

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2579

June 1, 2010, 4:00 PM

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

Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of March 10, 2010, TMAPC Special Meeting - PLANiTULSA
Minutes of May 4, 2010, Meeting No. 2577

CONSENT AGENDA

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

2. **LC-251** – Jeff Adams (9302) (PD 5) (CD 3)
North of the northwest corner of East 2nd Street South and South 67th
East Avenue, 42 South 67th East Avenue
3. **LC-252**– Stephen A. Schuller/Gable Gotwals (9306) (PD 4) (CD 4)
North of the northeast corner of East 8th Street South and South Peoria
Avenue, 631-639 South Peoria Avenue
4. **LS-20372**– Chris Evertz (8211) (PD 8) (CD 2)
North of the Northwest corner of West 81st Street South and South
Olympia Avenue (Related to Items 5. and 13.)
5. **LC-248**– Chris Evertz (8211) (PD 8) (CD 2)
North of the Northwest corner of West 81st Street South and South
Olympia Avenue (Related to Items 4. and 13.)
6. **LC-253**– John Gaberino (0236) (PD 2) (CD 1)
West of the Northwest corner of East Admiral Boulevard and North
Peoria Avenue, 1229 E. Admiral Boulevard
7. **LC-18** – Dewey Miller (9230) (Rescind) (County)
Southeast corner of West 41st Street and South 69th West Avenue
8. **La Nueva Jerusalem** – (9308) Final Plat (PD 17) (CD 6)
1302 South 119th East Avenue, Southwest corner of East 13th Street and
South 119th East Avenue

9. **Rockdale Estates** – (7335) Final Plat (County)
North of the Northeast Corner of East 181st Street South and South Sheridan Road
10. **PUD-600-C-3** – Thomas F. Birmingham (PD18) (CD8)
Southwest of the southwest corner of East 91st Street South and South Yale Avenue (Minor Amendment to reduce the required side setback along the western lot line only from 4' to 3'6".)
11. **PUD-659-3** – Roy D. Johnsen/Andalusia (PD6) (CD9)
West of the southwest corner of East 31st Street South and South Utica Avenue (Minor Amendment to eliminate the sprinkling requirement and delete two required parking spaces at the exterior of the garage on Lot 1 only.)
12. **PUD-312-A** – Walter P. Moore/Oklahoma Oncology Cancer Center (PD18) (CD6)
West of the southwest corner of South Garnett Road and East 48th Street South (Detail Site Plan for a 44,926 square foot medical office building.)
13. **Z-7008-SP-1o** – Chris Evertz/Collett & Associates, LLC (PD8) (CD2)
North of the northwest corner of West 81st Street South and South Olympia Avenue (Corridor Plan Minor Amendment to combine the northern portion of Lot 9 to the remainder of Lot 8, Block 1, Tulsa Hills, and reallocate permitted floor area.) (Related to Items 4. and 5.)
14. **Z-7008-SP-1** – Terence L. Haynes/Collett & Associates, LLC (PD8) (CD2)
North of the northwest corner of West 81st Street South and South Olympia Avenue (Detail Site Plan for a Sam's Club gasoline fueling facility.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

15. **LS-20375** – Jerry D. & Patricia A. Mercer (1408) (County)
West of the Northwest corner of East 106th Street North and North 129th East Avenue, 12723 East 106th Street North
16. **Fikes Center** – (9332) Preliminary Plat (PD 18B) (CD 9)
Southeast corner of East 51st Street South and South Lewis Avenue (Related to Item 17.)
17. **Z-7154/PUD-482-B** – Tanner Consulting/Brighton Gardens of Tulsa OL/OMH/PUD-482-A to CS
(Major Amendment to abandon a portion of PUD-482-A.) (Related to Item 16.)
South of the southeast corner of East 51st Street and South Lewis Avenue (PD18) (CD9)
18. **Z-7155** – Wilma L. Vonce CS to RS-4
North of northeast corner of North Fulton Avenue and East Tecumseh Street (PD16) (CD3)

19. **PUD-564-B** – Lou Reynolds/Sonic Automotive, Inc. OM/PUD-564-A to
OM/PUD-564-B
North and east of northeast corner East 31st Street and South Memorial Drive (PD17) (CD3)
20. **PUD-410-B** – Roy D. Johnsen/Little Light House, Inc. RS-2/RD/RM-
1/PUD-410-A to
RS-2/RD/RM-
1/PUD-410-B
Southeast corner East 36th Street South and South Yale Avenue (PD6) (CD9)
21. **Z-7008-SP-1n** – Terence L. Haynes/Collett & Associates, LLC (PD8) (CD2)
North of the northeast corner of West 81st Street South and South Olympia Avenue (Corridor Plan Minor Amendment to allow an extra service bay door on an accessory auto service.) (Related to Item 22.)
22. **Z-7008-SP-1** – Terence L. Haynes/Collett & Associates, Inc. (PD8) (CD2)
North of the northeast corner of West 81st Street South and South Olympia Avenue (Detail Site Plan for a 134,608 square foot Sam's Club store.) (Related to Item 21.)

OTHER BUSINESS

23. **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

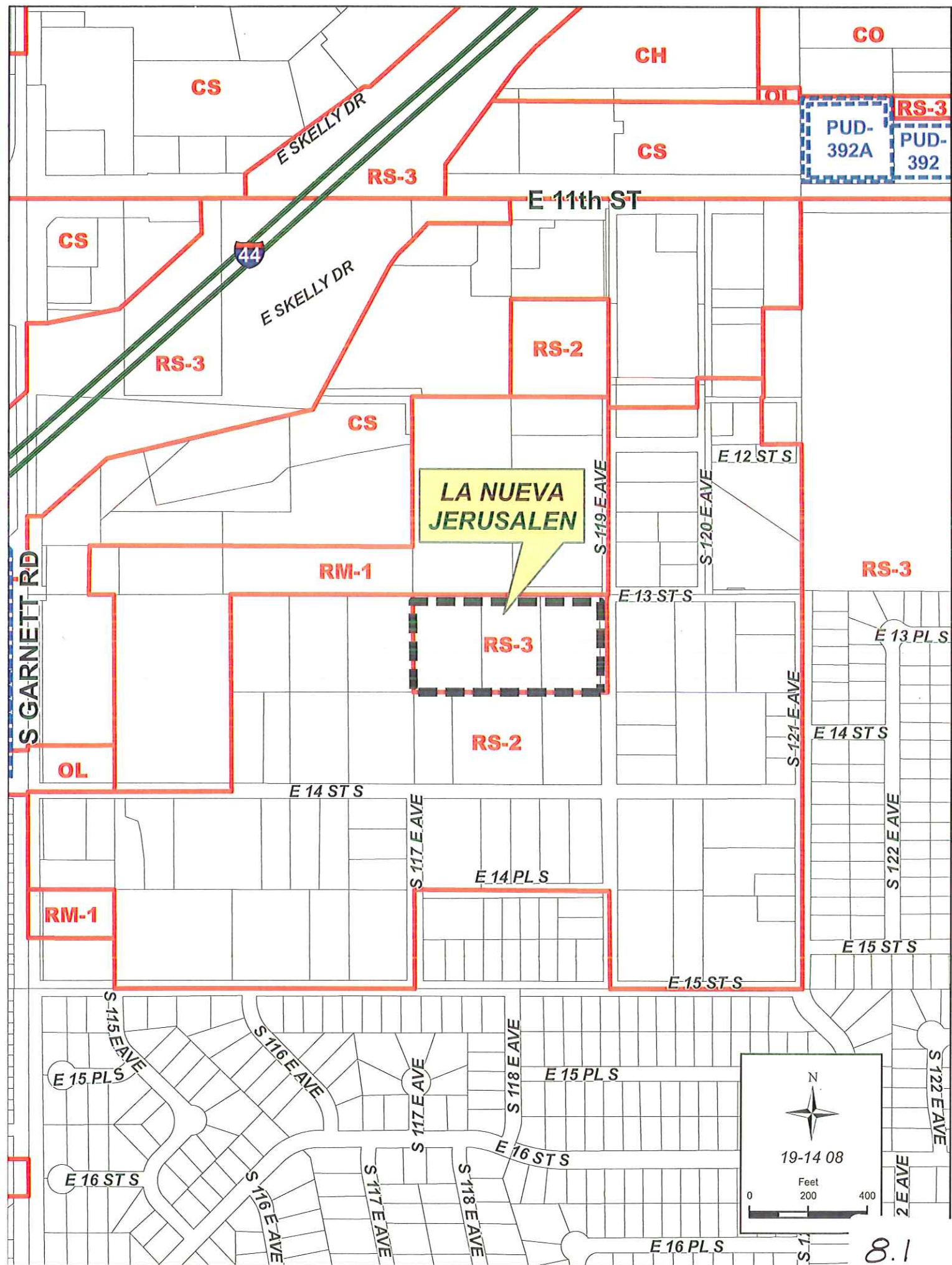
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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





Final Subdivision Plat

La Nueva Jerusalem - (9308) (PD 17) (CD 6)

1302 South 119th East Avenue, Southwest corner of East 13th Street and South 119th East Avenue

The plat consists of 1 Lot, in 1 Block, on 4.45 acres.

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

AG

AG

E 171st ST

S SHERIDAN RD

ROCKDALE ESTATES

AG

AG

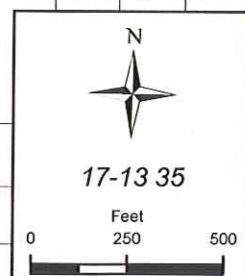
S 71 E AVE

E 177 ST S

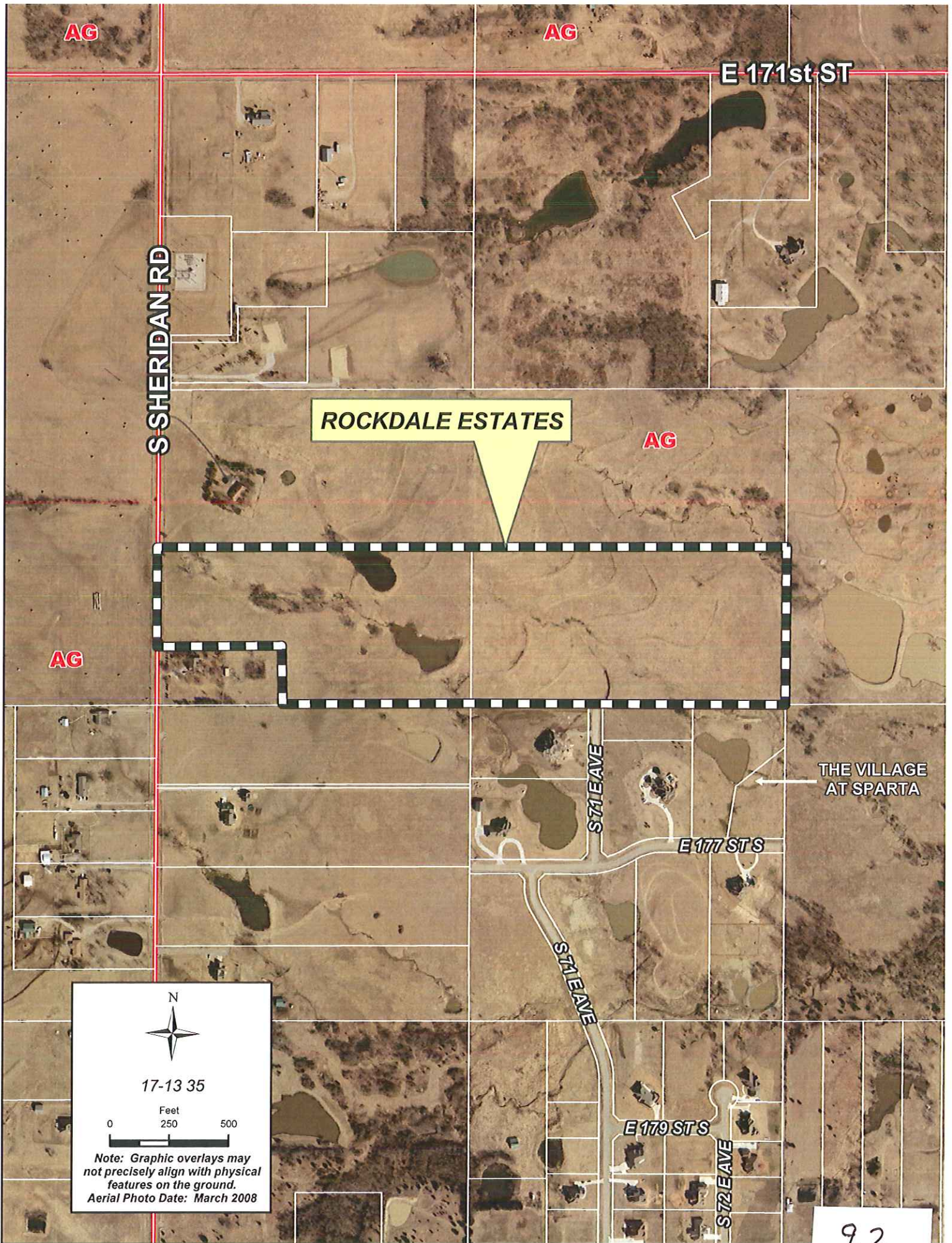
S 11 E AVE

E 179 ST S

S 72 E AVE



9.1



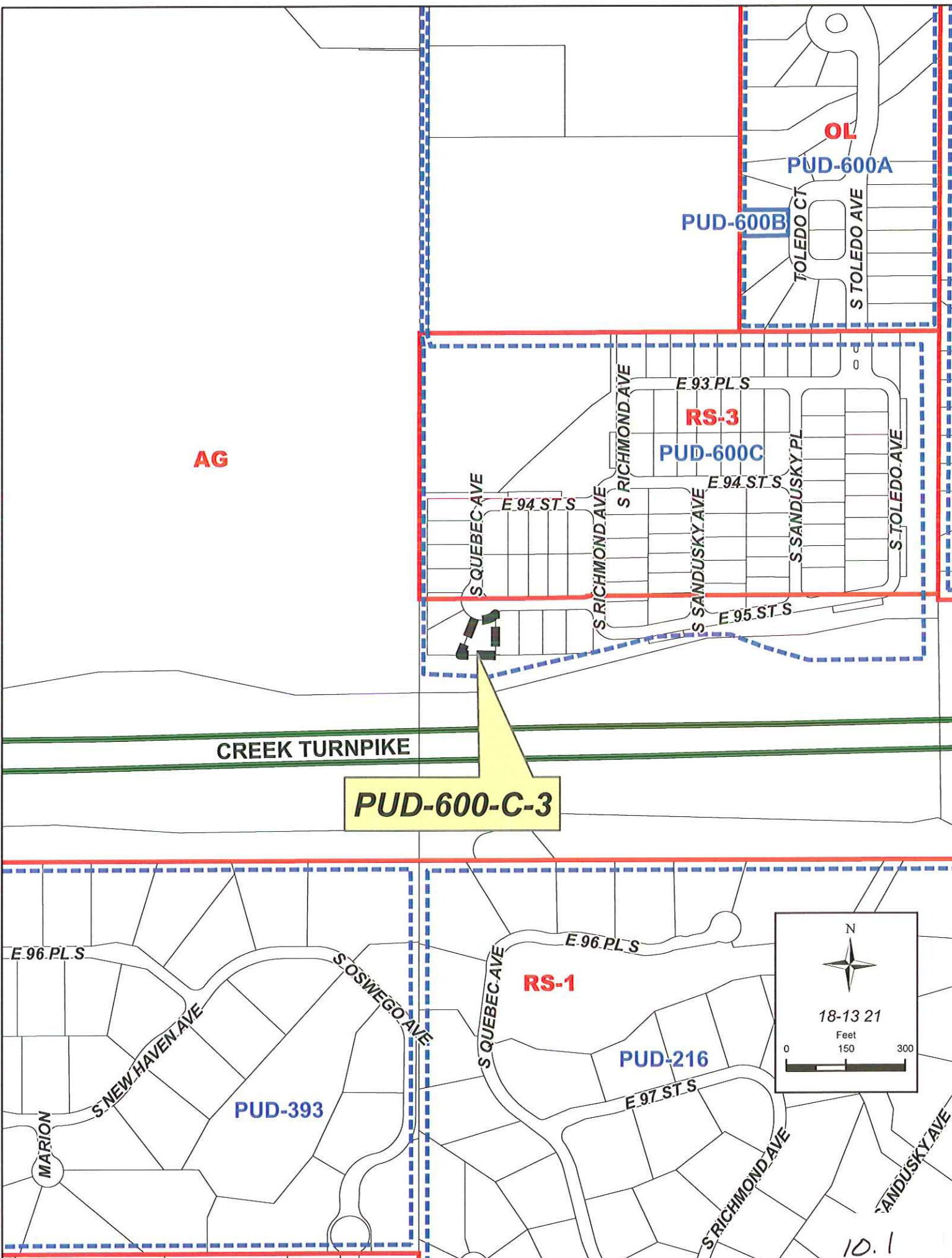
Final Subdivision Plat

Rockdale Estates - (7335) (County)

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

This plat consists of 8 Lots, in 2 Blocks, on 37 acres. An oil well was reported to be in the section per corporation commission records, but it is located off the subject site and does not affect the proposed subdivision.

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



AG

OL

PUD-600A

PUD-600B

TOLEDO CT

S TOLEDO AVE

E 93 PL S

RS-3

PUD-600C

E 94 ST S

S QUEBEC AVE

E 94 ST S

S RICHMOND AVE

S RICHMOND AVE

S SANDUSKY AVE

S SANDUSKY PL

S TOLEDO AVE

E 95 ST S

CREEK TURNPIKE

PUD-600-C-3

E 96 PL S

RS-1

PUD-216

E 97 ST S

PUD-393

MARION

S NEW HAVEN AVE

S OSWEGO AVE

S QUEBEC AVE

S RICHMOND AVE

SANDUSKY AVE

18-13 21

Feet

0 150 300

10.1



PUD-600-C-3



18-13 21



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



S RICHMOND AVE

E 94 ST S

S QUEBEC AVE

S RICHMOND AVE

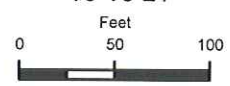
E 95 ST S

PUD-600-C-3

CREEK TURNPIKE



18-13 21



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

10.3

June 1, 2010

STAFF RECOMMENDATION

PUD-600-C-3: Minor Amendment – Southwest of the southwest corner of 91st Street South and South Yale Avenue; Lot 5, Block 8 – the Village at Ashton Creek; TRS 18-13-21; CZM 56; Atlas 1909; PD 18; CD 8; AG/RS-3/PUD.

The applicant is requesting a minor amendment to reduce the required side setback along the western lot line only from 4' to 3' 6". The reduction would be applicable to only the portions of the house as depicted in the attached exhibit.

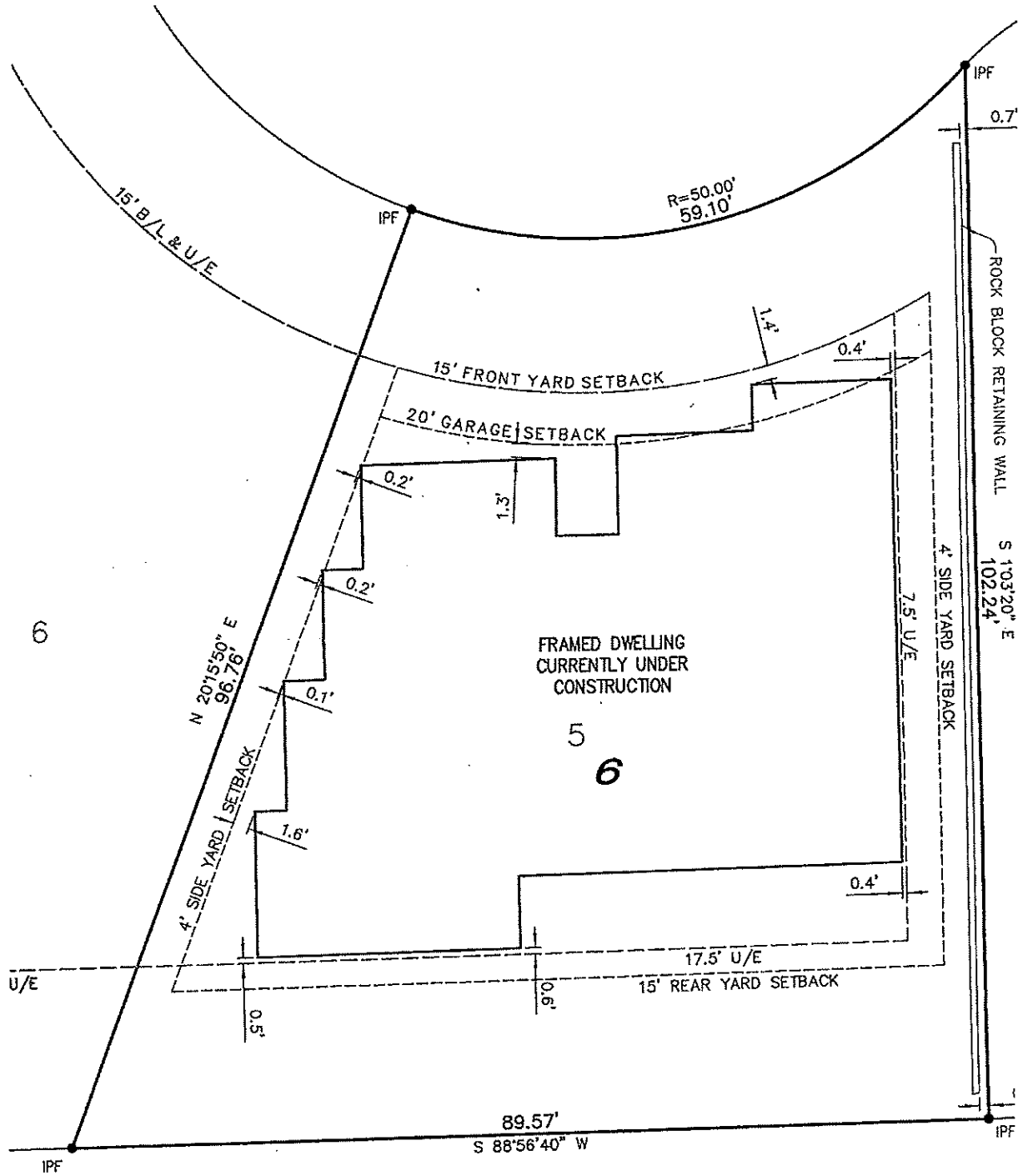
This dwelling unit is currently under construction.

Staff contends that a 6 inch reduction in side setback will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

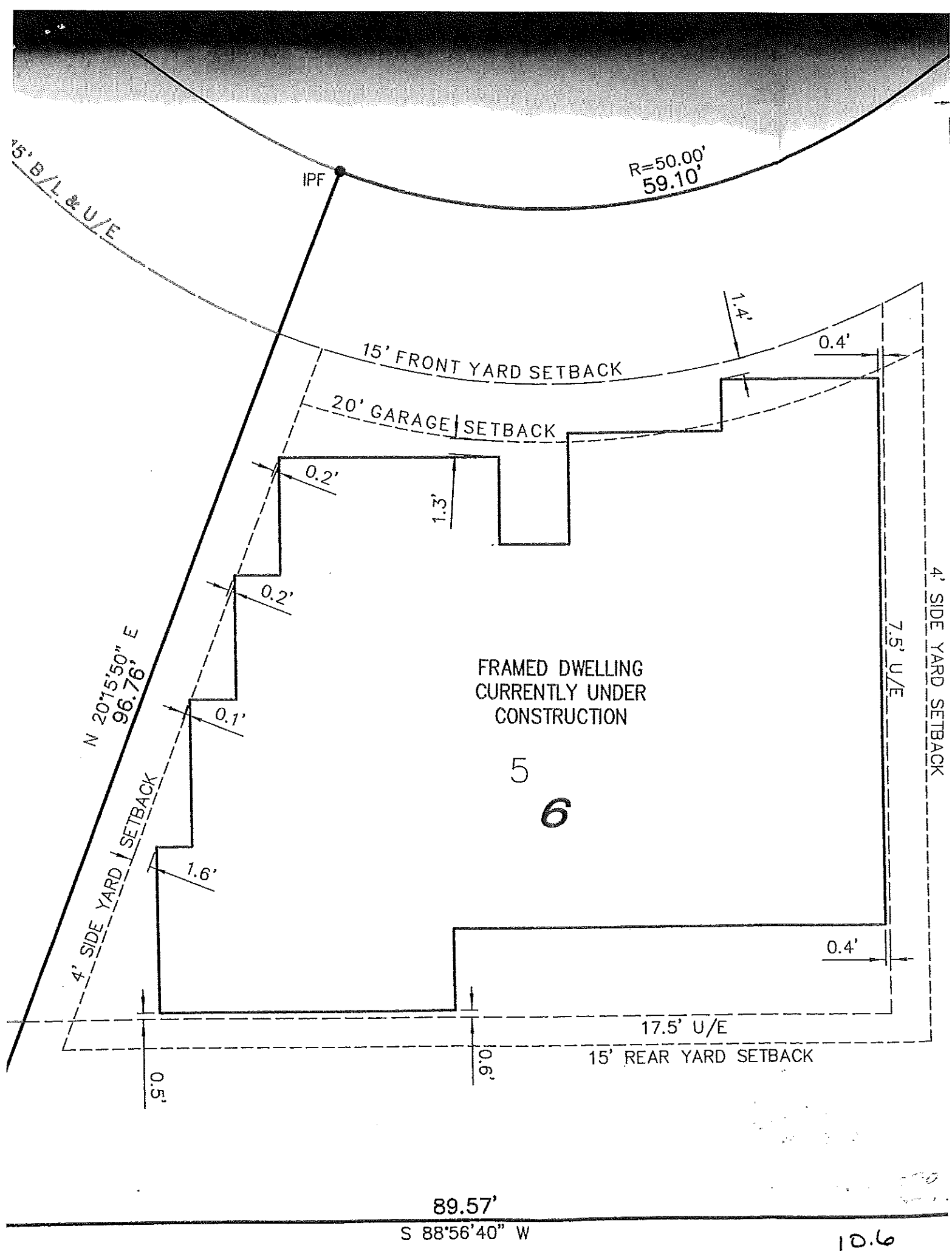
Therefore, staff recommends **APPROVAL** of minor amendment PUD-600-C-3.

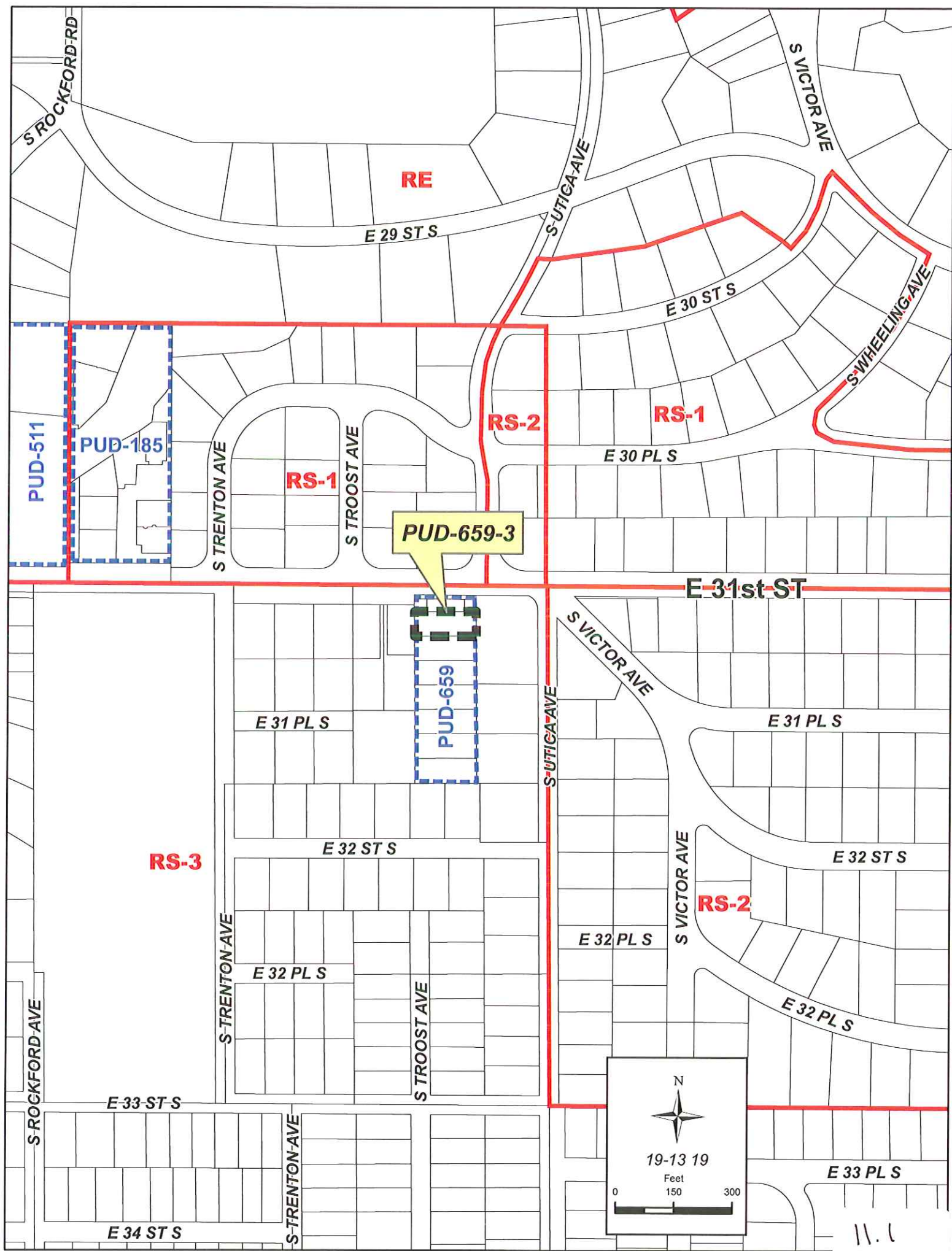
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

E. 95th St. S.



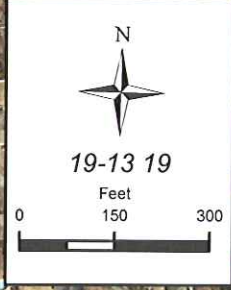
CASE NUMBER PUD-600-C3







PUD-659-3



June 1, 2010

STAFF RECOMMENDATION

PUD-659-3: Minor Amendment – West of the southwest corner of 31st Street South and South Utica Avenue; Lot 1, Block 1 – The Village on Utica; TRS 19-13-19; CZM 47; Atlas 138; PD 6; CD 9; RS-3/PUD.

The applicant is requesting a minor amendment to eliminate the sprinkling requirement as well as, delete two required parking spaces at the exterior of the garage, on Lot 1 only of the development. This is a fully gated, private townhome development and a townhome has been constructed on Lot 1. This minor amendment seeks to reflect as built conditions.

The approval of PUD-659 included the requirements that each townhome be fully sprinkled, and provide 6 off street parking spaces as follows:

- Two spaces within a garage accessed from the west drive.
- Two driveway parking spaces in front of the garage, each space being at least 18 feet in length extending to the driving lane of the west drive
- Two guest spaces accessed from the east drive.

Fire suppression is a requirement of 13 R - National Fire Protection standards. Exhibit A is a letter from the City of Tulsa Fire Marshall waiving this requirement given the lot having adequate emergency access since the lot is immediately adjacent to 31st Street.

Use Unit 7a - Townhome developments require each unit to provide 2 off-street parking spaces. Referring to the attached photographs, lot 1 has an attached three car garage and two guest parking spaces on the east side totaling 5 parking spaces. It should be further noted, that the existing driveway is 13.5 feet in length from the face of garage to the access drive, and if an automobile was parked there, one-way passage on the driving lane would remain available.

Staff recommends **APPROVAL** of minor amendment PUD-659-3.

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

ANDALUSIA
(Previously Platted as The Village on Utica)

Planned Unit Development No. 659-3
Minor Amendment Text

April 22, 2010

Narrative:

Andalusia comprises 1.82 acres located on the south side of East 31st Street South approximately 170 feet west of Utica Avenue. The development was initially submitted as The Village on Utica - Planned Unit Development No. 639, and affirmatively recommended by the TMAPC on June 5, 2002, and approved by the Tulsa City Council on July 18, 2002.

In accordance with PUD No. 639, the development was platted as The Village on Utica. The plat established 7 single family lots with a gated private street (located along the west boundary) providing the principal resident access and a secondary access (located along the east boundary) providing visitor access to guest parking. Within the development, one residence has been constructed, which is located on Lot 1, Block 1.

In substance, the approved development standards of PUD No. 639, include the following:

1. Each residence shall contain a sprinkling system consistent with 13 R National Fire Protection standards.
2. Parking shall be provided for each residence as follows:
 - a. Two spaces within a garage accessed from the west drive.
 - b. Two driveway parking spaces in front of the garage, each space being at least 18 feet in length extending to the driving lane of the west drive
 - c. Two guest spaces accessed from the east drive.
3. A minimum building setback of 25 feet (platted as 32.5 feet) from the west boundary of the PUD shall be provided. (It was anticipated that the second level of each residence would cantilever over the required two spaces in front of the garage).

A residence has been constructed on Lot 1. A sprinkling system was not installed, and sufficient area for driveway parking spaces was not provided. This minor amendment is applicable only to Lot 1, and proposes:

1. The deletion of the sprinkling system requirement. It should be noted that Lot 1 is the first lot as you enter the subdivision, and the residence is within 70 feet of the centerline of 31st Street and there are no intervening buildings, there are two access ways from 31st Street which are in close proximity to the residence on Lot 1, and the Tulsa Fire Department does not object to the deletion of the sprinkling system requirement as to Lot 1 (see Letter, dated October 6, 2009 and attached as Exhibit "A").
2. The deletion of the requirement of two driveway parking spaces. It should be noted that the residence has an attached three car garage and with the two guest spaces on the east side of the residence, 5 parking spaces are being provided. It should be further noted, that the existing driveway is 13.5 feet in length from the face of garage to the residence access driving lane, and if an automobile was parked there, one-way passage on the driving lane would remain available.

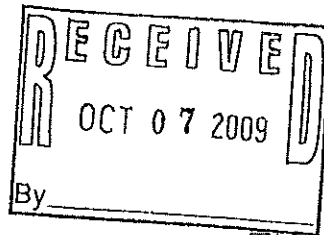


Exhibit A

Tulsa Fire Department
175 E. 2nd Street
Tulsa, OK 74103
(918) 596-9689 FAX (918) 699-3429

October 6, 2009

Perfection Homes, LLC
Attn: Wayne Farabough
11001 S. Memorial
Tulsa, OK 74133

Re: Andalusia Development

Dear Wayne,

The Tulsa Fire Department would accept a change to the PUD 659 not requiring the residence at 1630 East 31 Street South to be fire suppressed per the requirement of the PUD. This approval would be based on the fire department access to this residence off of 31st Street. All the other residences would be required to be fire suppressed.

If you need any further clarification on any of these items please call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ray Driskell", written over a horizontal line.

