

**NOTICE
GLENPOOL PLANNING
COMMISSION REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, October 9, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the Planning Director "PRIOR TO THE CALL TO ORDER"

AGENDA

- A) Call to Order – Richard Watts, Chairman**
- B) Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman**
- C) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from September 11, 2017 and September 25, 2017.**
 - 2) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-264. A request to change the zoning classification from RD to CS of .41 acres located west of the northwest corner of 141 Street and Peoria Ave.**
 - 3) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-265. A request to change the zoning classification from CG to AG of 14.67 acres located west of the northwest corner of 171 Street and US 75 Highway.**
 - 4) Review and possible action to approve the Site Plan SP-2017-04 (Elm Pointe) to allow commercial buildings and office warehouses on 10 acres located at the northeast corner of 141st Street and Peoria Ave.**
 - 5) Review and possible action to approve the Preliminary Plat: (The Lakes at Twin Mounds) request review of a preliminary plat containing 265 lots on 99.31 acres located approximately 1/8 mile west of the southwest corner of 161st St. and US 75 Hwy.**
 - 6) Review and possible action to approve the Preliminary Plat: (Glenpool School District) is requesting review of a preliminary plat for one lot, one block on 15.89 acres located at the southeast corner of 138th Pl. and Elwood Ave.**
 - 7) Review and possible action to approve Site Plan: SP-2017-05 (Montapp Office Warehouse) The request is to allow office warehouse use on 1.69 acres located west of the southwest corner of 125th Ct. and S. Waco Ave.**

D) Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on 10/05/17, at 11:00 am.

Signed: *Rick Malone*
City Planner

**MINUTES
GLENPOOL PLANNING
COMMISSION REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission was held at 6:30 p.m. on Monday, September 11, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

Commissioners present:

- x Richard Watts, Chairman
- x Joyce Calvert, Vice-Chairman
- x Shayne Buchanan, Commissioner
- x Debra Cutsor, Commissioner

Staff present:

- x Lynn Burrow, Community Development Director
- x Rick Malone, City Planner
- Lowell Peterson, City Attorney

- A)** Chairman Watts called the meeting to order at 6:33 p.m.
- B)** Rick Malone, secretary called the roll, Chairman Watts declared a quorum present
- C)** Scheduled Business
 - 1)** Discussion and possible action to approve minutes from August 14, 2017.

MOTION: Commissioner: Calvert

SECOND: Commissioner: Cutsor

TO: Approve the minutes as written.

FOR:

- x Richard Watts, Chairman
- x Joyce Calvert, Vice-Chairman
- x Shayne Buchanan, Commissioner
- x Debra Cutsor, Commissioner

- 2)** Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-263. A request to change the zoning classification from RMH to CG of 5 acres located at the southeast corner of 171 Street and US 75 Highway.

MOTION: Commissioner: Cutsor

SECOND: Commissioner : Buchanan

TO: *recommend approval of GZ-263 and change the zoning from RMH to CG.*

FOR:

- ☒ Richard Watts, Chairman
- ☒ Joyce Calvert, Vice-Chairman
- ☒ Shayne Buchanan, Commissioner
- ☒ Debra Cutsor, Commissioner

- 3) Review and possible action to approve the Preliminary Plat of "CROSSROADS SOUTH" covering a 4.62-acre tract located at the southwest corner of 151 St. and US 75 Highway.

MOTION: Commissioner: Buchanan

SECOND: Commissioner: Calvert

TO: *Approve the preliminary plat "Crossroads South subject to staff and TAC conditions.*

FOR:

- ☒ Richard Watts, Chairman
- ☒ Joyce Calvert, Vice-Chairman
- ☒ Shayne Buchanan, Commissioner
- ☒ Debra Cutsor, Commissioner

- 4) Discussion and consideration of recommendations to City Council on proposed Plan and Zoning/Subdivision updates.

MOTION: None

SECOND: None

TO: No vote taken.

