



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7714**  
Related to PUD-722-A

**Hearing Date: May 17th, 2023**

**Case Report Prepared by:**

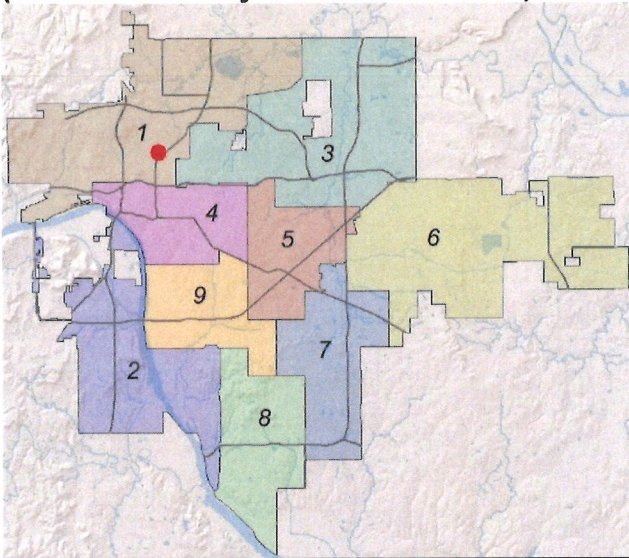
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Illuminate Real Estate LLC

*Property Owner:* YMCA OF GREATER TULSA

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Restaurant with Drive thru

*Concept summary:* Rezone and abandon a portion of PUD 722 to allow uses and update supplemental standards that were previously part of PUD 722.

*Tract Size:* 0.73 ± acres

*Location:* Southwest corner of East Pine Street and North Peoria Avenue

**Zoning:**

*Existing Zoning:* CS,OL with PUD 722

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0236

CZM: 28

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

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## SECTION I: Z-7714

**DEVELOPMENT CONCEPT:** Abandon a portion of PUD 722 and rezone the entire subject tract to CS. The PUD included CS zoning and some OL however the PUD only allowed a single use and limited redevelopment opportunities. The rezoning will support redevelopment that is consistent with the Town Center Land use designation in the comprehensive plan. It is likely that the existing unique building will be removed.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Concept Site Plan for drive thru restaurant
  - ALTA / NSPS Land Title Survey

### **DETAILED STAFF RECOMMENDATION:**

The existing building and uses were permitted with PUD-722 in development area D and only allowed Use Unit 5, "Community Services and Similar Uses and accessory uses" and off-street parking areas. The supplemental regulations referenced in the PUD are no longer relevant within the context of the current zoning code and,

Abandonment of Development Area D in PUD 722 and rezoning the subject property does not affect the remainder of the PUD and,

The uses allowed in a CS zoning district are consistent with the Town Center Land Use Designation and are consistent with the expected development pattern in the surrounding area therefore,

**Staff recommends approval of Z-7714** to rezone property from CS and OL w/PUD-722 to CS but only with concurrent approval of PUD-722-A that will abandon Development Area D in PUD-722.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** *CS zoning is consistent with the Town Center Land use designation and also allows the development contemplated in the Main Street designation of East Pine. The CS district does not require building placement as outlined in the Main Street designation.*

### **Land Use Vision:**

***Land Use Plan map designation: Town Center***

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for

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markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to a number of destinations.

***Areas of Stability and Growth designation: Area of Growth***

An area of growth is a designation 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 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.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

**Transportation Vision:**

***Major Street and Highway Plan:***

**North Peoria Avenue** is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required to address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

**East Pine Street** is considered a Main Street. Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on the street, small private off-street lots, or in shared lots or structures.

***Trail System Master Plan Considerations:*** None

**Small Area Plan:** Unity Heritage Neighborhoods Sector plan

The Unity Heritage Neighborhoods Sector plan was adopted in November of 2016.

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The plan “is an update to a series of previous sector plans that was originally adopted by the Tulsa Development Authority and Planning Commission that establishes how citizens would like land to be developed in the future”. Its designation will allow the City and various partners to utilize policies, strategies and funding sources to implement the vision it articulates.

The Pine Street corridor is envisioned as having a series of neighborhood centers at key intersections, with a transition into a major Town Center at the Pine Street Interchange with US 75.

The subject tract is included in the Town Center Land use designation identified in the small area plan.

### **Special District Considerations:**

#### Healthy neighborhood overlay

The purpose of the healthy neighborhoods overlay (HNO) is to modify and supplement regulations in a specified area where there is a desire for greater diversity in retail options and convenient access to fresh meats, fruits, and vegetables. These regulations are intended to:

- a. Avoid and reduce the over-concentration of small box discount stores in the area.
- b. Encourage and streamline grassroots access to fresh meats, fruits, and vegetables.
- c. Encourage a greater diversity of retail activity and purchasing options within the area.
- d. Allow for a more community-based approach to distributing and purchasing fresh meats, fruits, and vegetables in a specified area.
- e. Promote investment and development in a community where change is desired.

#### Neighborhood Infill Overlay

The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land.

#### **Historic Preservation Overlay:** None

### **DESCRIPTION OF EXISTING CONDITIONS:**

The subject property is developed with an architecturally significant structure. The existing access to the site is from Owasso Avenue. The building placement is consistent, and use is consistent with the anticipated Main Street designation along East Pine.

Street view from northwest corner looking south. (See next page)

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Street View from southwest looking north.



