

September 21, 2020

City of Tulsa Board of Adjustment  
c/o Mr. Austin Chapman  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, Oklahoma 74103

re: BOA-22983, Proposal

Gentlemen:


The complaint by Mr. Eckles concerns the loss of street parking throughout the Riverview Village neighborhood, specifically the frontage of my property on Newport Avenue.

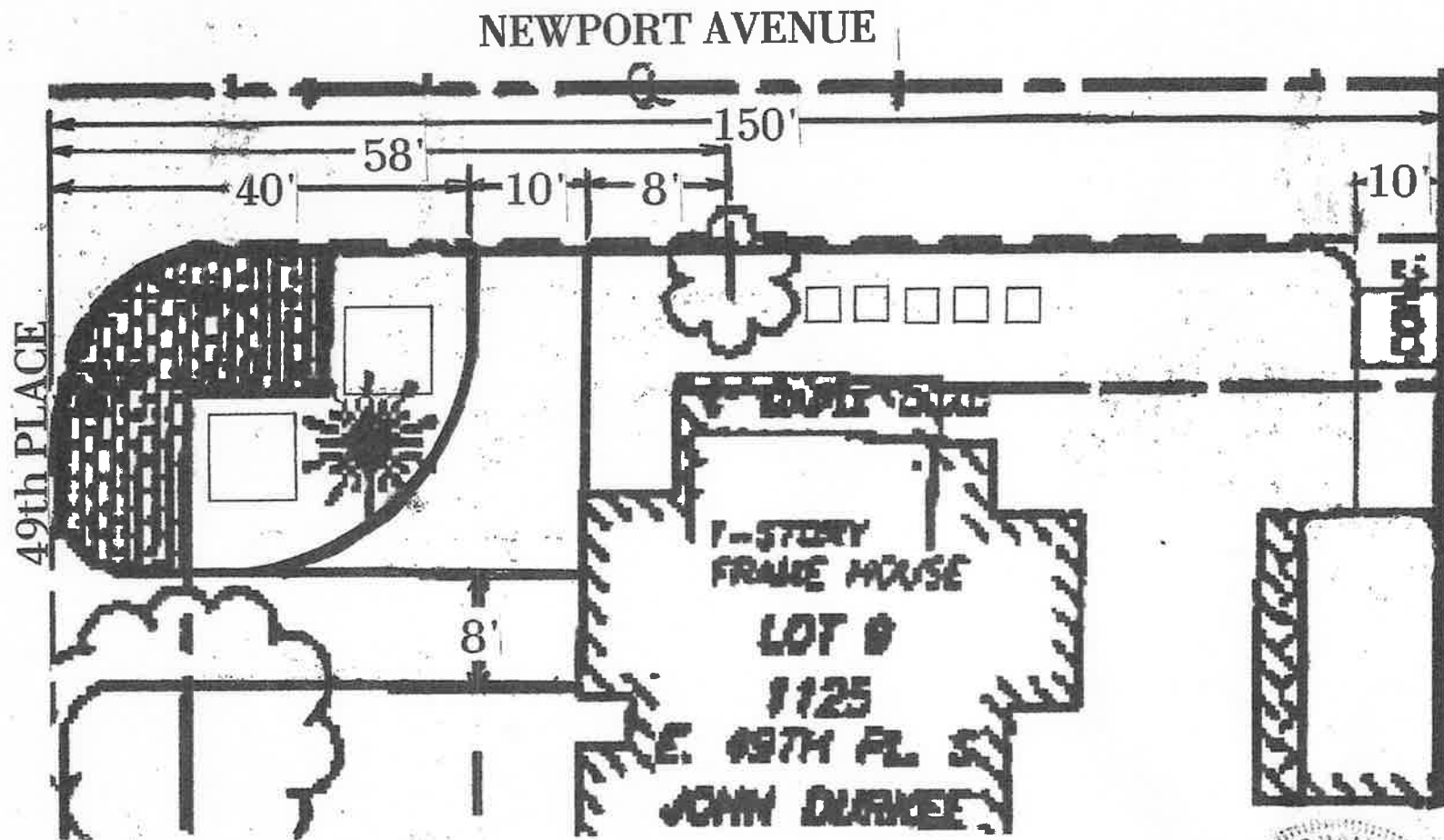
I propose that an area on the existing brick paving ten (10) feet wide be designated as driveway as shown in the attached drawings which, combined with the existing driveways, would total twenty-eight feet and that the remaining brick paving be designated as ornamental with on-street parking allowed by anyone, anywhere on the street that does not violate the normal parking regulations of the city.

