

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2622**

**March 21, 2012, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 February 2012

1. Minutes of March 7, 2012, Meeting No. 2621

**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-20491** (Lot-Split) (CD-2), Location: Northwest corner of 81<sup>st</sup> Street South and South Olympia Avenue (Related to Item 11)
3. **LC-386** (Lot-Combination) (CD-1), Correct Location: Southwest corner of West Edison Street and North 27<sup>th</sup> West Avenue (Approved 3/7/2012 with incorrect descriptive location)
4. **LC-387** (Lot-Combination) (CD-2), Location: Northwest of the intersection of East 66<sup>th</sup> Place South and South Atlanta Avenue
5. **LS-20496** (Lot-Split) (CD-9), Location: East of South Wheeling Avenue and South of East 32<sup>nd</sup> Street South (Related to LC-388)
6. **LC-388** (Lot-Combination) (CD-9), Location: East of South Wheeling Avenue and South of East 32<sup>nd</sup> Street South (Related to LS-20496)
7. **LC-389** (Lot-Combination) (CD-9), Location: Southwest corner of East 35<sup>th</sup> Street South and South Zunis Court



8. **LC-390** (Lot-Combination) (CD-4), Location: West of South Utica Avenue and South of Terwilliger Boulevard
9. **Crossing at 86<sup>th</sup> Street Phase V** – Final Plat, Location: Southeast corner of East 86<sup>th</sup> Street North and North Sheridan Road (County)
10. **Change of Access-** Lot 1 and Lot 2, Block 1, of Greenhill Distribution Center 1, Location: Southeast corner of East 43<sup>rd</sup> Street North and North Garnett Road (CD 3)
11. **Z-7008-SP-1s – HRAOK/Barrick Rosenbaum**, Location: Northwest corner of West 81<sup>st</sup> Street South and South Olympia Avenue, Requesting a Corridor Minor Amendment to allow for a lot-split and reallocation of permitted floor area between two newly created lots, CO (CD-2) (Related to Item 2)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**PUBLIC HEARINGS:**

12. **LS-20497** (Lot-Split) (CD-8), Location: North of the Northwest corner of East 118<sup>th</sup> Street South and South Yale Avenue
13. **Plaza 41 Neighborhood Center** – Preliminary Plat, Location: Northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue, (CD 2)

**OTHER BUSINESS**

14. **Rodney Ray, Owasso City Manager** - Land use and zoning coordination between TMAPC and the City of Owasso.
15. **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](http://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 February 2012**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$35.00	\$35.00	\$70.00	76	\$420.00	\$420.00	\$840.00
Zoning	8	3,370.00	3,370.00	6,740.00	29	12,375.00	\$12,375.00	24,750.00
PUDs & Plan Reviews	30	1,800.00	1,800.00	3,600.00	251	22,007.50	\$22,007.50	44,015.00
Refunds		0.00	0.00	0.00	0	(400.00)	(\$400.00)	(800.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	\$0.00	<u>0.00</u>
		<u>\$5,205.00</u>	<u>\$5,205.00</u>	<u>\$10,410.00</u>		<u>\$34,402.50</u>	<u>\$34,402.50</u>	<u>\$68,805.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	6	\$1,625.00	\$1,625.00	\$3,250.00
Preliminary Plats	1	625.00	625.00	1,250.00	10	\$4,622.50	\$4,622.50	9,245.00
Final Plats	1	377.50	377.50	755.00	7	\$2,662.77	\$2,662.77	5,325.54
Plat Waivers	0	0.00	0.00	0.00	13	\$1,625.00	\$1,625.00	3,250.00
Lot Splits	6	350.00	350.00	700.00	44	\$2,280.50	\$2,280.50	4,561.00
Lot Combinations	8	400.00	400.00	800.00	40	\$2,000.00	\$2,000.00	4,000.00
Access Changes	1	25.00	25.00	50.00	1	\$25.00	\$25.00	50.00
Other		0.00	0.00	0.00	0	\$430.00	\$430.00	860.00
Refunds			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</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$2,102.50</u>	<u>\$2,102.50</u>	<u>\$4,205.00</u>		<u>\$15,270.77</u>	<u>\$15,270.77</u>	<u>\$30,541.54</u>
BOARDS OF ADJUSTMENT								
Fees	13	\$3,550.00	\$1,150.00	\$4,700.00	119	\$40,860.00	\$9,100.00	\$49,960.00
Refunds		(122.00)	0.00	(\$122.00)	0	(\$1,522.00)	0.00	(1,522.00)
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</u>	<u>(\$250.00)</u>	<u>\$0.00</u>	<u>(250.00)</u>
		<u>\$3,428.00</u>	<u>\$1,150.00</u>	<u>\$4,578.00</u>		<u>\$39,338.00</u>	<u>\$9,100.00</u>	<u>\$48,438.00</u>
TOTAL		\$10,735.50	\$8,457.50	\$19,193.00		\$89,011.27	\$58,773.27	\$147,784.54



AG

AG

E 86th ST N

N SHERIDAN RD

AG

AG

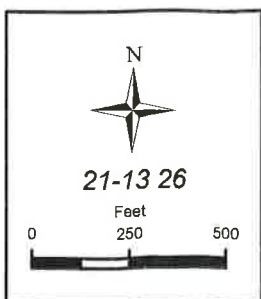
RS-2

RS-3

RE

CROSSING AT 86th  
STREET PHASE V

AG



9.1





AG

AG

E 86th ST N

E 85 ST N

N 69 E AVE

N 70 E AVE

N 68 E AVE

E 84 ST N

E 83 ST N

N 72 E AVE

AG

RS-2

RS-3

N 69 E AVE

N 70 E AVE

N 74 E AVE

E 81 ST N

AG

N 71 E AVE

N 66 E AVE

N 67 E AVE

N 67 E AVE

E 83 ST N

N 68 E PL

N SHERIDAN RD

E 80 ST N

CROSSING AT 86th STREET PHASE V



21-13 26

0 Feet 250 500

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

9.2



## Final Subdivision Plat

**Crossing at 86<sup>th</sup> Street Phase V** - (1326) (County)  
Southeast corner of East 86<sup>th</sup> Street North and North Sheridan Road

This plat consists of 26 Lots, 3 Blocks, on 20.33 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.



