

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2608

August 17, 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:

Review TMAPC Receipts for the month of July 2011

1. Minutes of August 3, 2011, Meeting No. 2607

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-20450**, (Lot-Split) (CD-9) Location: East of the southeast corner of South Quincy Avenue and East 34th Street South (Continued from 8/3/2011)
3. **LS-20453**, (Lot-Split) (County) Location: South of the southwest corner of South 225th West Avenue and West 51st Street (West Coyote Trail)
4. **LC-351**, (Lot-Combination) (County) Location: South of the southwest corner of South 225th West Avenue and West 51st Street (West Coyote Trail)
5. **LS-20454**, (Lot-Split) (CD-2) Location: North of the northeast corner of West 81st Street South and South Olympia Avenue
6. **LC-352**, (Lot-Combination) (CD-8) Location: South of the southwest corner of East 111th Street South and South Hudson Avenue
7. **Change of Access** - Lot 1, Block 1, Fred C. Langenkamp Addition, Location: 10708 East 61st Street South, (CD 7)

8. **Z-7008-SP-3a – Lou Reynolds**, Location: North of the northeast corner of West 81st Street South and South Olympia Avenue, Requesting a **Corridor Plan Minor Amendment** to allow for a lot-split and reallocation of floor area, **CO (CD-2)**
9. **PUD-696-B – Tanner Consulting, LLC/Village at Crown Woods, LLC** – Location: North of the northeast corner at 91st Street South and Riverside Parkway, Requesting **Detail Site Plan** for a 128 unit apartment complex, **OL/CS (CD-2)**

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

ZONING CODE PUBLIC HEARINGS:

10. **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.**

OTHER BUSINESS

11. **Amendments to the Policies and Procedures and Code of Ethics of the TMAPC**
12. **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.

TMAPC RECEIPTS
Month of July 2011

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$50.00	\$50.00	\$100.00	10	\$50.00	\$50.00	\$100.00
Zoning	1	470.00	470.00	940.00	1	470.00	470.00	940.00
PUDs & Plan Reviews	25	2,417.50	2,417.50	4,835.00	25	2,417.50	2,417.50	4,835.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,937.50</u>	<u>\$2,937.50</u>	<u>\$5,875.00</u>		<u>\$2,937.50</u>	<u>\$2,937.50</u>	<u>\$5,875.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Preliminary Plats	2	950.00	950.00	1,900.00	2	950.00	950.00	1900.00
Final Plats	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Plat Waivers	1	125.00	125.00	250.00	1	125.00	125.00	250.00
Lot Splits	5	250.00	250.00	500.00	5	250.00	250.00	500.00
Lot Combinations	2	100.00	100.00	200.00	2	100.00	100.00	200.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$1,425.00</u>	<u>\$1,425.00</u>	<u>\$2,850.00</u>		<u>\$1,425.00</u>	<u>\$1,425.00</u>	<u>\$2,850.00</u>
BOARDS OF ADJUSTMENT								
Fees	16	\$5,600.00	\$600.00	\$6,200.00	0	\$5,600.00	\$600.00	\$6,200.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF Check			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,600.00</u>	<u>\$600.00</u>	<u>\$6,200.00</u>		<u>\$5,600.00</u>	<u>\$600.00</u>	<u>\$6,200.00</u>
TOTAL		\$9,962.50	\$4,962.50	\$14,925.00		\$9,962.50	\$4,962.50	\$14,925.00

**Change of Access on Recorded Plat
TMAPC August 17, 2011**

Lot 1, Block 1, Fred C. Langenkamp Addition – (8406) (CD 7)
10708 East 61st Street South

This application is made to allow a change of access to add an access to the west along South 107th East Avenue. The property is zoned CO – Z-6344-SP-10 (corridor).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, JAMES M. CREAGER, JR & LINDA CREAGER
are the owners of LOT 1, BLOCK 1 FRED C. LANGENKAMP ADDITION,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from 107TH E. AVE.
to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the City Engineer of the
City of Tulsa, Oklahoma, or County Engineer of Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 4894 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of no
access previously existing along the area of access now permitted by this change and
consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 26 day of JULY, 2011.

James M. Creager, Jr.
Owner

Linda Creager
Owner

APPROVED:

Ken Simpson, P.E.
City/County Engineer

TMAPC

STATE OF OKLAHOMA)

) SS

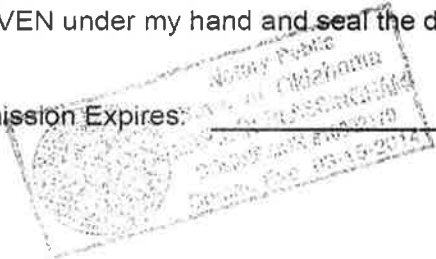
INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of July, 2011, personally appeared James M Creager, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____



Marilyn Blawie
Notary Public

STATE OF _____)

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

STATE OF OK/ahoma)

) SS

INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of July, 2011, personally appeared Linda (Reager), to me known to be the identical person who executed the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires:



Marilyn Clasinghans
Notary Public

STATE OF _____)

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

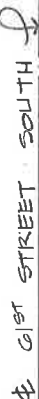


EXHIBIT "A"
REVISED CHANGE OF ACCESS
EXHIBIT
For
LOT 1 in BLOCK 1
Of
FRED C. LANGENKAMP ADDITION
SECTION 6, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY,
OKLAHOMA

