

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



BOA-23192

19-14 02

7.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9402

Case Number: **BOA-23192**

CZM: 40

CD: 6

HEARING DATE: 10/12/2021 1:00 PM

APPLICANT: Jessie Bucelluni

ACTION REQUESTED: Variance to increase the allowable display area for free standing signs in the CS District by 37.4 square feet (Sec. 60.080-C.3.b.1)

LOCATION: 16415 E ADMIRAL PL N

ZONED: CS

PRESENT USE: Arby's

TRACT SIZE: 91380.54 SQ FT

LEGAL DESCRIPTION: BEG 501.50E & 40N SWC LT 4 TH N313.89 SE162.85 CRV LF 122 E85.56 TO W R/W 164TH E AVE TH S242.50 TO N R/W E ADMIRAL PL TH W358.01 POB LESS S10 FOR ST SEC 2 19 14 2.097ACS,

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-19378; On 06.25.02 the board approved a variance of the maximum permitted height for a pole sign from 50' to 65' in height.

BOA-16105; On 08.25.92 the Board approved a variance to increase the allowed aggregate display area for a sign form 420 square feet to 620 square feet.

BOA-16150; On 10.13.92 the Board approved a variance of the maximum permitted height for a pole sign from 50' to 70' in height.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an area of "Employment" and an "Area of Growth".

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter

7.2

auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the NW/c of N. 165th E. Ave. and E. Admiral Pl.

STAFF COMMENTS: The applicant is requesting Variance to increase the allowable display area for free standing signs in the CS District by 37.4 square feet (Sec. 60.080-C.3.b.1)

b. Lots with Frontage on Major Streets

- (1) The maximum aggregate sign area of all on-premise projecting and freestanding signs and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-3:

Table 60-3: Maximum Aggregate Sign Area

| Zoning District | On-premise Projecting and Freestanding Signs & Off-premise Outdoor Advertising Signs (sq. ft. per linear foot of major street frontage) | | | |
|----------------------------|--|------------------------|------------------------------|------------------------|
| | Not Within Freeway Sign Corridor[1] | | Within Freeway Sign Corridor | |
| | If More than 1 Such Sign | If Only 1 Such Sign | If More than 1 Such Sign | If Only 1 Such Sign |
| MX, CO and CS | 1 | 2 | 1 | 2 |
| CG, CH, CBD, IL, IM and IH | 1 | 2 | 2 | 3 |

[1] Off-premise outdoor advertising signs are prohibited outside of freeway sign corridors and prohibited in MX districts.

- (2) In addition to the maximum aggregate sign area limits, individual on-premise projecting and freestanding signs may not exceed 500 square feet in area. Individual off-premise outdoor advertising signs may not exceed 672 square feet in area.

The applicant would be allowed 370 square feet per code and is asking to be allowed an additional 37.4 square feet for a total of 407.4 square feet for an Arby's restaurant. The hardship stated by the applicant explains that the hardship is that there are two businesses that are on the same lot. Staff feel that is a hardship that is self-imposed by the property owner. The property owner could apply for a lot split and limit the size of the sign for the other business.

STATEMENT OF HARDSHIP: Due to the odd platting 2 business are considered along the same frontage and have reduced allowable signage square footage below the necessary threshold for visibility along a major highway. Arby's has removed all other freestanding signage property and will only have signage visibility along I-44 therefor we are requesting an increase of allowable sq. footage of 37.4 sq. ft.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to increase the allowable display area for free standing signs in the CS District by 37.4 square feet (Sec. 60.080-C.3.b.1)

Finding the hardship(s) to be _____.

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject property

Case No. 16101

Action Requested:

Variance of the required side yard from 5' to 4'; variance of the lot width from 60' to 43'6"; variance of lot area from 6,900 sf to 5,089 sf; variance of land area; and a variance of livability space from 4,000 sf to 2,347 sf to permit a lot split - SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS - Use Unit 6, located east of the NW/c of Xanthus and 14th Place.

Comments and Questions:

Mr. Jones informed that the applicant, Honey Karr, has requested by letter (Exhibit C-1) that Case No. 16101 be withdrawn.

Board Action:

On MOTION of WHITE, the Board voted 5-0-0 (Bolzle, Chappelle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; none "absent") to WITHDRAW Case No. 16101, as requested.

Case No. 16105

Action Requested:

Variance of the aggregate display surface area of 3 sq ft per lineal foot of building wall to permit a backlit awning - SECTION 1221.D.1. CS District Use Conditions for Business Signs - Use Unit 12, located NW/c South 164th East Avenue and East Admiral Place.

Comments and Questions:

Mr. Gardner asked if the backlit awnings are a part of the building structure, or if the wall height will be increased by the sign.

Presentation:

The applicant, Oklahoma Neon, 6550 East Independence, Tulsa, Oklahoma, was represented by Mr. Tucker, who stated that the portion of one sign that is above the building will be backed with sheet metal. He explained that Arby's signs throughout the City are being changed, and one of the signs will extend 2'3" above the building, with the total copy area of each sign being approximately 80 sq ft. He informed that the signs will comply with the lighting standards proposed to the City Council.