Ray Driskell
Fire Marshal

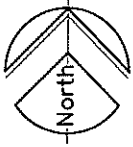
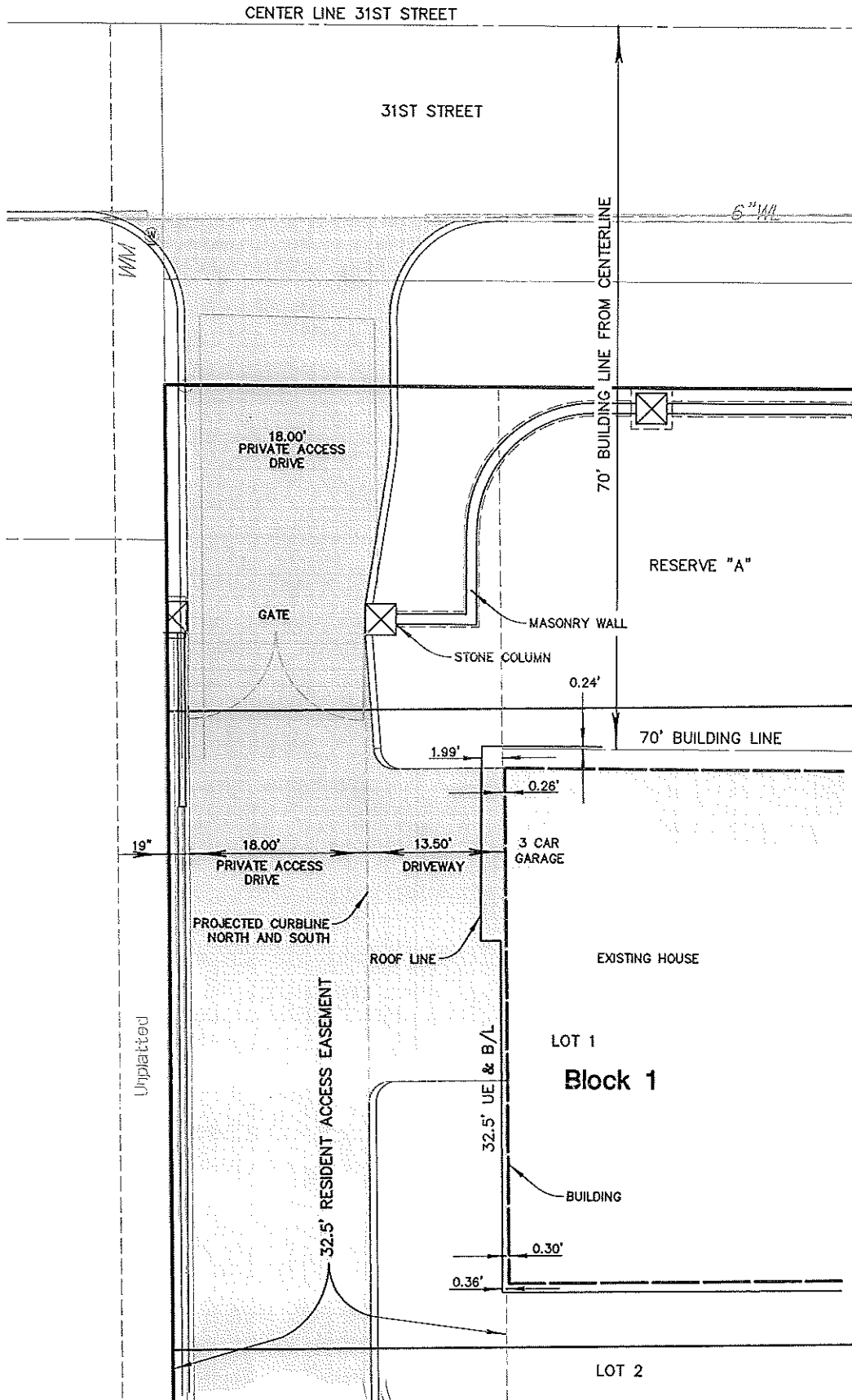


Exhibit "B"
Andalusia Addition - Resident Access
Lot 1, Block 1



11

Exhibit "C"
Andalusia Addition
Lot 1, Block 1



PRIVATE DRIVE LANE LOOKING NORTH



PRIVATE DRIVE LANE LOOKING NORTH

Exhibit "D"
Andalusia Addition
Lot 1, Block 1



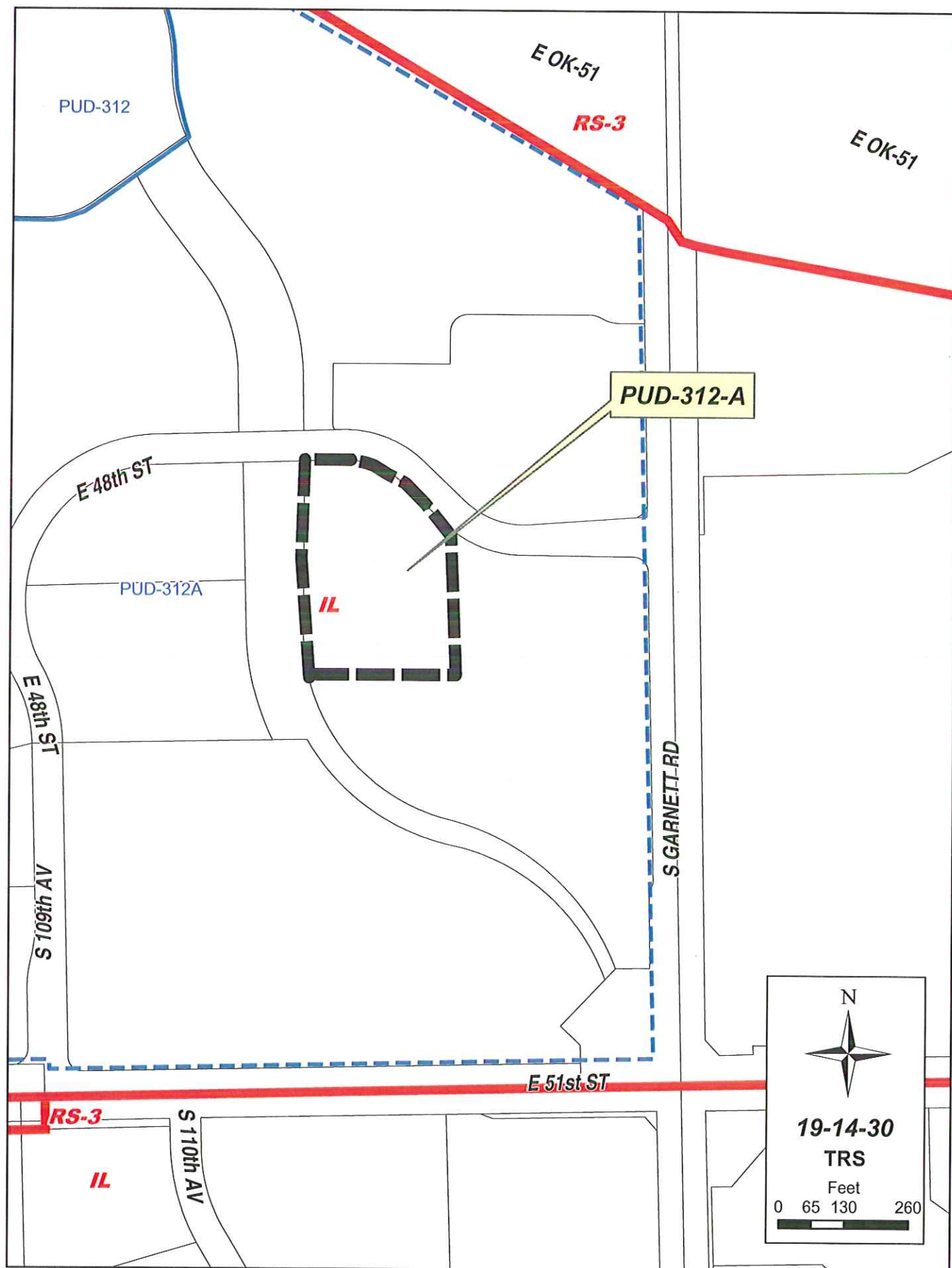
PRIVATE RESIDENTS ACCESS DRIVE LOOKING SOUTH AT ENTRY GATE

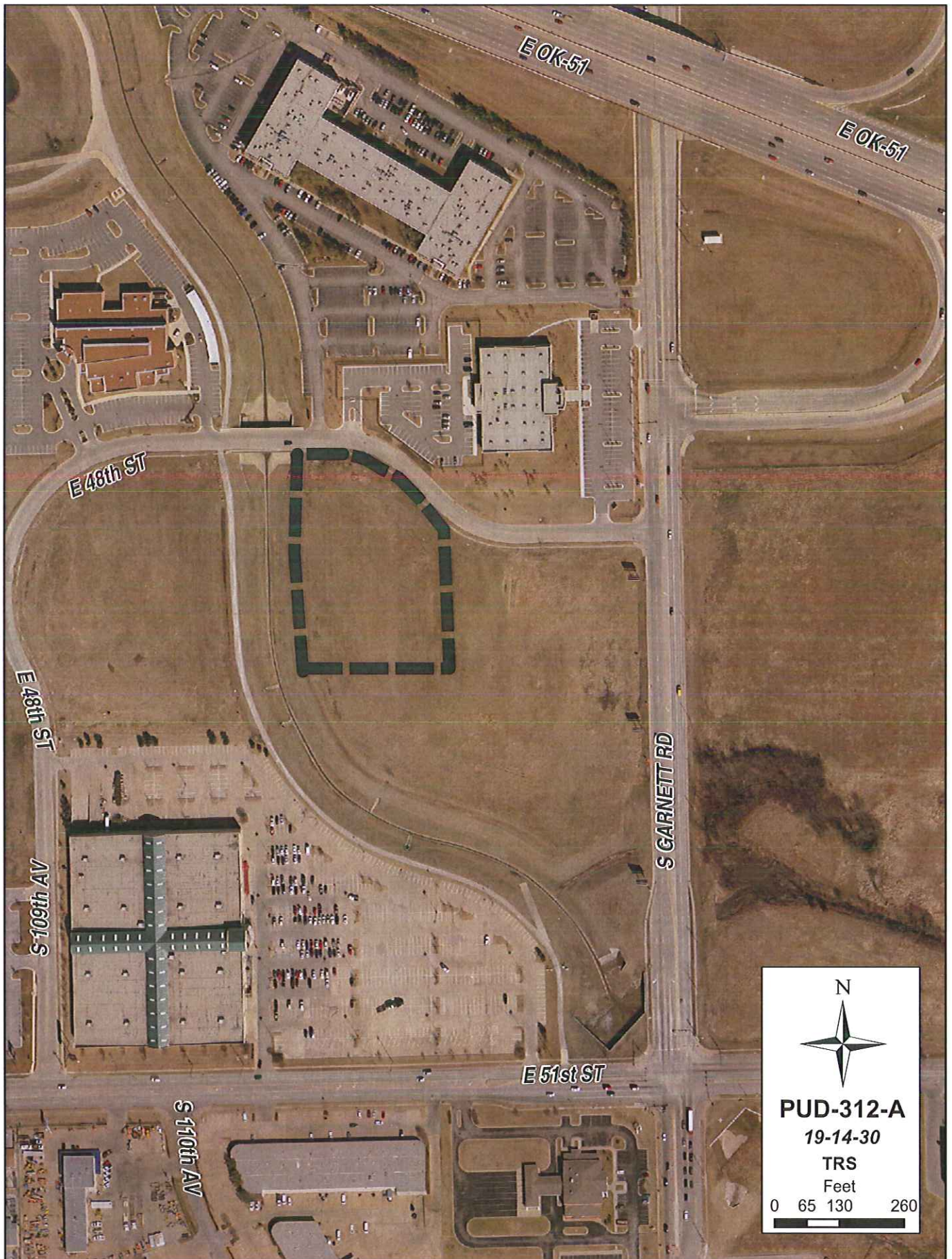


TWO GUEST PARKING SPACES
EAST ACCESS DRIVE

04/22/2010

Tanner Consulting, LLC
5323 SOUTH LEWS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929





June 1, 2010

STAFF RECOMMENDATION

PUD-312-A: Detail Site Plan – West of the southwest corner of South Garnett Road and East 48th Street South; Lot 1, Block 1 – Oklahoma Oncology; TRS 9430; CZM 49; Atlas 753-754; PD 18; CD 6; IL/PUD.

The applicant is requesting approval of a detail site plan for 44,926 square foot medical office building. The proposed use, Use Unit 11 – Offices Studios and Support Services is a permitted use in PUD-312-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from 48th 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. 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 along East 48th Street as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Oklahoma Oncology, Lot 1, Block 1 – Oklahoma Oncology.

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

LEGEND:

PROPERTY LINE	
HEAVY DUTY CONCRETE PAVEMENT	
SIDWALK	
NUMBER OF PARKING SPACES	

A	PARKING STRIPS AS SPECIFIED BY LOCAL CODES
B	ADA SIGN IN ISOLAND
C	ADA RAMP
D	ACCESSIBLE PARKING SYMBOL AS SPECIFIED BY LOCAL CODES
E	TRAFFIC ENCLOSURE, REC. ARCH. PLANS
F	CONCRETE SIDEWALK
G	CURB & GUTTER
H	4" TYPED WHITE STRIPING 2" O.S. (TYP.) OR COLOR AS SPECIFIED BY LOCAL CODES
I	SAF-CUT TAPE TO FILL DEPTH, MEET AND MATCH EXISTING TRAFFIC
J	LANDSCAPE
K	TRANSFORMER
L	PIPE ISOLAND

[illegible]

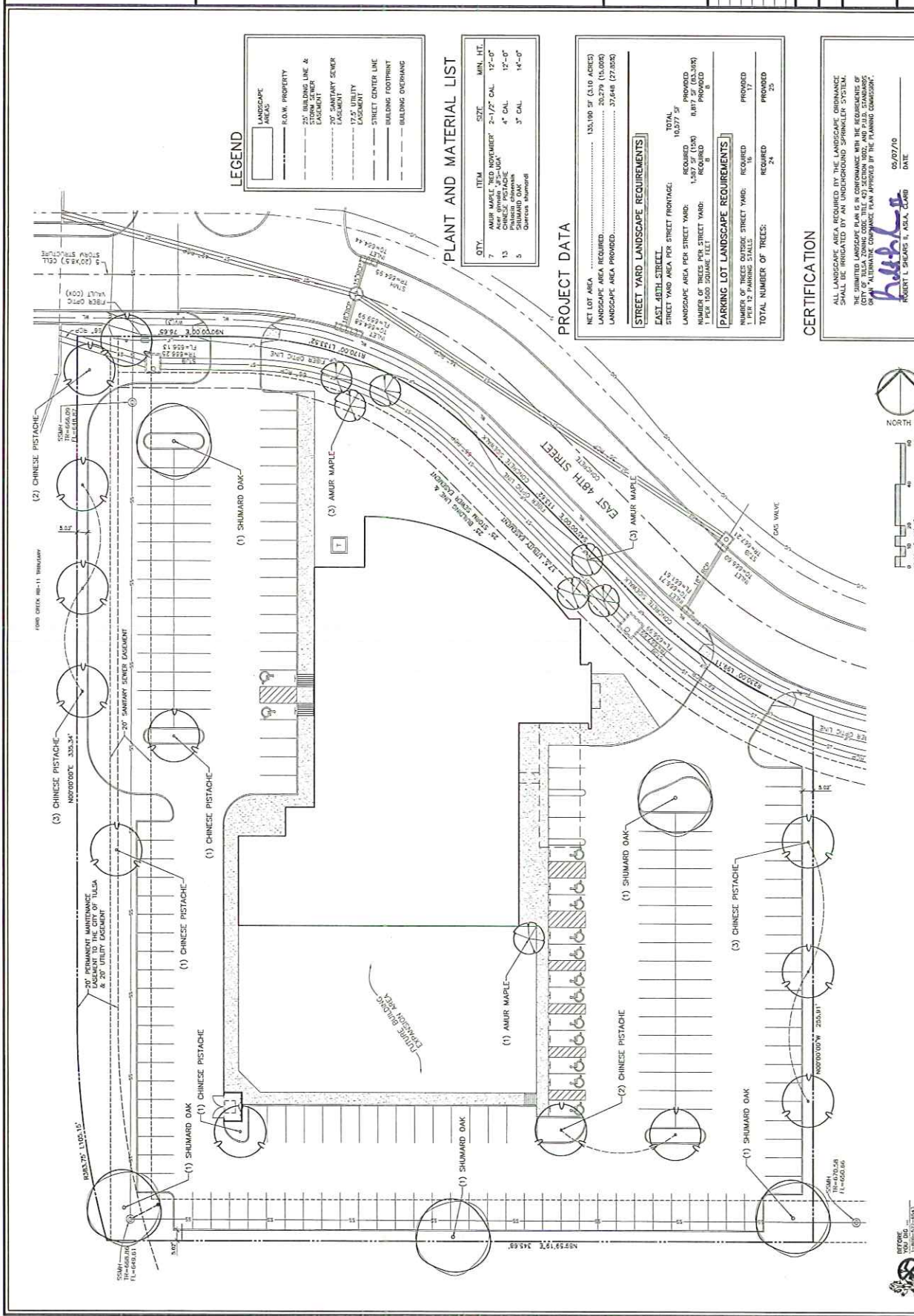
12.4

R.L. SHEARS COMPANY, P.C.
 LANDSCAPE ARCHITECTS
 1220 SOUTH BOKER AVENUE, SUITE 102
 TULSA, OKLAHOMA 74116
 TEL: 918.581.1234 FAX: 918.581.0618
 CA #1759, EXPIRES 06/30/2011

OKLAHOMA ONCOLOGY CANCER CENTER
 OKLAHOMA ONCOLOGY
 11212 E. 48TH STREET SOUTH
 TULSA, OKLAHOMA 74146



DATE:	02/07/10
SCALE:	1" = 20'-0"
SHEET NUMBER:	12.5
CONTENTS:	DETAIL LANDSCAPE PLAN



A3.1

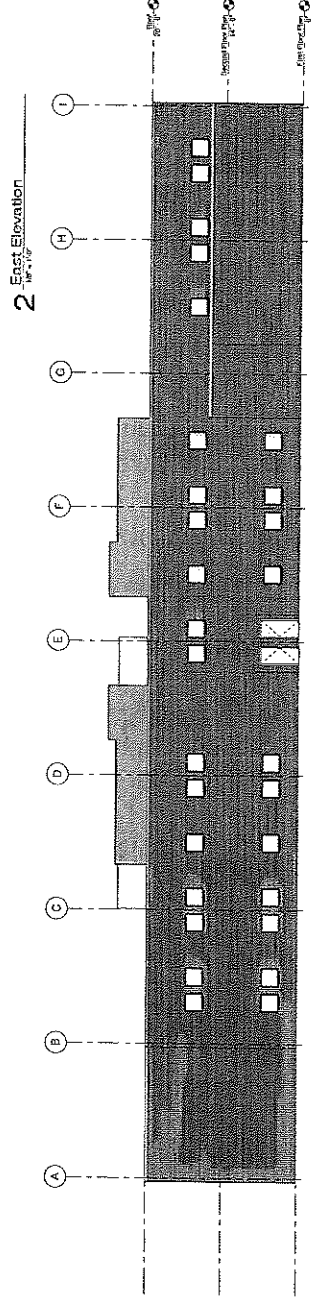
May 7, 2010
Current Elevation

Project No. 0000
1 of 1

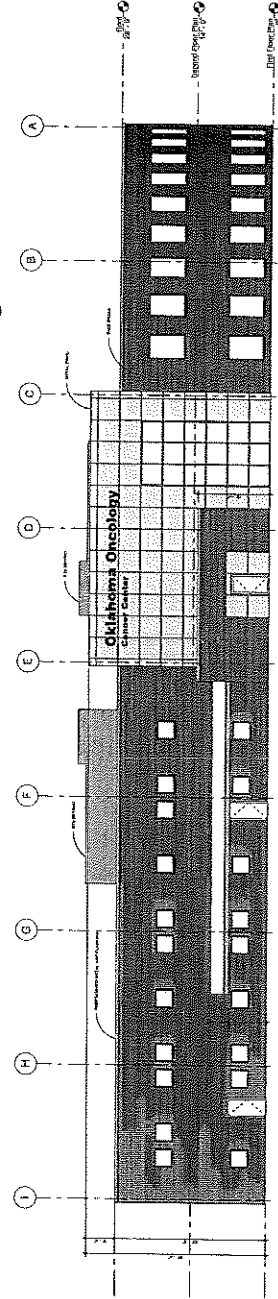
Oklahoma Oncology
11212 East 48th St. South Tulsa, Oklahoma 74146

McFarland Davies Architects
1100 South Broadway
Tulsa, Oklahoma 74106
Phone: (918) 438-1234
Fax: (918) 438-1235
www.mcfarland-davies.com

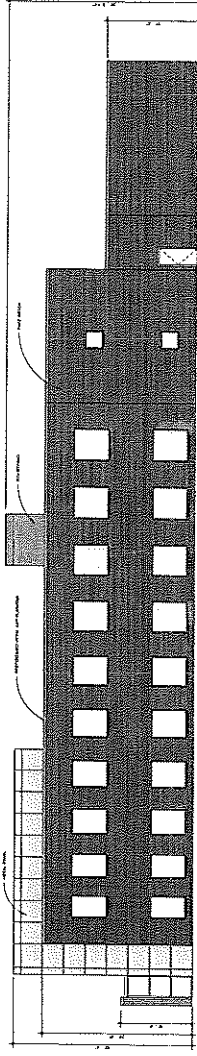
1 West Elevation
1/8" = 1'-0"



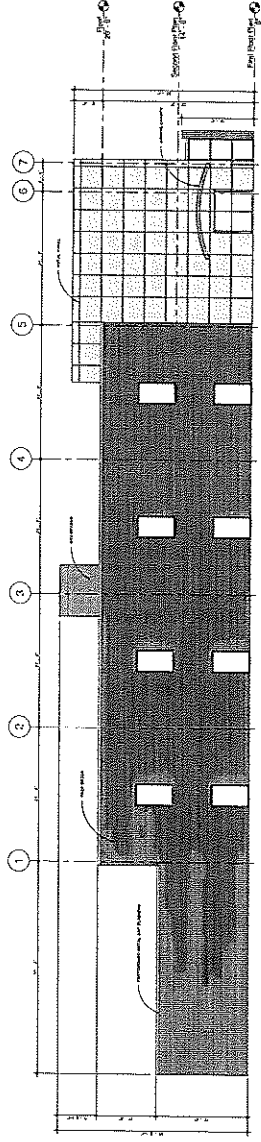
2 East Elevation
1/8" = 1'-0"



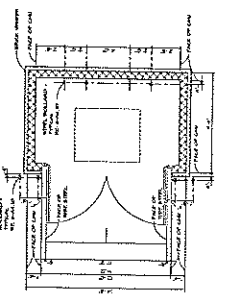
3 North Elevation
1/8" = 1'-0"



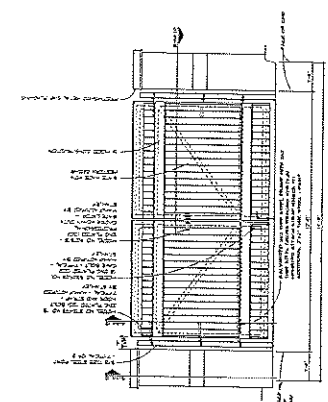
4 South Elevation
1/8" = 1'-0"



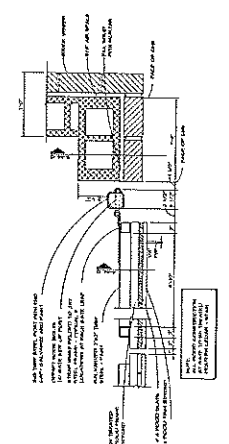
1 Trash Enclosure Plan
 1/8" = 1'-0"



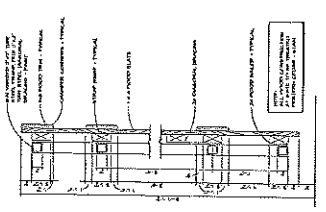
2a Trash Enclosure Elevation
 1/8" = 1'-0"



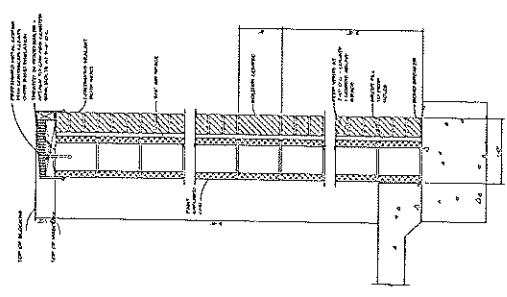
3 Plan Detail
 1/8" = 1'-0"



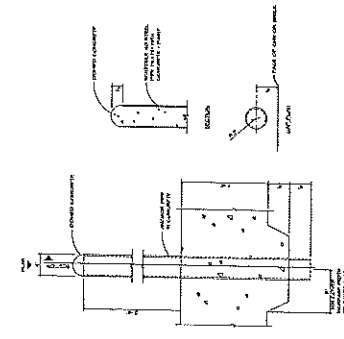
4 Section at Gate
 1/8" = 1'-0"



5 Wall Section
 1/8" = 1'-0"



6 Bollard Detail
 1/8" = 1'-0"



HSA
HSA CONSULTANTS
4777 152nd Ave. Suite A
Fort Smith, AR 72903
HSAConsultants.com

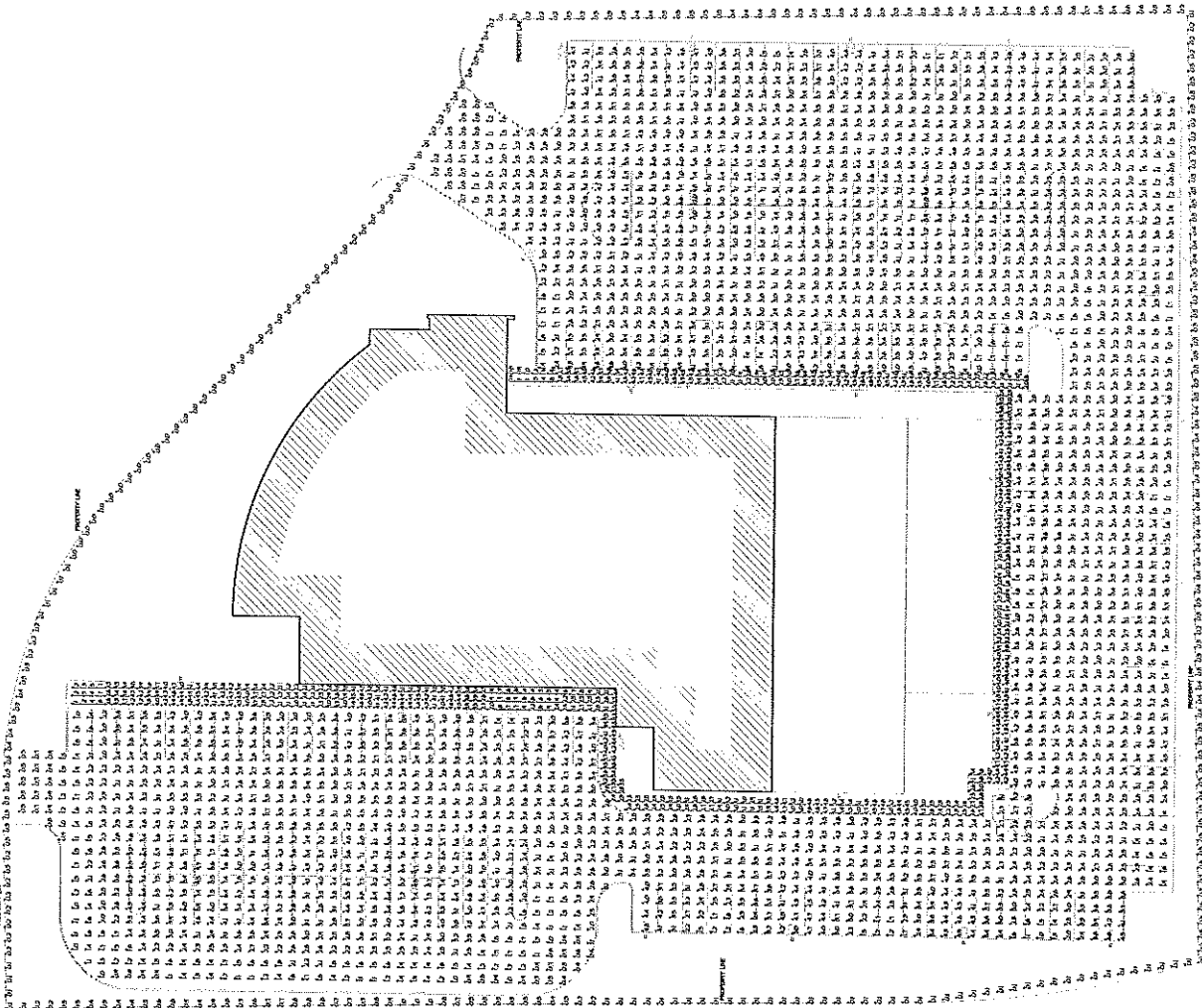
DATE: 06-07-2023
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT: OKLAHOMA ONCOLOGY CENTER

PRELIMINARY - NOT FOR CONSTRUCTION

Oklaoma Oncology
Oklahoma Oncology Cancer Center
Enter address here

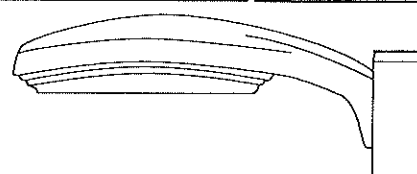
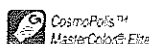
McFarland Davies
Architects
714 S. BROADWAY
FORT SMITH, AR 72903
P: 479.783.3333
M: 479.783.3333
F: 479.783.3333

LIGHTING FIXTURE SCHEDULE									
NO.	TYPE	MANUFACTURER	CATALOG NO.	REMARKS					
1	300 W 120 V	30000	30000	30000					
2	300 W 120 V	30000	30000	30000					
3	300 W 120 V	30000	30000	30000					
4	300 W 120 V	30000	30000	30000					
5	300 W 120 V	30000	30000	30000					
6	300 W 120 V	30000	30000	30000					
7	300 W 120 V	30000	30000	30000					
8	300 W 120 V	30000	30000	30000					
9	300 W 120 V	30000	30000	30000					
10	300 W 120 V	30000	30000	30000					
11	300 W 120 V	30000	30000	30000					
12	300 W 120 V	30000	30000	30000					
13	300 W 120 V	30000	30000	30000					
14	300 W 120 V	30000	30000	30000					
15	300 W 120 V	30000	30000	30000					
16	300 W 120 V	30000	30000	30000					
17	300 W 120 V	30000	30000	30000					
18	300 W 120 V	30000	30000	30000					
19	300 W 120 V	30000	30000	30000					
20	300 W 120 V	30000	30000	30000					
21	300 W 120 V	30000	30000	30000					
22	300 W 120 V	30000	30000	30000					
23	300 W 120 V	30000	30000	30000					
24	300 W 120 V	30000	30000	30000					
25	300 W 120 V	30000	30000	30000					
26	300 W 120 V	30000	30000	30000					
27	300 W 120 V	30000	30000	30000					
28	300 W 120 V	30000	30000	30000					
29	300 W 120 V	30000	30000	30000					
30	300 W 120 V	30000	30000	30000					
31	300 W 120 V	30000	30000	30000					
32	300 W 120 V	30000	30000	30000					
33	300 W 120 V	30000	30000	30000					
34	300 W 120 V	30000	30000	30000					
35	300 W 120 V	30000	30000	30000					
36	300 W 120 V	30000	30000	30000					
37	300 W 120 V	30000	30000	30000					
38	300 W 120 V	30000	30000	30000					
39	300 W 120 V	30000	30000	30000					
40	300 W 120 V	30000	30000	30000					
41	300 W 120 V	30000	30000	30000					
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43	300 W 120 V	30000	30000	30000					
44	300 W 120 V	30000	30000	30000					
45	300 W 120 V	30000	30000	30000					
46	300 W 120 V	30000	30000	30000					
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60	300 W 120 V	30000	30000	30000					
61	300 W 120 V	30000	30000	30000					
62	300 W 120 V	30000	30000	30000					
63	300 W 120 V	30000	30000	30000					
64	300 W 120 V	30000	30000	30000					
65	300 W 120 V	30000	30000	30000					
66	300 W 120 V	30000	30000	30000					
67	300 W 120 V	30000	30000	30000					
68	300 W 120 V	30000	30000	30000					
69	300 W 120 V	30000	30000	30000					
70	300 W 120 V	30000	30000	30000					
71	300 W 120 V	30000	30000	30000					
72	300 W 120 V	30000	30000	30000					
73	300 W 120 V	30000	30000	30000					
74	300 W 120 V	30000	30000	30000					
75	300 W 120 V	30000	30000	30000					
76	300 W 120 V	30000	30000	30000					
77	300 W 120 V	30000	30000	30000					
78	300 W 120 V	30000	30000	30000					
79	300 W 120 V	30000	30000	30000					
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95	300 W 120 V	30000	30000	30000					
96	300 W 120 V	30000	30000	30000					
97	300 W 120 V	30000	30000	30000					
98	300 W 120 V	30000	30000	30000					
99	300 W 120 V	30000	30000	30000					
100	300 W 120 V	30000	30000	30000					



GULLWING™

G18 AREA LUMINAIRE



GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.

ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	3XL	250PSMH	277		

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18 18" Gullwing™ Luminaire

MOUNTING

1	Single Assembly	3@120	Triple at 120° Not available with PTF Option
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1	Type I, Horizontal Lamp (Not available above 400w.)
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
BLC	Backlight Control (Not available above 400w.)
Q	Type V, Horizontal Lamp (Not available above 400w.)
MTS	Medium Throw with Solite Lens (Fluorescent only.)

WATTAGE

Pulse Start MH Magnetic Ballast	100MH ¹ 150MH ¹ 175PSMH ¹ (E)	250PSMH ¹ (E) 320PSMH ¹ (E) 350PSMH ¹ (E)	400PSMH ¹ (E) 750PSMH ² 875PSMH ²	1000PSMH ^{2,4}
Standard MH Magnetic Ballast	175MH ¹ 250MH ¹	400MH ^{1,1}	1000MH ^{2,4}	
CosmoPolis™ Electronic System	60CMPE ^{1,4,12}	90CMPE ^{1,12}	140CMPE ^{1,12}	
MasterColor® Elite Electronic System	210MCE ^{1,4,12} (E)	315MCE ^{1,4,12} (E)		
Pulse Start MH Electronic Ballast	150PSE ^{1,4,12} (E)	175PSE ^{1,4,12} (E)	250PSE ^{1,4,12} (E)	320PSE ^{1,4,12} (E)
High Pressure Sodium Magnetic Ballast	70HPS 100HPS	150HPS 250HPS	400HPS 600HPS	750HPS ²
Compact Fluorescent Electronic Ballast	(2)60CF ^{7,8}	(2)85CF ^{7,8}	(2)120CF ^{7,8}	
Low Pressure Sodium Magnetic Ballast	35LPS			

* 175MH, 250MH and 400MH not available for sale in the United States.

VOLTAGE

120	UNIV ⁷
208	200-277
240	CMPE, MCE, and PSE types only.
277	
347	
480	

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify RAL designation ex:OC-RAL7024.
SC	Special Color Paint Specify. Must supply color chip.

OPTIONS

F ⁹	Fusing In Head.
LF	In-Line/In-Pole Fusing
PC ¹⁰	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY ¹¹	Polycarbonate Sag Lens
HS	Internal Houseside Shield
QS ¹²	Quartz Standby
QST ¹²	Quartz Standby-Timed Delay
Q924 ¹²	Quartz Emergency
QT924 ¹²	Quartz Emergency-Timed Delay
SG ¹³	Sag Glass Lens
RPA1 ¹⁴	3" Round Pole Adapter
RPA2 ¹⁵	4" and 5" Round Pole Adapter
PTF2 ¹⁶	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3 ¹⁶	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4 ¹⁶	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF ²⁰	Square Pole Top Fitter
TR1 ¹⁷	Single Transition
TR2 ¹⁷	Twin Transition
MF ¹⁸	Mast Arm Fitter
GMR ¹⁹	Provision for Gardco Motion Response

Notes:

- Requires E28/BT28 lamp.
- Furnished with sag glass lens only.
- Mogul base lamp required.
- UL Listed at 40°C ambient.
- MCE, PSE available 200-277V only. CMPE available 120V or 200-277V only.
- See 1000 watt lamp tables.
- G18 fluorescent ballasts accept 120V through 277V. Specify "UNIV" for voltage. Starting temperature is -22° F / -30° C.
- MTS Optic only. Not available in 347V or 480V.
- Not available above 400W.
- Not available in 480V. Provide Specific input voltage.
- 250W maximum. Polycarbonate lenses carry 1 year warranty only.
- See QS / Q924 Table.
- In lieu of flat glass. Supplied standard and required with 750W and higher wattages.
- Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
- Required for 4" - 5" O.D. round poles.
- Not available with 120° mounting configurations.
- Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
- Mounts to a 2-3/8" O.D. mast arm.
- Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
- Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1,2,4@90,3 or 4 only.)

(Note 6: 1000 Watt lamp tables.)

For 1000 Watt Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	53702	MS1000W/HOR/BT37/3K
G.E.	16205	MVR1000W/BT37
Venture	16332	MH1000W/U/BT37

For 1000 Watt Pulse Start Metal Halide, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000W/HOR/BT37/PA
Venture	49111	MS1000W/HOR/T25/PS

WARNING: Use of other lamps voids warranty.

(Note 12) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 watts
Above 175 watts	150 watts

QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.

SPECIFICATIONS

GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft²/11 m².

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell.

Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

Fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

Luminaires provided with the CosmoPolis™ or MasterColor® Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

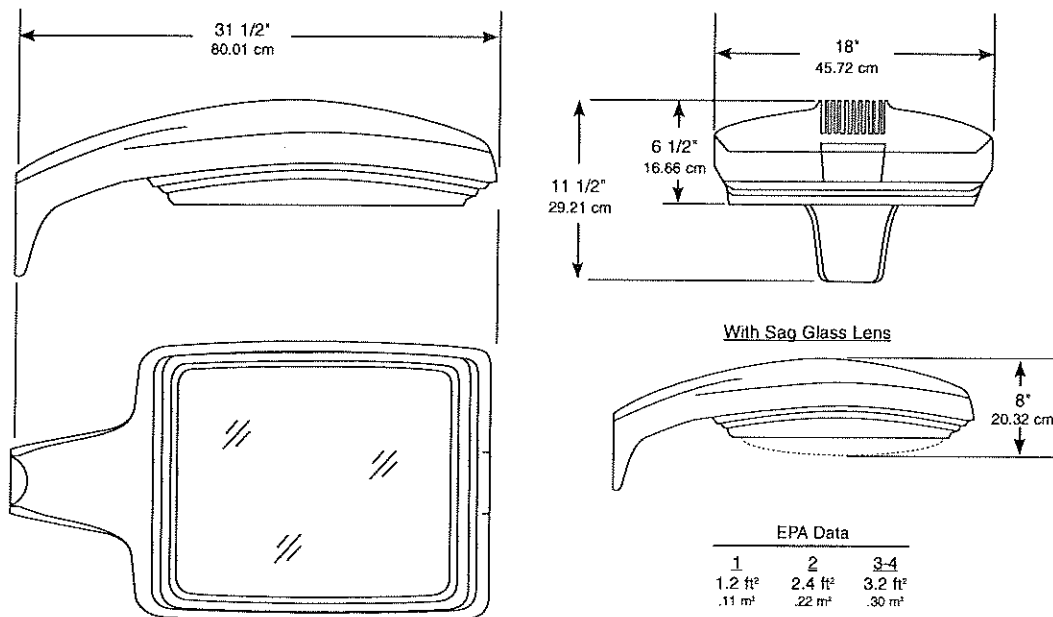
LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Gardco luminaires feature a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candle/ft intensity occurs at an angle of 90° above nadir. Additionally, the candle/ft per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candle/ft per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

DIMENSIONS



PHILIPS



Job: Oklahoma Oncology Cancer Center

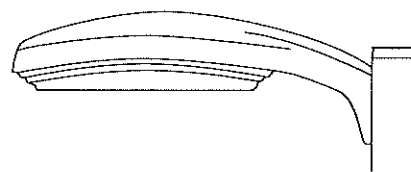
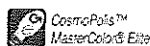
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Notes:

E Wattages marked with **E** below meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

GULLWING™

G18 AREA LUMINAIRES



GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.

ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	2	3XL	250PSMH	277		

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18 18" Gullwing™ Luminaire

MOUNTING

1	Single Assembly	3@120	Triple at 120° Not available with PTF Option.
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1	Type I, Horizontal Lamp (Not available above 400w.)
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
BLC	Backlight Control (Not available above 400w.)
Q	Type V, Horizontal Lamp (Not available above 400w.)
MTS	Medium Throw with Solite Lens (Fluorescent only.)

WATTAGE

Pulse Start MH Magnetic Ballast	100MH ³ 150MH ³ 175PSMH ^E	250PSMH ^E 320PSMH ¹ ^E 350PSMH ¹ ^E	400PSMH ¹ ^E 750PSMH ¹ 875PSMH ¹	1000PSMH ^{2,4}
Standard MH Magnetic Ballast	175MH ¹ 250MH ¹	400MH ^{1,1}	1000MH ^{2,4}	
CosmoPolis™ Electronic System	60CMPE ^{4,5,12}	90CMPE ^{4,5,12}	140CMPE ^{4,5,12}	
MasterColor® Elite Electronic System	210MCE ^{4,5,12} ^E	315MCE ^{4,5,12} ^E		
Pulse Start MH Electronic Ballast	150PSE ^{4,5,12} ^E	175PSE ^{4,5,12} ^E	250PSE ^{4,5,12} ^E	320PSE ^{4,5,12} ^E
High Pressure Sodium Magnetic Ballast	70HPS 100HPS	150HPS 250HPS	400HPS 600HPS	750HPS ²
Compact Fluorescent Electronic Ballast	(2)60CF ^{7,8}	(2)85CF ^{7,8}	(2)120CF ^{7,8}	
Low Pressure Sodium Magnetic Ballast	35LPS			

* 175MH, 250MH and 400MH not available for sale in the United States.

VOLTAGE

120	UNIV ⁷
208	200-277
240	CMPE, MCE, and PSE types only.
277	
347	
480	

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint
	Specify RAL designation ex:OC-RAL7024.
SC	Special Color Paint
	Specify. Must supply color chip.

OPTIONS

F ³	Fusing In Head.
LF	In-Line/In-Pole Fusing
PC ¹⁰	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY ¹¹	Polycarbonate Sag Lens
HS	Internal Houseside Shield
QS ¹²	Quartz Standby
QST ¹²	Quartz Standby-Timed Delay
Q924 ¹²	Quartz Emergency
QT924 ¹²	Quartz Emergency-Timed Delay
SG ¹³	Sag Glass Lens
RPA1 ¹⁴	3" Round Pole Adapter
RPA2 ¹⁵	4" and 5" Round Pole Adapter
PTF2 ¹⁶	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3 ¹⁶	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4 ¹⁶	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF ²⁰	Square Pole Top Fitter
TR1 ¹⁷	Single Transition
TR2 ¹⁷	Twin Transition
MF ¹⁶	Mast Arm Fitter
GMR ¹⁹	Provision for Gardco Motion Response

Notes:

- Requires E28/BT28 lamp.
- Furnished with sag glass lens only.
- Mogul base lamp required.
- UL Listed at 40°C ambient.
- MCE, PSE available 200-277V only. CMPE available 120V or 200-277V only.
- See 1000 watt lamp tables.
- G18 fluorescent ballasts accept 120V through 277V. Specify "UNIV" for voltage. Starting temperature is -22° F / -30° C.
- MTS Optic only. Not available in 347V or 480V.
- Not available above 400W.
- Not available in 480V. Provide Specific input voltage.
- 250W maximum. Polycarbonate lenses carry 1 year warranty only.
- See QS / Q924 Table.
- In lieu of flat glass. Supplied standard and required with 750W and higher wattages.
- Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
- Required for 4" - 5" O.D. round poles.
- Not available with 120° mounting configurations.
- Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
- Mounts to a 2-3/8" O.D. mast arm.
- Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
- Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1,2,4,90,3 or 4 only.)

(Note 6: 1000 Watt lamp tables.)

For 1000 Watt Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	53702	MS1000W/HOR/BT37/3K
G.E.	18205	MVR1000/U/BT37
Venture	15332	MH1000W/U/BT37

For 1000 Watt Pulse Start Metal Halide, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000/U/BT37/PA
Venture	49111	MS1000W/HOR/T25/PS

WARNING: Use of other lamps voids warranty.

(Note 12) QS / Q924 Table

HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 watts
Above 175 watts	150 watts

QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.

SPECIFICATIONS

GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft²/1.1 m².

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell.

Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

Fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

Luminaires provided with the CosmoPolis™ or MasterColor® Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

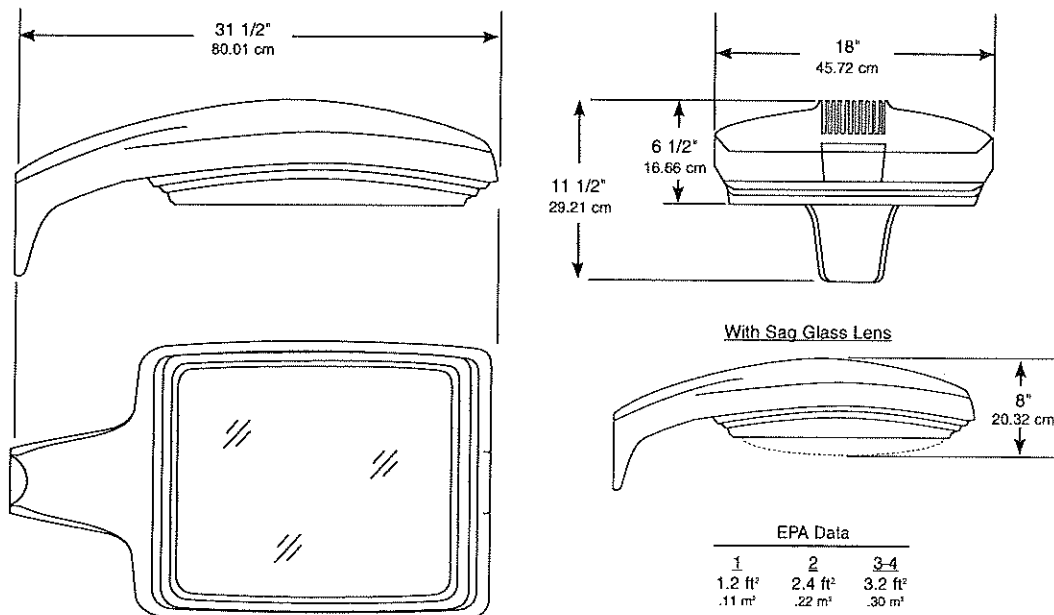
LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Gardco luminaires feature a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

DIMENSIONS



PHILIPS



Job: Oklahoma Oncology Cancer Center

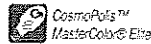
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Notes:

E Wattages marked with **E** below meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

GULLWING™

G18 AREA LUMINAIRES



GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.

ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	BLC	250PSMH	277		

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18 18" Gullwing™ Luminaire

MOUNTING

1	Single Assembly	3@120	Triple at 120° <i>Not available with PTF Option.</i>
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1	Type I, Horizontal Lamp <i>(Not available above 400w.)</i>
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
BLC	Backlight Control <i>(Not available above 400w.)</i>
Q	Type V, Horizontal Lamp <i>(Not available above 400w.)</i>
MTS	Medium Throw with Solite Lens <i>(Fluorescent only.)</i>

VOLTAGE

120	UNIV ⁷	BRP	Bronze Paint
208	200-277	BLP	Black Paint
240	CMPE, MCE, and PSE types only.	WP	White Paint
277		NP	Natural Aluminum Paint
347		OC	Optional Color Paint <i>Specify RAL designation ex: OC-RAL7024.</i>
480		SC	Special Color Paint <i>Specify. Must supply color chip.</i>

FINISH

WATTAGE

Pulse Start MH Magnetic Ballast	100MH ³ 150MH ³ 175PSMH ¹ E	250PSMH E 320PSMH ¹ E 350PSMH ¹ E	400PSMH ¹ E 750PSMH ² 875PSMH ²	1000PSMH ^{2,6}
Standard MH Magnetic Ballast	175MH ¹	250MH ¹	400MH ^{1,1}	1000MH ^{2,1}
CosmoPolis™ Electronic System	60CMPE ^{4,5,12}	90CMPE ^{5,12}	140CMPE ^{5,12}	
MasterColor® Elite Electronic System	210MCE ^{4,5,12} E	315MCE ^{4,5,12} E		
Pulse Start MH Electronic Ballast	150PSE ^{4,5,12} E	175PSE ^{4,5,12} E	250PSE ^{4,5,12} E	320PSE ^{1,4,5,12} E
High Pressure Sodium Magnetic Ballast	70HPS 100HPS	150HPS 250HPS	400HPS 600HPS	750HPS ²
Compact Fluorescent Electronic Ballast	(2)60CF ^{7,8}	(2)85CF ^{7,8}	(2)120CF ^{7,8}	
Low Pressure Sodium Magnetic Ballast	35LPS			

* 175MH, 250MH and 400MH not available for sale in the United States.

OPTIONS

F ⁹	Fusing In Head.
LF	In-Line/In-Pole Fusing
PC ¹⁰	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY ¹¹	Polycarbonate Sag Lens
HS	Internal Houseside Shield
QS ¹²	Quartz Standby
QST ¹²	Quartz Standby-Timed Delay
Q924 ¹²	Quartz Emergency
QT924 ¹²	Quartz Emergency-Timed Delay
SG ¹³	Sag Glass Lens
RPA1 ¹⁴	3" Round Pole Adapter
RPA2 ¹⁵	4" and 5" Round Pole Adapter
PTF2 ¹⁶	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3 ¹⁶	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4 ¹⁶	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF ²⁰	Square Pole Top Fitter
TR1 ¹⁷	Single Transition
TR2 ¹⁷	Twin Transition
MF ¹⁶	Mast Arm Fitter
GMR ¹⁹	Provision for Gardco Motion Response

Notes:

- Requires E28/BT28 lamp.
- Furnished with sag glass lens only.
- Mogul base lamp required.
- UL Listed at 40°C ambient.
- MCE, PSE available 200-277V only. CMPE available 120V or 200-277V only.
- See 1000 watt lamp tables.
- G18 fluorescent ballasts accept 120V through 277V. Specify "UNIV" for voltage. Starting temperature is -22° F / -30° C.
- MTS Optic only. Not available in 347V or 480V.
- Not available above 400W.
- Not available in 480V. Provide Specific input voltage.
- 250W maximum. Polycarbonate lenses carry 1 year warranty only.
- See QS / Q924 Table.
- In lieu of flat glass. Supplied standard and required with 750W and higher wattages.
- Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
- Required for 4" - 5" O.D. round poles.
- Not available with 120° mounting configurations.
- Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
- Mounts to a 2-3/8" O.D. mast arm.
- Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
- Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1,2,2@90,3 or 4 only.)

(Note 6: 1000 Watt lamp tables.)

For 1000 Watt Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	53702	MS1000W/HOR/BT37/3K
G.E.	18205	MVR1000W/BT37
Venture	15332	MH1000W/U/BT37

For 1000 Watt Pulse Start Metal Halide, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000W/BT37/PA
Venture	49111	MS1000W/HOR/T25/RS

WARNING: Use of other lamps voids warranty.

(Note 12) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 watts
Above 175 watts	150 watts

QS, QST, Q924, Q924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.

Philips Gardco 1611 Clovis Barker Road San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com

© Copyright 2010 Philips Group. All Rights Reserved. International Copyright Secured. Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing™ design is protected by U.S. patent number DES.391.659 The XL optical system is protected by U.S. patent number 5690422.

72115-65/0210

12.14

SPECIFICATIONS

GENERAL DESCRIPTION: The Gardco Gullwing™ is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing™ luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft²/11 m².

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell.

Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

Fluorescent luminaires use a Medium Throw reflector with a Solite® glass lens (MTS).

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C. Standard fluorescent ballasts are solid state.

Luminaires provided with the CosmoPolis™ or MasterColor® Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

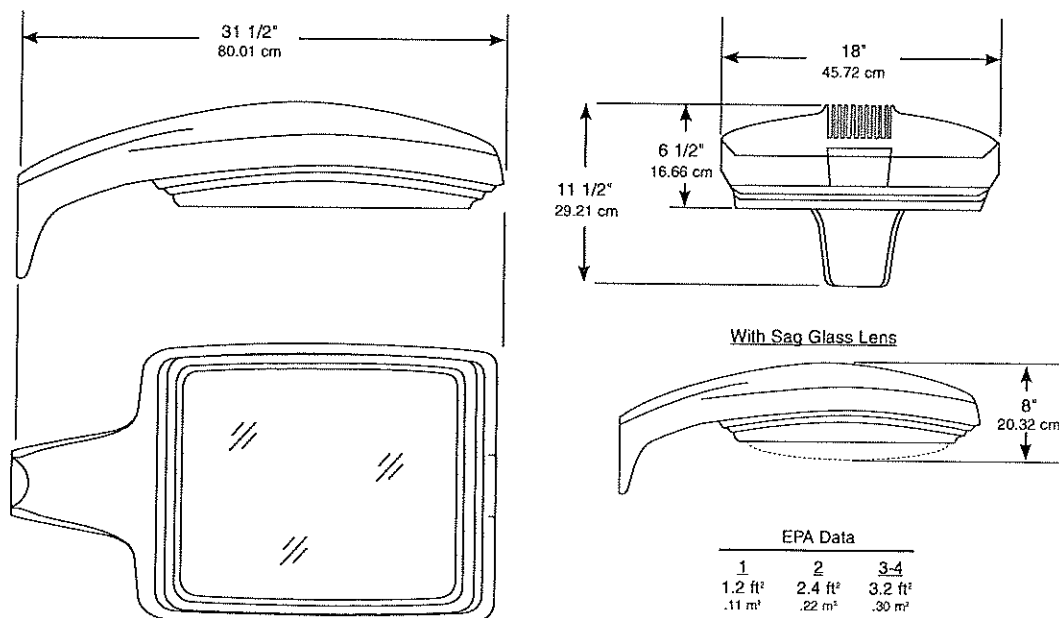
LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

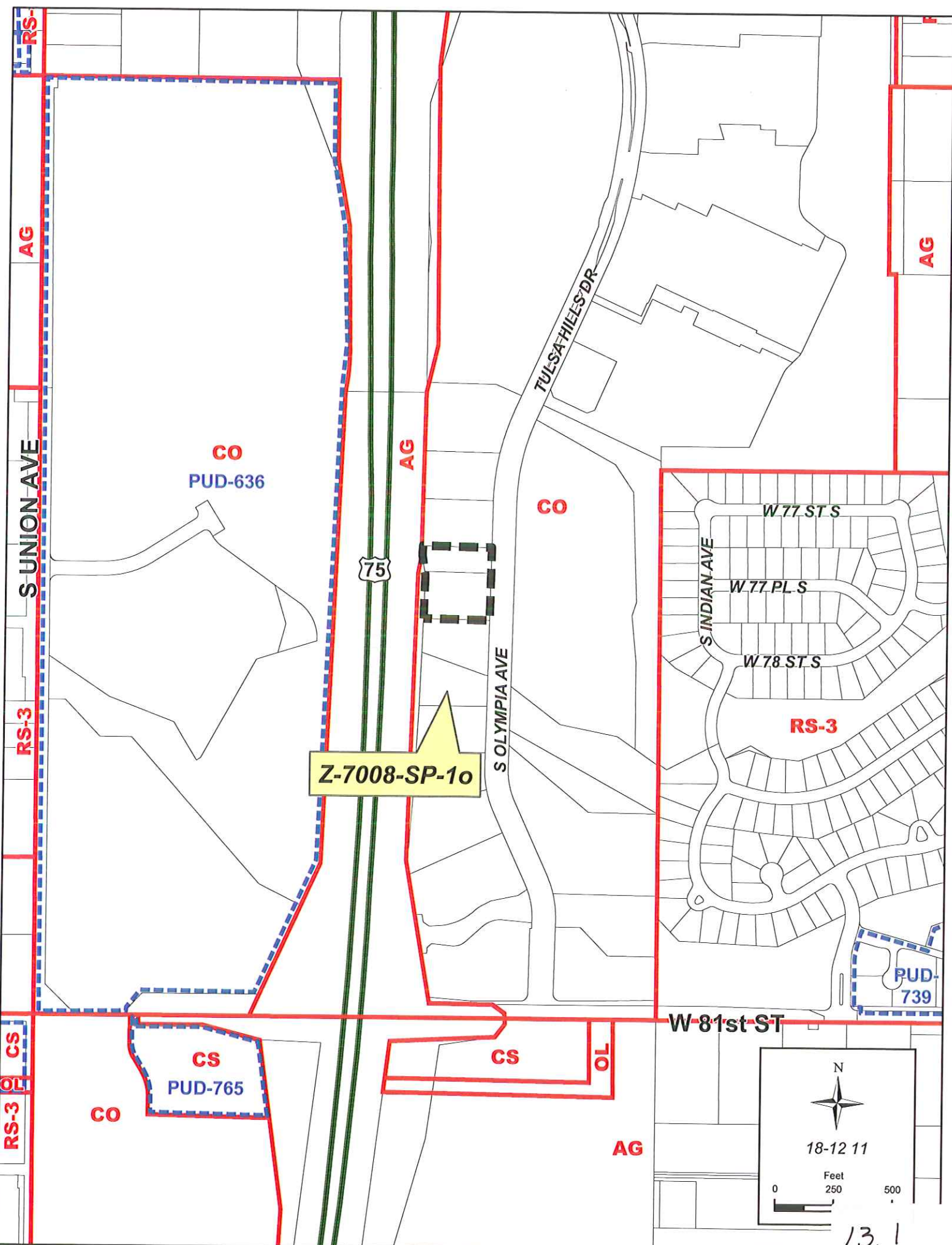
WARRANTY: Gardco luminaires feature a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

DIMENSIONS







Z-7008-SP-1o

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18-12 11

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250

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

June 1, 2009

STAFF RECOMMENDATION

Z-7008-SP-1o: Corridor Plan Minor Amendment – North of the northwest corner of West 81st Street South and South Olympia Avenue; Part of Lots 8 and 9, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to combine the northern portion of Lot 9 to the remainder of Lot 8, Block 1 – Tulsa Hills and reallocate permitted floor area. There is no request to increase the permitted floor area on the combined lot (see Exhibit A).

Associated with this minor amendment is lot-split application LS – 20372, splitting the northern portion of Lot 9 and lot combination application LC-248 combining the remainder of Lot 8 with the northern portion of Lot 9, both appearing on the June 1 agenda of the TMAPC.

Floor area calculations are as follows:

<u>LOT</u>	<u>Existing Land Area*</u>	<u>Permitted Floor Area @ .25 FAR</u>
Remaining Lot 8 (after northern portion of Lot 8 was combined w/ southern ½ Lot 7)	36,879 sf	9,219 sf
Northern portion of Lot 9	11,565 sf	2,892 sf
TOTAL	48,444	12,111 sf

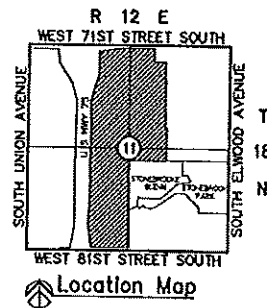
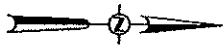
** Land Area is defined in the Tulsa Zoning Code as the total lot area plus ½ of the dedicated street right-of-way. This is the figure used when calculating permitted floor area.*

Staff contends that the adjustment will not substantially alter the allocation of land to any particular use or the relationship of uses within the project area.

Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1o contingent upon approval of lot split, LS-20372 and lot combination, LC-248.

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

LOT COMBINATION
OF
LOTS 8 & 9 IN BLOCK 1
OF
'TULSA HILLS'
SECTION 11, T-18-N, R12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



DEVELOPMENT
AREA "D"

$\Delta=0^{\circ}04'43''$ 34562.48'R 47.45'
 $\Delta=0^{\circ}02'00''$ 34547.48'R 20.06'
S10°52'18"E 76.87'
62.04'

TRACT "A"

9

280.32'
N89°59'08"E

.225
AC
per
legal

S89°51'03"W
282.95'

PLATTED LINE LOT 6

PLATTED LINE LOT 8

TRACT "C"
41292.80 SF
0.948 Acres

TRACT "B"
0.723 Acres

POINT OF
BEGINNING
TRACT "A,B&C"

N0°00'18"W
35.29'
 $\times 50' = 1764.5 \#$

N0°00'18"W
107.71'

$\times 50' = 5385.5 \#$ of ROW

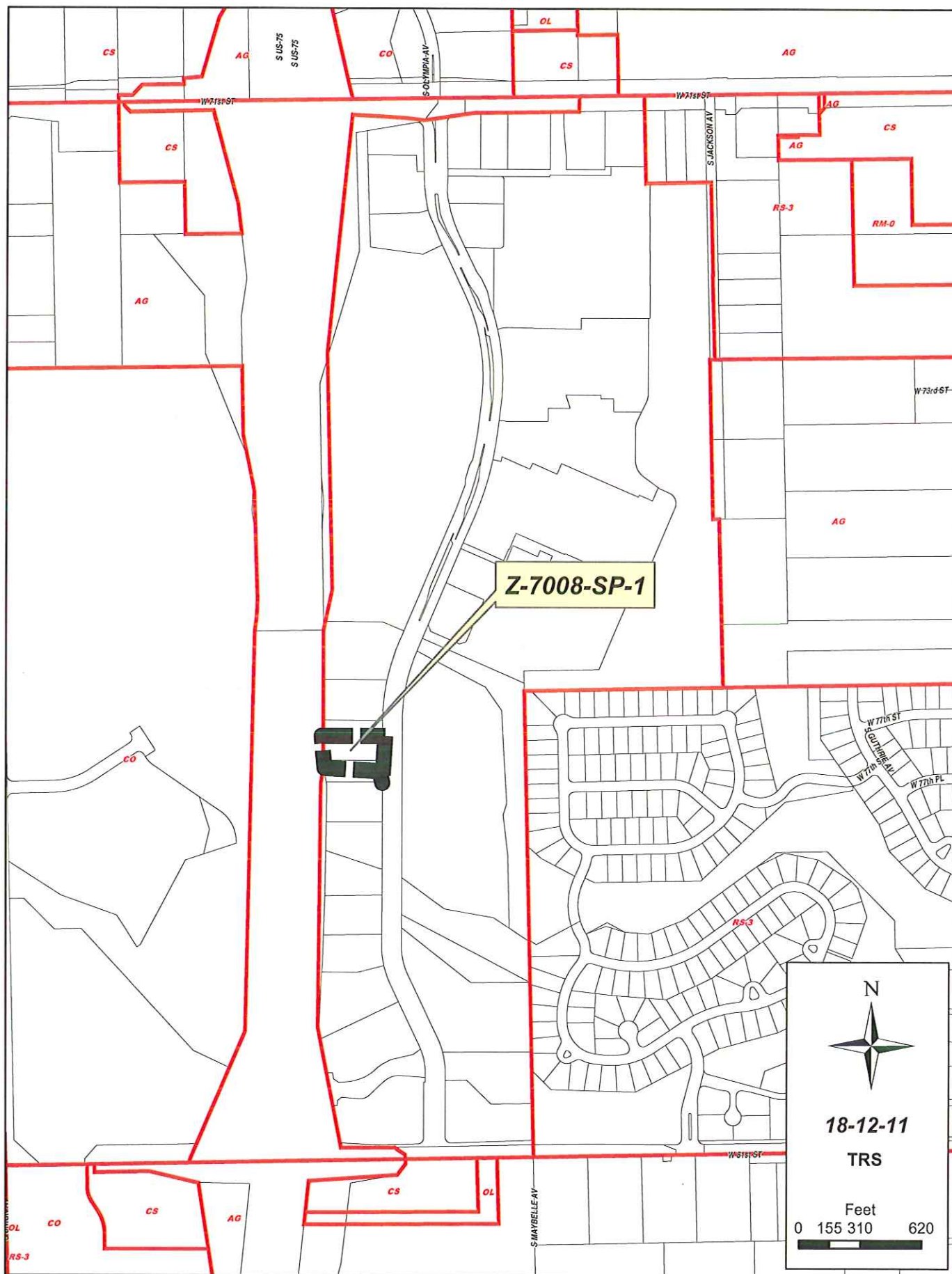
76.87'
20.06'
 $\times 282.95'$
27,409 # (+1-)
Minor amendment
2-7008-SP-1L
HAS REMAINDER
of LOT
8 (after
split) at
27,156 #

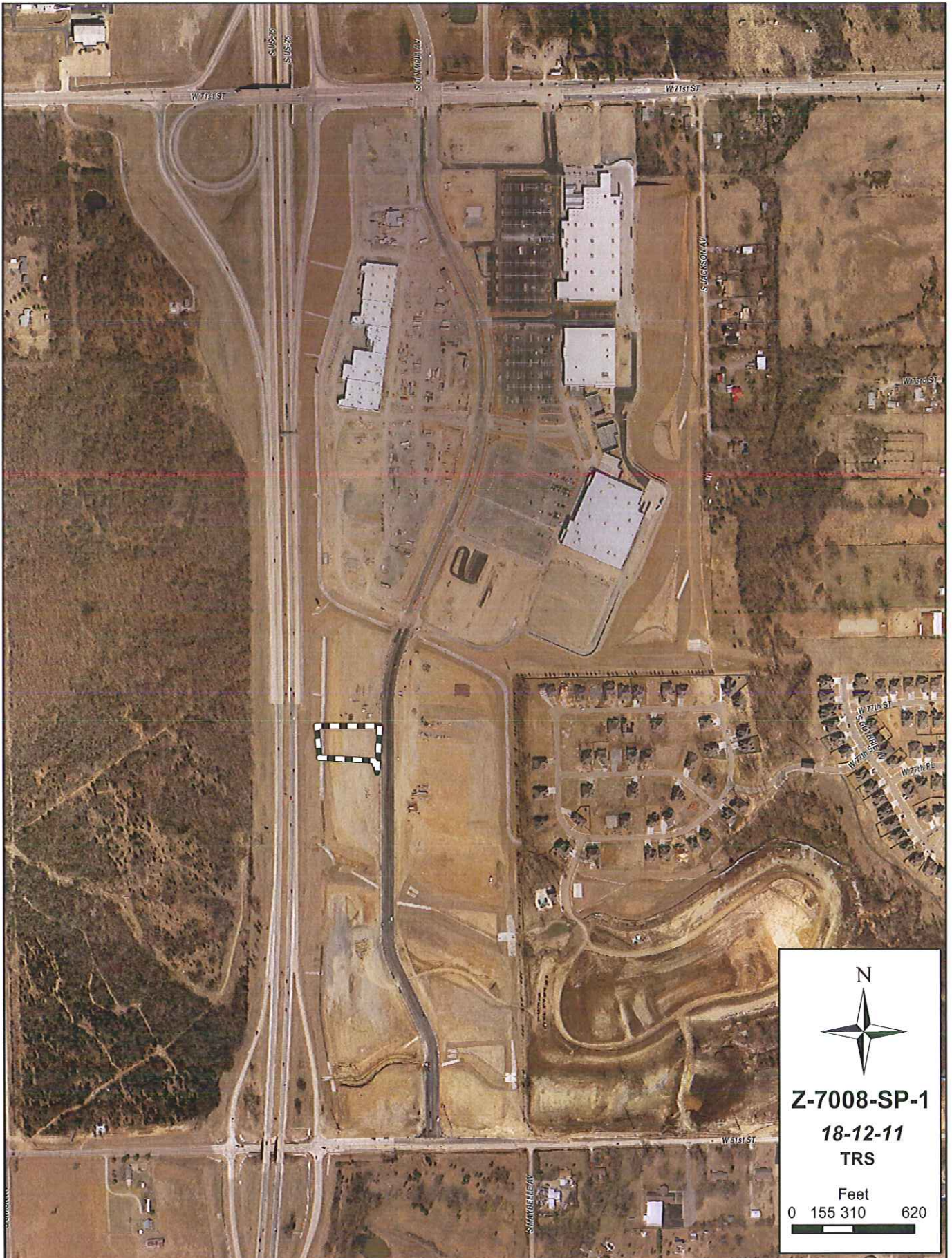
PLATTED LINE LOT 8

PLATTED LINE LOT 7

SOUTH OLYMPIA AVENUE

Collett & Associates
1111 METROPOLITAN AVENUE #700
CHARLOTTE, N.C. 28204 (704)206-8300





Z-7008-SP-1

18-12-11

TRS

Feet

0 155 310 620

June 1, 2009

STAFF RECOMMENDATION

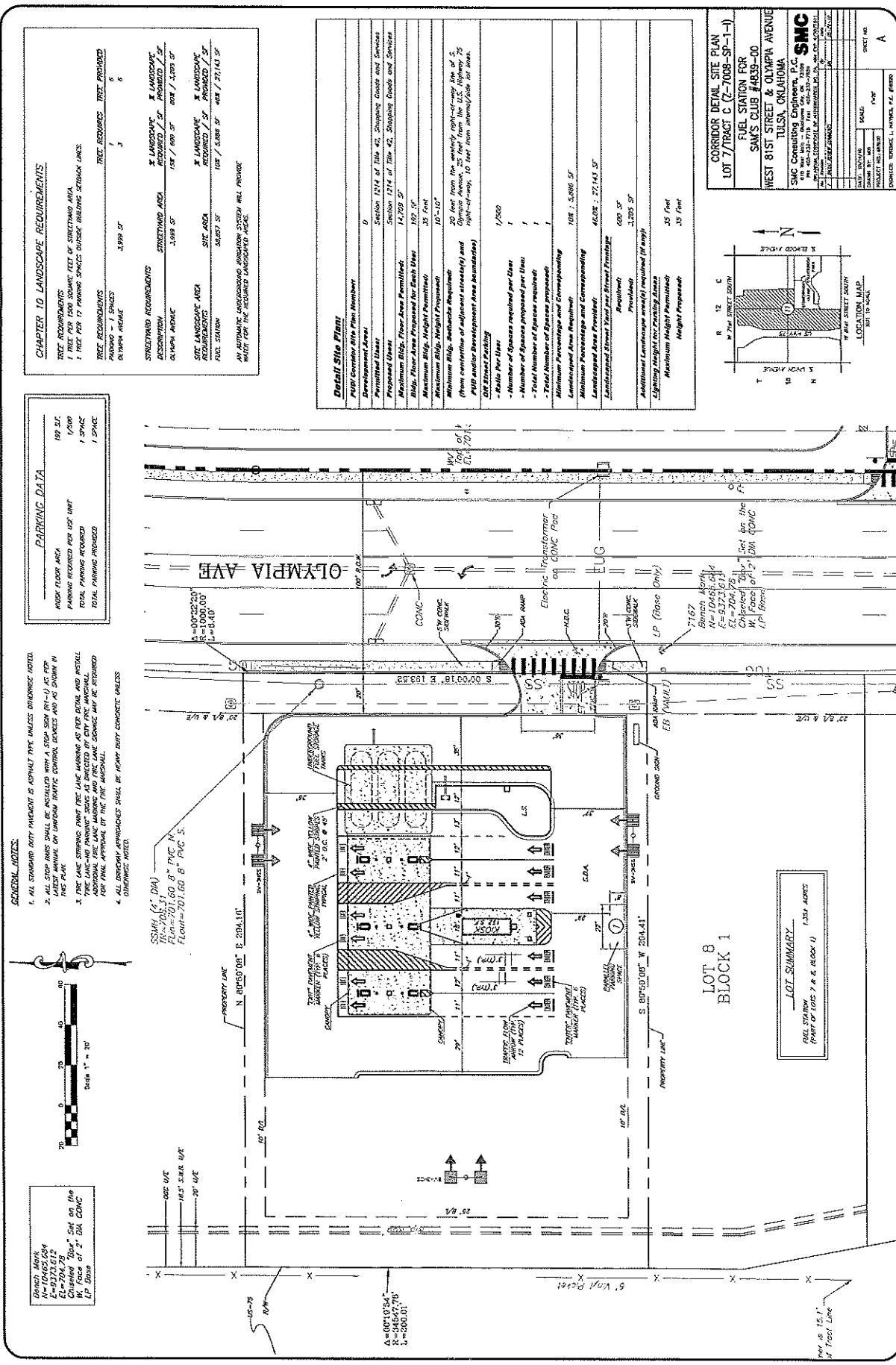
Z-7008-SP-1: Detail Site Plan – North of the northwest corner of West 81st Street South and South Olympia Avenue; Part of Lots 7 and 8, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a Sam's Club gasoline fueling facility. The proposed use, Use Unit 14 – Shopping Goods and Services is a permissible use within Development Area D of the Tulsa Hills Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 35' in height and will be directed down and away from adjoining properties. Sidewalks have been provided along Olympia Avenue as required by CO District Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for part of Lots 7 and 8, Block 1 - Tulsa Hills.

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



CALL OXIE - 1-800-522-6543 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

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

THE QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE ARE FOR PERMIT USE ONLY. PLANT QUANTITIES ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL PLANT MATERIALS SHOWN ON THE DRAWINGS.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF ROOT BALL TO EXPOSE THE ROOT FLARES.

GOOD AREAS WITHIN THE PROPERTY LINES AND OR CURB LINES AS INDICATED ON THE PLANS WITH US BERMUDA SOLID SLAB SOIL AS INDICATED IN SPECIFICATION'S. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
MAY 1 - AUGUST 31 APPLY A 16-16-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1000 SQUARE FEET TO ALL LANN AREAS.
SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE OF FIVE (5) POUNDS PER 1000 SQUARE FEET OF LANN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

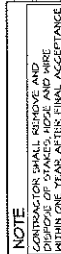
THE FOLLOWING NOTES ARE A PARTIAL SUMMARY OF SPECIFICATIONS, REFER TO THE FOLLOWING SECTIONS.

ORDID - IRRIGATION SYSTEM

02400 - SODDING
02400 - PLANT MATERIALS AND OPERATIONS

EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF "DACK TO EARTH" COMPOSTED COTTON DUNGE, MIX WITH THE TOP SOIL AND USE AS A BACKFILL. APPLY BIOPLEX 3-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 5 OUNCES PER EACH 1" CALIPER. INCORPORATE 5-IN-1 INTO THE TOP 3"-4" OF SOIL.

MULCH



12 GA. GALVANIZED WIRE

3 STEEL T. POSTS DRIVE INTO UNDISTURBED SOIL A DEPTH OF 2'; POSTS SMALLER SET AT UNIFORM HEIGHT; EACH TREE EQUALLY SPACED AROUND THE TREE.