## **Change of Access on Recorded Plat TMAPC March 21, 2012**

### **Lot 1 and Lot 2, Block 1, of Greenhill Distribution Center 1**

This application is made to allow a change of access to shift access and delete one access along North Garnett Road. The property is zoned IM (industrial medium).

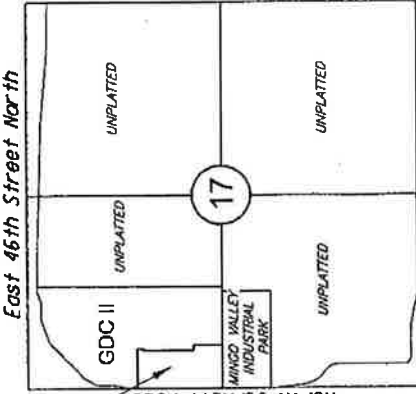
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

R 14 E

East 46th Street North

T 20 N

North 129th East Avenue



East 36th Street North

LOCATION MAP



APPROVED: *Debra D. Duh* 3/5/12  
TRAFFIC ENGINEER

**EXHIBIT 'A'**  
**REVISED CHANGE OF ACCESS EXHIBIT**  
**FOR**  
**LOT 1 & 2 IN BLOCK 1**  
**OF**  
**GREENHILL DISTRIBUTION CENTER I**

SECTION 17, T-20-N, R-14-E  
CITY OF TULSA COUNTY, OKLAHOMA



MARCH 2, 2012

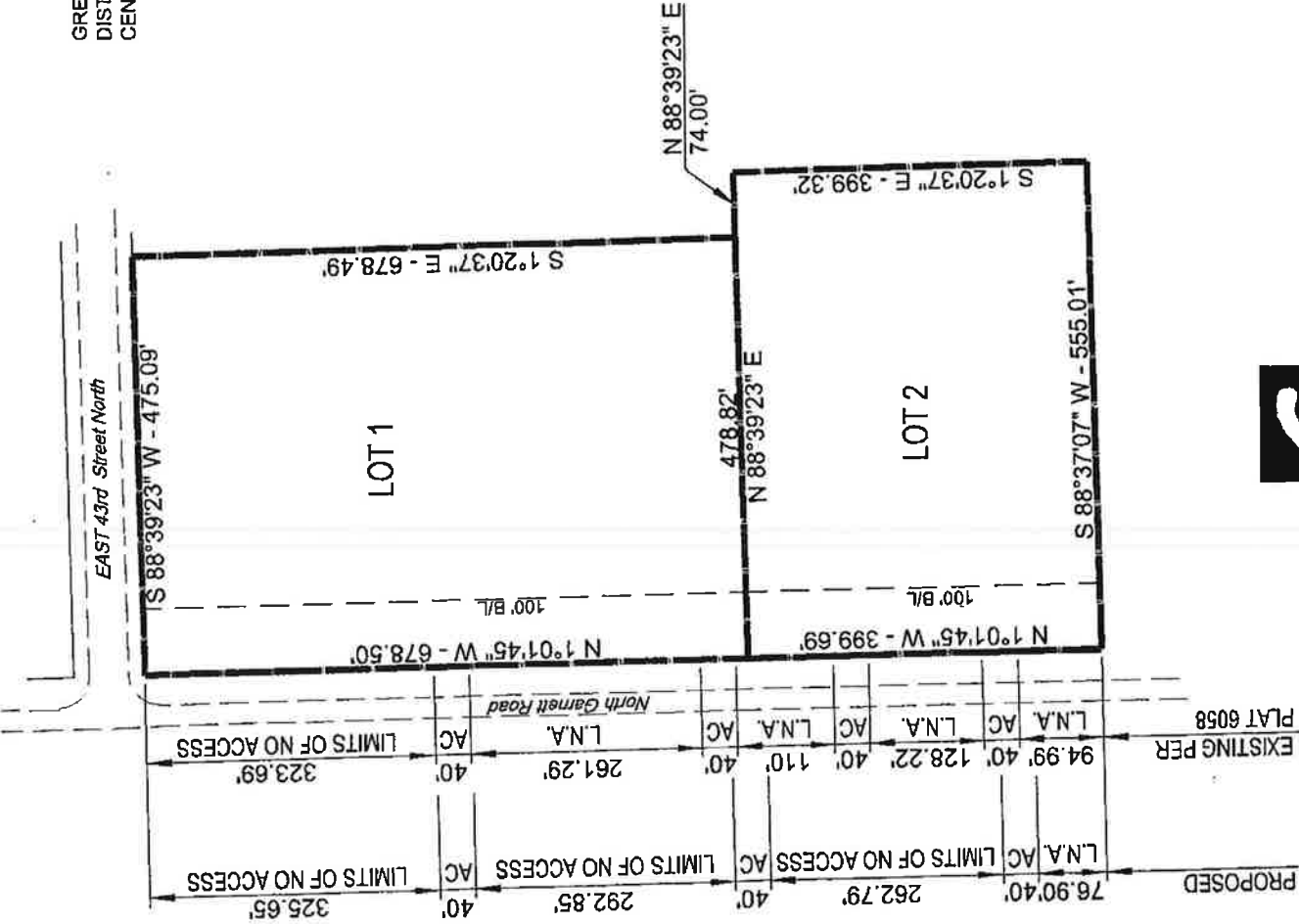
**CYNERGY AEC**  
ARCHITECTURE · ENGINEERING · CONSTRUCTION  
320 S. BOSTON, 12TH FLOOR, TULSA, OK 74103  
918.877.6000 918.877.4000 FAX