Comments and Questions:

In response to Mr. Doverspike, Mr. Tucker stated that the signs that are in place are in bad repair, and the Arby's Corporation is attempting to upgrade signage.

Case No. 16105 (continued)

Mr. Bolzle inquired as to the amount of signage requested, and Mr. Tucker stated that he is requesting a variance from the required 420 sq ft to 620 sq ft.

Mr. Doverspike pointed out that on September 24, 1991, the Board minutes reflect that Councilor Polishuk reported that amendments regarding lighted awnings will be adopted and all hearings on the issue will be completed by December 1, 1991. He noted that this statement was made approximately one year ago, and it was determined at that time that all future applications of this nature would not be favorably considered until the amendments were adopted. Mr. Doverspike stated that, while he does not disagree with the request, in his opinion, the Board does not have the authority to grant the variance, and that the Board should not act on applications of this nature until the City Council has passed the technical amendments to the sign ordinance.

Protestants:

None.

Board Action:

On MOTION of CHAPPELLE, the Board voted 3-2-0 (Bolzle, Chappelle, , T. White, "aye"; Doverspike, S. White, "nay"; no "abstentions"; none "absent") to **APPROVE** a Variance of the aggregate display surface area from 420 sq ft to 620 sq ft. to permit a backlit awning - SECTION 1221.D.1. CS District Use Conditions for Business Signs - Use Unit 12; subject to the lettering being equal to or less than 80 sq ft, and that lighting for the awning be no greater than 25 footcandles measured at 2'; finding that similar signs have previously been approved by the Board, and that the sign in question will comply with the proposed ordinance change currently being reviewed by the City Council; on the following described property:

Beg. 501.5' E and 40' N SW/c of Lot 4, thence N 313.89' SE 162.85' curve length 122' E, 85.5' E to West R/W of 164th E. Ave. thence S 242.50' to N R/W Admiral Pl. thence W 558.01' to POB, less S 10' for street, Section 2, T-19-N, R-14-E; City of Tulsa, Tulsa County, Oklahoma.

Case No. 16150

Action Requested:

Variance of the permitted sign height from 50' to 70' -
**SECTION 1221.D.1. CS District Use Conditions for Business
Signs - Use Unit 12**, located 16415 East Admiral Place.

Presentation:

Oklahoma Neon was represented by Glen Tucker, who informed they have a problem with visibility of their existing sign, because the restaurant on the subject property is built in a depression. He submitted photographs (Exhibit K-1) and explained them. The sign is approximately 15 feet lower in height because of the topography of the area. There is limited visibility from west to east and no visibility from east to west. He would like to raise the sign 20 feet higher at the same location. Mr. Tucker informed that the subject tract is located in the lowest elevation within a two mile section.

Comments and Questions:

Mr. Gardner explained that the subject property is next to an elevated expressway, and the Zoning Code allows a 60' sign on properties located next to elevated expressways. He stated that the elevation of the property in question, which is much lower than the abutting properties, could be a unique physical hardship.

Mr. Doverspike asked about the staff comment that this approval could set a precedent for additional signage, and Mr. Gardner informed that would be true only if there is not a legitimate hardship.

Mr. Doverspike asked if raising the sign 60 feet would be enough relief, and Mr. Tucker informed it would not be.

Mr. Bolzle informed he is not sure that relief of 20 feet is necessary. Mr. Tucker suggested that the Board approval require that the sign be no taller than any sign within 300 yards. Mr. Tucker described other signs in the area.

Board Action:

On **MOTION** of **DOVERSPIKE**, the Board voted 3-0-0 (Bolzle, Doverspike, T. White, "aye"; no "nays"; no "abstentions"; Chappelle, S. White, "absent") to **APPROVE** a **Variance** of the permitted sign height from 50' to the lesser of 70' or the highest elevation above sea level of the top of the Quik Trip sign to the east as it presently exists - **SECTION 1221.D.1. CS District Use Conditions for Business Signs - Use Unit 12**; finding the hardship to be the

Case No. 16150 (continued)
topography and elevated expressway; on the following
described property:

Beginning 501.5' E and 40' N SW/c of Lot 4, the N
313.89' SE 162.85' curve length 122' E 85.66' to
West R.W. of 164th E. Avenue, then S 242.50' to
North R.W. Admiral Place then West 358.01' to the
Point of Beginning less S 10' for Street, Section 2,
Township 19 North, Range 14 East.

Case No. 16151

Action Requested:

Variance of the required front yard setback from 35' to
25' to permit the replacement of an existing carport -
**SECTION 403. BULK AND AREA REQUIREMENTS IN THE
RESIDENTIAL DISTRICTS - Use Unit 6**, located 2855 East
36th Place.

Presentation:

The applicant, Peter Rommel, 2855 East 36th Place,
submitted some photographs (Exhibit L-1) and informed
that he does not want to build any further out than the
existing building. The footprint of the new carport will
be the same as the existing footprint except that it will
be 2 feet wider. Mr. Rommel submitted a petition
(Exhibit L-2) with 10 signatures of the immediate
neighbors which indicates their support of this
application.

