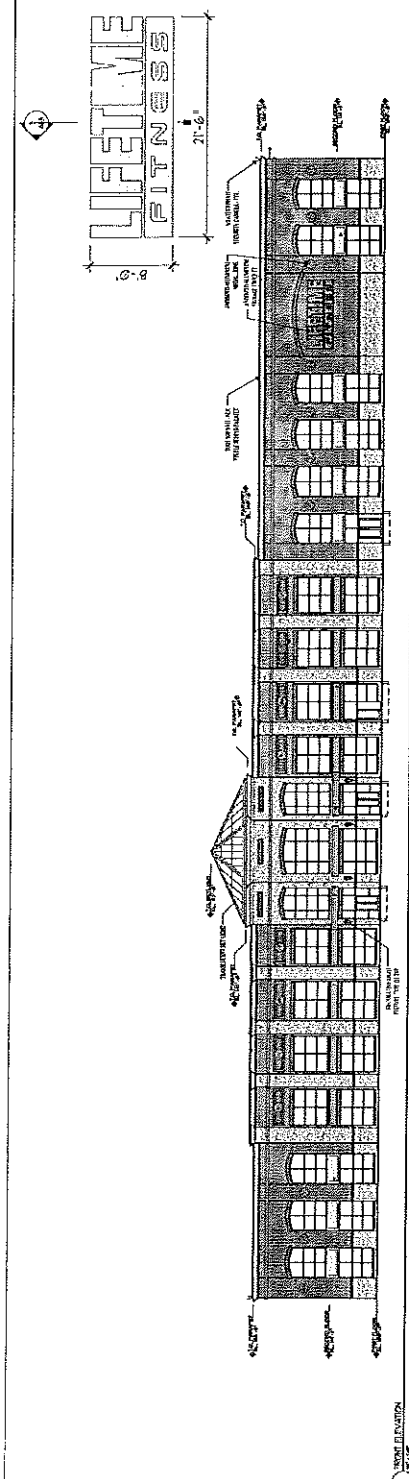
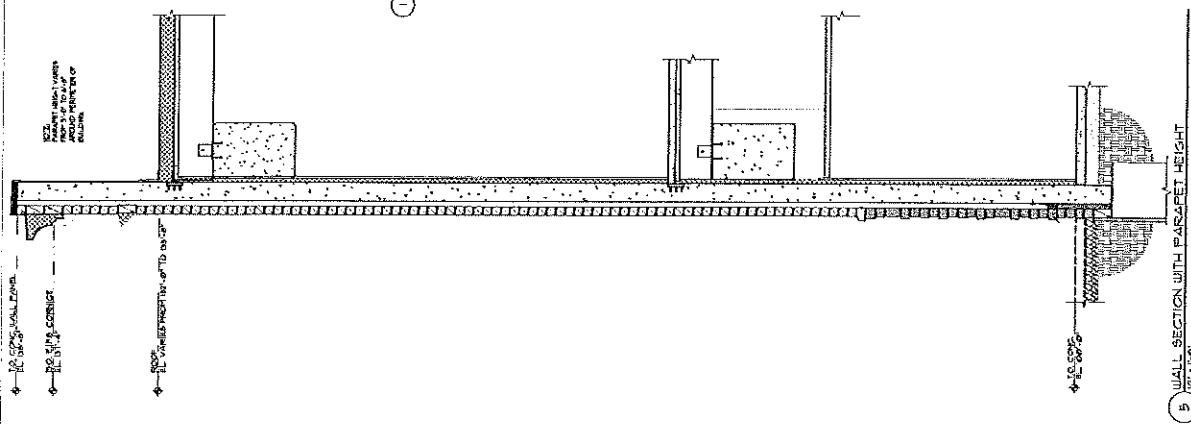
TULSA, OK LIFE TIME FITNESS

	U
	U
	U
	Z
	F
	L

OUTDOOR BISTRO - ELEVATIONS

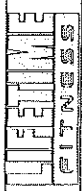
A2

10.20



5 WALL SECTION WITH PARAPET HEIGHT

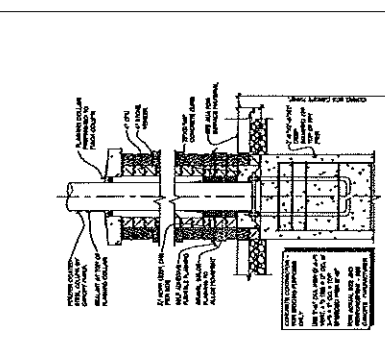
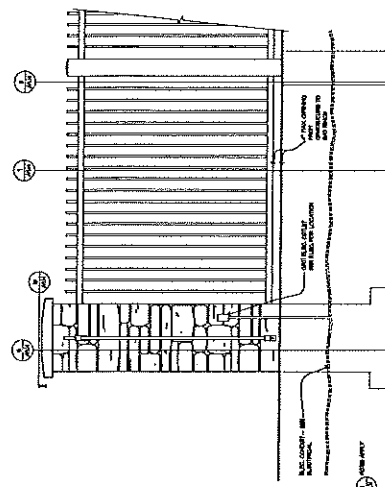
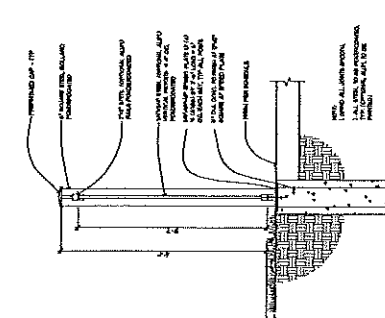
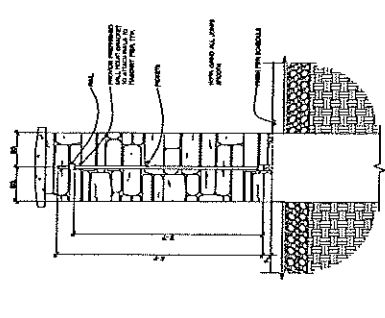
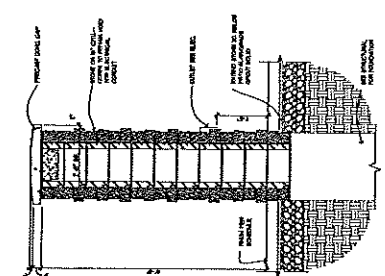
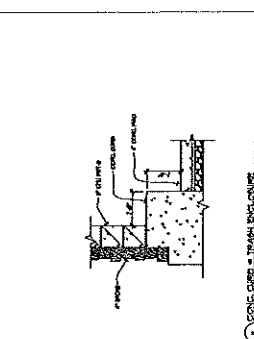
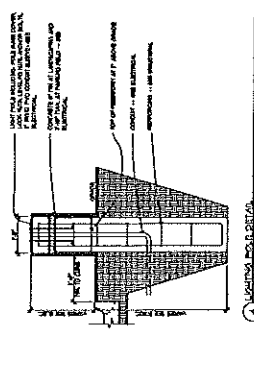
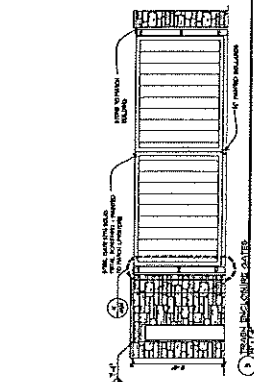
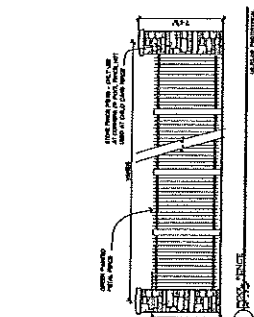
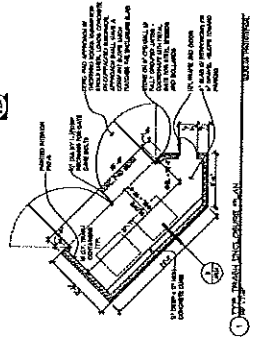
TULSA, OK LIFE TIME FITNESS