For your consideration I have included the following:

1. A new drawing 'Corner Detail' from the original drawing submitted for this case.
2. A colored version of the new drawing 'Corner Detail Colored' for clarity, showing in red the portion of my property that I am requesting the Board designate as driveway/parking.
3. Uncolored areas of brick paving would be designated ornamental as well as areas colored green that are trees and flowerbeds that would obviously not be used for parking.
4. A photo showing the truck centered in the designated ten (10) foot driveway.
5. For reference I have included pages 12 and 13 of the City of Tulsa Construction Plans for Newport Storm Sewer Improvements – Phase 2, Project No. 163120-4 since these are the drawings from which my drawings were derived.
6. A copy of 'City of Tulsa Standard Specifications and Details for Residential Driveways #701-704' 55.090-F Surfacing

Based upon the above what I am requesting falls within the rules if the Board designates part of the brick paving as driveway and the remainder of the brick paving as ornamental. This will allow public on-street parking space for five vehicles along the Newport frontage of my property and should satisfy Mr. Eckles' requirements for neighborhood parking.

Sincerely yours,  
  
John M. Durkee, PE



CORNER DETAIL

**Notes:**

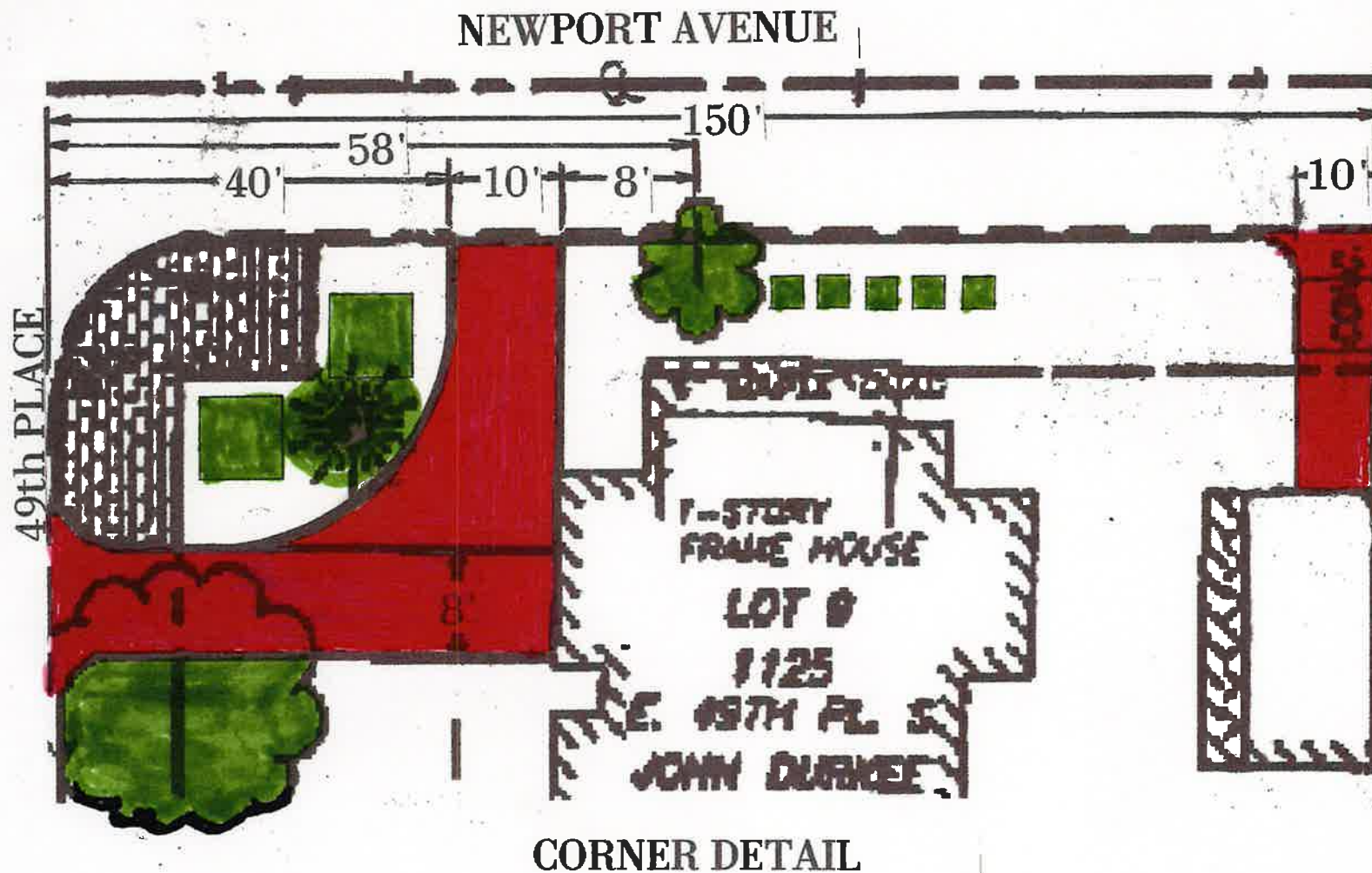
1. Base Drawing taken from City of Tulsa, Newport Ave. Storm Sewer Project, Drawing # 163120-4.
2. Details added.