Comments and Questions:

Mr. Doverspike asked the applicant if the west line of
the carport lines up with the west side of the house, and
Mr. Rommel informed it is approximately one foot in.

There was discussion about the type of building materials
which will be used on the carport.

Mr. Doverspike asked if there are other carports in this
neighborhood, and Mr. Rommel informed there are no others
on this street, but there is one on Florence and one on
35th Place.

Mr. Doverspike asked how long the existing carport had
been there, and Mr. Rommel informed they have lived at
this location for five years and the carport was there
when they moved in.

Mr. Bolzle stated they do not know if the existing
carport is nonconforming or just an illegal carport.

DANNY WHITEMAN
SIGN PLANS EXAMINER
TEL (918) 596-9664
EMAIL dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

July 23, 2021

LOD Number: 1

Todd Adair
1225 N. Lansing Ave.
Tulsa OK 74106

APPLICATION NO: **S-3273** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 16415 E. Admiral Pl.
Description: Freestanding sign

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)

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REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG

Application No. S-3273 16415 E. Admiral Pl. July 23, 2021

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

60.080-C.3.b.1 Sign Budget. Maximum Area, Lots with Frontage on Major Streets

The maximum aggregate sign area of all on premise projecting and freestanding signs and off premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-3:

Table 60-3: Maximum Aggregate Sign Area

| Zoning District | On-premise Projecting and Freestanding Signs & Off-premise Outdoor Advertising Signs (sq. ft. per linear foot of major street frontage) | | | |
|----------------------------|--|------------------------|------------------------------|------------------------|
| | Not Within Freeway Sign Corridor[1] | | Within Freeway Sign Corridor | |
| | If More than 1 Such Sign | If Only 1 Such Sign | If More than 1 Such Sign | If Only 1 Such Sign |
| MX, CO and CS | 1 | 2 | 1 | 2 |
| CG, CH, CBD, IL, IM and IH | 1 | 2 | 2 | 3 |

[1] Off-premise outdoor advertising signs are prohibited outside of freeway sign corridors and prohibited in MX districts.

Review Comments: The proposed freestanding sign has a display area of 211.83 square feet. The maximum allowable display area for signage on the 144 frontage of this lot is 370 square feet, based on the 370' length of the north property line. There is an existing sign on this CS zoned lot; no measurement is provided for the existing sign but it appears that the proposed sign and the existing sign will exceed 370 square feet of total display area. You may reduce the sign display area to accommodate the 370 square foot of total display area allowed, or you may pursue a variance from the BOA to permit a freestanding sign to exceed the permitted maximum display surface area on a CS zoned lot.

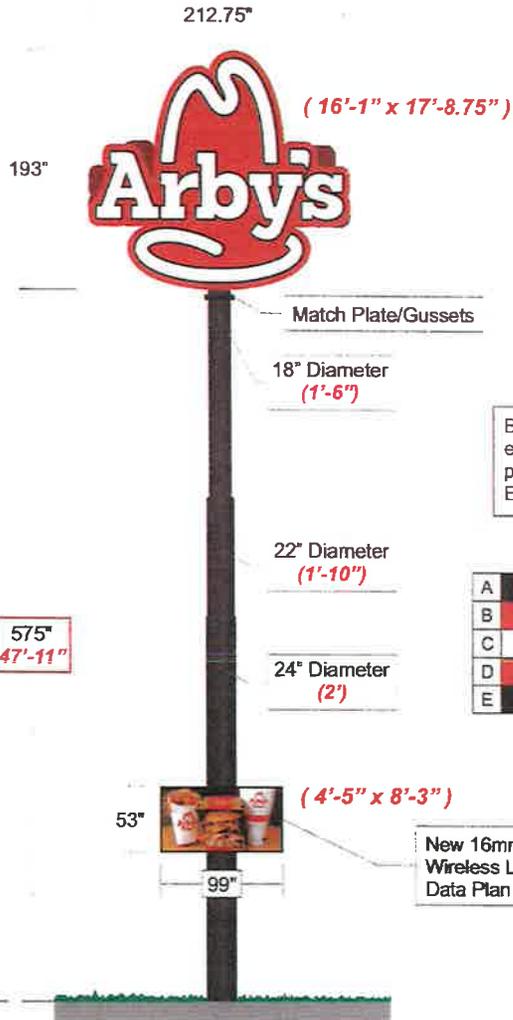
NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

END – ZONING CLEARANCE AND SIGN CODE REVIEW

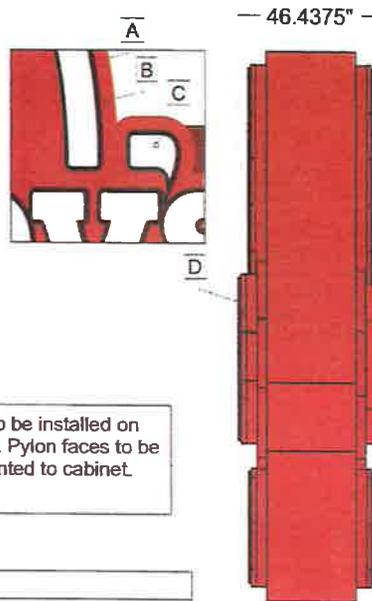
NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.