FOR:

- ☐ Richard Watts, Chairman
- ☐ Joyce Calvert, Vice-Chairman
- ☐ Shayne Buchanan, Commissioner
- ☐ Debra Cutsor, Commissioner

D) Adjournment

- Meeting was adjourned at 6:48 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

MINUTES
SPECIAL JOINT PUBLIC HEARING OF CITY COUNCIL
AND
GLENPOOL PLANNING COMMISSION

September 25, 2017

The Special Joint Workshop of the Glenpool City Council, and Glenpool Planning Commission was held at 6:00 p.m., Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Mayor Tim Fox; Vice Mayor Momodou Ceesay; Councilor Patricia Agee; and Councilor Jacqueline Triplett-Lund. Councilor Brandon Kearns was absent.

Planning Commission members present were: Chairman Richard Watts; Commissioner Shayne Buchanan; Commissioner Debra Cutsor; and Commissioner Keith Robinson.

Staff present: Lowell Peterson, City Attorney; Susan White, Interim City Manager/City Clerk; Lynn Burrow, Community Development Director; and Rick Malone, City Planner.

Also present were: Gary Mitchell, KKC; Jim Beach, Wallace Engineering; and Mark Revard, Glenpool resident.

- A) Mayor Fox called the Public Hearing of the City Council to order at 6:00 p.m. Chairman Richard Watts called the Public Hearing of the Planning Commission to order at 6:00 p.m.**
- B) Susan White, City Clerk called the roll of the City Council. Mayor Fox declared a quorum present. Rick Malone, City Planner called the roll of the Planning Commission. Chairman Watts declared a quorum.**
- C) Scheduled Discussion:**
- 1. Review of DRAFT Versions of Final Proposed Comprehensive Plan and Zoning/Subdivision Regulation Updates.**
Gary Mitchell with Kendig Keast Collaborative reviewed the proposed updates to the Plan and Zoning/Subdivision Regulations.
- Councilors, commissioners and audience members engaged in discussion and questions concerning the proposed updates. Mr. Mark Revard, requested Council consideration to change the proposed zoning represented in the Plan for his property to Commercial when the Plan is adopted.
- D) Public Hearing was adjourned at 7:09 p.m.**

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: Glenpool Planning Commission

FROM: Rick Malone, City Planner

DATE: October 9, 2017

RE: **GZ-264:** Request from JR Donelson representing Elm Point CCS, LLC to rezone a 50' x 360' wide strip from RD to CS.

LOCATED: This property is located at the NW/corner of 141st Street and Peoria Ave.

A Parcel of land located in the Southeast Quarter of the Southeast Quarter (SE/4, SE/4) of Section 12, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said SE/4; Thence South 88°32'21" West along the Southerly Line of said SE/4 for 1280.00 feet; Thence North 01°09'18" West and parallel with the Easterly Line of said SE/4 FOR 300.02 feet; Thence North 88°32'21" East and parallel with the Southerly Line of said SE/4 for 570.00 feet to the Point of Beginning; Thence North 01°09'18" West and parallel with the Easterly Line of said SE/4 for 360.00 feet; Thence North 88°32'21" East and parallel with the Southerly Line of said SE/4 for 50.00 feet; Thence South 01°09'18" East and parallel with the Easterly Line of said SE/4 for 360.00 feet; Thence South 88°32'21" West and parallel with the Southerly Line of said SE/4 for 50.00 feet to the Point of Beginning.

INTRODUCTION

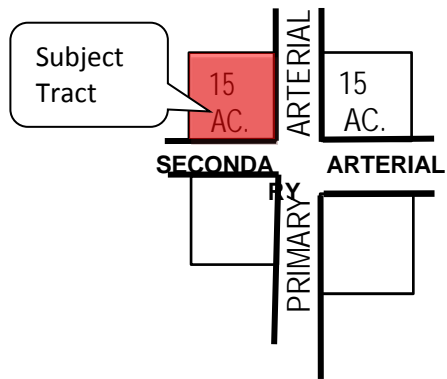
This property is part of the Elm Pointe Development and after getting the preliminary plat approved determined that it lapped over 50 feet into the adjacent RD zoning and the applicant filed this application to complete this development.

The surrounding property is developed as noted below:

- North: RM-2 zoning with Glenshire Apartments.
- East: AG, (Jenks) mostly vacant, scattered residential farmland.
- West: RD (Duplex) vacant land and part of future phase II of Elm Pointe.
- South: AG, mostly vacant, scattered residential.

Special District 6: Extended 141st Street District. This is an extension of Special District 5. the new Central Business District (CBD) of Glenpool. The CBD is located along 141st Street east of US-75 and extends easterly to the Peoria corner. The improvement of 141st Street and trend in retail and office development along 141st supports this plan.

