

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2573

Tuesday, March 2, 2010, 4:00 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:

CONSENT AGENDA

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

1. **LS-20357** – Lou Reynolds (8314) (PD18) (CD8)
East of the Southeast corner of East 81st Street and South Sheridan Road
2. **LS-20332** – Jack Arnold (9317) (PD6) (CD9)
Northeast of the Northeast corner of 31st Street and Lewis Avenue, 2525 East 30th Street
3. **LS-20360** – Roger K. Eldridge (9201) (PD1) (CD4)
Northeast of intersection of Detroit Avenue and Brady Street
4. **LC-232** – Sack & Associates, Mark Capron (9201) (PD1) (CD4)
Northeast corner of South Main Street and East 1st Street, 42 South Boston Avenue East
5. **LS-20362** – Travis Butler (9229) (PD6) (CD9)
4548 South Gary Avenue
6. **PUD-411-C-15 – Sack & Associates/Mark B. Capron** (PD-26) (CD-8)
Northeast corner of 101st Street South and South Memorial Drive
(Minor Amendment to reallocate 225 square feet of floor area from Lot 2/3 to Lot 4, Block 1 – South Town Market.) (Related to Item 7.)
7. **PUD-411-C – Sack & Associates, Inc./Mark Capron/South Town Market** (PD-26) (CD-8)
Northeast corner of 101st Street South and South Memorial Drive
(Detail Site Plan for a 6,398 square foot multi-tenant restaurant building.) (Related to Item 6.)

8. **PUD-747-A-1 – Tanner Consulting, LLC/Penn Office Park** (PD-18) (CD-8)
North of the northeast corner of 91st Street South and South Yale Avenue (Minor Amendment to permit a detached accessory structure to allow for a two-car enclosed garage.)

9. **PUD-776 – HRAOK, Inc./QuikTrip Corporation** (PD-10) (CD-1)
Northwest corner of West Brady Street and Gilcrease Museum Road (Detail Site Plan for construction of a 5,668 square foot convenience store and gas station.)

10. **PUD-775 – Larry Kester/Victory Christian Center** (PD-18a) (CD-2)
Southwest of the southwest corner of East 71st Street South and South Lewis Avenue (Detail Site Plan for a 95-unit apartment complex to be used by Victory Christian missionary students.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA
PUBLIC HEARINGS

11. **LS-20356** – Ryan Corbin (2334) (County)
East of the southeast corner of North Yale Avenue and East 136th Street North,
12. **LS-20357** – Mike Marrara (Harden & Associates) (2335) (County)
North of East 126th Street North and east of North Sheridan Road, 13031 North Sheridan Road
13. **Rockdale Estates** – (7335) Preliminary Plat (County)
North of the northeast corner of East 181st Street South and South Sheridan Road (continued from 2/2/2010 for changes to plat)
14. **The Lighthouse Church** – (8202) Minor Subdivision Plat (PD 8) (CD 2)
Northeast corner of West 71st Street South and South Union Avenue
15. **Avignon Amended** – (8307) Minor Subdivision Plat (PD 18A) (CD 2)
South of East 71st Street South and east of South Wheeling Avenue
16. **The Shops on Peoria** – (2330) Minor Subdivision Plat (PD 2) (CD 3)
Northeast corner of North Peoria Avenue and East Reading Street (Related to Item 17.)
17. **The Shops on Peora** – (2330) Accelerated Building Permit (PD 2) (CD 3)
Northeast corner of North Peoria Avenue and East Reading Street (Related to Item 16.)
18. **PUD-601-A/Z-6631-SP-2 – Andrew A. Shank** (PD-18) (CD-7)
West of the intersection of East 67th Street and South 107th East Avenue (Major Amendment/Corridor Site Plan proposes to add outdoor advertising within Use Unit 21 to allow for a billboard on US 169.)

19. **PUD-661-A – Peter McGraw**

(PD-18c) (CD-5)

West of northwest corner of East 42nd Place and South Memorial Drive (Major Amendment proposes to add the Health Club use only within Use Unit 19 0 Hotel, Motel and Recreation to the permitted uses within PUD-661.)

20. **Z-7151 – David Rogers**

IM to CS

Southeast corner East 6th Street and South Xanthus Avenue (**This item is being continued to 3/17/10 to renotify due to error in mapping the legal description**)

(PD-4) (CD-4)

OTHER BUSINESS

21. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

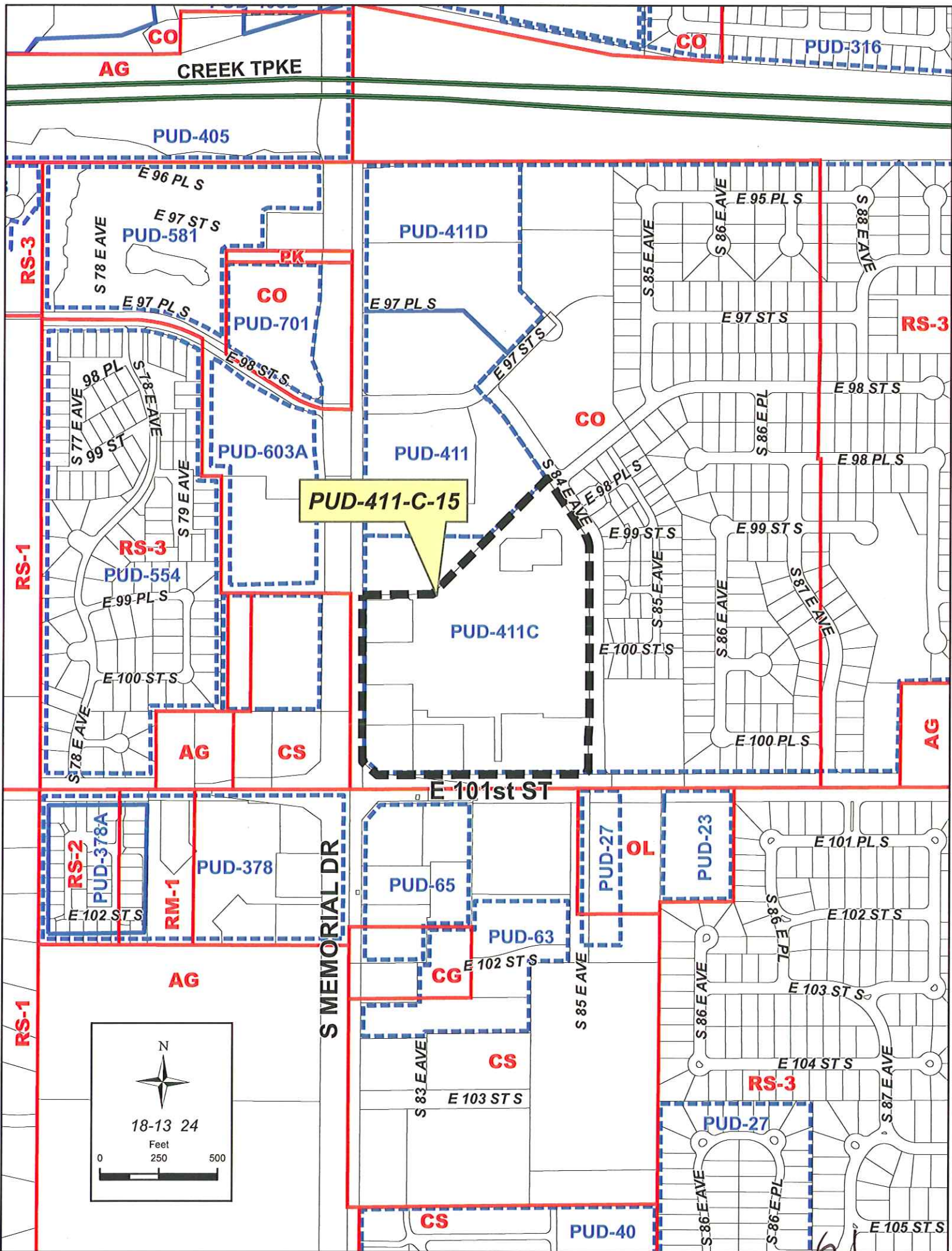
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide 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



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March 2, 2010

STAFF RECOMMENDATION

PUD-411-C-15: Minor Amendment – Northeast corner of 101st Street South and South Memorial Drive; Lots 2/3 and 4 – South Town Market; TRS 8324; CZM 57; PD 26; CD 8; CO/PUD.

The applicant is requesting a minor amendment to reallocate 225 square feet of floor area from Lot 2/3 to Lot 4, Block 1 – South Town Market. There is no request to increase the over-all floor area of the development area.

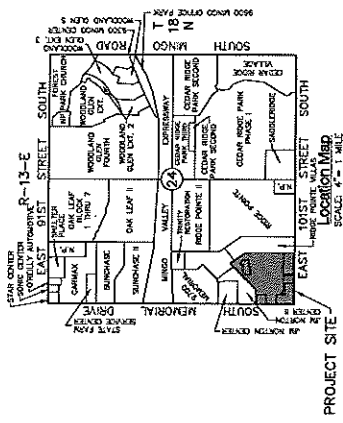
The floor area re-allocation request is as follows:

<u>Lot</u>	<u>Lot Area</u>	<u>Previous Allocation</u>	<u>FAR</u>	<u>Allocation per Amendment PUD-411-C-15</u>	<u>New FAR</u>	<u>% Change</u>
1	38,900	6,000	.16	6,000	.16	0
2/3*	80,117	19,000	.24	18,775	.24	-2%
4	45,191	6,200	.14	6,425	.14	+4%
5	582,610	186,200	.32	186,200	.32	0
6	35,693	10,000	.28	10,000	.28	0
7	132,884	32,010	.24	32,010	.24	0
Totals	915,395	259,410	.28	259,410	.28	-

* Lots 2 and 3, Block 1 – South Town Market were combined by lot combination LC-218 and minor amendment PUD-411-C-14.

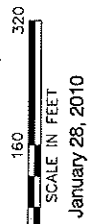
Since the over-all permitted floor area in Area 1A-1 is not changing and the re-allocation would result in an increase of only 4% on Lot 4 accompanied by a 2% decrease on Lot 2/3, staff recommends **APPROVAL** of minor amendment PUD-411-C-15.

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



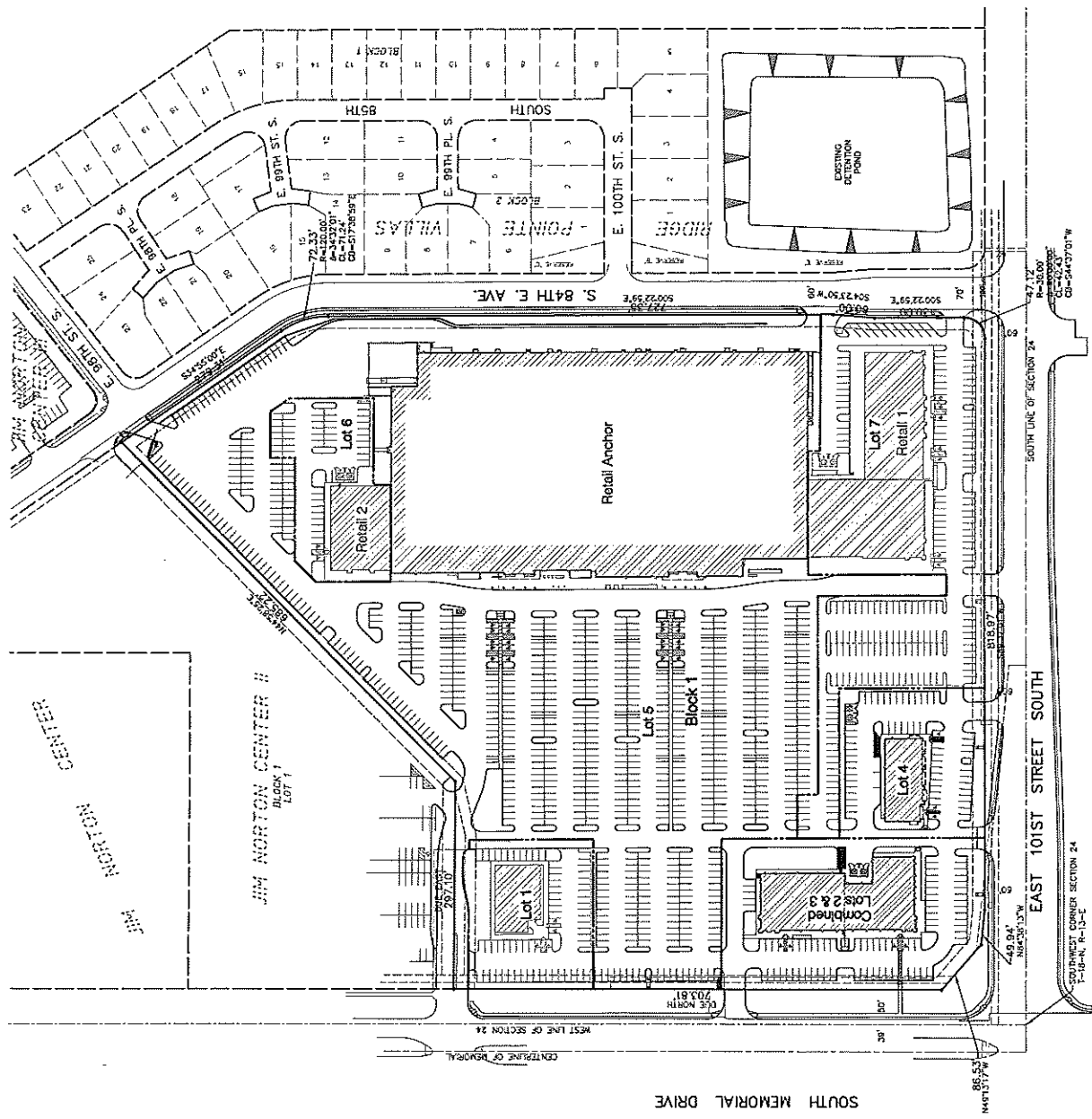
OWNER
TRIS LAND COMPANY
 2100 SOUTH UTICA AVENUE, PENTHOUSE
 TULSA, OKLAHOMA 74114
 PHONE (918) 747-2100

EXHIBIT
PUD 411-C-12 MINOR AMENDMENT
 FOR
'SOUTH TOWN MARKET'
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

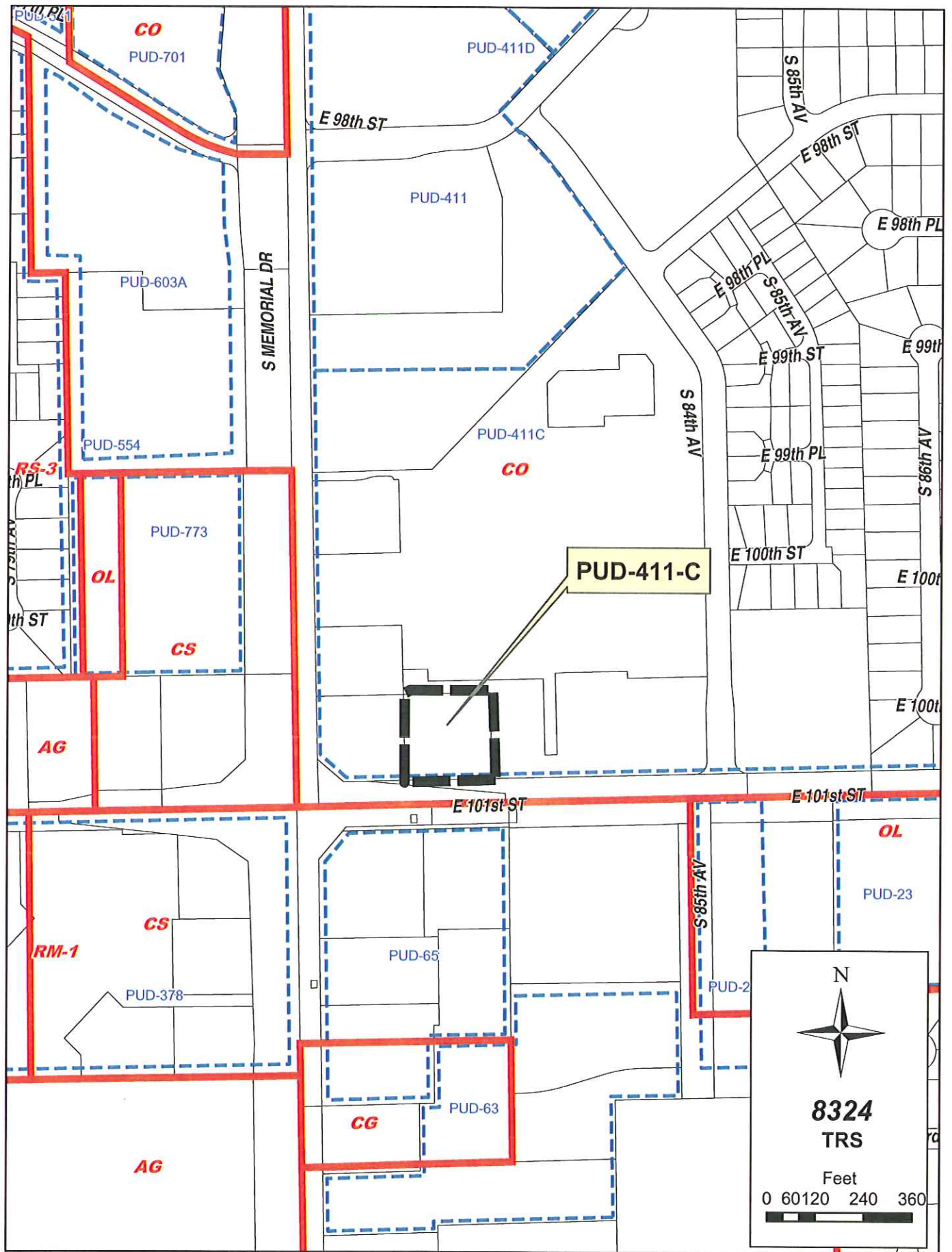


SACK AND ASSOCIATES, INC.
 • ENGINEERING • SURVEYING • PLANNING
 111 South Elm Avenue, Tulsa, Oklahoma 74106-1886
 Phone (918) 438-1111 Fax (918) 438-1112
 CA Number 1783 (PE/AS) and 1487 (CA), Exp. June 30, 2011

DRAWN	DATE	01/28/10
CHECKED	DATE	01/28/10
DESIGNED	DATE	01/28/10
PROJECT NAME	PUD 411-C-12 MINOR AMENDMENT	
PROJECT NO.	101ST AND MEMORIAL-2	
DATE	JANUARY 28, 2010 AT 8:00 AM	
BY	JULIA SACK	
IN CHARGE	JULIA SACK	
SCALE	AS SHOWN	



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March 2, 2009

STAFF RECOMMENDATION

PUD-411-C: Detail Site Plan – Northeast corner of 101st Street South and South Memorial Drive; Lot 4, Block 1 – South Town Market; TRS 8324; CZM 57; Atlas 2270; PD 26; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 6,398 square foot (sf) multi-tenant restaurant building. The proposed use, Use Unit 12 – Eating Establishments Other than Drive-ins is a permitted use within Development Area 1A-1 of PUD-411-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from 101st Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. A trash enclosure has been provided as required by the PUD. A sidewalk has been provided along 101st Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – South Town Market.

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



Owner
1995 LAND COMPANY
ATTN: JOHN BURGNER
SOUTH UTICA AVENUE, PENTHOUSE
TULSA, OKLAHOMA 74114
PHONE: (918) 747-2100

Site Plan Statistics

PUD NUMBER: 415-C-14	TOTAL LOT AREA: 46,191 SQ. FT.	PERMITTED USE: USES UNITS NO. 11, 12, 13 AND 14 AND CUSTOMARY ACCESSORY USES.	8,425 SQ. FT.	PROPOSED
DEVELOPMENT AREA: 14-1		PROPOSED USES: EATING ESTABLISHMENTS OTHER THAN DRIVE-THRU (SEE UNIT 12)	0.046 SQ. FT.	30 FT
		MAXIMUM BLDG. FLOOR AREA PERMITTED FOR MINOR IMPROVEMENT:		PERMITTED
		BUILDING FLOOR AREA PROPOSED:	14.2%	35 FT
		MAXIMUM LOT COVERAGE BY BUILDINGS:	30%	20 FT
		LOT COVERAGE:		ARCHITECTURAL FEATURE
		MAXIMUM BLDG. HEIGHT PERMITTED:		
		GREATER THAN 20' FEET SECOND LINE OF S. BATH E. AVE.		

MINIMUM BUILDING SETBACKS REQUIRED: EAST WEST STREET SOUTH 100 FT. 135 FT.	OFF-STREET PARKING: USE UNIT 1 PARKING SPACE PER 100 S.F. PARKING OF TRAILERS PROHIBITED IN USE UNIT 12 PARKING SPACES PROVIDED (INCLUDES 1 HW)	6,500 S.F. 6 SPACES 6 SPACES
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LANDSCAPE CREDIT SPACE						
LOT	EXHIBITION	SUB-PARCEL	IMPROVED LANDSCAPE AREA		PROPERTY LANDSCAPE AREA	
			SQ. FEET	PERCENTAGE	SQ. FEET	PERCENTAGE
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DETAIL SITE PLAN
FOR
LOT 4 IN BLOCK 1
OF

SOUTH TOWN MARKET
OF
SECTION 24, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SECTION 24, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET
FEBRUARY 17, 2010





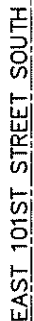
SACK AND ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING

10000 Sack Blvd., Suite 100, Dallas, Texas 75243-4848

Phone (214) 343-2211 Fax (214) 343-2215

For more information, please contact us at (214) 343-2211



SOUTH LINE OF SECTION 24

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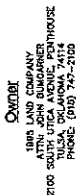


CALL OKIE
(800) 622-0643

FOR FURTHER INFORMATION, CONTACT:

71

SACK AND ASSOCIATES, INC.
 • ENGINEERING • SURVEYING • PLANNING
 1001 E. Street, 11, Southfield, Michigan, 48034
 Phone: (313) 486-1000
 FAX Number: (313) 486-1001



1005 LAND COMPANY

ATTN: JOHN BUMGARDNER
14014 UTICA AVENUE, PENNYHOUSE
TULSA, OKLAHOMA 74114
PHONE: (918) 747-2100

[illegible]

14-0768000-0000000

PUD NUMBER: 41-C-14
DEVELOPMENT AREA: 14-1

TOTAL LOT AREA:
TOTAL LOT AREA SQUARE FEET: 49,391 S.F.
MINIMUM LANDSCAPE AREA REQUIRED*: 8,071 S.F. (17.28%)
LANDSCAPED AREA PROVIDED: 8,541 S.F. (16.24%)

STREET WARD					
LANDSCAPE STREET VARD PER STREET FRONTAGE (REQUIRED 10%)					
				11.219 S.F.	
EAST 101ST STREET				1400 S.F.	(10%)
REQUIRED:				2,500 S.F. (24.4%)	
PROVIDED:				0 (0%)	
REQUIRED - 1 TIME PER 1400 S.F.				0 (0%)	
PROVIDED:				0 (0%)	
PARKING AREA TREES				5 TREES	
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET VARD: 61					
REQUIRED - 1 TREE PER 20 PARKING SPACES (STREET VARD: 6)					

Certification of Installation

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY, THAT ALL TREES AND PLANTS IDENTIFIED ON THE APPROVED LANDSCAPE PLAN, PRIOR TO EXCEPT TRELS, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO EXCEPT TRELS, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO EXCEPT TRELS, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO EXCEPT TRELS, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TO THE CITY.

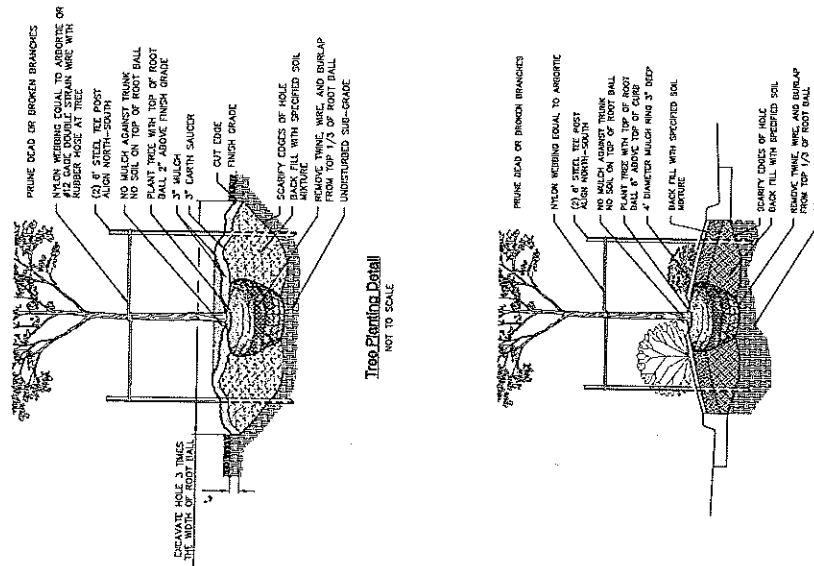
Landscape Certificate

DATE	BY	FORMER NAME	CURRENT NAME	SEC	OFF	PHOTO NUMBER
1950	3	CRITCH REFORMERY	YOLANDWAY		TOTAL	
1951	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1952	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1953	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1954	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1955	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1956	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1957	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1958	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1959	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1960	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1961	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1962	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1963	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1964	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1965	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1966	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1967	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1968	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1969	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1970	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1971	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1972	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1973	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1974	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1975	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1976	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1977	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1978	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1979	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1980	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1981	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1982	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
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1987	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1988	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1989	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1990	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1991	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1992	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1993	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1994	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1995	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1996	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
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1998	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
1999	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
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2003	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
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2006	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2007	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2008	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2009	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2010	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2011	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2012	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2013	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2014	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2015	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2016	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2017	3	YOLANDWAY	YOLANDWAY		1" CAL. 40" WT.	MAATCHED
2						

[illegible][illegible]

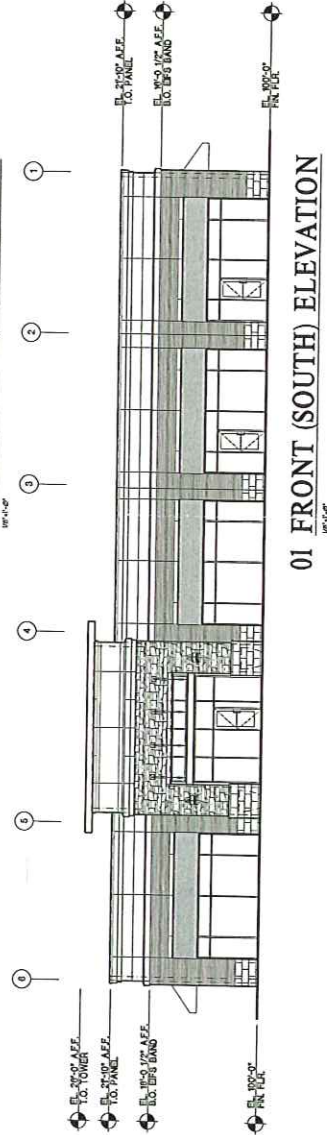
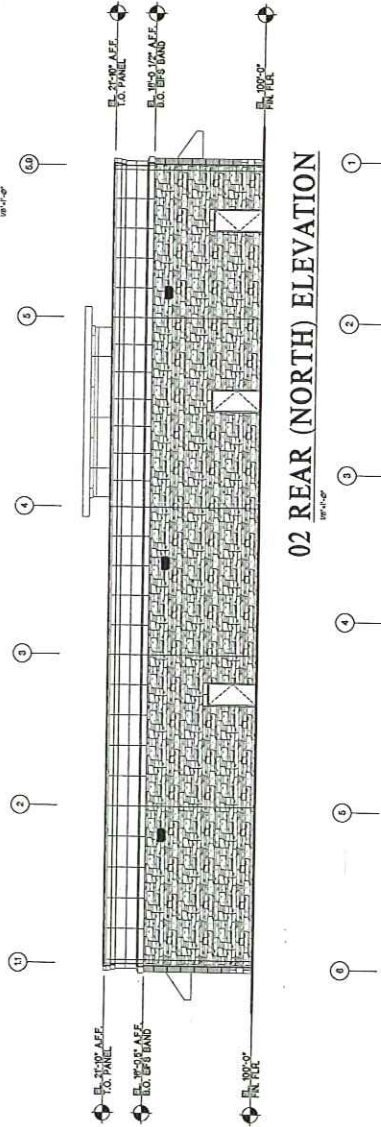
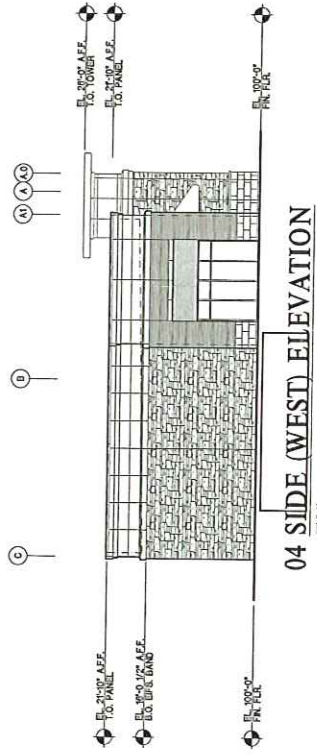
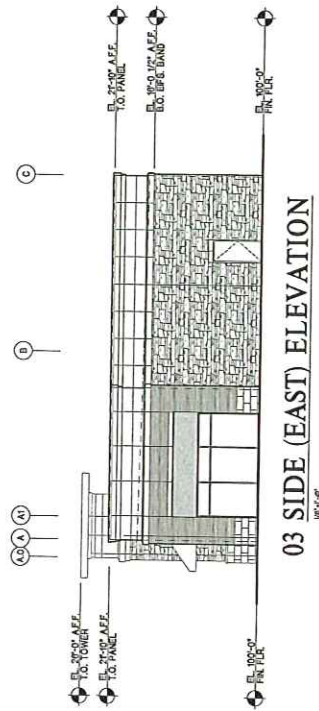
1. IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.
2. REFER TO IRRIGATION PLANS AND SPECIFICATION FOR IRRIGATION DESIGN.