Front View



Side View



Sign Specifications

B20 Pylon head w/ match plate/gussets to be installed on existing single pole. New full color EMB's. Pylon faces to be painted aluminum w/ channel letters mounted to cabinet. Existing pole to be painted gloss black.

Color Specifications

| | |
|---|--|
| A | Outline Painted Black 2nd Surface |
| B | Aluminum Faces Painted To Match 3M 3630-0033 2nd Surface |
| C | Clear Polycarbonate Faces painted White 2nd surface |
| D | Returns Painted To Match 3M 3630-0033 1st Surface |
| E | Pole Painted Gloss Black |

Existing Pylon Head



Arby's

Sign Type:
B-20 Pylon SP

Actual Area
175.4 SqFt

3 Box Area
207.3 SqFt

Logo-Shaped Sign Head Graphics:
Side A Side B

Sign Orientation:
Low side of hat points toward building

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to Sign type, order quantity, and a variety of other symbols, and shall be responsible for any errors on this purchase.

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these signs or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or alteration of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein is expressly forbidden. In the event that violation or construction occurs, Design Team Sign Company reserves the right to pursue \$500 in damages for the and other remedies, including those signs.



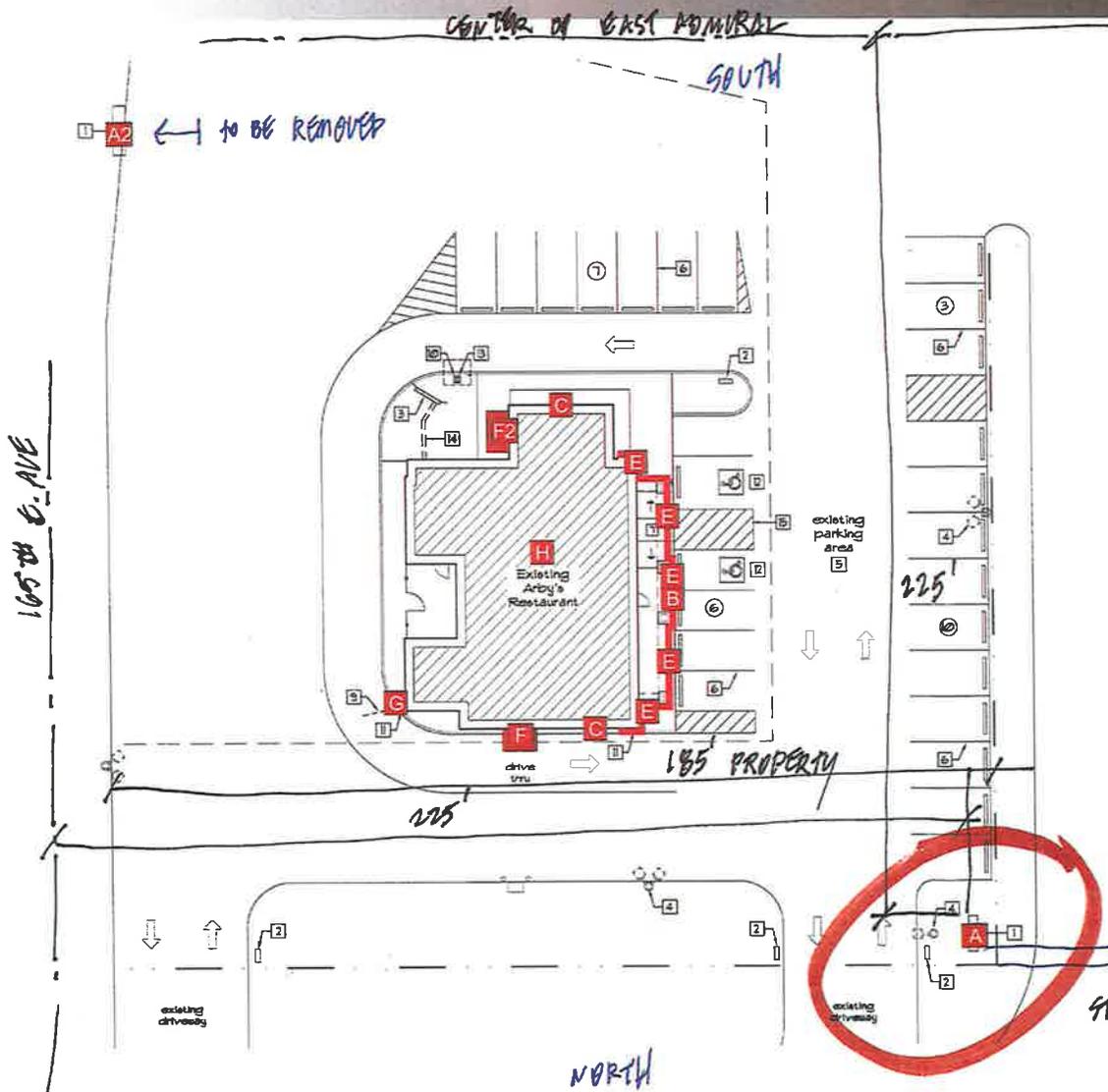
| | |
|--------------|---------------------------------------|
| Client: | ARBY'S #6148 |
| Location: | 16415 E. Admiral PL - Tulsa, OK 74116 |
| Drawn By: | MBJ Date: 06/02/2021 |
| Approved By: | |
| Sheet: | Scale: |
| File: | Filesystem:Rest\Arby's OK\Tulsa.CP |



SIGN COMPANY LLC.

