TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2547

May 6, 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 Months of February and March 2009

1. Minutes of April 1, 2009, Meeting No. 2544
Minutes of April 15, 2009, Meeting No. 2545
Minutes of April 22, 2009, Meeting no. 2546

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. **LS-20291** – Smalygo Properties (6214)/Lot-Split (County)
Northwest corner of 176th Street North and North 113th Avenue

3. **LS-20294** – Smalygo Properties/Lot-Split (County)
Northwest corner of 176th Street North and North 113th Avenue

4. **LS-20295** – Smalygo Properties/Lot-Split (County)
Northwest corner of 176th Street North and North 113th Avenue

5. **LS-20296** – Smalygo Properties/Lot-Split (County)
Northwest corner of 176th Street North and North 113th Avenue

6. **LS-20297** – Kelly & Michael Daugherty (9329)/Lot-Split (PD 6) (CD 9)
South of East 45th Street and West of South Gary Avenue, 4547 South Florence Avenue

7. **LC-164** – Kelly & Michael Daugherty (9329)/Lot Combination (PD 6) (CD 9)
South of East 45th Street and West of South Gary Avenue, 4547 South Florence Avenue

8. **LS-20298** – Winston Tallent (9130)/Lot-Split (County)
South of West 46th Street and North of West Coyote Trail, 4824 South 165th West Avenue

9. **LC-163** – Gary R. Gray (9302)/Lot Combination (PD 5) (CD 3)
North of 8th Street and West of South 73rd Avenue, 7124 East 7th Street

10. **LC-165** – Jeff Johnson (9213)/Lot Combination (PD 6) (PD 9)

North of East 31st Street and West of South Detroit Avenue, 3039 South Cincinnati Avenue

11. **LC-166** – Kevin Vanover (9432)/Lot Combination (PD 18C) (CD 6)

West of South 116th Avenue and North of East 60th Place, 11349 East 60th Place South

12. **LC-167** – Group M. Investment, Inc. (9307)/Lot Combination (PD 4) (CD 4)

South of East 11th Street East of South Xanthus Avenue, 2002 East 11th Street South

13. **LC-168** – Dennis Daniel (9213)/Lot Combination (PD 6) (CD 9)

West of South Peoria Avenue and South of East 26th Street, 1225 Hazel Boulevard

14. **LC-68** – William H. Haynes (9319)/Lot-Combination **(Rescind)** (PD 6) (CD 9)

3631 South Utica Avenue and 3623 South Utica

15. **Wal-Mart Supercenter #1597-03** – (8326)/Change of Access (PD 26) (CD 8)

Northwest corner of East 111th Street South and South Memorial Drive

16. **Home Depot at 91 Delaware Center -** (8317)/Change of Access (PD 18B) (CD 2)

Northwest corner of East 91st Street South and South Delaware Avenue

17. **Harvard Square South** – (9328)/Final Plat (PD 6) (CD 5)

Southeast corner of East 41st Street and South Harvard Avenue

18. **Z-4948-SP-2a – William D. LaFortune** (PD-8) (CD-2)

Southeast of the southeast corner of West 81st Street and South Union Avenue along U.S. Highway 75 (Corridor Minor Amendment to add digital technology to a previously approved and existing outdoor advertising sign.)

19. **PUD-363-3 – Deborah Ann Hampton** (PD-16) (CD-3)

One-Quarter mile north of the northeast corner of Yale Avenue and 38th Street North (Minor Amendment to allow a 2,400 square foot detached accessory structure on a five-acre tract of land and a temporary waiver of the requirement of Section 1303-D, all weather surfaced parking.)

20. **PUD-522 – Douglas Huber** (PD-18) (CD-8)

South of the southwest corner of 81st Street and Mingo Road (Detail Site Plan for an 8,716 square foot medical office building.)

21. **Z-7008-SP-1 – Jeff Brocco/Tulsa Hills** (PD-8) (CD-2)

South of the southeast corner of West 71st Street and South Olympia Avenue (Corridor District Site Plan for an ATM facility to be located on Lot 12, Block 1, Development Area B of Tulsa Hills.)

22. **PUD-761 – Ron Cardwell, PE/CVS Pharmacy, Inc.** (PD-6) (CD-9)

Southeast corner South Harvard Avenue and 41st Street South (Detail Site Plan for a 13,062 square foot CVS Pharmacy.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

23. **Fleming Addition 2nd** – (3204) Sidewalk Waiver Request (PD 16) (CD 6)

South of East Pine Street and West of North 129th Avenue, 12716 East Pine

24. **Z-7131 – Lou Reynolds** **AG/RM-1 to CS**

West of southwest corner of North Cincinnati and East 36th Street North (PD-25) (CD-1)

OTHER BUSINESS

25. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

Wednesday, May 6, 2009– 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Status on Land Use Communication and Education Task Force update (Overview by Bill Leighty and PowerPoint Presentation by Rich Brierre)
2. City Council Consensus 2009-3 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing the development of properties over or around land containing underground pipelines.
3. City Council Consensus 2009-6 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing screening requirements for outhouses or temporary latrines in residentially zoned areas for more than six months.

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 February 2009

	Current Period				Year To Date			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	8	$50.00	$50.00	$100.00	105	$540.00	$540.00	$1,080.00
Zoning	11	2,385.00	2,385.00	4,770.00	77	21,080.00	21,080.00	42,160.00
PUDs & Plan Reviews	27	1,512.50	1,512.50	3,025.00	280	23,766.10	23,766.10	47,532.20
Refunds	2	(105.00)	(105.00)	(210.00)	2	(105.00)	(105.00)	(210.00)
Fees Waived	0	0.00	0.00	0.00	2	205.00	205.00	410.00
		$3,842.50	$3,842.50	$7,685.00		$45,281.10	$45,281.10	$90,562.20
LAND DIVISION								
Minor Subdivisions	0	$0.00	$0.00	$0.00	5	$1,812.85	$1,812.85	$3,625.70
Preliminary Plats	4	1,742.50	1,742.50	3,485.00	15	7,877.25	7,877.25	15,754.50
Final Plats	0	0.00	0.00	0.00	16	6,818.48	6,818.47	13,636.94
Plat Waivers	2	250.00	250.00	500.00	15	1,875.00	1,875.00	3,750.00
Lot Splits	4	177.50	177.50	355.00	53	2,865.00	2,865.00	5,730.00
Lot Combinations	1	50.00	50.00	100.00	41	2,100.00	2,100.00	4,200.00
Access Changes	1	25.00	25.00	50.00	7	175.00	175.00	350.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	1	(50.00)	(50.00)	(100.00)	1	(50.00)	(50.00)	(100.00)
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		$2,195.00	$2,195.00	$4,390.00		$23,473.58	$23,473.57	$46,947.14
BOARDS OF ADJUSTMENT								
Fees	12	$1,700.00	$1,200.00	$2,900.00	171	$45,525.00	$5,900.00	$51,425.00
Refunds	0	0.00	0.00	0.00	2	(650.00)	0.00	(650.00)
Fees Waived	1	500.00	0.00	500.00	6	1,900.00	350.00	2,250.00
		$1,700.00	$1,200.00	$2,900.00		$44,875.00	$5,900.00	$50,775.00
TOTAL		**$7,737.50**	**$7,237.50**	**$14,975.00**		**$113,629.68**	**$74,654.67**	**$188,284.34**

TMAPC RECEIPTS
Month of March 2009

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	$50.00	$50.00	$100.00	115	$590.00	$590.00	$1,180.00
Zoning	6	1,352.50	1,352.50	2,705.00	83	22,432.50	22,432.50	44,865.00
PUDs & Plan Reviews	19	2,137.50	2,137.50	4,275.00	299	25,903.60	25,903.60	51,807.20
Refunds	0	0.00	0.00	0.00	2	(105.00)	(105.00)	(210.00)
Fees Waived	0	0.00	0.00	0.00	2	205.00	205.00	410.00
		$3,540.00	$3,540.00	$7,080.00		$48,821.10	$48,821.10	$97,642.20
LAND DIVISION								
Minor Subdivisions	1	$325.00	$325.00	$650.00	6	$2,137.85	$2,137.85	$4,275.70
Preliminary Plats	0	0.00	0.00	0.00	15	7,877.25	7,877.25	15,754.50
Final Plats	2	990.00	990.00	1,980.00	18	7,808.48	7,808.47	15,616.94
Plat Waivers	1	125.00	125.00	250.00	16	2,000.00	2,000.00	4,000.00
Lot Splits	7	362.50	362.50	725.00	60	3,227.50	3,227.50	6,455.00
Lot Combinations	8	400.00	400.00	800.00	49	2,500.00	2,500.00	5,000.00
Access Changes	1	25.00	25.00	50.00	8	200.00	200.00	400.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	1	175.00	175.00	350.00
Fees Waived	1	50.00	50.00	100.00	1	50.00	50.00	100.00
		$2,227.50	$2,227.50	$4,455.00		$25,926.08	$25,926.07	$51,852.14
BOARDS OF ADJUSTMENT								
Fees	24	$6,450.00	$1,450.00	$7,900.00	195	$51,975.00	$7,350.00	$59,325.00
Refunds	0	0.00	0.00	0.00	2	(650.00)	0.00	(650.00)
Fees Waived	1	550.00	0.00	550.00	7	2,450.00	350.00	2,800.00
		$6,450.00	$1,450.00	$7,900.00		$51,325.00	$7,350.00	$58,675.00
TOTAL		**$12,217.50**	**$7,217.50**	**$19,435.00**		**$126,072.18**	**$82,097.17**	**$208,169.34**

SMC
Your Civil Engineering Solution

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Tom L. McCaleb
Terence L. Haynes
Christopher D. Anderson
Ole M. Marcussen

April 3, 2009

Jon Eshelman, PE, PTOE
Traffic Engineering Consultants, Inc.
6931 S. 66th E. Ave., Suite 100
Tulsa, OK 74133
(918) 481-8484
jeshelman@tecokc.com

RE: Application for Change of Access
Walmart Store #1597 ~ 111th & Memorial
Tulsa, Oklahoma
SMC #4996.00

Mr. Eshelman,

Please find enclosed the signed and notarized Application for Change of Access for the subject project. Also enclosed is Exhibit "A" and a check for the INCOG filing fee.

Please acquire the City Engineer's signature and submit the completed application to INCOG for processing as soon as possible. Notify me when the application is submitted.

Don't hesitate to call if you have any questions.

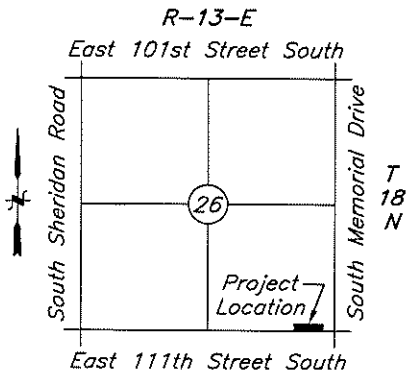
Sincerely,
SMC Consulting Engineers, P.C.

T Alec Bass

T. Alec Bass, E.I.

CC: Scott Saifi, WM Realty Manager
Barry Young, WM Design Manager
File

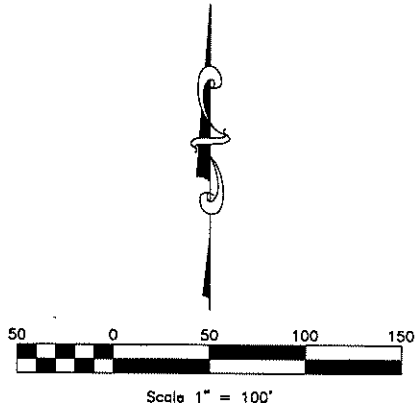
15.1



Location Map
1"=4000'

NOTE:

DIMENSIONS ARE SHOWN ALONG THE SOUTH PROPERTY BOUNDARY OF THE WAL-MART SUPERCENTER #1597-03 ADDITION (PLAT NO. 5964), TULSA COUNTY, TULSA, OKLAHOMA.



LEGEND

A.C.C.	ACCESS PERMITTED
L.N.A.	LIMITS OF NO ACCESS
	PROPERTY BOUNDARY

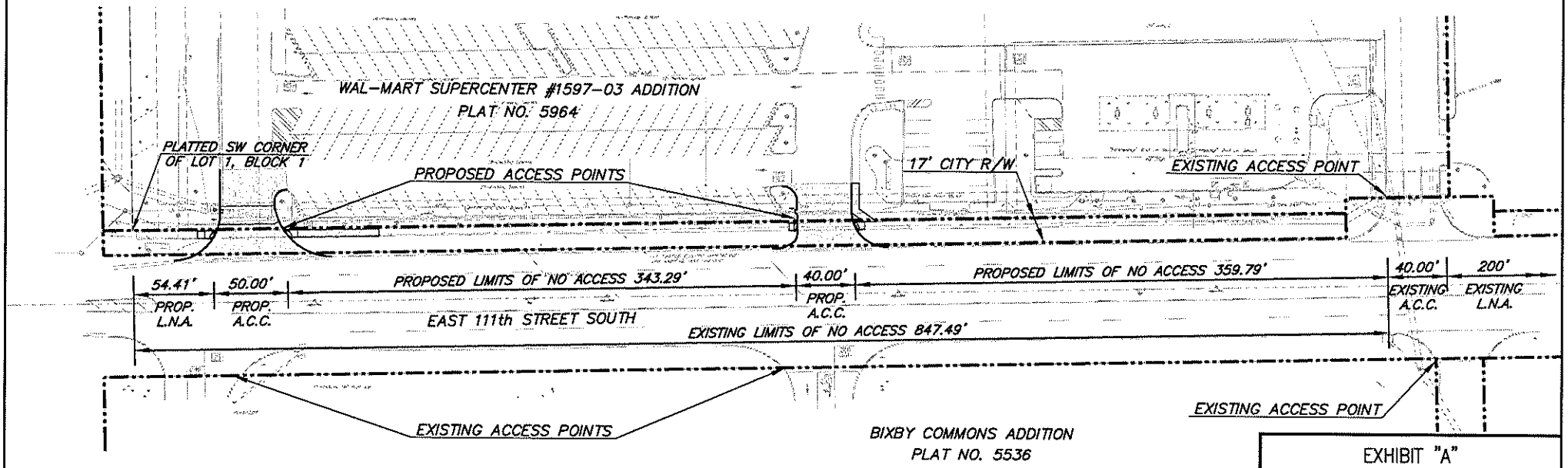


EXHIBIT "A"

PROPOSED CHANGE OF ACCESS

111th STREET & MEMORIAL DRIVE
TULSA, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 6/30/2009
SMC

Mark A. Brown 4-7-09
Mark A. Brown

DATE: 03/31/09

152

Tulsa County Clerk - SARLENE WILSON
Doc # 2006019924 Pages 1
Receipt # 846797 03/22/06 12:25:35
Fee 15.00

A PART OF P.U.D. No. 578-A

WAL-MART SUPERCENTER # 1597-03

AN ADDITION TO THE CITY OF TULSA BEING A PART OF THE SE/4 OF THE SE/4 OF SECTION 26, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

SUBDIVISION IS COMPRISED OF 2 LOTS IN 1 BLOCK CONTAINING 26.5617 ACRES.

PLAT No. 5964

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that the plat was approved by the Tulsa Metropolitan Area Planning Commission on: OCT 1 6 2005

THAPOMEDG

This approval is void if the plat is not filed in the Office of the County Clerk on or before: OCT 1 6 2005

CITY ENGINEER

APPROVED: OCT 1 6 2005 for the Council of the City of Tulsa, Oklahoma

MAYOR

ATTEST: City Clerk

APPROVED: City Attorney

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

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

Dated the ____ day of _____, 20__

SARLENE WILSON, Tulsa County Clerk

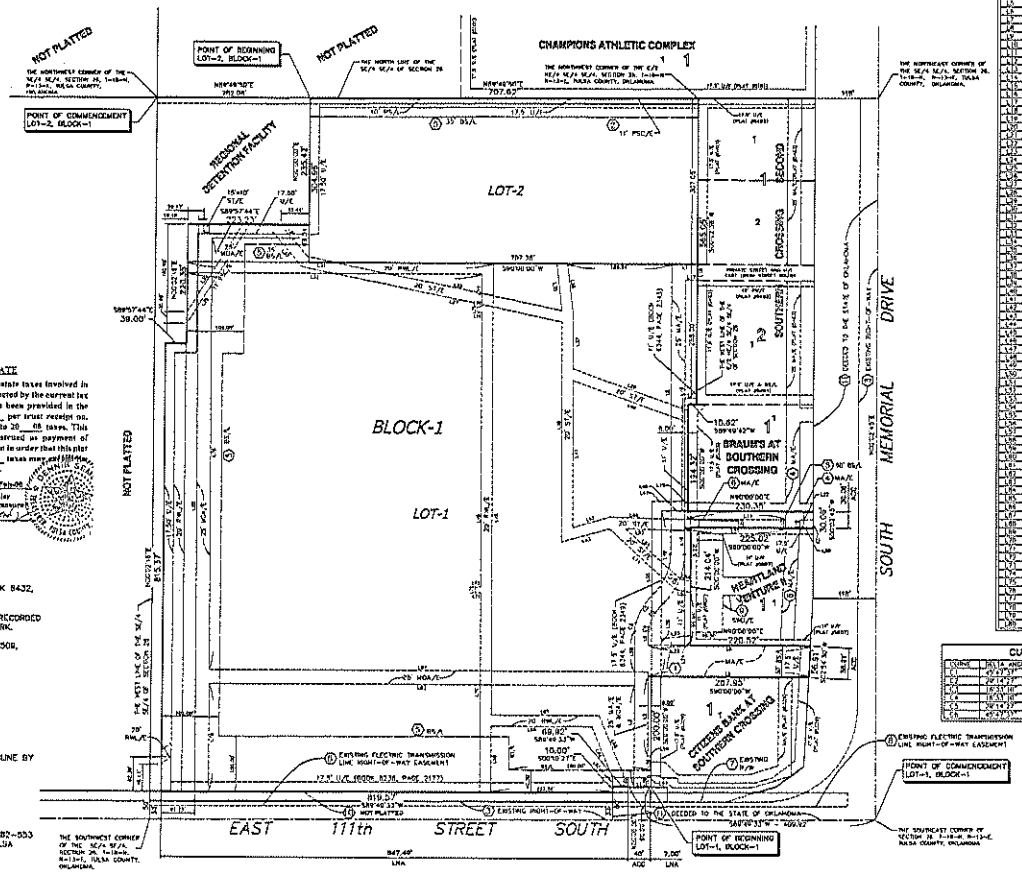
Deputy

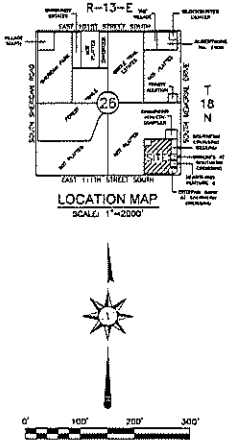
CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 88,815.00 per trust receipt no. 7245 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order that this plat may be filed on record. 20 05 taxes may not exceed the amount of the security deposit.

Dated 12-Feb-06

Dennis Semley
Tulsa County Treasurer
By: _____
Deputy





1"=100'

PLAT PREPARED ON OCTOBER 21, 2005

Keynotes:

1. SANITARY SEWER EASEMENT (17.5' UTILITY EASEMENT) RECORDED IN BOOK 6432, PAGE 0368 OF THE RECORDS OF THE TULSA COUNTY CLERK.
2. 11' PUBLIC SERVICE COMPANY OF OKLAHOMA RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 5410, PAGE 124 OF THE RECORDS OF THE TULSA COUNTY CLERK.
3. RIGHT OF WAY DEED TO TULSA COUNTY, OKLAHOMA RECORDED IN BOOK 508, PAGE 465 OF THE RECORDS OF THE TULSA COUNTY CLERK.
4. MUTUAL ACCESS EASEMENT DEDICATED BY PLAT No. 5359.
5. BS/L (BUILDING SETBACK LINES) ARE PER P.U.D. 578-A-2
6. MUTUAL ACCESS EASEMENT RECORDED IN BOOK 6234, PAGE 1200.
7. RIGHT-OF-WAY DEDICATED BY PLAT No. 5329
8. 25.25' RIGHT-OF-WAY EASEMENT GRANTED FOR ELECTRIC TRANSMISSION LINE BY DISTRICT COURT CASE No. C-73-1943 RECORDED IN BOOK 4106, PAGES 1439-1456 OF THE RECORDS OF THE TULSA COUNTY CLERK.
10. STORM WATER DETENTION EASEMENT BY PLAT # 5607.
15. 17' NOT DEDICATED BY THIS PLAT.
11. GRANTED TO THE STATE OF OKLAHOMA BY DISTRICT COURT CASE No. C-82-553 RECORDED IN BOOK 4705, PAGES 520-527 OF THE RECORDS OF THE TULSA COUNTY CLERK.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'00" W	49.81
L2	N 00°00'00" E	51.10
L3	N 00°00'00" E	18.13
L4	N 89°44'11" E	19.06
L5	N 00°00'00" E	46.01
L6	N 89°59'59" W	293.99
L7	N 89°44'11" E	25.42
L8	N 00°00'00" E	298.82
L9	S 89°59'00" E	25.24
L10	S 00°00'00" E	48.74
L11	N 89°59'00" W	186.34
L12	S 00°00'00" E	14.33
L13	N 89°59'00" W	180.07
L14	S 00°00'00" E	15.07
L15	N 89°59'00" W	8.00
L16	N 00°00'00" E	407.14
L17	N 00°00'00" E	21.48
L18	N 00°00'00" E	20.00
L19	N 00°00'00" E	14.66
L20	N 00°00'00" W	20.00
L21	N 89°21'11" E	33.00
L22	N 00°00'00" E	33.00
L23	N 89°21'11" E	17.41
L24	N 00°00'00" E	53.00
L25	N 89°21'11" E	17.00
L26	N 00°00'00" E	17.00
L27	N 89°21'11" E	484.10
L28	N 00°00'00" E	417.00
L29	N 89°21'11" E	115.84
L30	N 00°00'00" E	140.00
L31	N 89°21'11" E	206.81
L32	N 00°00'00" E	534.84
L33	N 89°21'11" E	190.01
L34	N 00°00'00" E	14.98
L35	N 89°21'11" E	36.24
L36	N 00°00'00" E	42.00
L37	N 89°21'11" E	42.00
L38	N 00°00'00" E	48.00
L39	N 89°21'11" E	69.00
L40	N 00°00'00" E	23.11
L41	N 89°21'11" E	23.11
L42	N 00°00'00" E	88.00
L43	N 89°21'11" E	31.74
L44	N 00°00'00" E	31.74
L45	N 89°21'11" E	238.02
L46	N 00°00'00" E	267.07
L47	N 89°21'11" E	502.24
L48	N 00°00'00" E	20.00
L49	N 89°21'11" E	47.00
L50	N 00°00'00" E	391.94
L51	N 89°21'11" E	118.44
L52	N 00°00'00" E	11.74
L53	N 89°21'11" E	267.07
L54	N 00°00'00" E	11.00
L55	N 89°21'11" E	38.00
L56	N 00°00'00" E	11.00
L57	N 89°21'11" E	13.00
L58	N 00°00'00" E	11.00
L59	N 89°21'11" E	38.00
L60	N 00°00'00" E	11.00
L61	N 89°21'11" E	13.00
L62	N 00°00'00" E	11.00
L63	N 89°21'11" E	38.00
L64	N 00°00'00" E	11.00
L65	N 89°21'11" E	13.00
L66	N 00°00'00" E	11.00
L67	N 89°21'11" E	38.00
L68	N 00°00'00" E	11.00
L69	N 89°21'11" E	13.00
L70	N 00°00'00" E	11.00
L71	N 89°21'11" E	38.00
L72	N 00°00'00" E	11.00
L73	N 89°21'11" E	13.00
L74	N 00°00'00" E	11.00
L75	N 89°21'11" E	38.00
L76	N 00°00'00" E	11.00
L77	N 89°21'11" E	13.00
L78	N 00°00'00" E	11.00
L79	N 89°21'11" E	38.00
L80	N 00°00'00" E	11.00
L81	N 89°21'11" E	13.00
L82	N 00°00'00" E	11.00
L83	N 89°21'11" E	38.00
L84	N 00°00'00" E	11.00
L85	N 89°21'11" E	13.00
L86	N 00°00'00" E	N/25.50'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	49°47'37"	100.00'	86.93'
C2	29°14'23"	100.00'	50.98'
C3	16°31'16"	50.00'	14.42'
C4	16°31'16"	50.00'	14.42'
C5	29°14'23"	100.00'	51.03'
C6	49°47'37"	100.00'	86.93'

Owners:

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
2001 SOUTHEAST 10TH STREET
BENTONVILLE, ARKANSAS 72716-0550
PHONE: (479) 273-4000

AND

HSM SOUTH MEMORIAL PLAZA ASSOCIATES, L.P.,
A TEXAS LIMITED PARTNERSHIP
5201 SPRING VALLEY ROAD #1100 W
DALLAS, TEXAS 75244
PHONE: (972) 419-4031

Surveyor:

POE AND ASSOCIATES, INC.
4606 SOUTH GARNETT ROAD, SUITE 800
TULSA, OKLAHOMA 74146-5200
PHONE: (918) 665-3600
E-MAIL: rtaylor@poeinc.com
C.A. No. 541 (EXP. JUNE 30, 2007)

Legend:

ACC = ACCESS PERMITTED
BS/L = BUILDING SETBACK LINE
LNA = LIMITS OF NO ACCESS
MA/E = MUTUAL ACCESS EASEMENT
MOA/E = MAINTENANCE ONLY ACCESS EASEMENT
U/E = UTILITY EASEMENT
PS/A = PARKING SETBACK LINE
PSC/E = PUBLIC SERVICE COMPANY EASEMENT
RWL/E = RESTRICTED WATER LINE EASEMENT
ST/E = STORM SEWER EASEMENT
(#) = DENOTES A KEYNOTE

Basis of Bearings

THE NON-ASTRONOMICAL BEARINGS HEREON ARE BASED ON THE ASSUMED BEARING OF NORTH 00°02'48" EAST ALONG THE EAST LINE OF THE SE/4 OF SECTION 26, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT SURVEY THEREOF.

Note:

EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS SUBDIVISION PLAT.

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Mr. Norman stated that he was glad to hear that Mr. Buford has no objections to this plat moving forward and this store being constructed. Mr. Norman commented that when this gap was discovered by Mr. Hollis and relayed to him, the access and internal circulation was reanalyzed by Jon Eshelman, Traffic Engineering Consultants and submitted a written report to the Public Works Department/Traffic Engineering. The opinion is that the store will operate acceptably with acceptable levels of traffic service without the two access points that are in question. He believes that staff has required that the Traffic Engineer approve the amended detail site plan and he understands that approval has been given. These issues were appropriate and they were first considered by Wal-Mart in making the decision to proceed with the store. Wal-Mart is still acting judicially and prudently for the safe operation of the store, which is important to them. He believes that he has satisfied all of the technical concerns and requested that the waivers be granted and amend his letter to state that at such time a sidewalk easement is available Wal-Mart will construct the sidewalk in the proper location as required by Public Works.

TMAPC COMMENTS:

Mr. Harmon stated that he would like to see Wal-Mart continue with their expansion plans in Tulsa. He appreciates what Mr. Buford had to say and he has shown that he and his family are indeed good citizens. With Mr. Buford's assurance that the right-of-way would be available for the street and sidewalks, he is inclined to support this even though it seems a stretch. We are bending the rules to make it fit, but maybe this is the time to bend the rules.

Mr. Midget agreed with Mr. Harmon's comments. He indicated that me appreciates Mr. Buford clarifying his position in this issue and to find that he is not opposed to the project moving forward. Mr. Midget indicated that he could support this project.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, TMAPC voted 7-0-1 (Ard, Bernard, Cantees, Harmon, Hill, Jackson, Midget "aye"; no "nays"; Carnes "abstaining"; Bayles, Dick, Horner "absent") to **APPROVE** the waiver of the Subdivision Regulations pursuant Section 1.10 and including Section 4, Planning and Design Requirements, which may require or be interpreted to require dedication to the public of the 17 feet wide gap; and to **APPROVE** final plat for Wal-Mart SuperCenter #1597-03, subject to the following conditions: a) The two additional access points along 111th Street shall be provided when the off-site strip to the south is made available provided that the center access is adjusted slightly to the west to align with the center of the existing Lowe's driveway as recommended in the August 25, 2005 engineering report from TEC in order to improve both safety and efficiency; b) the language provided October 13, 2005 adding governmental access to the mutual access easement with language approved by City Legal, and amend Mr. Norman's letter to state that Wal-Mart will build the sidewalks when the right-of-way is made available.

Fernandez, Diane

From: Jon Eshelman [jeshelman@tecokc.com]
Sent: Monday, April 20, 2009 1:27 PM
To: Fernandez, Diane
Cc: Alec Bass
Subject: FW: State ROW on 111th St. S, West of US-64 (Memorial) w.r.t. proposed Wal-Mart driveway

Diane,

Please see the response below from Kristine Spence, the ODOT Division 8 Traffic Engineer. I had visited with her by phone and then faxed her a copy of the 2004 ODOT letter you gave me and a copy of the pending access change application and exhibit. She agrees that the wording in the 2004 ODOT letter was confusing because it seemed to imply that ODOT had jurisdiction to review access on both Memorial and 111th Street when actually they only have jurisdiction along Memorial, which is the highway.

She checked the ODOT right-of-way limits along the west side of Memorial in the vicinity of 111th Street and indicates in her response that the proposed driveways are well to the west and certainly outside of ODOT's jurisdiction.

I told Kristine that I thought an email from her would be sufficient. If you require a more formal response I will ask her for a letter. We were both hoping to handle this as quickly and easily as possible. Please let me know if this is not sufficient. Thanks again for your assistance.

Jon

Jon Eshelman, PE, PTOE
Traffic Engineering Consultants, Inc.
6931 S. 66th E. Ave., Suite 100
Tulsa, OK 74133

(918) 481-8484 office
(918) 481-3163 fax
jeshelman@tecokc.com

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From: kspence@ODOT.ORG [mailto:kspence@ODOT.ORG]
Sent: Monday, April 20, 2009 12:08 PM
To: Jon Eshelman
Cc: markbrown@ci.tulsa.ok.us
Subject: State ROW on 111th St. S, West of US-64 (Memorial) w.r.t. proposed Wal-Mart driveway

15.5

Jon,

I have looked up the state right-of-way for the subject driveways. ODOT's right-of-way extends 180 feet west from the center line of US-64 (Memorial Dr.) and there is additional 100 feet of ODOT right-of-way (looks like for drainage) from 280 feet west of the centerline to 380 feet west of the centerline from US-64 (Memorial Dr.)

The reference projects are:
RS-7225(125), J/P 00013(06), Sheet 3
and
(current widening project) STPY-172A(315), J/P 23163(04), Sheet 9.

Since the proposed driveways are about 800 and more feet west of the centerline of US-64 (Memorial Dr.) this is not within ODOT's right-of-way and therefore not within ODOT's jurisdiction for driveway review/approval.

Please let me know if you have any further questions or comments.

Kristine Spence, P.E.
Oklahoma Department of Transportation
Division VIII Traffic Engineer
PO Box 660
Tulsa, OK 74101

email: kspence@odot.org

(918) 838-9933

"Cowardice asks the question, is it expedient? And vanity asks the question, is it popular? But conscience asks the question, is it right?" - Martin Luther King Jr.

Change of Access on Recorded Plat
TMAPC February 18, 2009

Lot 1, Block 1, Home Depot at 91 Delaware Center – (8317) (PD 18B) (CD 2)
Northwest corner of East 91st Street South and South Delaware Avenue

This application is made to allow a change of access to shift access along South Delaware Avenue. The property is zoned IL (industrial light).

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.

Tulsa County Clerk - BARBARA WILSON
Doc# 2006107314 Pages 1
Receipt# 884332 09/18/06 15:32:32
Fee 15.00

HOME DEPOT AT 91 DELAWARE CENTER

A RESUBDIVISION OF PART OF

'DELAWARE SQUARE'

IN THE

SE/4 OF THE SW/4

OF

SECTION 17, T-18-N, R-13-E

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 135,522.00 per trust receipt no. 7555 to be applied on 20 ___ thru. This certificate is NOT to be construed as payment of 20 04 taxes in full but is given in order that this plat may be filed on record. 20 ___ may exceed the amount of this security deposit.

Dated 18-Sep-06

Dennis Semler
Tulsa County Treasurer
By: Deputy

PLAT No. 6038

CITY OF TULSA
CERTIFICATE OF APPROVAL

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

NOV 3 1, 2005

TRASK CHAIR

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

NOV 3 0 2006

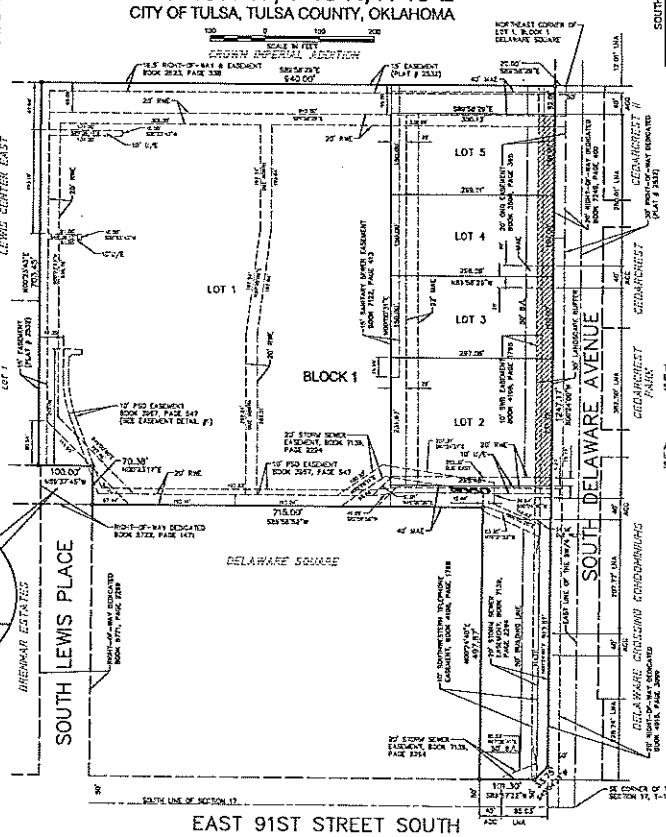
CITY ENGINEER

APPROVED NOV 3 1, 2006 by the Council of the City of Tulsa, Oklahoma

Mayor

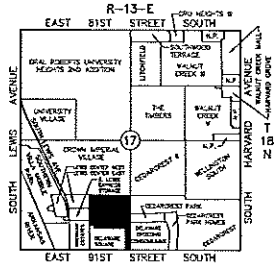
Attest: City Clerk

Approved: City Attorney



Easement Detail #1

R-13-E



Location Map

Owner

HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD, NW
ATLANTA, GEORGIA 30339-4024
PHONE: (770) 443-8211

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1518
PHONE: (918) 592-4111
E-MAIL: SACKSACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2007)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF RECORDED PLAT OF "DELAWARE SQUARE", PLAT NUMBER 2532

Monumentation

ALL CORNERS SHOWN ON THIS PLAT WERE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139".