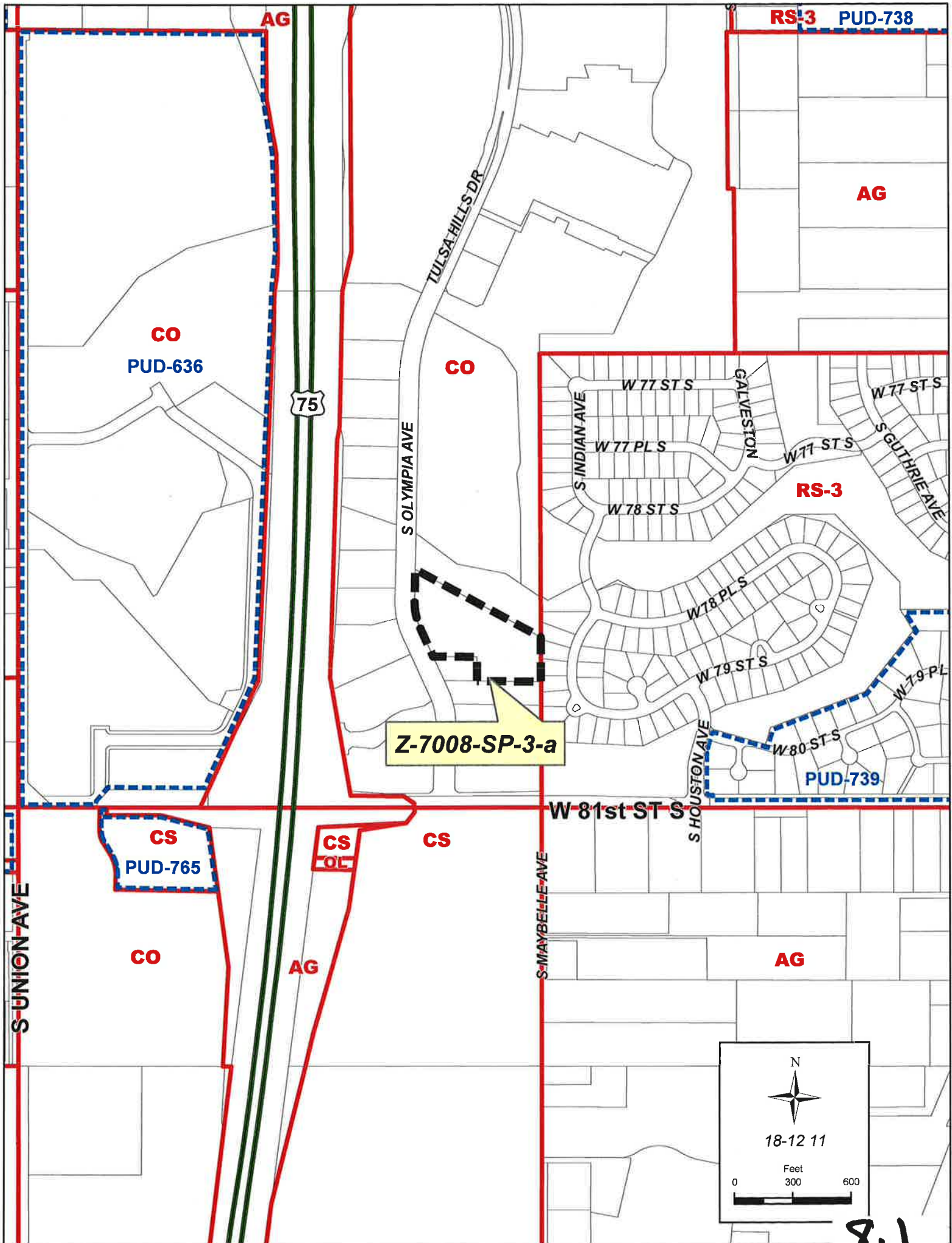
rob coday, architect
architect
p.o. box 128
kiefer, ok 74041
cell: 918 636 0574
email: rodayarch@yahoo.com

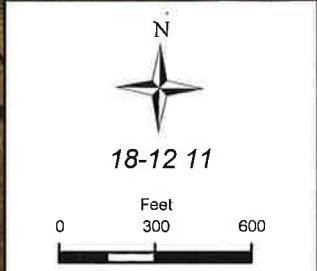
10708 Project
10708 east 61st street south
Tulsa, Oklahoma

01 August 2011

EXHIBIT DRAWING

APPROVED, TRAFFIC ENGINEER: Mark A. Brown





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

August 17, 2009

STAFF RECOMMENDATION

Z-7008-SP-3a: Corridor Plan Minor Amendment – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lot 2/Tract 2A, Block 2 – Tulsa Hills; TRS 18-12-11; CZM51; CD 2; CO.

The applicant is requesting a minor amendment to allow for a lot-split and reallocation of floor area. There is no request to increase the permitted floor area for the subject tracts. The lot-split application for this parcel also appears on the August 17, 2011 agenda of the TMAPC as case number LS-20454.

Please refer to Exhibits A and B which are surveys of Lot 2/Tract 2A of Block 2 – Tulsa Hills. Exhibit A depicts Lot 2/Tract 2A prior to the proposed lot-split. Exhibit B shows Lot 2/Tract 2A after the subject property is split into two new lots; Tracts 2A and 2D.

Floor area is allocated to Lot 2/Tract 2A as follows:

Lot	Lot Size	Allocated Floor Area	Floor to area ratio (FAR)
Lot 2/Tract 2A	206,011 SF	48,761 SF	.24

Upon approval of LS-20454 floor area will be allocated as follows:

Lot	Lot Size	Allocated Floor Area	Floor to area ratio (FAR)
Lot 2/Tract 2A	126,460 SF	29,943 SF	.24
Lot 2/Tract 2D	79,541 SF	18,818 SF	.24
Total:	206,001 SF	48,761 SF	.24

With no requested increase in permitted floor area staff views the proposed lot-split and reallocation of floor area as not having a significant impact on the overall approved Development Plan or the character of the development.

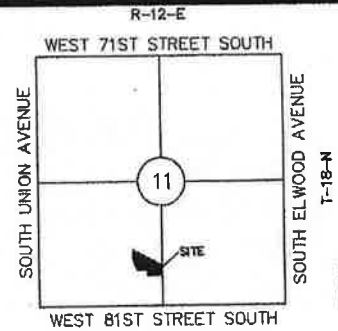
Staff finds the proposal to be in keeping with the intent of Chapter 8 of the Zoning Code and recommends **APPROVAL** of minor amendment Z-7008-SP-3a.