**Environmental Considerations:** None that affect site redevelopment.

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**Streets:**

Existing Access and Frontage	MSHP Design	MSHP R/W	Exist. # Lanes
East Pine Street	Secondary Arterial Main Street Designation	100 feet	6 Two west bound Four east bound
South Peoria Avenue	Urban Arterial with Multi Modal Corridor Designation	70 feet	5 Two north bound Two south bound Center Turn Lane
South Owasso	None	None	2

**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Town Center	Growth	Restaurant with drive thru
East	IM	Town Center	Growth	Restaurant with drive through
South	RM-1 and CS	Town Center	Growth	Electrical Transformer Station (major utility)
West	PUD-722 (development area A) with CS and OL underlying zoning	Town Center	Growth	YMCA

**SECTION III: Relevant Zoning History**

**History: Z-7714 Rel. PUD-722-A**

**ZONING ORDINANCE:** Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

***Subject Property:***

**SA-5 (Neighborhood Infill Overlay) August 2021:** All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

**SA-3 April 2018:** All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

**PUD-722 January 2006:** All concurred in **approval** of a proposed *Planned Unit Development* on a 6.964+ acre tract of land on property located Southwest corner East Pine Street and North Peoria Avenue.

### **Surrounding Property:**

**SA-5 (Neighborhood Infill Overlay) August 2021:** All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

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**BOA-22825 January 2020:** The Board of Adjustment **approved** a *Variance* to permit restaurant drive-through facilities to be located on the street facing side of the property & a *Variance* to reduce the required number of stacking spaces for a restaurant drive-through, on property located at E. Pine Street N.

**BOA-16518 December 1993:** The Board of Adjustment **approved** a *Special Exception* to permit required setback from the centerline of N. Peoria from 100' to 64', on property located at 1441 N. Peoria.

**BOA-13403 December 1984:** The Board of Adjustment **approved** a *Special Exception* to permit drive-in restaurant in an IM zoned district, on property located at SE/c of Pine and Peoria.

**BOA-10394 March 1979:** The Board of Adjustment **approved** a *Variance* to permit setback requirements from 50' to 44' from the centerline of Pine Street to permit a sign, on property located at 1449 North Peoria Avenue.

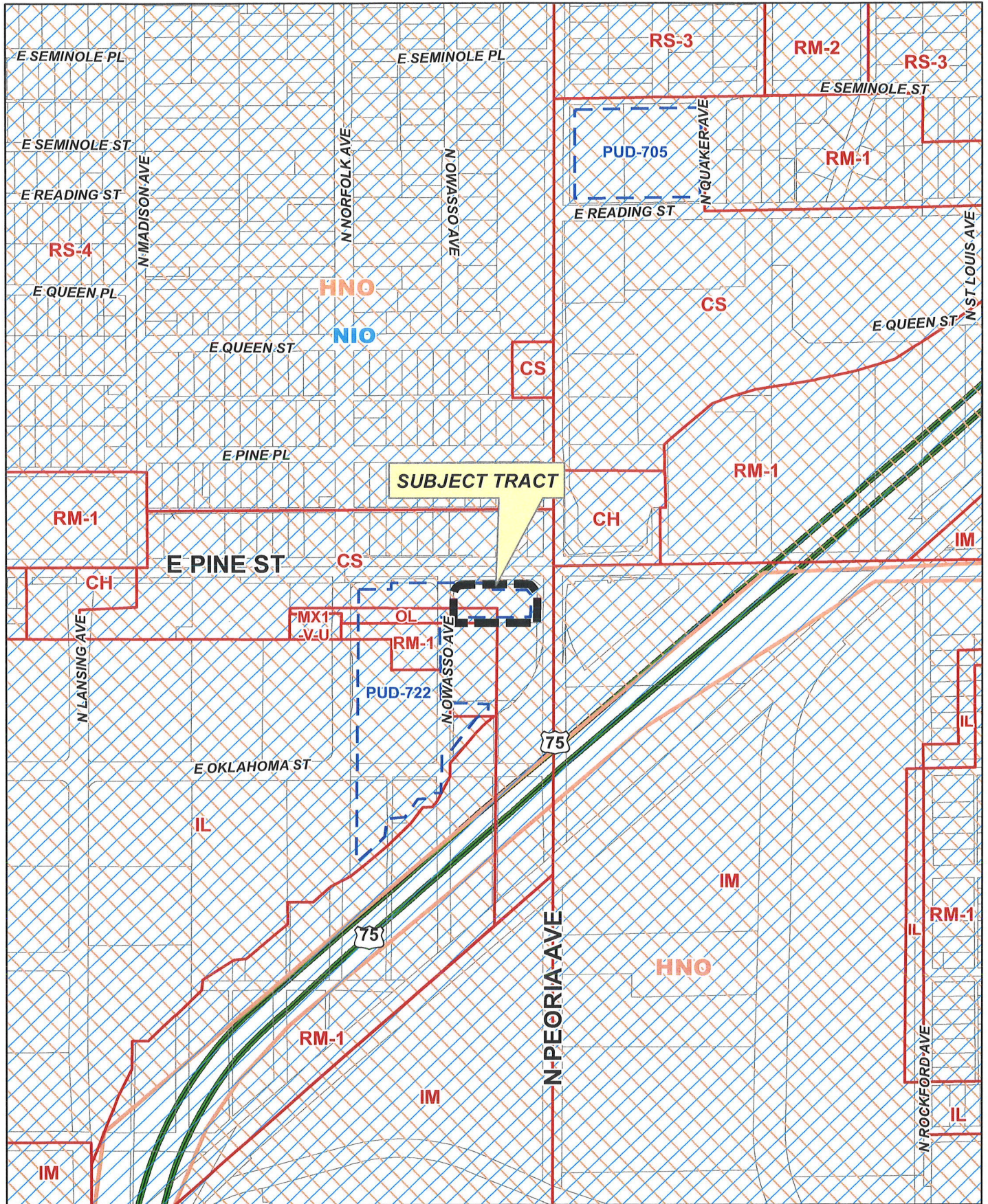
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**BOA-8422 November 1974:** The Board of Adjustment **approved** a *Special Exception* to permit an electric distribution station in an RM-1 and OL District, on property located at South and East of Pine Street and Owasso Avenue.

