

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2537

January 28, 2009, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC Receipts for the Month of December 2008

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.

1. **The Enclave at Brookside** – (8418) Final Plat (PD 6) (CD 9)

Southwest corner of East 39th Street South and Rockford Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

2. **Riverwest** – (8202) Preliminary Plat (PD 8) (CD 2)

East of Northeast corner of West 71st Street South and Okmulgee Expressway/Highway 75

3. **WestRidge Plaza** – (8214) Preliminary Plat (PD 8) CD 2)

Southeast corner of West 81st Street South and South Union Avenue

ZONING CODE AMENDMENT PUBLIC HEARINGS

4. **Proposed amendment of the Zoning Code, City of Tulsa, governing the use or construction of property located in a residentially zoned area for the purpose of providing a home for independent living that provides room and board, personal care and/or habilitation service in a family environment as a single-housekeeping unit. Section 1800, Definitions; Section 1205, Use Conditions; Section 1205, Use Conditions and Section 1208, Use Conditions.**

OTHER BUSINESS

5. **Proposed amendment of the Zoning Code, City of Tulsa, to permit community garden as a use by right. Section 1201, Area-Wide Uses by Right and Section 1800, Definitions.**
6. **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

TRAINING SESSION

INCOG

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

**Wednesday, January 28, 2009
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Creating Successful Meetings/APA CD presentation.

Adjourn

www.tmapc.org

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Tulsa City Council Chambers
175 E. 2nd Street, 2nd Level**

Wednesday, January 28, 2009 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Review PUD for 81st and Mingo

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

TMAPC RECEIPTS
Month of December 2008

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
	4	\$20.00	\$20.00	\$40.00	76	\$385.00	\$385.00	\$770.00
	8	1,987.50	1,987.50	3,975.00	60	17,082.50	17,082.50	34,165.00
	31	2,075.00	2,075.00	4,150.00	212	18,596.10	18,596.10	37,192.20
	0	0.00	0.00	0.00	0	0.00	0.00	0.00
	0	0.00	0.00	0.00	2	205.00	205.00	410.00
		<u>\$4,082.50</u>	<u>\$4,082.50</u>	<u>\$8,165.00</u>		<u>\$36,063.60</u>	<u>\$36,063.60</u>	<u>\$72,127.20</u>
LAND DIVISION								
	1	\$200.00	\$200.00	\$400.00	5	\$1,812.85	\$1,812.85	\$3,625.70
	1	457.50	457.50	915.00	10	5,519.75	5,519.75	11,039.50
	5	1,897.50	1,897.50	3,795.00	16	6,818.48	6,818.47	13,636.94
	2	250.00	250.00	500.00	9	1,125.00	1,125.00	2,250.00
	2	80.00	80.00	160.00	42	2,355.00	2,355.00	4,710.00
	2	100.00	100.00	200.00	29	1,500.00	1,500.00	3,000.00
	1	25.00	25.00	50.00	6	150.00	150.00	300.00
	0	0.00	0.00	0.00	0	0.00	0.00	0.00
	1	(125.00)	(125.00)	(250.00)	1	(125.00)	(125.00)	(250.00)
	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,885.00</u>	<u>\$2,885.00</u>	<u>\$5,770.00</u>		<u>\$19,156.08</u>	<u>\$19,156.07</u>	<u>\$38,312.14</u>
BOARDS OF ADJUSTMENT								
	20	\$6,225.00	\$200.00	\$6,425.00	125	\$34,875.00	\$4,700.00	\$39,575.00
	0	0.00	0.00	0.00	2	(650.00)	0.00	(650.00)
	3	900.00	0.00	900.00	4	900.00	350.00	1,250.00
		<u>\$6,225.00</u>	<u>\$200.00</u>	<u>\$6,425.00</u>		<u>\$34,225.00</u>	<u>\$4,700.00</u>	<u>\$38,925.00</u>
TOTAL		<u>\$13,192.50</u>	<u>\$7,167.50</u>	<u>\$20,360.00</u>		<u>\$89,444.68</u>	<u>\$59,919.67</u>	<u>\$149,364.34</u>

