TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2479

May 2, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of April 18, 2007, Meeting No. 2477

2. **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.

a. **PUD-306-J –** (8320) **Plat Waiver** (PD-18) (CD-8)
9220 South Harvard Avenue

b. **PUD-128-H –** (8307) **Plat Waiver** (PD-18) (CD-2)
Northeast corner of South Wheeling and East 78th Street

c. **PUD-306-J – Peter Kavanaugh** (PD-18) (CD-8)
9220 South Harvard Avenue (Detail Site Plan for a communication tower.)

d. **PUD-128-H – Peter Kavanaugh** (PD-18) (CD-2)
7626 South Lewis Avenue (Detail Site Plan for a communication tower.)

e. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. **PUBLIC HEARINGS**

a. **L-20090** – White Surveying (1314)/**Lot-Split** (County)
10535 North Sheridan Road

b. **PUD 306-K –** (8320) **Plat Waiver** (PD 26) (CD 2)
North side of East 101st Street South, approximately 450 feet East of South Delaware

c. **Lookout Mountain Estates – (9222) Preliminary Plat** (County)

Southeast corner of West 31st Street South and 33rd West Avenue

d. **Shwiyat Estates –** (9311) **Minor Subdivision Plat** (PD 5) (CD 5)

1720 South Memorial Drive

e. **PUD-411-C-10 – Lou Reynolds/Minor Amendment** (PD-26) (CD-8)

9700 Block of East 98th Street South (Minor amendment to permit an automobile detailing and "make ready" facility and to permit a lot-split.)

4. OTHER BUSINESS

a. **PUD-502-A – Tim Terral, Tulsa Engineering & Planning** (PD-18) (CD-9)

2417 East 53rd Street South (Detail Site Plan for a new one-story office building.)

b. **Refund Request: PUD-557-A – Kinslow, Keith & Todd, Inc./Hardesty Regional Library addition.**

c. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: **If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

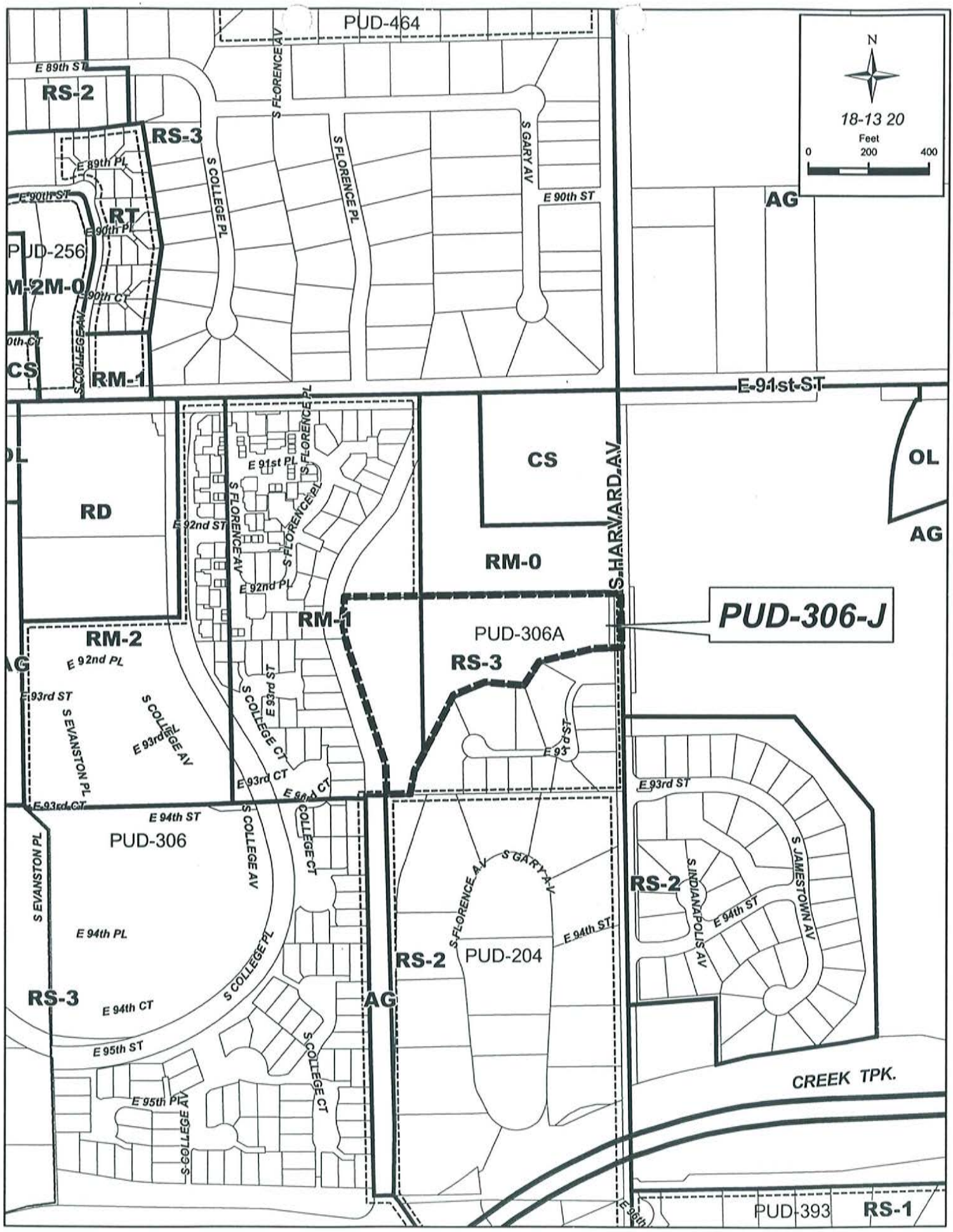
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement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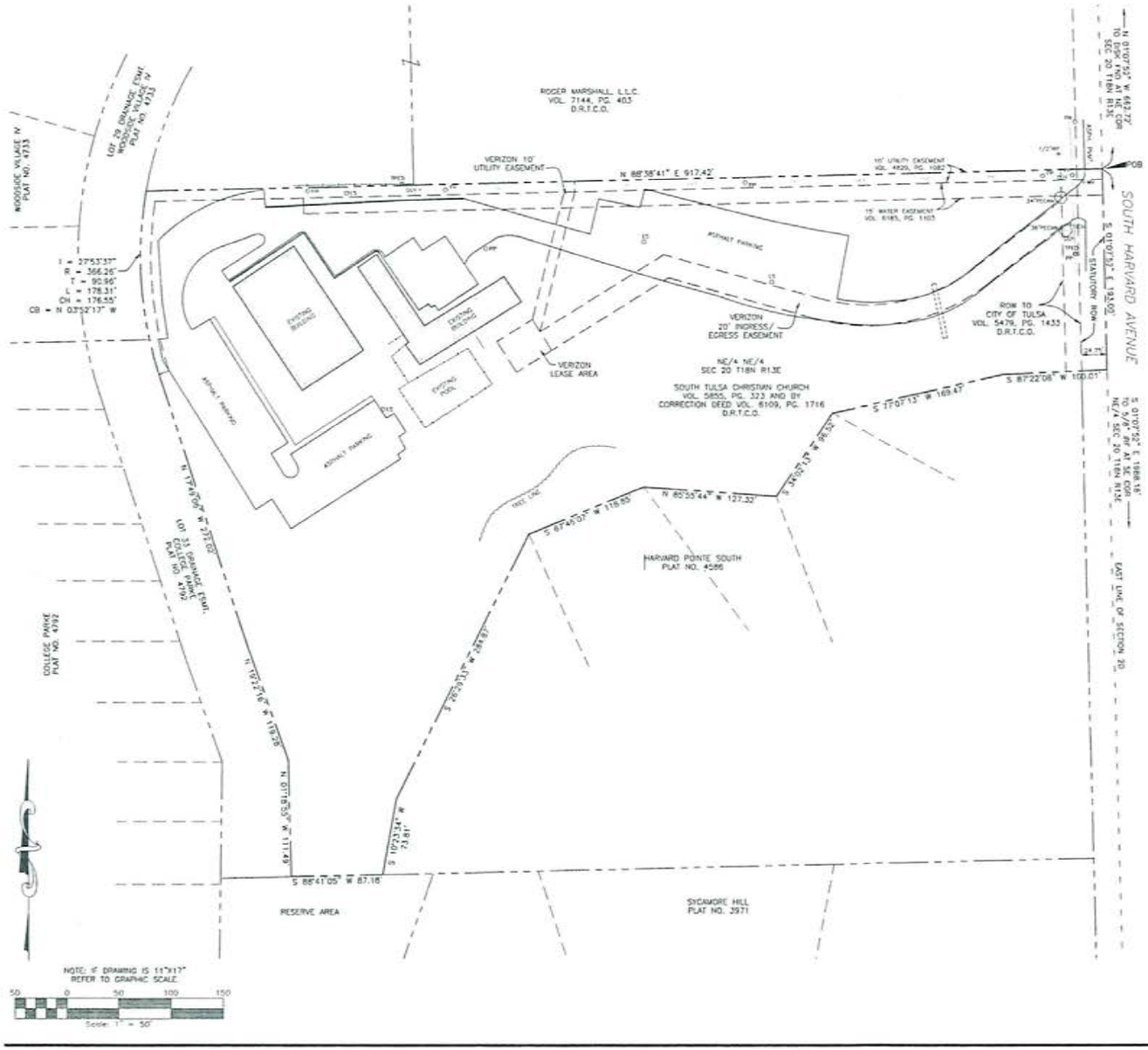
Plat Waiver

PUD 306J – (8320) 9220 South Harvard Avenue

The platting requirement was triggered by a major PUD amendment to allow a new cell tower.

It is the policy of TMAPC to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities.

Staff recommends **Approval** of the plat waiver.



VICINITY MAP

LEGAL DESCRIPTION

BEING a tract of land situated in the Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, Indian Base Meridian, City of Tulsa, Tulsa County, Oklahoma, also being ALL of that certain tract of land conveyed to South Tulsa Christian Church, Inc. by Quitclaim deed dated October 18, 1956, recorded in Volume 5855, Page 323, Deed Records, Tulsa County, Oklahoma, and corrected by Quitclaim Deed dated September 17, 1998, recorded in Volume 6109, Page 1716, Deed Records, Tulsa County, Oklahoma, and being more particularly described as follows:

BEGINNING at the original northeast corner of said South Tulsa Christian Church tract, same being on the east line of Section 20, Township 18 North, Range 13 East, from which a metal disk found for the northeast corner of Section 20, Township 18 North, Range 13 East, bears North 01 degrees 07 minutes 52 seconds West, a distance of 682.72 feet, and a 5/8" iron rod found for the southeast corner of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, bears South 01 degrees 07 minutes 52 seconds East, a distance of 1988.16 feet; THENCE along the east line of said Section 20, Township 18 North, Range 13 East, South 01 degrees 07 minutes 52 seconds East, a distance of 193.00 feet to a Point; THENCE leaving said east line, South 87 degrees 22 minutes 08 seconds West, a distance of 100.01 feet to a Point; THENCE South 77 degrees 07 minutes 13 seconds West, a distance of 169.47 feet to a Point; THENCE South 34 degrees 02 minutes 13 seconds West, a distance of 95.32 feet to a Point; THENCE North 85 degrees 55 minutes 44 seconds West, a distance of 127.32 feet to a Point; THENCE South 67 degrees 46 minutes 07 seconds West, a distance of 118.85 feet to a Point; THENCE South 26 degrees 29 minutes 33 seconds West, a distance of 284.87 feet to a Point; THENCE South 10 degrees 23 minutes 34 seconds West, a distance of 73.81 feet to a Point, same being on the southerly line of said Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East; THENCE along said southerly line, South 88 degrees 41 minutes 05 seconds West, a distance of 87.16 feet to a Point; THENCE leaving said southerly line, North 01 degrees 18 minutes 55 seconds West, a distance of 111.49 feet to a Point; THENCE North 19 degrees 22 minutes 16 seconds West, a distance of 119.28 feet to a Point; THENCE North 17 degrees 49 minutes 06 seconds West, a distance of 272.02 feet to a Point; THENCE along a curve to the right having a radius of 366.26 feet, an arc distance of 178.31 feet, through a central angle of 27 degrees 53 minutes 37 seconds, and whose chord bears North 03 degrees 52 minutes 17 seconds West, a distance of 176.55 feet to a Point, same being on the northerly line of said Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East; THENCE along said northerly line, North 88 degrees 38 minutes 41 seconds East, a distance of 917.42 feet to the POINT OF BEGINNING hereof and containing 7.2503 acres or 315,825 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on April 10, 2006 and as to matters of record relies upon Abstractor's Certificate #11972, dated effective as of March 3, 2006, issued by Texas Abstract Services, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency; and (g) this professional service conforms to the current Oklahoma Minimum Technical Standards for Land or Boundary Surveys as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Kurtis R. Webb
R.P.L.S. #1553

Webb Surveying, Inc.
Land Surveyors
Tulsa, Oklahoma 74137
Tel. (918) 584-4189
Fax (918) 584-4199
Certificate of Authorization No. 4145 Expiration 06/30/2007

SURVEY

NE1/3 NE1/4 SEC 20 T18N R13E
TULSA_SOUTHWEST_OK 168454B
9220 SOUTH HARVARD AVENUE
TULSA, OK 74137

verizonwireless
5 CENTRE PARK DRIVE
THE WOODLANDS, TEXAS 77380
PHONE (281) 364-7000
FAX (281) 364-7001

REGISTERED PROFESSIONAL ENGINEER
KURTIS R. WEBB
#1553
STATE OF OKLAHOMA

DRWN	KRW
CK	KRW

NO:	DATE:	DESCRIPTION:
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2	04/17/07	ISSUED
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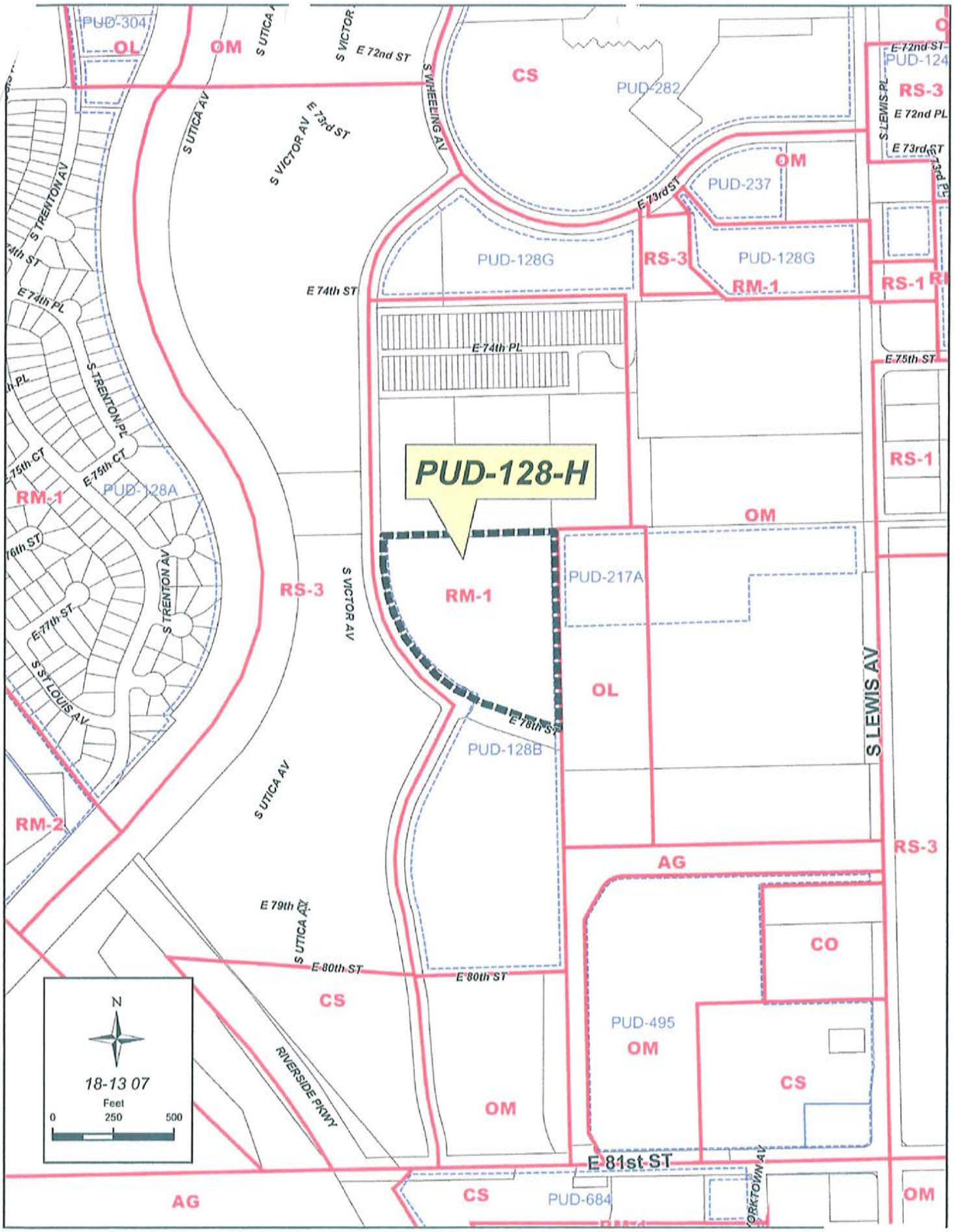
SV-1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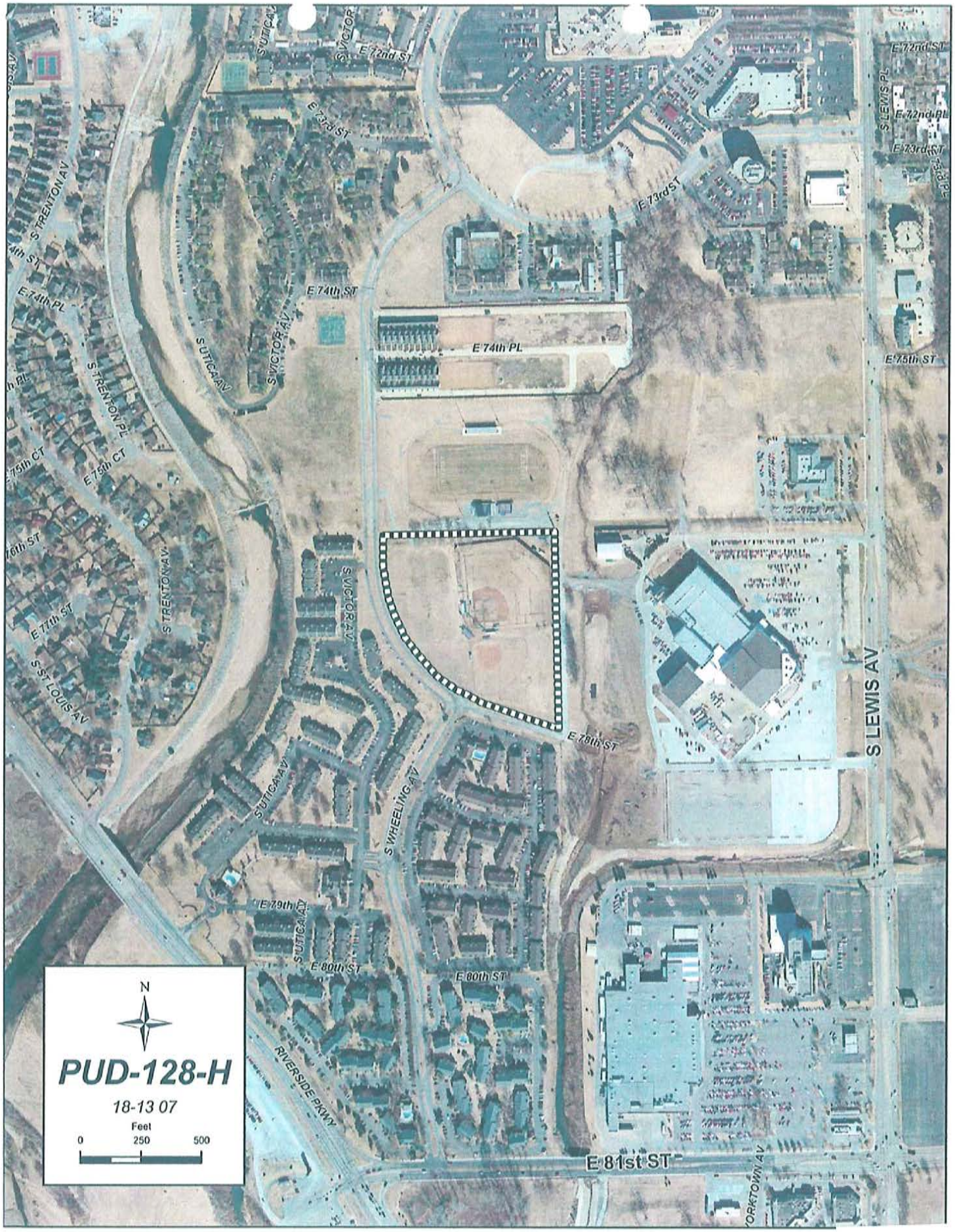
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YORKTOWN AV

2.b.2

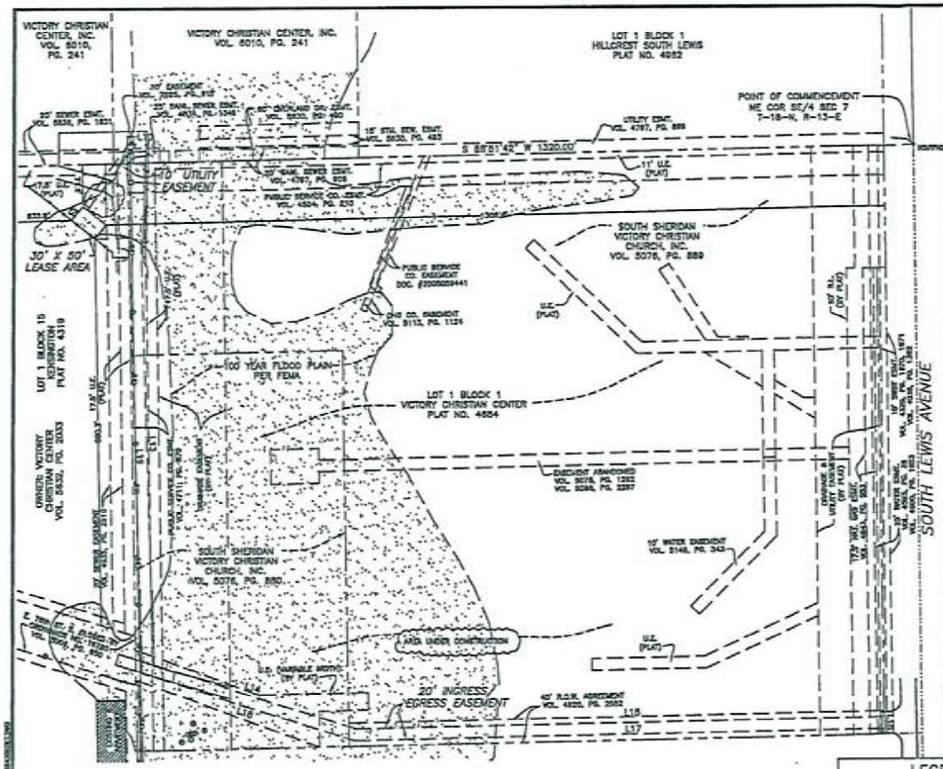
Plat Waiver

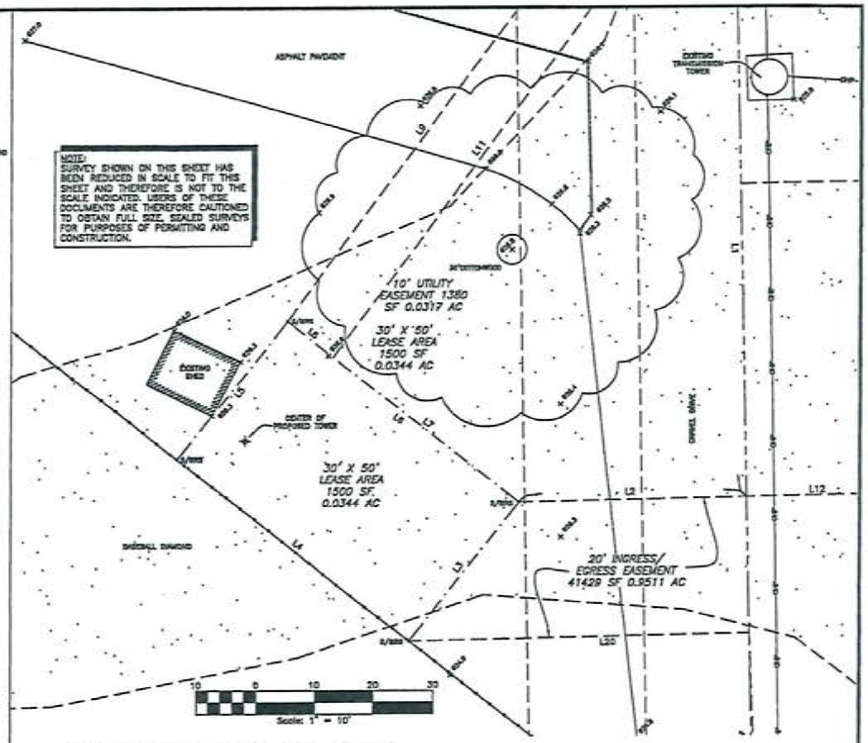
PUD 128H – (8307) Northeast corner of South Wheeling and East 78th Street

The platting requirement was triggered by a major PUD amendment to allow a new cell tower.