GUY WIRES WITH BLACK POLY HOSE

REMOVE TOP 1/3 OF POST BALL

REMOVE

REMOVE

CAREFULLY REMOVE ANY EXCESS
SOIL ON TOP OF ROOT BALL

TO EXPOSE THE ROOT FLARES

3' - 4" EARTH SAUCER

3' PATH

1' HIGH GRADE

PREPARED SOIL AND FERTILIZATION -
REFER TO TREE PLANTING NOTES

EXISTING SOIL ON ADDED TOP SOIL

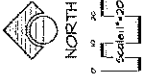
ELEVATE CENTER OF PIT AND COMPACT TO PREVENT SETTLING OF FOOT WALL

TREE PLANTING DETAIL
NOT TO SCALE

[illegible]

PLANT MATERIAL SCHEDULE *				
QUANT.	TAG	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
6		NOAK	QUERCUS NUTTALLI	3" CAL. 10'-12' HT. CENTRAL LEADER
6		NELLIE & STEVENS HOLLY	ELX & NELLIE N. STEVENS	1'-8" HT. 3'-4" WID. FULL TO GROUND, CONTAINER

ADVERTISING
LARRY W. GRIFFIN
2001-2002
2003-2004
2005-2006
2007-2008
2009-2010
2011-2012
2013-2014
2015-2016
2017-2018
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WEST 81ST STREET & OLYMPIA AVENUE
TULSA, OKLAHOMA

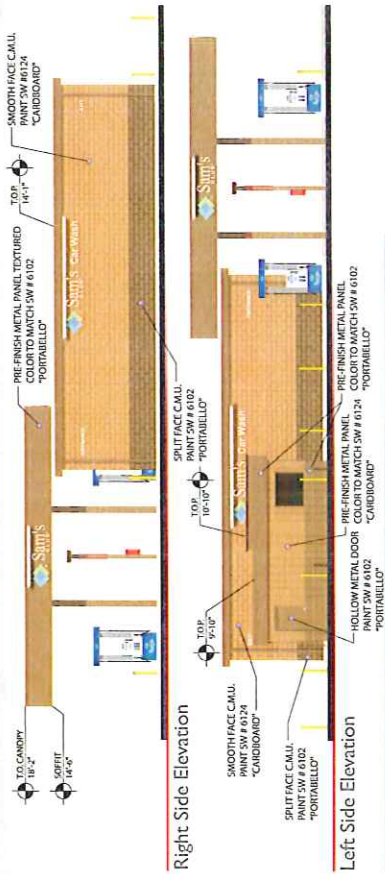
SMC CONSULTING ENGINEERS, P.C.
1810 West Main • Cincinnati City, OH 45206
PH 405-233-7715 Fax 405-233-4920

[illegible]



Tulsa, OK #4839

2 OCTOBER 2009



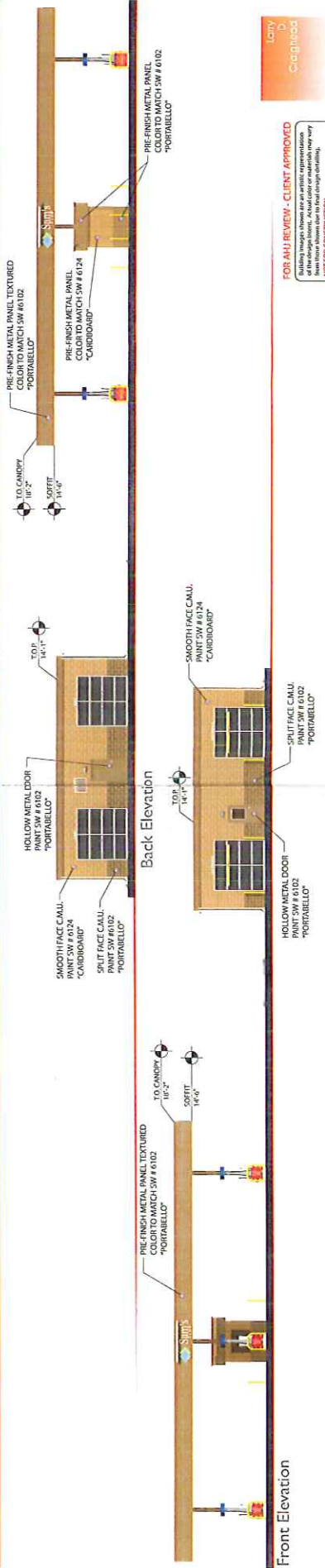
Right Side Elevation



Left Side Elevation



Left Side Elevation



Front Elevation

Back Elevation

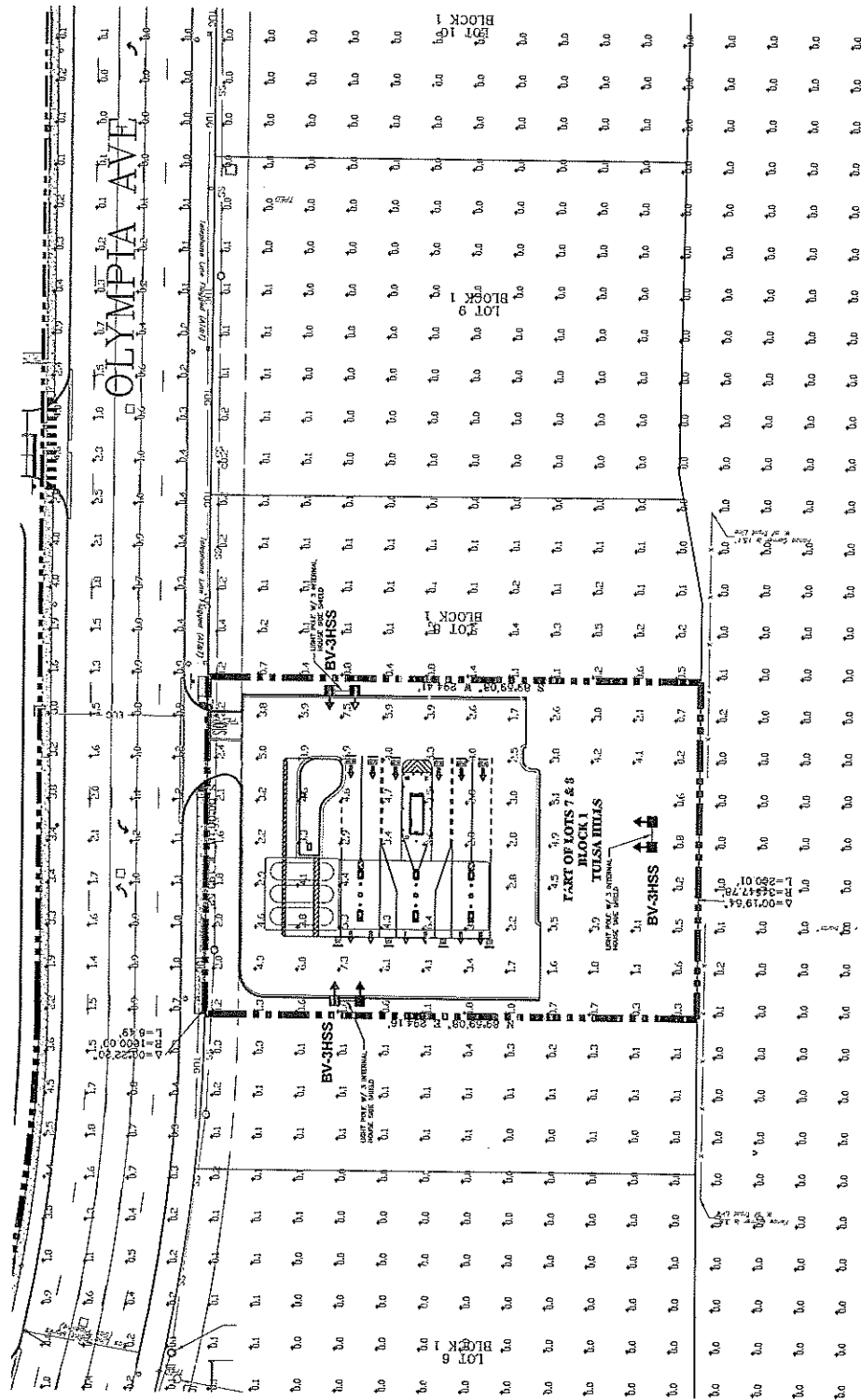
FOR AIA REVIEW - CLIENT APPROVED

Larry D. Coughlin

These drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of the design firm. A seal and signature are required on every sheet for the drawings to be valid.

NOT FOR CONSTRUCTION

Approved

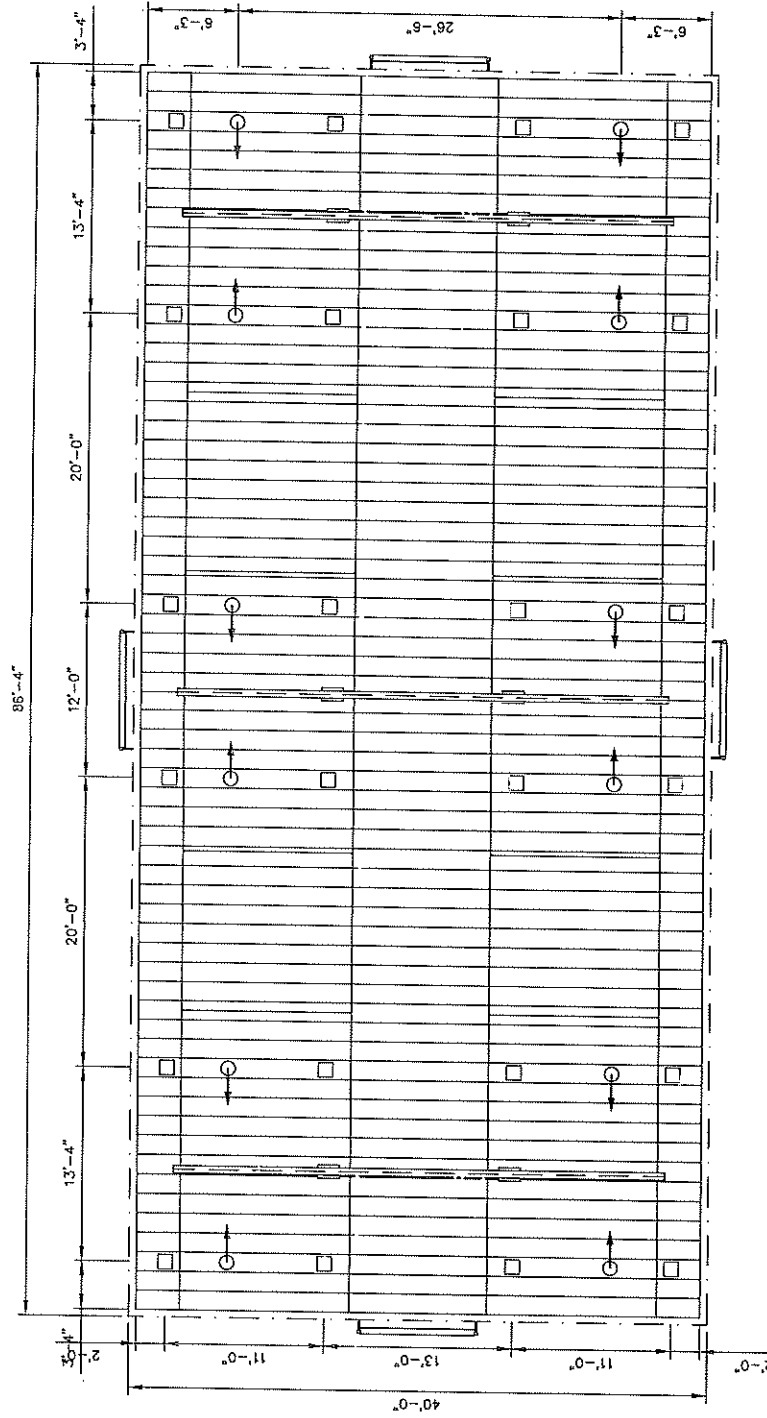


SECRET

ALL LIGHT STANDARDS ARE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE EAST BOUNDARY OF BLOCK 2. LIGHT FIXTURES ARE ARRANGED SO AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHIELDING OF SUCH LIGHT IS DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO PERSONS WITHIN ADJACENT AREAS.

Candidate Signature									
Symbol	Qty	Label	Amount/Unit	Total Line Item	LT	Description	Rate	Units	
L1	3	(N)-JACO	ROTATED 2' W 10'	2400.00		2.758	CPR-100-100-PPH-3'-DACS 30' HOLE 3" DIACT		2160

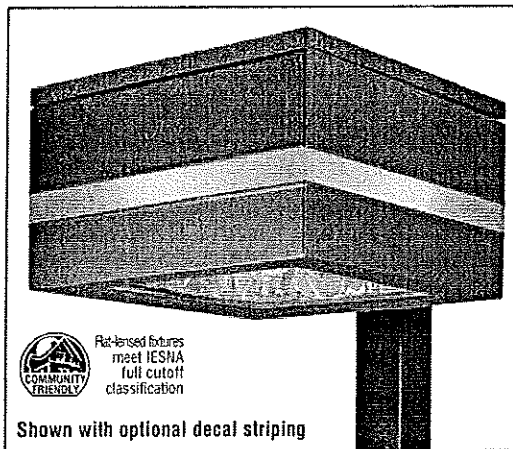
Based on the information provided, all dimensions and luminance conditions were determined for each element, and the resulting data set must determine applicability of the layout to existing or future conditions.



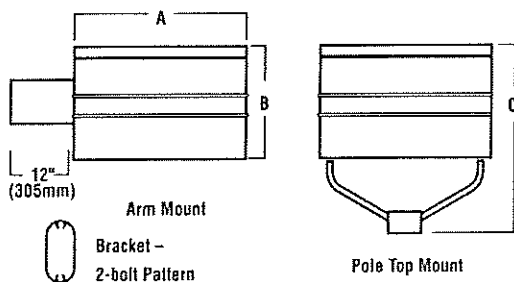
CANOPY LIGHT LAYOUT

LUMINAIRE SCHEDULE				
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF
○	12	SINGLE	82.3	0.900
□	24	SINGLE	82.3	0.900
		DESCRIPTION		
		CRO-FO-LED-30-CW		
		CRO-S-LED-50-CW		

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
GPM Pole Top	21-5/8" (549mm)	12-3/4" (324mm)	21-15/16" (557mm)
GFR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
GFPR Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens		
	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

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

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GPM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GFPR	29/64	724/28.5	724/28.5	737/29

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

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

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR:** Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights. **GFM:** Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.) **Pole Top:** The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

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.

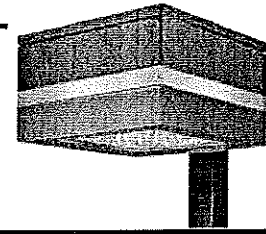
DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

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



GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Burn GFM - Arm Mount GFPM - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	200 250 320 400	PSMV - Pulse-Start Metal Halide 200, 250, 320 Watt PSMVR - Pulse-Start Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	8BK - 8" Bracket ³ PCI120 - Button-Type Photoelectric Control ⁴ PCI208 - Button-Type Photoelectric Control ⁴ PCI240 - Button-Type Photoelectric Control ⁴ PCI277 - Button-Type Photoelectric Control ⁴ PCI347 - Button-Type Photoelectric Control ⁴ IL - Internal Louver ⁵ LL - Less Lamp
Reduced Vertical Burn GFR - Arm Mount GFPR - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw FA - Automotive Forward Throw 5 - Type V Advanced Reflector Technology Optical Systems: AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38"-42" Mtg. Ht.)	400 575 750 775 1000 575 750 775 1000 750 775 1000	PSMV - Pulse-Start Metal Halide 400, 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt PSMV - Pulse-Start Metal Halide 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt PSMV - Pulse-Start Metal Halide 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt	MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment. TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.	Consult Factory for International Voltages and Light Sources		Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- An 8" bracket can only be ordered with single and D180° configurations.
- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.
- Available with GFR AFT reflector only. Can be ordered as an accessory, use Order #288116BLK.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-80-WM-CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++
		GFR/GFPR AFT IL - Internal Louver	288116BLK++

HOUSE SIDE SHIELD TYPE II (4342901)	TYPE III AND FORWARD THROW (FA/FP/AFT) TYPE III AND FORWARD THROW (FA/FP/AFT) (4342902)	GFR WITH INTERNAL HOUSE SIDE SHIELD (288116BLK) (AFT reflector only) 5-3/8" (137mm)
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04/09/10

Project Name _____ Fixture Type _____

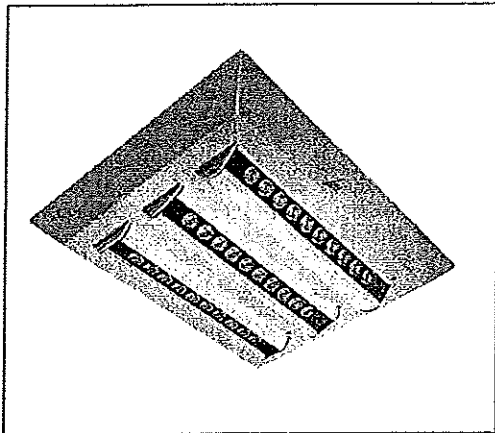
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LSI INDUSTRIES INC.

Catalog # _____

LSI
Industries
A Greenbriar Company

14.10

LED FOCUS CANOPY LIGHT (CRO)



Crossover
SOLID-STATE LIGHTING

U.S. Patent D574955 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS - Ultra-High efficiency optics provide precise beam placement for optimal retail surface illumination. Each bank of LEDs in a light cartridge is independently adjustable between +/- 45° allowing targeted zone illumination. Regardless of light cartridge position luminaire provides cutoff.

OPTICAL UNIT - Featuring a slim 2" profile luminaire. Housing is die-formed aluminum with independently adjustable extruded aluminum light cartridges. Each light cartridge is provided with a gasketed clear tempered glass lens providing a water-resistant seal.

DRIVER HOUSING - Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and providing "knock-out" entry for primary wiring.

INSTALLATION - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-240V VAC, (50/60 Hz) input.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Input power is 50 watts. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

Crossover® LED Lighting

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	3000
Watts	40
Lumens per Watt (Efficacy)	75
Color Accuracy Color Rendering Index (CRI)	69
Light Color Correlated Color Temperature (CCT)	5100 (Daylight)

Warm White 2700K Bright White 3000K Daylight 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-EOT6XW
Model Number: CRO-FO-LED-30-CW-UE
Type: Surface-mounted fixtures with directional head(s)

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. This label represents a single test of a single fixture. Input power below represents rated values for the family. Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT		
Fixture	Distribution	Lumens (Nominal)
CRO	Type FO	1000 (for each of 3 banks - total 3000)
Input Power of 40 watts		



IP67

11/03/09

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Project Name _____ Fixture Type _____
Catalog # _____



14.11

LED FOCUS CANOPY LIGHT (CRO)

Crossover[®]
SOLID-STATE LIGHTING

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRO FO LED 30 CW 120-240V WHT**

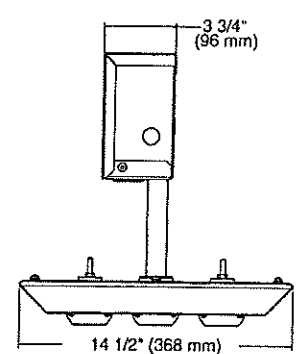
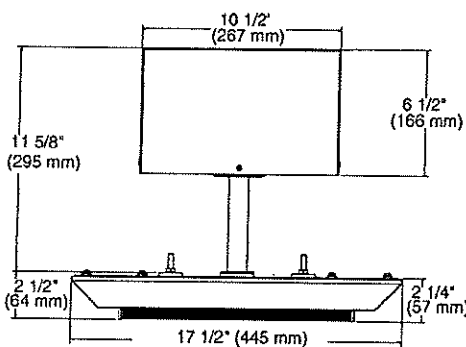
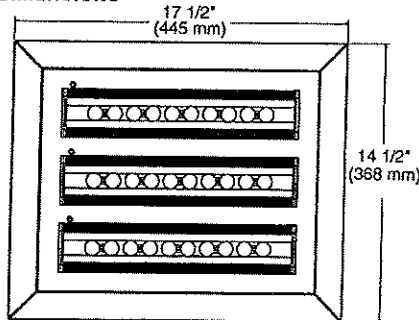
Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CRO	FO - Focus	LED	30	CW - Cool White (5000° K nom)	120-240V	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CRO (Ambient or Focus)	353675
Retrofit Panels - EC to CRO (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CRO)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540

¹ Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

SUPERKITS [®] to Retrofit Crossover to Existing Housings (see separate spec sheets)	
Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

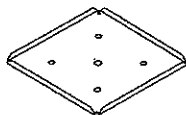
DIMENSIONS



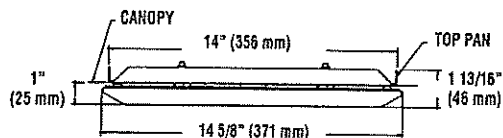
SHIPPING WEIGHTS

12.2 lbs. 1 fixture
53.3 lbs. 4 fixtures

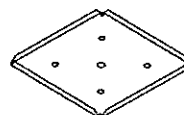
RETROFIT PANEL - SC / SCF / ECTA (#353675)



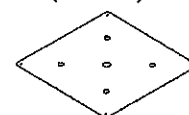
TOP PAN



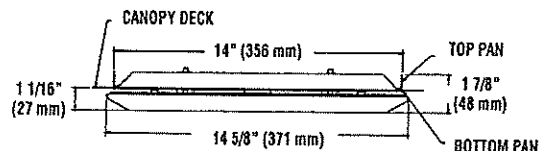
RETROFIT PANELS - EC (#353684)



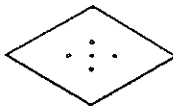
TOP PAN



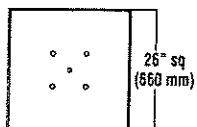
BOTTOM PAN



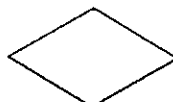
2X2 COVER PANEL W/ HOLES (357283)



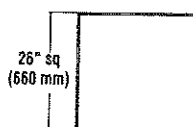
PANEL W/ HOLES



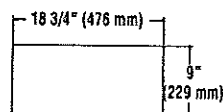
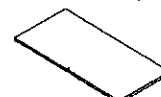
2X2 COVER PANEL BLANK (357282)



PANEL W/O HOLES



RIC COVER PANEL (354702)



11/03/09

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Project Name _____ Fixture Type _____
Catalog # _____

LSI
Industries
A Company with a Smart Vision

14.12

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover*
SOLID-STATE LIGHTING

U.S. Patent D574994, D590100 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS - Ultra-High efficiency reflectors provide custom beam distribution for optimal surface illumination. Luminaire is rated Full Cutoff.

OPTICAL UNIT - Featuring an ultra slim 1" profile luminaire. Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Integral, single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

DRIVER HOUSING - Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and provide "knock-out" entry for primary wiring.

INSTALLATION - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-277 VAC, (50/60 Hz) input.

LIGHT OUTPUT - Two sizes of optical units are available to suit differing light level requirements.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

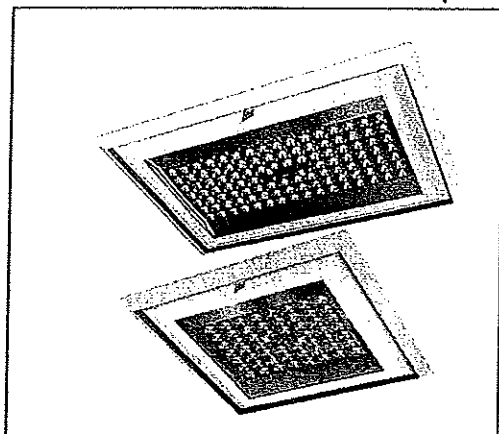
OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum_apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.



Crossover® LED Lighting

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79

Color Accuracy Color Rendering Index (CRI)	69
---	----

Light Color
Correlated Color Temperature (CCT)

5100 (Daylight)

Warm White Bright White Daylight

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-GCG1GH
Model Number: CRO2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. This label represents a single test of a single fixture. Input power below represents rated wattage for the family. Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT		
Fixture	Distribution	Lumens (Nominal)
CRO2 50	Type S	5000
Input Power of 60 watts		
CRO2 100	Type S	9000
Input Power of 115 watts		



Suitable for wet locations

IP67

11/03/09

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LSI INDUSTRIES INC.

Project Name _____ Fixture Type _____
Catalog # _____



14.13

LED AMBIENT CANOPY LIGHT (CR02)

Crossover
SOLID-STATE LIGHTING

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CR02 S LED 50 CW UE WHT**

Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CR02	S-Symmetric	LED	50 100	CW - Cool White (5000° K nom)	UE - Universal Voltage (120-277 AC)	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

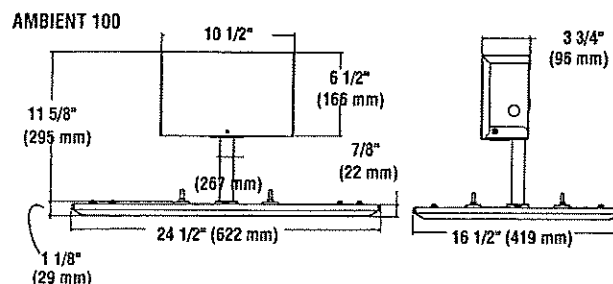
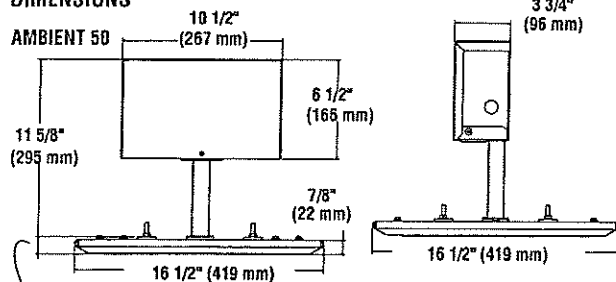
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CR0 (Ambient or Focus)	353675
Retrofit Panels - EC to CR0 (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CR0)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540

¹ Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

SUPERKITS® to Retrofit Crossover to Existing Housings (see separate spec sheets)

Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

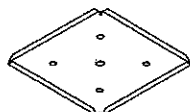
DIMENSIONS



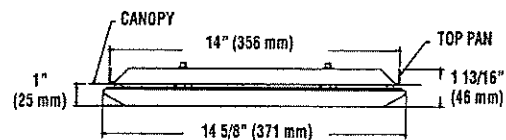
SHIPPING WEIGHTS

CR02 50	CR02 100
12.5 lbs. 1 fixture	16.5 lbs. 1 fixture
50 lbs. 4 fixtures	62 lbs. 4 fixtures

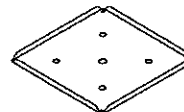
RETROFIT PANEL - SC / SCF / ECTA (#353675)



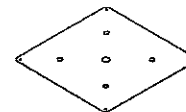
TOP PAN



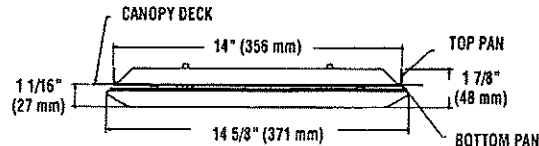
RETROFIT PANELS - EC (#353684)



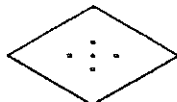
TOP PAN



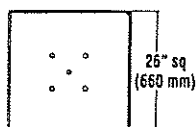
BOTTOM PAN



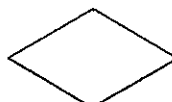
2X2 COVER PANEL W/ HOLES (357283)



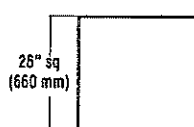
PANEL W/ HOLES



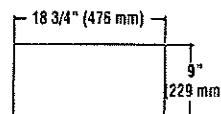
2X2 COVER PANEL BLANK (357282)



PANEL W/O HOLES



RIC COVER PANEL (354702)



11/03/09

Project Name _____ Fixture Type _____

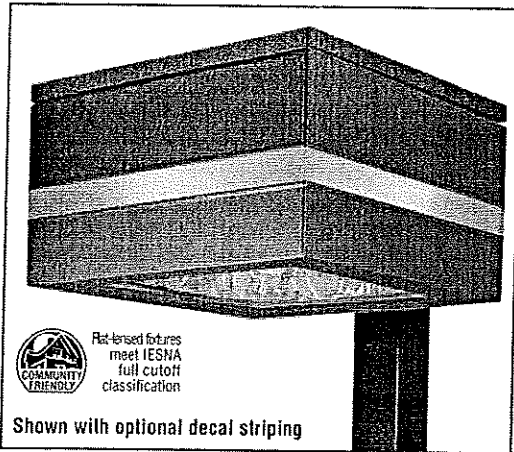
Catalog # _____

© 2009
LSI INDUSTRIES INC.

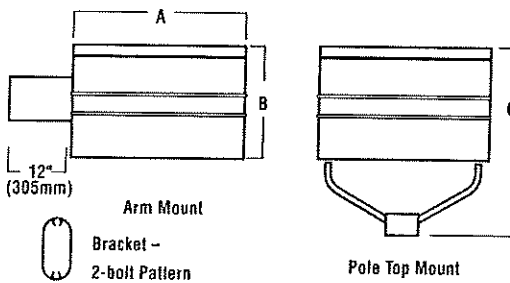
LSI
Industries
A Company with a Smart Vision

14.14

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8"(549mm)	12-3/4"(324mm)	—
GPPM Pole Top	21-5/8"(549mm)	12-3/4"(324mm)	21-15/16"(557mm)
GFR Arm Mount	21-5/8"(549mm)	16-1/8"(410mm)	—
GPPR Pole Top	21-5/8"(549mm)	16-1/8"(410mm)	25"(635mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens

	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

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

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GPPM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GPPR	29/64	724/28.5	724/28.5	737/29

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

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

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR:** Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.) **Pole Top:** The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

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.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

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







N

21-14 08

Feet
0 150 300

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

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

June 1, 2010

LS-20375 Jerry D. Mercer (1408) (AG-R) (County)
West of the Northwest corner of East 106th Street North and North 129th
East Avenue

The Lot-split proposal is to split 1.33 acres +/- from an existing 4.85 acre +/- tract creating a 3.52 acre +/- remainder tract. The proposed tracts meet the AG-R bulk and area requirements of the Tulsa County Zoning Code.

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 May 20, 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.



W/4 VICTIMS WENT
U/C RIMMED CUPPING &
TELEPHONE CABLE
EASTERN (OFFSHORE)
FACED

W/F. UTILITY ENCUMBRANCE
D/F. DRAINAGE ENCUMBRANCE

SEMI-ANNUAL NOTES

BASES OF BEARINGS, BASED ON AN ASSUMED AXIALITY

NO CURRENT INFO ON CURRENT OR FUTURE WORK. NO INFORMATION WAS OBTAINED AT THE TIME OF SURVEY.
THE ABOVE INFORMATION IS BASED ON ALL DOCUMENTS AND RECORDS IN THE FILES OF THE FBI.
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-09-2010 BY 60322 UCBAW

PLAT OF SURVEY

MAILING NO. - 57K 10--51402
CLARK, JERRY MORRIS

LEGAL DESCRIPTION

EXISTING TRACT:

THE SOUTH 840 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/4 W/4 W/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE NADIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

[illegible][illegible]

SURVEYOR'S STATEMENT

SUNSHINE'S STATUETTE

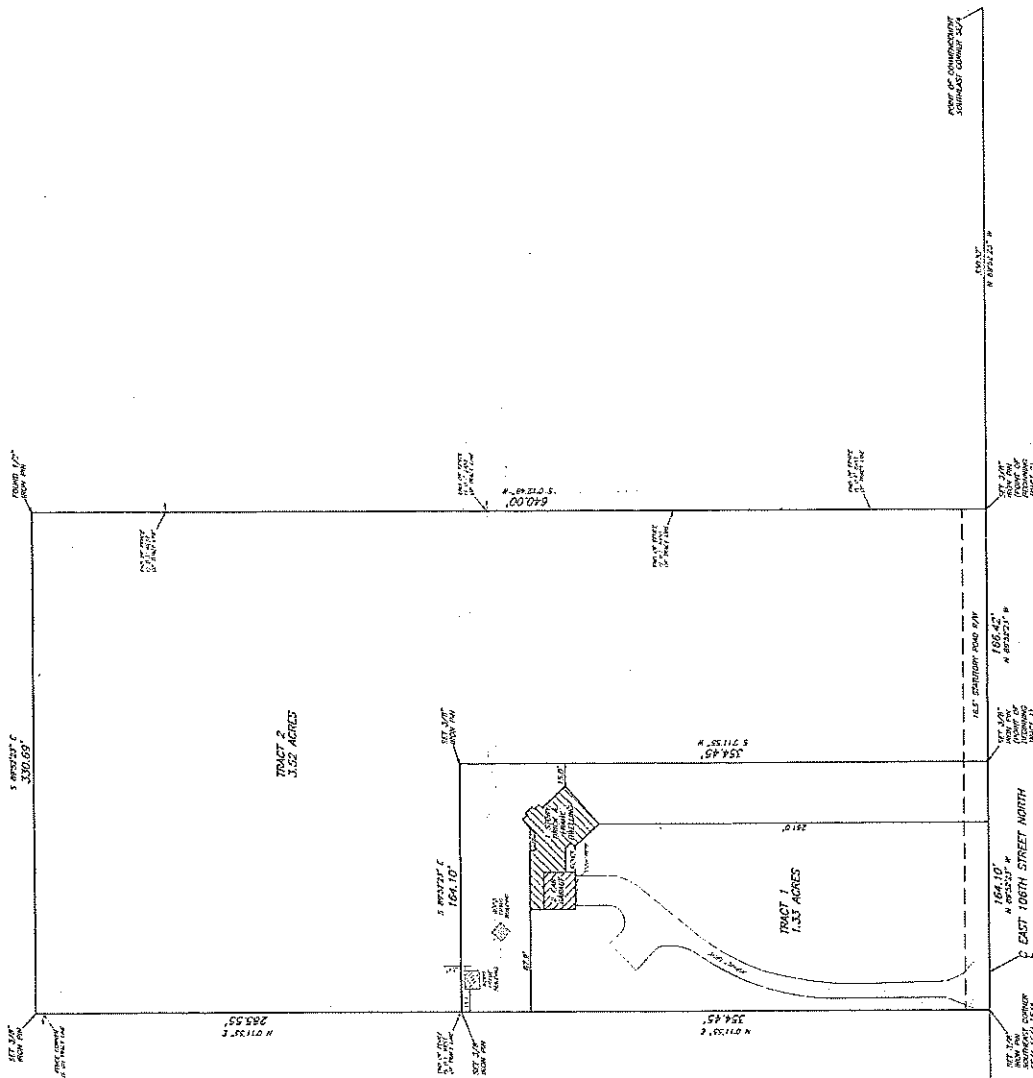
THE "SUNSHINE" STATUETTE, AN ELEGANT AND VALUABLE GIFT, WILL BE AWARDED TO THE MEMBER WHO HAS THE MOST ATTRACTIVE AND INTERESTING PHOTOGRAPH OF HIMSELF OR HERSELF, AND WHOSE PHOTOGRAPH IS THE MOST ATTRACTIVE AND INTERESTING TO THE OTHER MEMBERS OF THE CLUB. THE PHOTOGRAPH SHOULD BE SUBMITTED TO THE CLUB SECRETARY, AND THE MEMBER WHOSE PHOTOGRAPH IS THE MOST ATTRACTIVE AND INTERESTING TO THE OTHER MEMBERS OF THE CLUB WILL BE AWARDED THE "SUNSHINE" STATUETTE. THE STATUETTE IS A BEAUTIFUL AND VALUABLE GIFT, AND IS AWARDED TO THE MEMBER WHOSE PHOTOGRAPH IS THE MOST ATTRACTIVE AND INTERESTING TO THE OTHER MEMBERS OF THE CLUB. THE STATUETTE IS A BEAUTIFUL AND VALUABLE GIFT, AND IS AWARDED TO THE MEMBER WHOSE PHOTOGRAPH IS THE MOST ATTRACTIVE AND INTERESTING TO THE OTHER MEMBERS OF THE CLUB.

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. 041001
JANUARY 07/2011

[Handwritten signature]

WHITE SURVEYING COMPANY
providing land surveying services since 1940
1000 E. 68th Street • Tulsa, OK 74146 • 900.700.0000 • 910.863.0024 • 910.864.0300 fax

WHITE, SURVEYING COMPANY
ONE NORTH BEAVER BROOKS DRIVE
DALLAS, TEXAS 75243
214-343-1100



1. I am a member of the following organizations: None

LEGAL DESCRIPTION:

EXISTING TRACT:

THE SOUTH 640 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SE/4 SE/4 SE/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 1:

A tract of land lying in the South 640.00 feet of the West Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (W/2 of the SE/4 of the SE/4 of the SE/4) of Section 8, Township 21 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. Said tract of land being described as follows; Commencing at the Southeast corner of the Southeast Quarter of said Section 8; Thence North 89°52'23" West for 469.94 feet to the Point of Beginning of said tract of land; Thence continuing North 89°52'23" West for 164.10 feet to the Southwest corner of said W/2 of the SE/4 of the SE/4 of the SE/4; Thence North 00°11'55" East along the West line thereof for 354.45 feet; Thence South 89°52'23" East for 164.10 feet; Thence South 00°11'55" West for 354.45 feet to the Point of Beginning of said tract of land.

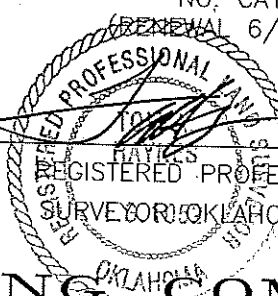
TRACT 2:

A tract of land lying in the South 640.00 feet of the West Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (W/2 of the SE/4 of the SE/4 of the SE/4) of Section 8, Township 21 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. Said tract of land being described as follows; Commencing at the Southeast corner of the Southeast Quarter of said Section 8; Thence North 89°52'23" West for 330.52 feet to the Southeast corner of said W/2 of the SE/4 of the SE/4 of the SE/4 and the Point of Beginning of said tract of land; Thence continuing North 89°52'23" West for 166.42 feet; Thence North 00°11'55" East for 354.45 feet; Thence North 89°52'23" West for 164.10 feet to the West line of said W/2 of the SE/4 of the SE/4 of the SE/4; Thence North 00°11'55" East along the West line thereof for 285.55 feet; Thence South 89°52'23" East parallel with and 640.00 feet Northerly of the South line of said W/2 of the SE/4 of the SE/4 of the SE/4 for 330.69 feet to the East line of said W/2 of the SE/4 of the SE/4 of the SE/4; Thence South 00°12'48" West along the East line thereof for 640.00 feet to the Point of Beginning of said tract of land.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.

