

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2606

July 20, 2011, 1:30 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:

Director's Report:

1. Minutes of July 6, 2011, Meeting No. 2605

CONSENT AGENDA:

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

2. **LS-20445**, (Lot-Split) (CD-6) Location: Northwest corner of East Seminole Street and North 107th East Avenue
3. **LS-20446**, (Lot-Split) (County) Location: South of the southeast corner of East 66th Street North and North 134th East Avenue
4. **LS-20447**, (Lot-Split) (County) Location: South of the southwest corner of East 156th Street North and North Memorial Drive (related to Items 6 & 7)
5. **LS-20448**, (Lot-Split) (County) Location: South of the southwest corner of East 156th Street North and North Memorial Drive (related to Items 6 & 7)
6. **LC-348**, (Lot-Combo) (County) Location: South of the southwest corner of East 156th Street North and North Memorial Drive (related to Items 4 & 5)
7. **LC-349**, (Lot-Combo) (County) Location: South of the southwest corner of East 156th Street North and North Memorial Drive (related to Items 4 & 5)
8. **LS-20449**, (Lot-Split) (CD-9) Location: West of the northwest corner of South Utica Avenue and East 29th Street South (related to Item 9)

9. **LC-350**, (Lot-Combo) (CD-9) Location: West of the northwest corner of South Utica Avenue and East 29th Street South (related to Item 8)
10. **LS-20451**, (Lot-Split) (CD-9) Location: East of the southeast corner of South Florence Avenue and East 44th Place South
11. **LS-20452**, (Lot-Split) (CD-6) Location: North of the northeast corner of East 51st Street and South 177th Avenue East
12. **Amendment of Frenchmans' Creek Plat – PUD-596-3**, Location: South of East 116th Street South, west of South Sheridan Road
13. **AC-107 – Wallace Engineering/Jim Beach/KOTV, Channel 6**, Location: Northeast corner of North Boston Avenue and East Cameron Street, Requesting an **Alternative Compliance Landscape Plan** to allow the five required trees to be planted in the right-of-way and in exchange plant a total of 23 trees along the right-of-way of Cincinnati Avenue and Boston Avenue, **CBD**, (CD-1)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

ZONING CODE PUBLIC HEARINGS:

14. **Analyze and Recommend to the City Council Proposed Ordinance Amendments to the Zoning Code of the City of Tulsa Governing the use of Temporary Storage Buildings, Structures, Facilities and Uses in a Residentially Zoned Area.**

PUBLIC HEARINGS:

15. **Memorial Kingdom Hall – Minor Subdivision Plat**, Location: Northeast corner of East 21st Place South and South 129th East Avenue (9416) (CD 6)
16. **PUD-631-A – Tulsa Engineering and Planning/Tim Terral/Southern Ridge**, Location: East of the southeast corner 91st Street South and South Harvard Avenue, Requesting a **Minor Amendment** (CD-8) (**Minor Amendment is being withdrawn**) (**Refund requested**)

OTHER BUSINESS

17. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, July 20, 2011 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

1. Discussion on TMAPC Code of Ethics/John Dix

Adjourn.

Visit our website at www.tmapc.org

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

Eller Detrich
A Professional Corporation

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June 3, 2011

VIA HAND DELIVERY

Patrick Boulden, Esq.
Sr. Assistant City Attorney
Tulsa City Attorney's Office
175 East 2nd Street, Suite 685
Tulsa, OK 74103

Re: Amendment of Plat of Frenchmen's Creek
Tulsa Metropolitan Area Planning Commission (TMAPC) Case No. PUD-596-3

Dear Pat:

Please find enclosed the executed original Amendment of Plat of Frenchmen's Creek in the above referenced matter. Please process the Amendment with TMAPC and the Mayor.

Thank you for time and attention to this matter. Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation

Andrew A. Shank (kfm)
Andrew A. Shank

AAS:kfm
Enclosure

I:\101137-01\N&C\Boulden ltr-1.doc



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

12.1

12.2

AMENDMENT OF PLAT OF FRENCHMEN'S CREEK

THIS AMENDMENT OF PLAT OF FRENCHMEN'S CREEK (the "Amendment") is entered into and is effective this ____ day of May, 2011.

WHEREAS, the Plat and Deed of Dedication and Restrictive Covenants of FRENCHMEN'S CREEK was recorded in the office of the Tulsa County Clerk as Plat No. 5444 on May 17, 2000, and

WHEREAS, Section 2 -- Planned Unit Development Restrictions, Paragraph B -- Development Standards for Blocks One (1), Two (2) and Three (3) provides that no building should be located nearer to a public street than the building lines depicted on the Plat, and

WHEREAS, Section 2 -- Planned Unit Development Restrictions, Paragraph B provides for one (1) side yard of ten (10) feet and another side yard of five (5) feet, and

WHEREAS, Section 5 -- Enforcement, Duration, Amendment and Severability, Paragraph C provides that the covenants and restrictions within Section 2 -- Planned Unit Development Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of the effected lot or parcel and approved by the Tulsa Metropolitan Area Planning Commission and the City of Tulsa, Oklahoma,

WHEREAS, the Melissa A. Cooper Revocable Trust dated May 7, 2010 owns Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK and Melissa Ann Cooper and Christopher Lee Cooper are the Co-Trustees of the Melissa A. Cooper Revocable Trust dated May 7, 2010, and

WHEREAS, it is in the best interest of the owner of Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK, to amend the building set back and side yard requirements on its property as follows.

NOW, THEREFORE, the undersigned, being the owner of Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK, agrees as follows:

1. The building set back requirement is hereby reduced by three (3) feet;
2. The 10 feet side yard requirement is hereby reduced by three (3) feet; and
3. The 5 feet side yard requirement is hereby reduced by one (1) foot.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Melissa Ann Cooper
Melissa Ann Cooper,
Co-Trustee of the Melissa A. Cooper Revocable Trust

Christopher Lee Cooper
Christopher Lee Cooper,
Co-Trustee of the Melissa A. Cooper Revocable Trust

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this 18th day of May, 2011, by Melissa Ann Cooper as Co-Trustee of the Melissa A. Cooper Revocable Trust.