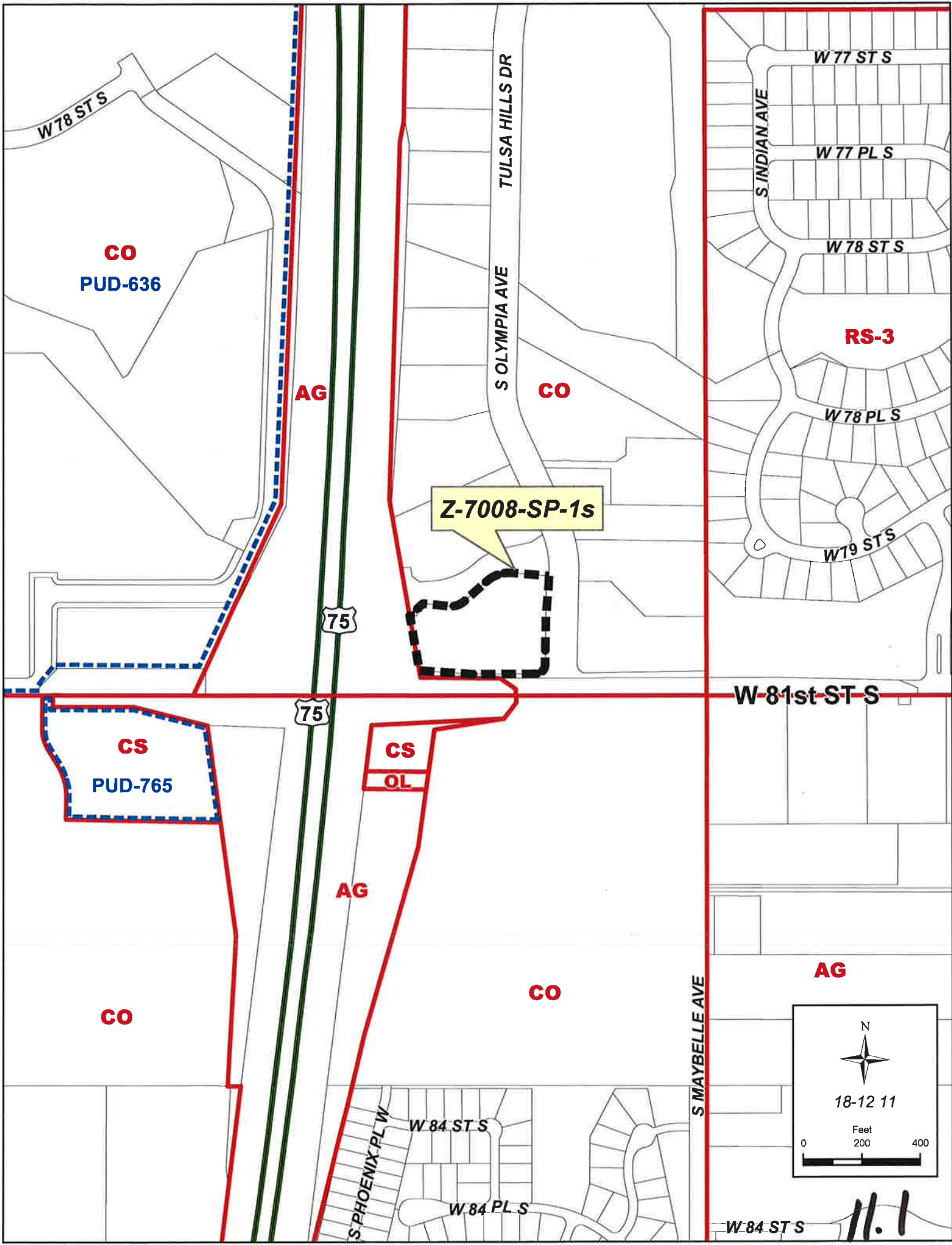
**LEGEND:**

- AC = ACCESS
- B/L = BUILDING LINE
- L.N.A. = LIMITS OF NO ACCESS

*2.01*











N

18-12 11

Feet  
0 200 400

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



March 21, 2009

## STAFF RECOMMENDATION

**Z-7008-SP-1s:** Corridor Plan Minor Amendment – The northwest corner of West 81<sup>st</sup> Street South and South Olympia Avenue; Lot 12, Block 1 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting a minor amendment to allow for a lot split and reallocation of permitted floor area between the two newly created lots. Also appearing on the March 21<sup>st</sup> agenda of the TMAPC is lot split application LS-20491 which would split the lots as depicted on attached Exhibit B. There is no request to increase the permitted floor area allowed on the subject tract.

Lot 12, Block 1 is a 2.87 acre (124,853 square foot) lot located at the northwest corner of West 81<sup>st</sup> Street South and South Olympia Avenue. With 124,853 square feet (sf) of lot area, the lot was originally approved with 34,723 sf of dedicated floor area (equaling a .25 FAR). The Tulsa Hills Corridor District Plan was amended in July of 2009 transferring 3,509 sf of floor area from Lot 12, Block 1 to Lot 11/Tracts B-1 and B-2. As a result, the current floor area allocation for lot 12 is as follows:

Lot	Lot Area	Permitted Floor Area	FAR
12	124,853	31,214	.25

The applicant proposes to split the lot and reallocate the existing floor area as follows:

Lot/Tract	Lot Area	Permitted Floor Area	FAR
12a (east tract)	66,839.57 sf	10,000 sf	.15
12b (west tract)	58,013.01 sf	21,214 sf	.36
<b>Total:</b>	<b>124,853</b>	<b>31,214</b>	<b>.25*</b>