WALL SIGNAGE AND PARAPET ELEVATIONS

A3

10.21



1. SECTION - WALL AND FOUNDATION

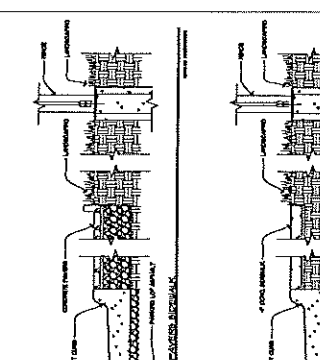
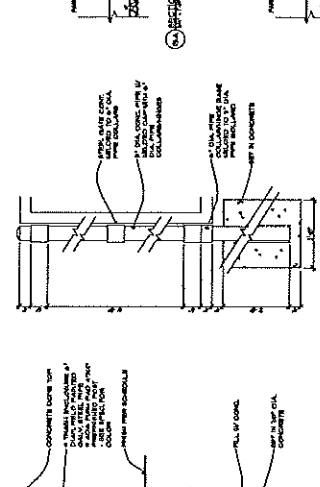
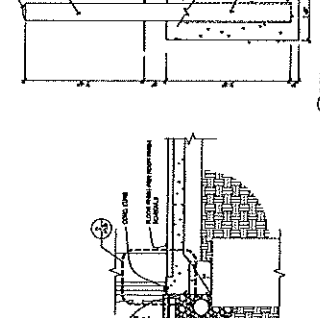
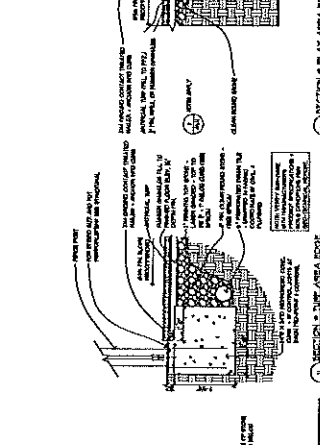
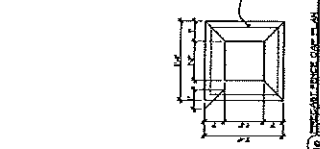
2. SECTION - WALL AND FOUNDATION

3. SECTION - WALL AND FOUNDATION

4. SECTION - WALL AND FOUNDATION

5. SECTION - WALL AND FOUNDATION

6. SECTION - WALL AND FOUNDATION



1. SECTION - WALL AND FOUNDATION

2. SECTION - WALL AND FOUNDATION

3. SECTION - WALL AND FOUNDATION

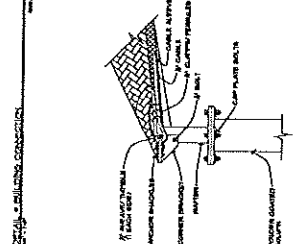
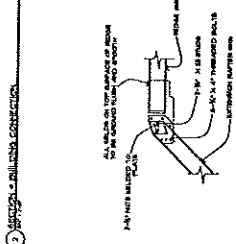
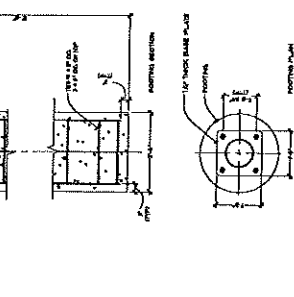
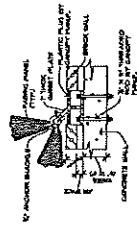
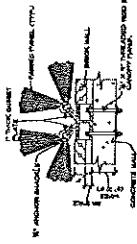
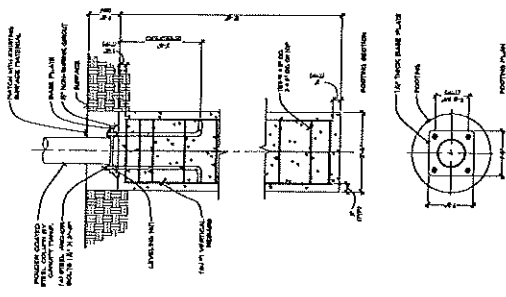
4. SECTION - WALL AND FOUNDATION

5. SECTION - WALL AND FOUNDATION

6. SECTION - WALL AND FOUNDATION

		PROJECT NO. 02.2008 DATE 02.2008 SITE DETAILS
PROJECT NAME TUSA	PROJECT LOCATION TUSA, ARIZONA	PROJECT NO. 02.2008
PROJECT OWNER TUSA	PROJECT ARCHITECT TUSA	PROJECT ENGINEER TUSA

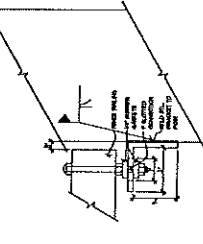
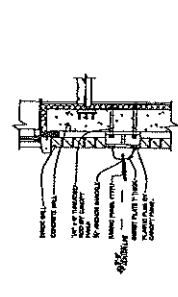
10.23



1. ELEVATION - BUILDING CORNER

2. ELEVATION - BUILDING CORNER

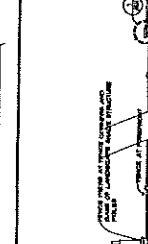
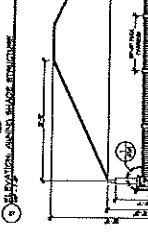
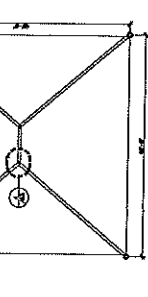
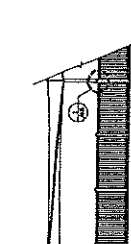
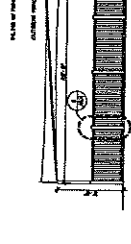
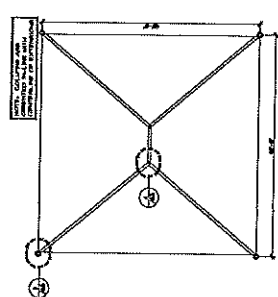
3. ELEVATION - BUILDING CORNER



4. ELEVATION - BUILDING CORNER

5. ELEVATION - BUILDING CORNER

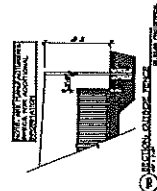
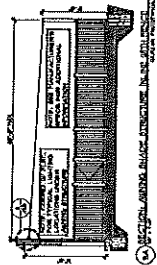
6. ELEVATION - BUILDING CORNER



7. ELEVATION - BUILDING CORNER

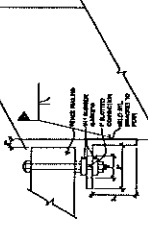
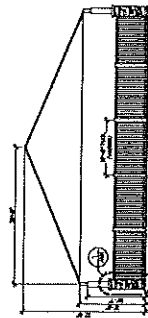
8. ELEVATION - BUILDING CORNER

