

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2636

October 17, 2012, 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:

CONSENT AGENDA:

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

1. **LS-20552** (Lot-Split) (CD-9) - Location: West of the southwest corner of South Quincy Avenue and East 35th Street South
2. **LS-20553** (Lot-Split) (CD-9) - Location: West of the northwest corner of South Quincy Avenue and East 35th Place South
3. **LC-433** (Lot-Combination) (CD-9) - Location: Southeast corner of North Rockford Avenue and East Newton Place
4. **Fire Safety Training Center Addition – Final Plat**, Location: North and east of the northeast corner of North New Haven and East Apache (0321) (CD-3)
5. **Charles L. Hardt Maintenance and Operations Facility – Final Plat**, Location: Southeast of Intersection of North Harvard Avenue and Mohawk Boulevard (0316) (CD-3)
6. **PUD-595-B-5 – LEW Land Investments LLC/Michael Joyce** – Location: Southeast corner of South 105th East Avenue and East 67th Street, Requesting a **Minor Amendment** to increase the maximum land coverage of buildings upon the site from 30% to 33%, **CO/PUD-595-B**, (CD-8)

7. **PUD-619-C – Kinslow, Keith & Todd** – Location: West of South Memorial Avenue, near South 106th East Avenue, Requesting a **Detail Site Plan** for a Children's Learning Center in Development Area A, (CD-8)

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

8. **LS-20554** (Lot-Split) (County) - Location: West of the southwest corner of North Harvard Avenue and East 100th Street North
9. **The Station at 41st Street** – Minor Subdivision Plat, Location: South of East 41st Street, west of South Sheridan Road (9327) (CD-5)
10. **Z-4900-SP-7 – Roy D. Johnsen** - Location: Northeast corner of East 73rd Street and South Mingo Road, Requesting **Corridor Plan** to extend permitted uses to include Use Unit 17, Automotive and Allied Activities, **CO**, (CD-7)
11. **PUD-761-B – Lou Reynolds** - Location: Southeast corner of East 41st Street and South Harvard Avenue, Requesting a **Major Amendment** to permit the development of a specialty grocery store accompanied by a retail development, and a fast food restaurant with a drive-through in a separate building next to proposed grocery store, from **RS-1/OL/CS/PUD-761-A to RS-1/OL/CS/PUD-761-B**, (CD-9) (Related to Item 11)
12. **Harvard Square South Amended** – **Preliminary Plat**, Location: South of Southeast corner of East 41st Street South and South Harvard Avenue (9328) (CD-9) (Related to Item 10)

OTHER BUSINESS

13. **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.

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.

Final Subdivision Plat

Fire Safety Training Center Addition - (0321) (CD 3)

North and East of the Northeast corner of North New Haven and East Apache

This plat consists of 1 Lot, 1 Block, on 35 acres.

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

4.1

10/9/12

$$\begin{array}{l}
\mathcal{R}_0 = \{0\} \cup \{1, 2, \dots, 10\} \\
\mathcal{R}_1 = \{0, 1, 2, \dots, 10\} \\
\mathcal{R}_2 = \{0, 1, 2, \dots, 10\} \\
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\mathcal{R}_5 = \{0, 1, 2, \dots, 10\} \\
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\mathcal{R}_9 = \{0, 1, 2, \dots, 10\} \\
\mathcal{R}_{10} = \{0, 1, 2, \dots, 10\}
\end{array}$$


Engineer
Wallace Engineering—Structural
Consultants Inc.

HELP OKE
YOU OKE

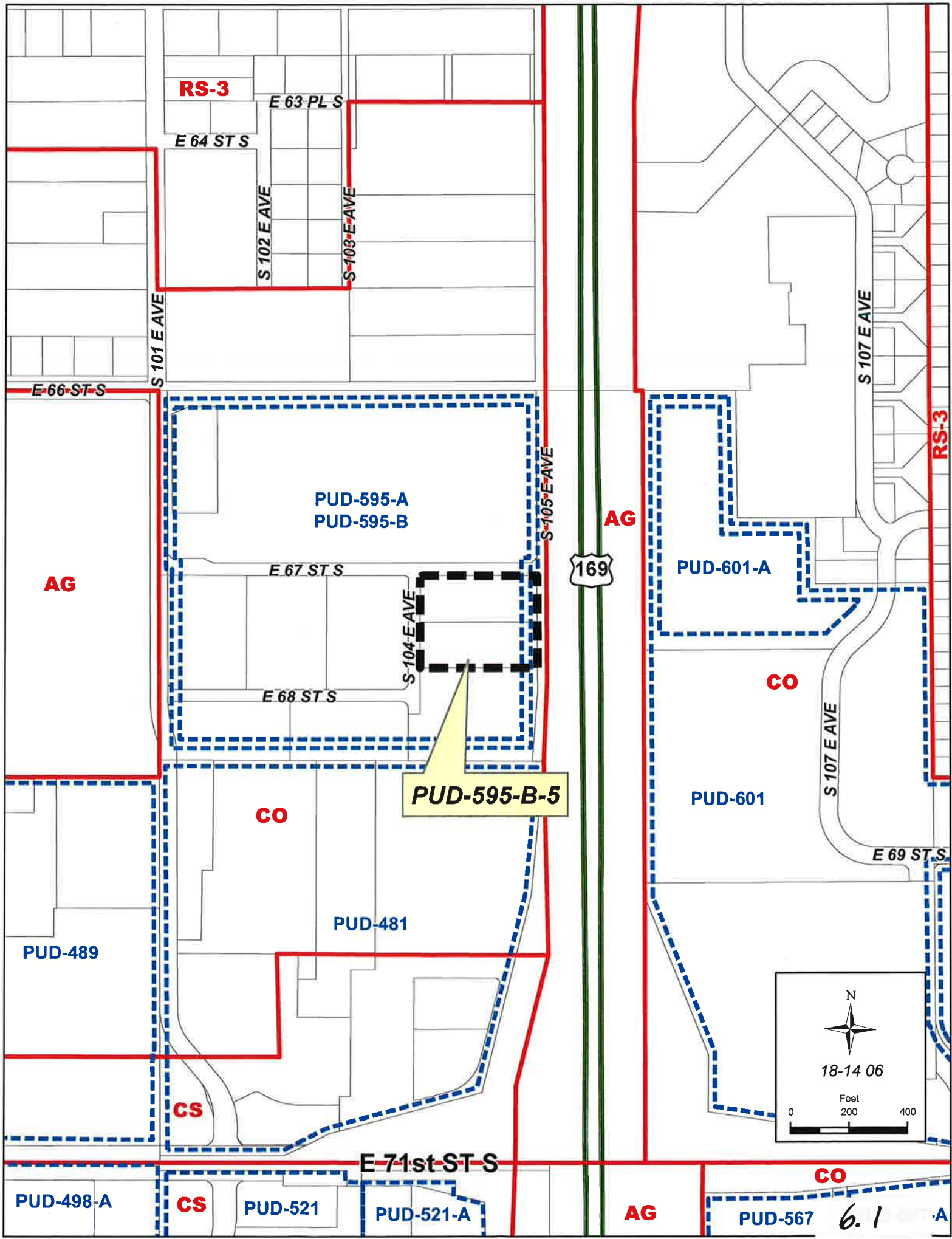


Final Subdivision Plat

Charles L. Hardt Operations Maintenance and Engineering Center - (0316) (CD 3)
Southeast of intersection of North Harvard Avenue and Mohawk Boulevard

This plat consists of 2 Lots, 1 Block, on 40 acres.

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





18-14 06

Feet
0 200 400

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

6.2



STAFF RECOMMENDATION

PUD 595-B-5: **PUD Minor Amendment** – Lots 5 and 6, Block 1, Home Center Amended, at the southwest corner of South 105th East Avenue at East 67th Street South. (North of South 71st and west of Highway 169); TRS 18-14-06; CZM 110; Atlas 996/873; CD 7.

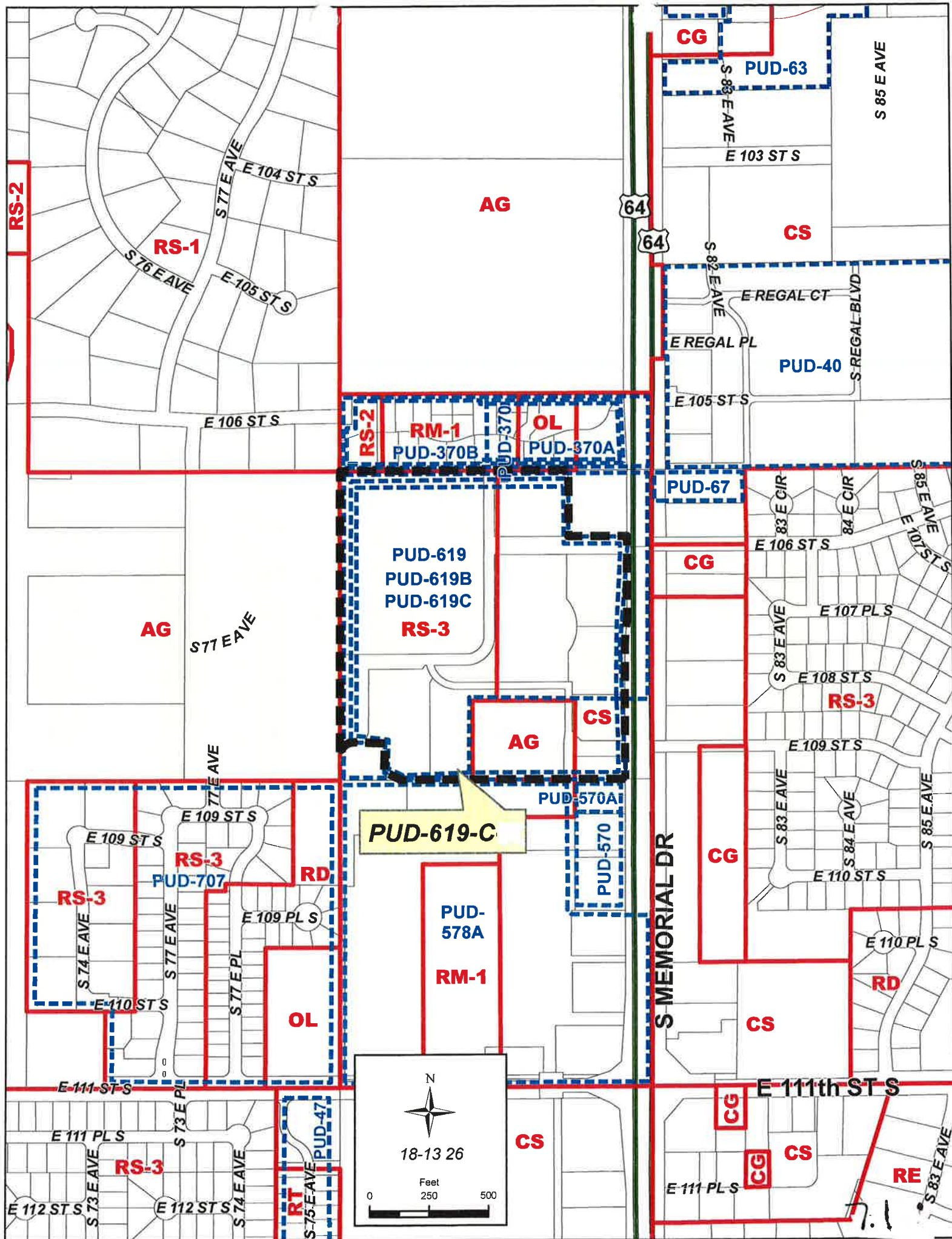
The applicant is requesting a minor amendment to increase the maximum land coverage of buildings upon the site from 30% to 33%. The original Planned Unit Development (PUD) was prepared as an overlay to (Corridor District) CO zoning which also limits the maximum land coverage to 30%.

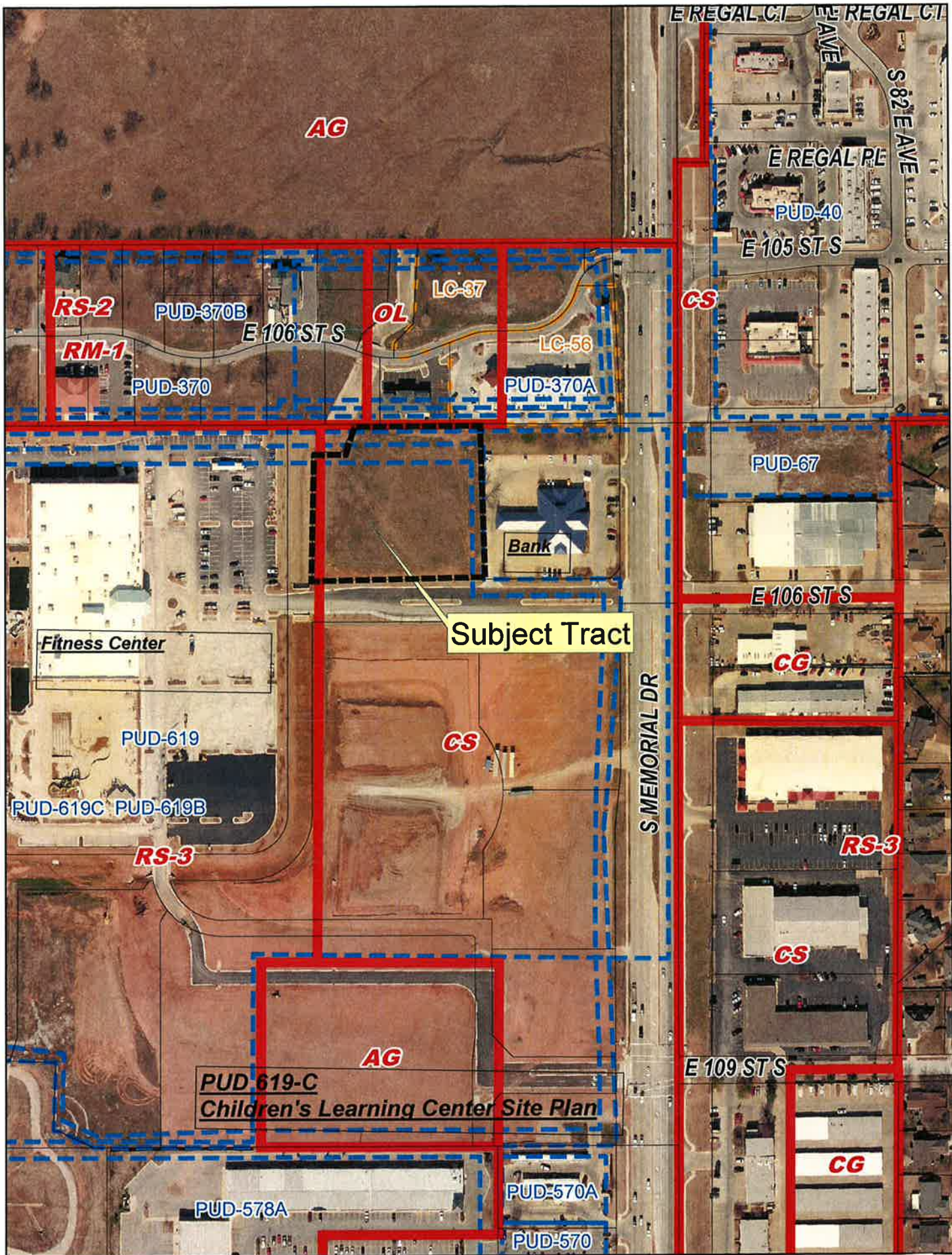
The underlying Corridor Plan will not be changed for this site. In Section 1107.H.9 of the Zoning Code the Planning Commission is provided authority to make minor amendments for “changes in structure heights, building setbacks, yards, open spaces, *building coverage* and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the original PUD and has determined that the additional 3% requested by the applicant does not substantially alter the PUD and is consistent with the spirit and intent of the PUD.

Therefore, Staff recommends **APPROVAL** of the request for additional land coverage from the original 30% to the requested 33%.

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





October 17, 2012

STAFF RECOMMENDATION

PUD-619-C

Detailed Site Plan – A 85,089 sq ft (1.84 acre) tract that is part of the NE/4, SW/4 of Section 26, T-18-N, R-13-E, Lot-2, Block 1, Memorial Commons, West of South Memorial Avenue near South 106st East Avenue; CZM 57; Atlas 2673; CD 8;

CONCEPT STATEMENT:

The applicant is requesting approval of a detail site plan for a Children's Learning Center in of PUD-619-C. The site has been previously platted but not developed and is also being replatted for a complete re-configuration of the original project. All uses permitted by in the CS zoning district with the exception of Use Unit 12-A (Adult Entertainment Establishments) are permitted in this development area.

PERMITTED USES:

The Site Plan provided as an attachment to this staff report illustrates a new Children's Learning Center (Use Unit 5) which is permitted by right in Development Area A of PUD-619.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable, building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan. The original PUD defined or subsequent amendments have not allocated floor area quantities for each tract however the total floor area allowed is significantly greater than what has been constructed to date, the PUD allows distribution of the floor area during minor amendments and through detailed site plan approval.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code.

LIGHTING:

Parking lot lighting will be directed down to help prevent light trespass into the adjacent properties. Maximum height of all light fixtures in this development area was previously defined as 25'. All fixtures illustrated on the lighting plan including building lighting and parking area lighting is below the 25' height limit allowed. The photometric plan attached to this report shows zero foot candles at the property perimeter and is consistent with the lighting concept in the Planned Unit Development.

SIGNAGE:

7.4

The site plan does not illustrate sign location. This staff report does not remove the requirement for a separate sign plan review process. One ground sign is shown inside an existing easement and will require a license agreement with the City.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code.

