

Submittal Requirements for PUD and Corridor Detail Site Plan Review

FORMAT (PLEASE – DO NOT ROLL or STAPLE PLANS, or your submittal may be rejected):

- **Three** (3) 24" x 36" (each) **fan folded** site plan only.
- Four (4) 11" x 17" (each) reductions of site plan and detail lighting plan
- Four (4) 11" x 17" (each) building elevations and utility/trash enclosure elevation(s)
- Four 11" x 17" detail of any gated entry areas
- Scale drawings to clearly show all dimensions, including text size and weight on 11" x 17" reductions

PRESENTATION:

Plan View:

Depict all lot or development area **dimensions** including

- o building footprint and gross floor area of all floors of building (measured to outside of exterior walls)
- o building height
- o number of floors
- o minimum building setback line(s)
- o landscape strips along arterial streets and abutting residential districts (width and length)
- o net landscaped area, percentage and total in entire site and in each street yard
- o all parking stalls (width and length)
- o all aisles and driving lanes (width)
- o curb cuts and radius
- o all accessory buildings or structures (including gas pump islands or drive-through lanes and all canopies)
- o location and detail of trash enclosures
- o location and distance from R-O-W and PUD/Corridor Site Plan Development Area/Property boundaries of any ground signage (if known)
- o distance to off-site ground signs if within 100' of site plan tract
- o size and location of all retaining walls over two feet in height

Show and label abutting public and private streets to centerline. Provide North arrow and Section location reference map.

If the site contains substantial slope or grade provide 2-foot contour lines of existing and finished grades.

Provide other details as may be needed to ascertain compliance with the approved development standards of the PUD/ Corridor Site Plan.

Elevations:

Building elevations must show views of all building walls and include dimensions of the following:

- o height of all walls
- o height of the highest roofline
- o height of any architectural features (including towers, sign housing, flags) that extend above the roofline

Elevations of trash enclosures and utility areas must show views and provide dimensions and design of a typical wall/fence section and the access gate.

Provide elevations of all retaining walls over two feet in height, including dimensions and design detail.

3. Detail Lighting Plans:

The applicant shall submit a separate photometric plan in sufficient detail to evaluate its conformance the lighting standards of the Tulsa Zoning Code. The photometric plan shall include:

- A. A scale drawing of the site with all outdoor lighting locations shown;
- B. Fixture specifications, **including catalog cut-sheets** or generic standards;
- C. Lamp type and size;
- D. Fixture mounting heights, mounting orientation, and tilt angles if applicable;
- E. A representative point-by-point illumination array for the site showing property lines and off-site lighting impacts;
- F. Elevation views of the each differing parking lot and building mounted fixture showing over all height of the fixture and light angles to the front and rear if the fixture.
- G. Canopy lighting shall use recessed fixtures with diffusers that do not extend below the bottom of the canopy surface.

The attached sidebar notation box (Attachment "B") or its equivalent must be included on the Plan View. Information regarding specific PUD/ Corridor Standards may be obtained from the INCOG Land Development Services Department. The sidebar information must be complete prior to submittal of the Detail Site Plan.

ATTACHMENT "B"

Standardized Notation Box for Detail Site Plans

(Must be included as a sidebar notation box on face of plans.)

Detail Site Plan:

PUD/ Corridor Site Plan Number _____
Development Area _____

Permitted Uses:
Proposed Uses:

Maximum Bldg. Floor Area Permitted:
Bldg. Floor Area Proposed for Each Use:

Maximum Bldg. Height Permitted:
Maximum Bldg. Height Proposed:

Minimum Bldg. Setbacks Required:
(from centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

Off Street Parking

- Ratio Per Use
- Number of Spaces required per Use
- Number of Spaces proposed per Use
- Total Number of Spaces required
- Total Number of Spaces proposed

Minimum Percentage and Corresponding Landscaped Area Required: _____% _____ S.F.

Minimum Percentage and Corresponding Landscaped Area Provided: _____% _____ S.F.

Landscaped Street Yard per Street Frontage

Required:

Provided:

_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.

Additional Landscape area(s) required (if any):

Lighting Height for Parking Areas

Maximum Height Permitted: _____ Height Proposed: _____