9. ELEVATION - BUILDING CORNER



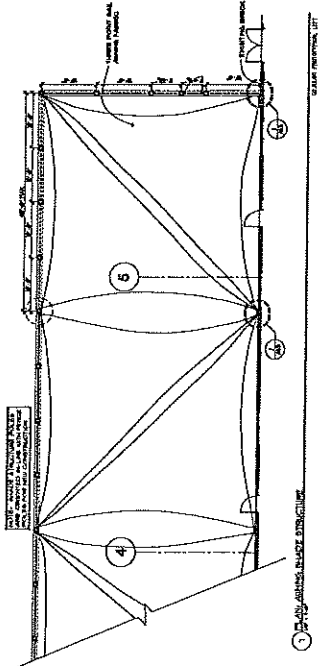
10. ELEVATION - BUILDING CORNER

11. ELEVATION - BUILDING CORNER



12. ELEVATION - BUILDING CORNER

13. ELEVATION - BUILDING CORNER



14. ELEVATION - BUILDING CORNER

PROJECT INFORMATION PROJECT NO. Q12.2008 PROJECT NAME SITE DETAILS CANOPIES PROJECT LOCATION TULSA, OKLAHOMA PROJECT OWNER TULSA PROJECT ARCHITECT FCA A9.15 PROJECT ENGINEER FCA A9.15 PROJECT DATE Q1.2008 PROJECT SCALE 1/8" = 1'-0"	
REVISIONS 1. ELEVATION - BUILDING CORNER 2. ELEVATION - BUILDING CORNER 3. ELEVATION - BUILDING CORNER 4. ELEVATION - BUILDING CORNER 5. ELEVATION - BUILDING CORNER 6. ELEVATION - BUILDING CORNER 7. ELEVATION - BUILDING CORNER 8. ELEVATION - BUILDING CORNER 9. ELEVATION - BUILDING CORNER 10. ELEVATION - BUILDING CORNER 11. ELEVATION - BUILDING CORNER 12. ELEVATION - BUILDING CORNER 13. ELEVATION - BUILDING CORNER 14. ELEVATION - BUILDING CORNER	

10.24

10.25


[illegible]

CALIFORNIA LIBRARY FURNISH & EQUIPMENT

California Library Furniture and Equipment Company, Inc.
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
(213) 875-1234

ASTI


ASTRONOMICAL TIME
RECORDING
INSTRUMENTS



ASTI
ASTRONOMICAL TIME
RECORDING
INSTRUMENT

ARIS

ARISTOTELIAN
RECORDING
INSTRUMENTS



ARIS
ARISTOTELIAN
RECORDING
INSTRUMENT

ASTI and ARIS are the most accurate and reliable instruments for recording astronomical time. They are designed for use in observatories and other facilities where precise time recording is required. The instruments are built to last and are easy to use.

ARIS is a new addition to the ASTI line. It is designed for use in observatories and other facilities where precise time recording is required. The instrument is built to last and is easy to use.

ARIS is a new addition to the ASTI line. It is designed for use in observatories and other facilities where precise time recording is required. The instrument is built to last and is easy to use.

For more information, please contact us at (213) 875-1234.

LEONORNA LIVINGSTON DESIGNER & PHOTOGRAPHER 10000 10th Avenue, N.E. Seattle, WA 98105 (206) 325-1234		Attached is a drawing of the AS2 (see page 2 for details) and 2 views of the AKR1J (see page 3 for details)		Drawing of the AKR1J (see page 3 for details)	
I am enclosing the following information: 1. A drawing of the AKR1J (see page 3 for details) 2. A drawing of the AKR1J (see page 3 for details) 3. A drawing of the AKR1J (see page 3 for details)		I am enclosing the following information: 1. A drawing of the AKR1J (see page 3 for details) 2. A drawing of the AKR1J (see page 3 for details) 3. A drawing of the AKR1J (see page 3 for details)		I am enclosing the following information: 1. A drawing of the AKR1J (see page 3 for details) 2. A drawing of the AKR1J (see page 3 for details) 3. A drawing of the AKR1J (see page 3 for details)	

SECTION

1.0

0.5


0.5

1.0

FEATURE TYPE '02'

