TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2562

October 7, 2009, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

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

Director's Report:
Review TMAPC Receipts for the Month of August 2009

1. Minutes of September 16, 2009, Meeting No. 2560

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-20337** – Tein Lam (9331)/Lot-Split (PD 18A) (PD 9)

   Northwest corner of South Rockford Avenue and East 58th Street, 5746 South Rockford Avenue

3. **LS-20338** – Lou Reynolds (9334)/Lot-Split (PD 18B) (CD 7)

   East of South Kingston Avenue and North of East 60th Place, 6010 South Lakewood Avenue

4. **LC-211** – Lou Reynolds (9334)/Lot Combination (PD 18B) (CD 7)

   East of South Kingston Avenue and North of East 60th Place, 6010 South Lakewood Avenue

5. **The Reserve at Stonebrook –** (8211) Final Plat (PD 8) (CD 2)

   West of the northwest corner of West 81st Street South and South Elwood Avenue

6. **Tom's Kids –** (8333) Final Plat (PD 26) (CD 8)

   Southwest corner of 116th Street alignment and South Yale Avenue

7. **BOA-20964 –** (9330) Plat Waiver (PD 6) (CD 9)

   1347 East Skelly Drive, East of South Quaker Avenue, North of East 51st Street

8. **PUD-600-A – Castlerock Builders/Steve Wright** (PD-18) (CD-8)

   South and west of the southwest corner of 91st Street South and South Yale Avenue (Detail Site Plan for a 3,250 square foot office building.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

9. **Jet Port Industrial Park –** (2407) Preliminary Plat (PD 16) (CD 3)

West of Highway 169, North of West 46th Street North (Request continuance to 10/21/2009 for work on platting issues.) (Continued from 9/16/2009.)

OTHER BUSINESS

10. **Holy Apostolic Church/Sack and Associates – Refund Request for Plat Waiver.**

Plat Waiver was withdrawn before review.

11. **Discussion regarding TMAPC holding evening meetings.**

12. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

INCOG
Two West 2nd Street, Suite 800
Large Conference Room/North

Wednesday, October 7, 2009
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

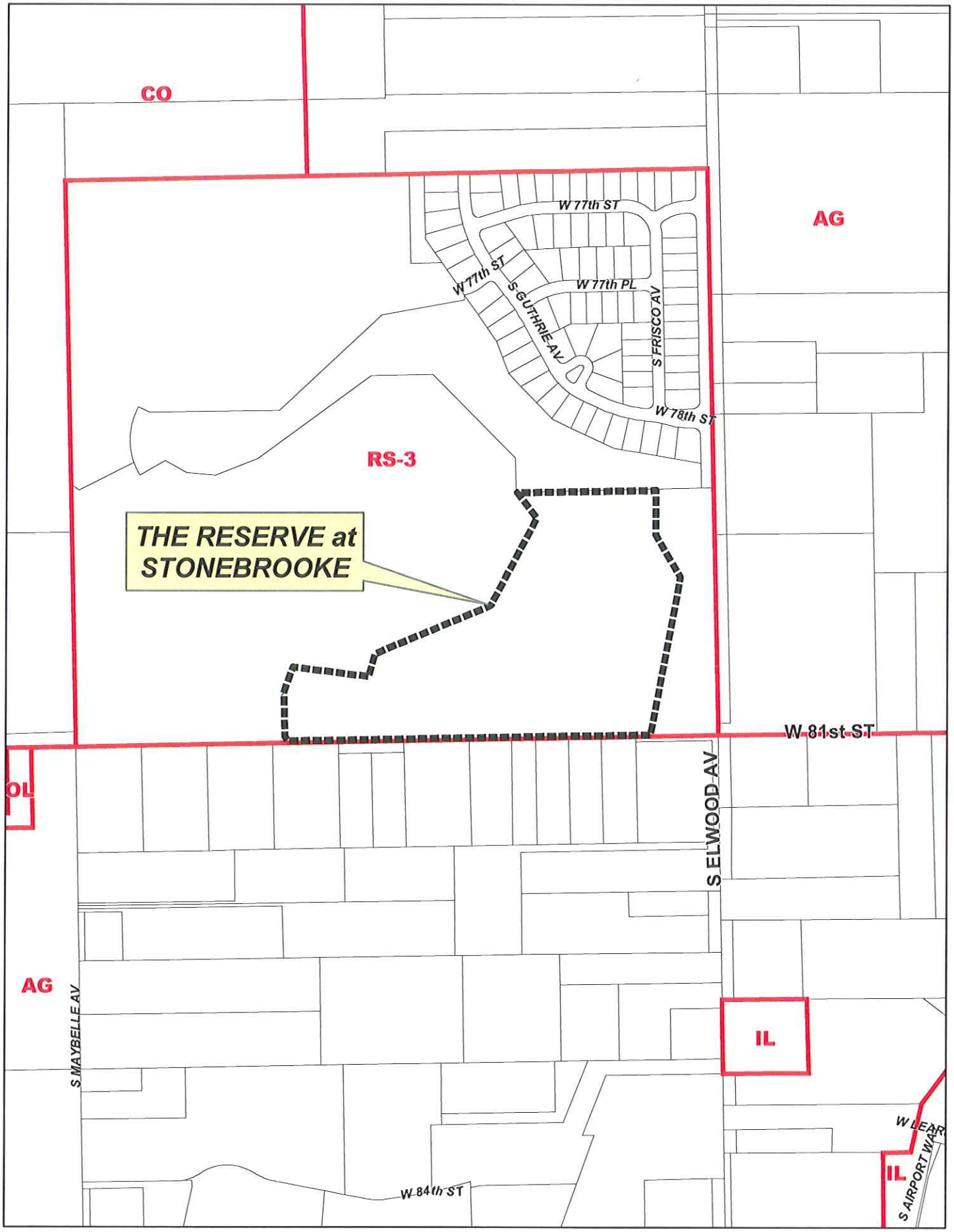
1. Question and Answers with Planitulsa Vision Plan/Janet Tharp

Adjourn

www.tmapc.org

TMAPC RECEIPTS
Month of August 2009

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	$30.00	$30.00	$60.00	19	$100.00	$100.00	$200.00
Zoning	7	1,155.00	1,155.00	2,310.00	21	4,827.50	4,827.50	9,655.00
PUDs & Plan Reviews	25	1,512.50	1,512.50	3,025.00	72	4,778.50	4,778.50	9,557.00
Refunds	0	0.00	0.00	0.00	1	(200.00)	(200.00)	(400.00)
Fees Waived	1	830.00	830.00	1,660.00	1	830.00	830.00	1,660.00
		$2,697.50	$2,697.50	$5,395.00		$9,506.00	$9,506.00	$19,012.00
LAND DIVISION								
Minor Subdivisions	1	$325.00	$325.00	$650.00	2	$650.00	$650.00	$1,300.00
Preliminary Plats	1	532.50	532.50	1,065.00	2	1,137.50	1,137.50	2,275.00
Final Plats	2	845.53	845.52	1,691.05	6	2,542.53	2,542.52	5,085.05
Plat Waivers	1	125.00	125.00	250.00	5	625.00	625.00	1,250.00
Lot Splits	4	177.00	177.00	354.00	16	939.50	939.50	1,879.00
Lot Combinations	4	200.00	200.00	400.00	19	950.00	950.00	1,900.00
Access Changes	0	0.00	0.00	0.00	1	25.00	25.00	50.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	1	(150.00)	(150.00)	(300.00)
Fees Waived	2	100.00	100.00	200.00	2	100.00	100.00	200.00
		$2,205.03	$2,205.02	$4,410.05		$6,719.53	$6,719.52	$13,439.05
BOARDS OF ADJUSTMENT								
Fees	15	$4,800.00	$100.00	$4,900.00	40	$10,150.00	$3,800.00	$13,950.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
June Corrections			($550.01)	(550.01)				
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		$4,800.00	($450.01)	$4,349.99		$10,150.00	$3,800.00	$13,950.00
TOTAL		**$9,702.53**	**$4,452.51**	**$14,155.04**		**$26,375.53**	**$20,025.52**	**$46,401.05**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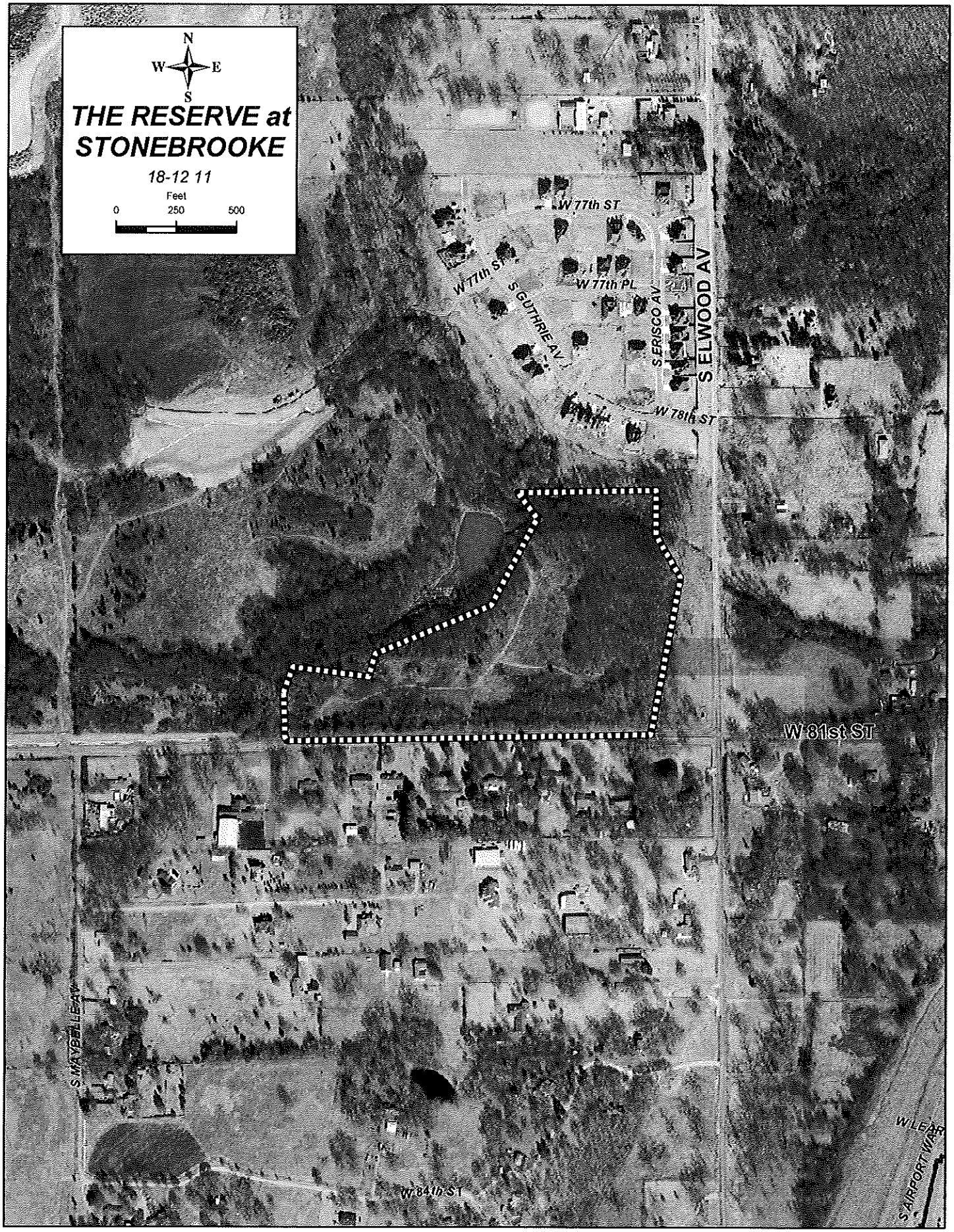
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Final Subdivision Plat