*\*Average for all of Lot 12.*

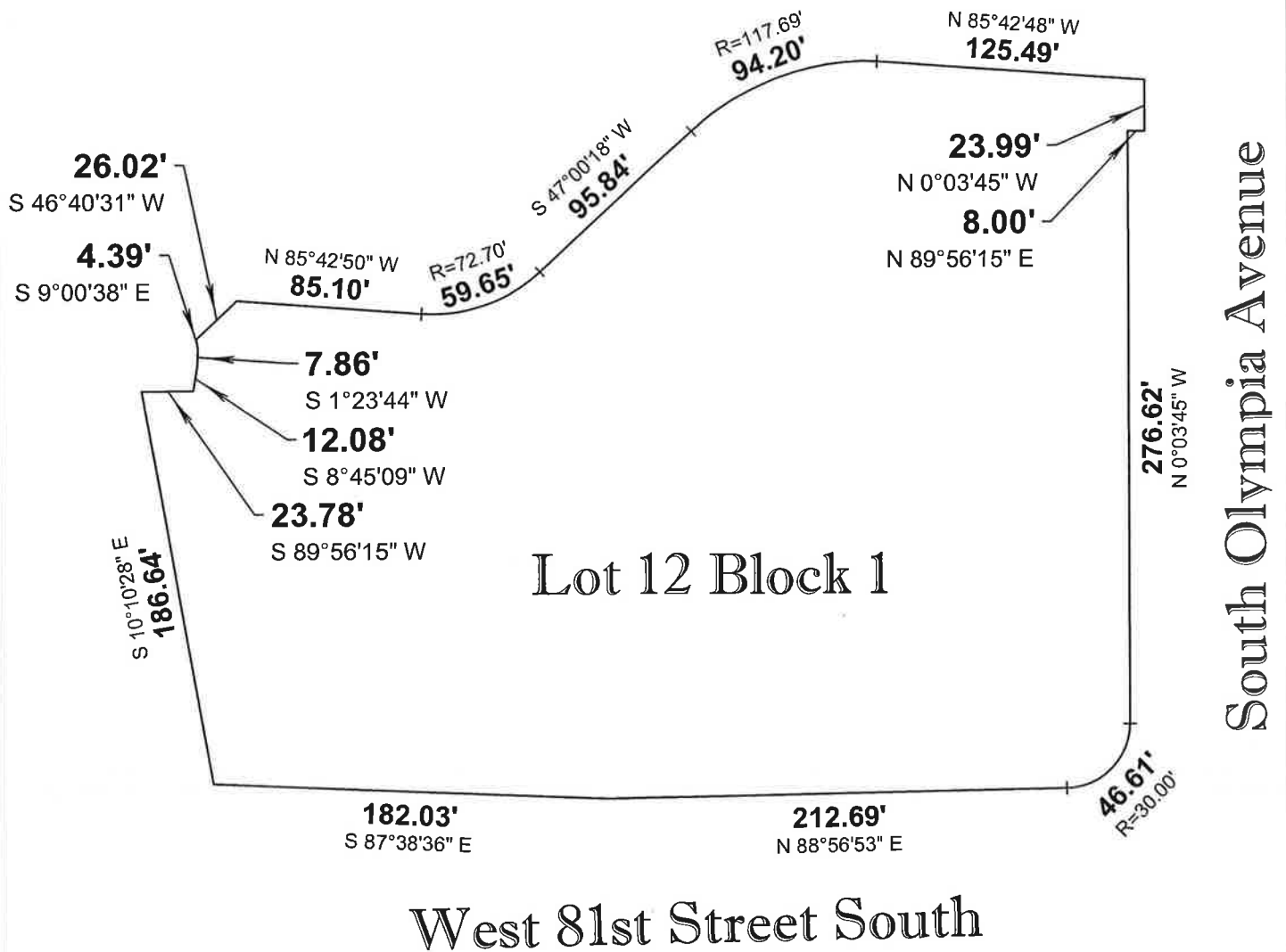
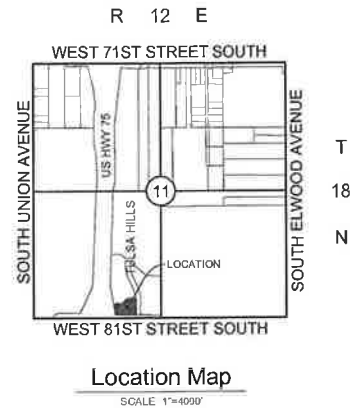
Since there is no request to increase the permitted floor area on the lot, staff views the requested change as minor in nature. Staff contends the proposed change will not substantially alter the approved Corridor Plan and compliance will be maintained with the approved Corridor Site Plan and the purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1s.

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

11.3

# Exhibit B (Lot 12)

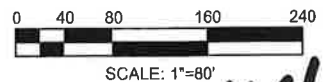
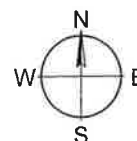


## HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA - SUITE A  
BROKEN ARROW, OKLAHOMA 74012  
CA# 3643 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737  
FAX: (918) 258-2554  
www.hraok.com