It is the policy of TMAPC to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities.

Staff recommends **APPROVAL** of the plat waiver.





ENLARGED SITE PLAN SCALE: 1" = 10'

SITE PLAN SCALE: 1" = 100'

NUMBER	DIRECTION	DISTANCE
L1	S 01°09'58" E	103.35'
L2	S 88°50'02" W	38.44'
L3	S 38°18'06" W	30.00'
L4	N 51°41'54" W	50.00'
L5	N 38°18'06" E	30.00'
L6	S 51°41'54" E	50.00'
L7	N 51°41'54" W	39.99'
L8	N 51°41'54" W	10.01'
L9	N 38°06'57" E	137.64'
L10	S 53°53'03" E	10.00'

NUMBER	DIRECTION	DISTANCE
L11	S 38°06'57" W	138.22'
L12	N 88°50'02" E	19.73'
L13	S 01°57'25" E	762.89'
L14	S 72°01'22" E	359.28'
L15	N 88°53'47" E	888.35'
L16	S 01°09'33" E	20.00'
L17	S 88°53'47" W	889.73'
L18	N 72°01'22" W	376.66'
L19	N 01°57'25" W	744.02'
L20	S 88°50'02" W	57.55'

Scale: 1" = 100'

CONVERGENCE ANGLE

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- POWER LINE

VICINITY MAP

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

NAD27:
LAT 36° 03' 11.6977"
LONG 95° 57' 44.2718"
ELEV. 625.7 (AMSL NGVD29)

NAD83:
LAT 36° 03' 12.0405"
LONG 95° 57' 45.2519"
ELEV. 626.1 (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE:

PER FLOOD PLAIN STATUS LETTER PREPARED BY THE CITY OF TULSA, MAYOR'S ACTION CENTER, DATED 07/27/05, THIS PROPERTY IS WITHIN ZONE "AE", AREAS WITHIN THE 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 40143C0512H, DATED 09/22/1999. BASE FLOOD ELEVATION LETTER: 624' AMSL (NGVD)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on July 21, 2006 and as to matters of record relies upon Abstractor's Certificate #16329-Pedigo, dated effective as of August 28, 2006, 18665-Pedigo, dated effective as of August 29, 2006, and 17878-Pedigo, dated effective as of August 28, 2006, issued by Precise Land Records, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately states the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as being within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency, except as shown hereon; and (g) this professional service conforms to the current Oklahoma Minimum Technical Standards for Land or Boundary Surveys as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Kurtis R. Webb
R.P.L.S. #1853

JOB NO. 06-18

Kurtis Surveying Inc. Land Surveyors Phone: (918) 492-2522 Fax: (918) 492-2525 Tulsa, OK 74119

SURVEY

SITE NAME: ORAL_ROBERTS_UNIVERSITY_OK
SITE NUMBER: 168420E
SOUTH LEWIS AVENUE

verizon wireless
8 COMMERCE BOULEVARD, [illegible]

KURTIS R. WEBB 1853 REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA

DRWN	KRW
CK	KRW

NO:	DATE:	DESCRIPTION:
1	8/21/06	DRAFT OF SURVEY
2	8/27/06	ISSUED
3	09/06/06	ISSUED
4	9/25/06	ISSUED FOR FINAL
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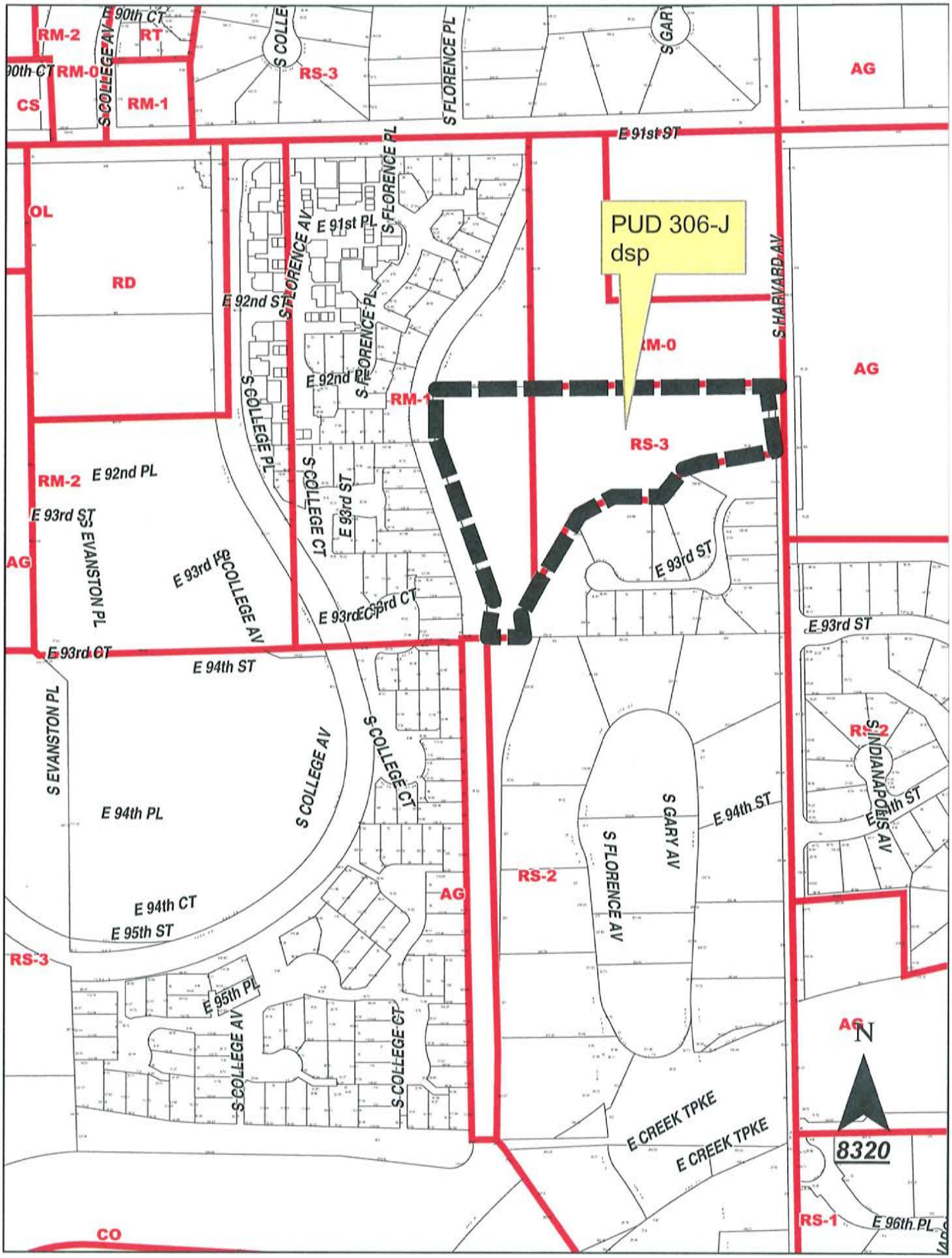
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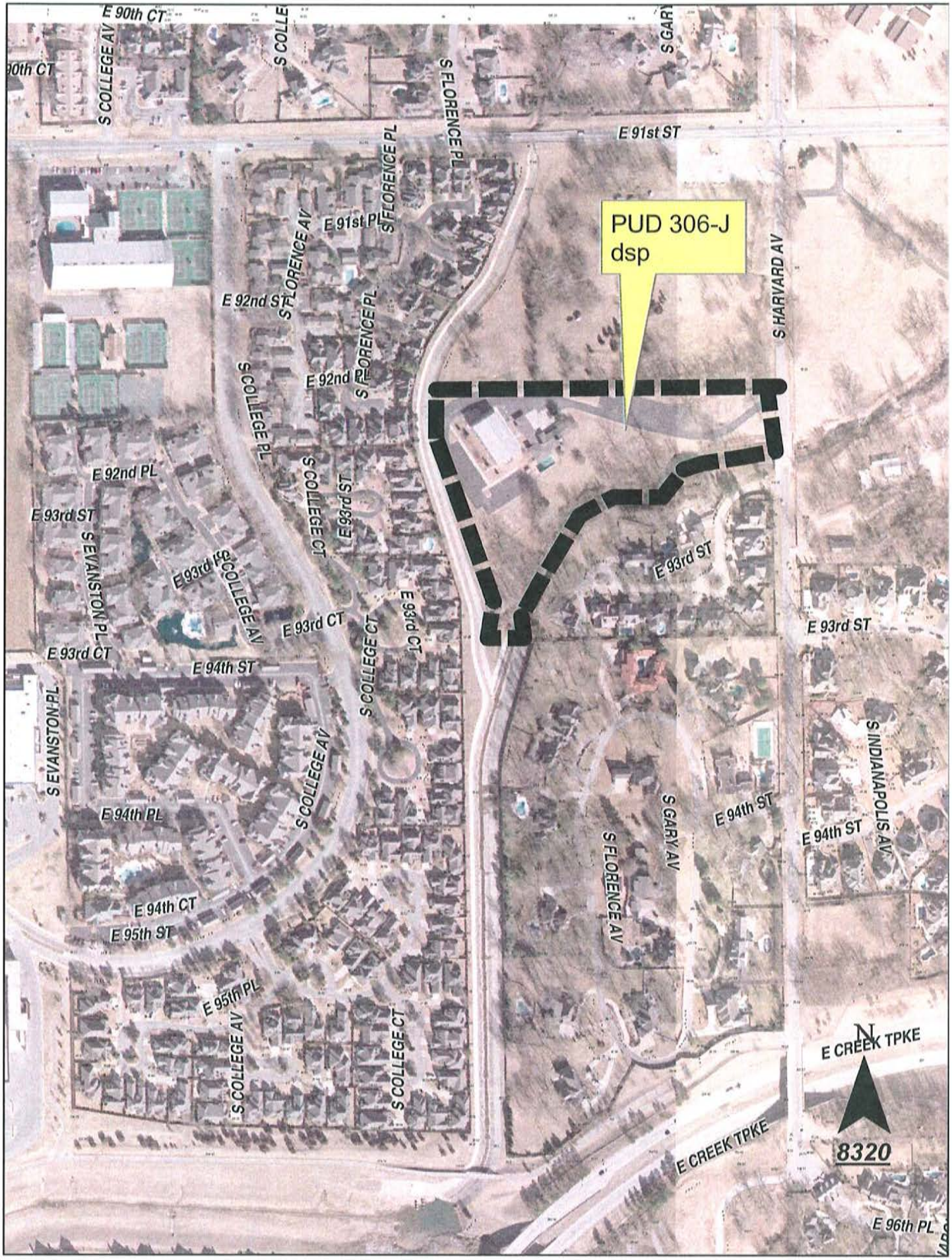
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May 2, 2007

STAFF RECOMMENDATION

PUD: 306-J Detail Site Plan – Communication Tower; 9220 South Harvard; unplatted; RS-3/PUD; PD-18; CD-8; *related plat waiver request*

The applicant is requesting approval of a detail site plan for a communication tower. The proposed use, Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of PUD 306-J.

The proposed tower complies with PUD development standards; therefore, staff recommends **APPROVAL** of PUD 306-J detail site plan as proposed subject to TMAPC approval of the related plat waiver.

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

SURVEY

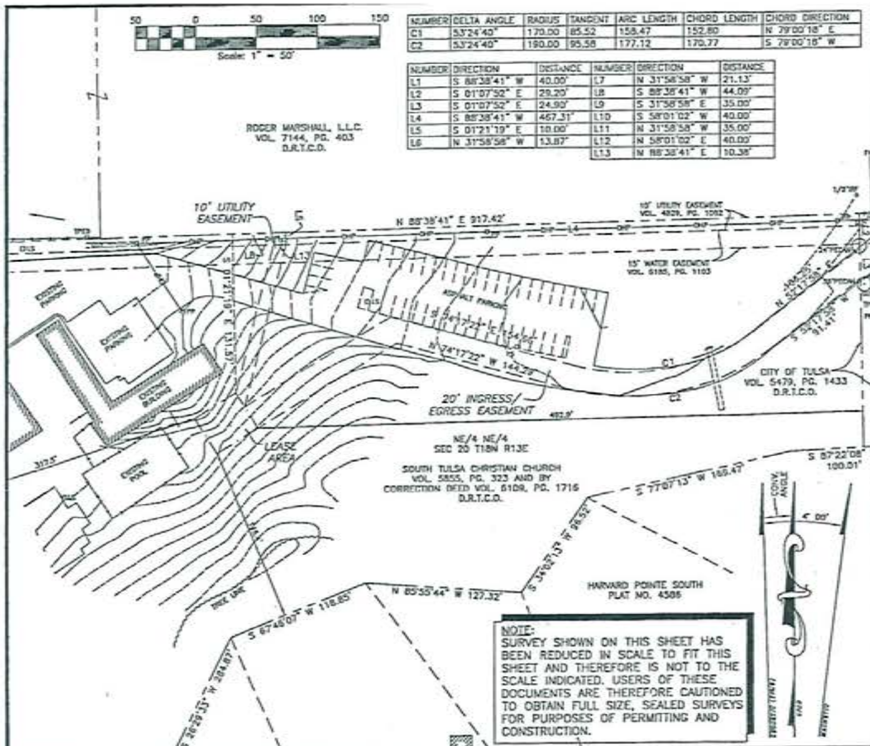
SITE NAME: TULSA_SOUTHWEST_OK
SITE NUMBER: 168454B
9220 SOUTH HARVARD AVENUE

Webb Surveying, Inc.
Land Surveyors

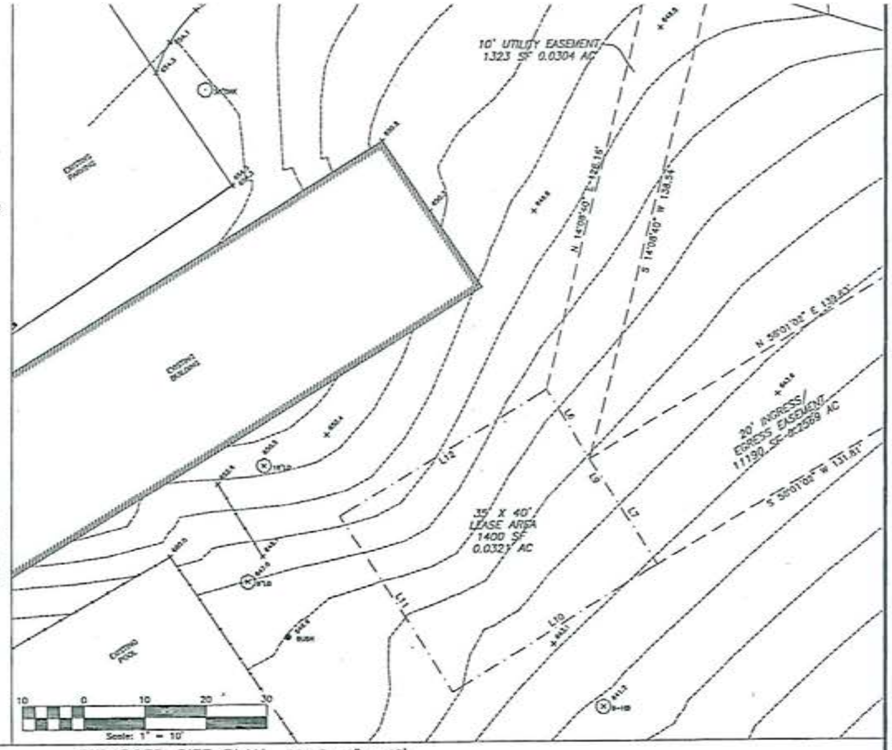
verizon wireless

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	53°24'40"	170.00	85.52	158.47	152.80	N 79°00'18" E
C2	53°24'40"	190.00	95.58	177.12	170.77	S 79°00'18" W

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 88°38'41" W	40.00'	L7	N 31°58'58" W	21.13'
L2	S 01°07'52" E	29.20'	L8	S 88°38'41" W	44.09'
L3	S 01°07'52" E	24.90'	L9	S 31°58'58" E	35.00'
L4	S 88°38'41" W	467.31'	L10	S 58°01'02" W	40.00'
L5	S 01°21'19" E	10.00'	L11	N 31°58'58" W	35.00'
L6	N 31°58'58" W	13.87'	L12	N 58°01'02" E	40.00'
			L13	N 88°38'41" E	10.38'



NOTE:
SURVEY SHOWN ON THIS SHEET HAS BEEN REDUCED IN SCALE TO FIT THIS SHEET AND THEREFORE IS NOT TO THE SCALE INDICATED. USERS OF THESE DOCUMENTS ARE THEREFORE CAUTIONED TO OBTAIN FULL SIZE, SEALED SURVEYS FOR PURPOSES OF PERMITTING AND CONSTRUCTION.



SITE PLAN SCALE: 1" = 50'

LEASE AREA

BEING a tract of land situated in the Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma, also being out of and a portion of that certain tract of land conveyed to South Tulsa Christian Church, Inc. by Quitclaim Deed dated October 18, 1996, recorded in Volume 5855, Page 323, Deed Records, Tulsa County, Oklahoma, and corrected by Quitclaim Deed dated September 17, 1998, recorded in Volume 6109, Page 1716, Deed Records, Tulsa County, Oklahoma, and being more particularly described as follows:

COMMENCING at the original northeast corner of said South Tulsa Christian Church tract, same being on the west line of Section 20, Township 18 North, Range 13 East, from which a metal disk found for the northeast corner of Section 20, Township 18 North, Range 13 East bears North 01 degrees 07 minutes 52 seconds West, a distance of 652.72 feet, and a 5/8" iron rod found for the southeast corner of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, bears South 01 degrees 07 minutes 52 seconds East, a distance of 1988.18 feet; THENCE along the north line of said South Tulsa Christian Church tract, South 88 degrees 38 minutes 41 seconds West, a distance of 551.40 feet to a Point; THENCE leaving said north line, South 01 degrees 21 minutes 19 seconds East, a distance of 131.57 feet to the POINT OF BEGINNING hereof;

THENCE South 31 degrees 58 minutes 58 seconds East, a distance of 35.00 feet to a Point; THENCE South 58 degrees 01 minutes 02 seconds West, a distance of 40.00 feet to a Point; THENCE North 31 degrees 58 minutes 58 seconds West, a distance of 35.00 feet to a Point; THENCE North 58 degrees 01 minutes 02 seconds East, a distance of 40.00 feet to the POINT OF BEGINNING hereof and containing 0.0321 acres or 1,400 square feet of land, more or less.