The Reserve at Stonebrooke-(8211) Final Plat (PD 8) (CD 2)
West of the northwest corner of West 81st Street South and Elwood Avenue

This plat consists of 39 Lots in 2 Blocks on 24.49 acres.

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

Planned Unit Development No. 739

The Reserve at Stonebrooke

A subdivision in the City of Tulsa, being a part of the SE/4 of Section 11, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER
Stonebrooke Development Group, L.L.C.
an Oklahoma limited liability company
Randy Brewstiefer, Manager
602 West Main
Jenks, Oklahoma 74037
Phone: 918.851.0767

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8727 South 69th East Avenue
Tulsa, Oklahoma 74133
918.252.0021
jw.tulsa@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 861
EXPIRES JUNE 30, 2011

Legend

B/L	= Building Line	Res	= Reserve
F&U/E	= Fence & Landscape Easement	U/E	= Utility Easement
L.N.A.	= Limits of No Access	Pvt. Street & U/E	= Private Street and Utility Easement

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1263" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1263" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1263" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of N 89°48'30"W along the South line of the SE/4 of Section 11, T-18-N, R-12-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of an O.D.O.T. brass Cap at the intersection of West 81st Street South and South Elwood Avenue.

Elevation = 637 ft NGVD 1929

Sidewalks

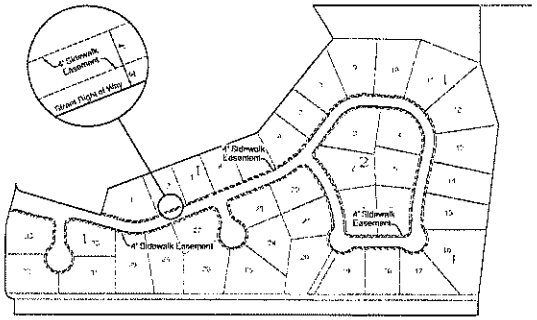
Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with City of Tulsa engineering design standards. The Owner/Developer shall construct required sidewalks along the private street reserve areas, within reserve areas, common areas and along arterial street frontages of abutting lots having access onto minor streets. Where sidewalks are not constructed by the Owner/Developer, the builder of each lot shall construct the required sidewalk.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 00°11'00" E	50.00'	L10	S 00°46'30" E	58.58'
L2	N 18°09'16" E	60.49'	L11	S 41°09'47" E	16.25'
L3	N 00°11'00" E	41.00'	L12	S 21°41'49" E	20.00'
L4	N 00°11'00" E	43.57'	L13	S 84°18'45" W	9.02'
L5	N 21°41'19" W	32.08'	L14	S 89°48'30" E	144.07'
L6	N 68°00'55" W	23.34'	L15	N 40°34'47" W	34.31'
L7	N 20°58'49" W	23.25'	L16	N 00°00'00" E	15.00'
L8	N 00°00'00" E	13.14'	L17	N 70°54'44" E	52.11'
L9	N 89°48'30" W	23.00'	L18	N 01°03'36" E	50.72'

Curve Table

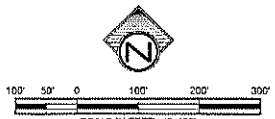
No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	89°59'05"	30.00'	47.12'	N 44°48'30" W	42.40'
C2	15°53'40"	245.00'	67.97'	N 08°08'05" E	67.75'
C3	10°13'12"	255.00'	45.52'	N 10°15'40" E	45.72'
C4	75°42'40"	25.00'	33.04'	S 34°03'00" E	32.04'
C5	90°00'00"	25.00'	39.27'	N 63°58'10" E	35.36'
C6	10°00'00"	200.00'	35.78'	S 70°54'20" E	35.69'
C7	87°35'34"	25.00'	38.22'	S 41°21'25" E	34.45'
C8	45°27'11"	50.00'	39.31'	S 24°42'49" W	38.31'
C9	270°55'41"	42.00'	197.96'	S 87°48'00" E	59.39'
C10	45°27'11"	50.00'	39.31'	N 20°20'00" W	38.31'
C11	93°11'05"	25.00'	40.72'	N 48°40'05" E	36.35'
C12	103°38'45"	285.00'	52.79'	N 79°13'08" E	52.72'
C13	37°46'31"	100.00'	118.07'	N 81°12'01" E	115.94'
C14	90°00'00"	25.00'	39.27'	S 66°41'10" E	35.36'
C15	45°27'11"	50.00'	39.31'	S 00°36'11" W	38.31'
C16	270°55'41"	42.00'	197.96'	N 88°18'45" E	59.39'
C17	45°27'11"	50.00'	39.31'	N 44°12'40" W	38.31'
C18	90°00'00"	25.00'	39.27'	N 03°18'45" E	35.36'
C19	17°21'27"	340.00'	102.99'	N 00°28'05" E	102.60'
C20	89°43'44"	25.00'	37.41'	S 86°16'43" E	34.01'
C21	59°30'49"	210.00'	211.36'	S 03°46'56" E	202.20'
C22	44°19'54"	25.00'	19.55'	S 46°13'50" W	19.12'
C23	172°28'47"	42.00'	126.41'	S 40°20'31" E	83.82'
C24	41°43'05"	25.00'	18.21'	N 69°06'03" E	17.81'
C25	25°38'05"	25.00'	11.24'	S 77°00'28" E	11.24'
C26	141°57'51"	42.00'	104.07'	N 45°08'08" E	79.47'
C27	25°38'05"	25.00'	11.18'	N 12°36'30" W	11.09'
C28	112°33'40"	600.00'	311.98'	N 06°27'00" E	111.20'
C29	56°24'50"	140.00'	240.47'	N 37°52'50" W	211.59'
C30	56°24'50"	140.00'	138.93'	S 00°18'50" W	133.33'
C31	312°49'41"	310.00'	170.04'	S 82°05'05" W	167.92'
C32	37°46'31"	100.00'	66.00'	S 87°12'01" W	65.47'
C33	42°38'05"	100.00'	262.70'	N 22°07'40" W	248.97'
C34	82°07'30"	25.00'	35.83'	N 62°41'43" W	32.84'
C35	01°20'05"	340.00'	8.00'	N 37°07'03" E	8.00'
C36	90°31'32"	110.00'	104.18'	N 00°18'50" W	104.74'
C37	89°28'42"	110.00'	103.06'	S 33°18'50" E	106.00'
C38	127°07'05"	590.00'	1270.19'	S 60°08'43" W	124.85'
C39	90°00'00"	25.00'	39.27'	S 45°00'00" W	35.36'
C40	89°59'07"	25.00'	39.26'	N 45°38'06" W	35.69'
C41	10°56'00"	217.00'	41.43'	N 79°24'26" E	41.36'

