TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2691

February 04, 2015, 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:

Work Session Report: A work session will be held immediately following today's meeting regarding nominations for and selection for the City of Tulsa's next small area plan. A work session will be held on February 18, 11:00 a.m. in the 10th Floor South Conference Room to discuss the Zoning Code Update.

Director's Report:

1. Minutes of January 7, 2015, Meeting No. 2689
2. Minutes of January 21, 2015, Meeting No. 2690

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.

3. **LS-20753** (Lot-Split) (CD-7) – Location: North of the northeast corner of East 61st Street South and South Garnett Road

4. **LS-20754** (Lot-Split) (CD-1) – Location: East of the northeast corner of East Independence Street and North Rockford Avenue (Related to LC-642)

5. **LC-642** (Lot-Combination) (CD-1) – Location: East of the northeast corner of East Independence Street and North Rockford Avenue (Related to LS-20754)

6. **Costco –** Final Plat, Location: South of southwest corner of South Memorial Drive and 101st Street South, (CD-8)

7. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: Southeast corner of West of 81st Street South and Olympia Avenue, requesting a Detail Site Plan for two new retail buildings in a Corridor District, **CO/Z-7164-SP-1**, (CD-2)

8. **PUD-684 – Russell McDarris**, Location: Southwest corner of East 83rd Street South and South Lewis Avenue, requesting a Detail Site Plan for a new multifamily development within the PUD, **CS/OM/RM-1/PUD-684,** (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

9. **LS-20733** (Lot-Split) (County) – Location: West of the southwest corner of East 161st Street South and South 161st East Avenue (continued from 11/19/14, 12/3/14, 12/17/2014 and 1/7/15)

OTHER BUSINESS

10. **Commissioners' Comments**

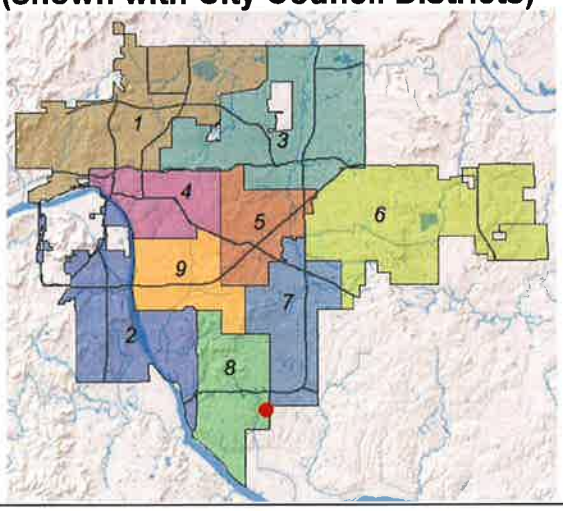
ADJOURN

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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Tulsa Metropolitan Area Planning Commission	**Case Number:** Costco Addition Final Subdivision Plat **Hearing Date**: February 4, 2015
Case Report Prepared by: Diane Fernandez	**Owner and Applicant Information**: *Applicant*: David Kochalka,Kimley-Horn *Property Owner*: Costco Wholesale INC.
Location Map: **(shown with City Council Districts)**  	**Applicant Proposal:** Final Subdivision Plat Approval *Tract Size*: 18 acres *Location*: South of Southwest corner of South Memorial Drive and 101st Street South
Zoning: *Existing Zoning*: CS , AG *Pending Zoning: CS, Planned Unit Development 815*	**Staff Recommendation:** If the Development Services release letter is received before the planning commission meeting, then staff can recommend Approval.
	City Council District: 8 *Councilor Name*: Phil Lakin **County Commission District: 3** *Commissioner Name:* Ron Peters

EXHIBITS:

Subdivision Map

6.1

Final Subdivision Plat

Costco Addition - (CD 8)
South of southwest corner of South Memorial Drive and 101st Street South

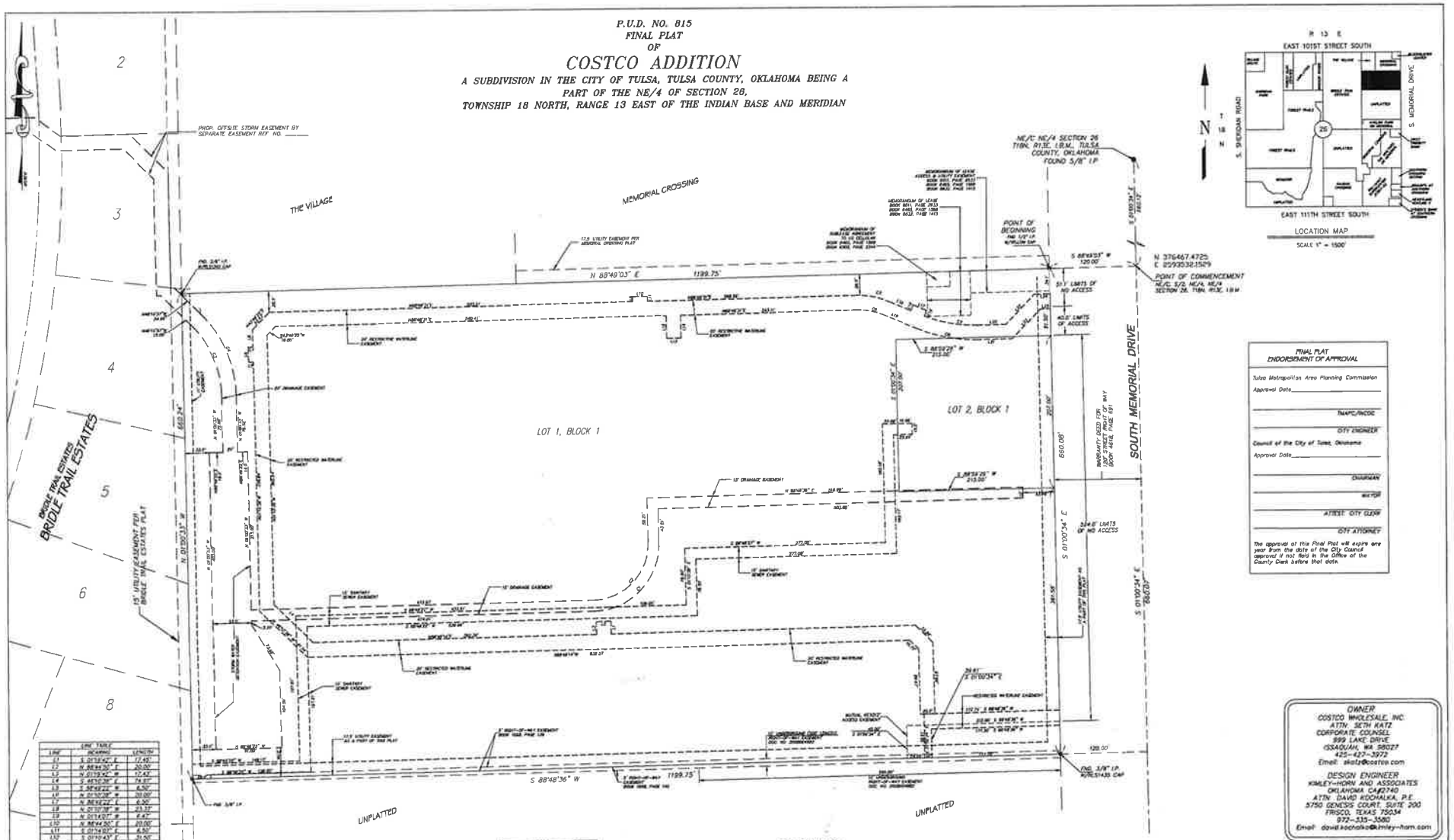
This plat consists of 2 Lots, 1 Block, on 18 acres.

Staff has received release letters for this plat with the exception of the Development Services release letter. **If the Development Services release letter is received before the planning commission meeting,** then staff can recommend **Approval**.

P.U.D. NO. 815
FINAL PLAT
OF

COSTCO ADDITION

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°10'42" E	17.45'
L2	N 88°49'30" E	20.00'
L3	N 01°19'42" W	17.43'
L4	S 01°10'38" E	74.87'
L5	S 88°49'22" W	6.50'
L6	N 01°10'38" W	20.00'
L7	N 88°49'22" E	6.50'
L8	N 01°10'38" W	23.33'
L9	N 01°14'07" W	6.47'
L10	N 88°49'30" E	20.00'
L11	S 01°14'07" E	6.50'
L12	S 01°10'43" E	31.50'
L13	N 88°49'31" E	20.00'
L14	N 01°10'43" W	31.50'
L15	N 87°37'42" W	33.76'
L16	S 02°30'18" W	6.39'
L17	N 87°31'46" W	20.00'
L18	N 02°32'18" E	8.38'
L19	N 87°37'42" W	50.39'
L20	S 88°48'22" W	58.01'
L21	S 88°48'22" W	47.10'
L22	S 43°48'22" W	56.57'
L23	S 43°48'22" W	56.57'
L24	S 88°48'22" W	22.02'
L25	S 88°48'22" W	13.88'

CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	
C1	82.00'	148.31'	92°00'23"	95.31'	N 43°30'30" E	132.82'	
C2	17.00'	26.75'	90°00'23"	17.01'	N 43°49'30" E	108.81'	
C3	140.00'	110.18'	45°10'24"	58.24'	N 23°25'45" W	107.34'	
C4	160.00'	126.13'	45°10'24"	67.00'	N 23°25'45" W	122.81'	
C5	110.00'	43.5'	23°42'48"	22.06'	N 23°25'45" W	122.81'	
C6	80.00'	37.5'	23°42'48"	18.90'	N 23°25'45" W	37.5'	
C7	180.00'	79.5'	22°40'39"	40.33'	S 23°18'15" E	79.1'	
C8	210.00'	96.8'	23°42'34"	44.06'	S 23°18'15" E	96.1'	

AREAS (Block 1)		
	SQ. FT.	ACRES
Lot 1	743,519.89	17.06
Lot 2	44,500	1.02

BASIS OF BEARINGS

The bearing of South 01°00'34" East as shown on the east line of the Northeast Quarter of Section 26, Township 18 North, Range 13 East of the Indian Meridian was used as the basis of bearings for this survey

NOTES:

1. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT UNLESS OTHERWISE NOTED.

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date_____

_____ TMAPC/INCOG

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date_____

_____ CHAIRMAN

_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of the City Council approval if not filed in the Office of the County Clerk before that date.

OWNER
COSTCO WHOLESALE, INC.
ATTN: SETH KATZ
CORPORATE COUNSEL
999 LAKE DRIVE
ISSAQUAH, WA 98027
425-427-3972
Email: skatz@costco.com

DESIGN ENGINEER
KIMLEY-HORN AND ASSOCIATES
OKLAHOMA CA#2740
ATTN: DAVID KOCHALKA, P.E.
3750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
972-335-3580
Email: dave.kochalka@kimley-horn.com

SMITH ROBERTS BALDISCHWILER, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. 2449 EXPIRES JUNE 30, 2015

TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: **Z-7164-SP-1**
Detail Site Plan

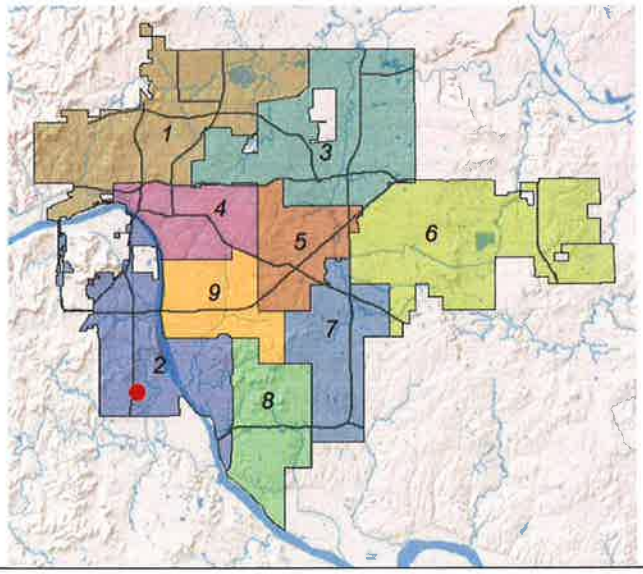
Hearing Date: **February 4, 2015**

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Cedar Creek Consulting – Jason Emmett

Property Owner: The Walk at Tulsa Hills, LLC – Bob Martin

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for two new retail buildings in a Corridor District.

Gross Land Area: 2.65 Acres

Location: Southeast Corner of West 81st Street South and Olympia Avenue

Lot 3, Block 1, The Walk at Tulsa Hills

Zoning:
Existing Zoning: CO/Z-7164-SP-1
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Neighborhood Center
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 18-12-14
CZM: 51 Atlas: 887

City Council District: **2**
Councilor Name: Jeannie Cue

County Commission District: **2**
Commissioner Name: Karen Keith

February 4, 2015

SECTION I: Z-7164-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 2.65 Acre site in a Corridor District for new retail buildings including two, one story buildings.

PERMITTED USES:
Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreational Facilities, Limited to Gymnasium, Motion Picture Theater (Enclosed) Health Club/Spa and Swimming Pool; 21, Limited to Private Streets, Service Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces. The retail buildings proposed for this project are allowed by right.

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 Corridor Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:
Site lighting plans are provided. Site lighting, including building mounted shall not exceed 35 ft in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.

SIGNAGE:
The site plan illustrates ground sign location. The ground sign shown has previously been approved. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:
The open space, landscape area and screening are consistent with the Corridor Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays sidewalks along West 81st Street, Maybelle Avenue and Olympia Avenue as well as internal pedestrian paths from West 81st Street and Olympia Avenue to the proposed buildings and also adjacent to the proposed buildings.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.

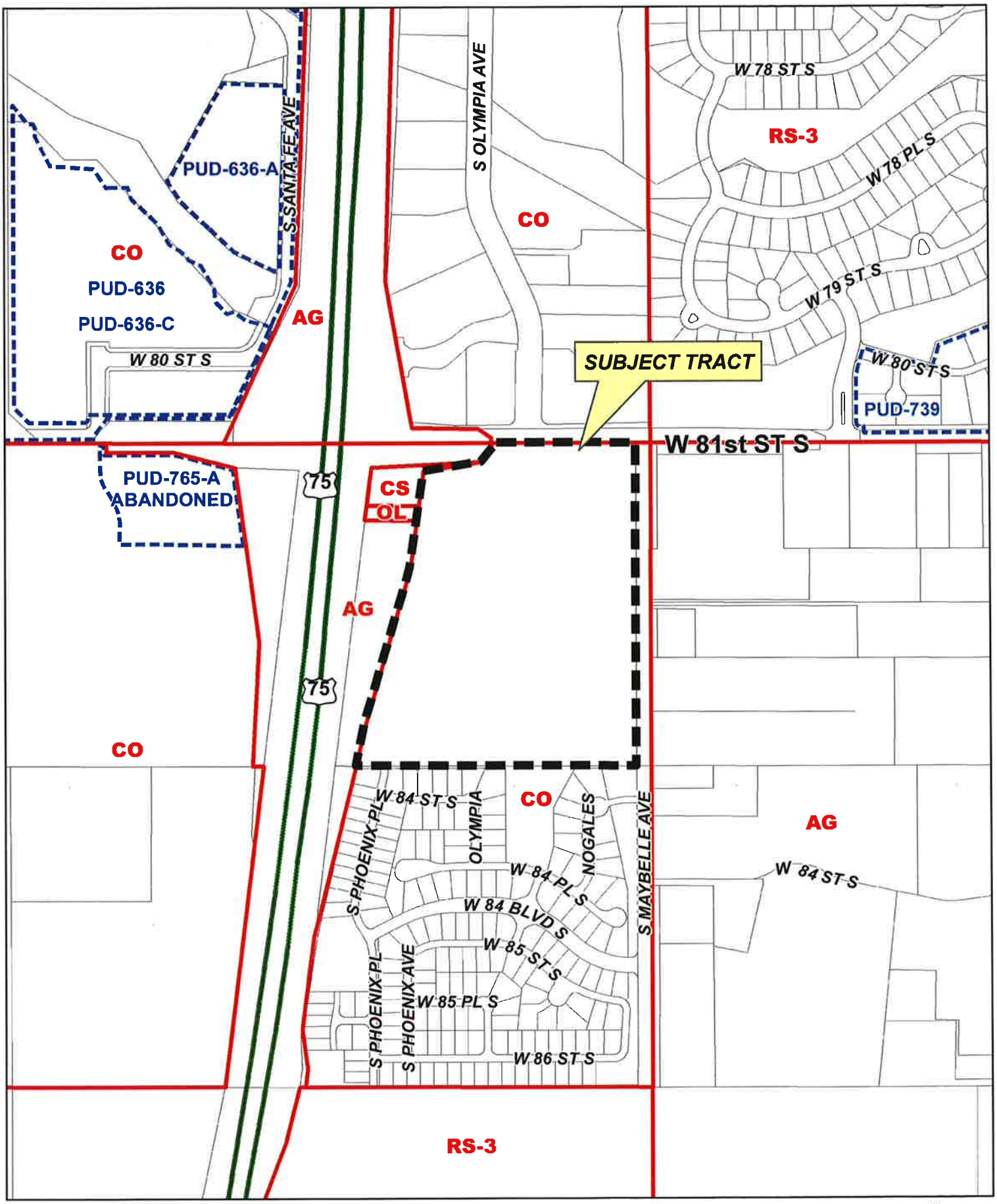
SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Site Lighting Plan
Applicant Trash Enclosure Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new retail buildings.