RM-1

S QUINCY AV

E 38th PL

The Enclave at Brookside

CH

E 39th ST

RM-2

PUD-480

PUD
758

RS-3

CS

OM

S ROCKFORD AV

S ST LOUIS AV

E 41st ST

CH

CS

PUD-476

RM-2

S QUINCY AV

E 41st PL

RM-1

M-1

PUD-744

RM-2

E 42nd ST

S ROCKFORD PL

RS-3

E 41st PL

S ROCKFORD PL

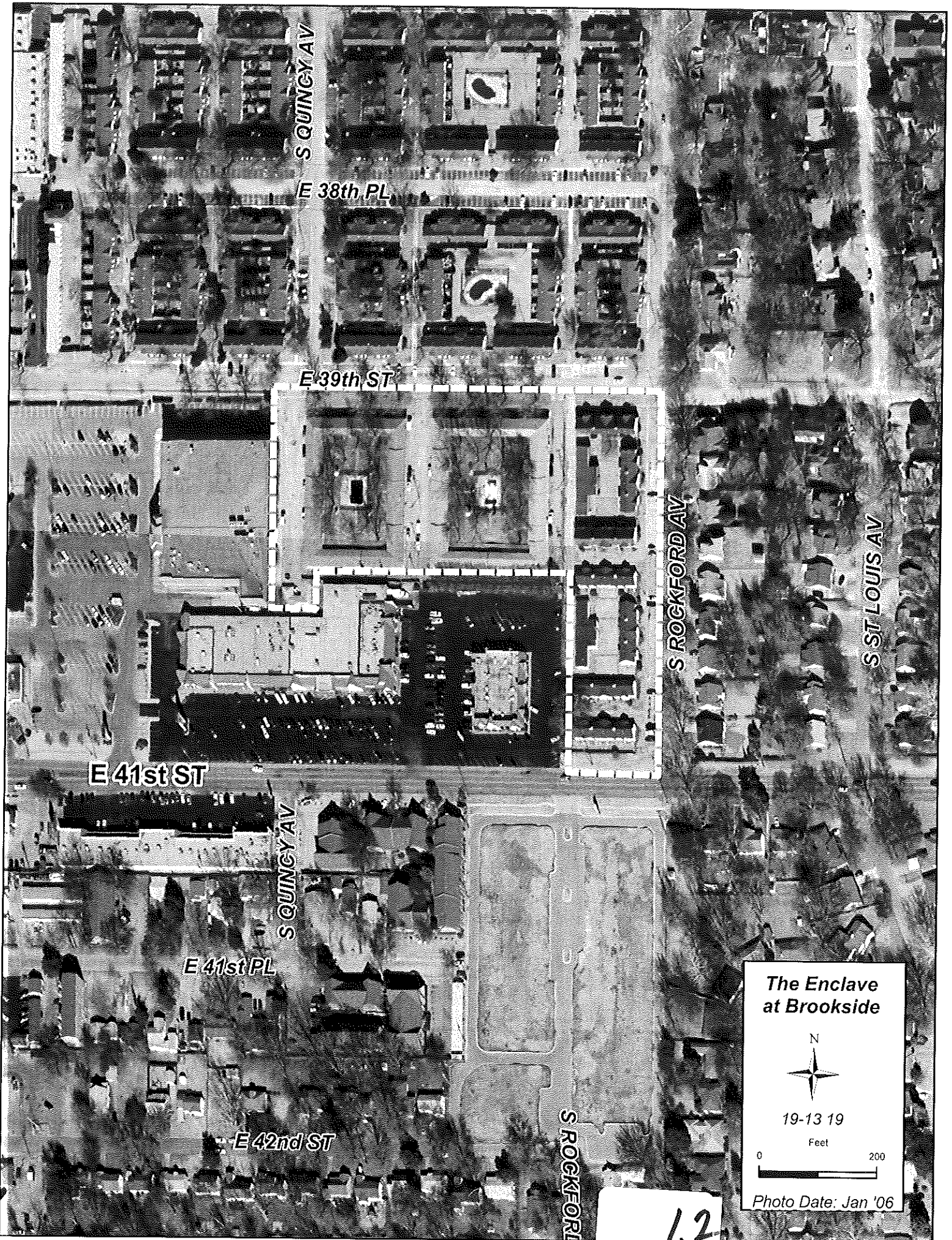


19-13 19

Feet



1.1



**The Enclave
at Brookside**



19-13 19

Feet



Photo Date: Jan '06

1.2

Final Subdivision Plat

The Enclave at Brookside - (8418) (PD 6) (CD 9)
Southwest corner of East 39th Street South and Rockford Avenue

This plat consists of 1 Lot in 1 Block on 5.44 acres.