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

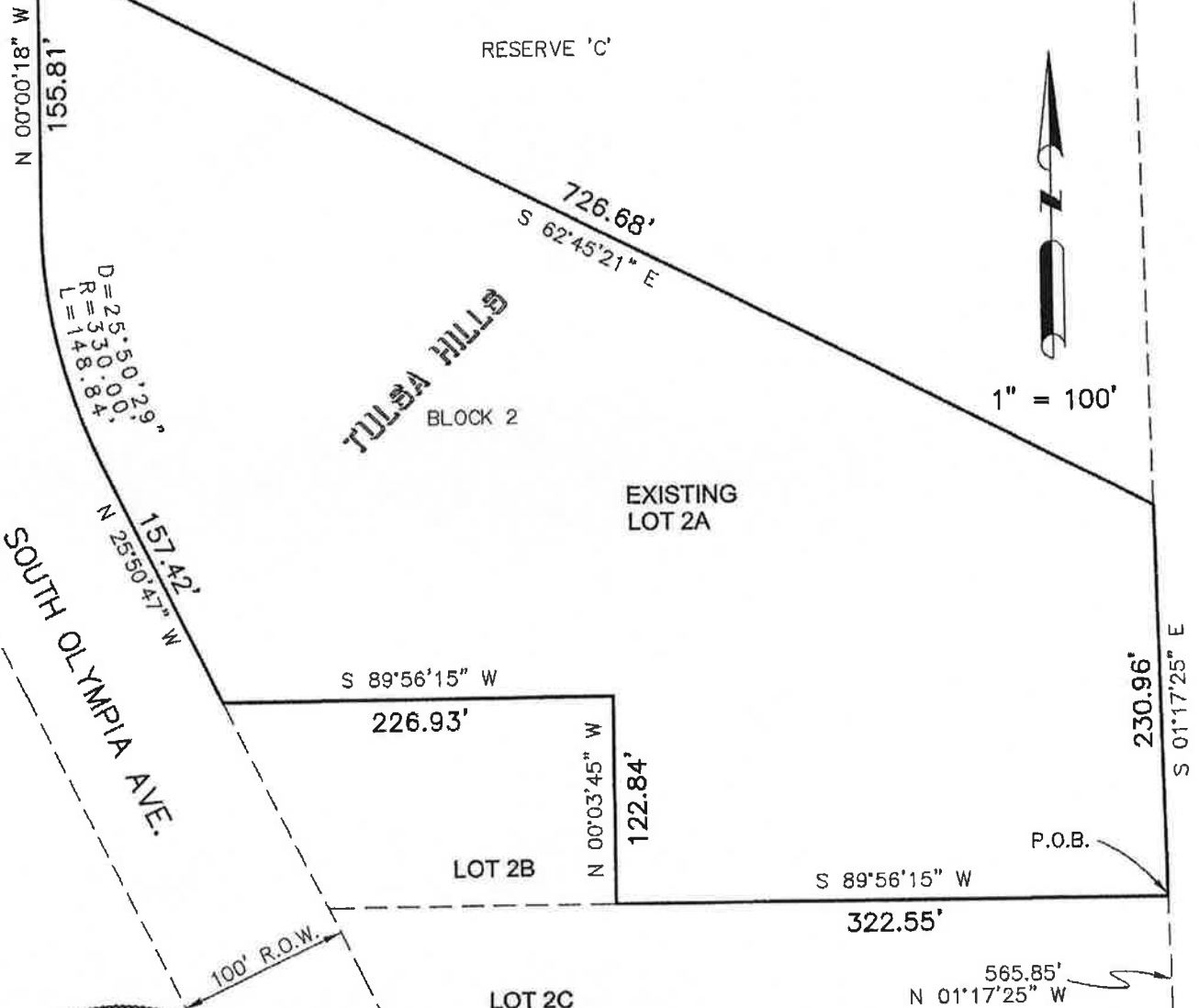
8.3

EXHIBIT 'A.1'

EXISTING LOT 2A



VICINITY MAP
1" = 4000'



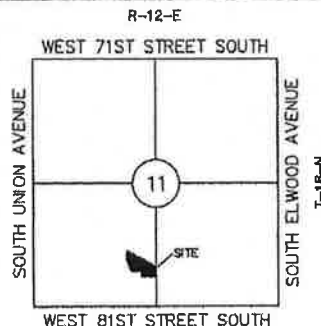
TULSA LAND SURVEYING LLC
1430 S. QUAKER AVE
TULSA, OK 74120
(918) 770-6720
CA 6038
EXPIRES 6/30/2013

EXHIBIT A

8.4

EXHIBIT 'B.1'

LOT 2D



VICINITY MAP
1" = 4000'

1" = 100'

RESERVE 'C'

REMAINING
LOT 2A

TULSA HILLS
BLOCK 2

SOUTH OLYMPIA AVE.

L=49.21'
R=133.00'
D=21°11'56"

N 89°56'15" E
59.26'

N 89°56'15" E
144.82'

N 00°03'45" W
59.36'

N 55°53'39" E
39.87'

258.65'

N 90°00'00" E

13.80'
S 62°45'21" E

LOT 2D

S 01°17'25" E

230.96'

226.93'
S 89°56'15" W

N 00°03'45" W
122.84'

LOT 2B

322.55'

S 89°56'15" W

P.O.B.