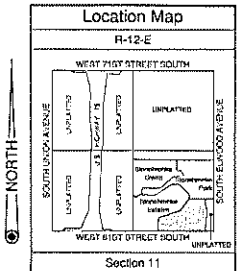


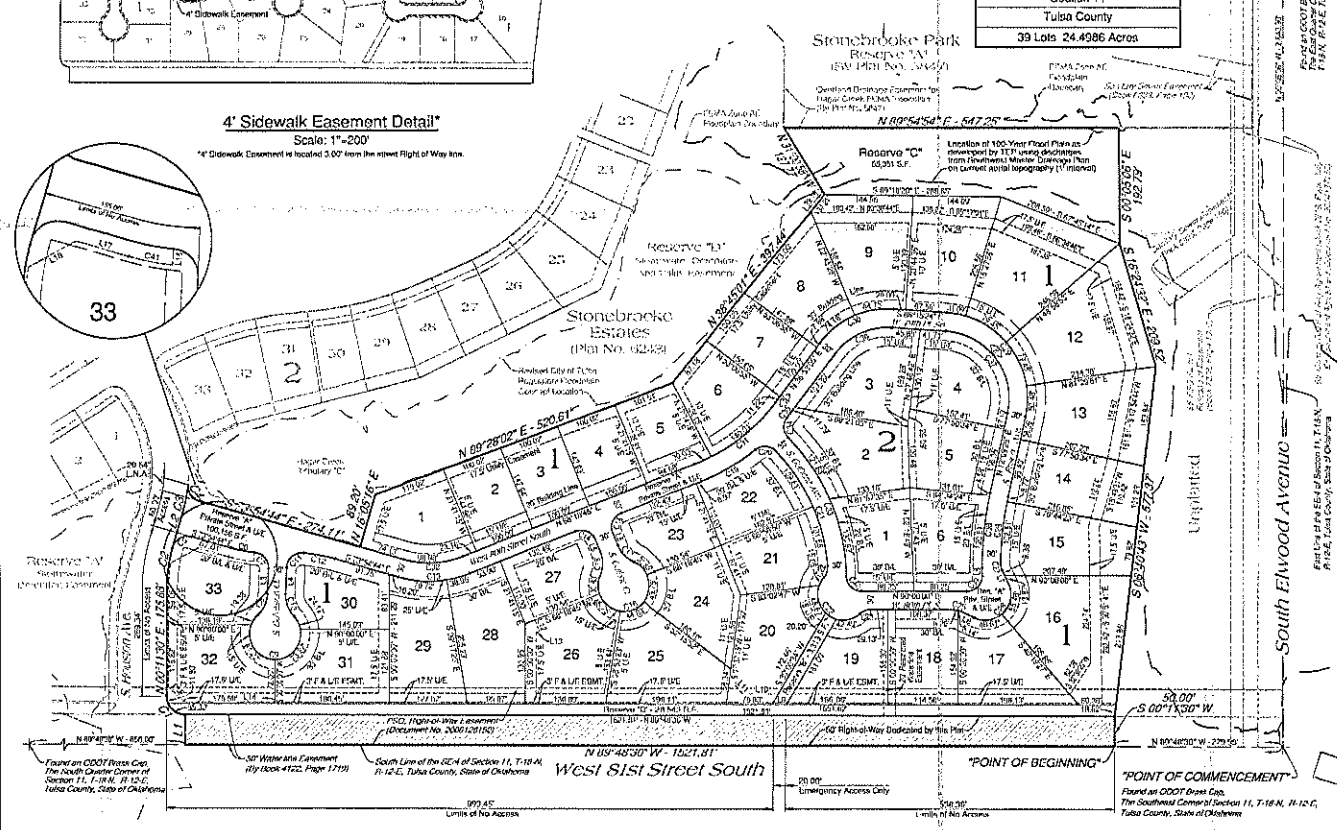
4' Sidewalk Easement Detail*

Scale: 1"=200'

*4' Sidewalk Easement is located 3.00' from the street Right of Way line.






Stonebrooke Park
Reserve "A"
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Stonebrooke Estates
(Plat No. 6243)
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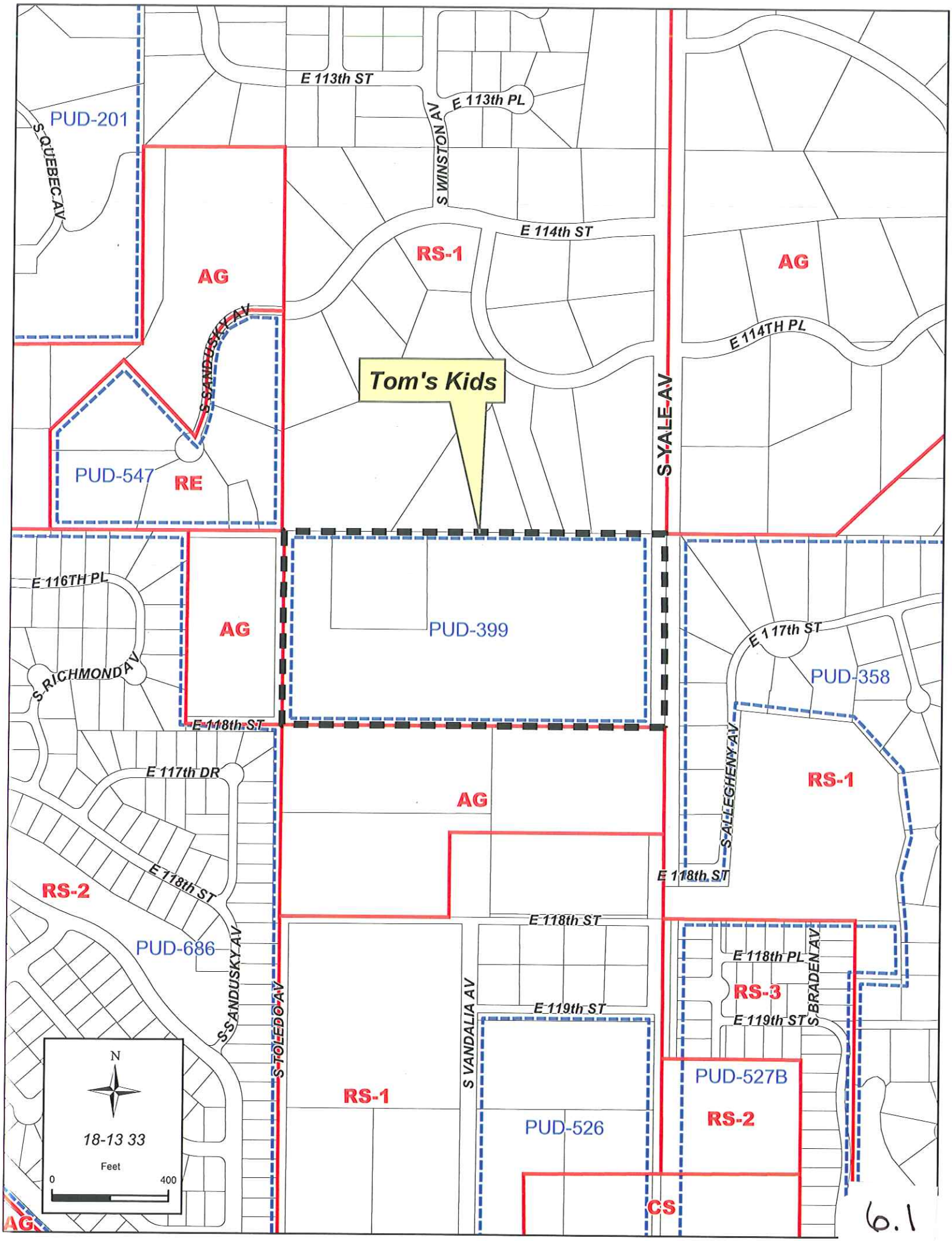
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Photo Date: March 2008

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Final Subdivision Plat

Tom's Kids - (8333) (PD 26) (CD 8)
Southwest corner of 116th Street alignment and South Yale Avenue

This plat consists of 2 Lots in 1 Block on 40 acres.

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

PLANNED UNIT DEVELOPMENT NO. 399

TOMSKIDS

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN.

Scale: 1"=50'

Benchmark

NAVD 1988 BENCHMARK (ADS 50) ELEV=609.41 5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "50". SET APPROX. 250' SOUTHEAST OF 121ST ST, AND DELAWARE.

Basis of Bearings

ASSUMED N 89°35'13" W ALONG SOUTH LINE OF THE SW/4 OF SECTION 19, T-19-N, R-13-E.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

Owner/Developer

TOMSKIDS, LLC
1201 SOUTH 9TH STREET
BROKEN ARROW, OK 74012
PHONE: (918) 258-1833
MR. DOUG SELF

Engineer/Surveyor

HRADK, INC.
1913 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
WWW.HRADK.COM
C.A.#3643 EXPIRES JUNE 30, 2011

Legend

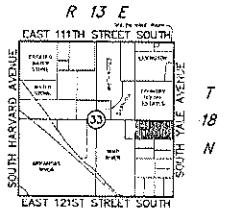
B/L ..... BUILDING LINE
L.N.A. ..... LIMITS OF NO ACCESS
U/E ..... UTILITY EASEMENT
P.O.B. ..... POINT OF BEGINNING
ACC. ..... ACCESS PERMITTED
[1234] ..... STREET ADDRESS