20' INGRESS/EGRESS EASEMENT

BEING a tract of land situated in the Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma, also being out of and a portion of that certain tract of land conveyed to South Tulsa Christian Church, Inc. by Quitclaim Deed dated October 18, 1996, recorded in Volume 5855, Page 323, Deed Records, Tulsa County, Oklahoma, and corrected by Quitclaim Deed dated September 17, 1998, recorded in Volume 6109, Page 1716, Deed Records, Tulsa County, Oklahoma, and being more particularly described as follows:

COMMENCING at the original northeast corner of said South Tulsa Christian Church tract, same being on the west line of Section 20, Township 18 North, Range 13 East, from which a metal disk found for the northeast corner of Section 20, Township 18 North, Range 13 East bears North 01 degrees 07 minutes 52 seconds West, a distance of 652.72 feet, and a 5/8" iron rod found for the southeast corner of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, bears South 01 degrees 07 minutes 52 seconds East, a distance of 1988.18 feet; THENCE along the north line of said South Tulsa Christian Church tract, South 88 degrees 38 minutes 41 seconds West,

20' INGRESS/EGRESS EASEMENT (continued)

a distance of 40.00 feet to a Point being the northwest corner of that certain tract of land conveyed to the City of Tulsa, Tulsa County, Oklahoma, by General Warranty Deed recorded in Volume 5479, Page 1433, Deed Records, Tulsa County, Oklahoma, and being the west right-of-way line of South Harvard Avenue; THENCE along the west line of said City of Tulsa tract, same being the west line of South Harvard Avenue, South 01 degrees 07 minutes 52 seconds East, a distance of 29.20 feet to the POINT OF BEGINNING hereof;

THENCE continuing along the west line of said City of Tulsa tract, same being the west line of South Harvard Avenue, South 01 degrees 07 minutes 52 seconds East, a distance of 24.90 feet to a Point; THENCE South 52 degrees 17 minutes 58 seconds West, a distance of 91.41 feet to a Point; THENCE along a curve to the right having a radius of 190.00 feet, an arc distance of 177.12 feet, through a central angle of 53 degrees 24 minutes 40 seconds, and whose chord bears South 79 degrees 00 minutes 18 seconds West, a distance of 170.77 feet to a Point; THENCE North 74 degrees 17 minutes 22 seconds West, a distance of 144.29 feet to a Point; THENCE South 58 degrees 01 minutes 02 seconds West, a distance of 131.81 feet to a Point, same being the most easterly corner of the lease area described hereon; THENCE along the northeast corner of said lease area, North 31 degrees 58 minutes 58 seconds West, a distance of 21.13 feet to a Point; THENCE North 58 degrees 01 minutes 02 seconds East, a distance of 130.83 feet to a Point; THENCE South 74 degrees 17 minutes 22 seconds East, a distance of 154.86 feet to a Point; THENCE along a curve to the left having a radius of 170.00 feet, an arc distance of 158.47 feet, through a central angle of 53 degrees 24 minutes 40 seconds, and whose chord bears North 79 degrees 00 minutes 18 seconds East, a distance of 152.80 feet to a Point; THENCE North 52 degrees 17 minutes 58 seconds East, a distance of 100.25 feet to the POINT OF BEGINNING hereof and containing 0.2569 acres or 11,190 square feet of land, more or less.

10' UTILITY EASEMENT

BEING a tract of land situated in the Northeast Quarter of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma, also being out of and a portion of that certain tract of land conveyed to South Tulsa Christian Church, Inc. by Quitclaim deed dated October 18, 1996, recorded in Volume 5855, Page 323, Deed Records, Tulsa County, Oklahoma, and corrected by Quitclaim Deed dated September 17, 1998, recorded in Volume 6109, Page 1716, Deed Records, Tulsa County, Oklahoma, and being more particularly described as follows:

COMMENCING at the original northeast corner of said South Tulsa Christian Church tract, same being on the east line of Section 20, Township 18 North, Range 13 East, from which a metal disk found for the northeast corner of Section 20, Township 18 North, Range 13 East, bears North 01 degrees 07 minutes 52 seconds West, a distance of 652.72 feet, and a 5/8" iron rod found for the southeast corner of the Northeast Quarter, Section 20, Township 18 North, Range 13 East, bears South 01 degrees 07 minutes 52 seconds East, a distance of

10' UTILITY EASEMENT (continued)

1988.18 feet; THENCE along the north line of said South Tulsa Christian Church tract, South 88 degrees 38 minutes 41 seconds West, a distance of 507.31 feet to a Point; THENCE leaving said north line, South 01 degrees 21 minutes 19 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof, same being on the south line of an existing utility easement ten (10) feet in width as dedicated by instrument recorded in Volume 4829, Page 1082, Deed Records, Tulsa County, Oklahoma, and the north line of an existing water easement fifteen (15) feet in width as dedicated by instrument recorded in Volume 6185, Page 1103, Deed Records, Tulsa County, Oklahoma; THENCE leaving the south line of said existing utility easement, South 14 degrees 08 minutes 40 seconds West, a distance of 138.54 feet to a Point, same being on the northeast line of the lease area described hereon; THENCE along the northeast line of said lease area, North 31 degrees 58 minutes 58 seconds West, a distance of 13.87 feet to a Point, same being the most northerly corner thereof; THENCE North 14 degrees 08 minutes 40 seconds East, a distance of 128.16 feet to a Point, same being on the south line of said utility easement; THENCE along the south line of said utility easement, North 88 degrees 38 minutes 41 seconds East, a distance of 10.38 feet to the POINT OF BEGINNING hereof and containing 0.0304 acres or 1,323 square feet of land, more or less.

EASEMENT NOTES:

Easement dated August 9, 1939, granted to Tulsa County, recorded in Volume 1294, Page 315. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Water Easement dated August 20, 1970, granted to the City of Tulsa, recorded in Volume 4433, Page 1589. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Easement dated August 3, 1983, granted to the City of Tulsa, recorded in Volume 4729, Page 1252. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Easement dated September 21, 1983, granted to the City of Tulsa, recorded in Volume 4731, Page 228. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Easement dated September 21, 1983, granted to the City of Tulsa, recorded in Volume 4731, Page 229. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Sewer Easement dated November 18, 1984, granted to the City of Tulsa, recorded in Volume 4829, Page 1082. Does not affect the lease area, ingress/egress or utility easement shown hereon.

Easements recorded in Volume 4829, Page 1082, and Volume 6185, Page 1103, are shown hereon.

ENLARGED SITE PLAN SCALE: 1" = 10'

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV – WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP – POWER LINE

VICINITY MAP

PROJECT INFORMATION

CENTER OF PROPOSED TOWER COORDINATES:

NAD27:
LAT 36° 01' 45.3324"
LONG 95° 56' 29.7993"
ELEV. 645.0 (AMSL NGVD29)

NAD83:
LAT 36° 01' 45.6785"
LONG 95° 56' 30.7749"
ELEV. 645.3 (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED CONCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED CONCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED CONCIDENT WITH SURVEY.

CONVERGENCE ANGLE: 01° 12' 52.9"

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY–PANEL NUMBER 40143C0514J, DATED 09/07/2001. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on April 10, 2006 and as to matters of record relies upon Abstractor's Certificate #11972, dated effective as of March 3, 2006, issued by Texas Abstract Services, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency; and (g) this professional service conforms to the current Oklahoma Minimum Technical Standards for Land or Boundary Surveys as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

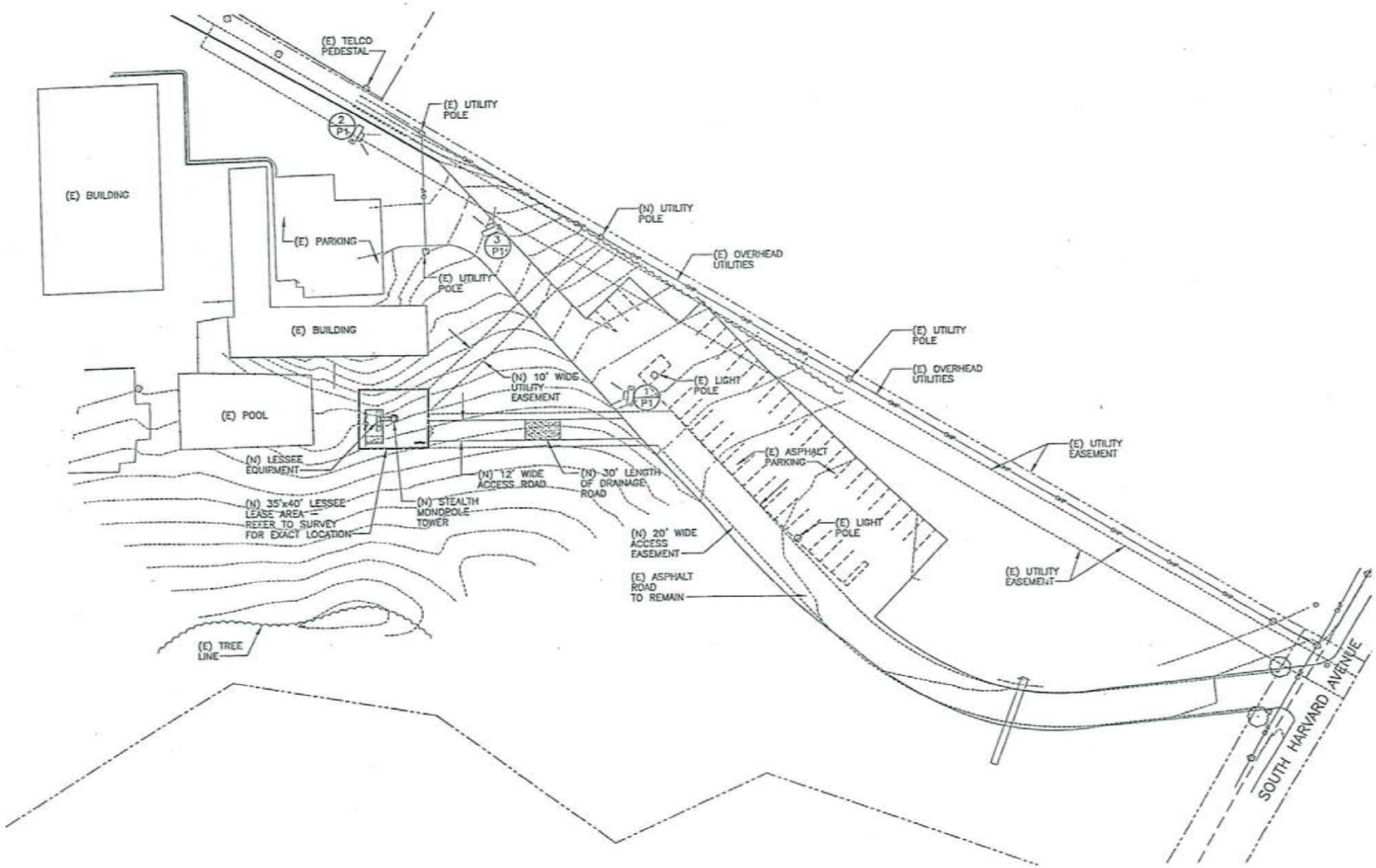
Kurtis R. Webb
R.P.L.S. #1553

REGISTERED PROFESSIONAL LAND SURVEYOR — KURTIS R. WEBB 1553 — OKLAHOMA

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	04/10/06	DATE OF SURVEY
2	05/22/06	ISSUED
3	05/31/06	ISSUED FOR FINAL
4	10/23/06	REVISED LEASE AREA
5		
6		

C1



1 SITE PLAN

SCALE: 1"=60'-0"

NORTH

60 30 0 60

NEW IMPERVIOUS GROUND COVER	
LEASE AREA	1,400.0 SF
ACCESS ROAD	1,408.0 SF
TOTAL	2,808.0 SF

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

THESE DRAWINGS AND THE PROPERTY OF ARCHCOMM, INC. ARE THE SOLE PROPERTY OF VERIZON WIRELESS. THEY ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF VERIZON WIRELESS OR ARCHCOMM, INC.

verizon wireless

11/9/06

STATE OF OKLAHOMA JOHN A. NELSON 4133 SAN ANTONIO TEXAS LICENSED ARCHITECT

EXP. DATE 06/30/07

Tulsa_Southwest_Ok

168454B

9220 SOUTH HARVARD AVENUE, TULSA, OK 74137

ARCHCOMM, INC. - ARCHITECTS
1840 Lockhill-Selma, Suite 101
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE

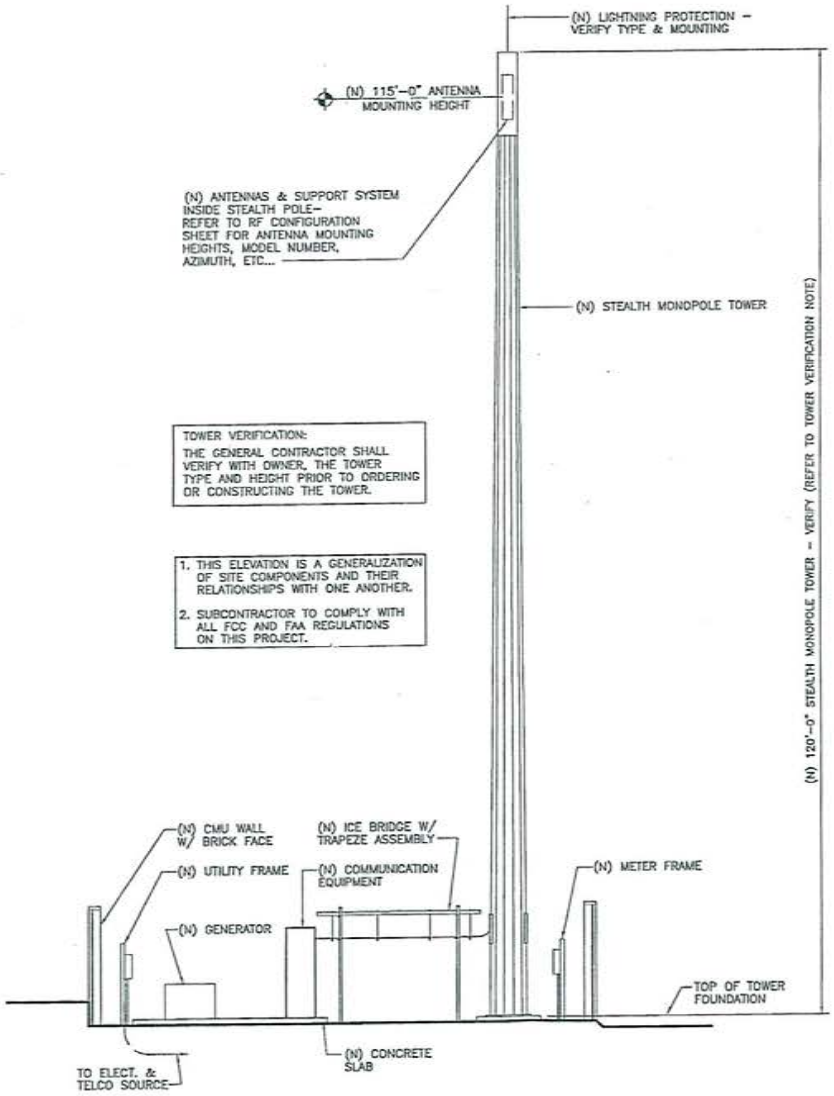
SITE PLAN

SHEET HISTORY

11.13.06 ISSUE FOR CONSTRUCTION

A1

VZ065461



TOWER VERIFICATION:
THE GENERAL CONTRACTOR SHALL VERIFY WITH OWNER, THE TOWER TYPE AND HEIGHT PRIOR TO ORDERING OR CONSTRUCTING THE TOWER.

1. THIS ELEVATION IS A GENERALIZATION OF SITE COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.
2. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

1 SITE ELEVATION

SCALE: N.T.S.

verizon wireless

11/29/06

STATE OF OKLAHOMA
JOHN A. NEL
SAN ANTONIO TEXAS
LICENSED ARCHITECT

EXP DATE 06/30/07

Tulsa_Southwest_Ok

168454B

9220 SOUTH HARVARD AVENUE, TULSA, OK 74137

ARCHCOMM, INC. - ARCHITECTS
1840 Lockhill-Selma, Suite 101
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE
SITE ELEVATION

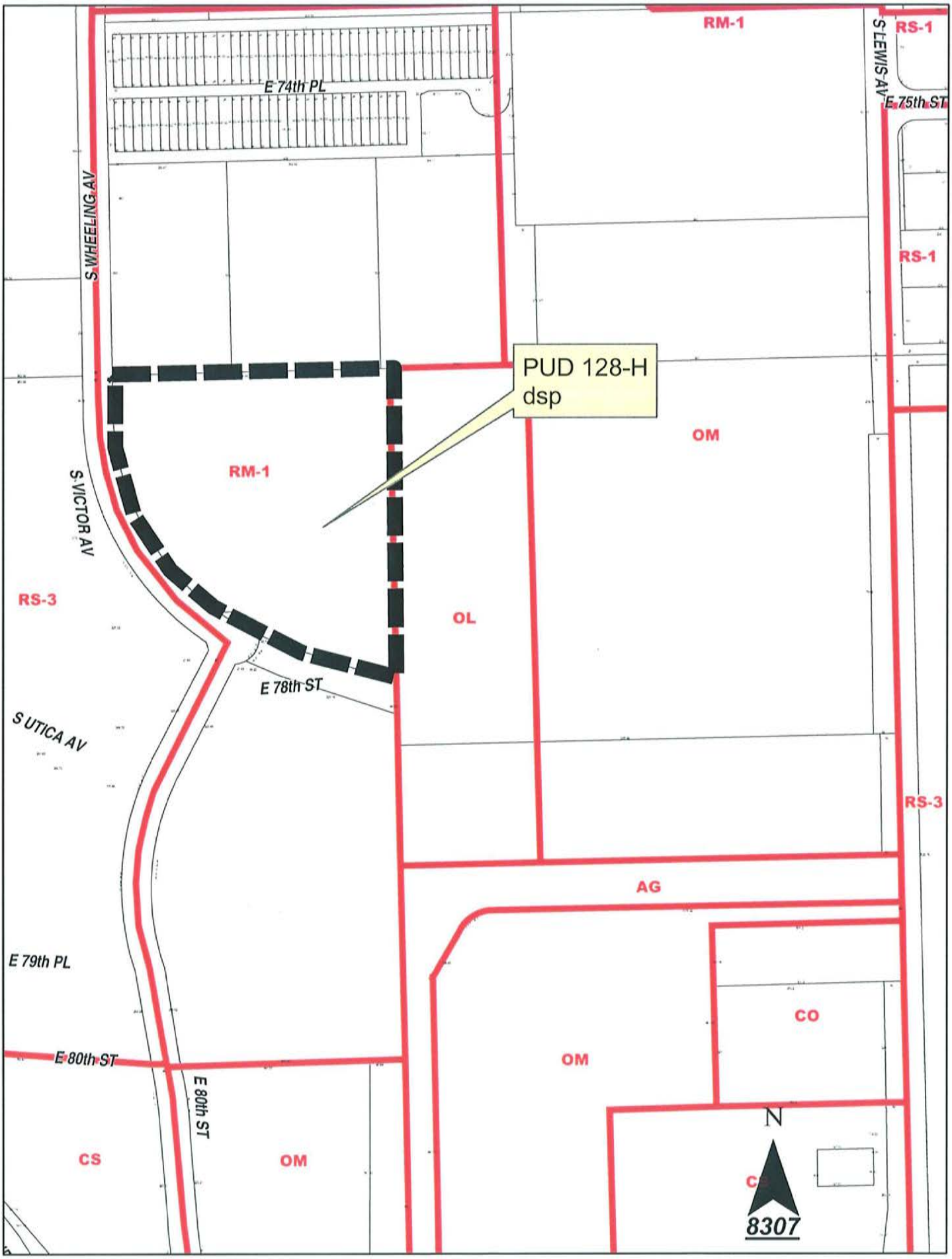
SHEET HISTORY

.	
11.13.06	ISSUE FOR CONSTRUCTION
1.	
2.	
3.	
4.	

A3

VZ065461

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED FOR THE REPRODUCTION OF THESE PLANS DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS. ANY AND ALL USE OF THIS PROJECT FOR ANY PURPOSE OTHER THAN THE INTENDED USE ARE PROHIBITED.


RM-1
RS-1
S LEWIS AV
E 75th ST
E 74th PL
S WHEELING AV
RS-1
PUD 128-H
dsp
OM
RM-1
S VICTOR AV
RS-3
OL
E 78th ST
S UTICA AV
RS-3
AG
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E 80th ST
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8307

E 74th PL
E 75th ST
S WHEELING AV
PUD 128-H
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S VICTOR AV
S LEWIS AV
E 78th ST
S UTICA AV
E 79th PL
E 80th ST
E 80th ST
N
8307

May 2, 2007

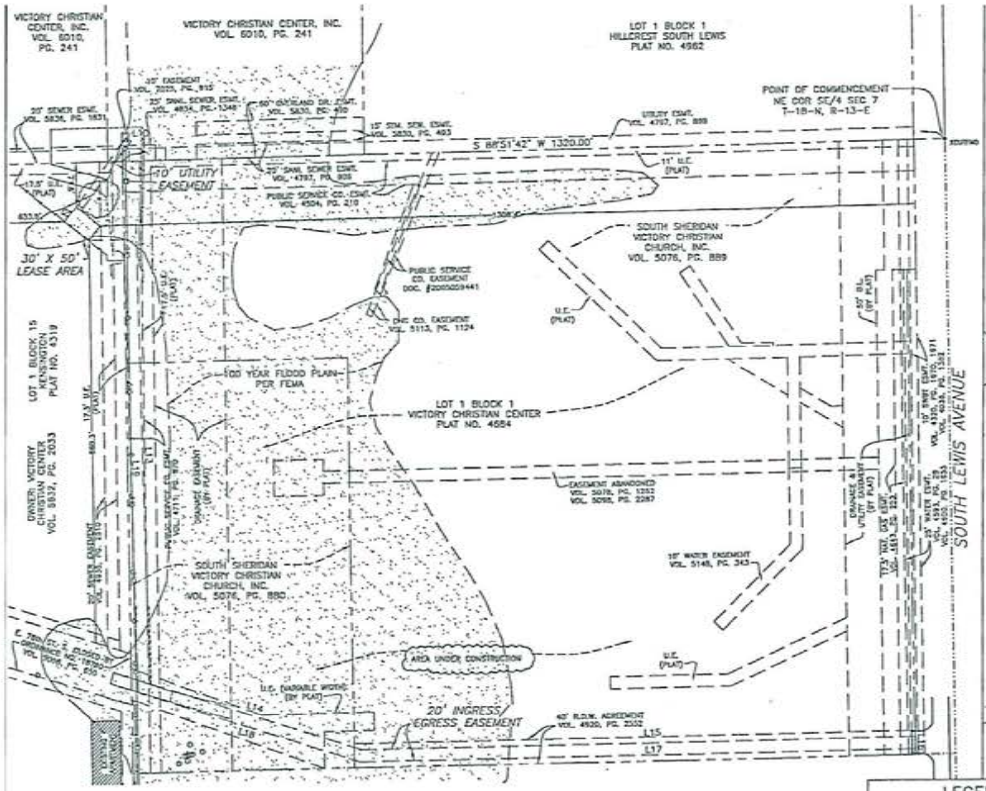
STAFF RECOMMENDATION

PUD: 128-H Detail Site Plan – Communication Tower; 7600 South Wheeling; Lot 1, Block 15, Kensington; RM-1/ PUD; PD-18; CD-2; *related plat waiver request*

The applicant is requesting approval of a detail site plan for a communication tower. The proposed use, Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of PUD 128-H.