Statistics

SUBDIVISION CONTAINS 5 LOTS IN 1 BLOCK

LOT 1 CONTAINS 13.3761 ACRES
LOT 2 CONTAINS 1.5743 ACRES
LOT 3 CONTAINS 1.6247 ACRES
LOT 4 CONTAINS 1.0282 ACRES
LOT 5 CONTAINS 1.0318 ACRES

Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
ESMT = EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
RWE = RESTRICTED WATERLINE EASEMENT
U/E = UTILITY EASEMENT
DENOTES MUTUAL ACCESS EASEMENT
DENOTES LANDSCAPE BUFFER

KNOW ALL MEN BY THESE PRESENTS:

THAT, HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), DELAWARE SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 2532); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°01'31" WEST ALONG THE EASTERLY LINE OF LOT 1, 880.00 FEET (FORMERLY 880.00 FEET) TO A FOUND 1/2" REBAR; THENCE SOUTH 89°45'51" WEST (FORMERLY S 89°58'45" W), 25.00 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 00°01'31" WEST AND PARALLEL WITH THE EASTERLY LINE OF LOT 1, 30.00 FEET (FORMERLY 30.00 FEET) TO A FOUND 1/2" REBAR; THENCE SOUTH 00°14'23" WEST (FORMERLY S 00°00'00" W), 20.19 FEET TO A FOUND 1/2" R IN THE SOUTHERLY LINE OF LOT 1; THENCE SOUTH 89°57'22" WEST (FORMERLY S 89°58'00" W) ALONG SAID SOUTHERLY LINE, 101.50 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 00°14'40" EAST (FORMERLY N 00°14'00" E), 187.87 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 89°45'51" WEST (FORMERLY S 89°58'00" W), 715.00 FEET TO A SET 1/2" REBAR AT THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTH LEWIS PLACE; THENCE NORTH 00°01'31" EAST (FORMERLY N 00°01'31" E) ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 70.38 FEET TO A FOUND REBAR AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF SOUTH LEWIS PLACE; THENCE NORTH 89°57'22" WEST (FORMERLY S 89°58'00" W) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 100.00 FEET TO A FOUND 1/2" REBAR ON THE WESTERLY LINE OF LOT 1; THENCE NORTH 00°01'31" EAST (FORMERLY N 00°01'00" E) ALONG SAID WESTERLY LINE, 825.48 FEET TO A SET 1/2" REBAR, SAID REBAR BEING THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89°58'29" EAST (FORMERLY S 89°57'00" E) ALONG THE NORTHERLY LINE OF LOT 1, 940.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EASTERLY 30.00 FEET OF THE NORTHERLY 225.00 FEET PREVIOUSLY DEDICATED TO THE PUBLIC, FILED MARCH 10, 2004, RECORDED IN BOOK 7139, PAGE 2254.

HOME DEPOT U.S.A., INC., IS HEREINAFTER REFERRED TO AS THE "OWNER-DEVELOPER".

THE OWNER-DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO FIVE LOTS IN ONE BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "HOME DEPOT AT 91 DELAWARE CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER-DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE GENERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPLACING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED HOWEVER, THE OWNER-DEVELOPER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER-DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY APPLICABLE UTILITY SERVICE, THAT NEITHER THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NOR BUILDINGS, STRUCTURES OR OTHER WORK IN BELOW GROUND CONSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NETWORK WORKS SHALL BE DEEMED TO INCLUDE DRIVES, PARKING AREAS, GARDENS AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG THE PERIMETER OF THE SUBDIVISION, STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND EXAMINED THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCE OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENTWAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE RIGHT OF WAY EASEMENT ON THE LOT, DEDICATED AS A FIVE (5)-FOOT EXTENSION E.B.S. FEET ON EACH SIDE OF THE CENTER LINE OF LINE EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THEIRON ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTWAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, STORM SEWER AND SANITARY SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON HIS LOT.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH IN THE JUDGMENT OF THE CITY OF TULSA WOULD INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

5. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SEWER FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SUCH FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

THE LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPEDE THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER-DEVELOPER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS ON EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH DELAWARE AVENUE AND SOUTH LEWIS PLACE WITHIN THE BOUNDS PROTRACTED AS "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA PLANNING COMMISSION OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

G. MUTUAL ACCESS EASEMENTS

THE OWNER-DEVELOPER HEREBY GRANTS AND ESTABLISHES PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AND ON "MUTUAL ACCESS EASEMENT" FOR THE PURPOSE OF PERMITTING THE OWNER OF EACH LOT, THEIR GRANTEES, TENANTS, INVITEES, GUESTS, EMPLOYEES AND AGENTS TO DRIVE VEHICLES AND PEDESTRIAN ACCESS AND PASSAGE WITHIN "HOME DEPOT AT 91 DELAWARE CENTER", AND TO AND FROM THE PUBLIC STREETS ADJACENT TO "HOME DEPOT AT 91 DELAWARE CENTER", ON AND ACROSS THE AREAS WITHIN EACH LOT DESIGNATED AS MUTUAL ACCESS EASEMENTS. THE MUTUAL ACCESS EASEMENTS SHALL BE FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE OWNERS OF EACH LOT WITHIN "HOME DEPOT AT 91 DELAWARE CENTER" AND THEIR GRANTEES, TENANTS, INVITEES, GUESTS, EMPLOYEES AND AGENTS, AND SHALL BE APPURTENANT TO THE OWNERSHIP OF EACH LOT. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE ACCOMPANYING PLAT, "HOME DEPOT AT 91 DELAWARE CENTER" SHALL HAVE THE USE OF EACH EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE LOTS WITHIN "HOME DEPOT AT 91 DELAWARE CENTER".

H. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE RESTRICTED WATER LINE, SEWER LINE OR UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF TULSA, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH AND COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER-DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, AND SET FORTH OPTIONAL COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT EXPRESS OR STATED THE OWNERSHIP WITHIN SECTION I, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR THE OWNER(S) OF ANY LOT IN THE SUBDIVISION WITHIN SECTION I. THE SUPPLIER OF UTILITY SERVICES ON THE CITY OF TULSA, OKLAHOMA, MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, 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 TWENTY (20) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE AFFECTED LOT OR PARCEL AND BY THE TULSA PLANNING COMMISSION OR ITS SUCCESSOR WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF SUCH INSTRUMENT SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED.

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 HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 15th DAY OF August, 2006.

HOME DEPOT U.S.A., INC.,
A DELAWARE CORPORATION

STATE OF TEXAS }
COUNTY OF DALLAS } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF August, 2006, BY Travis B. Estes AS ___ OF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION.

February 5, 2009
MY COMMISSION EXPIRES

Debra Medeiros
NOTARY PUBLIC

DEBRA MEDEIROS
Notary Public, State of Texas
My Commission Expires
February 05, 2009

Certificate of Survey

I, THEODORE A. SACK, OF SACK AND ASSOCIATES, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREON AS "HOME DEPOT AT 91 DELAWARE CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS 28TH DAY OF JULY, 2006.

THEODORE A. SACK
OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR, OKLAHOMA NO. 1139

THEODORE A. SACK 1139 OKLAHOMA PROFESSIONAL LAND SURVEYOR

DATE SIGNED 7-26-06

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS 28TH DAY OF JULY, 2006, BY THEODORE A. SACK.

AUGUST 28, 2008
MY COMMISSION EXPIRES

NOTARY PUBLIC
STATE OF OKLAHOMA
TULSA COUNTY
LORI W. RICHARDSON

COMMISSION NO. 01013238

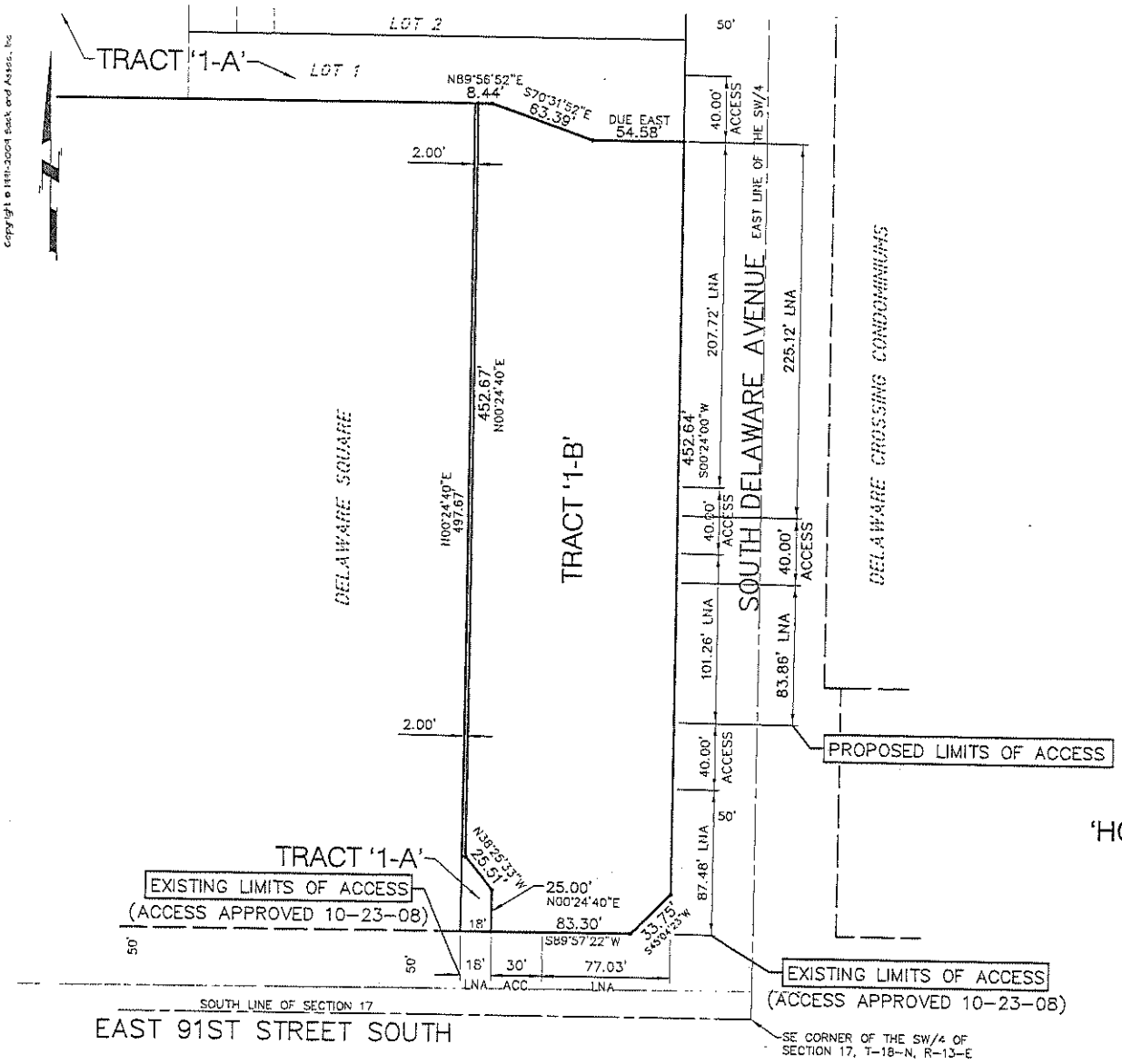
RECEIVED
AUG 2 1 2006
Tulsa Metropolitan Area Planning Commission

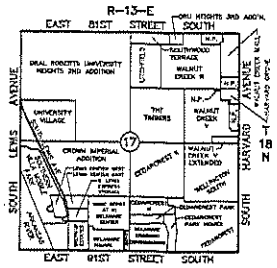
PLAT NO. 6038

PAGE 1 of 1

16.2

Copyright © 1991-2008 Sack and Assoc., Inc.





Location Map

Legend

ACC ACCESS
LNA LIMITS OF NO ACCESS

APPROVED: Mark A. Brown
TRAFFIC ENGINEER

CHANGE OF ACCESS EXHIBIT

FOR

TRACT '1-B'

IN PART OF

LOT 1 IN BLOCK 1

OF

'HOME DEPOT AT 91 DELAWARE CENTER'

SECTION 17, T-18-N, R-13-E

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

0 60 120

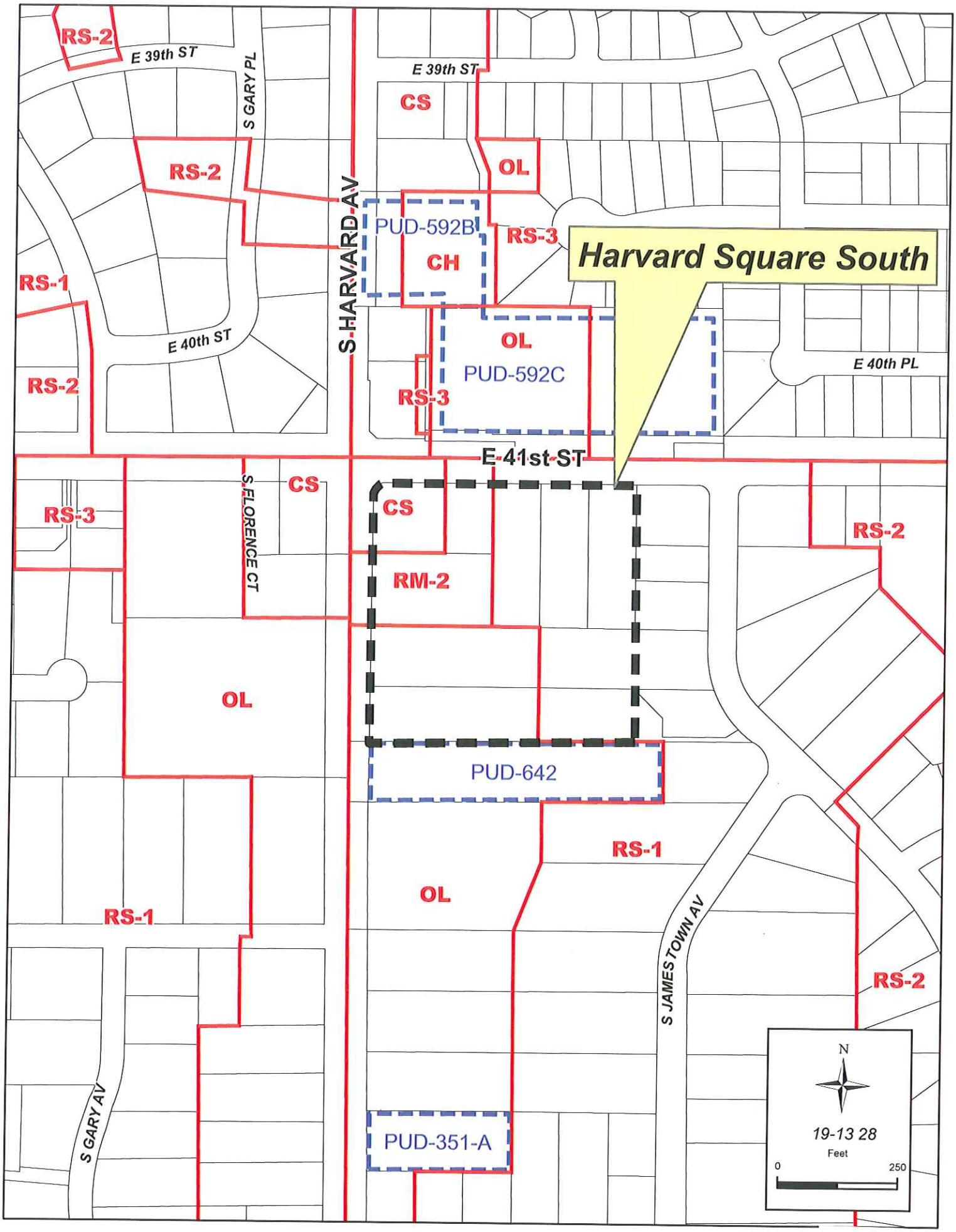
SCALE IN FEET

MARCH 24, 2009

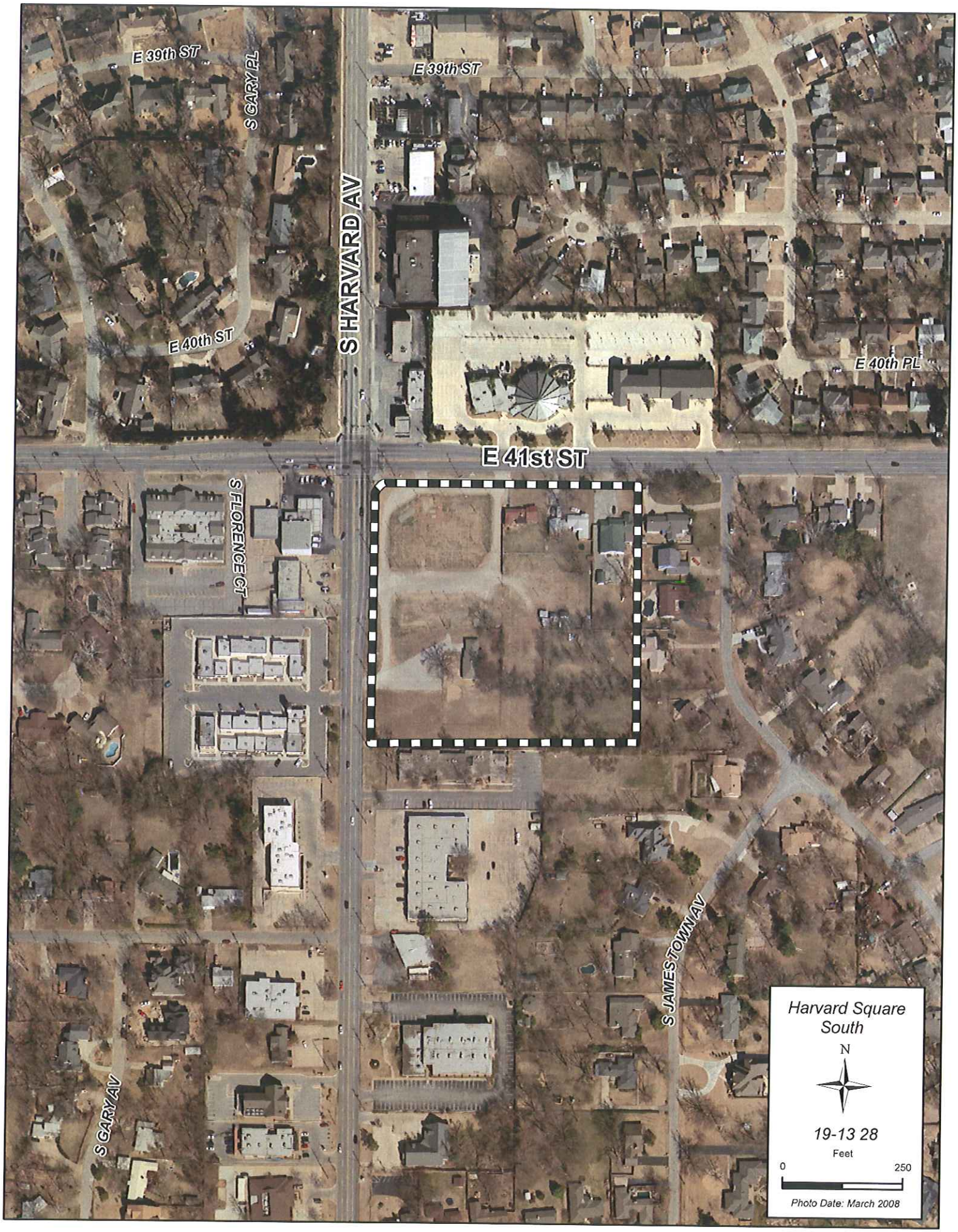
SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816
Ph:918.582.4111 Fax:918.582.4220 E-mail:sal@sackandassociates.com
CA Number 1793 (PC/LS) and 1462 (LA). Exp. June 30, 2009

Project: HOME DEPOT-A Drawing: EXHIBT11A XREFs: COPYRITE S-1117X T-5412
Drawn: LWR Order: F3510 File: 1813.17 Drawer: C Plotted: 24 MAR 2009

16.3


Harvard Square South
RS-2
E 39th ST
S GARY PL
E 39th ST
CS
RS-2
OL
S HARVARD AV
PUD-592B
CH
RS-3
RS-1
E 40th ST
OL
PUD-592C
E 40th PL
RS-2
RS-3
E 41st ST
CS
S FLORENCE CT
CS
RS-3
RS-2
RM-2
OL
PUD-642
RS-1
OL
RS-1
S JAMES TOWN AV
RS-2
S GARY AV
PUD-351-A
N
19-13 28
Feet
0
250

17.1


E 39th ST
S GARY PL
E 39th ST
S HARVARD AV
E 40th ST
E 40th PL
E 41st ST
S FLORENCE CT
S JAMESTOWN AV
S GARY AV
Harvard Square South
N
19-13 28
Feet
0
250
Photo Date: March 2008

17.2

Final Subdivision Plat

Harvard Square South - (9328) (PD 6) (CD 5)
Southeast corner of east 41st Street and South Harvard Avenue

This plat consists of 4 Lots in 1 Block on 6.8 acres.

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

DRAFT FINAL
APRIL 20, 2009

TREASURER'S STAMP
DO NOT USE THIS SPACE

'DRAFT FINAL'

Harvard Square South

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A RESUBDIVISION OF
LOTS 1 THROUGH 4 AND PART OF LOTS 23 THROUGH 26 IN BLOCK 1
OF
'VILLA GROVE HEIGHTS NO 1'
SECTION 28, T-19-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
PLANNED UNIT DEVELOPMENT NUMBER 761

SCALE IN FEET: 40 0 40 80

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

TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk, on or before:

CITY ENGINEER

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

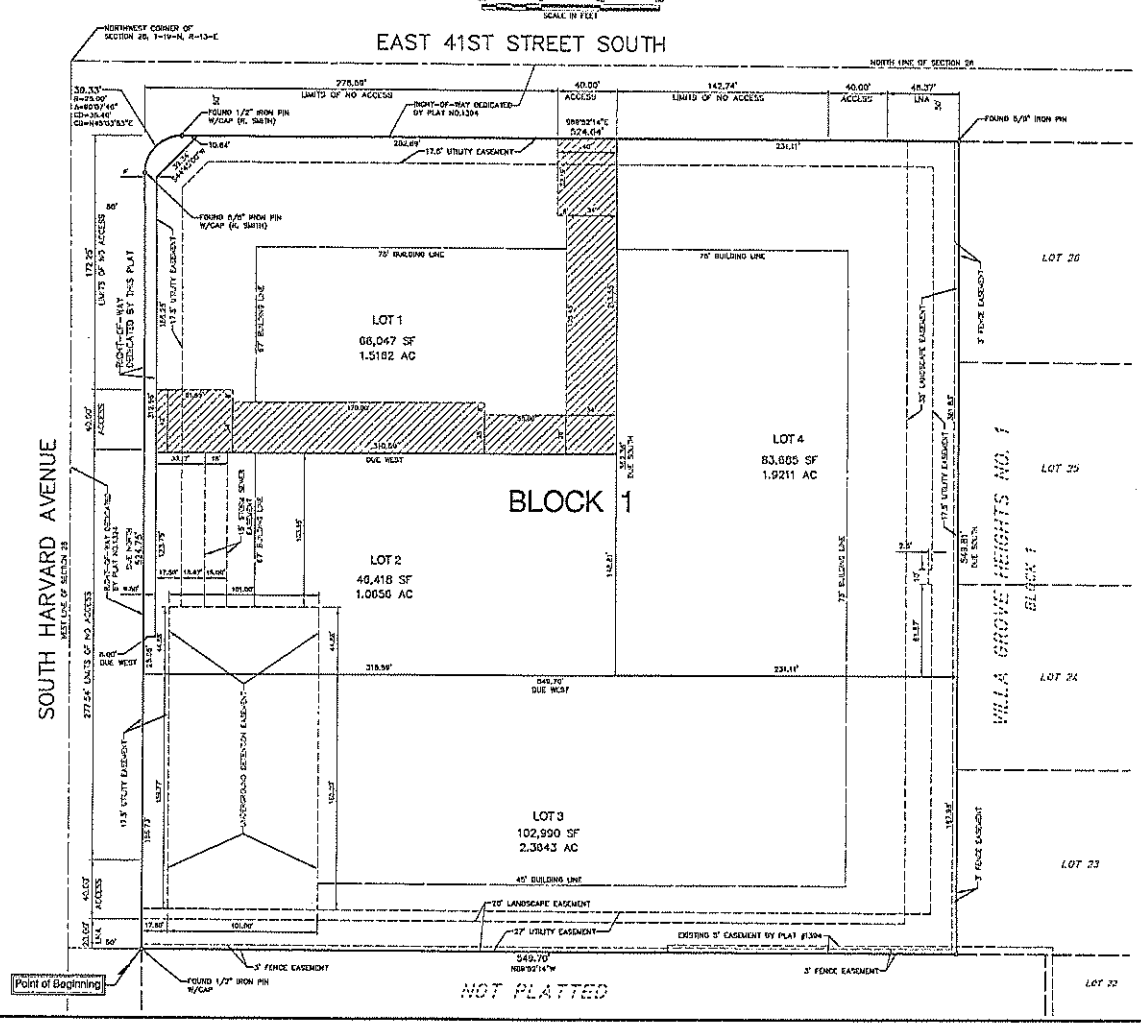
Chairman

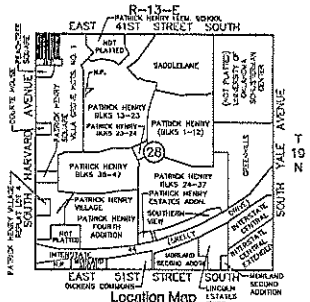
Mayor

Attest: City Clerk

Approved: City Attorney

1"=40'





Location Map
SCALE: 4"=1 MILE

Owner

419T & HARVARD, LLC
ATTN: BILL MANLEY
5401 WEST SKELLY DRIVE
TULSA, OKLAHOMA 74107
PHONE: (918) 446-4441

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1016
PHONE: (918) 592-4111
E-MAIL: SAINSACKANDASSOCIATES.COM
C.A. No. 1763 (EXP. JUNE 30, 2009)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 28, T-19-N, R-13-E HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE NORTH.

Subdivision Statistics

SUBDIVISION CONTAINS 4 LOTS IN 1 BLOCK
BLOCK 1 CONTAINS 6.8672 ACRES

Monumentation

ALL CORNERS WERE SET USING A 3/8" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139', UNLESS OTHERWISE NOTED.

Legend

LNA = LIMITS OF NO ACCESS
MUTUAL ACCESS EASEMENT

Sidewalk Note

SIDEWALKS SHALL BE CONSTRUCTED ALONG EAST 41ST STREET AND SOUTH HARVARD AVENUE, IN ACCORDANCE WITH THE DETAIL SITE PLAN APPROVED BY THE CITY OF TULSA METROPOLITAN AREA PLANNING COMMISSION.

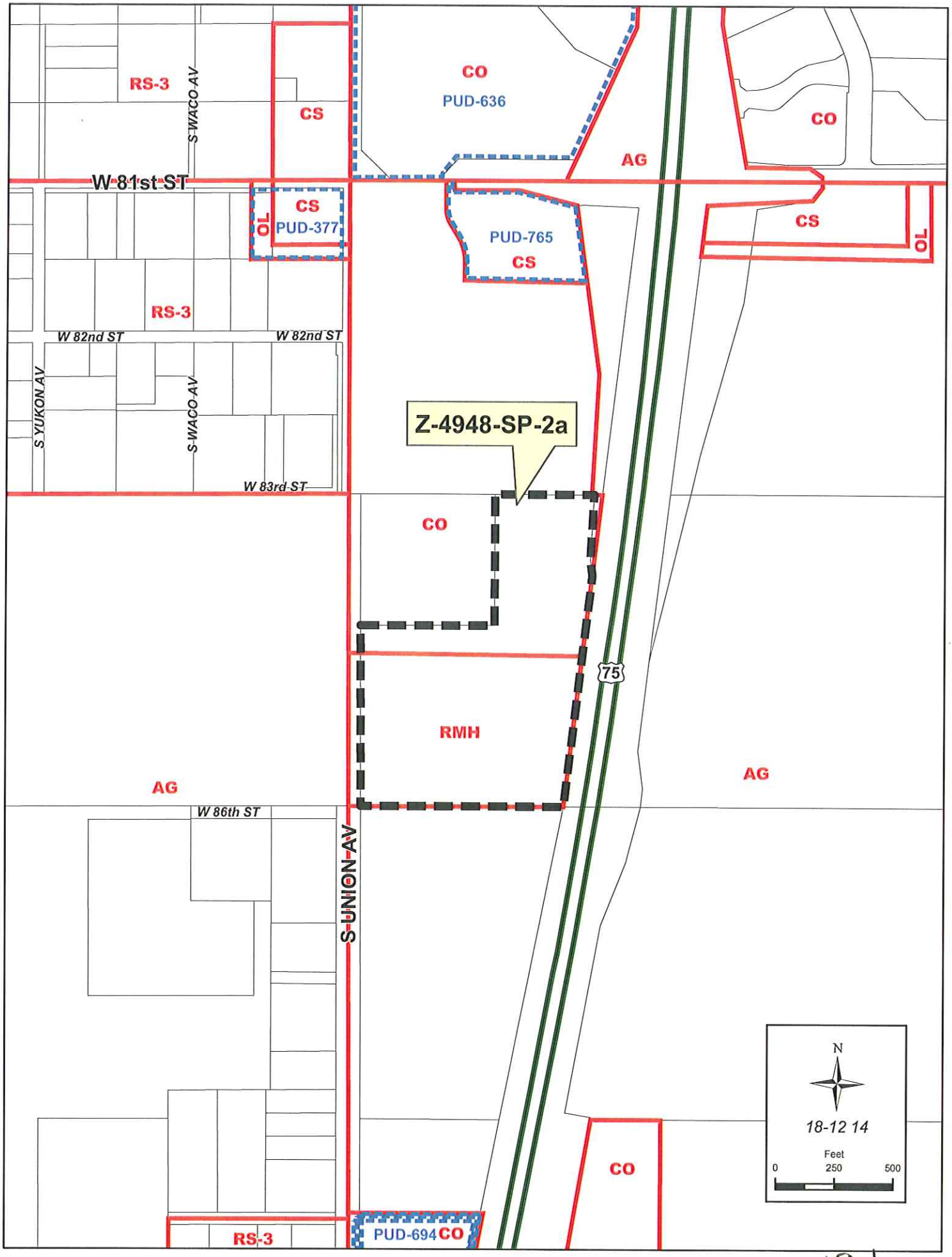
Surveyor Note

THE LAST SITE VISIT WAS MADE ON MARCH 10, 2009.

APR 8 0 2009
DRAFT FINAL COPY

17.4

Prepared: April 20, 2009, 'DRAFT FINAL'


RS-3
S WACO AV
CS
CO
PUD-636
AG
CO
W 81st ST
CS
OL
PUD-377
PUD-765
CS
CS
OL
RS-3
W 82nd ST
W 82nd ST
S YUKON AV
S WACO AV
Z-4948-SP-2a
W 83rd ST
CO
75
RMH
AG
AG
W 86th ST
S UNION AV
N
18-12 14
Feet
0
250
500
CO
RS-3
PUD-694
CO

18.1

W 81st ST
S WACO AV
W 82nd ST
W 82nd ST
S YUKON AV
S WACO AV
W 83rd ST
Z-4948-SP-2a
75
W 86th ST
S UNION AV
N
18-12 14
Feet
0
250
500
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

18.2

W 82nd ST
W 83rd ST
S UNION AV
Z-4948-SP-2a
75
W 86th ST
N
18-12 14
Feet
0
150
300
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

18.3

May 6, 2009

STAFF RECOMMENDATION

Z-4849-SP-2a: Corridor Plan Minor Amendment – Southeast of the Southeast corner of West 81st Street and South Union Ave. along U.S. Hwy. 75 ROW; TRS 8215; CZM 51; Atlas 1584; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to add digital technology to a previously approved and existing outdoor advertising (OA) sign just south of the south bound on-ramp to U.S. Hwy. 75 from W. 81st Street (see case map aerial photograph). The existing use, outdoor advertising within Use Unit 21, is a permitted use within this Corridor District.

§1221, G-14 of the Zoning Code states that the addition of digital technology to an exiting and previously approved OA sign "shall be considered a change in use", thereby triggering the Corridor District minor amendment requirement.

On April 28, 2009 the Board of Adjustment (BOA) in case #20902 re-verified the 1,200 spacing requirement for the proposed addition of digital technology as required by §1221, G-9 of the Code.