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

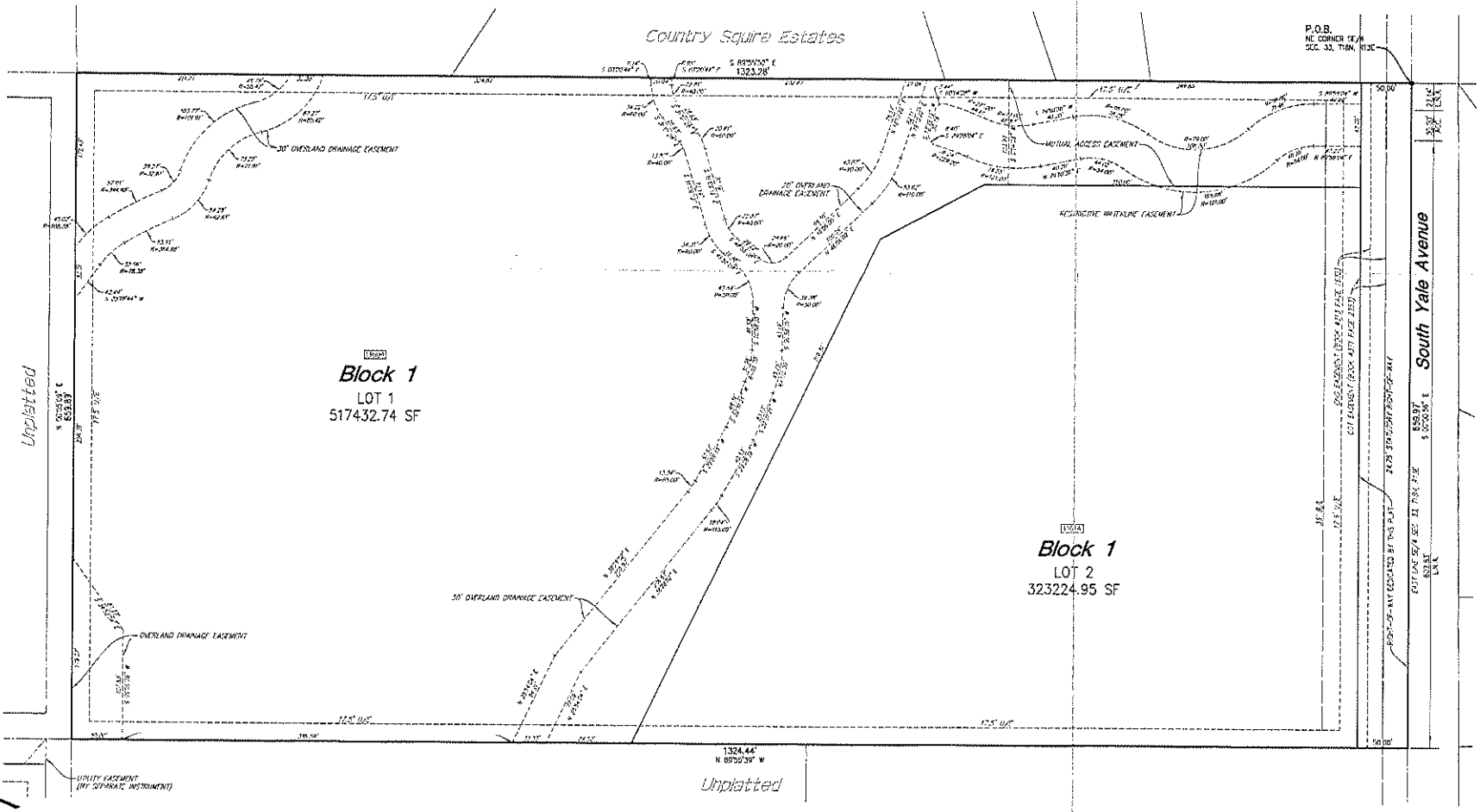
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA.



Location Map
SCALE: 1"=2000'

Subdivision Contains Two (2) Lots in One (1) Block

20.06 Acres



Plat Number

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: _____

COUNTY or CITY ENGINEER

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

Chairman _____

Mayor _____

Attest: City Clerk _____

Approved: City Attorney _____

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 FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 20__
CARLENE WILSON, TULSA COUNTY CLERK

DEPUTY _____

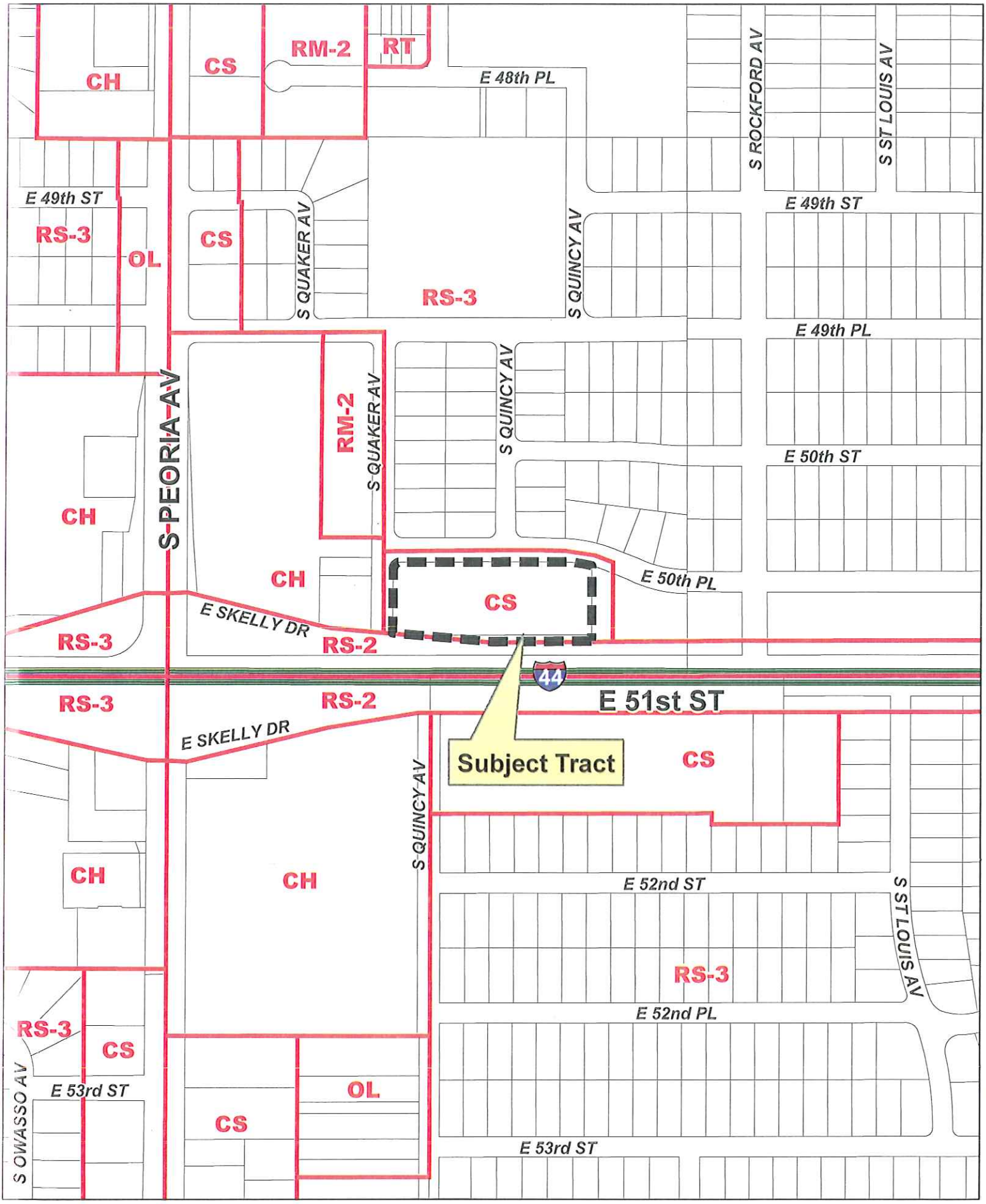
RECEIVED
AUG 20 2009
Tulsa Metropolitan Area Planning Commission

County Treasurer Stamp

DRAFT FINAL COPY

DRAFT FINAL 8-18-2009
PLANNED UNIT DEVELOPMENT NO. 399
TOMSKIDS
Sheet 1 of 2

4



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BOA-20964

19-13 30

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Aerial Photo Date: March 2008

BOA-20964

19-13 30

Note: Graphic overlays ma
align with physical feature

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PLAT WAIVER

October 7, 2009

BOA-20964 (9330) (PD 6) (CD 9)
1347 East Skelly Drive, East of South Quaker Avenue, North of East 51st Street

The platting requirement is being triggered by a Board of Adjustment approval of a Special Exception to permit an apartment use in a CS district.

Staff provides the following information from TAC at their* September 17, *2009 meeting:

ZONING:
- TMAPC Staff: The site has been previously platted.

STREETS:
- No comments.

SEWER:
- No comments.

WATER:
- No comments.

STORM DRAIN:
- No comments.

FIRE:
- No comments.

UTILITIES:
- No comments.

Staff recommends **APPROVAL** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

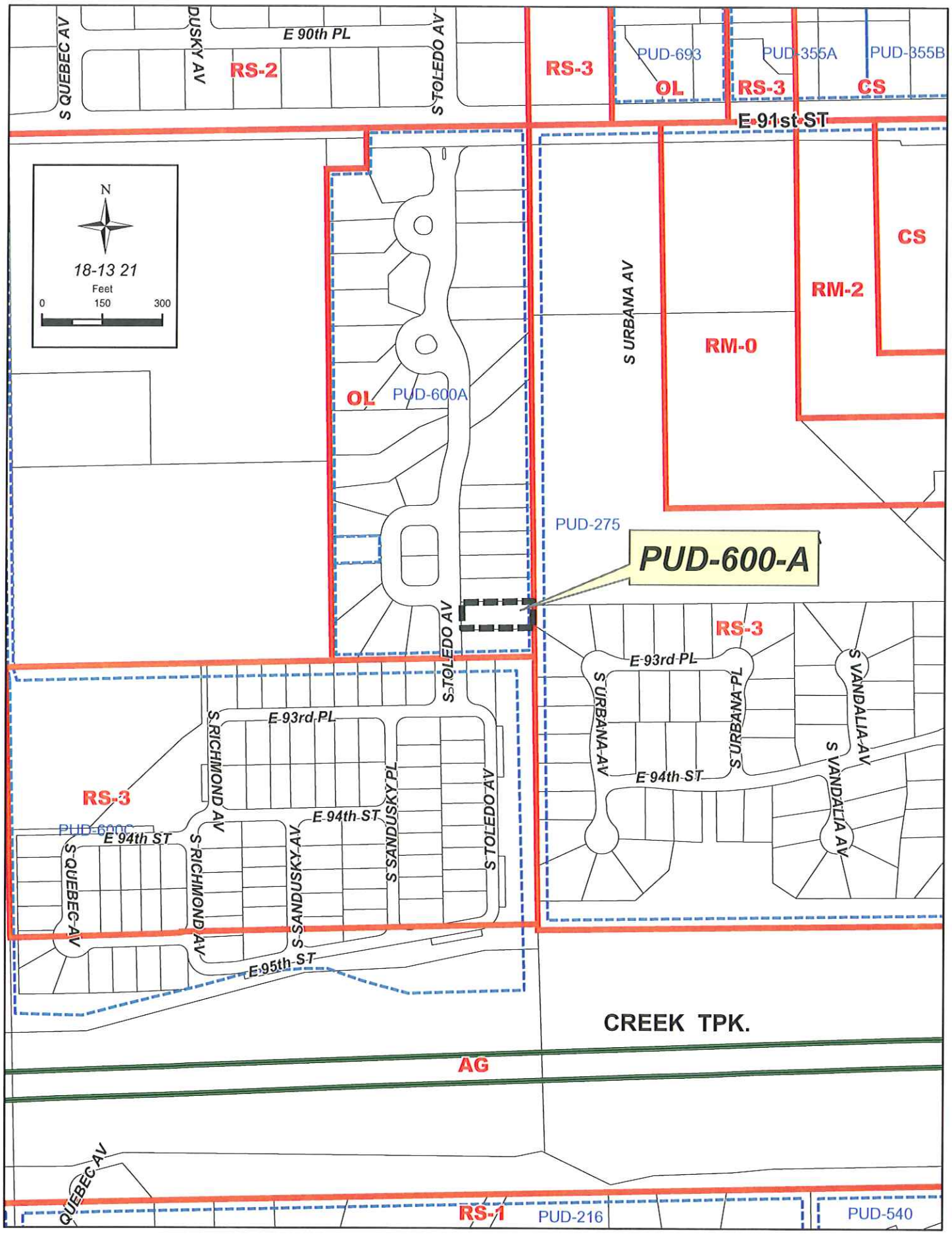
		Yes	*NO*
1.	Has Property previously been platted?	X	
2.	Are there restrictive covenants contained in a previously filed plat?	X	
3.	Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	NO
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	X*	
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?		X
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?		X
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