NOT TO SCALE



YOU DIG

CALL OKIE
(800) 622-6643



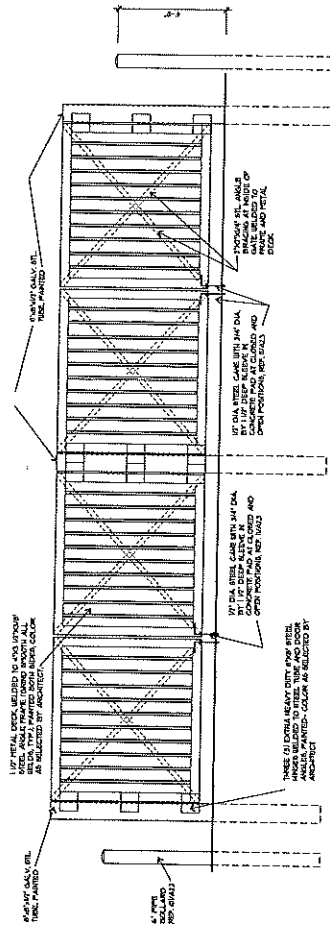
5710 Harvard Hill Rd. Suite 146
Dallas, Texas 75250
972-385-9651
fax 972-385-3462

MEMORIAL & 101st STREET
TULSA, OKLAHOMA
1995 LAND COMPANY

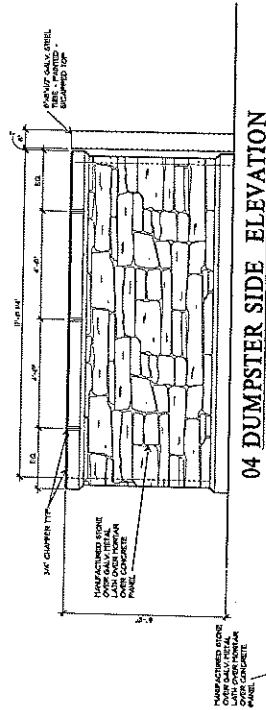
EL01

DATE: 09-04-00
DRAWN BY: GSO/008
CHECKED BY: GSO/008
SCALE: AS NOTED
APPROVED BY: _____
DATE: _____

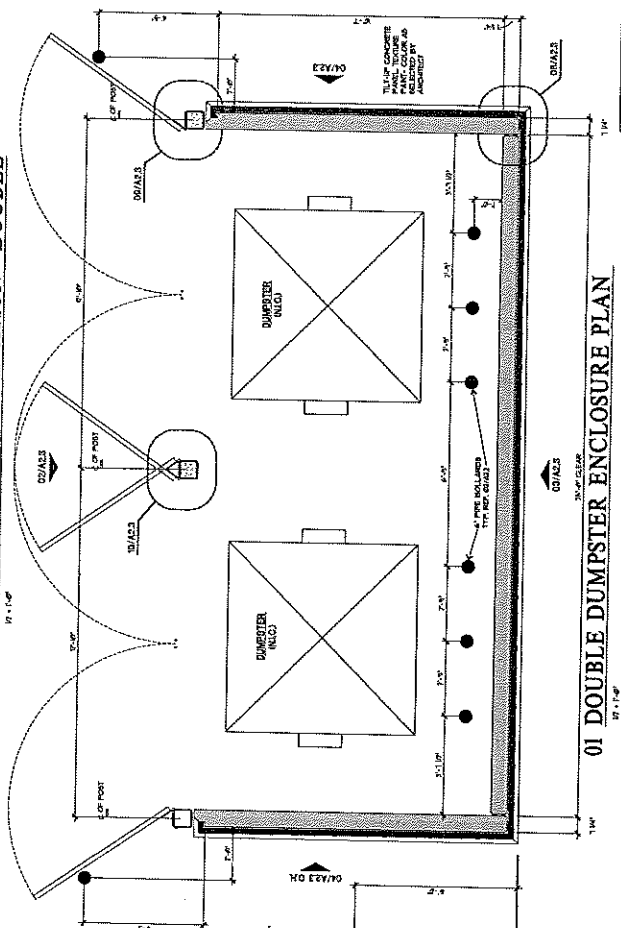
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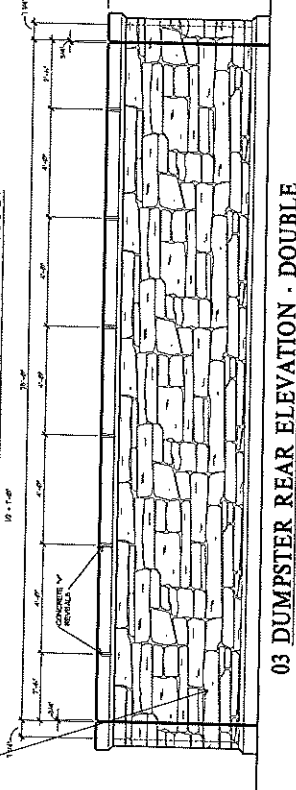
02 DUMPSTER FRONT ELEVATION - DOUBLE



04 DUMPSTER SIDE ELEVATION



01 DOUBLE DUMPSTER ENCLOSURE PLAN



03 DUMPSTER REAR ELEVATION - DOUBLE

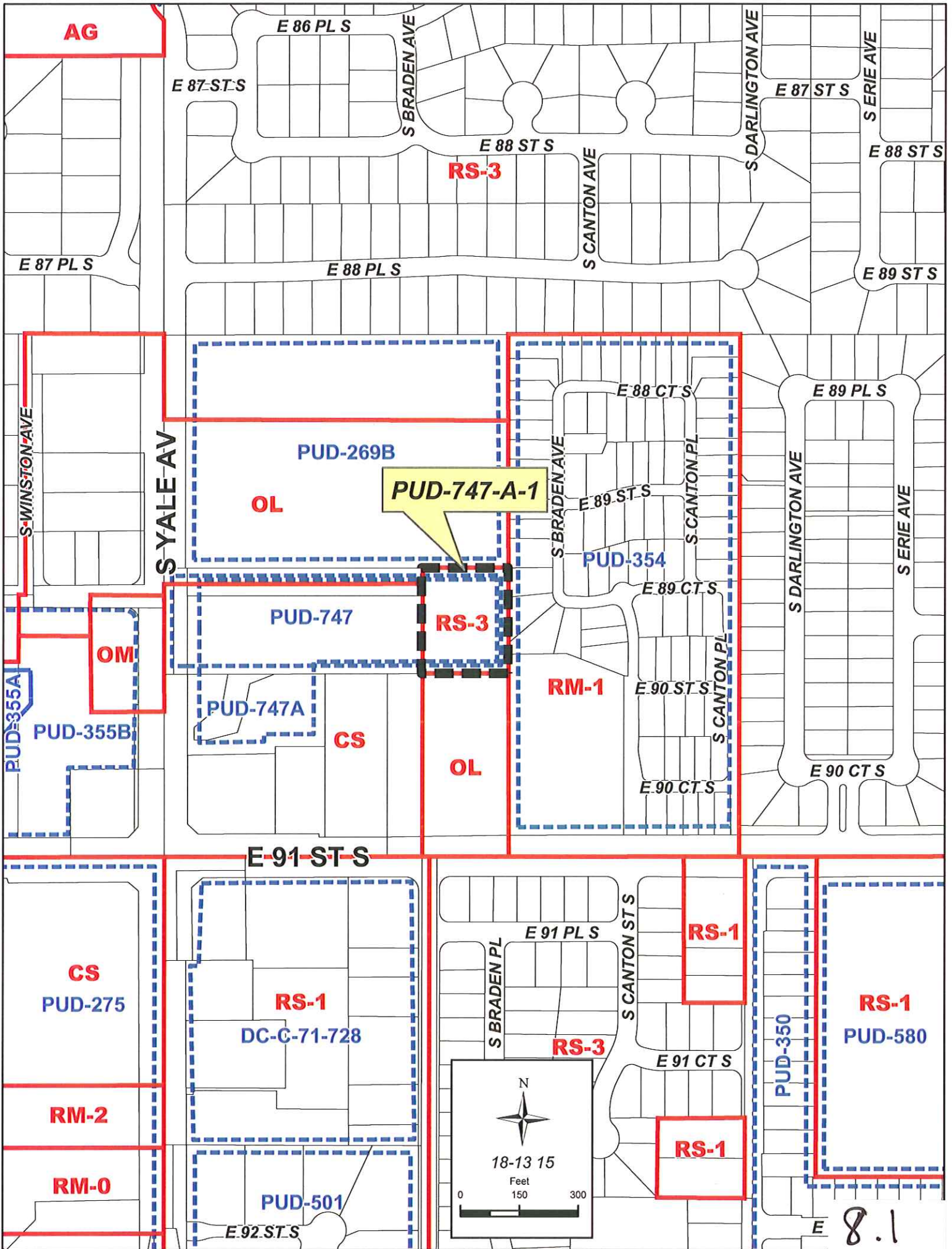
A2.3
 JDB: 02-02
 DATE: 02/02/99
 DALLAS, TEXAS
 APPROVED BY:
 DATE:

MEMORIAL & 101st STREET
 TULSA, OKLAHOMA
1995 LAND COMPANY

3100 Harvest Hill Rd., Suite 146
 Dallas, Texas 75230
 972-385-9455
 fax 972-385-3462



7.8



8.1



N

18-13 15

Feet

0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

March 2, 2010

STAFF RECOMMENDATION

PUD-747-A-1: Minor Amendment – North of the northeast corner of 91st Street South and South Yale Avenue; Lot 2, Block 1 – Penn Office Park; TRS 8315; CZM 53; Atlas 1737/1908; PD 18; CD 8; RS-3/OL/PUD.

The applicant is requesting a minor amendment to permit a detached accessory structure to allow for a 2-car enclosed garage. The 14'3" high, 520 square foot (sf) structure would be located on the south boundary of the lot, approximately 115' from the nearest residential boundary line to the east (see Exhibit DSP1).

The PUD chapter of the code defers to the underlying zoning district for regulations regarding detached accessory buildings. The underlying zoning of this lot is RS-3, which per §210, B-5b and §402, B-1d of the code, allows a structure with this proposed floor area, height, and setback. Immediately adjacent to the south of the garage is a federal credit union.

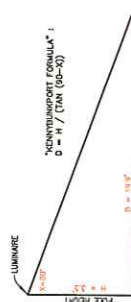
Staff recommends **APPROVAL** of minor amendment PUD-747-A-1.

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

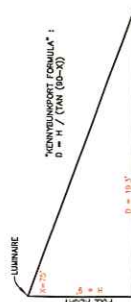


Revised Detail Site Plan
Penn Office Park
City of Tulsa, Tulsa County, Oklahoma
PUD No. 747

PUD No. 747



Fixture-B: Bollard



Fixture—D: Wall Downlight



Fixture—E: Wall Mounts

Note:

SEE SHEETS L101 AND L102 FOR
LANDSCAPE AND FENCE DETAILS.

SEE EXTERIOR ELEVATIONS FOR
GENERAL BUILDING VIEWS

SEE TRASH ENCLOSURE DETAIL FOR
FURTHER INFORMATION.

Legend:

B/L	BUILDING LINE
SMT	EASEMENT
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAE	MUTUAL ACCESS EASEMENT
RWE	RESTRICTED WATERLINE EASEMENT
U/E	UTILITY EASEMENT
J/E	JENNY EASEMENT

UP — AREA OF LIGHT: 19.9' RADII'S

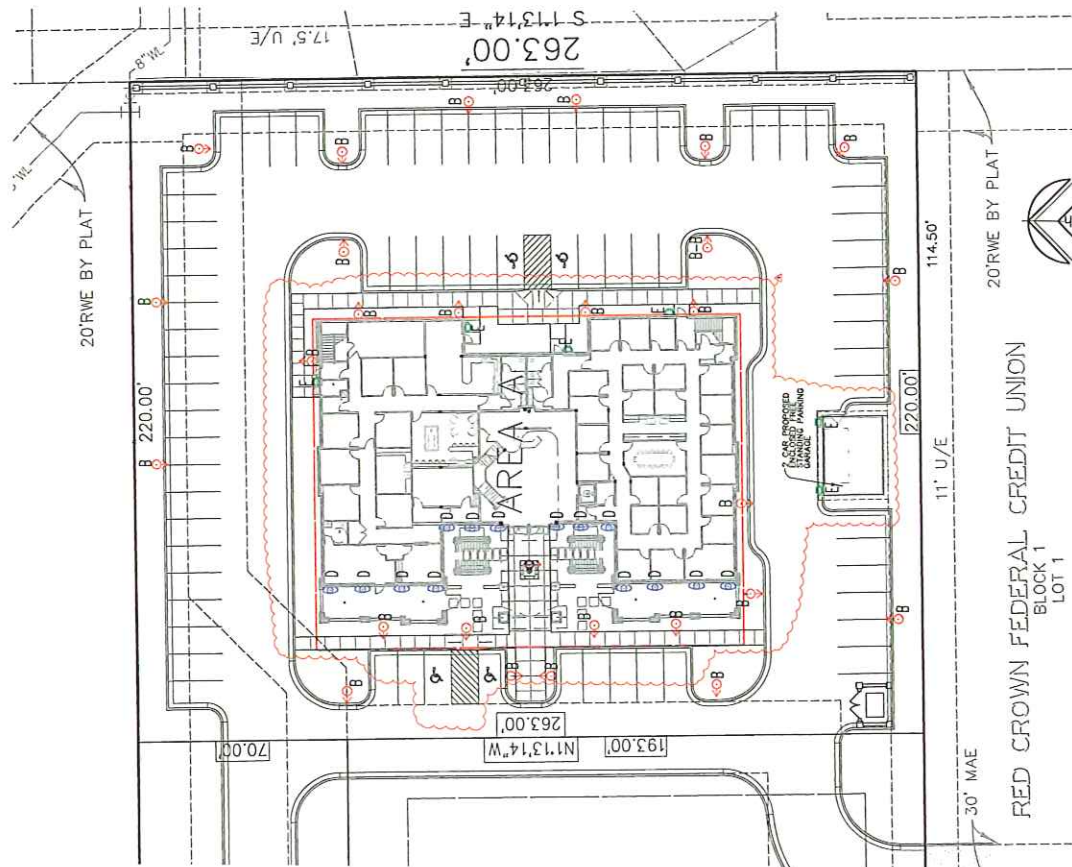
LEGEND—SIXTIER: 0: NO WEIGHING

LEGEND—FIXTURE E: WALL MOUNT

— AREA OF LIGHT:
19.3" RADIUS

Note:

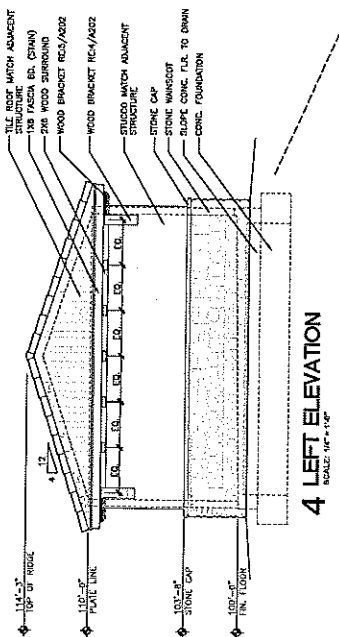
SEE ATTACHED LIGHTING DETAILS FOR FURTHER INFORMATION ON HEIGHT AND LIGHTING STYLES.



Building Lighting Plan

SCALE: 1" = 20'

8.5



CS

OM

OL

WEASTON CT

N 23 W AVE

WEASTON PL

RS-3

N 28 W AVE

N 27 W AVE

N 25 W AVE

WEASTON ST

Z-7150/PUD-776

RM-1

PUD-413B

CS

W CAMERON ST

W BRADY ST

51

64

W KATY JOGGING TRL

W ADMIRAL BLVD

IM

W ARCHER PL

NEWBLOCKPARK DR

S 25 W AVE



19-12 03

Feet

0

125

250

9.1



WEASTON CT

N 23 WAVE

WEASTON PL

N 28 WAVE

N 27 WAVE

N 25 WAVE

WEASTON ST

Z-7150/PUD-776

W CAMERON ST

W BRADY ST

51

64

W KATY JOGGING TRL

W ADMIRAL BLVD

W ARCHER PL

NEWBLOCKPARK DR

S 25 WAVE

N

19-12 03

Feet
0 125 250

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

9.2

March 2, 2009

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – Northwest corner of West Brady Street and Gilcrease Museum Road; TRS 9203; CZM 36; Atlas 39; PD 10; CD 1; CS/PUD.

The applicant is requesting approval of a detail site plan for construction of a 5,668 square foot (sf) Convenience Store and Gas Station. The proposed use, Use Unit 13 – Convenience Goods and Services is a permitted use in PUD-776.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from West Brady Street and Gilcrease Museum Road. There is no vehicular access to West Cameron Street as required. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6' screening fence will be constructed along the west and north boundary line as required. Landscaping is provided per PUD development standards including a 65-foot landscape buffer along the west boundary line as required. All sight lighting will be directed down and away from adjoining residential properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along West Brady, Gilcrease Museum Road and West Cameron Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for PUD-776.

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

A1 SIDE ELEVATION

A202

SHEET NUMBER

EXTENSION

PROJECT TYPE

NO.	DATE	DESCRIPTION

PROJECT NO.	
PROJECT NAME	
PROJECT LOCATION	
PROJECT DATE	
PROJECT STATUS	
PROJECT TYPE	
PROJECT SCALE	
PROJECT DRAWN BY	
PROJECT CHECKED BY	
PROJECT APPROVED BY	

QuikTrip No. 059
TULSA, OKLAHOMA
HIGHWAY 51 & GILCREASE ROAD



H1 SIDE ELEVATION

A202

SHEET NUMBER

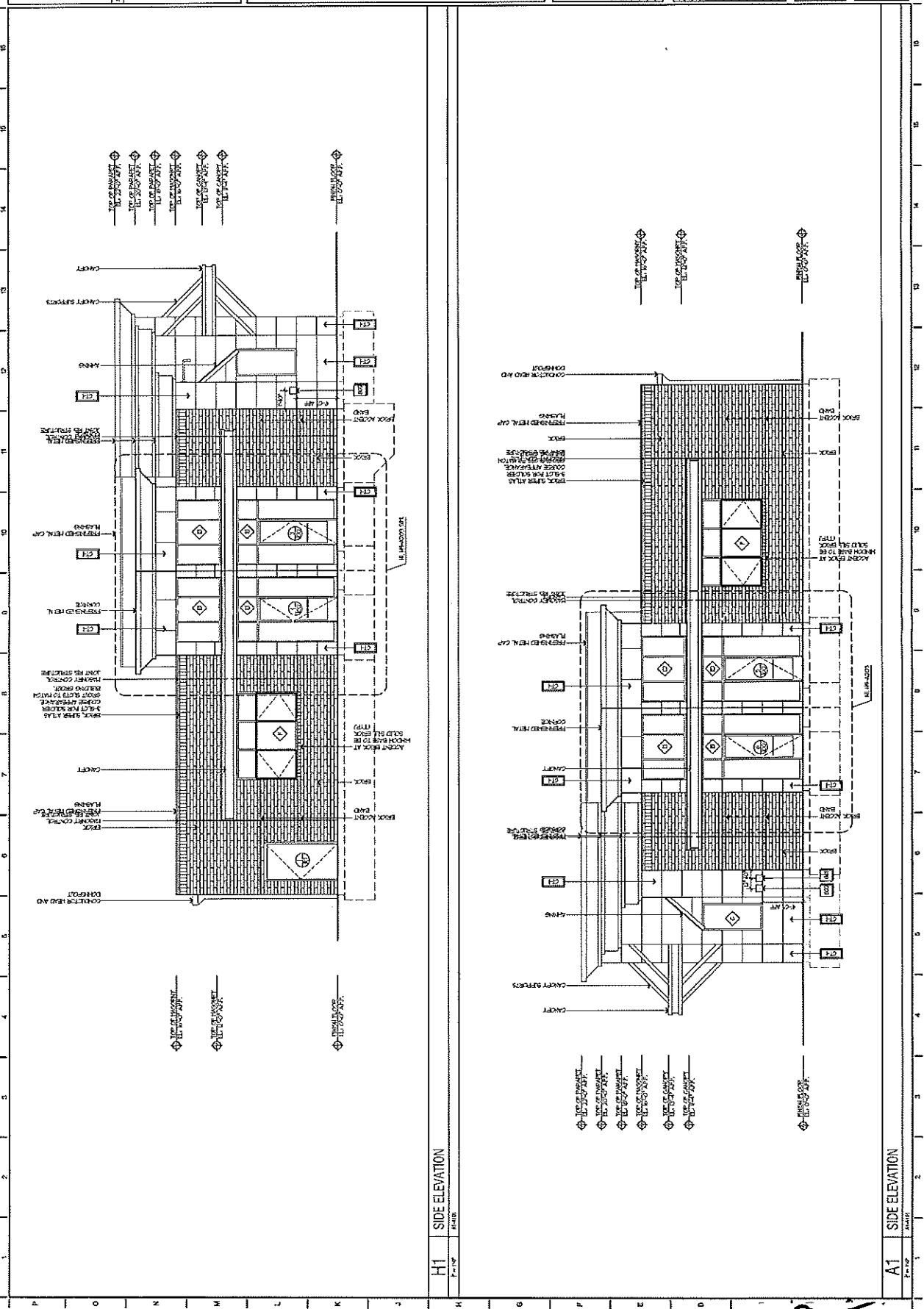
EXTENSION

PROJECT TYPE

NO.	DATE	DESCRIPTION

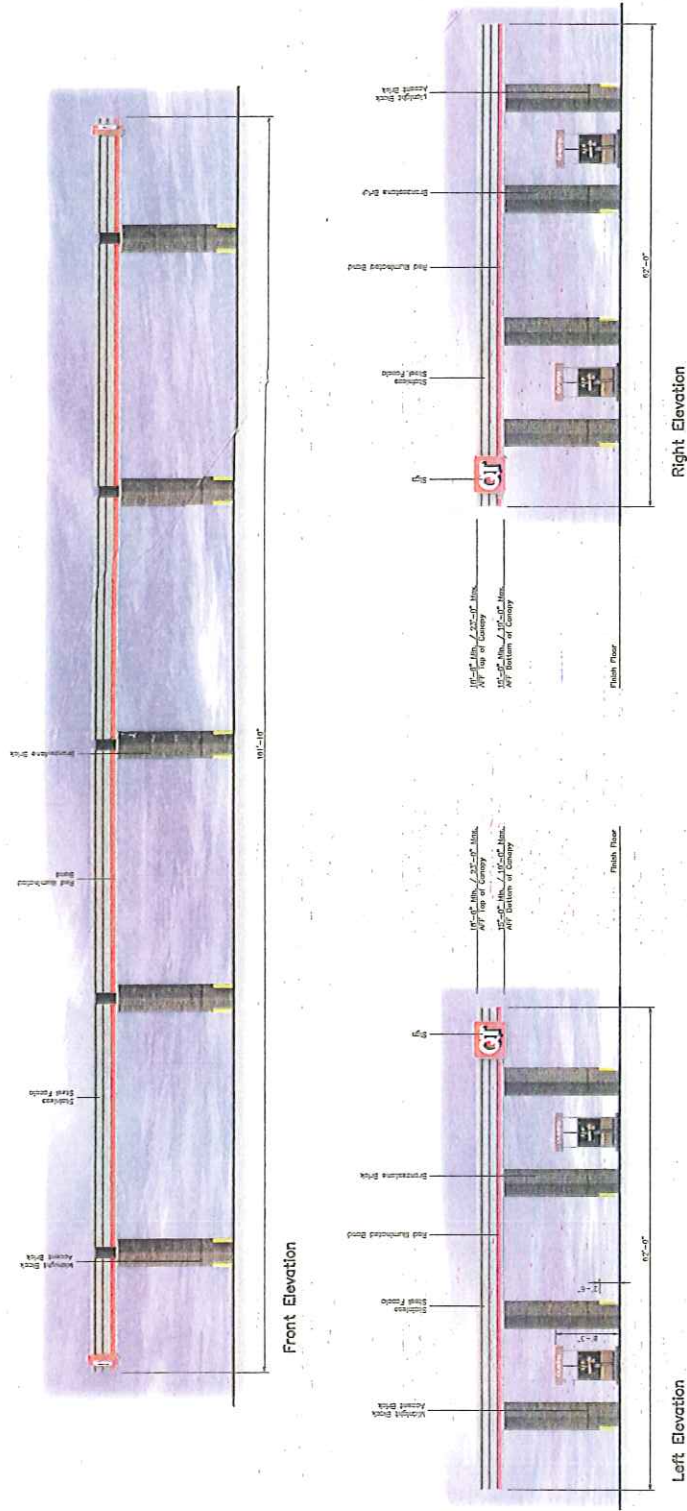
PROJECT NO.	
PROJECT NAME	
PROJECT LOCATION	
PROJECT DATE	
PROJECT STATUS	
PROJECT TYPE	
PROJECT SCALE	
PROJECT DRAWN BY	
PROJECT CHECKED BY	
PROJECT APPROVED BY	

QuikTrip No. 059
TULSA, OKLAHOMA
HIGHWAY 51 & GILCREASE ROAD



9.5

9.7





QuikTrip
4700 South 19th, Suite 400
Tulsa, OK 74104-4479
Phone: 813-776

Gas Canopy Elevations

U.S. 412 & Gilcrease Museum Road
Tulsa, OK

QuikTrip Store No. : 059

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Project Information
Project Name: Gas Canopy Elevations
Project No.: 059
Scale: 1/4" = 1'-0"
Sheet: 1 of 1
Date: 01/10/2010
Drawn By: JAC
Checked By: JAC
Project Manager: JAC



QuikTrip
4770 South 130th East Ave.
Tulsa, OK 74116-2475
Tel: (918) 434-1788

- GENERAL NOTES**
1. THE CONCRETE SURFACES OF THE RETAINING WALLS AND PRECAST FENCE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE SURFACES SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 2. ALL EXPOSED SURFACES OF THE PRECAST FENCE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.

No.	Revision	Date
1	1	1/24/2010

HRAOK, INC.
ENGINEERING AND ARCHITECTURE
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Tel: (918) 434-1788
www.hraok.com



IDP 3204
ATLAS NO. 20
DES. OF 20

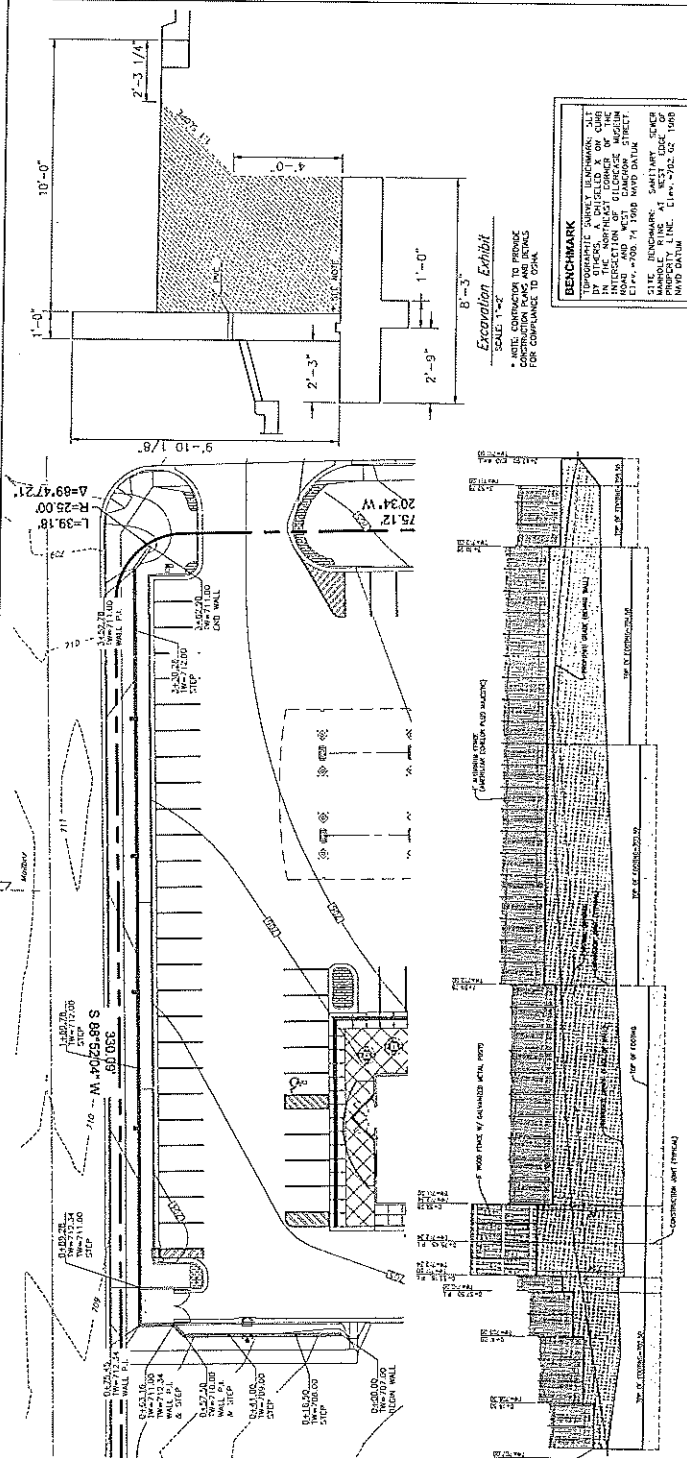
**RETAINING WALL
PLAN AND PROFILE**

DATE: 1/24/2010

Sheet: **C6**

Scale: 1" = 20'

Project: QuikTrip Store No. 059R



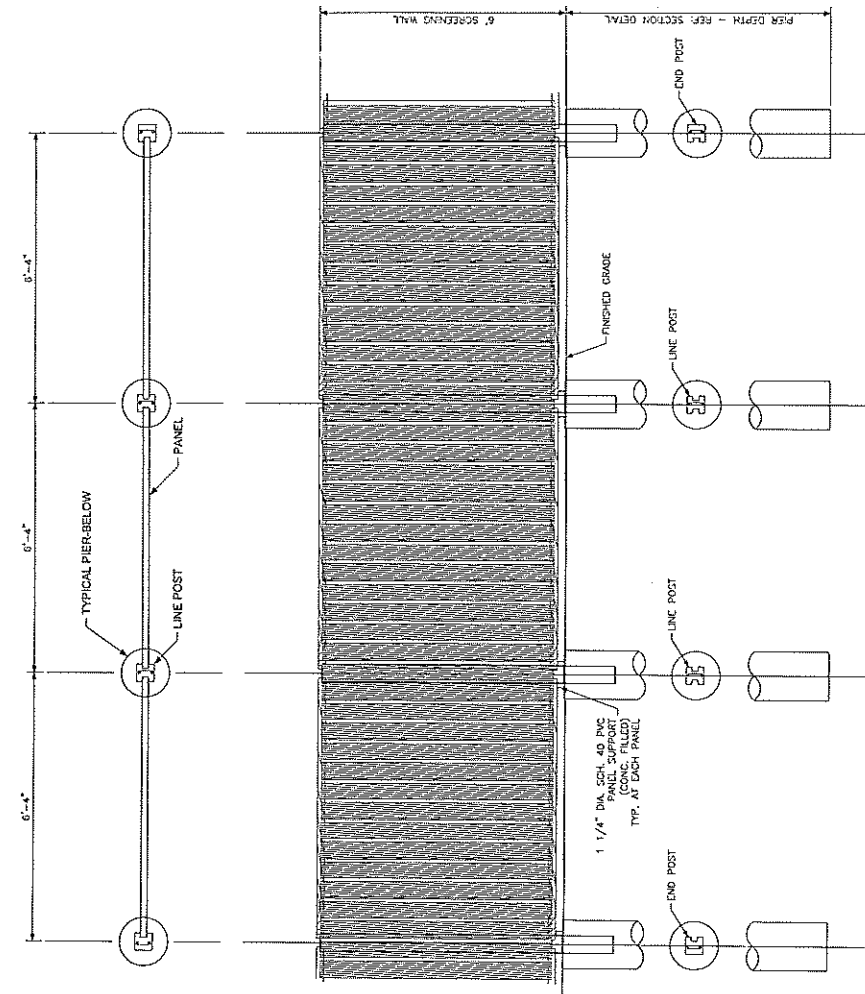
Retaining Wall & Fencing Specifications

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE
1	RETAINING WALL	LINEAL FEET	10.00	100.00
2	PRECAST FENCE	LINEAL FEET	10.00	100.00
3	CONCRETE	CY	10.00	100.00
4	PAINT	GALES	10.00	100.00
5	FORMWORK	SQ. YD.	10.00	100.00
6	REINFORCEMENT	LB.	10.00	100.00
7	ADDITIONAL ITEMS			

Concrete Wall Profile
SCALE: 1" = 20' H / 1" = 5' V

- GENERAL NOTES CONT.**
1. THE CONCRETE SHALL BE SUPPLIED BY THE MANUFACTURER OF THE RETAINING WALL PANELS. THE CONCRETE SHALL BE OF THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE CONCRETE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 2. ALL EXPOSED SURFACES OF THE PRECAST FENCE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 3. THE CONCRETE SHALL BE SUPPLIED BY THE MANUFACTURER OF THE RETAINING WALL PANELS. THE CONCRETE SHALL BE OF THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE CONCRETE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 4. THE CONCRETE SHALL BE SUPPLIED BY THE MANUFACTURER OF THE RETAINING WALL PANELS. THE CONCRETE SHALL BE OF THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE CONCRETE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 5. THE CONCRETE SHALL BE SUPPLIED BY THE MANUFACTURER OF THE RETAINING WALL PANELS. THE CONCRETE SHALL BE OF THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE CONCRETE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.
 6. THE CONCRETE SHALL BE SUPPLIED BY THE MANUFACTURER OF THE RETAINING WALL PANELS. THE CONCRETE SHALL BE OF THE TYPE AND COLOR INDICATED ON THE DRAWINGS. THE CONCRETE SHALL BE FINISHED AND PAINTED TO MATCH THE SURFACE OF THE EXISTING CONCRETE. THE SURFACES SHALL BE THE TYPE AND COLOR INDICATED ON THE DRAWINGS.



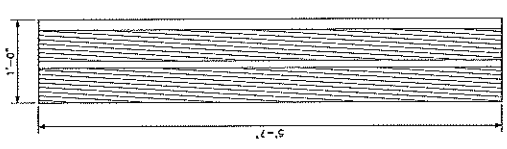


ELEVATION - 6' SCREENING WALL AND PIERS

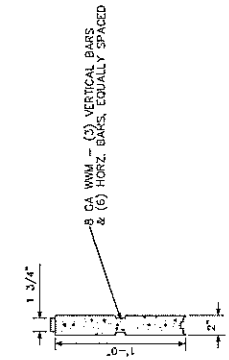
THE CONTRACTOR/OWNER IS RESPONSIBLE FOR HIRING A GEOTECHNICAL ENGINEER TO DETERMINE IF LOCAL SOIL CONDITIONS MEET OR EXCEED MINIMUM SOIL PROPERTIES SHOWN ON THIS PLAN. THIS FOUNDATION HAS BEEN DESIGNED BASED ON MINIMUM SOIL PROPERTIES SET FORTH BY THE 2015 CALIFORNIA BUILDING CODE.