The proposed tower complies with PUD development standards; therefore, staff recommends **APPROVAL** of PUD 128-H detail site plan as proposed subject to TMAPC approval of the related plat waiver.

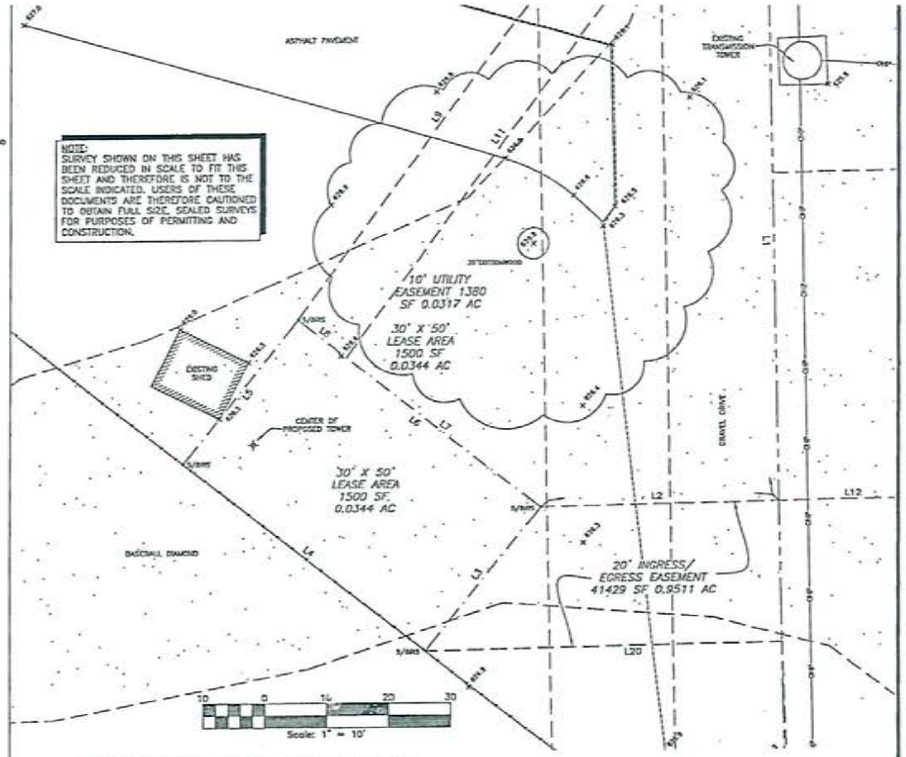
(*Note: Detail site plan approval does not constitute landscape and sign plan approval.)*



SITE PLAN SCALE: 1" = 100'

NUMBER	DIRECTION	DISTANCE
L1	S 01°09'58" E	103.35'
L2	S 88°50'02" W	38.44'
L3	S 38°18'05" W	30.00'
L4	N 51°41'54" W	50.00'
L5	N 38°18'05" E	30.00'
L6	S 51°41'54" E	50.00'
L7	N 51°41'54" W	39.90'
L8	N 51°41'54" W	10.01'
L9	N 36°06'37" E	137.84'
L10	S 53°53'03" E	10.00'

NUMBER	DIRECTION	DISTANCE
L11	S 36°06'57" W	138.53'
L12	N 88°50'02" E	19.73'
L13	S 01°57'25" E	752.89'
L14	S 72°01'22" E	359.28'
L15	N 88°53'47" E	886.35'
L16	S 01°09'33" E	20.00'
L17	S 88°53'47" W	889.73'
L18	N 72°01'22" W	376.66'
L19	N 01°57'25" W	744.02'
L20	S 88°50'02" W	57.55'



ENLARGED SITE PLAN SCALE: 1" = 10'

LEGEND

- FP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP POWER LINE

VICINITY MAP

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

NAD27:
LAT 36° 03' 11.6977"
LONG 95° 57' 44.2719"
ELEV. 525.7 (AMSL NGVD29)

NAD83:
LAT 36° 03' 12.0405"
LONG 95° 57' 45.2519"
ELEV. 526.1 (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE:

PER FLOOD PLAIN STATUS LETTER PREPARED BY THE CITY OF TULSA, MAYOR'S ACTION CENTER, DATED 07/27/06, THIS PROPERTY IS WITHIN ZONE "AE", AREAS WITHIN THE 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 40143C0512H, DATED 09/22/1999. BASE FLOOD ELEVATION LETTER: 624' AMSL (NGVD)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies unto Verizon Wireless that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on July 21, 2006 and as to matters of record relies upon Abstractor's Certificate #18329-Pedigo, dated effective as of August 28, 2006, 18585-Pedigo, dated effective as of August 29, 2006, and 17678-Pedigo, dated effective as of August 28, 2006, issued by Precise Land Records, covering the Lease Property (the "Lease Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge upon review of the existing recorded instruments provided (1) the location of any buildings, structures and other improvements situated on or within the Lease Property, (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Lease Property, and (4) all setback lines, encroachments, easements and rights-of-way across, abutting or affecting the Lease Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Lease Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the legal description attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) except as shown on the survey drawing, to the best of my knowledge upon review of the existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Lease Property, (2) easements or rights-of-way across or abutting or affecting the Lease Property of which the undersigned has been advised, (3) visible encroachments from the Lease Property onto an adjacent property, or onto easements, streets, or alleys, by any of the Lease Property building structures or other improvements, or (4) visible encroachments on the Lease Property by building structures or other improvements situated on adjoining property; (f) no portion of the Lease Property has been designated as lying within a flood zone or flood prone area as designated on the most recent Flood Insurance Rate Map promulgated by the Federal Emergency Management Agency, except as shown hereon; and (g) this professional service conforms to the current Oklahoma Minimum Technical Standards for Land or Boundary Surveys as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Kurtis R. Webb
R.P.L.S. #1553

NO:	DATE:	DESCRIPTION:
1	07/21/06	DATE OF SURVEY
2	07/31/06	ISSUED
3	08/30/06	REVISED
4	9/13/06	ISSUED FOR FINAL
5		
6		

DRWN KRW
CK KRW

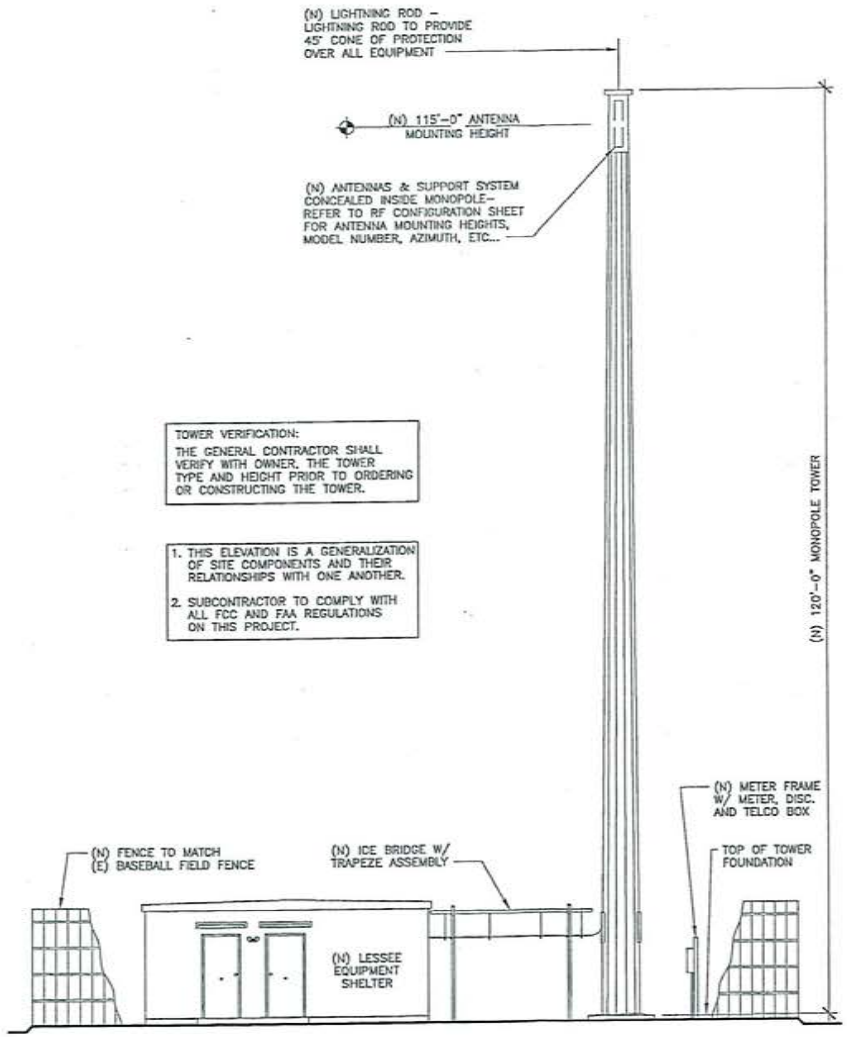
Webb Surveying, Inc.
2448 Riverside Drive
Pryor, OK 74361
Phone: (918) 824-1
Fax: (918) 824-1

SURVEY
SITE NAME: ORAL_ROBERTS_UNIVERSITY_OK
SITE NUMBER: 168420E
SOUTH LEWIS AVENUE

verizon wireless
9 CAMPUS DRIVE PARSIPPANY, NEW JERSEY 07054
TULSA, TULSA
PHONE: (918) 918 - 1700

REGISTERED PROFESSIONAL LAND SURVEYOR
KURTIS R. WEBB
1553
STATE OF OKLAHOMA

C1



TOWER VERIFICATION:
THE GENERAL CONTRACTOR SHALL VERIFY WITH OWNER, THE TOWER TYPE AND HEIGHT PRIOR TO ORDERING OR CONSTRUCTING THE TOWER.

1. THIS ELEVATION IS A GENERALIZATION OF SITE COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.
2. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

1 SITE ELEVATION

SCALE: N.T.S.

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS OR DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

verizonwireless

10/31/06

STATE OF OKLAHOMA
JOHN A. NEFF
TULSA
TEXAS
LICENSED ARCHITECT

EXP. DATE 06/30/07

Oral_Roberts_University_Ok
168420E
7891 SOUTH LEWIS AVENUE,TULSA,OK 74137

ARCHCOMM, INC. - ARCHITECTS
1840 Lockhill-Selma, Suite 101
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE
SITE ELEVATION

SHEET HISTORY
10.16.06 ISSUE FOR CONSTRUCTION
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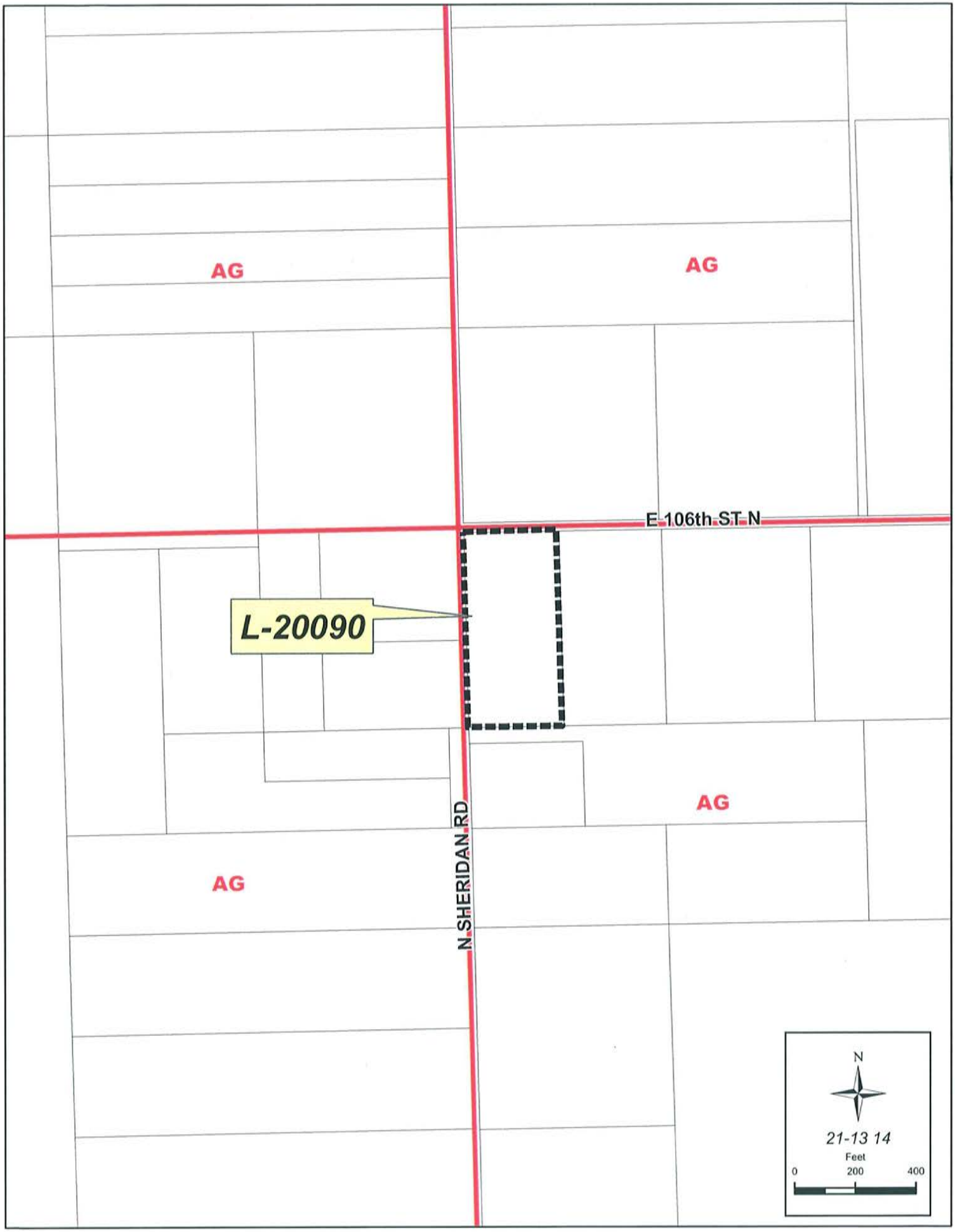
1.
2.
3.
4.

A3

VZ065523


AG
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E 106th ST N
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N SHERIDAN RD
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21-13 14
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L-20090
21-13 14
Feet
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100
200
E 106th ST N
N SHERIDAN RD
SUBJECT TRACT

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 2, 2007

White Surveying (L-20090) (AG) (County)
10535 North Sheridan Road

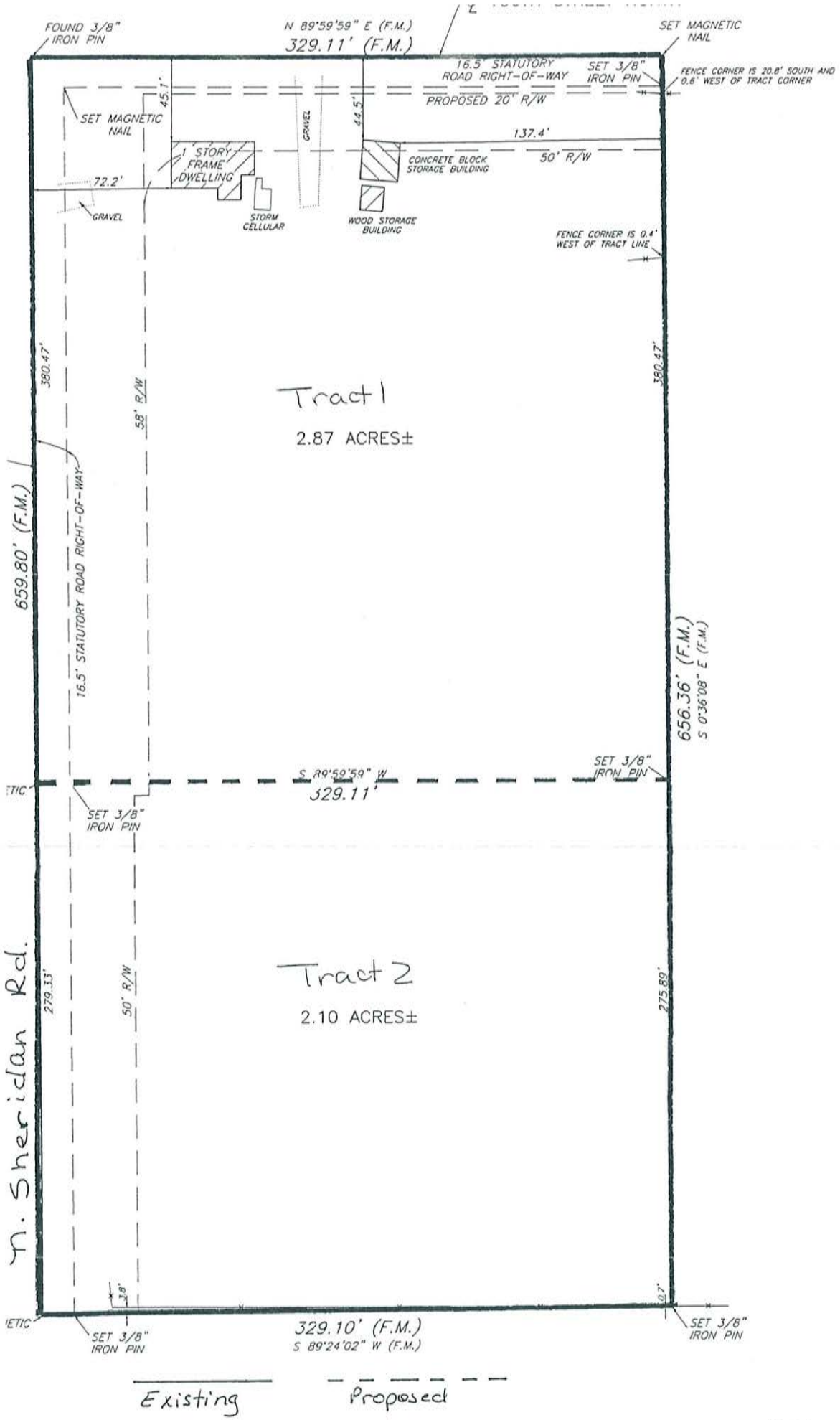
The applicant has applied to split a five-acre tract into two parcels. Both proposed tracts meet the AG zoning bulk and area requirements.

Both North Sheridan Road and East 106th Street North are designated as secondary arterials on the *Major Street and Highway Plan (MSHP)* requiring 100' right-of-way, 50' on either side of the center line. The *MSHP* also requires an additional 8' along Sheridan Road for a distance of 388' from the section line, and a 30' radius at the intersection.

The owner has agreed to give the required right-of-way along Sheridan and the radius at the intersection. However, because of the location of the existing dwelling and accessory building, the owner has requested a waiver of the requirement along 106th Street North from 50' to 20'. The dwelling is 45.1' from the centerline of 106th Street North and the accessory building is 44.5'.

The Technical Advisory Committee (TAC) reviewed this application at their April 19, 2007, meeting, and recommended that the full right-of-way be given along Sheridan Road and a minimum of 30' of right-of-way be given along 106th Street North. It was also noted that 106th Street North is designated on the Trails plan as an on-street bikeway linkage.

Given the location of the existing structures and TAC's recommendation for a minimum of 30' along 106th Street North, Staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* from 50' to a minimum of 30' along 106th Street North, subject to required right-of-way of 50' to 58' along Sheridan Road and the 30' radius at the intersection be given to Tulsa County.



LEGEND

—×— FENCE
M/P METERI
B/E BURIED TELEPH EASEME LOCATIO

GENERAL N

BASIS OF BEAR

FIELD WORK C

FM = FIELD M
PLAT = RECOR
DESC = DESCR

TRACT A:

THE NORTH 380.47 QUARTER (NW/4) OF QUARTER (NW/4) OF TWENTY-ONE (21) N INDIAN BASE AND ME ACCORDING TO THE TRACT CONTAINING 2

TRACT B:

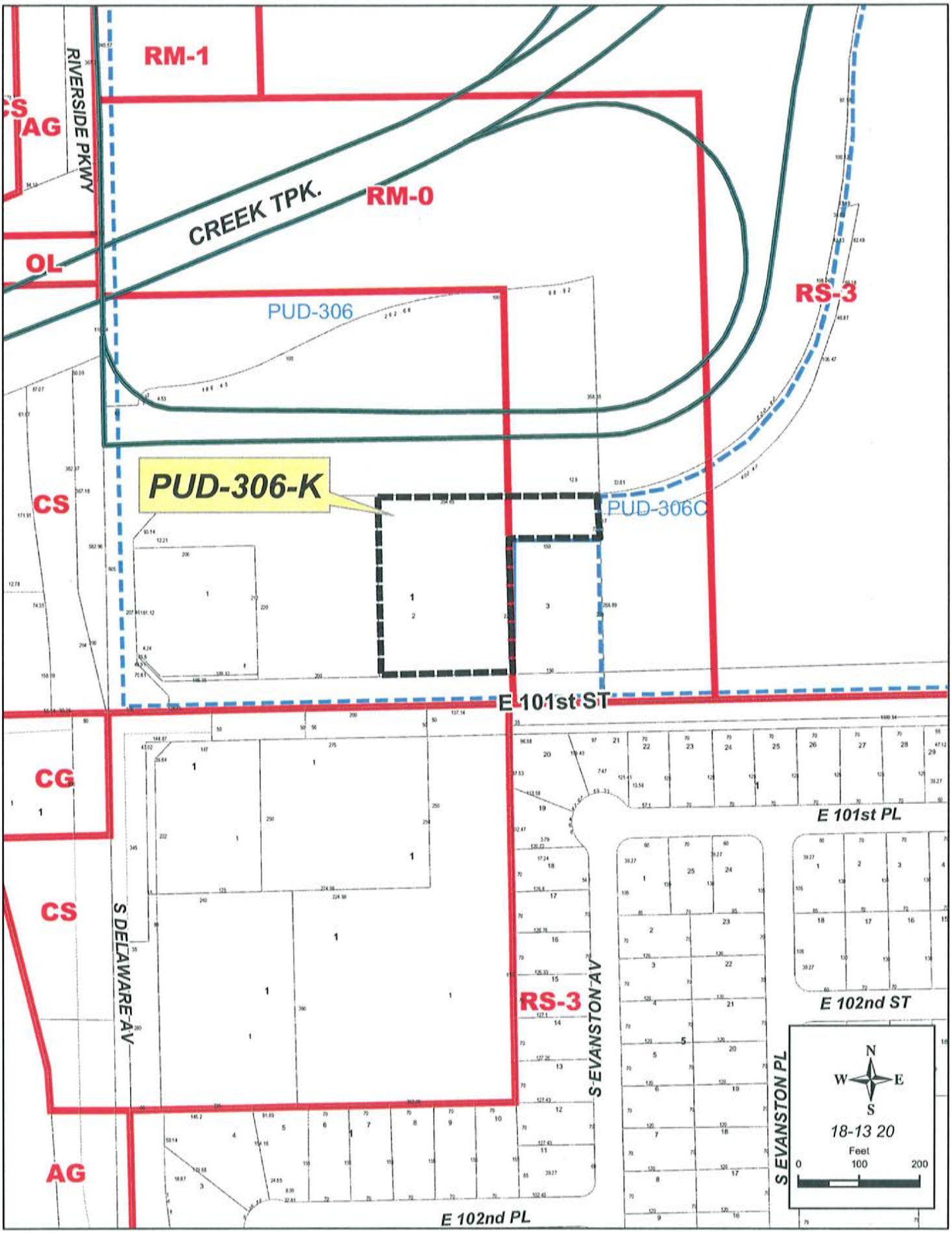
THE WEST HALF (W/ THE NORTHWEST (NW SECTION FOURTEEN RANGE THIRTEEN (13 TULSA COUNTY, STAT GOVERNMENT SURVEY 380.47 FEET THEREC OR LESS.