731-925-4442 • 925-925-3744 • Fax 731-925-2622
www.sign-company.net

S12



| LEGEND | | SF |
|--------|---|-----------------|
| A | Red Non-Illuminated Eyebrow Canopy | 57.1 |
| A2 | (1) B20 Pylon Head w/Match Plate/Gussets & New Full Color EMB | 175.4 |
| B | (1) 66" x 72.75" Hat Logo Wall Sign - (1) Wall Mount | 20.58 |
| C | (2) 22.625" White Channel Letterset - (2) Wall Mount | 7 |
| D | Directional Sign To Be Removed / Cap Off Electrical | |
| E | Red Non-Illuminated Eyebrow Canopy | 57.1 LF |
| F | (1) 24" x 72" x 48" Drive-Thru Canopy | 24 |
| F2 | (1) 24" x 108" x 48" Entrance Canopy | 36 |
| G | (1) DT Break away Canopy | 11.27 |
| H | (1) 42" Interior Carousel A | 11.7 |

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to Sign type, order quantity, and accuracy of colors, symbols, and text (e.g. spelling, capitalization, punctuation)

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or violation of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that a trademark or service mark exists, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

| | | |
|--|--|---|
| | | Client: ARBY'S #6148 |
| | | Location: 16415 E. Admiral PL - Tulsa, OK 74116 |
| | | Drawn By: MBJ Date: 06/02/2021 |
| | | Approved By: _____ |
| | | Sheet: _____ Scale: _____ |
| | | File: Filesystem/Rest./Arbys/OK/Tulsa/CP |



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www.designteam.net

912

A2

B-20 Pylon Head

ARB-V2-PYLB20-PC1



Sign Type:
B-20 Pylon
SP



Actual Area
175.4 SqFt



3 Box Area
207.3 SqFt



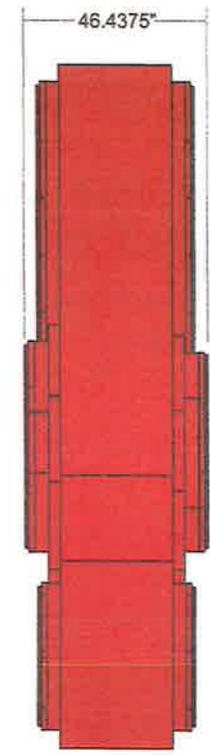
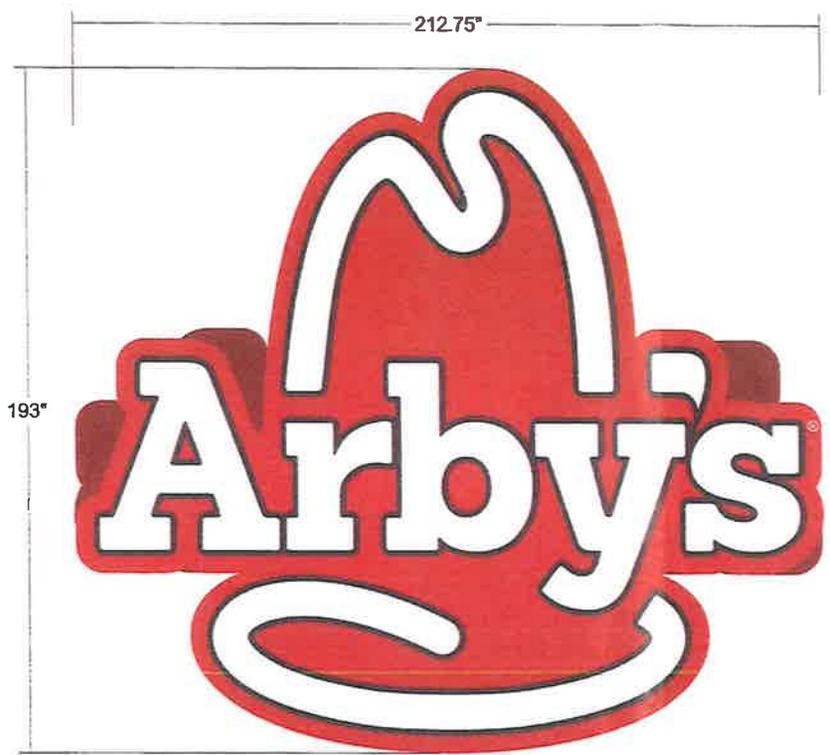
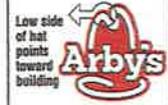
Boxed Area
285.1 SqFt

Logo-Shaped
Sign Head Graphics:



Side A Side B

Sign Orientation:



| | |
|--|---|
| | Outline Painted Black 2nd Surface |
| | Faces Painted To Match 3M 3630-0033 2nd Surface |
| | Clear Polycarbonate Faces painted White 2nd surface |
| | Returns Painted Red PMS 1795 |

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of terms, symbols, and text (e.g. spelling, capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these signs or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one enclosed herein, is expressly forbidden. In the event this prohibition or prohibition occurs, Design Team Sign Company agrees to be reimbursed \$500 in compensation for time and effort involved in creating these plans.



| | | |
|--------------|-------------------------|----------------|
| Client: | ARBY'S | |
| Location: | | |
| Drawn By: | JRB | Date: 10/26/17 |
| Approved By: | | |
| Sheet: | Scale: | |
| File: | ComRes/Arbys/ SpacPylon | |



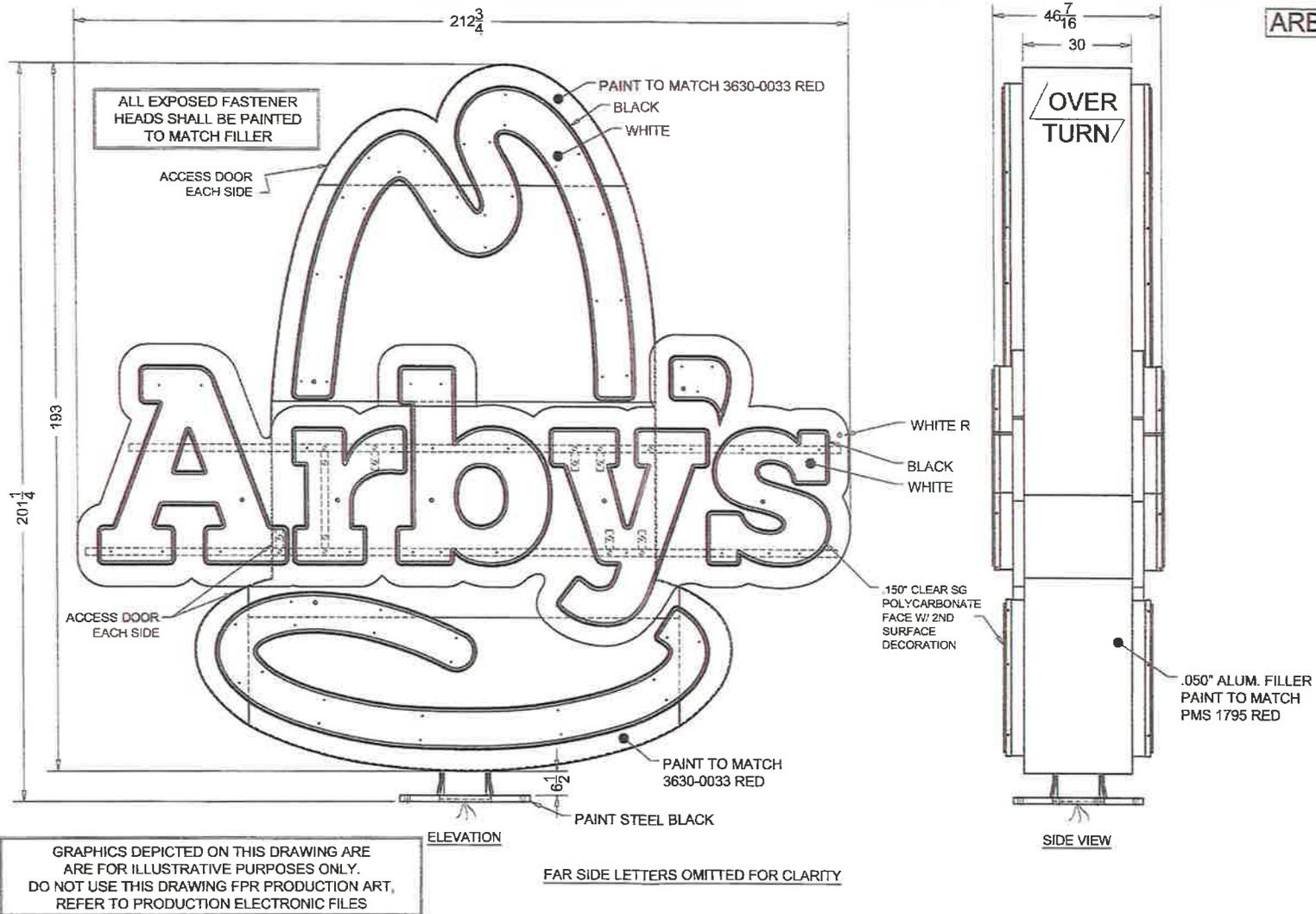
SIGN COMPANY LLC.
731-525-4448 • 800-953-5744 • Fax 731-525-2022
www.designteam.net

217

A2

B20 PYLON

ARB-V2-PYLB20-PC1



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

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| | |
|--------------|----------------------------|
| Client: | ARBYS |
| Location: | |
| Drawn By: | JRB |
| Date: | 10/28/17 |
| Approved By: | |
| Sheet: | Scale: |
| File: | CorpRust/Arbye/ Spec/Pylon |



SIGN COMPANY LLC.