My Commission Expires:

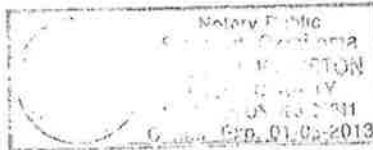
01/03/13

My Commission Number:

05000241

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

[Signature]
Notary Public



This instrument was acknowledged before me on this 18th day of May, 2011, by Christopher Lee Cooper as Co-Trustee of the Melissa A. Cooper Revocable Trust.

My Commission Expires:

01/03/13

My Commission Number:

05000241

[Signature]
Notary Public



On this ____ day of _____, 2011, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the foregoing Amendment of Plat of FRENCHMEN'S CREEK, Plat No. 5444 and its corresponding Deed of Dedication and Restrictive Covenants.

Tulsa Metropolitan Area Planning Commission

By: _____
Name:
Its Chairman

On this ____ day of _____, 2011, the City of Tulsa expressly acknowledges, consents and approves of the foregoing Amendment of Plat of FRENCHMEN'S CREEK, Plat No. 5444 and its corresponding Deed of Dedication and Restrictive Covenants.

Mayor

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney

I:\101137-01\Amendment of Plat.docx

#08044136292#

I hereby certify that all ad costs were covered in this job have been paid or
refunded by the customer. I hereby agree to hold the agency responsible for the
amount of \$ 28,940.00 per week through to 3/6/0
to be applied to 30 00 days.
This certificate is valid for the contract or payment of 30 00 days in full
and complete in order that this agency be fixed an account. 30 00 days

Date May 17 No 20
 John Smith
 Post Office Treasurer
 John Smith

RECEIVED
APRIL 21, 2000
TULSA METRO AREA

A SUBDIVISION OF PART OF THE
NW/4 OF THE SE/4 OF SECTION 34, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

60 0 60 12

Planned Unit Development Number 596

OWNER
AN DEVELOPMENT
EAST 71ST STREET
OKLAHOMA 7413
☎ (918) 482-7071

B/L - BUILDING LINE
U/E - UTILITY EASEMENT
D/E - DRAINAGE EASEMENT
MAE - MUTUAL ACCESS EASEMENT
11800 - STREET ADDRESS

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1818
PHONE: (918) 582-4111
C.A. No. 1783 (EXP. JUNE 30, 2001)



5444

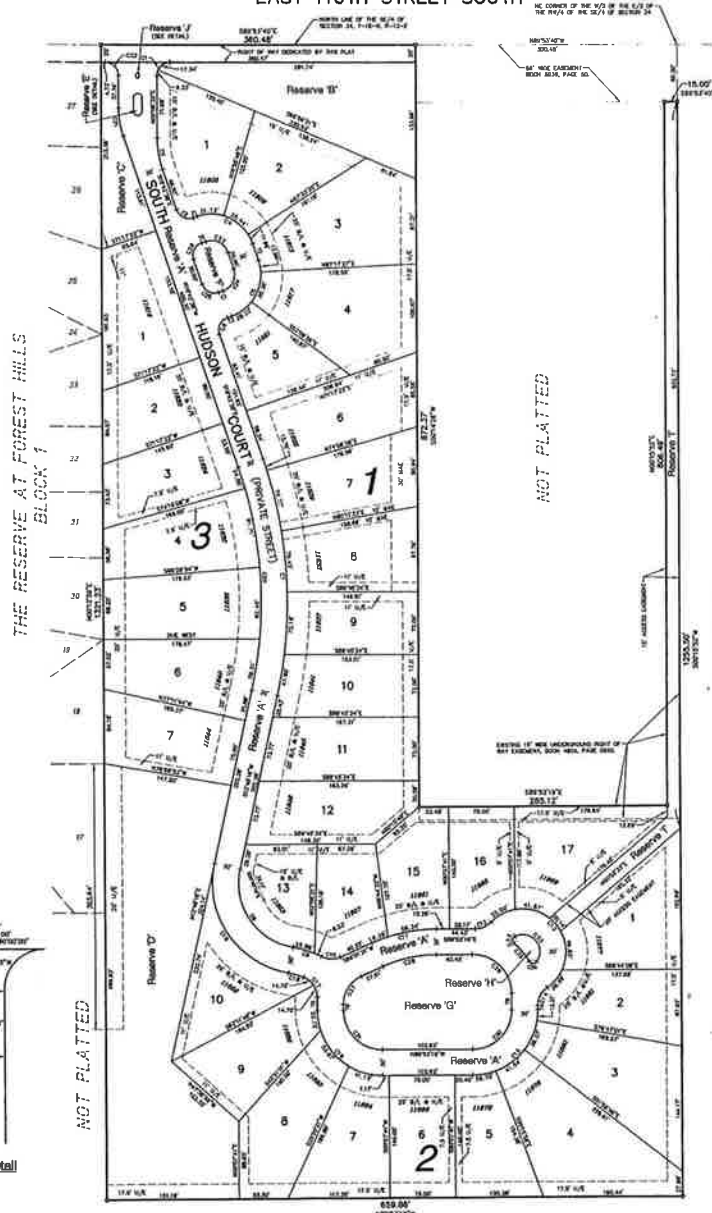
FINAL PLSS
CERTIFICATE OF APPROVAL
I hereby certify that this plan was
approved by the following Washington
Area Planning Commission on:
APR 23 1980
John A. Smith
CHAIRMAN
This approval is valid if and only if
it is filed in the Office of the
County Clerk on or before:
APR 23 1981
John A. Smith
CITY ENGINEER
APPROVED: MAY 1 1980
Attest: _____
Notary Public for the State of Texas,
Dallas, Texas.

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

ALL CORNERS SHOWN HEREON WERE SET USING A
3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED
'SACK LS 1138'.

THE BEARINGS SHOWN HEREON ARE BASED ON THE
WEST LINE OF SECTION 34, T-18-N, R-13-E
HAVING AN ASSUMED BEARING OF DUE NORTH.