IF INSTALLATION MAY ENCOUNTER AREAS OF GRANULAR, COLLAPSING SOILS THAT MAY CONTAIN ROUGH GROUNDWATER, PIERS MUST BE EXTENDED THROUGH SOFT AND ORGANIC DEPOSITS TO FIRM, COMPACT, AND UNDISTURBED SOIL. TEMPORARY CASINGS MAY BE NECESSARY FOR E-DRILLED PIER INSTALLATION OPERATIONS TO MAINTAIN THE DRILLED SHAFT OPEN THROUGH ESE SOILS DURING CONSTRUCTION.

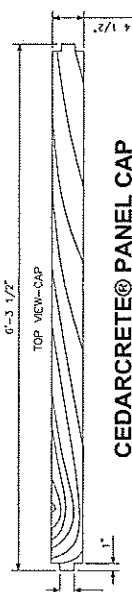
THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN THE SITE AND THESE PLANS, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.



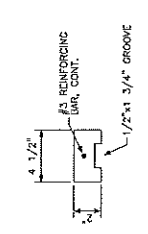
CEDARCRETE® STANDARD PANEL



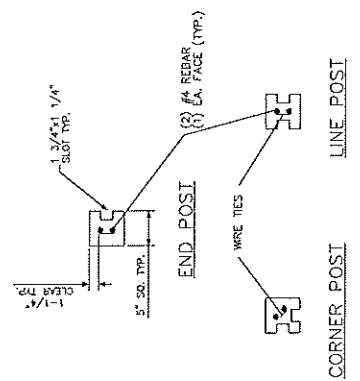
CEDARCRETE® PANEL - SECTION



CEDARCRETE® PANEL CAP

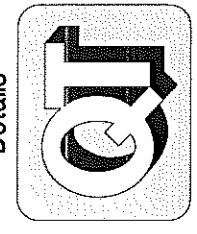


CEDARCRETE® CAP - SECTION



SECTION - 6' SCREENING WALL POST

West Cedarcrete Fence Details

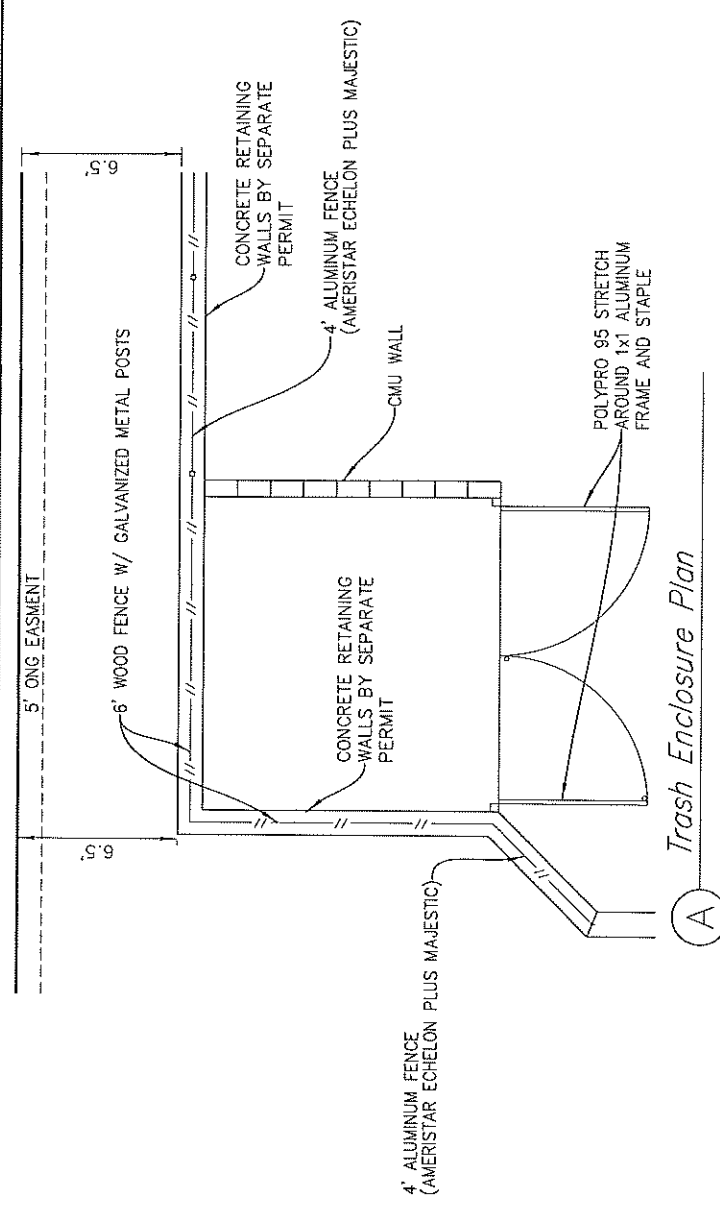


QuikTrip.

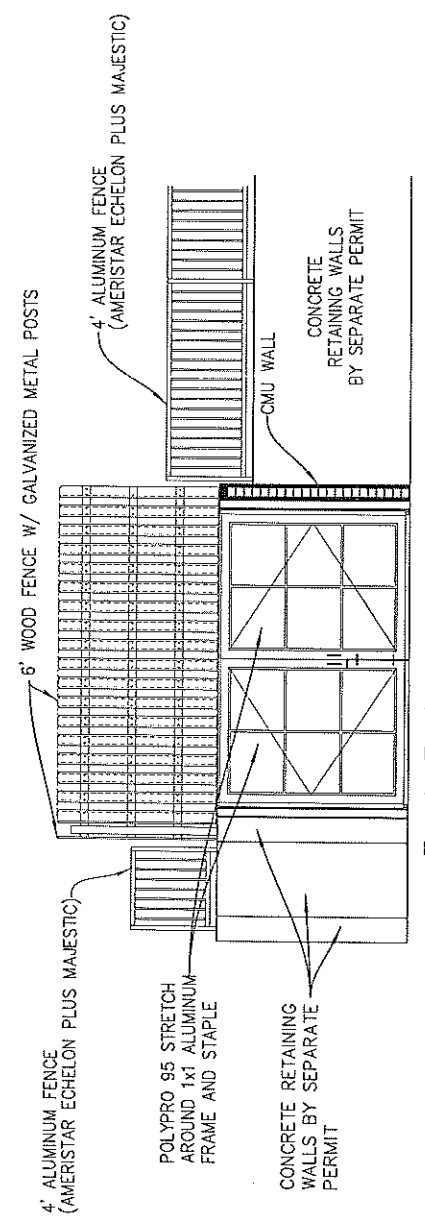
4905 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

HRAOK, INC.
ENGINEERS - ARCHITECTS
1113 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
VOICE: (918) 258-3737
FAX: (918) 258-2254
WWW.HRAOK.COM INFO@HRAOK.COM

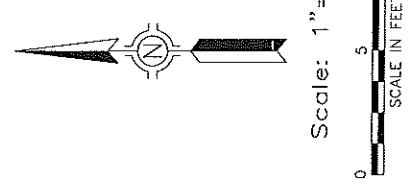
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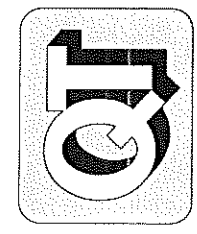
Trash Enclosure Plan



Trash Enclosure Elevation



Trash Enclosure Exhibit



QuikTrip.
 4709 South 132nd East Ave.
 Tulsa, OK 74134-7005
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 613-7700

HRAOK, INC.
 ENGINEERS-SURVEYORS-PLANNERS-ARCHITECTS
 1913 WEST TACOMA - SUITE A
 BROKEN ARROW, OKLAHOMA 74012
 VOICE: (918) 255-3727
 FAX: (918) 255-2554
 WWW.HRAOK.COM

9.11

CITATION® (Various reflectors are protected by U.S. Patent No. 6,464,378.)

HOUSING - One-piece aluminum, available in small, medium, and large.

Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction.

DOOR FRAME - Aluminum, with two captive stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

LENS/GASKET - Clear flat tempered glass lens (CT2H, CTM, CTL) and a contoured clear tempered glass lens (CT2V) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - High-power factor ballast. Pulse-Start Metal Halide, Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA type ballast. 100 and 150 watt HPS fixtures feature HX-HPF ballast. All ballasts are designed for -20° F operation, and are mounted to the housing reinforcing plate.

REFLECTORS/DISTRIBUTION PATTERNS - Five reflector systems and distribution patterns are available with the Citation: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing, Forward Throw (FT), and Forward Perimeter (FP) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5), for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the large 1000 Watt Forward Throw Citation only. Photometric data is tested in accordance with IESNA guidelines.

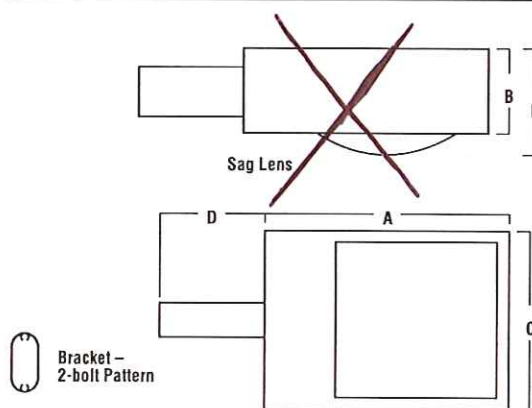
BRACKETS - A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with a small Citation (CT2H and CT2V). A 2-1/2" x 5-3/8" x 8" aluminum bolt-on bracket is shipped standard with a medium Citation (CTM). A 2-1/2" x 6" x 12" aluminum bolt-on bracket is shipped with a large Citation (CTL). A 6" bracket is available for CTL and CTM in single and D180° configurations. A round pole plate (RPP2) is required for mounting to 3"-5" round poles (See Accessory Ordering Information chart).

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



DIMENSIONS



	A	B	C	D	E
CT2V	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	286mm / 11-1/4"
CT2H	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	-
CTM	635mm / 25"	203mm / 8"	467mm / 18-3/8"	203mm / 8"	-
CTL	737mm / 29"	254mm / 10"	533mm / 21"	305mm / 12"	-

LUMINAIRE EPA CHART

Citation	CT2V 152mm 6" bracket	CT2H 152mm 6" bracket	CTM 203mm 8" bracket	CTL 305mm 12" bracket
Single	1.5	1.4	2.2	3.2
D180°	3.0	2.8	4.0	6.4
D90°	2.4	2.2	3.9	5.1
T90°	3.9	3.6	6.1	8.3
TN120°	3.9	3.6	6.2	8.5
Q90°	4.7	4.4	7.8	10.2
Parallel (uses no arms)	2.4	2.2	3.9	5.1

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Citation

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
CT2H	14 / 30	546 / 21.5	394 / 15.5	286 / 11.25
CT2V	14 / 30	559 / 22	394 / 15.5	394 / 15.5
CTM	17 / 37	737 / 29	489 / 19.25	343 / 13.5
CTL	27 / 59	775 / 30.5	565 / 22.25	451 / 17.75



Project Name _____ Fixture Type _____
Catalog # _____

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LSI INDUSTRIES INC.

9.12

SOVEREIGN

HOUSING - Top panel of housing, including box which encloses socket, and housing side panels are galvanized steel. Corners are finished to produce a clean, sharp appearance and increase housing strength. A thermal protector is a standard feature of the Sovereign.

DOOR FRAME - Two captive stainless steel machine screws secure the lens frame assembly to the housing while allowing easy access without loose hardware.

LENS/GASKET - Available in a C73 diffused flat tempered glass, a dropped prismatic polycarbonate, and a molded dropped prismatic acrylic. The dropped prismatic acrylic allows for uniform distribution, while the polycarbonate is an ideal choice for high-vandalism areas. A continuous one-piece EPDM gasket seals the lens frame to the housing.

SOCKETS - Porcelain mogul-base sockets. Medium-base sockets are featured on 100 Watt Metal Halide.

LIGHT SOURCES - Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

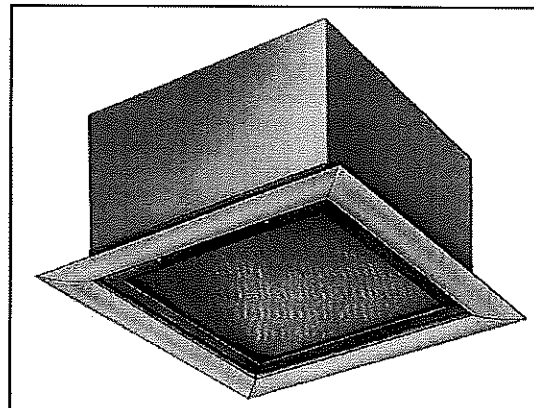
BALLASTS - High-power factor. High Pressure Sodium fixtures utilize a type HX-HPF or an R-HPF ballast designed for -20° F operation. 175 Watt Metal Halide fixtures utilize a type CWA ballast designed for -20° F operation. 100 Watt Metal Halide ballast utilizes HX-HPF circuitry.

REFLECTORS/DISTRIBUTION PATTERNS - All Sovereign reflector systems and distribution patterns are available with vertical burn lamps: Type V Round (RD) or Asymmetrical (A). Photometric data is tested in accordance with IESNA guidelines.

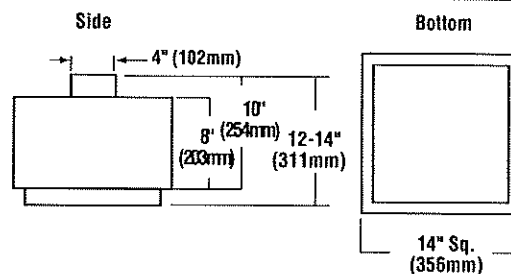
MOUNTING - Standard mounting type for the Sovereign is a C-Channel Mount or Direct Mount. Direct Mount Trim Flange Kit is constructed of prefinished aluminum trim flange with welded, mitered corners. The beveled outer edge seals the trim against the face of the soffit. The fixture snaps directly into the trim flange, secured by spring-loaded clips. Soffit material must be structurally sound to support trim flange kit and fixture.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze and white.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

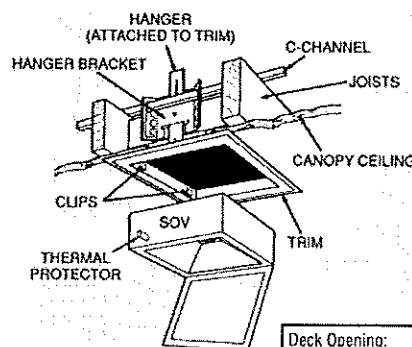


DIMENSIONS



Note: Box not required on 100W MH (replaced with flat cover plate).

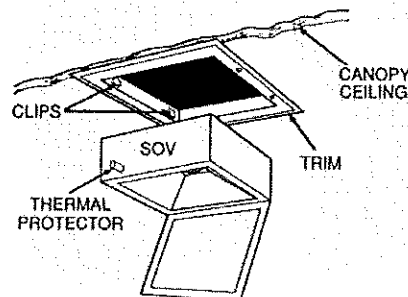
MOUNTINGS



C-Channel Mount (SOV)

Note: For use with joist mounting.

Deck Opening:
15-1/4" (387mm) Square
Minimum
16-3/4" (425mm) Square
Maximum



Direct Mount Trim Flange (SOVD)

Note: Soffit material must be structurally sound to support trim flange kit and fixture.

Deck Opening:
14 3/4" (375mm) Square
Minimum
15-1/4" (387mm) Square
Maximum

SHIPPING WEIGHTS - Sovereign

Catalog Number	Est. Weight (lbs.)	Length (in.)	Width (in.)	Height (in.)
SOV	21 (10kg)	16.75 (425mm)	16.75 (425mm)	16.25 (413mm)



Project Name _____ Fixture Type _____
Catalog # _____

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LSI INDUSTRIES INC.

9.13

RECESSED SCOTTSDALE® - HIGH IMPACT & LOW PROFILE OPTICS

HIGH IMPACT LENS

LENS/GASKET - Dropped borosilicate prismatic glass lens with a continuous one-piece extruded high temperature gasket to ensure maximum sealing to the housing.

REFLECTORS/DISTRIBUTION PATTERNS - A vertical beam optical system and symmetrical highly specular reflector provide a uniform distribution of light, reduce hot spots and add additional illumination to vertical surfaces. Internal shielding and soft lighting diffuser options are available. Photometric data is tested in accordance with IESNA guidelines.

LOW PROFILE LENS - AVAILABLE IN 200 WATT PSMV

LENS/GASKET - Borosilicate shallow glass lens with a continuous one-piece extruded high-temperature gasket to ensure maximum sealing to the housing.

REFLECTORS/DISTRIBUTION PATTERNS - A vertical beam optical system and symmetrical reflector provide uniform general lighting. Photometric data is tested in accordance with IESNA guidelines.

HOUSING - One-piece die-formed aluminum housing with powder coated finish. One conduit knock-out allows easy wiring. All applications will include thermal protector device.

DOOR FRAME - Features an integral hinged die-cast aluminum lens frame. Door frame closes and locks with stainless steel spring catch, allowing easy access for ground re-lamping.

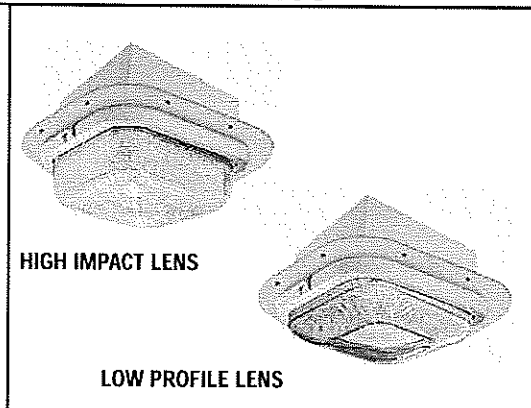
LIGHT SOURCE - Pulse-Start Metal Halide. Clear lamp is supplied as standard.

BALLASTS - High-power factor type CWA ballast is designed for -20°F operation.

INSTALLATION/MOUNTING - The Sacramento's installation makes it the most installer-friendly product available. Non-metal ceilings and ground re-lamp feature may require framing by contractor. Not for use in grid ceiling applications.

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

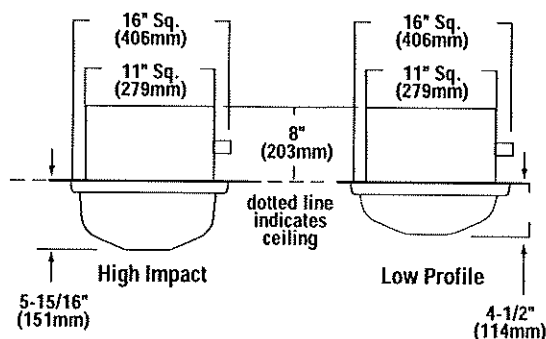
PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



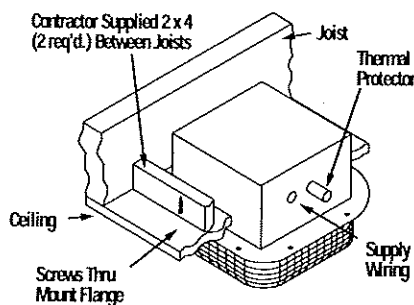
U.S. PATENTS D375,379; 5,662,407; 6,059,422; 6,224,233; 6,422,720 AND PATENTS PENDING

CA2276077 & CA2381049 PATENTADO 8,956 AND 199,294

DIMENSIONS



MOUNTING



SHIPPING WEIGHTS - Recessed Sacramento

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
SCECT - PG	20/43	508/20	508/20	489/19.25
SCECT - LP	19/41	508/20	508/20	489/19.25



Listed for Wet Location only from below ceiling.
Above ceiling must be a dry protected area (i.e. soffit).

RECESSED SCOTTSDALE® - HIGH IMPACT & LOW PROFILE OPTICS

LUMINAIRE ORDERING INFORMATION

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ¹	Luminaire Finish
SCECT	S – Symmetrical	175 250 320	PSMV - Pulse-Start Metal Halide 175, 250, 320 Watt	PG – High Impact	120 208 240 277 347	WHT – White
		200	PSMV - Pulse-Start Metal Halide 200 Watt	LP – Low Profile	Not available in Multi Tap, Tri Tap or 480V	

SCECT	S	320	PSMV	PG	208	WHT
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EXAMPLE OF A TYPICAL ORDER

FOOTNOTES:

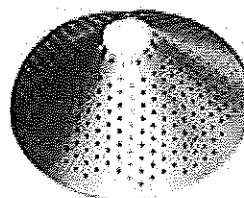
1- For international voltages, consult factory.

Options

LL – Less Lamp

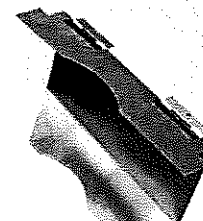
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Ground Lamp Changer	
250, 320, 400 (reduced) Watt	132678A
200 Watt	179101Z
Internal Cutoff Shield (use with PG lens only)	131195
Soft Light Diffuser (use with PG lens only)	141257



Soft Light Diffuser

(For use with High Impact Lens)



Internal Cutoff Shield

9.15

Type:
 Job:
 Catalog number:

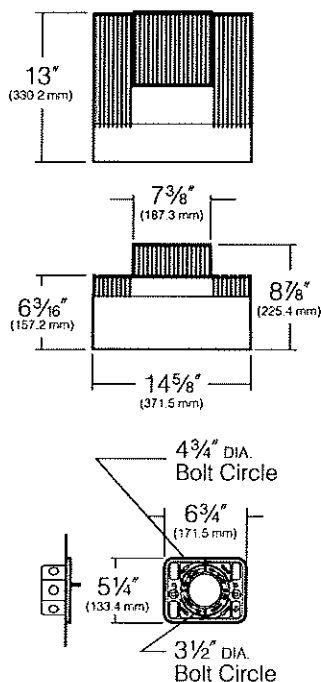
Approvals:

Fixture Electrical Module Finish Options
 See page 2 See pages 3-4

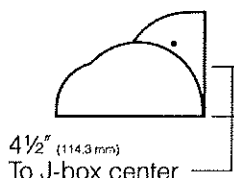
Date:
 Page: 1 of 5

Specifications

Maximum Fixture
 Weight (150HPS) = 26 lb



Mounting Plate
 Attaches directly to any
 standard 4" J-box (by others)



Reflector Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

Ballast Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

Lens Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

Type II, III, and IV Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

Wall Grazer Reflector Module: Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

Spot Reflector Module: Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

Electrical Components: High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for PMH lamp modes.

Mounting Plate: Mounting plate attaches directly to any standard 4" junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

Finish/Color: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

UL cUL 1598¹	CE	25C Ambient
	IP66 Rated	

¹Suitable for wet locations

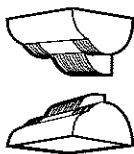
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



Type:

Job:

Page: 2 of 5



Standard Features

Fixture

Cat. No. designates **WD14** fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).



WD Fixture

Light Distribution:



Type II



Type III



Type IV



Wall Grazer



Spot

Cat. No.: (Up 14")

☐ **WD14U2**
☐ **WD14U3**
☐ **WD14U4**
☐ **WD14UG**
☐ **WD14US**

Cat. No.: (Down 14")

☐ **WD14D2**
☐ **WD14D3**
☐ **WD14D4**
☐ **WD14DG**
☐ **WD14DS**
Finish

Super TGIC powder coat paint over a titanated zirconium conversion coating.

Color: Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Custom Color¹

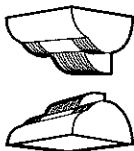
 Cat. No.: ☐ **BL**
☐ **DB**
☐ **LG**
☐ **SG**
☐ **PS**
☐ **WH**
☐ **CC**

¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Type:

Job:

Page: 3 of 5



Standard Features

Electrical Module

PMH = Pulse Start Metal Halide

HPS = High Pressure Sodium

PL = Compact Fluorescent Triple Tube

IF = Induction Fluorescent



Lamp	Watts	Lamp Type	Line Volts
150	PMH	277	

Lamp and electrical data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.

WARNING: Fixtures must be installed and grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury. For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative. Lamps by others.

Cat. Nos. for Electrical Modules available:

Pulse Start Metal Halide

	☐ 50PMH120 ¹	☐ 70PMH120 ¹	☐ 100PMH120 ¹	☐ 125PMH120 ¹	☐ 150PMH120 ¹
	☐ 50PMH208 ¹	☐ 70PMH208 ¹	☐ 100PMH208 ¹	☐ 125PMH208 ¹	☐ 150PMH208 ¹
	☐ 50PMH240 ¹	☐ 70PMH240 ¹	☐ 100PMH240 ¹	☐ 125PMH240 ¹	☐ 150PMH240 ¹
	☐ 50PMH277 ¹	☐ 70PMH277 ¹	☐ 100PMH277 ¹	☐ 125PMH277 ¹	☐ 150PMH277 ¹
	☐ 50PMH347 ¹	☐ 70PMH347 ¹	☐ 100PMH347 ¹		☐ 150PMH347 ¹
		☐ 70PMH480 ^{3,4}	☐ 100PMH480 ^{3,4}		☐ 150PMH480 ^{3,4}
Lamp	ED-17 Clear	T6 Clear, or ED-17 Clear	ED-17 Clear	ED-17 Clear	T6 Clear, or ED-17 Clear
Socket	Medium Base	G-12 Base, or Medium Base	Medium Base	Medium Base	G-12 Base, or Medium Base
ANSI Ballast	M148, M110	M143, M98	M140, M90	M150	M142, M102

High Pressure Sodium

	☐ 70HPS120	☐ 100HPS120	☐ 150HPS120
	☐ 70HPS208	☐ 100HPS208	☐ 150HPS208
	☐ 70HPS240	☐ 100HPS240	☐ 150HPS240
	☐ 70HPS277	☐ 100HPS277	☐ 150HPS277
	☐ 70HPS347	☐ 100HPS347	☐ 150HPS347
	☐ 70HPS480 ³	☐ 100HPS480 ³	☐ 150HPS480 ³
Lamp	ED-17 Clear	ED-17 Clear	ED-17 Clear,
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast	S-62	S-54	S-55

Compact Fluorescent

	☐ 42PL120 ¹	☐ 57PL120 ^{1,2}	☐ 60PL120 ^{1,2}	Induction Fluorescent
	☐ 42PL208 ¹	☐ 57PL208 ^{1,2}	☐ 60PL208 ^{1,2}	☐ 55IF120
	☐ 42PL240 ¹	☐ 57PL240 ^{1,2}	☐ 60PL240 ^{1,2}	☐ 55IF208
	☐ 42PL277 ¹	☐ 57PL277 ^{1,2}	☐ 60PL277 ^{1,2}	☐ 55IF240
				☐ 55IF277
Lamp	Coated	Coated	Coated	Induction
Socket	GX24q-4 Base	GX24q-5 Base	2G8-1 Base	---
ANSI Ballast	---	---	---	---

¹ Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.

² Remote battery pack and test switch available for 57W, and 60W CFL lamps - consult factory.

³ 480 volt with medium base lamp sockets may require approval by the local building code authority.

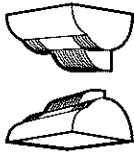
***CAUTION:** All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.

NOTE: Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probe start metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims.

(http://www.aboutlightingcontrols.org/education/papers/2008_energy_law.shtml#metahalide).

Type:
 Job:

Page: 4 of 5



Optional Features

Base Socket

Cat. No. ☐ G12
☐ No Option

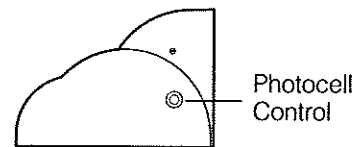
G12 base socket available for 70W and 150W Pulse Start Metal Halide lamps only.

Photocell Control

Cat. No. (see right)
☐ No Option

Factory installed inside housing with fully gasketed sensor on side wall.

Cat. No.	Line Volts:	Cat. No.	Line Volts:
☐ A-30	120V	☐ A-33	277V
☐ A-31	208V	☐ A-34	480V
☐ A-32	240V	☐ A-35	347V



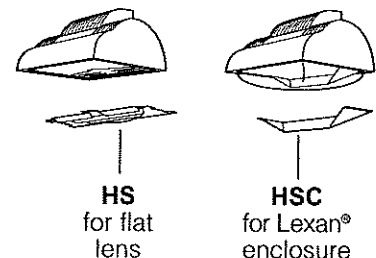
Houseside Shield

Cat. No. ☐ HS
☐ HSC
☐ No Option

Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.

CAUTION: Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.

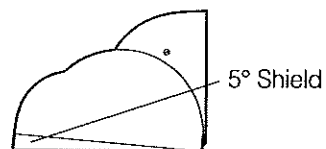
Approximate Light	Type II	Type III	Type IV
Reduction Toward Wall	-43%	-74%	-77%



5° Shield

Cat. No. ☐ 5DS14
☐ No Option

Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.

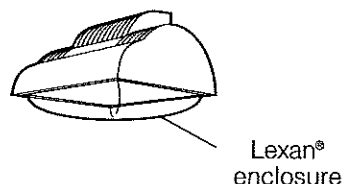


Lexan® Non-yellowing Enclosure:

Cat. No. ☐ LS
☐ No Option

For DOWN fixture models only. Clear convex vacuum formed non-yellowing Lexan® enclosure with gasket replaces standard tempered glass lens.

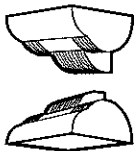
NOTE: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and MH lamps. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance.



Type:

Job:

Page: 5 of 5



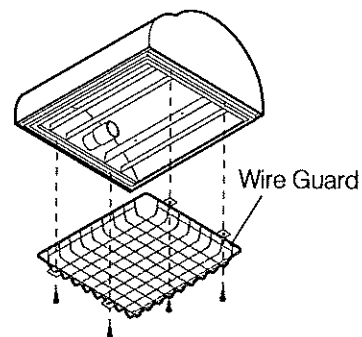
Optional Features

Wire Guard

Cat. No. ☐ **WG14**
☐ No Option

11 ga. (.12" dia.) BB Wire, (.75" sq. welded mesh pattern,) 11 3/8" x 10 1/4" x 1 1/2" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform. Finished to match the fixture.

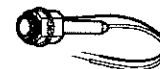
NOTE: Only available with flat lens applications.



Fusing

Cat. No. (see right)
☐ No Option

Line Volts: 120V 208V 240V 277V 347V 480V
 Cat. No.: ☐ **SF** ☐ **DF** ☐ **DF** ☐ **SF** ☐ **SF** ☐ **DF**



Quartz Standby

Cat. No. ☐ **QS**
☐ No Option

Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.



Surface Conduit Mount

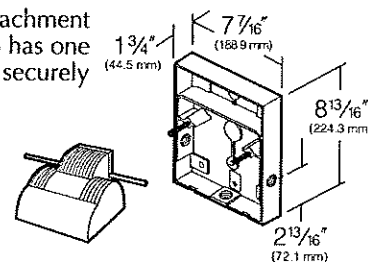
Cat. No. ☐ **SCM14U**
☐ **SCM14D**
☐ No Option

Cast aluminum junction box and fixture mount for attachment (by others) to existing walls, beams or columns. **SCM14** has one 3/4" NPT conduit tap in each side and bottom. Must be securely mounted to wall surface. Finished to match the fixture.

SCM14U for UP fixtures only.

SCM14D for DOWN fixtures only.

Note: Must be securely mounted to all surface.