DATE: 2011-01-11

FIVE: THE FUTURE



FINISH
 1. Paint
 2. Enamel
 3. Oil
 4. Varnish
 5. Lacquer
 6. Shellac
 7. Resin
 8. Glue
 9. Wax
 10. Grease
 11. Soap
 12. Water
 13. Alcohol
 14. Ether
 15. Benzene
 16. Acetone
 17. Toluene
 18. Xylene
 19. Methyl Cellosolve
 20. Ethyl Cellosolve
 21. Propylene Glycol
 22. Butyl Cellosolve
 23. Dimethyl Sulfoxide
 24. N-Methyl-2-Pyrrolidone
 25. Tetrahydrofuran
 26. Dimethyl Formamide
 27. N,N-Dimethylacetamide
 28. N-Methyl-2-Pyrrolidone
 29. Dimethyl Sulfoxide
 30. Tetrahydrofuran
 31. Dimethyl Formamide
 32. N,N-Dimethylacetamide
 33. N-Methyl-2-Pyrrolidone
 34. Dimethyl Sulfoxide
 35. Tetrahydrofuran
 36. Dimethyl Formamide
 37. N,N-Dimethylacetamide
 38. N-Methyl-2-Pyrrolidone
 39. Dimethyl Sulfoxide
 40. Tetrahydrofuran
 41. Dimethyl Formamide
 42. N,N-Dimethylacetamide
 43. N-Methyl-2-Pyrrolidone
 44. Dimethyl Sulfoxide
 45. Tetrahydrofuran
 46. Dimethyl Formamide
 47. N,N-Dimethylacetamide
 48. N-Methyl-2-Pyrrolidone
 49. Dimethyl Sulfoxide
 50. Tetrahydrofuran
 51. Dimethyl Formamide
 52. N,N-Dimethylacetamide
 53. N-Methyl-2-Pyrrolidone
 54. Dimethyl Sulfoxide
 55. Tetrahydrofuran
 56. Dimethyl Formamide
 57. N,N-Dimethylacetamide
 58. N-Methyl-2-Pyrrolidone
 59. Dimethyl Sulfoxide
 60. Tetrahydrofuran
 61. Dimethyl Formamide
 62. N,N-Dimethylacetamide
 63. N-Methyl-2-Pyrrolidone
 64. Dimethyl Sulfoxide
 65. Tetrahydrofuran
 66. Dimethyl Formamide
 67. N,N-Dimethylacetamide
 68. N-Methyl-2-Pyrrolidone
 69. Dimethyl Sulfoxide
 70. Tetrahydrofuran
 71. Dimethyl Formamide
 72. N,N-Dimethylacetamide
 73. N-Methyl-2-Pyrrolidone
 74. Dimethyl Sulfoxide
 75. Tetrahydrofuran
 76. Dimethyl Formamide
 77. N,N-Dimethylacetamide
 78. N-Methyl-2-Pyrrolidone
 79. Dimethyl Sulfoxide
 80. Tetrahydrofuran
 81. Dimethyl Formamide
 82. N,N-Dimethylacetamide
 83. N-Methyl-2-Pyrrolidone
 84. Dimethyl Sulfoxide
 85. Tetrahydrofuran
 86. Dimethyl Formamide
 87. N,N-Dimethylacetamide
 88. N-Methyl-2-Pyrrolidone
 89. Dimethyl Sulfoxide
 90. Tetrahydrofuran
 91. Dimethyl Formamide
 92. N,N-Dimethylacetamide
 93. N-Methyl-2-Pyrrolidone
 94. Dimethyl Sulfoxide
 95. Tetrahydrofuran
 96. Dimethyl Formamide
 97. N,N-Dimethylacetamide
 98. N-Methyl-2-Pyrrolidone
 99. Dimethyl Sulfoxide
 100. Tetrahydrofuran
 101. Dimethyl Formamide
 102. N,N-Dimethylacetamide
 103. N-Methyl-2-Pyrrolidone
 104. Dimethyl Sulfoxide
 105. Tetrahydrofuran
 106. Dimethyl Formamide
 107. N,N-Dimethylacetamide
 108. N-Methyl-2-Pyrrolidone
 109. Dimethyl Sulfoxide
 110. Tetrahydrofuran
 111. Dimethyl Formamide
 112. N,N-Dimethylacetamide
 113. N-Methyl-2-Pyrrolidone
 114. Dimethyl Sulfoxide
 115. Tetrahydrofuran
 116. Dimethyl Formamide
 117. N,N-Dimethylacetamide
 118. N-Methyl-2-Pyrrolidone
 119. Dimethyl Sulfoxide
 120. Tetrahydrofuran
 121. Dimethyl Formamide
 122. N,N-Dimethylacetamide
 123. N-Methyl-2-Pyrrolidone
 124. Dimethyl Sulfoxide
 125. Tetrahydrofuran
 126. Dimethyl Formamide
 127. N,N-Dimethylacetamide
 128. N-Methyl-2-Pyrrolidone
 129. Dimethyl Sulfoxide
 130. Tetrahydrofuran
 131. Dimethyl Formamide
 132. N,N-Dimethylacetamide
 133. N-Methyl-2-Pyrrolidone
 134. Dimethyl Sulfoxide
 135. Tetrahydrofuran
 136. Dimethyl Formamide
 137. N,N-Dimethylacetamide
 138. N-Methyl-2-Pyrrolidone
 139. Dimethyl Sulfoxide
 140. Tetrahydrofuran
 141. Dimethyl Formamide
 142. N,N-Dimethylacetamide
 143. N-Methyl-2-Pyrrolidone
 144. Dimethyl Sulfoxide
 145. Tetrahydrofuran
 146. Dimethyl Formamide
 147. N,N-Dimethylacetamide
 148. N-Methyl-2-Pyrrolidone
 149. Dimethyl Sulfoxide
 150. Tetrahydrofuran
 151. Dimethyl Formamide
 152. N,N-Dimethylacetamide
 153. N-Methyl-2-Pyrrolidone
 154. Dimethyl Sulfoxide
 155. Tetrahydrofuran
 156. Dimethyl Formamide
 157. N,N-Dimethylacetamide
 158. N-Methyl-2-Pyrrolidone
 159. Dimethyl Sulfoxide
 160. Tetrahydrofuran
 161. Dimethyl Formamide
 162. N,N-Dimethylacetamide
 163. N-Methyl-2-Pyrrolidone
 164. Dimethyl Sulfoxide
 165. Tetrahydrofuran
 166. Dimethyl Formamide
 167. N,N-Dimethylacetamide
 168. N-Methyl-2-Pyrrolidone
 169. Dimethyl Sulfoxide
 170. Tetrahydrofuran
 171. Dimethyl Formamide
 172. N,N-Dimethylacetamide
 173. N-Methyl-2-Pyrrolidone
 174. Dimethyl Sulfoxide
 175. Tetrahydrofuran
 176. Dimethyl Formamide
 177. N,N-Dimethylacetamide
 178. N-Methyl-2-Pyrrolidone
 179. Dimethyl Sulfoxide
 180. Tetrahydrofuran
 181. Dimethyl Formamide
 182. N,N-Dimethylacetamide
 183. N-Methyl-2-Pyrrolidone
 184. Dimethyl Sulfoxide
 185. Tetrahydrofuran
 186. Dimethyl Formamide
 187. N,N-Dimethylacetamide
 188. N-Methyl-2-Pyrrolidone
 189. Dimethyl Sulfoxide
 190. Tetrahydrofuran
 191. Dimethyl Formamide
 192. N,N-Dimethylacetamide
 193. N-Methyl-2-Pyrrolidone
 194. Dimethyl Sulfoxide
 195. Tetrahydrofuran
 196. Dimethyl Formamide
 197. N,N-Dimethylacetamide
 198. N-Methyl-2-Pyrrolidone
 199. Dimethyl Sulfoxide
 200. Tetrahydrofuran
 201. Dimethyl Formamide
 202. N,N-Dimethylacetamide
 203. N-Methyl-2-Pyrrolidone
 204. Dimethyl Sulfoxide
 205. Tetrahydrofuran
 206. Dimethyl Formamide
 207. N,N-Dimethylacetamide
 208. N-Methyl-2-Pyrrolidone
 209. Dimethyl Sulfoxide
 210. Tetrahydrofuran
 211. Dimethyl Formamide
 212. N,N-Dimethylacetamide
 213. N-Methyl-2-Pyrrolidone
 214. Dimethyl Sulfoxide
 215. Tetrahydrofuran
 216. Dimethyl Formamide
 217. N,N-Dimethylacetamide
 218. N-Methyl-2-Pyrrolidone
 219. Dimethyl Sulfoxide
 220. Tetrahydrofuran
 221. Dimethyl Formamide
 222. N,N-Dimethylacetamide
 223. N-Methyl-2-Pyrrolidone
 224. Dimethyl Sulfoxide
 225. Tetrahydrofuran
 226. Dimethyl Formamide
 227. N,N-Dimethylacetamide
 228. N-Methyl-2-Pyrrolidone
 229. Dimethyl Sulfoxide
 230. Tetrahydrofuran
 231. Dimethyl Formamide
 232. N,N-Dimethylacetamide
 233. N-Methyl-2-Pyrrolidone
 234. Dimethyl Sulfoxide
 235. Tetrahydrofuran
 236. Dimethyl Formamide
 237. N,N-Dimethylacetamide
 238. N-Methyl-2-Pyrrolidone
 239. Dimethyl Sulfoxide
 240. Tetrahydrofuran
 241. Dimethyl Formamide
 242. N,N-Dimethylacetamide
 243. N-Methyl-2-Pyrrolidone
 244. Dimethyl Sulfoxide
 245. Tetrahydrofuran
 246. Dimethyl Formamide
 247. N,N-Dimethylacetamide
 248. N-Methyl-2-Pyrrolidone
 249. Dimethyl Sulfoxide
 250. Tetrahydrofuran
 251. Dimethyl Formamide
 252. N,N-Dimethylacetamide
 253. N-Methyl-2-Pyrrolidone
 254. Dimethyl Sulfoxide
 255. Tetrahydrofuran
 256. Dimethyl Formamide
 257. N,N-Dimethylacetamide
 258. N-Methyl-2-Pyrrolidone
 259. Dimethyl Sulfoxide
 260. Tetrahydrofuran
 261. Dimethyl Formamide
 262. N,N-Dimethylacetamide
 263. N-Methyl-2-Pyrrolidone
 264. Dimethyl Sulfoxide
 265. Tetrahydrofuran
 266. Dimethyl Formamide
 267. N,N-Dimethylacetamide
 268. N-Methyl-2-Pyrrolidone
 269. Dimethyl Sulfoxide
 270. Tetrahydrofuran
 271. Dimethyl Formamide
 272. N,N-Dimethylacetamide
 273. N-Methyl-2-Pyrrolidone
 274. Dimethyl Sulfoxide
 275. Tetrahydrofuran
 2

[illegible][illegible][illegible]