PLAT

INVOICE NO.: STK 06-329
CLIENT: CARL MCCARTY

THE WEST HALF (W/2) OF T OF THE NORTHWEST QUARTER (21) NORTH, RANGE THIRTE COUNTY, STATE OF OKLAHO

WHITE SURVEYING COMPANY, AN OK LAND SURVEYOR, DO HEREBY STAT ACCURATE REPRESENTATION OF A CA OR EXCEEDS THE MINIMUM TECHNIC OKLAHOMA STATE BOARD OF REGISTR ACCURATELY SHOWS THE LOCATION OF THE PROPERTY, THE LOCATIONS O AND BUILDING SETBACK LINES (IF A BY A CURRENT TITLE OPINION OR C TO THE TIME OF THIS SURVEY; T AND THEREFORE ARE NOT SHOWN O OF THIS SURVEY; THAT EXCEPT AS THE PROPERTY DESCRIBED HEREON VISIBLE PERMANENT IMPROVEMENTS; HEREON AS OF THIS DATE AND MAY TRANSACTION.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PLAT WAIVER

May 2, 2007

PUD 306K - (8320) (PD 26) (CD 2)
North side of East 101st Street South, approximately 450 feet East of South Delaware

The platting requirement is being triggered by a major amendment for fuel station and car wash uses.

Staff provides the following information from TAC at their April 19, 2007 meeting:

ZONING:

- TMAPC Staff: The waiver request is for previously platted property in River Creek Village under PUD 306K.

STREETS:

- Verify approved "Change of Access" (this has been done).

SEWER:

- The property has access to an existing sanitary sewer line, and no additional easements are needed.

WATER:

- A 12 inch waterline exists on north side of 101st Street South. Service connection is required.

STORM DRAIN:

- No comment.

FIRE:

- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.

UTILITIES:

- No comments.

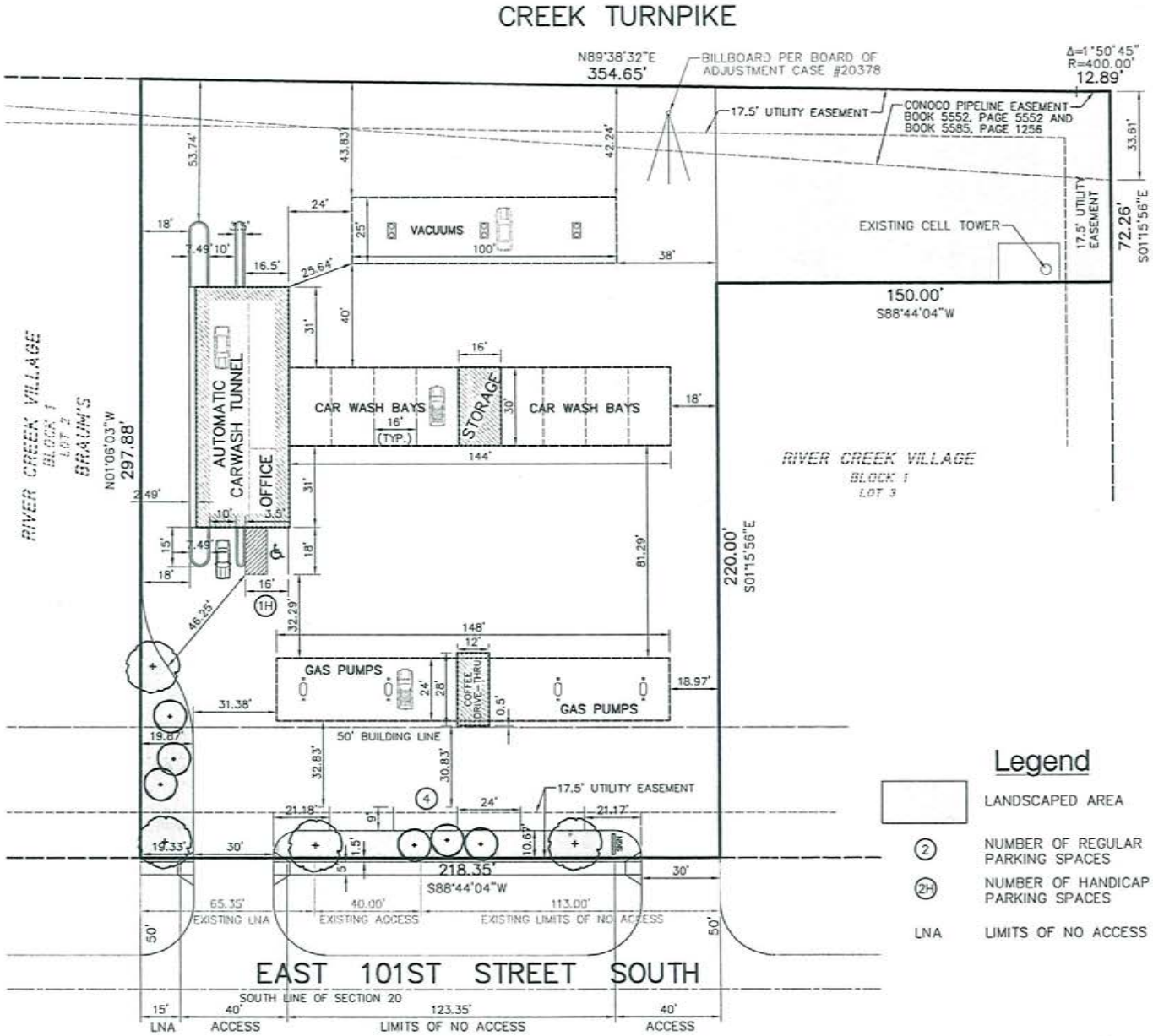
.
Staff recommends **APPROVAL** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

		Yes	*NO*
1.	Has Property previously been platted?	X	
2.	Are there restrictive covenants contained in a previously filed plat?	X	
3.	Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	**NO**
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?	X	
	a) If yes, was plat recorded for the original P.U.D.	X	
10.	Is this a Major Amendment to a P.U.D.?	X	
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?	X	
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X



Owner

THE W.O. SMITH TRUST
WESTER SMITH, TRUSTEE
8316 EAST 73RD STREET
TULSA, OKLAHOMA 74133
PHONE: (918) 252-0508

AMENDED EXHIBIT 'B' SITE PLAN FOR FIESTA MART IN PART OF LOT 2 IN BLOCK 1 OF 'RIVER CREEK VILLAGE'

SECTION 20, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

40 0 40 80
SCALE IN FEET

FEBRUARY 15, 2007

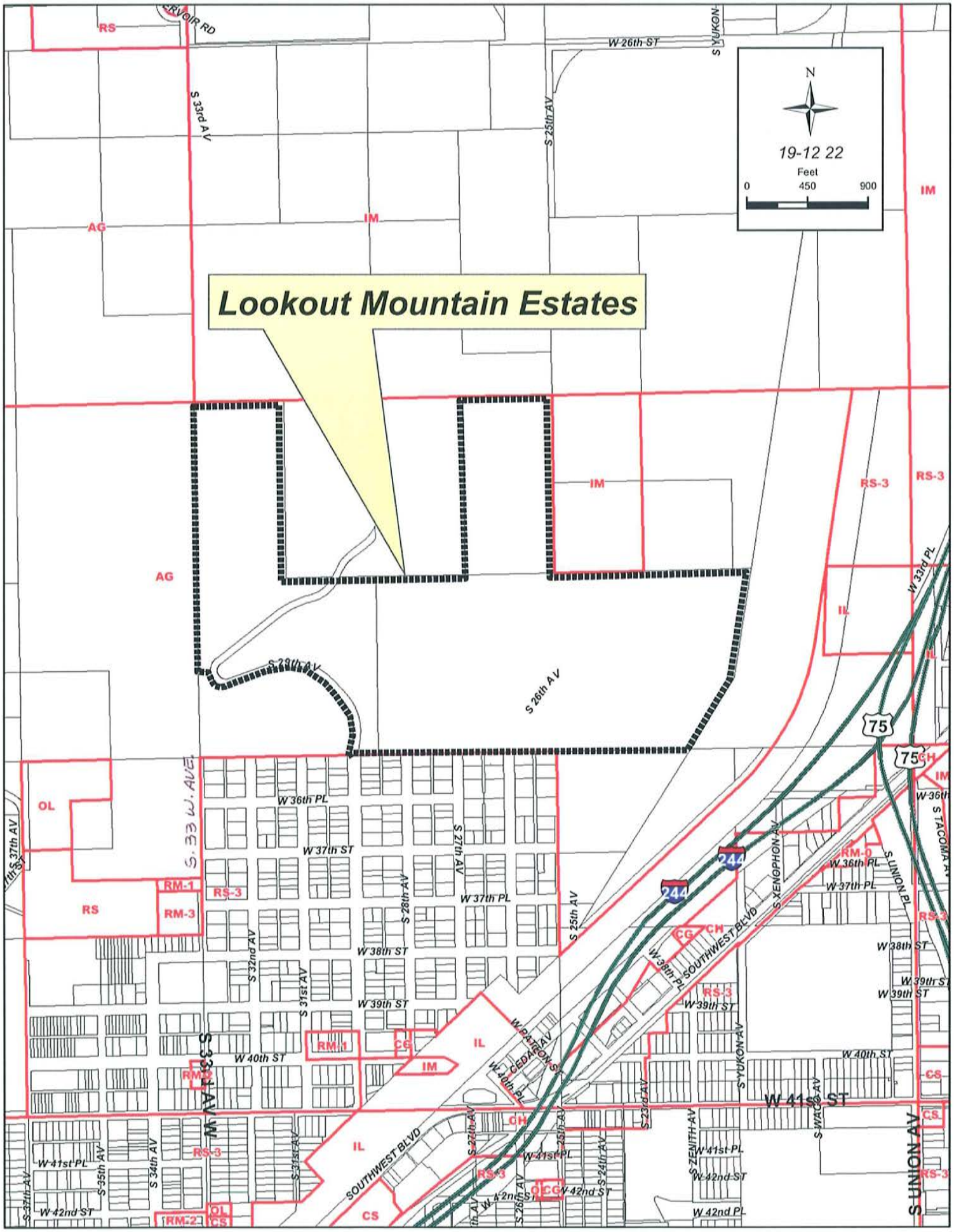
Legend

	LANDSCAPED AREA
(2)	NUMBER OF REGULAR PARKING SPACES
(2H)	NUMBER OF HANDICAP PARKING SPACES
LNA	LIMITS OF NO ACCESS

BEFORE YOU DIG
ALL OKIE
(00) 522-6543

SACK AND ASSOCIATES, INC
• ENGINEERING • SURVEYING • PLANNING
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.c
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2007

SURVEY		BOOKS		SCALE 1"=20'	DATE 1/2007
DRAWN GHJ, LWR	CHECKED TAS	ORDER F325A	FILE 1813.20		
PROJECT NAME RIVER CREEK VILLAGE-A			DRAWING NAME SITE01B		
PLOTTED FEBRUARY 15, 2007 AT 8:56 AM			DRAWER 150		
XREFS COPYRITE S-1117X S-2436C T-SAI1			SHEET 1 OF 1		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PRELIMINARY SUBDIVISION PLAT

Lookout Mountain Estates – (9222) (County)
Southeast corner of West 31st Street South and 33rd West Avenue

This plat consists of 57 Lots, 6 Blocks, on 143.61acres.

The following issues were discussed April 19, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG. There was a sketch plat reviewed on this property in June of 2006. No half street dedications will be accepted. Reserve areas need to be shown and clarified. Easements need to be dimensioned. Release letters from easement holders and the fire department responsible for service will be required before Final Plat approval. Show lot sizes. Sidewalks are required. Watch the cul-de-sac and block lengths or waivers will be required.

2. **Streets:** Cul-de-sacs exceed the 750 foot maximum length. Lots 10 through 17 in Block 1 comprise a block length exceeding the 1500 foot maximum. At north ends of existing 27th West and 28th West Avenues, cul-de-sacs turn-arounds are recommended.

3. **Sewer:** Additional easements may be required to accommodate the required sanitary sewer mainline extension. Omit Section 1.3.6 and Section II R pertaining to aerobic systems if water service by City of Tulsa. An SSID is required to extend sanitary sewer service to all lots. If an area can not gravity flow to the sanitary sewer main, then Engineering Services will require the construction of a public lift station and force main. Developer and engineer should meet with City of Tulsa Engineering Services, Design Engineering, to determine requirements. The City will require at least a dry system if water is to be served to this site.

4. **Water:** Area can be served by a City of Tulsa primary system. A water main extension contract (wmec) will be required and conditioned on meeting sanitary sewer connection requirements. Water lines on cul-de-sac roads must be looped. No fire hydrants are shown. Elevated tank may be required to accommodate fire flow. Booster pumps may be required. Upgrade of system to the south may be required.

5. **Storm Drainage:** This subdivision cannot increase the volume or velocity of the drainage flowing from their development into the City of Tulsa. Stormwater detention may be required. Stormwater detention facilities should be placed in Reserve Areas, which should be maintained by the

Homeowners Association. Drainage flowing onto the development from off-site must be conveyed in an overland drainage easement, or must be collected and piped in a storm sewer easement. Standard language must be added for stormwater detention in a Reserve, and for overland drainage easements in Reserve Areas. Drainage maintenance responsibility should be Tulsa County, not the City of Tulsa. A conceptual drainage plan was not submitted, and it is required.

6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements are requested and an additional meeting with utilities will be held.

7. **Other: Fire:** Cul-de-sacs shall not exceed seven hundred and fifty feet in length, measured from the centerline of the intersecting streets to the center of the turn-around. Cul-de-sacs shall have a turn-around radius of not less than thirty-eight feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty feet of right-of-way at the property line. Cul-de-sacs greater than two hundred and fifty feet in length shall have a turn-around radius of not less than forty feet of paving and a radius of fifty-two feet of right-of-way at the property line. Cul-de-sacs greater than five hundred feet in length and with abutting front yards for more than twenty lots shall have a turn-around radius of not less than forty-eight feet of paving and a radius of sixty feet of right-of-way at the property line. For a cul-de-sac with a rolled curb section the turnaround radius may be measured to the back of the curb. Fire apparatus access roads shall not exceed 10 percent in grade. Grades steeper than 10 percent as approved by the fire chief. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For group R-3 and group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. Water mains shall be looped where serving fire hydrants. **County Engineer:** Standard right-of-way for County streets is 60 feet. Line up centerline of 29th West Avenue with street to the south. (Existing 29th West Avenue has 100 foot right-of-way.) Deed of Dedication for continuation of 29th West Avenue is 50 feet, should be showing additional 10 foot dedication by this plat. Complete and correct location map (33rd West Avenue, not 37th). Twenty five foot radii at all intersections are needed. Show complete width of all easements. Two lot 17's in Block 1. Block 5 and 6 are continuous, should be combined into Block 5. Lot 21, Block 3 should be Lot 5. Northern end of Lot 1, Block 6 looks unuseable and probably should be a Reserve Area. Street names and addresses will be assigned by E911.The last call in the description says due west, but is a bearing on face of plat. Section 1.3, City of Tulsa to be responsible for water, sewer if installed. Tulsa County will be responsible for storm sewer. DEQ responsible for septic systems. Section 1.8, description of use for Reserve A has been

left out, and maintenance should be responsibility of "Homeowners Association", not owners. There are some long blocks and cul-de-sacs. Drainage easements will probably be needed, but no drainage plans have been provided. Street address and square footage of each lot need to be shown. Substantial areas are shown to be affected by existing right-of-way easements and other contracts, but recording references and delineations are incomplete; all such information needs to be included on face of plat. Show Tulsa City Limits. Section I., 1.8 appears to have missing information about Reserve A. **GIS:** Need map scale. Need e-mail address of surveyor and engineer. Cannot find date of preparation. Location map needs location and names of surrounding subdivisions; add 31st Street South on north edge, and correct west edge 37th West Avenue to 33rd West Avenue. Please show point of commencement on plat with distance and bearing to point of beginning. Show basis of bearing. Streets need to be named/labeled. Correct addressing/numbering is needed for lots.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. Three waivers are requested. These are waivers to cul-de-sac length, sidewalks and block lengths. (See attached letter from the consulting engineer for the project.)

Special Conditions:

1. The concerns of the public works department 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 topo 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 therefore 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 therefore 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.

DeShazo, Tang & Associates, Inc.

ENGINEERS - PLANNERS

10830 E. 45th Street, Suite 204 • Tulsa, Oklahoma 74146 • (918) 627-0046 • FAX: (918) 628-0091 • e-mail: TulsaOffice@deshazotang.com

April 20, 2007

Tulsa Metropolitan Area Planning Commission

Re: Lookout Mountain Estates

Chairman and Members of the Commission,

This letter is a request for three (3) waivers to the Subdivision Regulations for development of Lookout Mountain Estates.

The first waiver is the requirement of sidewalks. This development consists of lots 2 acres or greater in size. The terrain on this property is very steep, on an average of grades over 10%. The placement of sidewalks on this steep of a terrain would be a hazard to pedestrians and probably would not be used. The street typical consists of a 26 foot wide asphalt drive with bar ditches, thus not leaving room for a sidewalk in the ROW which would not even be adjacent to the street.

The second waiver is to the maximum length of cul-de-sacs. The longest length of cul-de-sacs allowed is 750'. The proposed layout of Lookout Mountain Estates has two cul-de-sacs on the east side of the property at a length of roughly 900'. This also is due to the steep nature of the terrain. The lots have been placed to maximize the developable area based on the steep grades and also locations of roads to accomodate the maximum slope allowed by Tulsa County. A road to connect the two eastern cul-de-sacs would be at a grade of 20% which is not allowed.

The third waiver is to the length of the north road running east and west along the property line abutting the KTUL property. The length of the road proposed is roughly 1500' and the Subdivision Regulations would require a cul-de-sac for a turn around half way through the run of the road. This requirement is difficult to design based again on the terrain. The slope through that area is very steep (between 10% - 15%) and to place a cul-de-sac on that steep of a slope would provide Tulsa County with a cul-de-sac that would be too steep to be used.

We have visited with Tom Rains with Tulsa County and he agrees with the three waivers that we are requesting.

We request that the Planning Commission review our three waivers for Lookout Mountain Estates and we will be at the Planning Commission meeting if there are any comments or questions. Thank you for your time and assistance in this matter.