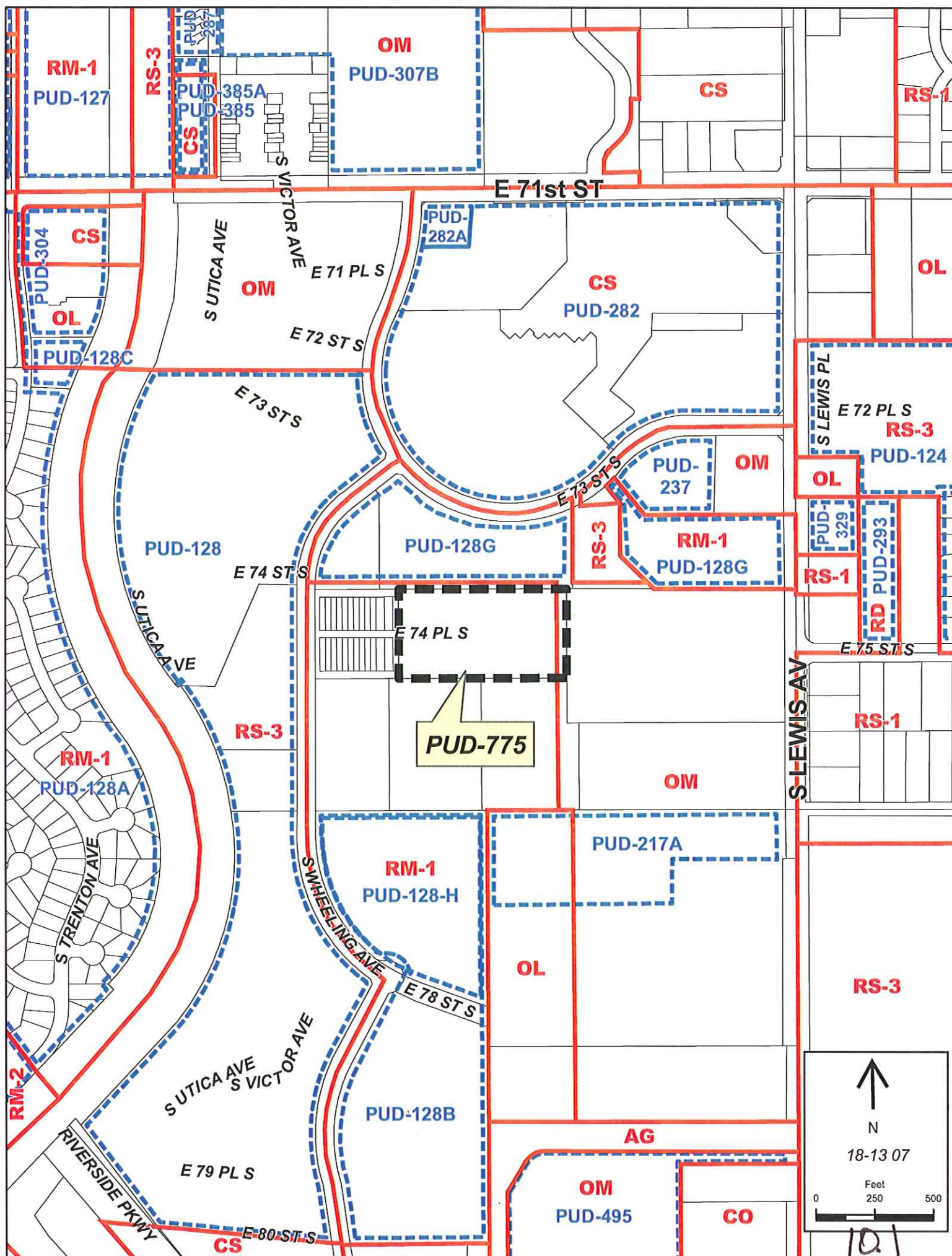


Battery Back-up:

Cat. No. ☐ **EM**
☐ No Option

Internal battery pack provides 90 minutes of supplement light at 750 lumens on 26, 32, or 42 watt compact fluorescent lamps. (Remote mounted battery pack also available for 57W, and 60W CFL - consult factory.)







N

18-13 07

Feet
0 250 500

Note: Graphic overlays may
not precisely align with physical
features on the ground
Aerial Phot

10.2

March 2, 2009

STAFF RECOMMENDATION

PUD-775: Detail Site Plan – Victory Christian Apartments; Southwest of the southwest corner of East 71st Street South and South Lewis Avenue; TRS 8307; CZM 52; Atlas 1138; PD 18a; CD 2; RM-1/PUD.

The applicant is requesting approval of a detail site plan for a 95-unit apartment complex to be used by Victory Christian missionary students. The proposed use, Use Unit 8 – Multi-family and Similar Uses is a permitted use in PUD-775.

The submitted site plan meets all applicable density, open space, building height and setback limitations. Access to the site is provided via mutual access easement from South Wheeling Avenue and an emergency access entrance on 74th Place. Parking has been provided per the applicable Use Unit of the Zoning Code. There is an existing 6' screening fence along the entire PUD boundary. Landscaping is provided per the landscape chapter of the Zoning Code with a 10-foot landscape buffer along the PUD boundary line as required. All sight lighting is limited to 20-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided as required by PUD Development Standards and Subdivision regulations.

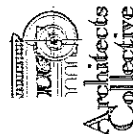
Staff recommends **APPROVAL** of the detail site plan for PUD-775.

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

A SITE LANDSCAPE PLAN

10.5

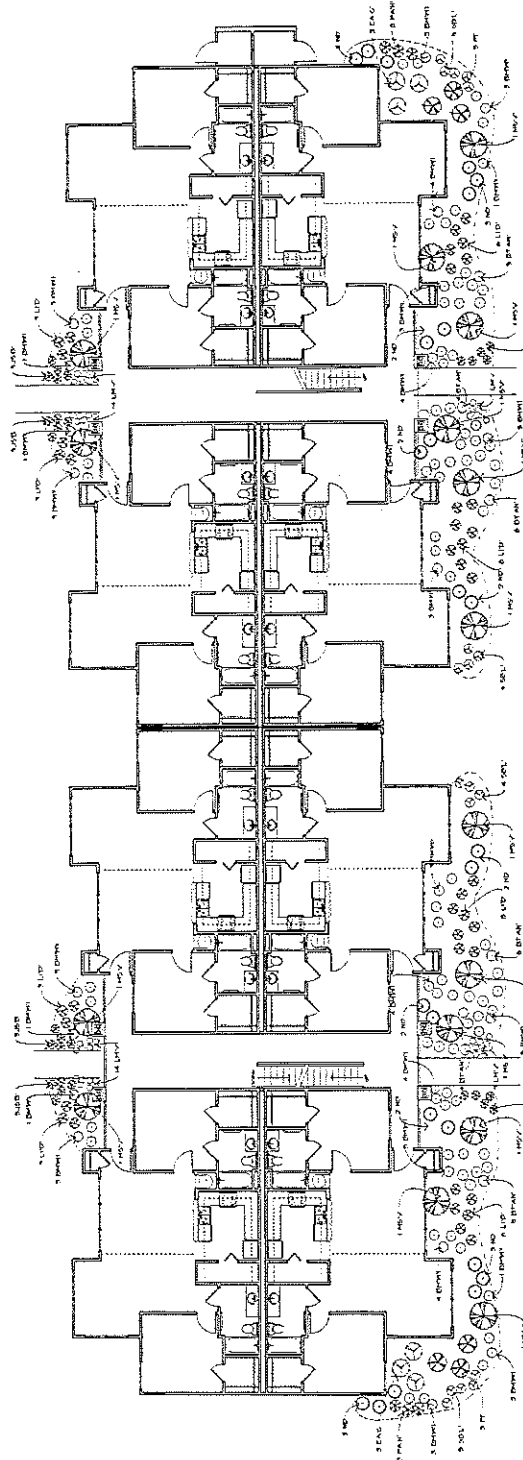
As discussed previously, most academic institutions are experiencing serious financial problems. The average U.S. college has a turnover of 100 million dollars annually, and the average university has a turnover of 200 million dollars annually. These figures are based on the average of 1990 and 1991 data. The average turnover for all colleges and universities is 117 million dollars annually. The average turnover for all colleges and universities is 117 million dollars annually.



PROJECT NUMBER
DATE

SHEET TITLE	THICKY NUMBER
TYPICAL BLDG	
LANDSCAPE PLAN	

NUMBER 12



19.4.11
TYPICAL BLDG LANDSCAPE

△

 $\text{SCALE: } 1/4" = 1'-0"$

10.6

FEDERAL CONSUMER
PROTECTION ACT
15 U.S.C. 1601-1606
16 C.F.R. 401.1-401.118

MISSION STUDENT HOUSING

CONSTRUCTION
DOCUMENT
NO. 100-1003-0000
TULSA, OKLAHOMA

DATE



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TULSA, OKLAHOMA 74103

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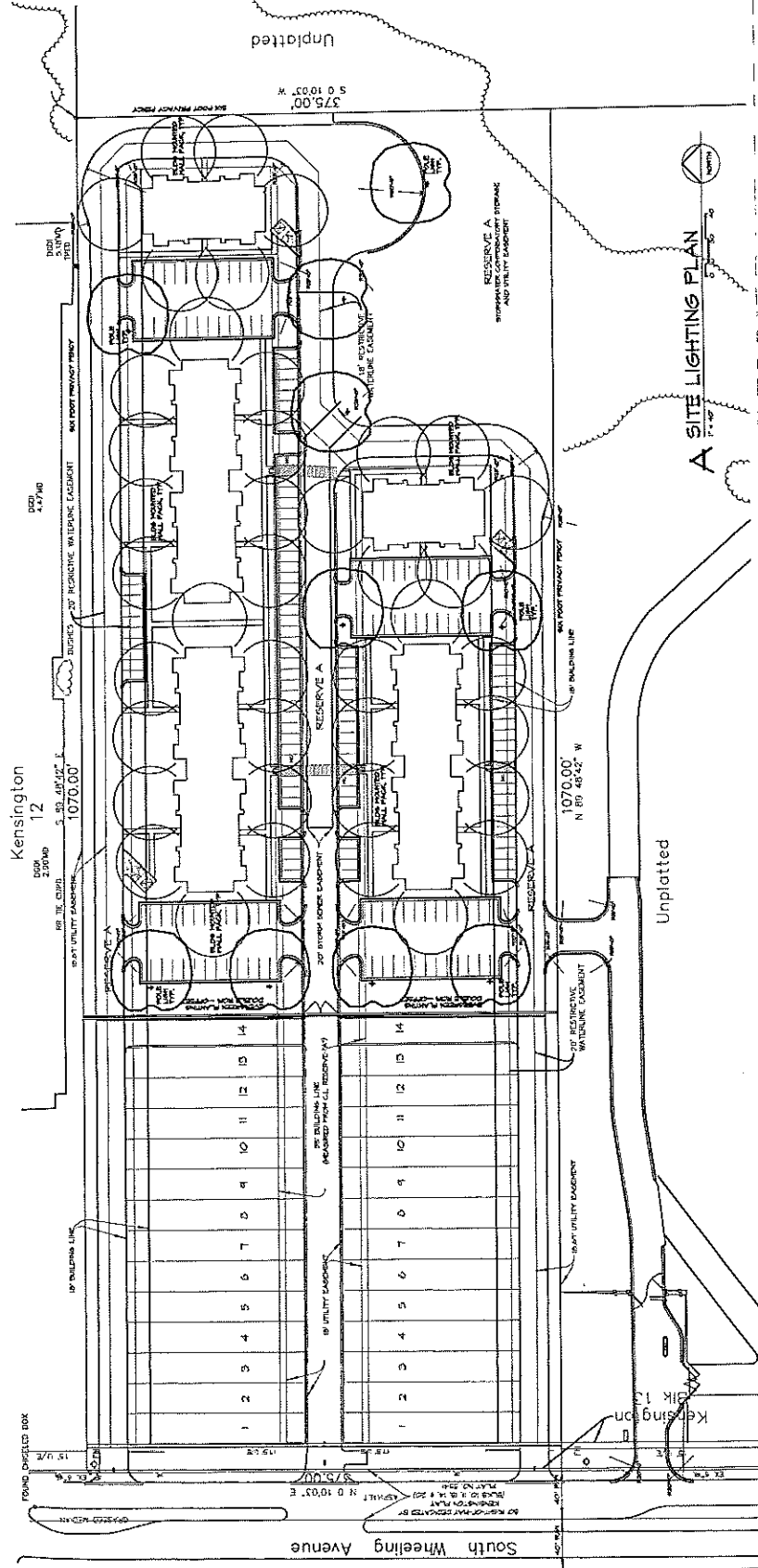
DATE

SHEET TITLE

SHEET NUMBER

P1-1

ALL LIGHTS, INCLUDING BUILDING MOUNTED, SHALL BE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE NORTHERN, WESTERN AND SOUTHERN BOUNDARIES OF THE PLANNED UNIT DEVELOPMENT. LIGHTS SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION AND TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO A PERSON STANDING AT GROUND LEVEL IN ADJACENT RESIDENTIAL AREAS.



A SITE LIGHTING PLAN

10.7

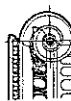
STRUCTURAL CONSULTANTS
SHOWEN ENGINEERING
8128 EAST 43RD ST.
TULSA, OKLAHOMA 74133

MISSION
STUDENT
HOUSING

CONSTRUCTION
DOCUMENTS



For each of the 10 years, we calculated the mean number of publications per author per year in the 1990s and the mean number of publications per author per year in the 2000s. We then calculated the mean number of publications per author per year in the 1990s and the mean number of publications per author per year in the 2000s for each of the 10 years. We then calculated the mean number of publications per author per year in the 1990s and the mean number of publications per author per year in the 2000s for each of the 10 years. We then calculated the mean number of publications per author per year in the 1990s and the mean number of publications per author per year in the 2000s for each of the 10 years.

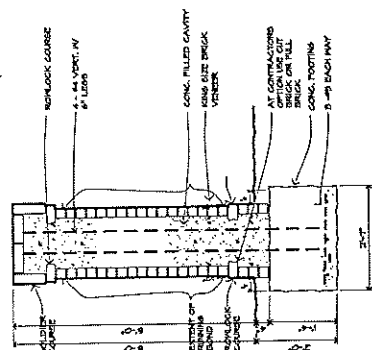
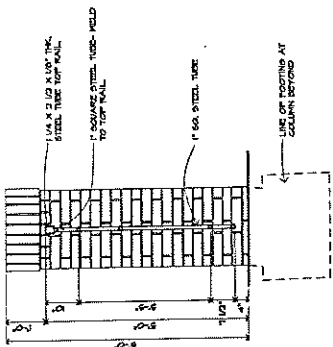
Architects
Collective

444-234-2047
74534
74534
74534

PROJECT NUMBER:
DATE:[illegible]

PLATE 1

P2

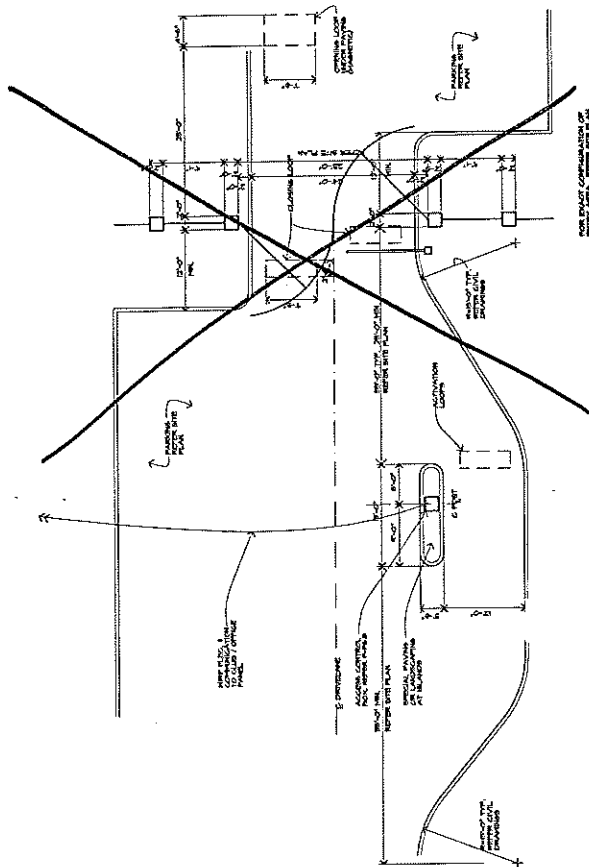


METAL FENCIBLE SECT.

0-1 = 7/8

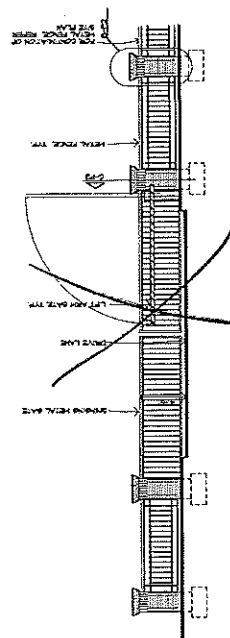
METAL FENCE SECT.

مجلس



A MAIN ENTRY/ EXIT GATE PLAN

0-11-01



MAIN ENTRY/ EXIT GATE PLAN

17 NINE

REVISIONS

MISSION
STUDENT
HOUSING

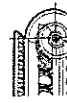
CONSTRUCTION
DOCUMENTS

VECTOR CHART CENTER
THINKING DESIGN

SCALE



NOTES TO BE OBSERVED BY THE CONTRACTOR:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND EQUIPMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.



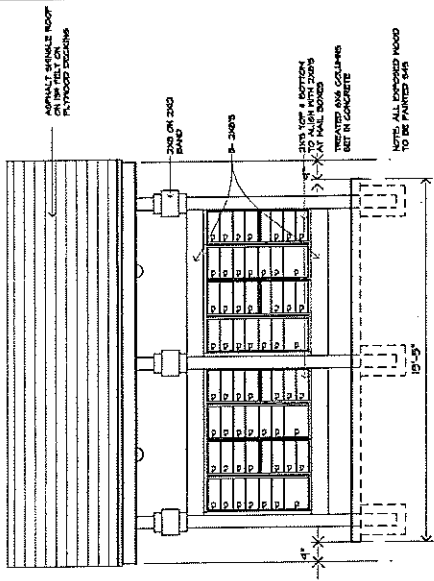
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1000 10TH AVENUE
SAN FRANCISCO, CA 94103

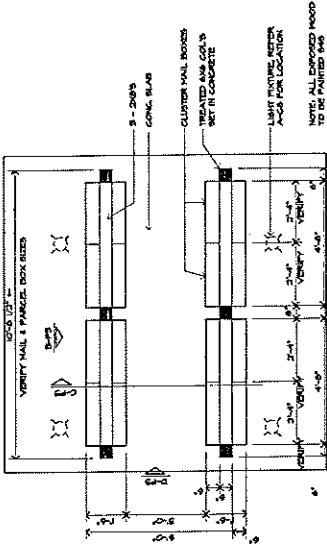
PROJECT NUMBER
DATE

SHEET TITLE
MAIL KIOSK

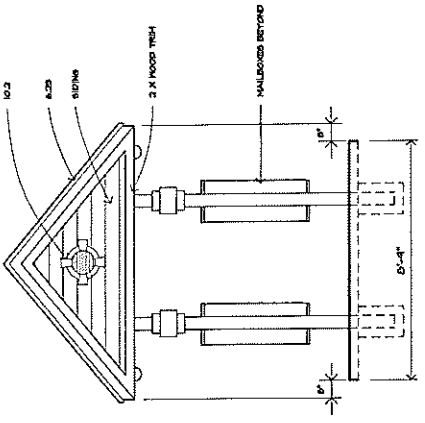
SHEET NUMBER
P3



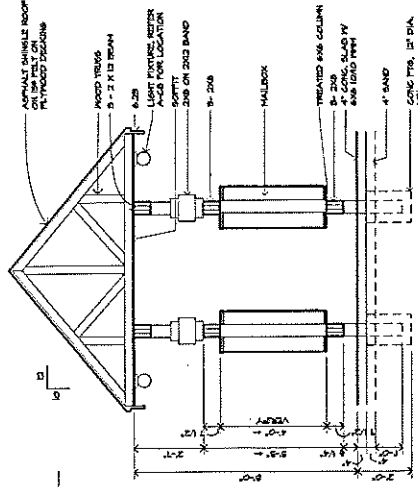
MAILBOX KIOSK FRONT ELEV.



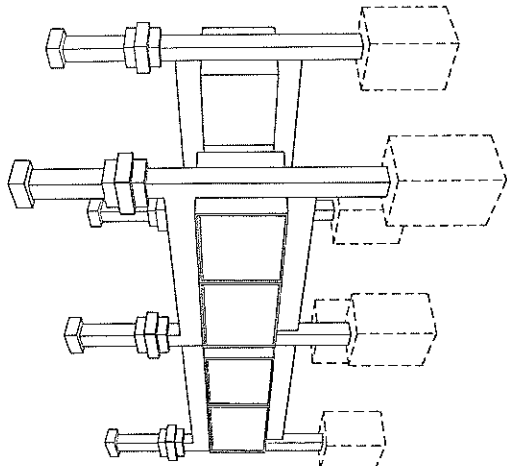
MAILBOX KIOSK PLAN



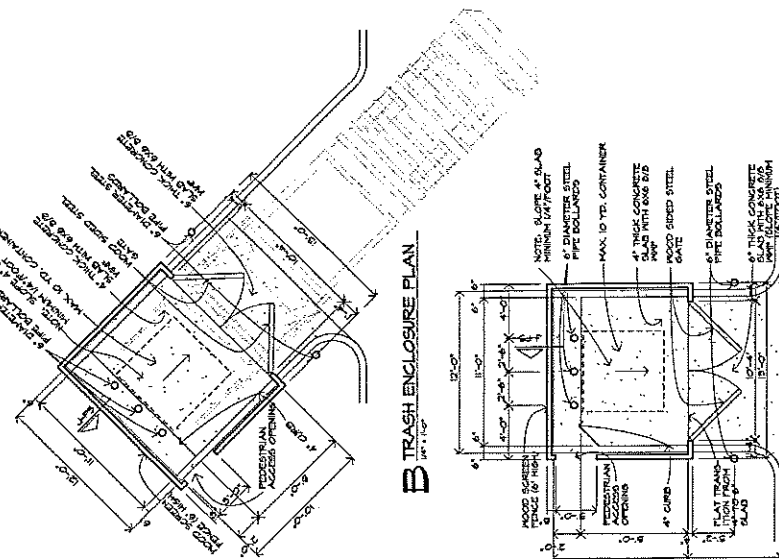
MAILBOX KIOSK SIDE ELEV.



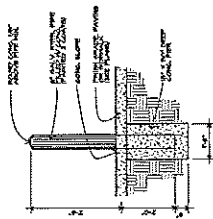
MAILBOX KIOSK SIDE SECT.



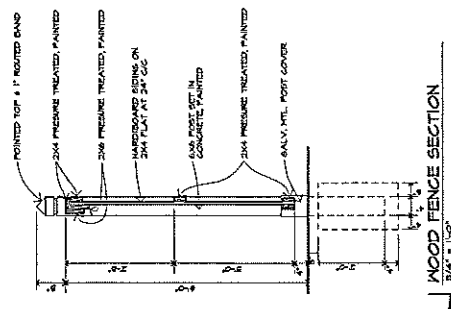
MAILBOX KIOSK PERSPECTIVE



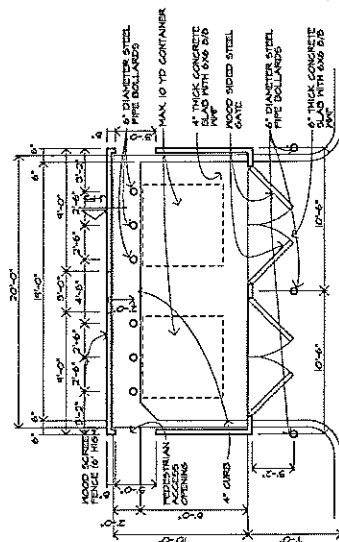
CONTAINERS (BASED UPON 8FT)			
CONTAINER DESCRIPTION	CONTAINER DIMENSIONS		HEIGHT
	LENGTH	WIDTH	
THO 2' X 8'	6'-0"	3'-0"	3'-4 1/2"
FOUR 2' X 8' (FOR LOADING)	6'-0"	2'-6"	4'-0 1/2"
SIX 2' X 8' (FOR LOADING)	6'-0"	3'-0"	4'-0 1/2"
FOUR YARD (APARTMENT)	6'-0"	3'-6"	3'-0"
FIVE YARD (FOR LOADING)	6'-0"	4'-6"	3'-0 3/4"
SIX YARD (FOR LOADING)	6'-0"	5'-6"	3'-0"
SIX YARD (HIGH TOPFEND LOADING)	6'-0"	4'-6"	6'-0 1/2"
EIGHT YARD (FOR LOADING)	6'-0"	5'-6"	6'-0"
TEN YARD (FOR LOADING)	6'-0"	6'-0"	7'-0"



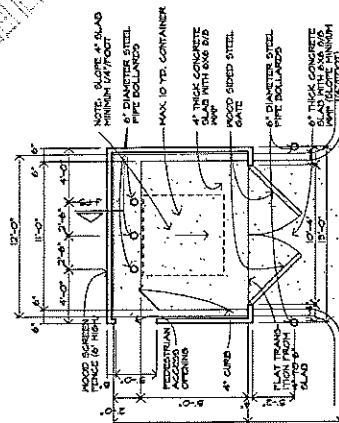
K BOLLARD DETAIL



WOOD FENCE SECTION



TRASH ENCLOSURE PLAN



Δ TRASH ENCLOSURE PLAN

MISSION COMPLEX
STUDENT HOUSING
TULSA, OKLAHOMA 74110

MISSION
STUDENT
HOUSING
CONSTRUCTION
DOCUMENTS
VICTORY OBSERVATION CENTER
TULSA, OKLAHOMA



NOTES TO CONTRACTOR
1. THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING AREA AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS ROADS AND DRIVEWAYS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

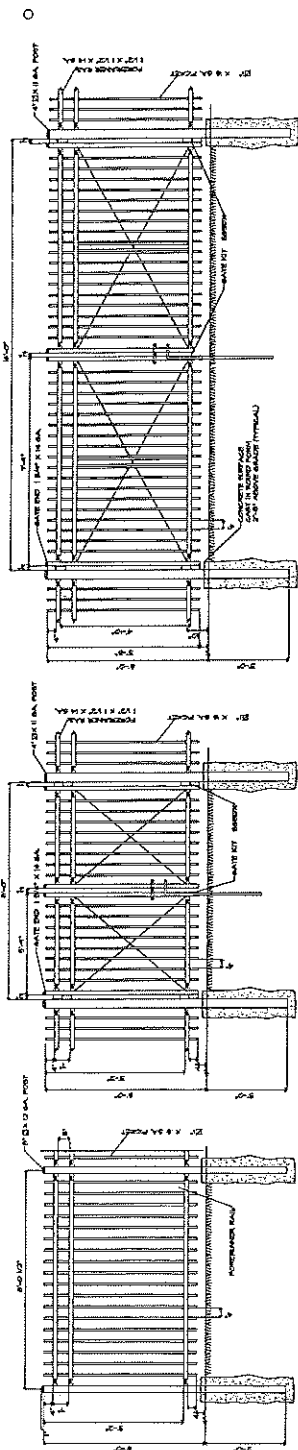
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PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

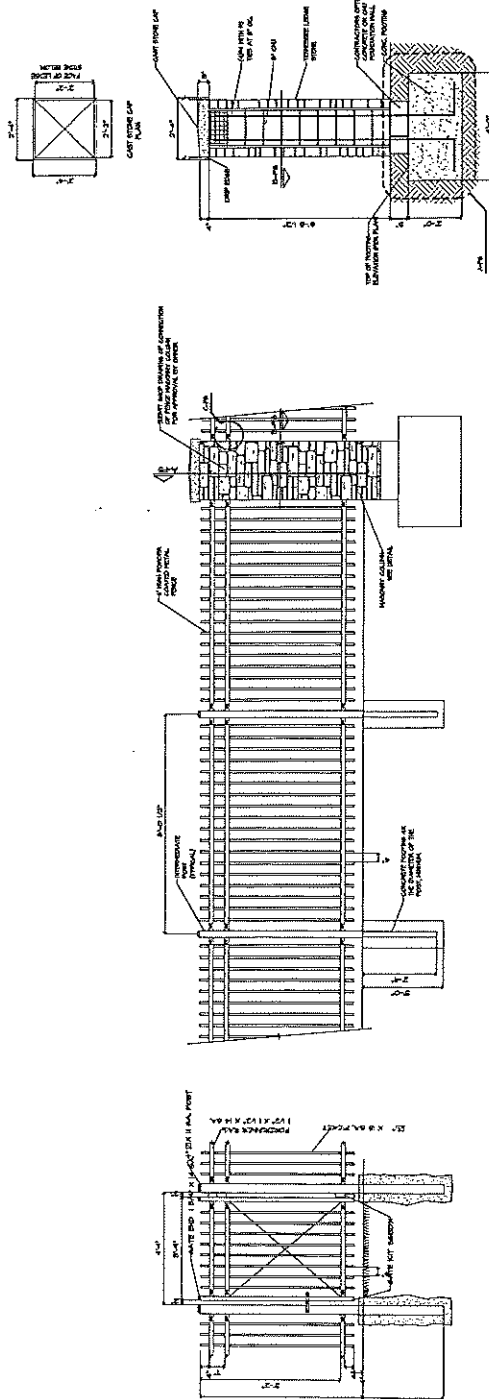
P5



F TYP. FENCE RUN
SCALE: 1/2" = 1'-0"

D DOUBLE GATE
SCALE: 1/2" = 1'-0"

B DRIVABLE GATE
SCALE: 1/2" = 1'-0"



E SINGLE GATE
SCALE: 1/2" = 1'-0"

C TYPICAL FENCE RUN
SCALE: 1/2" = 1'-0"

A STONE FENCE COL.
SCALE: 1/2" = 1'-0"

MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VOLUME 1: GENERAL NOTES
DATE: 10/12/12

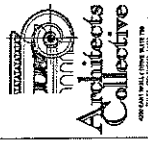
MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VOLUME 1: GENERAL NOTES
DATE: 10/12/12

MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VOLUME 1: GENERAL NOTES
DATE: 10/12/12

MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VOLUME 1: GENERAL NOTES
DATE: 10/12/12



NOTES TO CONTRACTOR:
1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

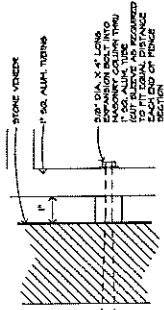


PROJECT NUMBER:
DATE:

SHEET TITLE:

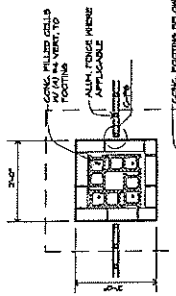
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P6



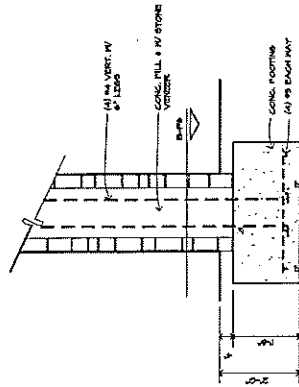
FENCE CONNECTION DTL.

6\"/>



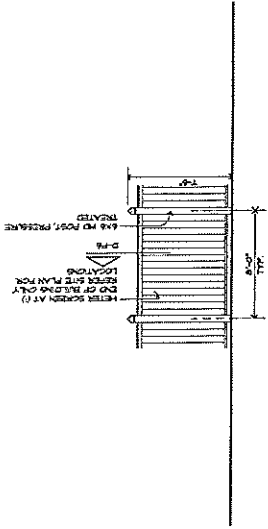
COLUMN PLAN (COL. "A")

3/4\"/>



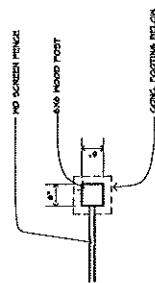
COLUMN "A" SECTION, TYP.

3/4\"/>



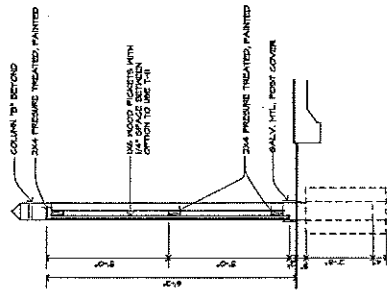
SCREEN FENCE ELEVATION

1/4\"/>



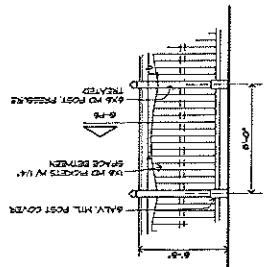
COLUMN PLAN (COL. "B")

3/4\"/>



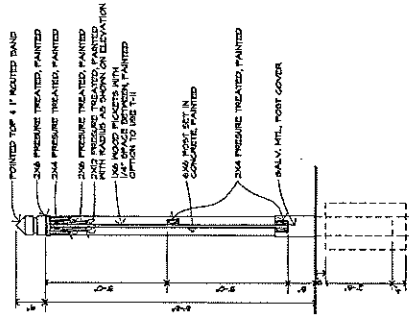
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1/4\"/>



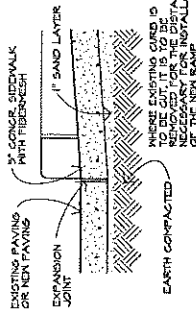
WOOD FENCE ELEV.