Special District 5: The Central Business District. Special District 5 is planned to be the new Central Business District (CBD) of Glenpool. The CBD is located along 141st Street east of US-75 and extends easterly to the Peoria corner. The improvement of 141st Street and trend in retail and office development along 141st supports this plan.



TYPE 2 ACTIVITY CENTER

STAFF RECOMMENDATION

The proposed zone change is consistent with the standards of the City of Glenpool Comprehensive Plan and Zoning Code and surrounding uses, therefore staff recommends approval of rezoning case GZ-264 as requested.

STAFF EXHIBITS

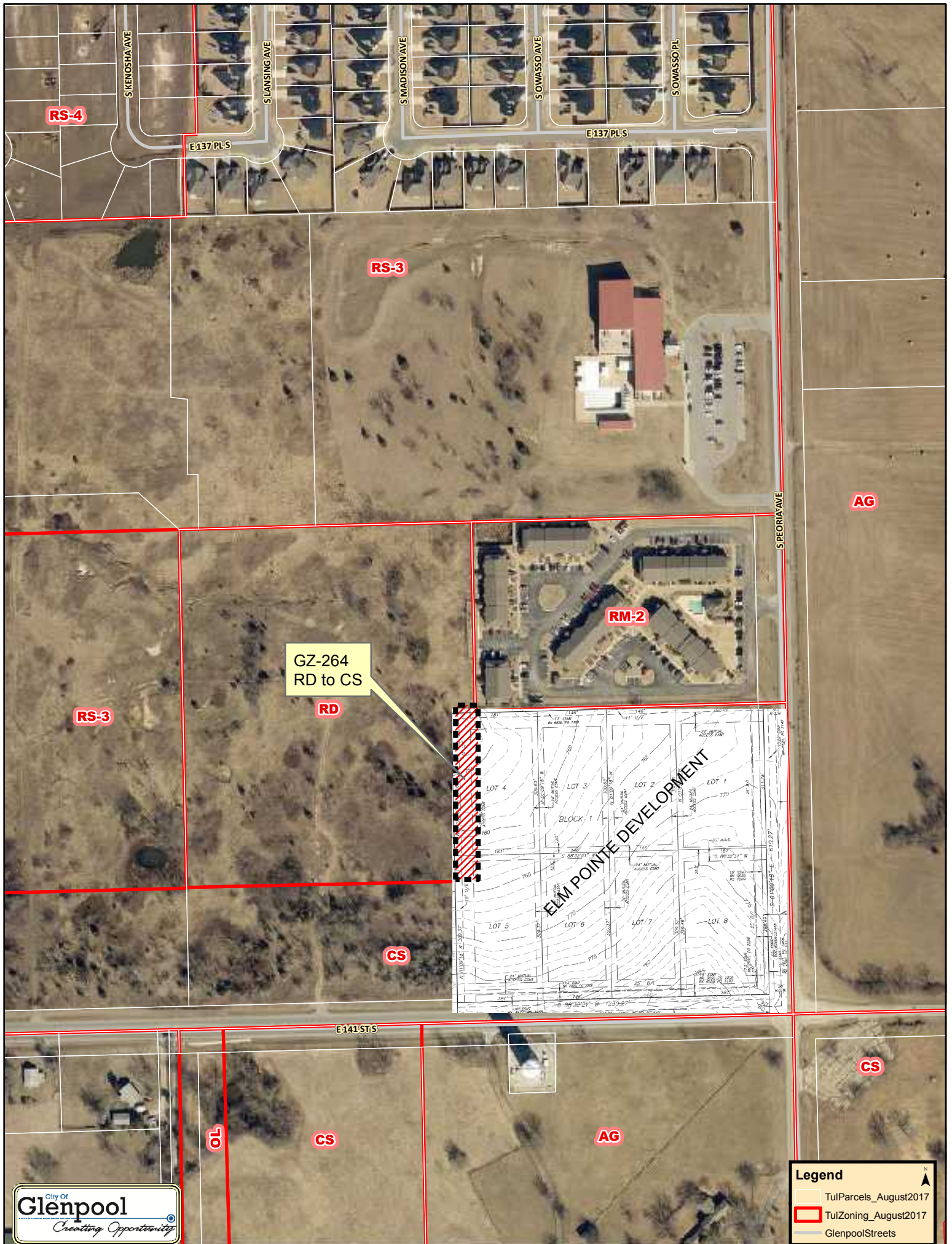
1. Case Map
2. Application

STAFF RECOMMENDATION

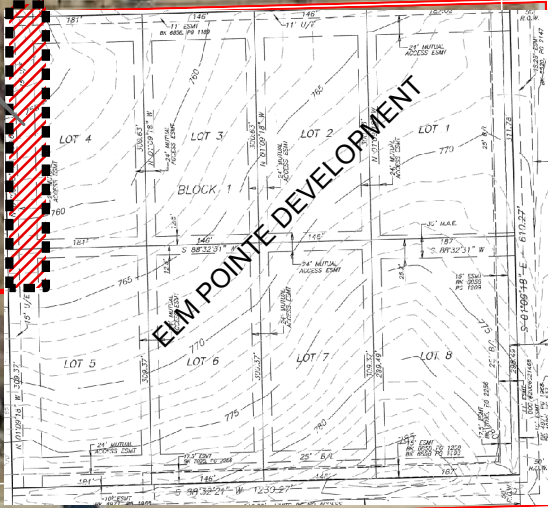
The proposed zone change is consistent with the standards of the City of Glenpool Comprehensive Plan and Zoning Code and surrounding uses, therefore staff recommends approval of rezoning case GZ-264 as requested.

STAFF EXHIBITS

3. Case Map
4. Application



GZ-264
RD to CS



Legend

TulParcels_August2017

TulZoning_August2017

GlenpoolStreets

CITY OF GLENPOOL PLANNING COMMISSION

☒ ZONING ☐ PUD ☐ PUD AMENDMENTCASE NUMBER 62-264

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: REP DATE FILED: 8/25/17 TAC DATE: NA PC DATE: 10/9/17 CITY COUNCIL DATE: 10/16/17☐ RES ☒ NON-RES ☐ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NW CORNER, 141ST & PEORIA TRACT SIZE: 0.41 acLEGAL DESCRIPTION: SEE ATTACHED EXHIBIT APRESENT USE: VACANT PRESENT ZONING: RD