**1125 East 49th Place**

Lot 9, Block 15, Riverview Village, Tulsa, Ok

Prepared by John M. Durkee, PE



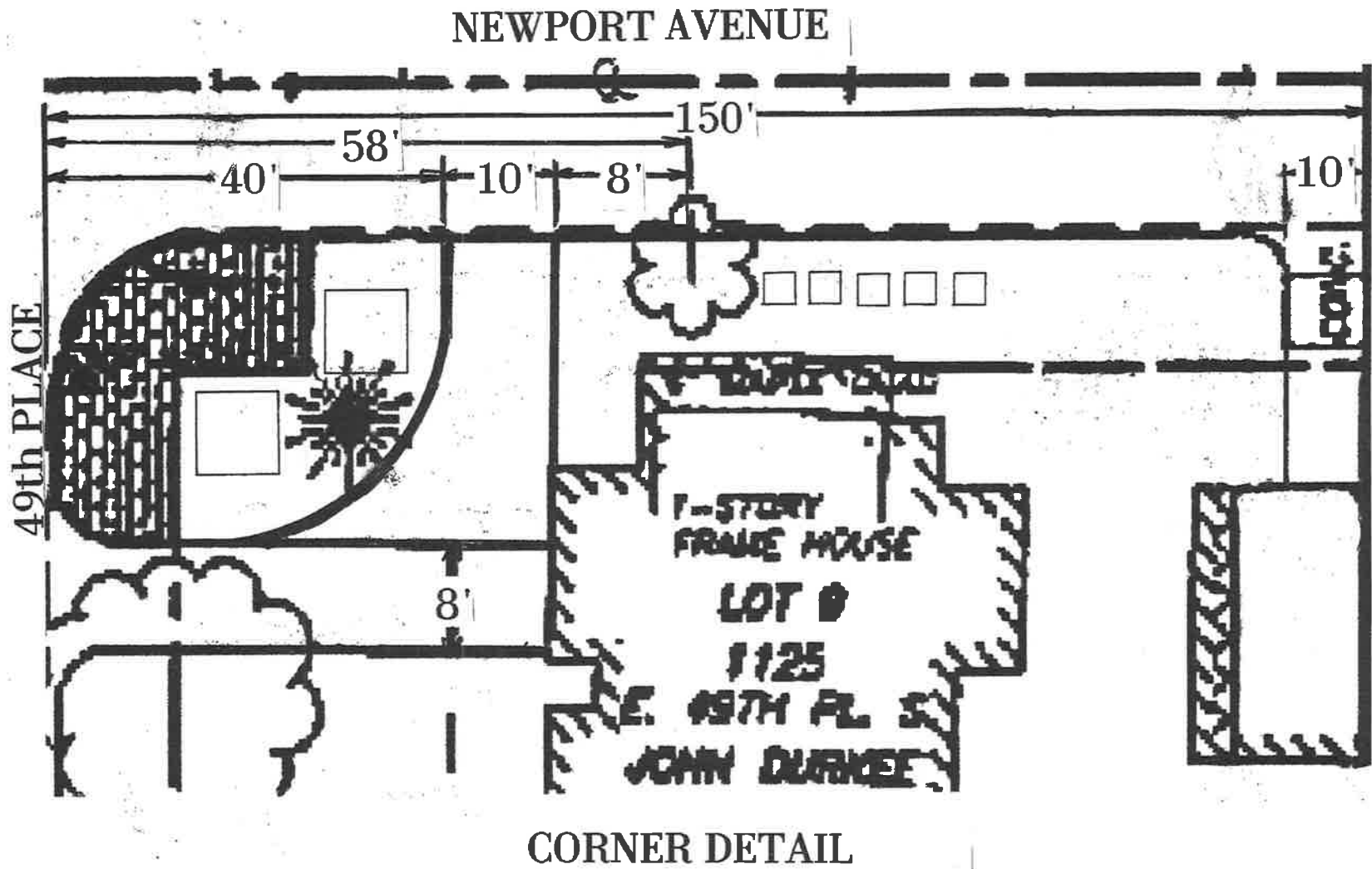
**Notes:**

