

Owner
 C M & L, LLC
 JAMES C. NORTON, GENERAL PARTNER
 9809 SOUTH MEMORIAL DRIVE
 TULSA, OKLAHOMA 74133
 PHONE: (918)250-6885



Site Plan Statistics

PLANNED UNIT DEVELOPMENT NUMBER: 411-C; CORRIDOR DISTRICT SITE PLAN NUMBER: Z-5842-SP-5
 DEVELOPMENT AREA 5A
 TOTAL LOT AREA: 221,882 SQ. FT.

PERMITTED USES: USE UNITS 10 & 11 AND USES CUSTOMARILY ACCESSORY THERETO;
 DISPLAY, SALE & SERVICING, WAREHOUSE & STORAGE FACILITIES.
PROPOSED USES: NEW CAR MAKE-READY FACILITY

MAXIMUM BLDG. FLOOR AREA PERMITTED: 88,500 SQ. FT.
BLDG. FLOOR AREA PROPOSED (FUTURE-PHASE 2): 10,000 SQ. FT.

MAXIMUM BLDG. HEIGHT PERMITTED: 22 FEET
MAXIMUM BLDG. HEIGHT PROPOSED: NOT INCLUDED

MINIMUM BLDG. SETBACKS REQUIRED:

FROM CENTERLINE OF EAST 97TH STREET SOUTH	85 FEET
FROM CENTERLINE OF SOUTH 84TH EAST AVENUE	85 FEET
FROM CENTERLINE OF EAST 98TH PLACE SOUTH	85 FEET
FROM EAST BOUNDARY OF DEVELOPMENT AREA OF PUD 411-C	80 FEET

OFF-STREET PARKING:
 REQUIRED: 1 PER 1,500 SQ. FT. OF OPEN AIR DISPLAY OR STORAGE AREA UP TO 4,800 SQ. FT. PLUS 1 PER EACH ADDITIONAL 5000 SQ. FT. OF OPEN DISPLAY OR STORAGE AREA.
 OPEN AIR DISPLAY (207,100)

TOTAL PARKING SPACES REQUIRED: 44 SPACES
TOTAL PARKING SPACES PROVIDED: 44 SPACES

LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 97TH STREET SOUTH) - 27,782 SQ. FT.)
 REQUIRED (15%): 4,168 SQ. FT.
 PROVIDED (42.1%): 11,880 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE (SOUTH 84TH EAST AVENUE) - 16,548 SQ. FT.)
 REQUIRED (15%): 2,482 SQ. FT.
 PROVIDED (83.5%): 11,735 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 98TH STREET SOUTH) - 20,708 SQ. FT.)
 REQUIRED (15%): 3,106 SQ. FT.
 PROVIDED (47.5%): 9,891 SQ. FT.

IMPERVIOUS AREA
 EXISTING: 0 SQ. FT.
 PROPOSED: 142,880 SQ. FT.
 NET INCREASE: 142,880 SQ. FT.

Legend

- LANDSCAPED AREA
- LIGHT FIXTURE HEIGHT = 10' ANGLE = 68' KENNYBUNKPORT DISTANCE = 22'
- KENNYBUNKPORT LINE
- LIGHT FIXTURE HEIGHT = 25' ANGLE = 68' KENNYBUNKPORT DISTANCE = 47'
- PARKING SPACE COUNT
- STORAGE SPACE COUNT