**BOA-7860 April 1973:** The Board of Adjustment **approved** a *Special Exception* to permit operate an eating establishment in an IM District, & a *Variance* for a modification of setback requirements to permit lining up with existing building in an IM District, on property located at 1449 North Peoria.

A handwritten signature in black ink, appearing to be the initials 'J.S.' or similar, located in the bottom right corner of the page.

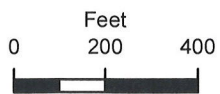




**SUBJECT TRACT**

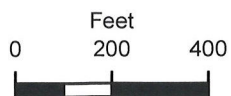
**Z-7714**  
**PUD-722-A**

20-12 36



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 Subject Tract

**Z-7714**  
**PUD-722-A**

20-12 36

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

Aerial Photo Date: 2020/2021



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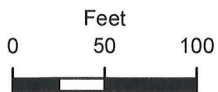




**E PINE ST**

**N OWASSO AVE**

**N PEORIA AVE**



 **Subject Tract**

**Z-7714**  
**PUD-722-A**

20-12 36

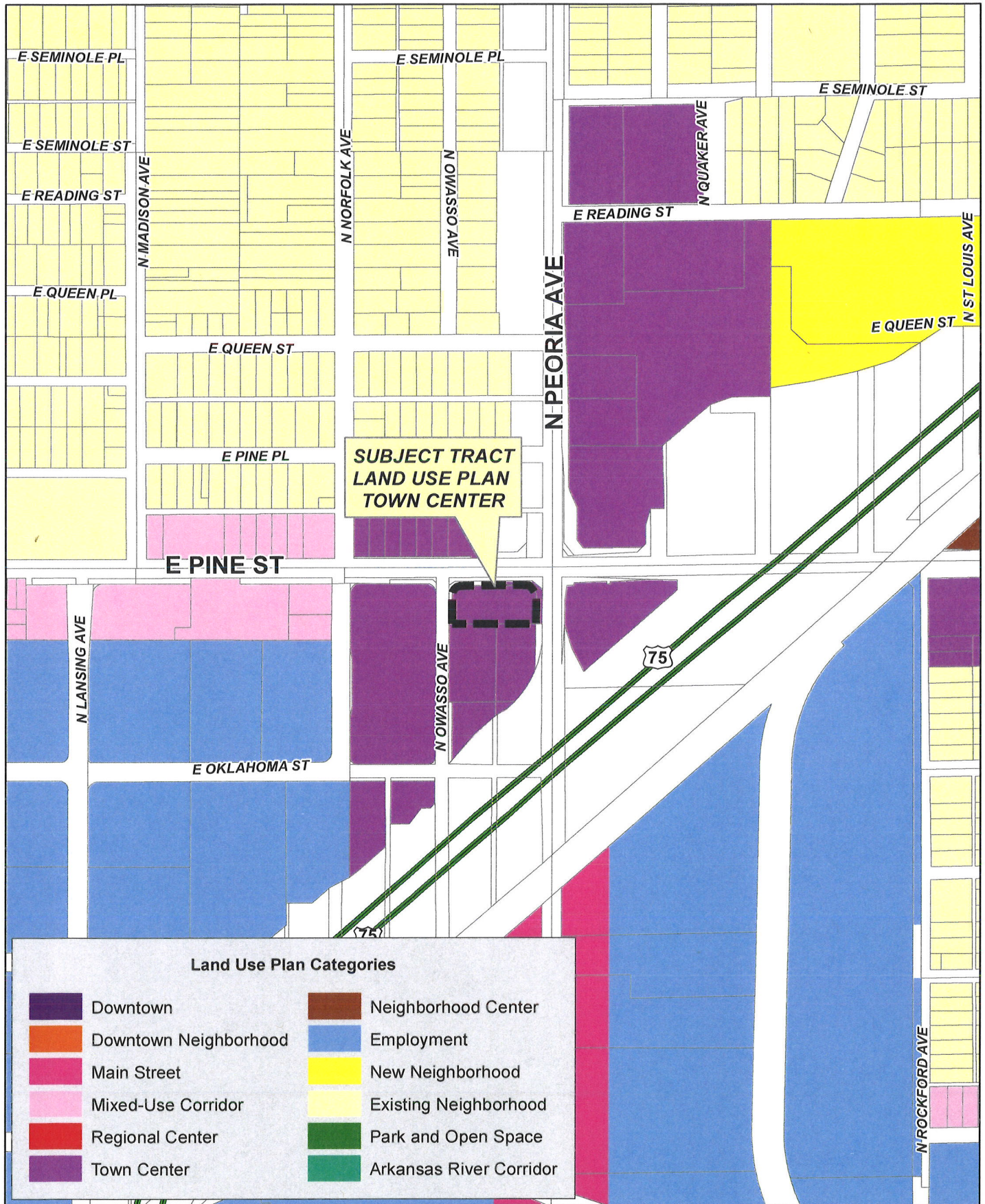
*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2020/2021