EAST 116TH STREET SOUTH



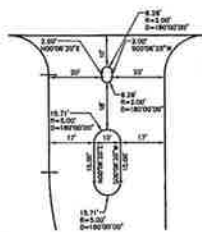
SUBDIVISION CONTAINS 34 LOTS IN 3 BLOCKS
AND RESERVES 'A' THROUGH 'J'

BLOCK 1 CONTAINS 4.8288 ACRES
BLOCK 2 CONTAINS 3.0048 ACRES
BLOCK 3 CONTAINS 2.0278 ACRES

RESERVE	'A'	CONTAINS	1.4405	ACRES
RESERVE	'B'	CONTAINS	0.4830	ACRES
RESERVE	'C'	CONTAINS	0.1818	ACRES
RESERVE	'D'	CONTAINS	1.3271	ACRES
RESERVE	'E'	CONTAINS	0.0092	ACRES
RESERVE	'F'	CONTAINS	0.0488	ACRES
RESERVE	'G'	CONTAINS	0.4194	ACRES
RESERVE	'H'	CONTAINS	0.0147	ACRES
RESERVE	'I'	CONTAINS	0.3071	ACRES
RESERVE	'J'	CONTAINS	0.0005	ACRES

Curve	Length	Area	Perimeter
C1	10.00	17.00	86.90-20.00
C2	10.00	17.00	18.10-20.00
C3	10.00	17.00	18.10-20.00
C4	10.00	17.00	80.00-20.00
C5	10.00	17.00	80.00-20.00
C6	10.00	17.00	80.00-20.00
C7	10.00	17.00	80.00-20.00
C8	10.00	17.00	80.00-20.00
C9	10.00	17.00	80.00-20.00
C10	10.00	17.00	80.00-20.00
C11	10.00	17.00	80.00-20.00
C12	10.00	17.00	80.00-20.00
C13	10.00	17.00	80.00-20.00
C14	10.00	17.00	80.00-20.00
C15	10.00	17.00	80.00-20.00
C16	10.00	17.00	80.00-20.00
C17	10.00	17.00	80.00-20.00
C18	10.00	17.00	80.00-20.00
C19	10.00	17.00	80.00-20.00
C20	10.00	17.00	80.00-20.00
C21	10.00	17.00	80.00-20.00
C22	10.00	17.00	80.00-20.00
C23	10.00	17.00	80.00-20.00
C24	10.00	17.00	80.00-20.00
C25	10.00	17.00	80.00-20.00
C26	10.00	17.00	80.00-20.00
C27	10.00	17.00	80.00-20.00
C28	10.00	17.00	80.00-20.00
C29	10.00	17.00	80.00-20.00
C30	10.00	17.00	80.00-20.00
C31	10.00	17.00	80.00-20.00
C32	10.00	17.00	80.00-20.00
C33	10.00	17.00	80.00-20.00
C34	10.00	17.00	80.00-20.00
C35	10.00	17.00	80.00-20.00
C36	10.00	17.00	80.00-20.00
C37	10.00	17.00	80.00-20.00
C38	10.00	17.00	80.00-20.00
C39	10.00	17.00	80.00-20.00
C40	10.00	17.00	80.00-20.00
C41	10.00	17.00	80.00-20.00
C42	10.00	17.00	80.00-20.00
C43	10.00	17.00	80.00-20.00
C44	10.00	17.00	80.00-20.00
C45	10.00	17.00	80.00-20.00
C46	10.00	17.00	80.00-20.00
C47	10.00	17.00	80.00-20.00
C48	10.00	17.00	80.00-20.00
C49	10.00	17.00	80.00-20.00
C50	10.00	17.00	80.00-20.00
C51	10.00	17.00	80.00-20.00
C52	10.00	17.00	80.00-20.00
C53	10.00	17.00	80.00-20.00
C54	10.00	17.00	80.00-20.00
C55	10.00	17.00	80.00-20.00
C56	10.00	17.00	80.00-20.00
C57	10.00	17.00	80.00-20.00
C58	10.00	17.00	80.00-20.00
C59	10.00	17.00	80.00-20.00
C60	10.00	17.00	80.00-20.00
C61	10.00	17.00	80.00-20.00
C62	10.00	17.00	80.00-20.00
C63	10.00	17.00	80.00-20.00
C64	10.00	17.00	80.00-20.00
C65	10.00	17.00	80.00-20.00
C66	10.00	17.00	80.00-20.00
C67	10.00	17.00	80.00-20.00
C68	10.00	17.00	80.00-20.00
C69	10.00	17.00	80.00-20.00
C70	10.00	17.00	80.00-20.00
C71	10.00	17.00	80.00-20.00
C72	10.00	17.00	80.00-20.00
C73	10.00	17.00	80.00-20.00
C74	10.00	17.00	80.00-20.00
C75	10.00	17.00	80.00-20.00

LINE	LENGTH	BEARING
11	2.00	S21°15'24"E
12	20.00	S18°42'38"E
13	2.00	S23°13'22"E
14	4.77	S02°07'41"W
15	15.94	S00°02'41"E
16	2.00	N03°15'24"E
17	2.00	S23°15'24"E
18	18.00	S00°23'41"E



Reserve 'E' and 'J' Detail
NOT TO SCALE

PLAT NO
5444

PAGE
1 of 2

12.6



AC-107

19-12-01

TRS

Feet

0 40 80 160 240

13.2

July 6, 2011

STAFF RECOMMENDATION

AC-107

Alternative Compliance Landscape Plan – Northeast corner of North Boston Avenue and East Cameron Street; TRS 19-12-01; CZM 28; Atlas 22; CD 1; CBD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for the new KOTV, Channel 6 property located at the Northeast corner of North Boston Avenue and East Cameron Street. The property is zoned Central Business District (CBD).

With CBD zoning there are few landscape requirements for this property, since there is technically no "street yard" as defined in Section 1800* of the Code. Section 1002, A-5 of the Code waives street yard landscaping on lots that have no street yard. Chapter 10 does say that parking areas located within the CBD are required to plant one tree for each 35 lineal feet of parking area located along and parallel to the street boundary which is within 25 feet of public street right-of-way (ROW) and required trees shall be located within ten feet of a public street right-of-way.