*The project includes interior remodeling only.

7.4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300
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S QUEBEC AV
DUSKY AV
S TOLEDO AV
RS-2
RS-3
PUD-693
OL
PUD-355A
PUD-355B
CS
E 91st ST
RM-2
RM-0
S URBANA AV
PUD-600A
PUD-275
E 93rd PL
S RICHMOND AV
S SANDUSKY PL
S SANDUSKY AV
E 94th ST
PUD-600C
S QUEBEC AV
E 95th ST
S VANDALIA AV
CREEK TPK.
AG
RS-1
PUD-216
PUD-540

8.1

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S VANDALIA AV
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S RICHMOND AV
S SANDUSKY AV
S SANDUSKY PL
S QUEBEC AV
E 95th ST
CREEK TPK.
QUEBEC AV

8.2

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S TOLEDO AV
CREEK TPK.
S E 94th ST
S SANDUSKY AV

8.3

October 7, 2009

STAFF RECOMMENDATION

PUD-600-A: Detail Site Plan – South and west of the southwest corner of 91st Street South and South Yale Avenue; Lot 6,Block 3 – Ashton Creek Office Park; TRS 8321; CZM 56; Atlas 1909; PD 18; CD 8; OL/PUD.

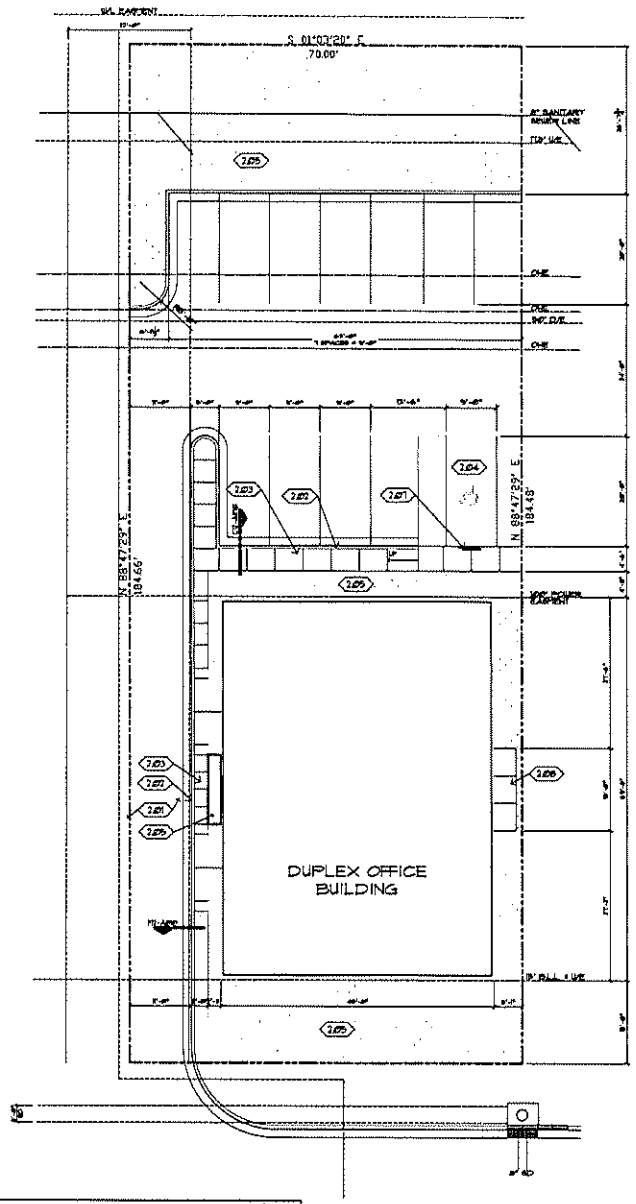
The applicant is requesting approval of a detail site plan for a 3,250 square foot (SF) office building. The proposed use, Use Unit 11 – Offices, Studios and Support Services is a permitted use within Development Area A of PUD-600-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from one point along the private South Toledo Avenue. Parking has been provided per the applicable use unit of the Zoning Code at a ratio of one space per 300 SF of building floor area. A six-foot screening fence has been constructed along the east boundary line per PUD requirements. Landscaping is provided per the Landscape Chapter of the Zoning Code with a minimum five-foot landscape buffer along the east, south and west boundary lines as required. There is no parking lot lighting proposed at this time.

Staff recommends **APPROVAL** of the detail site plan for Lot 3, Block 6 – Ashton Creek Office Park.

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

8.4



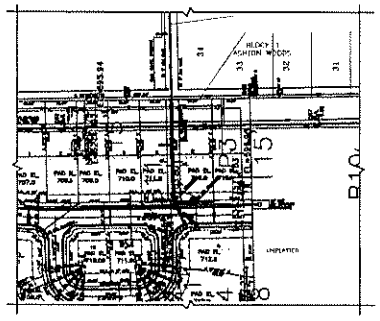
A1 | PROPOSED SITE PLAN
1"=10'-0" | NORTH

KEYNOTES

2.01 PAVING [illegible] PSI AIR ENTRAINED CONCRETE
2.02 CONCRETE CURB & GUTTER
2.03 [illegible] PSI AIR ENTRAINED CONCRETE SIDEWALK
2.04 ADA COMPLIANT PARKING SPACE WITH PAINTED INTERNATIONAL SYMBOL
2.05 LANDSCAPING
2.07 INTERNATIONAL ACCESSIBILITY SYMBOL ON ALUMINUM POLE, ONE PER ACCESSIBLE PARKING SPACE
2.06 [illegible] PSI AIR ENTRAINED CONCRETE PAD

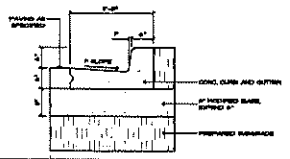
GC SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION

THERE WILL BE NO PARKING LOT LIGHTING. THE ONLY EXTERIOR LIGHTING WILL BE DECORATIVE WALL MOUNTED DOWN LIGHTS

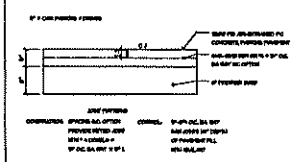


ASHTON CREEK OFFICE PARK
SOUTH TOLEDO AVE
LOT 6, BK 3

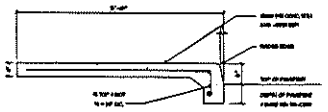
H12 | VICINITY MAP
1"=100'-0" | NORTH



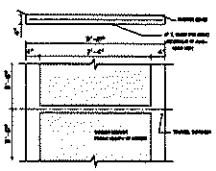
F12 | TYP. CURB DETAIL
3/4"=1'-0"



F17 | CONCRETE PAVING DETAIL
3/4"=1'-0"



C12 | TYP. SIDEWALK DETAIL
3/4"=1'-0"



C17 | SIDEWALK DETAIL
1/2"=1'-0"

A12 | NONE
1/4"=1'-0"

STANDARD ELEMENTS FOR PUD
DETAIL SITE PLAN REVIEW

PUD	[illegible]
DEVELOPMENT AREA	[illegible] SF
PERMITTED USES	OH
PROPOSED USES	OFFICE
MAX BLDG FLOOR AREA PERMITTED	[illegible] SF
BLDG FLOOR AREA PROPOSED PER USE	[illegible] SF
MAX BLDG HEIGHT PERMITTED	[illegible]
MAX BLDG HEIGHT PROPOSED	27'-7"
MIN BLDG SETBACK REQUIRED	40' FROM CL OF TOLEDO
OFF STREET PARKING	
RATIO PER USE	1 TO [illegible] SF
NUMBER OF SPACES REQUIRED PER USE	6
NUMBER OF SPACES PROPOSED PER USE	9
TOTAL NUMBER OF SPACES REQUIRED	9
TOTAL NUMBER OF SPACES PROPOSED	9
MINIMUM PERCENTAGE & CORRESPONDING LANDSCAPED AREA REQUIRED	[illegible]
MINIMUM PERCENTAGE & CORRESPONDING LANDSCAPED AREA PROVIDED	[illegible]
LANDSCAPED STREET YARD PER STREET FRONTAGE PROVIDED	[illegible] SF
ADDITIONAL LANDSCAPE AREA REQUIRED	N/A
LIGHTING HEIGHT FOR PARKING AREAS	N/A
MAX HEIGHT PERMITTED	N/A
HEIGHT PROPOSED	N/A