The trash screening enclosure exceeds the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed applicant's submittal of the site plan as it relates to the approved Planned Unit Development 619-C. The applicant site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 619-C, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

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



Kildow, Keith & Todd, Inc.
Architectural & Engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulsa place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5805 EXPI. 06/30/2013



ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE CITY OF TULSA, OKLAHOMA
SPECIFICATIONS INCLUDING G.D. 1. 2003 EDITION

CHILDREN'S LEARNING ADVENTURE



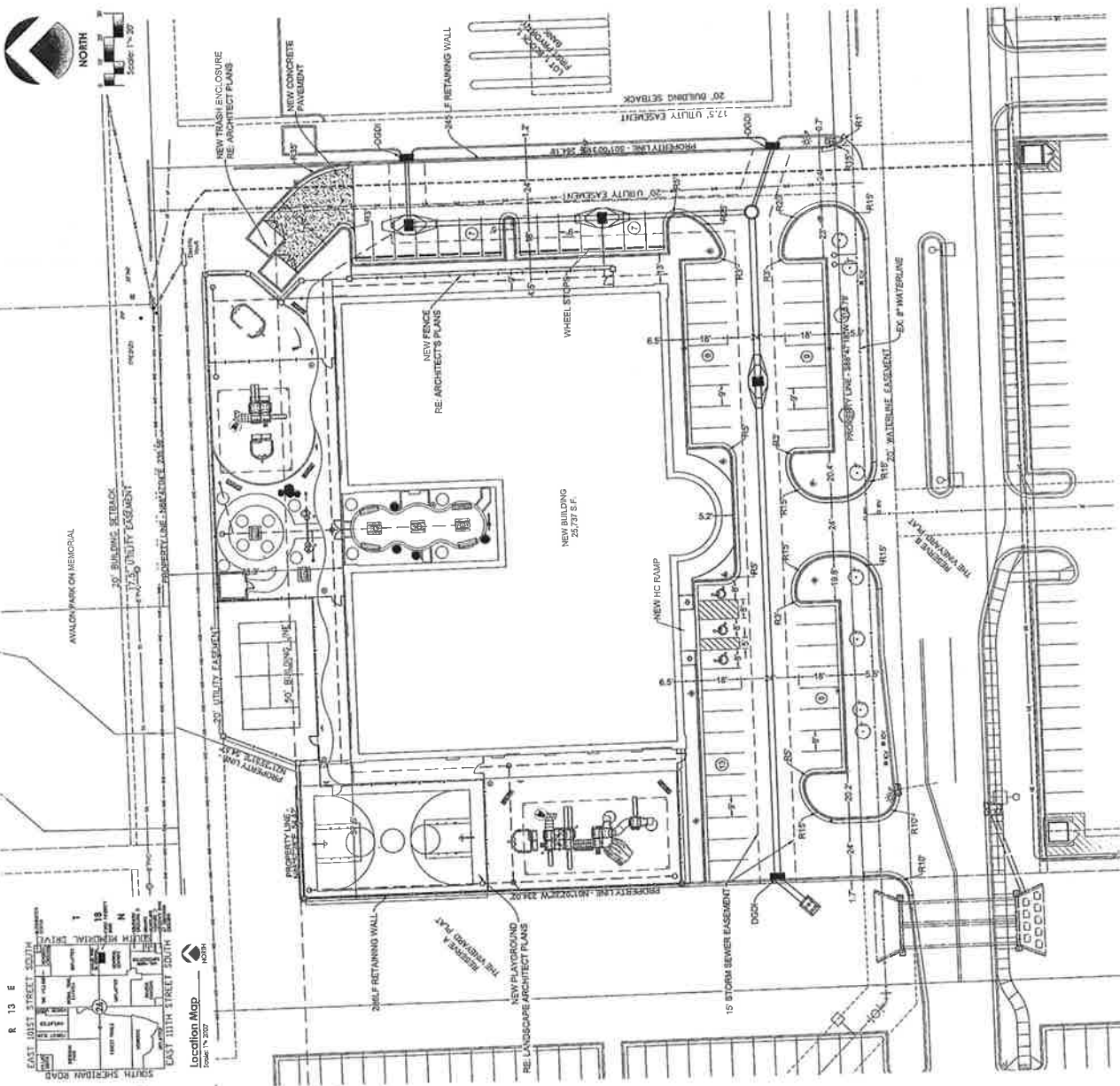
LOT 1,
BLOCK 5,
THE VINEYARD
TULSA, OK



SCALE
1"=20'
AS SHOWN
AS SHOWN
AS SHOWN

PUD SITE PLAN

1



1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE AND THE BUILDING FOUNDATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON OUR PLANS.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH TULSA WATERWORKS.
6. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH TULSA WATERWORKS.
7. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8. ELECTRICAL CONDUITS SHALL BE 4\"/>
9. HATCHED PAVING SHALL BE USED FOR ALL DRIVEWAYS, TYPING CONCOURSE SHALL BE 4\"/>
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON OUR PLANS.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY BENNETT SURVEYING, CITY OF TULSA, OKLAHOMA, DATED 06/14/2011.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OKLAHOMA, PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKEOUT.
15. VERTICAL DATUM BASED ON GDS DATA (NAVD83).
16. HORIZONTAL DATUM BASED ON OKLAHOMA STATE LAKE COORDINATE SYSTEM (NAD83).
17. FOR BEST LIGHTING LOCATION AND CONDUIT RUNLENGTH ELECTRICAL PLANS.

PUD 619-C

Land Area Summary

NET LAND AREA	65,000 SF
LANDSCAPE AREA INCLUDED	4,508.00 SF (12.1%)
LANDSCAPE AREA PROVIDED	7,000 SF (10.4%)

Site Data

ZONING	PUD 619-C
BUILDING AREA	22,737 SF
BUILDING HEIGHT PERMITTED	35 FT
PROPOSED BUILDING HEIGHT	35 FT
PROPOSED FLOOR AREA RATIO	0.30

Parking Space Requirement

ORIO CAR FACILITY	1,991.27 / 1,000 SF
RATIO PER USE	\$2
NUMBER OF SPACES REQUIRED	52
HANDICAPPED SPACES REQUIRED	1.00 / 1,000 SF
HANDICAPPED SPACES PROVIDED	1.00 / 1,000 SF

Impervious Area

TOTAL IMPERVIOUS AREA	65,000 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	65,000 SF

Setbacks

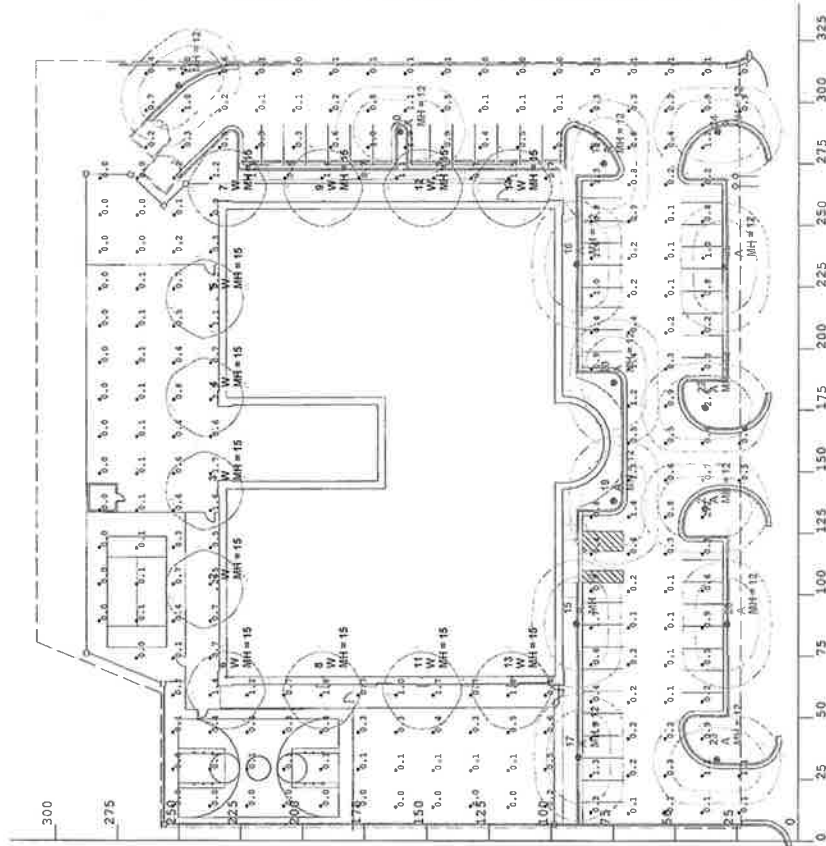
REQUIREMENTS	70'
FROM THE WEST PROPERTY BOUNDARY	100'
FROM THE SOUTH PROPERTY BOUNDARY	25'
FROM THE EAST PROPERTY BOUNDARY	25'
FROM THE NORTH PROPERTY BOUNDARY	25'
FROM THE SOUTH PROPERTY BOUNDARY	25'
FROM THE NORTH PROPERTY BOUNDARY	25'
FROM THE SOUTH PROPERTY BOUNDARY	25'
FROM THE EAST PROPERTY BOUNDARY	25'
FROM THE WEST PROPERTY BOUNDARY	25'

LEGAL DESCRIPTION
SECTION 10, TOWNSHIP 36N, RANGE 12N, MERIDIAN 10W, CITY OF TULSA, STATE OF OKLAHOMA

Exterior Lighting
SEE PHOTOGRAPHIC PLAN FOR EXTERIOR LIGHTING
MAXIMUM HEIGHT PERMITTED
15'
15'
15'

Lot 2 Block -1
Memorial Commons

7.6



Calculation Summary					
Label	Calculation	Area	Perimeter	Area	Perimeter
Building Footprint	111,111 sq. ft.	111,111	1,111	111,111	1,111
Parking Lot	111,111 sq. ft.	111,111	1,111	111,111	1,111

Landscaping Summary					
Label	Area	Perimeter	Area	Perimeter	Area
Landscaping	111,111 sq. ft.	1,111	111,111	1,111	111,111
Plantings	111,111 sq. ft.	1,111	111,111	1,111	111,111
Structures	111,111 sq. ft.	1,111	111,111	1,111	111,111
Water Features	111,111 sq. ft.	1,111	111,111	1,111	111,111
Other	111,111 sq. ft.	1,111	111,111	1,111	111,111

COOPER Lighting

CHILDREN'S LEARNING TULSA

COOPER LIGHTING

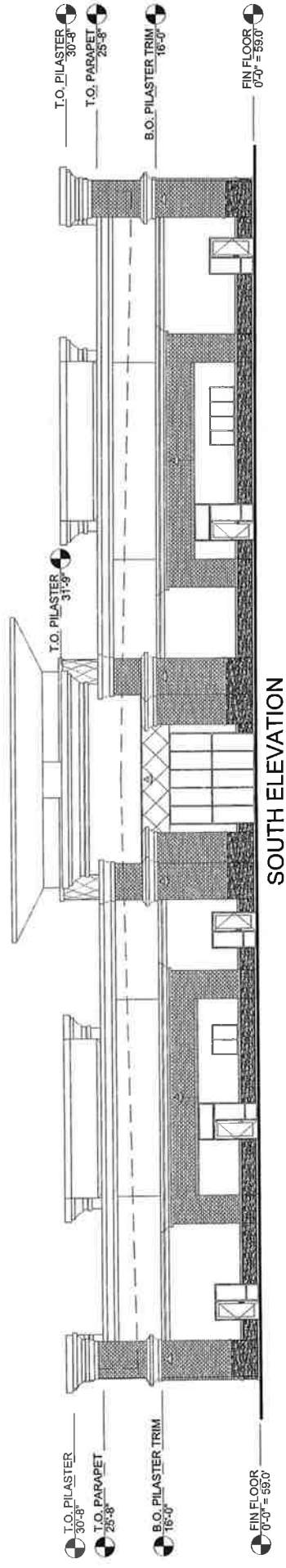
EDDIE FERGUSON

Project: CHILDREN'S LEARNING TULSA

Date: 9/28/2012

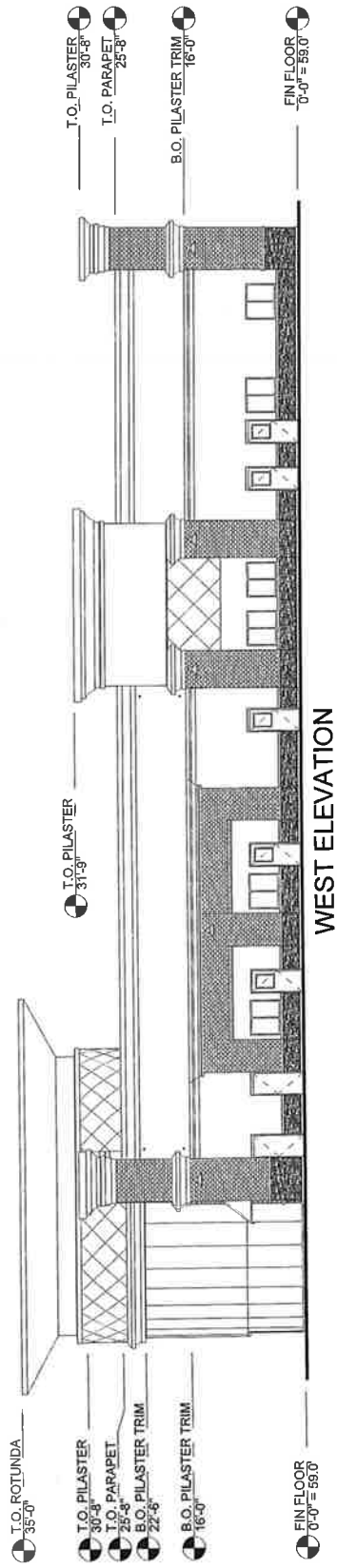
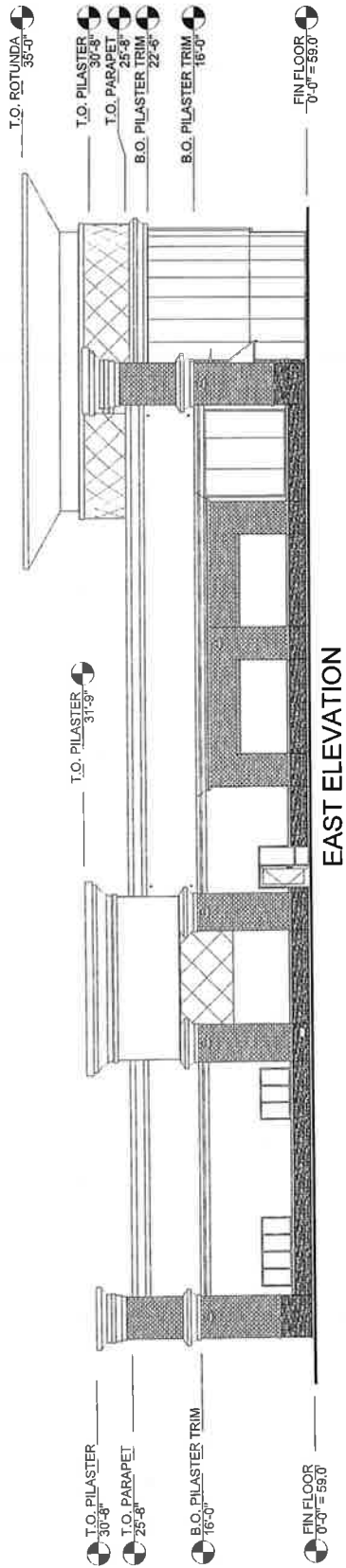
Project No: 1201986

Structural Schedule					
Item	Qty	Unit	Description	Area	Perimeter
1	1	sq. ft.	111,111 sq. ft.	111,111	1,111
2	1	sq. ft.	111,111 sq. ft.	111,111	1,111
3	1	sq. ft.	111,111 sq. ft.	111,111	1,111



TULSA, OK

EXTERIOR ELEVATIONS



TULSA, OK

EXTERIOR ELEVATIONS

architecture | interiors | engineering
 tel 918.744.4270
 fax 918.744.7849
 2200 south ulfca place suite 200
 tulsa, oklahoma 74114
 www.kkarchitects.com
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EX. 06/30/2013



ALL CONSTRUCTION SHALL BE IN ACCORDANCE
 WITH THE CITY OF OKLAHOMA AND
 THE STATE OF OKLAHOMA

CHILDREN'S LEARNING ADVENTURE



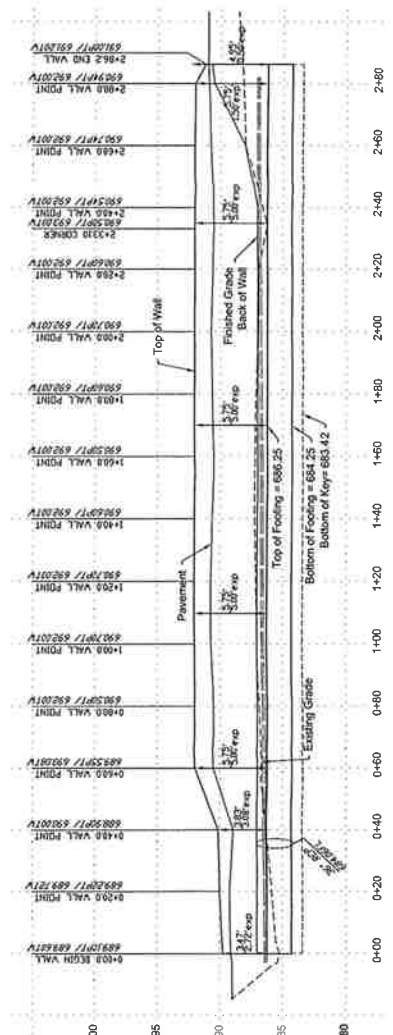
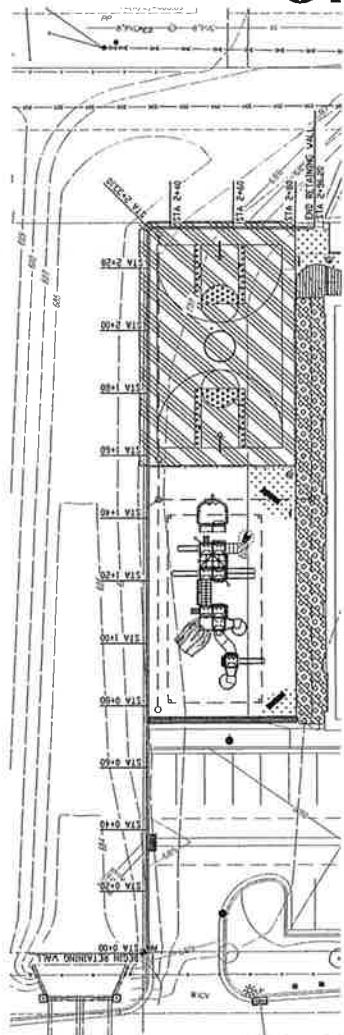
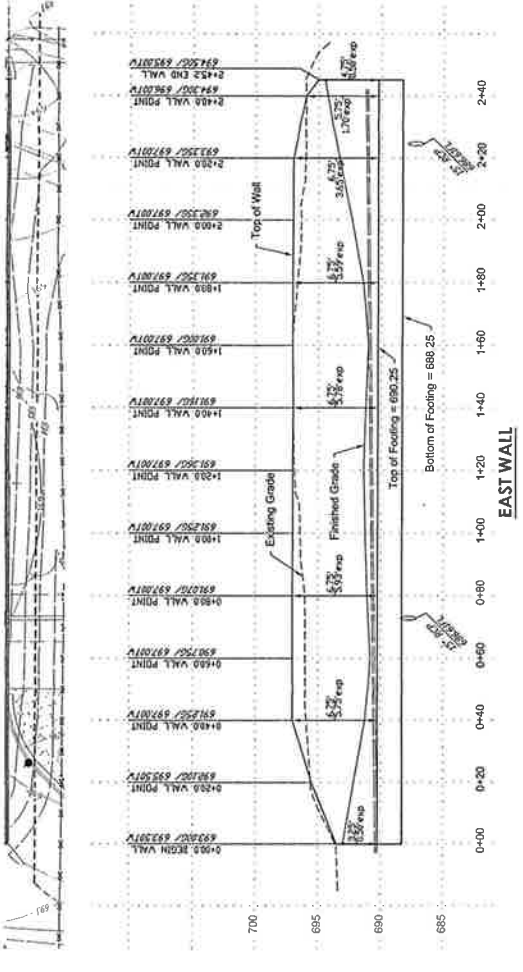
LOT 1,
BLOCK 5,
THE VINEYARD
TULSA, OK



SCALE
 1"=20'
 1/2"=20'
 1/4"=20'
 ATLAS PAGE NO.
 1576
 ANW
 MANAGER

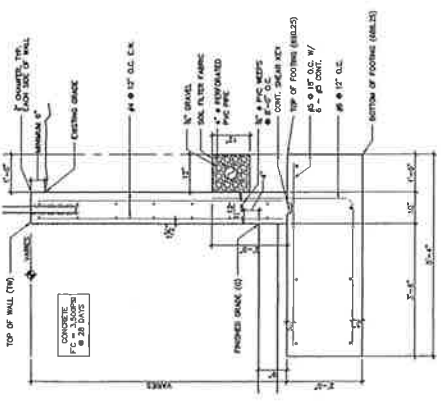
RETAINING WALL
PLAN

2

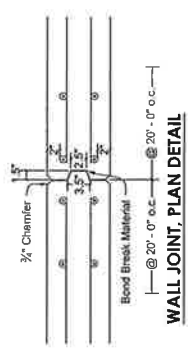


STA	TW	G
0+00	685.00	685.00
0+20	686.50	686.50
0+40	687.00	687.00
0+60	687.00	687.00
0+80	687.00	687.00
1+00	687.00	687.00
1+20	687.00	687.00
1+40	687.00	687.00
1+60	687.00	687.00
1+80	687.00	687.00
2+00	687.00	687.00
2+20	687.00	687.00
2+40	687.00	687.00

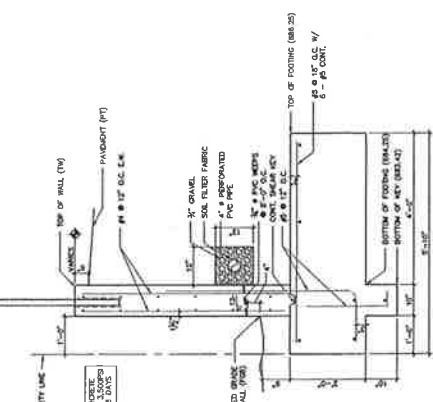
STA	TW	FG	PT
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0+20	686.50	686.50	686.50
0+40	687.00	687.00	687.00
0+60	687.00	687.00	687.00
0+80	687.00	687.00	687.00
1+00	687.00	687.00	687.00
1+20	687.00	687.00	687.00
1+40	687.00	687.00	687.00
1+60	687.00	687.00	687.00
1+80	687.00	687.00	687.00
2+00	687.00	687.00	687.00
2+20	687.00	687.00	687.00
2+40	687.00	687.00	687.00