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**1125 East 49th Place**

Lot 9, Block 15, Riverview Village, Tulsa, Ok

Prepared by John M. Durkee, PE



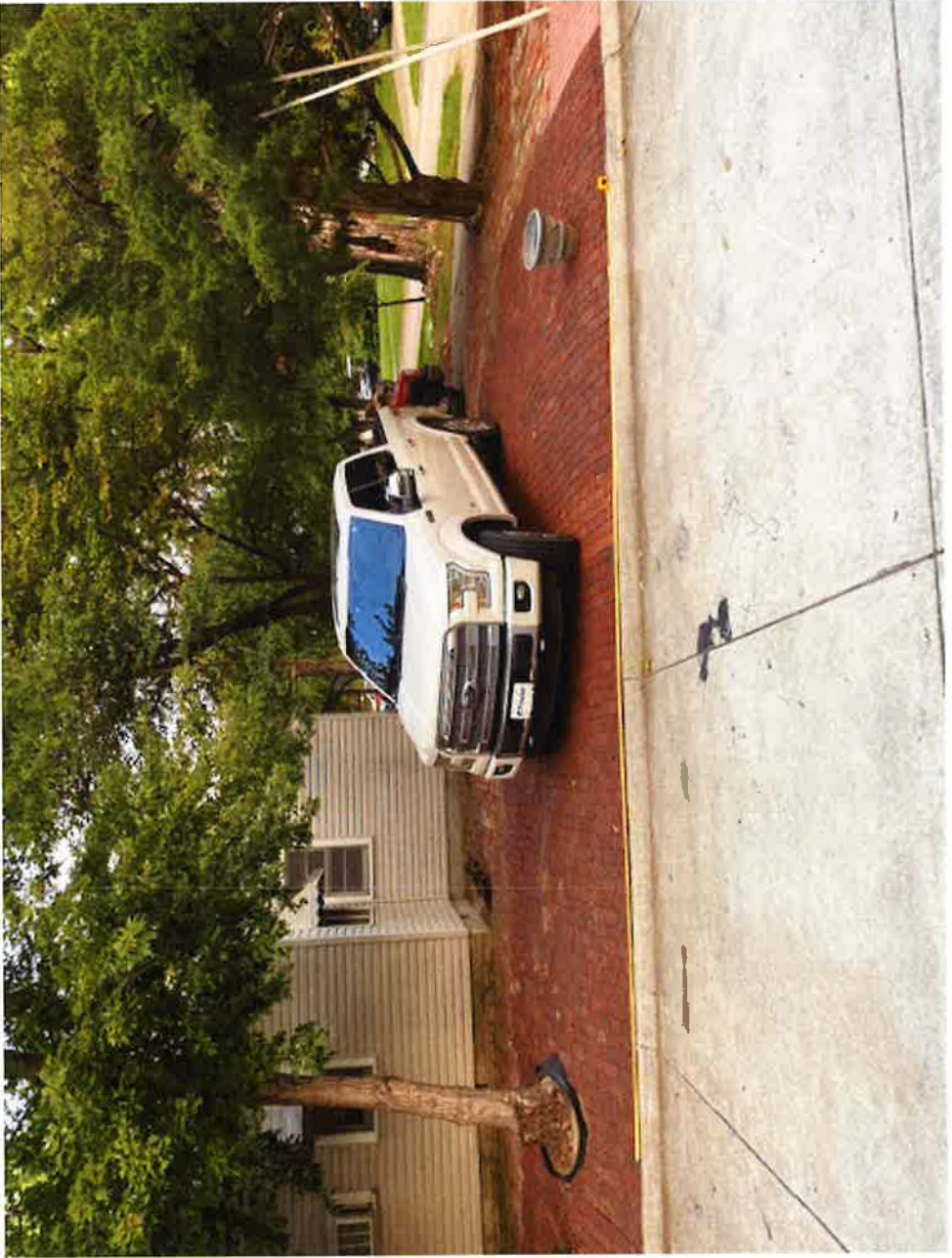