565.85'
N 01°17'25" W

LOT 2C

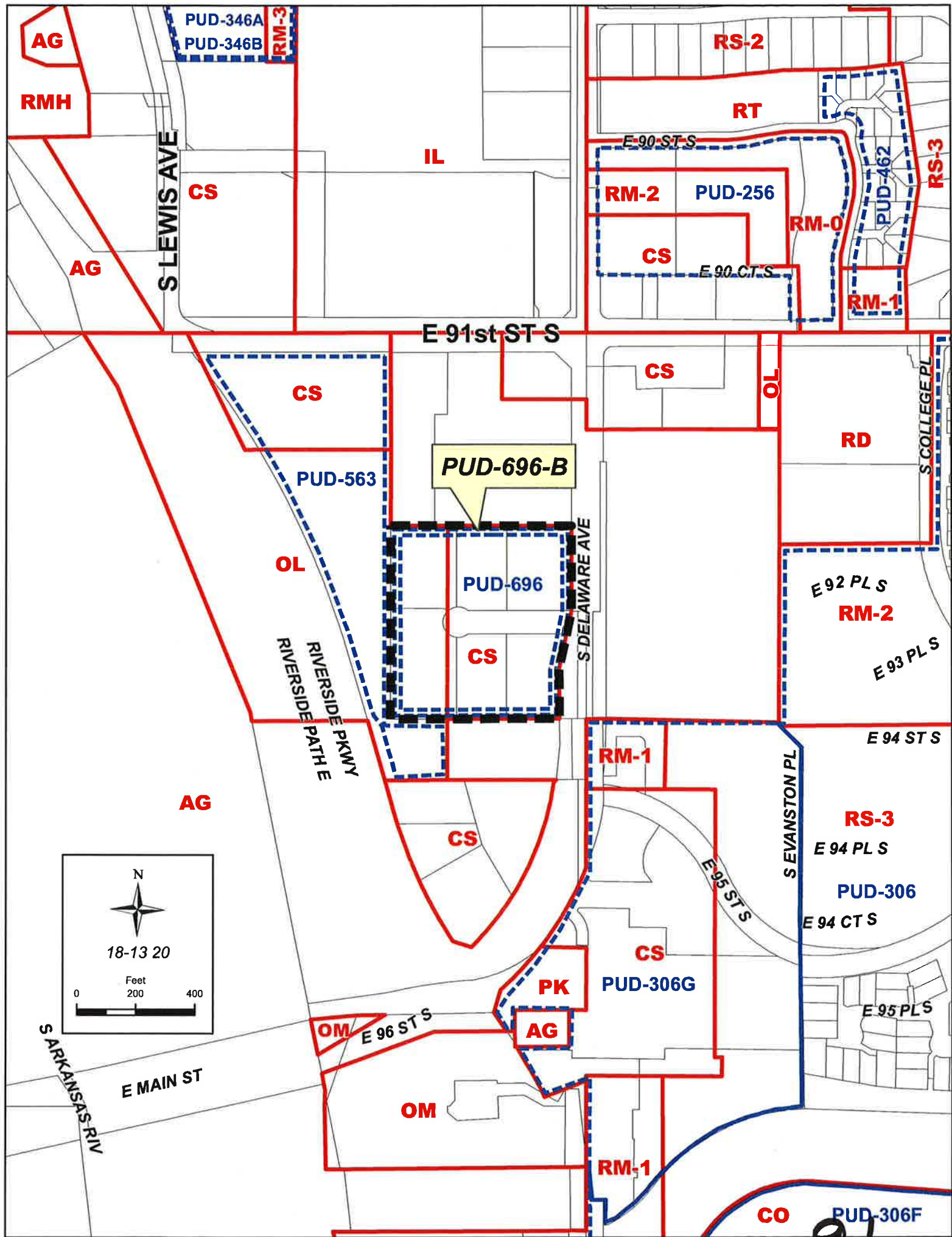
P.O.C.
SOUTHEAST
CORNER
LOT 1, BLOCK 2
TULSA HILLS



TULSA LAND SURVEYING LLC
1430 S. QUAKER AVE
TULSA, OK 74120
(918) 770-6720
CA 6038
EXPIRES 6/30/2013

EXHIBIT B

8.5



August 17, 2011

STAFF RECOMMENDATION

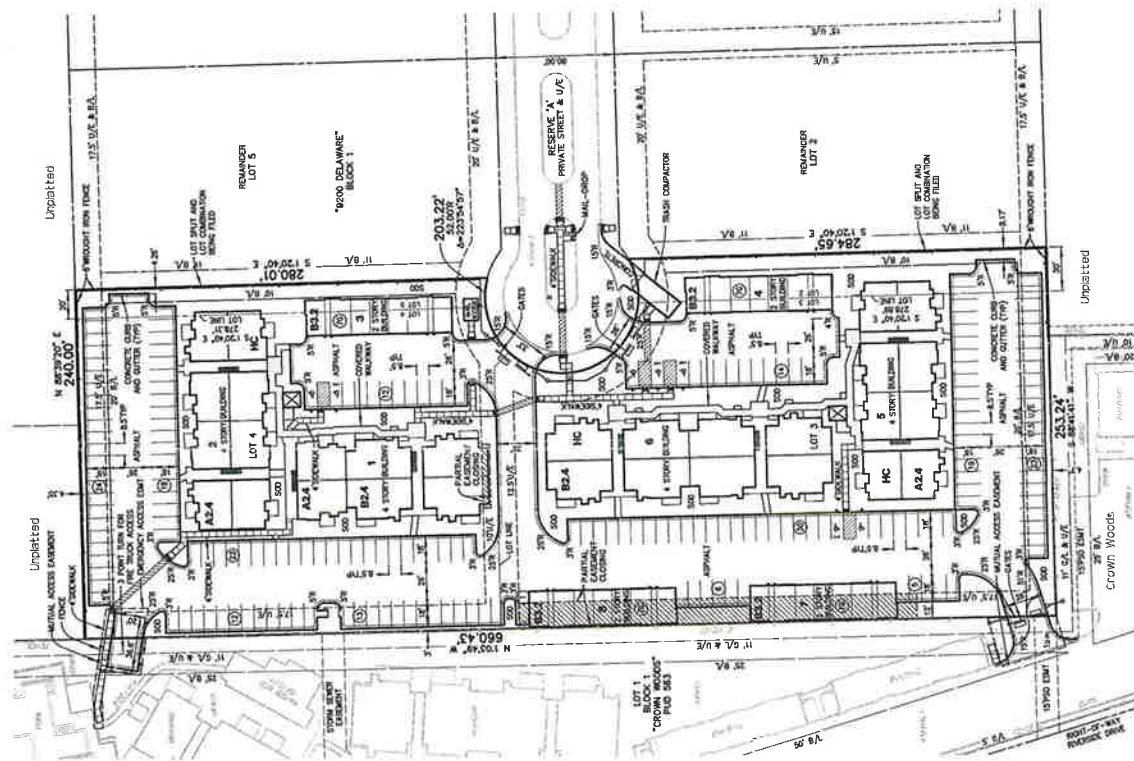
PUD-696-B: Detail Site Plan – North of the northeast corner of 91st Street South and Riverside Parkway; TRS 18-13-20; CZM 56; CD 2; OL/CS.