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

PUD-648-A PUD-648
CO

RIVERWEST

PROPOSED
PUD-768

RS-3

AG

AG

W 71st ST

RS-3

CO

S JACKSON AV



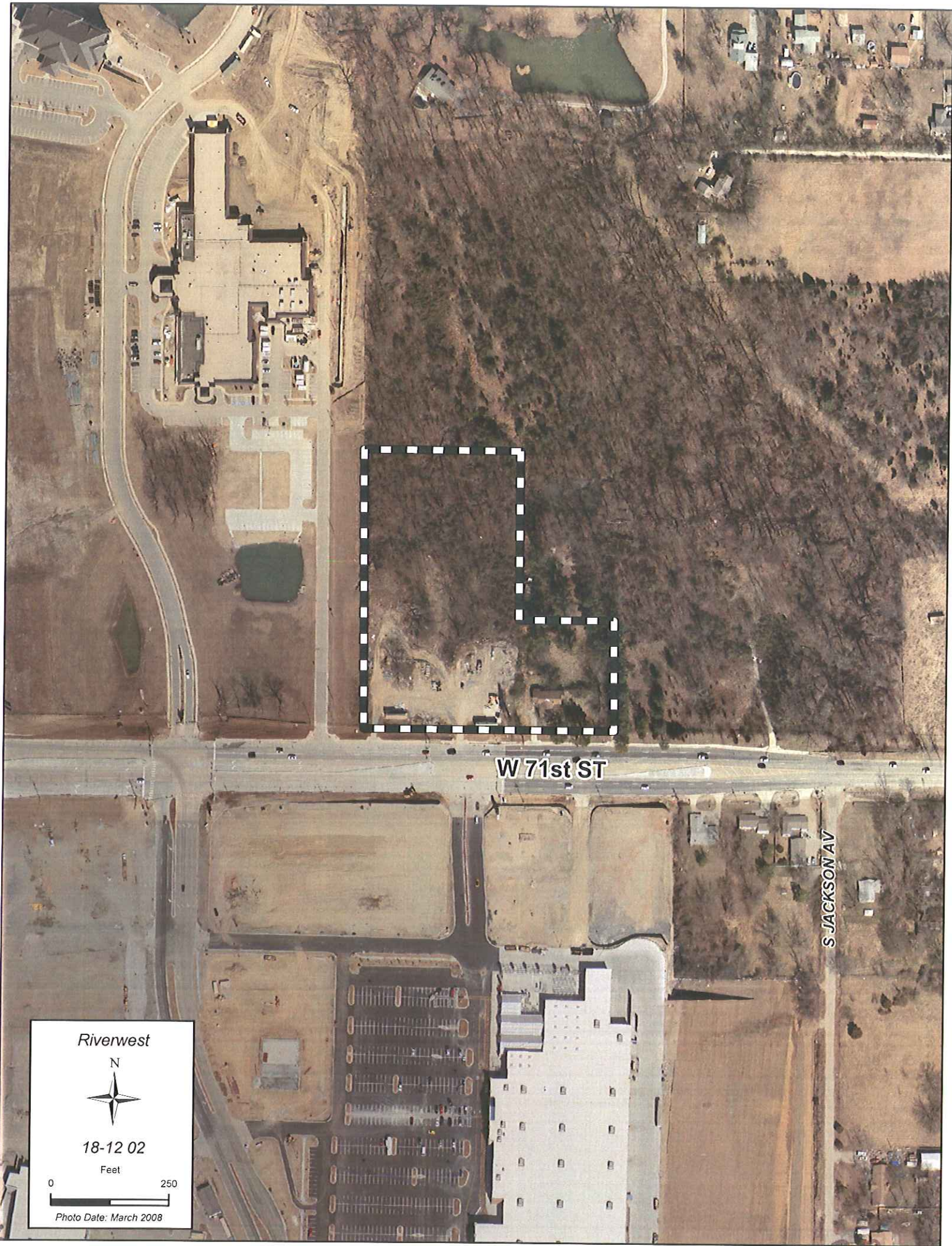
18-12 02

Feet

0

250

2.1



W 71st ST

S JACKSON AV

Riverwest

N



18-12 02

Feet



Photo Date: March 2008

2.2

PRELIMINARY SUBDIVISION PLAT

Riverwest - (8202) (PD 8) (CD 2)

East of Northeast corner of West 71st Street South and Okmulgee Expressway/Highway 75

This plat consists of 3 Lots, 2 Blocks, on 5.4 acres.

The following issues were discussed December 4, and December 18, 2008 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG with PUD 765 pending. All PUD standards must be followed and shown in the covenants.
2. **Streets:** Correctly orientate north arrow on preliminary plat for drawing. Please specify the right-of-way radii for chamfers L1 and L2. Subdivision Regulations call for property lines at street intersections involving major streets and highways shall be rounded with a minimum radius of thirty (30) feet. Do not use language "temporary" for proposed cul-de-sac. Add language stating that the Cul-de-Sac can not be removed until street in Lot 3, Block 1 is extended to a connecting street. To the extent possible, driveway centerlines should intersect the public street at a 90 degree angle. Lines L1 and L2 must be the chord for 30 foot radius. Paving for public street must be 36 feet. Cul-de-Sac radius must be 52 feet. Remove reference to temporary cul-de-sac.
3. **Sewer:** Add a perimeter easement along the south boundary line of the plat, and along both sides of the street right-of-way. Add the book and page for the existing 20 foot utility easement (u/e) along the north boundary of the plat. Be sure the proposed sewer line to serve Lot 1, Block 2, extends a minimum of 15 feet past the property corner. Add easement as necessary to protect the pipe and manhole.
4. **Water:** Show restrictive waterline easements. Add standard language for the restrictive waterline easement. Water mainlines installed under pavement required to be ductile iron pipe only.
5. **Storm Drainage:** Add bearings, distances, and curve information to the storm sewer easement limits
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No

comment.

7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Along with the written scale, add graphical scale. Fix the inconsistencies between the metes and bounds legal description and what is shown on the face of the plat. Label the Expressway and all the subdivisions within the mile section for the Location Map. Add text to the face of the plat, "Subdivision contains 4 Lots in 3 Blocks".