Sincerely,

Nicole Peltier, PE
Project Manager

PRELIMINARY PLAT

LOOKOUT MOUNTAIN ESTATES

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

SURVEYOR:
White Surveying Company
9939 East 55th Place
Tulsa, Oklahoma 74146
Phone: (918) 663-9924
C.A. No. 1098 Exp. 6-30-07

OWNER:
WOD, LLC
c/o Pat Beagles
297746 West 3800 Drive
Ramona, Oklahoma 74061
Phone: (866) 585-5469

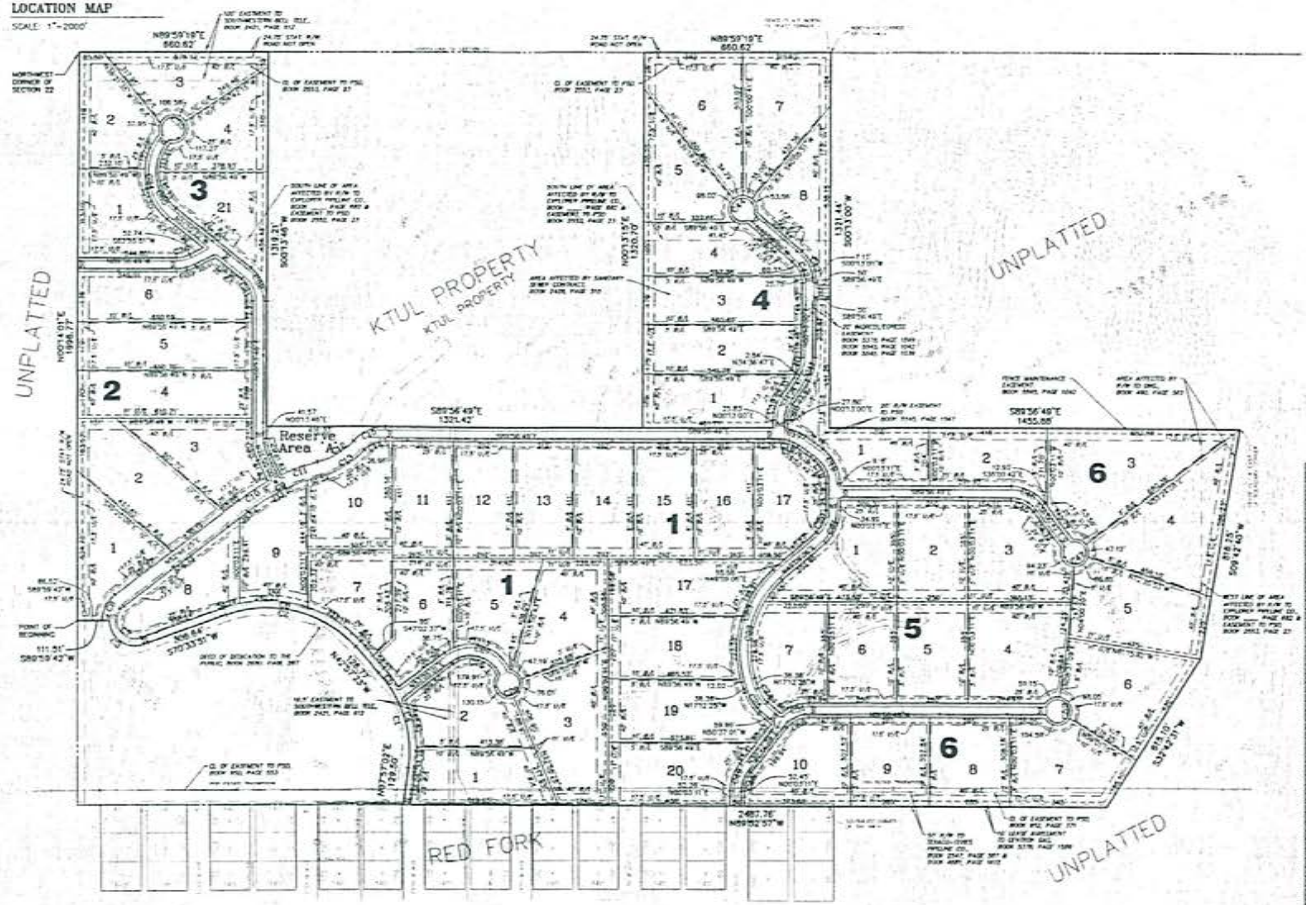
ENGINEER:
DeShazo, Tang & Associates, Inc.
Towne Centre Office Park
10830 East 45th, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-0846
C.A. No. 1297

R 12 E

T 19 N

LOCATION MAP

SCALE: 1"=2000'



LEGEND

- R/W = RIGHT OF WAY
- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- LNA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- IPF = IRON PIN FOUND

0 200 400 800

TULSA COUNTY, OKLAHOMA
MARCH 29, 2007

SUBDIVISION CONTAINS 6-BLOCKS & 57-LOTS
1-RESERVE AREA 'A'
BLOCK-1 CONTAINS 45.601 ACRES
BLOCK-2 CONTAINS 14.215 ACRES
BLOCK-3 CONTAINS 10.238 ACRES
BLOCK-4 CONTAINS 18.014 ACRES
BLOCK-5 CONTAINS 16.126 ACRES
BLOCK-6 CONTAINS 26.188 ACRES
RESERVE AREA 'A' CONTAINS 0.888 ACRES

FLOOD PLAIN DESIGNATION

PORTIONS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY DOES NOT LIE WITHIN THE 100 YEAR NOR THE 500 YEAR FLOOD PLAIN.

REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD RATE MAP, TULSA COUNTY, OK. AND INCORPORATED AREAS
MAP NO. 40143C0485 H
MAP DATED SEPTEMBER 22, 1999

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	56°34'23"	230.79	400.00	395.40
C2	55°23'45"	276.23	425.00	410.12
C3	109°26'06"	124.37	84.00	160.08
C4	33°53'07"	125.42	425.00	245.93
C5	19°12'07"	40.68	425.00	82.08
C6	88°29'47"	294.92	450.00	432.15
C7	48°12'34"	176.36	83.00	403.57
C8	52°46'23"	104.08	112.00	104.06
C9	37°33'53"	144.15	550.00	284.14
C10	19°13'34"	59.67	342.87	115.08
C11	22°29'18"	68.03	342.87	135.87
C12	34°24'43"	78.07	254.87	151.31
C13	34°24'43"	63.50	204.87	122.91
C14	48°57'41"	44.58	100.00	84.00
C15	48°57'41"	66.39	150.00	128.20
C16	26°50'07"	22.54	100.00	47.42
C17	26°26'53"	35.23	150.00	69.20
C18	26°26'53"	52.85	225.00	103.80
C19	53°56'53"	19.24	150.00	141.24
C20	49°55'55"	45.18	100.00	85.61
C21	49°55'55"	67.77	150.00	128.54
C22	66°21'20"	212.91	225.00	378.40
C23	66°21'20"	245.20	175.00	434.32
C24	33°24'36"	20.01	85.00	54.31
C25	33°24'36"	40.03	170.00	80.47
C26	102°54'59"	125.10	100.00	179.97
C27	102°54'59"	188.65	150.00	269.97
C28	30°00'00"	14.87	50.00	26.80
C29	26°18'46"	29.27	125.00	57.41
C30	26°18'46"	43.91	175.00	80.37
C31	51°24'08"	48.13	100.00	89.71
C32	51°24'08"	72.19	150.00	134.57
C33	92°13'45"	268.05	185.00	297.85
C34	92°13'45"	218.46	210.00	338.16
C35	30°00'00"	14.87	50.00	26.80
C36	41°57'20"	19.13	50.00	41.04
C37	27°07'20"	18.18	150.00	71.01
C38	34°13'47"	30.93	150.00	80.03
C39	34°13'47"	46.43	225.00	120.05
C40	34°13'47"	30.91	100.00	60.03
C41	34°13'47"	46.43	150.00	80.05
C42	48°19'00"	65.86	150.00	126.51
C43	48°19'00"	65.86	150.00	126.51
C44	30°00'00"	14.87	50.00	26.80
C45	51°56'07"	48.17	100.00	90.64
C46	51°56'07"	72.25	150.00	135.97
C47	30°00'00"	14.87	50.00	26.80
C48	28°19'48"	70.74	150.00	148.44
C49	28°19'48"	53.60	150.00	103.97
C50	50°40'12"	47.34	100.00	88.44
C51	41°54'33"	16.21	150.00	112.74
C52	29°58'58"	14.87	50.00	26.16

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

_____ TMAPC/ZBOSC

This approval is valid if this plat is not filed in the Office of the County Clerk on or before:

_____

_____ COUNTY or CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

Chairman _____

Mayor _____

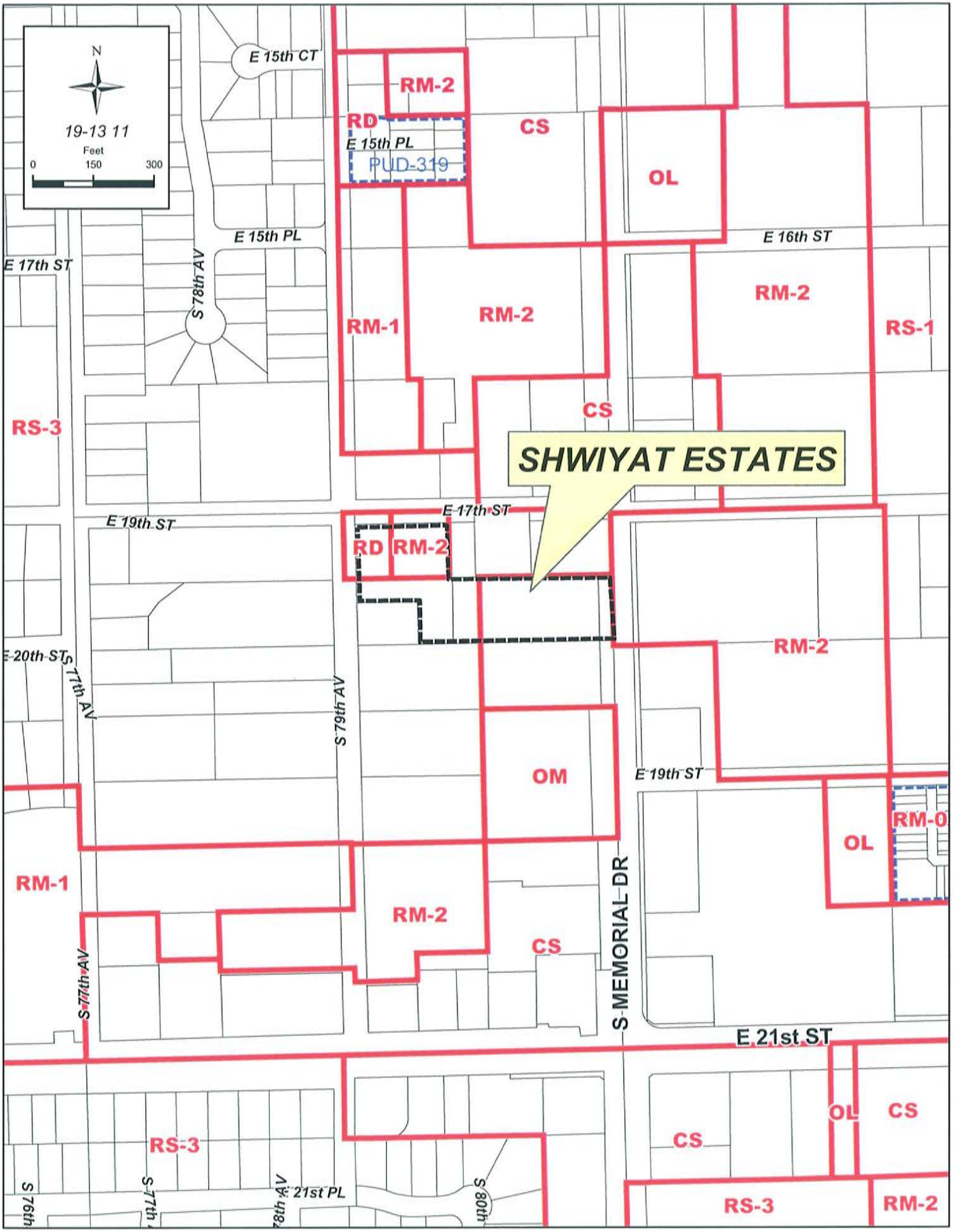
Attest: City Clerk _____

Approved: City Attorney _____

RECEIVED

Tulsa Metropolitan Area Planning Commission

PLAT NO.	PAGE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RS-1
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SHWIYAT ESTATES
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SUBJECT TRACT
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MINOR SUBDIVISION PLAT

Shwiyat Estates – (9311) (PD 5) (CD 5)
1720 South Memorial Drive

This plat consists of 2 Lots, 1 Block, on 2.5 acres.

The following issues were discussed April 19, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RD, RM-2, CS, RS-3. Sidewalks are required.

2. **Streets:** Provide recording references and dimensions for existing right-of-way dedications on South Memorial and on East 17th Street and the other north-south residential street. Dedicate a 25 foot intersection radius on the northwest corner of Lot 2.

3. **Sewer:** Add a 15 foot easement, 7.5 feet each side of the lot line, between Lots 1 and 2, to allow for a future sanitary sewer mainline extension.

4. **Water:** Existing waterlines on two sides of property (Memorial Drive and 79th East Avenue). Suggest putting a fire hydrant at the south property line on the west side of Memorial Drive for better fire protection.

5. **Storm Drainage:** Stormwater detention must be provided for the subdivision. The City of Tulsa policy is for all stormwater detention required for a development to be provided at the developmental stage of the subdivision. Show the location and Reserve Area for this facility on the face of the plat. Remove the language in Section II.F and replace it with the standard language for stormwater detention in a Reserve. The existing contour lines are not labeled with their respective elevations, therefore it is not possible to determine from this plan if off-site drainage flows onto this site. Many of the proposed spot elevation call-outs are not readable, due to the size of the lettering and the quality of the print. This site will not be allowed to increase the volume or velocity of drainage runoff flowing to the adjacent properties.

6. **Utilities: Telephone, PSO, ONG, Cable:** Release letters were received.

7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. Delete the previous north/south lot split line in Lot 1 and also delete culverts shown of the face of plat. Property description under plat title needs correction. Site address on face of plat is incorrect. The 17.5 foot utility easement along south property boundary needs additional dimensioning where the building would encroach. Topographic information, such as existing buildings and culverts, should not appear on the face of a Final plat. Recommend approval as a Preliminary Plat. Please provide standard language in the dedication to declare both the legal ownership and the subdivision name. Legal description needs to include "also being described as..." bearings and distances that match face of plat and tying to section corner. **GIS:** Please show distance and bearing of dividing line between Lots 1 and 2. Include metes and bounds description with boundary distance for the boundary of the plat.

Staff recommends **APPROVAL** of a **Preliminary** Subdivision plat and not the Minor Subdivision Plat submitted due to the numerous requirements to be met for public works staff, subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department 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 topo 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 therefore 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 therefore 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.

1 BLOCK
2.51 ACRES

SITE ADDRESS

17207 EAST 21ST STREET
TULSA, OKLAHOMA 74134

CAVEAT/DISCLAIMER

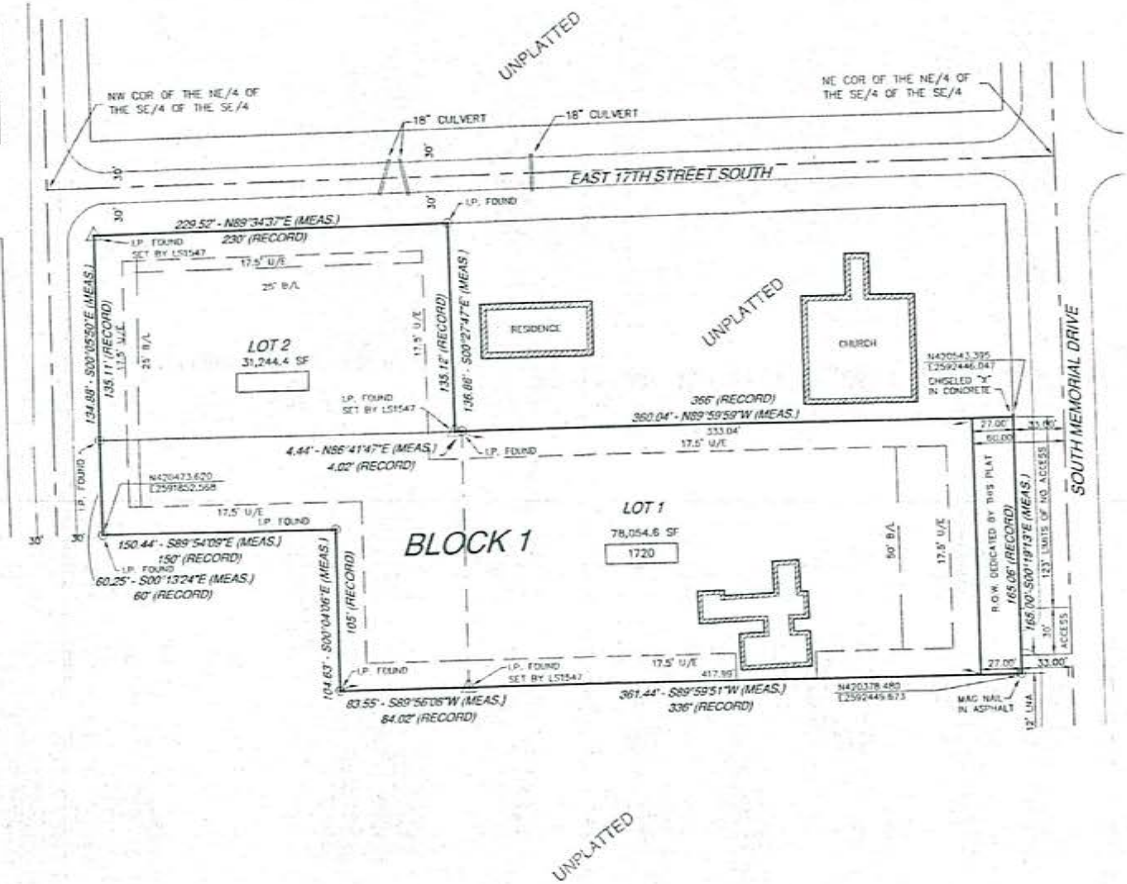
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

SHWIYAT ESTATES

THE EAST A PART OF THE SE/4 OF THE SE/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 13 EAST, TULSA COUNTY.

LOCATION MAP

CITY OF TULSA
TULSA COUNTY, OKLAHOMA
SCALE: 1"=2000'



BASIS OF BEARINGS

THE NORTH LINE OF NE/4 OF THE SE/4 OF THE SE/4 = N89°34'37"E

40 0 40 80 120

SCALE IN FEET: 1" = 40'

FLOOD INFORMATION

THIS PROPERTY IS LOCATED OUTSIDE THE REGULATORY FLOODPLAIN AS SHOWN ON PANEL 38 OF THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS, DATED JANUARY, 2006.

LEGEND

- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- B/L BUILDING LINE
- LNA LIMITS OF NO ACCESS
- I.P. IRON PIN
- △ IRON PIN FOUND SET BY LS1547
- ⊗ L.P. FOUND
- ⊙ P.K. NAIL FOUND
- x CHISELED "X" IN CONCRETE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- 18" REINFORCED CONCRETE PIPE

OWNER

CALVIN SHWIYAT
RANA AL-SHWIYAT
1720 SOUTH MEMORIAL
TULSA, OKLAHOMA 74112
PHONE: (918) 628-0919

ENGINEER/LAND SURVEYOR

BREISCH AND ASSOCIATES, INC.
501 ALLIANCE BLVD.
SAND SPRINGS, OK. 74063
PH (918) 245-9533
email address: abates@breischcs.com
CA #6 (EXPIRES 06-30-08)

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

_____
TMAPC/INCOG OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before _____

_____
CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

_____
Chairman

_____
Mayor

_____
Attest: City Clerk

_____
Approved: City Attorney

FOR TECHNICAL REVIEW SUBMITTED HEREIN
APR 10 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

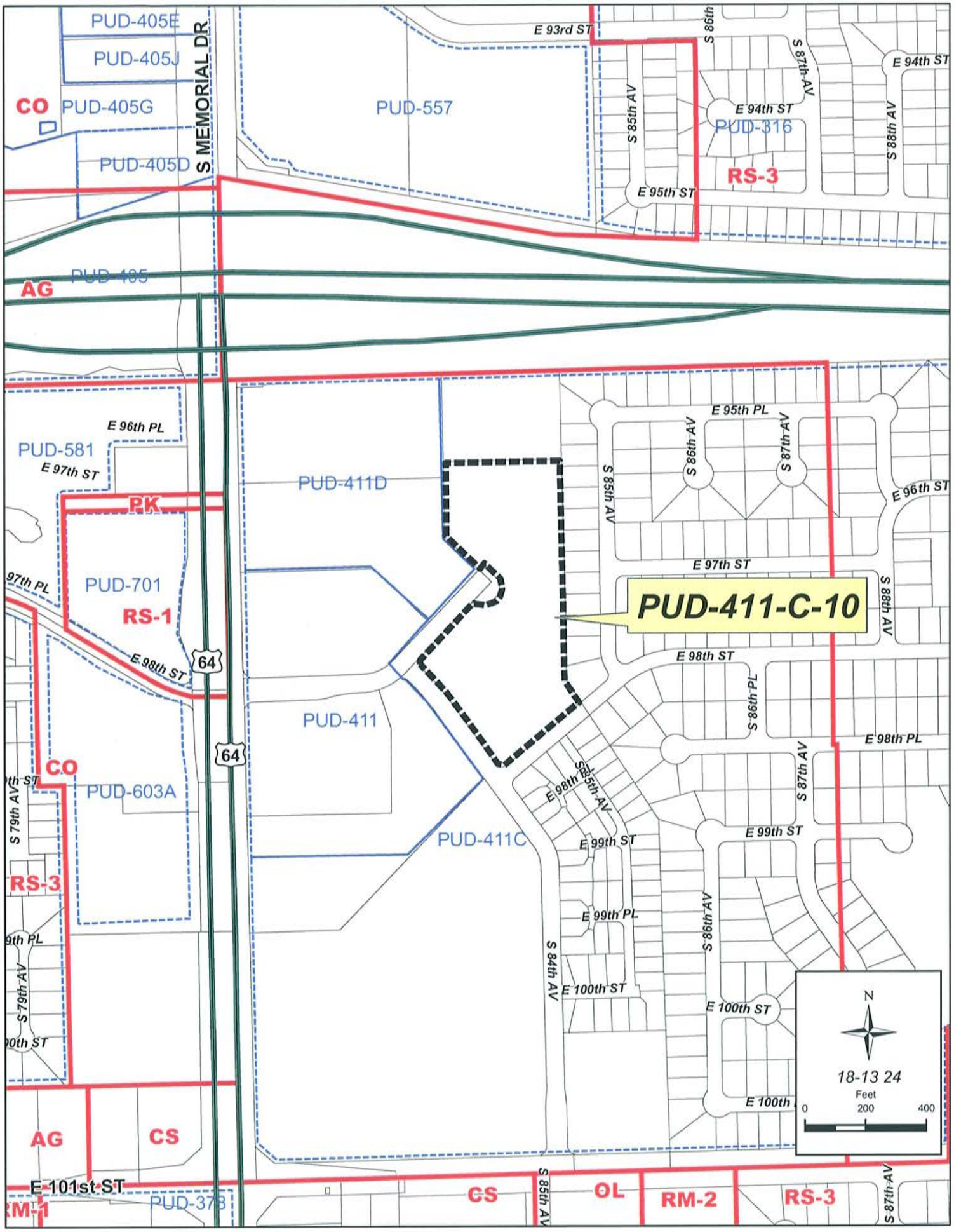
RECEIVED
MAR 30 2007
Tulsa Metropolitan Area Planning Commission