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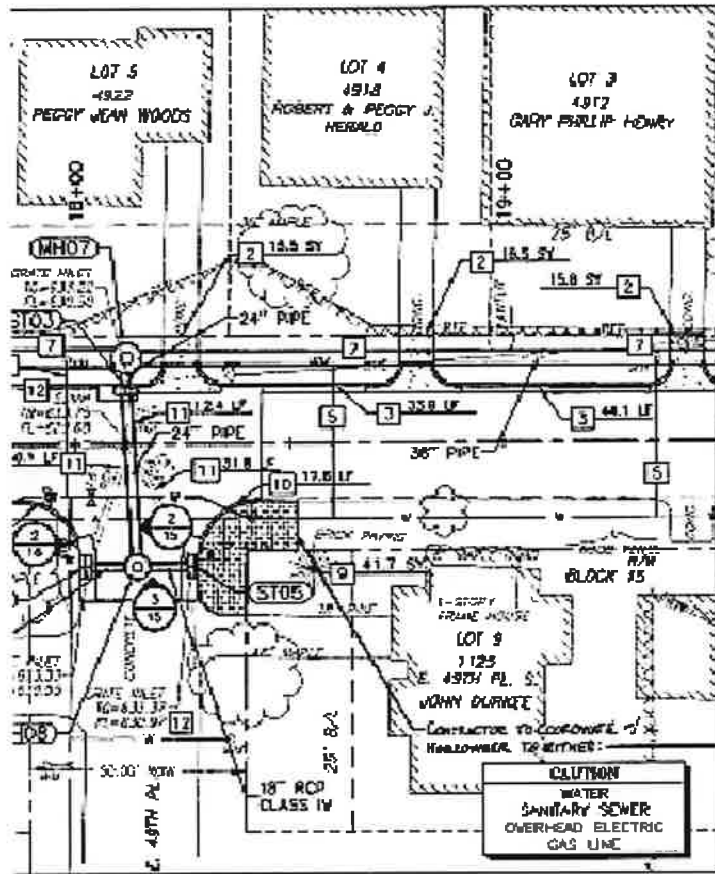
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**1125 East 49th Place**