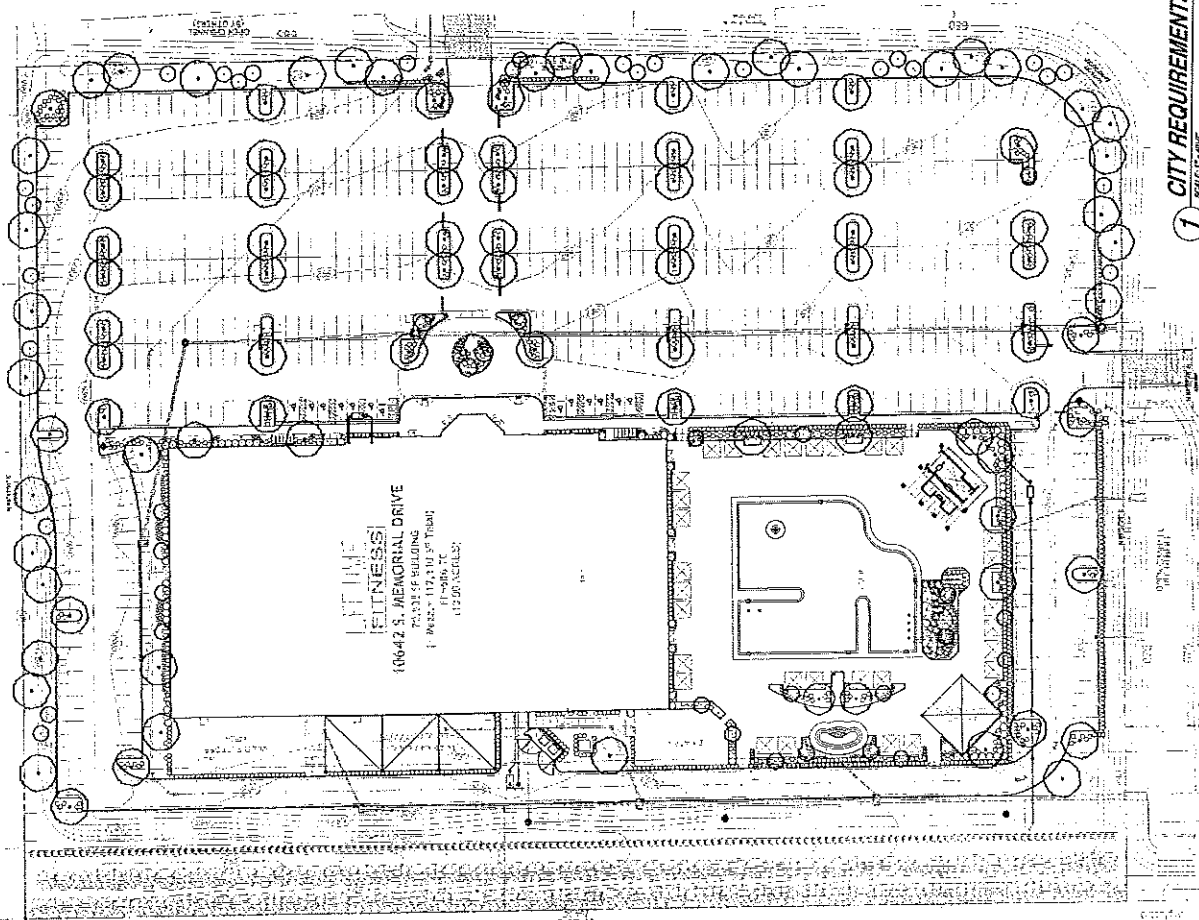
FIXTURE TYPE 'Q1'

0.3d41 3812X13

FIGURE TYPE '03 & 04'

[illegible]

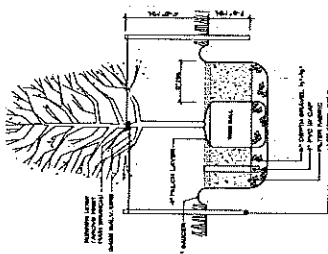
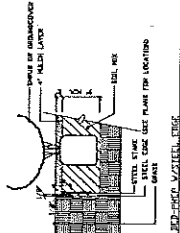
10.26



CITY REQUIREMENTS

7

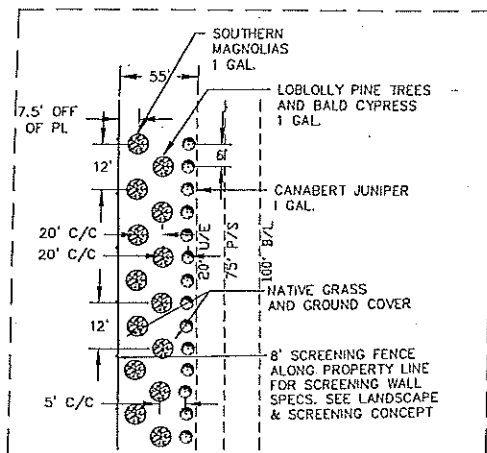
RETAIL LANDSCAPE PLAN.					
NO. CORRESPOND SITE PLAN NUMBER	415	10			
DEVELOPMENT AREA	N/A				
TOTAL LOT AREA SQUARE METER	17,000.00	10			
MINIMUM LANDSCAPE AREA REQUIRED	200	10			
LANDSCAPE AREA PROVIDED	200	10			
STREET YARD AREA PER STREET FRONTAGE	N/A				
STREET YARD AREA PER STREET FRONTAGE	N/A				
LANDSCAPED AREA PER STREET FRONTAGE (10 STREET YARD)	PROVIDED				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
N/A	N/A				
N/A	N/A				
NUMBER OF TREES FOR STREET YARD	PROVIDED				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	PROVIDED				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS	THIRTY				
STREET YARD AREA REQUIRED	N/A				
N/A	N/A				
NUMBER OF TREES FOR PARKING AREAS					

[illegible]

NOTE, ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED BY AN AUTOMATIC, UNDERGROUND SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.

REF. SHEETS L-1 - L-5 FOR
PLANTING PLAN

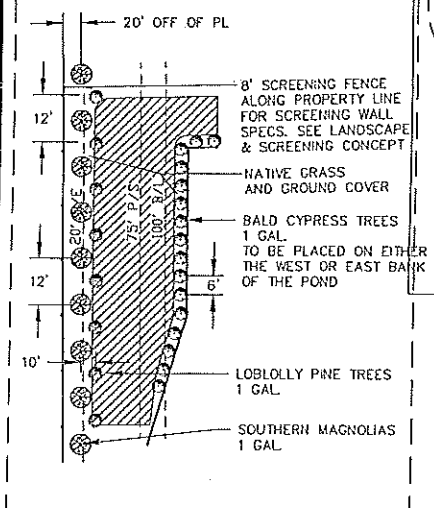
TRUCK STAGING AND UNLOADING **PLATE**
 100 TON OR MORE, AND 100,000 LB. GROSS WEIGHT PER



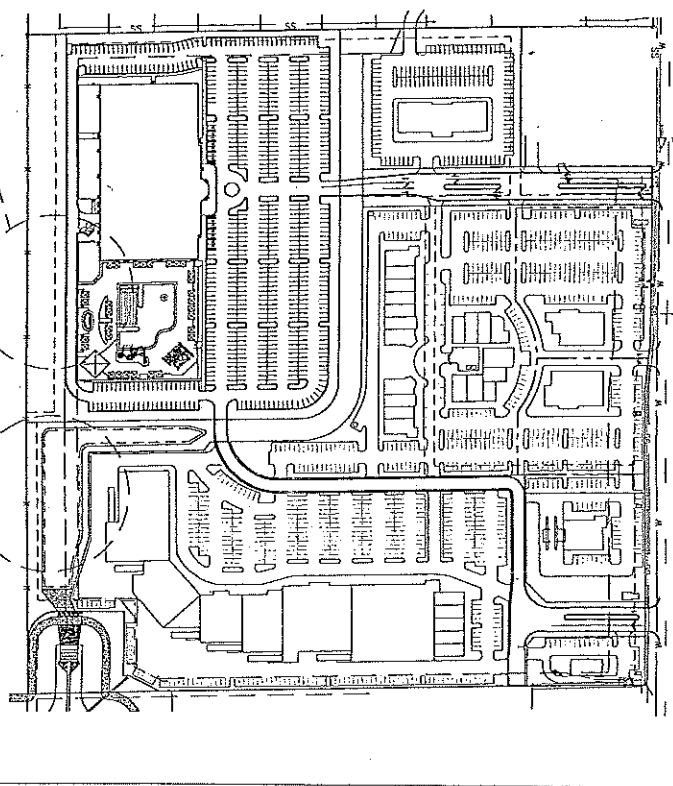
TYPICAL LANDSCAPE FOR NORTH PORTION OF WEST BOUNDARY

NOTE:
1. THE ENTIRE BUFFER ZONE SHALL HAVE UNDERGROUND IRRIGATION.
2. EACH LOBLOLLY PINE SHALL BE SPACED 15' APART ON A SPACING OF NOT MORE THAN 177 SQUARE FEET PER TREE.