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



Feet
0 250 500

Z-7164-SP-1 DSP

18-12 14

N

7.4

Feet
0 250 500

Z-7164-SP-1 DSP

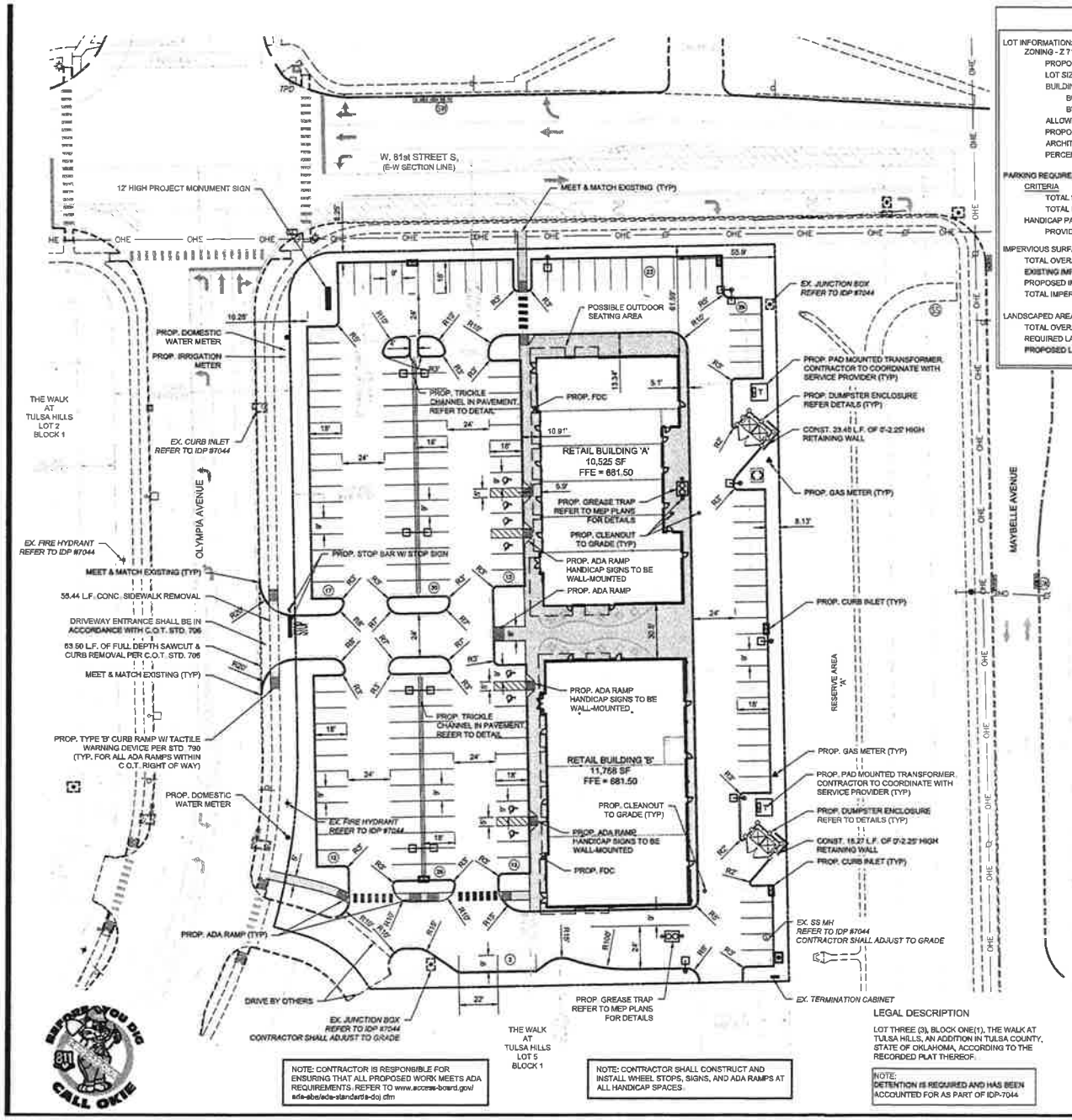
Aerial Photo Date: March 2014

18-12 14

Note: Graphic overlays may not precisely align with physical features on the ground.

N

7.5



NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-abe/ada-standards-doj.cfm

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.

SITE DATA

LOT INFORMATION:
ZONING - Z 7164-SP-1(A)
PROPOSED USE: COMMERCIAL RETAIL
LOT SIZE: 2.646 ACRES (115,277 SF)
BUILDING SIZE:
BUILDING "A": 10,525 SF
BUILDING "B": 11,768 SF
ALLOWABLE BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT: 27' (WITH ARCHITECTURAL APPURTENANCES)
PERCENT BUILDING LAND COVERAGE: 19.33%

PARKING REQUIREMENTS:
CRITERIA
TOTAL REQUIRED PARKING: 99 P.S.
TOTAL PROVIDED PARKING: 184 P.S.
HANDICAP PARKING REQUIREMENTS:
PROVIDED: 8 P.S.

IMPERVIOUS SURFACE AREA:
TOTAL OVERALL AREA: 115,277 SF
EXISTING IMPERVIOUS AREA: 1,185 SF (1.02%)
PROPOSED IMPERVIOUS SURFACE AREA: 98,867 SF (85.78%)
TOTAL IMPERVIOUS AREA: 100,052 SF (86.80%)

LANDSCAPED AREA:
TOTAL OVERALL AREA: 115,277 SF
REQUIRED LANDSCAPE AREA: 11,527 SF (10%)
PROPOSED LANDSCAPE AREA: 15,225 SF (13.20%)

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- 8"SS — SANITARY SEWER
- 8"W — WATERLINE
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- PROP. SS MANHOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

N

SCALE IN FEET
0 30' 45' 60'

TULSA STANDARD SHEET INDEX

THE FOLLOWING CITY OF TULSA PUBLIC WORKS STANDARD DETAILS ARE REQUIRED AND PROVIDED ON THE CIVIL DETAIL SHEETS:

128 - STANDARD SILT FENCE AND CONSTRUCTION ENTRANCE
304 - BEDDING DETAIL RIGID PIPE
306 - BEDDING DETAIL SEMI-RIGID PIPE
504 - STANDARD METER SETTINGS FOR 2" WATER SERVICE
505 - METER CAN WITH RIM & LID FOR 2" WATER METER INSTALLATION
702 - RESIDENTIAL CONCRETE DRIVEWAY ASPHALT STREET
706 - COMMERCIAL DRIVEWAY
726 - ASPHALT PAVEMENT STD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS
751 - STANDARD PIPE BEDDING DETAIL FOR STORM SEWER
755 - INLET CONFIGURATION
764 - STD REINFORCED CONCRETE STORMWATER INLETS
790 - STANDARD SIDEWALK RAMP

SITE NOTES

A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.

B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.

D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.

E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.

G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.

H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

I. UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.

J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.

K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.

L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.

M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.

N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

LEGAL DESCRIPTION

LOT THREE (3), BLOCK ONE(1), THE WALK AT TULSA HILLS, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

NOTE:
DETENTION IS REQUIRED AND HAS BEEN ACCOUNTED FOR AS PART OF IDP-7044

CEDAR CREEK
CIVIL ENGINEERING • PLANNING • CONSULTING
[illegible] OK 73

LOCATION MAP:

NOT TO SCALE

PROJECT NUMBER:
ATLAS NUMBER:
DRAWING DATE: 12.2
ISSUE DATE: 12.2

PROJECT:

RETAIL CENTER AT THE WALK AT TULSA HILLS

TULSA, OKLAHOMA

SEAL:

LICENSED PROFESSIONAL ENGINEER 24022 OKLAHOMA

SUBMITTAL:

ISSUED FOR PERMIT

REVISIONS:

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE WRITTEN PERMISSION AND USE OF CEDAR CREEK CONSULTING INC. THIS SHEET NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUE DATE IN THE TITLE BLOCK COINCIDES IN THE DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT CEDAR CREEK CONSULTING INC. UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR CONSEQUENCES ARISING OUT OF SUCH CHANGES.

DRAWING TITLE:

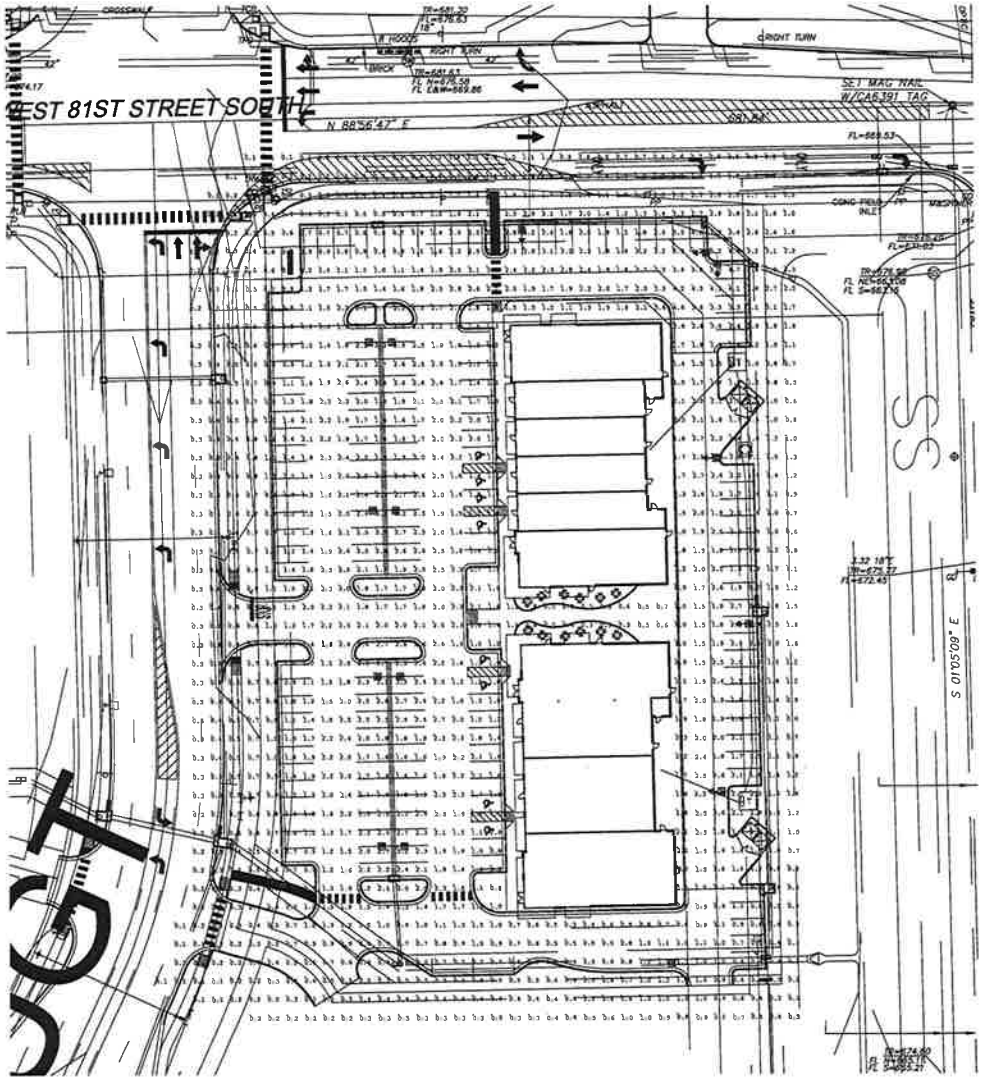
SITE PLAN

SHEET:

C1.00

7.4

REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Pt Spcng	Pt Spcng Ht
MAIN PARKING	Fc	1.79	5.3	0.6	2.99	8.83	10	10
REAR PARKING	Fc	1.91	5.3	0.3	6.37	17.67		

Luminaire Schedule

WLS10602 LOT 3 - WALK @ TULSA HILLS TULSA HILLS, OK PM: STEVE PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	4	A	N.A.	0.920	WLS-OSQ-M-5M-16-DM-A-57K 25' POLE 3' BASE
	1	B	N.A.	0.920	WLS-OSQ-M-5M-16-DM-A-57K 25' POLE 3' BASE
	1	C	N.A.	0.920	WLS-OSQ-M-4M-16-DM-A-57K 25' POLE 3' BASE
	4	D	N.A.	0.920	WLS-OSQ-M-6M-16-DM-A-57K 25' POLE 3' BASE

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

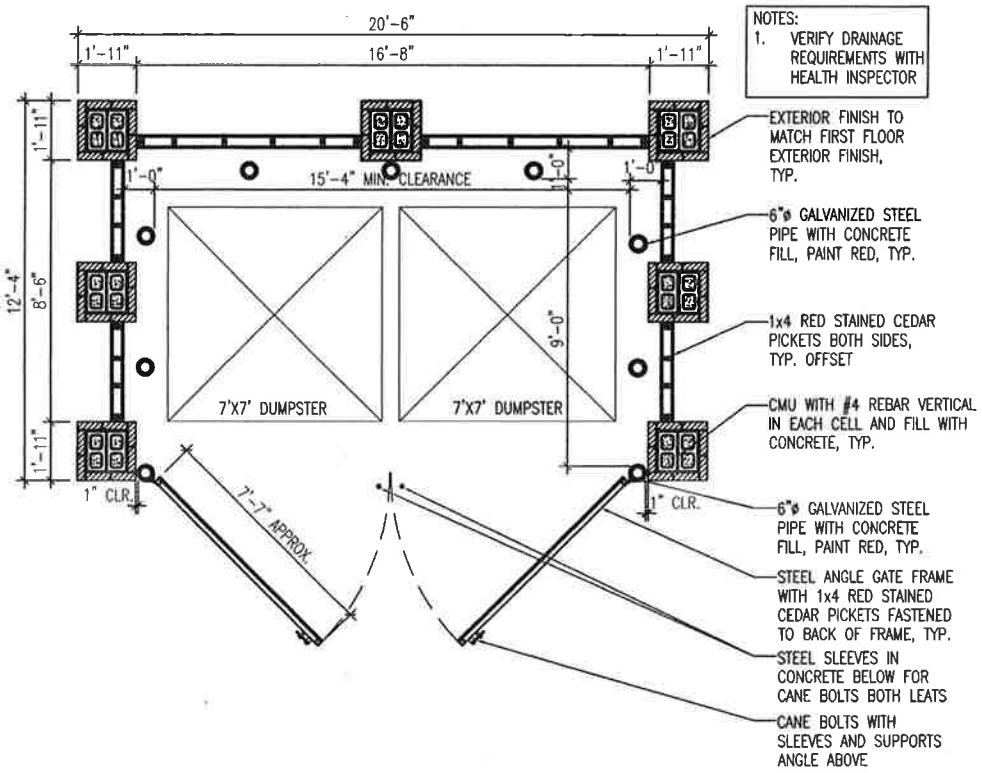
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!
800-633-8711