The applicant is requesting approval of a detail site plan for a 128 unit apartment complex. The proposed use, Use Unit 8 – Multifamily and Similar Uses is a permitted use in PUD-696-B.

The submitted site plan meets all applicable land area per dwelling unit, open space, building height and setback limitations. Access to the site will be provided from a private drive extending from South Delaware Avenue. Vehicular and pedestrian access is also provided from the Crown Woods Apartments to the west. All entries will be gated and will receive the approval of the City of Tulsa Fire Marshal and Traffic Engineering prior to the release of building permits. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided to the reserve area within the private drive and will ultimately connect to individual lot sidewalks as the other lots develop. Pedestrian access is also provided through the parking lots, connecting to the apartment complex to the west.

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-696-B.

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



Legend

B/L	BUILDING LINE
G/L	GARAGE BUILDING LINE
R	RADIUS
TYP	TYPICAL
U/E	UTILITY EASEMENT

Description of Development Area B:

A TRACT OF LAND THAT IS ALL OF LOTS THREE (3) AND FOUR (4), PART OF TWO LOTS TWO (2) AND FIVE (5), AND PART OF RESERVE "A", BLOCK ONE (1), "2800 DELAWARE", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 8181), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DETERMINING THE SOUTHWEST CORNER OF SAID LOT 3 THENCE NORTH 15°14'15" WEST AND 100.00 FEET TO THE POINT OF BEGINNING OF THE SOUTHWEST CORNER OF LOT 3 THENCE SOUTH 75°00'00" EAST AND 666.45 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2 THENCE NORTH 69°20'20" EAST AND 100.00 FEET TO THE SOUTHERLY LINE OF LOT 2 THENCE NORTH 69°20'20" EAST AND 100.00 FEET TO THE SOUTHERLY LINE OF LOT 2 THENCE SOUTH 75°00'00" EAST AND 666.45 FEET TO A POINT, THENCE NORTH 20°30'00" EAST AND PERPENDICULAR TO THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 330.00 FEET TO A POINT, THENCE NORTH 20°30'00" EAST AND PERPENDICULAR TO THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 330.00 FEET TO A POINT, THENCE NORTH 20°30'00" EAST AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 THENCE NORTH 20°30'00" EAST AND PARALLEL TO THE SOUTHERLY LINE OF LOT 2 A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 AND LOT 3, THENCE SOUTH 75°00'00" EAST AND 100.00 FEET TO THE POINT OF BEGINNING.

Description of Tract (used for Lot Combination):

ALL OF LOTS THREE (3) AND FOUR (4), BLOCK ONE (1), "B200 DELAWARE",
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING
TO THE RECORDED PLAT THEREOF (PLAT NO. 6161);

THE TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK ONE (1), "22220 DELAWARE," IN THE CITY OF LOS ANGELES, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

Detail Site Plan

Crown Woods II

of Tulsa, Tulsa County, Oklahoma
 MAP 696-B-1 Development Area B

[illegible]

SEE DETAIL LANDSCAPE PLANS FOR TREE REQUIREMENTS AND LOCATIONS.

SEE DETAIL SIGN PLAN FOR REQUIREMENTS AND SPECIFICATIONS.



OWNER:
Village at Crown Woods, LLC
Contact: Ed Leinbach
2240 East 49th Street South
Suite 100
Tulsa, OK 74105
(918) 743-2100

[illegible]



Architects Collective
 1000 N. W. 10th Ave., Suite 100
 Tulsa, Oklahoma 74103
 (918) 438-1000

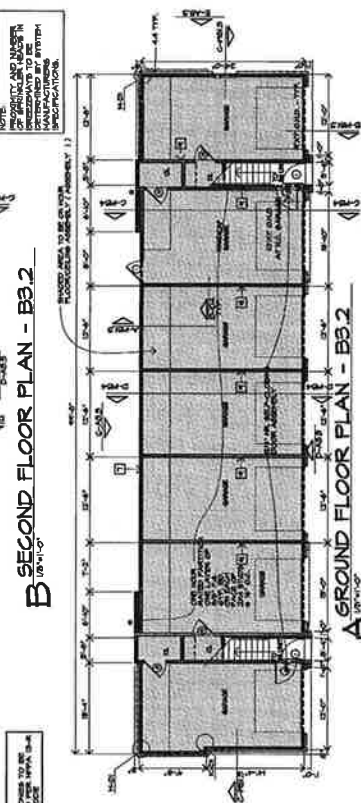
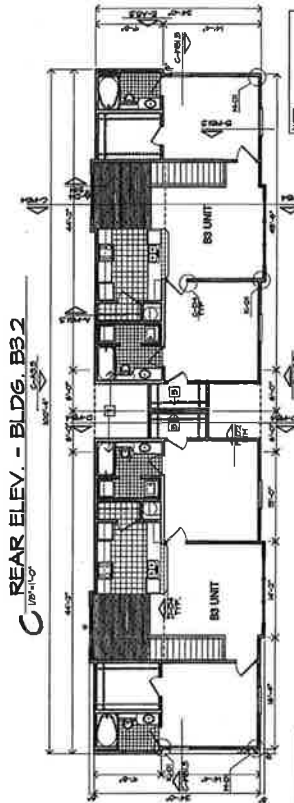
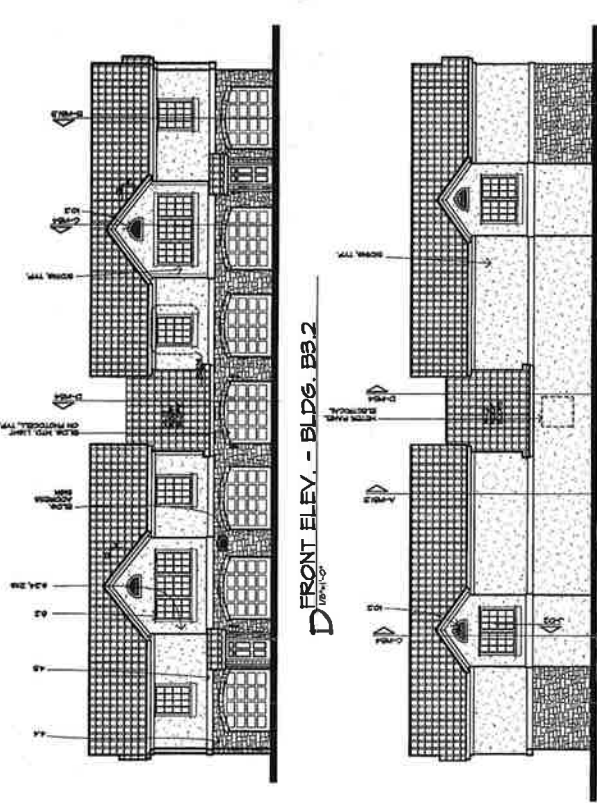