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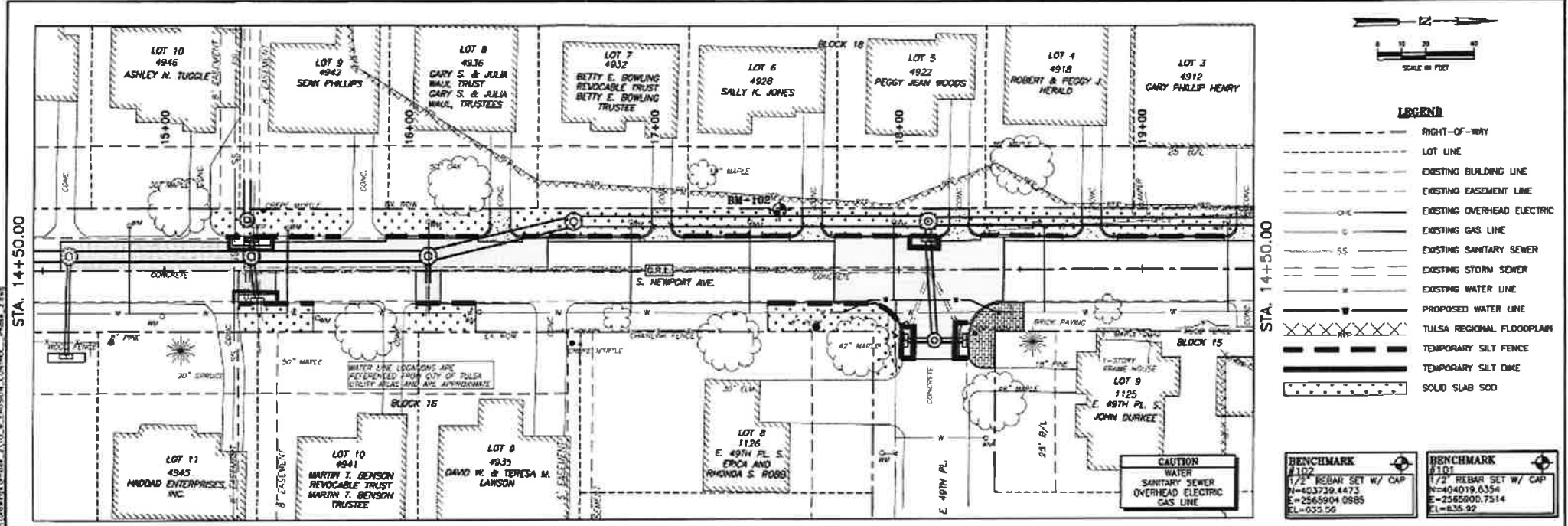
**CONSTRUCTION NOTES:**

- 1 **10X8 SY** PROPOSED PCC PATCH
- 2 **10X8 SY** CONSTRUCT CONCRETE DRIVEWAY
- 3 **10X8 LF** CONSTRUCT 2'-2" CURB & GUTTER (6" MOUNTABLE)
- 4 **10X8 SY** PROPOSED PCC SECTION
- 5 RESTORE LONG WATER SERVICE
- 6 CONSTRUCT REVERSE CURB & GUTTER
- 7 REMOVE & RECONSTRUCT WATER METER
- 8 ADJUST WATER VALVE TO GRADE
- 9 **10X8 SY** STAMPED CONCRETE SIDEWALK
- 10 **10X8 LF** CONSTRUCT INTEGRAL CURB (6" MOUNTABLE)
- 11 **10X8 LF** REMOVE PIPE
- 12 REMOVE MANHOLE/INLET
- 13 LAMP POLE TO BE RELOCATED BY OTHERS
- 14 REMOVE & REPLACE GATE
- 15 REMOVE & REPLACE BRICK COLUMN
- 16 RESTORE SHORT WATER SERVICE