STANDARD ELEMENTS FOR PUD
DETAIL SITE PLAN REVIEW

BUILDING AREA	[illegible]
GROUND FLOOR	[illegible]
SECOND FLOOR (ATTIC)	N/A
BUILDING HEIGHT	[illegible]'-[illegible]" PLATE HEIGHT 27'-7" RIDGE LINE
NUMBER OF FLOORS	ONE (1)
MIN BUILDING SETBACK	[illegible]
LANDSCAPE DIMENSIONS	[illegible]
NET LANDSCAPED AREA	[illegible] SF
PERCENTAGE OF LANDSCAPED AREA	[illegible]
PARKING STALLS	[illegible]'-[illegible]" x [illegible]'-[illegible]"
AISLES AND DRIVING LANES	24' MIN TWO-WAY [illegible]' MIN ONE-WAY
CURB CUTS AND RADIUS	PER A-[illegible]
ACCESSORY BUILDING DATA	N/A
DISTANCE TO OFF SITE BLDGS	N/A
SIZE AND LOCATION OF RETAINING WALLS	N/A
HT OF EXTERIOR WALLS	[illegible]'-[illegible]"
HT OF HIGHEST ROOFLINE	27'-7"
HT OF ARCH FEATURES	N/A
LOCATION OF LIGHT TREATMENTS	N/A
AREA OF LIGHT VISIBILITY	N/A
LOCATION AND HEIGHT OF FENCING AFFECTING VISIBILITY OF LIGHT ELEMENTS	N/A

STANDARD ELEMENTS FOR PUD
DETAIL SIGN PLAN REVIEW

PUD	[illegible]
DEVELOPMENT AREA	[illegible] SF
GROUND SIGNS	N/A

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NO	REVISIONS/SUBMISSIONS	DATE

ASHTON CREEK
ADDISION GROUP
DUPLEX OFFICE BUILDING
TULSA, OKLAHOMA

EWC
INCORPORATED
ARCHITECTS
415 SOUTH BOSTON AVENUE SUITE 300
TULSA, OKLAHOMA
918-582-5904 ~ 918-592-5301 (FAX)

PROPOSED SITE PLAN

SHEET
A-010

DATE: 07/27/09

8.5

City of Tulsa
Title 42, Chapter 10; Landscape Requirements — P.U.D. 600

Streetyard Requirements: 15% Landscape Area Required
Gross Streetyard Area= 878 sf

Landscape Area Required= 131 sf/ 15%
Landscape Area Provided= 878 sf/ 100%

1 Tree per 1500 sf of Streetyard Area
Gross Streetyard Area= 878 sf

Streetyard Trees Required= 1
Streetyard Trees Provided= 1

Parking Requirements: 1 Tree per 12 Parking Spaces Outside Building Setback Lines
Parking Spaces Provided 12

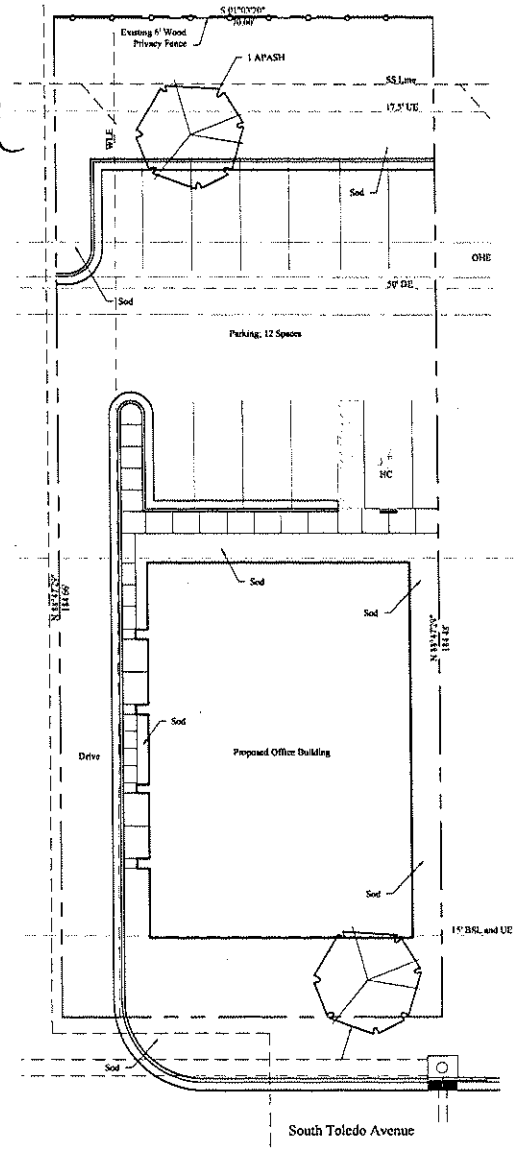
Parking Lot Trees Required= 1
Trees Credits= 0
Parking Lot Trees Provided= 1

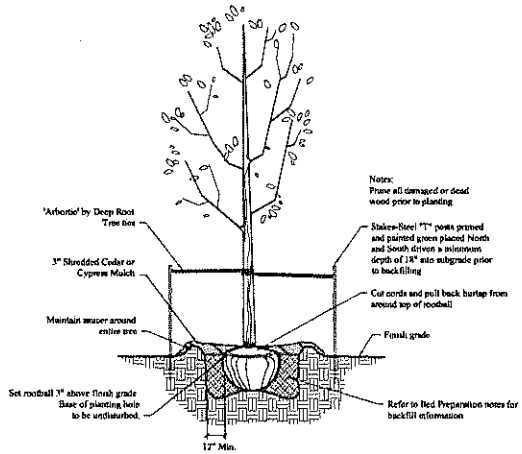
Irrigation: An Automatic Underground Irrigation System will be provided in all Landscaped Areas

I, Jeff Pugh, Registered Landscape Architect #287 Certify that the Plan Shown Meets the Landscape Requirements in Title 42, Chapter 10 of the City of Tulsa Landscape Ordinance.

Signature

Date 9/14/09





1 Single-Trunk Tree Planting
Not To Scale

General Notes:

Call OKIE prior to digging or trenching. Landscape Contractor is responsible for any damage to existing and new utility lines above or below ground and shall repair any damage caused during landscape or hardscape construction activities at no cost to the owner.

Locations of all plant materials shown on plans is approximate and may need to be field adjusted. Obtain Landscape Architects approval prior to making any major changes. Plant counts shown above are for convenience, verify all counts on plans prior to finalizing bid.

Ensure proper drainage away from building and out of planting beds in direction already established on site.

All areas that are disturbed by construction and not designated as plants shall be fine graded with additional topsoil and sodded with solid slab bermuda sod. Match variety of existing sod.

Bed Preparation and Planting:

Eliminate all weeds and grass in planting bed areas with Round-Up herbicide prior to construction. Apply according to Manufacturer recommendations. Allow 7 days before disturbing the soil. Till and rake out roots of bermuda grass in designated bed areas.

Contractor is responsible for fine grading and positive drainage of all planting beds. Contractor shall provide high quality top soil, where necessary, to provide proper drainage

Contractor to add Osmocote 19-6-12 at highest rate specified by the manufacturer to all beds areas prior to mulching.

Apply Shredded Cedar or Cypress mulch in planting beds to a depth of 3" after plant installation.

Trees shall be planted in a pit that is a minimum 12" wider than the root ball. Mix 1 bag of Back to Earth Soil Conditioner with the excavated topsoil to use as backfill. Use 4 Agriform tablets for each tree 2" caliper and less. Use 6 Agriform tablets for each tree larger than 2" in caliper. Equally space tablets around tree, 6" from root ball and 4" into backfill. Agriform tablets to be 20-10-5 with micros, 21 gram. Plant tree 3" above finish grade to allow for proper drainage. All trees shall be staked with approved staking method for a period of one year. Refer to Tree Planting detail for more information.

Plant Material Schedule

#	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING / REMARKS
2	APASH	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" cal., 7-8' ht., B&B	As Shown

SP&A | Sadlowski-Pugh & Associates
LANDSCAPE ARCHITECTURE
42 East 36th Street Tulsa, Oklahoma 74119
Ph. 918 582 9061 Fax 918.582.0996
E-Mail: j.pugh@sadlowski-pugh.com

Scale 1"= 10'-0"

NORTH

BEFORE YOU DIG CALL OKIE

STATE OF OKLAHOMA
JEFF W. PUGH
LICENSED LANDSCAPE ARCHITECT
#287
9/14/09

Revisions		
#	Description	Date

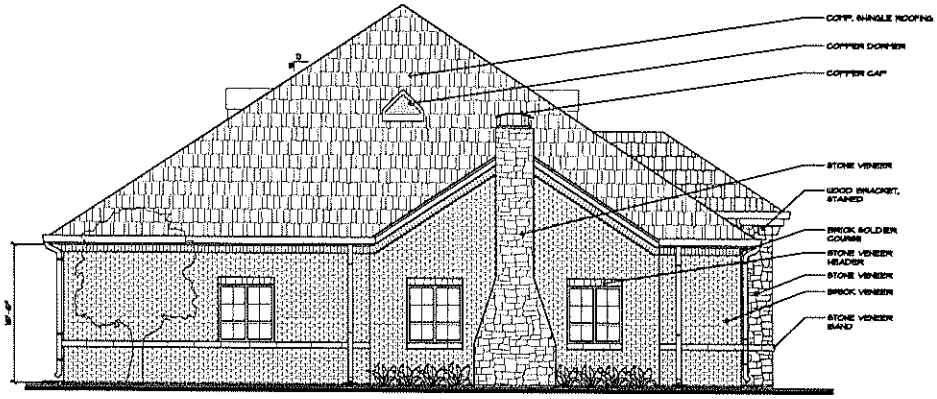
Project
Addison Group Office Bldg.
Ashton Creek Office Park LOT 6 BLK. 3
Tulsa, Oklahoma