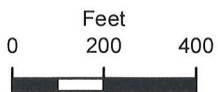
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**Land Use Plan Categories**

- |                                                                                                           |                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |



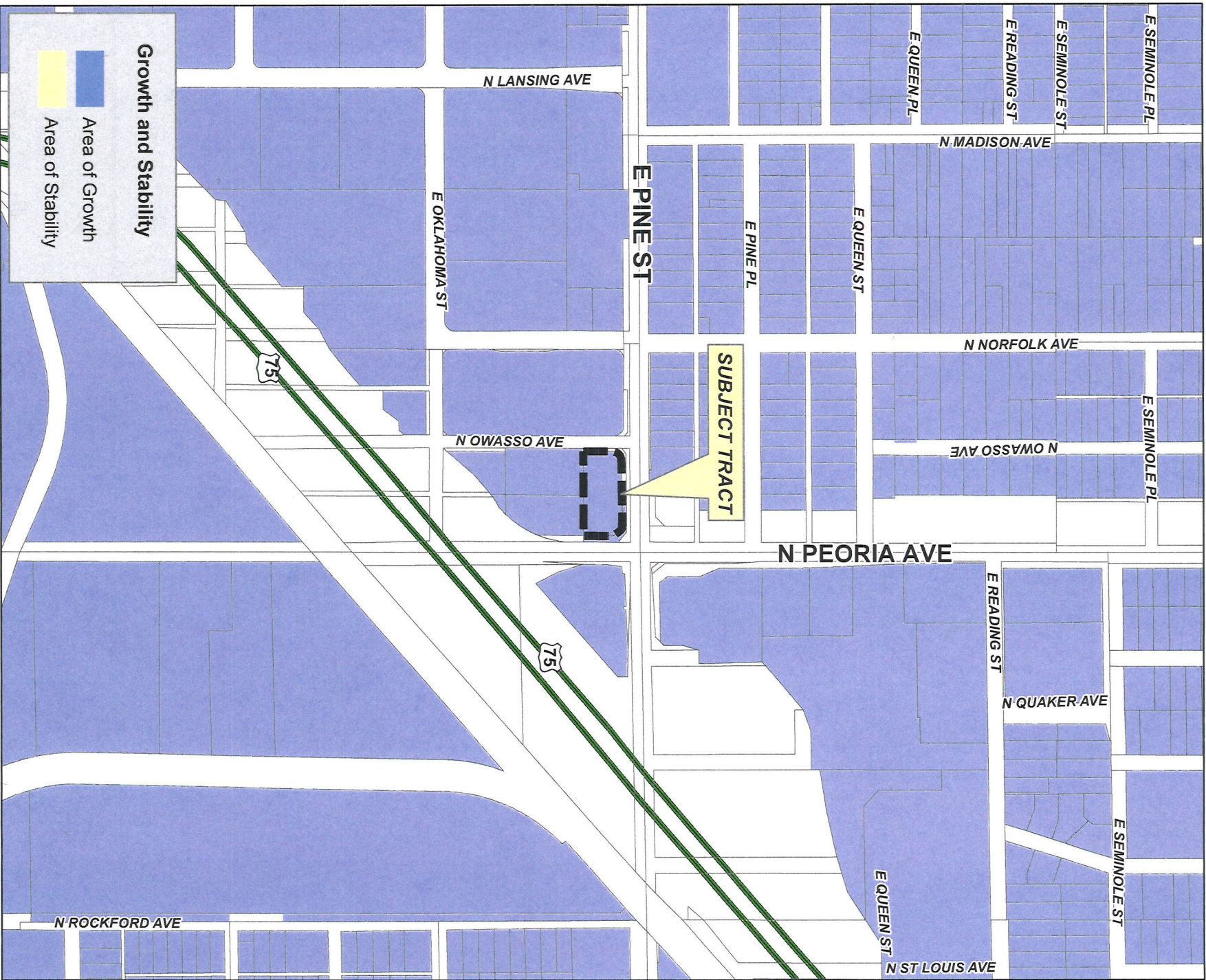
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**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7714**  
**PUD-722-A**