Since the OA sign is a previously approved use and the existing sign appears to have met all applicable permitting and construction requirements, combined with the operator of the sign being required to abide by sections 802, B-3 and 1221, F and G of the Code, staff recommends **APPROVAL** of the minor amendment Z-4849-SP-2a allowing the addition of digital technology to the existing OA sign on the property described by:

A part of the SW/4 of the NW/4 of Section 14, T18N, R12E, Tulsa County, State of Oklahoma, being described by metes and bounds as follows, to-wit: BEGINNING at a point 50.00 feet East of the southwest corner of the SW/4 of the NW/4 of said Section 14, said point being on the East right-of-way line of South Union Avenue; thence due North, parallel to and 50.00 feet perpendicularly distant East of the West line of Section 14, and on the East line of South Union Avenue, a distance of 770.92 feet; thence S. 89□53'29" E., parallel to the North line of the SW/4 of the NW/4 of Section 14, a distance of 570.00 feet; thence due north, parallel to the West line of Section 14, a distance 555.00 feet to a point, said point being on the North line of the SW/4 of the NW/4 of Section 14, and 620.00 feet East of the Northwest corner of the SW/4 of the NW/4 of Section 14; thence S. 89□53'29" E., along the North line of the SW/4 of the NW/4 of Section 14, a distance of 404.70 feet to a point, said point being on the West right-of-way line of U.S. Highway No. 75 (Okmulgee Expressway); thence S. 07□02'19" W., a distance of 0.00 feet; thence along a curve to the right, having a central angle of 2□14'32" and a radius of 34,227.50 feet, a distance of 1339.45 feet to a point on the South line of the NW/4 of Section 14; thence N. 89□52'23" W., along the South line of the NW/4 of Section 14, a distance of 784.60 feet to the POINT OF BEGINNING.

Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval

SITE PLAN

OF: A part of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

8441 SOUTH UNION AVENUE

GENERAL NOTES

A. The bearings shown hereon are based on the West line of the NW/4 of Section 14, T. 18 N., R. 12 E., being N. 00°00'00" E.

B. Fieldwork completed March 25, 2009.

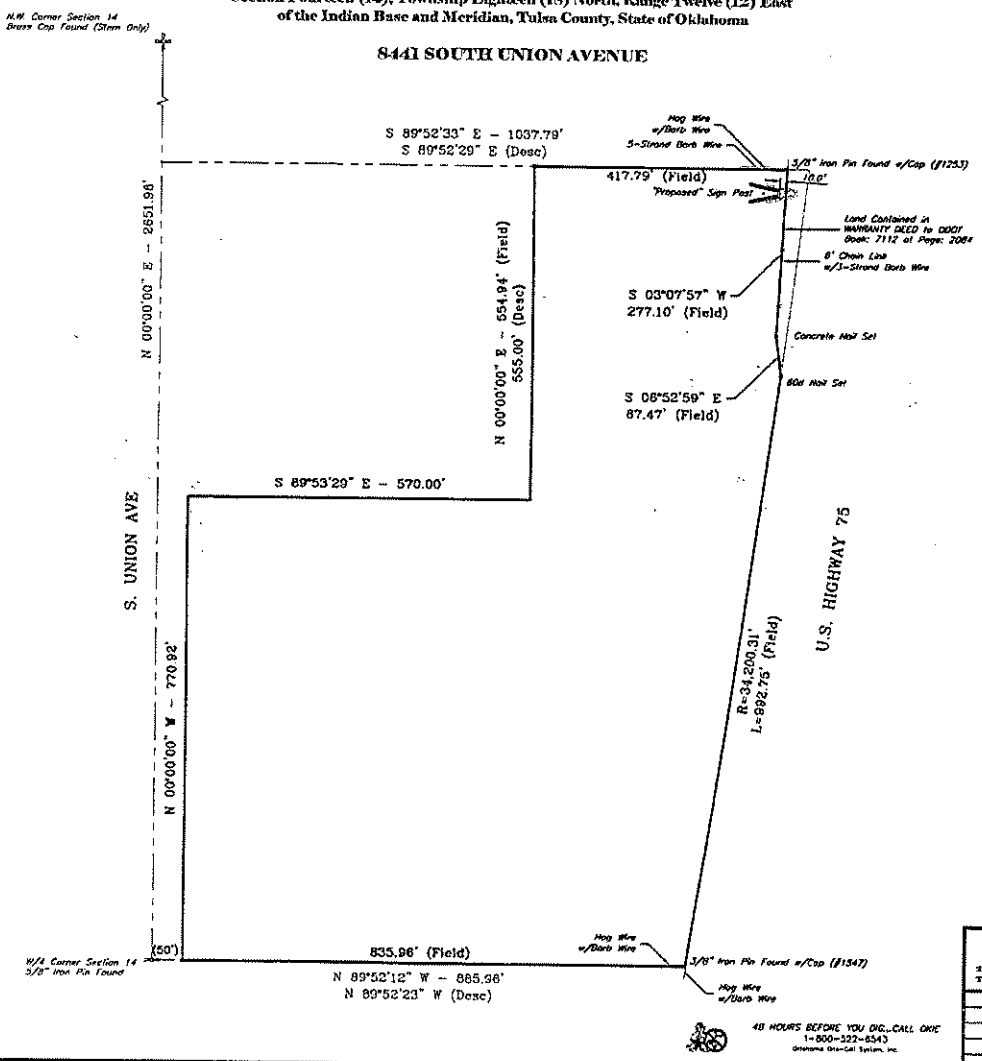
C. No current Title Opinion or Commitment for Title Insurance was available at the time of the Survey, therefore, No Certification is made that all Easements or Rights-of-Way are shown hereon.

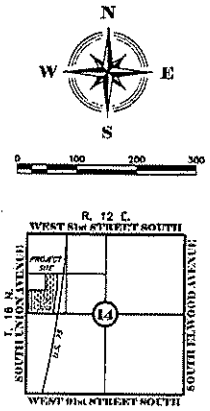
NOTES

This Plat of Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

CERTIFIED TO:

LAMAR OUTDOOR ADVERTISING





LOCATION MAP

LEGAL DESCRIPTION OF THE REAL PROPERTY

A part of the SW/4 of the NW/4 of Section 14, T18N, R12E, Tulsa County, State of Oklahoma, being described by metes and bounds as follows, to-wit:

BEGINNING at a point 50.00 feet East of the southwest corner of the SW/4 of the NW/4 of said Section 14, said point being on the East right-of-way line of South Union Avenue; thence due North, parallel to and 50.00 feet perpendicularly distant East of the West line of Section 14, and on the East line of South Union Avenue, a distance of 770.92 feet; thence S. 89°53'29" E., parallel to the North line of the SW/4 of the NW/4 of Section 14, a distance of 570.00 feet; thence due North, parallel to the West line of Section 14, a distance 555.00 feet to a point, said point being on the North line of the SW/4 of the NW/4 of Section 14, and 620.00 feet East of the Northwest corner of the SW/4 of the NW/4 of Section 14; thence S. 89°53'29" E., along the North line of the SW/4 of the NW/4 of Section 14, a distance of 404.70 feet to a point, said point being on the West right-of-way line of U.S. Highway No. 75 (Okmulgee Expressway); thence S. 07°02'19" W., a distance of 0.00 feet; thence along a curve to the right, having a central angle of 2°14'32" and a radius of 34,227.50 feet, a distance of 1339.45 feet to a point on the South line of the NW/4 of Section 14; thence N. 89°52'23" W., along the South line of the NW/4 of Section 14, a distance of 784.60 feet to the POINT OF BEGINNING.

SURVEYORS CERTIFICATE

I, James E. Harden of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that the above shown survey is true and correct to the best of my knowledge.

WITNESS my hand and seal this 25th day of MARCH, 2009

Registered Professional Surveyor #1233

SYMBOL LEGEND

- Electric Box
- Power Pole
- Sign Post
- Fence Line (All Types)
- Section Line
- Tract Line
- Bench Mark
- Survey Control Point Found
- Survey Control Point Set
- Section Corner
- Quarter Section Corner

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

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
2001 South 11th East Avenue
Tulsa, Oklahoma 74128
(918) 584-4539 Office
(918) 437-3301 Fax

REVISIONS	BY	DATE

Certificate of Authorization No. 4536 — Expires June 30, 2009

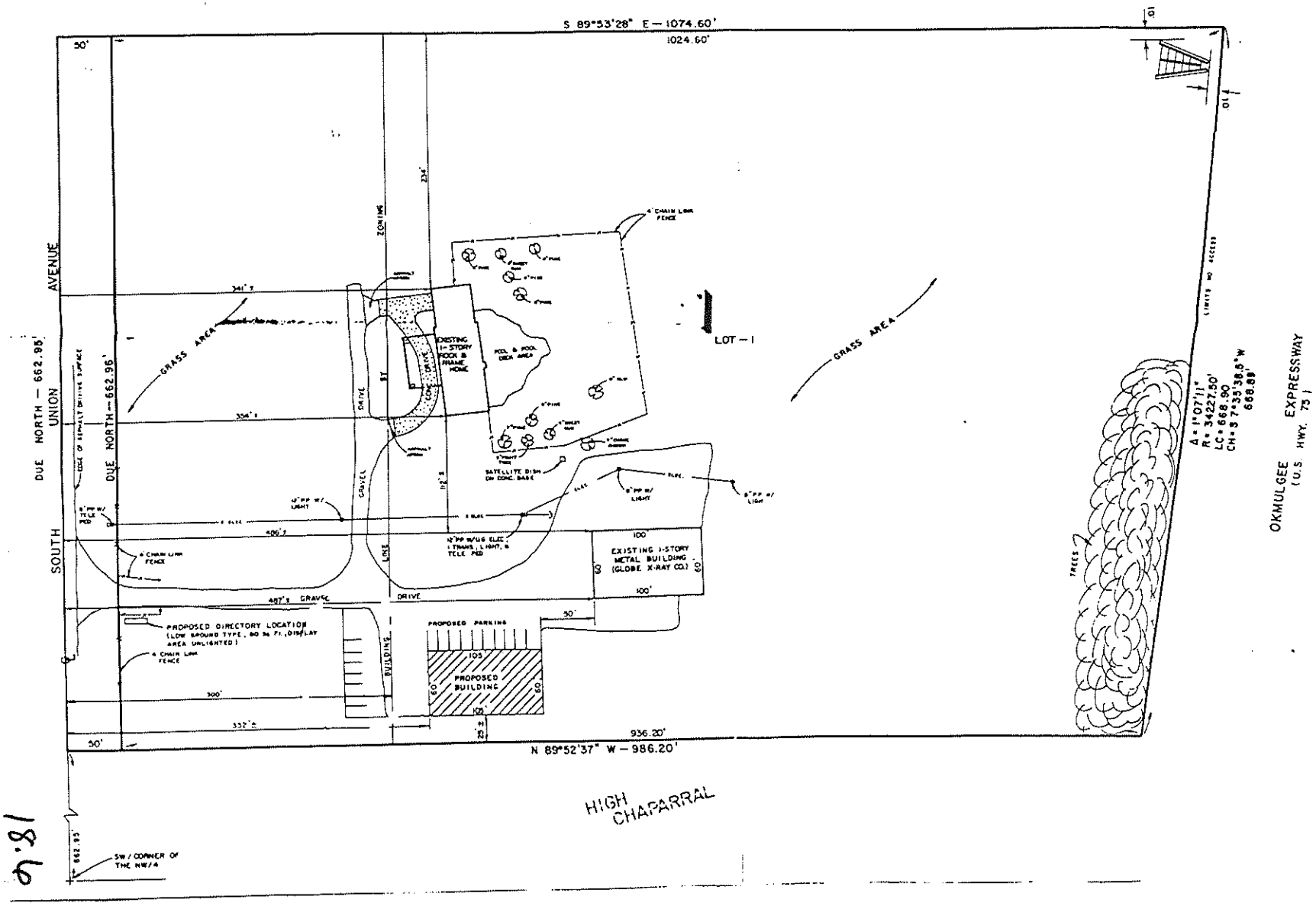
PLAT OF SURVEY

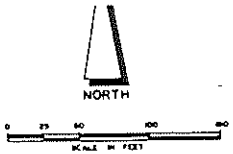
Drawn By: WLR	Checked By: JEH	Proj. No.: 090633
Date: 03/25/09	Scale: 1"=20'	Sheet 1 of 1

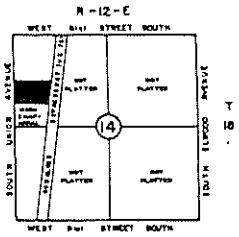
185

FOR THE N/2 OF BLOCK 1, HIGH CHAPARRAL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

UNPLATTED







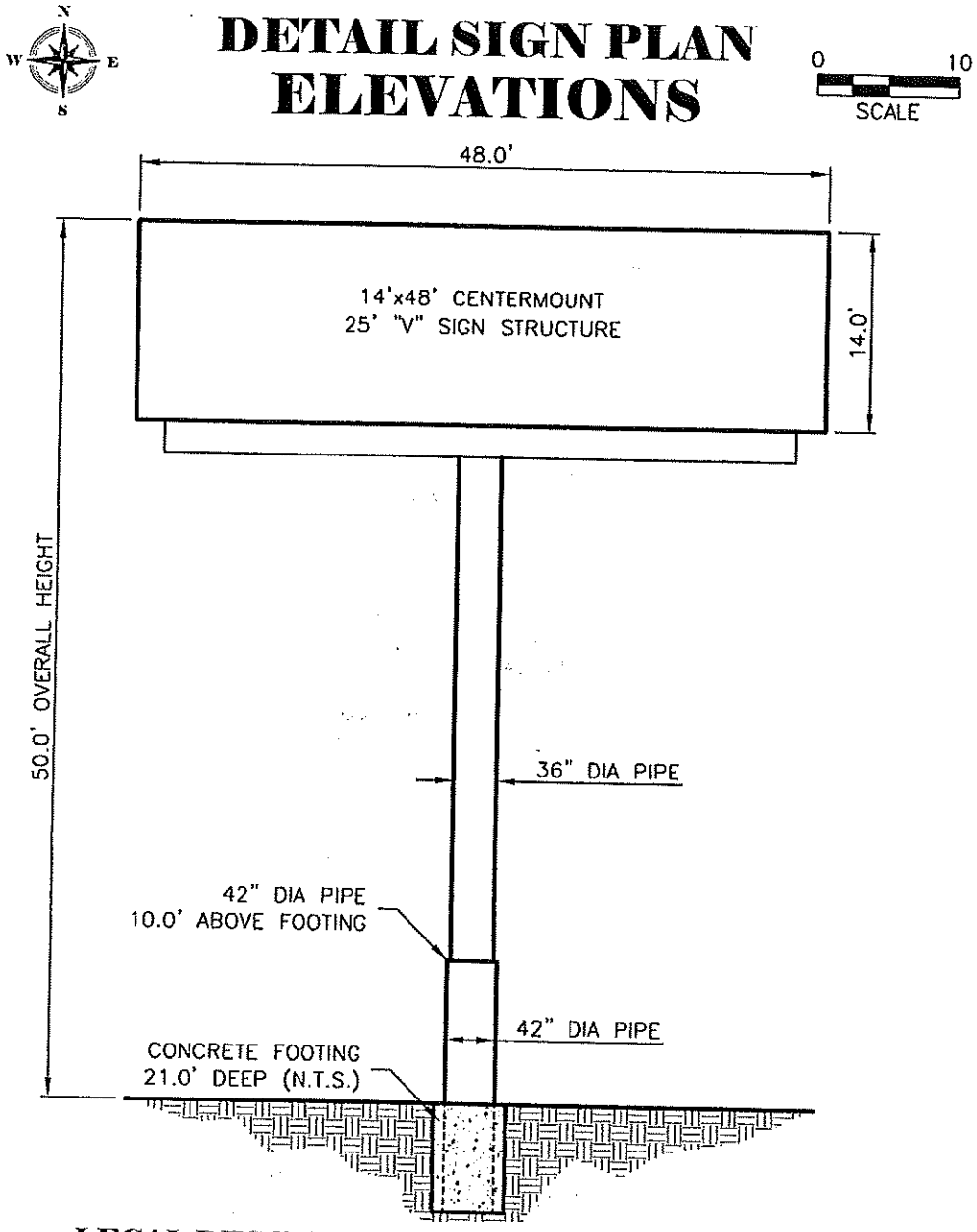
LOCATION MAP

OWNER:

BEVERLY AND R.V. OZMUN
husband and wife
8441 S. UNION
PHONE: 446-1696
TULSA, OKLAHOMA
74132

18.9

DETAIL SIGN PLAN
ELEVATIONS



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BEGINNING at a point 50.00 feet East of the southwest corner of the SW/4 of the NW/4 of said Section 14, said point being on the East right-of-way line of South Union Avenue; thence due North, parallel to and 50.00 feet perpendicularly distant East of the West line of Section 14, and on the East line of South Union Avenue, a distance of 770.92 feet; thence S. 89°53'29" E., parallel to the North line of the SW/4 of the NW/4 of Section 14, a distance of 570.00 feet; thence due North, parallel to the West line of Section 14, a distance 555.00 feet to a point, said point being on the North line of the SW/4 of the NW/4 of Section 14, and 620.00 feet East of the Northwest corner of the SW/4 of the NW/4 of Section 14; thence S. 89°53'29" E., along the North line of the SW/4 of the NW/4 of Section 14, a distance of 404.70 feet to a point, said point being on the West right-of-way line of U.S. Highway No. 75 (Okmulgee Expressway); thence S. 07°02'19" W., a distance of 0.00 feet; thence along a curve to the right, having a central angle of 2°14'32" and a radius of 34,227.50 feet, a distance of 1339.45 feet to a point on the South line of the NW/4 of Section 14; thence N. 89°52'23" W., along the South line of the NW/4 of Section 14, a distance of 784.60 feet to the POINT OF BEGINNING.

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

2001 South 114th East Avenue
Tulsa, Oklahoma 74128

Date: March 25, 2009
8441 SOUTH UNION AVENUE

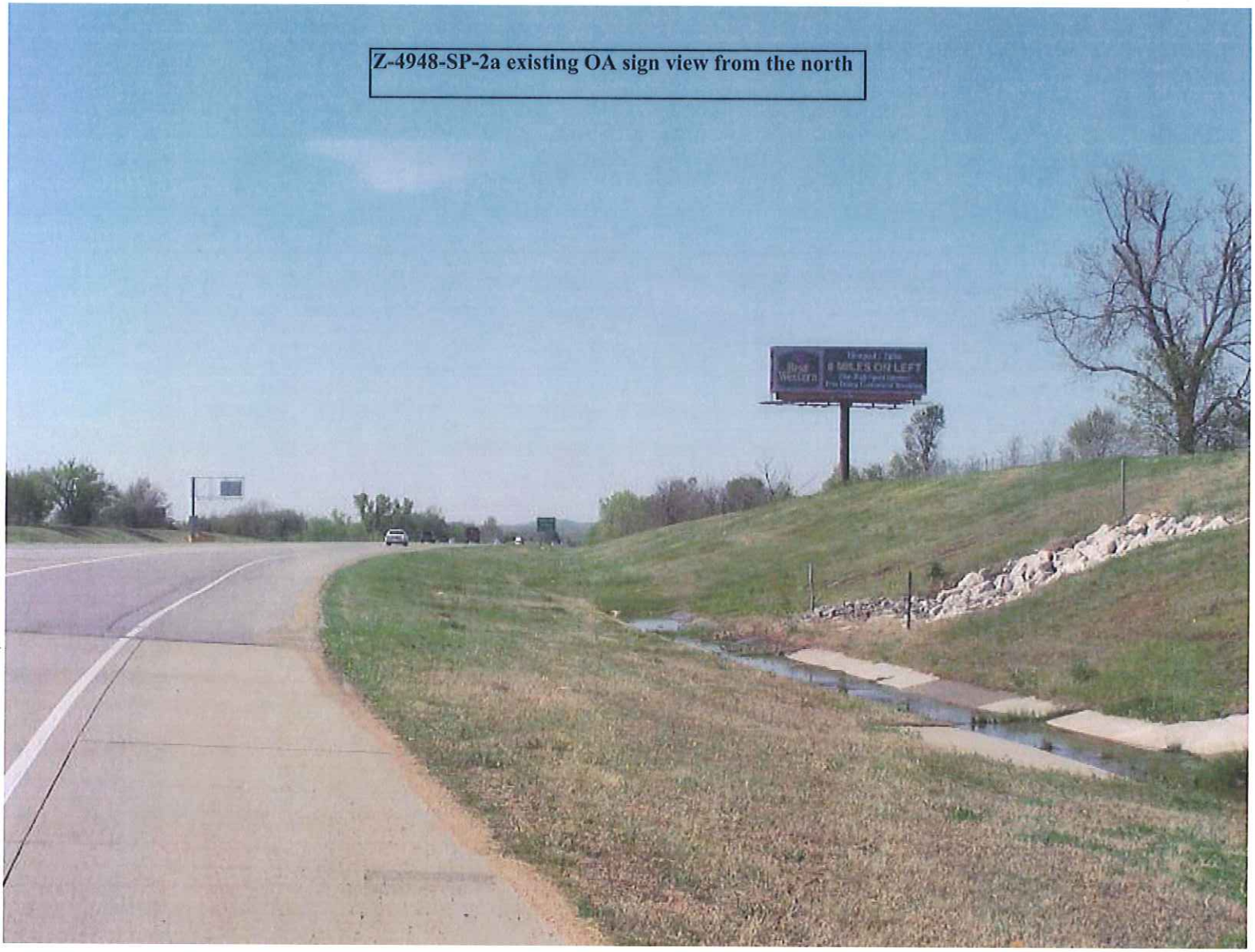
(918) 234-4839 Office
(918) 437-3551 Fax

Certificate of Authorization No. 4656

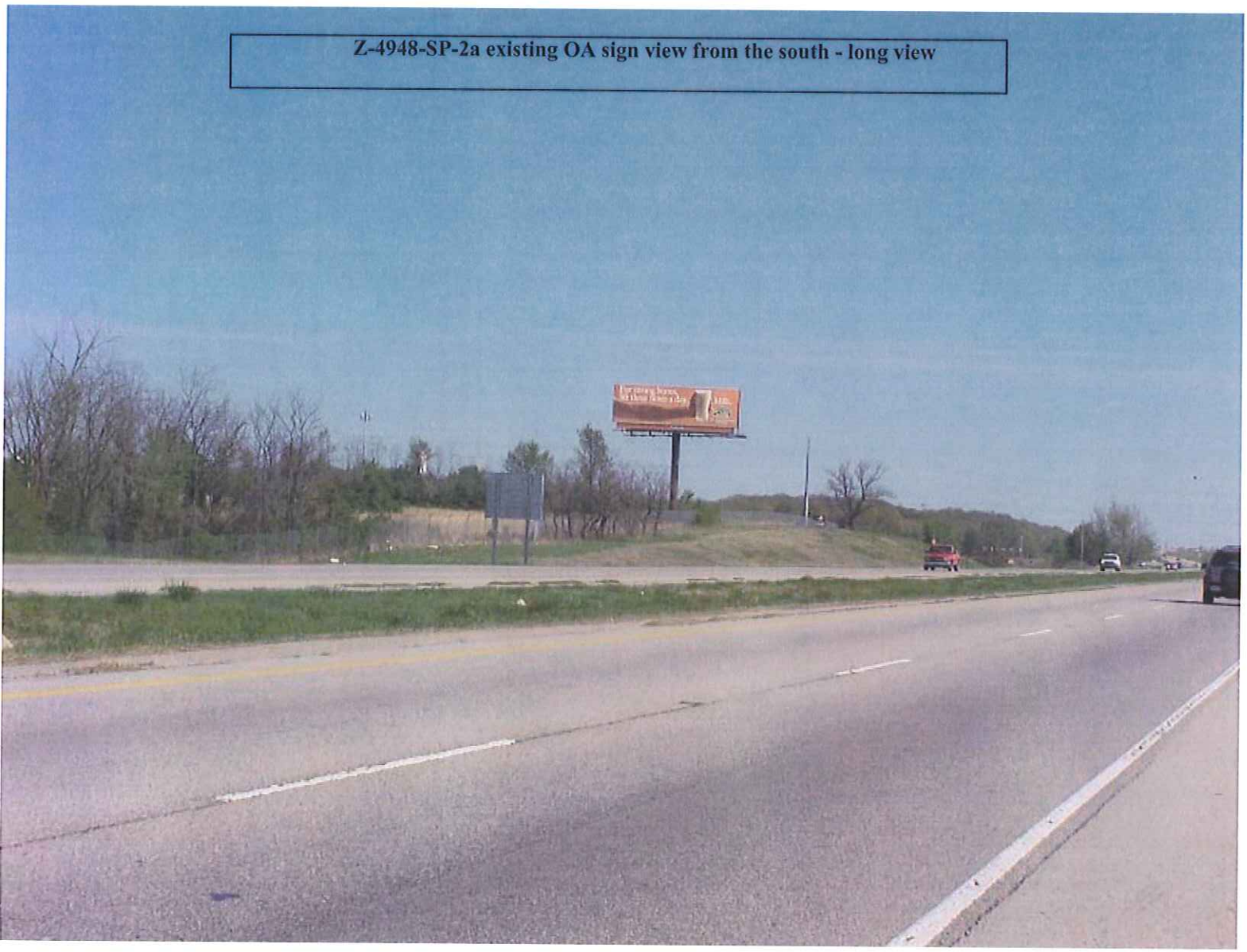
Expires June 30, 2000

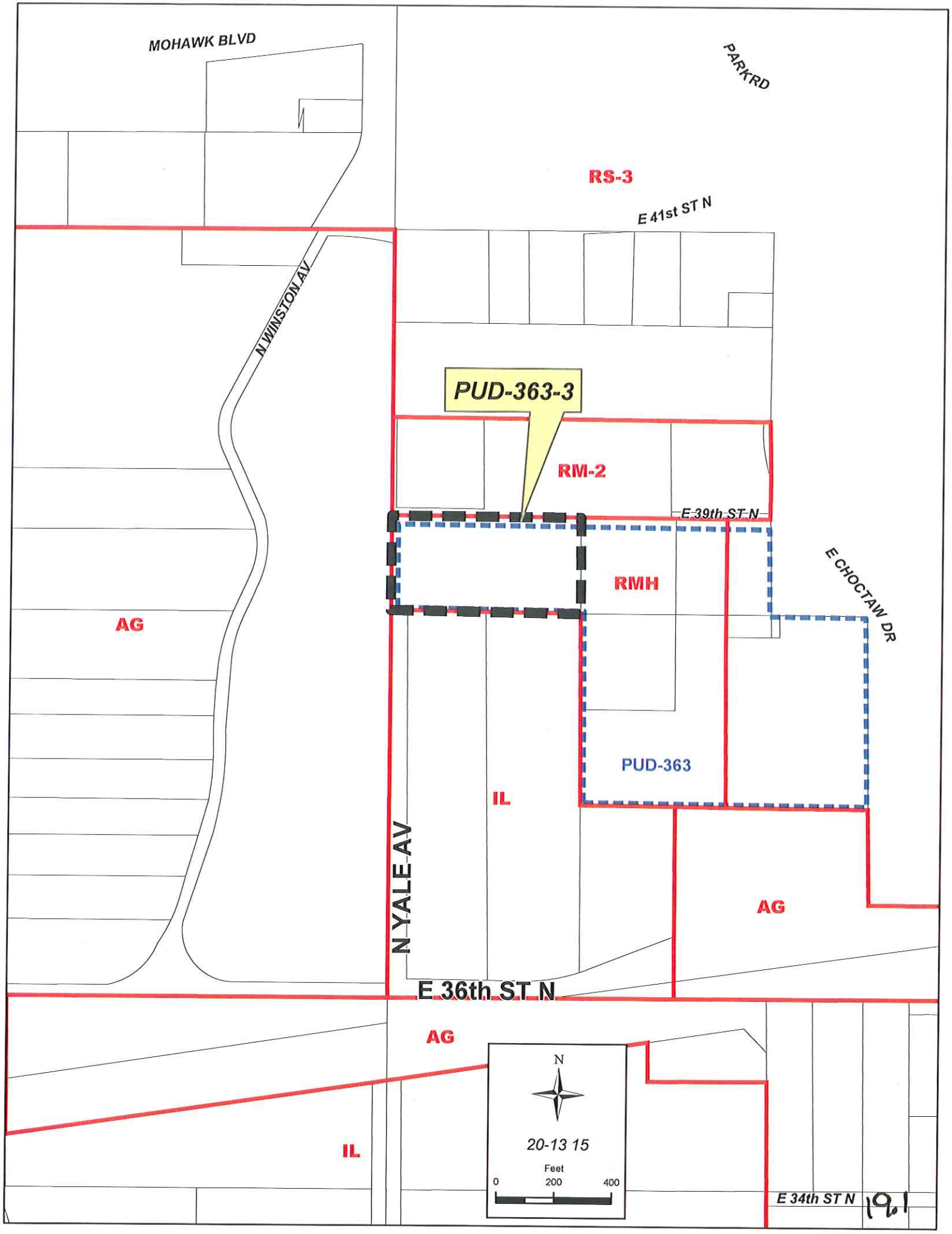
18.7

Z-4948-SP-2a existing OA sign - view from the north from W. 81st Street on ramp.


Z-4948-SP-2a existing OA sign view from the north
8 MILES ON LEFT

Z-4948-SP-2a existing OA sign view from the south


Z-4948-SP-2a existing OA sign view from the south - long view


MOHAWK BLVD
PARK RD
RS-3
E 41st ST N
N WINSTON AV
PUD-363-3
RM-2
E 39th ST N
RMH
E CHOCTAW DR
AG
PUD-363
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N YALE AV
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E 36th ST N
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20-13 15
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E 34th ST N

19.1

MOHAWK BLVD
PARK RD
E 41st ST N
N WINSTON AV
PUD-363-3
E 39th ST N
E CHOCTAW DR
E 36th ST N
N YALE AV
E 34th ST N
N
20-13 15
Feet
0
200
400
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

19.2

N WINSTON AV
N WINSTON AV
E 39th ST N
PUD-363-3
N
20-13 15
Feet
0
100
200
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

May 6, 2009

STAFF RECOMMENDATION

PUD-363-3: Minor Amendment – ¼ mile north of the northeast corner of Yale Ave. and 36th Street North; 5110 E. 39th Street North; TRS 0315; CZM 23; Atlas 525;PD 16; CD 3; RMH/RS-3/PUD.

The applicant is requesting a minor amendment to allow a 2,400 square foot detached accessory structure on a five acre tract of land and a temporary waiver of the requirement of section 1303-D, requiring that the maneuvering area leading to required off-street parking spaces be surfaced with a dust-free-all weather surface. The applicant is moving an existing house and detached structure from their current location into the Tulsa Metro Region.

PUD-363 is a 25 acre tract of land located ¼ mile north of the northeast corner of Yale Avenue and 36th Street North (see attached case aerial photograph). Zoned RMH and RS-3, the PUD was approved in 1984 for 114 manufactured homes. Subsequently the subdivision never came to fruition and remains undeveloped today with the exception of the 5 acre subject tract, a 2.5 acre tract immediately east and another 2.5 acre tract on the southeast corner of Park Road and 39th Street North. All three properties front the City owned and unimproved 39th Street North the surroundings of which are very rural in nature, while being within the city limits of Tulsa (please refer to case aerial photo and supporting photo-documentation).

The applicant is requesting an increase in permitted floor area for a detached accessory structure, to allow a 2,400 square foot garage and shop. The approval of PUD-363 did not specifically address the allowable size of detached accessory structures. Therefore the applicable limits for accessory structures would default to the under-lying zoning of the property. Since the underlying zoning of subject tract is RMH, according to section 403, B-1c of the Code, the maximum size for a detached accessory structure on this property would be 100 square feet. It is staff's interpretation that this limitation is intended to limit the size of detached accessory structures in mobile home parks, and not on five-acre (5) rurally located tracts. Staff can therefore support this request given the over-all size of the applicant's property.

The applicant is also requesting that the requirement of 1303-D of the Code be temporarily waived until such a time that the PUD develops. The applicant's two (2) required off-street parking spaces will be a dust-free all weather surface enclosed within the garage/shop. The applicant is seeking to temporarily waive the requirement that the maneuver area/driveway leading to the shop be paved. Referring to the attached photographs of the driveways in the immediate vicinity of the subject tract, gravel drives are the norm and not the exception in this neighborhood. Since automobiles on the property will ultimately be parked on a concrete surface in combination with the rural nature of the neighborhood making houses far from one-another compared to an urban setting, staff can support this request.

Staff recommends **APPROVAL** of minor amendment PUD-363-3 allowing a 2,400 sf detached accessory structure and temporarily waiving the requirement of section 1303-D of the Code only until such time as the PUD develops.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

19.4

TULSA CITY COUNCIL

Michelle Cantrell, Chair
Tulsa Metropolitan Area Planning Commission
201 W. 5th Street, Suite 600
Tulsa, OK 74103

Thursday, April 23, 2009

Dear Ms. Cantrell,

I am writing to voice my strong support for Debbie Hampton's minor amendments request to PUD-363, scheduled to be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) board on Wednesday, May 6th. As I am unable to attend the hearing, I wanted to write to you directly prior to your hearing and ask that you grant her request for the minor amendment and temporary waiver.

PUD-363, which overlays Ms. Hampton's property tract and extends into neighboring properties, was approved over 15 years ago and was designed for small-tract mobile homes. The underlying RMH zoning prohibits the size of detached accessory facility Ms. Hampton is seeking. However, in over 15 years PUD-363 was never developed, and in the case of Ms. Hampton, it actually hinders development that is congruous with surrounding properties and which represents a long-term investment in the 5-acre tract she has purchased.

Significantly, the amendments Ms .Hampton is seeking mirror current conditions in the surrounding area. Despite being within city limits, the area around Ms. Hampton's property tract is rural in nature: unpaved driveways are the norm, not the rule; 39th St. North, a City-owned street, is in itself a dirt road; and surrounding properties also have large, detached facilities similar to the structure Ms. Hampton is proposing. In addition, Ms. Hampton's request for a temporary waiver to leave her driveway unpaved responsibly ensures that this is a temporary solution, rather than a permanent variance, and demonstrates respect for the code by ensuring the requirement is met should the PUD ever develop as intended.

I strongly believe that Ms. Hampton's proposed use of the land represents a significant investment in the neighborhood and will successfully utilize land that would otherwise be left vacant. I ask that you seriously consider her proposal as they stand in relationship to the surrounding properties, and permit her to develop the land as she is currently proposing.

Thank you very much for your consideration. If I can be of any further assistance, please don't hesitate to contact me.

Best regards,

David Patrick
Tulsa City Council

cc: TMAPC Board Members

175 EAST SECOND STREET, FOURTH FLOOR • TULSA, OKLAHOMA 74103
(918) 596-1990 • FAX 596-1964 • www.tulsacouncil.org

19.5

19.6

PUD-363 From east boundary looking WEST.

MAIN ACCESS POINT along east boundary of PUD-363.

198

9.9

HOUSE @ SW Corner of 39TH ST. N. and PARK Rd.