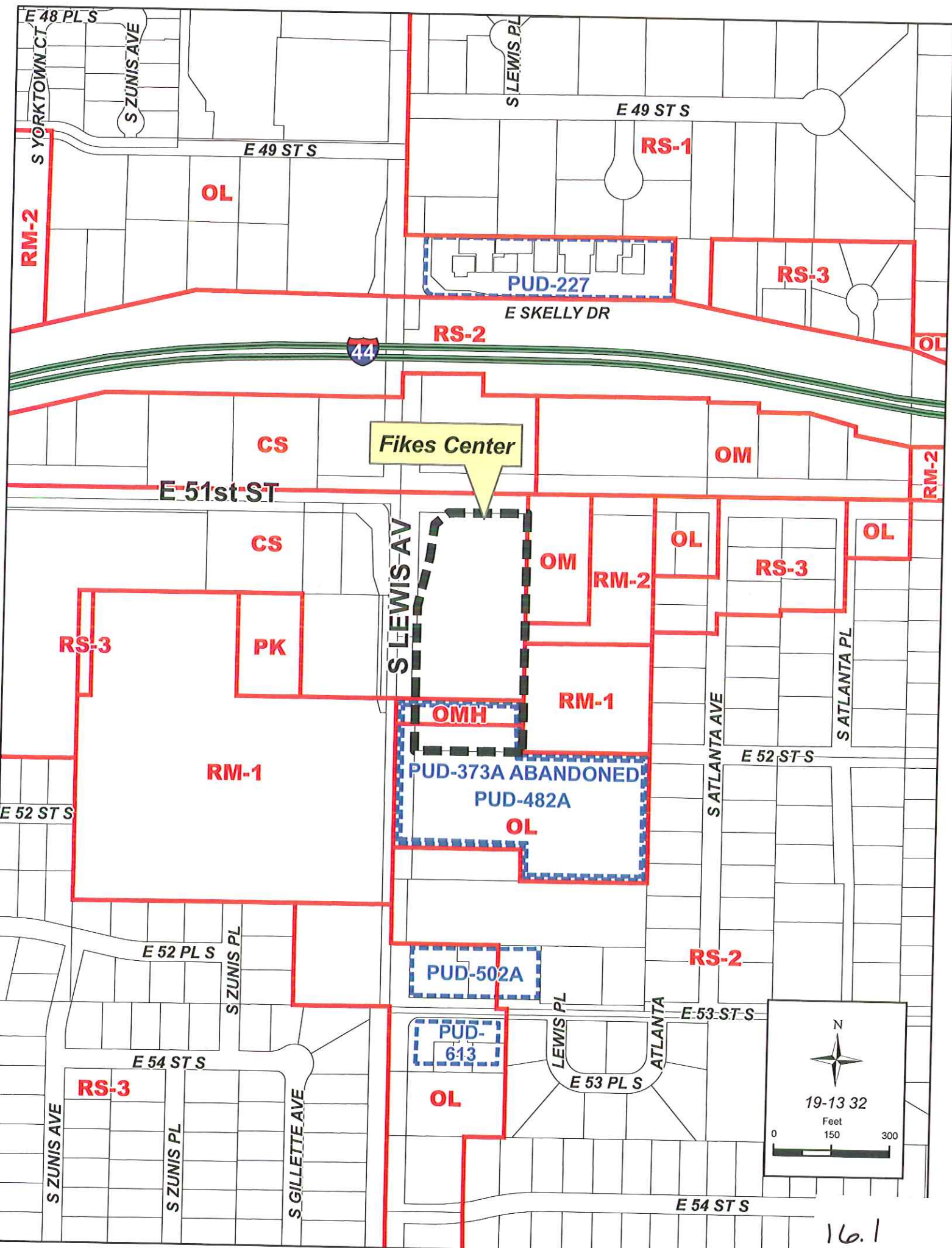
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(RENEWAL 6/30/2011)

BY:  DATE: 4/27/10
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

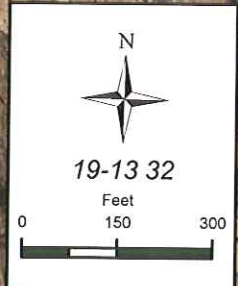
WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 800.262.0682 • 918.663.6924 • 918.664.8366 fax



16.1



16.2

PRELIMINARY SUBDIVISION PLAT

Fikes Center - (9332) (PD 18B) (CD 9)
Southeast corner of 51st Street and Lewis Avenue

This plat consists of 1 Lot, 1 Block, on 3.75 acres.

The following issues were discussed May 20, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS with CS (commercial shopping) pending and PUD 482 A (pending abandonment).
2. **Streets:** Right-of-way currently existing is not clear. Both Lewis and 51st Street are secondary arterials with 100 feet of right-of-way requirement, i.e., 50 feet from the center line. Show the right-of-way available and reference the plat number or book and page number or call out additional right-of-way to be "dedicated by this plat." Additional 8 feet of right-of-way required along Lewis for right turn lane. The total length required for turn lane is 388 feet from section line. Currently only 290 feet is provided. There are too many accesses along Lewis Avenue. Minimum distance between accesses must be at least 150 feet. Access width must be limited to 36 feet each. If additional right-of-way is required along Lewis then standard language must be included. Include standard sidewalk language. Sidewalks including ramps must be shown along Lewis and 51st Street.
3. **Sewer:** A perimeter easement, with a minimum width of 17.5 feet, must be dedicated along the south boundary line of the plat. If the existing 17.5 foot utility easement, along the north boundary line of the plat for Brighton Gardens of Tulsa, can be continued all the way across the new northern boundary line, then you will not be required to provide additional easement on your side of the boundary line. If not, then you will be required to provide the 17.5 foot utility easement within your platted area, adjacent to the southern perimeter of the plat.
4. **Water:** Should a water main line need to be extended an Infrastructure Development Project will be required.
5. **Storm Drainage:** Add an overland drainage easement or a storm sewer easement to convey the offsite drainage, flowing westward across the east property line at the location of the proposed building across the property. The existing storm drains and the proposed underground detention should be included in a storm sewer easement. Add a covenant for roof drainage so that all new roof drainage will be conveyed to the on-site detention facility.

Revise the stormwater detention easement language to be applicable to underground stormwater detention below a parking lot. There may be a need to provide the standard language for an overland drainage easement.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Add the e-mail address for the surveyor. Provide name, address, phone number, e-mail address and CA number (with renewal date) of the Professional Engineer or change surveyor title to engineer/surveyor if information is the same. Add a leading zero to all single digit degree descriptions on the face of the plat and in the legal description (i.e. 01° instead of 1°). Include plat number for "50 feet of right-of-way dedicated by plat" on the face of the plat. Fix typos on the face of the plat and in legal description.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

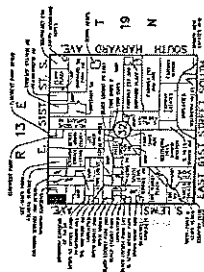
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.

Fikes Center

PART OF THE NW/4 OF THE NW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 13 EAST AND REPLAT PART OF LOT ONE (1), BLOCK ONE (1), "BRICKTON GARDENS OF TULSA", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Location Map
SCALE: 1"=2000'

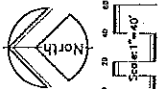
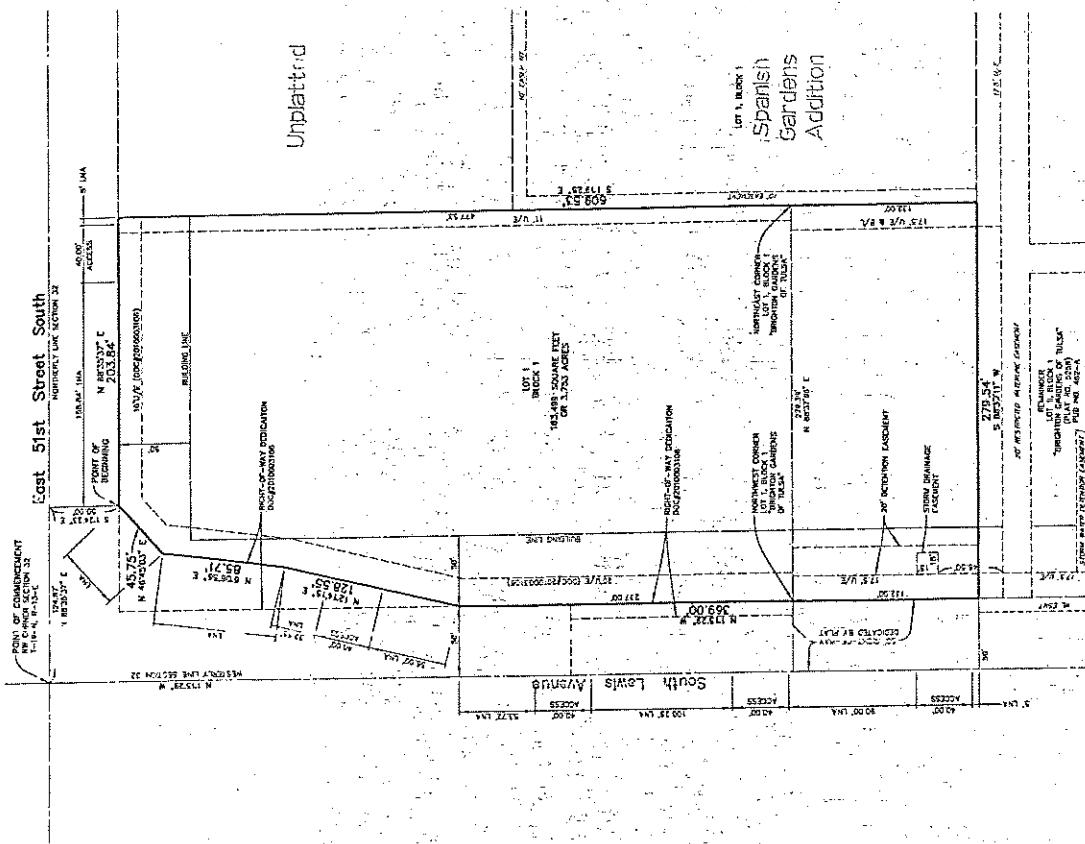
SUPERVISION COMPANY'S
ONE(1) LOT IN ONE(1) BLOCK
GROSS SUPERVISION AREA 2.782 ACRES

OWNER:
Fike's Center, Inc.
An Oklahoma Corporation
Philip B. Allen, President
1835 South Pearl Ave., Suite 20
Tulsa, Oklahoma 74105
(918)747-8700

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK LA No. 2601, EXPIRES 6/30/2011
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

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Training Commission

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SHEET 1 of 2



ACC = ACCESS PERMITTED
 UNA = UNITS OF NO ACCESS
 B/L = BUILDING LINE
 U/L = UTILITY EASEMENT

Basin of Bearing

BASIS OF BEARING BEING NORTH 17°29" WEST ALONG THE WESTERLY LINE OF SECTION 32, T-10-N, R-13-E AS SHOWN ON ODOT PLANS FOR 1-44 AND 1CWS, TULSA COUNTY, OKLAHOMA.

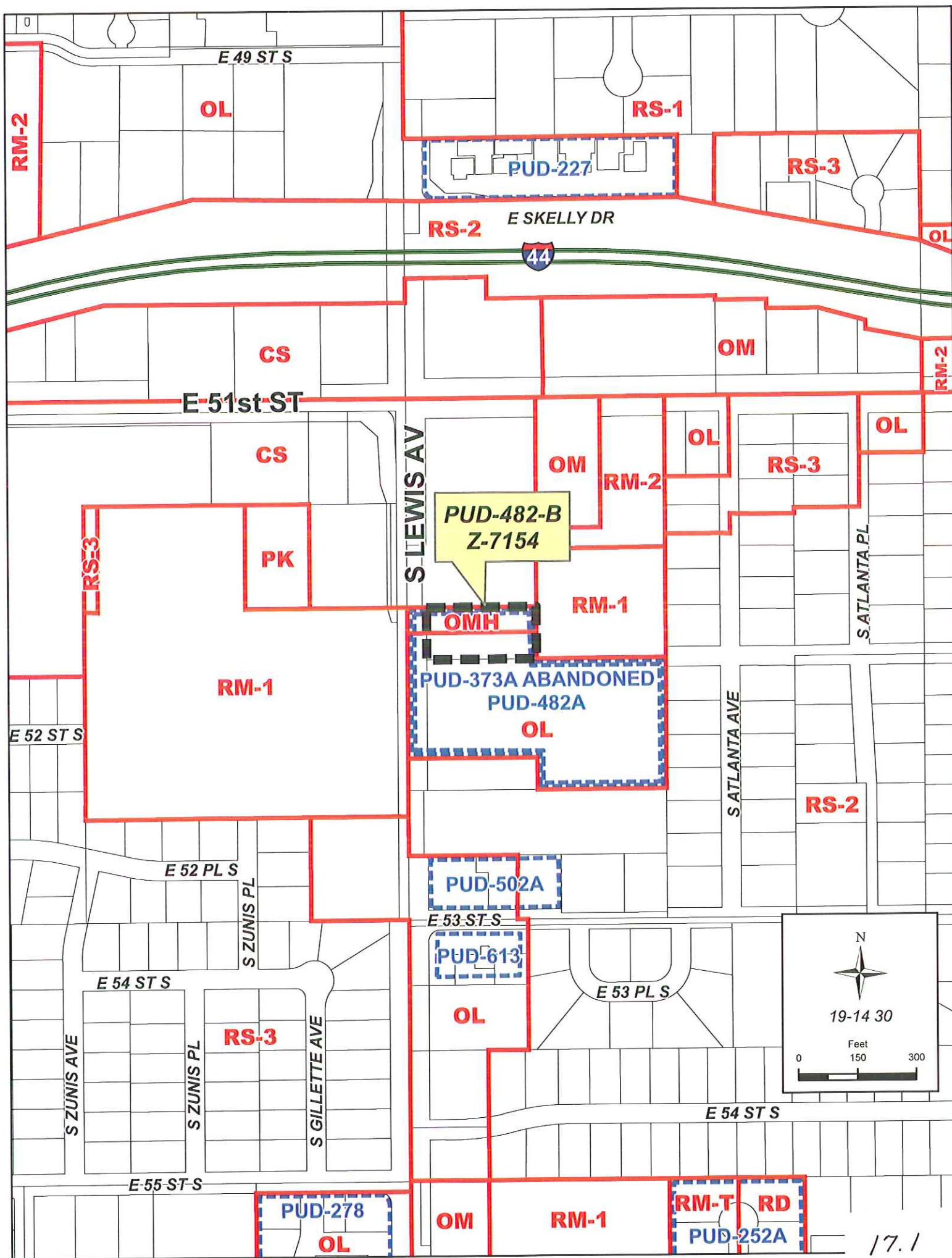
STATE OF OREGON,
COUNTY OF TULSA.

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

Witness my hand and seal of office on _____ day of _____, 19____.

EDWIN WILSON, Tulsa County Clerk.

DATE OF PREPARATION: APRIL 19, 2010





**PUD-482-B
Z-7154**

N

19-14 30

Feet

0 150 300

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7154/PUD-482-B (Abandonment)

TRS 9332

Atlas 471/ 562

CZM 47

PD-18 CD-9

TMAPC Hearing Date: June 1, 2010

Applicant: Tanner Consulting

Tract Size: 1± acres

ADDRESS/GENERAL LOCATION: South of the southeast corner of East 51st Street and South Lewis Avenue

EXISTING ZONING: OL/OMH/PUD-482-A **EXISTING USE:** Vacant

PROPOSED ZONING: CS **PROPOSED USE:** Commercial

ZONING ORDINANCE: Ordinance number 17688 dated February 20, 1992; and Ordinance number 19123 dated October 27, 1997, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-502-A August 2000: All concurred in approval of a proposed Major Amendment to PUD on a 1.28+ acre tract of land for office use, on property located northeast corner of East 53rd Street South and South Lewis Avenue

Z-6703/PUD-613 July 1999: All concurred in approval of a request to rezone a 1.04-acre lot located on the southeast corner of East 53rd Street South and South Lewis Avenue, south of the subject tract, from RS-2 to OL/PUD-613 for office use.

PUD-482-A September 1997: All concurred in approval of a major amendment to PUD-482 to change the permitted uses from motel to two development areas. One area allows elderly/retirement housing and life care retirement center and the second area permits office use on property located south of the southeast corner of 51st Street and South Lewis Avenue and a part of the subject property.

Z-6416/PUD-502 September 1993: All concurred to approve a request to rezone a .8+ acre tract from RS-2 to OL/PUD-502 to permit an office development located on the northeast corner of East 53rd Street South and South Lewis Avenue

Z-6346/PUD-482/PUD-373-A January 1992: A request was filed to rezone a half-acre tract from OL to OMH and to abandon an existing PUD-373. The request was to combine the half-acre tract with the adjoining property under a new Planned Unit Development (PUD-482) for the development of a motel complex with offices, restaurant, living quarters for the manager, conference area and pool area. Staff recommended denial of OMH zoning and approval of OL/PUD subject to conditions on property located south of the southeast corner of 51st Street and South Lewis Avenue and a part of the subject property.

Z-5882/PUD-373 January 1985: All concurred in approval of a request to rezone a .5± acre tract from RS-2 to OL/PUD for an office development, located south of the southeast corner of East 51st Street and South Lewis Avenue and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located south of the southeast corner of East 51st Street and South Lewis Avenue. The property is vacant and zoned OL/OMH/PUD-482-A.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Secondary arterial	100'	4 (with turning lanes at 51 st Street); soon to be improved due to ODOT and other related enhancements to the expressway and East 51 st Street changes.

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

SURROUNDING AREA: The subject tract is abutted on the east by apartments, zoned RM-1; on the north by a shopping center, zoned CS; on the south by a retirement home/living center, zoned OL/PUD 482-A; and on the west by apartments, zoned RM-1.

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 Low Intensity-No Specific land use and Linear Development Area. According to the Zoning Matrix, the requested CS zoning is **not** in accord with the Low Intensity designation of the Plan.

STAFF RECOMMENDATION FOR ZONING:

Staff understands that this requested rezoning is to relocate some of the shopping center businesses now to the north at such time as the improvements are made to East 51st Street in conjunction with ongoing ODOT improvements to the Skelly expressway. Due to imminent changes in the adjacent roadway, existing medium intensity land uses on all sides and traffic access, staff can support the requested rezoning to CS of Z-7154, so long as the TMAPC deems it appropriate to approve PUD-482-B. Staff therefore recommends **APPROVAL** of CS zoning for Z-7154.

STAFF RECOMMENDATION FOR PUD:

PUD-482-B is a .99 acre/43,124 square foot tract located south of the southeast corner of 51st Street South and South Lewis Avenue/I-44. The tract gradually slopes from west to east and is currently vacant.

The intent of major amendment PUD-482-B is to remove the tract identified on Exhibit A as "Tract B" from PUD-482/PUD-482-A. Accompanying the abandonment is rezone request Z-7154 also appearing on the 6/1 agenda of the TMAPC, which seeks to change the underlying zoning of the subject property from OMH/OL to CS.

This request is being facilitated by the widening and realignment of I-44 and reconstruction of the intersection of South Lewis and 51st Street. Please refer again to Exhibit A. The I-44 project will result in the demolition of the northern portion of the Fikes Shopping Center. If approved, PUD-482-B would allow for the well established northern tenant spaces of the shopping center to be reconstructed on the subject property and permit the affected businesses to remain in the same general location.

A change to CS zoning on the subject tract would make the property subject to the requirements of Chapter 7 the Zoning Code as applicable. In addition the property would

need to be screened from the property to the east, as well as landscaped according to the requirements of Chapter 10 of the Zoning Code.

Due to the imminent changes in the adjacent roadway, existing medium intensity land uses on all sides and traffic access, staff can support the requested abandonment and subsequent rezone to CS, so long as the TMAPC deems it appropriate to approve rezone application Z-7154.

Staff therefore recommends **APPROVAL** of PUD-482-B subject to the TAC comments below which are a condition of the approval of the major amendment.

TAC Comments:

General: No comments.

Water: No objection.

Fire: No objection to abandonment of Tract B from existing PUD.

Stormwater: No objection.

Wastewater: Does this also close the existing 17.5' easement along the Northern boundary of Tract B? If the easement is not closed, then the proposed building can not be located over it.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** E 51st Street is a designated secondary arterial. S. Lewis Ave is a designated secondary arterial.
- **LRTP:** E. 51st St. S., between S. Lewis Ave and S. Harvard Ave, existing 4 lanes. Lewis Avenue, between 51st St. S. and 61st St. S., existing 4 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments
- **Transit:** Currently, Tulsa Transit operates an existing route on Lewis Avenue, between 51st St. S. and 61st 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. Replacement of transit bus shelter is also recommended.

Traffic: No comments.

GIS: No comments

Street Addressing: No comments.

06/01/10



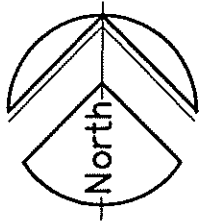
Tanner Consulting, LLC
 5323 S. Lewis Ave. • Tulsa, OK 74105
 PH: 918-745-0029 • FX: 918-745-0960

4/06/2010 08256_EXHIBITSC&D

Venture Property
 SE Corner 51st & Lewis Avenue

PUD 482-B
 08256

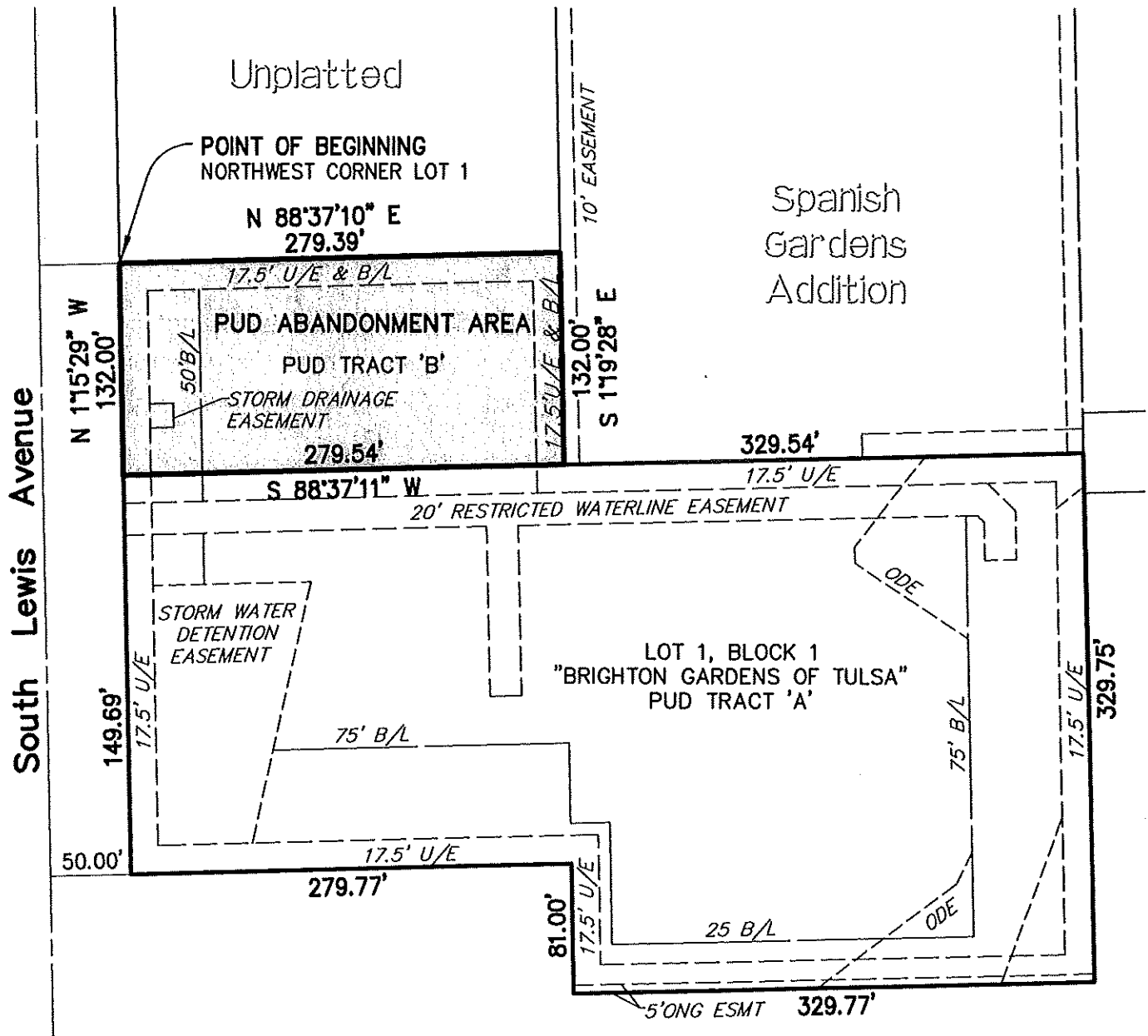
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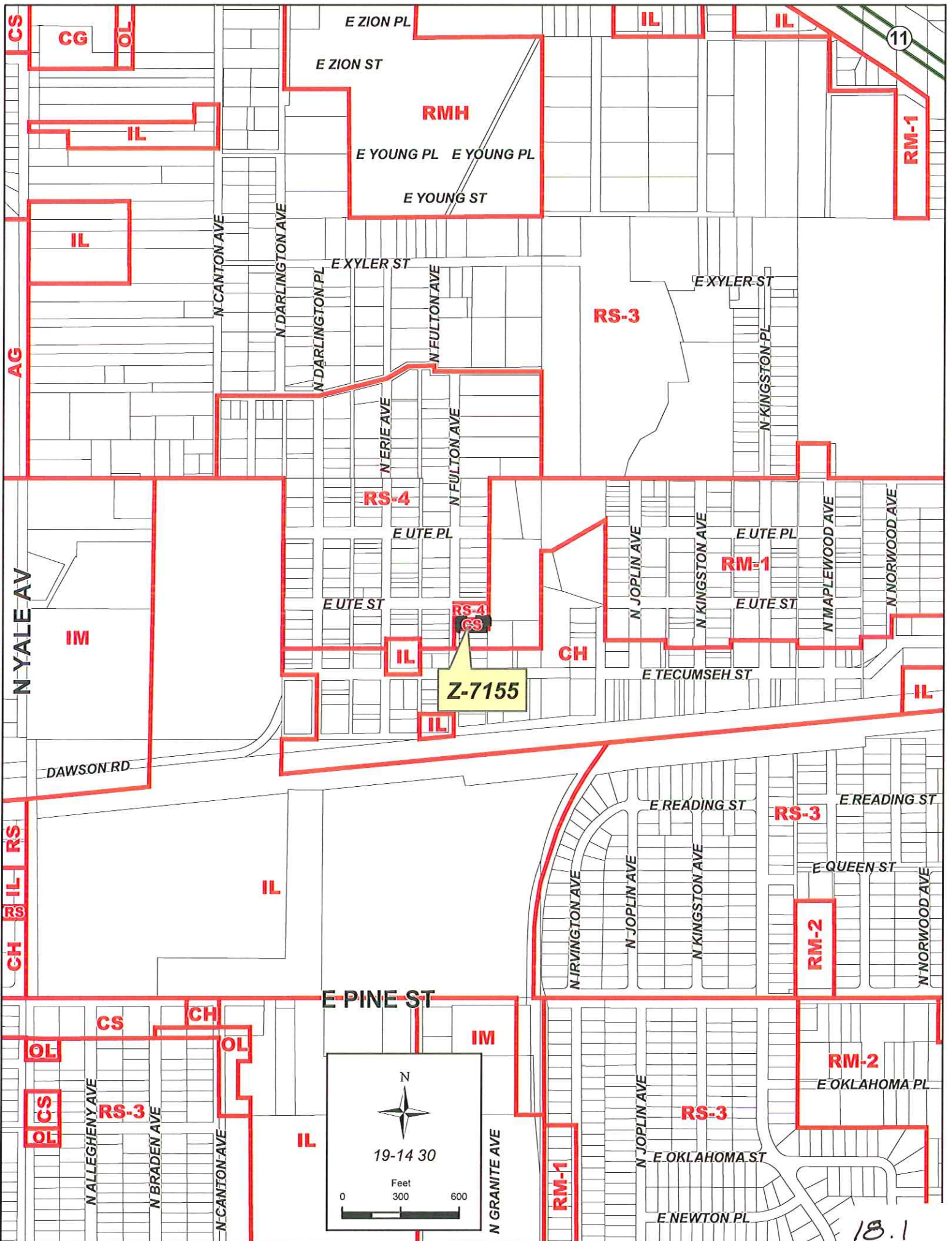
Exhibit "A2"

Part of Lot 1, Block 1
"Brighton Gardens of Tulsa"
PUD No. 482-A Development Area B
PUD Abandonment Exhibit



Tanner Consulting, LLC

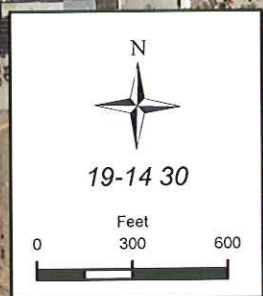
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 745-9929
CERTIFICATE OF AUTHORIZATION NO. CA 2661 EXP. 6/3





11

Z-7155



18.2

RS-4

E UTE PL

N ERIE AVE

N FULTON AVE

RM-1

E UTE ST

RS-4

CS

Z-7155

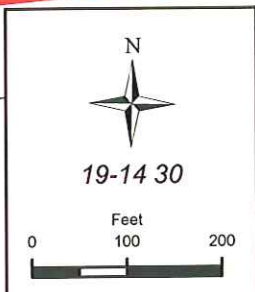
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Z-7155

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19-14 30



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

18.4

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7155

TRS 0327

Atlas 170

CZM 30

PD-16 CD-3

TMAPC Hearing Date: June 1, 2010

Applicant: Wilma L. Vonce

Tract Size: 1± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of North Fulton Avenue and East Tecumseh Street

EXISTING ZONING: CS

EXISTING USE: Retail/residential

PROPOSED ZONING: RS-4

PROPOSED USE: Residential

ZONING ORDINANCE: Ordinance number 17350, dated July 18, 1990, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6476 February 1995: All concurred in approval of a request for rezoning a 63± acre tract of land from RM-1 to RS-4 for residential on property bounded by Tecumseh, Canton, Young and the alley between Fulton/Irvington.

Z-6335 December 1991: All concurred in approval of a request for rezoning a .48± acre tract of land from RM-1/CH to IL for an existing warehouse and light manufacturing facility on property located on the northeast corner of East Tecumseh Street and North Fulton Avenue.

Z-6286 July 1990: All concurred in denial of a request for rezoning a 7,000± square foot tract of land from RM-1 to CG and approval for CS for animal kennel and grooming, on property located north and east of the northeast corner of East Ute Street and North Fulton Avenue and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located north of the northeast corner of North Fulton Avenue and East Tecumseh Street. The property appears to be residential/vacant and is zoned CS. Although within the City limits of Tulsa, it is within the Dawson area, which formerly was an industrial/commercial/residential area associated with many of the area businesses.

STREETS:

Exist. Access

North Fulton Avenue

MSHP Design

N/A

MSHP R/W

N/A

Exist. # Lanes

2

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

SURROUNDING AREA: The subject tract is abutted on the east by what appears to be an industrial area, zoned RM-1; on the north by a vacant/single-family residential use, zoned RS-4; on the south by single-family residential uses, zoned RM-1; and on the west by vacant lots, zoned RS-4. This is the Dawson area and is one of mixed uses, which is exemplified in this area. Parts of this area, which were RM-zoned in the 1970s, were rezoned to RS-4 in the early 1990s at the requests of residents.

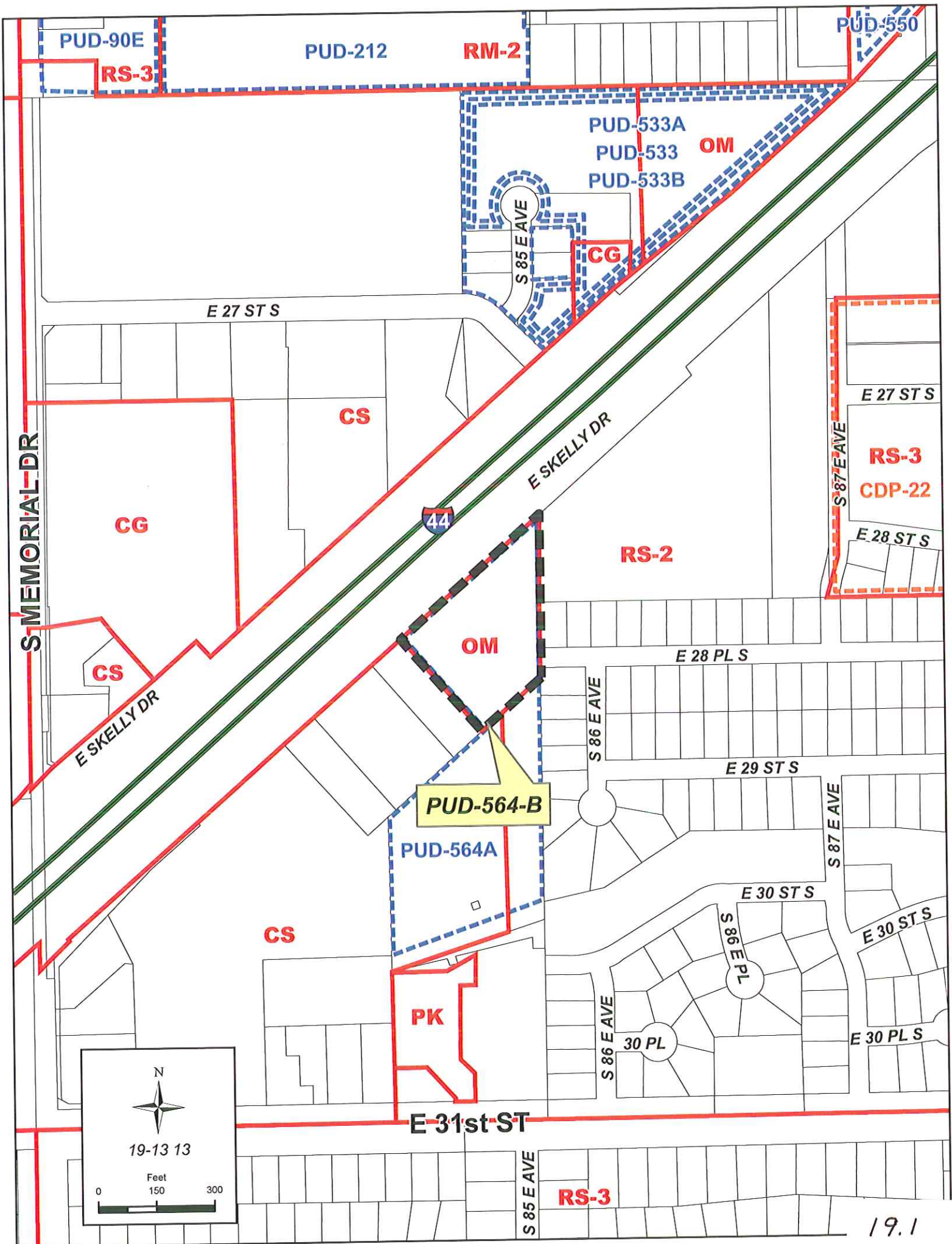
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the requested RS-4 zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

Based on the District Plan and surrounding uses, staff can recommend **APPROVAL** of RS-4 for Z-7155.

06/01/10



S MEMORIAL DR

E 27 ST S

S 85 E AVE

E 27 ST S

S 87 E AVE

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S 86 E AVE

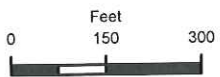
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PUD-564-B



19-13 13



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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-564-B

TRS 9313

Atlas 457/458

CZM 38

PD-17 CD-3

TMAPC Hearing Date: June 1, 2010

Applicant: Lou Reynolds

Tract Size: 2.6± acres

ADDRESS/GENERAL LOCATION: North and east of northeast corner East 31st Street and South Memorial Drive

EXISTING ZONING: OM/ PUD-564-A **EXISTING USE:** Vacant

PROPOSED ZONING: OM/ PUD-564-B **PROPOSED USE:** Home improvement and remodeling

ZONING ORDINANCE: Ordinance number 20594 dated May 15, 2003, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-533-B December 2006: All concurred in approval of a proposed Major Amendment to PUD on a 8± acre tract of land for furniture retail sales (Grizzly Mountain Rustic furniture) and related accessories with onsite manufacture of the furniture, on property located on the northwest corner of East 27th Street and East Skelly Drive.

Z-6993 August 2005: All concurred in approval of rezoning a tract from CS to CG, on property located north of the northwest corner of South Memorial Drive and East Skelly Drive.

PUD-533-A June 2005: All concurred in approval of a proposed PUD Major Amendment 7.9± acres to allow agricultural implement sales, on property located on the northeast corner of East 27th Street and East Skelly Drive.

PUD-564-A May 2003: All concurred in approval of a proposed Major Amendment to PUD-564 to include an 8± acre tract that was originally the Carpenters' Union, to permit office use for the auto/truck dealership, on the property located North and east of northeast corner East 31st Street and South Memorial Drive and a part of the subject property.

BOA-19006 March 2001: The Board of Adjustment approved a special exception to permit use of church parking for non-church purposes, on property located east of northeast corner of East 31st Street and South Memorial Drive.

Z-6806 February 2001: All concurred in approval of a request to rezone a 1.5-acre tract from RS-3 to PK to provide additional parking for the adjoining automotive sales and service business located west of the church located south of the subject tract and east of the northeast corner of East 31st Street and South Memorial Drive.

BOA-18756 May 23, 2000: The Board of Adjustment approved a Variance of Section 403 of the allowable height in a RS zoned district from 35' to 95' for church steeple and structure, per

plan submitted, on property located at southeast corner South 87th East Avenue and East Skelly Drive and abutting east of subject property.

Z-6557/PUD-564 August 1997: All concurred in approval of a request to rezone the 5.4-acre tract from RS-2 to CS/PUD for indoor automobile and light truck service and repair, on the property located North and east of northeast corner East 31st Street and South Memorial Drive and a part of the subject property.

PUD-533 June 1995: All concurred in approval of a request for rezoning a tract of land from CS/OM to CS/OM/PUD to allow mixed uses, on property located on the northeast corner of East 27th Street and East Skelly Drive.

BOA-12820 October 1983: The Board of Adjustment approved a special exception to allow a daycare facility in an existing church, on property located east of northeast corner of East 31st Street and South Memorial Drive.

BOA-3155 March 11, 1959: The Board of Adjustment approved a Special Exception to permit church use and accessory uses, on property located at southeast corner South 87th East Avenue and East Skelly Drive and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.6+ acres in size and is located north and east of northeast corner East 31st Street and South Memorial Drive. The property appears to be vacant and is zoned OM/ PUD-564-A.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Freeway Access Road	100'	1 - 2

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

SURROUNDING AREA: The subject tract is abutted on the east by Candlelight, zoned RS-3; on the north by I-44, zoned RS-2; on the south by Groveland Addition, zoned RS-2/OM/CS/PUD-564; and on the west by Groveland Addition, zoned RS-2/OM/CS/PUD-564.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific Land Use. According to the Zoning Matrix, the existing OM zoning on the lot is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-564-B is an adaptive re-use proposal consisting of 2.6 acres/113,256 square feet (sf) located along Skelly Drive/the I-44 service road. The site is located northeast, of the northeast corner of 31st Street South and South Memorial Drive. The property is flat and was developed for office uses as the headquarters of Carpenter's Union Local Number 943. The building is currently vacant. There is no zoning change requested or required with this application and the property has already been platted (please refer to Exhibit A).