This property has 153 lineal feet of parking area located along and parallel to the street boundary within 25 feet of the right-of-way. The tree requirement for the property is five (5) trees.

The applicant is seeking approval of an alternative compliance landscape plan to allow the five (5) required trees to be planted in the right-of-way. In exchange the applicant will plant a total of 23 trees along the right-of-way of Cincinnati Avenue and Boston Avenue in a manner that will make the site blend better with the extensive street scaping going on elsewhere throughout the Brady District (see attached landscape plan).

Staff contends that this plan, while not meeting the technical requirements of Chapter 10 of the Code, it is equivalent to or better than the requirements of the Chapter. Therefore, staff recommends **APPROVAL** of landscape alternative compliance plan AC-107.

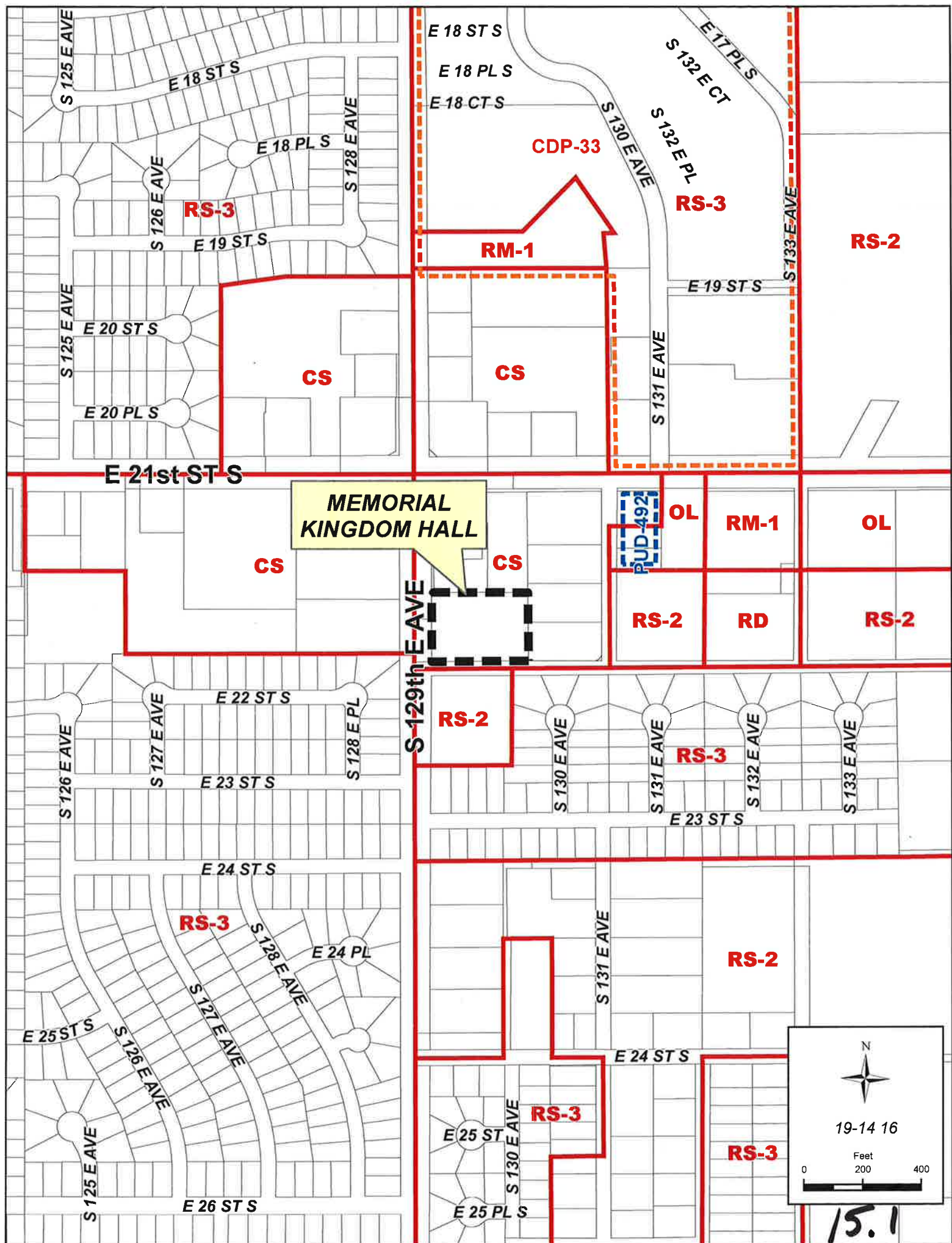
* Street Yard is defined as the area of a lot contained between the minimum required building setback line and an abutting public street.