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

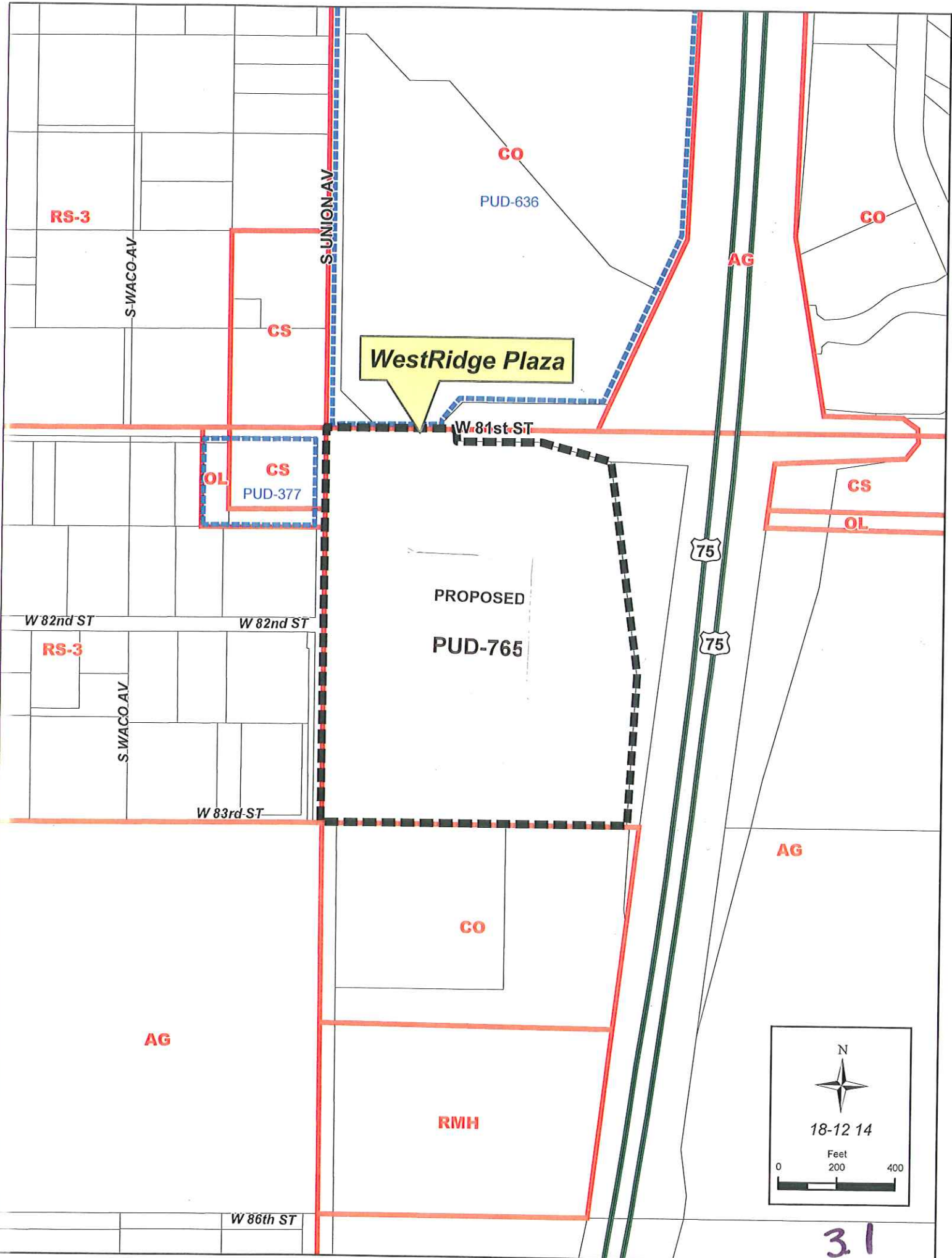
1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

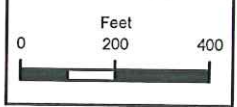
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

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



18-12 14

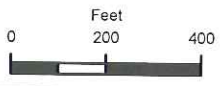


3.1



18-12 14

**WestRidge
Plaza**



3.2

PRELIMINARY SUBDIVISION PLAT

WestRidge Plaza - (8214) (PD 8) (CD 2)

Southeast corner of West 81st Street South and South Union Avenue

This plat consists of 7 Lots, 1 Block, on 30.6 acres.