731-926-4443 • 832-953-3744 • Fax 731-926-2022
www.designteam.net

7-18

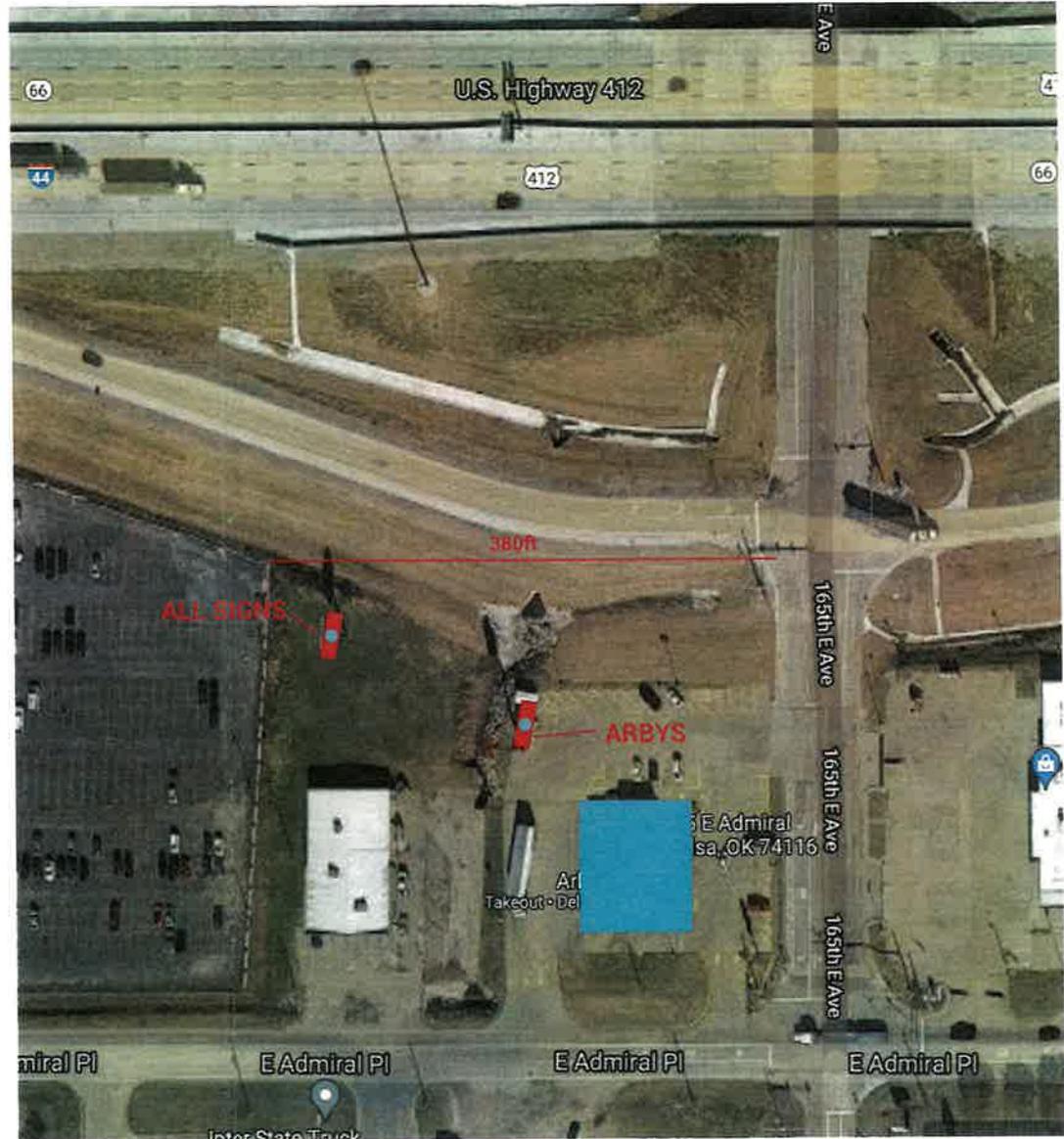
SITE PLAN



SIGN LOCATION

225' from sign edge to center of I-44

225' from sign face to center of 165th E. Ave.



| | | | | | | | | | | |
|--|--|---|--|---|----------------------|------------------|-----------------------------------|-------------------|---|------------------------------|
| | <small>I HEREBY GIVE MY APPROVAL TO PROCEED WITH THE WORK SPECIFIED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY MANNER UNDERSTANDING THAT ANY CHANGES, DELETIONS OR MODIFICATIONS TO THE FUNDAMENTAL STRUCTURE, SAFETY OR FUNCTION OF THE SPECIFIC PARTS OF THIS SITE ARE MY RESPONSIBILITY. IN THE EVENT OF ANY CHANGES, ADDITIONAL REQUIREMENTS OR ADDITIONAL COSTS.</small> | <input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED | PROJECT/CLIENT NAME: ARBY'S #6148 | LOCATION: 16415 E. ADMIRAL PL. TULSA, OK, 74116 | ACCOUNT EXEC: JDB | DESIGNER: JDB | DATE OF ORIGINAL DWG: 09/01/21 | REVISION HISTORY: | SIGN TYPE/DESCRIPTION CABINET CHANGE | SHEET NAME: ST-2.0 |
| | | <input checked="" type="checkbox"/> | <small>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CWF CONSULTING INC. AND ARE THE RESULT OF ORIGINAL WORK BY ITS EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION IN A BIDDING OR CONTRACTING PROCESS. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CWF CONSULTING INC. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY CWF CONSULTING INC. IN WRITING.</small> | | | | | | | |