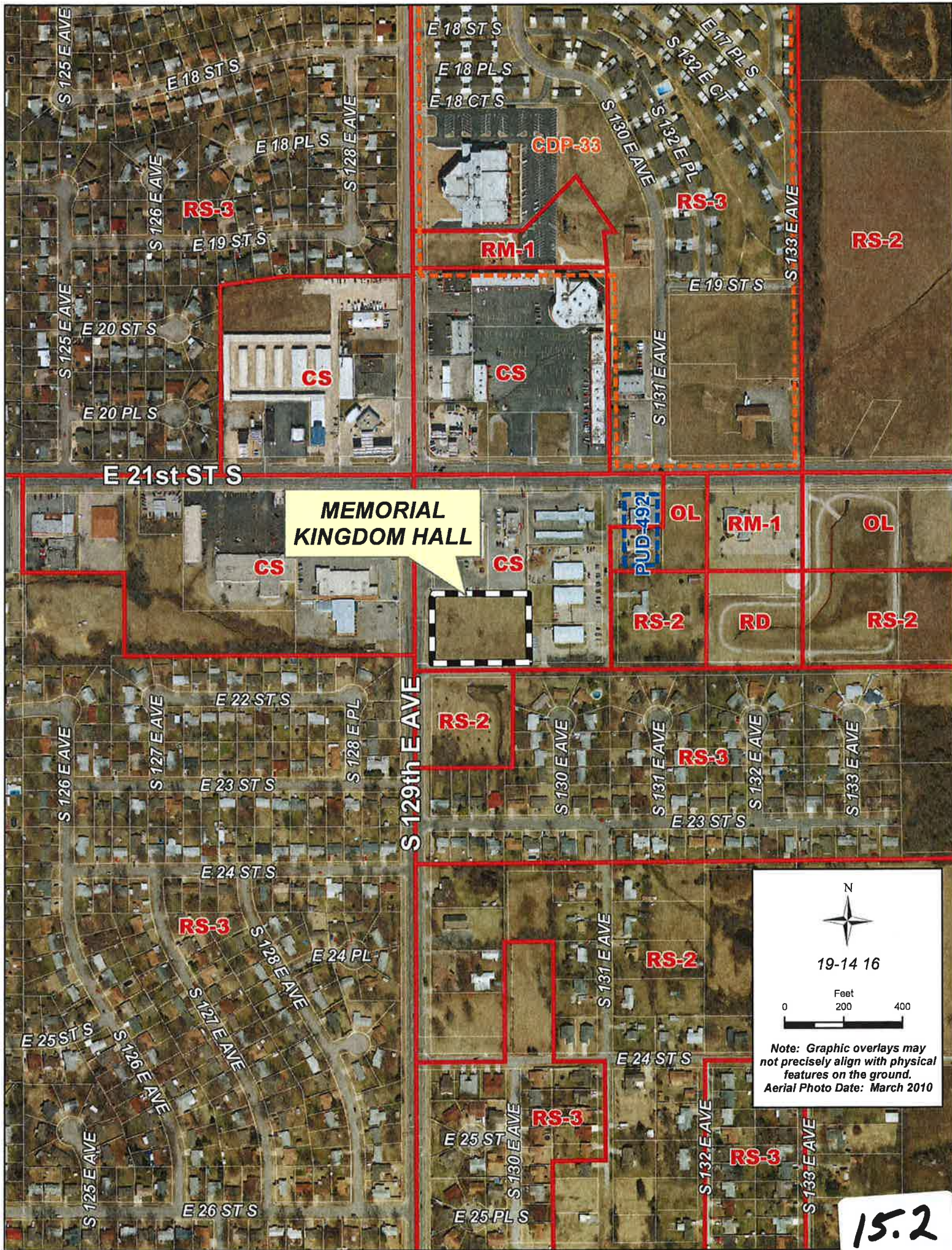
SS. XXX TEMPORARY STORAGE UNITS, PORTABLE STORAGE UNITS AND DUMPSTERS.

Temporary storage units, portable storage units or dumpsters (hereinafter called "storage facilities") may be placed upon private property or City rights-of-way in accordance with the following limitations.

1. A permit **or license** for such placement must be obtained from *the Zoning Permit office* prior to the placement of any such storage facilities. The cost for such permit shall be established by XXXX. Such storage facilities must be placed upon private property unless some physical condition exists that would prohibit such placement in the yard or the driveway. If unable to be placed on private property, it may be placed on a City street directly in front of the property of the permit holder. **The permit or license shall be displayed prominently on the storage container.**
2. All storage facilities must have reflective markings/tape/paint on them **placed in such locations as to be visible to a motorist, bicyclist or pedestrian if the container is placed in public right-of-way.**
3. A permit issued by the XXXX shall be valid for **fourteen consecutive** days from the date of issuance. The XXXX may grant an extension of up to seven (7) days upon the applicant's showing of good cause. Not more than two such extensions shall be permitted, not to exceed **28** days in any consecutive twelve (12) month period.
4. When issued in conjunction with a building permit, a storage facility permit **or license** may be issued by XXXX and be valid for ninety (90) days when there is active construction occurring and the storage facility is placed on private property. The XXXX may grant an extension of up to ninety (90) days upon the applicant's showing of good cause. Not more than two such extensions shall be permitted, for a maximum of 270 days in any consecutive 12 month period.
5. A permit **or license** issued by XXXX shall be valid for 180 days if issued in conjunction with a development plan (*do we want to say corridor site plan, PUD, final plat or anything else?*). The XXXX may grant extensions upon showing of good cause by the applicant and depending upon the scope of the project. However, should work on the project cease for more than 30 days, the XXXX may revoke the permit **or license** and require removal of the storage facility.
6. The storage facility may not be located in any manner that restricts or impedes visibility of motorists, **bicyclists or pedestrians.**
7. The storage facility may not be placed on any street where on-street parking **is** permitted or that has a pavement width of less than 18' measured from curb to curb or from the edge of the pavement to the edge of the pavement.
8. The storage facility shall be no wider than eight (8) feet nor placed in such a manner that restricts the remaining travel width of the street to less than ten (10) feet measured from the inside of the curb or edge of the pavement to the storage facility.
9. The storage facility must be associated with temporary storage or a project for the property of the permit holder; not more than one (1) storage facility shall be permitted **or licensed** at any one time.

10. The storage facility shall not be placed in such a manner as to damage any public improvements, including but not limited to the pavement, curb, gutter, grass, landscaping or tree located within the public right-of-way. If the storage facility or the equipment used to place or remove it causes any such damage, the applicant shall reimburse the City for the cost of repair.
11. Any storage facility that is placed in violation of this section or is not removed at the end of the time for which it is permitted or licensed by the City to remain in place may be removed by the City at the applicant's expense, with prior notice of not less than 24 hours.
12. Only the business owner's information may appear on the storage container. No other advertising may be placed upon it.





N

19-14 16

0 200 400

Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

15.2

MINOR SUBDIVISION PLAT

Memorial Kingdom Hall - (9416) (CD 6)

South of the Southeast corner of East 21st Street South and South 129th East Avenue

This plat consists of 1 Lot, 1 Block, on 1.77 acres.