19.10

DRIVEWAY of Adjacent property owner TO The east.

Pg. 11

DRIVEway of Adjacent property owner
to the North.

19.12

19.13

Pg. 14

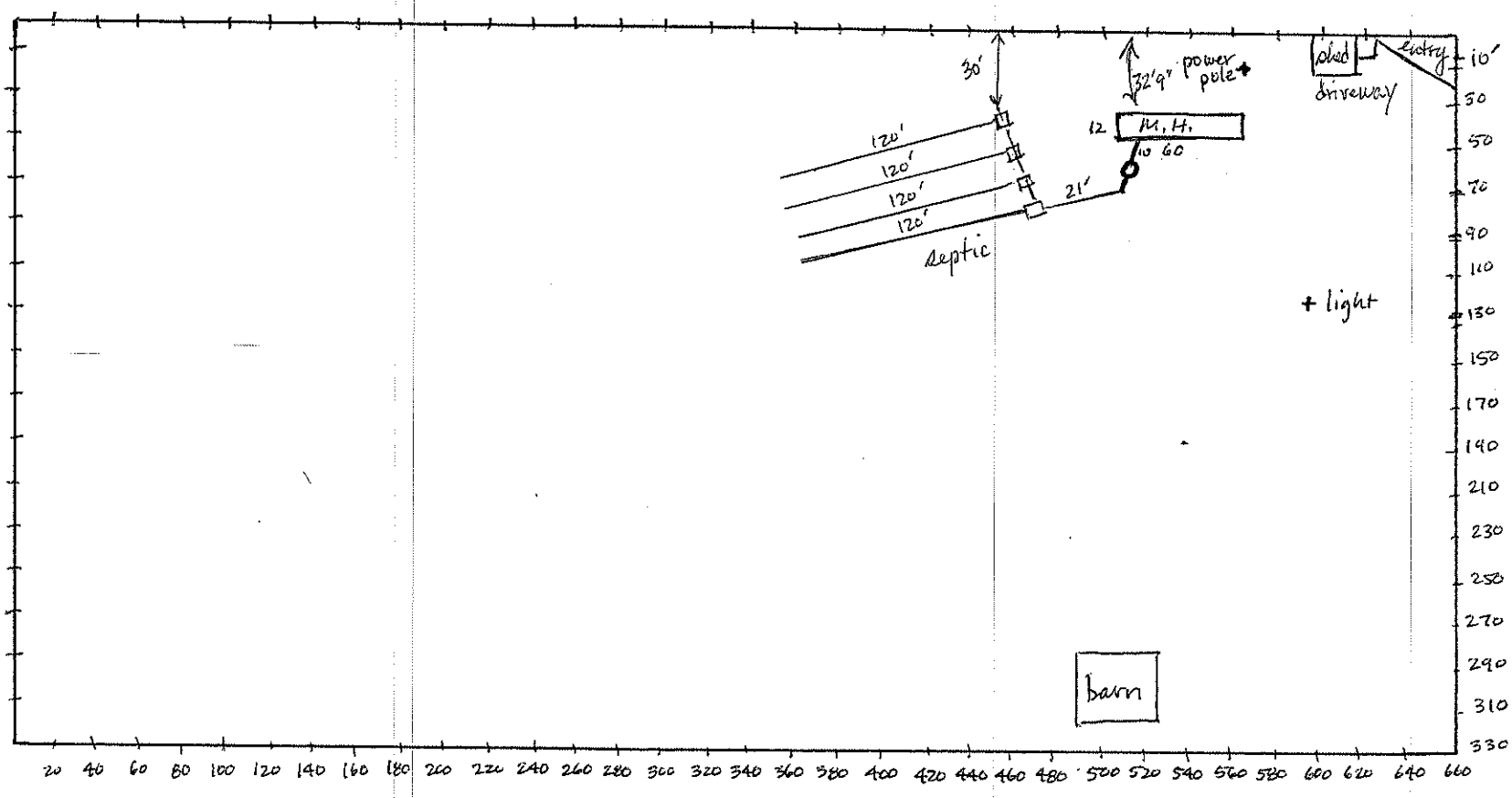
660 x 330'
1/4" = 20 ft.

N

"as is"

W

E



EXISTING Conditions

19.15

S

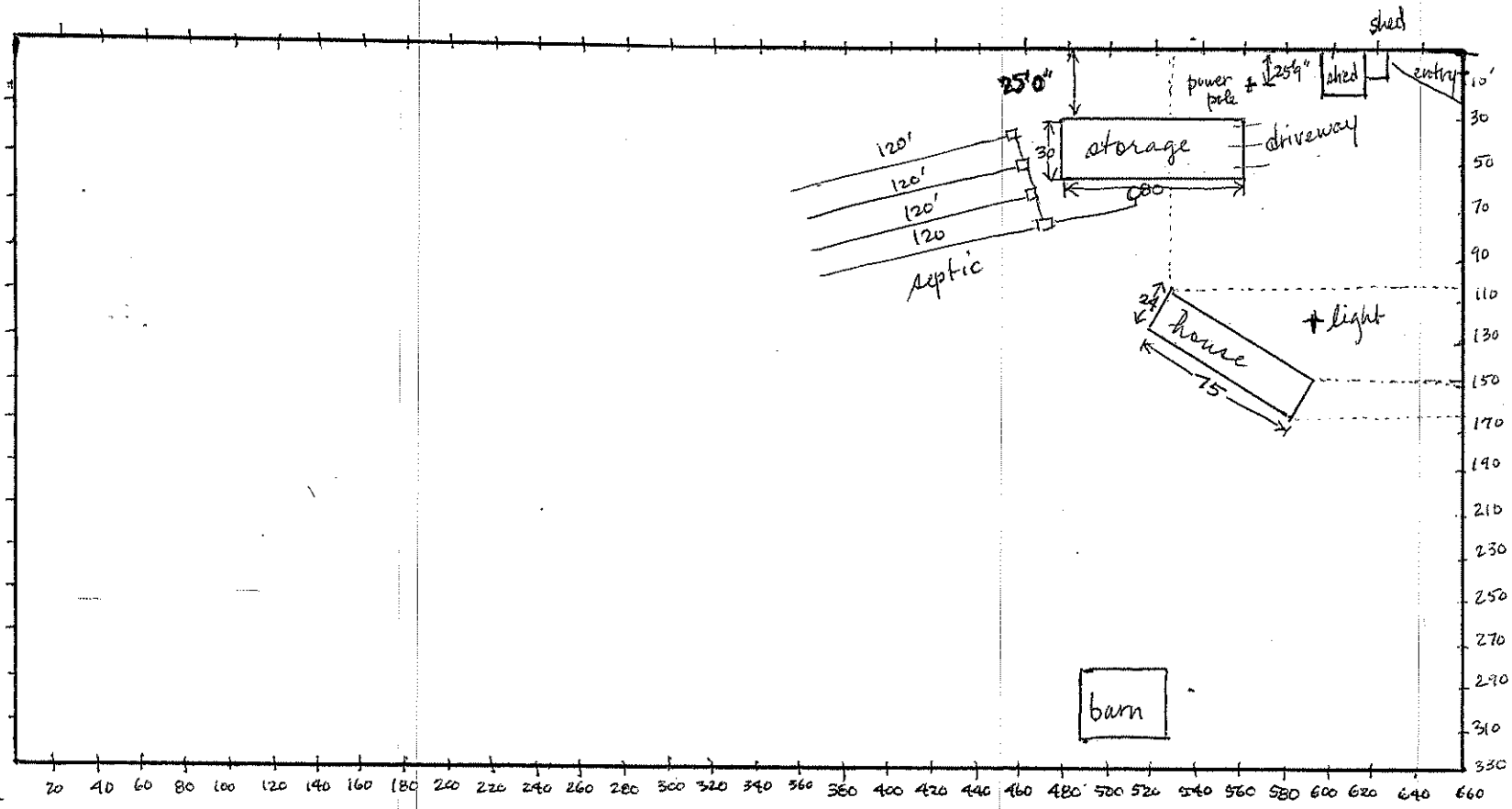
660' x 330'

N

W

E

S



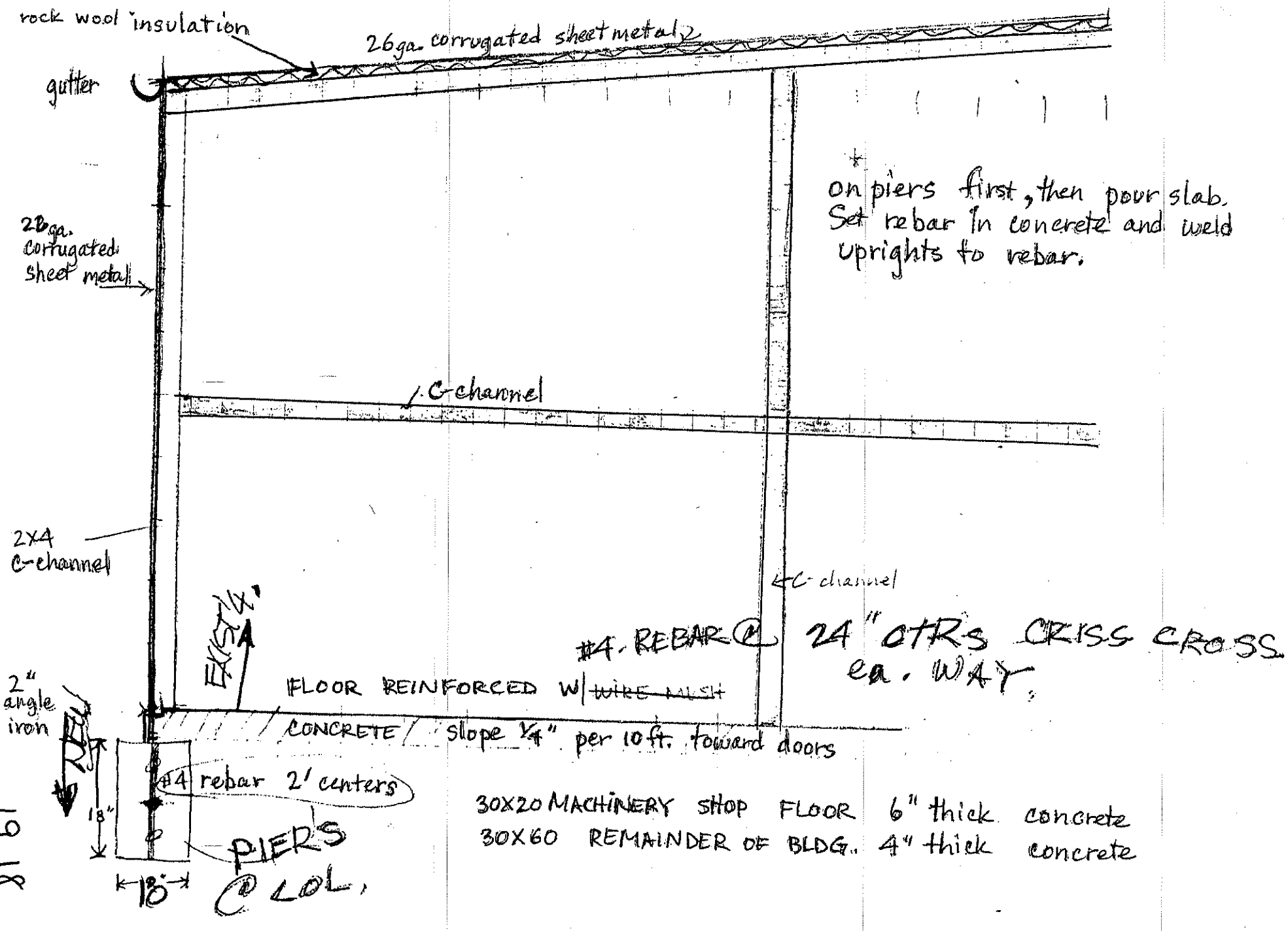
proposed "Mole-in" location plans

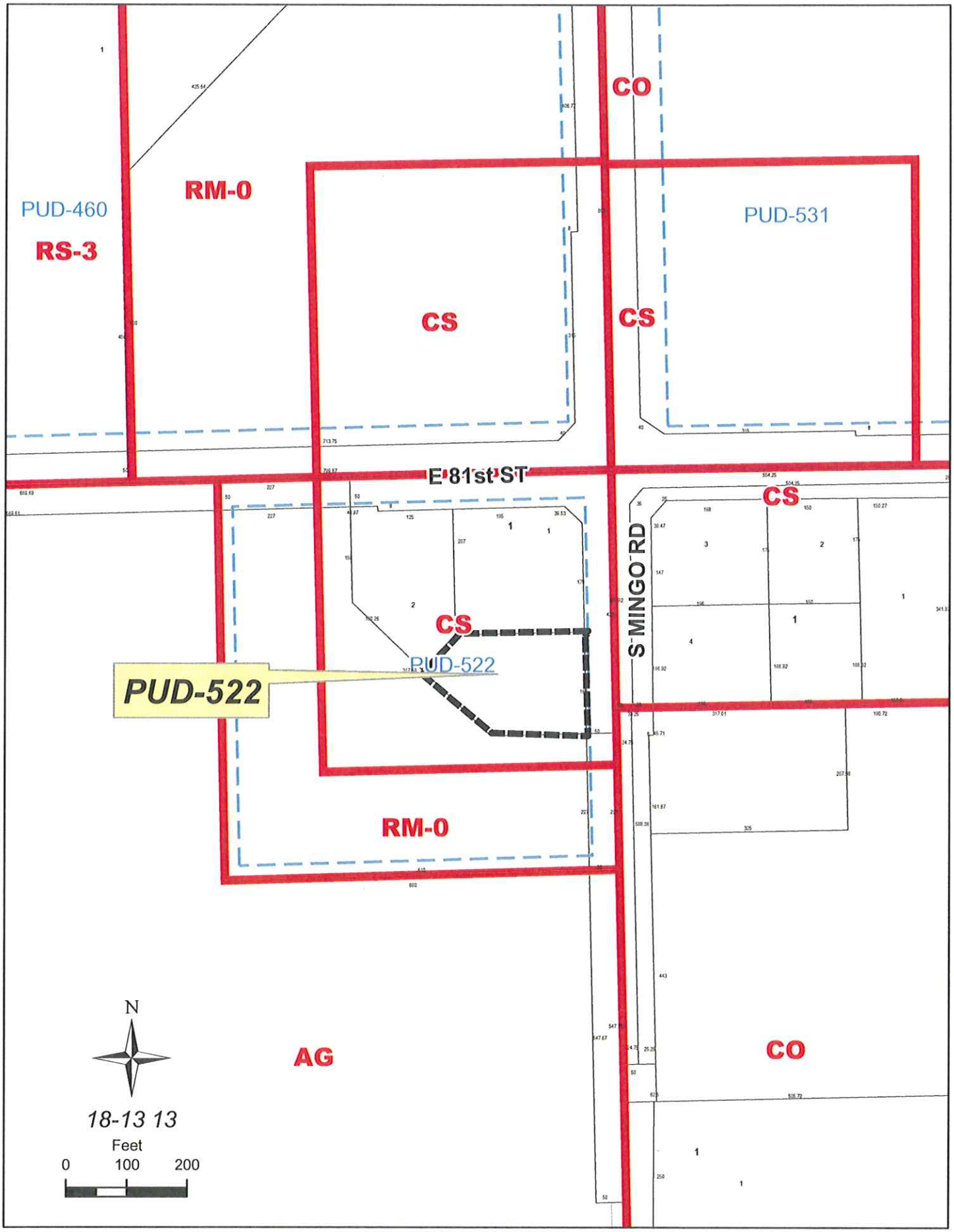
9.16

1/4" = 20 ft

Floor Light
Floor Light
N
80'-0"
Table Saw
Radial Arm Saw
Joiner
Lathe
#5 bar on edges
tied in 18" on center
220 V plug for planer
Fluorescent Light
Fluorescent Light
Work Bench plug in
Welder 220V
Drill Press
Metal Band Saw
Floor Light
Floor Light
Wall Receptacles
80'-0"
"garage"/shop
Floor plan
19.17

WALL CROSS - SECTION




PUD-460
RS-3
RM-0
CS
CO
PUD-531
CS
E 81st ST
CS
S MINGO RD
CS
PUD-522
PUD-522
RM-0
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CO
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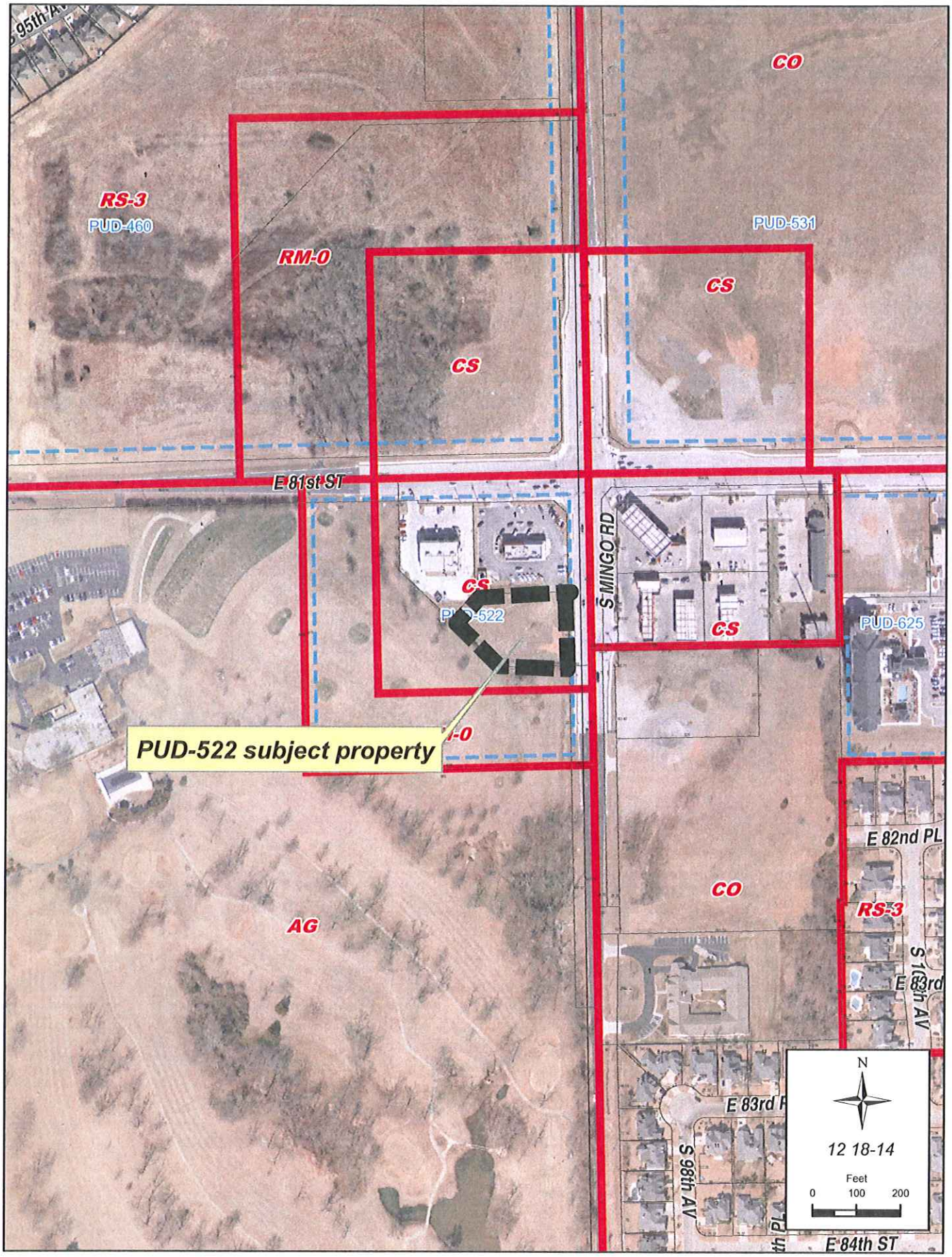
18-13 13
Feet
0
100
200

20.1


95th AV
CO
RS-3
PUD-460
PUD-531
RM-O
CS
CS
E 81st ST
S MINGO RD
CS
PUD-522
CS
PUD-625
PUD-522 subject property
E 82nd PL
CO
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S 103rd
E 83rd
S 98th AV
E 84th ST
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Feet
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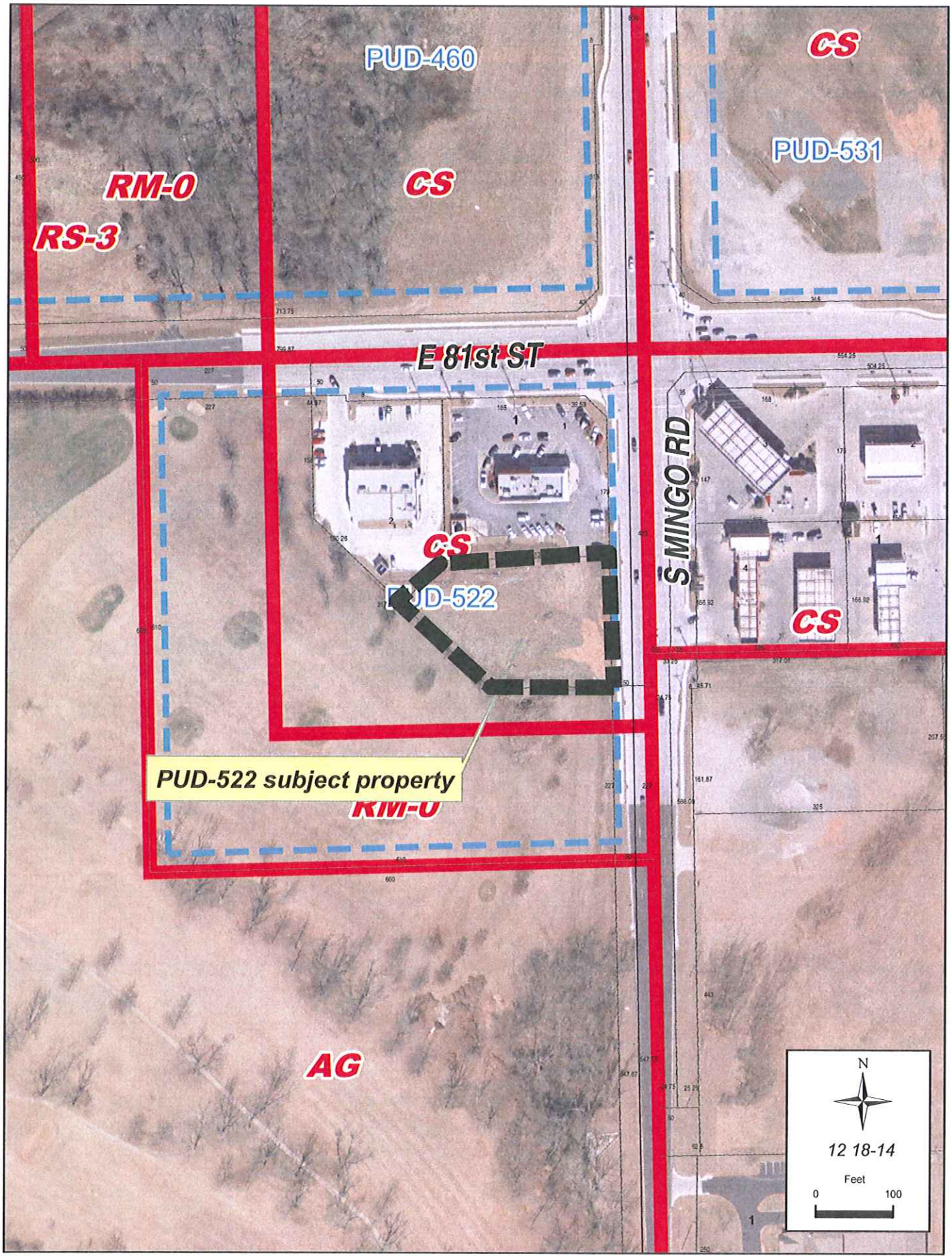
100
200

20.2


PUD-460
CS
CS
PUD-531
RM-O
RS-3
E 81st ST
S MINGO RD
CS
PUD-522
CS
PUD-522 subject property
RM-O
AG
N
12 18-14
Feet
0
100

20.3

May 6, 2009

STAFF RECOMMENDATION

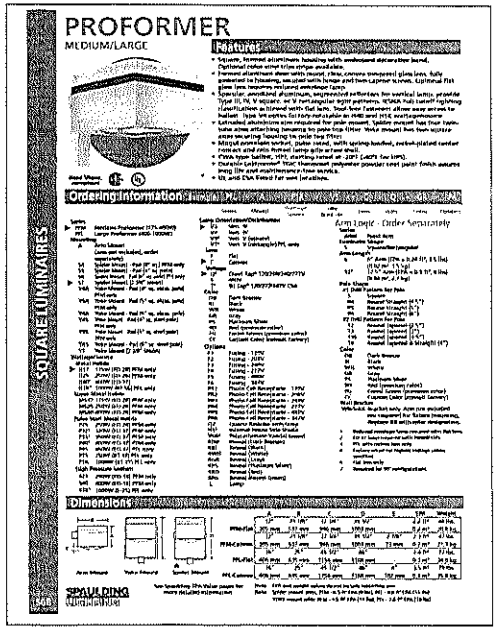
PUD-522: Detail Site Plan – South of the southwest corner of 81st Street and Mingo Road; Lot 2, Block 1 – Tract B – Meadowbrook Center; TRS 8313; CZM 53; Atlas 1414; PD 18; CD 8; CS/RM-0/PUD.

The applicant is requesting approval of a detail site plan for a 8,716 square foot (sf) medical office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use within PUD-522.

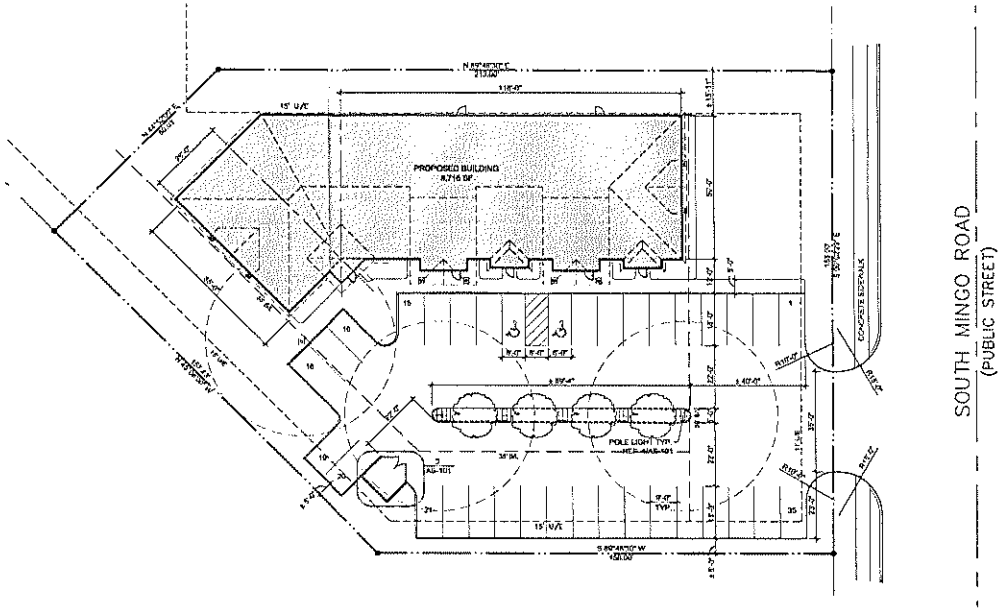
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from South Mingo Road and parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting is limited to 12-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required. A sidewalk will be provided along Mingo Road as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for the medical office building located on Lot 2, Block 1 – Tract B – Meadowbrook Center.

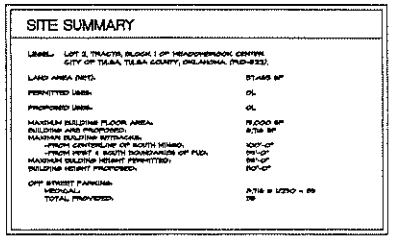
(*Note: Detail site plan approval does not constitute landscape and sign plan approval.*)



1 Site Lighting Fixture Detail
SCALE: NONE



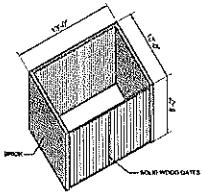
2 Architectural Site Plan
SCALE: 1"=20'-0"
NORTH



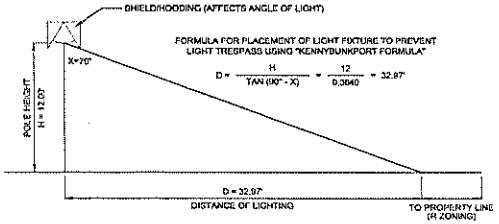
SITE SUMMARY

LEGAL: LOT 2, TRACTS, BLOCK 1 OF MEADOWBROOK CENTER
CITY OF TULSA, TULSA COUNTY, OKLAHOMA. (PUD-833).

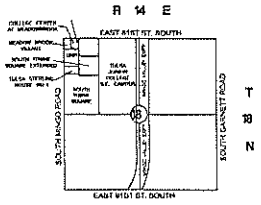
LAND AREA (NET):	87,485 SF
PERMITTED USES:	OL
PROPOSED USES:	OL
MAXIMUM BUILDING FLOOR AREA:	15,000 SF
BUILDING AREA PROPOSED:	8,716 SF
MAXIMUM BUILDING SETBACKS:	
—FROM CENTERLINE OF SOUTH MINGO:	100'-0"
—FROM WEST & SOUTH BOUNDARIES OF PUD:	50'-0"
MAXIMUM BUILDING HEIGHT PERMITTED:	56'-0"
BUILDING HEIGHT PROPOSED:	30'-0"
OFF STREET PARKING:	
REQUIRED:	8,716 @ 1/250 = 35
TOTAL PROVIDED:	35



3 Trash Enclosure Detail
SCALE: NONE



4 Site Lighting Diagram
SCALE: NONE



5 Location Map
SCALE: 1"=2000'
NORTH

MEADOW BROOK CENTER
TULSA, OKLAHOMA
ARCHITECTURAL SITE PLAN

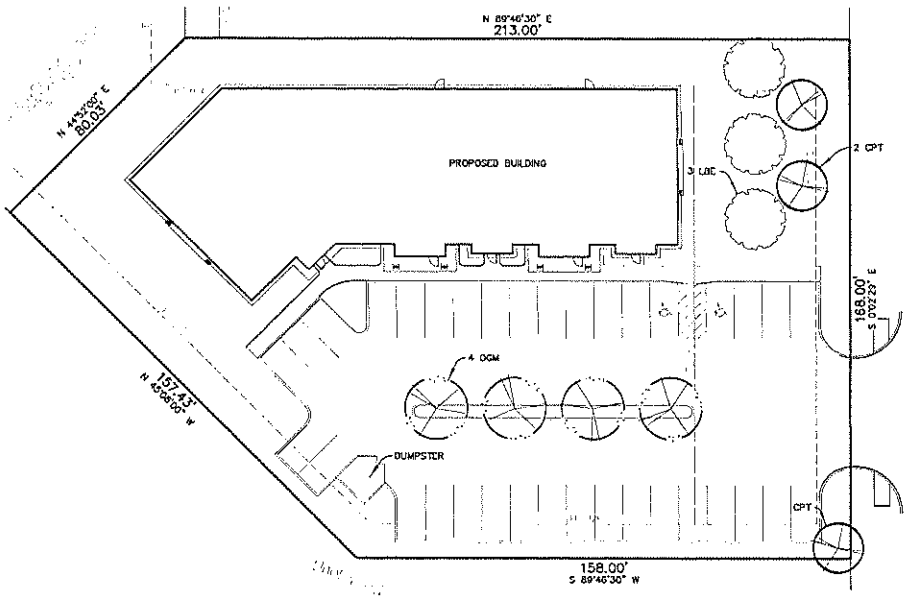
DHA, LLC

DHA

10129 S. JOPLIN AVE.
TULSA, OK
74137
(918) 906-7105

PROJECT NO.: DH08-004
DATE: 7 APR 09
REVISED:
SHEET:
AS-101

26.5



A LANDSCAPE PLAN
SCALE: 1"=20'

South Mingo Road

General Notes

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

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.

Soil Preparation

EACH TREE SHALL RECEIVE TWO (2) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

Mulch

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH. REFER TO PLANT DETAILS FOR MULCH DEPTH.

Lawn Areas

ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SPRIGGED WITH 419 BERMUDA, PER SPECIFICATION 02935, UNLESS SHOWN FOR OTHER PLANTINGS.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:

MAY 1 – AUGUST 31: APPLY A 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 – APRIL 30: APPLY MILORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

Planting Notes

QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS FOR CONTRACTOR'S CONVENIENCE AND INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE ALL PLANTS AS SPECIFIED TO LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE RESERVES THE RIGHT TO REVISE PROPOSED PLANT LIST AND/OR LOCATION OF PLANTS AS DEEMED NECESSARY.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH, PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. EARTHWORK CONTRACTOR SHALL PERFORM ROUGH GRADING FOR ANY BERMS.

WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL. THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

FERTILIZE ALL PLANTS WITH 8-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

USE WOOD SHREDDED MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"–3" ONLY.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN PLANT'S HEALTHY CONDITION.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.