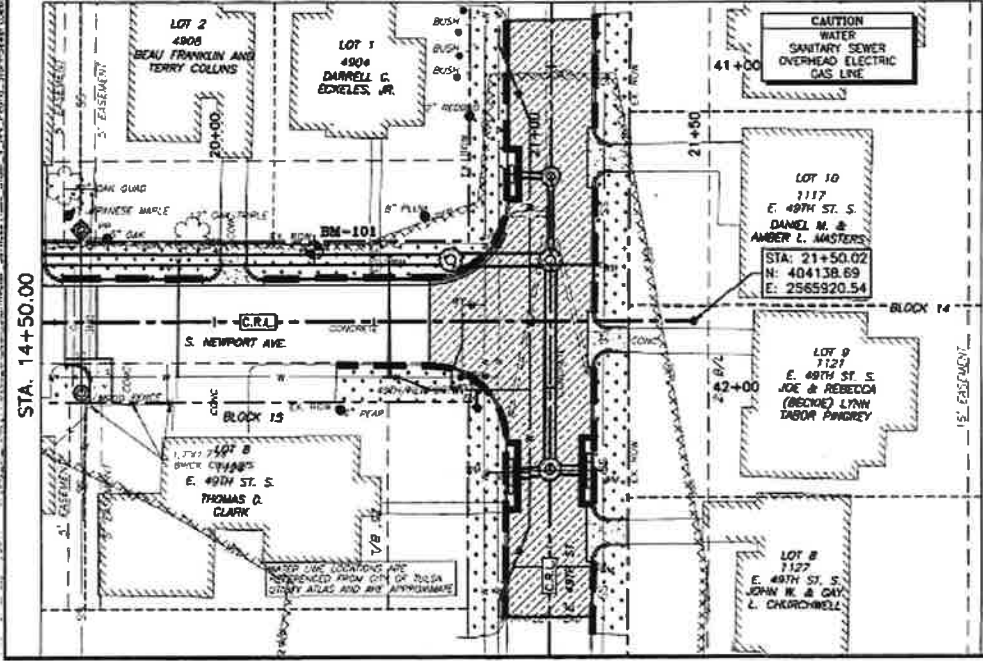
STA. 14+50.00

CLUTTON  
 WATER  
 SANITARY SEWER  
 OVERHEAD ELECTRIC  
 GAS LINE

1. REMOVE EXISTING BELLS & CONSTRUCT STAMPED CONCRETE SIDEWALK PER DETAIL SHOWN.  
 2. REMOVE EXISTING BELLS & CONSTRUCT STAMPED CONCRETE SIDEWALK PER DETAIL SHOWN.



<b>BENCHMARK</b> #107 1/2" REBAR SET W/ CAP N=40379.4473 E=2565904.0985 EL=635.56	<b>BENCHMARK</b> #111 1/2" REBAR SET W/ CAP N=404019.6354 E=2565900.7514 EL=635.92
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**TEMPORARY EROSION CONTROL MEASURES**