LOT 3
WALK @ TULSA HILLS
TULSA HILLS, OK

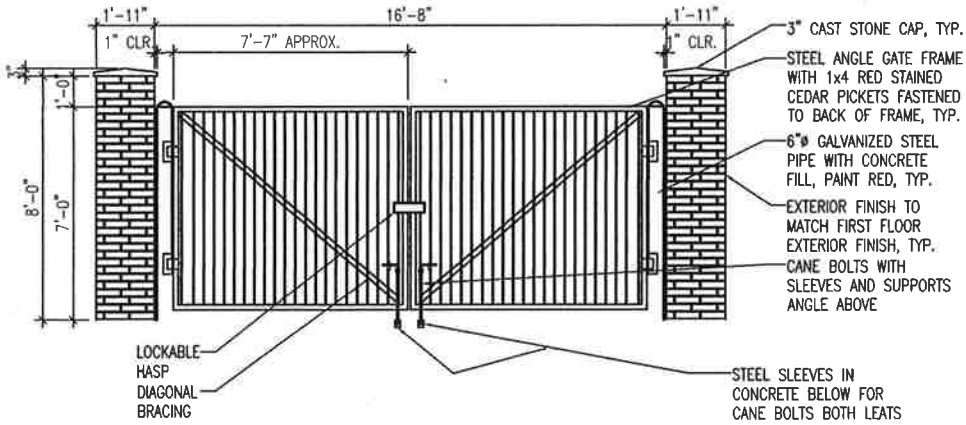
WLS-10602	DATE -12/18/14	SCALE: 1"=30'	PM:STEVE	BY: J.P.	SHEET 1 OF 1

8·L



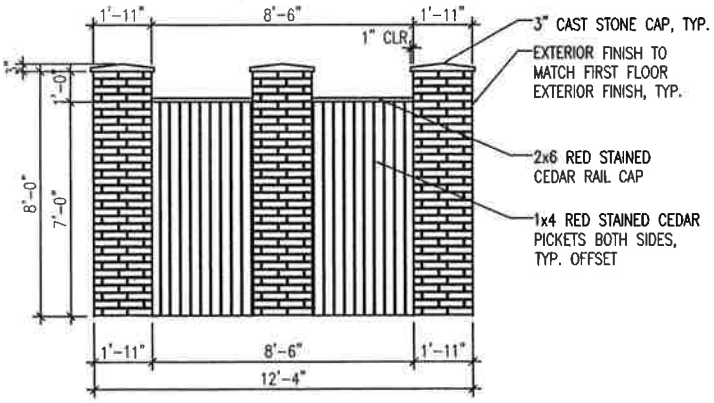
PLAN-EXTERIOR REFUSE RECEPTACLE

NOT TO SCALE



ELEVATION-EXTERIOR REFUSE RECEPTACLE

NOT TO SCALE



ELEVATION-EXTERIOR

NOT TO SCALE

TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: **PUD-684**
Detail Site Plan

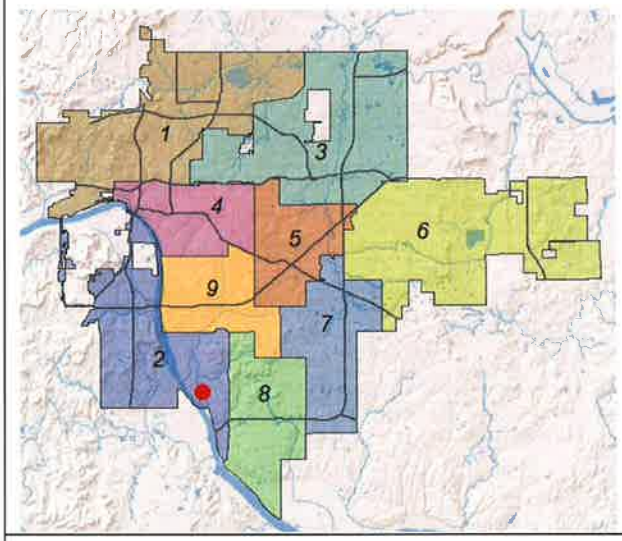
Hearing Date: **February 4, 2015**

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Russell McDarris

Property Owner: Leinbach Company, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new multifamily development within the PUD.

Gross Land Area: 9.5 Acres

Location: Southwest corner of East 83rd Street and South Lewis Avenue

8336 South Lewis Avenue

Development Area G-1

Zoning:
Existing Zoning: CS/OM/RM-1/PUD-684
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8318
CZM: 52 Atlas: 1424

City Council District: **2**
Councilor Name: Jeannie Cue

County Commission District: **3**
Commissioner Name: Ron Peters

February 4, 2015

SECTION I: PUD-684 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 9.5 Acre site in a Planned Unit Development for a multifamily development including one, one story building, six, two story buildings, two, three story buildings, and four, four story buildings.

PERMITTED USES:
Multifamily dwellings as set forth within Use Unit 8 and customary accessory uses. The multifamily development proposed for this project is allowed by right.

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 Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:
Site lighting plans are provided. Lighting shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be so designed as to prevent the light producing element of the light fixture from being visible to a person standing in an R district.

SIGNAGE:
The site plan illustrates wall and ground sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:
The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays sidewalks along South Lewis Avenue. Pedestrian paths adjacent to the proposed buildings and internal to the development are shown.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.

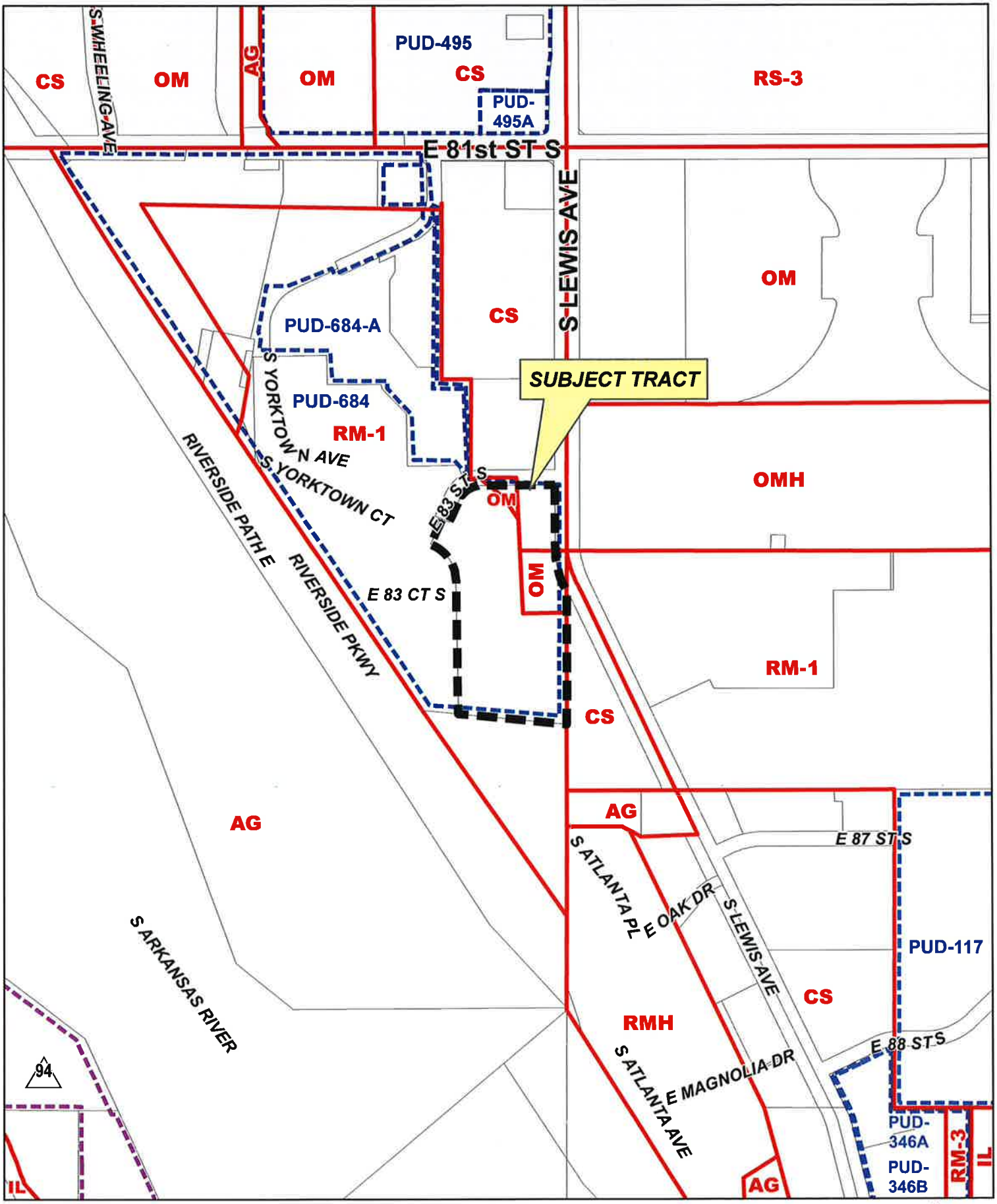
SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-684**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description
Applicant Site Plan
Applicant Site Details
Applicant Exterior Elevations
Applicant Site Lighting Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new multifamily development.

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



Feet
0 250 500

PUD-684

18-13 18

8.4

Feet
0 250 500

PUD-684

Aerial Photo Date: March 2014

18-13 18

Note: Graphic overlays may not precisely align with physical features on the ground.

N

8.5

Riverbend

EXHIBIT E

LEGAL DESCRIPTION
2014 PUD AMENDMENT NET AREA

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK THREE (3), RIVERBEND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3337); THENCE SOUTH 0°00'11" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 270.05 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°53'53", FOR AN ARC DISTANCE OF 179.84 FEET TO A POINT ON THE EASTERLY LINE OF SAID NE/4; THENCE SOUTH 0°27'25" WEST ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 531.01 FEET TO A POINT; THENCE NORTH 84°13'58" WEST FOR A DISTANCE OF 443.37 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 544.63 FEET TO A POINT OF CURVATURE; THENCE ALONG A 160.03 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°00'00", FOR AN ARC DISTANCE OF 178.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°00'00" WEST FOR A DISTANCE OF 11.25 FEET TO A POINT; THENCE NORTH 26°00'00" EAST FOR A DISTANCE OF 110.69 FEET TO A POINT ON THE CENTERLINE OF THE PRESENT EAST 83RD STREET SOUTH RIGHT-OF-WAY; THENCE SOUTH 64°00'00" EAST AND PERPENDICULAR TO SAID CENTERLINE, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE PRESENT SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES: NORTHEASTERLY ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 26°00'00" EAST, A CENTRAL ANGLE OF 67°36'13", FOR AN ARC DISTANCE OF 15.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 135°09'36", FOR AN ARC DISTANCE OF 117.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 15.80 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A 88.37 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 95.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'49" EAST FOR A DISTANCE OF 305.14 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 415,931 SQUARE FEET, OR 9.548 ACRES.

Detail Site Plan:

PUD/ Corridor Site Plan Name: PUD 584-2
Development Area: G-1
Permitted Uses: Use Unit 8
Proposed Uses: Use Unit 8
Maximum Bldg. Floor Area Permitted: 4 Floors at 78,538 = 314,152 S.F.
Bldg. Floor Area Proposed for Each Use: 156,415 S.F.
Maximum Bldg. Height Permitted: 51
Maximum Bldg. Height Proposed: 50
Minimum Bldg. Setback Required:

From East boundary: 42'-0"
From North boundary: 35'-0"
From West boundary: 65'-0" (Yorktown centerline)
From South boundary: 75'-0"

Off Street Parking*
- Ratio Per Use: 1.5 for one bedrooms and 2 for two bedrooms
- Number of Spaces required per Use: 317 spaces
- Number of Spaces proposed per Use: 326 spaces
- Total Number of Spaces required: 317 spaces
- Total Number of Spaces proposed: 326 Spaces

Minimum Percentage and Corresponding Landscaped Area Required: 20 % 134,773 S.F.
Minimum Percentage and Corresponding Landscaped Area Provided: 23 % 155,771 S.F.
Landscaped Small Yard per Street Frontage

	Required:	Provided:
East: 63'	3,342 S.F.	19,020 S.F.
South Lewis:	3,009 S.F.	5,417 S.F.

Additional Landscape area(s) required (if any):
Lighting Height for Parking Areas
Maximum Height Permitted: 20' Height Proposed: 18'

* SEE SHEET P-4 FOR PARKING DIMENSIONS.

DETAIL SIGN PLAN:

PUD/ CORRIDOR SITE PLAN NUMBER 584-2 / CO

DEVELOPMENT AREA G-1

GROUND SIGNS:

NUMBER PERMITTED: 1

MAXIMUM HEIGHT PERMITTED: 10 FT

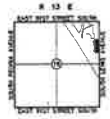
DISPLAY SURFACE AREA PERMITTED PER SIGN:
35 S.F. S.F.

MAXIMUM AGGREGATE DISPLAY SURFACE AREA PERMITTED:
35 S.F. S.F.

MINIMUM SETBACK FROM DEVELOPMENT AREA(S) AND/OR PUD BOUNDARIES: 0

WALL SIGNS:

	LENGTH OF BLDG WALL	PERMITTED SF	PROPOSED SF
CLUB (100)	58'-0"	113 S.F.	24 S.F.



Location Map

DWELLING UNITS PER DEVELOPMENT AREA**

Area Name	Acres	DU / Acre allowed	DU Allowed	DU as Designed
Area G-1	9.543		150	150
			150	150

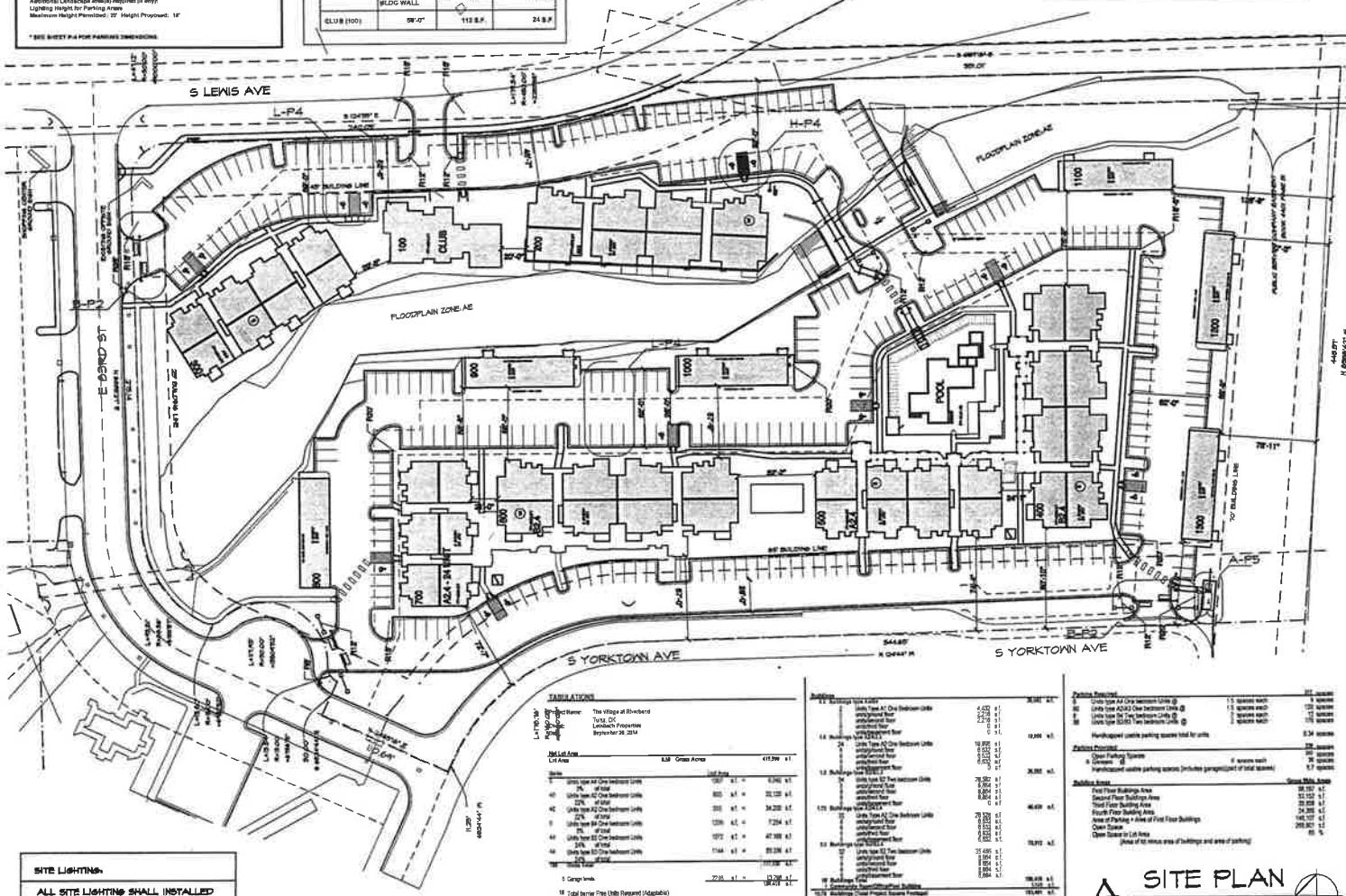
** DENSITY ESTABLISHED BY MINOR AMENDMENT PUD 584-2