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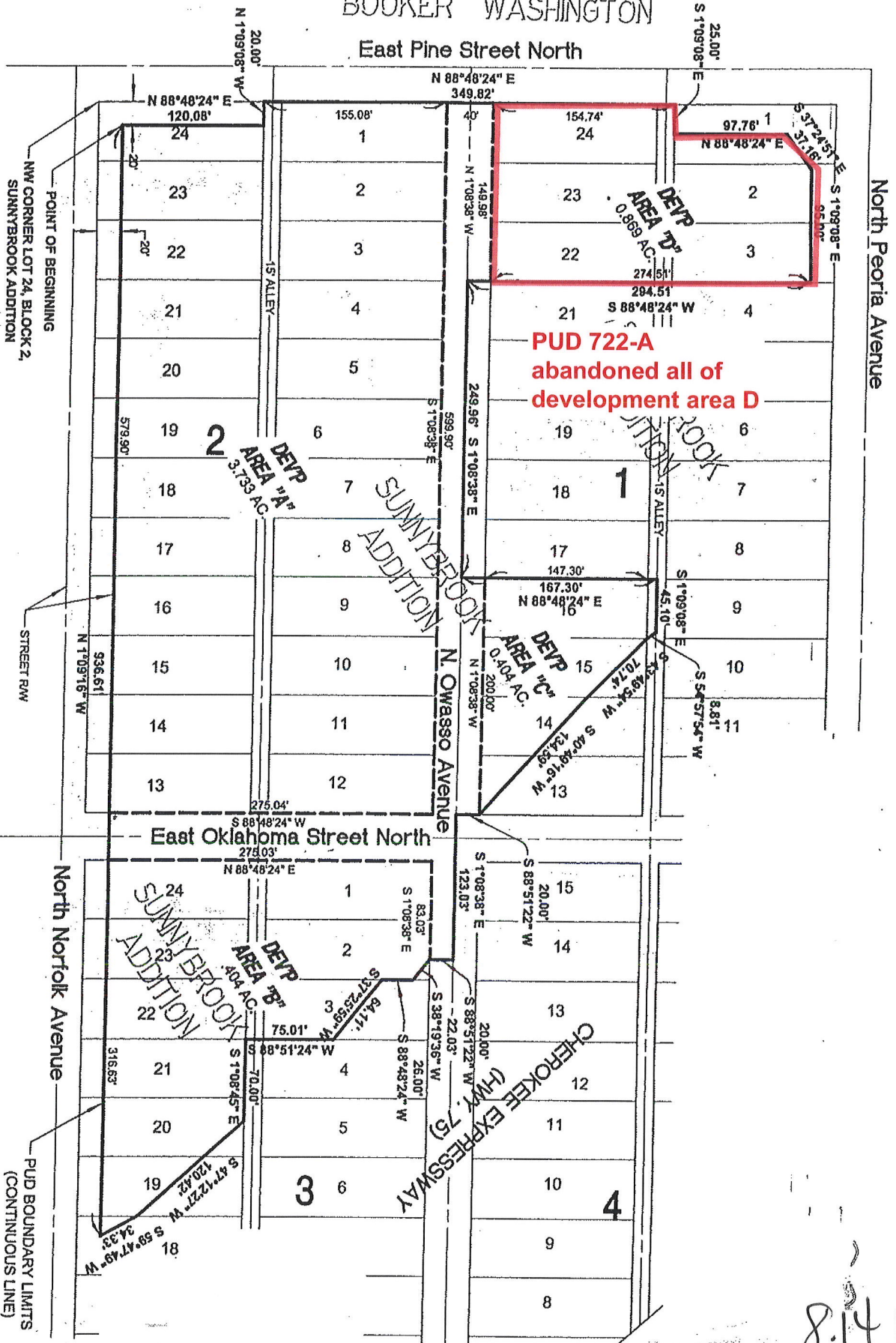




# PUD 722 Development area illustration

## BOOKER WASHINGTON

### East Pine Street North



North Peoria Avenue

POINT OF BEGINNING  
NW CORNER LOT 24, BLOCK 2,  
SUNNYBROOK ADDITION

STREET R/W

North Norfolk Avenue

PUD BOUNDARY LIMITS  
(CONTINUOUS LINE)

**PUD 722-A**  
abandoned all of  
development area D

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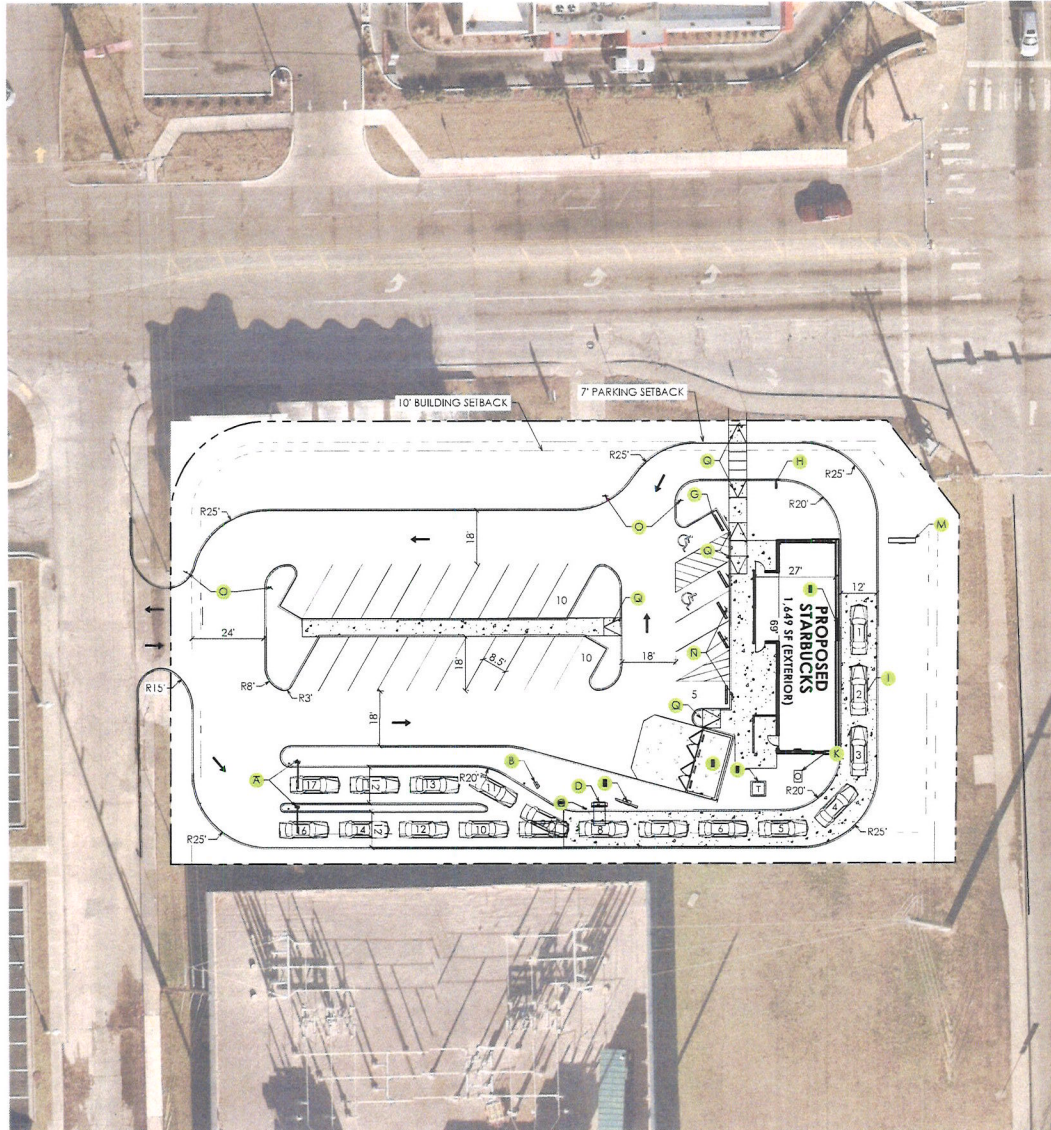