The following issues were discussed December 18, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with PUD 765 pending. All PUD standards must be followed and shown in the covenants.
2. **Streets:** Provide additional 8 feet of right-of-way along Union for 388 feet from intersection with 81st street for right turn lane. Show clearly the dimension of right-of-way along 81st Street dedicated by this plat. For existing right-of-way show plat # or book and page #. Provide documentation that DOT (Department of Transportation) right-of-way allows access from 81st Street. In Section I 1.1 sidewalks include the following – The owner/developer shall construct required sidewalks, where sidewalks are not constructed by the owner/developer, the builder of each lot shall construct the required sidewalk. Clarify 40 foot right-of-way dimension dedicated by this plat on West 81st Street South. Should it read 50 feet? Label and specify driveway access dimension at driveway accessing West Union Avenue at the southwest corner of development property. Clarify ODOT (Oklahoma Department of Transportation) easement to right-of-way.
3. **Sewer:** Does an ODOT easement include the right to place utility lines within the easement? If not, then additional easement will be required where the sanitary sewer line crosses the ODOT easement. Additional easement is required along the east boundary where the proposed 12 inch sewer line is located. Easement is required for the proposed sanitary sewer within Lot 1, Block 1, as well as the sewer adjacent to Reserve A. Be sure to maintain adequate separation between your proposed water and sanitary sewer lines.
4. **Water:** Show a 20 foot restrictive waterline easement with distances and bearings. Include the standard language for the restrictive waterline easement. Show the 20 foot restrictive waterline easement for the proposed water main line. Installed fire hydrants should have a spacing of no more than 400 feet apart.
5. **Storm Drainage:** Label "Reserve C Stormwater Detention Easement" as such. Remove the contours from the plat and place them on the conceptual plan. Storm sewers, which cross lot lines, are public storm sewers and must

be placed in a storm sewer easement, from the last structure before the upstream lot line all the way to the outlet structure.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** No comment.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

Works Department.

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

3.6.5 Subdivision Regulations.)

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

WestRidge Plaza

A subdivision in the City of Tulsa, being a part of the NW/4 of Section 14, Township 18 North,
Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

WestRidge Plaza, LLC
5415 South 125th East Avenue, Suite 205
Tulsa, Oklahoma 74146
Phone: 918.749.5700

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

in Oklahoma
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.232.5521

je@tulpae.com
15711 S. 101st E. Suite 100
Tulsa, Oklahoma 74133

RECEIVED DATE: JUNE 21, 2008



60' 30' 0 60' 120' 180'
SCALE IN FEET: 1" = 60'

Legend

- BL - Building Line
- UL - Utility Easement
- RA - Reserve Area
- PL - Right of Way dedicated by this Plat

Monument Notes

A 3" x 18" deformed bar with a yellow plastic cap stamped "TULS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3" x 18" deformed bar with a yellow plastic cap stamped "TULS 1253" to be set at all plat corners after completion of improvements, unless noted otherwise.
A 3" x 18" deformed bar with a yellow plastic cap stamped "TULS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of N 69° 52' 41" E, along the west line of the NW/4 of Section 14, T-18 N, R-12 E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a 3" x 18" deformed bar with a yellow plastic cap stamped "TULS 1253" to be set at the intersection of West 81st Street South and South Union Avenue, also being the northwest corner of Section 14, T-18 N, R-12 E, of the Indian Meridian, Tulsa County, State of Oklahoma.
ELEVATION = 737.53 NAVD 1988