PROJECT NAME: The Village at Crown Woods
PROJECT NUMBER: BLDG. B3.2
DATE: 08/14/2018
DESIGNER: Architects Collective

A3.3

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CODE (IEC).
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AAMA).
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CODE (IGBC).
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS AND PERFORMANCE CODE (IWPC).
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS).
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RISK MANAGEMENT SYSTEM (IRMS).
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COMPLIANCE AND ETHICS CODE (ICEC).
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PROFESSIONAL CONDUCT CODE (IPCC).
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL STANDARDS AND PRACTICES CODE (ISAPC).
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BEST PRACTICES CODE (IBPCC).



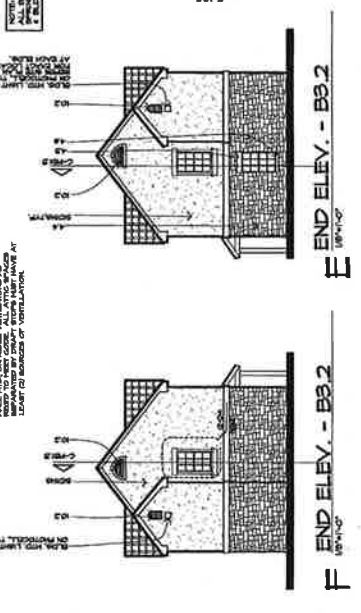
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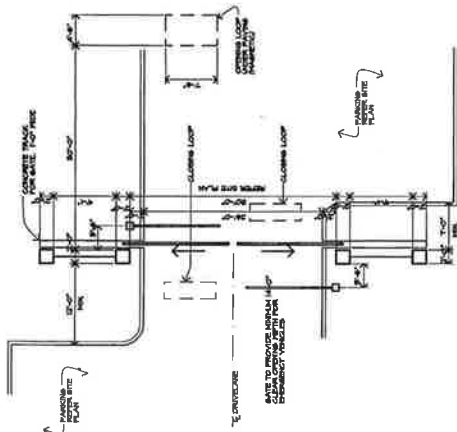
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19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL STANDARDS AND PRACTICES CODE (ISAPC).
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BEST PRACTICES CODE (IBPCC).

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	FOUNDATION	1	SQ. FT.	100.00
2	FLOORING	1	SQ. FT.	50.00
3	WALLS	1	SQ. FT.	150.00
4	CEILING	1	SQ. FT.	100.00
5	DOORS	1	EA.	200.00
6	WINDOWS	1	EA.	150.00
7	STAIRS	1	EA.	300.00
8	HALLWAYS	1	EA.	100.00
9	BATHROOMS	1	EA.	250.00
10	KITCHENS	1	EA.	300.00
11	LIVING AREAS	1	EA.	400.00
12	DINING AREAS	1	EA.	200.00
13	SLEEPING AREAS	1	EA.	150.00
14	CLIMATIC CONTROL	1	EA.	100.00
15	ELECTRICAL	1	EA.	150.00
16	PLUMBING	1	EA.	100.00
17	MECHANICAL	1	EA.	100.00
18	PAINT	1	SQ. FT.	50.00
19	LANDSCAPE	1	SQ. FT.	100.00
20	TOTAL			2000.00

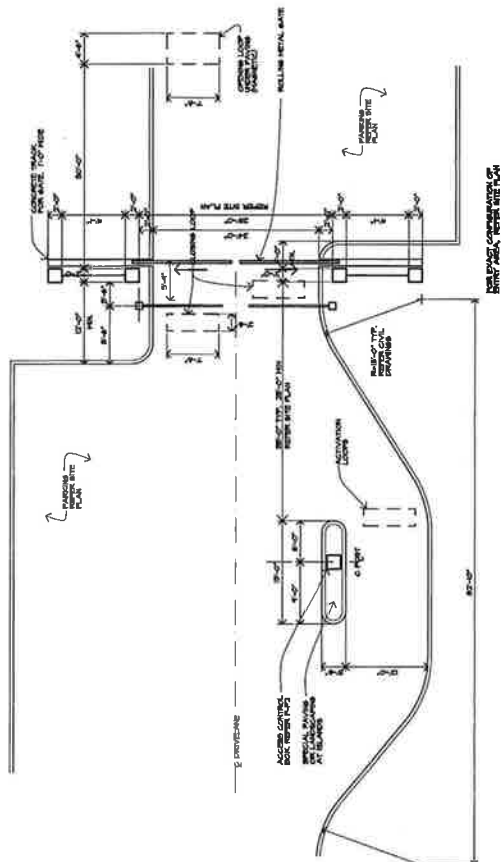
NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CODE (IEC).
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AAMA).
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CODE (IGBC).
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS AND PERFORMANCE CODE (IWPC).
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS).
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RISK MANAGEMENT SYSTEM (IRMS).
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COMPLIANCE AND ETHICS CODE (ICEC).
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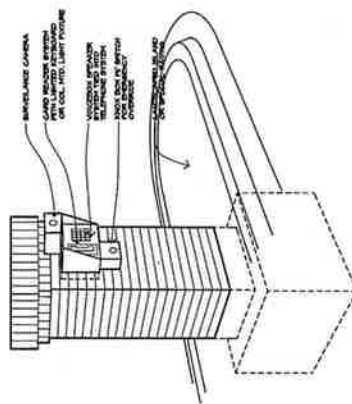