Sheet Title
Landscape Plan

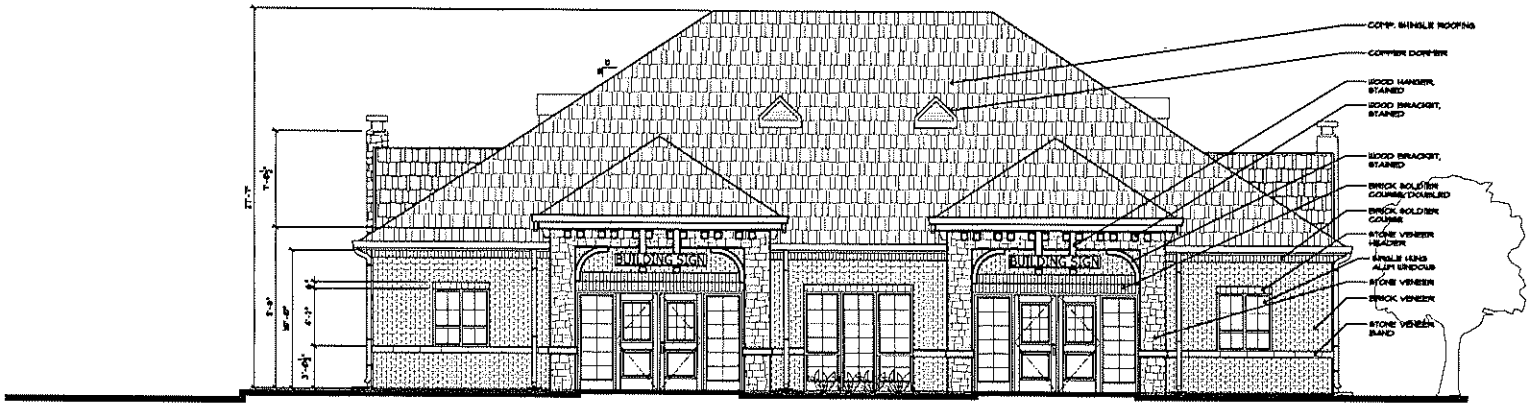
Scale: 1"= 10'-0"
Drawn: JWP
Checked: JWP
Issue Date: 09/14/09

Sheet #: L1

8.6



G1 EAST ELEVATION
1/4"=1'-0"



A1 NORTH ELEVATION
1/4"=1'-0"

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NO.	REVISIONS/SUBMISSIONS	DATE

DRAWING TITLE
ASHTON CREEK
ADDISION GROUP
DUPLEX OFFICE BUILDING
TULSA, OKLAHOMA

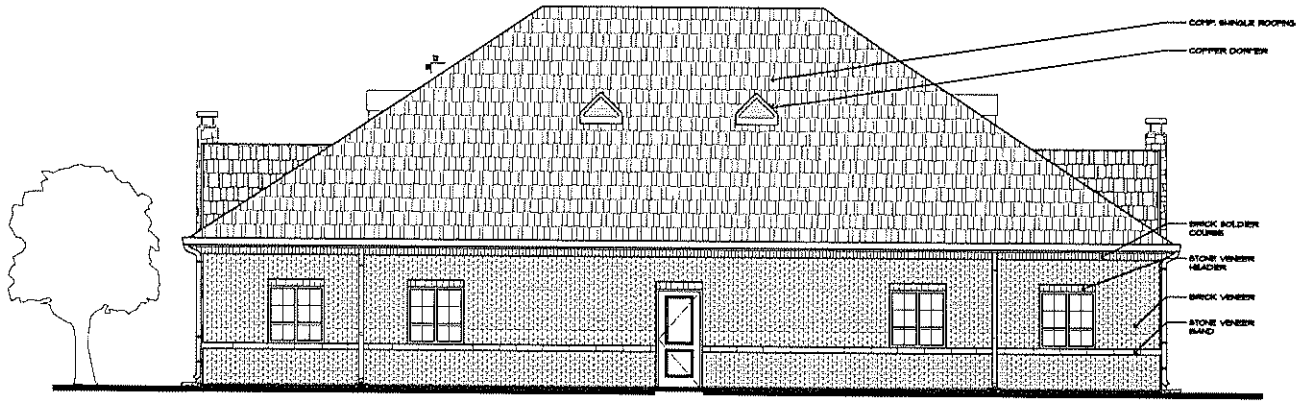
EWC
INCORPORATED
ARCHITECTS
400 SOUTH BOSTON AVENUE SUITE 800
TULSA, OKLAHOMA
918-582-2906 - 918-582-2308 (FAX)

EXTERIOR ELEVATIONS

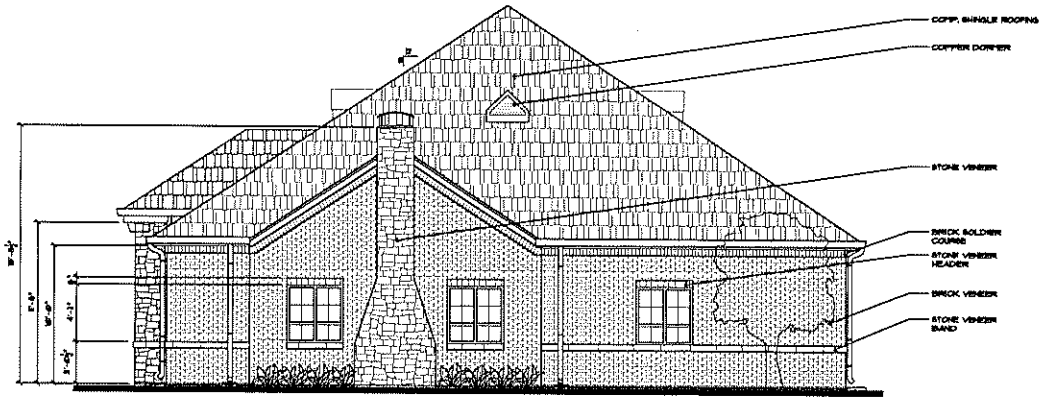
SHEET
A-200

DATE: 07/27/09

8.7



G1	SOUTH ELEVATION
1/4"=1'-0"	



A1	WEST ELEVATION
1/4"=1'-0"	

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NO.	REVISIONS/SUBMISSIONS	DATE

ASHTON CREEK
ADDISION GROUP
DUPLEX OFFICE BUILDING
TULSA, OKLAHOMA

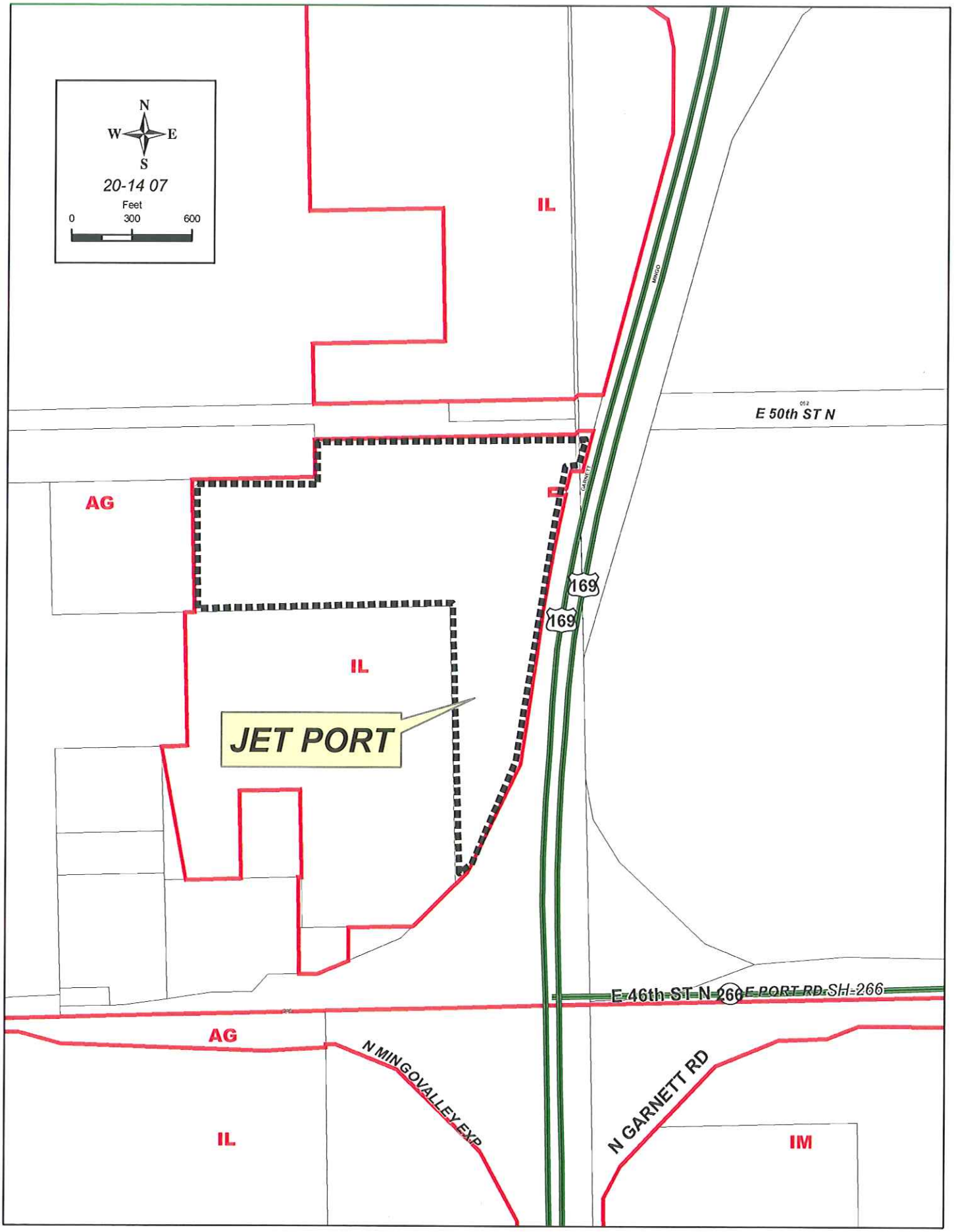
EWC
INCORPORATED
ARCHITECTS
400 SOUTH BOSTON AVENUE SUITE 500
TULSA, OKLAHOMA
918-582-3926 ~ 918-582-3308 (FAX)