Backflow Preventer Valve

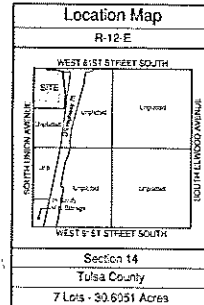
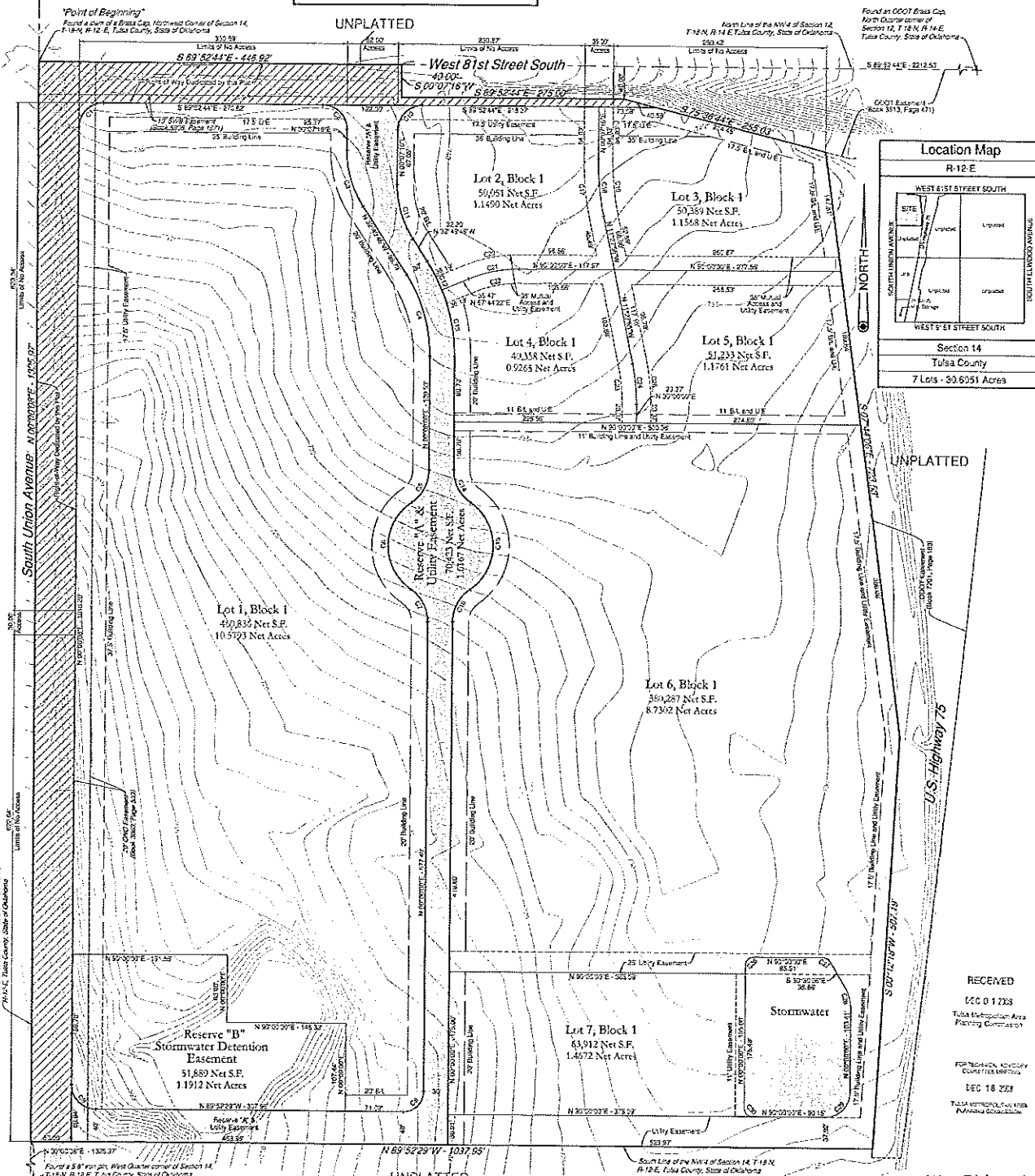
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer mainline top at an elevation, it shall be the owner's responsibility to install a backflow preventer valve near the building. The valve is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Sidewalks

Sidewalks shall be constructed in compliance with the engineering design standards for the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner or the owners' association.

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	90° 07' 08"	30.30	47.47	N 49° 53' 42" E	42.47
C2	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C3	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C4	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C5	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C6	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C7	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C8	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C9	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C10	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C11	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C12	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C13	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C14	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C15	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C16	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C17	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C18	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C19	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C20	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C21	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C22	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C23	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C24	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C25	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C26	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C27	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C28	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C29	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47
C30	90° 07' 08"	30.30	47.47	S 49° 53' 42" E	42.47



RECEIVED
DEC 01 2008
Tulsa Metropolitan Area
Planning Commission
FOR TECHNICAL REVIEW
COMMITTEE MEETING
DEC 16 2008
TULSA METROPOLITAN AREA
PLANNING COMMISSION