REVISED DETAIL SITE PLAN FOR 'Jim Norton Center III' CITY OF TULSA, TULSA COUNTY, OKLAHOMA

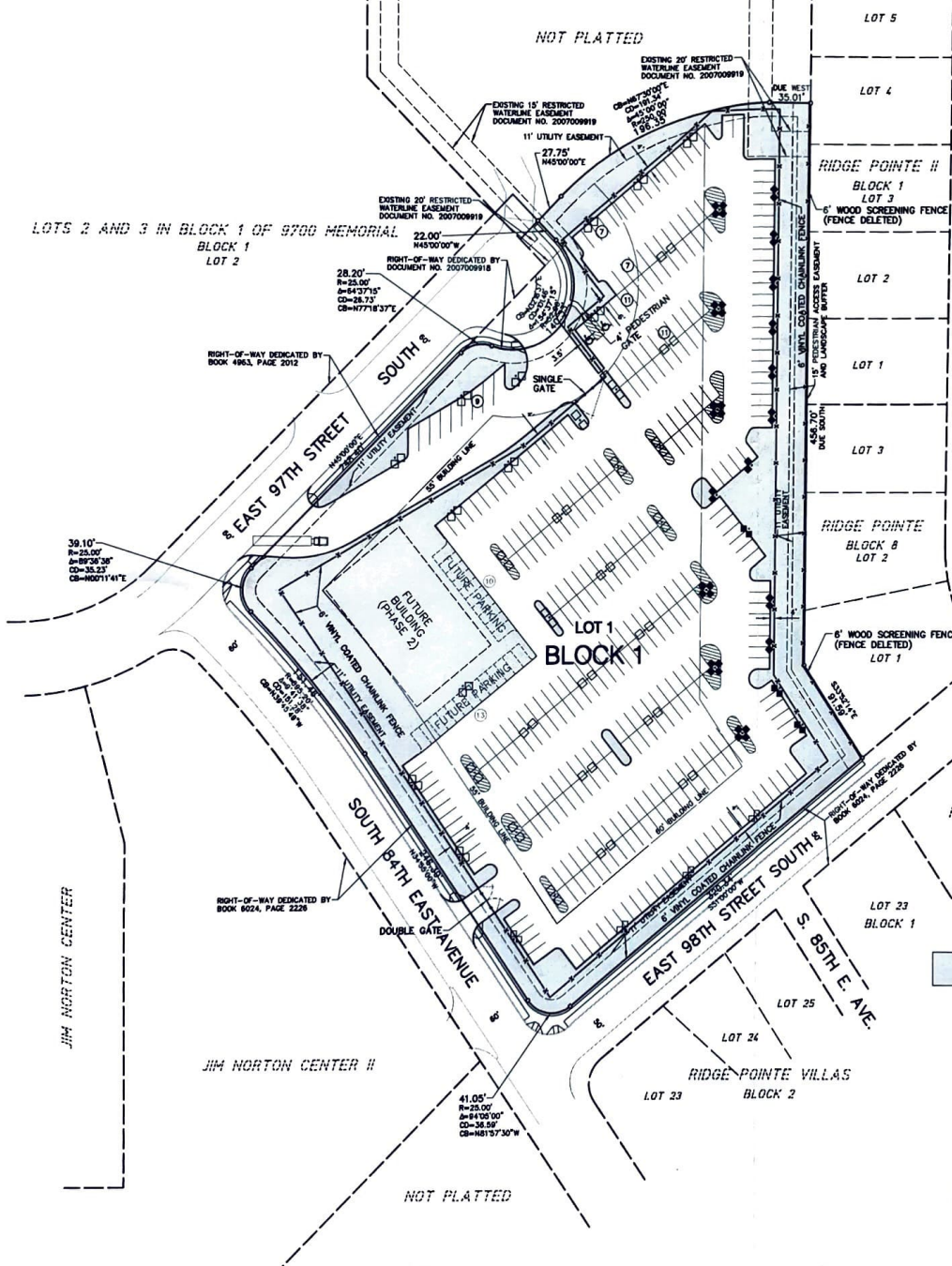
PLANNED UNIT DEVELOPMENT NUMBER 411-C
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-5842-SP-5

FEBRUARY 18, 2008

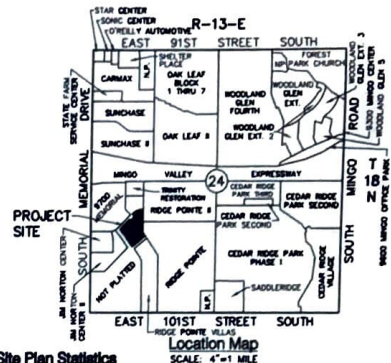


DATE: 12/20/07
 DRAWN BY: J. GUNN
 CHECKED BY: J. GUNN
 PROJECT NAME: SOUTH 84TH EAST AVENUE
 PLOTTED: FEBRUARY 18, 2008 AT 8:00 AM
 SHEET: 1 OF 1