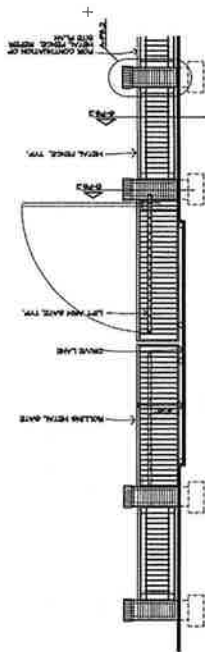
B ENTRY/EXIT GATE PLAN
1/8" = 1'-0"



A MAIN ENTRY/EXIT GATE PLAN
1/8" = 1'-0"
TENANT & GUEST
OPTIONAL REMOTE
LIFT ARM GATES ONLY



ELECTRONIC ACCESS CONTROL BOX
NO SCALE

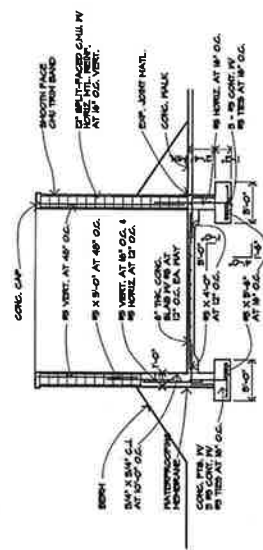


5/6 • 10°

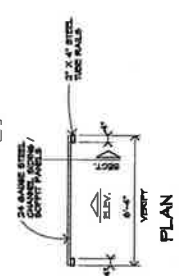
9.8

7/20/2014 11:47 AM P:\2014\KULDEBAY\KULDEBAY-CONCRETE\CONCRETE\DWG\ENCLOSURE PLAN.dwg

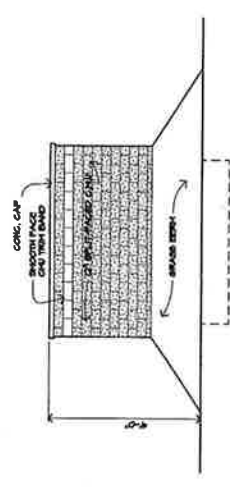
F COMPACTOR ENCLOSURE SECT.
1/4" = 1'-0"



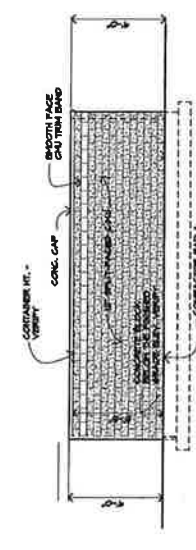
H GATE DETAILS
3/8" = 1'-0"



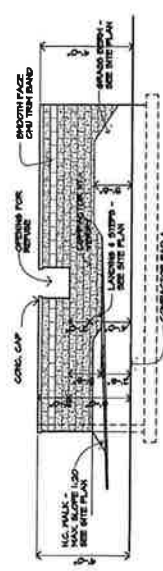
E COMPACTOR ENCLOSURE ELEV.
1/4" = 1'-0"
TYPICAL NOTES



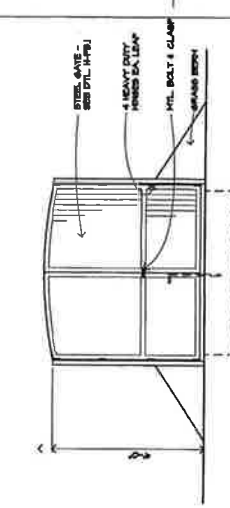
B COMPACTOR ENCLOSURE ELEV.
3/16" = 1'-0"



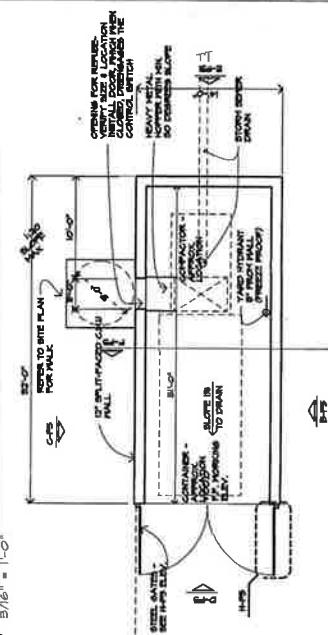
C COMPACTOR ENCLOSURE ELEV.
3/16" = 1'-0"
TYPICAL NOTES



D COMP. ENCLOSURE ELEV.
1/4" = 1'-0"
SEE ELEV. E THIS SHEET FOR GATE DETAILS



A COMPACTOR ENCLOSURE PLAN
3/16" = 1'-0"



P5

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THE VILLAGE AT CROWN WOODS
APARTMENTS
TULSA, OKLAHOMA
LEINBACH COMPANY