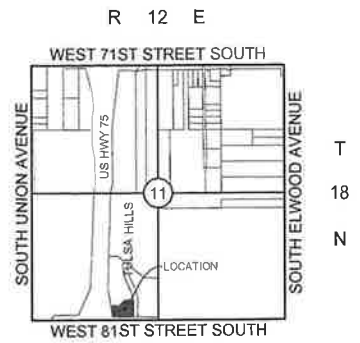


Prepared: February 13, 2012

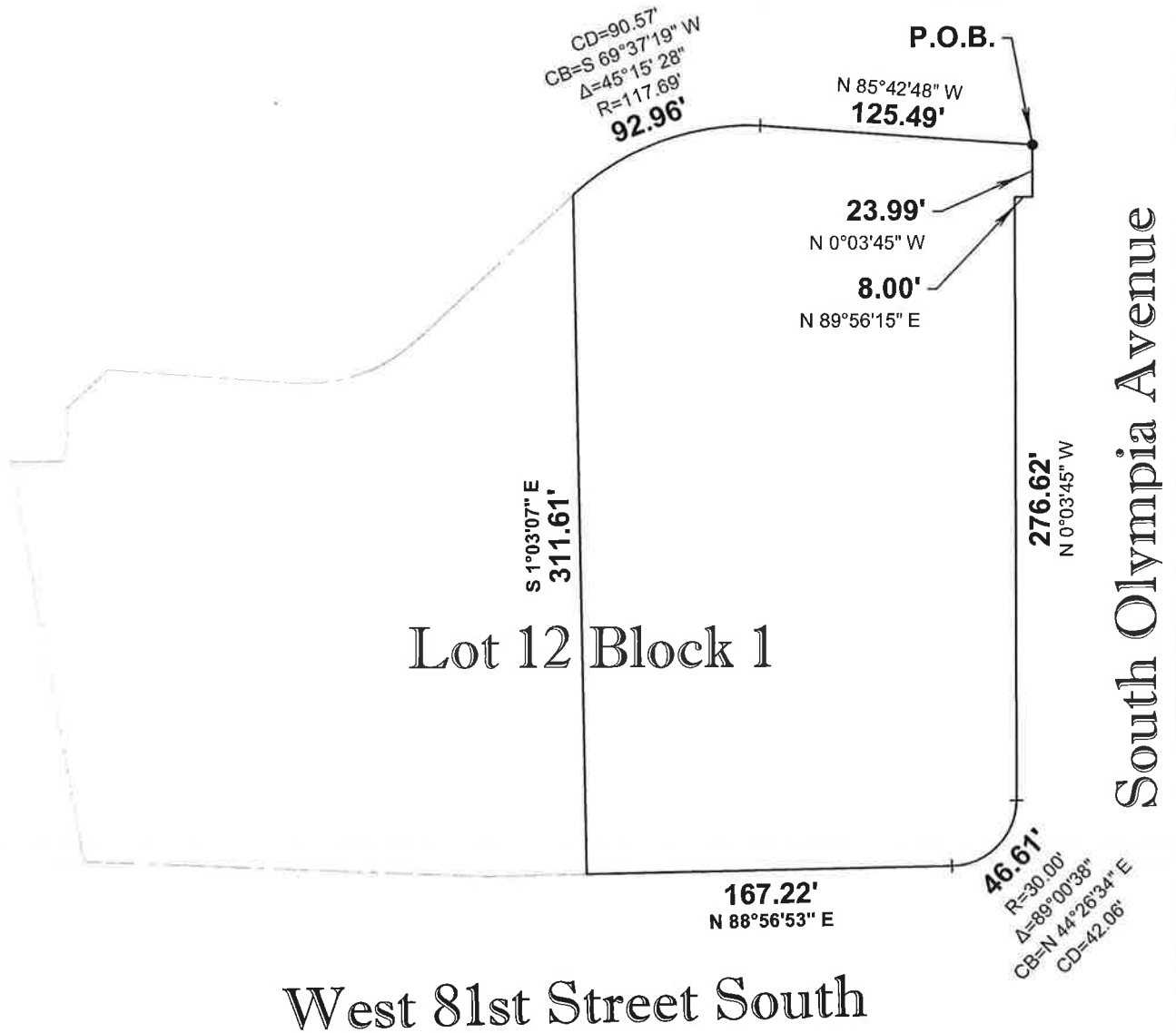
11.4



# Exhibit B (East Tract)



Location Map  
SCALE 1"=4000'



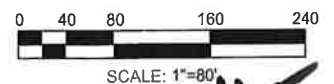
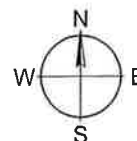
West 81st Street South

**HRAOK, INC**

ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA - SUITE A  
BROKEN ARROW, OKLAHOMA 74012  
CA# 3643 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737  
FAX: (918) 258-2554  
www.hraok.com



11.5

R 12 E

WEST 71ST STREET SOUTH

SOUTH UNION AVENUE

US HWY 75

11

OLGA HILLS

LOCATION

SOUTH ELWOOD AVENUE

WEST 81ST STREET SOUTH

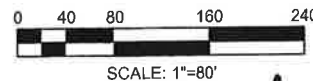
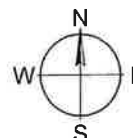
Location Map

SCALE 1"=4000'