GUARANTEE PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE PLANTED AT THE APPROPRIATE PLANTING TIMES.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

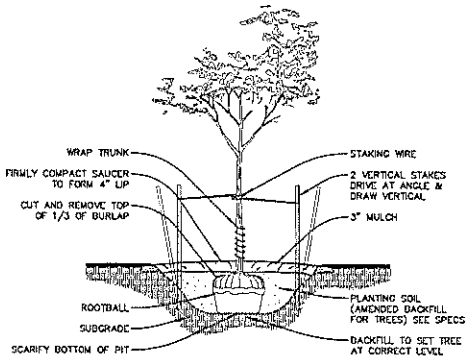
LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

Landscape Requirements

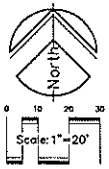
STREET YARD REQUIREMENT *(1 TREE PER 1,000 SQUARE FEET)*	REQUIRED	PROVIDED
SOUTH MINGO DRIVE (8,399/1,000)	8 TREES	8 TREES
STREET YARD OPEN SPACE *(NOT LESS THAN 15%)*	REQUIRED	PROVIDED
SOUTH MINGO DRIVE (4,304/8,399)	15% – 1,260 SF	51% – 4,304 SF
PARKING LOT LANDSCAPE *(1 TREE PER 12 PARKING SPACES OUTSIDE STREET YARD)*	REQUIRED	PROVIDED
35 PARKING SPACES (35/ 12)	3 TREES	4 TREES
13,182 SF TOTAL OPEN SPACE/ 37,463 SF SITE GROSS AREA (35.2%)		

Plant Material Schedule

QUANTITY	TAG	COMMON NAME	BOTANICAL NAME	SIZE/ REMARKS	SPACING
3	LBE	LACEBARK ELM	ULMUS PARVIFOLIA	2" CAL., 10–12'	AS SHOWN
4	OGM	OCTOBER GLORY MAPLE	ACER RUBRUM	2" CAL., 10–12'	AS SHOWN
3	CPT	CHINESE PISTACHE	PISTACIA CHINENSIS	2" CAL., 10–12'	AS SHOWN



B DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



I, MATTHEW DAVID BAER, HEREBY CERTIFY THIS SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10, SECTION 1002 OF THE CITY OF TULSA ZONING CODE.

SIGNATURE Matthew Baer DATE 4.22.09

PLANS AND ESTIMATE PREPARED BY:
Tanner Consulting, LLC
CIVIL ENGINEERING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE LAND PLANNING
5323 SOUTH LEWIS AVENUE TULSA, OK 74105
PHONE (918) 743-5929 FAX (918) 743-5993
TANNER CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 2561 EXP. 6/30/2009

Meadowbrook Center
Tulsa, OK

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NORMAL TIMES PERMITTED THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED AND TANNER CONSULTING DOES NOT ASSUME RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

BEFORE YOU DIG CALL OKIE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.S.U. 1969 EDITION.

MILESTONE	DATE
FIRST SUBMITTAL	3/18/09

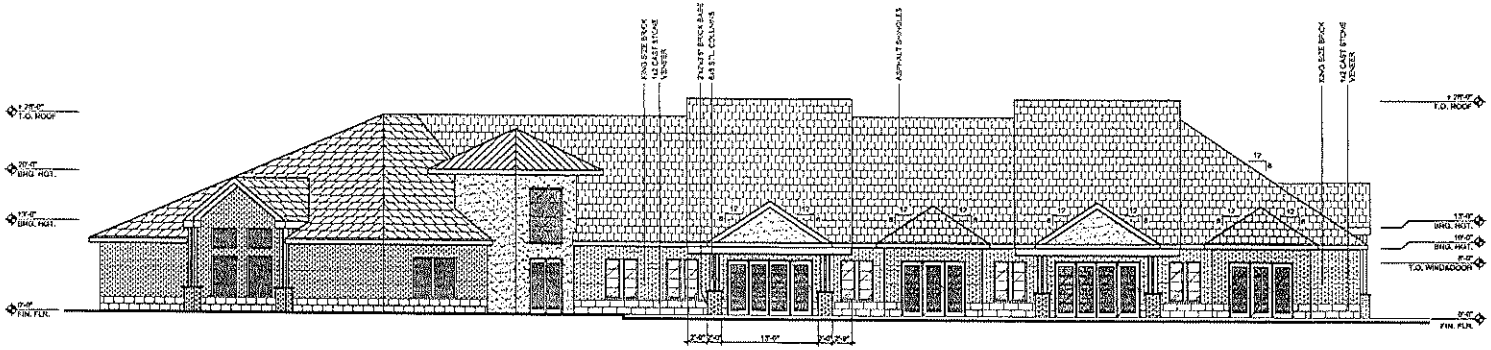
PLOT DATE: 4/22/09

STATE OF OKLAHOMA MATTHEW DAVID BAER No. 0312 LANDSCAPE ARCHITECT 4.22.09

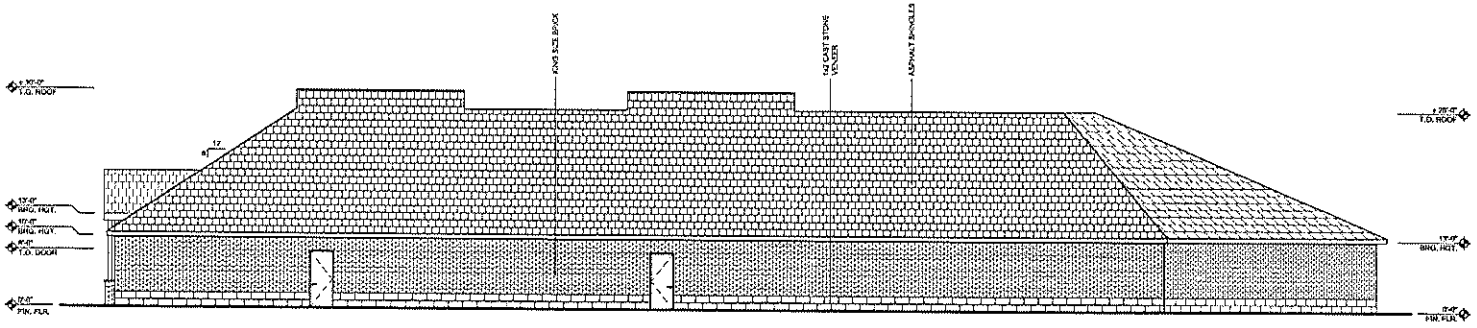
29035
SHEET NUMBER

1 OF 1

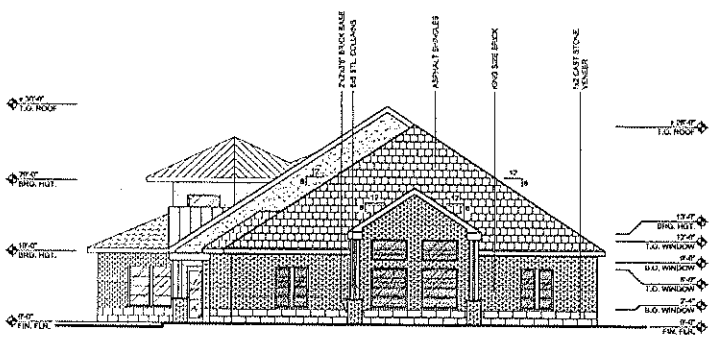
206



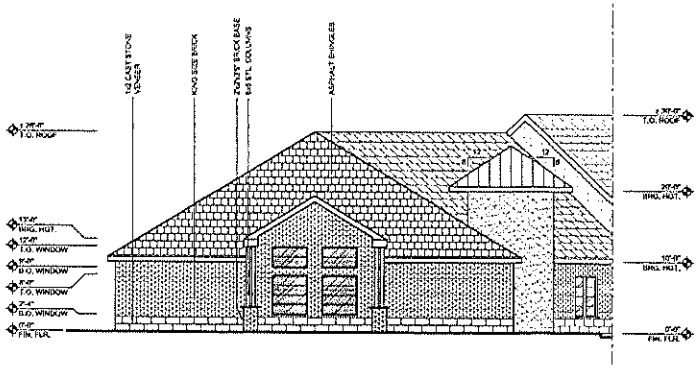
1 **South Elevation**
SCALE: 1/8"=1'-0"



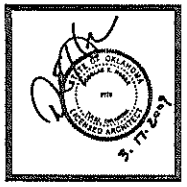
2 **North Elevation**
SCALE: 1/8"=1'-0"



3 **East Elevation**
SCALE: 1/8"=1'-0"



4 **South-West Elevation**
SCALE: 1/8"=1'-0"



MEADOW BROOK CENTER
TULSA, OKLAHOMA
ELEVATIONS

DHA, LLC

10129 S. JOPLIN AVE.
TULSA, OK
74137
(918) 906-7105

PROJECT NO.: DH08-004
DATE: 17 MAR 09
REVISED:
SHEET:
A-103
OF 5

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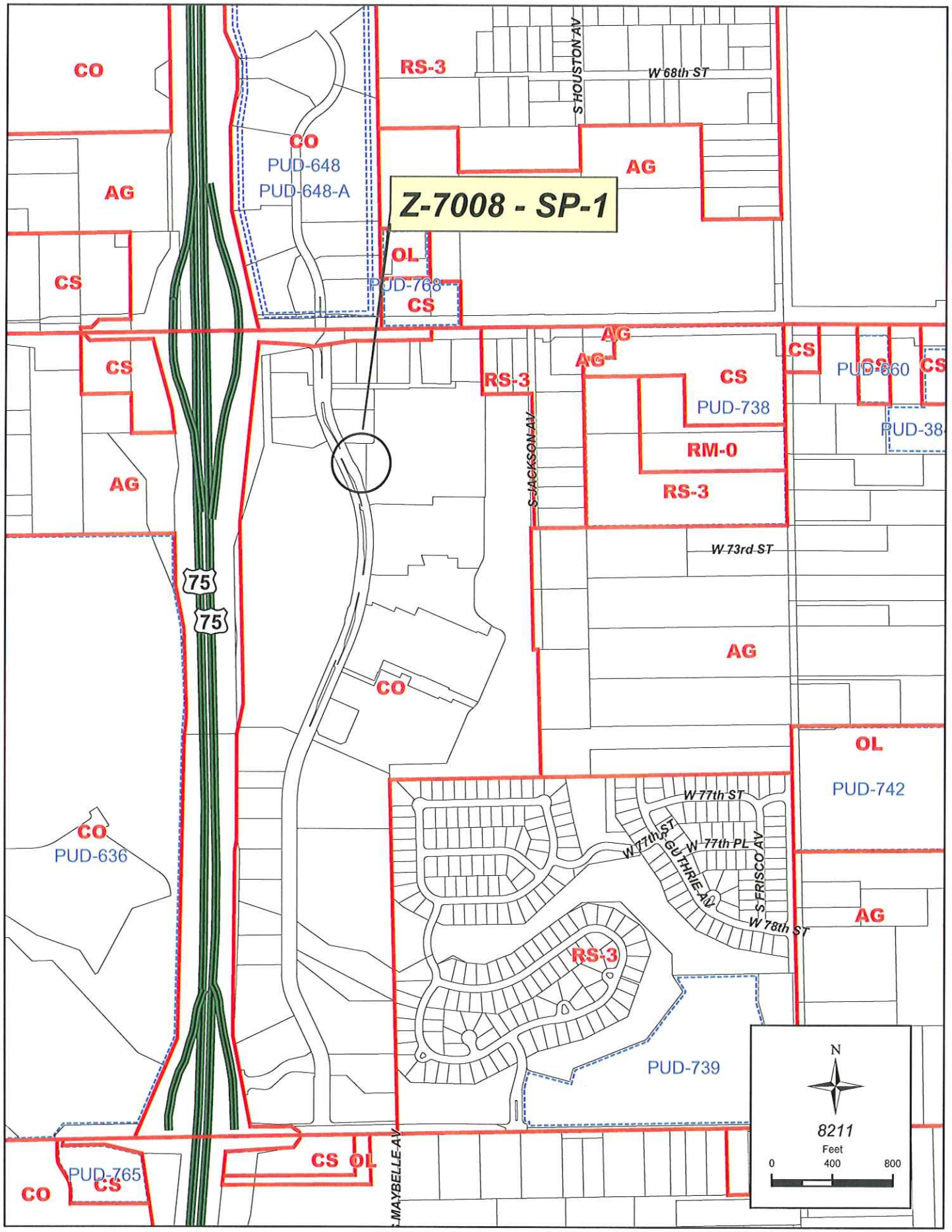
Z-7008 - SP-1
CO
AG
CS
RS-3
OL
RM-0
PUD-648
PUD-648-A
PUD-768
PUD-738
PUD-660
PUD-742
PUD-636
PUD-739
PUD-765
W 68th ST
S HOUSTON AV
W 73rd ST
S JACKSON AV
W 77th ST
W 77th PL
GUTHRIE AV
S FRISCO AV
W 78th ST
S MAYBELLE AV
75
N
8211
Feet
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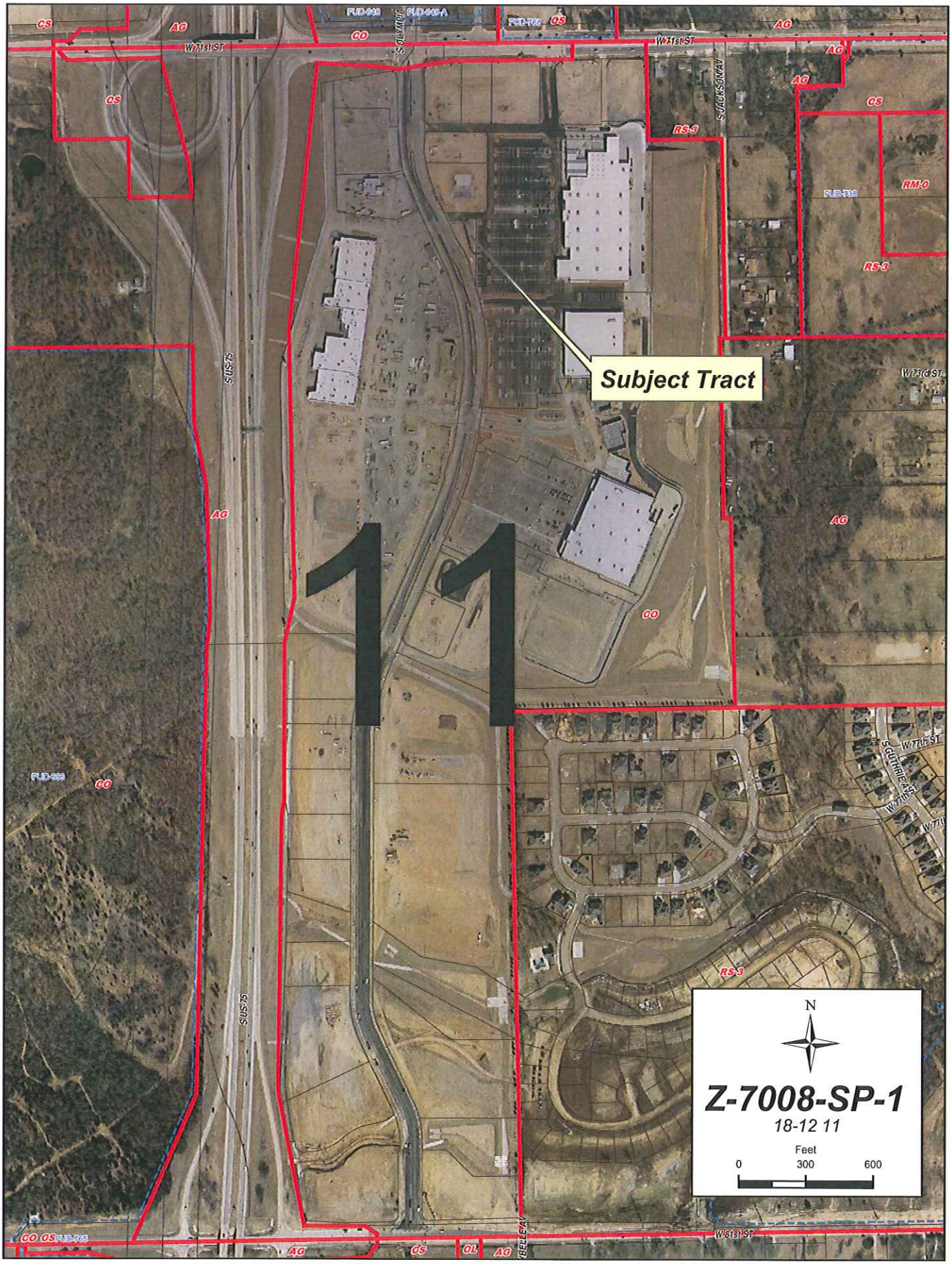
21.1


Subject Tract
W 71st ST
S US-75
S JACKSON AV
W 73rd ST
W 77th ST
S GUTHRIE AVE
W 81st ST
S OLMOS
BELLEAV
CS
AG
CO
RS-3
RM-0
OL
FUD-738
FUD-765
N
Z-7008-SP-1
18-12 11
Feet
0
300
600

21.2

CO
W 71st ST
S OLYMP
AG
W 71st ST
CS
PUD-768
AG
Subject Tract
CO
N
Z-7008-SP-1
18-12 11
Feet
0
100
200

21.3

May 6, 2009

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – South of the southeast corner of W. 71st Street and S. Olympia Ave.; Lot 12, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

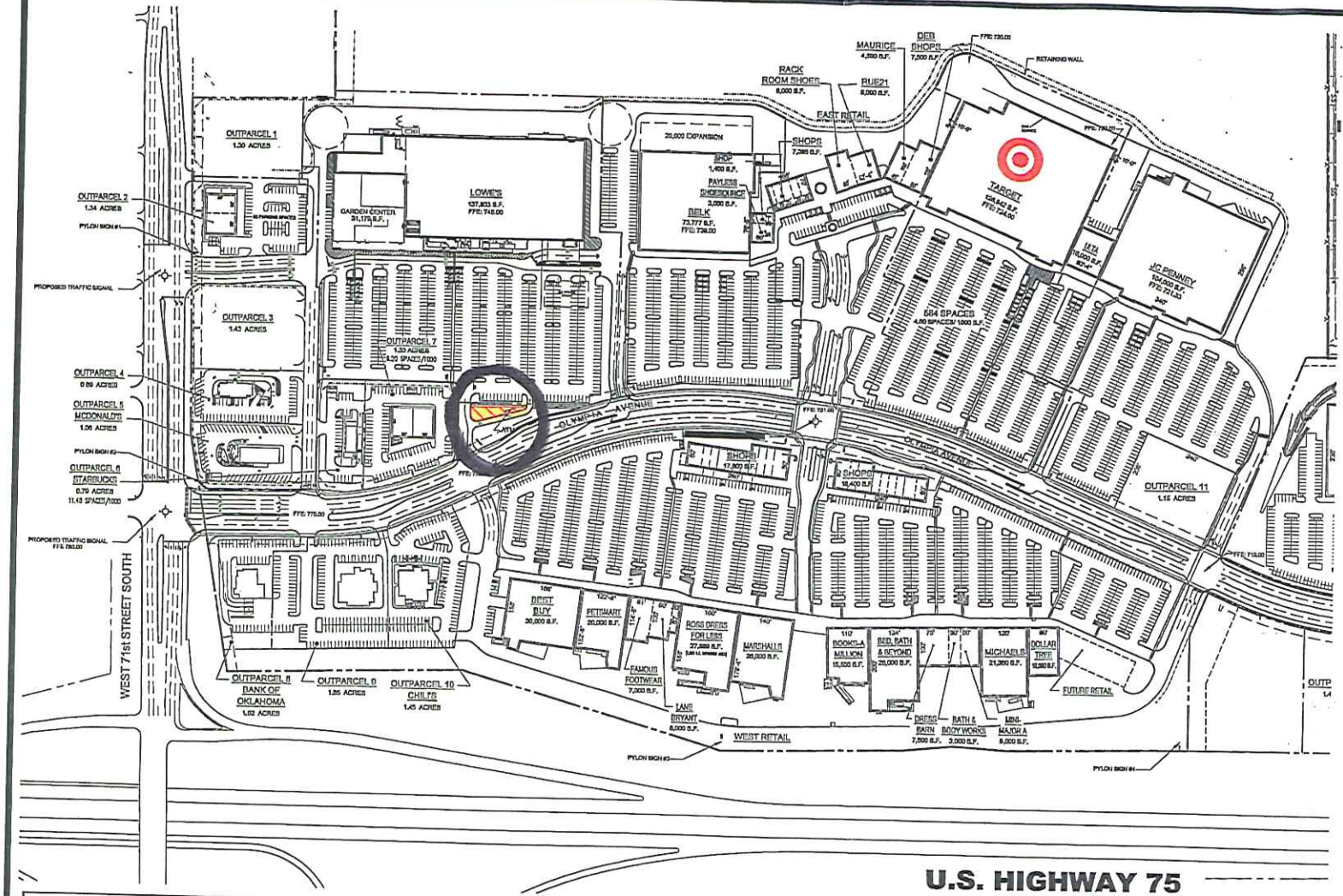
The applicant is requesting approval of a detail site plan for an ATM facility to be located on Lot 12, Block 1, Development Area B of Tulsa Hills (see Exhibit A). The proposed use, Financial Institution within Use Unit 11 – Offices, Studios and Support Services including Drive-thru Banking Facilities is a permissible use within Development Area B of Tulsa Hills.

The submitted site plan meets all applicable building height, setback, and open space requirements. There is no building floor area so there are no parking requirement. Site lighting meets applicable height requirements and is directed down and away from adjoining lots. The Landscape plan for the development was approved in May 2007.

Since all Corridor Plan requirements are being met, staff recommends **APPROVAL** of the detail site plan for the drive-thru banking facility for Lot 12, Block 2 – Tulsa Hills.

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

DRAWING #
SP-60



SITE DATA	
LOWE'S TRACT	13.13 ACRES
BELK TRACT	6.99 ACRES
EAST RETAIL TRACT	6.49 ACRES
TARGET TRACT	9.05 ACRES
MAJOR TENANT TRACT	1.23 ACRES
JC PENNEY'S TRACT	7.32 ACRES
WEST RETAIL TRACT	28.21 ACRES
ACADEMY TRACT	8.39 ACRES
FUTURE DEVELOPMENT	9.57 ACRES
OUTPARCEL 1	1.30 ACRES
OUTPARCEL 2	1.34 ACRES
OUTPARCEL 3	1.43 ACRES
OUTPARCEL 4	0.89 ACRES
OUTPARCEL 5	1.06 ACRES
OUTPARCEL 6	0.79 ACRES
OUTPARCEL 7	1.33 ACRES
OUTPARCEL 8	1.05 ACRES
OUTPARCEL 9	1.05 ACRES
OUTPARCEL 10	1.45 ACRES
OUTPARCEL 11	1.15 ACRES
OUTPARCEL 12	2.36 ACRES
OUTPARCEL 13	1.40 ACRES
OUTPARCEL 14	1.09 ACRES
OUTPARCEL 15	1.08 ACRES
OUTPARCEL 16	1.00 ACRES
OUTPARCEL 17	1.23 ACRES
OUTPARCEL 18	2.46 ACRES
OUTPARCEL 19	1.26 ACRES
OUTPARCEL 20	0.88 ACRES
TOTAL	116.66 ACRES

BUILDING DATA	
TARGET	126,842 S.F.
LOWE'S	137,933 S.F.
JC PENNEY	104,000 S.F.
BELK	73,777 S.F.
BEST BUY	30,000 S.F.
ROSS DRESS FOR LESS	27,609 S.F.
MARSHALLS	26,000 S.F.
BED,BATH AND BEYOND	25,000 S.F.
MICHAELS	21,360 S.F.
PETSMART	20,100 S.F.
BOOKS-A-MILLION	15,500 S.F.
DOLLAR TREE	10,000 S.F.
ULTA	10,000 S.F.
DRESS BARN	7,500 S.F.
DEB SHOPS	7,500 S.F.
FAMOUS FOOTWEAR	7,000 S.F.
RACK ROOM SHOES	6,000 S.F.
LANE BRYANT	6,000 S.F.
RUE 21	5,000 S.F.
MINI-MAJOR A	5,000 S.F.
MAURICES	4,500 S.F.
PAYLESS SHOESOURCE	3,000 S.F.
BATH & BODY WORKS	3,000 S.F.
SHOPS	44,365 S.F.
TOTAL	726,066 S.F.

EXHIBIT A

PARKING DATA		
LOWE'S	@ 4.54 /1000	626 SPACES
BELK W/O EXPANSION	@ 5.70 /1000	420 SPACES
W/20K EXPANSION AREA	@ 4.61 /1000	420 SPACES
EAST RETAIL	@ 4.54 /1000	150 SPACES
TARGET	@ 4.60 /1000	584 SPACES
MAJOR TENANT A	@ 4.90 /1000	49 SPACES
JC PENNEY	@ 4.58 /1000	476 SPACES
WEST RETAIL	@ 4.95 /1000	1,162 SPACES

1 SITE PLAN
SCALE:1"=120'-0"

SITE PLAN PREPARED BY:
wright
WRIGHT ARCHITECTS, P.C.
1800 PEACHTREE ST. SUITE 630
ATLANTA, GA 30309 404-607-0222
email prep@wrightatlanta.com

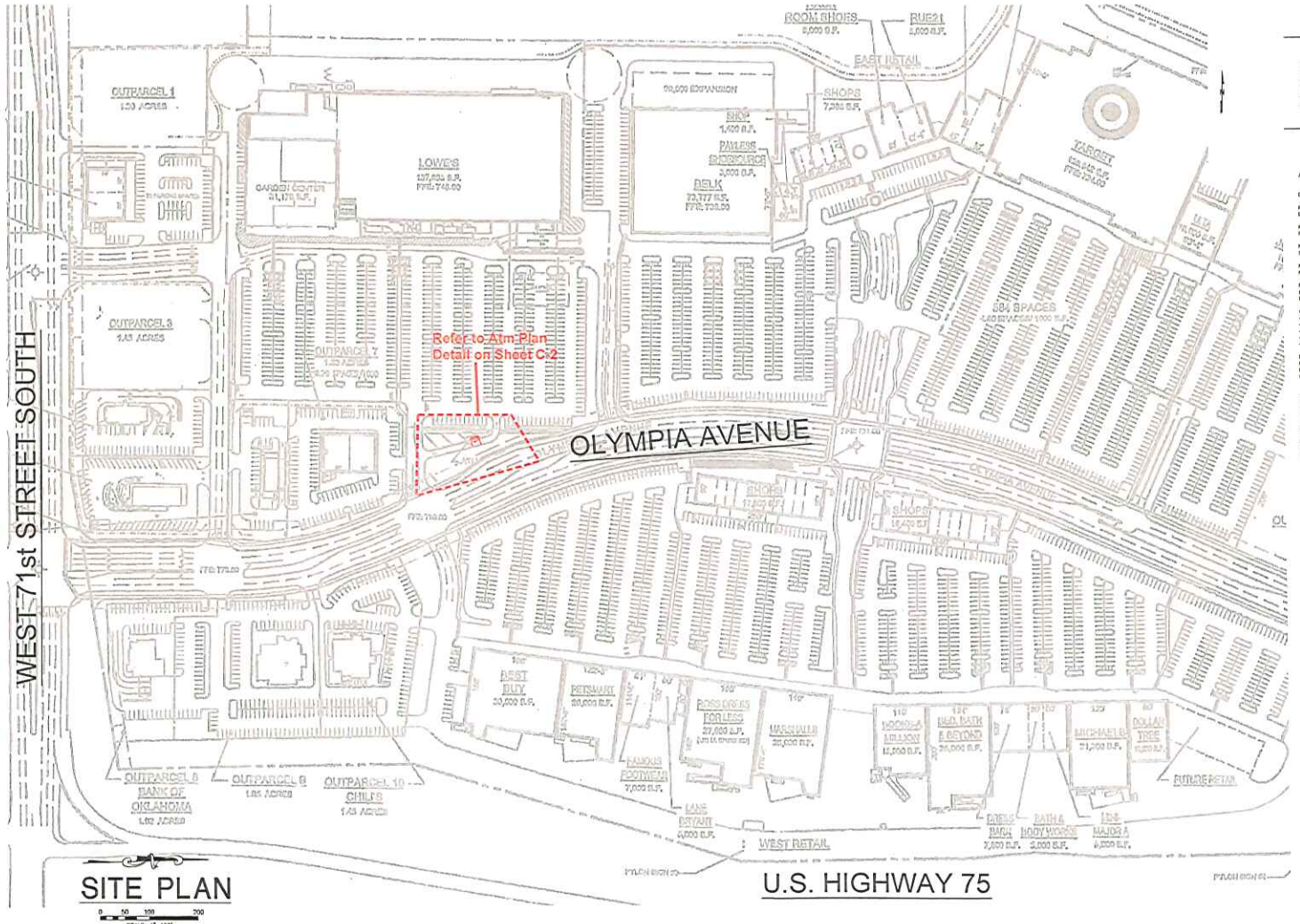
TULSA HILLS SHOPPING CENTER
TULSA,OKLAHOMA
DRAWING PREPARED FEBRUARY 8, 2007

© COPYRIGHT 2006, WRIGHT ARCHITECTS, P.C.

SOONER INVESTMENT
Commercial and Investment Real Estate
TULSA, OKLAHOMA

SITE PLAN PREPARED FOR:
COLLETT & ASSOCIATES
CHARLOTTE, NORTH CAROLINA

2.5



Section Location Map

NO SCALE

ATTACHMENT "B"

Detail Site Plan:

PUD
Development Area = ±350 S.F.

Permitted Uses: COMMERCIAL
Proposed Uses: COMMERCIAL

Maximum Bldg. Floor Area Permitted: NA
Bldg. Floor Area Proposed for Each Use: NA

Maximum Bldg. Height Permitted: NA
Maximum Bldg. Height Proposed: NA

Minimum Bldg. Setbacks Required:
(from centerline of adjacent street(s) and PUD and/or Development Area boundaries) SHOWN ON C-2

Off Street Parking
- NA - Ratio per Use
- NA - Number of Spaces required per Use
- NA - Number of Spaces proposed per Use
- NA - Total Number of Spaces required
- NA - Total Number of Spaces proposed

Minimum Percentage and Corresponding Landscaped Area Required: NA % NA S.F.
Minimum Percentage and Corresponding Landscaped Area Provided: NA % NA S.F.

Required		Provided:	
S.F.	NA	S.F.	NA
S.F.		S.F.	
S.F.		S.F.	
S.F.	NA	S.F.	NA

Additional Landscape area(s) required (if any): NA

Lighting Height for Parking Areas
Maximum Height Permitted: NA Height
Proposed: NA

SITE PLAN

0 50 100 200
SCALE: 1"=100'

Site Address
ATM ADDRESS NOT ASSIGNED YET
EX FACILITY ADDRESS
#7225 S OLYMPIA AVE
TULSA, OKLAHOMA 74132

Owner
SOONER INVESTMENT CO
912 NW 57th STREET
OKLAHOMA CITY, OKLAHOMA

Developer
COMMERCE BANK
8000 FORSYTH BLVD SUITE 1300
ST. LOUIS MO 63105
314-746-8571

Outboundary and Topo Survey Info
FROM CONSTRUCTION PLANS PREPARED BY
WRIGHT ARCHITECTS
1800 PEACHTREE ST. SUITE 620
ATLANTA, GEORGIA 30309

Site Notes
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF TULSA, OKLAHOMA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ISLANDS AND BANK EQUIPMENT.
3. NO NEW SANITARY OR STORM SEWERS ARE REQUIRED FOR THE ATM UNIT.
4. NO NEW WATER OR GAS SERVICES ARE REQUIRED FOR THE ATM UNIT.
5. NO PARKING STALLS WILL BE ELIMINATED DUE TO ATM CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB.
7. CONTRACTOR TO MINIMIZE DISRUPTION TO EXISTING FACILITY AND COORDINATE CONSTRUCTION SCHEDULE WITH FACILITY MANAGER.
8. ALL EXISTING IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
9. BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL PER CITY OF TULSA STANDARD DETAIL FOR PAVEMENT REMOVAL AND REPLACEMENT.
10. ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF TULSA, OKLAHOMA.
11. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAWCUT. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SUCH THAT SETTLEMENT DOES NOT OCCUR. ALL NEW PAVEMENT TO MATCH EXISTING IN TYPE AND THICKNESS.
12. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF THOSE ITEMS THAT ARE TO BE REMOVED.
13. THE CONTRACTOR SHALL PROTECT THOSE EXISTING IMPROVEMENTS THAT ARE TO REMAIN AGAINST DAMAGE AND SOILING DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
15. UTILITIES SHOWN ARE FROM PAST DOCUMENTS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE EXISTING UTILITIES MARKED IN THE FIELD PRIOR TO CONSTRUCTION.