LAND COVERAGE CALCULATIONS PER AREA:

AREA C: 56,197 SF / 415,998 SF = 21.10 % COVERAGE

AREA C LIVABILITY SPACE

AREA C: 415,998 SF
- 146,197 S.F BLDG AND PARKING
= 269,801 S.F OPEN SPACE
+ 150 UNITS
= 1498.89 S.F DWELLING UNIT OPEN SPACE



KEYED NOTES:

3 SITE PREP.
3.1 NOT USED
3.2 CONCRETE SIDEWALK WIDTH AS NOTED ON PLAN

4 CONCRETE
4.1 FOUNDATION SYSTEM SEAL TO STRUCTURAL ENGINEER
4.2 CONCRETE SLAB WITH 6 MIL SOAD HELDED AND PEER OVER WATERPROOF PERMEAMN ON MINIMUM 4 CONCRETE ROCK
4.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWF REINFORCEMENT
4.4 PLACEMENT FLOOR/WALL ASSEMBLY - REFER ASSEMBLY LEGEND
4.5 SUBSEQUENT FLOOR/WALL ASSEMBLY - REFER ASSEMBLY LEGEND

5 MASONRY
5.1 8" CONCRETE REINFORCED WALL WITH
5.2 8" CONCRETE REINFORCED WALL WITH STRUCTURAL BONDED PRESTRESSED TENDONS
5.3 8" CONCRETE REINFORCED WALL WITH PRESTRESSED TENDONS AND MASONRY FACE
4.3 CONCRETE BLOCK WITH ALL FURRED BLOCK SURFACE, ALL PORTIONS OF CONCRETE BLOCK WITH FULL 2" OF FURRING, FURRING TO BE FASTENED TO CONCRETE BLOCK WITH 1/4" X 3" SCREWS
4.4 PLACEMENT FLOOR/WALL ASSEMBLY - REFER ASSEMBLY LEGEND
4.5 SUBSEQUENT FLOOR/WALL ASSEMBLY - REFER ASSEMBLY LEGEND
4.6 NOT USED
4.7 NOT USED
4.8 NOT USED
4.9 NOT USED
4.10 NOT USED
4.11 NOT USED
4.12 NOT USED
4.13 NOT USED
4.14 NOT USED
4.15 NOT USED
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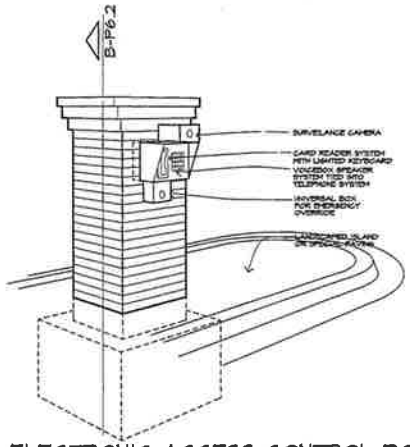
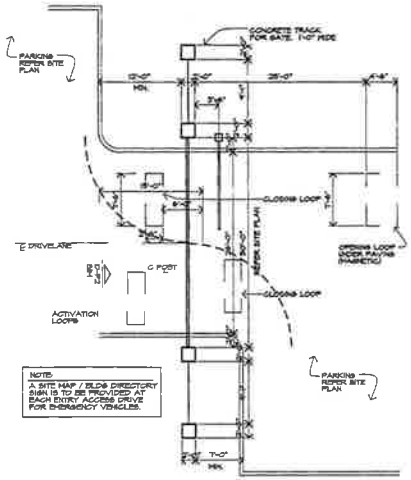
4.21 NOT USED
4.22 NOT USED



F ELECTRONIC ACCESS CONTROL BOX

NO SCALE

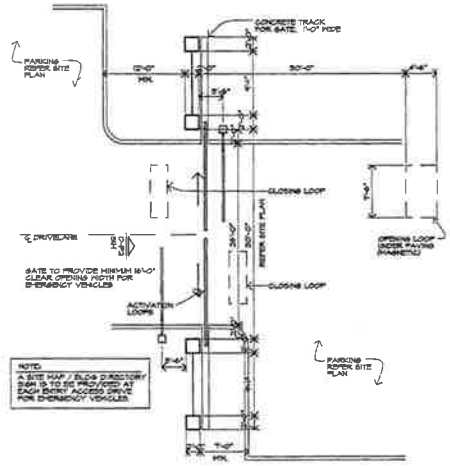


FOR EXACT CONFIGURATION OF ENTRY AREA, REFER SITE PLAN

C ENTRY/ EXIT GATE PLAN

1/8" = 1'-0"

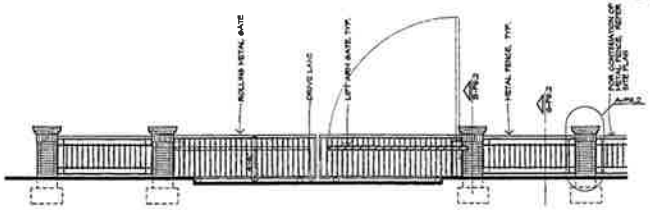
TENANT & GUEST
OPTIONAL REMOTE
LIFT ARM & SWINGING GATES



B ENTRY/ EXIT GATE PLAN

1/8" = 1'-0"

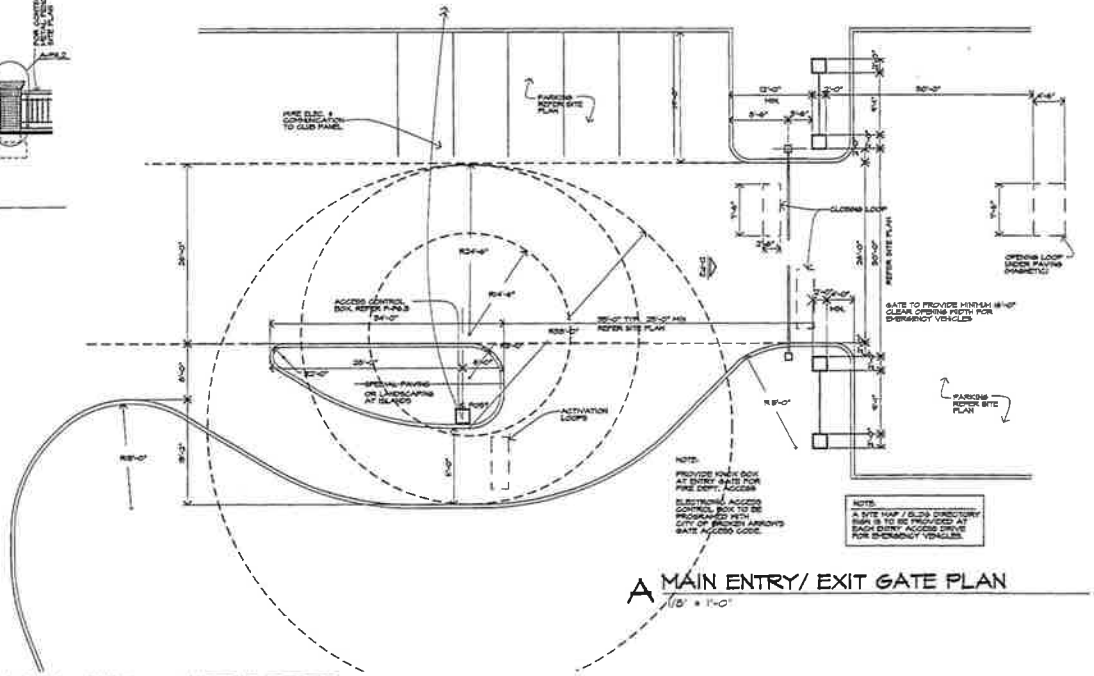
TENANT & GUEST
OPTIONAL REMOTE
LIFT ARM & SLIDING GATES



D MAIN ENTRY/ EXIT GATE PLAN

3/16" = 1'-0"

GATE TO PROVIDE MINIMUM 16'-0" CLEAR OPENING WIDTH FOR EMERGENCY VEHICLES



A MAIN ENTRY/ EXIT GATE PLAN

1/8" = 1'-0"

Revision #	Date	Description
1		STRUCTURAL REVISIONS

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

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Architects Collective

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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER
0475

SHEET TITLE
ACCESS GATE

SHEET NUMBER
P2

11/14/2014 9:55 PM

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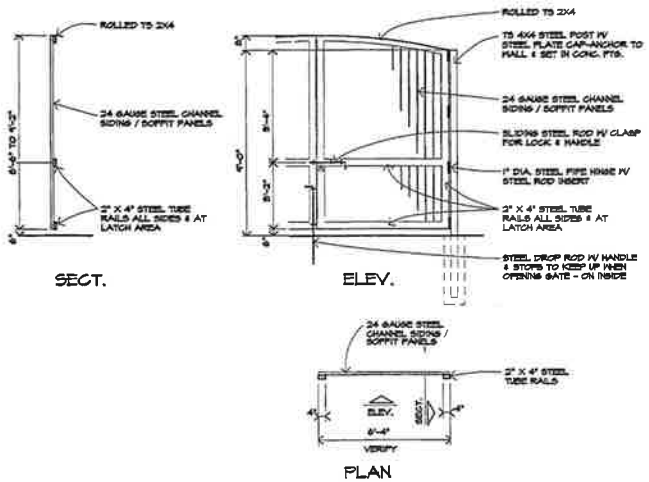
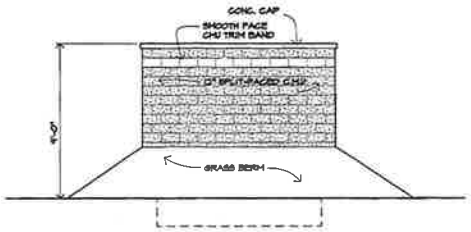
8.8

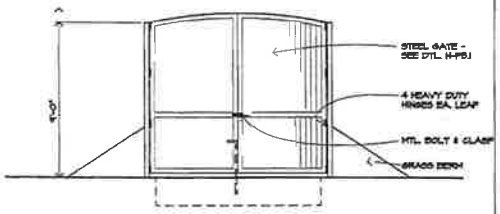
Permit Set 11/20/14



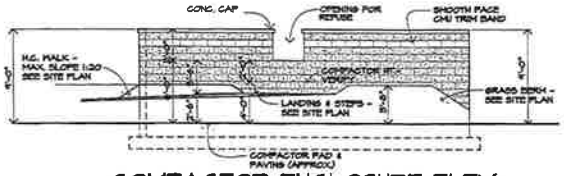
H GATE DETAILS
3/8" = 1'-0"



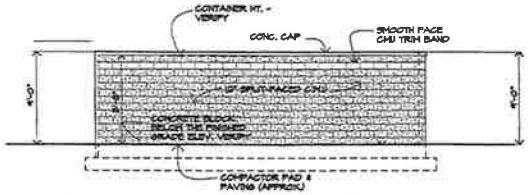
E COMPACTOR ENCLOSURE ELEV.
1/4" = 1'-0"
REFER TO ELEV. B FOR TYPICAL NOTES



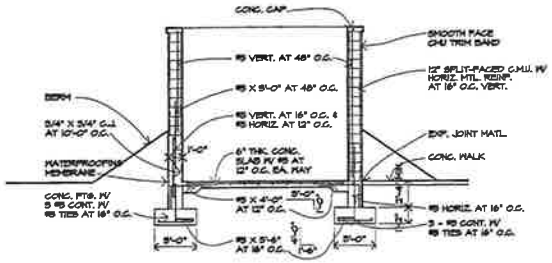
D COMP. ENCLOSURE ELEV.
1/4" = 1'-0"
SEE DTL. K THIS SHEET FOR GATE DETAILS



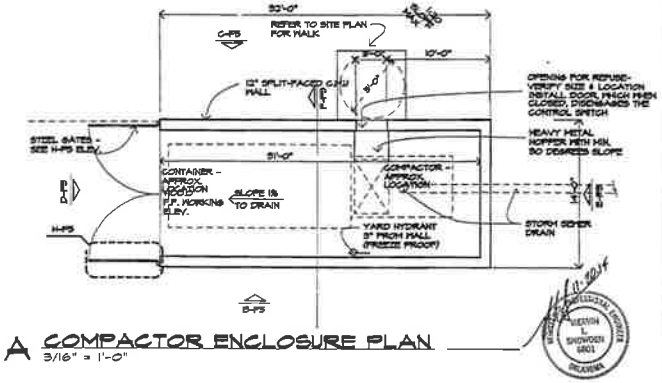
C COMPACTOR ENCLOSURE ELEV.
3/16" = 1'-0"
REFER TO ELEV. B FOR TYPICAL NOTES



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



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



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

Revision # Date Description

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

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TULSA, OKLAHOMA 74135
918/742-2987

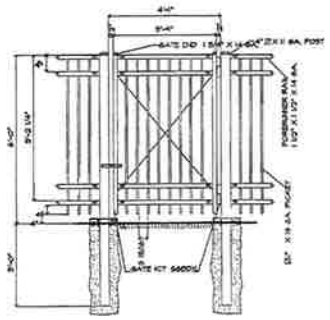
PROJECT NUMBER
DATE:

SHEET TITLE: COMPACTOR ENCLOSURE

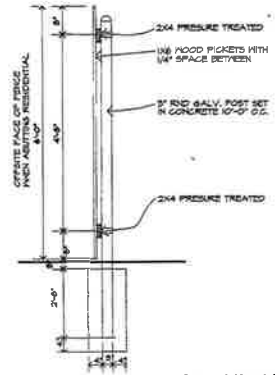
SHEET NUMBER: P5

8.9

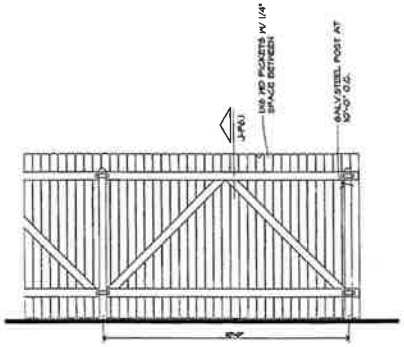
Permit Set 11/20/14



M ALUM. SINGLE GATE
1/2" = 1'-0"



L WOOD FENCE SECTION
3/4" = 1'-0"



F WOOD FENCE INTERIOR ELEV.
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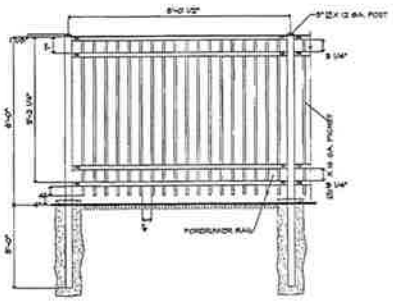
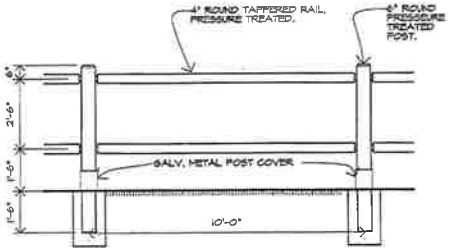
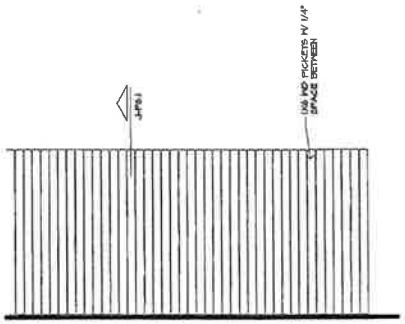


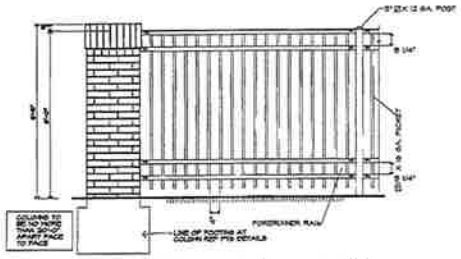
L ALUM. FENCE RUN
1/2" = 1'-0"



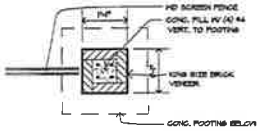
H WOOD SPLIT RAIL FENCE ELEV.
1/2" = 1'-0"



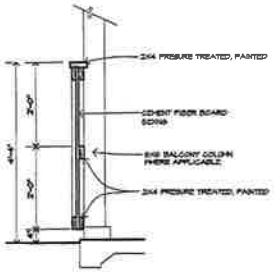
E WOOD FENCE EXTERIOR ELEV.
1/2" = 1'-0"



K ALUM. FENCE RUN
1/2" = 1'-0"



D COLUMN PLAN
3/4" = 1'-0"
THIS COLUMN TO BE USED AT ALL PATIO SCREENS, UNLESS OTHERWISE NOTED ON SITE PLAN.