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

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

1. A permit for such placement must be obtained from the ~~Zoning Permit Office~~ [INSERT APPROPRIATE PERMITTING AUTHORITY] prior to the placement of any such storage facility. ~~The permit must be obtained by the owner of the storage facility.~~ The cost for such permit shall be established by the City of Tulsa. 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 placement on private property is not possible, the facility may be placed on a City street directly in front of the property of the facility ~~user~~. The permit shall be displayed prominently on the storage facility.
2. All storage facilities must have reflective marking/tape/paint on them placed in such locations as to be visible to a motorist, bicyclist or pedestrian if the facility is to be placed in the right-of-way.
3. Once issued, Aa ~~permit-once issued~~ shall be valid for fourteen (14) consecutive days from the date of issuance. The permit may be extended up to seven day upon the applicant's showing of good cause. Not more than two such extensions ~~at any one location~~ shall be permitted, not to exceed twenty-eight (28) days in any consecutive twelve month period.
4. When issued in conjunction with a building permit, a storage facility permit may be issued and be valid for ninety (90) days when there is active construction occurring and the storage facility is placed on private property. An extension of up to ninety (90) days may be granted upon the applicant's showing of good cause. Not more than two (2) such extensions shall be permitted, for a maximum of two hundred seventy (270) days in any consecutive twelve (12) month period.
5. A permit shall be valid for one hundred eighty (180) days if issued in conjunction with a development plan. The issuing department 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 thirty (30) days, the issuing department may revoke the permit and require removal of the storage facility.
6. The storage facility ~~may shall~~ not be located in any manner that restricts or impedes visibility of motorists, bicyclists or pedestrians.
7. 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.
8. The storage facility must be associated with temporary storage or a project for the property ~~upon which or adjacent in the right-of-way~~ of the property owner. Not more than one storage facility shall be permitted at any one time ~~for that property~~.
9. 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 trees 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~~ permit holder shall reimburse the City for the cost of repair.

10. Any storage facility that is placed in violation of this section or is not removed at the end of the permitted time may be removed by the City at the applicant's expense, with prior notice of not less than twenty-four (24) hours.

11. Only the business owner's information may appear on the storage facility. No other advertising ~~may~~ shall be placed on it.

12. Storage facilities placed on private property or on public right-of-way by the City of Tulsa or a public trust having the City of Tulsa as its beneficiary shall be exempt from the permitting requirements of this Section.

SECTION II: Code of Ethics

Definitions

1. PRIVATE BENEFIT means a direct or indirect benefit not shared by the general public that could be reasonably expected to impair a Commissioner's objectivity or independent judgment.
2. ORGANIZATIONAL INTEREST exists when a Commissioner is ~~a~~-an officer, director or board member of a company, business, or organization that takes an official position before the Planning Commission.
3. EX PARTE COMMUNICATION means a private communication with a Commissioner from a party with an interest, financial or otherwise, in a particular matter before the Planning Commission.

B. Conflict of Interest:

1. A conflict of interest exists whenever a Commissioner
 - a. may receive a private benefit ~~as a result of a public action taken by the Planning Commission; or; or~~
 - b. has an organizational interest regarding a matter before the Planning Commission; ~~or. The possibility, not the actuality, of a conflict of interest should govern. The question is, "Would a reasonable person believe me to be unbiased and impartial?"~~
 - c. has any economic interest, directly or indirectly, in a matter before the Planning Commission or in action to be taken by the Planning Commission.

The possibility, not the actuality, of a conflict of interest ~~should~~-governs. The question is, "Would a reasonable person believe me to be unbiased and impartial?"

2. A Planning Commissioner experiencing a conflict of interest ~~should~~-shall declare his interest publicly, abstain from voting on the matter, and ~~should~~-shall refrain from any

deliberations on the matter. When possible, the Planning Commissioner should leave the public hearing room.

3. A Planning Commissioner ~~er member~~ experiencing a conflict of interest ~~should-shall~~ not discuss the matter in any venue ~~other than the public hearing~~ with any fellow TMAPC member, staff or other officials involved in decision making on the matter for the purpose of influencing a decision thereon.

C. Ex Parte

1. Although not forbidden, ~~per se,~~ ex parte communication has the potential to influence a Planning Commissioner's decision on ~~quasi-judicial~~ matters before the Planning Commission. The Planning Commissioner who receives ex parte communication ~~may, if he or she feels that it is appropriate,~~ must disclose this such ex parte communication prior to or at the commencement of public discussion of the subject matter.
2. The Commissioner ~~should-shall~~ also evaluate whether, as a result of this communication, he/she can remain unbiased and impartial and should either abstain or participate accordingly. As with a potential conflict of interest, the appearance, not the actuality, of bias should govern.

D. Release of Information:

1. No Planning Commissioner or staff member shall use or transmit to others for private benefit any information derived from Planning Commission activities unless and until such information is made available to the public at large.
2. No Planning Commissioner or any person appearing before the Planning Commission shall knowingly misrepresent facts or distort or omit information for the purpose of achieving a desired outcome.

E. Appearance at City Council

1. Planning Commissioners who appear at City Council ~~pPublic~~ hHearings on matters which were considered by the Planning Commission ~~matters~~ should do so as representatives of the majority opinion. Only the person designated by the Chair shall be

the official spokesperson for the Planning Commission. The official spokesperson for the Planning Commission shall, to the best of his or her ability, present an unbiased record of the proceedings and the decision of the Planning Commission. The official spokesperson shall not present new facts or arguments that were not made available at the hearing before the Planning Commission.

2. Nothing herein would deprive a Planning Commissioner of the right to speak at a public hearing. If a Planning Commissioner chooses to speak at a public hearing, and he or she has not been designated as the spokesperson by the Chair, that Commissioner must state that:

- a. Though they are a Planning Commissioner, they are before the City Council as an individual, and not on behalf of the Planning Commission; and
- b. They have no authority to make representations regarding the Planning Commission's public meetings, thought processes, or decision-making.

3. If a Planning Commissioner other than the one designated by the Chair intends to speak at a public hearing on a matter upon which the Planning Commission has previously voted, he or she must notify all members of the Planning Commission of that intention at least 24 hours prior to the public hearing.

F. Violation of Codes of Ethics

1. The Planning Commission or any Planning Commissioner may refer a violation of these Code of Ethics for a hearing before the governing body by which he/she was appointed.

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The possibility, not the actuality, of a conflict of interest governs. *The question is, "Would a reasonable person believe me to be unbiased and impartial?"*

2. A Planning Commissioner experiencing a conflict of interest shall declare his interest publicly, abstain from voting on the matter, and shall refrain from any deliberations on the matter. When possible, the Planning Commissioner should leave the public hearing room.
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TMAPC Rules of Procedure and Code of Ethics

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TMAPC Rules of Procedure and Code of Ethics

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