PUD-564 was approved to permit the expansion of existing automobile and light truck sales along Skelly Drive, while providing a landscaped area that would be developed as a channel

for Audubon Creek with a capacity to carry the 100-year storm runoff. Major amendment PUD-564-A added the subject tract with the intent of removing the Carpenter's Hall and further expanding the auto dealership for an office and the display and sale of new and used automobiles.

Major amendment PUD-564-B now seeks to utilize the existing Carpenter's Building and:

1. Add as a Permitted Use, Use Unit 15 - Other Trade and Services, limited to Contract Construction Services only and uses customarily accessory thereto;
2. Increase the Maximum Building Floor Area to 13,500 SF from 12,000 SF; and
3. Reduce the Minimum Building Setback from the easterly boundary of Development Area "B" to 90 FT from 100 FT,

Staff has conducted site visits, the photographs of which can be viewed in Exhibit C. In addition to the TMAPC property owner's notification, the applicant notified the abutting property owners and held a public meeting in a nearby church which was unattended (see Exhibit D).

Considering the site location along a freeway, the buffering mechanisms proposed (see Exhibit B and landscape, screening, lighting and other requirements below) and the proximity to a residential subdivision in relationship to the proposed use, staff can support the request. Staff generally supports the adaptive reuse of properties.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-564-B 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-564B 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:

LAND AREA: 2.595 Net Acres

PERMITTED USES:

Those uses included within Use Unit 10, Off-Street Parking, Use Unit 11, Offices and Studios, and display for sale of new and used automobiles and light trucks, and Use Unit 15, Other Trades and Services, limited to Contract Construction Services and Uses Customarily and Accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 13,500 SF

MAXIMUM BUILDING HEIGHT:

One-story not to exceed 20'.

MINIMUM BUILDING SETBACKS:

From the residential development area to the east:	90'
From southerly boundary of the Development Area:	85'
From westerly boundary of the Development Area:	0'
From Northerly boundary of the Development Area:	50'

MINIMUM BULK WASTE CONTAINER SETBACK:

No exterior trash collection facilities shall be located within 150 feet of the easterly boundary of Development Area B.

OFF-STREET PARKING:

As required by the applicable use unit of the Tulsa Zoning Code. All parking areas for the display for sale of automobiles and light trucks shall have an all-weather, dust-free surface.

SIGNS:

- A. One ground sign shall be permitted along the I-44 service road frontage which shall not exceed 160 square feet of display surface area and 20 feet in height or the height of the building, whichever is lower. Such ground sign shall be located at least 225 feet from the easterly boundary of Development Area B.
- B. Wall signs shall be permitted not exceeding two square feet of display surface area per lineal foot of building wall to which attached, provided wall signs shall not be permitted on the easterly or southerly facing building walls within Development Area B.

INTERNAL LANDSCAPED AREAS:

- A. A minimum of fifteen percent of the net land area shall be developed in accord with the Landscape Chapter of the Tulsa Zoning Code and in accord with the screening and landscape plan, Exhibit B, provided areas for the display for sale of automobiles and light trucks shall not be considered as required off-street parking for the administration of the off-street parking and Landscape Chapter requirements of the Tulsa Zoning Code.
- B. The landscaped buffer area in Development Area A shall be tapered to follow the existing easternmost driveway in Development Area B and then widened to include an area approximately 140 feet wide at the northeastern corner of Development Area B. Deciduous trees shall be installed within the new landscaped area as shown on Exhibit B, screening and landscaping plan, with a minimum caliper of two inches and a minimum height of ten to twelve feet at planting, spaced approximately 25 feet apart to permit canopy development.

SCREENING:

An eight (8) foot high solid screen masonry type wall shall be constructed on the westerly side of the landscaped area within Development Area B to a point at the north boundary of Lot 11, Block 2 - Candlelight Addition, and then connect to the northwest corner of that lot. The extension of the screening fence shall create a visual barrier between the two residences adjacent to Development Area B and the vehicles displayed and an effective physical barrier to prevent trespassers from entering the landscaped buffer area.

LIGHTING:

Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas. No light standards shall be located within 80 feet of the east boundary of the Development Area. No light standard shall be located within the landscape buffer area along the easterly boundary of Development Area B as shown on the screening and landscape plan, Exhibit B. Light standards within 100 feet of the easterly boundary of Development Area B shall not exceed 16 feet in height. No light standard, including building-mounted shall exceed 25 feet in height.

3. No zoning clearance permit shall be issued for a lot within the PUD 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 each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, 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 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.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. 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.
8. 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 and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the 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, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.
13. An external public address speaker system shall be prohibited.
14. There shall be no access from the PUD to East 28th Place South.

TAC Comments:

General: No comments.

Water: An IDP project will be required to provide fire protection and water service needs.

Fire: There are no fire hydrants meeting the spacing requirements of the International Fire Code for this facility. A fire Hydrant shall be provided.

Stormwater: No objection.

Wastewater: No comments

Transportation: East access is located within LNA. Access width must be limited to 36' each. Sidewalks required.

INCOG Transportation:

- **MSHP:** E. Skelly Drive is a designated highway.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates an existing route on Memorial Drive, between 21st St. S. and 31st 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.

Traffic: No comments.

GIS: No comments

Street Addressing: No comments.

06/01/10

A detailed street map of the South Minneapolis area. The map shows a grid of streets with various landmarks labeled. Key features include:

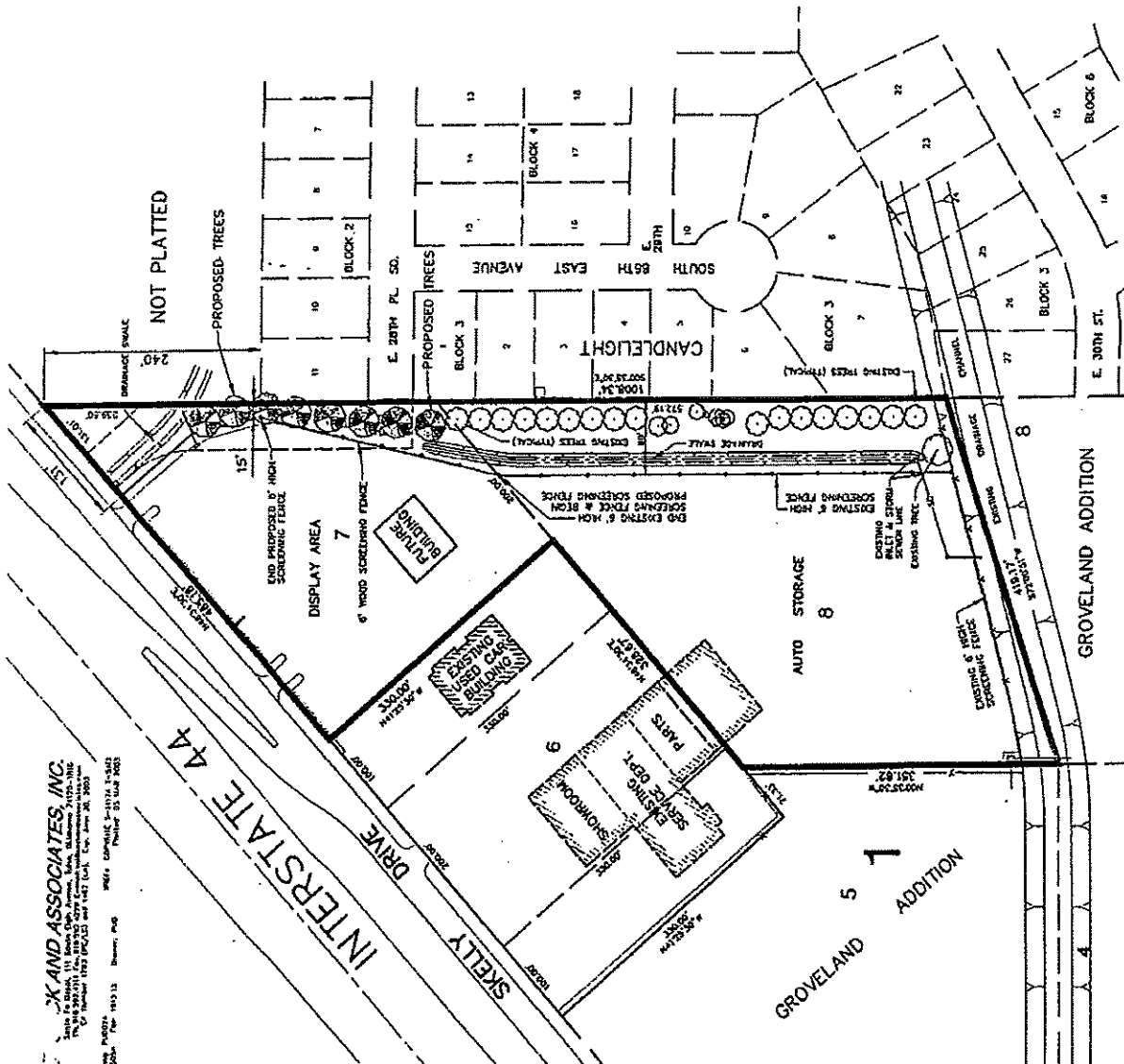
- Streets:** Cedar Avenue (running north-south), East 2nd Street through East 30th Street (running east-west). A diagonal road runs from the top left towards the center.
- Landmarks:** "ROCKWELL PARK" at the top; "SOUTH MINNEAPOLIS" at the top right; "LONGVIEW ACRES FOURTH EDITIONED" in the upper middle; "REGENCY PLAZA" in the center; "CENTRAL HIGH SCHOOL" in the lower middle; "MINNEAPOLIS CENTRAL" at the bottom center; "REMEMORIAL" at the bottom left.
- Other Labels:** "N.P.", "H.P.", "M.P.", "P.M.P.", "R.P.M.P.", "C.P.M.P.", "D.P.M.P.", "F.P.M.P.", "G.P.M.P.", "I.P.M.P.", "J.P.M.P.", "K.P.M.P.", "L.P.M.P.", "M.P.M.P.", "N.P.M.P.", "O.P.M.P.", "P.O.M.P.", "Q.P.M.P.", "R.O.M.P.", "S.P.M.P.", "T.P.M.P.", "U.P.M.P.", "V.P.M.P.", "W.P.M.P.", "X.P.M.P.", "Y.P.M.P.", "Z.P.M.P."

PROPOSED TREES SHALL BE
2" CALIPER, 10'-12' TALL AT
TIME OF PLANTING AND SPACED
25' CENTER TO CENTER.



Riverside
NISSAN

Screening & Landscape Plan
EXHIBIT 'B'
Planned Unit Development Number 564-B





EXISTING Building - looking Southeast



Rear of EXISTING Building w/ PUD Boundary looking NE.

19.11

EXHIBIT C



Rear of existing building w/ PUD Boundary looking Southeast



PUD Boundary in common w/ residential District

19.12



Front of existing building

Sansone, Christopher

From: Louis Reynolds [lreynolds@ellerdetrich.com]
Sent: Wednesday, May 26, 2010 11:21 AM
To: Sansone, Christopher
Subject: PUD 564-B 8220 East Skelly Drive
Attachments: 3477_001.pdf

Dear Chris: Attached is a copy of a letter that the Applicant mailed to all of the residential property owners within 300FT of the project. The letter was mailed Tuesday a week ago for a meeting last night at the Skelly Drive Baptist Church. The church is adjacent to the project. I wanted to let you know that no one showed up from the neighborhood for the meeting. Also, I have spoke on the phone with 3 of the neighbors, Mr. Hall, Mr. Buttress and Ms. Akin, all of whom seemed to be fine with the proposed PUD Amendment when they learned what the Amendment was for. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds
Eller and Detrich
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114
Telephone: (918) 747-8900
Facsimile: (918) 747-2665
rlreynolds@ellerdetrich.com

From: scanned-image@fileroom.org [mailto:scanned-image@fileroom.org]
Sent: Wednesday, May 26, 2010 11:11 AM
To: Louis Reynolds
Subject: Attached Image

EXHIBIT D 19.14



COMMUNITY BUILDERS, INC

May 18, 2010

Ms. Sonia Weisberg
8611 East 29th Street
Tulsa, Oklahoma 74129

Re: Planned Unit Development No. 564-B
8220 East Skelly Drive

Dear Ms. Weisberg:

I am writing to invite you to a meeting at the Skelly Drive Baptist Church on Tuesday, May 25th from 7:00 p.m. to 8:00 p.m. This meeting is to share information about our PUD application you recently received notice of, on the former Carpenter Union's property with our residential neighbors.

The purpose of our application is to amend the PUD to permit us to use the former Carpenter Union's building as an office, showroom and shop for our home improvement and remodeling business. Because the original PUD contemplated that the property would be used as a "car lot", we requested this amendment to allow "contract construction services" use in the PUD. Additionally, the original PUD contemplated that the Carpenter Union's building would be removed to make room for the car lot, so we also requested that the "building floor area" under the PUD be increased to 13,000 square feet from 12,000 square feet and that the "building setback" from the east boundary be decreased to 90 feet from 100 feet so that we can use the existing building. With these changes, we can remodel the former Carpenter Union's building to accommodate our business.

We have not requested any other amendments to PUD 564.

Enclosed is a brochure about Community Builders. While we would like to have you as a customer, it is also a part of our mission to be a good neighbor so I am inviting you to this meeting about our project and will set aside time to answer any questions you may have.

Tulsa Office
20 S. 91st E. Ave.
Tulsa, OK 74112
918-836-5055
918-836-8269 Fax

Toll Free at 1-800-364-1510

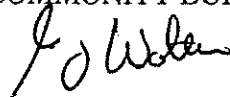
Oklahoma City Office
7925 N Hudson Suite F
Oklahoma City, OK 73116
405-767-9050
405-767-9052 Fax

Ms. Sonia Weisberg
May 18, 2010
Page 2

I look forward to seeing you on May 25, 2010 at 7:00 p.m.

Sincerely,

COMMUNITY BUILDERS, INC.

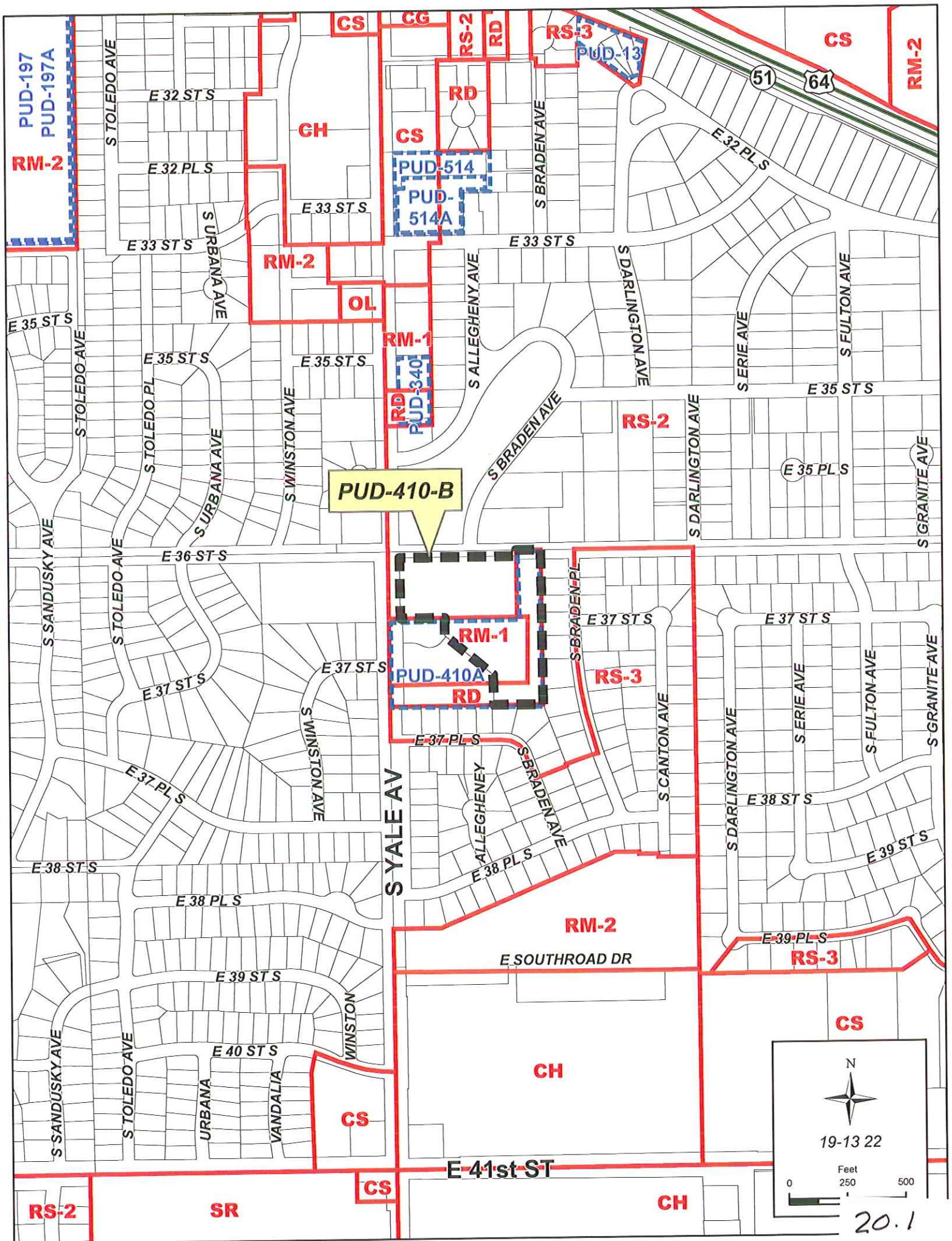


J. G. Wolter
President

JGW:kfm
Enclosure

P.S. Please use the door on the east side of the church. JGW

I:\10-1057.001\WN&C\ltr (05-14-10).doc



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-410-B

TRS 9322

Atlas 183

CZM 48

PD-6 CD-9

TMAPC Hearing Date: June 1, 2010

Applicant: Roy D. Johnsen

Tract Size: 6.1± acres

ADDRESS/GENERAL LOCATION: Southeast corner East 36th Street and South Yale Avenue

EXISTING ZONING:	RS-2/RD/RM-1/ PUD-410-A	EXISTING USE:	Use Unit 5 – Developmental Center and School
PROPOSED ZONING:	RS-2/RD/RM-1/ PUD-410-B	PROPOSED USE:	Use Unit 5 – Developmental Center and School

ZONING ORDINANCE: Ordinance number 16952 dated February 23, 1988, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-17061 June 13, 1995: The Board of Adjustment approved a Special Exception to permit a public park in an RS-2 district; per plan submitted, on property located at on the northeast corner of East 36th Street and South Yale Avenue.

BOA-15637 January 22, 1991: The Board of Adjustment approved a Variance to increase the display surface area for a wall sign from 3 sq. ft. per lineal foot of building wall to 3.66 sq ft to permit a lighted fascia band; per sign plan submitted; finding that the sign in question is being used for Star Lube businesses nationwide, on property located at south and east of southeast corner of East 36th Street and South Yale Avenue and a part of the subject property.

PUD-410-A February 1988: All concurred in approval of a proposed Major Amendment to PUD a 6.3± acre tract of land to divide into two development areas. Area A permits office use per Use Unit 11; and Area B permits Use Unit 5 being a privately operated school/Developmental Center, on property located south of the southeast corner of East 36th Street and South Yale Avenue and a part of the subject property.

BOA-14716 January 12, 1988: The Board of Adjustment approved a Variance of height from 35' to 43' and a Variance of setback from the centerline of 36th Street from 65' to 60' to permit an addition to an existing building; per plan submitted; subject to building materials being precast panels (no metal) which will be compatible with the existing building; and to a pitched roof with asphalt shingle covering; finding that the building will be compatible with the area and will align with, or be set back farther than, the other structures in the area, on property located

at the southeast corner of East 36th Street and South Yale Avenue and a part of the subject property.

Z-6092/PUD-410 February 1986: Staff recommended denial of a request to rezone a 4.1± acre tract of land from RD to RM-1 and a proposed Planned Unit Development for office use. TMAPC recommended for denial of RM-1 and approval of RM-T and denial of PUD-410, on property located south of the southeast corner of East 36th Street and South Yale Avenue and a part of the subject property. It was appealed to City Council and they approved RM-1 and PUD-410.

Z-5855/PUD-340 October 1983: All concurred in approval of a proposed Planned Unit Development a tract of land for office use, on property located north of northeast corner of East 36th Street South and South Yale Avenue.

BOA-9724 January 5, 1978: The Board of Adjustment approved a Variance to use property for a senior citizens' home as an accessory use to a church; provided that there be no more than one-hundred units and per other conditions, on property located at the southeast corner of East 36th Street and South Yale Avenue and a part of the subject property.

BOA-2823 May 9, 1956: The Board of Adjustment approved a Special Exception to permit a church (St. Andrew's Presbyterian Church), on property located at the southeast corner of East 36th Street and South Yale Avenue and a part of the subject property.

BOA-2749 October 19, 1955: The Board of Adjustment approved a Special Exception to permit a church (Yale Avenue Christian Church), on property located at the southwest corner of East 36th Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6.1± acres in size and is located southeast corner East 36th Street and South Yale Avenue. The property appears to be used as a Developmental Center and is zoned RS-2/RD/RM-1/ PUD-410-A.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street South	Residential Collector	55'	2
South Yale Avenue	Primary Arterial	100'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by Max Campbell 6th Addition and Max Campbell Sixth Addition – Resub of Resub L4 – 13, B1, zoned RS-2; on the north by East 36th Street and then Yorkshire Estates Resub L2-4, B3 & All of B4-13, zoned RS-2; on the south by Max Campbell 6th Addition Resub L16-28, B1 & L5-10, B3, zoned RS-2; and on the west by Yale Avenue and then Max Campbell Fourth Addition, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low intensity – No Specific Land Use. The existing RD, RM-1, and RS-2 zoning have been found by the TMAPC to be in accord with the Plan.

STAFF RECOMMENDATION:

Infill development proposal PUD-410-B is a 6.17 acres tract/268,765 square foot (sf) tract located at the southeast corner of South Yale Avenue and 36th Street South. The site is gradually sloped from the west to the east and is entirely surrounded by residentially zoned properties which include park, office, church and residential uses. There is no zoning change requested or required with this amendment.

PUD-410-A was originally developed as a two development area PUD and did not include the church on the corner of 36th Street and Yale Avenue which has since been removed. Existing conditions are depicted on Exhibit A. Area A sits along Yale Avenue and is the site of the Junior League of Tulsa offices and Area B abuts on the east and is the site of the Little Light House Developmental Center and School.

The Little Light House serves young children with special needs on a tuition-free basis. The facility opened in 1990 with 8 classrooms and 64 students. PUD-410-B proposes to expand the existing Development Area B, or the Little Light House tract, to include the former church property at the hard corner and allow the expansion of the facility to 16 classrooms and 128 students. The amendment also seeks an increase of the maximum permitted floor area from 24,218 sf to 91,000 sf. The underlying zoning of the property would permit 134,000 (+/-) sf of floor area.

The PUD major amendment is submitted herein to increase permitted floor area and extend Use Unit 5 to the new Development Area B, which is a use permitted within residential districts by special exception or by approved PUD.

Staff has conducted site visits and reviewed the development proposal and finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-410-B 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-410-B 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:

NET LAND AREA:

6.1 acres

PERMITTED USES:

Christian Developmental Center for children with special needs, and related common areas and customary accessory uses (Use Unit 5).

MAXIMUM BUILDING FLOOR AREA:

91,000 sf

MINIMUM BUILDING SETBACKS:

From center line of 36th Street:

65 ft

From center line of Yale Avenue:	300 ft
From east boundary:	70 ft
From south boundary:	70 ft
From other boundaries:	10 ft

MAXIMUM BUILDING HEIGHT:

Within 100 feet of east and south boundaries: 1 story not to exceed a top plate height of 755' mean sea level.

Other buildings: 2 stories not to exceed 35'.

OFF-STREET PARKING: As required by the applicable use unit.

MINIMUM LANDSCAPED AREA: 25% of net lot area of the combined Original Campus and Expansion Tract

LIGHTING:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be designed to prevent the light producing elements and the polished light reflecting elements of exterior lighting fixtures from being visible to a person standing within an adjacent residential area and shall be verified through the submittal of a photometric plan. No light standard shall be located within the east and south 70 feet of the Site. No light standard, including building mounted, shall exceed 20 feet in height.

SIGNS:

Signs shall be limited to monument style identification signs as follows:

- a. One sign at the intersection of Yale Avenue and 36th Street, not exceeding 12 feet in height or 84 square feet in display surface area.
- b. One sign at the east access to 36th Street, not exceeding 6 feet in height or 32 square feet of display surface.
- c. One sign at the at the shared access to Yale Avenue, not exceeding 6 feet in height or 32 square feet of display surface.

LANDSCAPING AND SCREENING

Landscaping shall meet the requirements of the landscape chapter of the Tulsa Zoning Code, provided however, alternative compliance applicable to the 36th Street, street yard may be permitted subject to landscape plan approval which while not meeting the technical requirements of Chapter 10 of the code, meets or exceed the requirements somewhere else on the site.

An 8' solid screened wall or fence and a landscaped area of not less than 10 feet in width shall be provided along the east and south boundaries of the Site. All trash, mechanical and equipment areas (not including franchise utilities) shall be screened from the view of a person standing at ground level.

ACCESS AND CIRCULATION

Mutual access for the Little Light House and the adjoining Junior League of Tulsa to and from Yale Avenue and to and from 36th Street has been established by instrument recorded July 5, 1990 in book 5263 at page 521 of the records of the County Clerk of Tulsa County, Oklahoma. The existing access drive will be rerouted through the Little Light House property and a second point of access to 36th Street will be established as depicted within Exhibit B - Conceptual Site Improvements.

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 any 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 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.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
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. 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.
9. Subject to conditions recommended by the Technical Advisory Committee during

the subdivision platting process which are approved by TMAPC.

10. 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.
11. 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.

TAC Comments:

General: There are numerous easements that must be given and numerous existing easements that must be vacated in the Infrastructure Development Process (IDP) for this project.

Water: IDP 5310 is currently under review addressing water concerns.

Fire: Hydrants shall be spaced according to IDP comments for this project.

Stormwater: Detention must be provided for existing and additional impervious area runoff.

Wastewater: No comments

Transportation: 36th St. is a collector with 60' ROW requirement. 5' additional ROW is required along 36th to make 30' south of the center line of 36th St. It should be noted that 36th St has 40' ROW on the south side for its entire length east of this site. Also, 36th St. to the west of Yale has a total ROW of 80' for its full length.

INCOG Transportation:

- **MSHP:** E. 36th Street is a designated residential collector. S. Yale Ave is a designated primary arterial.
- **LRTP:** Yale Ave, between 31st St. S. and 41st St. S., planned 6 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** E. 36th Street is a designated on-street bikeway.
- **Transit:** Currently, Tulsa Transit operates an existing route on Yale Ave, between 31st St. S. and 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.

Traffic: No comments

GIS: No comments

Street Addressing: No comments

the subdivision platting process which are approved by TMAPC.

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INCOG Transportation:

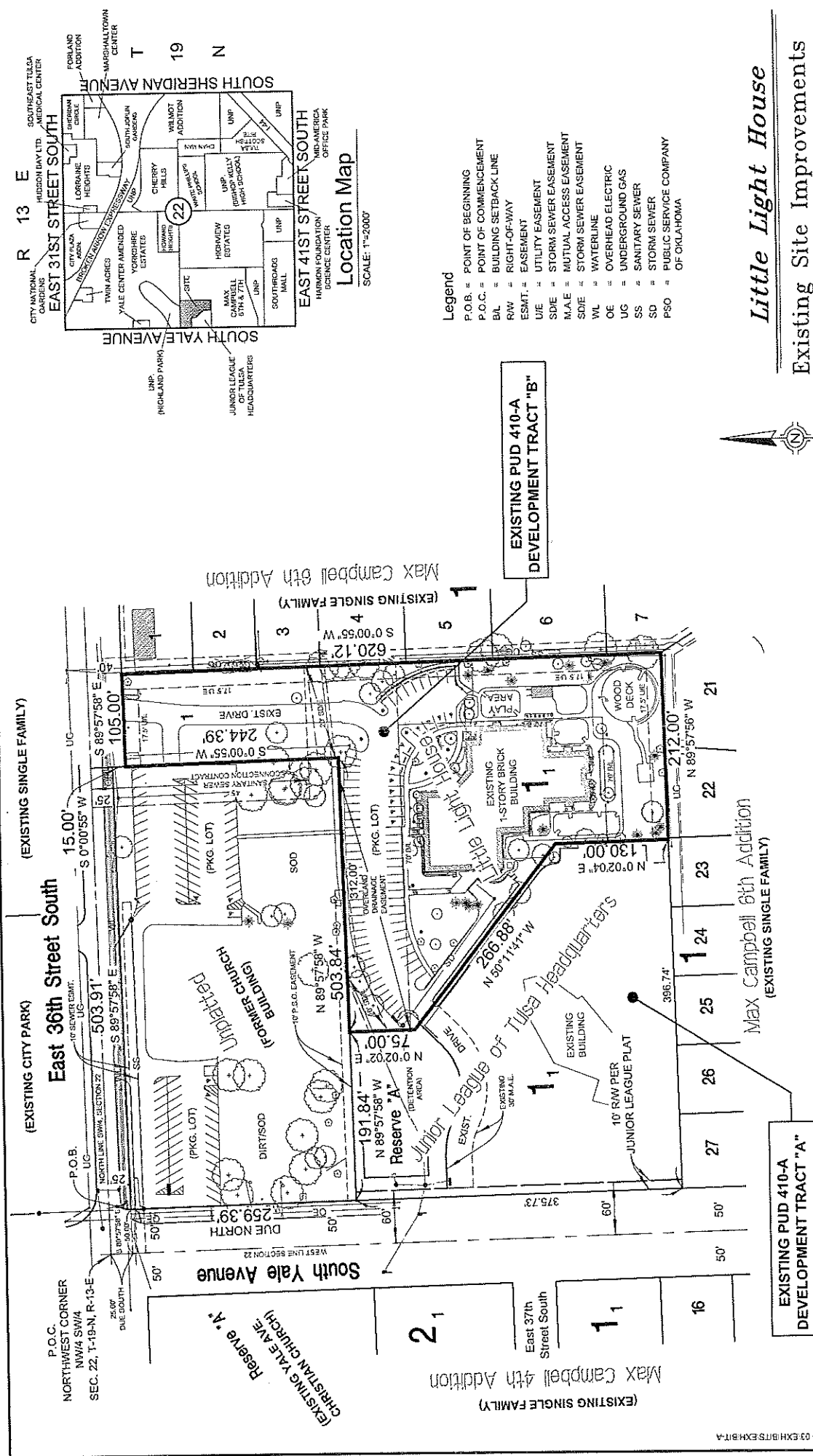
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- **LRTP:** Yale Ave, between 31st St. S. and 41st St. S., planned 6 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
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- **Transit:** Currently, Tulsa Transit operates an existing route on Yale Ave, between 31st St. S. and 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.

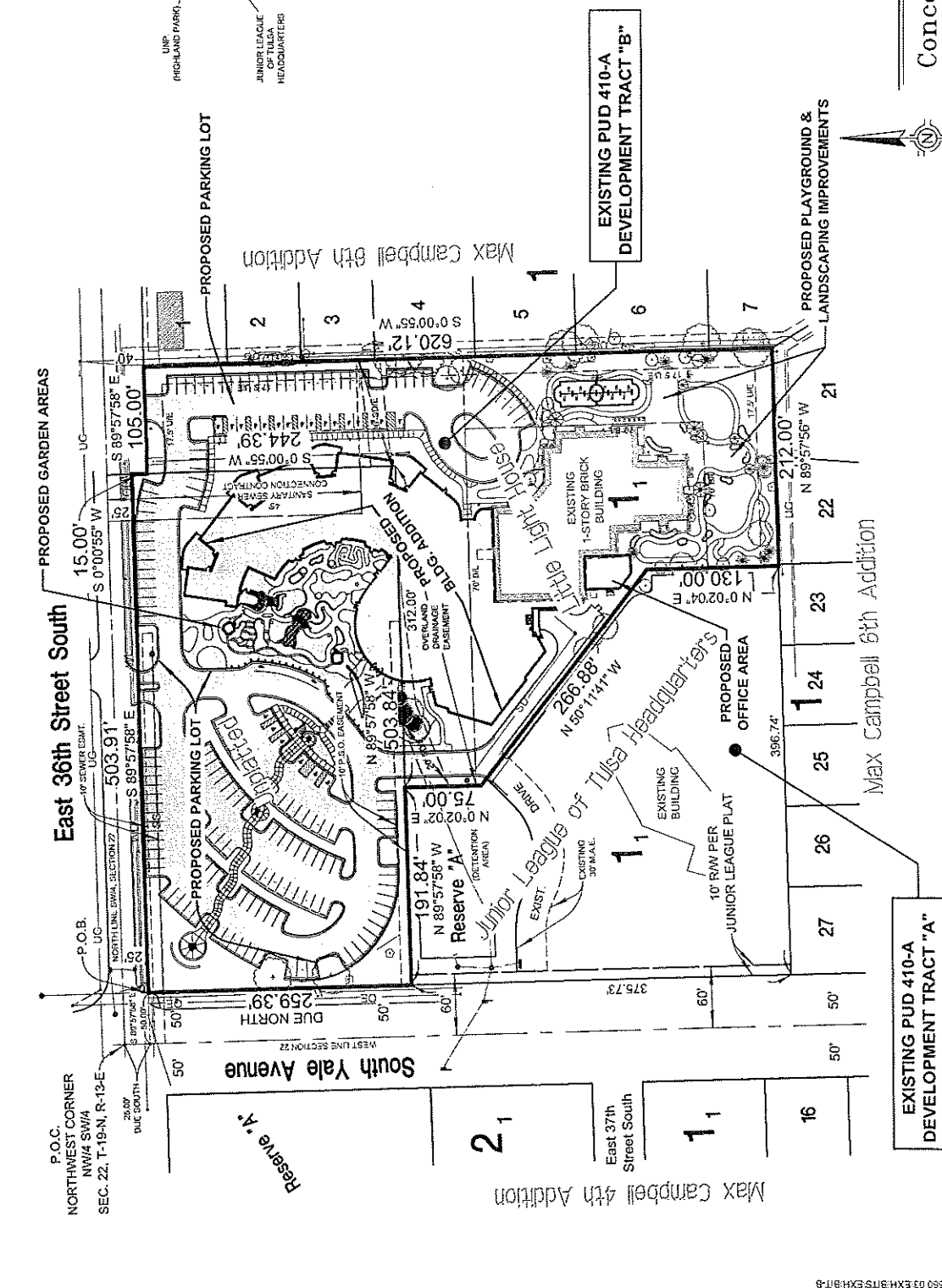
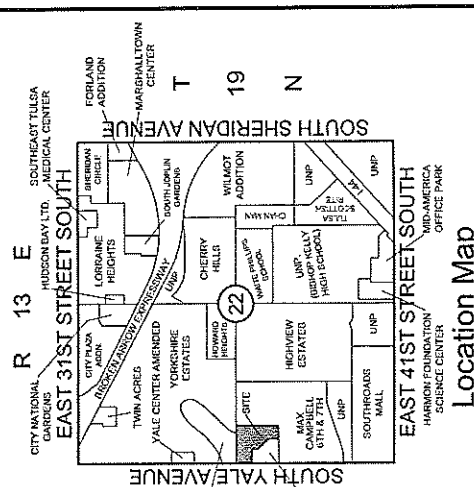
Traffic: No comments

GIS: No comments

Street Addressing: No comments

06/01/10





Scale: 1"=100'