1/4\"/>

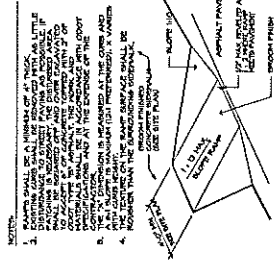


WOOD FENCE SECTION

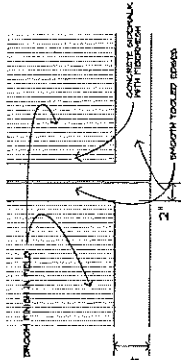
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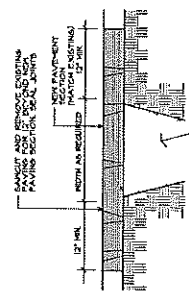
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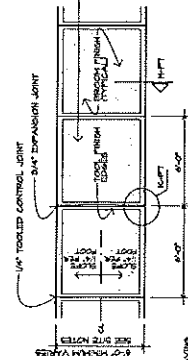
L HANDICAP CURB CUT
NOT TO SCALE



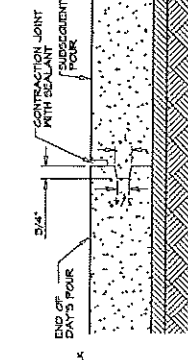
K SIDEWALK DTL
1" = 1'-0"



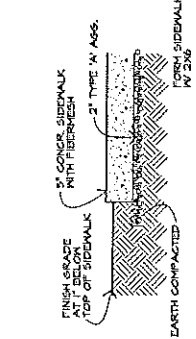
M PAVEMENT PATCH
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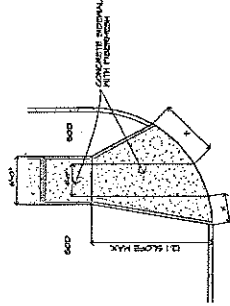
J CONCRETE SIDEWALK PLAN
NOT TO SCALE



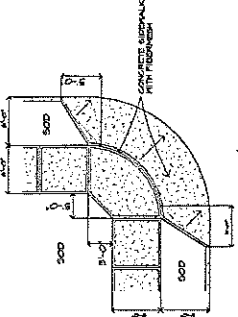
E TYP. CONSTRUCTION JOINT
NOT TO SCALE



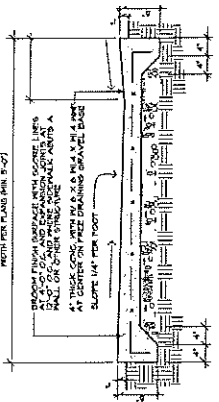
H SIDEWALK DTL
1" = 1'-0"



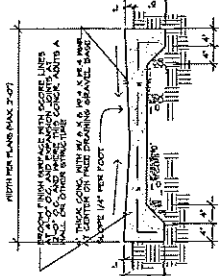
G CONCRETE SIDEWALK PLAN
NOT TO SCALE



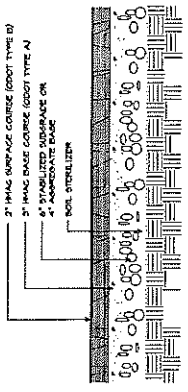
F CONCRETE SIDEWALK PLAN
NOT TO SCALE



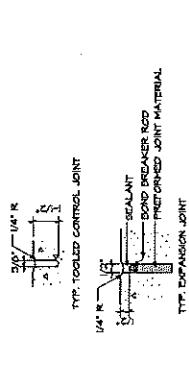
D SIDEWALK SECTION
NOT TO SCALE



C DRAINAGE PATH
NOT TO SCALE



B STD PAVEMENT SECTION
NOT TO SCALE



A CONSTRUCTION JOINTS
NOT TO SCALE

MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VICTORY CREST/STATION CENTER
TELLE, OKLAHOMA



ARCHITECTS COLLECTIVE
1000 N. WESTERN AVE.
SUITE 100
OKLAHOMA CITY, OK 73106
PHONE: (405) 521-1111
FAX: (405) 521-1112
WWW.ARCHITECTSCOLLECTIVE.COM

Architects Collective
1000 N. WESTERN AVE.
SUITE 100
OKLAHOMA CITY, OK 73106
PHONE: (405) 521-1111
FAX: (405) 521-1112
WWW.ARCHITECTSCOLLECTIVE.COM

PROJECT NUMBER:
SHEET TITLE:
DETAILS:
SHEET NUMBER:
P7

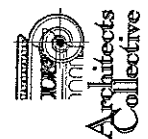
MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VICTORY CHRISTIAN CENTER
TULSA, OKLAHOMA

MISSION STUDENT HOUSING
CONSTRUCTION DOCUMENTS
VICTORY CHRISTIAN CENTER
TULSA, OKLAHOMA

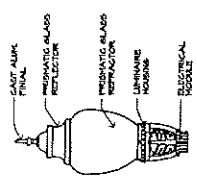
REAL



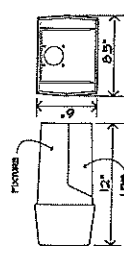
NOTES TO CONTRACTOR
1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL AND ENGINEERING RECORDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONSTRUCTION DOCUMENTS.



PROJECT NUMBER
SHEET TITLE
SITE LIGHTING
SHEET NUMBER
P8

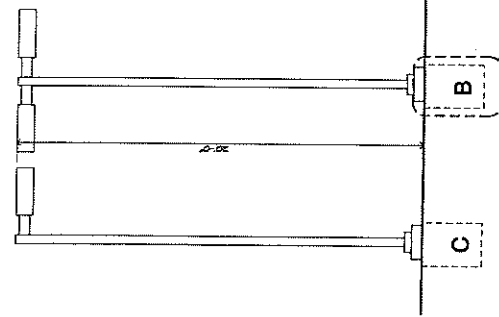


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10'-0\"/>

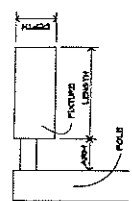


C WALL PACK LITE
10'-0\"/>

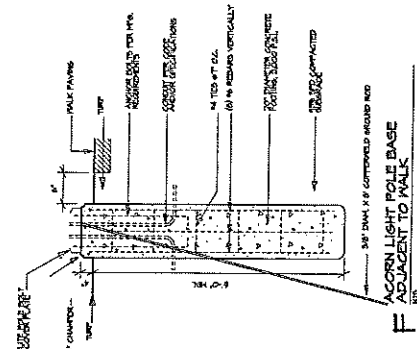
B POLE
10'-0\"/>



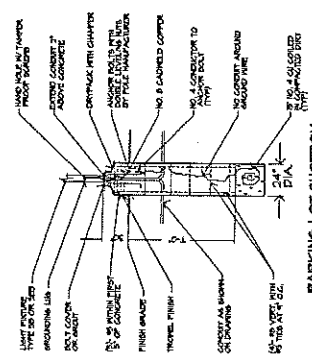
A SITE LIGHTING
10'-0\"/>



G POLE LITE
10'-0\"/>



F
ACORN LIGHT POLE BASE
ADJACENT TO WALK
10'-0\"/>



E
PARKING LOT SIGN BOX
LIGHT POLE BASE DETAIL
10'-0\"/>

10.14

STANDARD CONSTRUCTION
DETAILS
VOLUME 1
TULSA, OKLAHOMA 74115

MISSION
STUDENT
HOUSING
CONSTRUCTION
DOCUMENTS
VICTORY CHRISTIAN CENTER
TULSA, OKLAHOMA

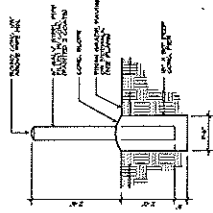


THIS SET OF CONSTRUCTION DETAILS IS THE PROPERTY OF THE ARCHITECTS COLLECTIVE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS COLLECTIVE.

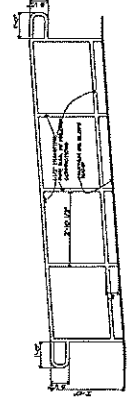
Architects
Collective

PROJECT NUMBER
DATE
SHEET TITLE
DETAILS
SHEET NUMBER

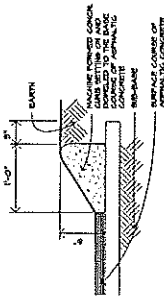
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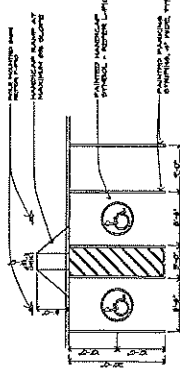
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NOT TO SCALE



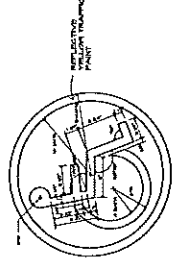
P HANDRAIL DETAIL
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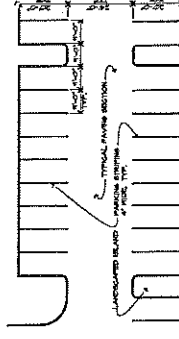
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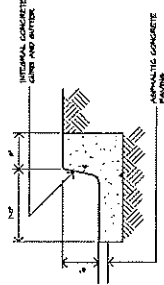
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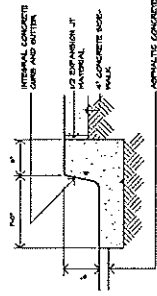
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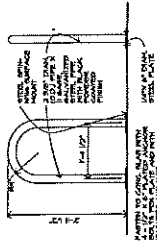
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NOT TO SCALE



J CURB DETAIL
NOT TO SCALE

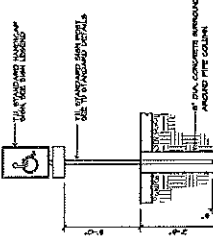


H CURB DETAIL
NOT TO SCALE

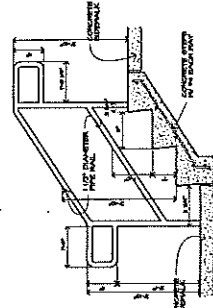


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NOT TO SCALE

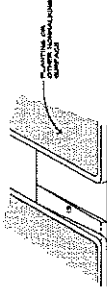
PROVIDE ADDITIONAL DETAIL
FOR ALL EXTERIOR WALLS



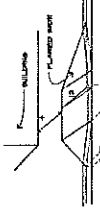
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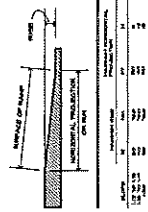
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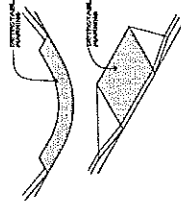
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NOT TO SCALE



C FLARED SIDED RAMP
NOT TO SCALE



B RAMP SLOPES
NOT TO SCALE



A DETECTABLE WARNINGS AT RAMP
NOT TO SCALE

10.16

FUNCTIONAL COMMENTARY
 PROJECT NO. 1111
 TULSA, OKLAHOMA, 74113

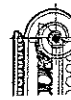
MISSION
 STUDENT
 HOUSING

CONSTRUCTION
 DOCUMENTS
 PROJECT NO. 1111
 TULSA, OKLAHOMA

BSU



NOTES TO ARCHITECTS AND ENGINEERS
 1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.



Architects
 Collective

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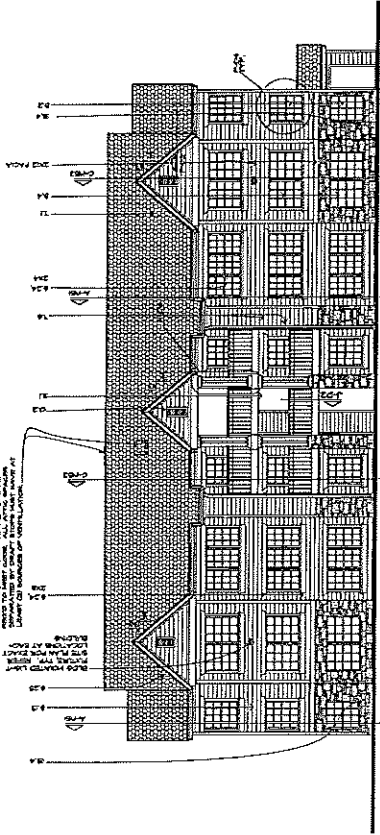
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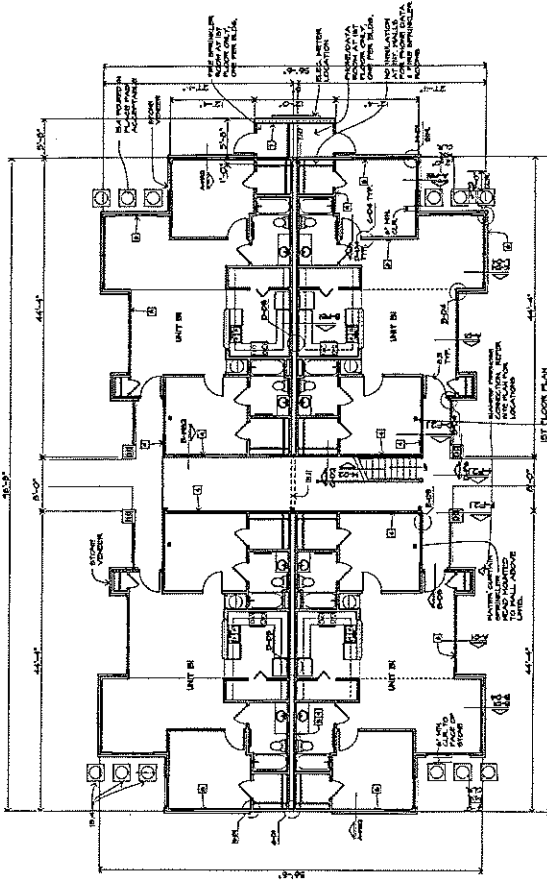
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SECTION A
 1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
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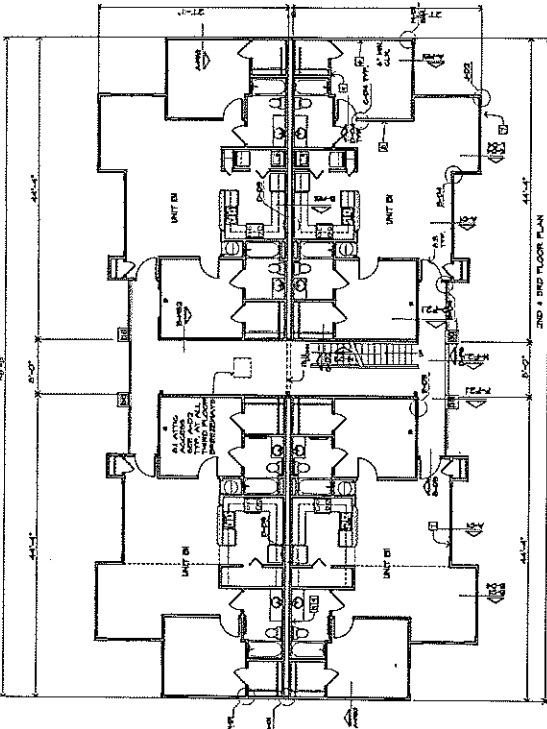


B BLDG. ELEVATION - BLDG B1 -- 12 UNIT
 1/8"=1'-0"



A FLOOR PLAN - BLDG B1 -- 12 UNIT
 1/8"=1'-0"

ALL DIMENSIONS SHALL BE AS SHOWN
 AND HAVE BEEN VERIFIED BY THE ARCHITECT
 WITH A 1/8"=1'-0" SCALE



C FLOOR PLAN - BLDG B1 -- 12 UNIT
 1/8"=1'-0"

PROFESSIONAL CONSULTANT
ARCHITECTURAL FIRM
1111 EAST AVENUE
TULSA, OKLAHOMA 74103

MISSION
STUDENT
HOUSING
CONSTRUCTION
DOCUMENTS
VICTOR CHRISTIAN CENTER
TULSA, OKLAHOMA



NOTES:
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
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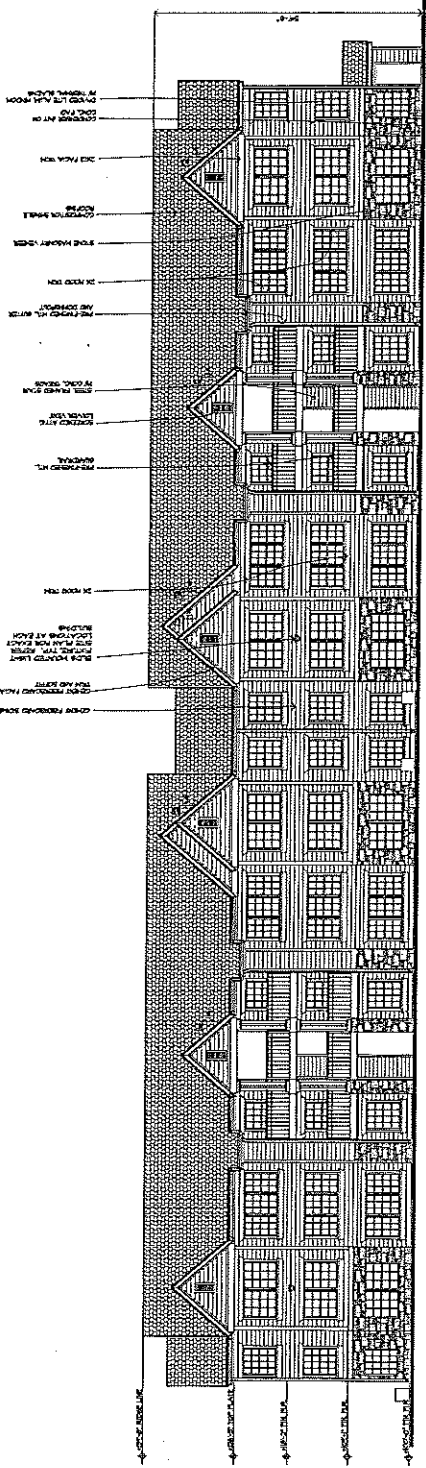
Architects
Collective
ONE EAST SECOND AVENUE, SUITE 100
TULSA, OKLAHOMA 74103
PHONE: (918) 596-1111
FAX: (918) 596-1112
WWW.ACC-ARCHITECTS.COM

PROJECT NUMBER
DATE
SHEET TITLE
BUILDING PLAN/
ELEVATIONS
SHEET NUMBER

A2

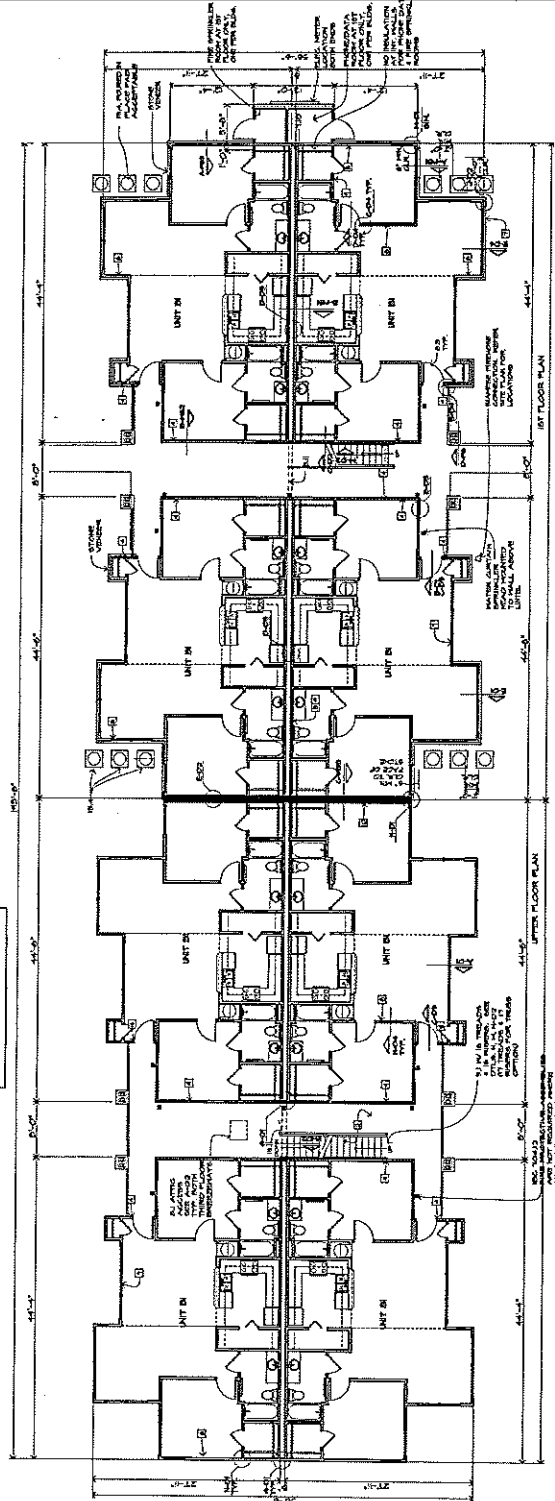
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1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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B BLDG. ELEVATION - BLDG BI
1/8"=1'-0"

ALL DIMENSIONS SHALL BE IN FEET AND INCHES
UNLESS OTHERWISE NOTED



A FLOOR PLAN - BLDG BI
1/8"=1'-0"

NOTES:
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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10.18

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MISSION STUDENT HOUSING
VICTORY CHRISTIAN CENTER
TULSA, OKLAHOMA

MISSION STUDENT HOUSING
VICTORY CHRISTIAN CENTER
TULSA, OKLAHOMA



STATE OF OKLAHOMA
OFFICE OF THE ARCHITECT
TULSA, OKLAHOMA



PROJECT NUMBER
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SHEET TITLE
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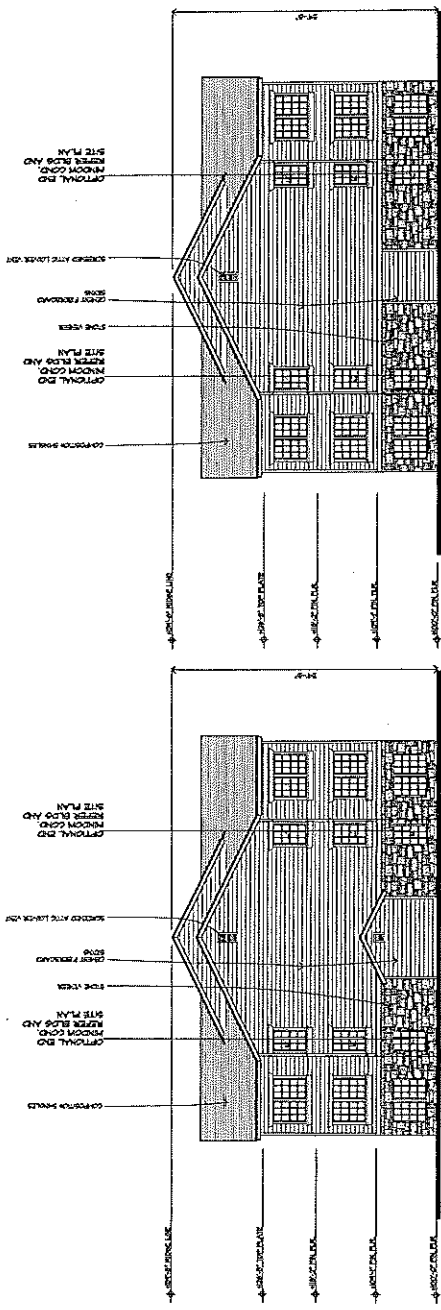
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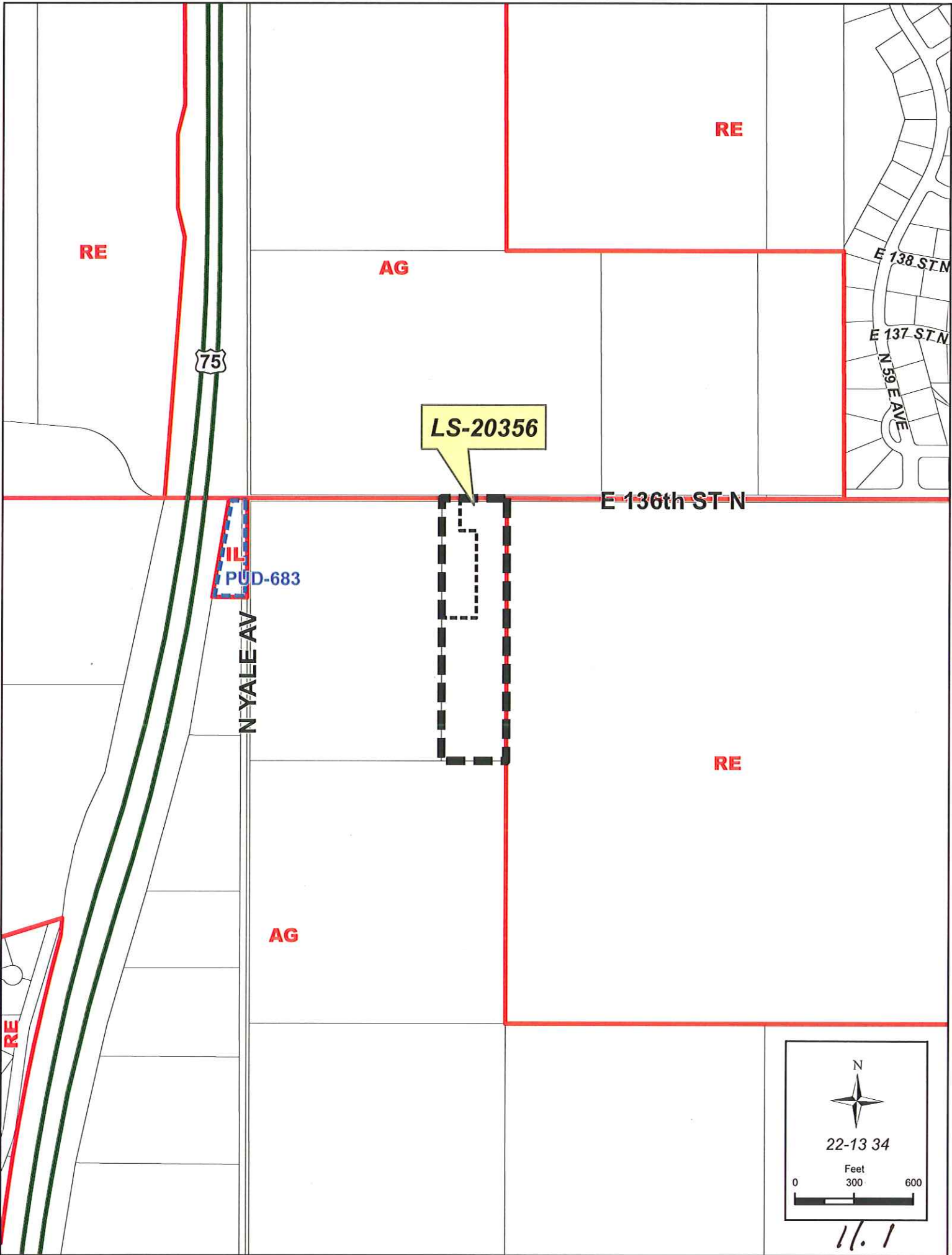
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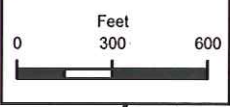


DELETE ORIGINAL DED
OF TULSA, OKLAHOMA
ON SITE PLANS

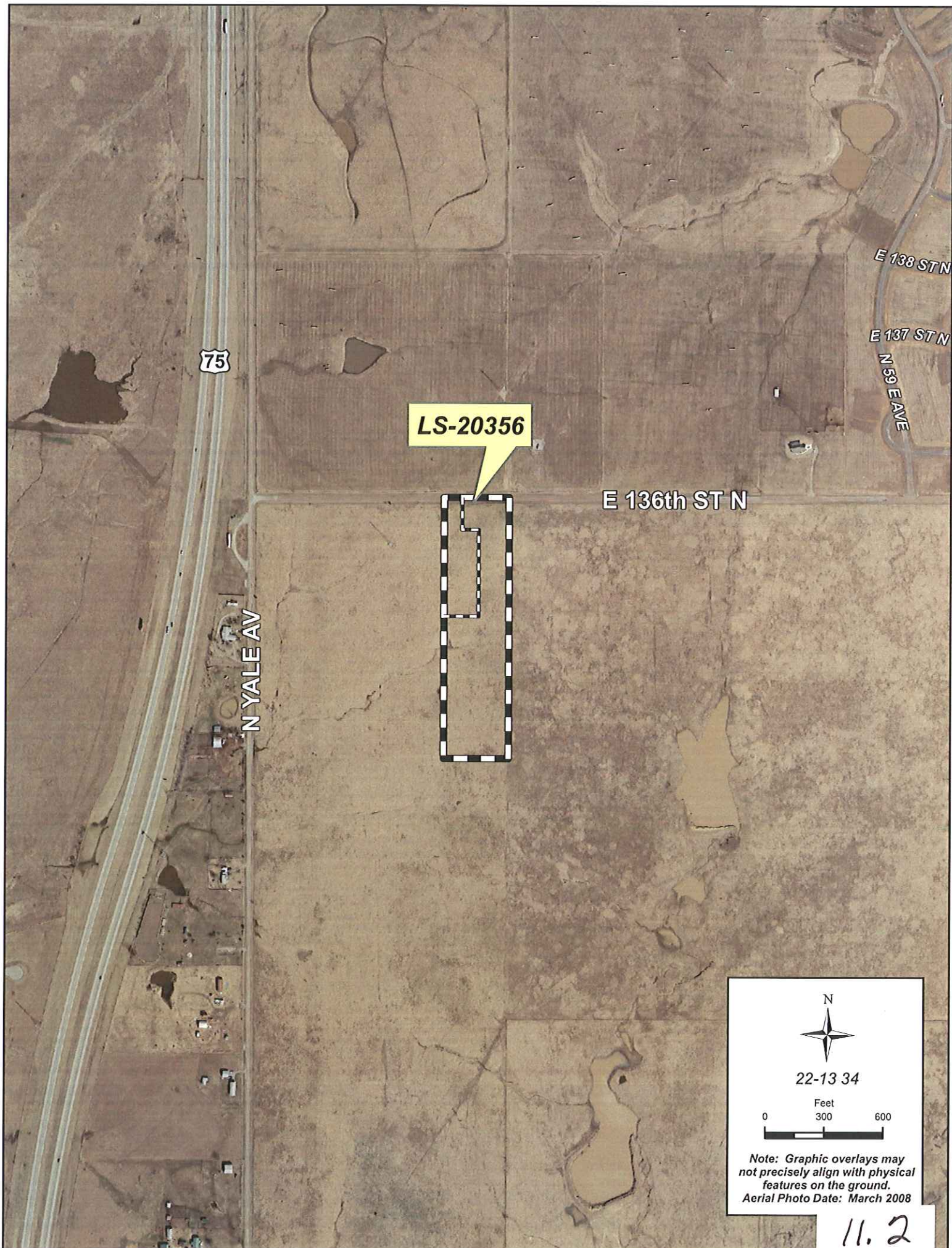
END ELEVATIONS - BLDG. B1
A (3 STORY)



22-13 34



11.1



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22-13 34

Feet

0 300 600

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

11.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 2, 2010

LS-20356 Ryan Corbin (2334) (AG) (County)

East of the Southeast corner of North Yale Avenue and East 136th Street
North

The Lot-split proposal is to split 2.10 acres +/- from the current 9.98 acre +/- Tract leaving 7.88 acres +/- as the resulting Tract. The proposed tracts meet the AG bulk and area requirements of the Tulsa County Zoning Code.

However both tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their February 18, 2010, meeting.

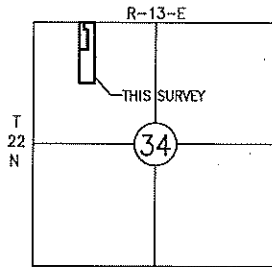
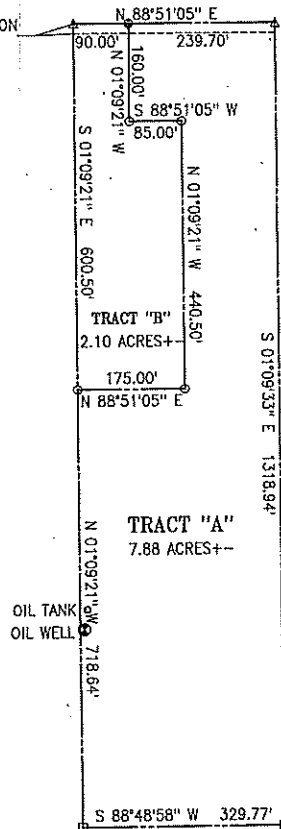
Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

SURVEY PLAT

16.5' STATUTORY SECTION
LINE RIGHT OF WAY

P.O.B.
NE CORNER NW/4 NW/4
SEC. 34, T-22-N R-13-E

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.