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP
20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax
www.f-w.com

ISSUE:
Date: Description:

PROFESSIONAL ENGINEER
DOUGLAS E. BONNER
19130
OKLAHOMA

2009

PROJECT:
COMMERCE BANK

NEW ATM FACILITY

TULSA HILLS CENTER
TULSA, OK

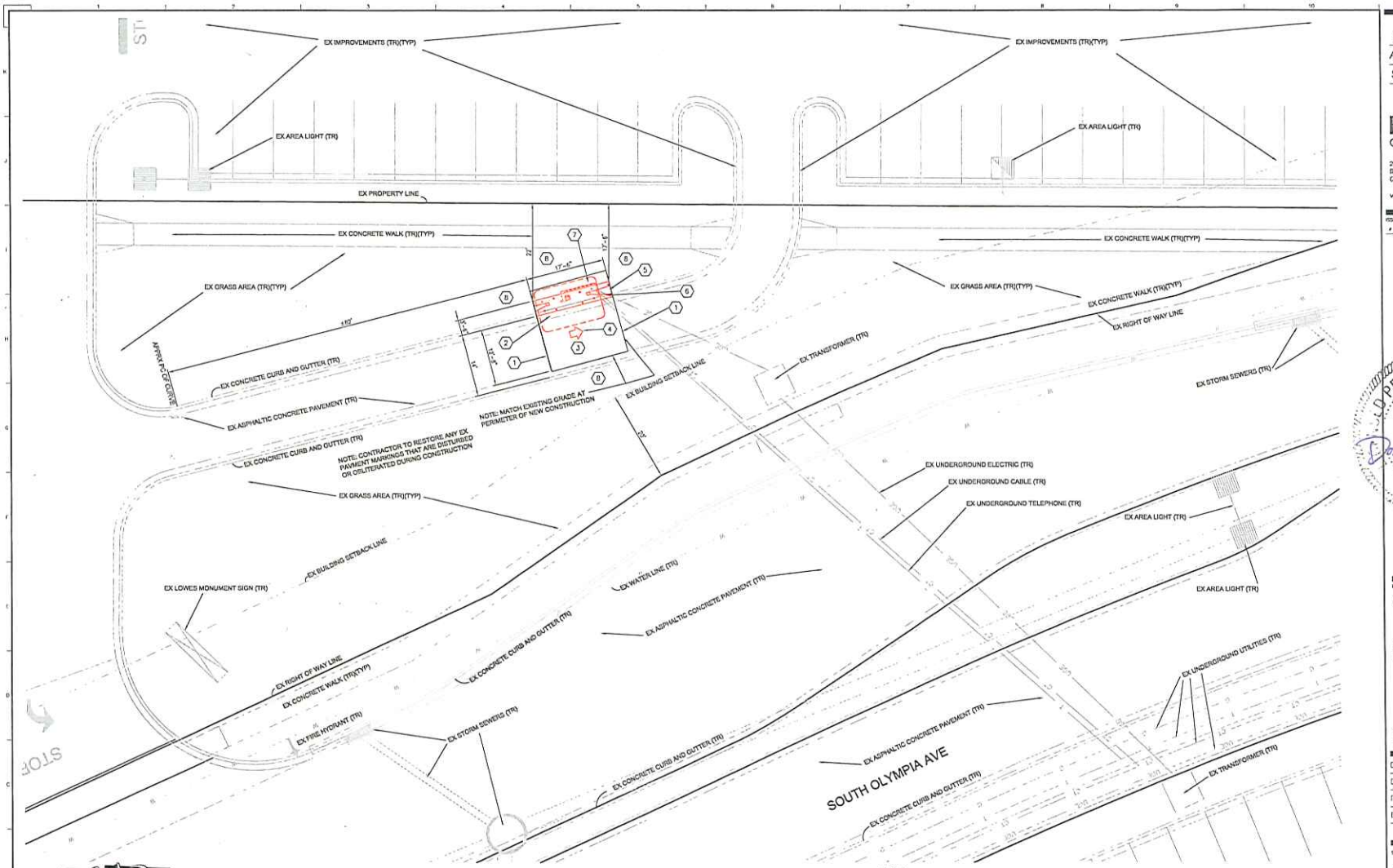
Date:	02-18-09
Design/Drawn:	JPB
Reviewed:	DB/REP
Book No.:	-

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1
SHEET 1 OF 2

Project No.: 0090056.00

216



ATM Site Detail Plan

1"=10'

SCALE: 1"=10'

Keyed Notes

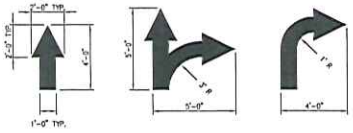
1. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AS REQUIRED FOR NEW ATM CONSTRUCTION.
2. SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER AS REQUIRED FOR NEW ATM CONSTRUCTION.
3. NEW CONCRETE IDLE PAD, REFER TO SHEET A-1 FOR DETAILS.
4. NEW PAINTED DIRECTIONAL ARROW, REFER TO DETAIL THIS SHEET.
5. NEW 17'-6" ATM ISLAND, REFER TO SHEET A-1 AND A-2 FOR DETAILS.
6. APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRIC AND COMMUNICATION ROUGH-INS FOR NEW ATM. CONTRACTOR TO VERIFY ACTUAL LOCATIONS AND ADEQUACY PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO CONNECT NEW ATM POWER AND COMMUNICATIONS LINES TO EXISTING ROUGH-INS AFTER ADEQUACY HAS BEEN VERIFIED.
8. CONTRACTOR TO RESTORE ANY AREA DISTURBED BY NEW CONSTRUCTION TO AT LEAST ORIGINAL CONDITION.

Grading and Formwork Note

1. THE CONTRACTOR SHALL BE REQUIRED TO MEET THE COMMERCE BANK REP ON SITE TO DISCUSS THE PLACEMENT OF THE ATM ISLAND IN RELATIONSHIP TO THE EXISTING GRADES.
2. THE CONTRACTOR WILL BE REQUIRED TO HAVE THE COMMERCE BANK REP INSPECT THE FORMS FOR THE NEW ISLAND PRIOR TO THE PLACEMENT OF ANY CONCRETE. IT IS THE INTENT OF THE ENGINEER TO MATCH THE EXISTING GRADING PATTERN WITH THE NEW ATM LAYOUT.

Siltation and Erosion Control Note

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED BY COMMERCE BANK CONTRACTOR PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY.
2. ALL SILTATION AND EROSION CONTROL DEVICES (SILT FENCES AND SEDIMENTATION BASINS) SHALL FOLLOW CITY OF TULSA STANDARDS AND SPECIFICATIONS.



Painted Arrow Detail

PAINT ARROWS WHITE.

NOTE:
COLOR(S) SHALL COMPLY WITH ALL LOCAL REGULATIONS.

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax

www.f-w.com

ISSUE:

#	Date:	Description:

PROFESSIONAL ENGINEER
DOUGLAS E. BONNER
19130
OKLAHOMA

APR 15 2009

PROJECT:
COMMERCE BANK

NEW ATM FACILITY

TULSA HILLS CENTER
TULSA, OK

Date:	02-18-09
Design/Drawn:	JPB
Reviewed:	DB/REP
Book No.:	-

SHEET TITLE:
ATM SITE DETAIL PLAN

SHEET NUMBER:
C-2

SHEET 2 OF 2

Project No.: 0090056.00

21.1

1 ATM FRONT ELEVATION (TYPICAL)
NO SCALE

2 ATM SIDE ELEVATION (TYPICAL)
NO SCALE

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
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(314) 962-7900 / (314) 962-1253 Fax

www.f-w.com

ISSUED

#	Date:	Description:

DOUGLAS E. BONNER
19130
OKLAHOMA
PROFESSIONAL ENGINEER

APR 15 2009

PROJECT

COMMERCE BANK

NEW ATM FACILITY

TULSA HILLS CENTER
TULSA, OK

Date:	02-16-09
Design/Drawn:	JPB
Reviewed:	DB/REP
Book No.:	-

SHEET TITLE

ATM EXTERIOR ELEVATIONS

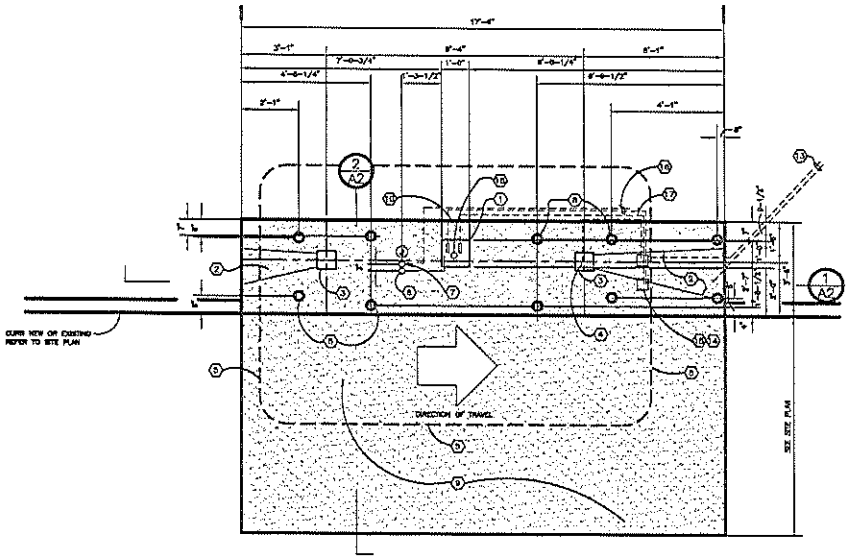
SHEET NUMBER

EX-1

SHEET 1 OF 1

Project No.: 0090056.00

218



ENLARGED PLAN AT A.T.M.

SCALE 1/2" = 1'-0"

KEYED NOTES

1. 17"x17"x18" DEEP SONO TUBE HOLE. PROVIDE CONDUITS FOR COMMUNICATIONS AND ELECTRICAL AS REQUIRED-SEE DETAIL ON A-2.
2. PROVIDE 1" SWALE IN CONCRETE FOR POSITIVE DRAINAGE.
3. NEW COLUMNS SUPPORTING CANOPY, PROVIDED BY CANOPY SUPPLIER.
4. 1-1/4"ø CONDUIT FROM BREAKER BOX CONTAINING (2) 20A CIRCUIT TO CANOPY RISE INSIDE COLUMN 3" FOR INSTALLATION (ALL CANOPY POWER AT THIS COLUMN ONLY)
5. NEW CANOPY (BY OTHERS) REFER TO CANOPY MFR'S DRAWING FOR DETAILS AND DIMENSIONS NOT SHOWN.
6. 1" EMPTY CONDUIT FOR SURROUND (INTO 12" SQUARE HOLE).
7. 3/4" POWER CONDUIT FOR ATM SURROUND POWER PROVIDE 20A CIRCUIT. CONDUIT FROM THIS POINT TO BREAKER PANEL. (INT TO 12" SQUARE HOLE)
8. 4"x4'-8" HIGH SCHEDULE 40 STEEL GUARD POST FILLED WITH CONCRETE SEE PLAN FOR QUANTITY (SIZE). YELLOW POLE COVERS AT 3") AVAILABLE FROM SEAL SHIELD (312) 842-7200
9. PROVIDE 5'x15'-8"x8"THICK REINFORCED CONCRETE PAD ON 4" COMPACTED FILL. PAD SHALL BE 2" ABOVE EXISTING PAVEMENT, FEATHER ADJACENT PAVEMENT UP TO NEW PAD.
10. NEW CONCRETE ISLAND (NOTICE TO DETAILS)
11. NOT USED.
12. 24"x24"x4" THICK CONCRETE SLAB FOR INSTALLATION OF EXTERIOR ELECTRICAL BREAKER BOX. ALLOW FOR CONDUIT WHEN POURING SLAB. VERIFY LOCATION WITH COMMERCE BANK. VERIFY SIZE REQUIRED WITH ELECTRICAL COMMUNICATIONS EQUIPMENT.
13. CONDUITS TO ELECTRICAL AND COMMUNICATIONS SOURCE. REFER TO SITE PLAN AND VERIFY WITH LOCAL UTILITY COMPANIES AND CODES.
14. PROVIDE (2) WATERTIGHT BOXES FOR 100A ELECTRICAL SERVICE TO ELECTRIC BREAKER BOX AND COMMUNICATIONS LINES.
15. ELECTRICAL NOTE FOR 100A SERVICE SHALL HAVE SURGE PROTECTOR AND WATERTIGHT INSTALLATION.
16. (1) 3/4"ø CONDUIT FOR (1) 30A CIRCUIT FOR ATM (1) 3/4" CONDUIT (1) 20A CIRCUIT FOR SURROUND.
17. (1) 3"ø CONDUIT FOR COMMUNICATIONS. PROVIDE 115V OUTLET FOR COMMUNICATIONS IN DOWN BOX. MAINTAIN 6" SEPERATION BETWEEN POWER AND COMMUNICATIONS CONDUITS (TYPICAL) INSTALL 3-CAT 5 4/- BELL FILLED CABLE TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. LEAVE 8" COILED.
18. 3/4" CONDUIT FOR DRAINAGE.

GENERAL NOTES

ALL DIMENSIONS SHALL BE REVIEWED AND APPROVED BY OWNER, AND CANOPY MFR.

VERIFY EXACT PLACING WITH OWNER AND SITE PLAN.

PROJECT GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS, APPROVALS AND INSPECTIONS. ALL WORK SHALL BE PERFORMED ACCORDING TO CODES AND REGULATIONS WHICH GOVERN THIS SITE FOR FEDERAL, STATE AND LOCAL AUTHORITIES.
2. CONTRACTOR SHALL COORDINATE PROJECT SCHEDULE WITH OWNER.
3. GENERAL CONTRACTOR SHALL VERIFY THE OWNER HAS REVIEWED AND APPROVED ALL NEW ITEMS TO BE INSTALLED PRIOR TO ORDER OR FABRICATION.
4. GENERAL CONTRACTOR SHALL SUPPLY THE OWNER WITH AS BUILT DRAWINGS FOR ALL WORK PERFORMED. DRAWINGS TO BE MARKED UP PRINTS. GENERAL CONTRACTOR SHALL SUBMIT TO THE LANDLORD, ALL INFORMATION PERTAINING TO GUARANTEES AND WARRANTIES ISSUED FOR ITEMS INSTALLED.
5. ALL DESIGN BUILD WORK TO BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK.
6. REMOVE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION. TRANSPORT AND LEGALLY DISPOSE OFF SITE.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING DIMENSIONS AND CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION IN WRITING.
8. THE OWNER AND ARCHITECT SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE PROPER DESIGN AND INSTALLATION OF ELECTRICAL & COMMUNICATIONS SYSTEMS. THOSE ITEMS SHALL REMAIN THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS DESIGN BUILD CONTRACTORS.
9. ALL SIGNAGE SHALL BE COORDINATED WITH THE OWNER.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING TO THE PROPERTY BEFORE, DURING OR AFTER CONSTRUCTION WHICH WAS CAUSED BY THE GENERAL CONTRACTOR, HIS EMPLOYEES OR SUBCONTRACTORS.
11. ANY TEMPORARY UTILITIES REQUIRED FOR THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR BUILDING COMPONENTS FOR REVIEW BY ARCHITECT.
13. "WORKMANSHIP" SHALL BE THE BEST OF ITS RESPECTIVE KIND FOR EACH OF THE VARIOUS TRADES EMPLOYED. WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS SHALL BE REMOVED AND REPLACED WITH PROPER MATERIALS AND "WORKMANSHIP".
14. ALL MATERIAL COLOR SELECTIONS SHALL BE BY OWNER AND COORDINATED BY THE GENERAL CONTRACTOR.
15. ALL PAINTED SURFACES SHALL RECEIVE 1 COAT PRIMER AND 2 COATS FINISH PAINT. PREPARE SURFACE AND APPLY PAINT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
16. SUPPLIER INFORMATION:
CAMERA AND ALARM CABLE AVAILABLE AT 913-841-2100
CANOPY SUPPORT SUPPLIED BY ACME SCH 1-800-241-8555
CAT 5E+ CABLE P/N 07061 MANUFACTURER MONARK CABLE AVAILABLE FROM GRAY MAR ELECTRIC

SITE WORK NOTES:

1. REMOVE ASPHALT PAVING AS REQUIRED FOR NEW CONSTRUCTION.
2. PATCH ADJACENT PAVING TO MATCH EXISTING AND RESTRIPE PARKING AS REQUIRED. COORDINATE WITH THE OWNER.
3. COORDINATE WITH OWNER IF CONCRETE APRON ALTERNATE SHALL BE PROVIDED.

EQUIPMENT NOTES:

1. OWNER SHALL PROVIDE ATM MACHINE. GENERAL CONTRACTOR SHALL COORDINATE POWER AND COMMUNICATIONS REQUIREMENTS WITH OWNER AND ATM MANUFACTURER.

ELECTRICAL GENERAL NOTES:

1. ELECTRICAL (AND COMMUNICATIONS) WORK IS DESIGN-BUILD BY APPROPRIATE CONTRACTOR. THOSE DESIGN BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THEIR INDIVIDUAL PERMITS NECESSARY FOR CONSTRUCTION.
2. THE SPECIFIC SIZING AND ENGINEERING OF ALL ELECTRICAL COMPONENTS, TO ENSURE ACCEPTABLE OPERATION OF THE INDIVIDUAL SYSTEMS AND COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES.
4. VERIFY ALL ELECTRICAL REQUIREMENTS WITH COMMERCE BANK, ATM MANUFACTURER, AND SIGNAGE CONTRACTOR (FOR CANOPY AND/OR SURROUND)
5. ALL CIRCUITS ARE SINGLE PHASE 115 VOLT.

NOTE:
REASONABLE EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS BASED ON EXISTING DRAWINGS HOWEVER, ALL CONDITIONS MUST BE VERIFIED IN THE FIELD PRIOR TO ANY DESIGN AND CONSTRUCTION. ANY CONFLICT BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER FOR VERIFICATION AND/OR CORRECTION.

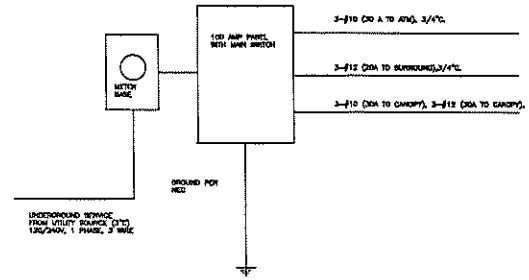
CIRCUIT BREAKER LOAD CENTER

TYPE: QO PANEL, "U1" 120/240 VOLTS, 1 PHASE, 3 WIRE, 20 POLES MAINS: 100 BUS, 100 BREAKER

CIRCUIT NUMBERS	EQUIPMENT SERVED	CIRCUIT BREAKER		
		AMP	POLE	QUANTY
1,3	CANOPY POWER	30	1	2
2	ATM POWER	20	1	1
4	SURROUND POWER	20	1	1
6	COMMUNICATION PANEL POWER	20	1	1
8,20	SPACES	—	1	13

NOTES:
1. PROVIDE PANEL WITH NEMA 3R ENCLOSURE.
2. PROVIDE PANEL WITH SURGE SUPPRESSOR EQUAL TO SQUARE D MODEL SDS211750, VERIFY EXACT INSTALLATION REQUIREMENTS WITH MANUFACTURER.

ACCESSORIES:
2 HANDLE LOCK OFF
+ GROUND FAULT INTERRUPTER



ELECTRICAL RISER DIAGRAM

NO SCALE

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 fax

www.fwi.com

Date	Description
	ELC-PER-FRED-1-30-01
	MISC-PER-FRED-10-23-02
	MISC-PER-FRED-1-8-03

PROFESSIONAL ENGINEER
DOUGLAS E. BONNER
19130
OKLAHOMA

APR 15 2003

PROJECT:
COMMERCE BANK

PROTOTYPE A.T.M. ISLAND FOR COMMERCE BANK

(ON ISLAND ELEC)
(BEHIND CURB)

Date:	11-14-02
Design/Drawn:	JPB
Approved:	JTB
Book No.:	-

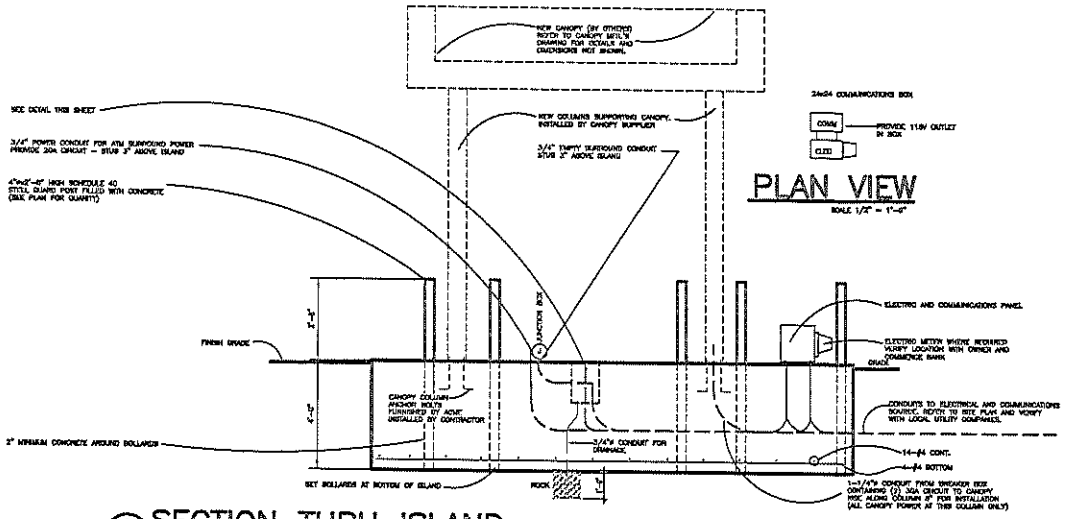
SHEET TITLE
PROTOTYPE PLAN-DETAILS AND NOTES

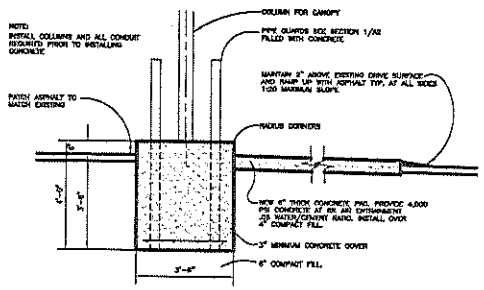
SHEET NUMBER
A-1

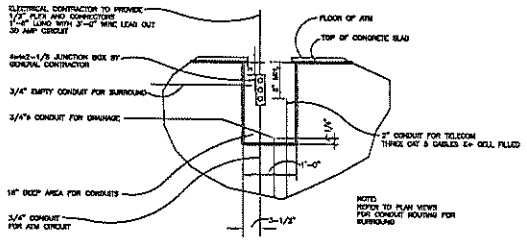
SHEET 1 OF 2 -

Project No.: 200584

21.9







ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

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ISSUE
ELC-PER-FRED-1-30-01
MISC-PER-FRED-10-22-02
MISC-PER-FRED-1-8-03

LICENSED PROFESSIONAL ENGINEER
DOUGLAS E. BONNER
019130
OKLAHOMA

APR 15 1700

PROJECT
COMMERCE BANK

PROTOTYPE A.T.M. ISLAND FOR COMMERCE BANK
(ON ISLAND ELEC)
(BEHIND CURB)

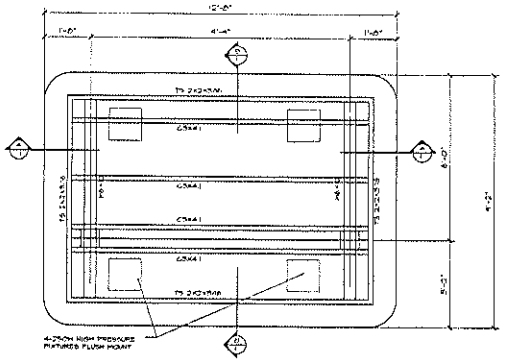
Date:	11-14-02
Design/Drawn:	JPB
Approved:	JTD
Book No.:	-

SHEET TITLE
PROTOTYPE PLAN-DETAILS AND NOTES

SHEET NUMBER
A-2
SHEET 2 OF 2

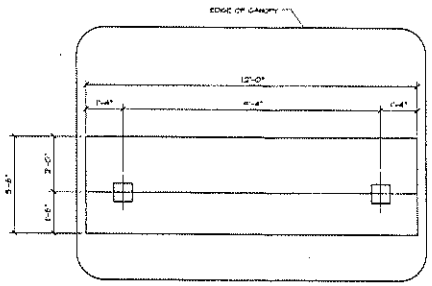
Project No.: 200184

21.12



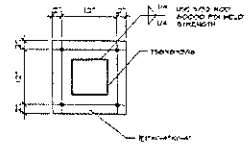
CANOPY ROOF PLAN

SCALE 1/2" = 1'-0"



FOUNDATION PLAN

SCALE 1/2" = 1'-0"



SECTION

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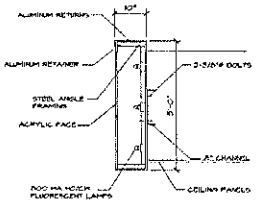

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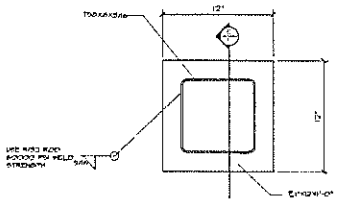

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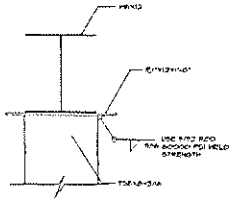

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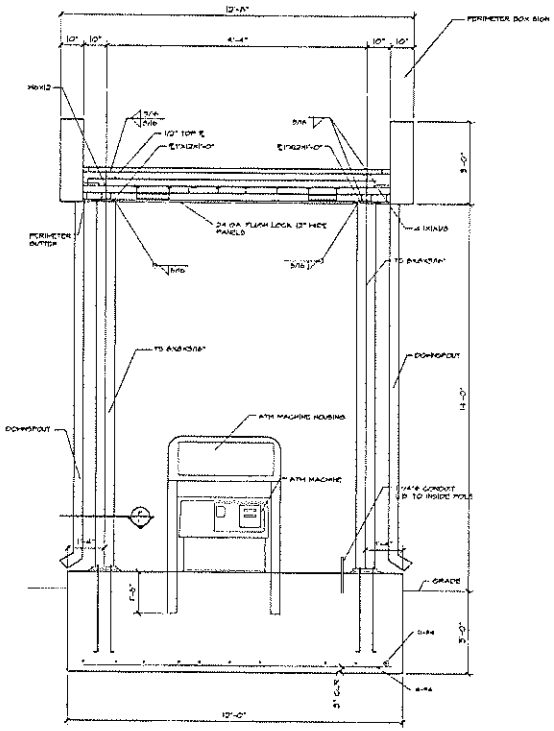

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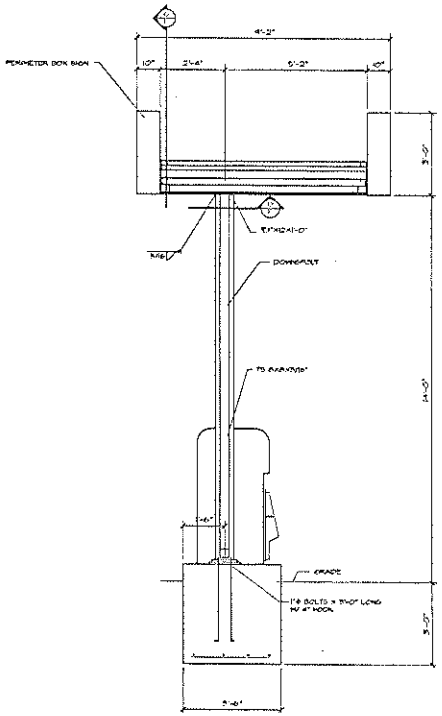


SECTION

SCALE 1/2" = 1'-0"

GENERAL NOTES

1. CONCRETE STRENGTH — f'c = 3000 PSI @28 DAYS
2. STEEL (BEAMS AND CHANNELS) — Fy = 36 KSI
3. STEEL (COLUMNS AND TUBES) — Fy = 36 KSI
4. LOADING: LIVE LOAD (SNOW) — 25 PSF (GROUND SNOW LOAD)
   DEAD LOAD — 10 PSF
   WIND LOAD — V=90 MPH EXP. C
   SEISMIC ZONE — 2A
5. BUILDING CODE: 2006 IBC
6. WELDING: USE E70X ELECTRODES
7. REINFORCING STEEL
8. Canopy shall be constructed of a rigid framework with an approved covering. Skin is flame resistant in accordance with NFPA 701 or has a flame spread index not greater than 25 when tested in accordance with ASTM E 84.

STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6260

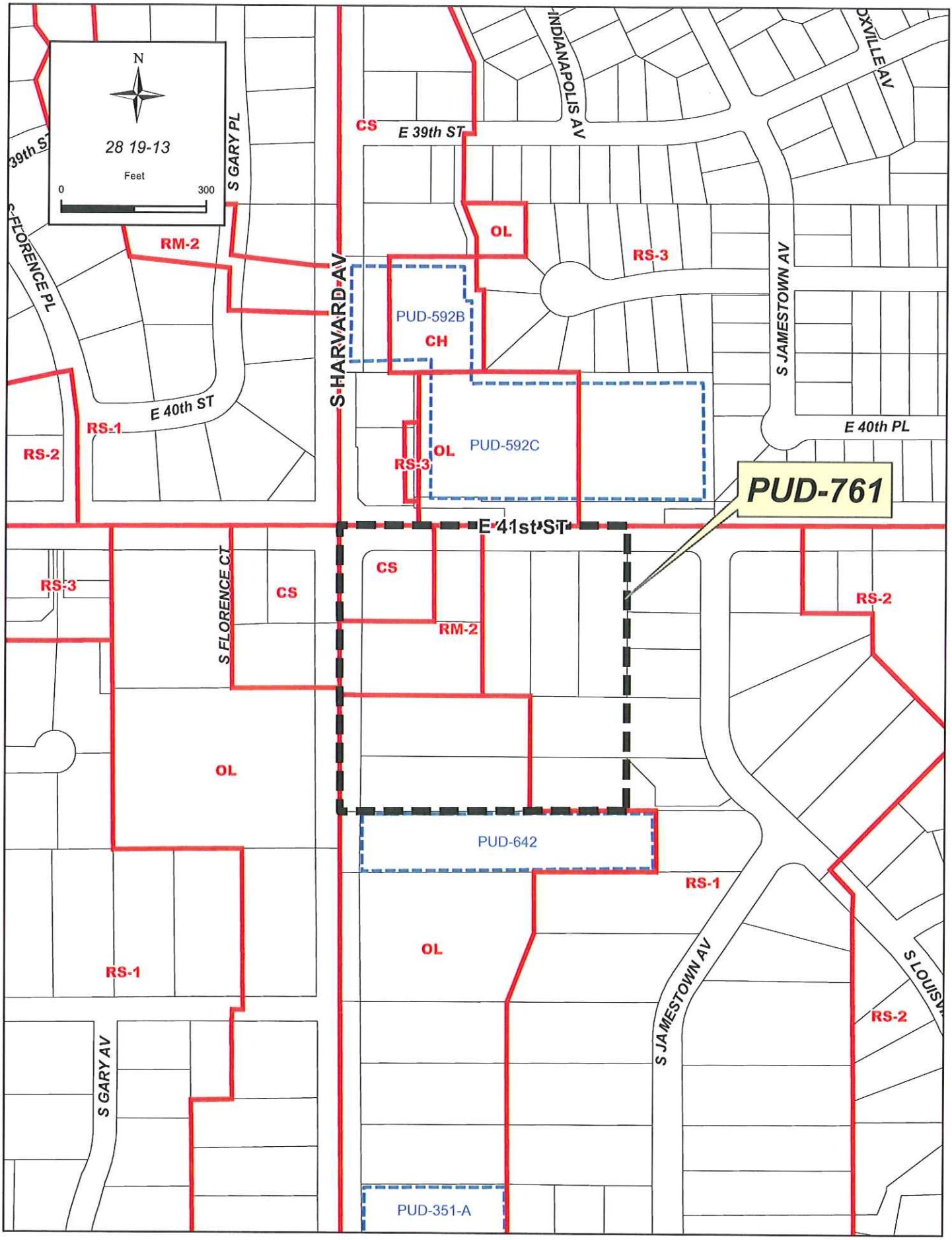
STEPHEN P. MASLAN — MAR 05 2009

ATM SIGN CANOPY

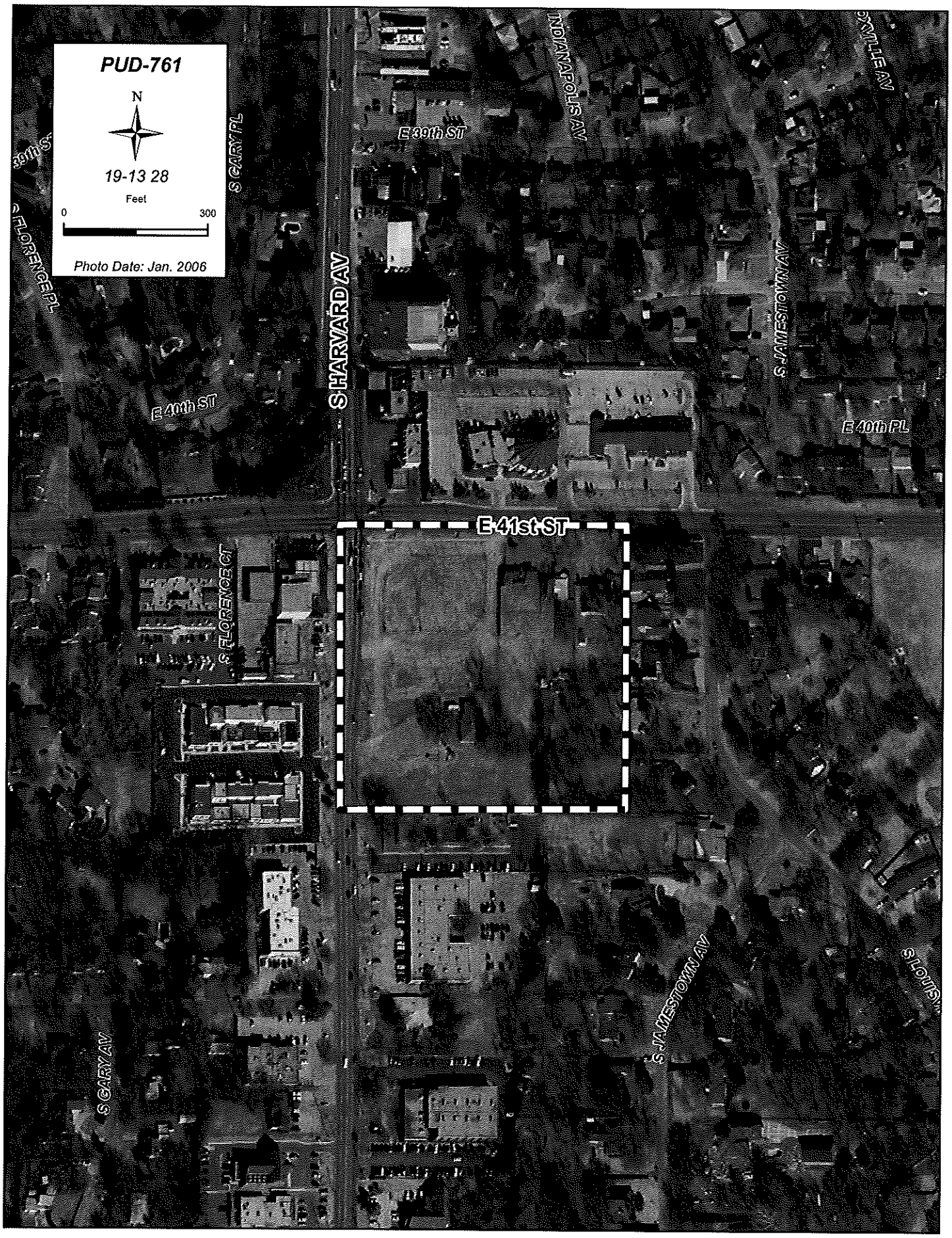
DATE	3-4-09
DRAWN BY	RES
CHECKED BY	SPM
REVISED	

SHEET NO. 1 OF ONE

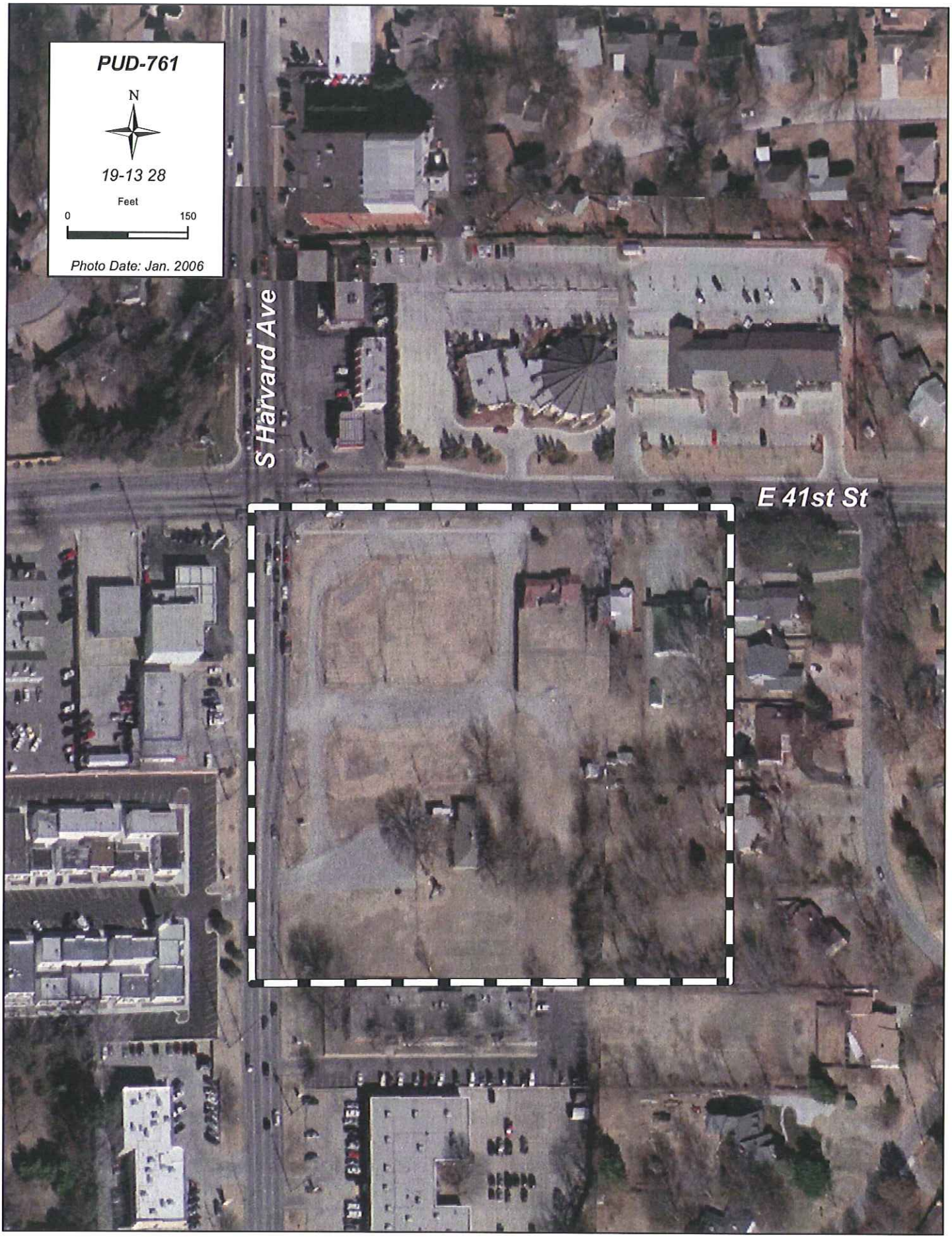
21.11


N
28 19-13
Feet
0
300
39th ST
S GARY PL
FLORENCE PL
E 40th ST
RM-2
RS-1
RS-2
CS
E 39th ST
INDIANAPOLIS AV
OXVILLE AV
OL
RS-3
S HARVARD AV
PUD-592B
CH
S JAMESTOWN AV
E 40th PL
PUD-592C
OL
RS-3
PUD-761
E 41st ST
RS-3
S FLORENCE CT
CS
CS
RM-2
RS-2
OL
PUD-642
RS-1
OL
RS-1
S JAMESTOWN AV
S LOUISV
RS-2
S GARY AV
PUD-351-A

22.1


PUD-761
N
19-13 28
Feet
0
300
Photo Date: Jan. 2006
E 39th ST
S CARY PL
INDIANAPOLIS AV
S HARVARD AV
S JAMESTOWN AV
E 40th ST
E 40th PL
E 41st ST
S FLORENCE CT
S FLORENCE PL
S CARY AV
S JAMESTOWN AV

22.2


PUD-761
N
19-13 28
Feet
0
150
Photo Date: Jan. 2006
S Harvard Ave
E 41st St

22.3

May 6, 2009

STAFF RECOMMENDATION

PUD-761: Detail Site Plan – Southeast corner S. Harvard Ave. and 41st Street South; Lot 1, Block 1 – Harvard Square South; TRS 9328; CZM 48; Atlas 311; PD 6; CD 9; RM-2/OL/CS/PUD.