A PATIO SCREEN SECT.
3/4" = 1'-0"

Revision # Date Description

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

NOTICE OF COPYRIGHT
THESE PLANS ARE DESIGNED BY AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK AND SUCH PROTECTION INCLUDES, BUT IS NOT LIMITED TO, ALL AS INFORMED TO OCCUPIED SPACE AND ROOM OR ARCHITECTURAL WORK COPYRIGHT PROTECTION. THE ARCHITECTURAL WORK COPYRIGHTED HEREIN IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND CHARACTER OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR ARCHITECTURAL WORK BY OTHERS, WITHOUT THE EXPRESS CONSENT OF CONSTRUCTION OF BUILDING BEING BUILT AND/OR SUBMITTAL COMPENSATION TO ARCHITECTS COLLECTIVE.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER
DATE

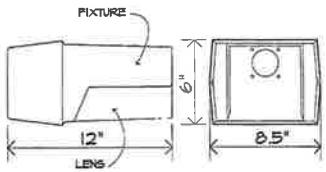
SHEET TITLE: FENCE DETAILS

SHEET NUMBER: P6.1

8/22/2014 1:46 PM FILE:S:\ENCADD\LEINBACH\LW_VILLAGE\WORKING_HVR_SITE\W_P6-1.DGN

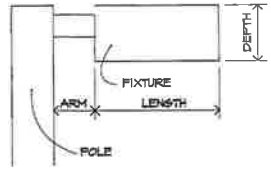
8.10

Permit Set 11/20/14



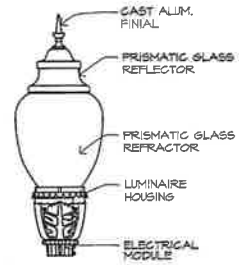
HOLOPHANE
WALLPACK II -
WL2K-175MH-12-BZ

G BUILDING MTD. LIGHT
1 1/2"=1'-0"



MONARCH BY
LITHONIA
KSF1 250M

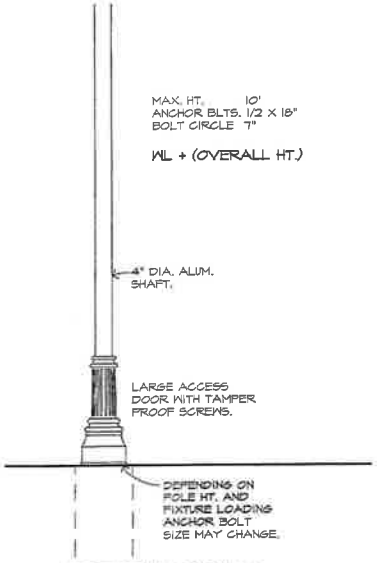
D POLE LITE
1 1/2"=1'-0"



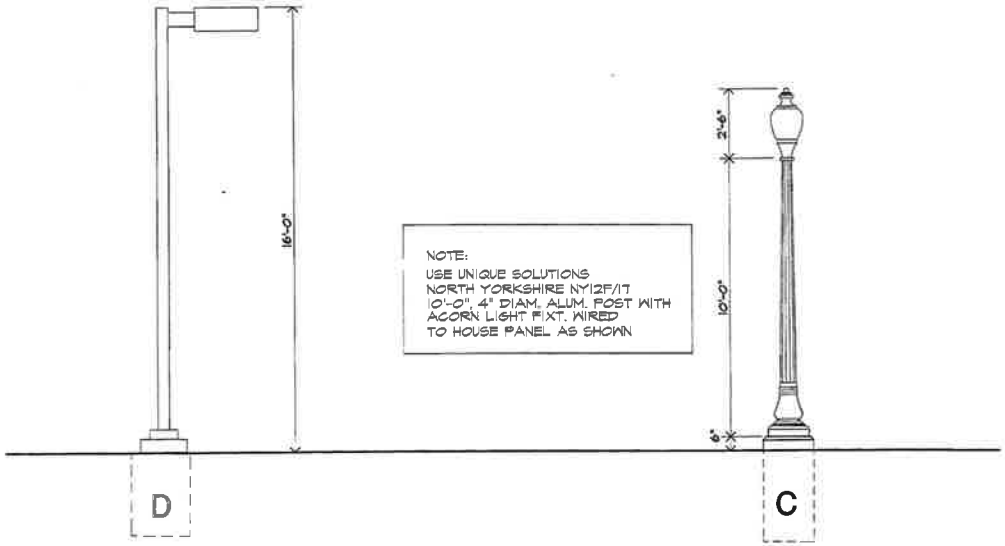
43 7/8"
17 1/4"
MAX. WATT 175

175MHMTB5K

C ACORN LITE
1 1/2" = 1'-0"



B ACORN POLE
1/2" = 1'-0"



NOTE:
USE UNIQUE SOLUTIONS
NORTH YORKSHIRE NY12F/17
10'-0", 4" DIAM. ALUM. POST WITH
ACORN LIGHT FIXT. WIRED
TO HOUSE PANEL AS SHOWN

A POLE LIGHTS
1/2" = 1'-0"

Revision # Date Description

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma
CLIENT: Leinbach Company, LLC

SEAL:

REGISTERED ARCHITECT
STATE OF OKLA

REUSE OF DOCUMENT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN UNPUBLISHED WORK UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. THEY MAY NOT BE REPRODUCED, PUBLISHED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE INFORMATION PROVIDED IN THESE PLANS, IN WHOLE OR IN PART, FORM A "BUILT IN" ARCHITECTURAL WORK WITHIN THE MEANING OF THE COPYRIGHT LAW OF THE UNITED STATES. THE ARCHITECT RETAINS ALL COPYRIGHTS, INCLUDING WITHOUT LIMITATION, THE RIGHT TO PROTECT, PUBLISH, REPRODUCE, DISTRIBUTE, DISPLAY, MODIFY, CREATE DERIVATIVE WORKS, AND TO PROTECT THE ARCHITECT'S RIGHTS AGAINST THE CONSTRUCTION OF A BUILDING INCLUDING WITHOUT LIMITATION, COMPENSATION TO THE ARCHITECT FOR THE USE OF THE ARCHITECT'S DESIGNS.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

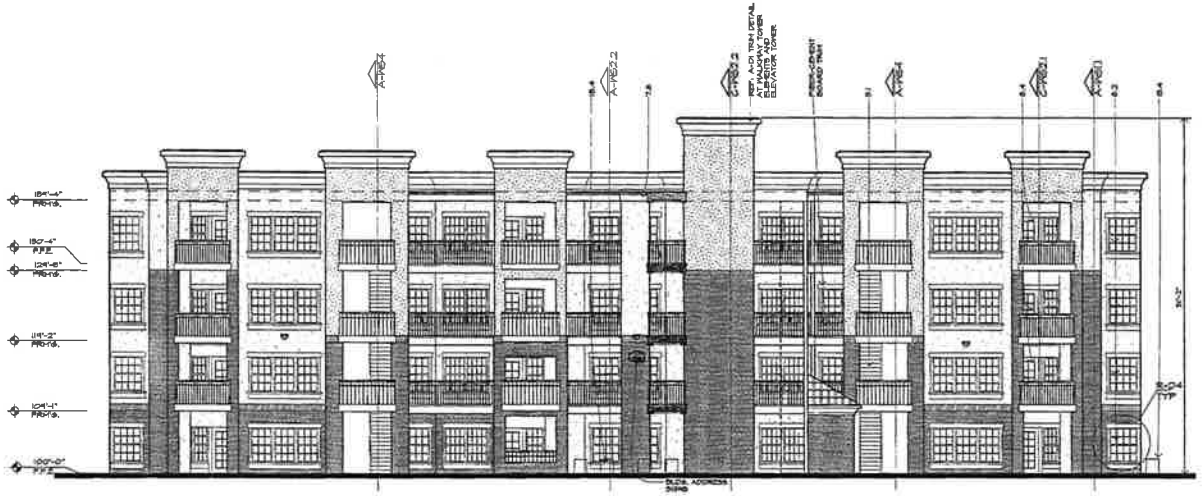
Architects Collective
4200 EAST SKELLY DRIVE SUITE 730
TULSA, OKLAHOMA 74135
918/742-2997

PROJECT NUMBER
DATE

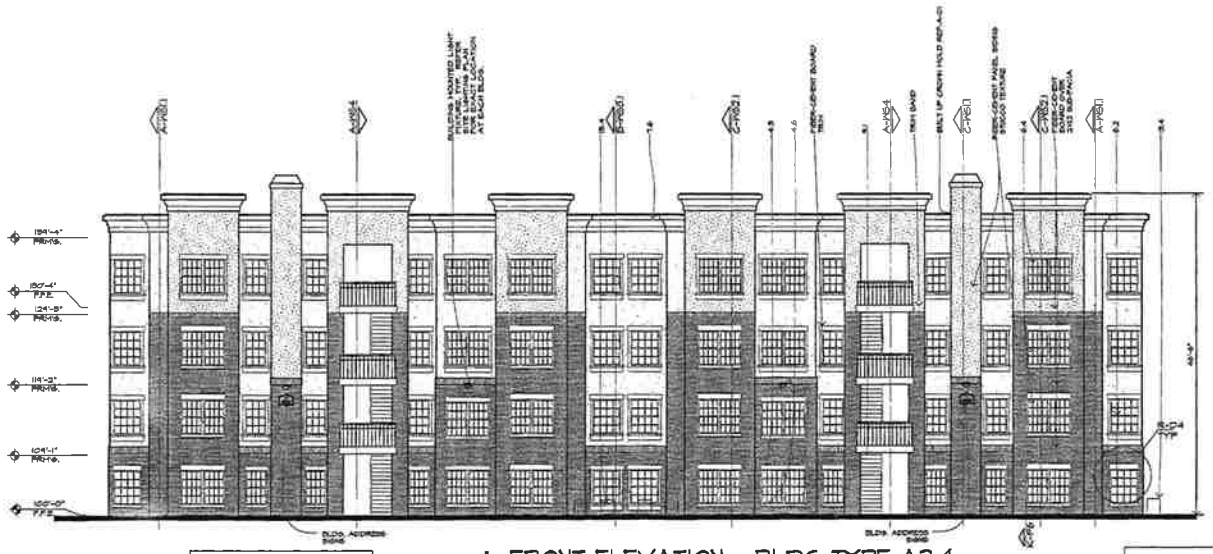
SHEET TITLE
EXTERIOR
LIGHT FIXTURES

SHEET NUMBER
P8

8.11



B REAR ELEVATION - BLDG TYPE A2.4
1/8" =1'-0"
APX 35% MASONRY



A FRONT ELEVATION - BLDG TYPE A2.4
1/8" =1'-0"
APX 50% MASONRY

ALL SIDING TO BE HARDI-PANEL FIBER-CEMENT PANELS W/ STUCCO TEXTURE OR EQUAL (U.O.N.)

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 45 MIN. RATED ASSEMBLY

KEYED NOTES:

Revision #	Date	Description
1	1/5/15	STRUCTURAL REVISIONS

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL

NOTICE OF COPYRIGHT

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

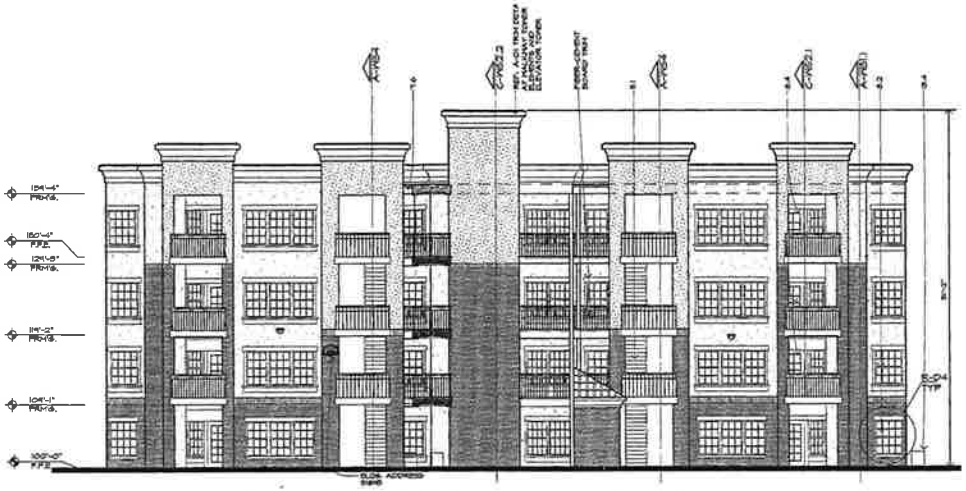
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE:

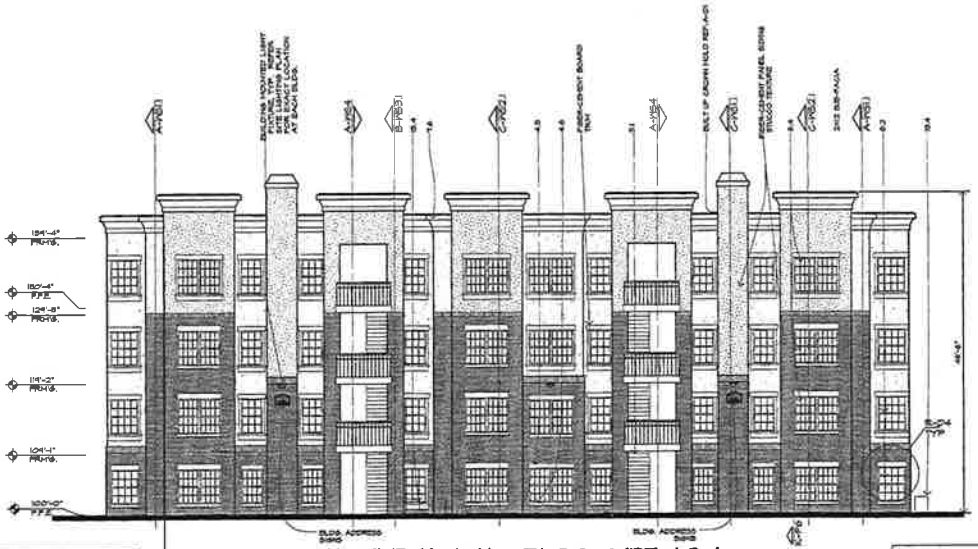
SHEET TITLE:
ELEVATIONS
BLDG. A2.4

SHEET NUMBER:
A1.1

8.12



B REAR ELEVATION - BLDG TYPE A2.4
1/8" =1'-0"
APX 35% MASONRY



A FRONT ELEVATION - BLDG TYPE A2.4
1/8" =1'-0"
APX 50% MASONRY

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 45 MIN. RATED ASSEMBLY

ALL SIDING TO BE HARDI-PANEL FIBER-CEMENT PANELS W/ STUCCO TEXTURE OR EQUAL (U.O.N.)