- TEMPORARY VEGETATION TO CONTROL EROSION SHALL BE USED IN AREAS WHERE THE SOIL IS LEFT EXPOSED FOR A PERIOD OF TIME.
- PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, ETC., SHALL BE INSTALLED.
  - TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED PRIOR TO THE COMPLETION OF FINAL GRADING OF THE SITE.
  - IF THE AREA TO BE SEEDING HAS BEEN RECENTLY LOOSEND TO THE EXTENT THAT AN ADEQUATE SEEDBED EXISTS, NO ADDITIONAL TREATMENT IS REQUIRED. HOWEVER IF THE AREA TO BE SEEDING IS PACKED, CRUSTED, AND/OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSEND BY DISKING OR OTHER SUITABLE MEANS.
  - FERTILIZER SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE OR 15 POUNDS PER 1000 SQUARE FOOT USING 10-20-10 OR EQUAL.
- | PLANT             | ACRE | QUANTITY PER 1000 S.F. | PLANTING DATE  | DEPTH   |
|-------------------|------|------------------------|----------------|---------|
| ANNUAL ELBORN RYE | 40   | 0.90 LBS.              | 09/15 TO 11/30 | 1/4 IN. |
| WHEAT             | 2    | 3.00 LBS.              | 08/15 TO 11/30 | 2 IN.   |
| OATS              | 3    | 2.50 LBS.              | 08/15 TO 11/30 | 2 IN.   |
| SUDAN             | 40   | 0.90 LBS.              | 04/01 TO 09/15 | 2 IN.   |
- SEEDS SHALL BE BROADCAST BY AN APPROVED METHOD UNIFORMLY.
  - SEEDING IMPLEMENTS SHALL BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
  - 1 TO 3 MONTHS AFTER PLANTING, THE SEEDING SITE SHALL BE TOP DRESSED WITH 8 POUNDS PER 1000 SQUARE FEET OR 350 POUNDS PER ACRE OF 33-0-0.
  - AREAS WHICH DO NOT DEVELOP A SUFFICIENT COVER SHALL BE REPLANTED.
  - THE SEEDING AREA SHALL BE WATERED UNTIL THE GROWTH IS AT LEAST 1.5"

**PERMANENT EROSION CONTROL MEASURES**

- BERMUDA GRASS, KENTUCKY 31, TALL FESCUE AND WEEPING LOVEGRASS ARE SOME OF THE TYPES OF PERMANENT VEGETATION THAT MAY BE EFFECTIVELY USED TO CONTROL EROSION.
- PRIOR TO SOODING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, SILT DIKES, ETC., SHALL BE INSTALLED.
  - THE SUBGRADE SHALL BE LOOSEND EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FOOT OR 450 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSEND SURFACE SOIL BY DISKING OR OTHER SUITABLE MEANS.
  - THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS GROW 1/2 TO 1 INCH THEN, THE CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL THE END OF THE WARRANTY PERIOD, ONE YEAR AFTER THE DATE OF ACCEPTANCE, CONTRACTOR SHALL PROVIDE MOWING UNTIL ACCEPTANCE.

*Big* [Signature]  
8/14/2017

<b>EROSION CONTROL PROJECT #163120-4</b>	
NEWPORT AVE. STORM SEWER IMPROVEMENTS	
CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT	
PLANS AND ESTIMATES PREPARED BY: Meshek & Associates, L.L.C. 1447 E. Bluebird Avenue, Suite 1000, Tulsa, OK 74119 (918)302-1905	
REVISION	BY DATE
PLAN SCALE	DATE
PROFILE SCALE	DATE
HORIZONTAL	DATE
VERTICAL	DATE
FILE NUMBER	DATE
SHEET PRICE NO. 149	SHEET 12 OF 18 SHEETS

FOR TEMPORARY EROSION CONTROL MEASURES & PERMANENT EROSION CONTROL MEASURES, SEE SWMP

55.090-F Surfacing

3. In RE and RS zoning districts, driveways ~~servicing residential dwelling units within the street right-of-way~~ may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width\* is approved in accordance with the special exception procedures of Section 70.123, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-1.2.

Maximum Driveway Width	RE	RS-1	RS-2	RS-3	RS-4	RS-5
Within Right-of-Way (feet)	20	20	20	20	20	12
On the Lot (Outside ROW) (feet)	30	30	30	30	20	12

	<u>Lot Frontage (ref. Sec. 90.070)</u>				
	<u>75'+</u>	<u>60' - 74'</u>	<u>46'-59'</u>	<u>30' - 45'</u>	<u>Less than 30'</u>
<u>Driveway Within Right-of-Way (feet)</u>	<u>30</u>	<u>28</u>	<u>24</u>	<u>20</u>	<u>12</u>

\* Refer to City of Tulsa Standard Specifications and Standard Details for Residential Driveways # 701-704 (<https://www.cityoftulsa.org/media/1036/standspecs-cover-index.pdf>)