VICINITY MAP  
NOT TO SCALE



### SCOPE OF WORK

- A CLEARANCE BAR FOOTING & CONDUIT W/ BOLLARD (LL) SIGN (SB)
- B PRE-MENU BOARD FOOTING & CONDUIT W/BOLLARD (LL) SIGN (SB)
- C BOLLARD (LL)
- D ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & BOLLARD @ 7 CAR STACK -- INDICATES 120 FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT WITH BOLLARD (LL) & CANOPY (SB)
- E 5 PANEL MENU BOARD LOCATED AT 7 CAR STACK, FOOTING & CONDUIT (LL) SIGN (SB)
- F PROPOSED DRIVE-THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- G CONCRETE WHEEL STOPS (LL)
- H THANK YOU / EXIT ONLY SIGNAGE -- FOOTING & CONDUIT (LL) SIGN (SB)
- I CONCRETE SURFACE APPLIED TO DT LANE (LL) STARTS 12' BEFORE ORDER CANOPY AND ENDS 12' AFTER CL OF DRIVE-THRU BUMPOUT
- J TRANSFORMER - LL TO CONFIRM LOCATION (LL)
- K GREASE INTERCEPTOR - LL TO CONFIRM LOCATION (LL)
- L 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20' CONCRETE PAD AND 1 HOSE BIB (LL)
- M PYLON SIGN LL TO VERIFY LOCATION (LL)
- N "MOBILE ORDER PARKING ONLY" SIGN (LL)
- O "DO NOT ENTER" SIGN (LL)
- P EMPLOYEE PARKING ONLY
- Q PEDESTRIAN CURB RAMP (LL)

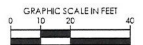


### ZONING INFORMATION

LOT SIZE	±0.87 ACRES
BUILDING SIZE	1,449 SF
ZONING	CS-COMMERCIAL SHOPPING DRIVE-THROUGH FACILITY IS A PERMITTED USE
ACCESS	FULL ACCESS FROM N OWASSO AVE
ACCESSIBLE	22' TWO-WAY 90° PARKING, 16' ONE-WAY 60° PARKING
PARKING STALL DIMENSIONS	90' - 0" X 18' - STANDARD CAR 40' - 0.5" X 18' - STANDARD CAR
DRIVE THRU STACKING	3 SPACES MINIMUM (FROM ORDER BOARD)
STARBUCKS QUEUE	MIN: NA MAX: NA
REQUIRED BUILDING SETBACKS	FROM PUBLIC RIGHT OF WAY: 10' INTERIOR SIDE: 0' STREET SIDE: 10' REAR: 10' FROM RESIDENTIAL LOT: 12'
REQUIRED PARKING SETBACKS	INTERIOR SIDE: 0' STREET SIDE: 7' REAR: 0' FROM RESIDENTIAL LOT: 25'
REQUIRED ACCESSORY STRUCTURE SETBACKS	SAME AS BUILDING
REQUIRED PARKING	DRIVE IN RESTAURANTS: 1 SPACE / 1000 SF = 2 SPACES 2 BICYCLE PARKING SPACES
PROVIDED PARKING	25 SPACES (INCLUDING 2 ADA STALLS)
SIGNAGE	MAX. AREA: 1 SF/10' OF STREET FRONTAGE SETBACK: 1 FT PER 1 FT HEIGHT ABOVE 28 FT MAX. HEIGHT: 40 FT TYPE RESTRICTION: MONUMENT OR PYLON SIGNAGE
LANDSCAPE	MIN 7 FT LANDSCAPE BUFFER REQUIRE ALONG STREETS, 35 SF OF INTERIOR PARKING LOT LANDSCAPE PER EACH PARKING SPACE. PARKING ISLANDS MUST BE AT LEAST 7 FT WIDE