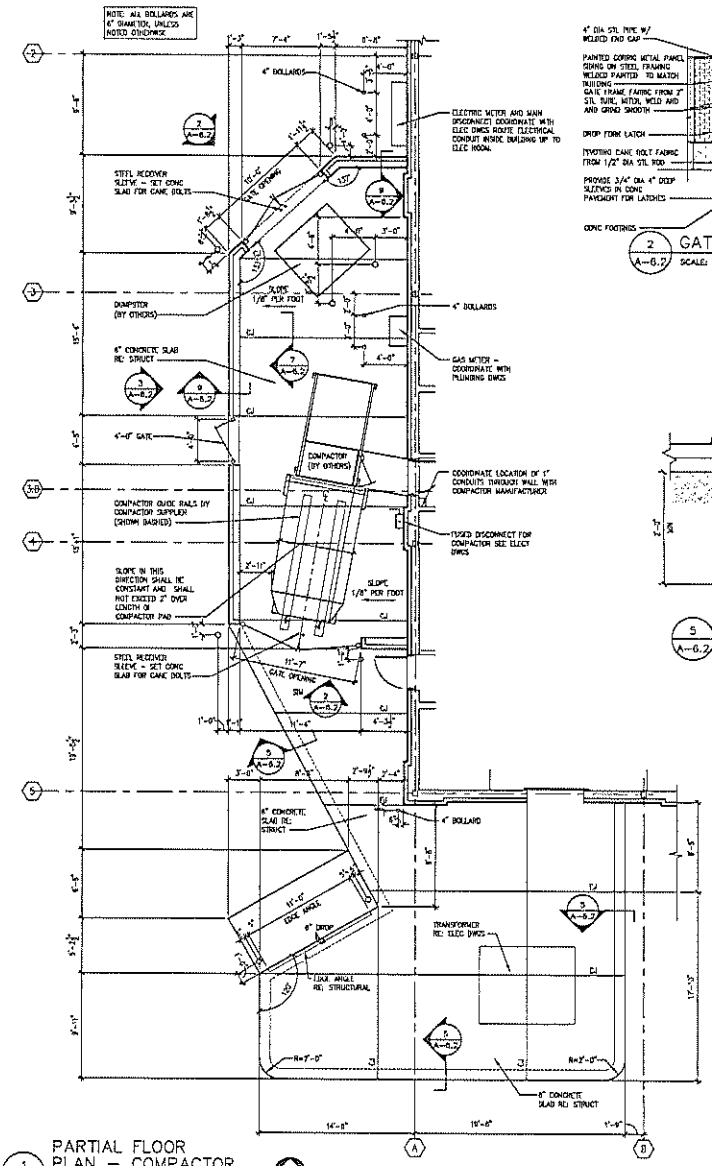
The applicant is requesting approval of a detail site plan for a 13,062 square foot (sf) CVS Pharmacy. The proposed use, Use Unit 13 – Convenience Goods and Services is a permitted use within PUD-761.

The submitted site plan meets all applicable building floor area, exterior design, open space, building height and setback limitations. Access to the site is provided from one point along Harvard Avenue and one point from 41st Street. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6' masonry type screening wall will be constructed simultaneously along the south PUD boundary line. An 8' masonry type wall will also be constructed commencing 50' from the eastern most point of the south PUD boundary line and continue north for the entirety of the east boundary line of the PUD as required by adopted PUD development standards. Landscaping is provided per adopted PUD development standards. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining properties. A trash enclosure is provided as required by the PUD. Sidewalks will be provided along Harvard Avenue and 41st Street as required by PUD Development Standards and Subdivision regulations.

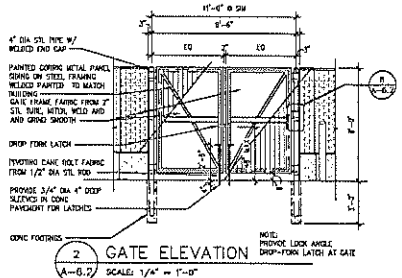
Staff recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – Harvard Square South.

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

22.4

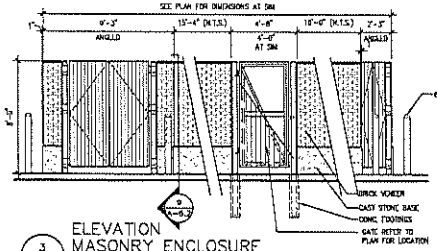


1 A-6.2 PARTIAL FLOOR PLAN - COMPACTOR
SCALE: 3/16" = 1'-0"

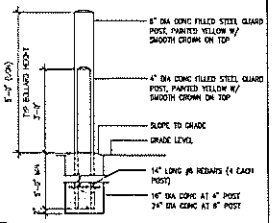


2 A-6.2 GATE ELEVATION
SCALE: 1/4" = 1'-0"

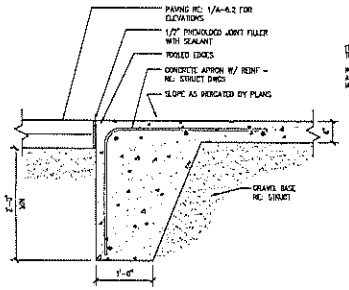
NOTE:
1) RE: 4/A-6.2 FOR GATE POST FOOTING AND ANCHORS



3 A-6.2 ELEVATION MASONRY ENCLOSURE
SCALE: 1/4" = 1'-0"



4 A-6.2 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



5 A-6.2 CONC APRON DETAIL
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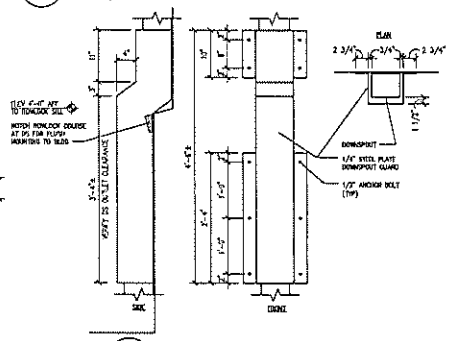
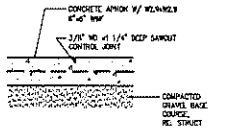
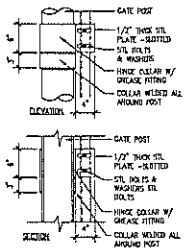


6 A-6.2 DS GUARD DETAIL
SCALE: 1" = 1'-0"



7 A-6.2 CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



8 A-6.2 GATE HINGE DETAIL
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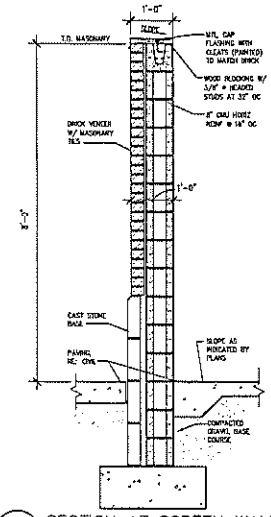
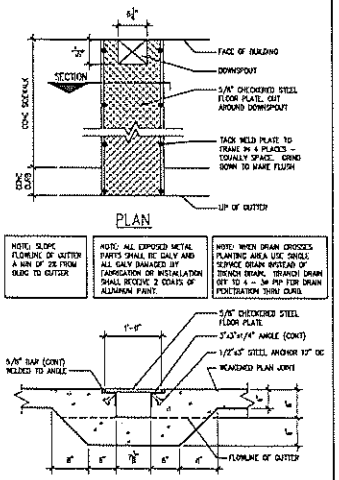


9 A-6.2 SECTION AT SCREEN WALL
SCALE: 3/4" = 1'-0"



10 A-6.2 SIDEWALK DRAIN
SCALE: 1" = 1'-0"

JACOBS Carter Burgess
Three drawings/documents are being submitted by Carter & Burgess Inc. Carter & Burgess, Inc. is a wholly owned subsidiary of Jacobs Engineering Group Inc and hereinafter referred to as Jacobs Carter Burgess.
777 MAIN STREET
30TH FLOOR
FORT WORTH, TX 76102
TEL (817) 222-8500
FAX (817) 222-8550

CONSULTANT:

SEAL:

CVS pharmacy

TYPE A-12900-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 07972

SEC 41ST & HARVARD AVE
TULSA, OKLAHOMA

DEAL TYPE: NEW

DEVELOPER:
Armstrong | Development
Birmingham Texas
2100 Weston Street, Suite 700
Pittsburgh, PA 15203
412-381-1122

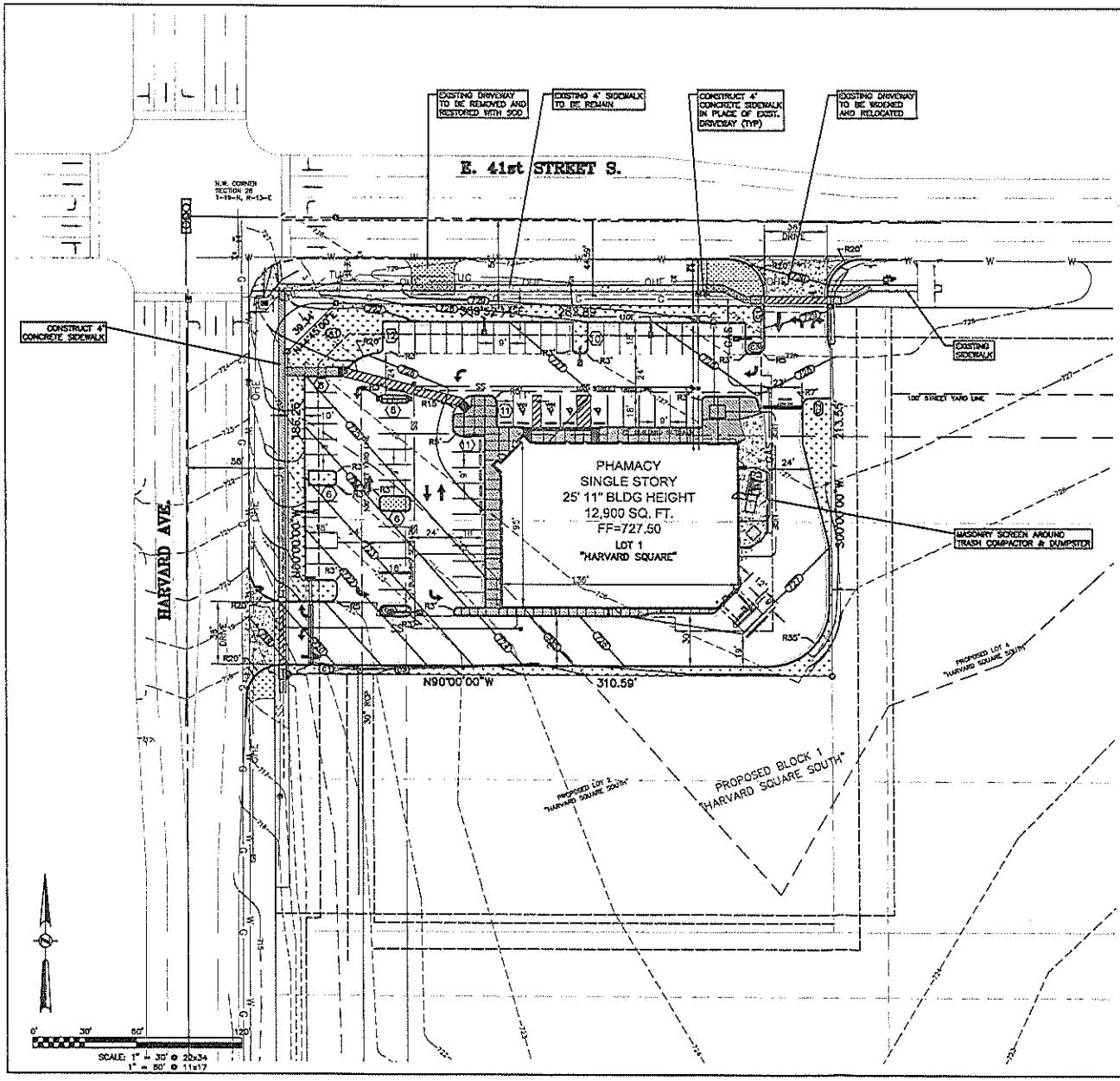
REVISIONS:

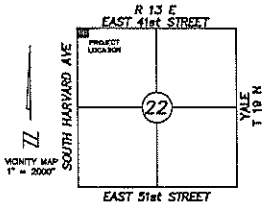
DRAWING BY:	LDD
DATE:	30 APRIL 2009
JOB NUMBER:	FBW60100

TITLE:
ENLARGED PLANS & DETAILS

SHEET NUMBER:
A-6.2

COMMENTS:
ISSUED FOR BID/PERMIT





DETAIL SITE PLAN INFORMATION:
EXISTING ZONING – PUD 761/CS
PROPOSED ZONING – PUD 761/CS

DEVELOPMENT AREA ±1.52 ACRES (66,047 S.F.)
PERMITTED USES: UNITS, 10, 11, 12 (no drive throughs) 13, & 14
PROPOSED USE: UNIT 13 CONVENIENCE GOODS & SERVICES

MAXIMUM BLDG. FLOOR AREA PERMITTED: 22,000 SF PER LOT (60,000 SF Total)

BLDG. FLOOR AREA PROPOSED: 13,062 S.F. (12,900 S.F. INTERNAL)
SINGLE STORY SALES

BLDG. HEIGHT PERMITTED: 25' occupied, 29' unoccupied*
* Architectural elements shall be subject to Detailed Site Plan approval according to Exhibit C

BLDG. HEIGHT PROPOSED: Building Height is 25'11"

MINIMUM BLDG. SETBACKS REQUIRED: 125' from Centerline of 41st
125' from Centerline Harvard
Internal Lot Line Deemed by Detailed Site Plan Review.
Street Yard Calculations are based on a 100' Setback from Centerline of 41st & Harvard

OFF STREET PARKING
RATIO PER USE: 1 / 225 S.F.
NUMBER OF SPACES REQUIRED PER USE: 58 PER CITY CODE,
NUMBER OF SPACES PROPOSED PER USE: 68

OPEN SPACE/LANDSCAPE AREA REQUIREMENTS
PUD 761 MINIMUM OVERALL PERCENTAGE = 18% (11,888 SF)
NOTE: PUD 761 requires 18% for all of Harvard Square. Total amount provided on Lot 1 = 8,567 SF (13%)

STREET YARD AREA CALCULATIONS (based upon 15% requirement)
TOTAL STREET YARD AREA = 22,033 SF (14,228 SF 41st, 7805 SF Harvard)

	REQUIRED (@15%):		PROVIDED:	
41st	2,582	S.F.	3,502	S.F. (24.6%)
Harvard	1,465	S.F.	2,175	S.F. (27.8%)

ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): NONE

LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED: 25 FT. HEIGHT PROPOSED: 25 FT.

LIGHT POLE

SITE SIGNAGE LEGEND
(A1) 6' FREESTANDING MONUMENT
(C3) CVS/PHARMACY ENTER
(C2) CVS/PHARMACY EXIT
(D3) DRIVE THRU PHARMACY

Benchmark No. 1
BOLT AT BASE OF TELEPHONE LIGHT POLE LOCATED NEAR NW CORNER OF SITE
N=408409.33, E=2576898.25
ELEV=729.02

JACOBS ENGINEERING GROUP

These drawings/documents are being submitted by Jacobs Engineering Group.

10001 N. BROADWAY EXTENSION
OKLAHOMA CITY, OKLAHOMA 73114
(405) 810-8254 PHONE
(405) 810-2960 FAX

Certificate of Authorization 1435
Expires June 30, 2009

CONSULTANT:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
RONALD O. CARDWELL
22409
OKLAHOMA

CVS/pharmacy

STORE NUMBER: 7972

SOUTHEAST CORNER
E 41ST STREET S
AND S HARVARD AVE.
TULSA, OKLAHOMA

DEVELOPER:
ARMSTRONG PROPERTIES, INC.
BIRMINGHAM TOWERS
2100 WHARTON STREET, SUITE 700
PITTSBURGH, PENNSYLVANIA 15203
PHONE: (412) 381-1122 EXT. 68
FAX: (412) 381-1615

REVISIONS:
1 2009-04-28 Per C.S. Comment
2
3
4

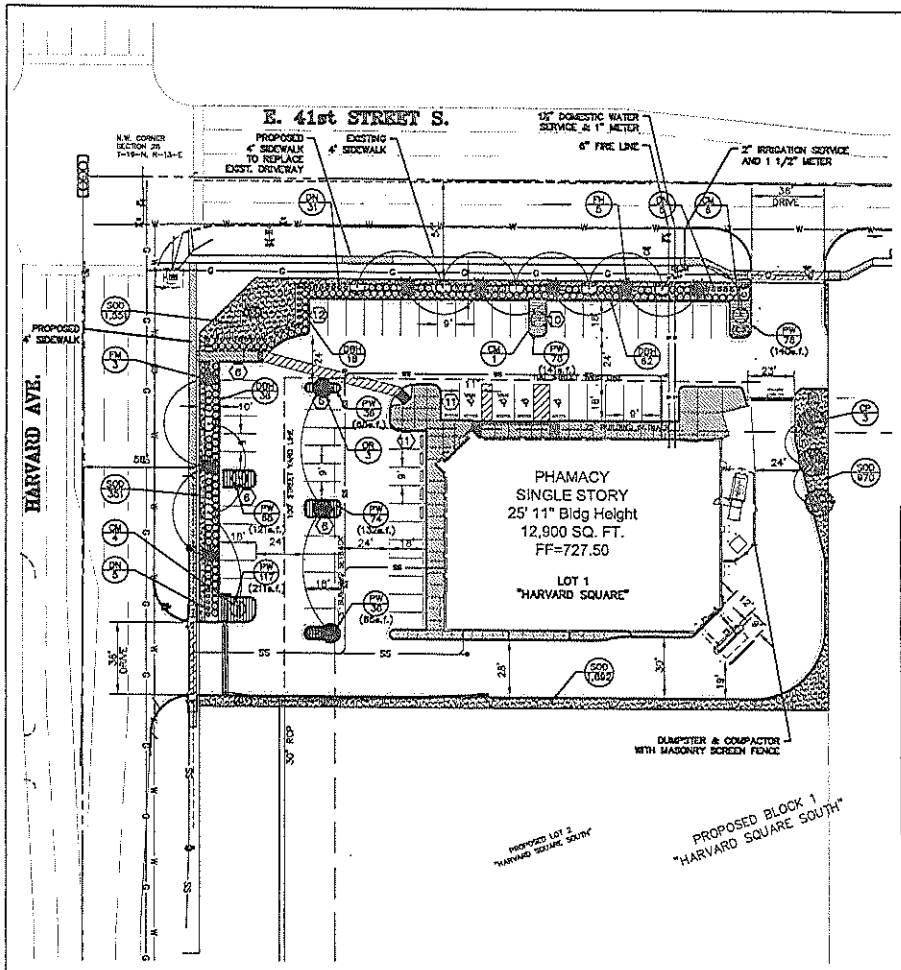
LAYOUT COORD:	CDS
PLANNING MGR:	RGC
DRAWING BY:	CDS
DATE:	03/31/09
JOB NUMBER:	WOXX6910

TITLE: TMAPC - SITE PLAN

SHEET NUMBER: 1.0

COMMENTS: ----

23.a



LANDSCAPE PLAN

REQUIREMENTS:
EXISTING ZONING: BUD 761/CS
PROPOSED ZONING PUD: 761/CS
DEVELOPMENT AREA ±1.52 ACRES (66,047 S.F.)
PERMITTED USES: UNIT 13 CONVENIENCE GOODS & SERVICES
PROPOSED USES: UNIT 13 CONVENIENCE GOODS & SERVICES

MAXIMUM BLDG. FLOOR AREA PERMITTED: 22,900 S.F.
BLDG. FLOOR AREA PROPOSED FOR EACH USE: 12,900 S.F.

LANDSCAPE AREA SQUARE FOOTAGE:
MINIMUM LANDSCAPED AREA REQUIRED: 10% 11,868 S.F.
LANDSCAPED AREA PROVIDED: 13 % 8,567 S.F.
(BASED ON OVERALL PUD REQUIREMENTS)

STREET YARD AREA PER STREET FRONTAGE

STREET NAME		
S. HARVARD AVE	7,805	S.F.
E. 41st ST. S.	14,229	S.F.

LANDSCAPED AREA PER STREET FRONTAGE (STREET YARD, USING 15%)

STREET NAME:	REQUIRED:	PROVIDED:
S. HARVARD AVE	1,405 S.F.	2,178 S.F. (25%)
E. 41st ST. S.	2,562 S.F.	3,902 S.F. (25%)

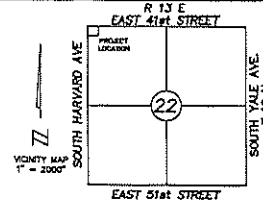
NUMBER OF TREES PER STREET YARD (1 per 1,500 S.F.)

STREET NAME:	REQUIRED:	PROVIDED:
S. HARVARD AVE	6 TREES	7 TREES
E. 41st ST. S.	10 TREES	12 TREES

NUMBER OF TREES FOR PARKING AREAS (1 per 8 spaces of 34 Spaces)
REQUIRED: 5 TREES PROVIDED: 5 TREES

NUMBER OF SHRUBS REQUIRED (3 per 10 LF of street frontage, 5 gal min.)
REQUIRED: 153 SHRUBS PROVIDED: 196 SHRUBS
Additional Shrubs Provided (2 gal) = 43 (198 total)

CERTIFICATION BY A LANDSCAPE ARCHITECT, ARCHITECT, OR ENGINEER REGISTERED IN THE STATE OF OKLAHOMA IS REQUIRED.



GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS.
2. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER.
3. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
4. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION.
6. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA
8. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
9. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
10. ALL CONSTRUCTION WILL CONFORM TO THE CITY OF BROKEN ARROW STANDARDS.

PROPOSED PLANTING LIST

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	E / D	COMMENTS
TREES—MEDIUM						
CP	3	CHINESE PISTACHE	PISTACIA CHINENSIS	2" cal.	D	
TREES—SMALL						
CM	11	CRAPE MYRTLE	EUONYMUS FORTUNEI "COLORATUS"	5 gal.	E	
OR	3	OKLAHOMA REDBUD	CERCIS RENIFORMUS	5 gal.	D	
FH	6	FOSTER HOLLY	ILEX ATTENUATA	5 gal.	E	
SHRUBS						
DBH	155	DWARF BURFORD HOLLY	ILEX CORNUTA	5 gallon	E	24"min ht, 3.5'o.c.
DN	43	DWARF NANDINA	NANDINA DOMESTICA "RICHMOND"	2 gallon	E	FLOWERING (in addition to the required amount)
GROUND COVER						
PW	508	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI "COLORATA"	18" O.C. x 18" S.R.	E	
SOD	4,764	BERMUDA GRASS	CYNODON DACTYLON	1.5" MAT MIN.		SOLID SOD

LANDSCAPE LEGEND

NAME	SYMBOL	ABRV.
2-gal. Dwarf Nandina (Richmond)		DN
5-gal. Dwarf Burford Holly		DBH
2"-Chinese Pistache		CP
5-gal. Foster Holly		FM
5-gal. Crape Myrtle		CM
5-gal Oklahoma Redbud		OR
Purple Wintercreeper 18" O.C. x 18" S.R.		PW
Grass Sod		SOD

SITE SIGNAGE LEGEND
- A1 6' FREESTANDING MONUMENT
- D1 CVS/PHARMACY ENTER
- D2 CVS/PHARMACY EXIT
- D3 DRIVE THRU PHARMACY

PLANTING NOTES:

1. TREE, SHRUB, GROUND COVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
2. ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A TWO (2") INCH MULCH LAYER.
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK (BRANCHING) HEIGHT OF SEVEN (7) FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
6. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14) FEET.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
8. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
10. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
11. PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
12. PROVIDE STEEL EDGING AS INDICATED ON THE DRAWING.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
14. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE OKLAHOMA NURSERYMANS STANDARDS.
15. TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
16. REF. SHEET C-5.1 FOR PLANTING DETAILS.
17. REFER TO CIVIL FOR GRADING.

IRRIGATION:

1. AN AUTOMATIC, CONVENTIONAL ISP IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR SHALL BE PROVIDED. IRRIGATION SYSTEM SHALL BE CONNECTED TO THE PUBLIC WATER SUPPLY WITH A DOUBLE CHECK VALVE BACKFLOW PREVENTER. POPUP SPRAY HEADS SHALL BE LOCATED AND POSITIONED TO PROVIDE ADEQUATE COVERAGE OF THE LANDSCAPING. HEADS SHALL BE SPACED ACCORDING MANUFACTURERS SPECIFICATIONS. LANDSCAPED AREAS SHALL BE ZONED ACCORDINGLY SO THAT THE MANUFACTURER'S MINIMUM HEAD PRESSURE IS NOT EXCEEDED. CONTACT CITY TO VERIFY WATER PRESSURE AT SITE.
2. A 4" AND 2" CLASS SCH 40 SLEEVE SHALL BE PROVIDED ACROSS NEW DRIVES AND ACROSS PARKING TO ANY LANDSCAPED ISLANDS.
3. AN IRRIGATION CONTROLLER CAPABLE OF SERVICING THE NUMBER OF ZONES SHALL BE PROVIDED WITH 120VAC/15 AMP SERVICE. IRRIGATION CONTROLLER SHALL BE LOCATED IN AN OUTDOOR ENCLOSURE.
4. 3" ELECTRICAL CONDUIT WITH SWEEP ELL AND PULL STRING TO BE INSTALLED FROM CONTROLLER LOCATION TO LANDSCAPED AREAS.

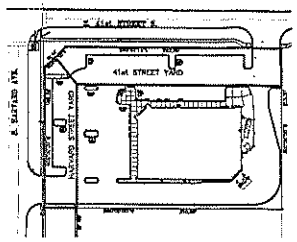
LANDSCAPE QUANTITIES	
TOTAL LANDSCAPED AREA	8,567 S.F.
TOTAL SITE AREA	66,047 S.F.
PERCENT OF LANDSCAPE AREA	12.9 %

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

Benchmark No. 1
BOLT AT BASE OF TELEPHONE LIGHT POLE LOCATED NEAR NW CORNER OF SITE
N=405409.33, E=2578996.25
ELEV=729.02

Utility Statement: CALL OKIE PRIOR TO DIGGING: 840-5032 / 1-800-522-6543
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

0' 30' 60' 120'
SCALE: 1" = 30' @ 12"x34"
1" = 60 @ 11"x17"



JACOBS ENGINEERING GROUP
These drawings/documents are being submitted by Jacobs Engineering Group.
10001 N. BROADWAY EXTENSION
OKLAHOMA CITY, OKLAHOMA 73114
(405) 810-8254 PHONE
(405) 810-2950 FAX
Certificate of Authorization 1435
Expires June 30, 2009

CONSULTANT:

SEAL:
REGISTERED PROFESSIONAL ENGINEER RONALD O. CARDWELL 23409 OKLAHOMA

CVS/pharmacy
STORE NUMBER: 7972
SOUTHEAST CORNER
E 41ST STREET S
AND S HARVARD AVE.
TULSA, OKLAHOMA

DEVELOPER:
ARMSTRONG PROPERTIES, INC.
BIRMINGHAM TOWERS
2100 WHARTON STREET, SUITE 700
PITTSBURGH, PENNSYLVANIA 15203
PHONE: (412) 381-1122 EXT. 58
FAX: (412) 381-1815

REVISIONS:
1 4/28/09 - PER SANSONE REV.
2 ----
3 ----
4 ----

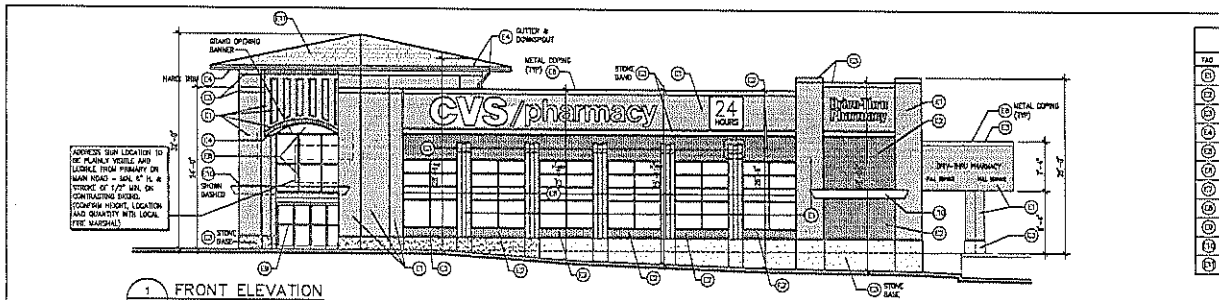
LAYOUT COORD:	CDS
PLANNING MGR:	ROC
DRAWING BY:	CDS
DATE:	03/31/09
JOB NUMBER:	WO06910

TITLE: TMAPC - LANDSCAPE PLAN

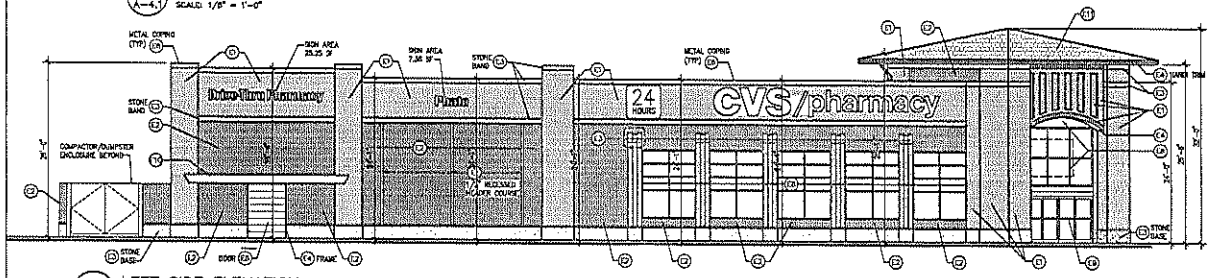
SHEET NUMBER: 2.0

COMMENTS: ----

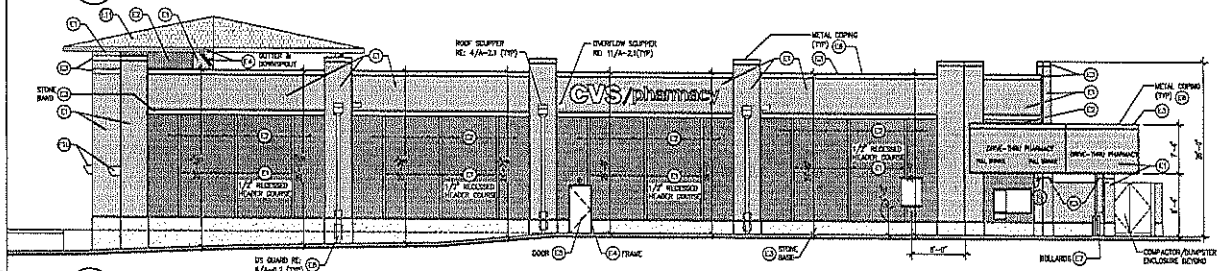
22.1



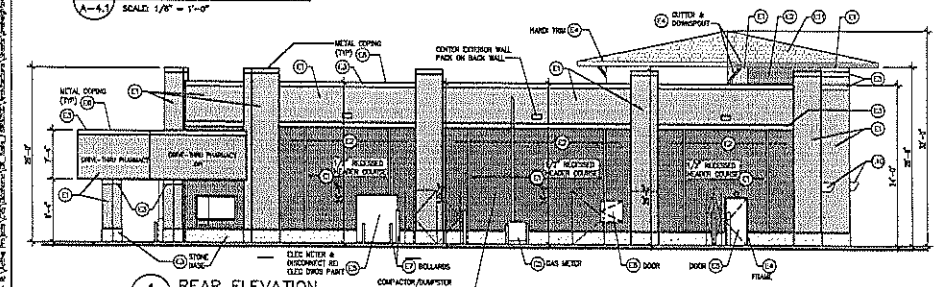
1 FRONT ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"

AVERAGE BUILDING HEIGHT IS 25'-11". TAKEN AT 15' INTERVALS ALONG ALL FACADES OF THE BUILDING.