LOCATION MAP
SCALE 1" = 2640'

- ⊙ DENOTES SET 1/2" IRON PIN W/CAP
- ⊠ DENOTES FOUND IRON PIN
- ▲ DENOTES FOUND MAG NAIL
- DENOTES SET MAG NAIL



BASIS OF BEARINGS: OKLAHOMA STATE PLANE
NORTH ZONE (NAD 1983)

CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-11, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

TRACT "A"

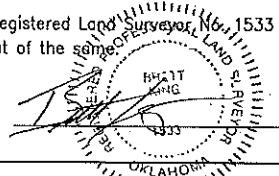
A tract of land situated in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at the Northeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter, thence S 01°09'33" E a distance of 1318.94 feet to the Southeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence S 88°48'58" W along the South line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 329.77 feet to the Southwest corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence N 01°09'21" W a distance of 718.64 feet; thence N 88°51'05" E a distance of 175.00 feet; thence N 01°09'21" W a distance of 440.50 feet; thence S 88°51'05" W a distance of 85.00 feet; thence N 01°09'21" W a distance of 160.00 feet to a point on the North line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence N 88°51'05" E a distance of 239.70 feet to the point of beginning. Said tract contains 7.88 acres more or less and is subject to easements of record. The above description was prepared by Brett King, L.S. 1533, on January 11, 2010.

TRACT "B"

A tract of land situated in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter, thence S 88°51'05" W along the North line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 239.70 feet to the point of beginning; thence continuing S 88°51'05" W a distance of 90.00 feet to the Northwest corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence S 01°09'21" E along the West line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 600.50 feet; thence N 88°51'05" E a distance of 175.00 feet; thence N 01°09'21" W a distance of 440.50 feet; thence S 88°51'05" W a distance of 85.00 feet; thence N 01°09'21" W a distance of 160.00 feet to the point of beginning. Said tract contains 2.10 acres more or less and is subject to easements of record. The above description was prepared by Brett King, L.S. 1533, on January 11, 2010.

The above property description was prepared by Brett King, Registered Land Surveyor, No. 1533 and I further certify that the above and foregoing is a true and correct plat of the same.

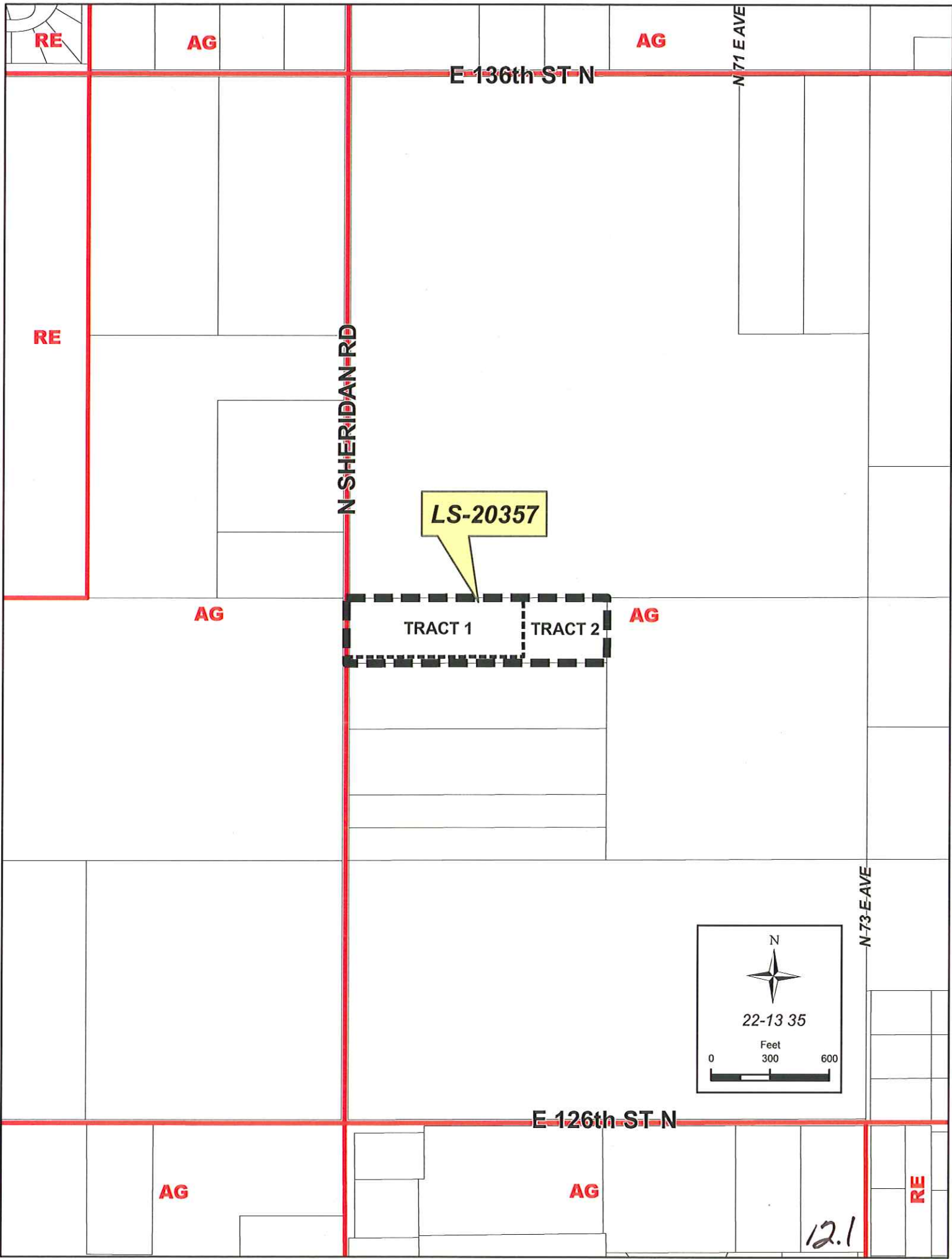
Witness my hand and seal this 11th day of January, 2010.



Copyright January, 2010

ROADWAY EASEMENT IN SECTION 34, T-22-N, R-13-E

The North 50.00 feet of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma.



RE

AG

AG

E 136th ST N

N 71 E AVE

RE

N SHERIDAN RD

LS-20357

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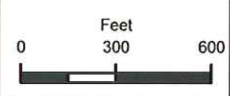
TRACT 1

TRACT 2

AG



22-13 35



N 73 E AVE

E 126th ST N

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12.1

E 136th ST N

N 71 E AVE

N SHERIDAN RD

LS-20357

TRACT 1

TRACT 2

N 73 E AVE

E 126th ST N



22-13 35

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Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

12.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 2, 2010

LS-20357 Harden & Associates (Mike Marrara) (2335) (AG) (County)
North of East 126th Street North and East of North Sheridan Road, 13031
North Sheridan Road

The Lot-split proposal is to split 3.18 acres +/- from the existing 10 acre +/- tract resulting in a 6.82 acre +/- tract. One of the resulting tracts does not meet the AG bulk and area requirements of the Tulsa County Zoning Code. This tract requires a variance of the minimum required lot width in an AG district from 150 ft. (Section 330) from the County Board of Adjustment.

The County Board of Adjustment voted to approve the variance of the minimum required lot width in an AG district from 150 ft. (Section 330) on February 16, 2010.

However one of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their February 18, 2010, meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split based on the approval of the Variance of the minimum required lot width in an AG district from 150 ft. (Section 330) by the County Board of Adjustment.

LOT SPLIT EXHIBIT



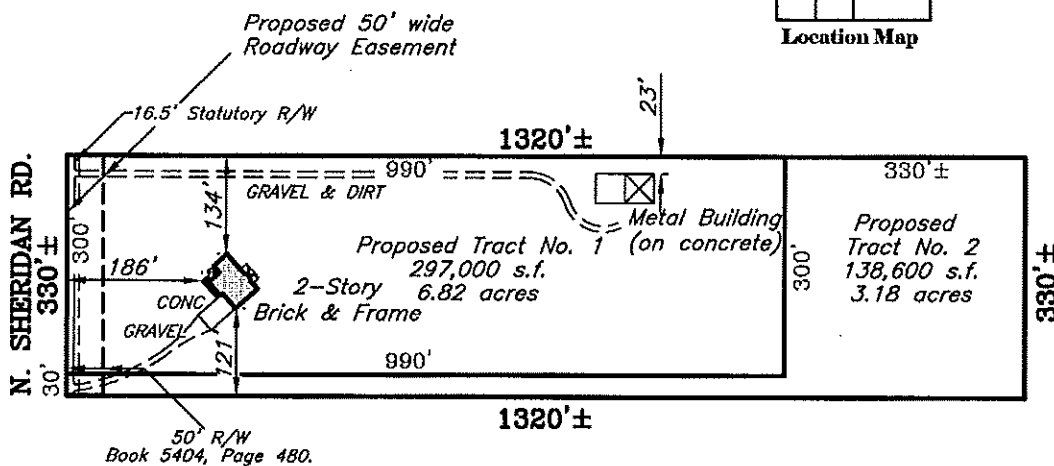
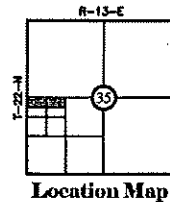
PROJECT NO.: 053859-565

MORTGAGOR: John Kern & Jennifer Ann Kern

CLIENT: First American Title & Abstract Company
File No.: 681165-TU08

This property is located in flood zone "X-UNSHADED" as per FIRM Community Panel No. 400462 0210H, as last revised September 22, 1999.

LEGEND
B/E BURIED ELECTRIC
SERVICE CABLE ESMT
(APPROX LOCATION)
B/L BUILDING LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
EM ELECTRIC METER



LEGAL DESCRIPTION AS PROVIDED:

PROPOSED TRACT No.1:

THE NORTH 300 FEET OF THE WEST 990 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PROPOSED TRACT No.2:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 300 FEET OF THE WEST 990 FEET THEREOF.

EXISTING UNDIVIDED TRACT:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND KNOWN AS 13031 NORTH SHERIDAN ROAD.

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

2001 South 114th East Avenue
Tulsa, Oklahoma 74128

(918) 234-4850 Office
(918) 437-5551 Fax

12.4

AG

AG

E 171st ST

S SHERIDAN RD

ROCKDALE ESTATES

AG

AG

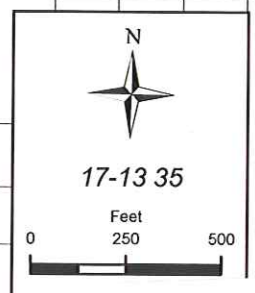
S 71 E AVE

E 177 ST S

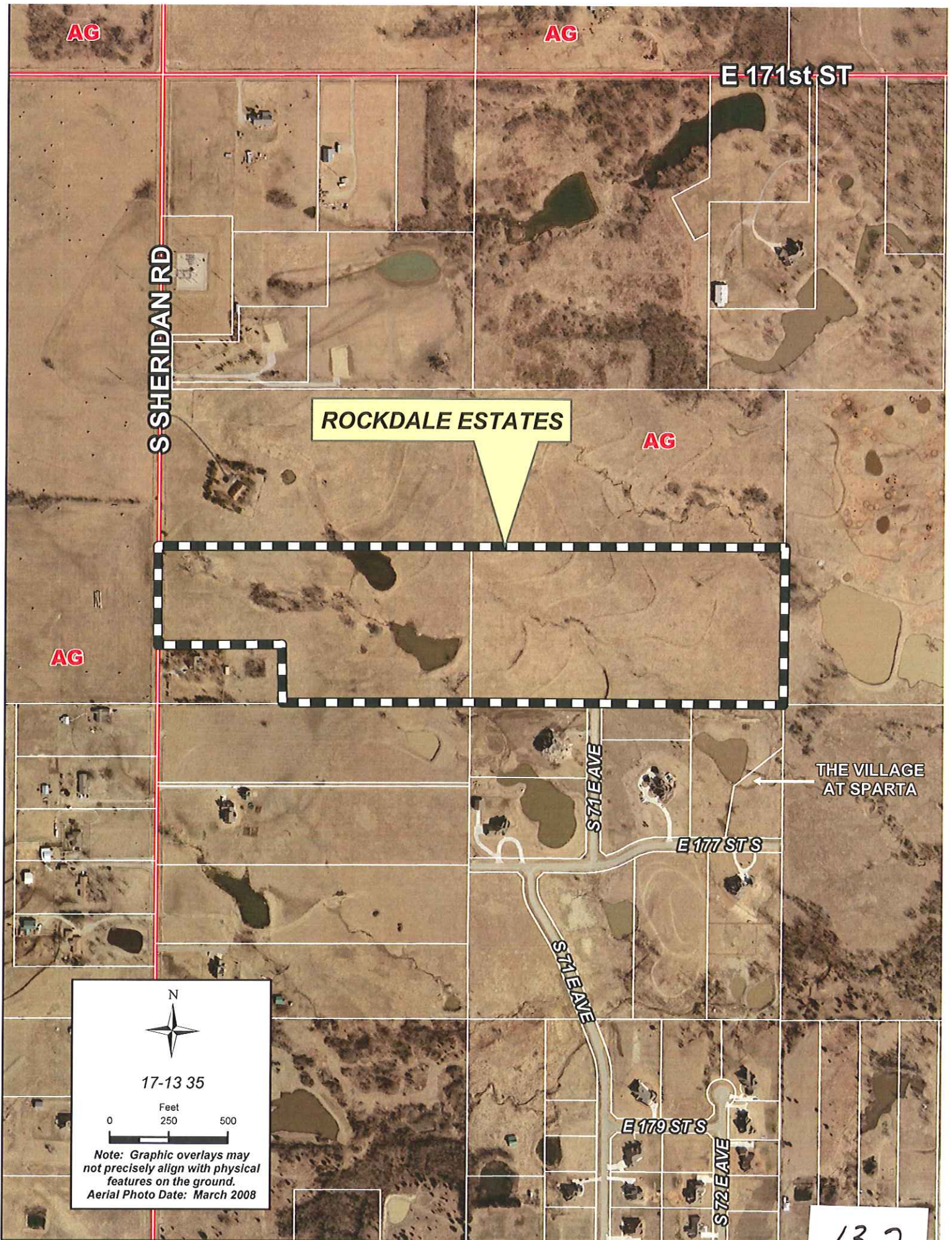
S 71 E AVE

E 179 ST S

S 72 E AVE



13.1



PRELIMINARY SUBDIVISION PLAT

Rockdale Estates - (7335) (County)

North of the Northeast Corner of East 181st Street South and South Sheridan Road

This plat consists of 8 Lots, 2 Blocks, on 37 acres.

The following issues were discussed January 21, 2010 and February 18, 2010 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural). The plat has been revised from the first submittal to include a cul-de-sac for the northern part of the existing South 71st East Avenue from the existing Village at Sparta subdivision to the south. A fire department release showing who will service the site and that the water lines are adequate must be received. Any private streets or gates proposed in the area would require a Planned Unit Development zoning.
2. **Streets:** Length of road ending in cul-de-sac cannot exceed 750 feet according to subdivision regulations (71st East Avenue exceeds that length). Sidewalk Language required. Show sidewalks.
3. **Sewer:** Aerobic systems planned.
4. **Water:** Okmulgee Rural Water District # 6 will serve water.
5. **Storm Drainage:** If these ponds are meant to serve as stormwater detention facilities, then they should be placed in a Reserve for stormwater detention. If their purpose is not detention they should be placed in a Reserve for Overland Drainage because multiple lots are involved. Reserves are to be maintained by the Homeowners Association. Significant off-site drainage flows onto the site at locations other than the pond area. It should be collected and conveyed across the site in a storm water drainage system. Standard language for Overland Drainage Easement in a Reserve should be added. Drainage should not have to flow outside of the Overland Drainage Easements to access the Roadway Drainage Structures.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

7. **Other: Fire:** Outside of Tulsa jurisdiction. There would be a concern about the water line only being a 4 inch line with fire hydrants being served from line. Tulsa would require a minimum of a 6 inch line. **GIS:** Label point of commencement and point of beginning on face of plat. Provide e-mail and certification number and renewal date for the surveyor. Submit Subdivision Control Data Form. **County Engineer:** Radius changes on Sheridan are required and must be acceptable to County Engineer. Subdivision is acceptable as presented.

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

Waivers of Subdivision Regulations:

1. A waiver to the length of the cul-de-sac is requested.

Special Conditions:

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

Standard Conditions:

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

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the

plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@easytelmail.com

February 18, 2010

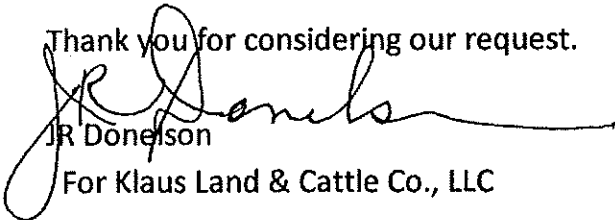
Tulsa Metropolitan Area Planning Commission
Tulsa, Oklahoma

Re: Rockdale Estates

We are respectfully requesting a waiver of the subdivision requirement for the length of a cul-de-sac. Subdivision regulations require a cul-de-sac length not to exceed 750 feet. The plat of Rockdale Estates is in a rural setting in Tulsa County. The four lots abutting South 71st E. Ave are each in excess of three acres. The designed distance between the cul-de-sac and the intersection of South 71st East Ave. and East 177th Street South is approximately 1000 feet, 330 feet of which is from our property line north to the center of the cul-de-sac.

At the request of home owners in The Village at Sparta, the subdivision to the south of Rockdale Estates, we have met with the Ray Jordan and Tom Rains of the Tulsa County Engineers office. The cul-de-sac has been placed at its present location, at their request to satisfy the traffic concerns of the homeowners in The Village at Sparta. The Tulsa County Engineering staff is aware that the cul-de-sac location exceeds the 750 feet subdivision regulation; but, are not concerned because the lot density produces only four lots.

Thank you for considering our request.


JR Donelson
For Klaus Land & Cattle Co., LLC

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 35, T-17-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA.

SURVEYOR
DANIEL GOSB
12347 MEYWOOD HILL RD.
SAFULPA, OK 74066
OKLAHOMA REG. 036

PLAT No.

NO. LOTS 8
AREA: 37.032 ACRES
FILE: G:\KALUS

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

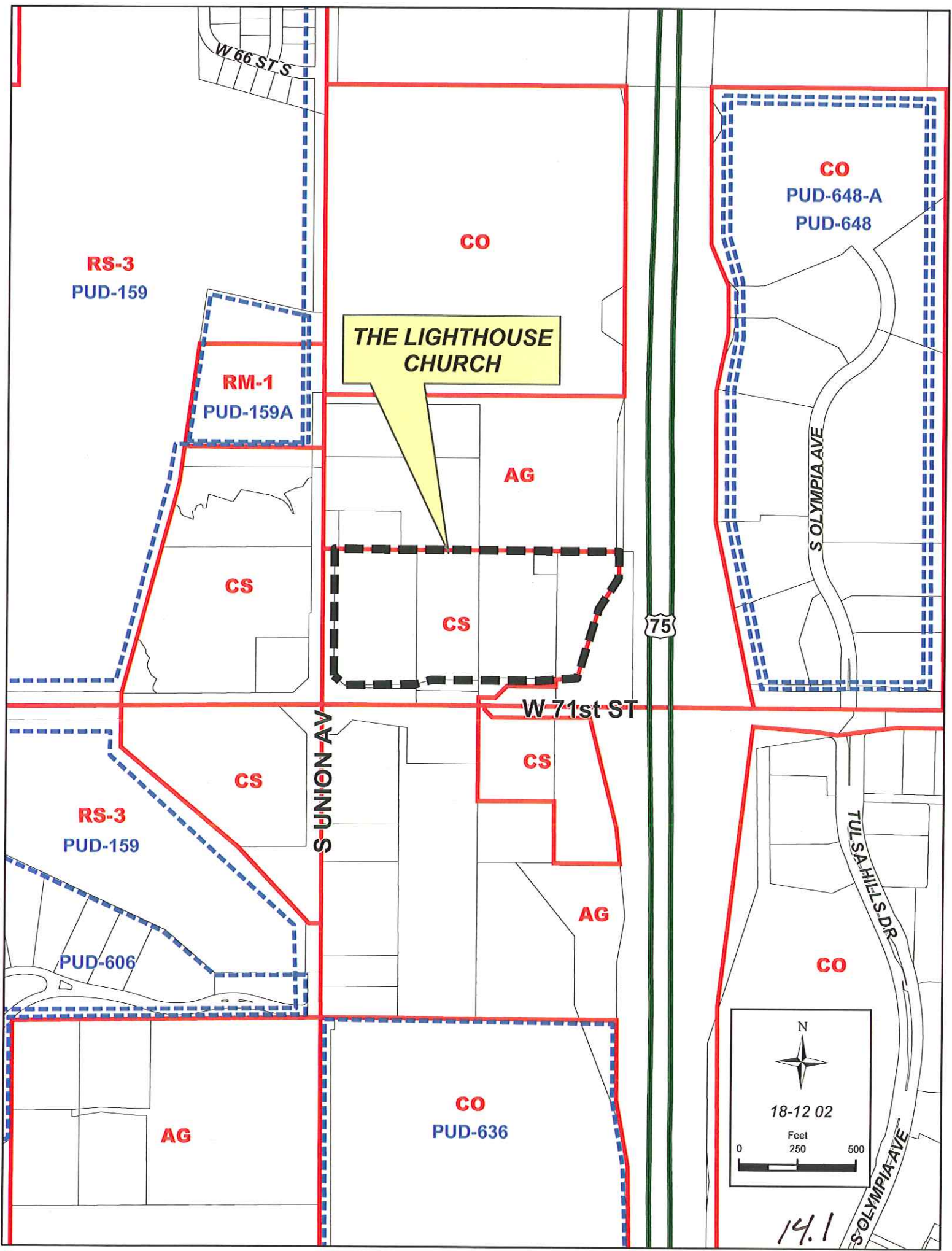
NOTE: ADDRESSES SHOWN ON THIS PLAT
WERE PROVIDED BY TULSA COUNTY AND
WERE ACCURATE AT THE TIME THIS PLAT
WAS FILED. ADDRESSES ARE SUBJECT
TO CHANGE AND SHOULD NEVER BE
RELIED ON IN LIEU OF LEGAL DESCRIPTIONS.

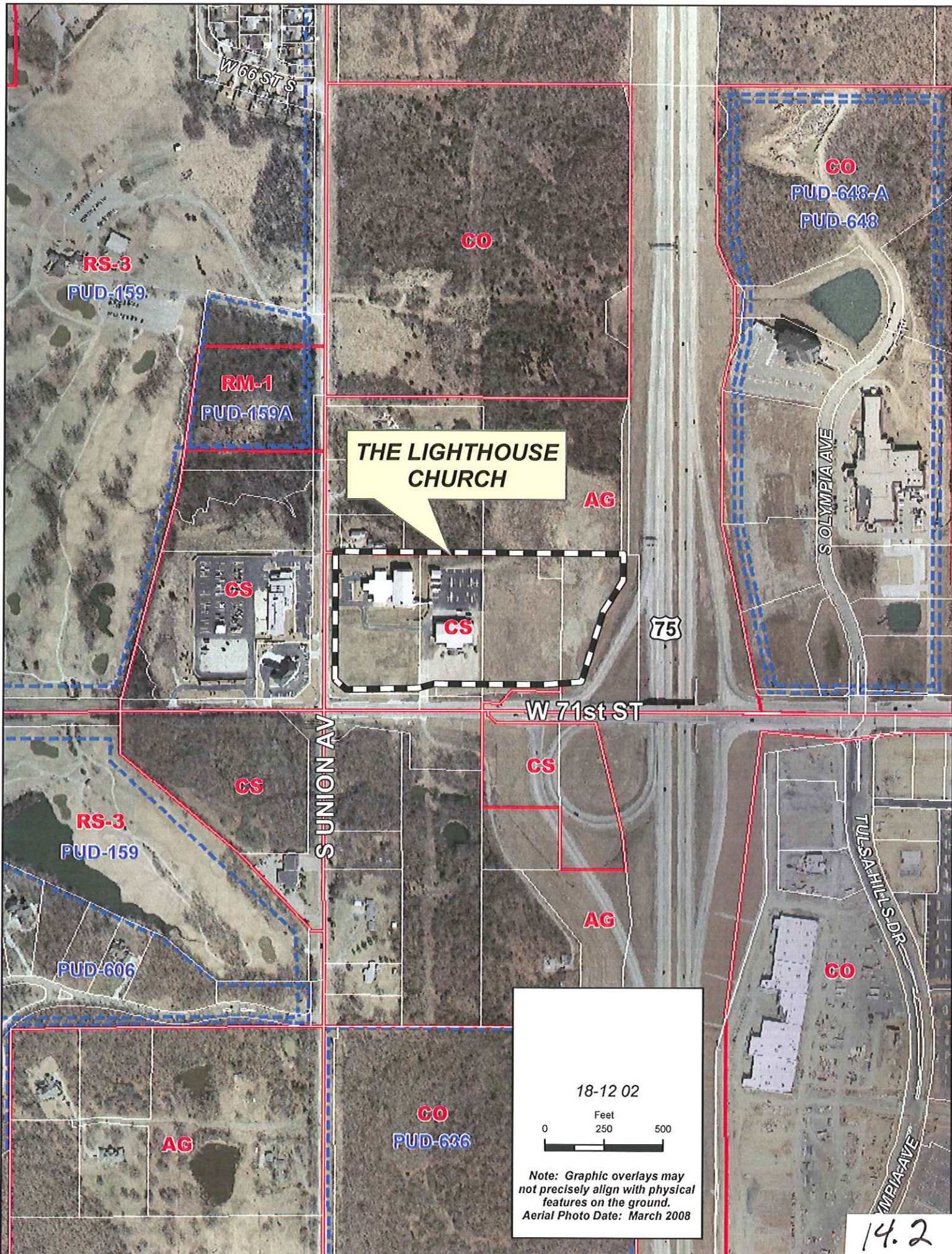
RECEIVED
FEB 02 2010
Title Insurance Ave
Marketing Department
FEB 19 2010
FOR TECHNICAL ADVISORY
COMMITTEE ON EPPAS
ROCKDALE ESTATES
February 1, 2010
SHELT 1 OF 2
TULSA METROPOLITAN AREA
PLANNING COMMISSION

153-231

B/L	BUILDING LINE
IP	IRON PIN
CL	CENTER LINE
WE	UTILITY EASEMENT
WE	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
FOB	POINT OF BEGINNING
FD	FOUND
EMT	EASEMENT
NW1/4	NORTHWEST QUARTER
LNA	LIMITS OF NO ACCESS
AO	ACCESS OPENING

13.8





MINOR SUBDIVISION PLAT

The Lighthouse Church - (8202) (PD 8) (CD 2)

Northeast corner of West 71st Street South and South Union Avenue

This plat consists of 1 Lot, 1 Block, on 14.38 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping). Check to make sure parking can occur over easements as shown on submitted siteplan. Billboard easements are shown on site but must meet any applicable spacing requirements.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** No comments.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** Additional fire hydrants may be needed. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Provide e-mail address for the engineer. **Airport:** If any expansion is contemplated please talk to the airport about Part 77 of their plans as there may be interference with flight paths in the future. Recommend vacating mutual access easement at entrance of 71st Street.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

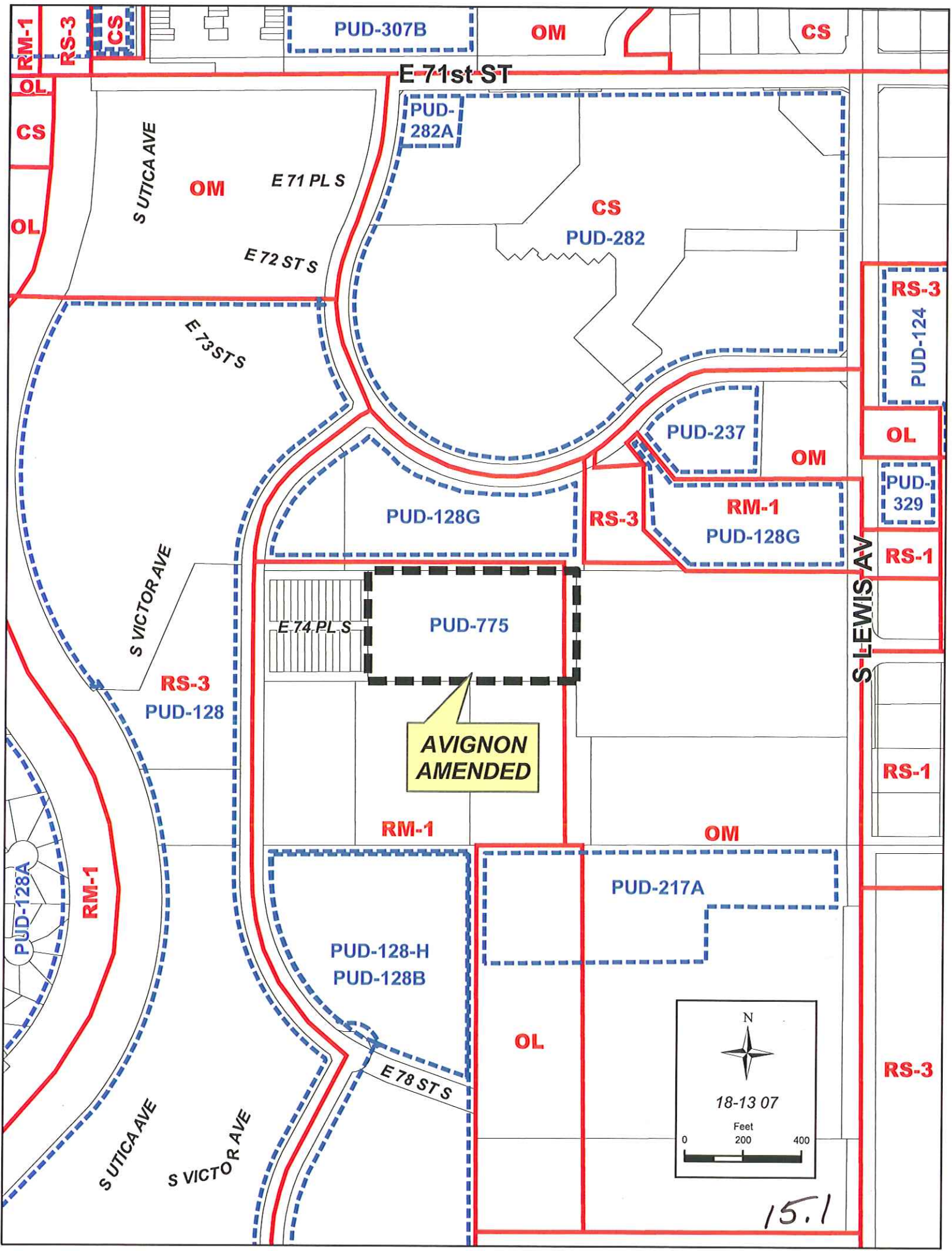
1. The concerns of the public works department staff must be taken care of to their satisfaction.