A SECTION @ EAST WALL



WALL JOINT, PLAN DETAIL



B SECTION @ WEST WALL

710

AG

RE

E 100 ST N

N HARVARD AV

AG

1

2

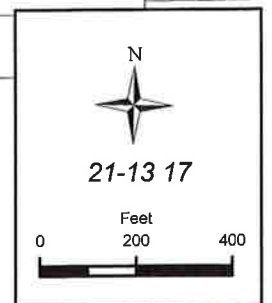
LS-20554

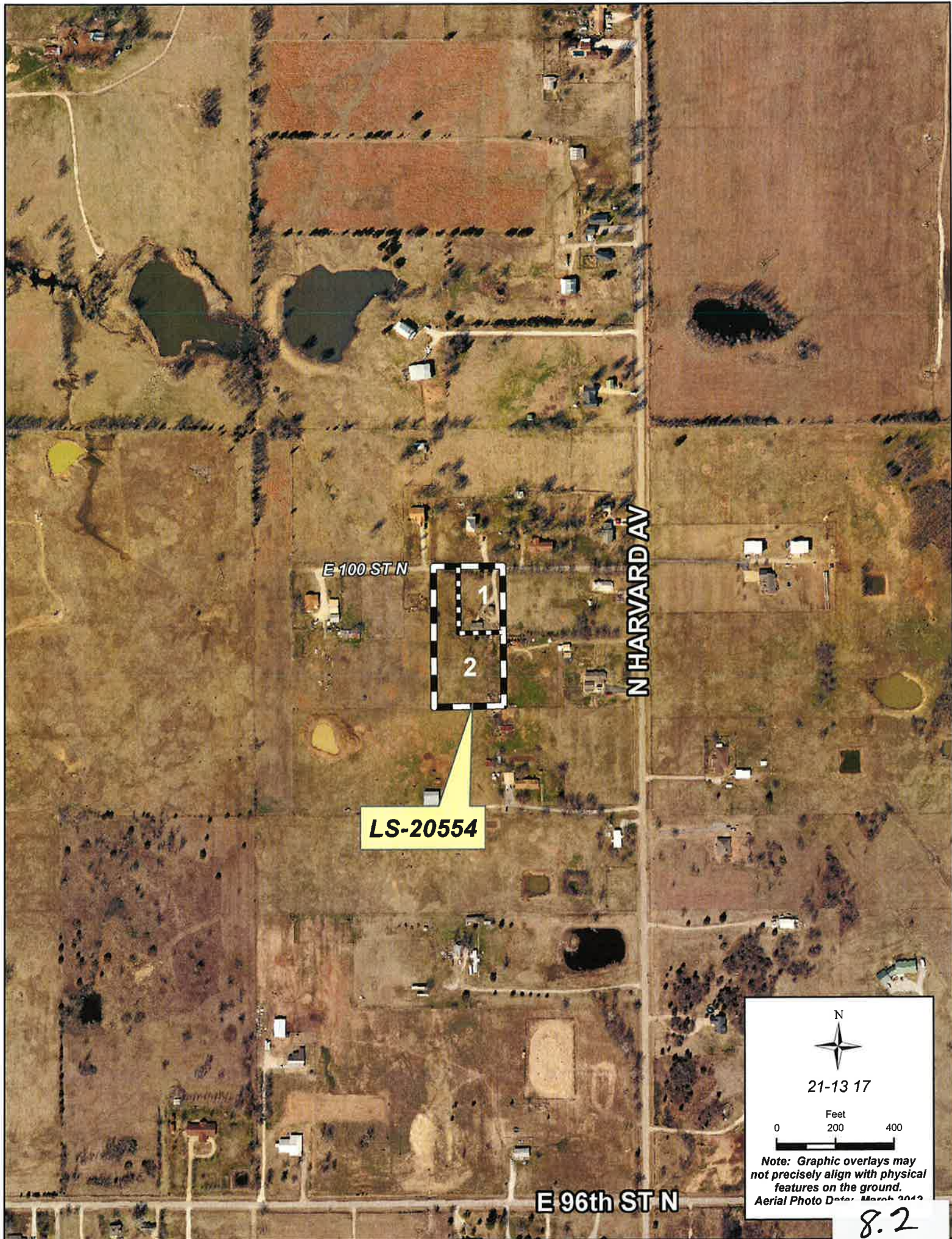
AG

E 96th ST N

AG

8.1





E 100 ST N

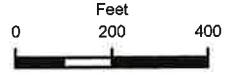
N HARVARD AV

LS-20554

E 96th ST N



21-13 17



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

8.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

October 17, 2012

LS-20554

Kathleen E. Mulligan, (1317) (AG) (County)

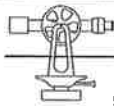
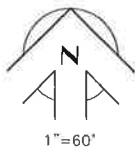
West of the Southwest corner of North Harvard Avenue and East 100th Street North

The Lot-split proposal is to split an existing RE (Residential Estate) tract into two tracts. Both of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

One of the resulting tracts will 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 October 4, 2012. Rural Water District # 3 is requiring that a water line extension be done to serve any future residences. The applicant is aware of this requirement and has been in contact with the Rural Water District/Rural Water District Board. Deeds will not be released until the applicant provides a release letter from the Rural Water District that service can be provided.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.



WHITE SURVEYING COMPANY

providing land surveying services since 1940

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

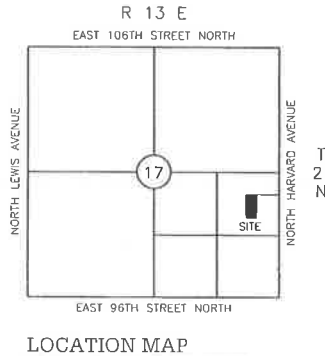
LEGEND

U/E UTILITY EASEMENT
R/W RIGHT-OF-WAY

BEFORE YOU DIG,
CALL OKIE
1-800-522-6543

LOT-SPLIT EXHIBIT

INVOICE NO.: STK 12-63020
CLIENT: MULLIGAN, KATHLEEN



LOCATION MAP

20' ROAD EASEMENT
BK. 3796, PG. 613
& BK. 3807, PG. 1726

5' DEDICATION
BK. 3822, PG. 1588
N 89°54'59" W
237.60'

NORTHEAST CORNER
NE/4, SE/4

40' R/W EASEMENT
BK. 5479, PG. 1615

DUE NORTH
476.67'

DUE NORTH
225.00'

TRACT 1
0.77± ACRES

1 STORY
FRAME
DWELLING

BRICK &
FRAME
BUILDING

METAL
2 CAR
GARAGE

150.00'
S 89°54'59" E

DUE SOUTH
476.67'

TRACT 2
1.83± ACRES

DUE SOUTH
251.67'

237.60'
S 89°54'59" E

UNDIVIDED LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 476.66 FEET SOUTH AND 475.20 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4); THENCE NORTH 89°54'59" WEST AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 237.60 FEET; THENCE SOUTH A DISTANCE OF 476.67 FEET; THENCE SOUTH 89°54'59" EAST A DISTANCE OF 237.60 FEET; THENCE DUE NORTH A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING, WITH THE NORTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY RESERVED AS A ROAD EASEMENT.

TRACT 1:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: THE NORTH 225 FEET OF THE EAST 150 FEET OF A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT WHICH IS 476.66 FEET SOUTH AND 475.20 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4); THENCE NORTH 89°54'59" WEST AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 237.60 FEET; THENCE SOUTH A DISTANCE OF 476.67 FEET; THENCE SOUTH 89°54'59" EAST A DISTANCE OF 237.60 FEET; THENCE DUE NORTH A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING, WITH THE NORTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY RESERVED AS A ROAD EASEMENT.

TRACT 2:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 476.66 FEET SOUTH AND 475.20 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4); THENCE NORTH 89°54'59" WEST AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 237.60 FEET; THENCE SOUTH A DISTANCE OF 476.67 FEET; THENCE SOUTH 89°54'59" EAST A DISTANCE OF 237.60 FEET; THENCE DUE NORTH A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING, WITH THE NORTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY RESERVED AS A ROAD EASEMENT, LESS THE NORTH 225 FEET OF THE EAST 150 FEET THEREOF.



9/24/12

8.4

Bates, Brad

Subject: FW: Revised TAC Agenda

From: Rural Water [<mailto:rural.water3@yahoo.com>]

Sent: Wednesday, October 10, 2012 3:57 PM

To: Bates, Brad

Cc: Rural Water

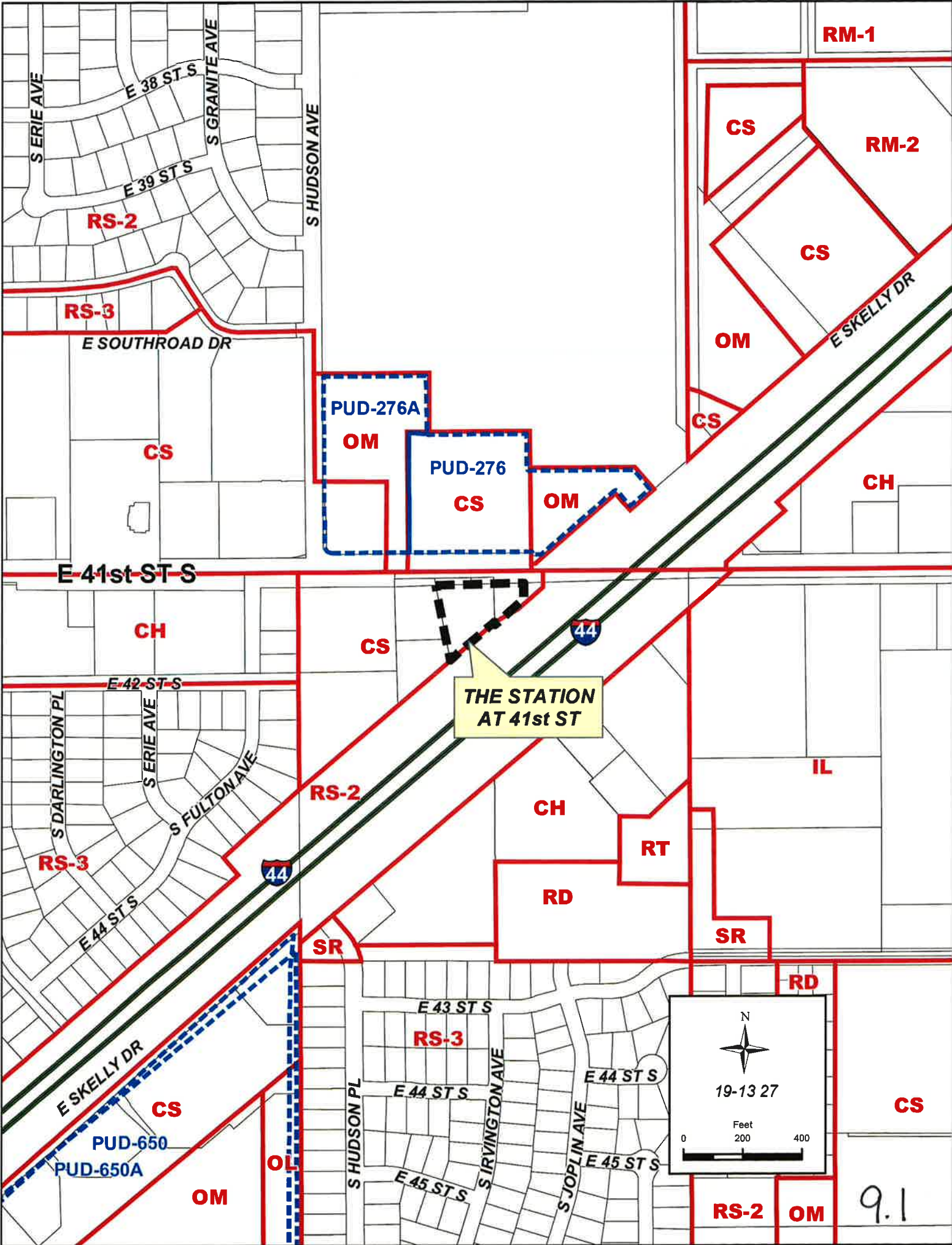
Subject: Re: Revised TAC Agenda

October 10, 2012

Mr. Bates:

Ms. Kathleen Mulligan addressed the Washington County Rural Water District #3 board on Monday, October 8, 2012, regarding a meter for her lot split at 3120 E. 100 St. N., Sperry. She was advised that the water line is too small for another tap on the dead end line. The board gave preliminary approval, provided she meets all the requirements, at her expense, of upgrading the water line with a cost share by the district. When all requirements are completed, she will be able to obtain a water tap for the lot split.

Thanks,
Rosemary Robinson
Office Manager
918-371-2055





MINOR SUBDIVISION PLAT

The Station at 41st Street - (9327) (CD 5)

South of East 41st Street, West of South Sheridan Road

This plat consists of one lot, one block, on one acre.

The following issues were discussed October 4, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS.
2. **Streets:** Who owns the roadway easement to the north? What are the limits of that easement (there are two dashed lines which could be the limit of the easement)? Identify all the dashed lines along the north boundary. Does right-of-way exist along the entire northern property line? If so, provide reference for right-of-way such as a plat number or book and page number. Spell out "access" at access location.
3. **Sewer:** Locate the building line at the same distance from the property line as the utility easement along the west, south, and east boundary of the plat. Along the south boundary line where the 17.5-foot perimeter easement changes direction, provide dimensions so the point can be located.
4. **Water:** Show service connections. Irrigation, domestic and a possible fire sprinkler connections permits are required to be issued for installation.
5. **Storm Drainage:** Reference to the regulatory floodplain in the lower left corner should read "panel Number 48 of the Tulsa Regulatory Floodplain Map Atlas dated May 2011" classifies the property described here on as not within a City of Tulsa regulated floodplain. Storm sewer across the north side appears to be private and therefore cannot be within the utility easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has a transformer in an easement where a sign for the development may be requested. There needs to be an agreement for signs or lights to be located within the easement. A ten-foot clearance is needed to work under light poles and personnel need to be certified for this work.
7. **Other: Fire:** No comment.

GIS: Add Fairfield Center Addition (west of Witt Center) to the Location Map. The Certificate of Authorization for the Engineer/Surveyor has expired. On the face of the plat label the Point of Commencement. Submit a Subdivision Control Data Form.

Staff can recommend **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. Release letters must be received before the TMAPC meeting for this project.

Waivers of Subdivision Regulations:

1. None requested.

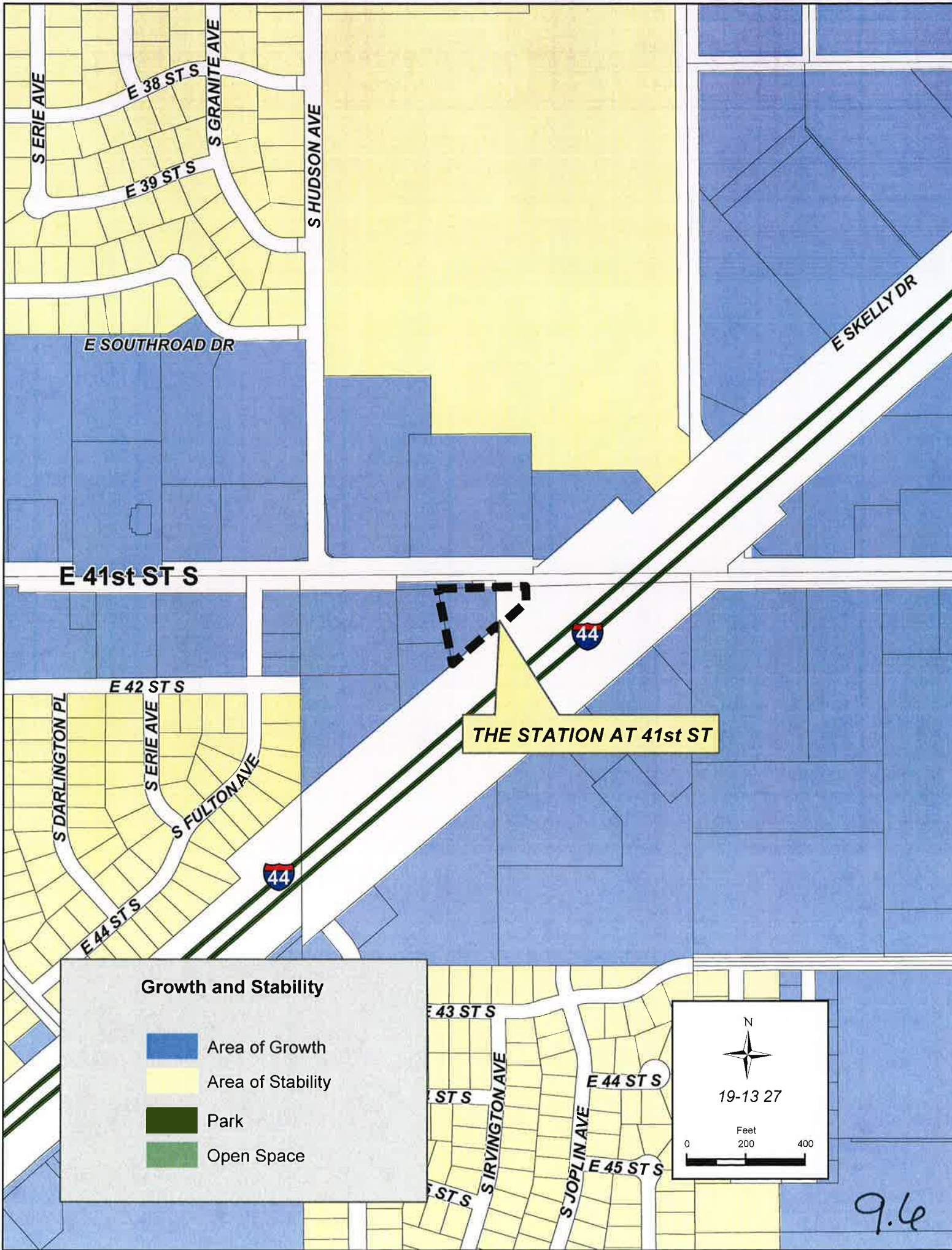
Special Conditions:

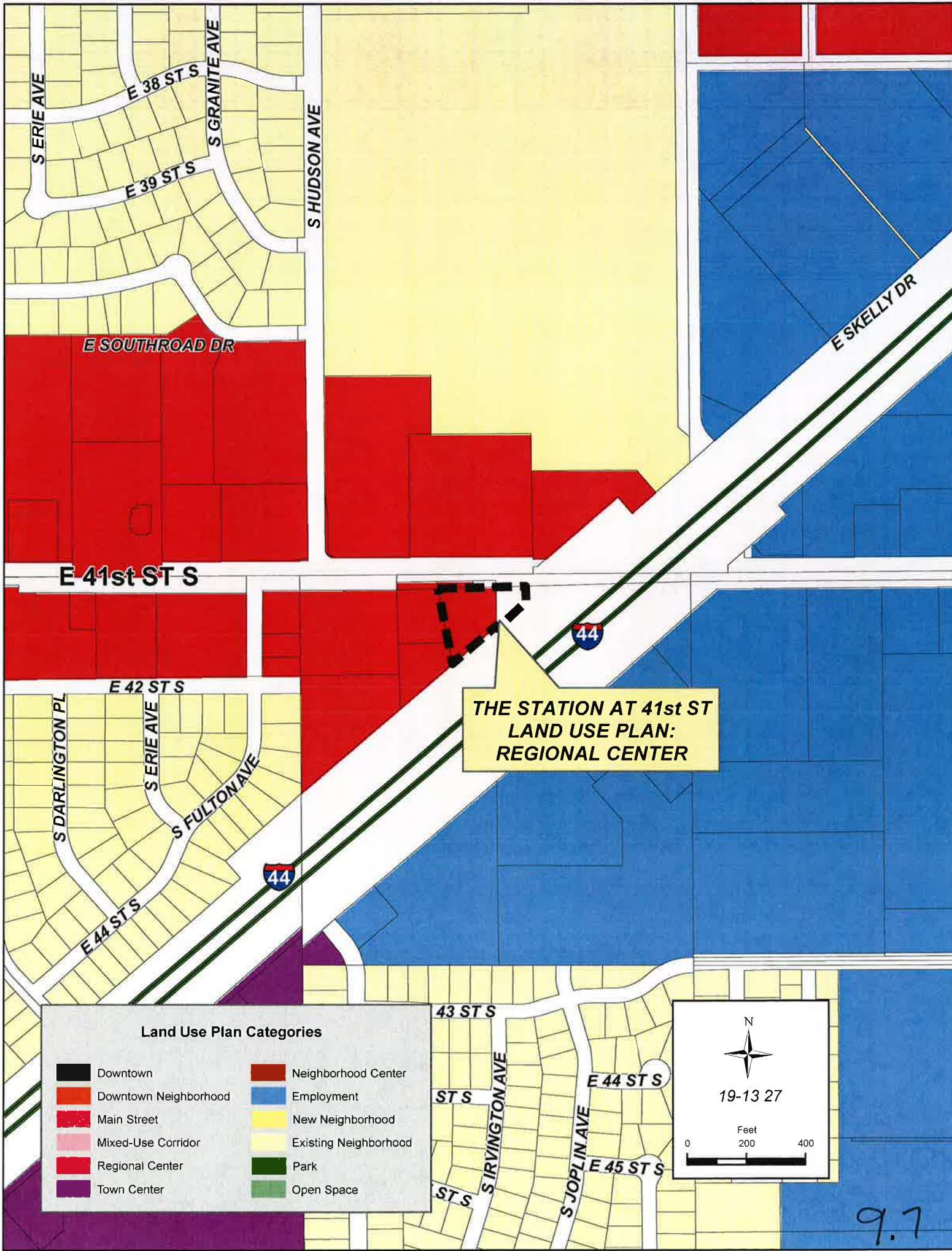
1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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.