SHWIYAT ESTATES

SHEET 1 OF 2

DATE OF PREPARATION: OCTOBER 31, 2006

THIS MAP OR PLAT MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING, REVISED SEPTEMBER 21, 2001.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PUD-405J
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PUD-405G
PUD-405D
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E 94th ST
S 85th AV
E 94th ST
PUD-316
S 88th AV
RS-3
E 95th ST
AG
PUD-495
E 96th PL
PUD-581
E 97th ST
PK
PUD-411D
E 95th PL
S 86th AV
S 87th AV
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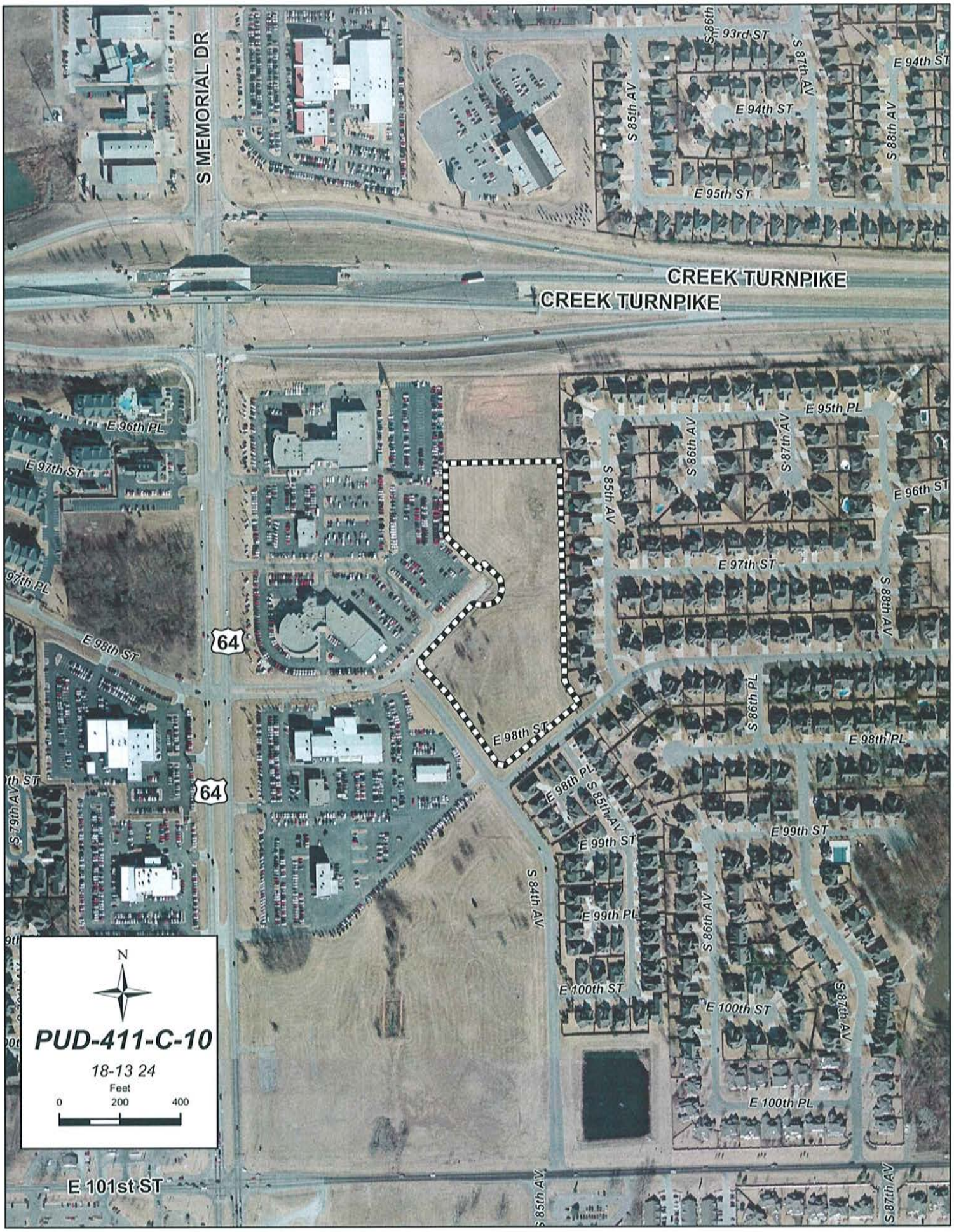
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May 2, 2007

STAFF RECOMMENDATION

PUD- 411-C-10 Minor Amendment – 9700 Block of East 98th Street South; Unplatted property; Development Areas 4(A) and 5(A); CO/ PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD 411-C for the purpose of permitting an automobile detailing and "make ready" facility, Use Unit 17, and to permit a lot-split.

Although underlying zoning of the property is CO, uses within this zoning district are permitted per corridor site plan (PUD) approval, not by right (See Appendix A attached). Subsequently, the original corridor site plan/ PUD limits uses to Use Units 10, 11 and those typical of Use Units 14, 15 and warehouse and storage facilities incidental to the retail and trade establishments as permitted by Z-5842-SP-5/ PUD 411-C. Because these uses are also typical of those permitted by right or exception in CG, the addition of an automobile detailing and "make ready" shop, a Use Unit 17, would be comparable to existing permitted uses so long as auto body painting was not permitted. (Auto body painting as provided in Use Unit 17 is not permitted by right or exception in CG districts.) If auto body painting is intended, staff recommends the request be submitted to TMAPC for approval as a major amendment/ new corridor site plan.

The subject property is currently unplatted and was recently the subject of a lot-split per PUD 411-C-9, which split off the tract to the north of Tract B1 for Trinity Restoration auto body shop. The proposed lot-split would be a continuation of piece by piece development of unplatted property which is contrary to the spirit and intent of the Corridor and PUD chapters of the zoning code. Staff recommends instead that Tract B1 and Tract B2 be incorporated in a plat. Development standards need not change as Tract B1 is within Development Area 4(A)2 as established by PUD 411-C-9 and Tract B2 is within PUD Development Area 5(A).

Therefore, staff recommends **APPROVAL** of the minor amendment to allow the automobile detailing and "make ready" facility subject to no auto body painting being permitted; and **DENIAL** of the minor amendment to permit a lot-split.

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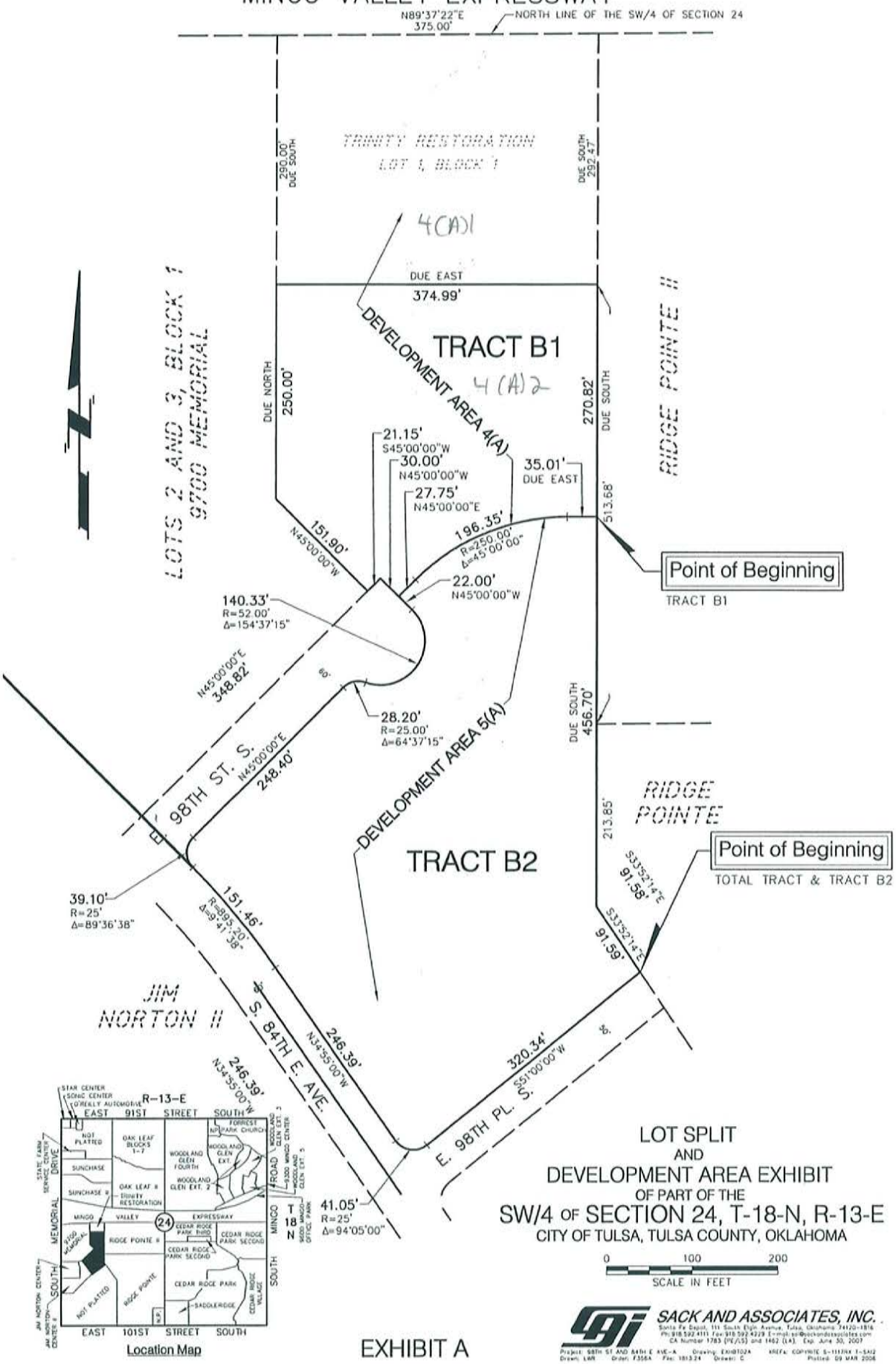
MINGO VALLEY EXPRESSWAY



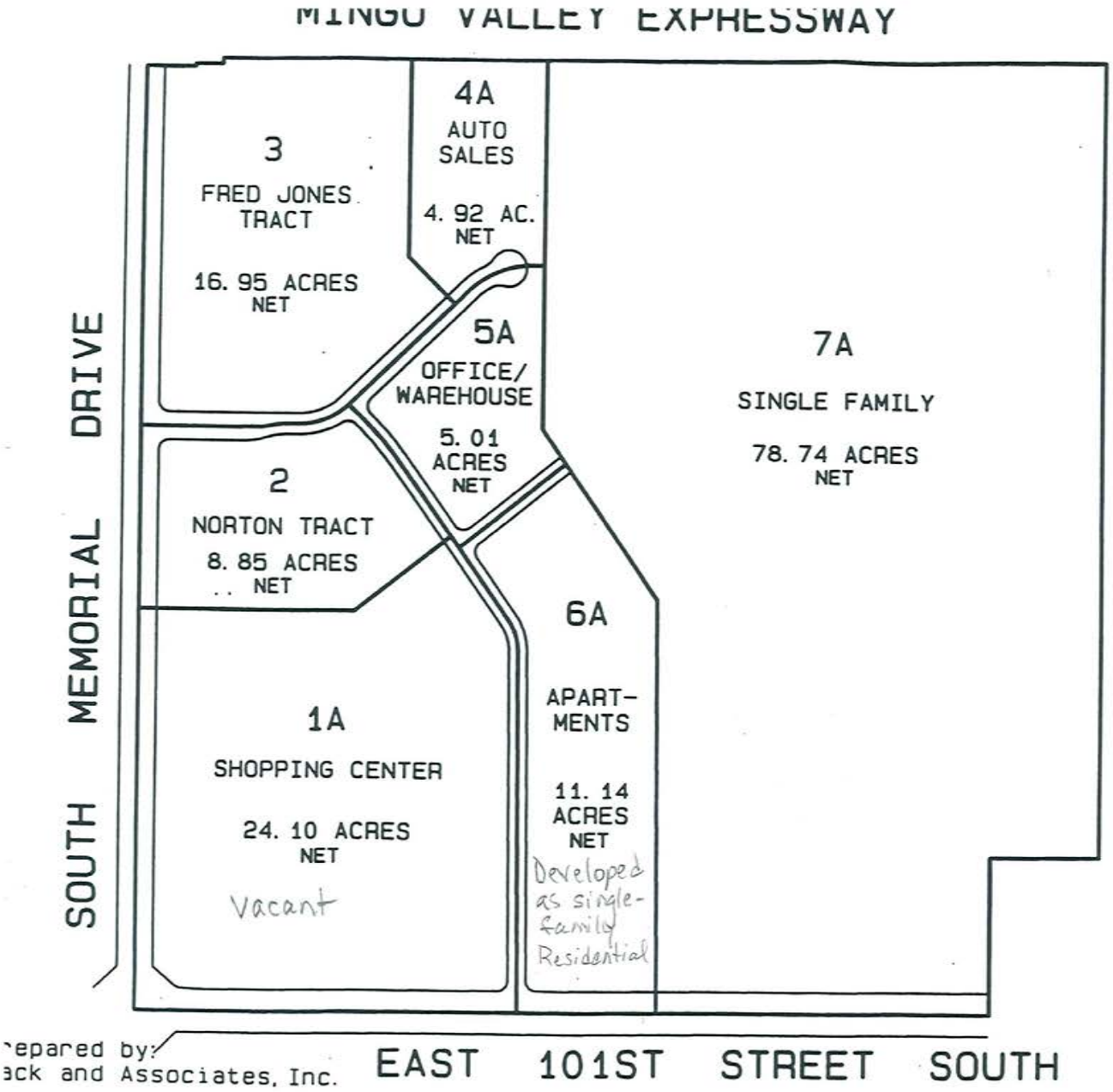
LOT SPLIT
AND
DEVELOPMENT AREA EXHIBIT
OF PART OF THE
SW/4 OF SECTION 24, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

0 100 200
SCALE IN FEET

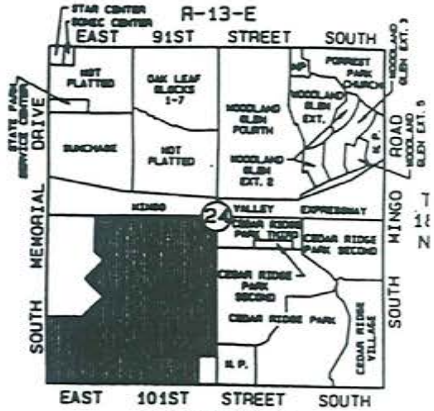
SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1462 (LA). Exp. June 30, 2007

Project: 98TH ST AND 84TH E AVE-A Drawing: EXHIBIT02A XREFs: COPYRITE S-1117RX T-SA12
Drawn: LMR Order: F356A File: 181324 Drawer: C Plotted: 09 MAR 2006

EXHIBIT A



CEDAR RIDGE PARK PHASE I



LOCATION MAP

101ST & MEMORIAL AMENDED PUD NO. 41 AND AMENDED CORRIDOR DISTRICT SITE PLAN NO. Z5842-SP

Development Area Map
EXHIBIT 'A'

Prepared by:
Jack and Associates, Inc.

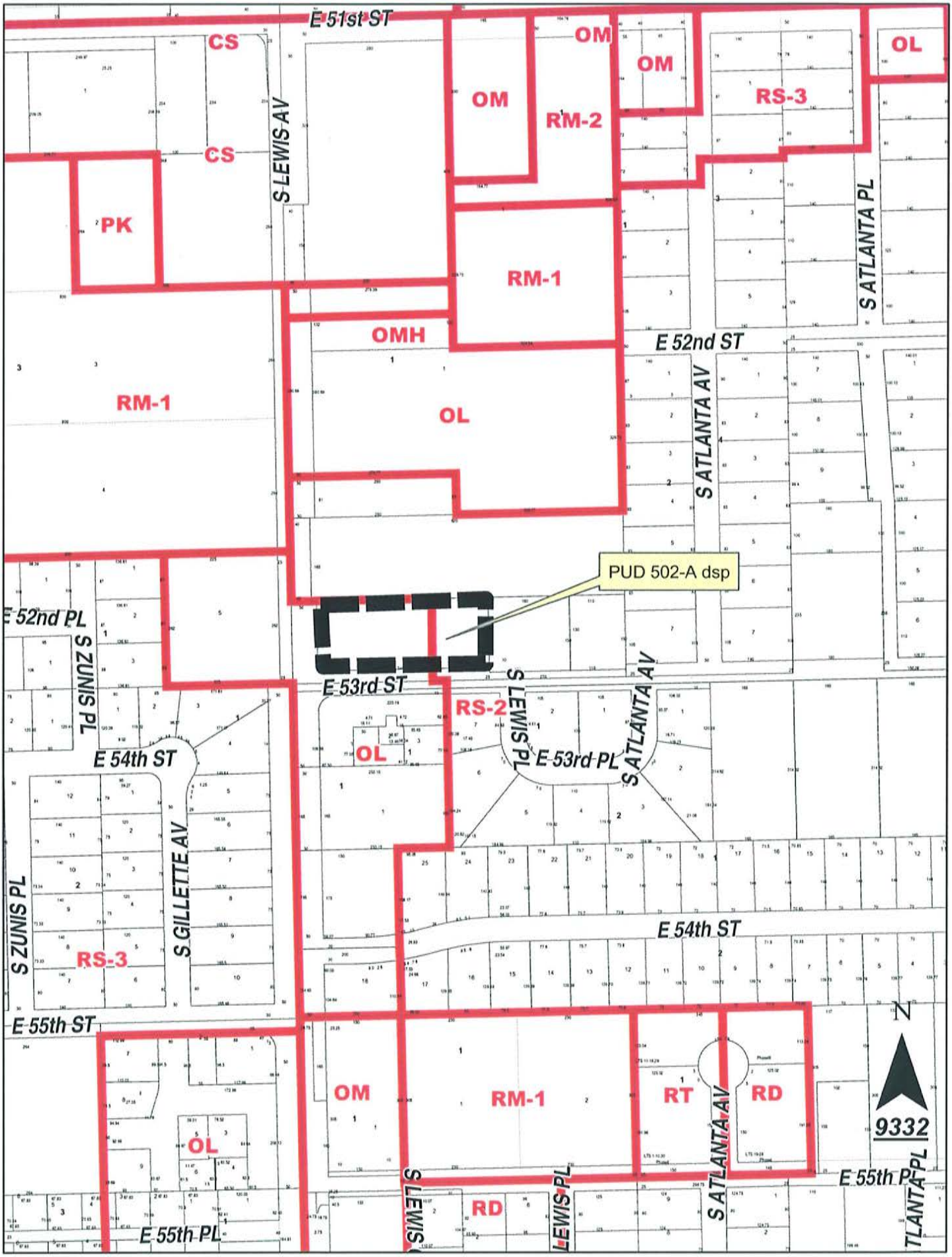
A P P E N D I X A

USE UNIT -- SUMMARY ZONING DISTRICTS

	Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO	SR	IL	IM	IH
1.	Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X
2.	Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E#	E#	E#	E	E	E	E	S	E	E#	E	E
3.	Agriculture	X																								X	X	X
4.	Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	S	X	X	X	X
5.	Community Services & Similar Uses	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	S	E	E	E	E
6.	Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X		E	E	E	E	E	E	E	E	S				
7.	Duplex Dwelling					E	E	X	X		X	X	X	X		E	E	E	E	E	E	E	E	S				
7a.	Townhouse Dwelling								X		X	X	X	X		E	E	E	X	E	E	X	X	S				
8.	Multifamily & Similar Uses	E*	E*	E*	E*	E*	E*	E*			X	X	X	X		E	E	E	X	E	E	X	X	S				
9.	Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E							E	E		S		E	E	E
10.	Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	S	X	X	X	X
11.	Offices, Studios & Support Services	E*										E	E	E		X*	X	X	X	X	X	X	X	S	X	X	X	X
12.	Eating Establ. Other Than Drive-Ins																		X	X	X	X	X	S		X	X	X
12a.	Adult Entertainment Establishments																			X*	X*	X*	X*	S		E	E	E
13.	Convenience Goods and Services															E*	E*	E*	E*	X	X	X	X	S		X	X	X
14.	Shopping Goods and Services																			X	X	X	X	S		X	X	X
15.	Other Trades & Services																			E	X	X	X	S		X	X	X
16.	Mini-Storage											E	E	E		E	E	E	E	E	X	X	X	S		X	X	X
17.	Automotive & Allied Activities																			E	X*	X*	X*	S		X	X	X
18.	Drive-In Restaurants																			E	X	X	X	S		X	X	X
19.	Hotel, Motel & Recreation																	E*	E*	X	X	X	X	S		E	E	E
20.	Commercial Recreation, Intensive	E																		E	E	E	E	S		E	X	X
21.	Signs & Outdoor Advertising																			X	X	X	X	S		X	X	X
22.	Scientific Research & Development																				E	X	X	S	X	X	X	X
23.	Warehousing & Wholesaling																				E	X	X	S		X	X	X
24.	Mining & Mineral Processing	E																									E	E
25.	Light Manufacturing																				E	E	E			X	X	X
26.	Moderate Manufacturing																									E	X	X
27.	Heavy Manufacturing																										E	X
28.	Junk & Salvage Yards																										E	X

X = USE BY RIGHT E = USE BY EXCEPTION S = SITE PLAN APPROVAL REQUIRED * ONLY SELECTED USES

= Residential Treatment and Transitional Living Centers are allowed by right in IL, OM, OMH, and OH Districts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No 2

May 2, 2007

STAFF RECOMMENDATION

PUD-502-A: Detail Site and Landscape Plan – Therapy Concepts; 2417 East 53rd Street South; Lots 1 & 2, Block 1, Lewis 53 Office Park North; OL/RS-2/PUD; PD-18; CD-9

The applicant is requesting approval of a detail site plan for a new one-story office building on Lot 2 and shared parking on Lot 1. The proposed uses, Use Unit 11, Offices, Studios and Support Services, and Use Unit 10, Off-street Parking Areas are in conformance with Development Standards of PUD-502-A.

The proposed one-story general office building complies with building setback and height restrictions. Parking and parking lot lighting comply with development standards and the zoning code. Screening and landscaping are proposed in accord with development standards as amended by PUD-502-A-1.

Per development standards the proposed access onto East 53rd Street South must be approved by Traffic Engineering. In addition, a mutual access easement assuring access to each lot from East 53rd Street South must be filed of record.

Therefore, staff recommends **APPROVAL** of PUD-502-A detail site plan subject to Traffic Engineering approval of the proposed access and verification that a mutual access easement assuring access to each lot from East 53rd street South has been filed of record.