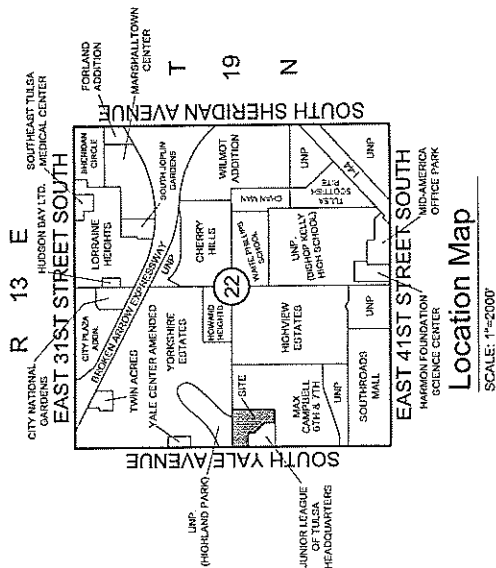
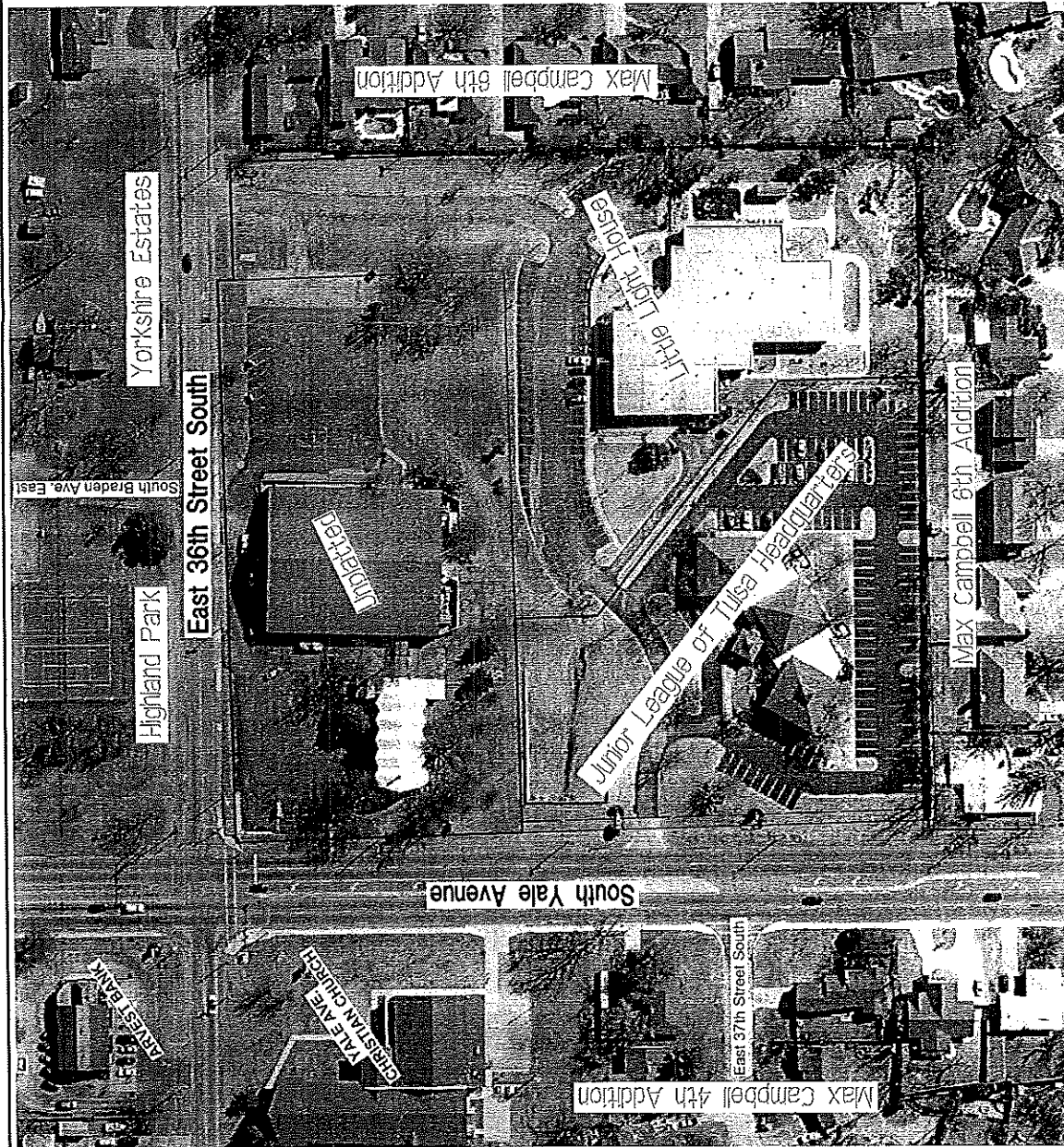
Little Light House Conceptual Site Improvements

Exhibit "B"

Siemore Welaz & Associates, Inc.
 801 EAST 30th PLACE
 TULSA, OKLAHOMA 74106
 PHONE: (918) 582-3000
 FAX: (918) 582-3000
 DATE: 07/20/11

DATE PREPARED: APRIL 13, 2010

K:\15560.03\EXHIBITS\EXH-B\11-B



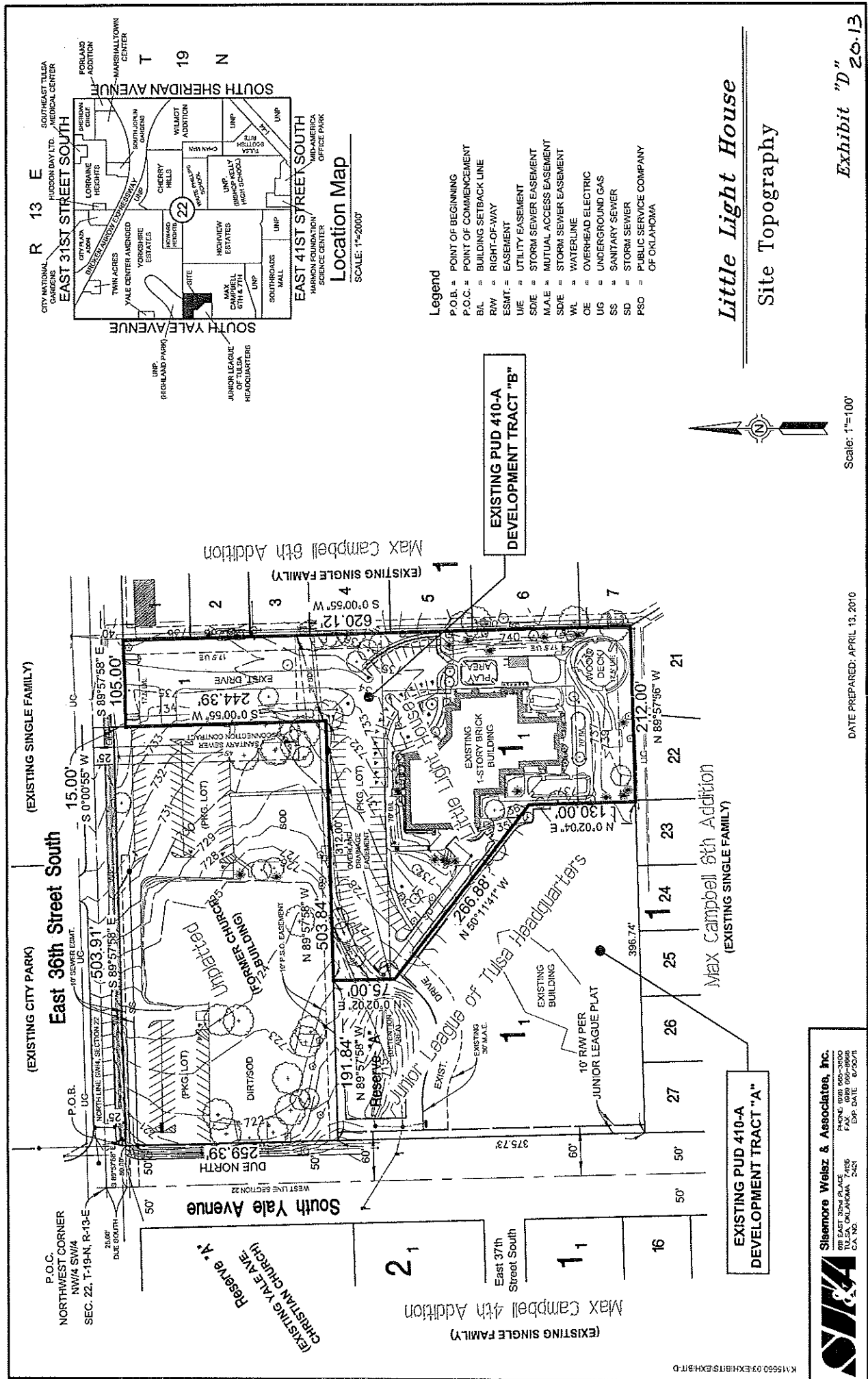
Little Light House Aerial Photograph

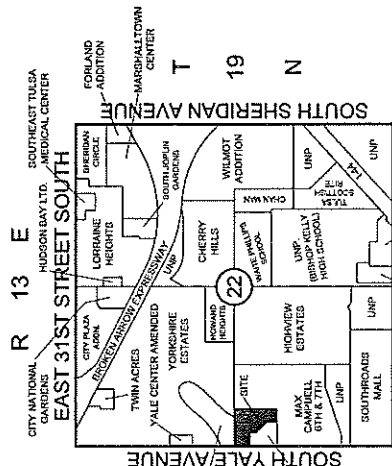
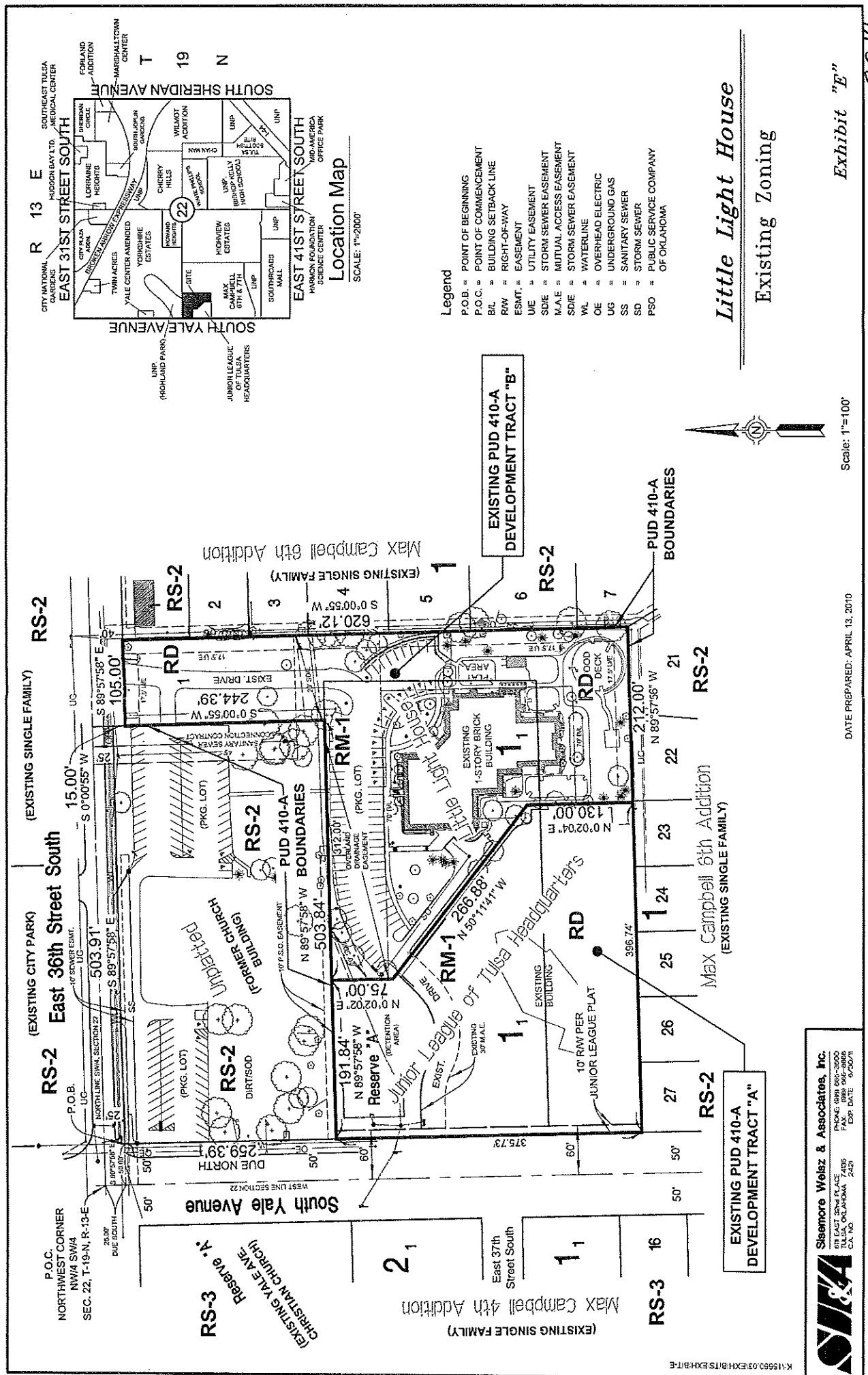
Exhibit "C"

Scale: 1"=100'

DATE PREPARED: APRIL 13, 2010

2012





- Legend**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - B/L = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - UE = UTILITY EASEMENT
 - SDIE = STORM SEWER EASEMENT
 - M.A.E. = MUTUAL ACCESS EASEMENT
 - SDIE = STORM SEWER EASEMENT
 - WL = WATERLINE
 - OE = OVERHEAD ELECTRIC
 - UG = UNDERGROUND GAS
 - SS = SANITARY SEWER
 - SD = STORM SEWER
 - PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA



Little Light House Existing Zoning

Exhibit "E"

2014

Scale: 1"=100'

DATE PREPARED: APRIL 13, 2010

Sisemore Welz & Associates, Inc.

300 EAST 34TH STREET
TULSA, OKLAHOMA 74106
P.O. BOX 2421
TULSA, OKLAHOMA 74106

PHONE: (918) 582-3000
FAX: (918) 582-3000
E-MAIL: INFO@SWA-OK.COM
WEB: WWW.SWA-OK.COM

K:\15663.03\EXHIBITS\EXHIBIT-E



FORMER CHURCH SITE - looking SOUTH WEST



FORMER CHURCH SITE looking SOUTH

20.15



Former church



Former church site looking southeast

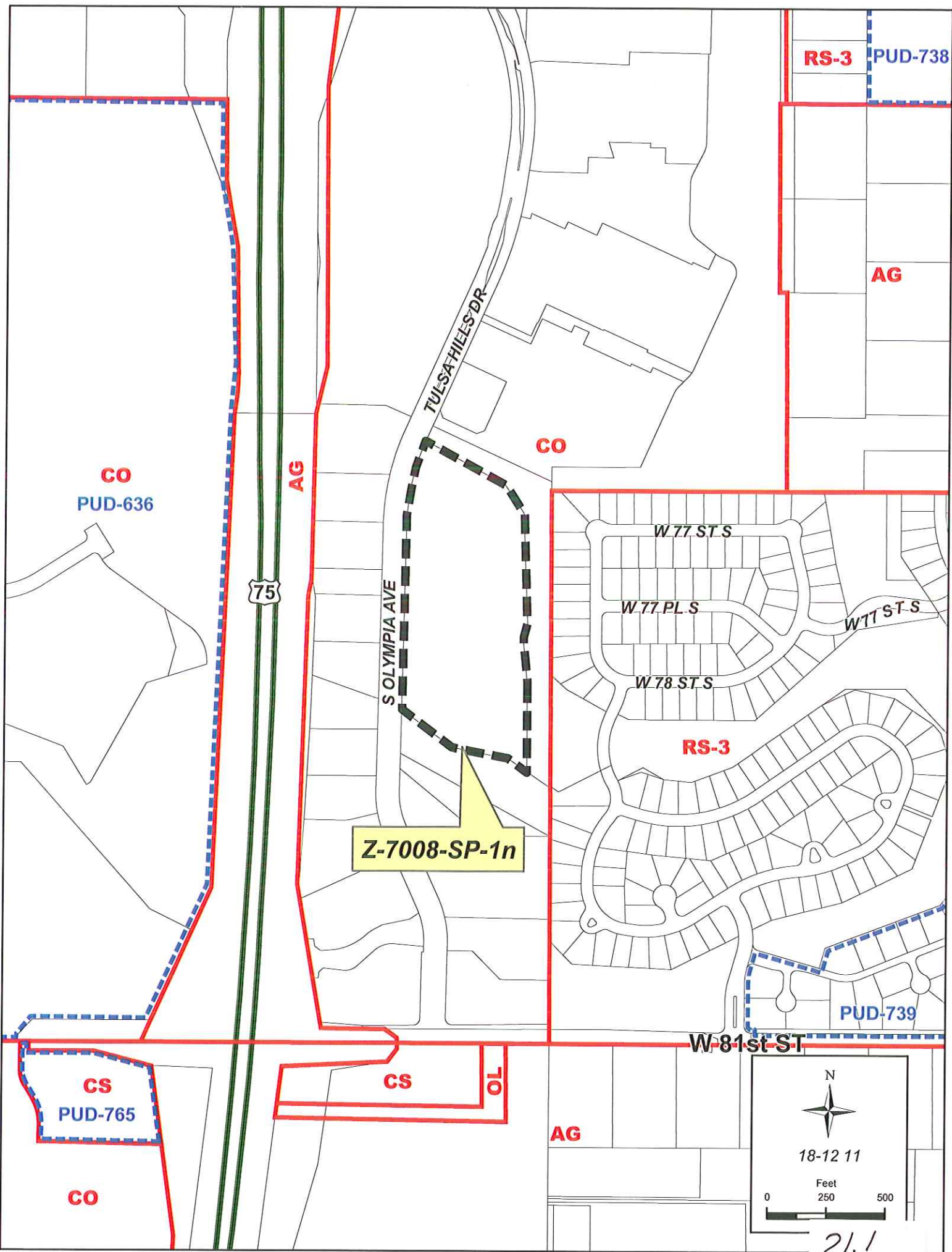
20.16



PUD-410-A looking Southeast From Former Church Site



looking South From Former Church Site



RS-3 PUD-738

AG

CO

CO
PUD-636

AG

75

TULSA HILLS DR

OLYMPIA AVE

W 77 ST S

W 77 PL S

W 77 ST S

W 78 ST S

RS-3

Z-7008-SP-1n

PUD-739

W 81st ST

CS
PUD-765

CS

OL

AG

CO



18-12-11



21.1



18-12 11



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

June 1, 2009

STAFF RECOMMENDATION

Z-7008-SP-1n: Corridor Plan Minor Amendment – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lots 3 & 4, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to allow an extra service bay door on an accessory auto service as permitted within Use Unit 14, §1214, B-3 of the code (see Exhibit A).

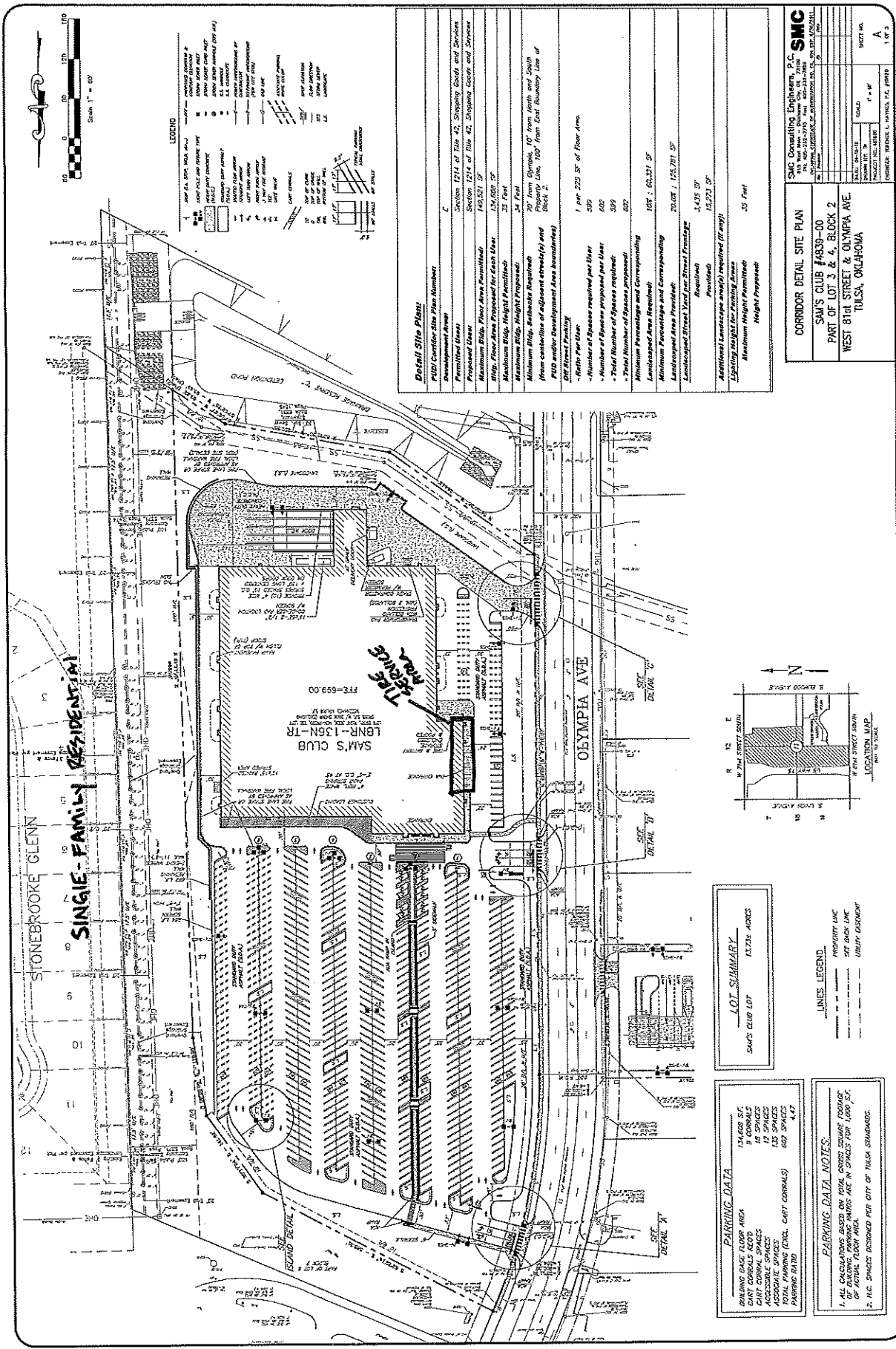
Please refer to the attached Exhibits A and B. This lot is adjacent to a single-family residential neighborhood on the east side. The auto service will be located on the west side of the building, opposite the neighborhood approximately 500 feet away. Automotive work is limited to the inside of the building. Hours of operation for the auto service/tire mounting is Monday through Saturday 10 AM to 7 PM, and Sunday 10 AM to 6 PM.

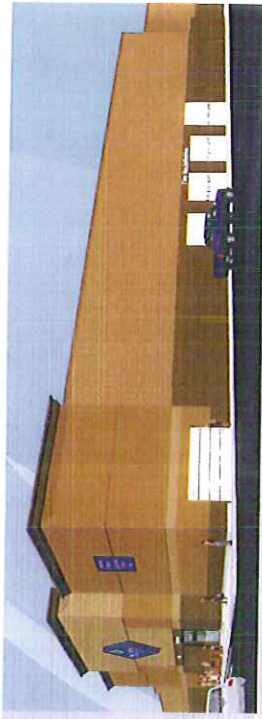
Light automotive uses are permitted everywhere within Tulsa Hills under Use Unit 14. Heavier automotive uses have been introduced via corridor district site plans Z-7008-SP-2 (Hibdon Tires on Lot 11, Block 1) and Z-7008-SP-3 (the tunnel car wash and oil and lube express on Lot 2, Block 2). There will be a Sam's Club gas station on Lots 7 and 8, Block 1.

Since the auto service/tire mounting will be located over 500 feet away from the residences with an intervening building providing a buffer and the work is conducted entirely within the building, staff can support the addition of one service bay door.

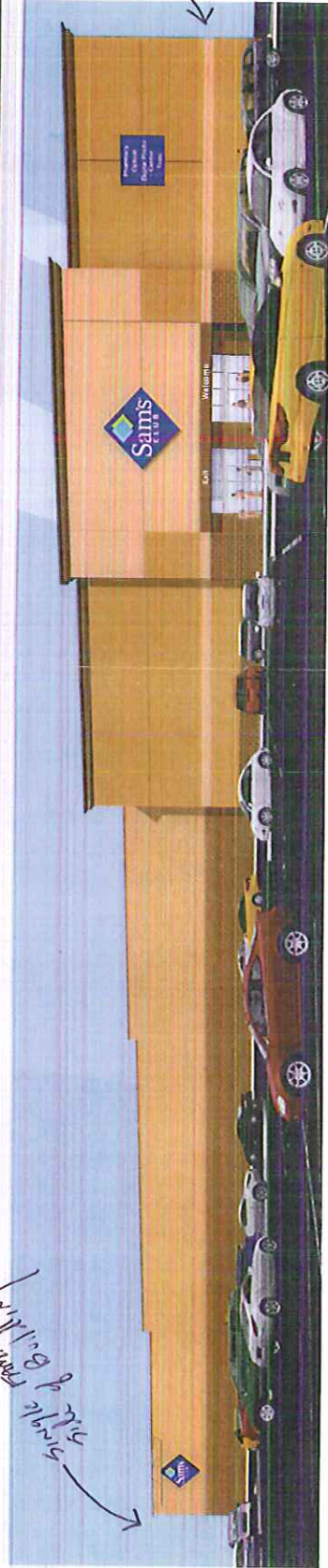
Staff recommends **APPROVAL** of minor amendment Z-7008-SP-1n.

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

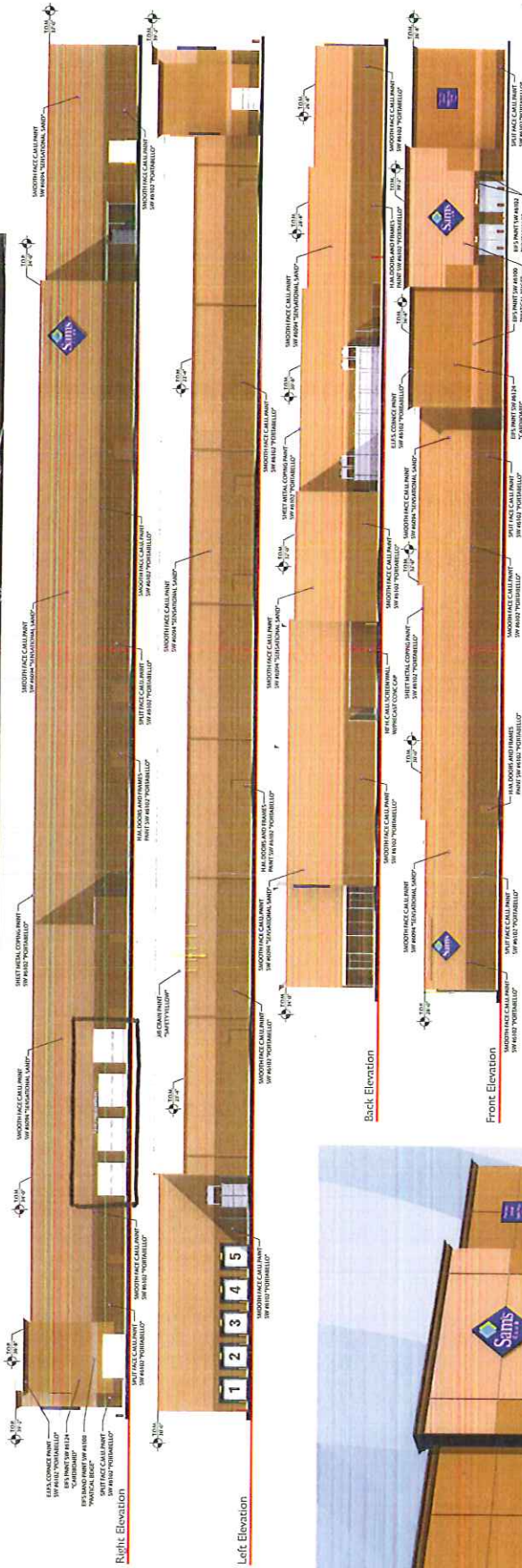




Acta Service /
Mounting Area



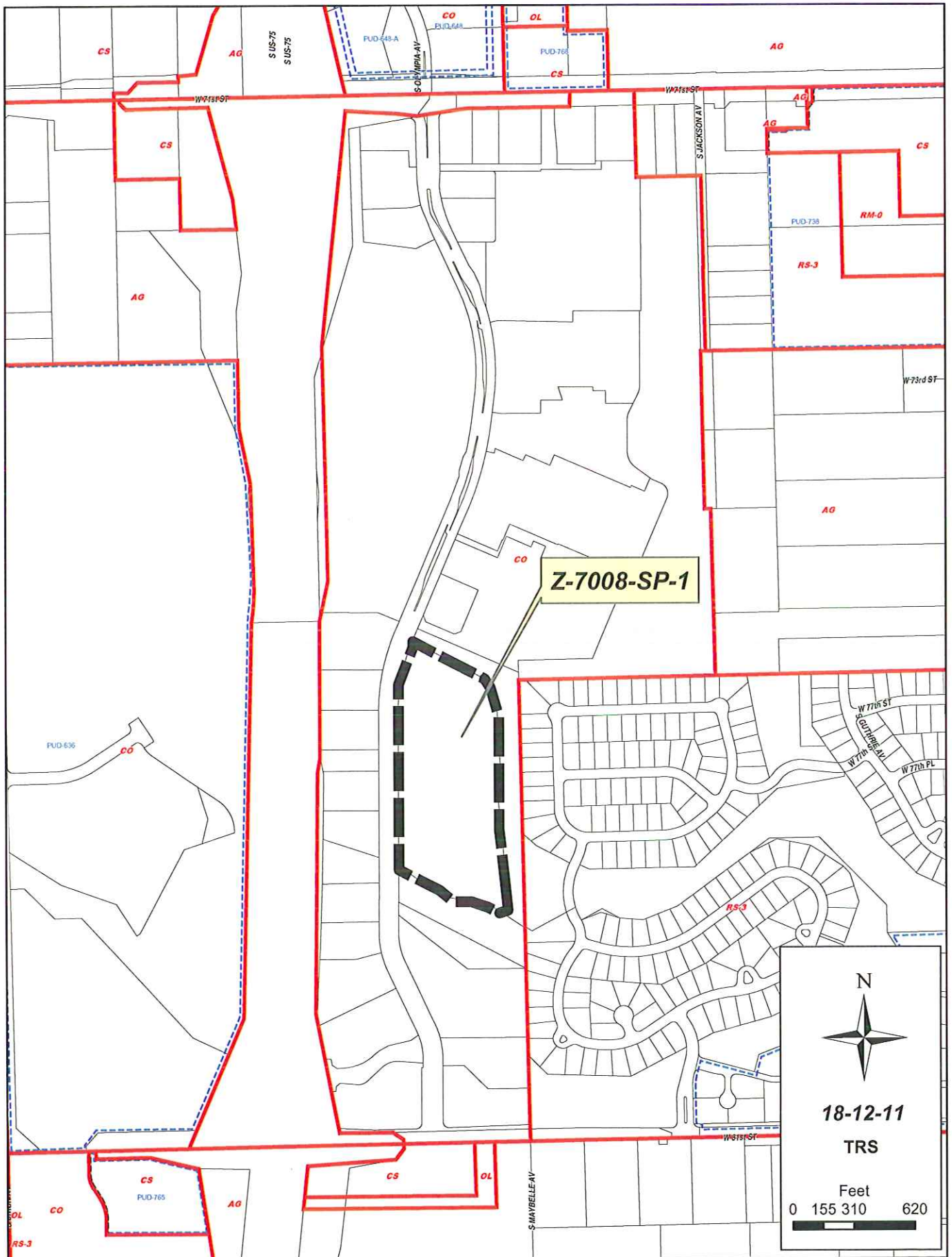
Single Family

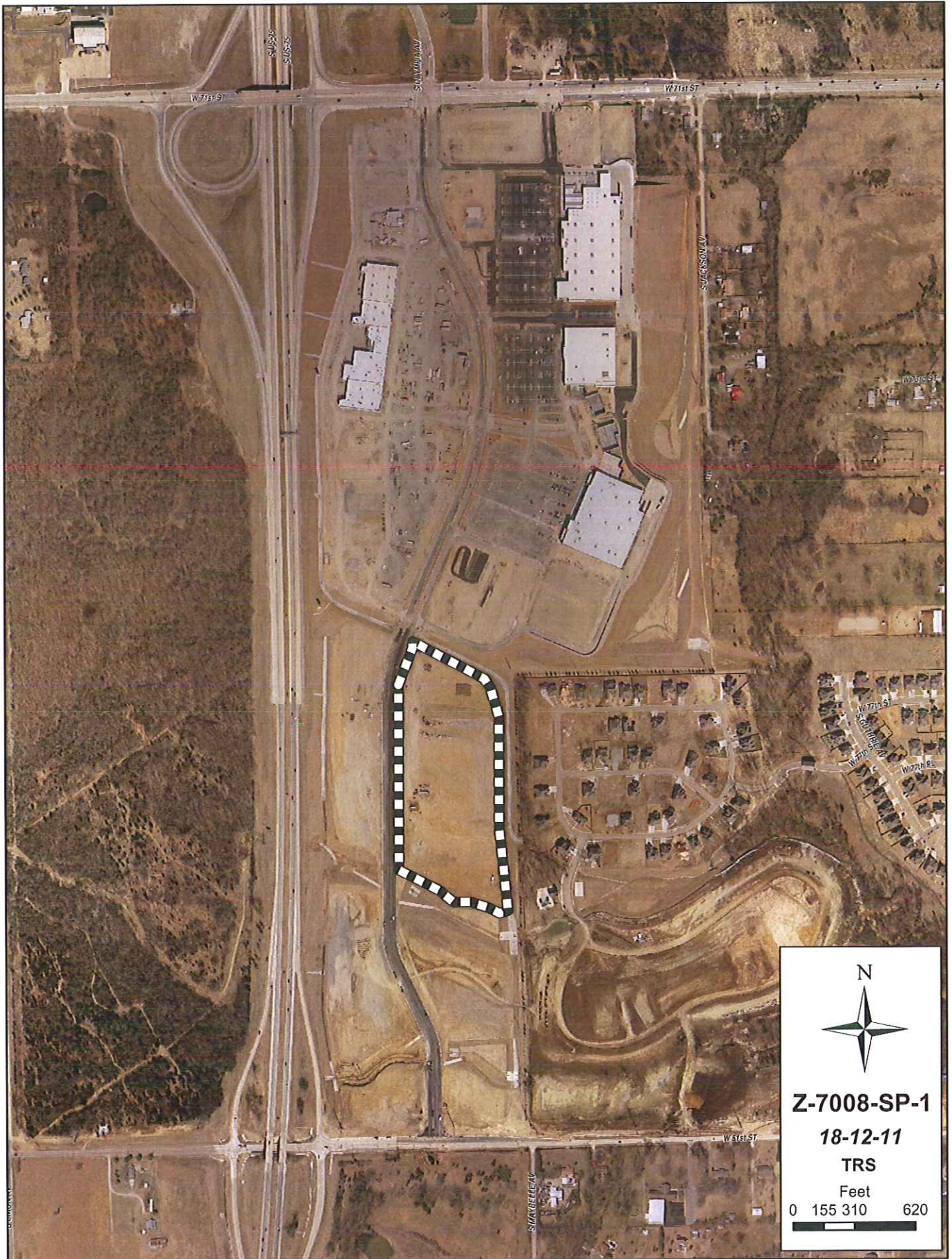


FOR AHJ REVIEW - CLIENT APPROVED

Building images shown are an artistic representation of the design intent. Actual color of materials may vary from those shown due to final design detailing.

NOT FOR CONSTRUCTION





N

Z-7008-SP-1
18-12-11
TRS
Feet
0 155 310 620

June 1, 2009

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lots 3 and 4, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

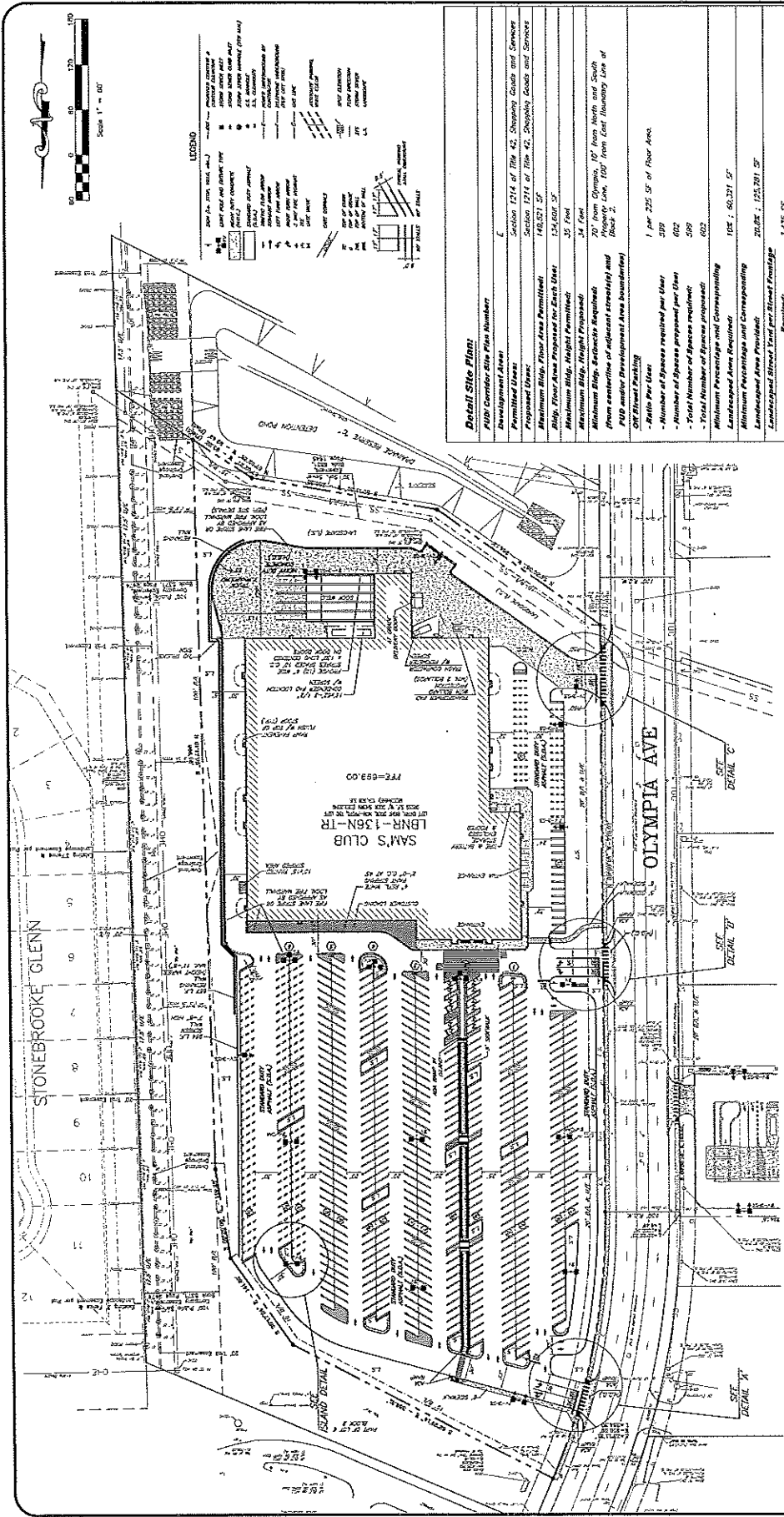
The applicant is requesting approval of a detail site plan for a 134,608 square foot Sam's Club store. The proposed use, Use Unit 14 – Shopping Goods and Services is a permissible use within Development Area E of the Tulsa Hills Corridor District.