Land Use Plan Categories

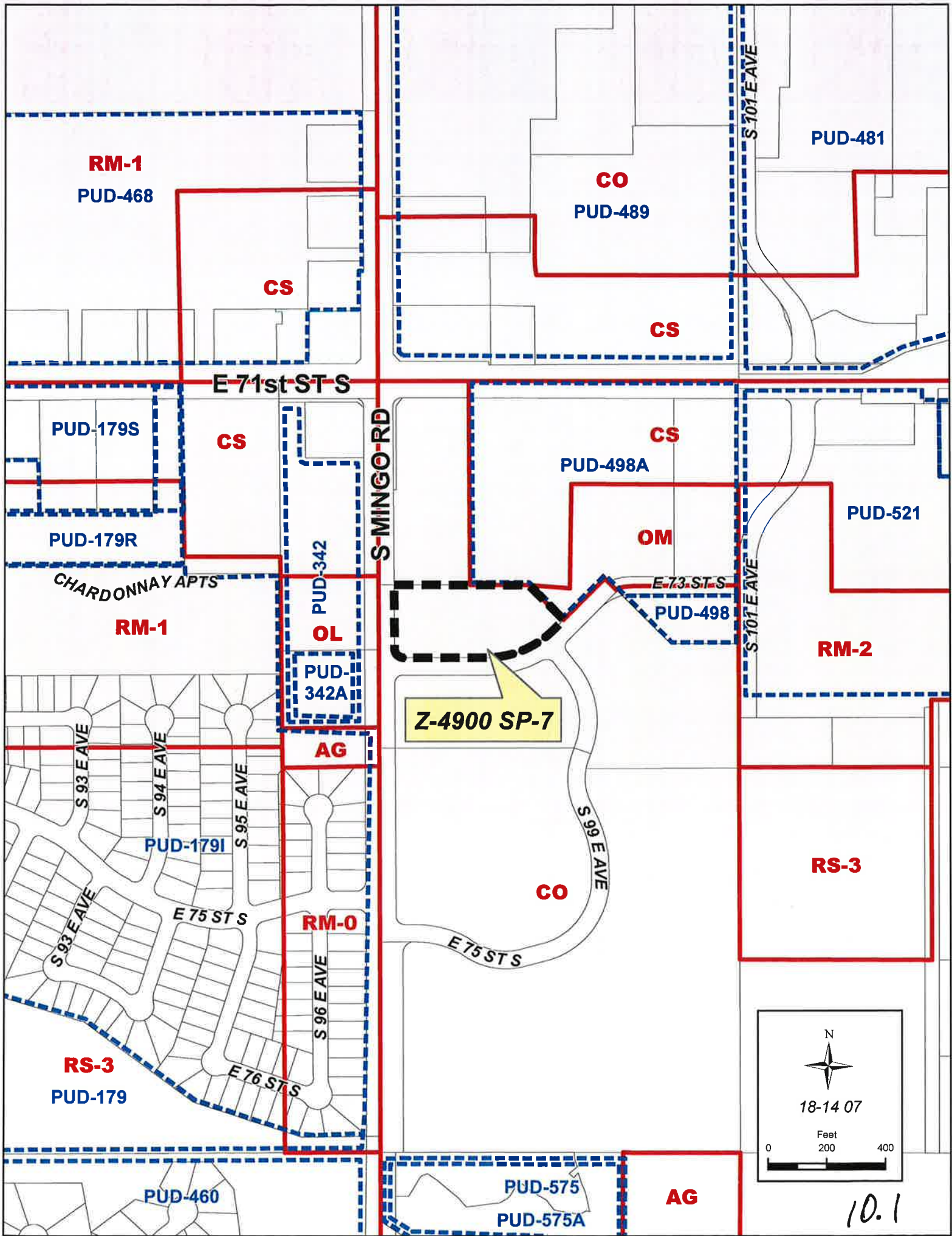
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



19-13 27

Feet
0 200 400

9.7



Z-4900 SP-7



18-14 07



10.1



E 71st ST S

S MINGORD

S 101 EAVE

CHARDONNAY APTS

E 73 ST S

S 101 EAVE

Z-4900 SP-7

S 93 EAVE

S 94 EAVE

S 95 EAVE

S 93 EAVE

E 75 ST S

S 96 EAVE

E 76 ST S

S 99 EAVE

E 75 ST S



18-14 07

Feet
0 200 400

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

10.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-4900-SP-7

TRS 8407

Atlas 1127

CZM 54

CD-7

TMAPC Hearing Date: October 17, 2012

Applicant: Roy Johnsen

Tract Size: 3.2± acres

139,392± square feet

ADDRESS / GENERAL LOCATION:

Northeast corner of East 73rd Street and South Mingo Road

EXISTING ZONING: CO

EXISTING USE:

Empty building, previously a Fed-Ex distribution building

PROPOSED USE:

Add Use Unit 17 (with restrictions) to permitted uses

ZONING ORDINANCE: Ordinance number 14040 dated February 7, 1978, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-4900-SP-5 August 2006: The TMAPC and Staff concurred in approval of a request for rezoning a 3.2 ± acre tract of land for a Corridor Site Plan to add Use Unit 4, for a communications tower, on property located at Northeast corner of East 73rd Street and South Mingo Road and is the subject property.

Z-4900-SP-3 November 1985: All concurred in approval of a Corridor Site Plan and detail landscape plan to permit a courier/mail service with a 37,400 square foot building per conditions on property located at Northeast corner of East 73rd Street and South Mingo Road and is the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 3.2± acres in size and is located northeast corner of East 73rd Street and South Mingo Road. The property was originally developed as a distribution facility for Federal Express but is now vacant. The entire site is zoned CO. The site has two access points on East 73rd Street South and one access on South Mingo Road.

SURROUNDING AREA: The subject property is abutted on the north by a retail strip center zoned CO and a big-box home improvement store site which is in PUD 498-A with underlying zoning of CS and OM; on the east by multifamily residential uses, zoned CO; on the south by multifamily residential uses, zoned CO; and on the west by South Mingo Road, across which are retail uses within PUD 342 and PUD 342-A with underlying OL zoning.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Mingo as a Secondary Arterial without any designation as a multimodal or commuter street.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100 feet	two
East 73 rd Street	Collector	60 feet	two

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is classified as an Area of Growth and included in a Regional Center in the Comprehensive Plan. As a result of the land use plan and the growth and area map classifications the proposed amendment to the corridor plan can be supported by the comprehensive plan. This site is bordered on the south by East 73rd Street which also defines the southern edge of the Regional Center in this area of Tulsa.

LAND USE CONTEXT:

Historically, land use restrictions have been included in the development of this site because to its proximity to the adjacent multifamily neighborhood across East 73rd Street South. It is important to continue the sensitive development of this established edge therefore the current Corridor Plan request has been restricted to protect the adjacent neighborhood to the south which is classified as an existing neighborhood.

One of the significant concepts of this request is to continue the previous restriction that all allowed uses be conducted within the existing enclosed building and that all materials associated with permitted uses shall be stored within an enclosed building.

STAFF RECOMMENDATION:

The existing building exterior will not be altered except for cosmetic and maintenance purposes on the existing structure. Building changes will not be allowed without corridor site plan approval or minor site plan approval as determined by the zoning code. The existing fence and gate on the north side of the property will be moved 80 feet to the east to permit more accessible entry to an existing overhead door.

Development Standards:

1. Permitted Uses:

As established by Corridor Site Plan Z-4900-SP-3 and Z-4900-SP-3-A, permitted uses are as follows:

Courier/mail service, Use Unit 11. Offices, Studios, And Support Services, Use Unit 12. Eating Establishments Other Than Drive-Ins, Use Unit 13. Convenience Goods and Services, Use Unit 14. Shopping Goods And Services, Use Unit 15. Other Trades And Services (excluding air conditioning and heating, bait shops, bottled gas, fence, fuel oil, ice plant, lumber yard, model homes, portable storage buildings/sales, plumbing shop and kennel, subject to the condition that the

permitted uses shall be conducted within existing enclosed buildings and materials associated with permitted uses shall be stored within an enclosed building).

It is proposed that the permitted uses be extended to include Use Unit 17. Automotive And Allied Activities but limited to the selling of automotive parts, off-road equipment and accessories and the installation and repair thereof, and restoration and storage of classic cars, subject to the enclosure requirements above set forth.

2. Signs:

Wall signs shall be limited to location on the west building wall and shall be limited to 1 square foot of display surface area per lineal foot of the wall to which affixed.

Ground signs shall be limited to one monument sign not exceeding 100 square feet of display surface area nor exceeding 12 feet in height. The ground sign shall be placed along the Mingo Ave. frontage.

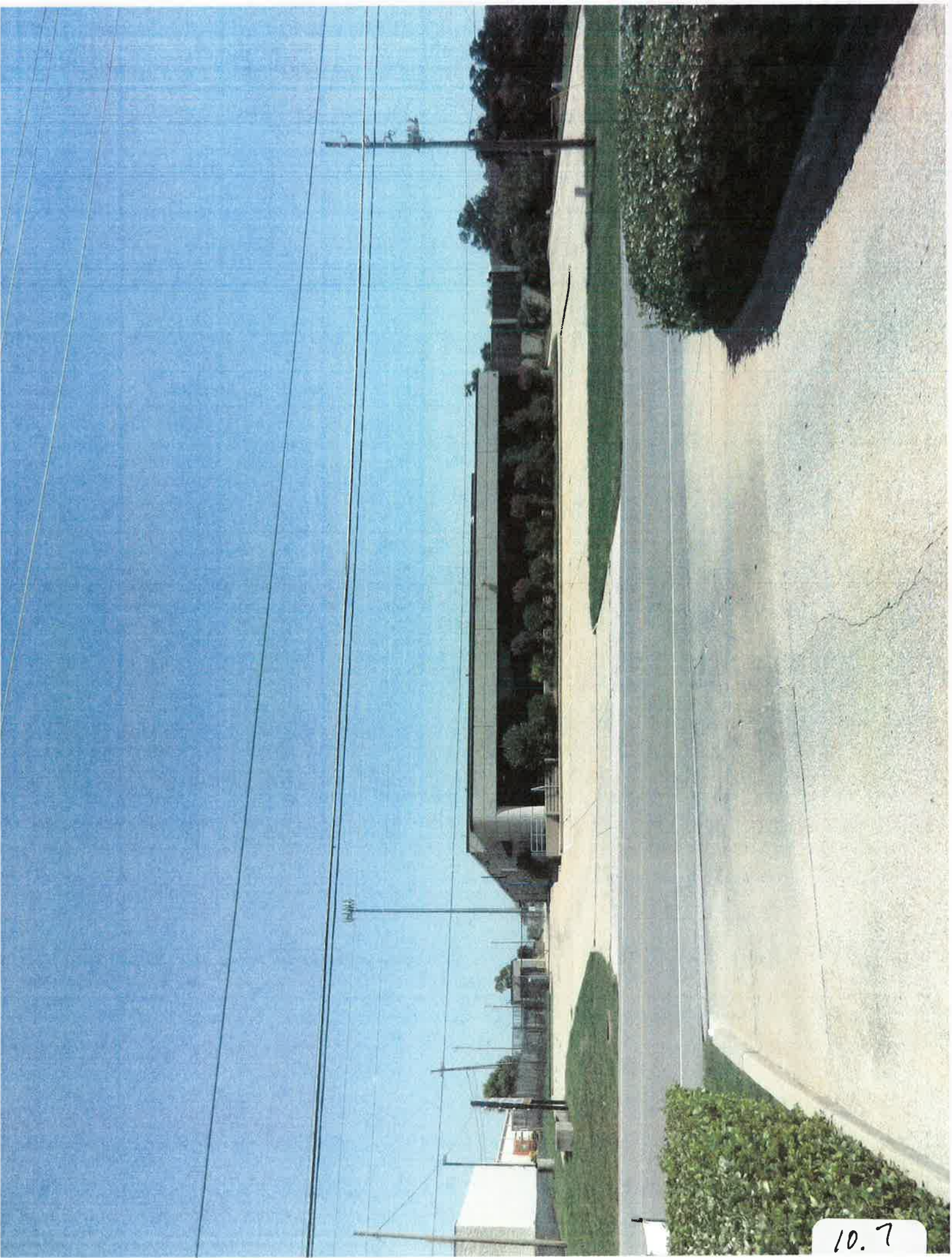
3. Existing Development Standards:

Except as modified above, the development standards previously established shall remain applicable.

With the provisions stated above, staff recommends **APPROVAL** of the requested Corridor Plan to allow some uses defined in Use Unit 17 as defined above and to further define the sign standards.

(Note: Corridor Plan approval does not constitute site plan, sign plan or landscape plan approval)

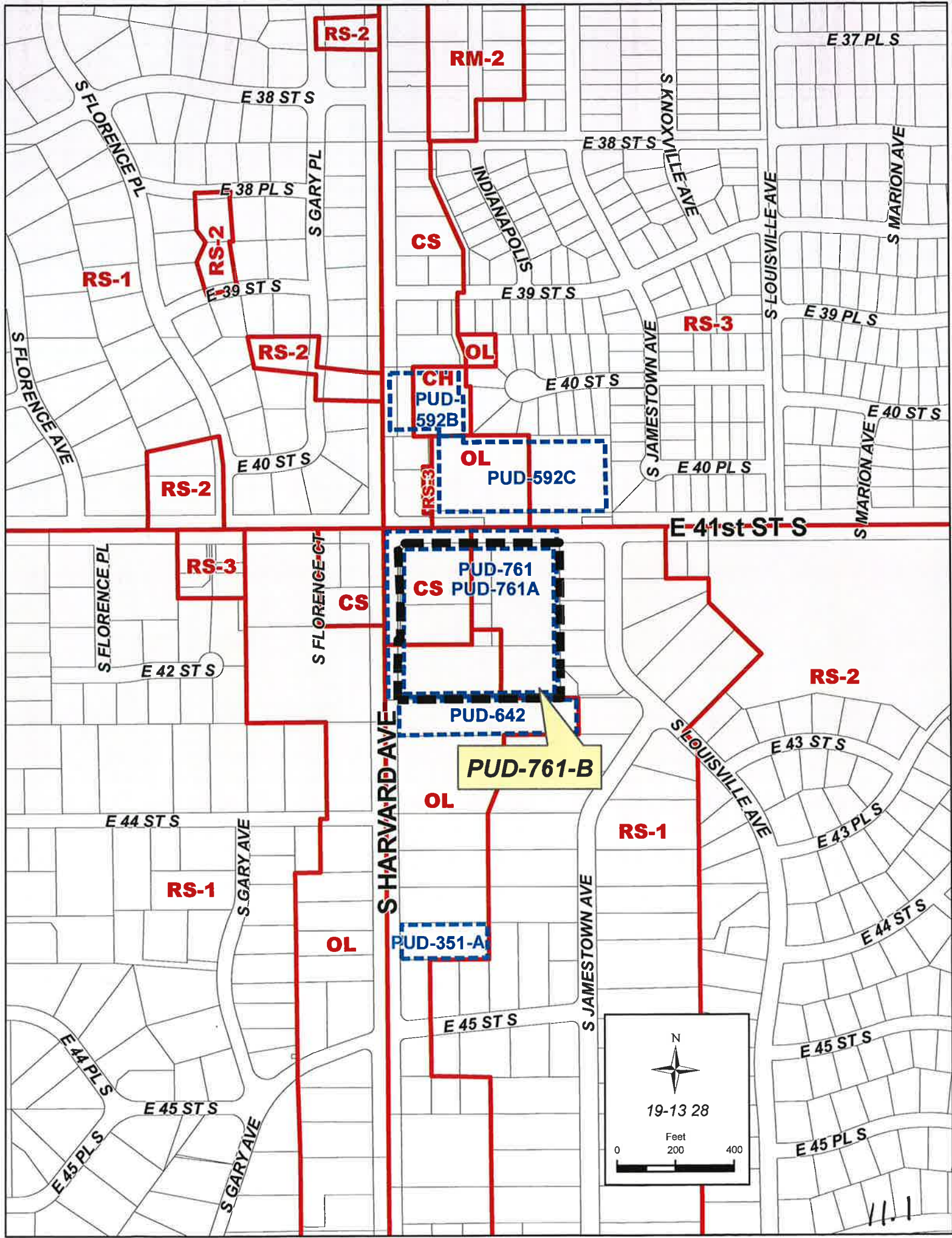
10/17/12



10.7



10-8





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-761-B

TRS 9328

Atlas 311

CZM 48

CD-9

TMAPC Hearing Date: October 17, 2012

Applicant: Lou Reynolds

Tract Size: 4.5± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 41st Street and South Harvard Avenue

EXISTING ZONING: RS-1/OL/CS/PUD-761-A

EXISTING USE: Commercial and vacant

PROPOSED ZONING: RS-1/OL/CS/PUD-761-B

PROPOSED AMENDMENT: Establish Development Areas and amend development standards for Development Area C and reallocation of floor area

ZONING ORDINANCE: Ordinance number 22302 dated September 17, 2010, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-761-A September 2010: All concurred in approval of a Major Amendment to Planned Unit Development on a 6.87± acre tract of land to permit dry cleaner use on Lot 4 and amend some development standards, on property located Southeast corner of East 41st Street South and South Harvard Avenue and the subject property.

PUD-761 December 2008: All concurred in approval of a proposed Planned Unit Development a 6.87± acre tract of land for a neighborhood shopping center (Harvard Square) on property located on the southeast corner of East 41st Street and South Harvard Avenue and the subject property.

PUD-642 February 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for office development on property located south of the southeast corner East 41st Street South and South Harvard Avenue and abutting south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.5± acres in size and is located southeast corner of East 41st Street and South Harvard Avenue. The property appears to be partially developed and vacant, and is zoned RS-1/OL/CS/PUD-761-A.