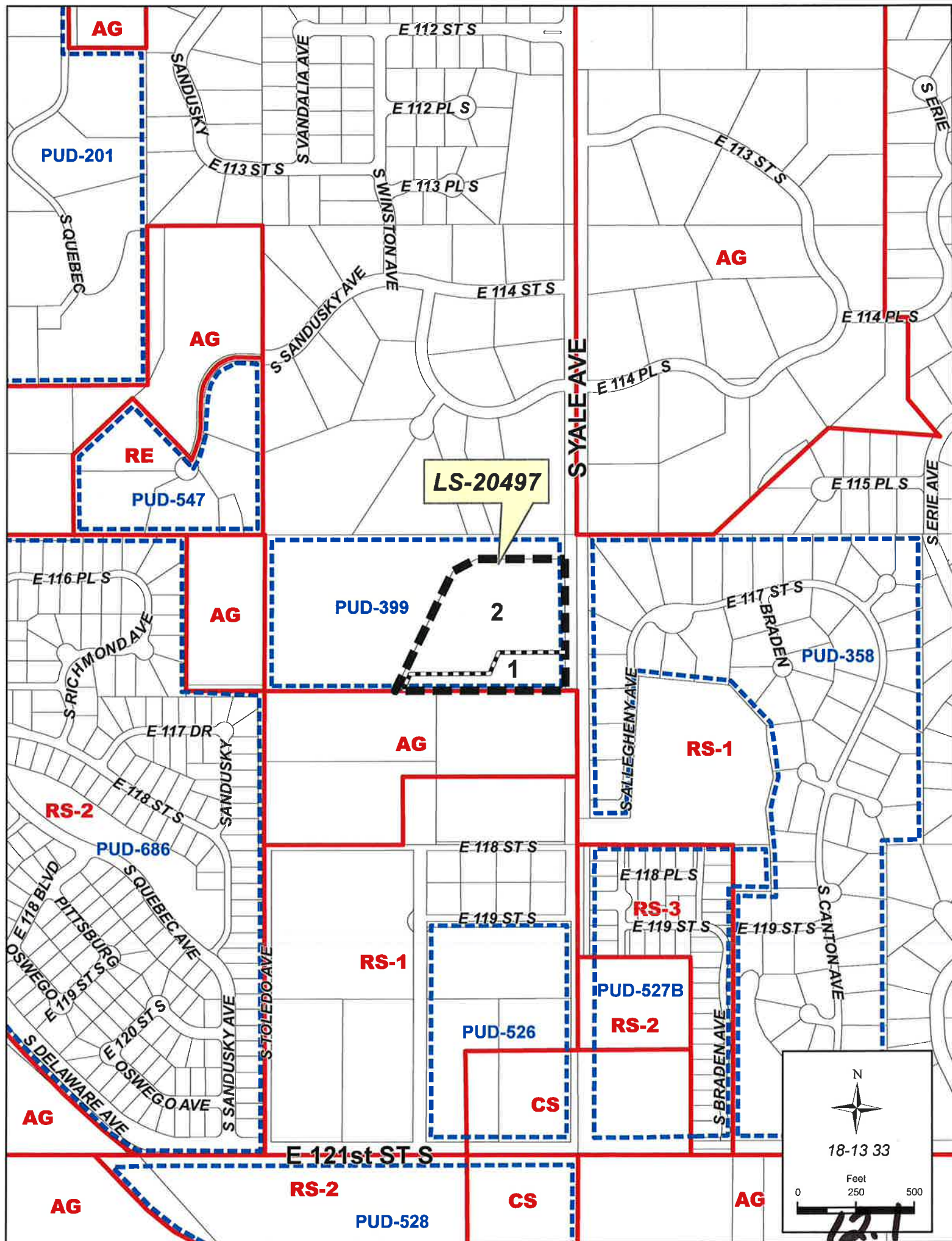


1913 WEST TACOMA - SUITE A  
BROKEN ARROW, OKLAHOMA 74012  
CA# 3643 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737  
FAX: (918) 258-2554  
[www.hraok.com](http://www.hraok.com)



Prepared: February 13, 2012









## LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 21, 2012

**LS-20497**

**Tanner Consulting LLC, (8333) (RS-1) (CD-8)**

**North of the Northwest corner of East 118<sup>th</sup> Street South and South Yale Avenue**

The Lot-split proposal is to split an existing RS-1 (Residential Single-Family) tract into two tracts. Both tracts will exceed the Bulk and Area Requirements of the City of Tulsa 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 met on March 15, 2012. Development Services is requiring a Sewer Mainline be extended to service what is known as Tract B1. The applicant is agreeable to this and has already submitted IDP Plans for review by Development Services.

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.

# Exhibit "B.1"

## Part of Lot 2, Block 1, Tomskids Lot Split

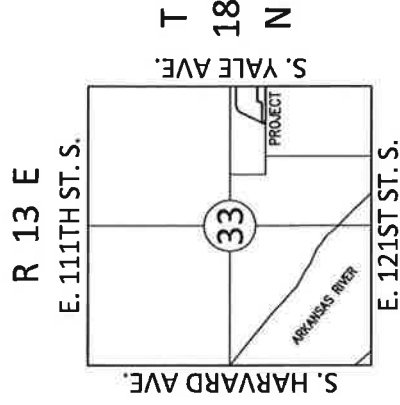


**NORTH**

B/L BUILDING LINE  
OD/E OVERLAND DRAINAGE  
EASEMENT  
POB POINT OF BEGINNING  
U/E UTILITY EASEMENT

**BLOCK 1  
LOT 1**

30' 00" E (PER PLAT)  
S 24° 40' 35" W 557.47'



### Location Map

**TOMSKIDS  
BLOCK 1  
LOT 2**

N 88° 50' 52" E  
280.72'

**PART OF  
LOT 2**

N 88° 50' 52" E  
337.17'

N 24° 40' 35" E  
61.19'

14.92'  
N 1° 09' 08" W

685.00'  
S 88° 50' 52" W

50' B/L (PER PLAT)  
17.5' U/E (PER PLAT)

160.00'  
S 1° 14' 25" E

POB

SOUTH YALE AVENUE

12.4

# Exhibit "B.2"

## Part of Lot 2, Block 1, Tomskids

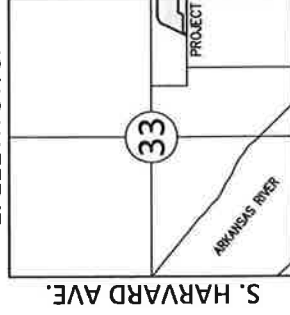
Lot Split RW/E



**NORTH**

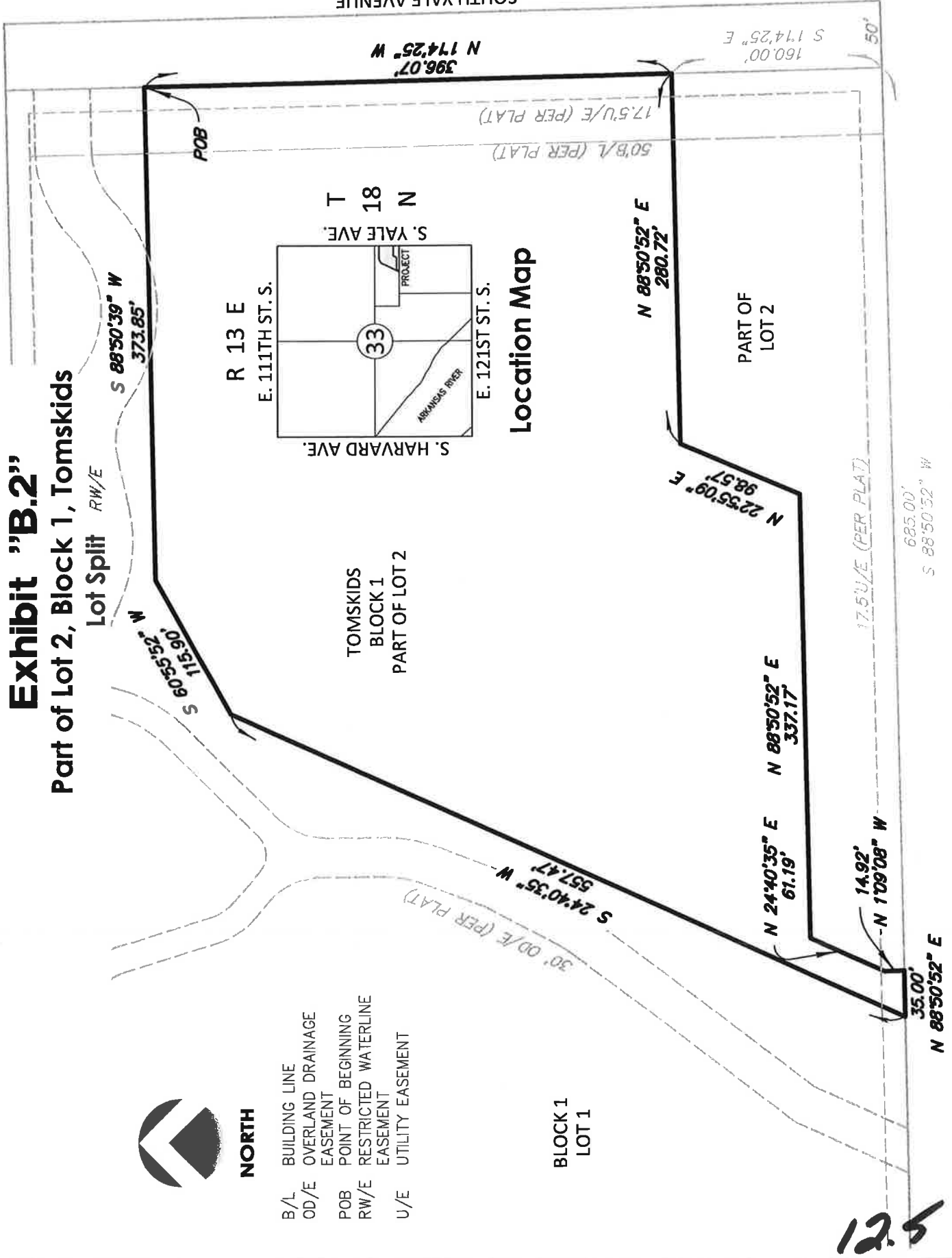
- B/L BUILDING LINE
- OD/E OVERLAND DRAINAGE EASEMENT
- POB POINT OF BEGINNING
- RW/E RESTRICTED WATERLINE EASEMENT
- U/E UTILITY EASEMENT