The following issues were discussed July 7, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Show Limits of No Access along entire property line fronting 129th except for the points of access. Access points are to be limited to the width of the drive and are to be between 24 feet and 36 feet. Provide complete geometry for intersection curve. Include the 25 feet along 21st Place within site and then call out right-of-way dedication.
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** Add the stormwater detention easement to the face of plat, adjacent to the 17.5 foot utility easements in the southwest corner. If outlet pipes to the public drainage system are not in the platted utility easements or rights-of-way, then they must be placed in a storm sewer easement, with a minimum width of 15 feet. If offsite drainage flows onto the site from the north and /or east; then it is public drainage, which must be collected at the upstream property line, and then be conveyed across the platted area in a public storm sewer and/or overland drainageway inside their respective public easements. Please add the following to the end of the "flood plain designation" notes: "This plat lies outside of the City of Tulsa regulatory floodplain for tupelo creek." Add standard language for stormwater detention easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.

7. **Other: Fire:** A fire hydrant is required to be within 400 feet of any part of the structure as the hose lies in a non-sprinkled building and within 600 feet of any part of the structure in a sprinkled building. **GIS:** Provide the CA number with renewal date for the engineer. Label all subdivisions within the mile section of the location map and clearly show and label the area being platted. Correct/clarify total number of acres. Add replat information. Add "Date of Preparation". Tie section corners correctly. Note benchmarks. Submit subdivision control data sheet. Describe right-of-way radius dedication. Correct legal description. The correct address for the site is 2131 South 129th Avenue East and 2141 South 129th Avenue East.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

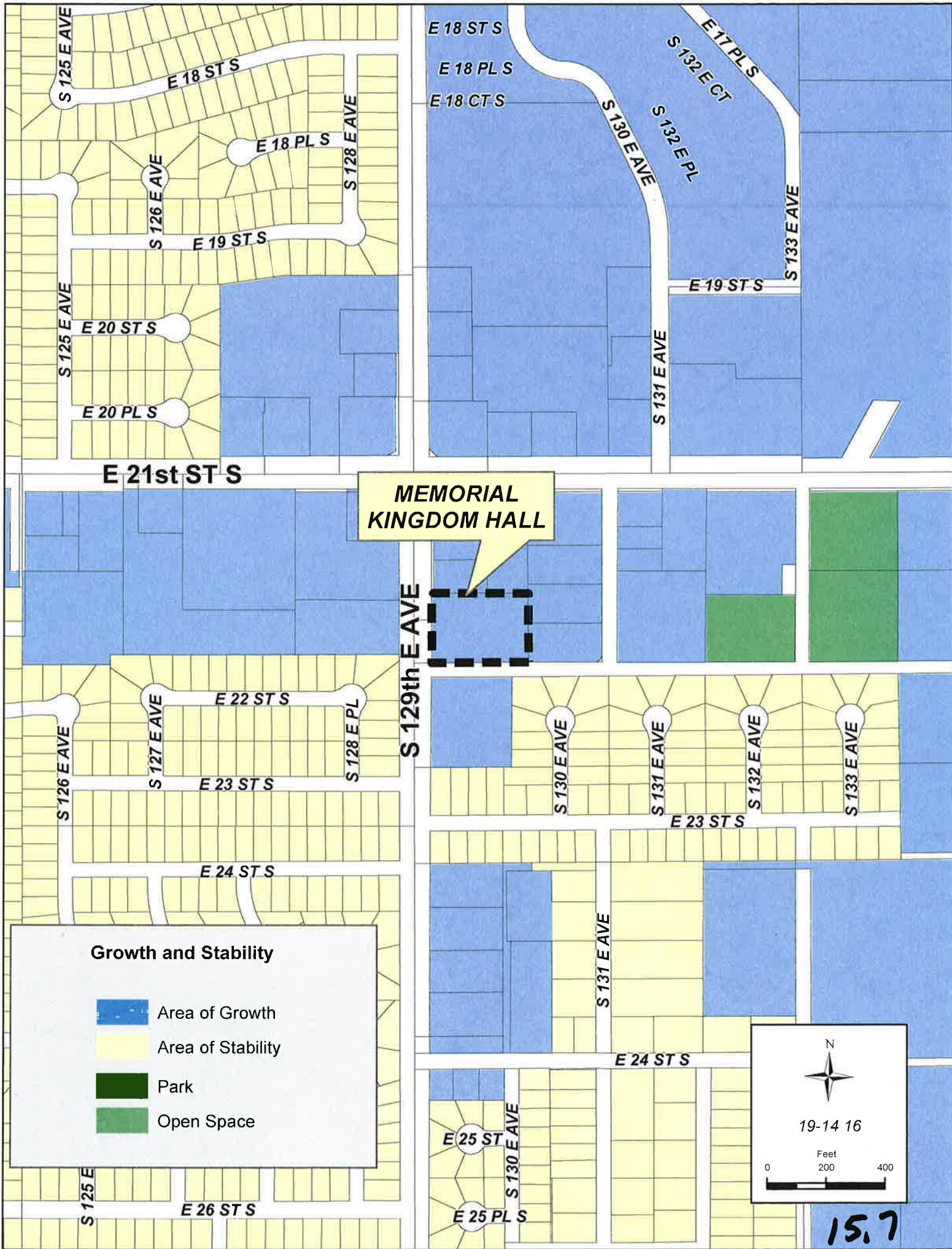
Standard Conditions:

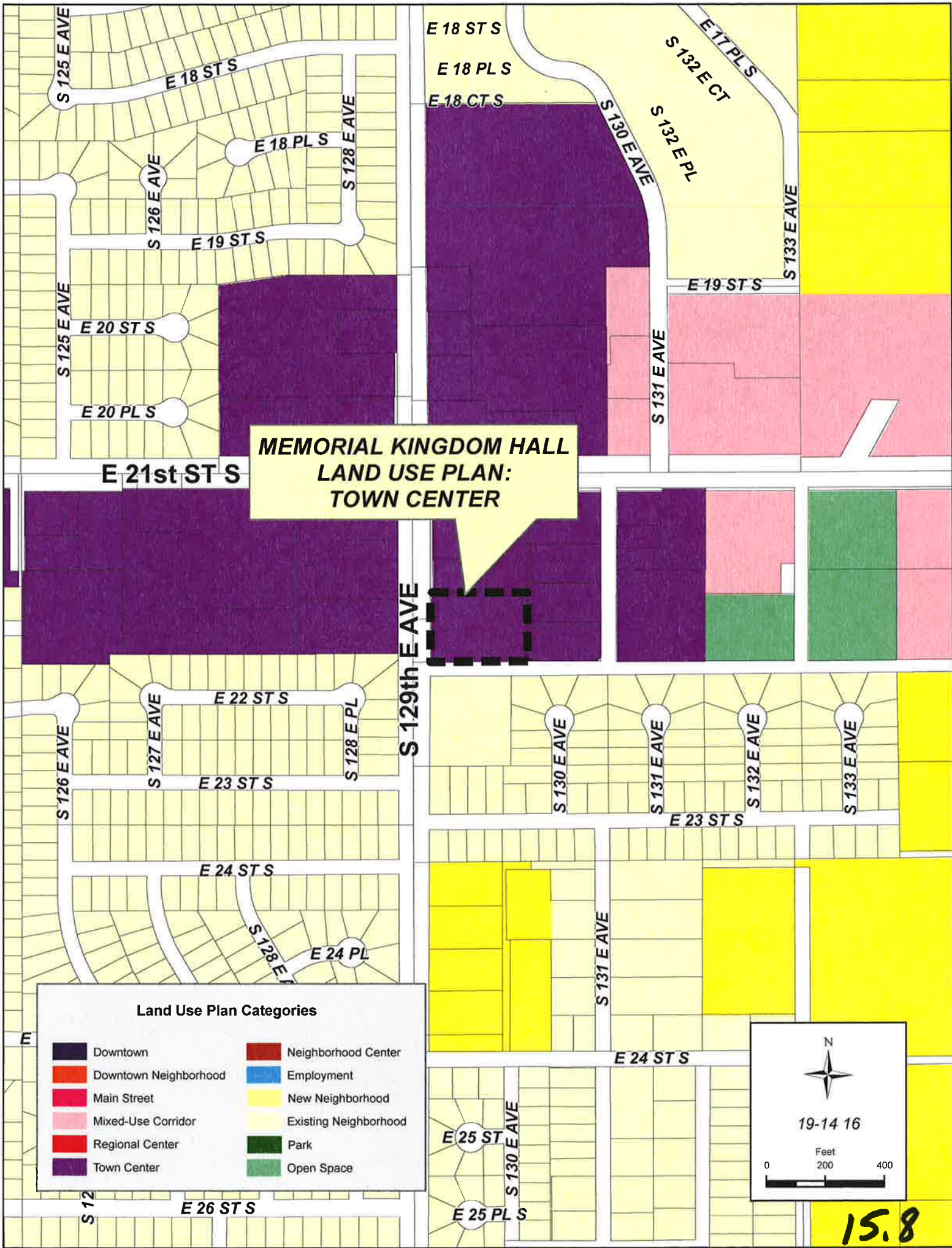
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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



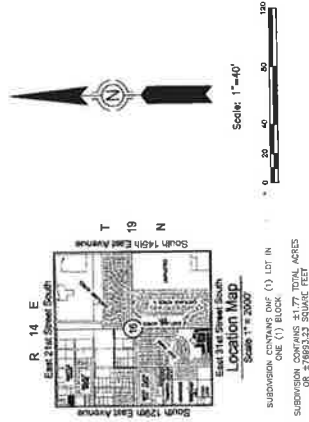


FINAL PLAT OF

PART OF LOT TWO (2), BLOCK ONE (1), MUDL CLINER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT INTEREST AND ALSO PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER (NW/4 NW/4 NW/4) OF SECTION SIXTEEN (16), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST
OF THE MOON BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

Owner/Developer:
Memorial Congregation of Jehovah's Witnesses
Tulsa Oklahoma, Inc.
C/O HARRY S. FENNELL
7729 S. MINCO RD., #514
TULSA, OK 74133-3324
(918) 266-6311
hsfennell@cox.net

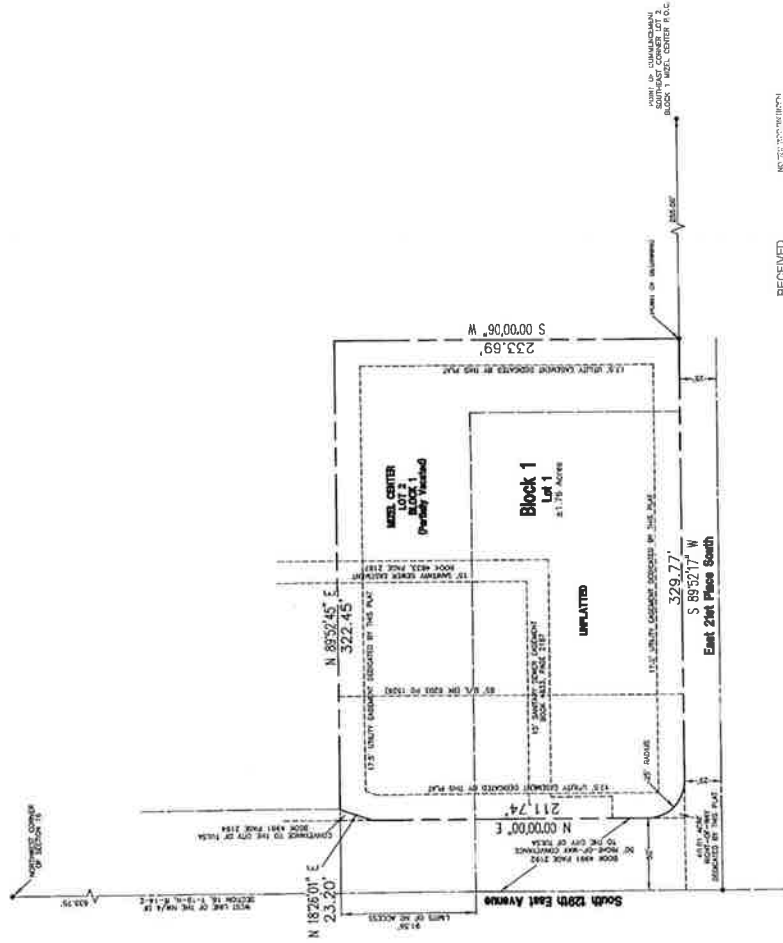
Surveyor:
Bennett Surveying, Inc.
P.O. BOX 848
CHOUFEAU, OK 74337
(918) 476-7484
C.A. 4502 EXP. DATE: 6/30/12
wade@bennettsurveying.com



Monumentation:
ALL LOT CORNERS SHOWN ON THIS PLAT WERE EITHER SET USING AN IRON PIN WITH A
used as FOUND IRON PINS WITH MADE PLACES BY OTHERS.