KEYED NOTES:

Revision #	Date	Description
1		STRUCTURAL REVISIONS VIDUS

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL

NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER THE COPYRIGHT ACT, 17 U.S.C. § 102 (AS AMENDED DECEMBER 1990) WHICH PROVIDES THAT ARCHITECTURAL WORKS COPYRIGHT PROTECTION INCLUDES THE ARCHITECT'S DESIGN OF BUILDINGS AS EXPRESSED IN ARCHITECTURAL PLANS AND DRAWINGS, BUILDINGS, AND OTHER TANGIBLE FORMS. OWNERSHIP OF COPYRIGHT IN THESE PLANS, WHEN PURCHASED, INCLUDES THE OWNER'S RIGHT TO MAKE, OR CAUSE TO BE MADE, ALTERATIONS TO THE DESIGN OF CONSTRUCTION ON BUILDINGS DEPICTED IN THE ARCHITECT'S DESIGN OF ARCHITECTS COLLECTIVE.

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/712-2987

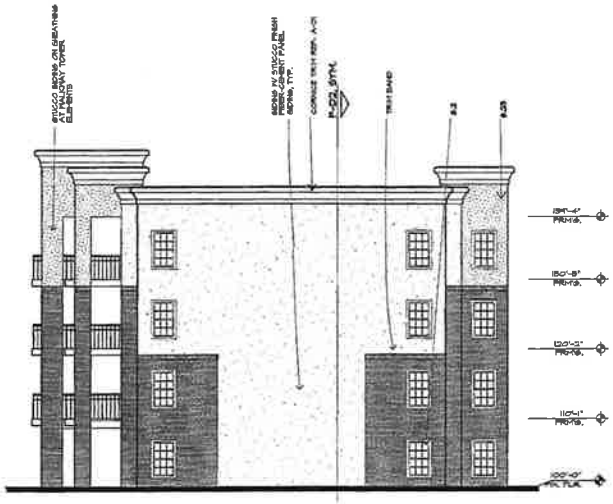
PROJECT NUMBER
DATE

SHEET TITLE
ELEVATIONS
BLDG. A2.4

SHEET NUMBER
A1.1A

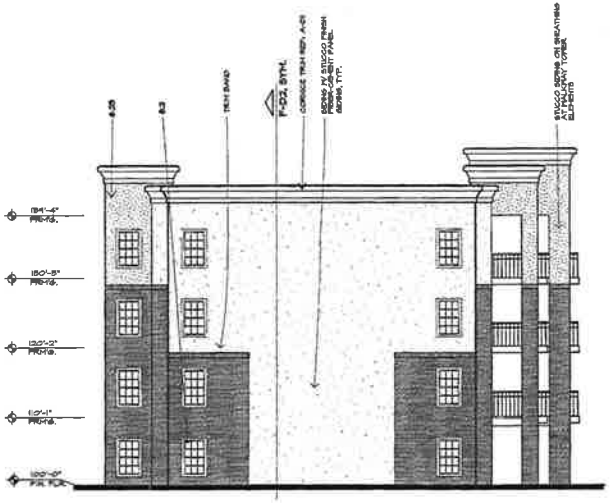
12/23/2014 4:51 AM

8.13



B END ELEVATION - BLDG. A2.4

1/8"=1'-0" APX 35% MASONRY



A END ELEVATION - BLDG. A2.4

1/8"=1'-0" APX 50% MASONRY

KEYED NOTES:

Revision #	Date	Description
1		STRUCTURAL REVISIONS

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

OWNER: Leinbach Company, LLC

SEAL:

REGISTERED ARCHITECT
STATE OF OKLA.

NOTICE OF COPYRIGHT

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Architects Collective
4000 EAST SKELLY DRIVE SUITE 130
TULSA, OKLAHOMA 74135
918/622-2367

PROJECT NUMBER

DATE

SHEET TITLE: END ELEVATIONS

SHEET NUMBER: A1.2

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8.14

B BLDG. REAR ELEVATION - BLDG B2.4
1/8"=1'-0"

A BLDG. FRONT ELEVATION - BLDG B2.4
1/8"=1'-0"

ALL SIDING TO BE HARDI-PANEL FIBER-CEMENT PANELS W/ STUCCO TEXTURE OR EQUAL (U.O.N.)

KEYED NOTES:

Revision #	Date	Description
1		STRUCTURAL REVISIONS 1/25/19

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

NOTICE OF COPYRIGHT

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NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective

4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/622-2487

PROJECT NUMBER

DATE

SHEET TITLE
ELEVATIONS
BLDG B2.4

SHEET NUMBER
A2.1

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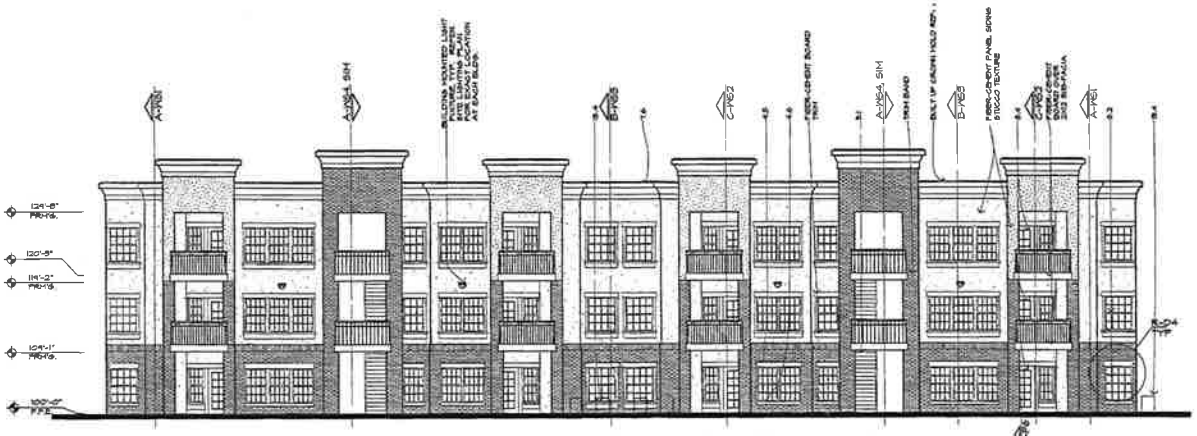
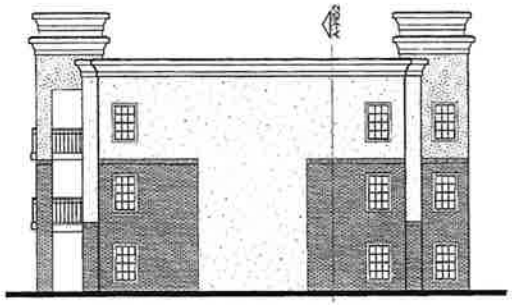
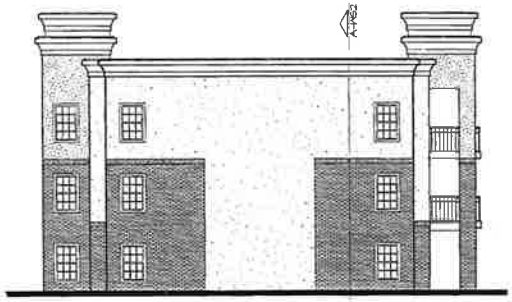
2.15



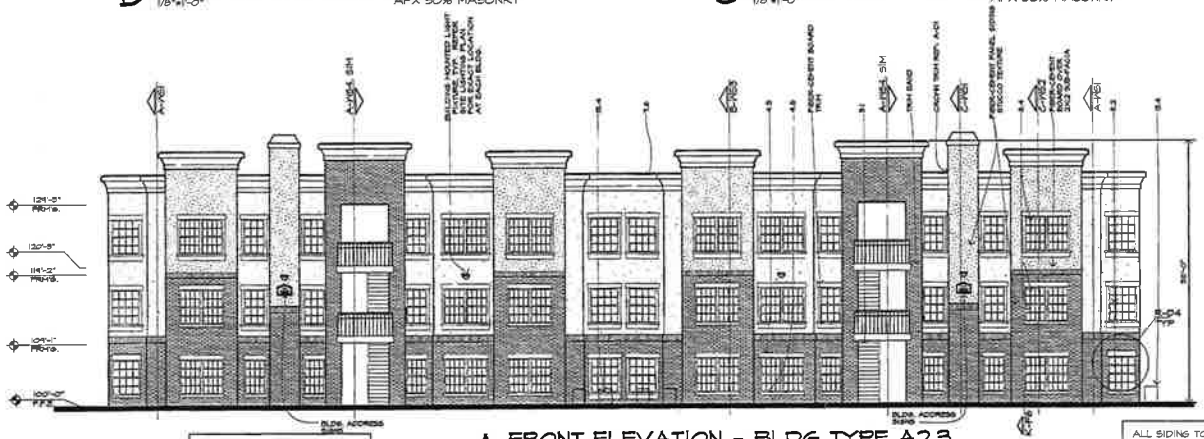
B REAR ELEVATION - BLDG TYPE A2.3
1/8" =1'-0"
APX 50% MASONRY



D END ELEVATION - BLDG. A2.3
1/8"=1'-0"
APX 50% MASONRY



C END ELEVATION - BLDG. A2.3
1/8"=1'-0"
APX 50% MASONRY



ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 45 MIN RATED ASSEMBLY

A FRONT ELEVATION - BLDG TYPE A2.3
1/8" =1'-0"
APX 50% MASONRY

ALL SIDING TO BE HARDI-PANEL FIBER-CEMENT PANELS W/ STUCCO TEXTURE OR EQUAL (U.O.N.)

KEYED NOTES

Revision #	Date	Description
1	1/5/15	STRUCTURAL REVISIONS

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

REGISTERED ARCHITECT
BRYAN C. KIRK
STATE OF OKLA.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER
DATE

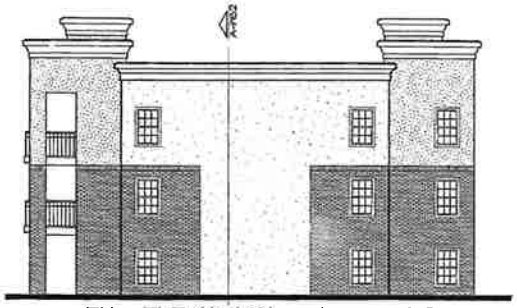
SHEET TITLE
ELEVATIONS
BLDG. A2.3

SHEET NUMBER
A3.1

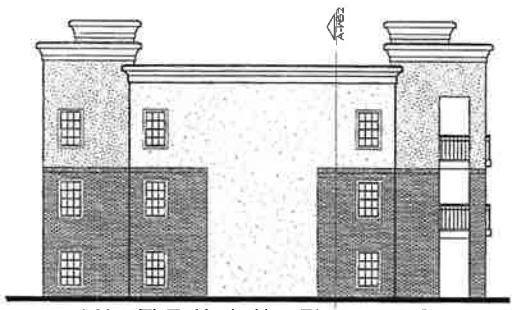
12/17/2014 4:18 PM

8.16

B BLDG. REAR ELEVATION - BLDG B2.3
1/8"=1'-0"
APX 50% MASONRY



D END ELEVATION - BLDG. B2.3
1/8"=1'-0"
APX 50% MASONRY



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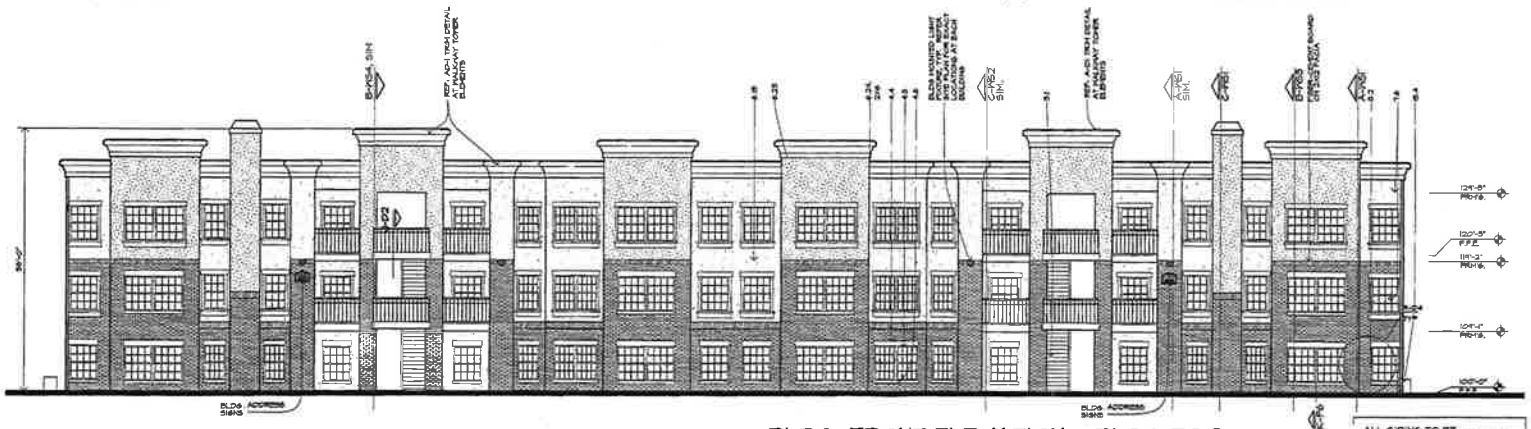
1/8"=1'-0"
APX 50% MASONRY



A BLDG. FRONT ELEVATION - BLDG B2.3
1/8"=1'-0"
APX 50% MASONRY

ALL SIDING TO BE HARDI-PANEL FIBER-CEMENT PANELS W/ STUCCO TEXTURE OR EQUAL (LOU)

KEYED NOTES:

STRUCTURAL REVISIONS
1/16/9

The Village at Riverbend

LOCATION: Tulsa, Oklahoma
OWNER: Leinbach Company, LLC

REGISTERED ARCHITECT
STATE OF OKLA

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective

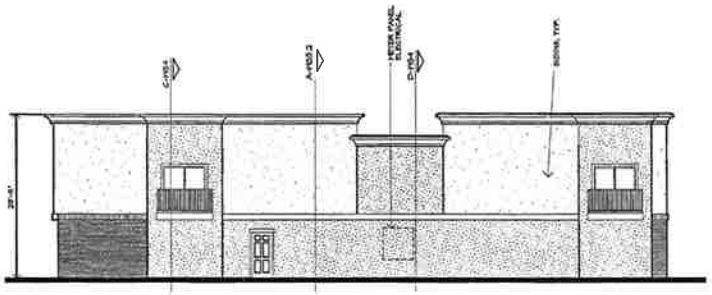
PROJECT NUMBER
DATE

SHEET TITLE
ELEVATIONS
BLDG B2.3

SHEET NUMBER
A4.1

12/17/2014 3:11 PM

L'8



B REAR ELEV. - BLDG. A4/B4.2
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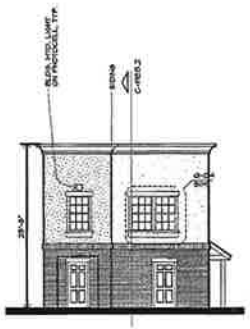
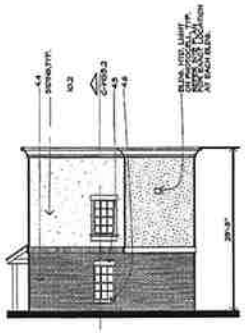


D END ELEV. - A4/B4.2
1/8"=1'-0"
APX 50% MASONRY



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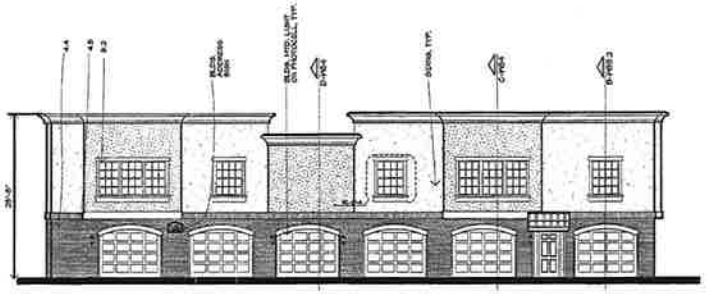
1/8"=1'-0"
APX 50% MASONRY