TYPICAL LANDSCAPE FOR SOUTH PORTION OF WEST BOUNDARY



required planting layout of entire west boundary per approved development standards.



MEMORIAL COMMONS
PUD 619-C
2ND AMENDED EXHIBIT C
LANDSCAPE AND SCREENING DETAILS -
WEST BOUNDARY

DeShazo, Tang & Associates, Inc.

10.28

LIFE TIME FITNESS
MEMORIAL COMMONS
TULSA, OKLAHOMA



PROJECT NAME
LIFE TIME FITNESS

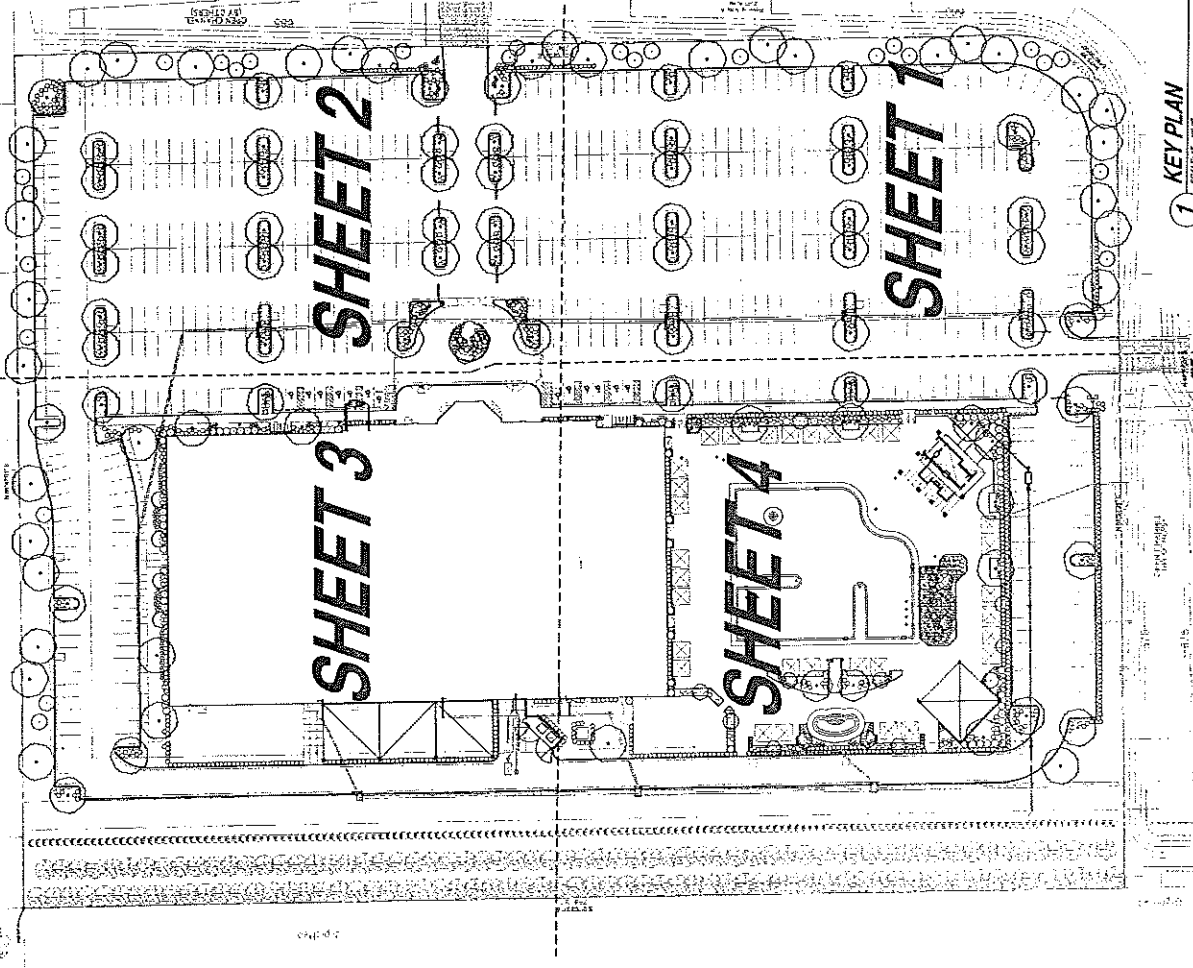
TULSA,
OKLAHOMA



TITLE
DATE
SCALE
SHEET NO.
SHEET TOTAL

L-K

PROJECT NAME
LIFE TIME FITNESS
PROJECT NUMBER
LTC-0001
REVISIONS



1 KEY PLAN
SCALE: 1" = 40'

10.29

PROJECT NAME
LIFE TIME
PROJECT NUMBER
LTC-0001
REVISIONS



LIFE TIME FITNESS
MEMORIAL COMMONS