### GENERAL NOTES:

- 1) PREPARED FOR TENANT PLANNING PURPOSES ONLY; NOT FOR THE PURPOSES OF JURISDICTIONAL SUBMITTAL
- 2) SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
- 3) DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED
- 4) ARROWS ARE SHOWN TO DEPICT TRAFFIC FLOW ONLY
- 5) BUILDING DIMENSIONS AND SIZE ARE TO INTERIOR WALL; EXTERNAL DIMENSIONS WILL VARY BASED ON BUILDING MATERIAL



## E PINE ST | Concept Site Plan - 03

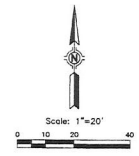
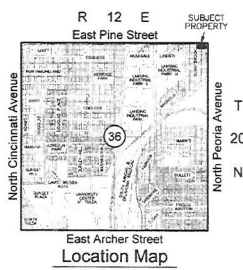
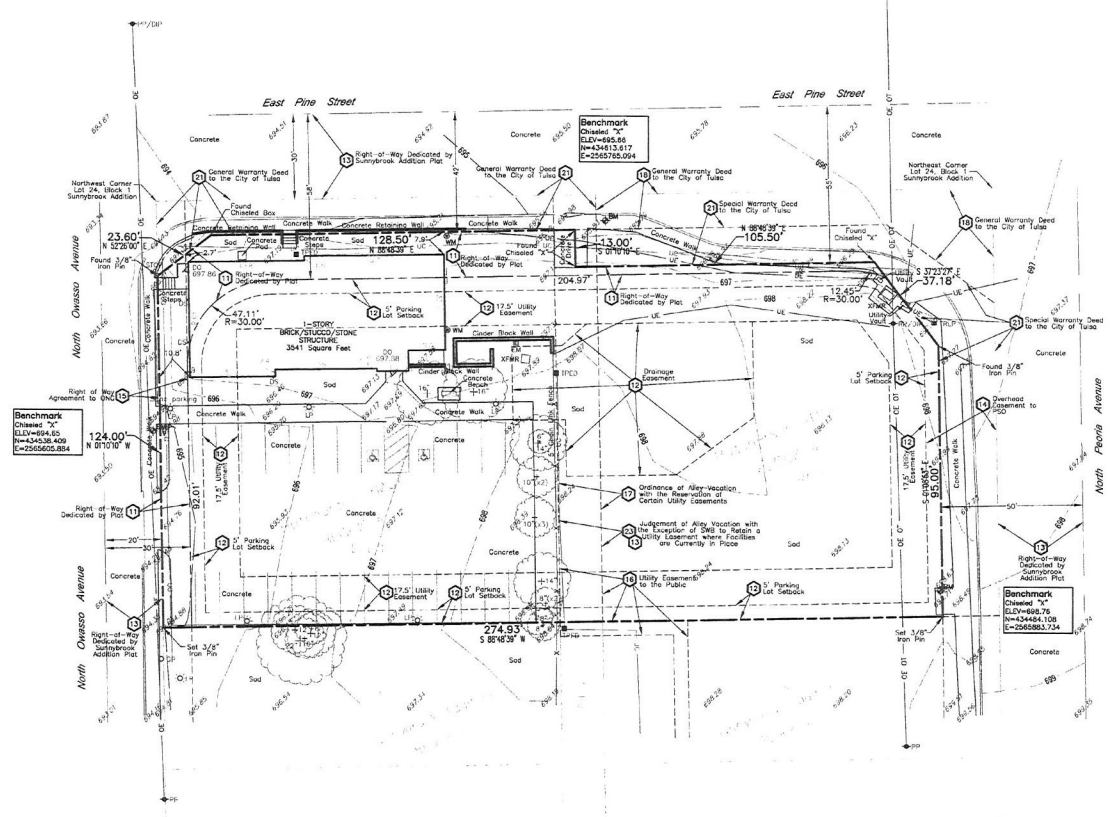
TULSA, OK