EXTERIOR ELEVATIONS

SHEET
A-201

DATE: 07/27/09

8.8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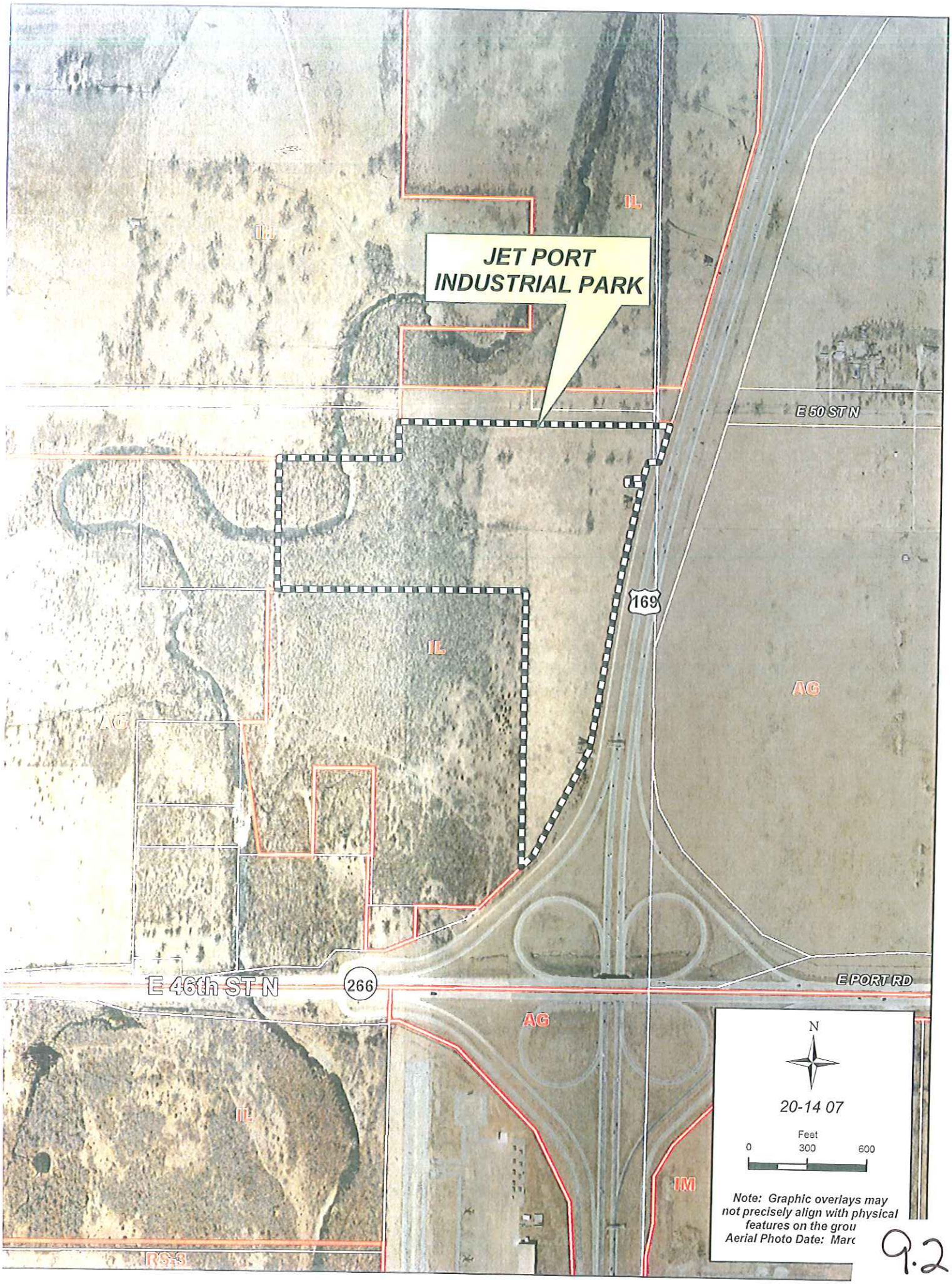
N MINGO VALLEY EXP
N GARNETT RD
IL
IM

9.1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INDUSTRIAL PARK
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Note: Graphic overlays may
not precisely align with physical
features on the grou
Aerial Photo Date: Marc

9.2

Huntsinger, Barbara

From: Fernandez, Diane
Sent: Tuesday, September 29, 2009 11:01 AM
To: Alberty, Wayne; Huntsinger, Barbara; Matthews, Dane
Subject: FW: Jet Port Industrial Park plat

Here is a continuance request for the 10/7 meeting.

Diane S. Fernandez
Senior Planner
INCOG
Two West 2nd Street
Suite 800
Tulsa, Oklahoma 74103
Telephone: 918-584-7526, 918-579-9481
E-mail: dfernandez@incog.org
Facsimile: 579-9581

From: Tim Terral [mailto:T.Terral@tulsaengineering.com]
Sent: Tuesday, September 29, 2009 10:57 AM
To: Fernandez, Diane
Cc: Russell Dixon; Jack Taber; Tamra Rowan
Subject: RE: Jet Port Industrial Park plat

Diane -

We will need to be continued to the Oct. 21st TMAPC, due to our needing to obtain information from ODOT concerning the road, ROW, sidewalks, etc. Every effort has been made on our part to keep this moving, but ODOT has been slow to respond to our queries. We appreciate you help in this matter as well.

Allen Holdman is to be sending you a revised set of TAC comments for the water.

Russell Dixon will be forwarding you the information you are needing concerning the sign situation on our property and the out parcel, located in the northeast corner of our site.

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

Thanks.

Tim Terral
Director of Land Planning

Tulsa Engineering and Planning Associates, Inc.
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
918.250.4566 (Fax)
t.terral@tulsaengineering.com

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Tuesday, September 29, 2009 9:38 AM

9.3

Huntsinger, Barbara

Subject: FW: TMAPC night meetings

From: Joseph Westervelt [mailto:jwestervelt@mapleviewassociates.com]
Sent: Tuesday, September 29, 2009 2:41 PM
To: Matthews, Dane
Cc: Alberty, Wayne
Subject: Re: TMAPC night meetings

Dane/Wayne,

Please let the TMAPC that I am opposed to night meetings for several reasons:

1. Granted, some citizen appointees and attendees of the meeting will not have potential work conflicts with evening meetings; but they would instead have take time from their families to attend/participate. I think that would be clearly a bad trade.....for the parents, **children**, and the City of Tulsa.

2. There is an element introduced to evening meetings that make them more contentious than daytime meetings. Many things add to this conclusions, including but not limited to fatigue (both members, staff and attendees) consumption of alcohol, etc. If you think this is silly think about a few of those meetings that have run late. Notice how peoples temperaments tend to deteriorate as the evening progresses. How much fun would everyone have if your meetings continue until 11:00 or even midnight. I doubt the public is served by decisions made late at night after an long day.

3. I also have concern for citizens and particularly citizen appointees leaving evening meetings, particularly late in the evening, after contentious meetings. I recall walking several women members to their cars after long contentious meetings that continued into the evening. City Hall parking, or lack there of, adds to my security concerns.

4. All of these elements above also affect the TMAPC staff. In addition, how are we to compensate staff for working evenings (and late meetings)? Staff is underpaid in my opinion now; will we instead run a lean or understaffed office during the work day?

I hope you share this with some of your more experienced members on the TMAPC, as I believe they will recognize the items above to be reasonable and based on experience.

Best regards,

Joe Westervelt

Joseph Westervelt
Mapleview Associates Inc.
1630 S. Boston Ave.
Tulsa, Oklahoma 74119
918-583-8808 (office) 918-583-8848 (fax)
jwestervelt@mapleviewassociates.com

11.1

Huntsinger, Barbara

From: Alberty, Wayne
Sent: Wednesday, September 23, 2009 10:18 AM
To: Huntsinger, Barbara
Subject: FW: Evening meetings Consideration

Importance: High

From: Ernesto Mondragon [mailto:mondragon_ernesto@hotmail.com]
Sent: Wednesday, September 23, 2009 9:14 AM
To: Alberty, Wayne
Cc: Frances Rhine
Subject: Evening meetings Consideration
Importance: High

Mr. Alberty,

Please convey my support to the Tulsa Metropolitan Area Planning Commission in considering evening meetings. If this step comes to reality, it will enhance the commissioners decision as they lisen to the local citizen.

Again, thank for considering holding evening meetings.

Respectfully,

Ernesto Mondragon

Lauren found her dream laptop. Find the PC that's right for you.

11.2

Huntsinger, Barbara

From: Johnna Thurston [olivepeteymom@sbcglobal.net]
Sent: Tuesday, September 29, 2009 11:20 AM
To: Huntsinger, Barbara; dist4@tulsacouncil.org
Subject: to all councilors re tmapc time change

I have been made aware that an action item is on the TMAPC docket for 10/6 to change the time of this group's meeting to the evening. Please let all councilors and TMAPC board members know that I am IN FAVOR of this time change. It is much too difficult for those of us who work to go downtown in the middle of the day to take advantage of our civic rights to attend these meetings.
Thank you
Johnna Thurston
Tulsa

11.3