BLOCK 1  
LOT 1



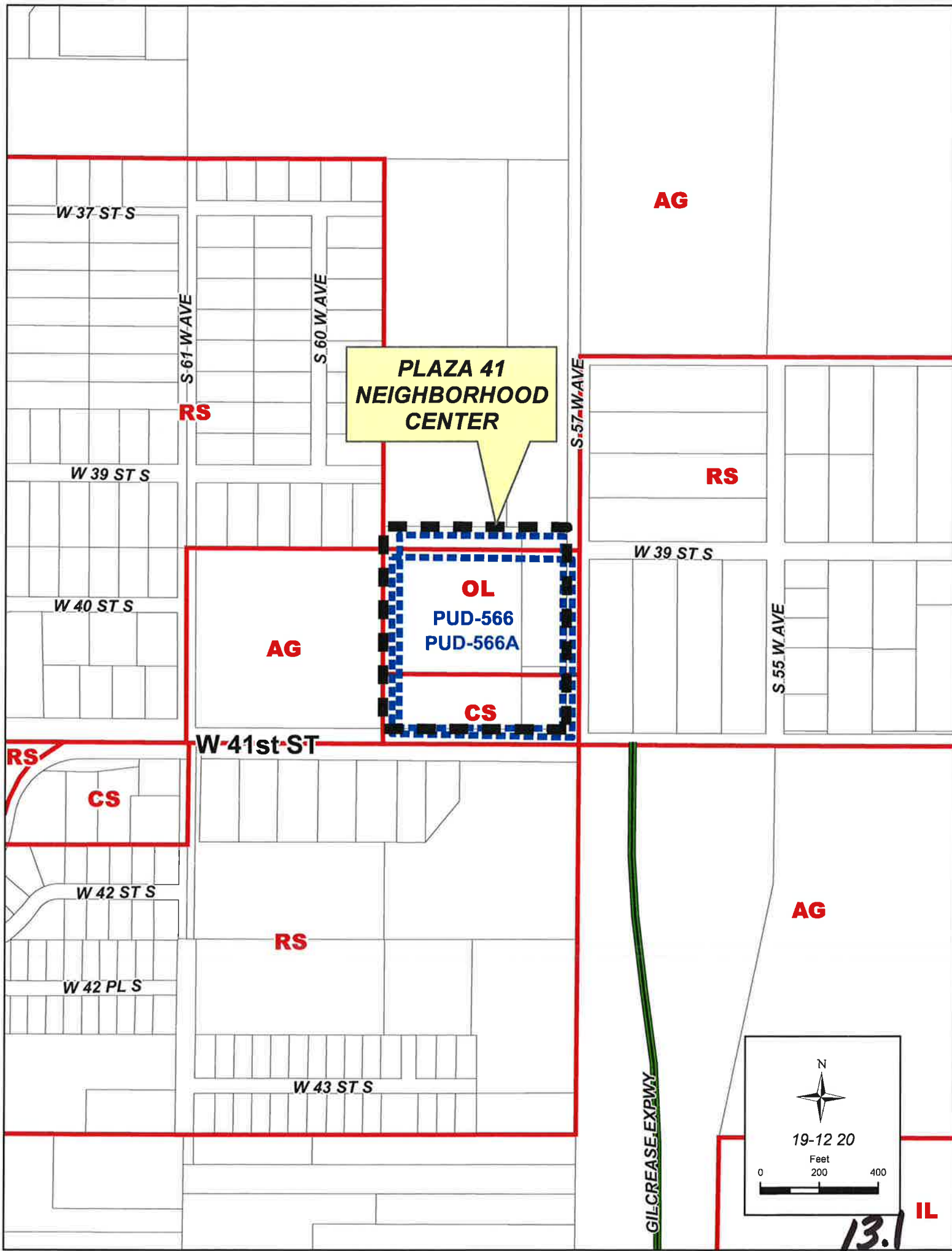
### Location Map

SOUTH YALE AVENUE









W 37 ST S

S 61 W AVE

S 60 W AVE

AG

PLAZA 41  
NEIGHBORHOOD  
CENTER

RS

W 39 ST S

RS

W 40 ST S

AG

OL  
PUD-566  
PUD-566A

CS

W 39 ST S

S 55 W AVE

W 41st ST

RS  
CS

W 42 ST S

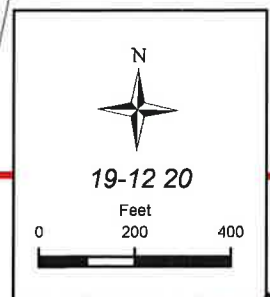
RS

AG

W 42 PL S

W 43 ST S

GILCREASE EXPWY



IL

13.1



**Annexed Area**

**PLAZA 41  
NEIGHBORHOOD  
CENTER**

W 37 ST S

S 61 WAVE

S 60 WAVE

S 57 WAVE

W 39 ST S

W 40 ST S

W 39 ST S

S 55 WAVE

W 41st ST

W 42 ST S

W 42 PL S

W 43 ST S

GILCREASE EXPWY



19-12 20

Feet  
0 200 400

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2022

13.2



## PRELIMINARY SUBDIVISION PLAT

### PLAZA 41 NEIGHBORHOOD CENTER - (CD 2)

Northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue

This plat consists of 5 Lots, 1 Block, on 9.78 acres.