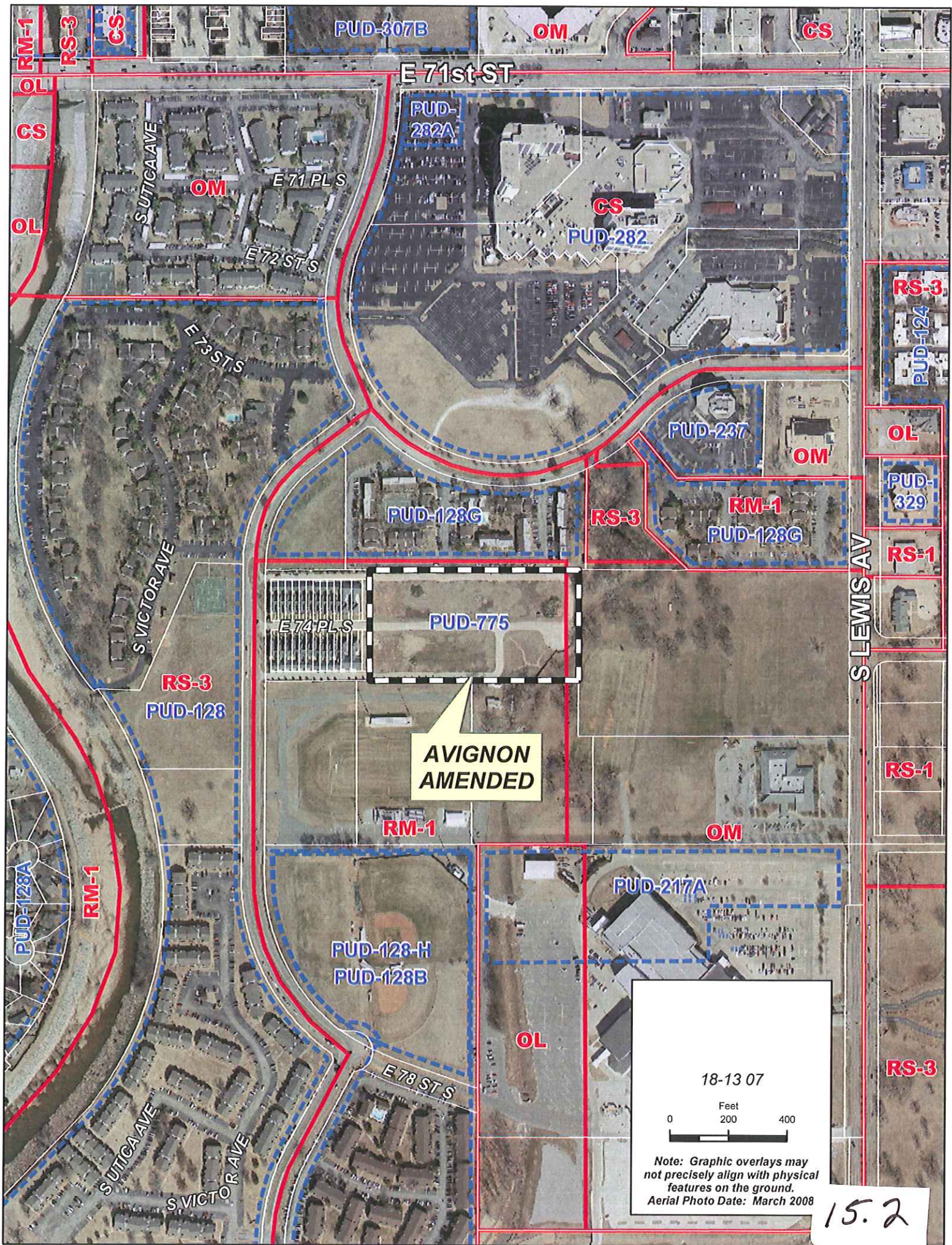
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
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8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on

plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





**AVIGNON
AMENDED**

18-13 07

Feet
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

15.2

MINOR SUBDIVISION PLAT

Avignon Amended - (8307) (PD 18 A) (CD 2)

South of East 71st Street South and East of South Wheeling Avenue

This plat consists of 2 Lots, 1 Block, on 6.15 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under Planned Unit Development 775 . All PUD standards must be shown in covenants. Check setback and yard standards and typos in covenants.
2. **Streets:** No comments.
3. **Sewer:** The existing sanitary sewer pipe must be brought up to City of Tulsa standards before building permits can be issued.
4. **Water:** No comments.
5. **Storm Drainage:** No comments.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** Relocate fire hydrants out of new drives. **GIS:** Submit subdivision control data form. Provide the renewal date for the surveyor. Provide e-mail address for engineer and surveyor. Fix degree symbols in legal description.

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

Waivers of Subdivision Regulations:

15.3

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
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13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste

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

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
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19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



SCALE 1" = 50'
TULSA COUNTY, OKLAHOMA
JANUARY 26, 2010

STATE OF OKLAHOMA } SS.
COUNTY OF TULSA

I, Colleen Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the instrument on file in my office.

Dated this 20 day of January, 2010.

Colleen Wilson, Tulsa County Clerk

Deputy

FINAL PLAT AVIGNON AMENDED

LOTS 15 THRU 42 BLK. 1 & LOTS 15 THRU 32 BLK. 2

A RESUBDIVISION OF A TRACT OF LAND THAT IS A PART RESERVE 'A', ALL OF RESERVE 'B', LOTS 15 THRU 42, BLOCK 1, AND LOTS 15 THRU 32, BLOCK 2, AVIGNON, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

P.U.D. 775

SURVEYOR:
Inanna Surveying
2000 S. Lincoln Ave.
Tulsa, Oklahoma 74106
Phone: (918) 242-0458
CA. No. 2222

OWNER:
VICTORY CHRISTIAN CENTER, INC.
7700 S. Lincoln Ave.
Tulsa, Oklahoma 74106
Phone: (918) 491-7700
CA. No. 2222

ENGINEER:
DeShazo, Tong & Associates, Inc.
Tower Center Office Park
1000 S. Lincoln Ave.
Tulsa, Oklahoma 74106
Phone: (918) 827-0066
CA. No. 1237 Exp. June 30, 2010

CHECK TABLE	
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2. PERIMETER	13.97
3. DISTANCE	13.97
4. BEARING	13.97

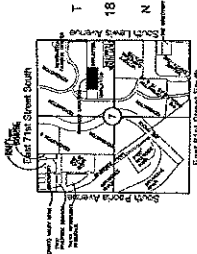
SUBDIVISION CONTAINS: 1-BLOCK, 2-LOTS, 1-RESERVE AREA 'A', 1-RESERVE AREA 'B', 1-LOT, 1-CONTAINS 21.8 ACRES, 1-LOT, 1-CONTAINS 21.8 ACRES, RESERVE AREA 'A' CONTAINS 17.1 ACRES, RESERVE AREA 'B' CONTAINS 0.8 ACRES.

BASES OF BEARINGS: THE NORTH LINE OF AVIGNON A SUBDIVISION TO THE CITY OF TULSA BEING S 89°48'42" E.

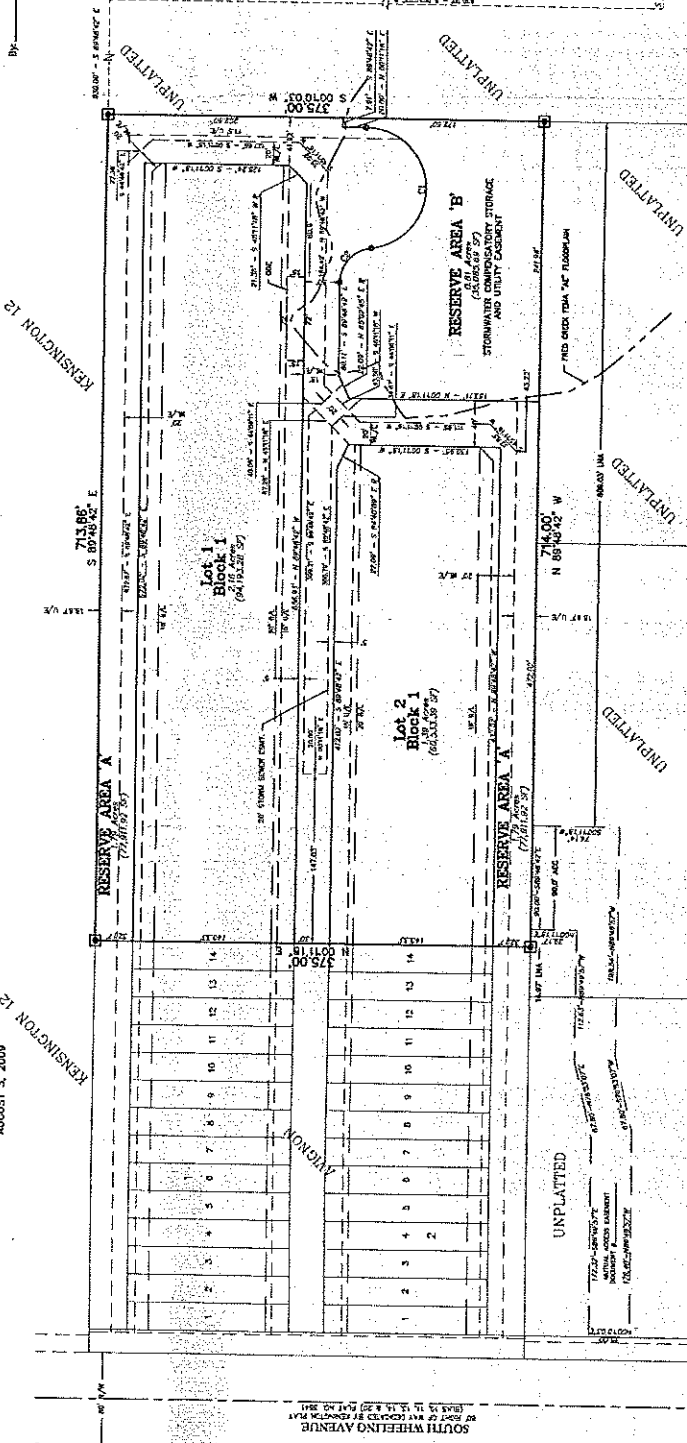
FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" & "Y".

REFERENCE: FEDERAL BUREAU OF MANAGEMENT, AGENCY FLOOD RISK MANAGEMENT, COUNTY, OK, INCORPORATED AREAS, MAP NO. 40140C 0328K DATED AUGUST 1, 2009



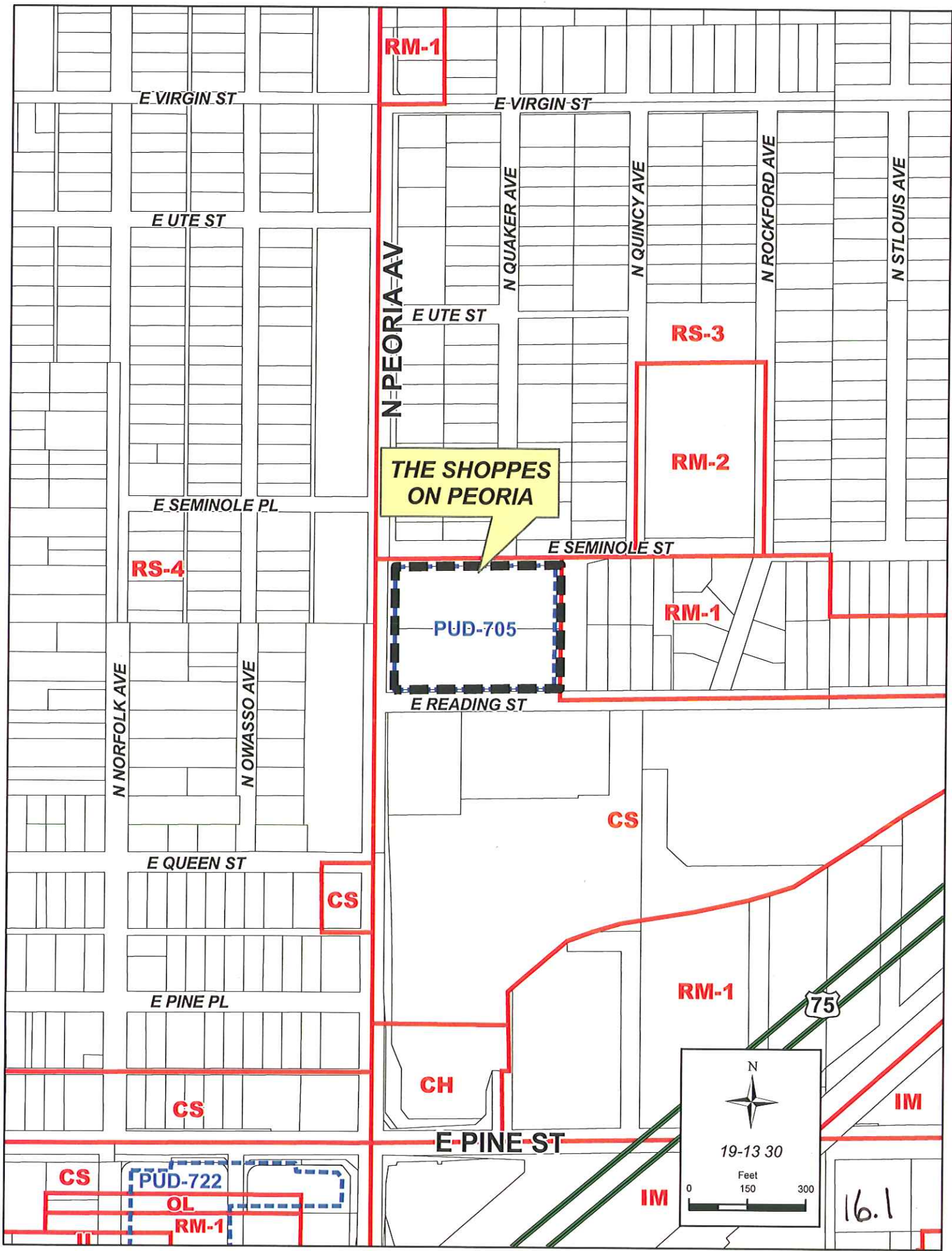
SCALE 1" = 500'



FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on <u>10/06/2009</u> .
This approval is valid for the City Clerk on or before:
<u>10/06/2009</u>
COUNTY OR CITY ENGINEER
APPROVED _____ by the County of the City of Tulsa, Oklahoma.
Chairman _____
Mayor _____
Attest: City Clerk _____
Approved: City Attorney _____

RECEIVED
JAN 27 2010
Tulsa Metropolitan Area Planning Commission
1000 S. Lincoln Ave.
Tulsa, Oklahoma 74106

AVIGNON AMENDED, LOTS 15 THRU 42 BLK. 1 & LOTS 15 THRU 32 BLK. 2
Date Prepared: January 26, 2010



RM-1

E VIRGIN ST

E VIRGIN ST

E UTE ST

N PEORIA AV

N QUAKER AVE

N QUINCY AVE

N ROCKFORD AVE

N ST LOUIS AVE

E UTE ST

RS-3

RM-2

THE SHOPPES
ON PEORIA

E SEMINOLE PL

RS-4

E SEMINOLE ST

PUD-705

RM-1

E READING ST

CS

N NORFOLK AVE

N OWASSO AVE

E QUEEN ST

CS

E PINE PL

RM-1

CS

CH

E PINE ST

75

IM

CS

PUD-722

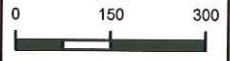
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RM-1

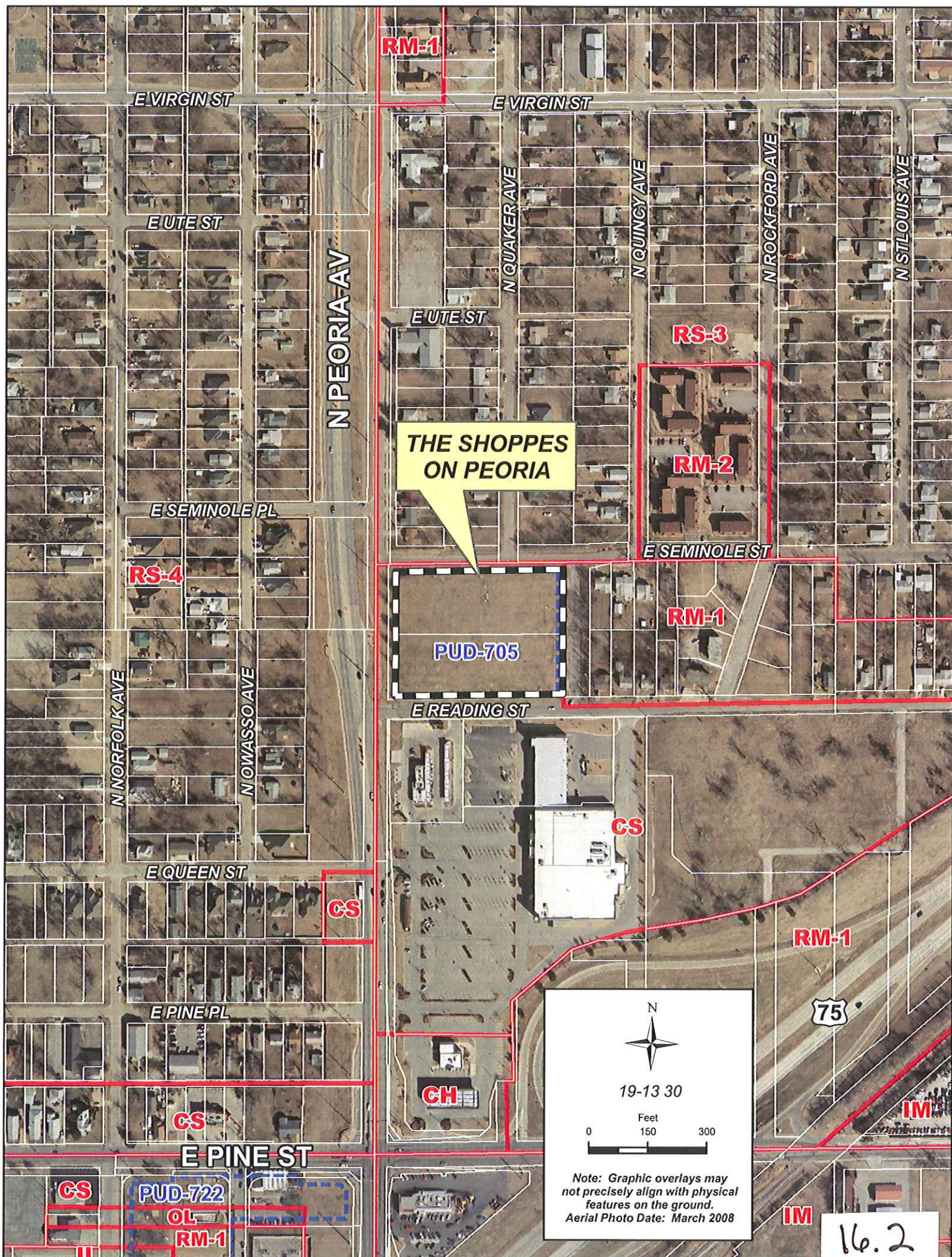


19-13 30

Feet



16.1



MINOR SUBDIVISION PLAT

The Shoppes on Peoria - (2330) (PD 2) (CD 3)

Northeast corner of North Peoria Avenue and East Reading Street

This plat consists of 3 Lots, 1 Block, on 3.07 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. PUD standards need to be shown in the covenants. Access had been approved with the Director of Public Works approval through PUD 705 standards through the Planning Commission (Council approval is pending.) TMAPC denied the requested sidewalk waiver through the PUD at the February 2, 2010 commission meeting. Another waiver request has been received for the subdivision application and process.
2. **Streets:** Sidewalks are required along all streets per subdivision regulations. Provide standard sidewalk language. (Development Services does not support the new waiver request as the TMAPC has denied the PUD request.)
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** Storm sewers must be centered in a minimum 15 foot wide, storm sewer easement. More storm sewer easements are required for all storm sewers that cross lot lines, and are not located within utility easements or street rights-of-way. A combination mutual access and utility easement may be required. The property lines and all easements should be shown. Otherwise it is extremely difficult to tell if public utilities are located within their necessary easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Add ONG in Section 2 for gas service in covenants.

7. **Other: Fire:** No comments. **GIS: Provide the e-mail address** for the surveyor. Update location map to show planned and existing expressways and subdivisions. Correct legal description and scale. Submit subdivision control data form.

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

Waivers of Subdivision Regulations:

1. A sidewalk waiver and radius waiver is requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



February 15, 2010

Diane Fernandez
INCOG
Two West 2nd Street, 800
Tulsa, OK 74103

Re: Shoppes on Peoria – Tulsa, OK – Wallace Job #0940041
Waivers of Subdivision Regulations

Dear Diane,

We hereby request the TMAPC grant the following two modifications to the Subdivision Regulations when the commissioners consider The Shoppes on Peoria Minor Subdivision (hereinafter the "property"), on March 2, 2010:

1. Modify the requirement to install sidewalks in the right-of-way adjacent to the property along East Seminole Street, North Quaker Avenue, and East Reading Street.

We requested a waiver of the sidewalks through a minor amendment previously but the requirement is imposed by the Subdivision Regulations, not the Zoning Code. Therefore, any relief granted must be also from this requirement of the Subdivision Regulations.

2. Waive the requirement to dedicate additional street right-of-way to form curves in the property corners at the intersections of East Seminole Street and East Reading Street with North Peoria Avenue (northwest and southwest corners of the Shoppes on Peoria).

This request is made because the rounded corners required at the intersections would not serve their intended purpose on this property due to the unusual alignment of Peoria Avenue and the excessive amount of right-of-way along the property's frontage.

If you have any questions, please don't hesitate to contact me at 918-806-7421 or jbeach@wallacesc.com.

Sincerely,

WALLACE ENGINEERING

Jim Beach, Land Development Planner
Civil Engineering Services

Wallace Engineering
Structural Consultants, Inc.
200 East Brady Street
Tulsa, Oklahoma 74103
918.584.5858, Fax 918.584.8689
www.wallacesc.com

16.6

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Planning Commission on _____

TWAP/INC06
 This approval is valid if this plat is properly filed in the office of the City Clerk on or before _____

COUNTY OF CITY ENGINEER
 APPROVED _____ by _____
 TULSA, OKLAHOMA

Chairman

Mayer

Attest: City Clerk

Approved City Attorney

STATE OF OKLAHOMA
 COUNTY OF TULSA

I, _____, of the County of Tulsa, in and for the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the plat as approved by the Planning Commission of the City of Tulsa, Oklahoma.

Witness my hand and seal of office this _____ day of _____, 20____.

 TULSA COUNTY CLERK

CERTIFICATE
 I hereby certify that the foregoing plat was submitted to the Planning Commission of the City of Tulsa, Oklahoma, on _____, 20____, and was approved by the Planning Commission on _____, 20____.

This plat was submitted to the Planning Commission of the City of Tulsa, Oklahoma, on _____, 20____, and was approved by the Planning Commission on _____, 20____.

This plat is given in order that the plat may be filed in the office of the City Clerk of the City of Tulsa, Oklahoma.

 TULSA COUNTY CLERK

PLAT NO.
PAGE NO.
DATE OF PREPARATION

THE SHOPPES ON PEORIA

Minor Subdivision Plat

PUD 705

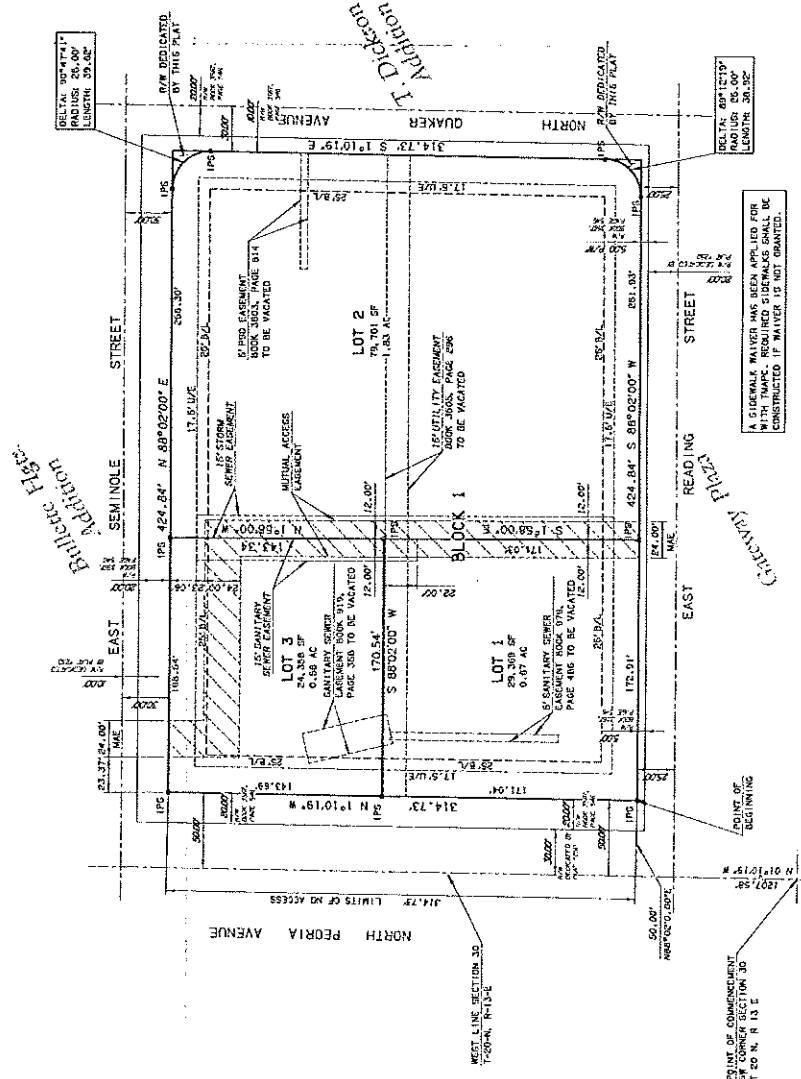
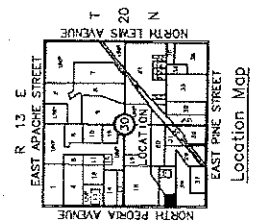
A RESUBDIVISION OF LOTS 7, 8, 9, & 10, BLOCK 1, OF THE T. DICKSON ADDITION OF THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER
 TULSA DEVELOPMENT AUTHORITY
 1210 NORTH LANSING AVE., SUITE A
 TULSA, OKLAHOMA 74105
 JULIUS REYES
 918.590.2000

ENGINEER
 WALLACE ENGINEERING
 STRUCTURAL CONSULTANTS, INC.
 200 EAST BRADY STREET
 TULSA, OKLAHOMA 74103
 TULSA, OKLAHOMA
 BRIDGEWATERALLIANCE.COM
 CERTIFICATE OF AUTHORITY
 NO. 1400 EXP 06/30/11

SURVEYOR
 BENNETT SURVEYING INC.
 P.O. BOX 444
 CHEBUTEAU, OK 74337
 918.476.7484
 TULSA, OKLAHOMA
 NO. 1402 EXP 06/30/10

- LOCATION MAP KEY**
1. PROJECT LOCATION MAP OF THE CITY OF TULSA
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BASIS OF BEARINGS
 Bearings are based on the west line of Section 30, T-20-N, R-13-E, Tulsa County, being N 01°19'19\"

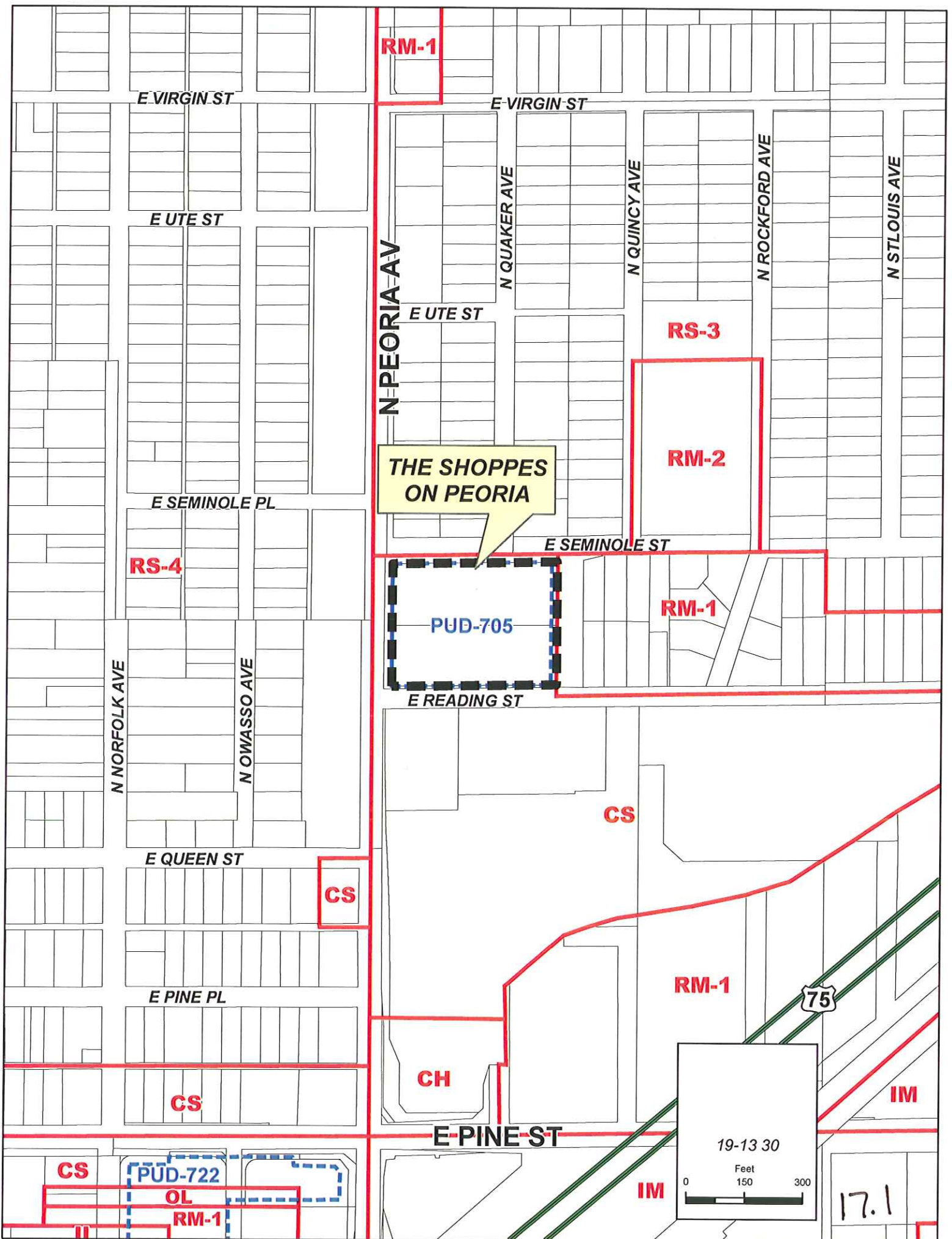
LEGEND
 RIGHT OF WAY
 BOUNDARY LINE
 UTILITY EASEMENT

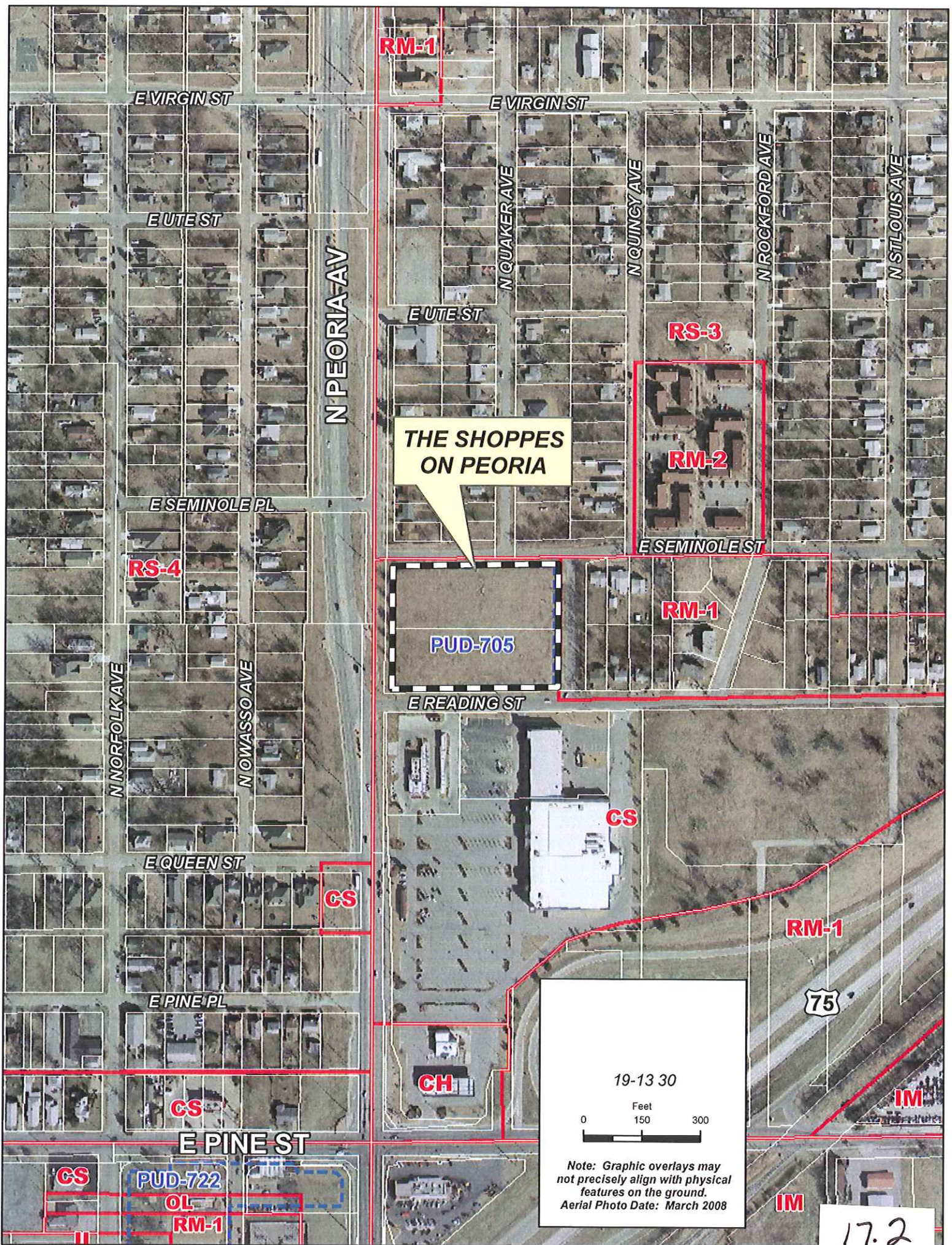
SUBDIVISION STATISTICS
 BLOCK 1 CONTAINS 16.20 SQUARE FEET, 3.003 ACRES.