TULSA, OKLAHOMA

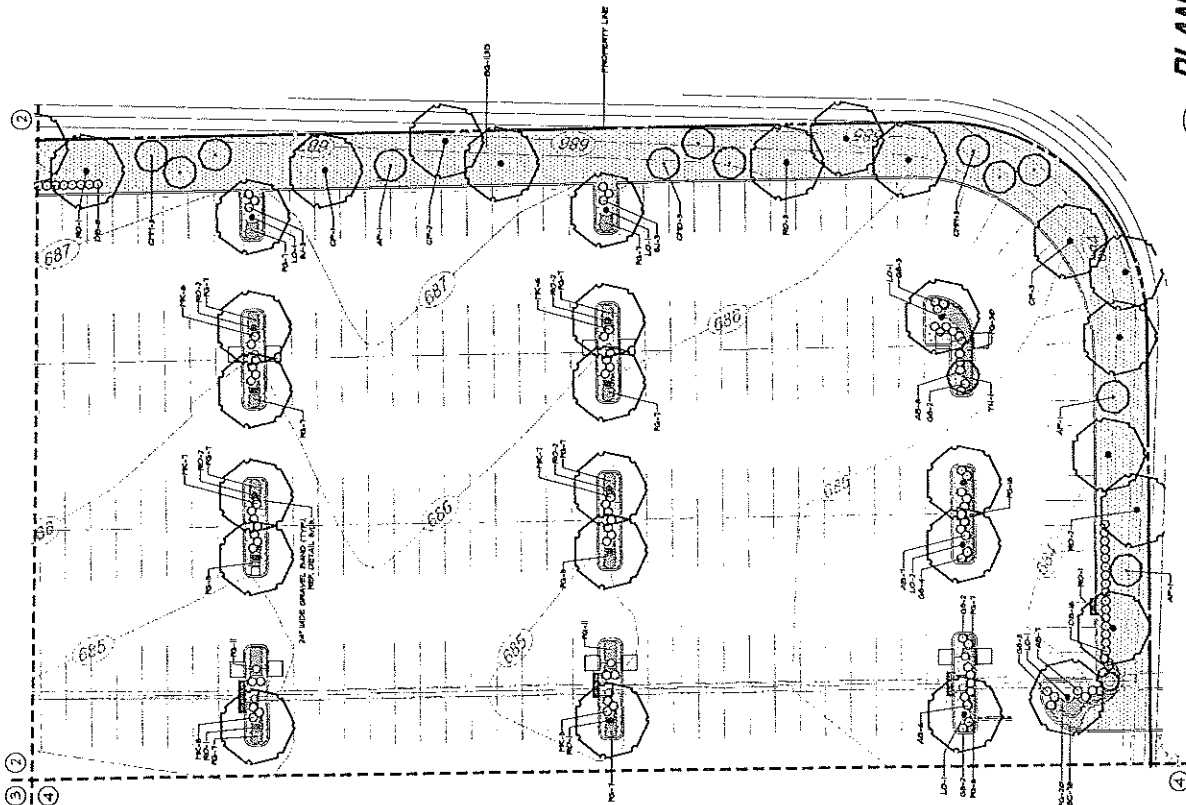


PROJECT NAME
LIFE TIME FITNESS

TULSA, OKLAHOMA



DATE
SCALE
SHEET
L-1



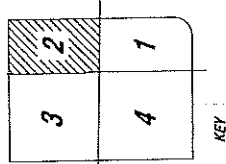
3	2
4	1

KEY

1 PLANTING PLAN

SCALE: 1" = 20'-0"

10.30



1 **PLANTING PLAN**
SCALE: 1" = 20'-0"

10.31

LIFE TIME FITNESS
MEMORIAL COMMONS
TULSA, OKLAHOMA

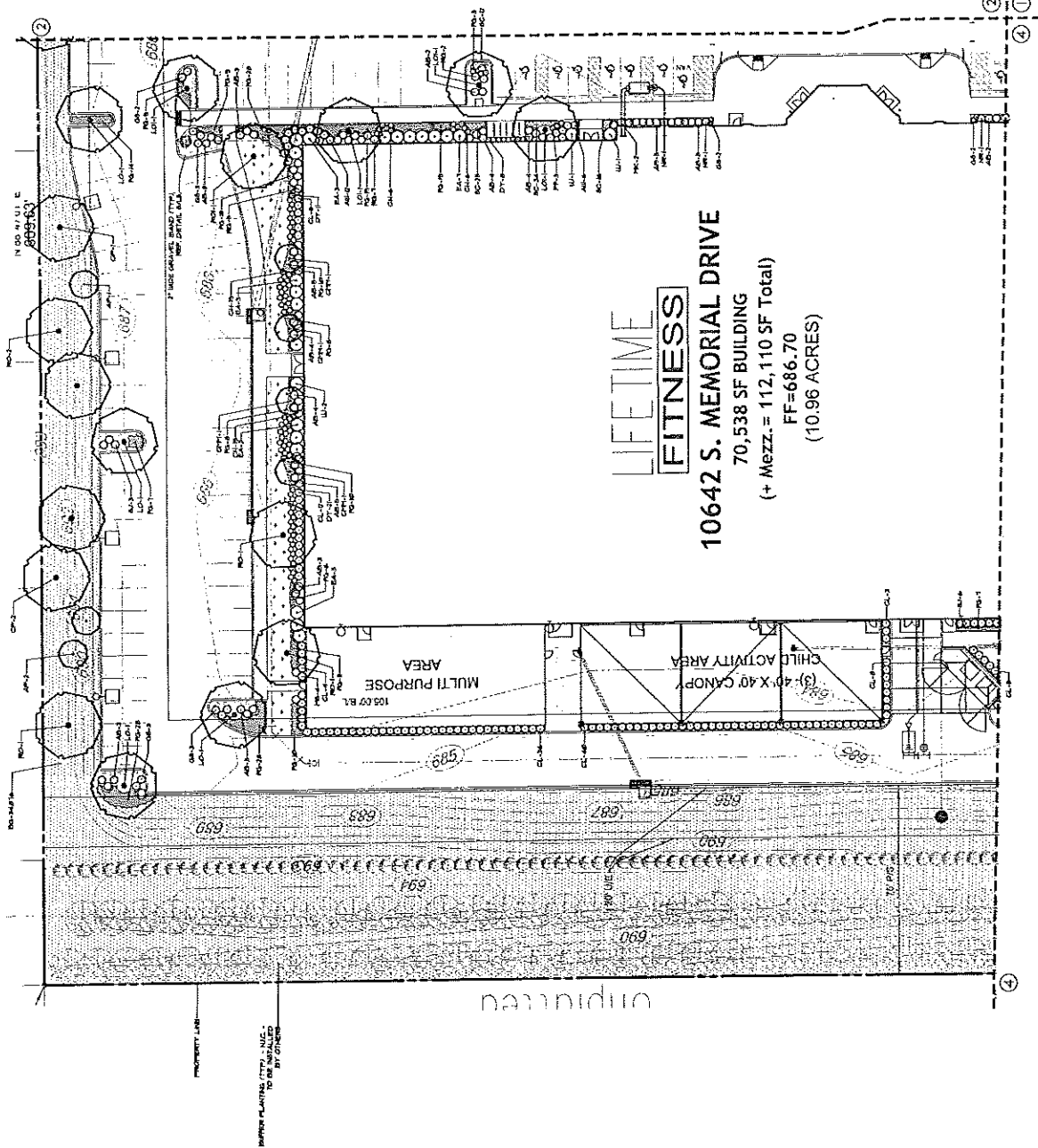


PROJECT NAME	LIFE TIME FITNESS
TITLE	TULSA, OKLAHOMA
DATE	1/18/2018
SCALE	1" = 20'-0"
SHEET	L-3

1 PLANTING PLAN
SCALE: 1" = 20'-0"

3	2
4	1

KEY



10.32

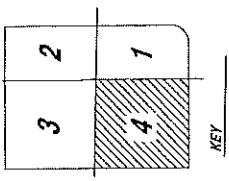
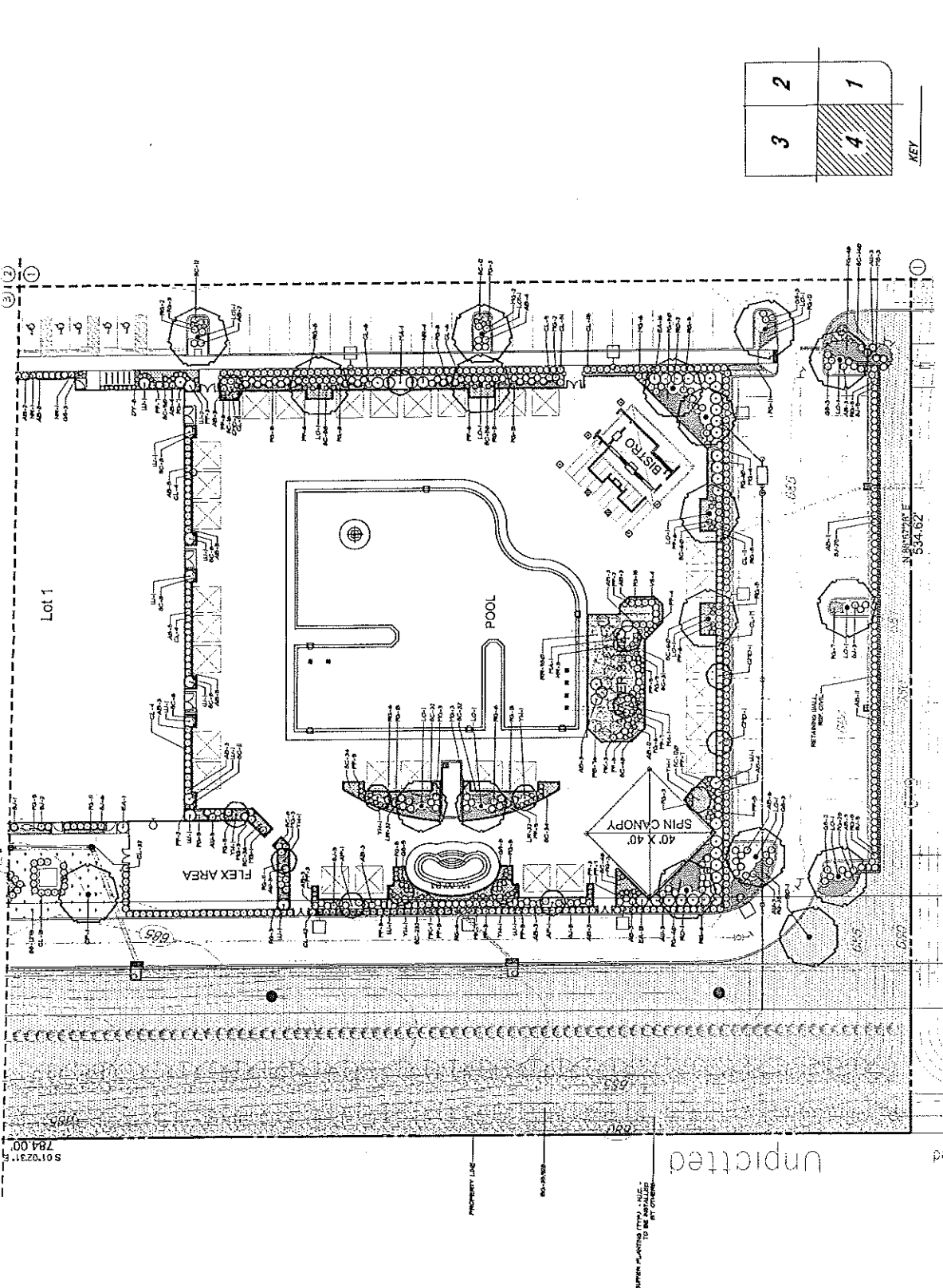
PROJECT NAME
LIFE TIME FITNESS
PROJECT NUMBER
LTF-0501
REVISIONS