The site of the subdivision plat was annexed into the City Limits of Tulsa in November of 2011 with other properties in the "Berryhill" area. According to the Zoning Code, "when any territory shall be brought into the zoning jurisdiction of the City of Tulsa, by annexation or otherwise, such territory shall be deemed to be an AG Agriculture District" (Section 101.C.2)

There were existing Planned Unit Development zonings, PUD 566 and 566 A, on the subject site before the annexation took place. The underlying zoning of the tract was OL (office light) and CS (commercial shopping). The PUD 566 A zoning was approved by County Commissioners in October of 2011. The applicant started the process of rezoning in March of 2011 for PUD 566 A. A subdivision plat was also applied for in March of 2011 but did not proceed through the process because of problems with the approval of the PUD.

The PUD 566 A was finally approved in October of 2011, and a new subdivision plat was applied for in February of 2012.

Recognizing the extensive work, time and cost expended in obtaining approval of the Planned Unit Development and the underlying zoning of the property under the Tulsa County Zoning Code, the City of Tulsa is agreeable to the platting of the property. The City of Tulsa has agreed to processing the plat with County requirements.

Staff can recommend **APPROVAL** of the Preliminary Plat subject to the property being rezoned by the City of Tulsa to PUD 566 and 566 A (staff will facilitate this rezoning application this month to be consistent with the zoning and PUD prior to the City of Tulsa annexation), TAC comments regarding the subdivision plat and the special and standard conditions as listed below. Following final plat approval, permitting and inspections on the subject property would be provided by the City of Tulsa.

The following issues were discussed March 1, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property was zoned PUD 566 (A) in Tulsa County. Lot 4 as proposed is virtually unusable and should be reconfigured. Access needs to be defined and mutual access easements are needed for several of the lots. Limits of No Access need to be shown. A release letter will be needed from

the Fire Department responsible for serving the site. Right-of-way needs to be dedicated per the Major Street and Highway Plan unless a waiver is granted by the planning commission. Use fence easements where necessary.

2. **Streets:** Limits of access are not clearly denoted. Provide dimension lines/arrows. Where is access for Lot 5? LNA's are designated on arterials only; remove LNA/access from South 57<sup>th</sup> Street. Access width of 14.21 feet is shown for Lot 1, Block 1; minimum access is 24 feet. Provide reference for right-of-way on both West 41<sup>st</sup> and South 57<sup>th</sup> West. If access from the south to Lot 5 will be through Lot 2, a mutual access easement will be required and should be included in the plat. This also applies to the proposed access from the east through Lot 4. Recommend using standard language for Limits of No Access. Add section on sidewalks. Right-of-way dedication is needed in accordance with Major Street and Highway Plan. A turn-lane may be required through Traffic Engineering.
3. **Sewer:** Add easement locations for the required septic system lateral field for each lot. In Section I-4, include sanitary sewers as well as water mains, since a sanitary sewer main could be installed sometime in the future. Omit the words: "in excess of three feet " from Section 1-4a. Include language restricting the use of the septic system lateral field, and requiring the owner of each lot to disconnect from their septic system, and connect to the sanitary sewer main within 90 days of construction of a sewer main. The project site does not have access to the sanitary sewer system. A lift station and force main would have to be constructed in order to provide service. Therefore, each lot must provide its own septic system and must meet ODEQ requirements for lot size and perk tests. The lateral field cannot be paved over, and an easement must be created for the lateral field.
4. **Water:** There is no existing water mainline along South 57<sup>th</sup> East Avenue for serving tracts 4 and 3. The extension of looped water mainline will be required to develop those tracts. An existing 16 inch waterline along West 41<sup>st</sup> Street South is accessible for tracts 1; 2 and 5. Should tract 5 require fire hydrant protection because of its depth then, a looped water mainline extension will be required; installed inside a 20 foot restrictive waterline easement.
5. **Storm Drainage:** The Berryhill Creek FEMA AE floodplain and floodway limits must be labeled as such and be included in an overland drainage easement reserve as opposed to a drainage easement. It is recommended that a single detention pond be platted for this development due to existing flooding downstream. The pond should be placed in a stormwater detention reserve. The PUD states that access to Lot 5 from 57<sup>th</sup> Avenue will be

permitted. This access would require the floodway to be bridged. The FEMA floodway and floodplain must be plotted on the plat by utilizing the FIS (Flood Insurance Profiles) profiles and existing ground elevations. It is recommended that standard language for lot surface drainage, overland drainage easement reserve, "and stormwater detention reserve", be added to the covenants. Define the purpose, use and restrictions for the "Reserve 0.301 Acres" shown on the face of plat. If this reserve is for a detention pond, it cannot extend into the floodplain.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T needs additional easements between Lots 1, and 3.
7. **Other: Fire:** Provide conceptual drawing with building placement for fire department access requirements. The International Fire Code would require a water main extension along 57<sup>th</sup> West Avenue to provide fire hydrant protection to Lots 3 and 4. A water main extension and fire hydrants may be required for Lot 5 because of the depth and size of the lot when a conceptual building placement is determined. **GIS:** Legal needs to be consistent throughout plat and be corrected. **County Engineer:** DEQ must approve septic system. Adequate detention ponds are required.

#### **Waivers of Subdivision Regulations:**

1. None requested.

#### **Special Conditions:**

1. The concerns of the public works staff 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.