A FRONT ELEV. - BLDG. A4/B4.2
1/8"=1'-0"
APX 50% MASONRY

KEYED NOTES:

Revision #	Date	Description
1		STRUCTURAL REVISIONS USR/6

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective

4000 EAST SKELLY DRIVE SUITE 730
TULSA, OKLAHOMA 74135
918/622-2887

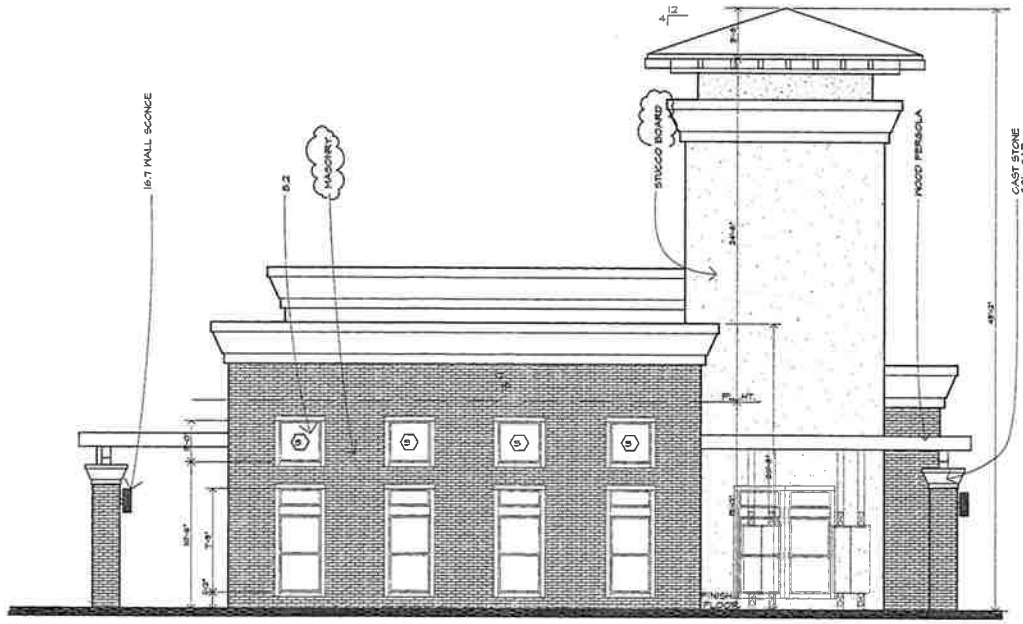
PROJECT NUMBER
DATE

SHEET TITLE
A4/B4.2

SHEET NUMBER
A5.1

12/23/2004 10:28 AM FILEBRIVIRGA/DEFINCHE/RIVERBEND_VP_VILLAGEBVRIVERBD_VP/VR_BLDGCONTVR_ELEVNBR4_50.ARC

8.18



B CLUB SIDE ELEVATION

SCALE: 1/4" = 1'-0"

A CLUB FRONT ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES:

Revision # Date Description

1 STRUCTURAL REVISIONS 1/13/15

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL:

NOTICE OF COPYRIGHT

THESE PLANS ARE DEPRECATED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECT. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990. ANY USE OF ARCHITECTURAL WORKS COPYRIGHTED PROTECTION ACT 1990 (AWCPA) PUBLISHED ON OR AFTER DEC. 1, 1990 IS SUBJECT TO THE AWCPA. PLANS, PLAN SETS, OR ELEVATIONS OF ANY COMPOSITION OF SPACES AND ELEMENTS OF DESIGN, WHICH MAY BE PROTECTED UNDER THE AWCPA, OR ANY PARTS THEREOF, MAY BE CONSTRUCTED ONLY IF THE PURCHASER OF THE PLANS, WORK OF ARCHITECTURE, OR PLAN SET, OR ANY PERSON OR ENTITY THE DESIGNATION OF CONSTRUCTION OF BUILDINGS BASED UPON AND/OR SUBSTANTIALLY CONFORMING TO ARCHITECTURAL WORKS PROTECTED.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective

4200 EAST SKELLY DRIVE SUITE 710
TULSA, OKLAHOMA 74135
(918) 492-0987

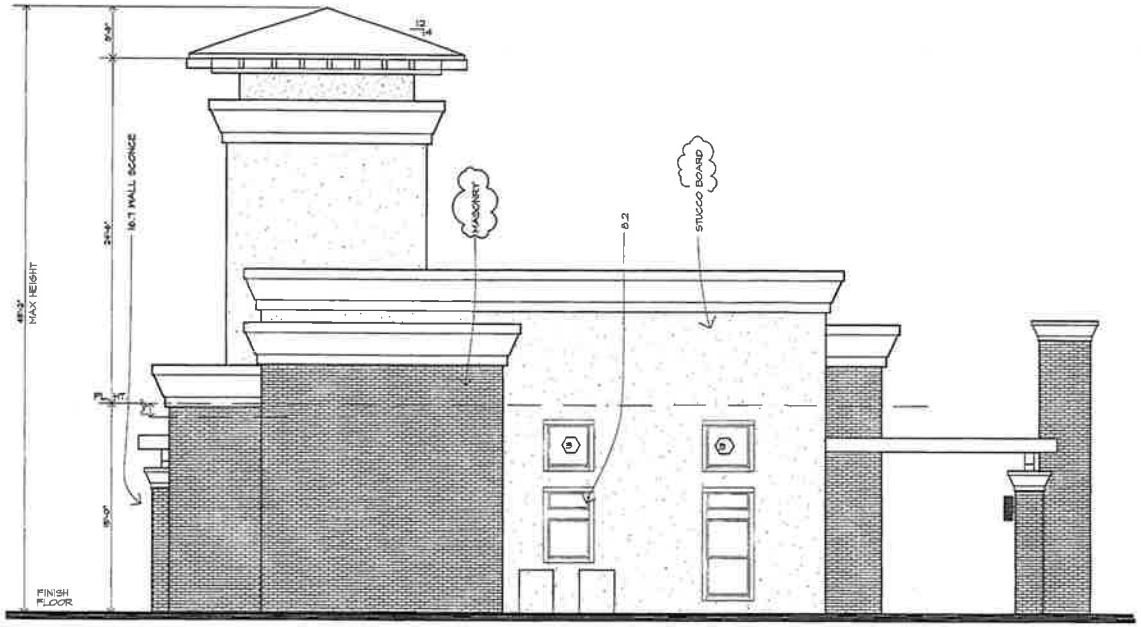
PROJECT NUMBER:

DATE:

SHEET TITLE: CLUBHOUSE ELEVATIONS

SHEET NUMBER: C4

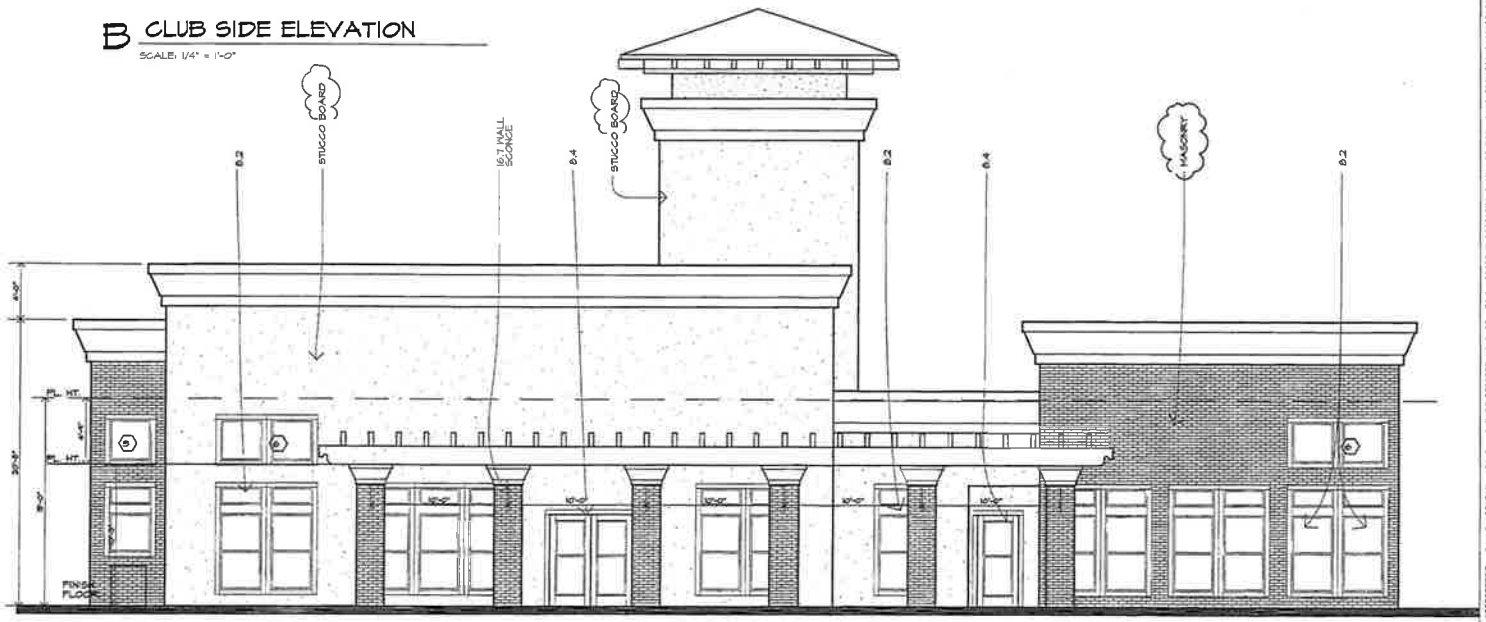
8.19



ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

B CLUB SIDE ELEVATION

SCALE: 1/4" = 1'-0"



A CLUB REAR ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES:

Revision #	Date	Description
1		STRUCTURAL REVISIONS VRWB

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, L.L.C

SEAL:

NOTICE OF COPYRIGHT

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective

4208 EAST SHELLY DRIVE SUITE 710
TULSA, OKLAHOMA 74135
918-622-2987

PROJECT NUMBER:
DATE:

SHEET TITLE: CLUBHOUSE ELEVATIONS

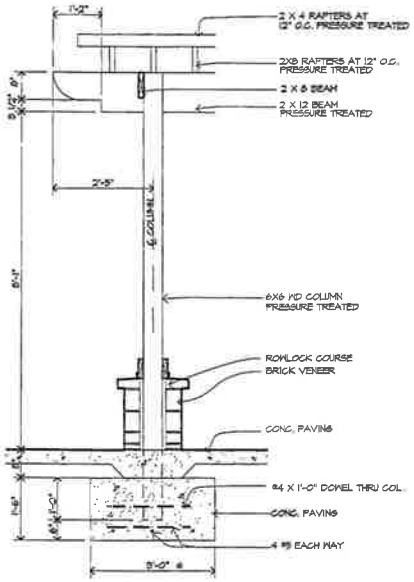
SHEET NUMBER: C5

1/20/2005 11:42 AM

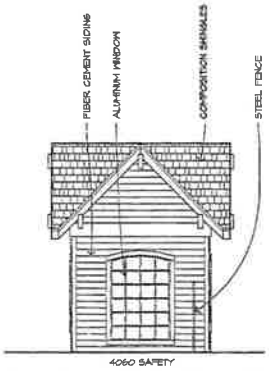
FILE:S:\ENGCAD\ENGCAD\STANDARD_VF_VILLAGE\RIVERBEND_HVR_VILLAGE_PLAN_CLUB.DWG

8.20

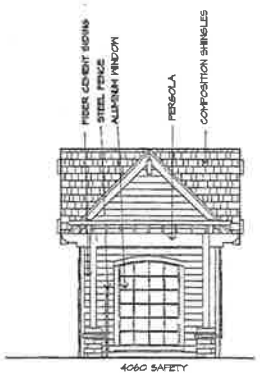
Permit Set 11/20/14



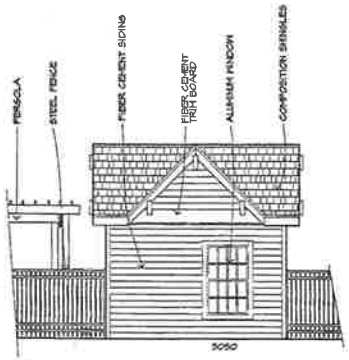
L COLUMN SECTION
3/4" = 1'-0"
ALL EXPOSED WOOD PAINTED S46



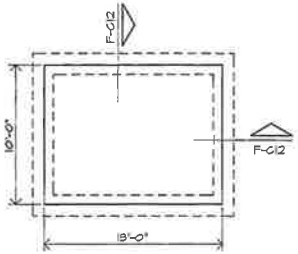
E LEFT ELEVATION
1/4" = 1'-0"



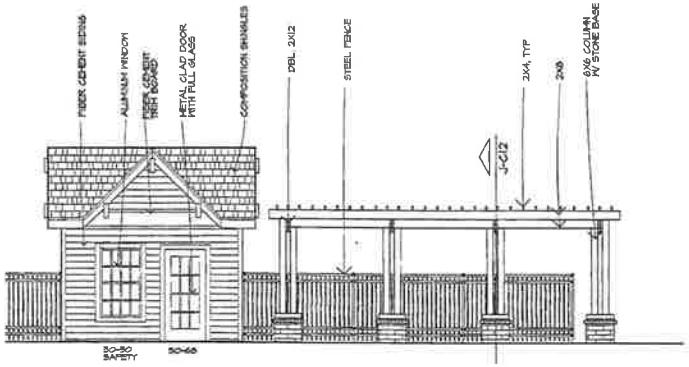
D RIGHT ELEVATION
1/4" = 1'-0"



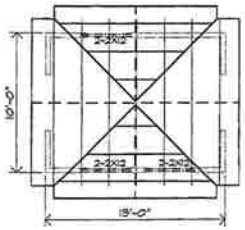
C REAR ELEVATION
1/4" = 1'-0"



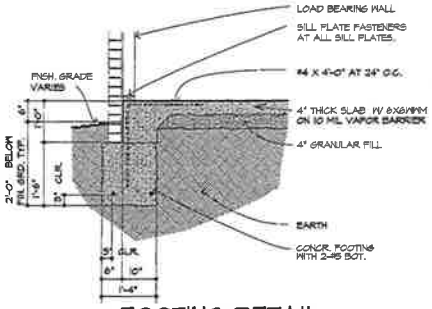
G FOOTING DETAIL
1/4" = 1'-0"



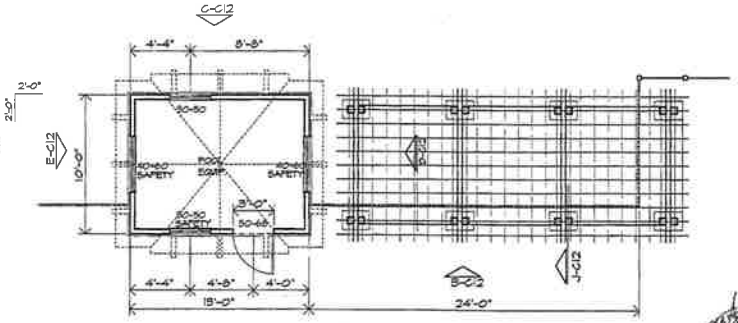
B FRONT ELEVATION
1/4" = 1'-0"



H ROOF FRAMING
1/4" = 1'-0"



F FOOTING DETAIL
3/4" = 1'-0"



A PERGOLA PLAN
1/4"=1'-0"

Revision #	Date	Description

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company, LLC

SEAL: REGISTERED ARCHITECT — STATE OF OKLA.