Basis of Bearing:
BASIS OF BEARING IS BASED ON THE SOUTH LINE OF LOT 2, BLOCK 1 OF THE
RECORDING PLAT OF LUTES CENTER PLAT NO. 2931 BEING S89°52'17"W.

Flood Plain Designation:
ALL OF MEMORIAL KINGDOM HALL LIES IN UNSHADED ZONE "X" PER FIRM COMMUNITY PANEL 40143C-0264K AS LAST REVISED AUGUST 3 2009. UNSHADED ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



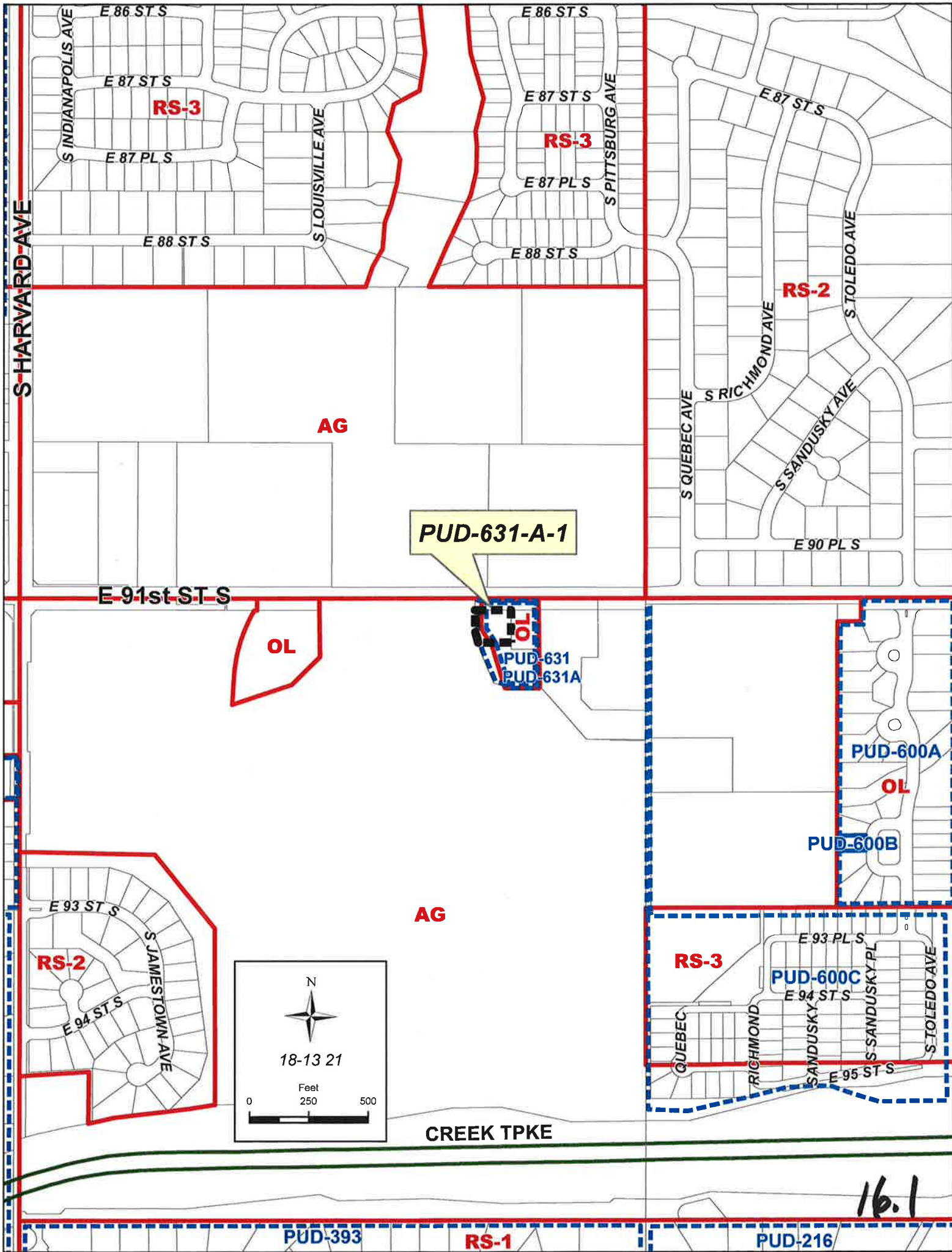
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1-800-551-6643
CALL OKIE

NATIONAL KINSHIP HALL
DATE: UNPAID 6-18-11
FINAL PLAY - SHEET 1 OF 2



Mariboho, Mindi

From: Tim Terral [T.Terral@tulsaengineering.com]
Sent: Wednesday, July 13, 2011 9:25 AM
To: Cuthbertson, Duane; Mariboho, Mindi
Cc: Jerry Ledford Jr.; Jack Taber; Janel Nichols
Subject: Southern Ridge (11-002.00) - Minor Amendment to PUD 631-A-1

Duane -

Per our conversation yesterday afternoon, where it has been determined that there is no need for the above referenced PUD Minor Amendment application, due to the fact that we are not changing any development standards in the PUD and the project site exceeds the required number of parking spaces, we request that the application for Minor Amendment to PUD 631-A-1 be withdrawn. Since we were instructed to submit the application by INCOG in order to achieve the cross-parking agreement we desired and this turns out not to be needed, we respectfully request that we receive a full refund for the application and notification fees (\$400.00 base application fee and \$42.00 for notification/postage).

Thank you for your help in this matter. Let me know if you have any questions or need anything further.

Tim Terral
Director of Land Planning

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