SURROUNDING AREA: The subject tract is abutted on the east by Villa Grove a single family residential subdivision, zoned RS-1; on the north by 41st Street and then "41st Place" a commercial parcel, zoned CS/OL/RS-3/ PUD-592-C; on the south by Peachtree Square Replat L5-6 Block 1 Villa Grove Heights No. 1, zoned OL/ RS-1/PUD-642; and on the west by

Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS/OL respectively.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Harvard Ave and East 41st Street South as multi-modal street. Provisions will be made on this site for a bus shelter on South Harvard Ave.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary Arterial	100'	4
East 41 st Street South	Secondary Arterial	100'	4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The entire PUD development has been the subject of zoning and PUD applications several years ago and was approved for commercial use. The neighborhood has been heavily involved during the re-development of this site which has resulted in significant improvements over standard screening and landscape requirements provided in the Zoning Code. Those screening and buffer requirements have been installed and will remain in place with this new expansion area. The underlying zoning will not be changed as part of this project and is still consistent with the Comprehensive Plan. Staff has historically supported the commercial development of this Neighborhood Center and continues to support that use.

The entire site is considered a Neighborhood Center and an Area of Growth in the Comprehensive Plan. The Neighborhood Center is defined by the Comprehensive Plan as "small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to a number of destinations".

While this project does not include any residential uses and all buildings are limited to single story construction, the remainder of the development aligns with the vision defined in the Comprehensive Plan. Interior pedestrian links will be provided which encourage pedestrian movement within the PUD. The transit stop on Harvard will also provide a strong transit use opportunity for future users.

The proposal in this major amendment to the PUD is supported by the Comprehensive Plan.

STAFF RECOMMENDATION:

DEVELOPMENT CONCEPT

Harvard Square South Amended has been planned as a Major Amendment to the Harvard Square development concept approved in PUD 761 to permit the development of a specialty grocery store accompanied by a retail development, in a separate building, next to such grocery store (on proposed Lot 2) and a fast food restaurant with a drive-through (on proposed Lot 1) in the yet to be developed portion of Harvard Square South.

Harvard Square South Amended retains the prohibition against gasoline service stations which eliminates a possible convenience store use of the property and limits the hours of operation of the businesses in order to assure a compatible relationship with the nearby neighborhoods.

In addition, except for a minor amendment request for one (1) drive-through restaurant, Harvard Square South Amended retains the original exclusion on uses set forth in PUD 761-A (see Permitted Uses, page 9). Harvard Square South Amended increases the allowable building size and amends the building heights which were kept unusually low in the original Harvard Square development concept to permit a 26,000 SF specialty grocery and a separate 7,200 SF multi-tenant retail building adjoining such grocery use. Harvard Square South Amended proposes within one hundred feet (100') of the east boundary a building height exclusive of parapet not to exceed 25 FT (with up to 29 FT for unoccupied architectural features) in height and in the remainder of the Project a 32 FT (with up to 39 FT for unoccupied architectural features) height restriction applies.

The Concept Plan for Harvard Square South Amended is shown on *Exhibit "A"*, and *Exhibit "B"* is an Aerial Photograph indicating area land uses and the Harvard Square South Amended site. Mutual access easements will provide access between Harvard Square South and Harvard Square South Amended. Through such mutual access easements, the two (2) lots in Harvard Square South Amended will have access to and from East 41st Street through Harvard Square South. Additionally, through such mutual access easements, the lots within Harvard Square South will have access to and from South Harvard Avenue as well as Harvard Square South Amended. The Project does not require and/or propose any additional access points off either South Harvard Avenue or East 41st Street.

The Project will be connected to South Harvard Avenue and East 41st Street by sidewalks. Additionally, sidewalks within the Project will provide pedestrian connectivity within the Project as well as to and from Harvard Square South. Also, a public transportation transit stop is proposed along South Harvard Avenue.

The Applicant will re-plat all such remaining undeveloped land as Harvard Square South Amended (i.e., Development Area "C") into two (2) lots in order to facilitate the development of Property in accordance with PUD No. 761-B.

No zoning change is necessary to support PUD 761-B.

In order to reduce the likelihood of any ambiguity created by the proposed development, PUD 761-B divides Harvard Square South into three (3) Development Areas.

Development Area "A" has been developed as a CVS pharmacy and Development Area "B" has been developed as a Yale Cleaners. Development Area "C" will be developed as proposed herein. No changes are proposed to the development standards for Development Area "A" and Development Area "B" but PUD 761-B will allocate the Building Floor Area within Development Area "A" and Development Area "B" as provided on page 7 and page 8 below.

Development Area "A" is comprised of all of Lot 1, Block 1, HARVARD SQUARE SOUTH. Development Area "B" is comprised of the northerly 225 FT (more or less) of Lot 4, Block 1, HARVARD SQUARE SOUTH. The southerly 137 FT (more or less) of Lot 4, Block 1, HARVARD SQUARE SOUTH, is included in Development Area "C" and will be lot split from

Lot 4, Block 1, HARVARD SQUARE SOUTH, and replatted as a part of HARVARD SQUARE SOUTH AMENDED.

The concept illustrated and detailed in the applicants PUD text shall be made a condition of approval and is consistent with the spirit and intent of the Code. Staff finds PUD-761-B to be: Consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code and (5) consistent with the overall guiding principles of the original PUD that was approved for the site.

Therefore, staff recommends **APPROVAL** of PUD-761-B subject to the development standards defined below:

In order to develop the project as proposed in PUD 761-B, the Applicant requests that the following development standards within Development Area "C" be amended:

DEVELOPMENT CONCEPT FOR DEVELOPMENT AREA C

MAJOR AMENDMENTS

1. Maximum Building Floor Area of any single building:
To 26,000 SF from 22,500 SF.
2. Maximum Building Height:

Within 100 FT of the east boundary:	To 25 FT from 17 FT.
Unoccupied architectural features:	To 29 FT from 23 FT.
Remainder of Harvard Square	
South Amended:	To 32 FT from 23 FT.
Unoccupied architectural features:	To 39 FT from 29 FT.

MINOR AMENDMENTS

1. Permitted Uses: To permit one (1) drive-through restaurant site with lot frontage on Harvard.
2. Off-Street Parking: Off-street parking within PUD 761-B will be met, in the aggregate, based on the number of parking spaces within the project rather than on a lot by lot basis.
3. Intentionally omitted.
4. Lot-Split: Lot 4, Block 1, HARVARD SQUARE SOUTH, will be split and all of the property within PUD 761-B will be replatted as Harvard Square South Amended.
5. Site Landscaping: Instead of landscaping along the front or sides of buildings, landscaping will be installed in the parking islands in accordance with the detailed landscape plan.

6. Internal Minimum Building Setbacks: Will be reduced but the Building Setbacks for the east boundary, west boundary (i.e., centerline of South Harvard) and south boundary of the Project will **not** be changed and will remain the same as originally established in PUD 761-A.
7. Architectural Theme: The Prairie-style architecture of the commercial buildings will utilize basic geometric shapes in combination with design elements such as horizontal roof planes capped by sloping roof features, natural colors and materials. The brick veneer wainscot and pilasters provide a natural anchor and massing effect that represents strength and stability of the architecture. The basic geometric forms, when combined with the natural colors and materials, evoke the symbolism of the prairie and spirit of mid-western culture.
8. Building Materials: Although not a "development standard", the building materials will consist of a direct-applied, texture-coated, naturally colored, paint finish over concrete tilt panel walls that will comprise approximately 70% of the building exterior complimented by brick veneer wainscot and pilasters. The parapet walls will be capped with a horizontal, crown molding cornice to emphasis the flat-roof building forms and the sloping roof features will be capped by naturally colored standing seam metal roof material placed at the wainscot and pilasters.

Development Area Standards as modified in PUD 761-B (Previous standards shall remain in effect)

Development Area "A"

Land Area:

Gross:	2.234 acres	97,295 SF
Net Land Area:	1.516 acres	66,047 SF

Maximum Building Floor Area: 17,400 SF

There are no other changes to the Development Standards for Development Area "A".
Development Area "B"

Development Area "B"

Land Area:

Gross:	1.459 acres	63,555 SF
Net Land Area:	1.194 acres	52,000 SF

Maximum Building Floor Area: 5,000 SF

There are no other changes to the Development Standards for Development Area "B".

Development Area "C"

Land Area:

11.7

Gross:	4.565 acres	198,855 SF
Net Land Area:	4.157 acres	181,091 SF

Permitted Uses:

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins (but permitting one (1) Drive-Through Restaurant on proposed Lot 1 only); 13, Convenience Goods and Services; 14, Shopping Goods and Services and Uses Customarily Accessory to Permitted Principal Uses,

Excluding however, the following uses:

Pawn Shops, Pay Day Loan Offices, Tobacco Stores, Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, More Than One (1) Drive-Through Restaurant, Apartments, Auto Alarms Installation, Auto Parts and Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-Family Dwellings, Nightclubs, Oil & Lubrication Service, Plumbing Fixtures, Pool Halls, Second Hand Store, Shoe Repair, Taverns, Tune-Up Service and Video Rentals.

Business Hours:

The opening of any business shall not occur before 6:00 a.m. and the businesses shall close by 11:00 p.m.

Truck Delivery Hours:

Truck delivery hours will be restricted to 7:00 a.m. to 9:00 p.m. No idling of trucks or trash dumpster service shall be allowed between the hours of 9:00 p.m. and 7:00 a.m.

Maximum Building Floor Area:

Harvard Square South Amended	37,600 SF
Lot One:	4,200 SF
Lot Two:	33,400 SF
	26,000 SF – grocery store
	7,400 SF - retail center

*The maximum gross building floor area of any single building on a lot with Harvard Square South Amended shall not exceed 26,000 FT.

Maximum Building Height:

Lot One:	29 FT
Lot Two:	
Within 100 FT of east boundary	25 FT*
Remainder of Lot Two	32 FT**

*Architectural Elements (elements extending above building roof line) up to 29 FT for unoccupied architectural features shall be subject to Detailed Site Plan approval.

****Architectural Elements** (elements extending above building roof line) up to 39 FT for unoccupied architectural features shall be subject to Detailed Site Plan approval.

Off-Street Parking:

Pursuant to Section 1106., *Off-Street Parking and Loading.*, of the Tulsa Zoning Code, off-street parking on the lots in Harvard Square South Amended will be in common and when calculated in the aggregate will provide at least the minimum number of off-street parking spaces as required by the applicable Use Units of the Tulsa Zoning Code for all of the lots in Harvard Square South Amended. Provisions for the ownership and maintenance of the off-street parking will be incorporated into the subdivision plat in compliance with Sub-Section 1107.F., *Planned Unit Development Subdivision Plat.*, of the Tulsa Zoning Code.

Minimum Building Setbacks:

Lot One:

From the north boundary	10 FT
From the east boundary	10 FT
From the south boundary	10 FT

From the centerline of South Harvard Avenue	125 FT
--	--------

Lot Two:

From the north boundary	0 FT
From the east boundary	75 FT
From the south boundary	45 FT

From the centerline of South Harvard Avenue	125 FT
--	--------

For purposes of calculating the street yard, the building setback on South Harvard Avenue shall be considered to be 100 FT.

Landscape Area:

A minimum of 18% of the total net area of the Project shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at Detailed Site Plan review.

Signs:

1. One ground sign shall be permitted on each lot with frontage on South Harvard Avenue with a maximum 60 SF of display surface area and 12 FT in height.
2. Wall signs are permitted not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. No east facing wall sign shall be permitted.

3. One monument sign at the southeast corner of South Harvard Avenue and East 41st Street South identifying businesses within the Project with a maximum height of 6 FT and a maximum length of 16 FT.
4. LED signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with moving parts shall be prohibited.
5. Pole signs shall be prohibited. Additionally, if any ground sign has twenty-four (24) inches or more of open space between the bottom of the sign facing the ground such open space between the bottom of the sign facing the ground shall be landscaped. The primary building materials of the monument-type ground sign structure shall be brick or stone.

Lighting:

Within the east 150 FT of the Project, light standards shall not exceed 12 FT in height; within the remainder of the Project, light standards shall not exceed 25 FT in height. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula or other Illuminating Engineering Society of North America (IESNA) recommended practice which will verify compliance with the Tulsa Zoning Code lighting standards. Consideration of topography must be considered in the calculations.

Trash and Mechanical Areas:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Additional Development Standards:

1. No access shall be permitted to or from the Project to or from South Jamestown Avenue.
2. The principal building materials used on the front of a building shall be used on all other sides of the building, although the design and details may vary.

Minor Amendments:

In addition to the requirements outlined for Minor Amendments in Section 1107-H of the Tulsa Zoning Code, all amendments to PUD 761-B, whether major or minor, shall in addition to TMAPC approval also require City Council approval, except for the following amendments which shall continue to be treated as Minor Amendments under the Tulsa Zoning Code and require only TMAPC approval:

1. Limitation or elimination of previously approved uses provided the character of the development is not substantially altered.

2. Transfers of permitted floor area between lots; provided that no floor area of any lot shall exceed the Development Standard maximum of 33,400 SF, and, provided, further, that the maximum gross building floor area of any single building on a lot within Harvard Square South Amended shall not exceed 26,000 SF.
3. Changes in points of access provided the traffic design and capacity are not substantially altered; provided, further, that the total number of access points is not increased.
4. Changes in yards, open spaces, building coverage and lot widths or frontages, provided that the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered, provided that no floor area in any lot shall exceed the Development Standard maximum of 33,400 SF, and, provided, further, that the maximum gross building floor area of any single building on a lot within Harvard Square South Amended shall not exceed 26,000 SF.
5. Lot splits which modify the recorded plat and have been reviewed and approved by the Technical Advisory Committee.
6. Modification to approved screening and landscaping plans provided the modification is not a substantial deviation from the original approved plan; provided, further, that there is no reduction in the number of trees or overall landscaping.
7. Any change in the Permitted Uses to allow more than one (1) drive-through restaurant in the PUD.

LANDSCAPING AND SCREENING CONCEPT

Development Area "C"

The Project landscaping and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscape and establish a 35 FT wide landscape buffer separating the Project from the existing residences on South Jamestown Avenue adjacent to the Project on the east (See "Exhibit C" – Landscape Concept).

EAST AND SOUTH BOUNDARY SCREENING:

An eight-foot high pre-cast masonry screening wall is in place along the east boundary of the Project. An eight-foot pre-cast masonry screening wall transitioning to six-foot in height is in place along the south boundary of the Project.

EAST BOUNDARY LANDSCAPING:

Much of the east boundary landscaping shown Exhibit "C" is in place today; however, three (3) trees will be added as shown on "Exhibit C", Landscape Concept. Finally, as illustrated on *Exhibit "C"* a dense mix of flowering, deciduous and evergreen trees will be installed along the south boundary of the Project.

SOUTH BOUNDARY LANDSCAPING:

Where parking lots and drives are parallel to the street right-of-way, a minimum of three (3) shrubs for every ten (10) lineal feet of abutment to the right-of-way will be provided. The shrubs will be placed adjacent to and along the entire width of paving adjacent to the right-of-way, which shrubs are in addition to the required landscaping under Chapter 10 of the Tulsa Zoning Code. The shrubs will be a minimum of five (5) gallons and twenty-four (24) inches tall at the time of planting.

STREET YARD LANDSCAPING:

At least five (5) of the street yard trees along South Harvard Avenue shall be evergreen; provided, all of the trees in the street yard shall comply with the applicable PSO guidelines. These evergreen trees shall be in addition to the ornamental trees shown on the concept illustration.

Any parking lot tree planted within five (5) of the internal boundary of a lot within PUD 761-B may be counted as one (1) tree for either lot, but not both lots; provided, that in no event shall the total number of parking lot trees within PUD 761-B be less than forty-five (45) trees.

BUILDING AND PARKING LOT LANDSCAPING:

In lieu of building landscaping, landscaping will be installed in the parking islands in Harvard Square South Amended as required in Chapter 10 of the Tulsa Zoning Code.

ACCESS AND CIRCULATION

Although designed for neighborhood shops, the Project has excellent regional access to the Broken Arrow Expressway approximately 1-½ miles to the north and from the Skelly Expressway less than 1 mile to the south.

At the intersection of East 41st Street and South Harvard Avenue, the Project is well located for neighborhood convenience over the Tulsa arterial street system.

Sidewalks will provide pedestrian access with good connectivity throughout the Project. Internally, mutual access and parking easements will provide for appropriate and convenient parking for visitors to more than one store or restaurant within Harvard Square South Amended as shown on "*Exhibit H*", Access and Circulation Plan.

ENVIRONMENTAL ANALYSIS

Development Area "C":

The Project is located south of the southeast corner of East 41st Street and South Harvard Avenue. "*Exhibit I*" indicates the Site Map Boundaries, Topography and Drainage Concept.

Topography:

The Project site dimensions and topography are shown on Exhibit "I", Topography and Drainage Concept. The 4.157 acre tract falls generally from the northeast to the south and west toward an existing underground detention facility at the southwest corner of the Project along South Harvard Avenue. The site

topography rises from approximately 716 FT above mean sea level at the lowest point about 110 FT north of the southwest corner to an elevation of 719 FT above mean sea level at the northwest corner and 722 FT above the mean sea level in the northeast corner, and 721 FT above mean sea level in the southeast corner.

Utilities:

An existing six-in water line lies along the east side of South Harvard Avenue and connects with an existing 12-inch water line that runs along the south side of East 41st Street. A new eight-inch water line will be extended from Harvard Avenue into the westerly portion of proposed Lot 2, and then routed north and back west to Harvard Avenue to form a looped water line. Fire hydrants will be installed on this loop line for fire protection to the proposed buildings to be constructed upon proposed Lot 2.

An existing eight-inch sanitary sewer line is located along the east side of South Harvard Avenue and has sufficient depth to allow Lots 1 and 2 to be served. Another eight-inch sanitary sewer line enters the site from the east approximately 315 FT south of East 41st Street. A portion of this line will be abandoned due to conflicts with the proposed retail building.

The Existing and Proposed Utilities are shown on *Exhibit "J"*.

Other utilities, including electricity, gas, telephone and cable television are currently available for the site.

ENVIRONMENTAL ANALYSIS

Development Area "C"

Drainage:

An existing underground stormwater detention facility on Lot 2 has the capacity to detain the increased and run-off created by the Project.

Soils:

The site soils are comprised entirely of Coweta Urban Land – Eram Complex. The soil complex is characterized by shallow bedrock and a high shrink/swell potential. The strength of the soil is considered low and will need to be stabilized before parking lot and building construction begins.

Area Zoning:

The Area Zoning Map is shown on "*Exhibit L*", Zoning Map.