NOTICE OF COPYRIGHT

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NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
4000 EAST SKELLY DRIVE SUITE 730
TULSA, OKLAHOMA 74135
918/743-2287

PROJECT NUMBER
DATE

SHEET TITLE
PERGOLA AND DETAILS

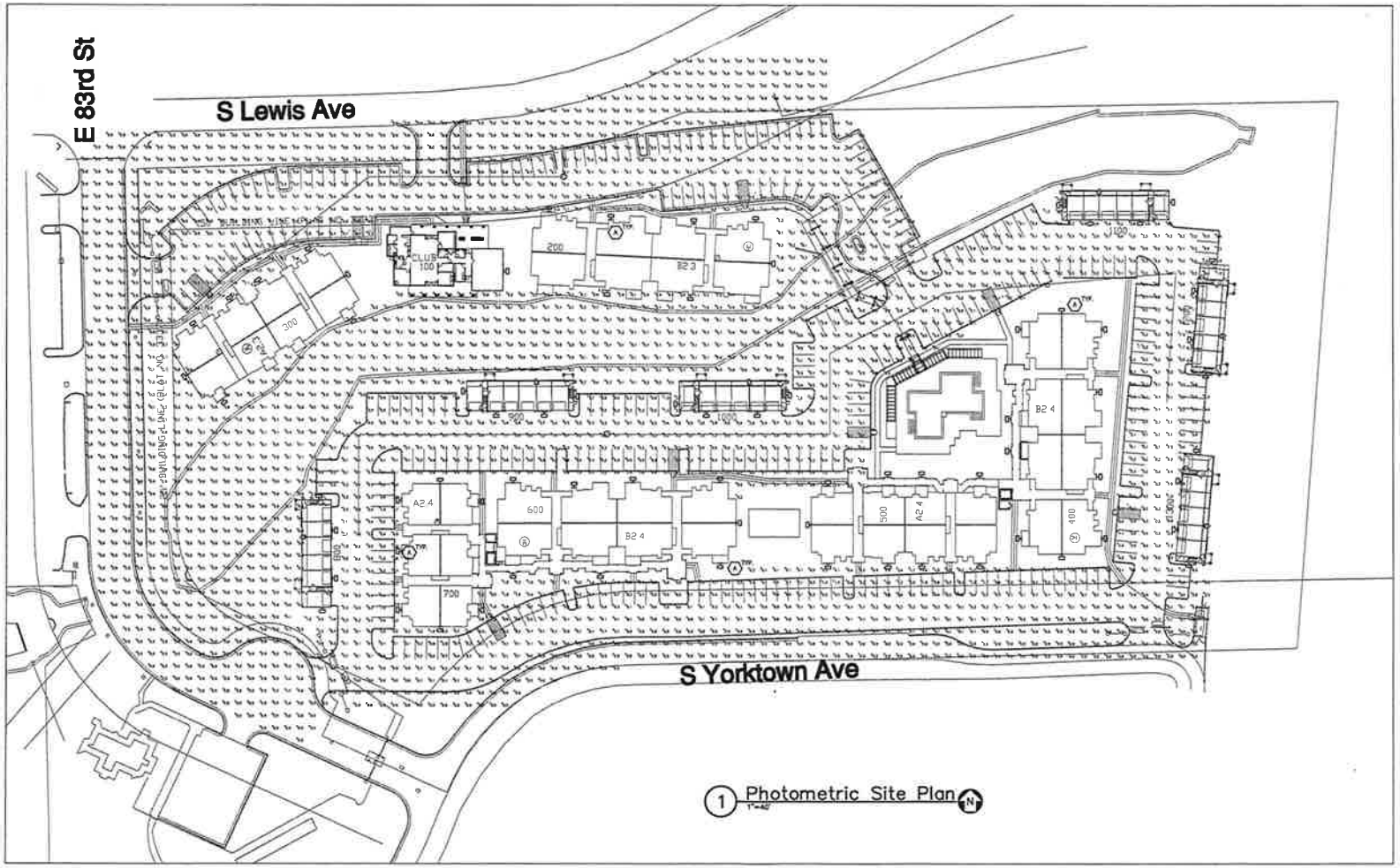
SHEET NUMBER
C12

8.21

LIGHT FIXTURE SCHEDULE

	MANUFACTURER	CATALOG NO.	VOLTS WATTS	LAMPS QTY–WATTS–TYPE	MOUNTING	FIXTURE NOTES
(A)	MAXLITE	MLLWP40LED50	120/277 42	LED, 5000K, 2560 LUMENS	WALL 19'-0" AFG	BUILDING MOUNTED WALL PACK

NOTES:



1 Photometric Site Plan
1"=40'

MPW

PROJECT: The Village at Riverbend

LOCATION: Tulsa, Oklahoma

CLIENT: Leinbach Company

SEAL:

NOTICE OF COPYRIGHT

NO CAD FILES WILL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES

Architects Collective

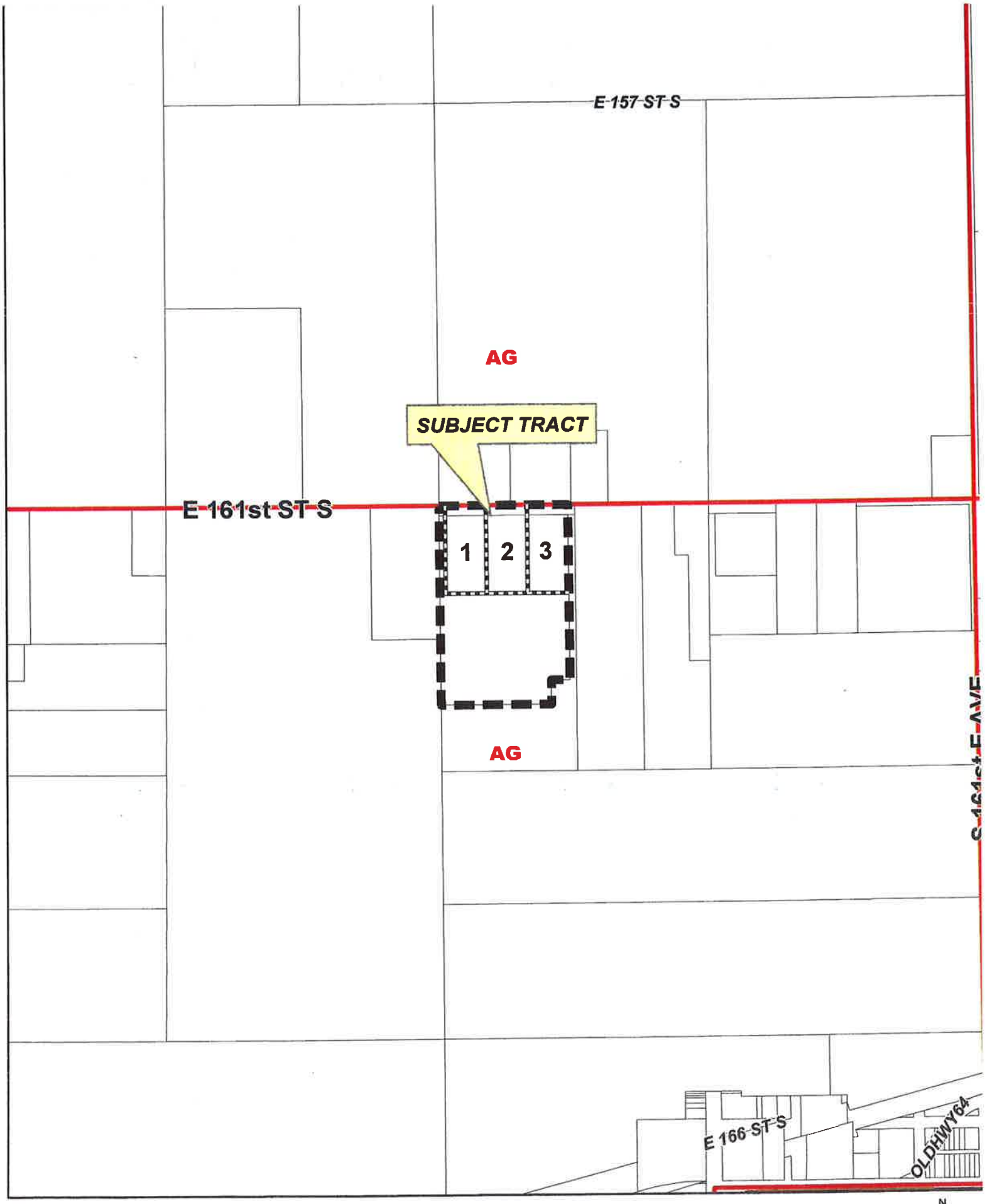
PROJECT NUMBER: VR_Riv_Tul

DATE: 01-21-2015

SHEET TITLE: ELECTRICAL: PHOTOMETRIC SITE PLAN

SHEET NUMBER: E100P

8.22



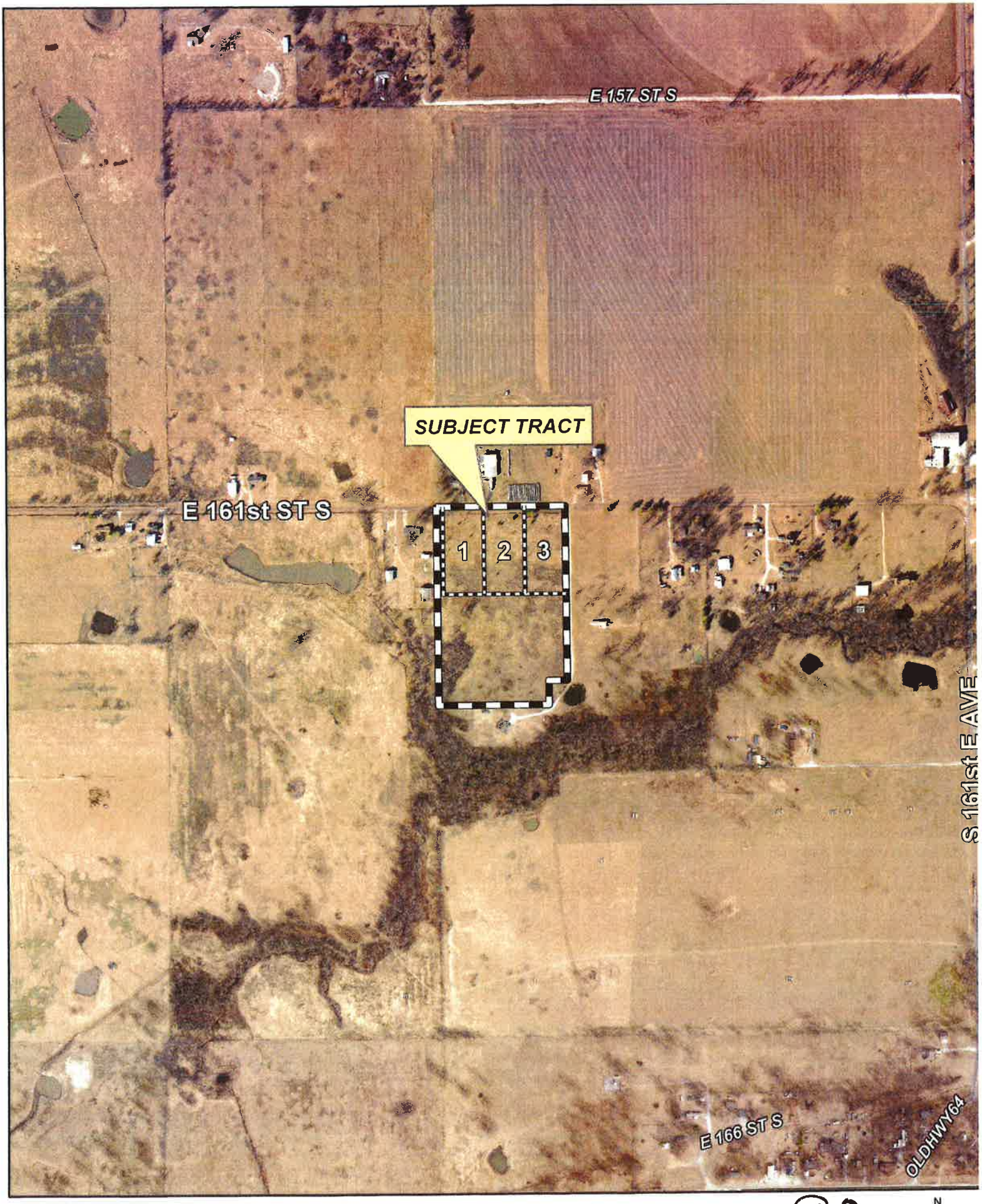
Feet
0 300 600

LS-20733

17-14 27

9.1

N



Feet
0 300 600

LS-20733

Aerial Photo Date: March 2014

17-14 27

9.2

Note: Graphic overlays may not precisely align with physical features on the ground.

N

LOT-SPLIT

February 4, 2015

LS-20733 (continued from 11/19/14, 12/3/14, 12/17/2014 and 1/7/15)
Dennis Kelly, (7427) (AG) (County)
West of the southwest corner of East 161st Street South and South 161st East Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into four tracts. Three of the resulting tracts will meet the Bulk and Area Requirements of the Tulsa County Zoning Code. The fourth tract will exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on November 6, 2014. The County Engineer stated the smaller three tracts were only two acres and should be 2.1 acres per the zoning code. The applicant made appropriate changes to increase the tract sizes.

There was significant discussion at the January 7, 2015 TMAPC meeting regarding water provision for this site. Staff received correspondence dated January 8, 2015, from the Public Works Director at the City of Bixby confirming the four water taps Mr. Kelly applied for in 2005 will be allowed. Additionally, the property will have fire protection from the Bixby Fire Department.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

White, Nikki

From: Dennis [dennistulsa@gmail.com]
Sent: Friday, January 23, 2015 11:42 AM
To: White, Nikki
Subject: Fwd: Water taps

Sent from Dennis Kelly's iPhone

Begin forwarded message:

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Date: January 8, 2015 at 2:07:23 PM CST
To: Dennis <dennistulsa@gmail.com>
Cc: Dolores Hewitt <DHewitt@BixbyOK.gov>
Subject: RE: Water taps

Dennis:

Provided that the conditions that were brought to Council for approval in 2005 have not changed, the approval of the water taps is still in effect.

Bea Aamodt
Public Works Director
City of Bixby

-----Original Message-----
From: Dennis [mailto:dennistulsa@gmail.com]
Sent: Wednesday, January 7, 2015 5:53 PM
To: Bea Aamodt
Cc: Nikki White
Subject: Water taps

Hello,

I appreciate your time today when I stopped in without an appointment and you confirmed the taps the City Council approved are still in effect. As they are part of the consideration of TMAPC to approve my pending lot split, could you please email me back something I could fwd to them to verify this?

Please call or email me if you have any questions I can help with.

Thank you very much for your assistance in this matter!

Sincerely,
Dennis Kelly
(918)855-7653

9.4

CITY OF BIXBY

P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

CITY MANAGER:
Micky Webb
ASSISTANT CITY MANAGER:
Mike Webster
CITY CLERK:
Cheryl Sasser
PUBLIC WORKS DIRECTOR:
Beatriz Aamodt, P.E.
CITY ENGINEER:
Jared Cottle, P.E.

CITY COUNCIL:
Joe Williams, Mayor
Patty Ferree, Vice Mayor
Steve Todoroff
Bud Waldron
James Knapp
CITY ATTORNEY:
Phil Frazier

June 27, 2005

OFFICAL RECORD EXHIBIT "A-1"
ENTERED IN THE 1-7-14 JAW
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

Mr. Dennis Kelly
3919 South Toledo
Tulsa, OK 74135

RE: Water Tap
W/2, NW/4, NE/4 of Section 27, Township 17N, Range 14E

Dear Mr. Kelley:

On June 13, 2005 the City Council approved your request for four water taps at approximately 161st Street and 155th East Avenue. The service lines will be connected to the 6" main line, west of the Leonard School property line. The lines will each be a private connection and each will have its own meter. The City of Bixby only provides 1" meters, so the 2" meters will need to be purchased by you. Please contact the Utilities Supervisor for the City of Bixby, Mike Cahalen, before any digging is started.

Before you place the service lines on County easements, please make sure that you have obtained approval from the County; the City of Bixby will not be responsible for any conflicts that arise from your negotiations with the County. This letter only serves as an approval to tap into our water supply system.

The approximate fees for each water taps are as follows (please contact Lucy Christian for final fees):

- $942.00 for a 2" water tap outside City limits
- $50.00 deposit for each water meter

Your total for four taps will run at approximately $3,968.00.

If you have any questions, please contact us at 366-4430.

Sincerely,

Beatriz Aamodt, P.E.
Public Works Director

Copy: Ms. Lucy Christian, Jared Cottle, Mike Cahalen, file

9.5