Project # xxxxxxxx January 19, 2023

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- Exceptions**
- OWNER'S CERTIFICATED DEDICATION, RESTRICTIONS AND PLAT OF HUTCHERSON YMCA RECORDED AT DD027018143111 PLAT #0664. (AFFECTS SUBJECT PROPERTY AS A BLANKET AND AS SHOWN)
  - BUILDING SETBACK LINES, EASEMENTS FOR DRAINAGE AND PUBLIC UTILITIES PURSUANT TO THE RECORDED PLAT (AFFECTS AS SHOWN)
  - OWNER'S CERTIFICATED DEDICATION, RESTRICTIONS AND PLAT OF SUNNYSIDE ADDITION RECORDED AT PLAT #201. AS PARTIALLY MODIFIED BY FRANK JOHNSON, ERIFF OF JUDGMENT IN RE: YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER TULSA, PLAINBURY, V. CITY OF TULSA, ET AL. IN CASE NO. 01-2000-7336 FILED ON MARCH 28, 2007 IN THE DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA. (AFFECTS AS SHOWN)
  - TUNING, CONCRETING AND PROTECTING OF THE VARIOUS EASEMENTS AND EASEMENT RIGHTS REFERENCED IN GENERAL WARRANTY DEED RECORDED AT BOOK 4359, PAGE 1567. (AFFECTS AS SHOWN)
  - EASEMENT/RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED AT BOOK 4142, PAGE 674. SUBJECT TO ASSIGNMENTS AND PARTIAL RELEASES OF RECORD. (AFFECTS AS SHOWN)
  - EASEMENT/RIGHT OF WAY IN FAVOR OF THE PUBLIC RECORDED AT BOOK 4164, PAGE 1636. SUBJECT TO ASSIGNMENTS AND PARTIAL RELEASES OF RECORD. (AFFECTS AS SHOWN)
  - ORDINANCE NO. 13423 OF THE CITY OF TULSA, OKLAHOMA RECORDED AT BOOK 4169, PAGE 1647. (AFFECTS AS SHOWN)
  - GENERAL WARRANTY DEED IN FAVOR OF THE CITY OF TULSA RECORDED AT BOOK 4358, PAGE 1539. (DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN)
  - GENERAL WARRANTY DEED IN FAVOR OF THE CITY OF TULSA RECORDED AT BOOK 4338, PAGE 1540. (AFFECTS AND DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN)
  - GENERAL WARRANTY DEED IN FAVOR OF THE TULSA DEVELOPMENT AUTHORITY RECORDED AT BOOK 4150, PAGE 2598. (DOES NOT AFFECT SUBJECT PROPERTY)
  - SHALLA WARRANTY DEED IN FAVOR OF THE CITY OF TULSA RECORDED AT BOOK 6375, PAGE 2764. (AFFECTS AND DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN)
  - ORDINANCE NO. 2-407 OF THE CITY COUNCIL OF TULSA, OKLAHOMA. (DOES NOT AFFECT SUBJECT PROPERTY)
  - FINAL JOURNAL ENTRY OF ASSIGNMENT IN RE: YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER TULSA, PLAINBURY, V. CITY OF TULSA, ET AL. IN CASE NO. 01-2000-7336 FILED ON MARCH 28, 2007 IN THE DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA. (AFFECTS AS SHOWN)
  - WATER EASEMENTS IN FAVOR OF THE CITY OF TULSA RECORDED AT DD02400054743. SUBJECT TO ASSIGNMENTS AND PARTIAL RELEASES OF RECORD. (DOES NOT AFFECT SUBJECT PROPERTY)
  - RIGHTS OF PARTIES IN POSSESSION AS TOWNS UNDER UNRECORDED LEASAS AND OF PARTIES COMING BY, THROUGH OR UNLESS THEY AFFECT SUBJECT PROPERTY AS A BLANKET

- Notes**
- ALL EASEMENTS AND RIGHTS OF WAY THAT ARE CONTAINED IN THE COMMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE COMPANY COMPANY, WITH A COMMITMENT DATE OF DECEMBER 13, 2022 AT 7:59 AM COMMENT NO. 182522 HAS SHOWN AND NOTED HEREON.
  - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN (CALL "T" BEFORE DIGGING)
  - THE PROPERTY DESCRIBED HEREON CONTAINS 31,856 SQUARE FEET OR 0.73 ACRES MORE OR LESS.
  - THE PROPERTY DESCRIBED HEREON CONTAINS 29 STRIPPED PARKING SPACES OF WHICH 2 ARE DOUBLE-LANE.
  - THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40-43202-004, MAP REVISED, OCTOBER 14, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHALLOU WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN.
  - THE PROPERTY DESCRIBED HEREON APPEARS TO HAVE HAD LATHING IN THE PAST 30 DAYS.
  - THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD83 (15 JAN)
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON OKLAHOMA STATE PLAIN NAD83
  - THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.



**Legal Description**  
 LOT ONE (1), BLOCK FOUR (4), HUTCHERSON YMCA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**ALTA/NPS LAND TITLE SURVEY**  
 of  
**Lot 1, Block 4**  
**Hutcherson YMCA**  
**1208 East Pine Street North**  
**Tulsa, Tulsa County, Oklahoma**

**Surveyor's Certification**  
 I, **R. Wade Bennett**, Surveyor No. 15556, do hereby certify to the accuracy of this survey and the correctness of the data and computations thereon.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARDS FOR ALTA/NPS LAND TITLE SURVEYS, AS SET FORTH IN THE ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9 AND 10. A RELEASE OF THE FLOODING WAS COMPLETED ON APRIL 6, 2022.



BENNETT SURVEYING, INC.  
 1111 W. 15TH ST.  
 TULSA, OKLAHOMA 74103

**BEFORE YOU DIG**  
 Utility Statement  
 CALL 811

**Benchmark Notes**  
 Chiswell "X" Chiswell "Y" Chiswell "Z"  
 ELEV=894.65 ELEV=894.65 ELEV=894.65  
 N=434638.409 N=434638.409 N=434638.409  
 E=2565650.884 E=2565650.884 E=2565650.884

- Legend**
- BENCHMARK
  - DOOR OPENING
  - DRAINAGE
  - ELECTRIC WATER
  - FIRE HYDRANT
  - IRON
  - IRON PIN
  - OVERHEAD ELECTRIC
  - OVERHEAD TELEPHONE
  - POWER POLE
  - TELEPHONE FOSTERVAL
  - TRIP
  - WATERLINE
  - WATER METER
  - WATER VALVE
  - ELECTRIC TRANSFORMER
  - SEWER

REVISIONS	BY	DATE

FILE:	2012-23	SURVEY BY:	DEF	DATE:	04/10/23
DRAWN BY:	23AC/220	DRAWN BY:	SWP	SCALE:	1"=20'
BOOK:		CHECKED BY:	RWA	SHEET:	1 of 1

8.114