MONUMENTATION
 A 3/4\" x 1/2\" x 1/2\" aluminum bar with a yellow plastic cap stamped with the number 1000 to be set at all plat corners, points of intersection, points of survey, points of tangency, points of compound curve, and points of intersection of easements, unless noted otherwise.

THE SHOPPES ON PEORIA
 PLAT NO. _____ PAGE NO. 1 of 3
 DATE OF PREPARATION JAN 21 2010

16.7





RM-1

E VIRGIN ST

E VIRGIN ST

E UTE ST

N PEORIA AV

N QUAKER AVE

N QUINCY AVE

N ROCKFORD AVE

N ST LOUIS AVE

E UTE ST

THE SHoppes
ON PEORIA

RS-3

RM-2

E SEMINOLE PL

E SEMINOLE ST

RS-4

RM-1

PUD-705

E READING ST

CS

N NORFOLK AVE

N WASSO AVE

E QUEEN ST

CS

RM-1

E PINE PL

CS

E PINE ST

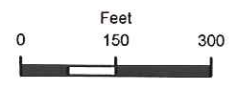
PUD-722

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RM-1

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19-13 30



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

75

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17.2

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

The Shoppes on Peoria – (2330) (PD 2) (CD 3)

Northeast corner of North Peoria Avenue and East Reading Street

The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. Full permits are requested. A minor subdivision plat is on the same TMAPC agenda for this project.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting February 18, 2010.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Development Services, Transportation:* No comments.

SEWER:

- *Development Services, Waste Water:* No comments.

WATER:

- *Development Services, Water:* No comments.

STORM DRAIN:

- *Development Services, Storm Water:* Separate Instrument Easements may be required, unless approved corrections are made to the plat and covenants prior to building permits.

FIRE:

- *Development Services, Fire:* No objection.

UTILITIES:

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.

The Shoppes on Peoria

Request for Accelerated Release of a Building Permit

The Shoppes on Peoria is a highly anticipated mixed use development being created on property currently under the ownership of the Tulsa Development Authority and utilizing CDBG funds. The project is anticipated to open December 2010. Construction must begin in March 2010 in order to meet the expected schedule.

A PUD was approved in 2004 and amended recently to create new standards for this development. The property is subject to a subdivision plat because of the approval of the PUD.

Several existing utility easements have been identified on the property that date back as far as 1930. None are currently in use or needed for this development and applications to close these easements are currently in process with the City of Tulsa. Once the City closes the easements they must be judicially vacated in District Court.

This entire process will take several months. Under the City of Tulsa Zoning Code, Section 213, building permits will not be issued until the plat has been recorded and The Shoppes on Peoria subdivision plat cannot be recorded until the easements are vacated.

Due to the lengthy process required for the vacations, financing for the project stands to be placed in jeopardy if construction must wait for the vacations to be completed and the plat to be recorded. The developer fully expects to have these processes completed well before construction is complete.

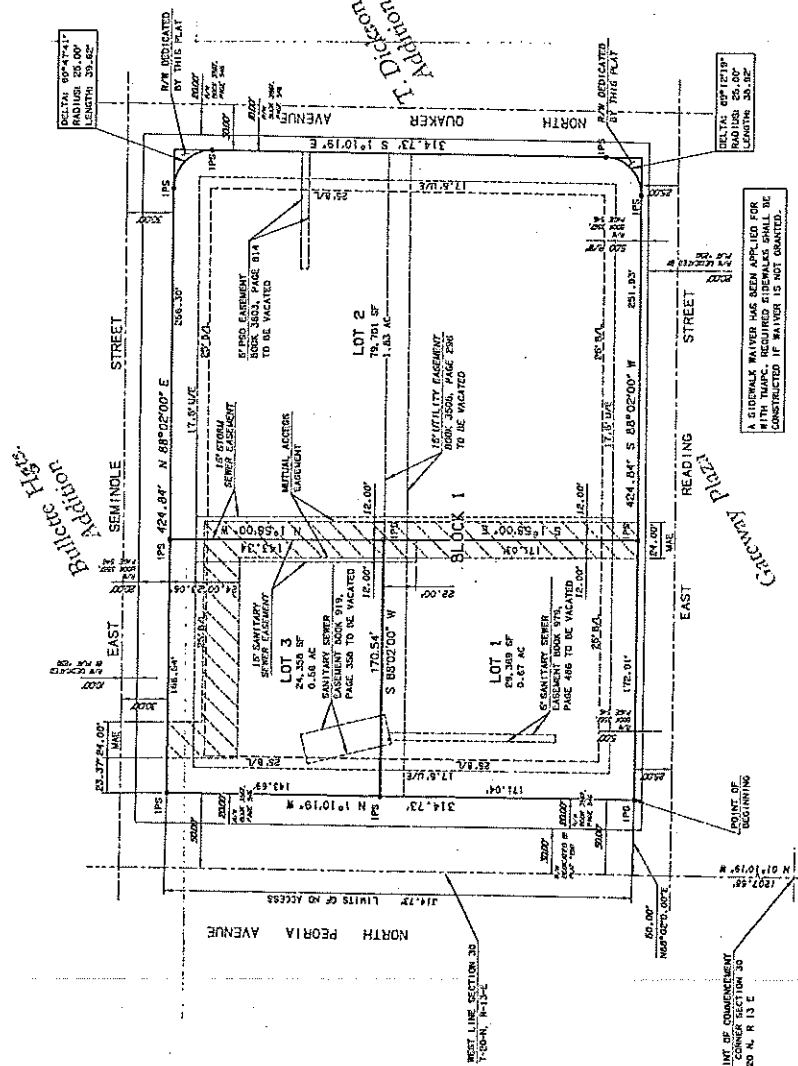
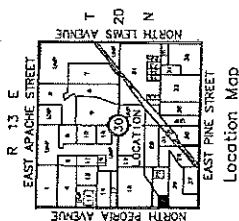
We respectfully request that the TMAPC approve an Accelerated Release of the *full Building Permit* at this time.

The risk to the City is negligible based on the strength and integrity of the developer and the owner and the safeguards inherent in the funding processes being utilized. The developer understands and accepts the risk that a Certificate of Occupancy would not be issued until the plat has been filed of record.

Minor Subdivision Plat

17.4

LOCATION		MAP KEY	
1.	LINCOLN HEIGHTS		
2.	FARMERS ADDITION		
3.	EASTERN HEIGHTS ADDITION		
4.	CENTRAL ADDITION		
5.	HAWTHORNE ADDITION		
6.	WILSON ADDITION		
7.	COURT AND MOULTON ADDITION		
8.	CLAYTON ADDITION		
9.	APRISTON ADDITION		
10.	CHERRY ADDITION		
11.	JACK HILL ADDITION		
12.	STANLEY PARK ADDITION		
13.	REDFORD PARK ADDITION		
14.	CHRISTENSEN DRUMMING DISCLOSURE		
15.	KINGS PLACE		
16.	BULLETTE ADDITION		
17.	BULLETTE HEIGHTS AND ADDITION		
18.	CONSERVATION AREAS		
19.	CONSERVATION AREAS		
20.	CONSERVATION AREAS		
21.	CONSERVATION AREAS		
22.	CLIMAX HEIGHTS		
23.	ELMWOOD ADDITION		
24.	CUMPS REDEVELOPMENT		
25.	CLAYTON ADDITION		
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100.	CLAYTON ADDITION		



BASIS OF BEARINGS

LEGEND

R/W
D/L
USE

RIGHT OF WAY
BUILDING SETBACK LINE
UTILITY EASEMENT

SUBDIVISION STATISTICS

MONUMENTATION

3. 3×10^5 deformed bar with a yellow plastic cap stamped "RLI 1950" to be set at all street center-line intersections, points of curve, points of tangent, points of compound curve, and points of reverse curve, after completion of improvements, unless otherwise noted.

THE SHOPPES ON PEORIA

DATE OF PREPARATION JAN 21 2010

GENERAL UTILITY NOTES:

1. PRIOR TO CONSTRUCTION LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
2. GENERAL CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS, TEES AND FIRE HYDRANTS PER AREA MINIMUM STANDARDS.
4. TERMINATE WATER-SERVICE PIPING AT BUILDINGS WALL UNTIL BUILDING WATER PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUS DE PLAMBE AS SYSTEMS WHEN THESE SYSTEMS ARE INSTALLED.
5. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS.
6. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAK-IN LOCATION AND DETAIL.
7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.
8. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
9. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. GENERAL CONTRACTOR SHALL UTILIZE AREA AND FACTORY MUTUAL TEST AND CERTIFICATION AND RECORD THE PROTECTION LINES AS A MINIMUM. LOCAL OR STATE AUTHORITIES MAY REQUIRE SOME ADDITIONAL TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
11. UTILITY TRENCH DETAIL REF: 10/2011.
12. STORM SEWER TRENCH DETAIL REF: 10/2011.
13. REFER TO PLUMBING FOR CONTINUATION OF UTILITIES AT BUILDINGS.
14. ALL NEW WATER SERVICE CONNECTIONS MUST BE PERMITTED BY THE CITY OF TULSA.

SHOPS ON PORIA 2 IOP# 5195



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, STORED AND SEALED DOCUMENT.



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING AND MAINTAINING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.

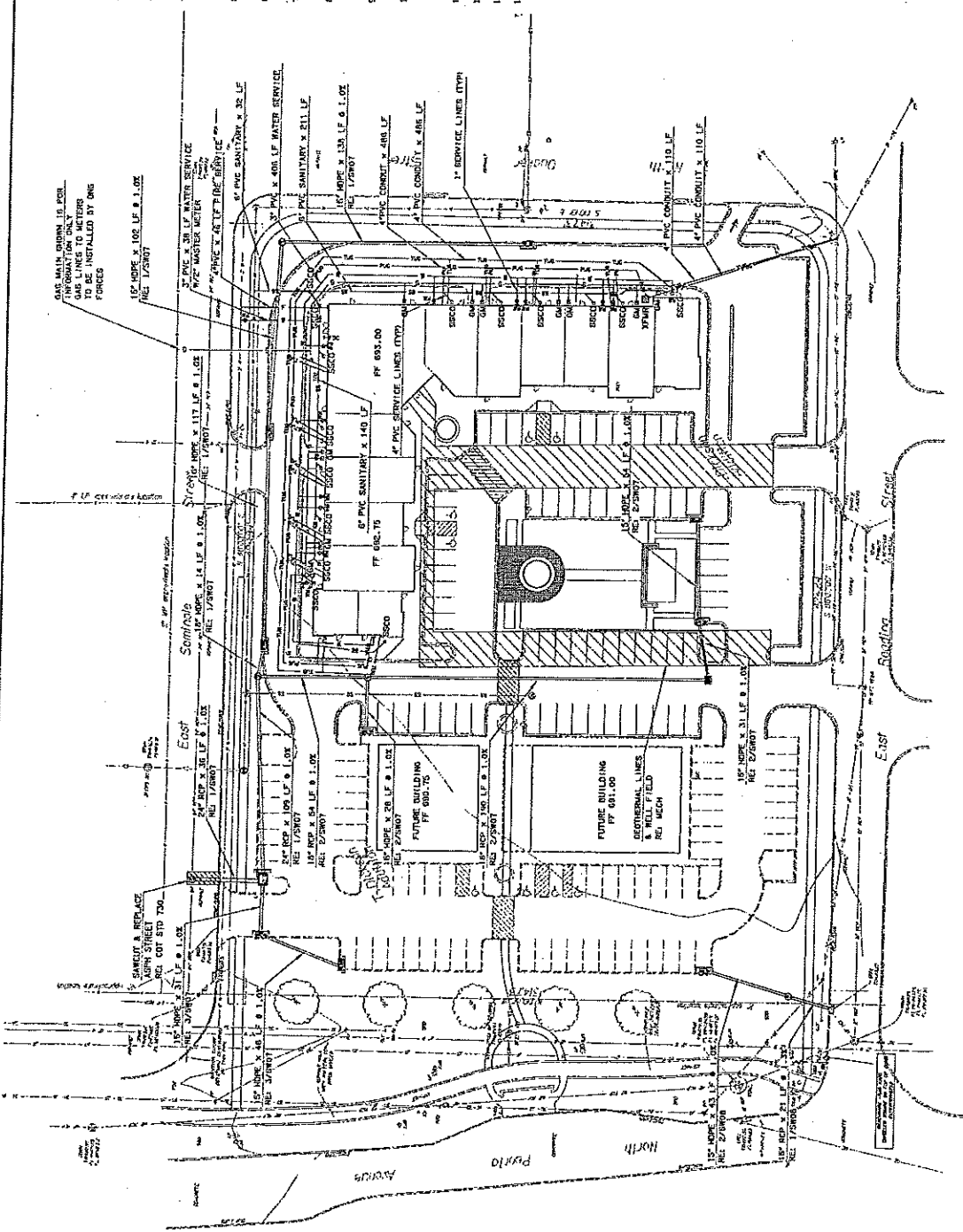


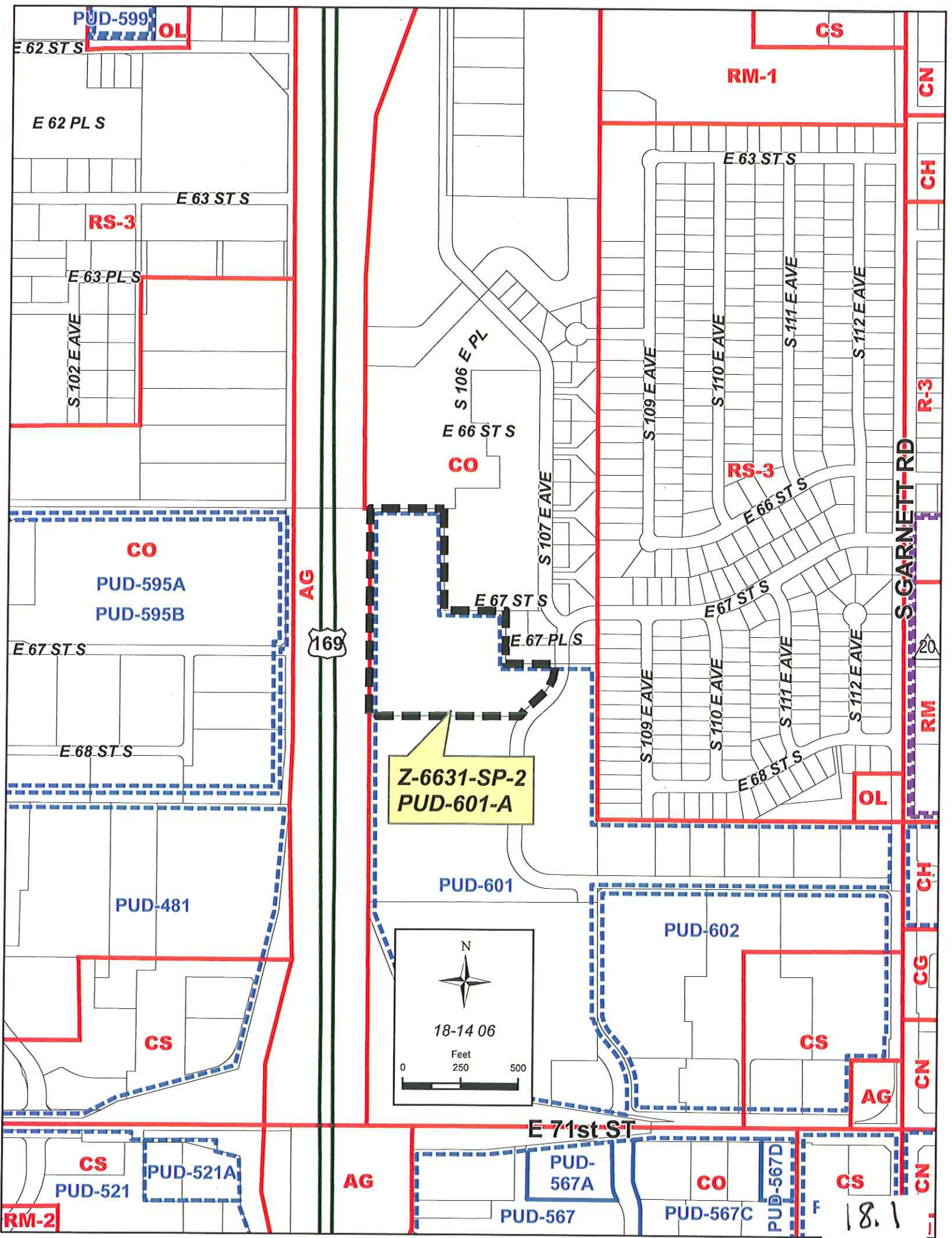
DATE

DESCRIPTION

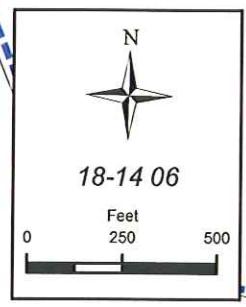
REV

UT10
UTILITY PLAN
CIVIL SITEWORK PACKAGE
JANUARY 19, 2010
PROJECT NO. 09A0041
COT ATLAS PG 870
SHEET NO. 10 OF 11





**Z-6631-SP-2
PUD-601-A**



18.1



169

**Z-6631-SP-2
PUD-601-A**



18-14 06

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 21

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-601-A/ Z-6631-SP-2

TRS 8406

Atlas 995

CZM 54

PD-18 CD-7

TMAPC Hearing Date: March 3, 2010

Applicant: Andrew A. Shank

Tract Size: 10.125± acres

ADDRESS/GENERAL LOCATION: West of the intersection of East 67th Street and South 107th East Avenue

EXISTING ZONING: CO/PUD

EXISTING USE: Vacant

PROPOSED ZONING: CO/PUD

PROPOSED USE: Add Use Unit 21

ZONING ORDINANCE: Ordinance number 19487 dated March 1, 1999, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21025 January 26, 2010: The Board of Adjustment *ACCEPT* a Verification of the spacing requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2); and a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way (Section 1221.G.10) based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on property located West of the intersection of East 67th Street and South 107th East Avenue and the subject property.

Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 October 2006: All concurred in approval of a proposed Corridor Site Plan on a 13.1± acre tract for commercial development that approved Use Unit 21 on property located on the northwest corner of South 105th Avenue and East 66th Street, per staff recommendation as amended by the applicant.

PUD-601/Z-6631-SP-1 March 1999: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 55.84± acre tract of land for a mixed use development broken into five Development Areas; on property located on the northeast corner of East 71st Street and Mingo Valley Expressway and a part of the subject property.

PUD-602/Z-6127-SP-1 March 1999: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 27.06± acre tract of land for a commercial development on property located northwest corner of East 71st Street and South Garnett Road and southeast of subject property.

Z-6722-SP-2 March 1999: On a proposed Corridor Site Plan to re-approve an existing outdoor advertising sign (Z-6722-SP-1 originally approved sign April 17, 1990 for a period of 5 years) on a 2.2± acre tract, staff recommended denial but TMAPC recommended approval

18.3

due to it's placement in a freeway corridor. The City Council approved it per TMAPC recommendation.

Z-6631 May 1998: All concurred in approval of a request for rezoning a 4+ acre tract of land from RS-3 to CO on property located north of northwest corner of East 71st Street and South Garnett Road and a part of subject property.

Z-5659-SP-1 November 1982: All concurred in approval of a proposed Corridor Site Plan for a 28.3+ acre tract of land for single-family and multifamily uses on property located north of East 67th Street, on either side of South 107th East Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10.21± acres in size and is located north of the northeast corner of US 169 and 71st Street South. The property is vacant and is zoned CO/PUD-601.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 107 th East Avenue	Residential Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the north and east by The Bedford, zoned CO; on the south by Tulsa Commons, zoned CO; and on the west by U.S. Highway 169, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being a medium intensity corridor district. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-601-A/Z6631-SP-2 is a 10.125 acre/441,045 square foot (sf) tract located north of the northeast corner of 71st Street South and U.S. Highway 169. The property is a vacant relatively flat tract with the corridor (CO) zoning designation. The property is entirely surrounded by CO zoned property (see attached zoning map and aerial photograph).

Major amendment PUD-601-A and Corridor District Site Plan Z-6631-SP-2 proposes to add outdoor advertising within Use Unit 21 – Business Signs and Outdoor Advertising, as a permitted use within PUD-601/Z-6631-SP-1 to allow for a billboard in the US 169 freeway sign corridor. There is no rezone request with this application as the underlying CO zoning allows for outdoor advertising signs with detail site plan approval. The major amendment request does not seek to change or modify any existing development standard of PUD-601 or Corridor District Site Plan Z-6631-SP-1.

There are two residentially used, corridor zoned tracts adjacent to the property to the north and east with multi-family uses. The proposed sign location is in conformance with §1221, F-4-b requiring the sign to be 200' or greater from any residentially zoned or used district (see Exhibit B).

18.4

On January 26, 2010 in case #21025, the City of Tulsa Board of Adjustment (BOA) verified the 1,200 foot spacing requirement between outdoor advertising signs for this location. The freeway frontage of this tract will allow for a 672 sf sign at 50' in height by right.

Since the use is allowed within the CO District with site plan approval, there are no changes being sought to existing development standards, and the sign location meets all spacing requirements, staff can support this request.

Staff finds the use proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-601-A/Z-6631-SP-2 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD and Corridor chapters of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-601-A/Z-6631-SP-2 subject to the following conditions:

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

***All development standards approved for Development Area B within PUD-601/Z-6631-SP-1 remain effective unless modified herein.**

Net Land Area: 10.125 acres 441,045 SF

Permitted Uses:

Offices and Studios as permitted in Use Unit 11; Multifamily Dwellings as permitted in Use Unit 8; Outdoor Advertising as permitted within Use Unit 21; and uses customarily accessory to permitted uses.

Other Requirements:

The proposed outdoor advertising sign shall meet the requirements of §1221, F and G of the Tulsa Zoning Code.

3. A lot in Development Area B may not contain more than one use unless approved by minor amendment or subdivision plat. Uses within the same Use Unit in the Tulsa Zoning Code are considered the same use.
4. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
5. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
6. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Sign Plan review.

18.5

TAC Comments:

General: No comments.

Water: No comments.

Fire: No Comments

Stormwater: The placement of the proposed sign will not be allowed to interfere with public storms sewers and overland drainage, and their easements.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation (amended 2/18/10):

- **MSHP:** S. Garnett Road is a designated secondary arterial.
- **LRTP:** US-169, between S. 61st St. and S. 71st St., planned 8 lanes.
- **TMP:** No comments.
- **Transit:** No comments.

GIS: No comments.

Street Addressing: No comments.

03/02/10

18.7



GI **SACK AND ASSOCIATES, INC.**
Sack & Associates, Inc. 111 South Elm Avenue, Tulsa, Oklahoma 74102-1816
Tel: 918-542-4411 Fax: 918-542-1272 E-mail: info@sackandassociates.com
Certificate of Automation Number 1183 (Exp. June 30, 2001)
SACKS, COMPART 5-11775 F-543
Revised 23 OCT 1999
Project 7115P002 Drawing P01A
Drawn: GJR Design: GJR
Date: 02/04 Date: 09/00



EXHIBIT '1'

Planned Unit Development Number 601-1
Corridor District Site Plan Number Z-6631-SP-1

18.8 A



NOTES

- 1) Process 1% (w/v) polymer (the rest of bromine water) Cap. plates in the melting, 30 minutes, to give
 - 2) Treated through bromine water and washings of methanol still dry or better (solubility and pressure = 250 psi / 100 cc dry) (conductor to really improve it before these three wet conditions are)
 - 3) Allocated castings using 1% = 250 (solid / 1 req'd / (com))
 - 4) Castings casting in for 3.14 x 10³ expanded metal grades (solid going to castings under with a 1% that will)
 - 5) by 0.127 x (1/2)
- The structure has been designed in support the weight of

Column Connection Details

Column Splice Detail

For example, exp. 1000 has inside ring

Detweiler Pipe is Upright Corp.

UNITED STATES GOVERNMENT INFORMATION CENTER			
CALL NUMBER	CLASS. NO.	TOTAL	IN EXCESS
47-0	3600-430	17-0	4-000
50-0	3600-500 (50-000)	13-0	5-000
60-0	4200-430 (60-000)	21-0	5-000

GRAMMATIC DETAIL

157

18.11

PUD-601-A street view looking east



18.12

E 38 ST S

RS-3

RS-2

64

51

IL

E 40 ST S

S 79 E AVE

IM

CS

E 41st ST

PUD-661

E 42 PL S

PUD-661-A

IL

S MEMORIAL DR

S 74 E AVE

S 76 E AVE

E 44 ST S

E 46 ST S



19-13 26

Feet

200

400

19.1

E 38 ST S

64

51

E 40 ST S

S 79 E AVE

E 41st ST

E 42 PL S

PUD-661-A

S MEMORIAL DR

S 74 E AVE

S 76 E AVE

E 44 ST S

E 46 ST S



19-13 26

Feet

200

400

19.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-661-A

TRS 9326

Atlas 307

CZM 48

PD-18c CD-5

TMAPC Hearing Date: March 2, 2010

Applicant: Peter McGraw

Tract Size: 4.12± acres

179,467.2± square feet

ADDRESS/GENERAL LOCATION: West of northwest corner of East 42nd Place and South Memorial Drive

EXISTING ZONING: IL/PUD

EXISTING USE: Mixed use

PROPOSED ZONING: IL/PUD

PROPOSED USE: Add Health Club use
(UU19)

ZONING ORDINANCE: Ordinance number 20374 dated June 27, 2002, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-661 June 2002: All concurred in approval of a proposed Planned Unit Development a 4.13± acre tract of land to permit uses by right in an IL district on property located west of northwest corner of East 42nd Place and South Memorial Drive and the subject property.

BOA-20872 February 2009: The Board of Adjustment denied a Special Exception to permit a public school facility (Use Unit 5) in an IL district, on property located at 7635 East 42nd Place and abutting west of subject property.

BOA-10388 March 1979: The Board of Adjustment approved a Special Exception to operate the following uses in an IL District: Use Unit 12, 13, 14 and 19, with the provision that the applicant is going to add on to the east end of the building with the same architectural style and dimensions as the existing one-story portion of the building, on property located at 7966 East 41st Street and abutting north of subject property, across the railroad tracks.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.12± acres in size and is located west of northwest corner of East 42nd Place and South Memorial Drive. The property is developed and is zoned IL/PUD-661.

STREETS:

Exist. Access
East 42nd Place South

MSHP Design
Industrial Collector

MSHP R/W
80'

Exist. # Lanes
2

19.3

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

SURROUNDING AREA: The subject tract is abutted on the east by Industrial Equipment Center, zoned IL; on the north by railroad tracks and then Industrial Equipment Center, zoned IL; on the south by Industrial Equipment Center 2nd Addition, zoned IL; and on the west by Industrial Equipment Center, zoned IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within an Industrial Special District. There is no zoning change requested so the existing IL zoning is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-661 is a 4.2 acre/182,952 square foot (sf) tract located west of the northwest corner of East 42nd Place South and South Memorial Drive. The tract is flat, developed, and is entirely surrounded by industrially zoned property (see attached aerial photograph).

Major amendment PUD-661-A proposes to add the Health Club use only within Use Unit 19 – Hotel, Motel and Recreation to the permitted uses within PUD-661. This would allow for a small fitness facility as a tenant within the development. PUD-661 currently allows all uses permitted by right in the IL District. There is no rezoning, relief or modification of any existing bulk and area requirement of PUD-661 being sought. If approved, all existing use conditions and bulk and area requirements for PUD-661 would remain effective.

Since this use amendment does not seek to change any existing requirements of PUD-661, staff supports the request. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-661-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-661-A subject to the following conditions:

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

Gross Land Area:

4.2 Acres/182,952 sf

Permitted Uses:

Those permitted as a matter of right in the IL district and Health Club use only, within Use unit 19.

Maximum Number of Lots:

8

**Minimum Lot Frontage on a Public
Street or a Private Roadway
Meeting the Requirements of the PUD:**

75'

Other Bulk and Area Requirements:

As established within the IL
District.

19.4

Signs:

Shall comply with section 1103, B-2 of the Tulsa Zoning Code.

Parking:

Per the applicable Use Unit within the City of Tulsa Zoning Code.

Minimum Landscape Requirements:

5% of the lot area shall be dedicated to open space. Street yard and parking area landscaping shall be per Chapter 10 of the Tulsa Zoning Code.

OTHER REQUIREMENTS:

3. No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for the development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures or existing stormwater drainage structures and detention areas serving the development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets or other commonly owned structures within the PUD where applicable.
9. No building permit shall be issued until the platting requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive

covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.
13. There shall be no development in the regulatory floodplain.

TAC COMMENTS:

General: No comments.

Water: No comments.

Fire: No Comments

Stormwater: No objection.

Wastewater: No comments.

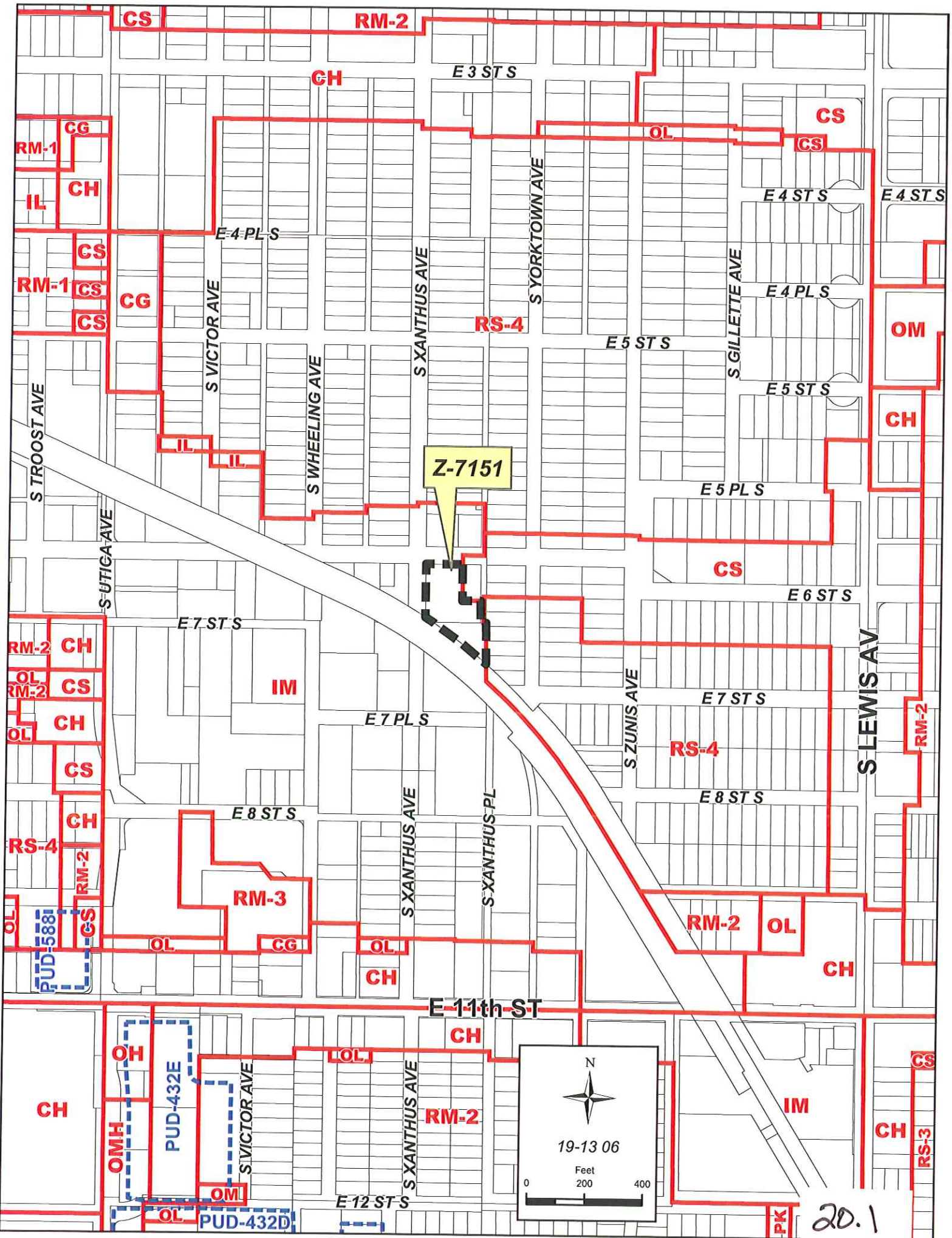
Transportation: No comments.

INCOG Transportation:

- **MSHP:** No comment.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comment.
- **Transit:** Currently, Tulsa Transit operates existing routes on Memorial Drive and E. 41st St. S. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.



20.1