Associated with this detail site plan is minor amendment Z-7008-SP-1n (to allow an extra bay door on an accessory auto service) also appearing on the June 1 agenda of the TMAPC.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 15' in height if within the east 120' of the development area and 35-feet in height elsewhere, and will be directed down and away from adjoining residential properties. Mechanical equipment areas will be screened and a trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along Olympia Avenue as required by CO District Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lots 3 and 4, Block 2 – Tulsa Hills, contingent upon approval of minor amendment Z-7008-SP-1n.

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



LOT SUMMARY

SAM'S CLUB LOT 12,321 ACRES

PARKING DATA

BUILDING FLOOR AREA	124,600 S.F.
PARKING REQUIRED PER USE UNIT	1/200
TOTAL PARKING REQUIRED	598 SPACES
TOTAL PARKING PROVIDED	600 SPACES

PARKING DATA NOTES:

1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING. PARKING SPACES ARE IN SPACES PER 1,000 S.F. OF ACTUAL FLOOR AREA.
2. ALL SPACES DESIGNED PER CITY OF TULSA STANDARDS.
3. ALL SPACES INCLUDING WILL BE COMPLETELY NECESSARY TO THE LIGHT PREVIEWING CLIENTS INCLUDING ANY PORTION OF THE LIGHT BUILDING AND THE REFLECTOR WILL NOT BE SEEN BY A PERSON STANDING IN AN ADJACENT RESIDENTIAL AREA.

LINE LEGEND

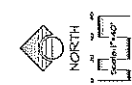
- PROPERTY LINE
- SET BACK LINE
- UTILITY EASEMENT

DETAIL SITE PLAN:

PROPOSED DEVELOPMENT: SAM'S CLUB #4639-00
PART OF LOT 3 & 4, BLOCK 2
WEST 81st STREET & OLYMPIA AVE.
TULSA, OKLAHOMA

PROPOSED DEVELOPMENT: SAM'S CLUB #4639-00
PART OF LOT 3 & 4, BLOCK 2
WEST 81st STREET & OLYMPIA AVE.
TULSA, OKLAHOMA

PROPOSED DEVELOPMENT: SAM'S CLUB #4639-00
PART OF LOT 3 & 4, BLOCK 2
WEST 81st STREET & OLYMPIA AVE.
TULSA, OKLAHOMA



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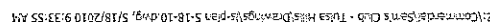
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CITY DETAIL LANDSCAPE PLAN		SWM'S ELDON #4439-00	
WEST FIRST STREET & QUINCY AVENUE TULSA, OKLAHOMA		SWM'S ELDON #4439-00	
SWM CONSULTING ENGINEERS, LLC 100 N. 17TH ST. SUITE 200 TULSA, OKLAHOMA 74103 TEL: 918-439-1111 FAX: 918-439-1112 WWW.SWMCONSULTINGENGINEERS.COM		SWM	
DATE: 10/1/2010		SHEET NO. 11	
PROJECT NO. 4439-00		SHEET NO. 11	
SHEET NO. 11		SHEET NO. 11	

ADA

American Dental Association
500 N. Dearborn St.
Chicago, IL 60610-5748
Tel: 312/462-5000
Fax: 312/462-5984
E-mail: info@ada.org
www.ada.org

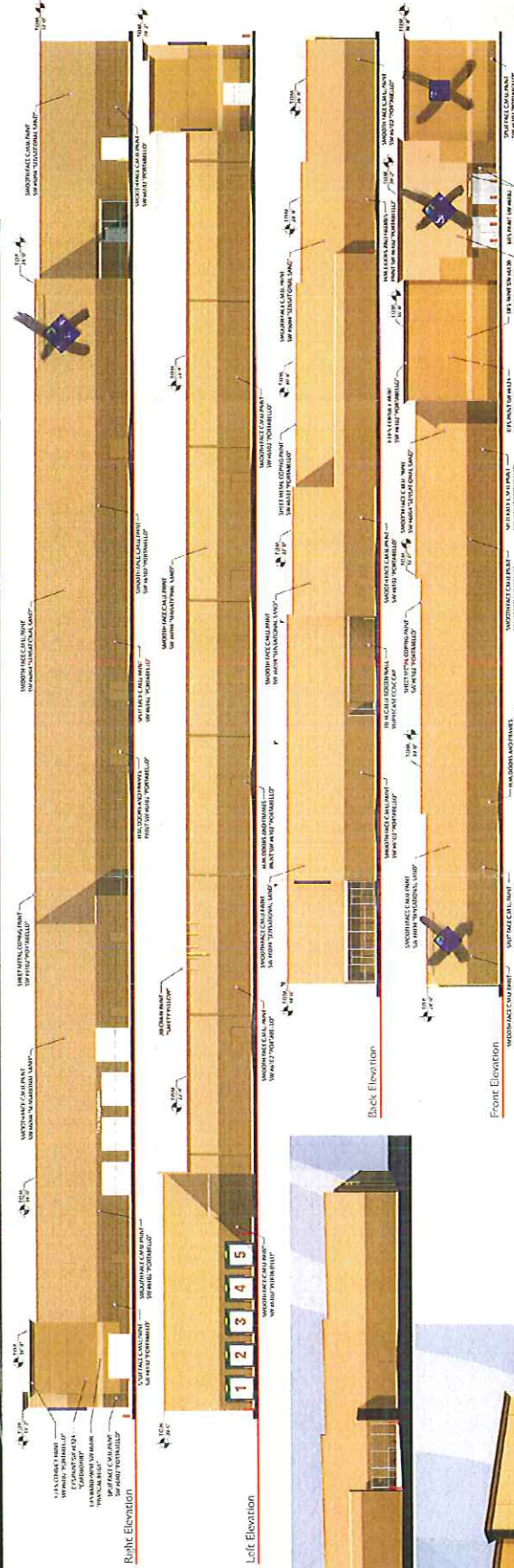
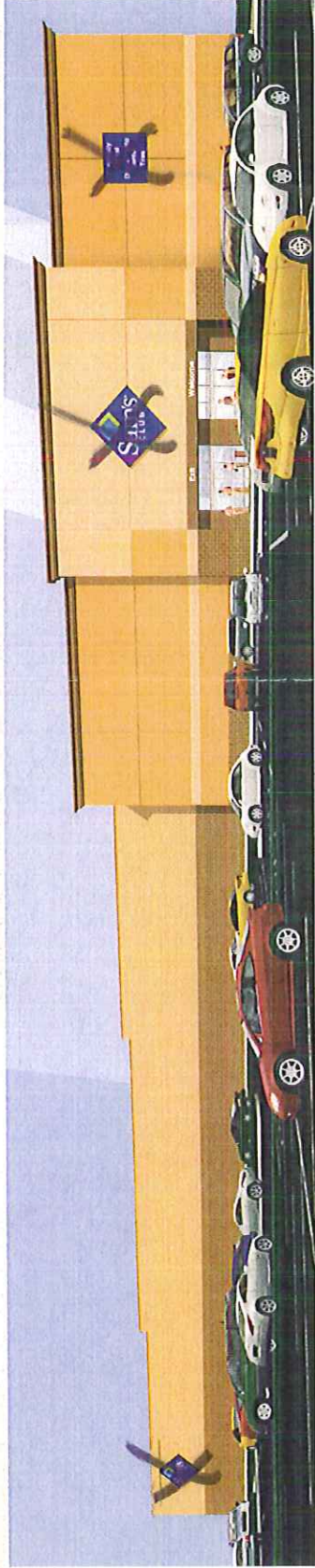
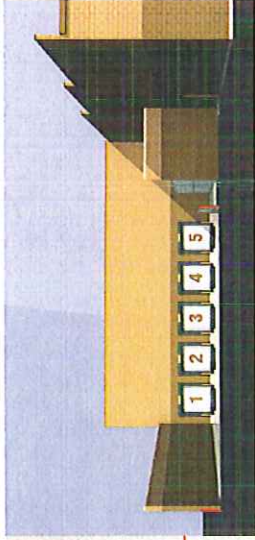






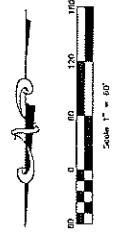
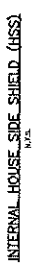
Tulsa, OK #4839

24 MAY 2010



FOR AN REVIEW - CLIENT APPROVED

Design

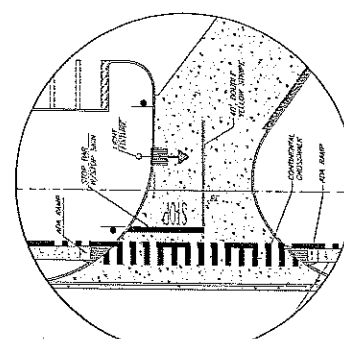
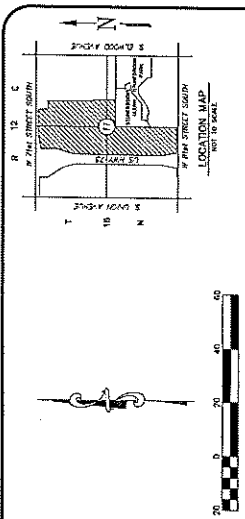


NOTE: ALL LIGHT STANDARDS ARE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE EAST BOUNDARY OF BLOCK 2. LIGHT FIXTURES ARE ARRANGED SO AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHIELDING OF SUCH LIGHT IS DESIGNED TO GO ON TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO PERSONS WITHIN ADJACENT RESIDENTIAL AREAS.

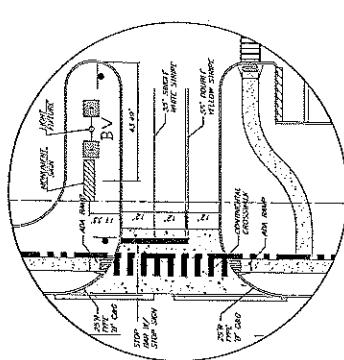
Subsidiary Summary						
Cell Type	Age	Vol	Area	Area/Vol	Area/Inch	Area/Inch
Simultaneous	70	5.5	15.0	4.5	1.56	2.2
Simultaneous	70	4.7	13.8	1.8	2.40	7.4

[illegible]

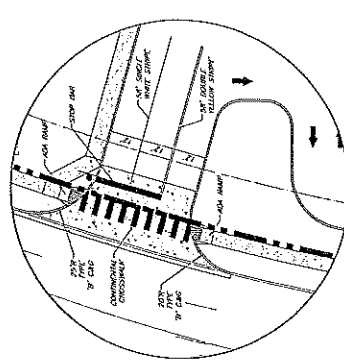
Based on the information provided, all dimensions and luminance locations were determined. The luminance locations were determined by the method that determined the apparent size of the light source, and the apparent size of the light source was determined by the method that determined the apparent size of the light source.



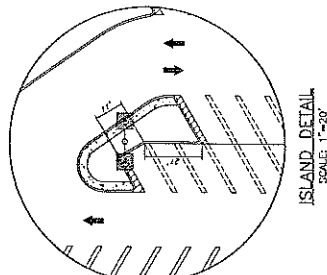
DETAIL 'A'
SCALE: 1"=20'



DETAIL 'B'
SCALE: 1"=20'



DETAIL 'C'
SCALE: 1"=20'



ISLAND DETAIL
SCALE: 1"=20'

CHAPTER 10 LANDSCAPE REQUIREMENTS

TREE REQUIREMENTS		TREE REQUIREMENTS	
1. TREE FOR 1000 SQUARE FEET OF STREETWIDE AREA		1. TREE FOR 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES	
TREE REQUIREMENTS		TREE REQUIREMENTS	
OLYMPIA AVENUE	22,800 SF	OLYMPIA AVENUE	22,800 SF
STREETWIDE AREA	22,800 SF	STREETWIDE AREA	22,800 SF
LANDSCAPE REQUIRED / SF	1.0	LANDSCAPE REQUIRED / SF	1.0
LANDSCAPE PROVIDED / SF	1.0	LANDSCAPE PROVIDED / SF	1.0
SITE LANDSCAPE AREA		SITE LANDSCAPE AREA	
LANDSCAPE REQUIRED / SF	1.0	LANDSCAPE REQUIRED / SF	1.0
LANDSCAPE PROVIDED / SF	1.0	LANDSCAPE PROVIDED / SF	1.0

- GENERAL NOTES:**
1. ALL PARKING SPACES ADJACENT TO PROPOSED CURBS SHALL INCLUDE A 2' STRIPED AREA FOR VEHICLES TO STOP AT.
 2. UNLESS OTHERWISE NOTED, ALL PARKING SPACES SHALL BE ASPHALT. UNLESS OTHERWISE NOTED, ALL STOP BARS SHALL BE 2'.
 3. ALL STOP BARS SHALL BE INSTALLED WITH A STOP SIGN (R1-1) AS PER LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS SHOWN IN THIS PLAN.
 4. THE LANE STOPPING PAINT THE LANE MARKING AS PER DETAIL AND INSTALL THE LANE-AND PARKING SPACES AS DIRECTED BY CITY PUBLIC WORKS DEPARTMENT. THE LANE MARKING AND STOP BARS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
 5. THE LANE STOPPING TO PAINTED ISLAND SHOWN AT FRONT OF THE STOP.
 6. UNLESS OTHERWISE NOTED, THE PARKING TYPICAL DIMENSIONS: WIDTH: 8.5', DEPTH: 18'. ONE WAY: 20', TWO WAY: 23'.
 7. ALL CONC. APPROACHES ALONG PUBLIC ROADWAYS SHALL HAVE 12" OF CONC. UNLESS OTHERWISE NOTED.
 8. ALL DRIVEWAY APPROACHES SHALL BE 12" OF CONC. UNLESS OTHERWISE NOTED.

CORRIDOR DETAIL SITE PLAN

SAW'S CLUB #4839-00

PART OF LOT 3 & 4, BLOCK 2

WEST 81st STREET & OLYMPIA AVE.

TULSA, OKLAHOMA

SMC Consulting Engineers, P.C.

1111 West 10th Street, Suite 200

Tulsa, Oklahoma 74103

Phone: (918) 438-1111

Fax: (918) 438-1112

www.smc-engineers.com

DATE: 08/17/10

PROJECT NO. 10000

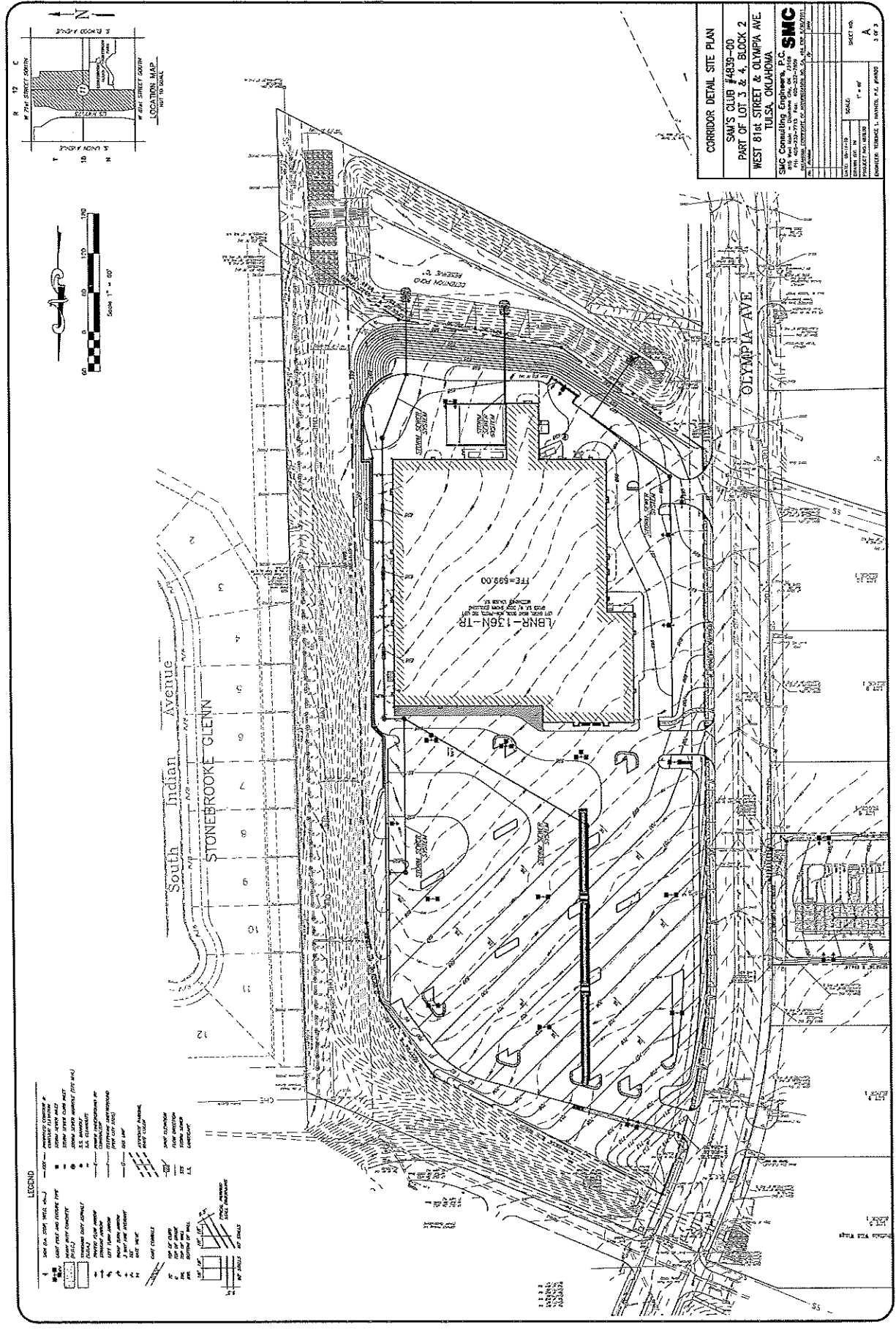
SHEET NO. 1

SCALE: AS SHOWN

DESIGNED BY: J. L. LAMBERT, P.E.

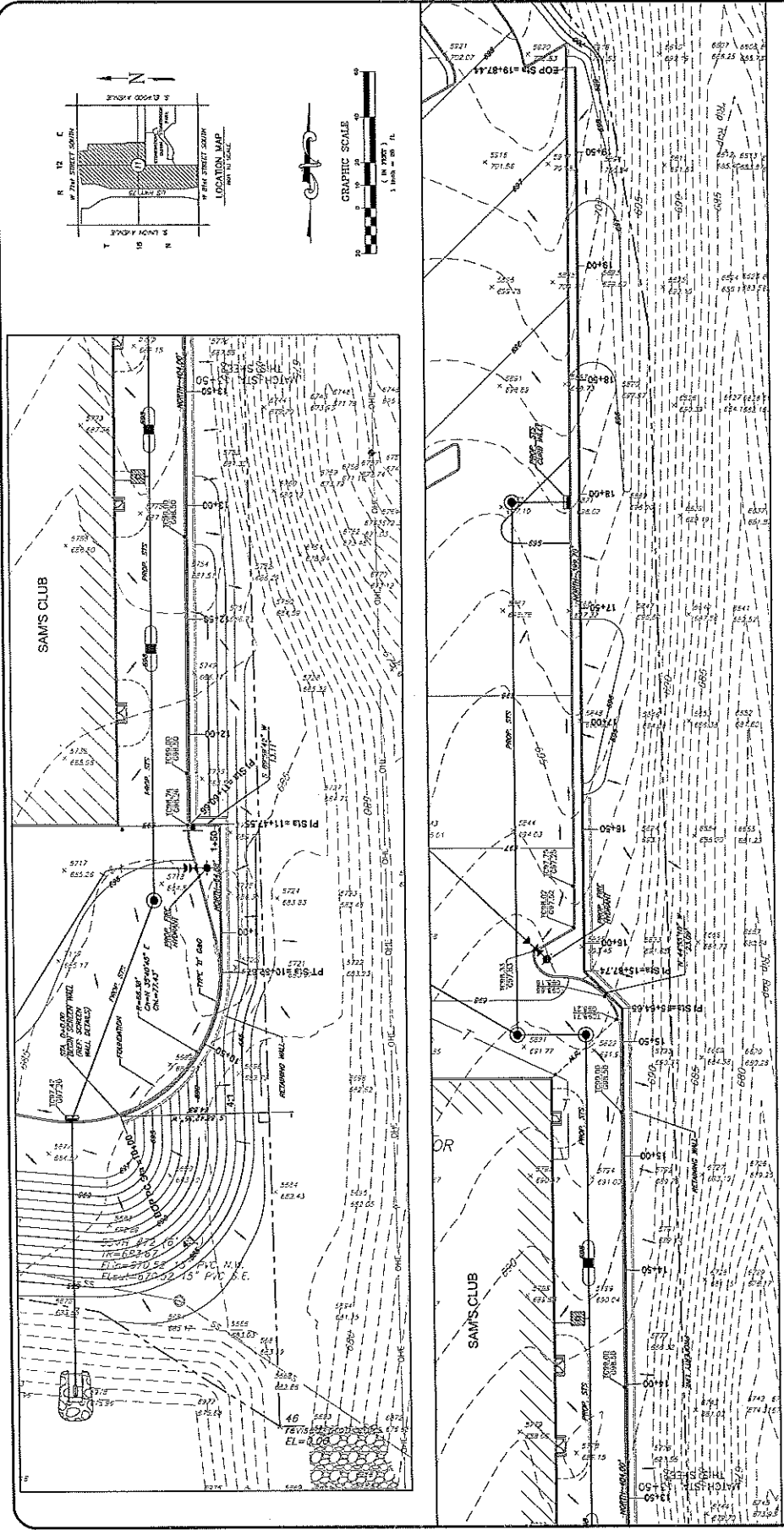
CHECKED BY: J. L. LAMBERT, P.E.

APPROVED BY: J. L. LAMBERT, P.E.



- LEGEND**
- 1. 1" = 60' SCALE
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 - 3. 1" = 60' SCALE
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 - 99. 1" = 60' SCALE
 - 100. 1" = 60' SCALE

CORRIDOR DETAIL SITE PLAN	
SAM'S CLUB #4839-00	
PART OF LOT 3 & 4, BLOCK 2	
WEST 81st STREET & OLYMPIA AVE.	
TULSA, OKLAHOMA	
SNC	
SNC CONSULTING ENGINEERS, INC.	
1111 S. W. 10th Ave., Suite 100	
Tulsa, Oklahoma 74106	
Tel: 918-592-7777 Fax: 918-592-7778	
E-mail: info@snc-engineers.com	
Project No. 1111-SW-10th-Ave-Suite-100	
Sheet No. 1 of 1	
Scale: 1" = 60'	
Drawing Date: 11/11/10	
Project Manager: T. HARRIS, P.E., PRINCIPAL	
Author: T. HARRIS, P.E., PRINCIPAL	
Checker: T. HARRIS, P.E., PRINCIPAL	
Date: 11/11/10	
Scale: 1" = 60'	
Drawing Date: 11/11/10	
Project Manager: T. HARRIS, P.E., PRINCIPAL	
Author: T. HARRIS, P.E., PRINCIPAL	
Checker: T. HARRIS, P.E., PRINCIPAL	
Date: 11/11/10	



SCREEN WALL PLAN

SAW'S CLUB #4839-00

WEST 81ST STREET & OLYMPIA AVENUE

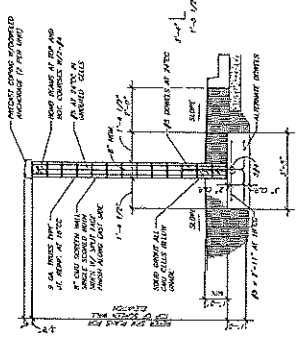
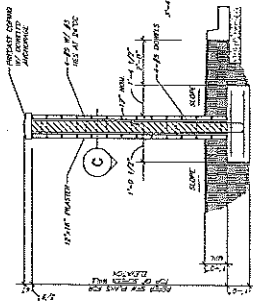
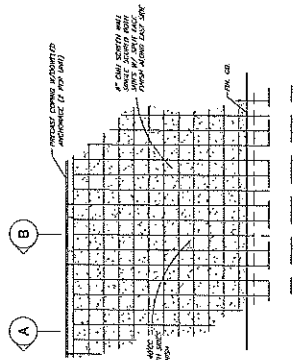
TULSA, OKLAHOMA

SNC Consulting Engineers, P.C.

1400 N. W. 10th St., Suite 200
Tulsa, Oklahoma 74103
Tel: 918-438-2222 Fax: 918-438-2223

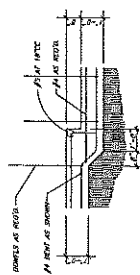
DATE: 04/01/00	SCALE: 1"=40'	SHEET NO. 8
DESIGN BY: JMM		
PROJECT NO. 4839-00		
DRAWN BY: JMM		
CHECKED BY: JMM		
APPROVED BY: JMM		

NOTES:
 1. INTERESTING CHANGES
 2. ALL PLASTER, REINFORCEMENT
 3. SHALL BE IN ACCORDANCE
 4. WITH THE LATEST EDITION
 5. OF THE BUILDING CODE
 6. OF THE CITY OF OKLAHOMA



PLASTER ELEVATION DETAIL D

THRU WALL DRAINAGE DETAIL F

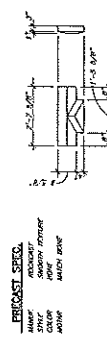
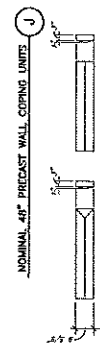


FOOTING STEP DETAIL G

CONTROL JOINT DETAIL E



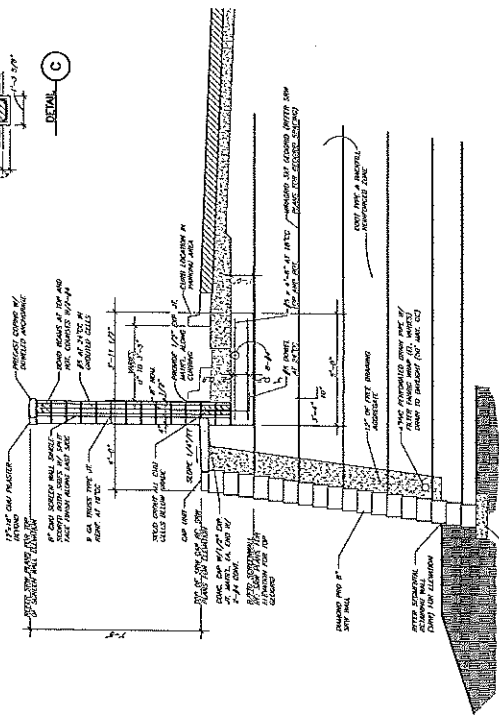
BUMPER GUARD DETAIL I



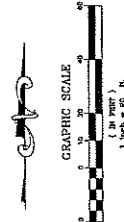
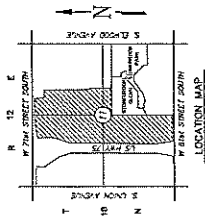
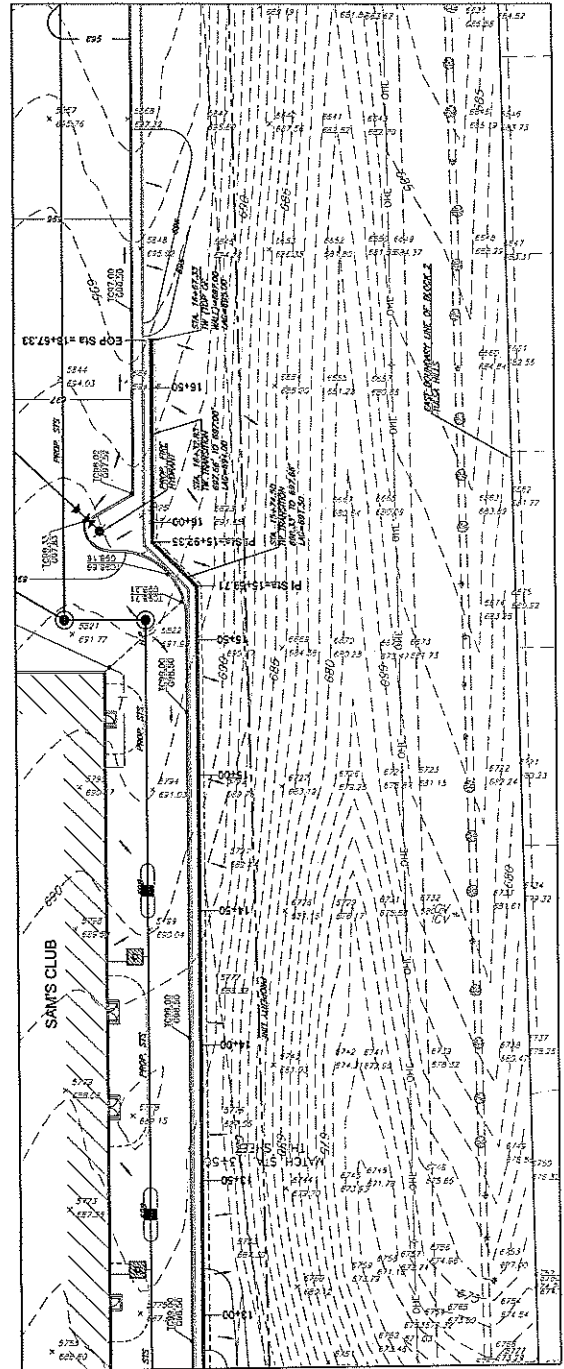
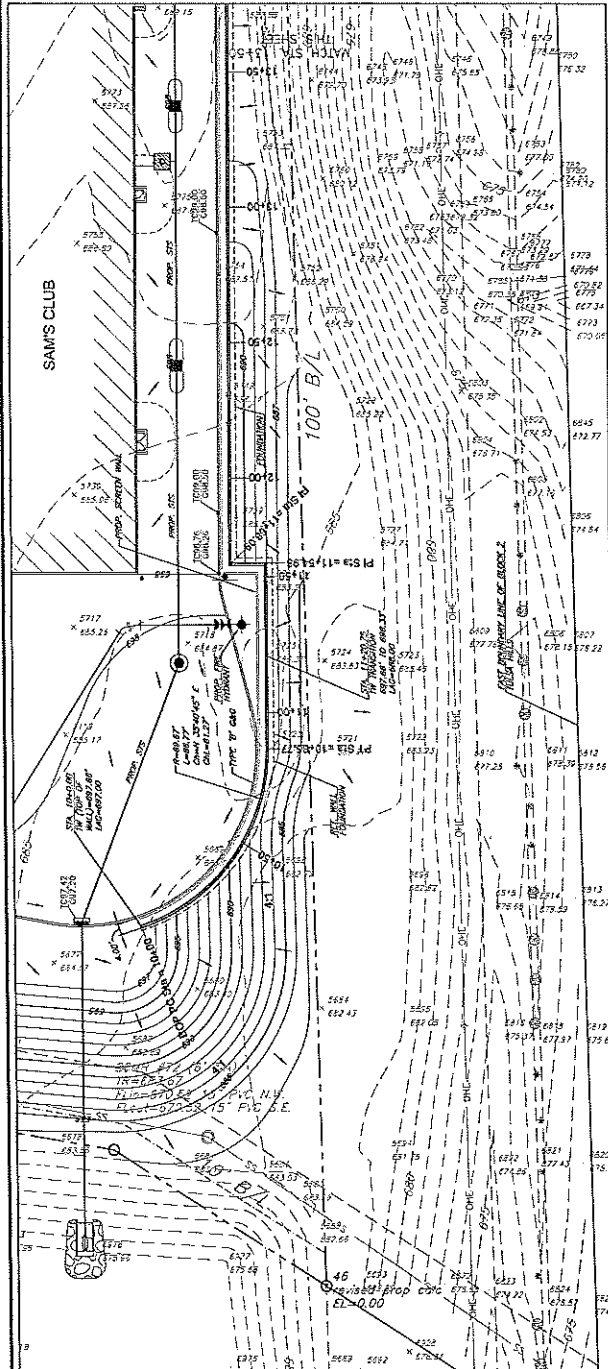
PRECAST PLASTER COPING UNIT K



TOP SECTION WALL SECTION STA. 16+43.57 (7'-0" HIGH)



SCREEN WALL DETAILS	
SAW'S CLUB #4839-00	
WEST 81ST STREET & OLIMPIA AVE TULSA, OKLAHOMA	
SNC Consulting Engineers, P.C. 11111 N. 100th Ave., Suite 100 Tulsa, OK 74133 Tel: 405-252-7715 Fax: 405-252-7716	
DATE: 10/1/14	SCALE:
DRAWN BY: MJS	TEAM:
CHECKED BY: MJS	DATE: 10/1/14
PROJECT NO. 14040	SHEET NO. 8 OF 11



ANCHOR RETAINING WALL EXHIBIT PLAN

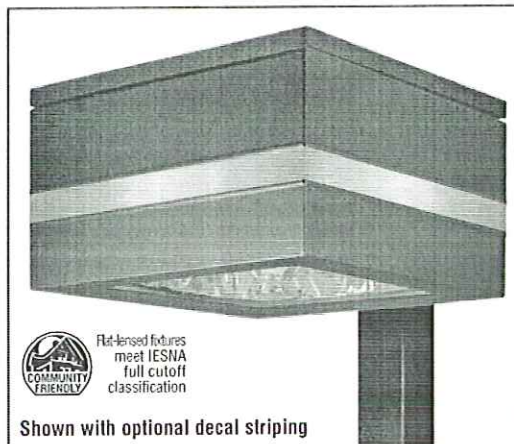
SAM'S CLUB #4839-00

WEST 81ST STREET & OLIMPIA AVENUE
TULSA, OKLAHOMA

SMC
Consulting Engineers, P.C.
1000 N. W. 10th Ave.
Tulsa, Oklahoma 74103
Tel: 405-255-7700 Fax: 405-255-7701
www.smc-engineers.com

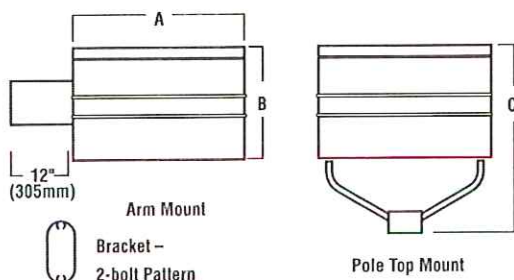
DATE: 07/10/10	SCALE: 1"=50'	SHEET NO: C
DRAWN BY: JMA	CHECKED BY: JMA	PROJECT NO: 4839-00
DESIGNED BY: JMA		
APPROVED BY: JMA		
CLIENT: TERRACE C. HANDEL, P.C. #4839		

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



Shown with optional decal striping

DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
GFPM Pole Top	21-5/8" (549mm)	12-3/4" (324mm)	21-15/16" (557mm)
GFR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
GFPR Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens

	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

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

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFPM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GFPR	29/64	724/28.5	724/28.5	737/29

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

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

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR:** Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights. **GFM:** Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

Pole Top: The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

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.

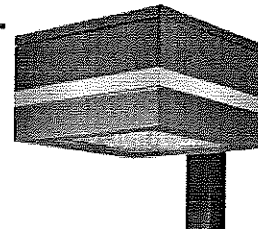
DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

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



GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Burn GFM - Arm Mount GFPM - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	200 250 320 400	PSMV - Pulse-Start Metal Halide 200, 250, 320 Watt PSMVR - Pulse-Start Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	8BK - 8" Bracket ³ PCI120 - Button-Type Photoelectric Control ⁴ PCI208 - Button-Type Photoelectric Control ⁴ PCI240 - Button-Type Photoelectric Control ⁴ PCI277 - Button-Type Photoelectric Control ⁴ PCI347 - Button-Type Photoelectric Control ⁴ IL - Internal Louver ⁵ LL - Less Lamp
Reduced Vertical Burn GFR - Arm Mount GFPR - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw FA - Automotive Forward Throw 5 - Type V Advanced Reflector Technology Optical Systems: AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38"-42" Mtg. Ht.)	400 575 750 775 1000 575 750 775 1000 750 775 1000	PSMV - Pulse-Start Metal Halide 400, 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt PSMV - Pulse-Start Metal Halide 750, 1000 ² Watt IWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt PSMV - Pulse-Start Metal Halide 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt	MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment. TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.	Consult Factory for International Voltages and Light Sources		Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- An 8" bracket can only be ordered with single and D180° configurations.
- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.
- Available with GFR AFT reflector only. Can be ordered as an accessory, use Order #288116BLK.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-BO-WM-*CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++
		GFR/GFPR AFT IL - Internal Louver	288116BLK++

HOUSE SIDE SHIELD TYPE II (4342901)	 TYPE III AND FORWARD THROW (FA/FP/AFT) (4342902)	 GFR WITH INTERNAL HOUSE SIDE SHIELD (288116BLK) (AFT reflector only)	BOTTOM VIEW 5-3/8" (137mm)
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+Fusing must be located in the hand-hole of the pole on GFR/GFPR Series - not in the fixture. ++ Black only.

04/09/10

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Project Name _____ Fixture Type _____
Catalog # _____

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