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT. NO.	COLOR	NOTES
E1	BRICK VENEER 1	CLOUD CERAMICS	MODULAR	VELOUR -SAHARA LIGHT BUFF	MORTAR COLOR: NATURAL
E2	BRICK VENEER 2	CLOUD CERAMICS	VELOUR	VELOUR -OLD ROSE	MORTAR COLOR: NATURAL
E3	LIMESTONE	BRENTWOOD PRAIRIE STONE	GROUNDFACE	BUFF	MORTAR COLOR: BUFF
E4	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "A1"	
E5	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "B2"	
E6	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "C2"	
E7	PAINT	BENJAMIN MOORE		MATCH DRAK YELLOW	TYP FOR ALL PIPE BOLLARDS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CARNIVAL RED VALSPAR 9L4413B	
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CARNIVAL RED VALSPAR 9L4413B	
E10	METAL CANOPY		BENJAMIN MOORE METALLIC SILVER 2L05-82		TYP FOR ALL METAL TRIMS & METAL DECK
E11	ASPHALT SHINGLES	TAMKO ROOFING PRODUCTS		CAMARTE SLATE	20% DUSK, 80% GREEN

NOTE:
SIGNAGE UNDER SEPARATE PERMIT

LEGEND
(X) - RE: EXTERIOR FINISH SCHEDULE

JACOBS Carter Burgess
These drawings/documents are being submitted by Carter & Burgess Inc. Carter & Burgess, Inc. is a wholly owned subsidiary of Jacobs Engineering Group Inc and hereinafter referred to as Jacobs Carter Burgess.
777 MAIN STREET
30TH FLOOR
FORT WORTH, TX 76102
TEL (817) 222-8500
FAX (817) 222-8550

CONSULTANT:

SEAL:

CVS pharmacy

TYPE A-12900-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 07972

SEC 41st ST. & HARVARD AVE.
TULSA, OKLAHOMA 74105

DEAL TYPE NEW

DEVELOPER:
Armstrong | Development
Birmingham Tower
2120 Market Street, Suite 700
Pittsburgh, PA 15203
412-381-1122

REVISIONS:

DRAWING BY: LDD

DATE: 30 APRIL 2009

JOB NUMBER: F8W60100

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-4.1

COMMENTS:
ISSUED FOR BID/PERMIT

User = Wong, Robert
Date = Monday, April 27, 2009 3:25:14 PM
Filename = R:\Jacobs Projects\F8W60100\Architecture\Sheets\Elevations\A-4.1.dwg

22.8

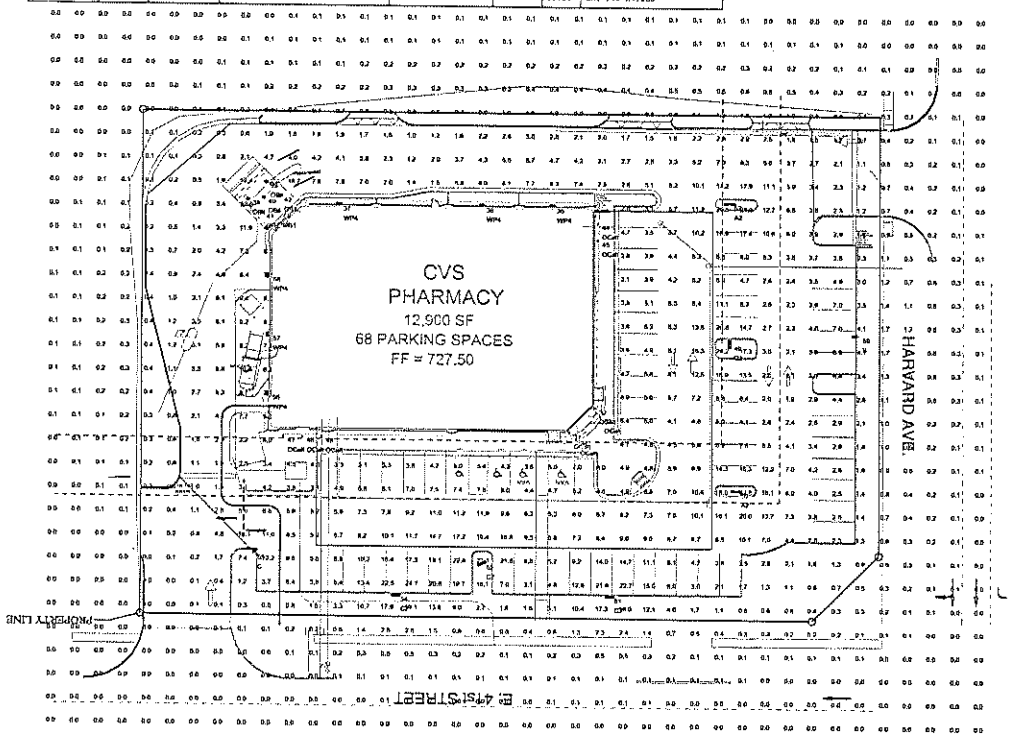
* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS.

Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
*	5	WP4	WTL3 250M FT	SINGLE	27500	0.750	WTL3_250M_FT.ies
*	5	OCalt	AH 70M SAR	SINGLE	4800	0.750	AH_70M_SAR.ies
*	4	OB1	LAH 250M 12FW FHL	SINGLE	20000	0.750	LAH_250M_12FW_FHL.ies
	4	C2	QTY 2 CR1-P40-H4-H5 (Hubbell	ROTATED OPTICS	40000	0.750	CR1-P40-H4-H5.IES
	1	C	CR1-P40-H4-H5 (Hubbell Ltg)	SINGLE	40000	0.750	CR1-P40-H4-H5.IES
	1	B	CR1-P40-H3-H3 (Hubbell Ltg)	SINGLE	40000	0.750	CR1-P40-H3-H5.IES
	2	A2	QTY 2 CR1-P40-H4 (Hubbell Ltg)	BACK-BACK	40000	0.750	CR1-P40-H4.IES

Calculation Summary

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts		Illuminance	Fc	7.78	52.8	0.0	N.A.	N.A.
50 FT RADIUS	3.0 FC MINIMUM	Illuminance	Fc	6.89	19.4	3.1	2.22	6.26
CVS PARKING	1.5 FC MIN IMUM	Illuminance	Fc	6.78	52.8	0.4	16.95	132.00



Luminaire Location Summary

height

SegNo	Label	X	Y	Z	Orient	Tilt
38	OB1	107.816	211.624	9.33	45	0
39	OB1	110.227	219.035	9.33	45	0
40	OB1	109.331	212.27	9.33	45	0
41	OB1	108.585	205.904	9.33	45	0
42	OB1	115.948	213.017	9.33	45	0
43	OB1	115.548	206.302	9.33	45	0
35	WP4	230.68	209.54	19	90	0
36	WP4	261.082	209.54	19	90	0
37	WP4	140.976	209.54	19	90	0
31	OCalt	237.49	133.78	26	0	0
32	OCalt	248.665	124.344	26	0	0
33	OCalt	250.884	120.628	19	0	0
34	OCalt	240.838	111.124	19	0	0
44	OCalt	249.422	202.602	8.33	0	0
45	OCalt	249.622	195.316	8.33	0	0
46	OCalt	125.943	111.224	8.33	0	0
47	OCalt	117.943	111.224	8.33	0	0
48	OCalt	133.943	111.224	8.33	0	0
51	C2	235.42	44.384	25	90	0
50	A2	306.171	69.617	25	180	0
54	C2	165.584	44.328	25	90	0
49	C2	305.628	152.135	25	180	0
55	C	105.588	81.403	25	59.895	0
53	C2	301.638	59.083	25	115.904	0
56	WP4	111.574	129.283	19	180	0
57	WP4	111.574	154.283	19	180	0
58	WP4	111.574	179.283	19	180	0
59	B	360	156	25	180	0
52	A2	304.987	211.954	25	180	0

THIS STUDY DOES NOT MEET THE STANDARDS FOR ILLUMINAITON SET BY CVS, DUE TO DESIGN CRITERIA

FOR PRICING CONTACT

Weidenbach-Brown Co., Inc.
315 Norwood Park South
Norwood, MA 02062
Tel: 781-769-9868
Fax: 781-769-9832
Email: CVSSUPPORT@WBLIGHT.COM

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE
SSS-25-40-7-A2-XX

TWIN FIXTURE 180 DEGREE APART
SSS-25-50-7-C2-XX

1 / SE-1.2 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

JACOBS Carter Burgess

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CONSULTANT:

SEAL:

CVS pharmacy

TYPE A-12900-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 07972

SEC 41st ST. & HARVARD AVE.
TULSA, OKLAHOMA 74105

DEAL TYPE: NEW

DEVELOPER:

Armstrong | Development
Birmingham Towers
2100 Wharton Street, Suite 700
Pittsburgh, PA 15203
412-381-1122

REVISIONS:

DRAWING BY: MNC

DATE: 30 APRIL 2009

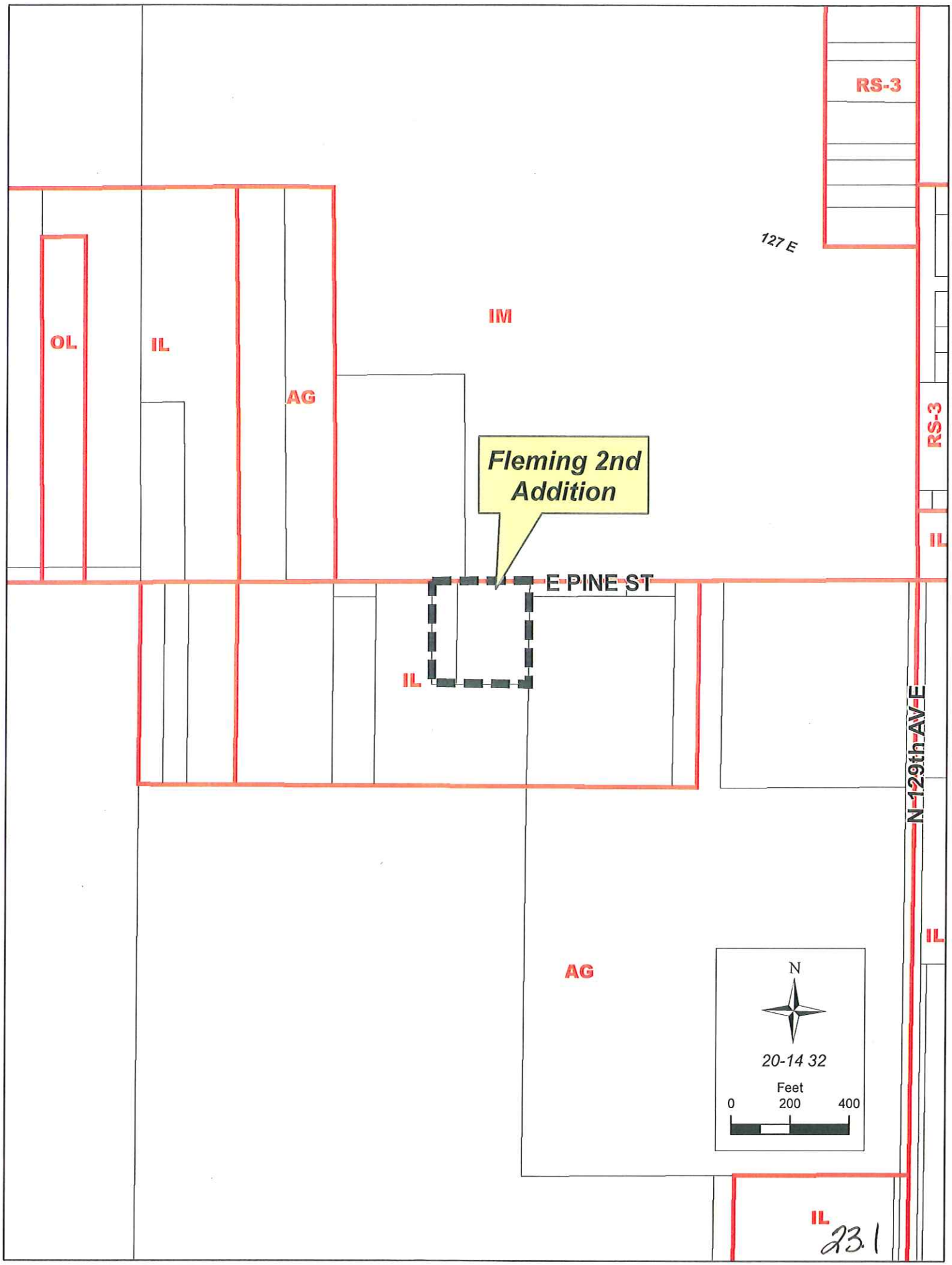
JOB NUMBER: FBW00100

TITLE:
PHOTOMETRICS

SHEET NUMBER:
SE-1.2

COMMENTS:
ISSUED FOR BID/PERMIT

23.9


RS-3
127 E
IM
OL
IL
AG
RS-3
Fleming 2nd Addition
IL
E PINE ST
IL
N 129th AV E
IL
AG
N
20-14 32
Feet
0
200
400
IL
23.1

To: TMAPC Members

From: Diane Fernandez, INCOG Senior Planner DF

RE: Precise Machining and Manufacturing request for Sidewalk Waiver for the Fleming 2nd Addition Subdivision Plat

Date: April 20, 2009

Precise Machining and Manufacturing is requesting a sidewalk waiver for their Fleming 2nd Addition Minor Subdivision plat that was approved by TMAPC on January 17, 2009 and was filed of record on February 13, 2009.

The request is to waive the sidewalk requirement and to waive the fee-in-lieu of option for the Fleming 2nd Addition.

Planning staff and Development Services staff have reviewed the request and recommend DENIAL of the sidewalk waiver. Staff has not identified a reason to waive the fee for the sidewalk for this project, nor to waive a sidewalk requirement for the site.

PRECISE
MACHINING & MANUFACTURING

April 13, 2009

Diane Fernandez
INCOG
201 West 5th St
Suite 600
Tulsa, Oklahoma 74103

RE: Plat Waiver Request

A Minor Subdivision Plat
Fleming 2nd Addition
A part of the NE/4 of the NW/4 of the NE/4 of Section 32, Township 20, Range 14 East
An Addition in the City of Tulsa, Tulsa County, Oklahoma

Precise Machining & Manufacturing is respectfully requesting the Tulsa Metropolitan Area Planning Commission waive the requirement for construction of sidewalk on the above referenced plat based on the danger that a sidewalk constructed in this area would create for potential pedestrians. This industrial lot is located on the south side of Pine Street approximately 3 blocks west of 129th East Avenue. The posted speed limit east of 129th is 50 mph and west of 129th it is 45mph, but traffic generally flows at much faster rates. This is a high traffic, industrial thorough fare that feeds other businesses along Pine street like American Airlines and Nordam. This section of Pine street has just been resurfaced. It is a two lane road with no shoulders and irrigation ditches right next to the roadway. On two separate occasions in the past twelve months, vehicles have veered off the roadway and through the ditches crossing the area in which the city would require construction of the new sidewalk. During one of these incidents, approximately 30 yards of fence line was torn up and a gas main was destroyed.

While our company appreciates the city's desire to make areas more accessible to pedestrians, we believe that sidewalk construction in this area would endanger the very pedestrians that the city wishes to benefit. We are aware of the fee in lieu of ordinance to deal with matters like these, but do not believe that it is proper for the city to require a fee where construction would be inappropriate.

If this request is denied, then Precise will proceed with sidewalk construction. If an injury does occur along such sidewalk, then this waiver request will fully document the city's foreknowledge of the risk and whatever legal liability that such knowledge might bring.

Sincerely,

Jeff Greer
Vice President, General Manager

12716 East Pine Street Tulsa, Oklahoma 74116 • 918/438-3121 • 918/438-1188 Fax

23.3

INCOG
201 W. 5th Street, Suite 600
Tulsa, OK 74103

Feet
200 100 0 200

Date of Photography:
JANUARY 2006

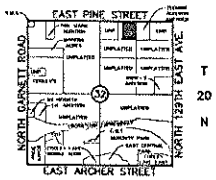
23.4

Tulsa County Clerk - CARLENE WILSON
Doc # 6272 Page(s) 2 Recorded 02/12/2009 at 02:11 PM
Receipt # [illegible]

A MINOR SUBDIVISION PLAT

Fleming 2nd Addition

A PART OF THE NE/4 OF THE NW/4 OF THE NE/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
ONE(1) LOT IN ONE(1) BLOCK
GROSS SUBDIVISION AREA: 2.465 ACRES

OWNERS:

Dover Properties, LLC
AN OKLAHOMA LIMITED LIABILITY CORPORATION
12716 East Pine Street
Tulsa, Oklahoma 74116
Phone: (918) 438-3121

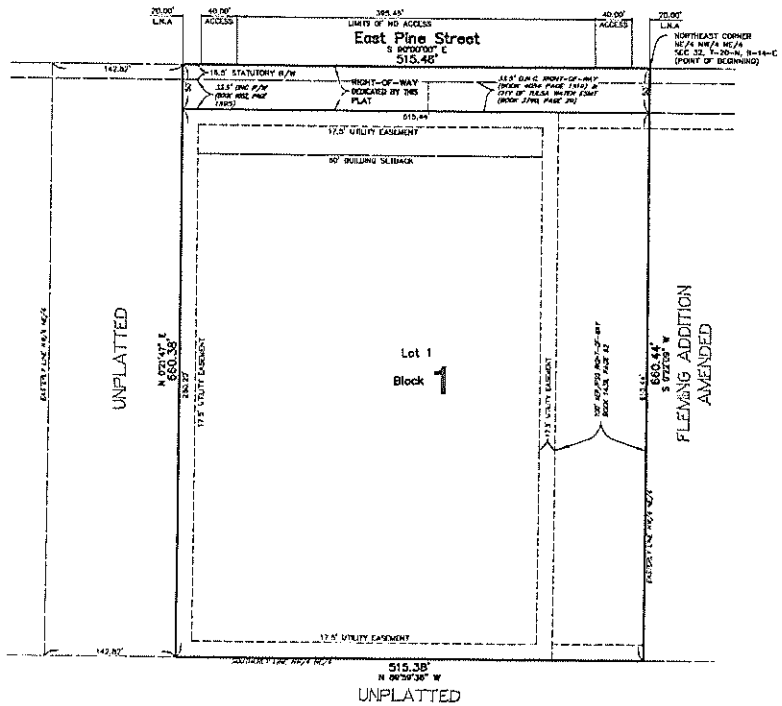
Mosher Enterprises, Inc.
AN OKLAHOMA CORPORATION
12716 East Pine Street
Tulsa, Oklahoma 74116
Phone: (918) 438-3121

Precise Machining & Manufacturing, LLC
AN OKLAHOMA LIMITED LIABILITY CORPORATION
12716 East Pine Street
Tulsa, Oklahoma 74116
Phone: (918) 438-3121

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerbolt.com
OK Cert. of Auth. No. 2661, Expires 6/30/09

North
0 30 60 90
Scale: 1"=60'

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



Basis of Bearings

THE BASIS OF BEARINGS IS AN ASSUMED BEARING OF NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SECTION 32, T-20-N, R-14-E AS NOTED ON THE RECORDED PLAT OF "FLEMING ADDITION", (PLAT NO. 4744)

DATE OF PREPARATION: DECEMBER 11, 2008

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 3,724.00 per trust receipt no. 10349 to be applied to 20__ taxes. This certificate is NOT to be construed as payment of 20 09 taxes in full but is given in order that this plat may be filed on record. 20 08 taxes will be paid out of the amount of the security deposit.

Dated _____

Dennis Semberg
Tulsa County Treasurer
By _____
Deputy

PLAT No. 6272

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on DEC 17 2008

Chairman, TMAPC

This approval is void if the plat is not filed in the office of the County Clerk on or before DEC 17 2010

Secretary, TMAPC

APPROVED JAN 12 2009 by the Council of the City of Tulsa

Mayor, City of Tulsa

Attest: _____ City Clerk

Approved: City Attorney's Office

RECEIVED
JAN 12 2009
Tulsa Metropolitan Area Planning Commission

STATE OF OKLAHOMA
COUNTY OF TULSA } SS.

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

Dated the _____ day of _____, 2009

CARLENE WILSON, Tulsa County Clerk

By _____

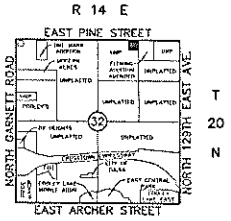
Fleming 2nd Addition
SHEET 1 OF 2

23.5

A MINOR SUBDIVISION PLAT

Fleming 2nd Addition

ALL OF THE NE/4 OF THE NE/4 OF THE NW/4 OF THE NE/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Location Map
SCALE: 1"=2000'

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

GROSS SUBDIVISION AREA: 2.495 ACRES

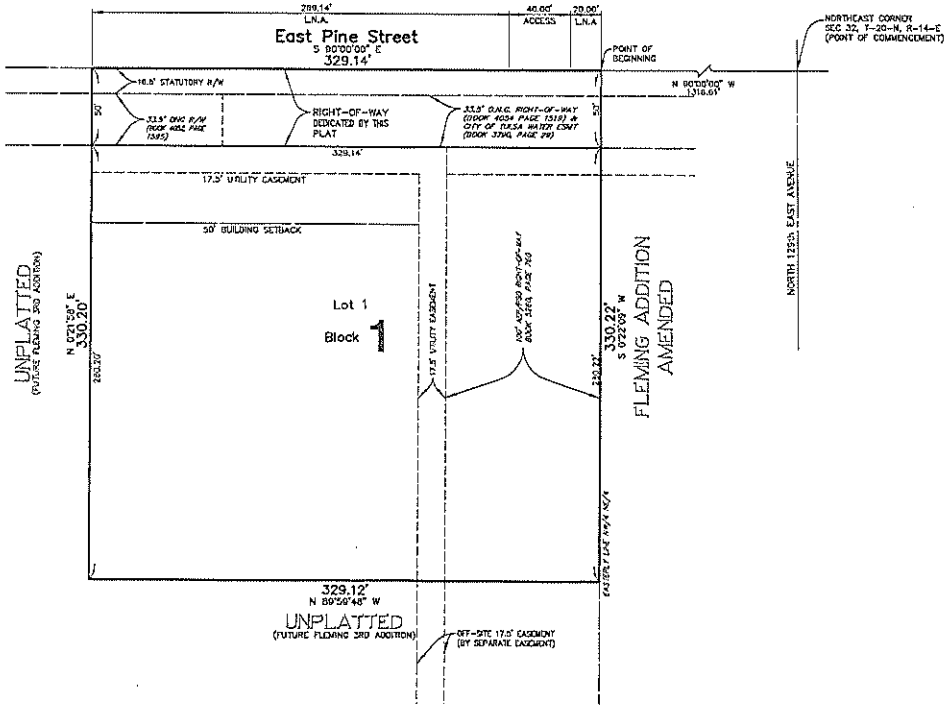
OWNER:
Mosher Enterprises, Inc.
AN OKLAHOMA CORPORATION
12716 East Pine Street
Tulsa, Oklahoma 74116
Phone: (918) 438-3121

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerbaltshop.com
OK Cert. of Auth. No. 2661, Expires 6/30/09

North

0 20 40 80
Scale: 1"=40'

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



PLAT No.

FINAL PLAT
CERTIFICATE OF APPROVAL

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

_____
TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before:

_____

_____
CITY ENGINEER

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

_____
Chairman

_____
Mayor

_____
Attest: City Clerk

_____
Approved: City Attorney

Basis of Bearings

THE BASIS OF BEARINGS IS AN ASSUMED BEARING OF NORTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF SECTION 32, T-20-N, R-14-E AS NOTED ON THE RECORDED PLAT OF "FLEMING ADDITION", (PLAT NO. 4744)

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

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

Dated the _____ day of_____, 2009

EARLENE WILSON, Tulsa County Clerk

_____
Deputy

DATE OF PREPARATION: 12/04/2008

Fleming 2nd Addition
SHEET 1 OF 2

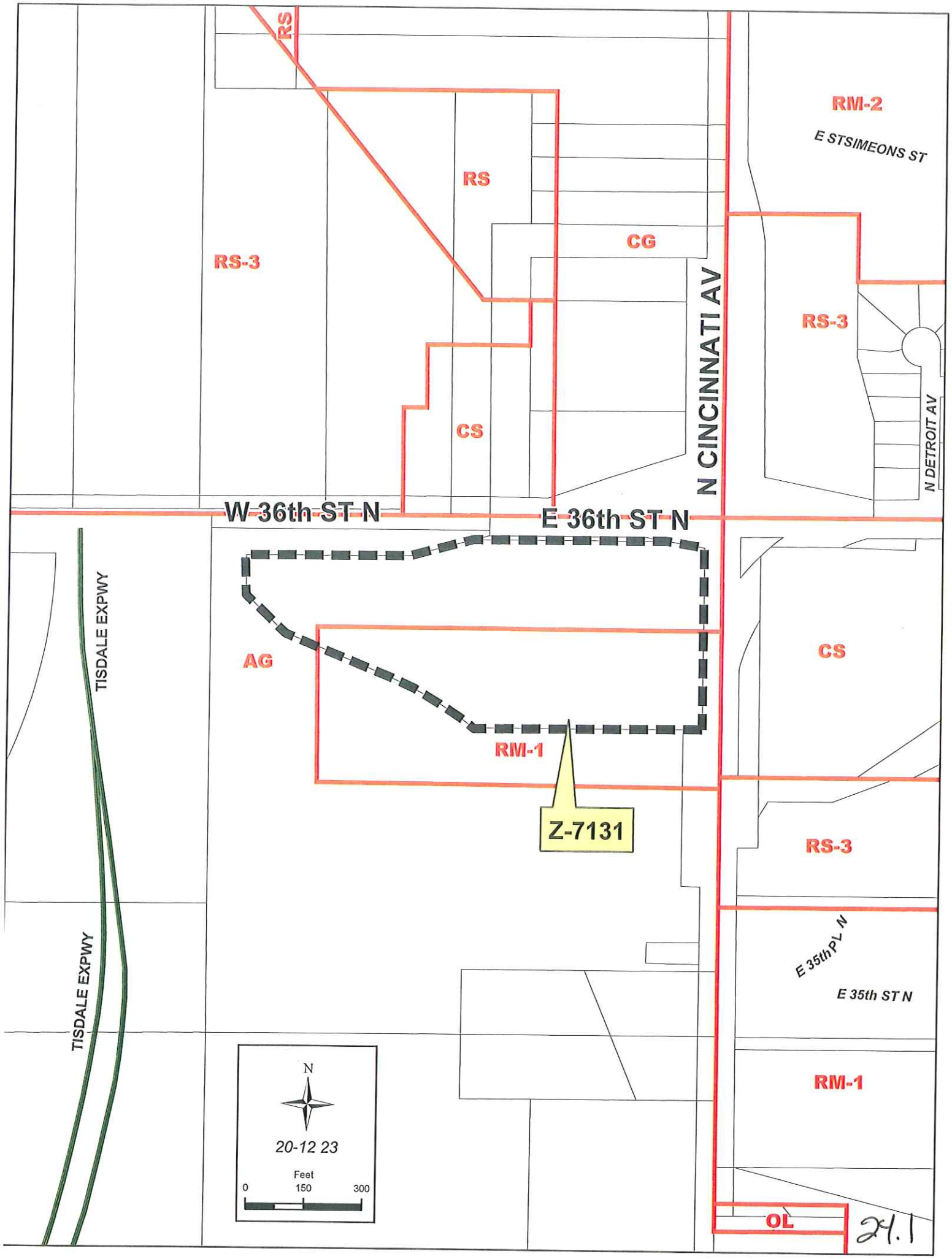
23.6

23.7

23.8

239

23.10


RS
RS
RS-3
CG
CS
RM-2
E STSIMEONS ST
RS-3
N DETROIT AV
N CINCINNATI AV
W 36th ST N
E 36th ST N
TISDALE EXPWY
AG
RM-1
CS
Z-7131
RS-3
E 35th PL N
E 35th ST N
TISDALE EXPWY
RM-1
N
20-12 23
Feet
0
150
300
OL
24.1

E ST SIMEONS ST
N CINCINNATI AV
N DETROIT AV
W 36th ST N
E 36th ST N
Z-7131
TISDALE EXPWY
E 35th PL N
E 35th ST N
N
20-12 23
Feet
0
150
300
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

24.2

W 36th ST N
E 36th ST N
N CINCINNATI AV
Z-7131
N
20-12 23
Feet
0
100
200
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7131

TRS 0223 **Atlas** 0

CZM 28 **PD-25 CD-1**

TMAPC Hearing Date: May 6, 2009

Applicant: Lou Reynolds **Tract Size:** 10± acres

ADDRESS/GENERAL LOCATION: West of southwest corner of North Cincinnati and East 36th Street North

EXISTING ZONING: AG/RM-1 **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

PROPOSED ZONING: CS **PROPOSED USE:** Commercial mixed use

RELEVANT ZONING HISTORY:

Z-7085 September 2008: All concurred in approval of a request for rezoning a 2.92± acre tract of land from AG/OL to CS for commercial use and day care, on property located north of northeast corner north Cincinnati Avenue and East 31st Street North.

Z-7054 June 2007: All concurred in approval of a request for rezoning a 15.86± acre tract of land from AG/OL to RM-1 for multifamily on property located north of the northeast corner of North Cincinnati Avenue and East 31st Street North and a part of the subject property.

BOA-18540 November 9, 1999: The Board of Adjustment approved a Special Exception to allow for one-bedroom duplexes as part of "Crestview II" development in an RS-3 and CS district per plan submitted on property located southeast of the southeast corner of East 36th Street North and North Cincinnati Avenue.

Z-6561 December 1996: All concurred in denial of a request for rezoning a 2.65± acre tract of land from RS-3 to CG and approval of CS for commercial use, on property located west of northwest corner of West 36th Street North and North Cincinnati Avenue and north of subject property.

BOA-17507 October 8, 1996: The Board of Adjustment approved a Special Exception to allow a nursing home/Alzheimer clinic (Use Unit 2), per plan submitted; subject to a limitation of 26 beds, on property located west of the northwest corner of West 36th Street North and North Cincinnati Avenue.

Z-6553 September 1996: All concurred in approval of a request for rezoning a 12+ acre tract of land from RS-3 to RM-1on property located south of the southeast corner of East 36th Street North and North Cincinnati and abutting north of subject property.

24.4

BOA-15443 June 1990: The Board of Adjustment approved a Special Exception and an amendment to an existing site plan to permit an addition to a state community health center in a CG/RS-3 district, on property located at 3606 North Cincinnati Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located west of the southwest corner of North Cincinnati and East 36th Street North. The property is vacant and is zoned AG/RM-1. None of the site lies within a floodplain,

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 36th Street North	Secondary arterial	100'	4 (with turning lanes)
North Cincinnati Avenue	Secondary arterial	100'	4 (with turning lanes)

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant and steeply sloping, heavily-wooded land, zoned CS (partially in a Flat Rock Creek tributary watershed); on the north by a clinic and related uses, zoned CG and CS, and vacant land zoned RS-3; on the south by vacant land and mixed uses (part of which land is the Northland stormwater storage facility), zoned RM-1 and AG; and on the west by an expressway, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 25 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use/Corridor. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Low Intensity designation of the Plan; however, under a Corridor designation, higher intensities such as CS **may be found in accord** with the Plan. Moreover, the location would fit the Development Guidelines criteria for a Type 1 Node (medium intensity at five acres per corner).

STAFF RECOMMENDATION:
Based on the Development Guidelines and the existing clinic development to the north, staff can recommend **APPROVAL** of the requested CS zoning.

05/06/09