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

Detailed Site Plan

Planned Unit Development No. 502-A-1

Therapy Concepts

Lot 1 and Lot 2, Block 1, Lewis 53 Office Park North
2405 and 2417 East 53rd Street South

A subdivision in the City of Tulsa being a part of the S/2 of the S/2 of the SW/4 of the NW/4 of the NW/4 of Section 32, T-19-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma

OWNERS

Hans Cyr, Nancy Cyr, Ed Crimmins and Margaret Crimmins

2840 East 51st, Suite 103
Tulsa, Oklahoma 74105
918.712.8412

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2007

SCALE IN FEET: 1" = 20'

DATA SUMMARY

DETAIL SITE PLAN:
Lots 1 and 2/Block 1, Lewis 53 Office Park North

PUD 502-A-1
DEVELOPMENT AREA: 1.0916 Acres

PERMITTED USES: Use Unit 11 uses, except Drive-In Bank use is allowed only in the West 225 feet of PUD

PROPOSED USES: Medical Office (Lot 2/Block 1)

MAXIMUM BUILDING FLOOR AREA PERMITTED: 17,500 SF
BUILDING FLOOR AREA PROPOSED (Lot 2/Block 1): 5,982 SF

MAXIMUM BUILDING HEIGHT PERMITTED: Two Stories, not exceeding 35 Feet

MAXIMUM BUILDING HEIGHT PROPOSED (Lot 2/Block 1):
One Story,
27 Feet 11 Inches

MINIMUM BUILDING SETBACKS REQUIRED (Lot 2/Block 1):
From South Boundary of the Development area - 25 Feet
From East Boundary of the Development area - 50 Feet
From North Boundary of the Development area - 10 Feet
From West Boundary of the Development area - 50 Feet

MINIMUM PARKING AREA SETBACKS (Lot 2/Block 1):
From the East Boundary of the PUD - 5 Feet
From the South Boundary of the PUD - 5 Feet
From the North Boundary of the PUD - 5 Feet
From the West Boundary of the PUD - 5 Feet

OFF STREET PARKING (Lot 2/Block 1):
Ratio Per Use - 1 per 250 SF of Floor Area
Existing Number of Spaces - None
Total Number of Spaces Required - 24
Total Number of Spaces Proposed - 43 (on Lot 2)
4 (on Lot 1)

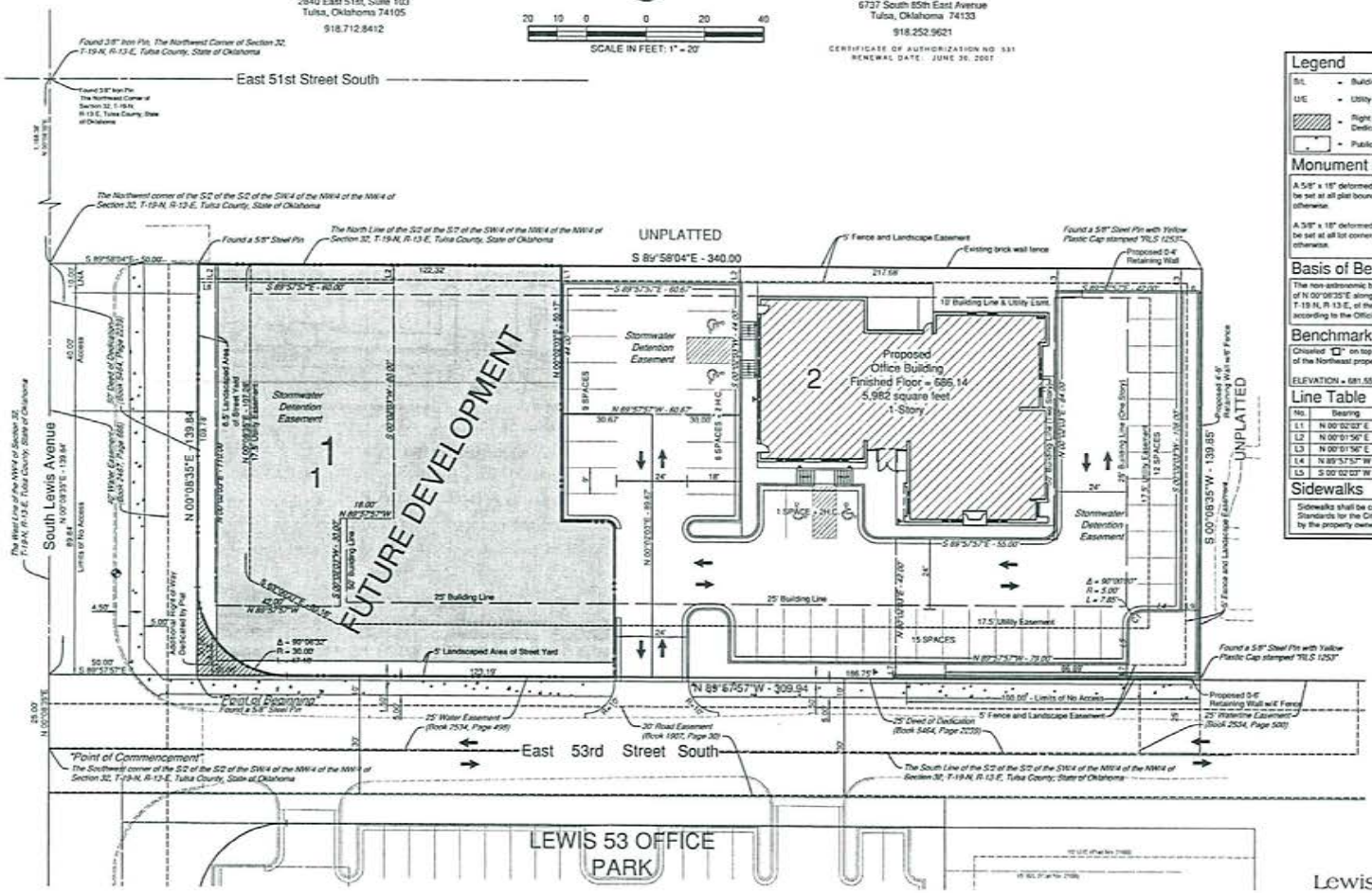
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED (Lot 2/Block 1):
15% (4,417 SF)

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED (Lot 2/Block 1):
15% (4,424 SF)

LANDSCAPED STREET YARD PER STREET FRONTAGE:

	Lot 1/Block 1	Lot 2/Block 1
Required -		
S. Lewis Ave.	861 SF	N/A
E. 53rd St.	575 SF	700 SF
Provided		
S. Lewis Ave.	908 SF	N/A
E. 53rd St.	678 SF	1,551 SF

LIGHTING HEIGHT FOR PARKING AREAS:
Height Proposed - 8 Feet



Legend

B/L	Building Line	L.N.A.	Limits of No Access
U/E	Utility Easement		Vehicular Circulation
	Right of Way Dedicated by Plat		Future Development
	Public Sidewalk		

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of N 00°08'35"E along the west line of the NW/4 of Section 32, T-19-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Chiseled "□" on top of curb located approximately 18' south and 40' West of the Northeast property corner of Heartburn Hill.

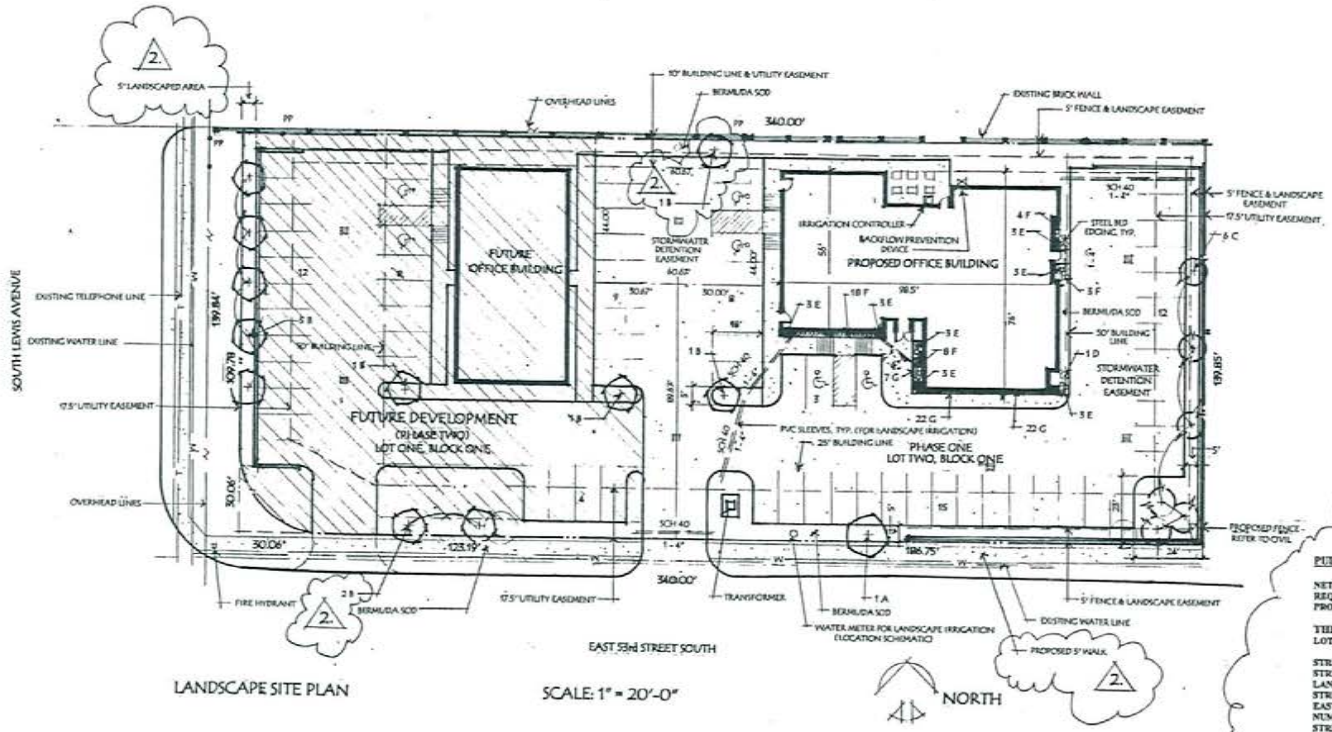
ELEVATION = 681.55 NGVD 1929

Line Table

No.	Bearing	Distance
L1	N 00°02'03"E	6.17
L2	N 00°01'56"E	6.17
L3	N 00°01'56"E	8.18
L4	N 89°57'57"W	13.00
L5	S 00°02'03"W	13.00
L6	S 89°51'25"E	7.00
L7	S 00°02'03"W	5.67
L8	N 89°51'25"W	5.66
L9	S 89°51'25"E	6.79

Sidewalks

Sidewalks shall be constructed in compliance with the Engineering Design Standards for the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner of the Owner's Association.



LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"

LEGEND

B & B	BALLED & BURLAPPED
CAL.	CALIPER
DWF.	DWARF
C. GAL	GALLON CONTAINER
JAP.	JAPANESE
M.T.	MULTI-TRUNK (3 TRUNK MIN.)
O.C.	ON CENTER SPACING
S.A.S.	SPACE AS SHOWN
VAR.	VARIEGATED
ESP.	ESPALIERED
	EXISTING TREE
	STEEL BED EDGING

PLANTING PLAN IS INTENDED AS A GUIDE, PLACE PLANTS IN POSITION FOR L.A. & OCR OWNER APPROVAL

SEE WRITTEN PLANTING SPECIFICATIONS FOR SOIL PREPARATION, GUARANTEE & OTHER INFORMATION.

SPRINKLER NOTES

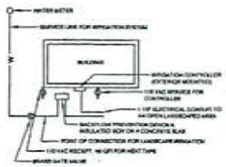
1. LANDSCAPED AREAS SHOWN ON PLAN TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM IS TO BE INSTALLED PER THE CITY OF TULSA CODE.
3. OWNER'S PLUMBER TO PROVIDE & INSTALL WHERE SHOWN ON PLAN:
   a. WATER METER
   b. REDUCED PRESSURE ZONE BACKFLOW PREVENTER W/ WATER SERVICE EXTENDED & TERMINATED W/ GATE VALVE FOR IRRIGATION CONTRACTOR.
4. OWNER'S ELECTRICIAN TO PROVIDE:
   a. 120 VAC SERVICE & HARDWIRING FOR IRRIGATION CONTROLLER
   b. 120 VAC SERVICE & W.P. RECEPT FOR BACKFLOW PREVENTER HEAT TAPE
5. BACKFLOW PREVENTER TO BE COVERED WITH AN INSULATED BOX BOLTED TO CONCRETE SLAB.
6. IRRIGATION CONTROLLER TO BE MOUNTED ON BUILDING WALL IN AN APPROPRIATELY SIZED NEMA BOX WITHOUT PADLOCK.

SLEEVES

1. SCHEDULE 40 PVC SLEEVES (FOR IRRIGATION) ARE TO BE BURIED 24" BELOW GRADE.
2. TAPE ENDS CLOSED AND MARK LOCATIONS.

SOD NOTES

1. ALL DISTURBED AREAS ARE TO BE SODDED W/ U-3 BERMUDA SOD.



IRRIGATION SCHEMATIC NOT TO SCALE

PLANT MATERIAL KEY

KEY	PLANT MATERIAL	SIZE
A	SHUMARD OAK	2 - 2 1/2" CAL., 8' HT. MIN.
B	EASTERN REDBUD	2" CAL., 6' HT. MIN.
C	LOBLOLLY PINE	2" CAL., 7 - 8' HT. MIN., B & B
D	COMPACT BURNING BUSH	5 GAL.
E	COMPACT NANDINA	3 GAL.
F	DWF. YAUPON HOLLY	3 GAL.
G	"MAJESTIC" LIRIOPE	1 GAL., 12" O.C.

PUD 502-A

NET LAND AREA: 47,546 S.F.
REQUIRED LANDSCAPED AREA (15%): 7,132 S.F.
PROVIDED LANDSCAPED AREA: 8,250 S.F. (17%)

THERAPY CONCEPTS (PHASE ONE)
LOT TWO, BLOCK ONE

STREETYARD AREA PER STREET FRONTAGE:
STREET NAME: EAST 53rd STREET SOUTH 4,668.75 S.F.
LANDSCAPED AREA PER STREET FRONTAGE (STREETYARD)

STREET NAME:	REQUIRED:	PROVIDED:
EAST 53rd STREET SOUTH	700.31 S.F.	1,575 S.F.

NUMBER OF TREES PER STREETYARD:

STREET NAME:	REQUIRED:	PROVIDED:
EAST 53rd STREET SOUTH	4	4

NUMBER OF TREES FOR PARKING AREAS:

REQUIRED:	PROVIDED:
4	5

PHASE TWO
(LOT ONE, BLOCK ONE)

STREETYARD AREA PER STREET FRONTAGE
STREET NAME: EAST 53rd STREET SOUTH 2,581 S.F.
SOUTH LEWIS AVE. 6,992 S.F.
LANDSCAPED AREA PER STREET FRONTAGE (STREETYARD)

STREET NAME:	REQUIRED:	PROVIDED:
EAST 53rd STREET SOUTH	402 S.F.	1,400 S.F.
SOUTH LEWIS AVE.	1,049 S.F.	1,450S.F.

NUMBER OF TREES PER STREETYARD:

STREET NAME:	REQUIRED:	PROVIDED:
EAST 53rd STREET SOUTH	2	2
SOUTH LEWIS AVE.	5	5

NUMBER OF TREES FOR PARKING AREAS:

REQUIRED:	PROVIDED:
2	2

THE SUBMITTED LANDSCAPE PLAN IS IN COMPLIANCE W/ TITLE 42, CHAPTER 18, SECTION 1804 OF THE CITY OF TULSA ZONING CODE

2. 4/18/07
1. 3/16/07
DATE: 1/7/07

CLARK AUDRY & ASSOCIATES
3320 South Lewis
Suite 140
Tulsa, OK 74105
918 747 8118

SHEET ONE OF TWO
L-1
LANDSCAPE SITE PLAN

SEAL

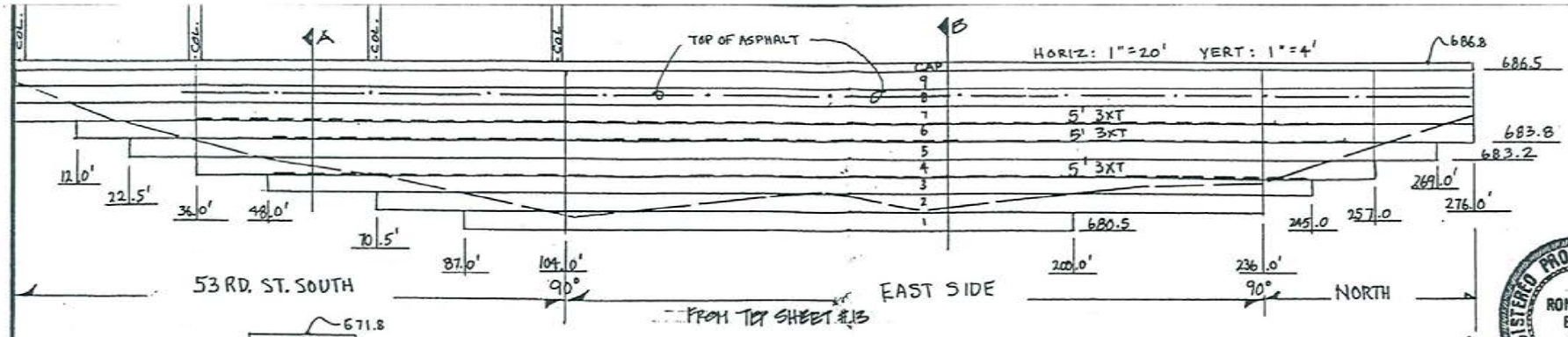
PUD 502-A-1

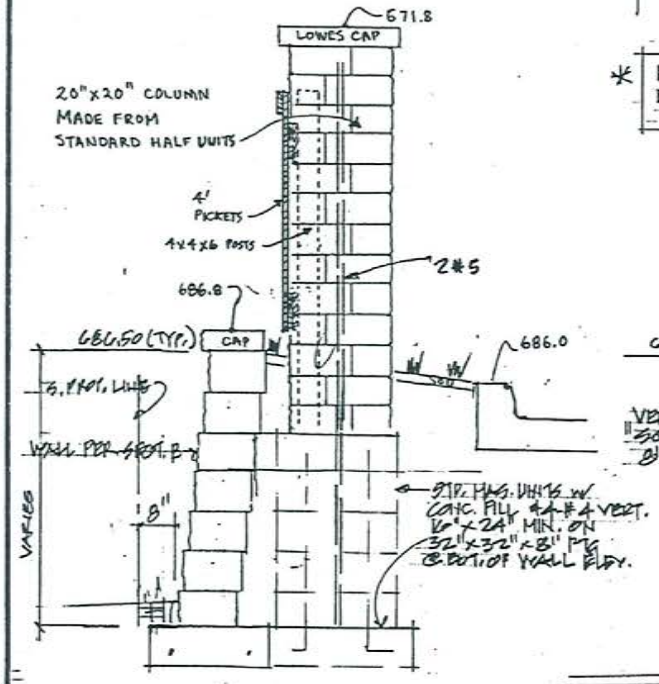
THERAPY CONCEPTS

NORTHEAST CORNER OF
EAST 53rd STREET SO. & SOUTH LEWIS AVENUE
TULSA, OKLAHOMA

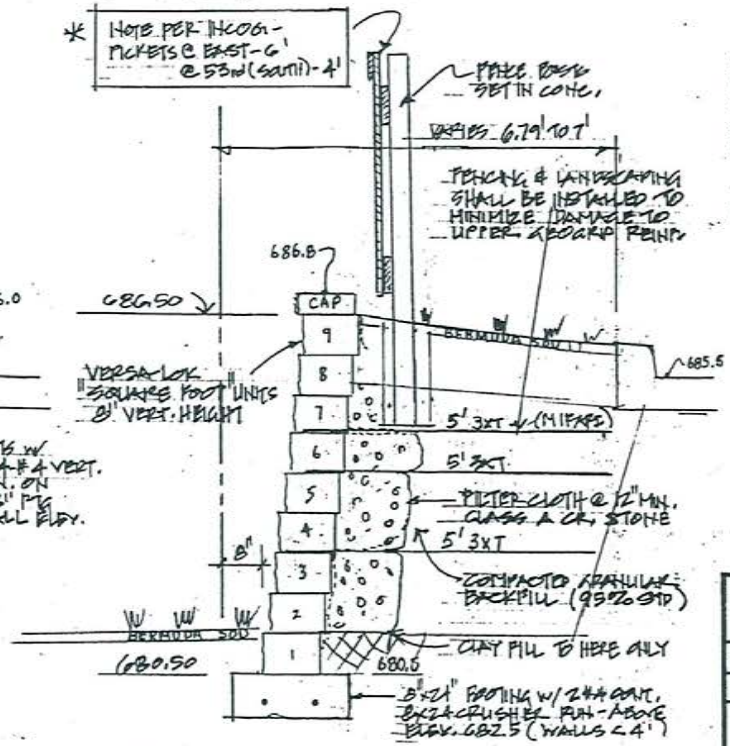
OWNER:
HAWLCYR
3660 EAST 54th STREET, SUITE 105
TULSA, OKLAHOMA 74105
PHONE 918-712-8112

5 of 5





(A) SECT. @ COL/PIL.
1/2"=1'0"
VERIFY POST SIZE/LOCATIONS



(B) TYP. WALL SECTION
1/2"=1'0"

REGISTERED PROFESSIONAL ENGINEER RONALD D. BEBEE 9004 OKLAHOMA 4-17-07

NOTE TO OWNER & CONTRACTORS

Portions of this wall are to be constructed within utility easements. Any trenching or excavations disturbing the geogrid soil reinforcing compromises the structural integrity of the wall. Repair and/or reconstruction must be made under the supervision of a qualified segmental wall designer.

NOTES

1. Materials and installation shall be in accordance with Versa-lok recommendations available at www.versa-lok.com
2. Furnish minimum of three compaction tests results to the wall designer per 200 sf of wall beginning at elevation 681±. Accurately note test locations (station and elevation).
3. Furnish special inspection reports of wall construction as required by IBC-2003 at approximately first 200 sf of wall and at 600 sf intervals (3 total).
4. Wall design is based on granular backfill (non-plastic soils). Furnish Atterberg limits test for approval of the selected backfill material.
5. Wall design is based on plans/elevations of Tulsa Engineering and Planning drawings,(undated but sealed Sheets #1-13 of 2-13-07). Design changes shall be approved by the wall designer (Bebee Engineering 918-587-9544).

SEGMENTAL MASONRY RETAINING WALL FOR "THERAPY CONCEPTS" - 53rd/S. LEWIS - TULSA		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EJB
DATE: 3/23/07		REVISED ~~3/28/07~~ *
TULSA TIE & LANDSCAPING - KEI CONSTRUCTION CO. ADDED NOTE * 4/17/07		
BEBEE ENGR. INC. - CA-1936 - Exp 6/30/08		DRAWING NUMBER R-1/1 of 1