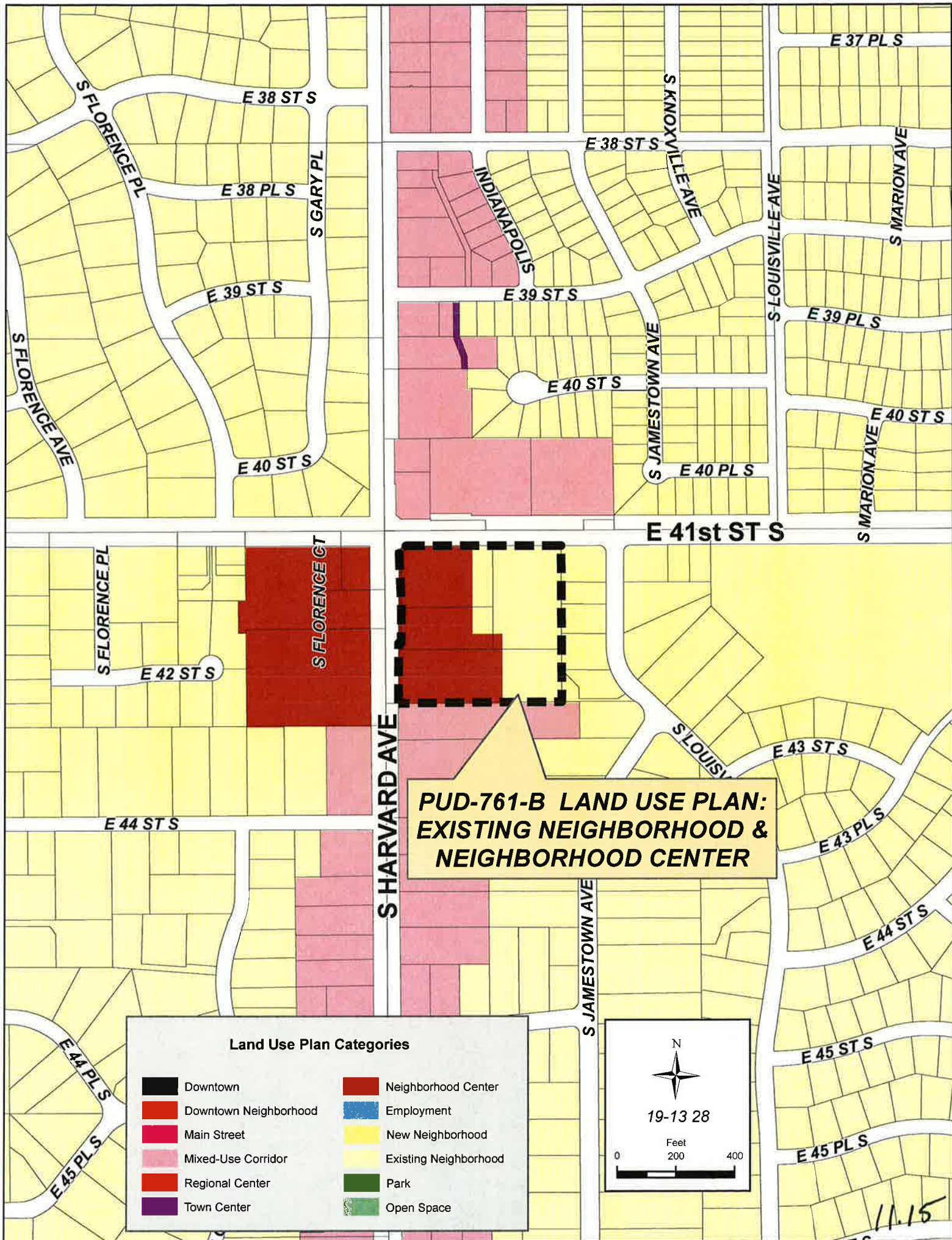
Development Area "C"

SITE PLAN REVIEW

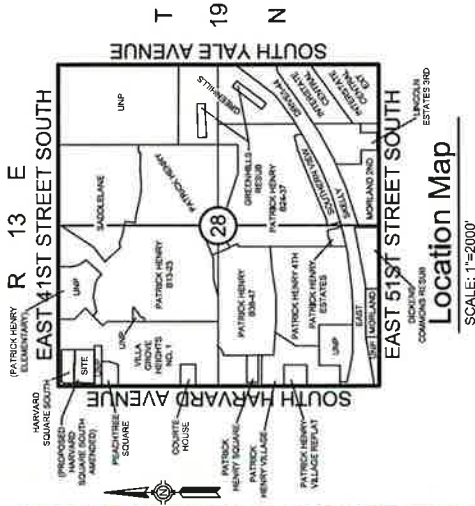
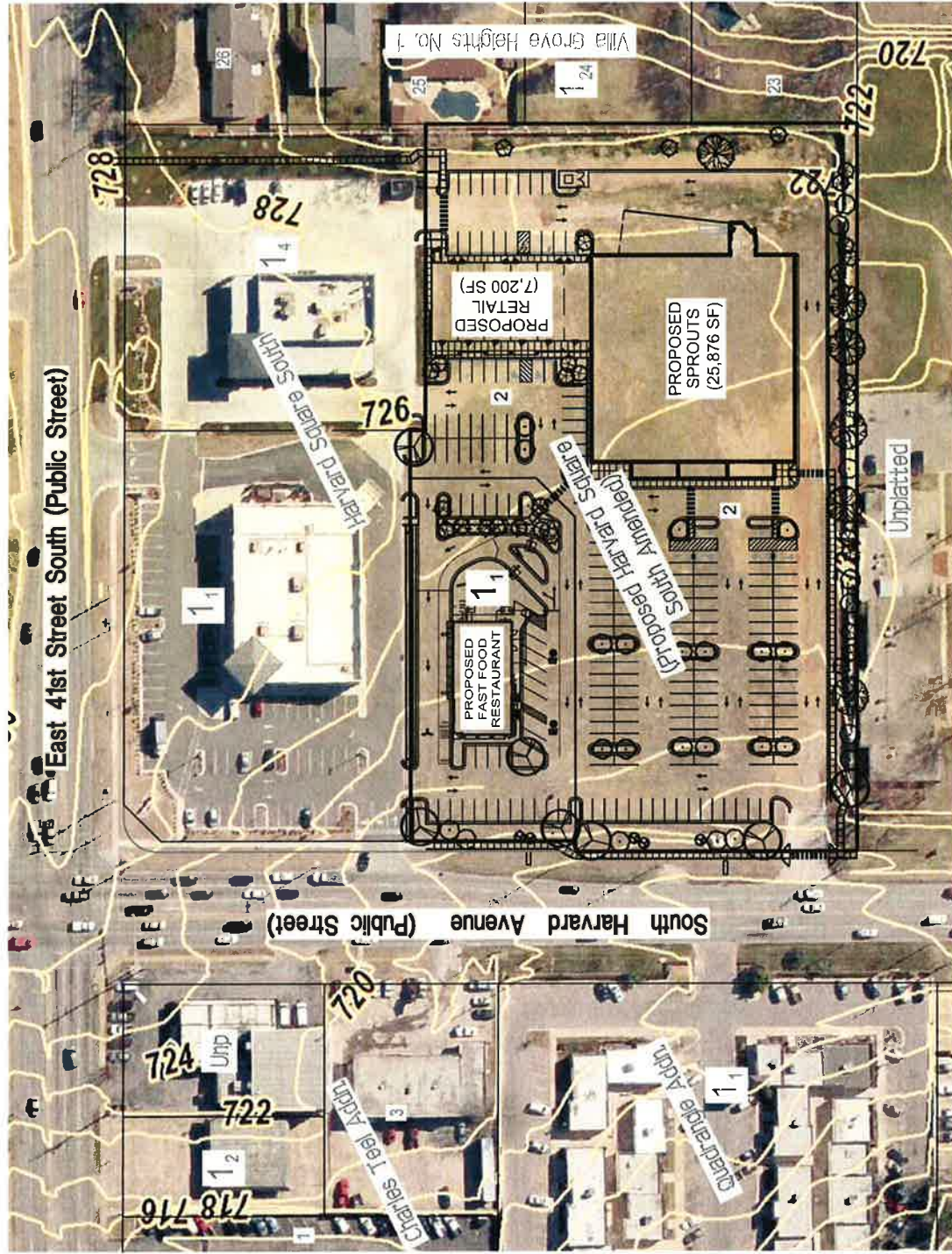
No building permit shall be issued for any building within the Project until a Planned Unit Development Detailed Site Plan and Detailed Landscape Plan for that lot or parcel had

been submitted to Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved planned unit development standards

10/17/12







SCALE: 1"=80'

Harvard Square South Amended

Aerial Photograph

DATE PREPARED: OCTOBER 5, 2012

Exhibit "B"

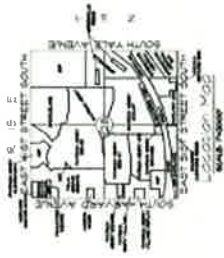


FILE: 1913.2800 WO#: 16798.03



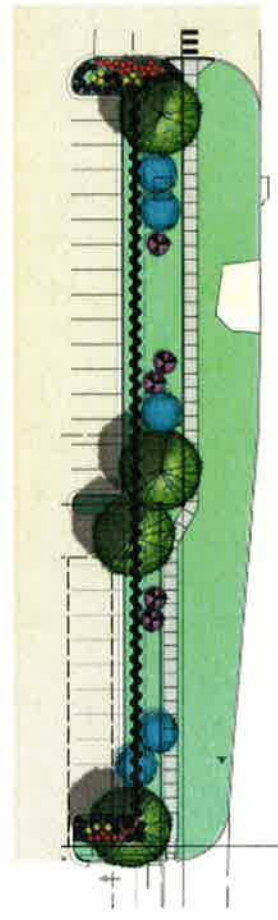
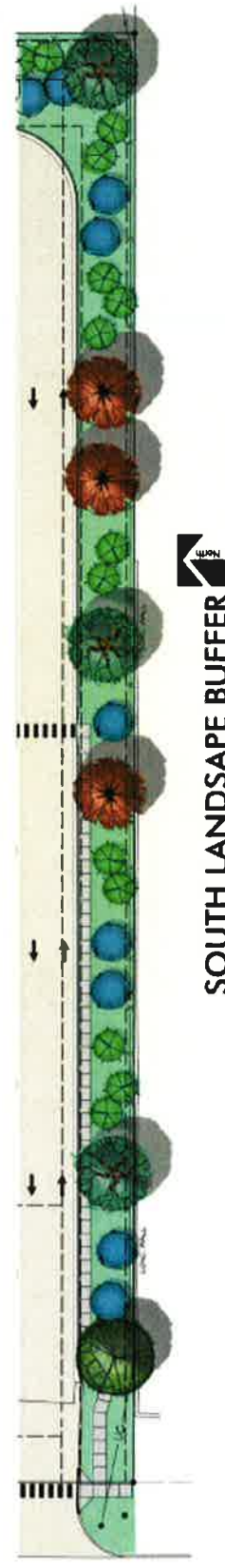
FITCH **EXHIBIT "C"**

LANDSCAPE CONCEPT
SEC 41ST STREET & HARVARD AVENUE
TULSA, OKLAHOMA



CONCEPTUAL SITE PLAN COLORED RENDERING (OVERALL CENTER) **FITCH** **EXHIBIT "D"**

SEC 41ST STREET & HARVARD AVENUE
TULSA, OKLAHOMA

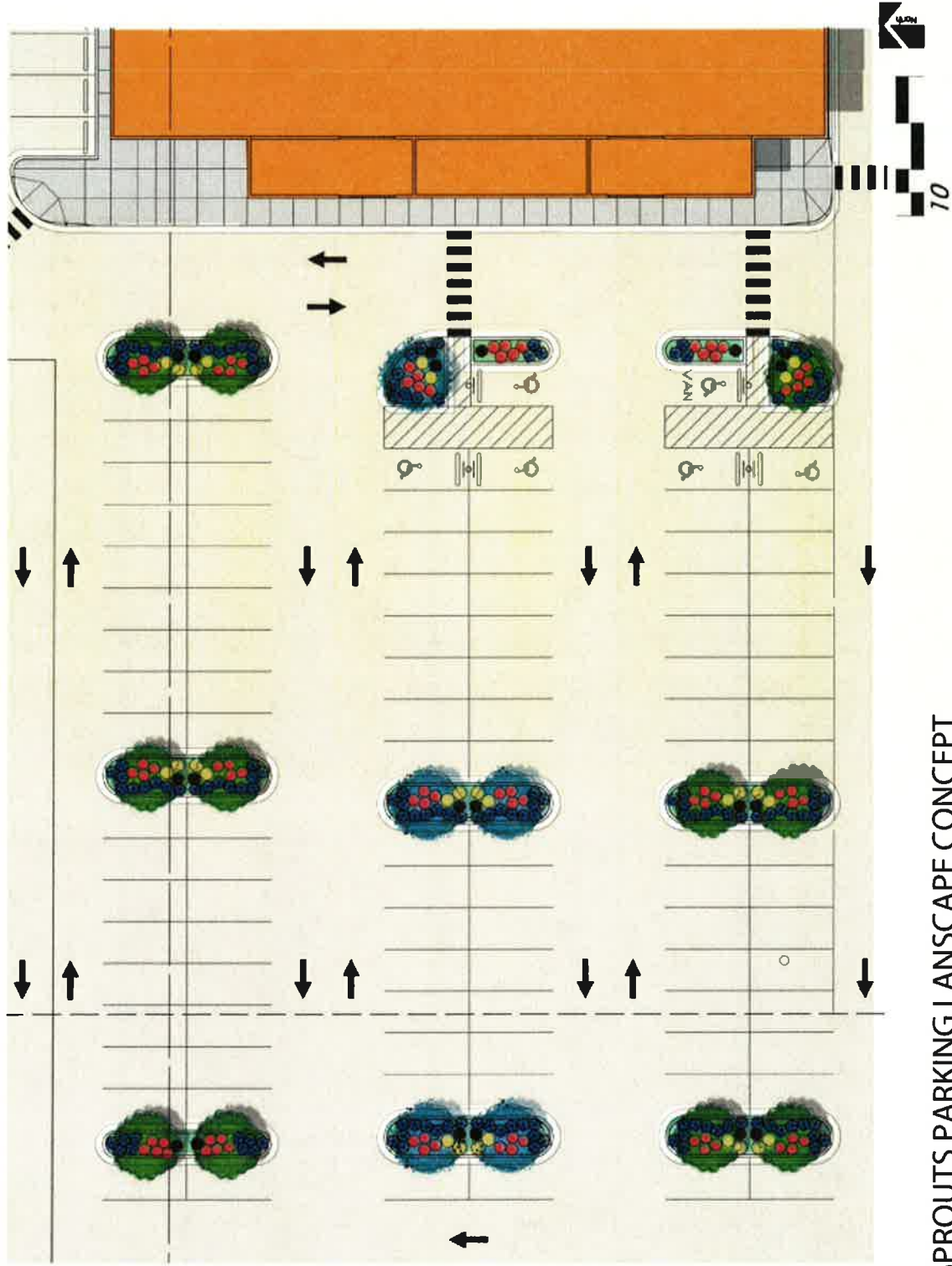


FITCH

EXHIBIT "E"

ENLARGED PERIMETER BUFFERS

SEC 41ST STREET & HARVARD AVENUE
TULSA, OKLAHOMA

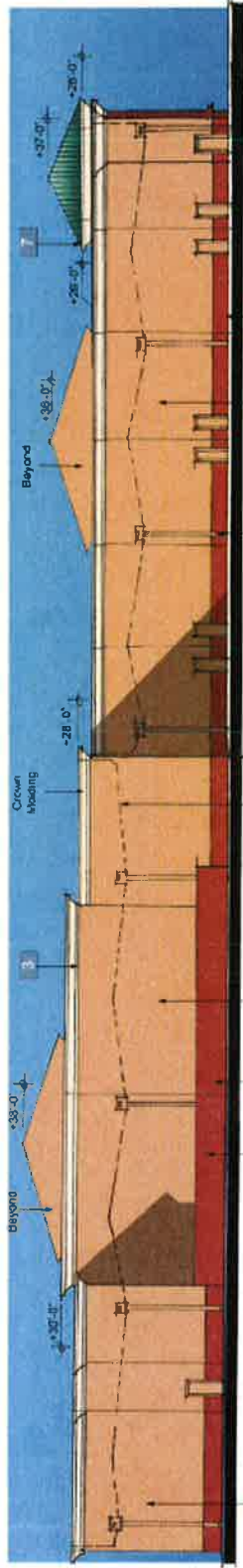


FITCH EXHIBIT 'F'

SPROUTS PARKING LANDSCAPE CONCEPT
SEC 41ST STREET & HARVARD AVENUE
TULSA, OKLAHOMA

11.22

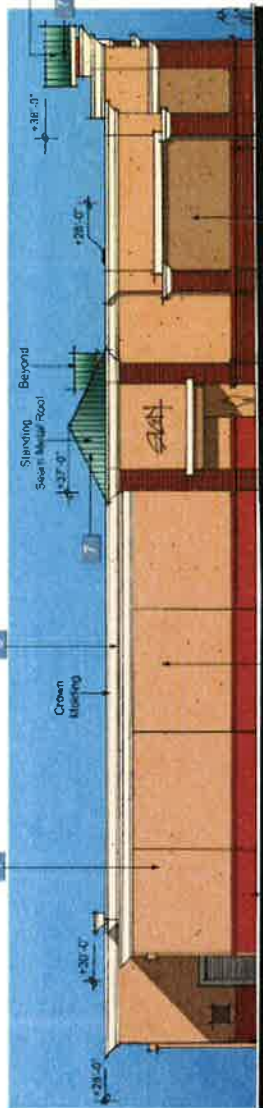
- Color and Material Key
- 1 1123 Palm Desert Tan Benjamin Moore
 - 2 1124 Saddle Tan Benjamin Moore
 - 3 Peary Galles "190" Benjamin Moore
 - 4 SW0008 Captin Red
 - 5 "Old Rose" Brick Veneer
 - 6 Clear Anodized Alum. Slatfront
 - 7 "Hunter Green" Standing Seam Metal Roof



EAST ELEVATION
SCALE 3/32" = 1'-0"

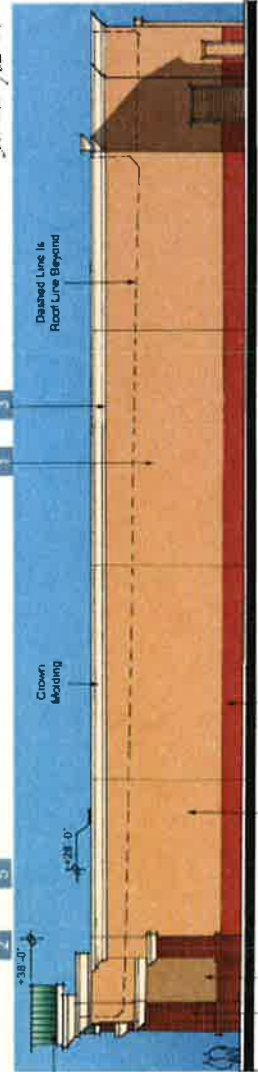


WEST ELEVATION
SCALE 3/32" = 1'-0"



NORTH ELEVATION
SCALE 3/32" = 1'-0"

SOUTH ELEVATION
SCALE 3/32" = 1'-0"