7.19

Should be 2 properties



018.2



7.21

Available Street frontage 370ft
370 sq.ft of freestanding signage allowed

175.4
+200
+32
= 407.4 sq. ft

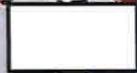


175.4 sq.ft

Exceeds allowable by 37.4 sq.ft



32 sq. ft

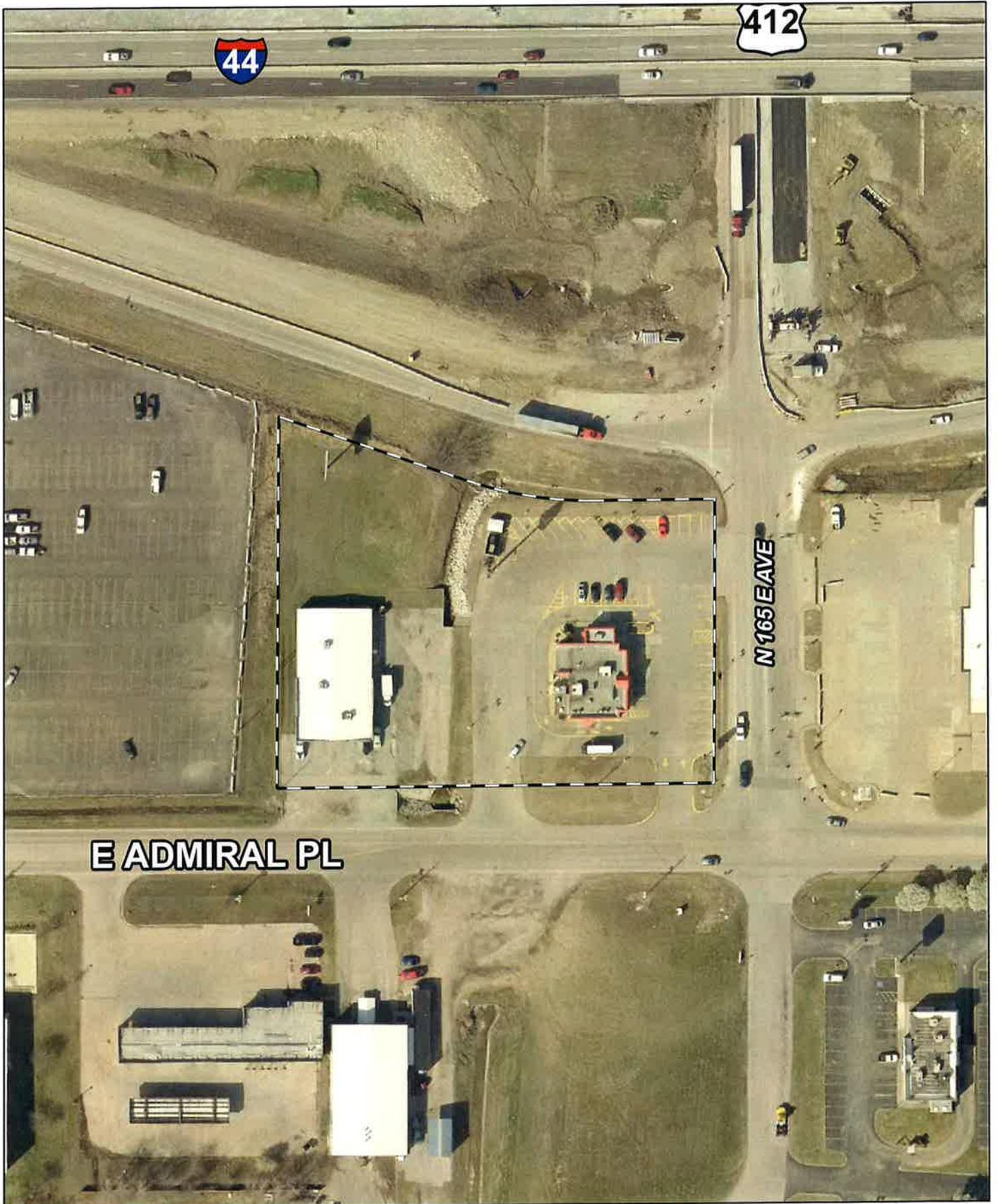


200 sq.ft



7.22



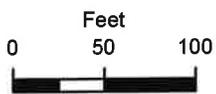


E ADMIRAL PL

N 165 E AVE

412

44



Subject Tract

BOA-23192

19-14 02

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

Aerial Photo Date: 2020/2021



7.23

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