Owner
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Site Plan Statistics

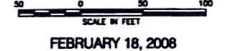
- PLANNED UNIT DEVELOPMENT NUMBER: 411-C, CORRIDOR DISTRICT SITE PLAN NUMBER: Z-5842-SP-6
- DEVELOPMENT AREA 6A
- TOTAL LOT AREA: 221,882 SQ. FT.
- PERMITTED USES: USE UNITS 10 & 11 AND USES CUSTOMARILY ACCESSORY THERETO; DISPLAY, SALE & SERVICING; WAREHOUSE & STORAGE FACILITIES.
- PROPOSED USES: NEW CAR MAKE-READY FACILITY
- MAXIMUM BLDG. FLOOR AREA PERMITTED: 89,500 SQ. FT.
- BLDG. FLOOR AREA PROPOSED (FUTURE-PHASE 2): 10,000 SQ. FT.
- MAXIMUM BLDG. HEIGHT PERMITTED: 22 FEET
- MAXIMUM BLDG. HEIGHT PROPOSED: NOT INCLUDED
- MINIMUM BLDG. SETBACKS REQUIRED:
 - FROM CENTERLINE OF EAST 97TH STREET SOUTH: 85 FEET
 - FROM CENTERLINE OF SOUTH 84TH EAST AVENUE: 85 FEET
 - FROM CENTERLINE OF EAST 98TH PLACE SOUTH: 85 FEET
 - FROM EAST BOUNDARY OF DEVELOPMENT AREA OF PUD 411-C: 90 FEET
- OFF-STREET PARKING:
 - REQUIRED: 1 PER 1,500 SQ. FT. OF OPEN AIR DISPLAY OR STORAGE AREA UP TO 4,800 SQ. FT. PLUS 1 PER EACH ADDITIONAL 6000 SQ. FT. OF OPEN DISPLAY OR STORAGE AREA.
 - OPEN AIR DISPLAY (207,100)
 - TOTAL PARKING SPACES REQUIRED: 44 SPACES
 - TOTAL PARKING SPACES PROVIDED: 44 SPACES
- LANDSCAPED STREET YARD PER STREET FRONTAGE: (EAST 97TH STREET SOUTH) - 27,702 SQ. FT.)
 - REQUIRED (15%): 4,156 SQ. FT.
 - PROVIDED (42.1%): 11,860 SQ. FT.
- LANDSCAPED STREET YARD PER STREET FRONTAGE: (SOUTH 84TH EAST AVENUE) - 18,548 SQ. FT.)
 - REQUIRED (15%): 2,783 SQ. FT.
 - PROVIDED (83.3%): 11,735 SQ. FT.
- LANDSCAPED STREET YARD PER STREET FRONTAGE: (EAST 98TH STREET SOUTH) - 20,708 SQ. FT.)
 - REQUIRED (15%): 3,106 SQ. FT.
 - PROVIDED (47.8%): 9,891 SQ. FT.
- IMPERVIOUS AREA
 - EXISTING: 0 SQ. FT.
 - PROPOSED: 142,660 SQ. FT.
 - NET INCREASE: 142,660 SQ. FT.

Legend

- LANDSCAPED AREA
- LIGHT FIXTURE
HEIGHT = 10'
ANGLE = 66°
KENNEYBUNKPORT DISTANCE = 22'
- KENNEYBUNKPORT LINE
- LIGHT FIXTURE
HEIGHT = 25'
ANGLE = 68°
KENNEYBUNKPORT DISTANCE = 47'
- PARKING SPACE COUNT
- STORAGE SPACE COUNT

REVISED DETAIL SITE PLAN
 FOR
'Jim Norton Center III'
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLANNED UNIT DEVELOPMENT NUMBER 411-C
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-5842-SP-5



FEBRUARY 18, 2008



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 CA Number 1783 (PL/L3)

DATE: 12/2007
 DRAWN: JDD, LMS, DAL, DOWNS, JAS, ANN, MFC, DASH - F2060 FILE: 1813.24
 PROJECT NAME: 97TH ST AND 84TH E AVE - R
 DRAWING NAME: SITE PLAN
 PLOTTED: FEBRUARY 18, 2008 AT 8:58 AM
 SHEET: 1 OF 1