

Board of Adjustment Site Plan Review (Non-Residential)

For purposes of assisting with review, the Board of Adjustment requires a *detailed site plan with all applications for a Special Exception and/or Variance of the Zoning Code.**

Following are instructions for submitting a site plan and a list of elements which should be present:

FORMAT:

- One 8 ½" x 11" (minimum) to 11" x 17" (maximum) in size
- Scale drawings to clearly show accurate dimensions
- One digital copy (if available, email to boa@incog.org in PDF, TIFF, or JPEG format)

SITE PLAN ELEMENTS:

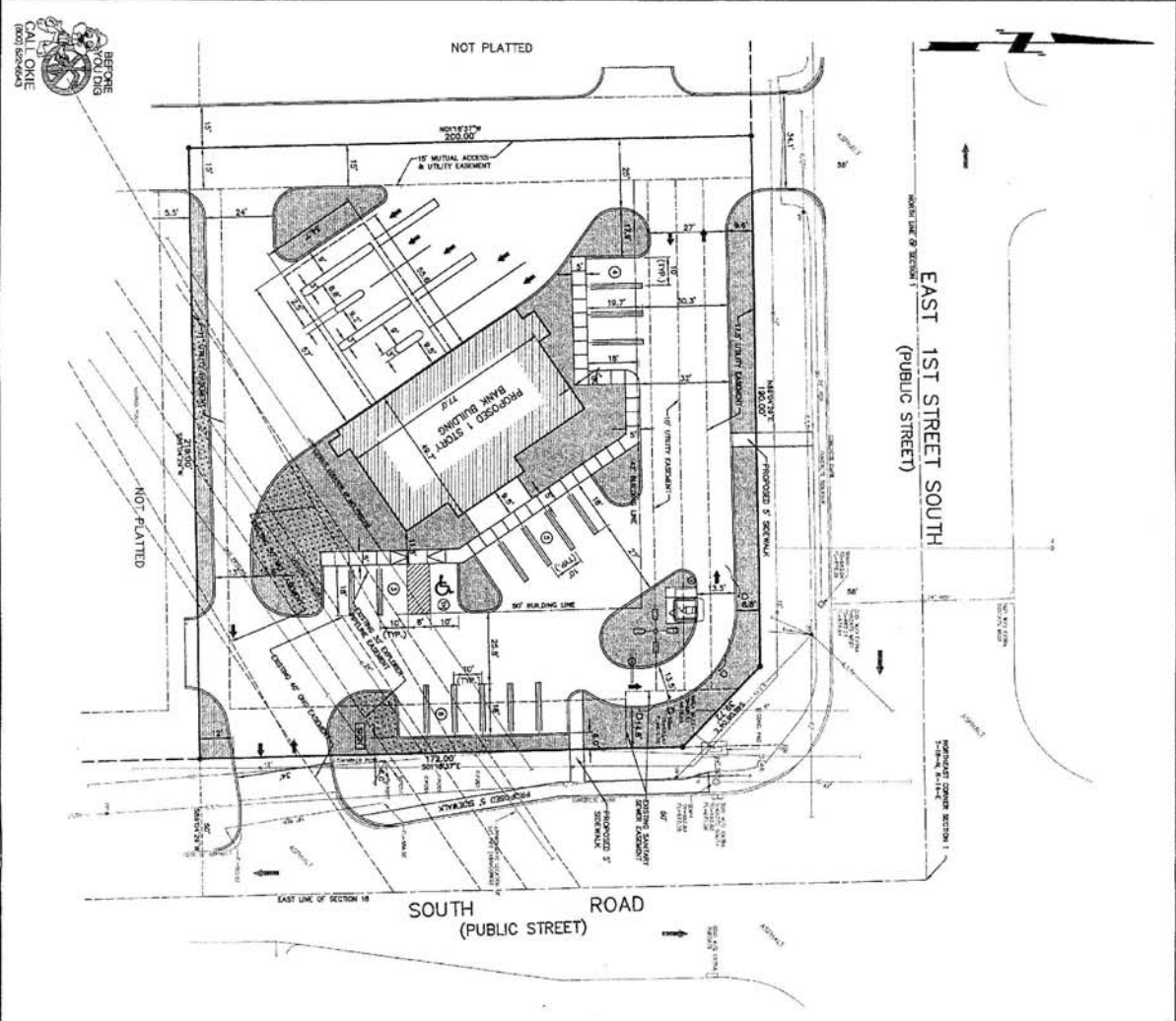
Plan View - Depict all **lot dimensions** including:

- Building (or improvement) footprint, number of floors, and gross floor area of all floors of existing and any proposed building (measured to outside of exterior walls)
 - Include gas pump islands, drive-through lanes and all canopies (if applicable)
- Distance of any building (or improvement) from relevant property lines and distance to the centerline of street
- Minimum building setback line(s)
- Show and label abutting public/private streets to centerline
- Parking:
 - Show location and dimension of all parking areas
 - Provide dimensions of parking aisles and parking stalls (width/length)
 - Show curb cuts and driveways (existing and proposed)
 - including access from abutting properties (if applicable)
- All sidewalks (required along all abutting public streets)
- All existing accessory buildings and structures and their floor area
- Location and size of proposed ground signs
- All trash enclosures
- *Provide North arrow*
- Location and height of any existing or proposed screening fences
- All easements (existing or proposed) by type and dimension

Site Plan's attached to Variance requests should clearly illustrate all required dimensions along with the proposed dimensions.

****Elevations may be required to illustrate the nature of the request:***

- Elevations must show views of all building walls and include dimensions of all walls, roofline, and any architectural feature(s) that extend above the roofline.



Site Plan Statistics

SITE PLAN NUMBER: _____

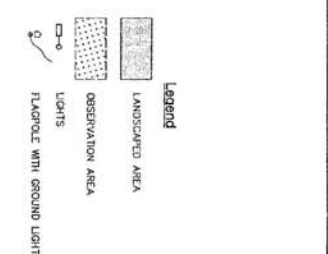
TOTAL LOT AREA: 43,207 SQ. FT.

PERMITTED USES: THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE CD DISTRICT USE UNIT "R".

PROPOSED USES: BANK WITH DRIVE-THRU FACILITIES

MINIMUM BLDG. FLOOR AREA PERMITTED:	17,262 SQ. FT.
BLDG. FLOOR AREA PROPOSED:	3,079 SQ. FT.
MINIMUM BLDG. HEIGHT PERMITTED:	35 FEET
MINIMUM BLDG. HEIGHT PROPOSED:	28 FEET
MINIMUM BLDG. SETBACKS REQUIRED:	140 FEET FROM CENTERLINE OF SOUTH 1ST STREET SOUTH
OFF-STREET PARKING:	100 SPACES
MINIMUM PERCENTAGE OF SPACES REQUIRED:	15
TOTAL NUMBER OF SPACES PROPOSED:	19 (INCLUDES 1 HANDICAP SPACE)
REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA:	10% 4,327 SQ. FT.
PROPOSED PERCENTAGE & CORRESPONDING LANDSCAPED AREA:	22.2% 9,608 SQ. FT.
LANDSCAPED STREET VAND PER STREET FRONTAGE (EAST 1ST STREET SOUTH - 4749 SQ. FT.)	REQUIRED (15%): 2,499 SQ. FT.
LANDSCAPED STREET VAND PER STREET FRONTAGE (SOUTH GARRETT ROAD - 7,260 SQ. FT.)	PROVIDED (24.7%): 1,802 SQ. FT.
APPROXIMATE AREA:	6 SQ. FT. PROVIDED
NET INCURABLE:	53,300 SQ. FT. PROVIDED

MINIMUM OBSERVATION AREA AS A PERCENTAGE OF PAVEMENT BASEMENT AREA PROVIDED: 37%



DETAIL SITE PLAN
FOR

IN OF PART OF THE
NE/4 OF THE NE/4
OF

SECTION 18, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE: 1" = 20'
JULY 12, 2006



NOT PLATTED

NOT PLATTED

EAST 1ST STREET SOUTH
(PUBLIC STREET)

SOUTH PUBLIC ROAD
(PUBLIC STREET)