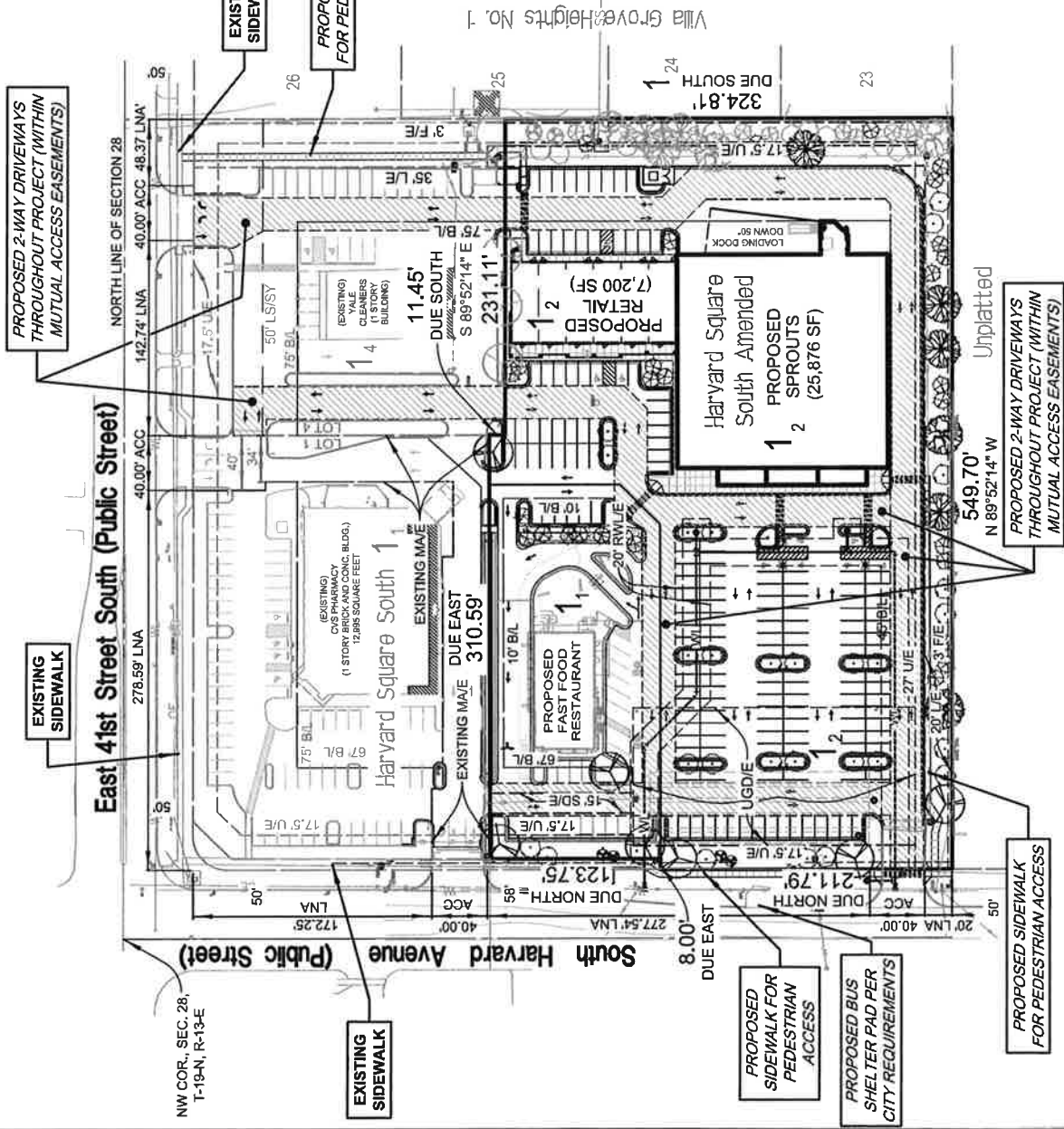
FITCH

CONCEPTUAL BUILDING ELEVATIONS

Sprouts SEC 41st Street and Harvard Avenue
Tulsa, Oklahoma



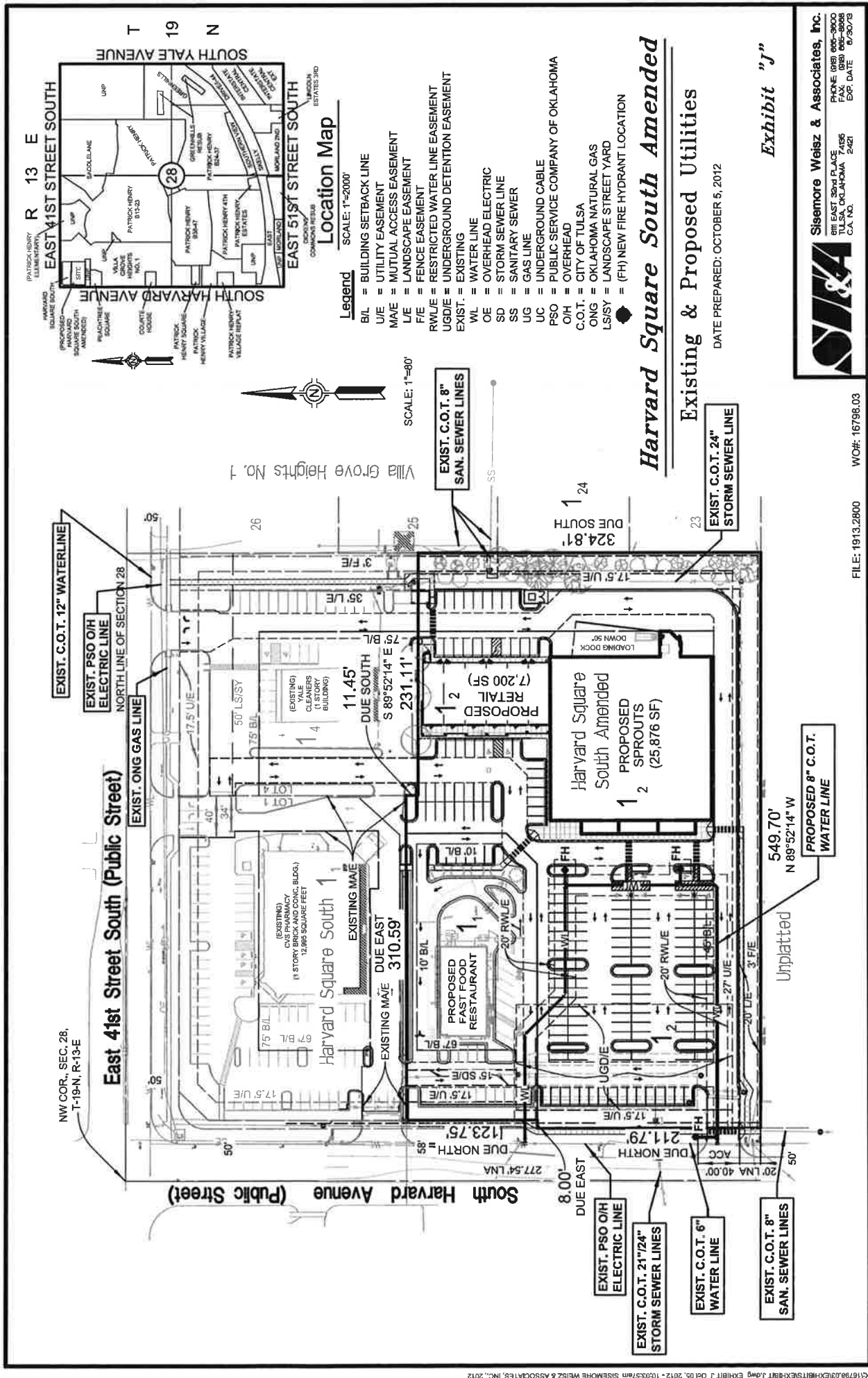
EXHIBIT "G"



Access & Circulation Plan

Exhibit "H"

FILE: 1913.2800 WO#: 16798.03



Legend
 SCALE: 1"=200'
 B/L = BUILDING SETBACK LINE
 U/E = UTILITY EASEMENT
 MA/E = MUTUAL ACCESS EASEMENT
 L/E = LANDSCAPE EASEMENT
 F/E = FENCE EASEMENT
 RW/E = RESTRICTED WATER LINE EASEMENT
 UGD/E = UNDERGROUND DETENTION EASEMENT
 EXIST = EXISTING
 WL = WATER LINE
 OE = OVERHEAD ELECTRIC
 SD = STORM SEWER LINE
 SS = SANITARY SEWER
 UG = GAS LINE
 UC = UNDERGROUND CABLE
 PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
 O/H = OVERHEAD
 C.O.T. = CITY OF TULSA
 ONG = OKLAHOMA NATURAL GAS
 L/S/Y = LANDSCAPE STREET YARD
 ◆ = (FH) NEW FIRE HYDRANT LOCATION

Harvard Square South Amended

Existing & Proposed Utilities

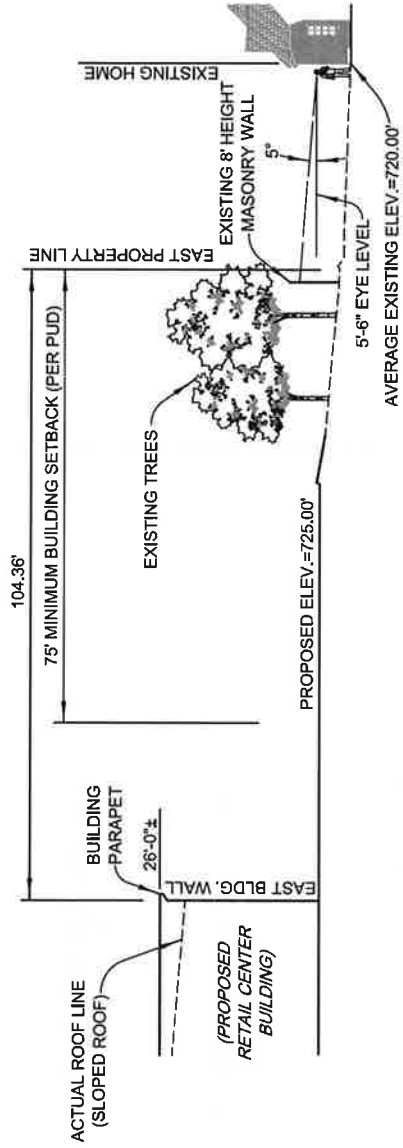
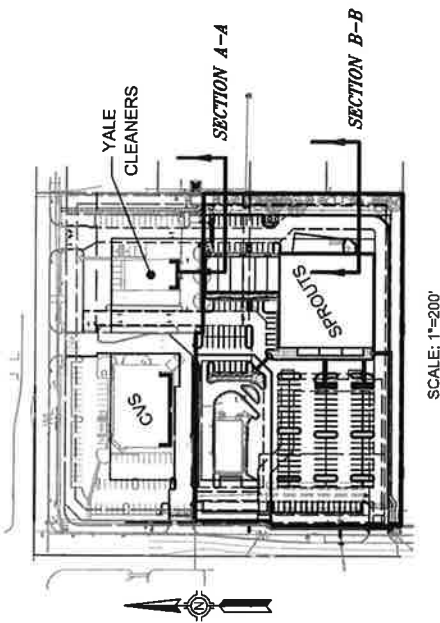
DATE PREPARED: OCTOBER 5, 2012

Exhibit "J"

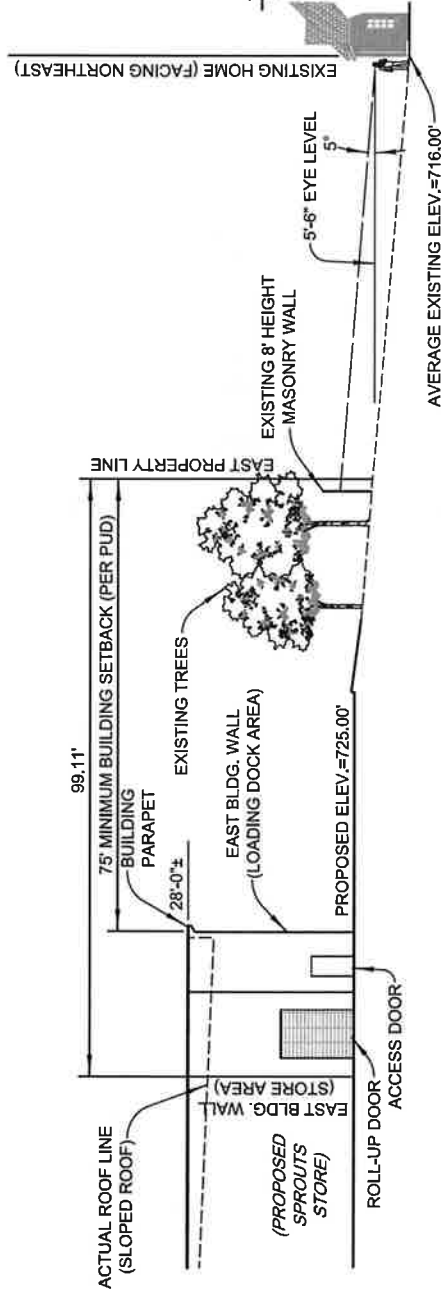
Sisemore Weisz & Associates, Inc.
 811 EAST 32nd PLACE
 TULSA, OKLAHOMA 74203
 CA NO. 2421
 PHONE (918) 685-9800
 FAX (918) 685-9800
 EXP. DATE 8/30/18

FILE: 1913.2800 WOH: 16798.03

11.24



SECTION A-A



SECTION B-B

Harvard Square South Amended East Boundary Cross-Sectional Views

DATE PREPARED: OCTOBER 5, 2012

Exhibit "K"

S&A

Sisemore Weisz & Associates, Inc.

811 EAST 35TH PLACE
TULSA, OKLAHOMA 74106
OK, U.S.A.

PHONE: (918) 666-3800
FAX: (918) 666-8888
C.O. DATE: 8/20/12

FILE: 1913.2800

WO#: 16798.03

11.27

East 41st Street South (Public Street)

NORTH LINE OF SECTION 28

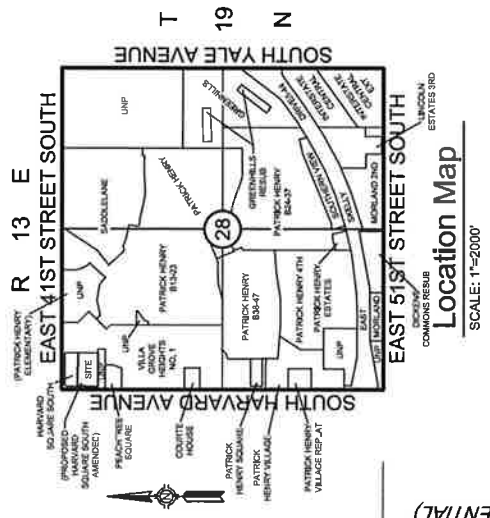
South Harvard Avenue (Public Street)

Unplatted
CS
1₂
(EXISTING RETAIL USE)
Charles T Bell Addr.
CS
3
(EXISTING RETAIL USE)
OL
(EXISTING OFFICE USE)
Quadrangle Addr.
1₁

Dev'p Area "A"
PUD 761-A/CS
(EXISTING RETAIL USE)
1₁
Dev'p Area "B"
PUD 761-A/RS-1
(EXISTING RETAIL USE)
1₄
Dev'p Area "C"
PUD-761 B
(PROPOSED RETAIL USE)
1₂
CS
(PROPOSED RESTAURANT USE)
1₁
OL
(PROPOSED RETAIL USE)
1₂
OL
(PROPOSED RETAIL USE)
1₂
RS-1
(PROPOSED RETAIL USE)
1₂
RS-1
(PROPOSED RETAIL USE)
1₂
RS-1
(EXISTING SINGLE FAMILY-RESIDENTIAL)
1₂₄
Vila Grove Heights No. 1
25
26
23

Unplatted
PUD-642/OL
(EXISTING OFFICE USE)

RS-1



SCALE: 1"=80'

Harvard Square South Amended

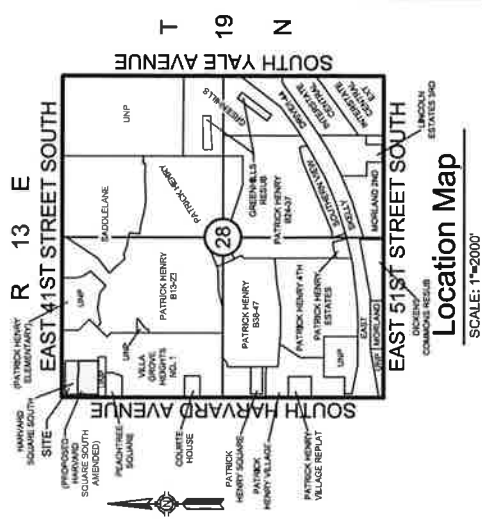
Area Zoning Map

DATE PREPARED: OCTOBER 5, 2012

Exhibit "L"

Sisemore Weisz & Associates, Inc.
 811 EAST 38th PLACE
 SUITE 100
 OKLAHOMA 73104
 PHONE (405) 666-3600
 FAX (405) 666-3600
 E-MAIL SW@SWA-OK.COM
 EXC DATE 6/26/78

FILE: 1913.2800 WO#: 16798.03



SCALE: 1"=80'

*Harvard Square
South Amended*

PUD Development Areas

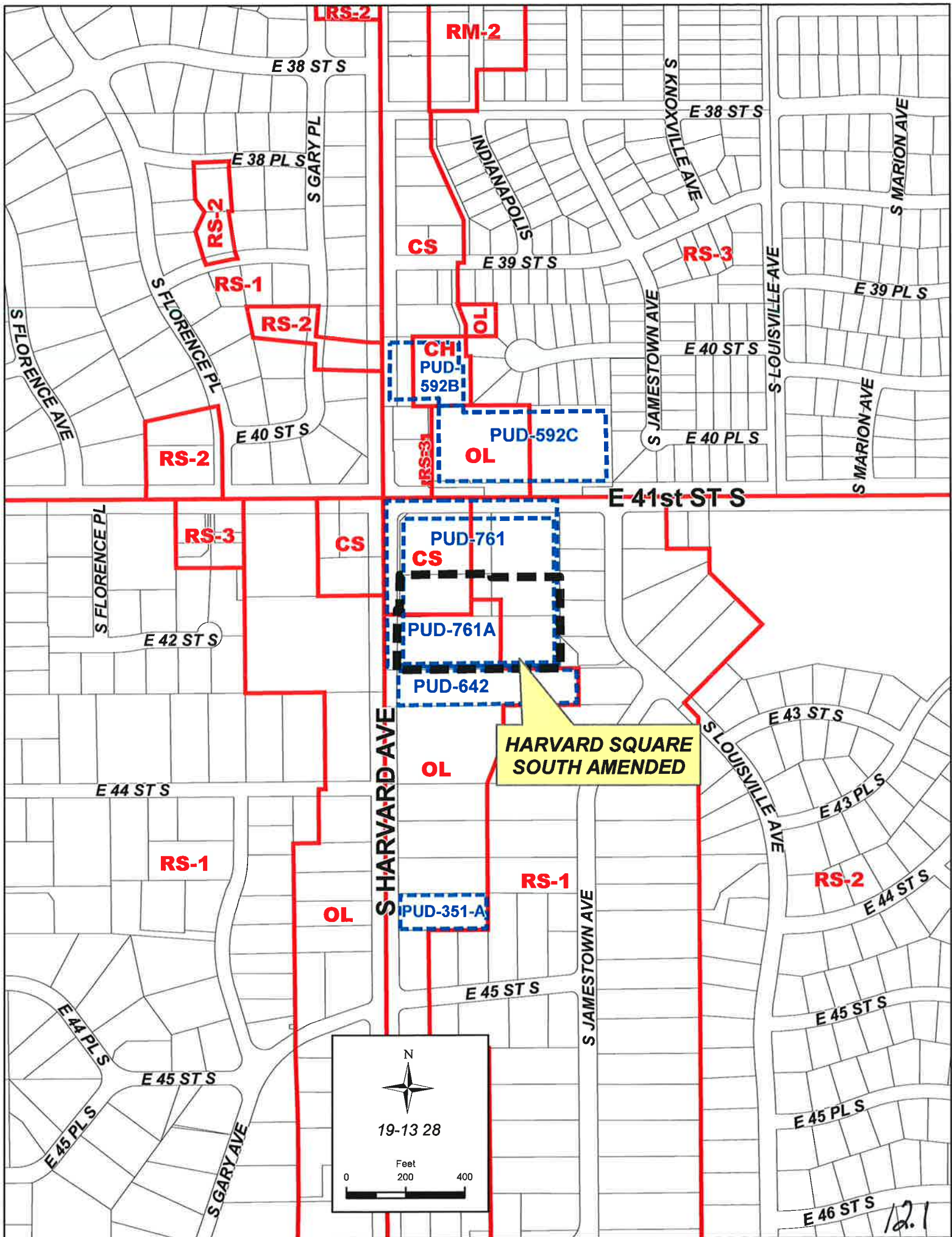
DATE PREPARED: OCTOBER 5, 2012

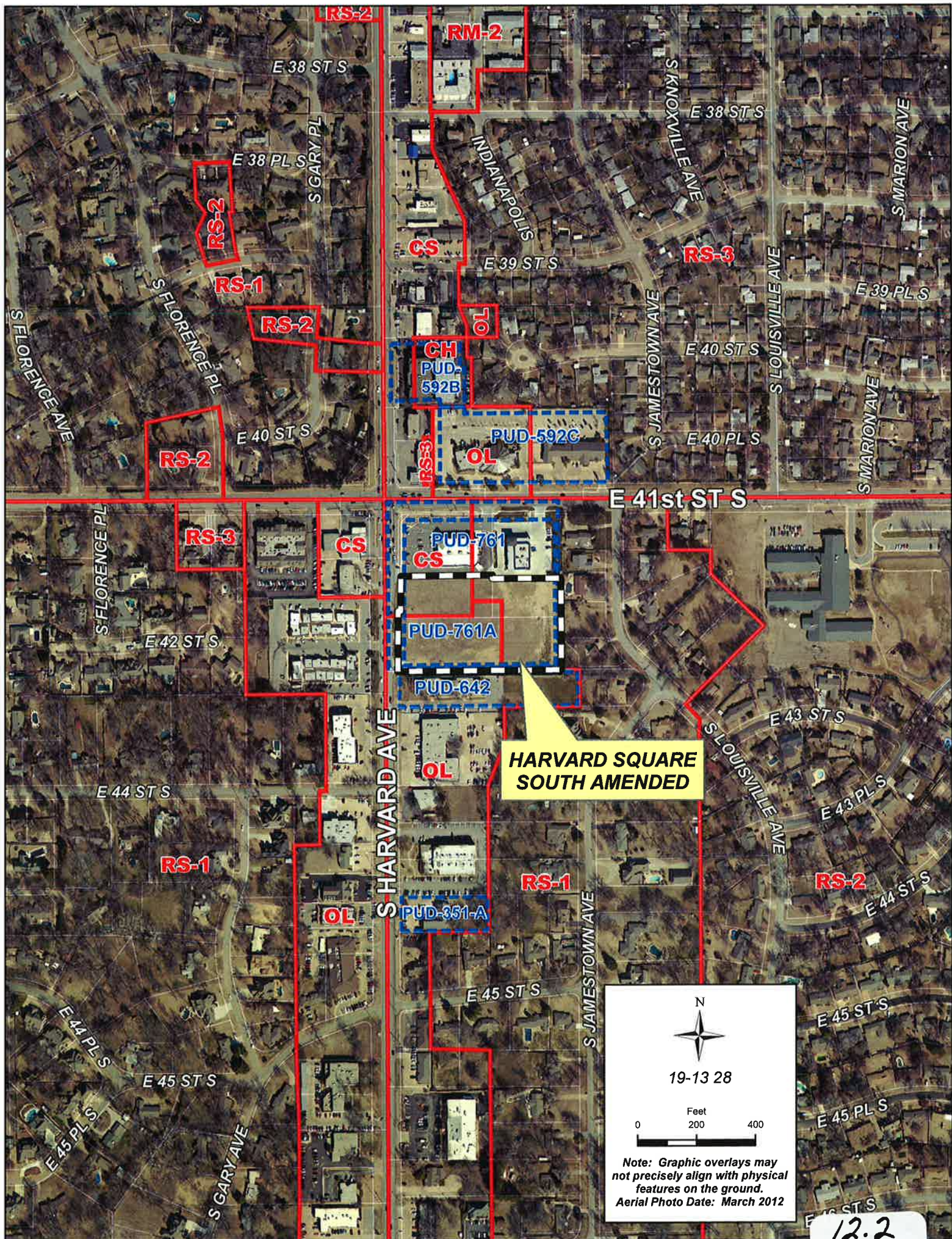
Exhibit "M"



Sisemore Weisz & Associates, Inc.
2011 EAST 32nd PLACE
TULSA, OKLAHOMA 74155
C.A. NO. 2421
PHONE (918) 665-3600
FAX (918) 665-8668
EXP. DATE 6/30/73

FILE: 1913.2800 WO#: 16798.03





PRELIMINARY SUBDIVISION PLAT

Harvard Square South Amended - (9328) (CD 9)

South of Southeast corner of East 41st Street South and South Harvard Avenue

This plat consists of two lots, one block, on four acres.