LIFE TIME FITNESS
MEMORIAL COMMONS
TULSA, OKLAHOMA



PROJECT NAME
LIFE TIME FITNESS
TULSA, OKLAHOMA
M.D.G. ALL DESIGN GROUP
DATE
SCALE
SHEET
I-4



1 PLANTING PLAN
SCALE: 1" = 20'-0"

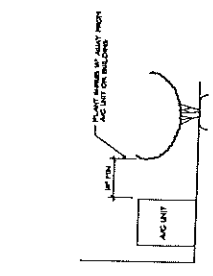
10.33



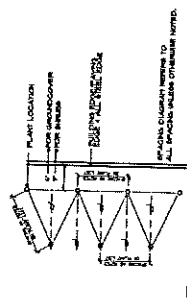
LIFE TIME FITNESS MEMORIAL COMMONS TULSA, OKLAHOMA

PROJECT NAME: LIFE TIME FITNESS
 TITLE: LIFE TIME FITNESS
 DATE: 1/25/2017
 DRAWN BY: J. W. WATKINS
 CHECKED BY: J. W. WATKINS
 SCALE: 1" = 20'-0"

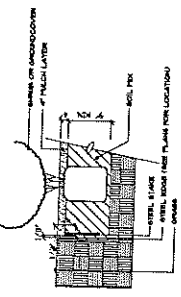
NOTE: ALL DRAWINGS ARE NOT TO SCALE THE DRAWING.



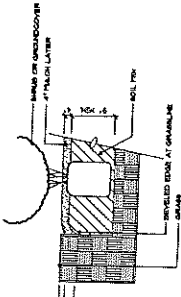
4 FOUNDATION PLANTING N.T.S.



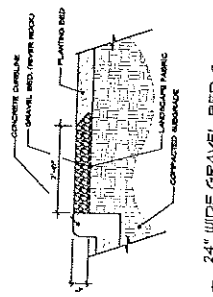
3 PLANT SPACING DIAGRAM N.T.S.



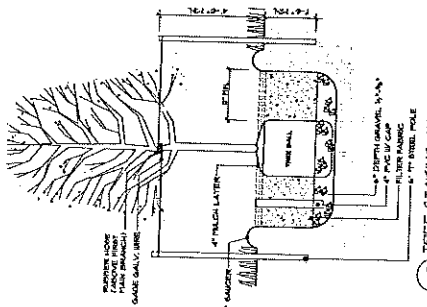
2 BED-PREP W/STEEL EDGE N.T.S.



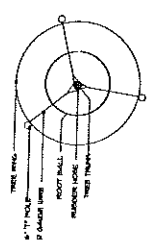
1 BED-PREP W/BEVELED EDGE N.T.S.



5 24" WIDE GRAVEL BED PLANTING ISLANDS N.T.S.



6 TREE STAKING AND PLANTING N.T.S.



7 TREE STAKING LAYOUT N.T.S.

1 PLANTING DETAILS SCALE: 1" = 20'-0"

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Foundation planting	1	Sq. Yd.	1.00
2	Plant spacing diagram	1	Sq. Yd.	1.00
3	Bed-Prep W/Steel Edge	1	Sq. Yd.	1.00
4	Bed-Prep W/Beveled Edge	1	Sq. Yd.	1.00
5	24" wide gravel bed	1	Sq. Yd.	1.00
6	Tree staking and planting	1	Sq. Yd.	1.00
7	Tree staking layout	1	Sq. Yd.	1.00

General Notes

- All landscape planting areas, including but not limited to, areas and areas of decomposed granite shall be mulched with a minimum of 3" of finely graded hardwood mulch.
- All landscape areas shall receive a minimum of 6" of finely graded topsoil.
- All landscape areas shall be permanently irrigated. Irrigation shall be design-build to meet all city requirements.
- Steel landscape edging is to be used on all landscape beds abutting sodded areas as indicated on plan. A trench edge is to be used where steel edging is not specified.

Sodding Notes

- All areas to be sodded as indicated on plan shall be sodded with Bermudagrass.
- The entire surface to be sodded shall be reasonably smooth and free from rocks, roots and other debris.
- Sod shall be carefully placed. Sod strips shall be butted together but not overlapped with the seams staggered on each row.
- The sod shall be thoroughly watered immediately after placement.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Foundation planting	1	Sq. Yd.	1.00
2	Plant spacing diagram	1	Sq. Yd.	1.00
3	Bed-Prep W/Steel Edge	1	Sq. Yd.	1.00
4	Bed-Prep W/Beveled Edge	1	Sq. Yd.	1.00
5	24" wide gravel bed	1	Sq. Yd.	1.00
6	Tree staking and planting	1	Sq. Yd.	1.00
7	Tree staking layout	1	Sq. Yd.	1.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Foundation planting	1	Sq. Yd.	1.00
2	Plant spacing diagram	1	Sq. Yd.	1.00
3	Bed-Prep W/Steel Edge	1	Sq. Yd.	1.00
4	Bed-Prep W/Beveled Edge	1	Sq. Yd.	1.00
5	24" wide gravel bed	1	Sq. Yd.	1.00
6	Tree staking and planting	1	Sq. Yd.	1.00
7	Tree staking layout	1	Sq. Yd.	1.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Foundation planting	1	Sq. Yd.	1.00
2	Plant spacing diagram	1	Sq. Yd.	1.00
3	Bed-Prep W/Steel Edge	1	Sq. Yd.	1.00
4	Bed-Prep W/Beveled Edge	1	Sq. Yd.	1.00
5	24" wide gravel bed	1	Sq. Yd.	1.00
6	Tree staking and planting	1	Sq. Yd.	1.00
7	Tree staking layout	1	Sq. Yd.	1.00

10.34