The following issues were discussed October 4, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 761 B (pending). All PUD standards must be listed in covenants.
2. **Streets:** Provide reference for right-of-way and mutual access easement such as plat number or Book and Page number. Provide separate instrument number for mutual access easement. Modify sidewalk language to reflect condition on-site.
3. **Sewer:** The proposed sanitary sewer main extension will use eight-inch pipe, instead of the six-inch pipe shown. In the landscape plan, do not plant trees within the proposed sanitary sewer easement.
4. **Water:** Add Restrictive Waterline Easement (R/WL/E) to the legend. MAE/WL/E if used will need to be added. Add language for easements to covenants. Installing the proposed eight-inch water main inside the landscape easement and/or near masonry or concrete walls will not be allowed. A possible location of the water main line could be in the Mutual Access Easement/Proposed Waterline Easement. On utility plan add a note as to where the proposed water main will connect and what type of dedicated off site easement will be used. All proposed water main lines installed under pavement are required to be ductile iron pipe. Show proposed water service connections for each lot.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need a larger easement.
7. **Other: Fire:** No comment.

GIS: Use actual bearings on face of plat. The basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Submit a subdivision control data form.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

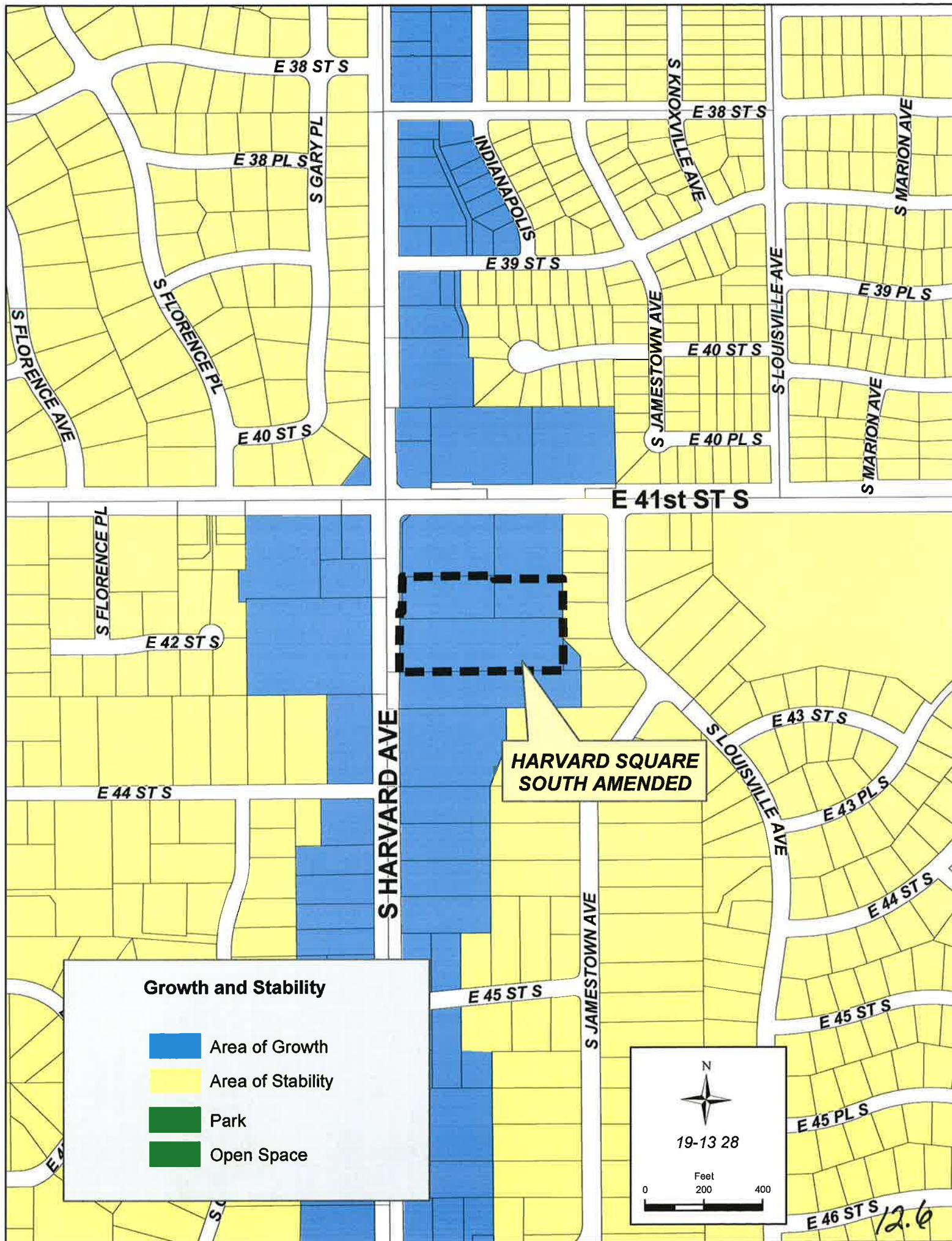
Special Conditions:

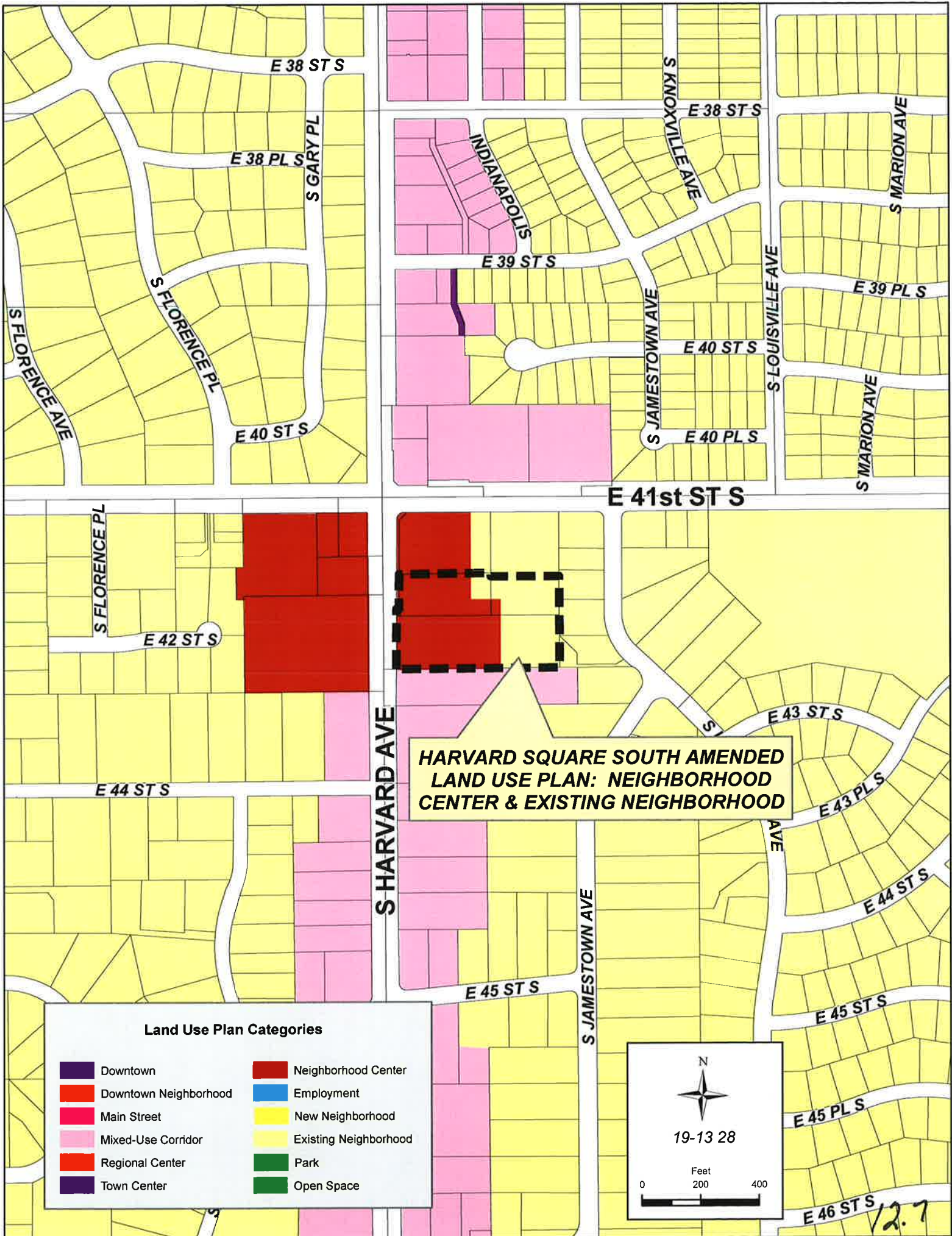
1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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.





Engineer/Surveyor:
Sisemore Welsz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2013
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gwelsz@sw-assoc.com

Legend:

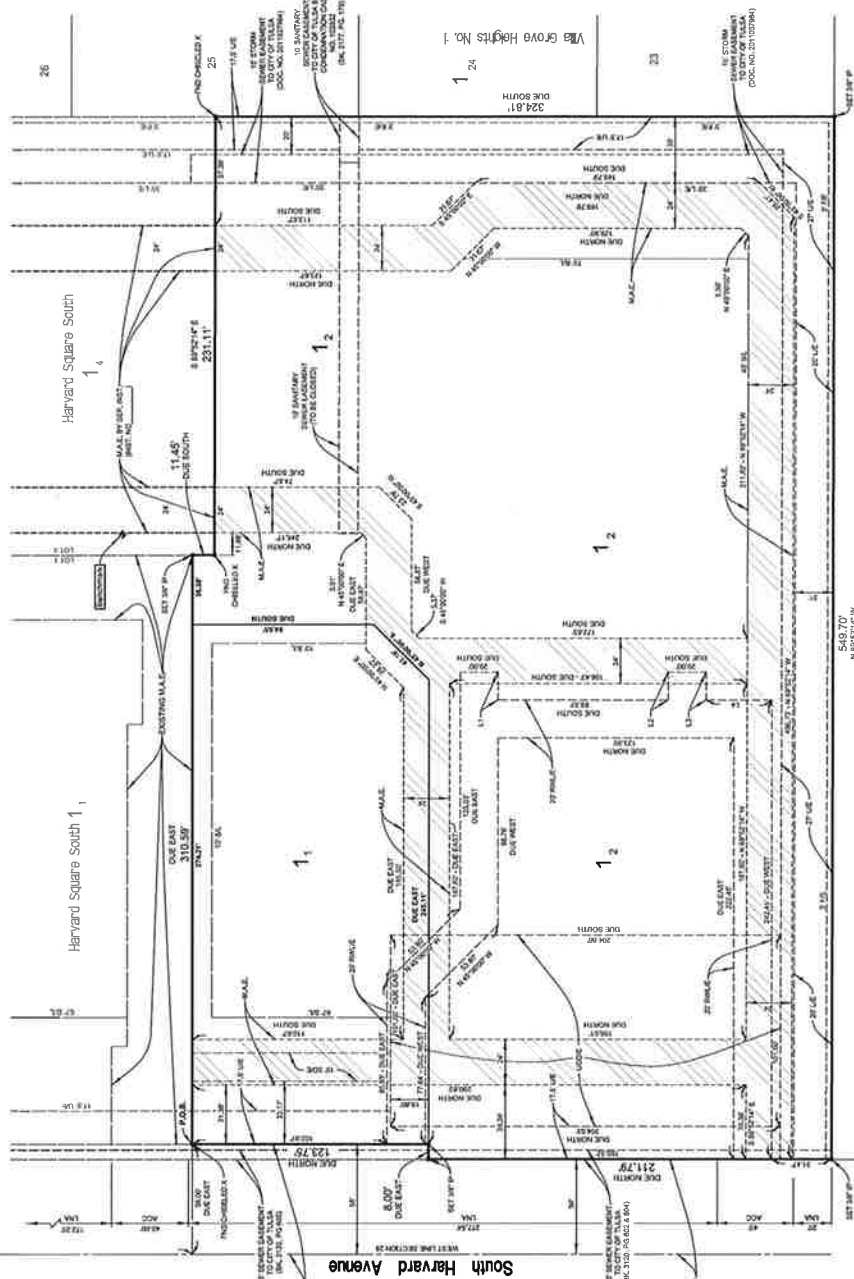
U/E	UTILITY EASEMENT
W/E	WATER EASEMENT
SE	SELONS EASEMENT
SE	SELONS EASEMENT
SS/E	SANITARY SEWER EASEMENT
UG/E	UNDERGROUND UTILITY EASEMENT
HY/E	HIGHWAY EASEMENT
W/E	WATER EASEMENT
FE	FENCE EASEMENT
RF	RIGHT-OF-WAY
RA	RIGHT-OF-ACCESS
MA	MINORITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
IP	IRON PIPE
BC	BLOCK
PL	PLANT
FR	FRACTION
MA	MAJORITY EASEMENT

Monumentation:
15" IRON PINS TO BE SET AT ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED.

Basis of Bearing:
THE BASIS OF BEARING IS BASED ON THE RECORDED
DIARY OF MAJOR J. B. SMITH

Benchmark:
CHIEFED SQUARE ON CONCRETE CURB LOCATED APPROXIMATELY
91' NE OF THE NE CORNER OF LOT 1, BLOCK 1, HARVARD
SQUARE SOUTH AMENDED.
NAVD 1988 DATUM
ELEVATION=727.58

LINE#	LENGTH	BEARING
1.1	14.55'	DUE WEST
1.2	14.55'	DUE EAST
1.3	14.55'	DUE WEST
1.4	34.83'	DUE SOUTH

Unplatted
M 10 22 14 W

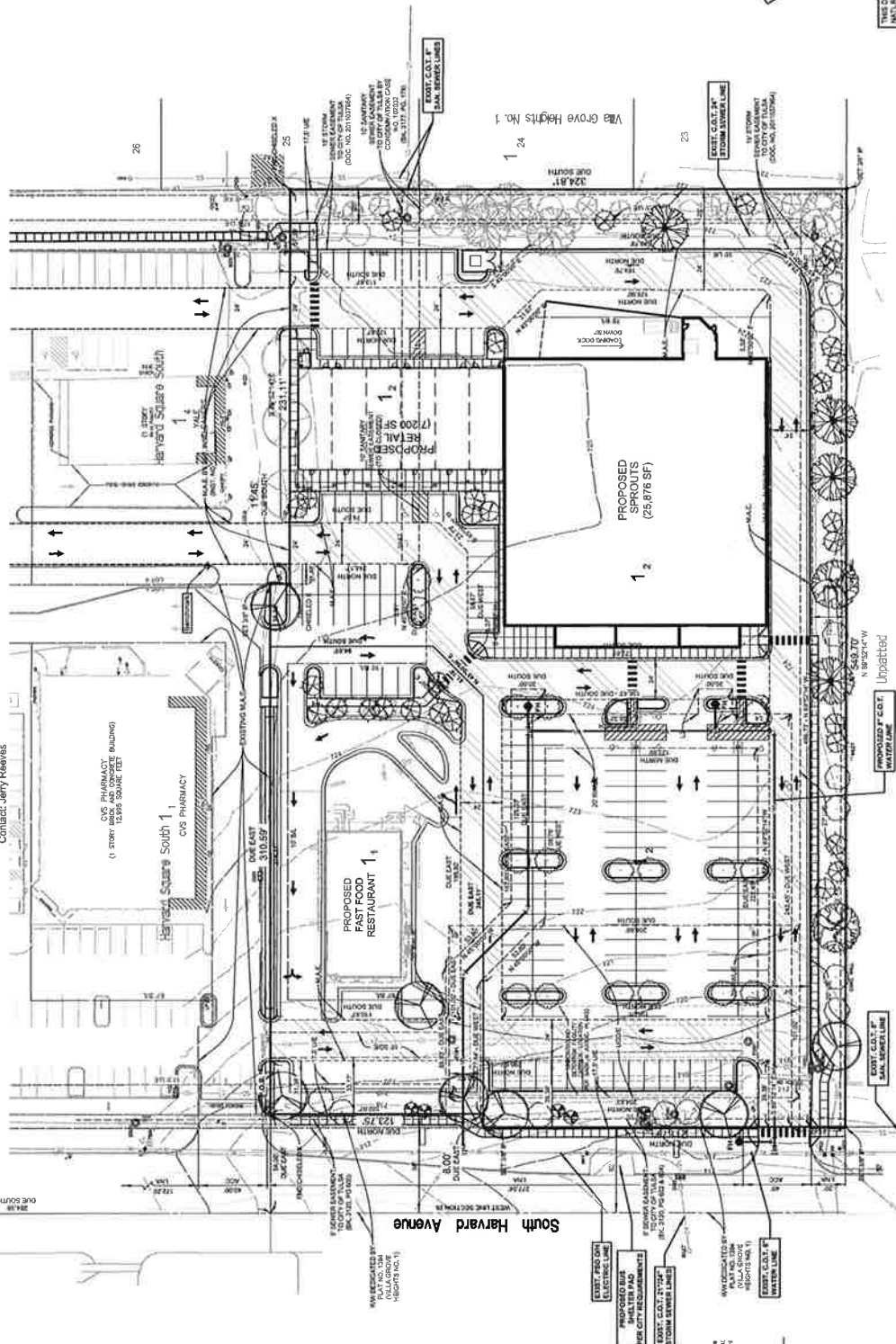
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12.8

Preliminary Plat/Conceptual Utility Plan

P.U.D. NO. 761-B

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2013
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: qweisz@sw-asoc.com



LINE#	LENGTH	BEARING
1.1	14.50'	OUR WEST
1.2	14.50'	OUR EAST
1.3	14.50'	OUR WEST
1.4	34.83'	OUR SOUTH

REFERENCE DRAWING ONLY
(SITE PLAN WITH UTILITIES
AND TOPOGRAPHY)

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AND SEALED DOCUMENT.

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