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CS DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED ☐ Y ☐ NPROPOSED USE: COMMERCIAL/office WAREHOUSE NATURE OF PUD AMENDMENT: _____

| APPLICANT INFORMATION | | PROPERTY OWNER INFORMATION | |
|--|-------------------------|----------------------------|---------------------------|
| NAME | JR DONELSON | NAME | ELM POINTE CS, LLC |
| ADDRESS | 12820 S. MEMORIAL, #100 | ADDRESS | 11063-D S. MEMORIAL, #531 |
| CITY, ST, ZIP | BIXBY, OK 74008 | CITY, ST, ZIP | TULSA, OK 74133 |
| DAYTIME PHONE | 918-394-3030 | DAYTIME PHONE | 918-845-1106 |
| EMAIL | JRDON@TULSA@XMAIL.COM | EMAIL | TJ@THEBENTCOMPANIES.COM |
| FAX | 918-369-9295 | FAX | |
| I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. | | | |
| SIGNATURE & DATE: <u>JR Donelson</u> | | 8/22/17 | |
| DOES OWNER CONSENT TO THIS APPLICATION <input checked="" type="checkbox"/> Y <input type="checkbox"/> N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>AGENT</u> | | | |
| APPLICATION FEES | | | |
| BASE APPLICATION FEE | \$ | | 300.00 |
| ADDITIONAL FEE | ACRES x SLIDING FEE = | \$ | APPLICATION SUBTOTAL \$ |
| NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT | | \$ | |
| SIGNS | \$50 X 1 = | \$ | 50.00 |
| 300' PROPERTY OWNERS MAILING & POSTAGE | \$1.00 per Name = | \$ | 1.00 |
| RECEIPT NUMBER: | | TOTAL AMOUNT DUE | \$ 351.00 |

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

| | |
|-------------------------------|---|
| STAFF RECOMMENDATION: | |
| PC RECOMMENDATION: | PC ACTION DATE/VOTE: |
| CITY COUNCIL ACTION DATE/VOTE | ORDINANCE NO: |
| PLAT NAME | PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N |

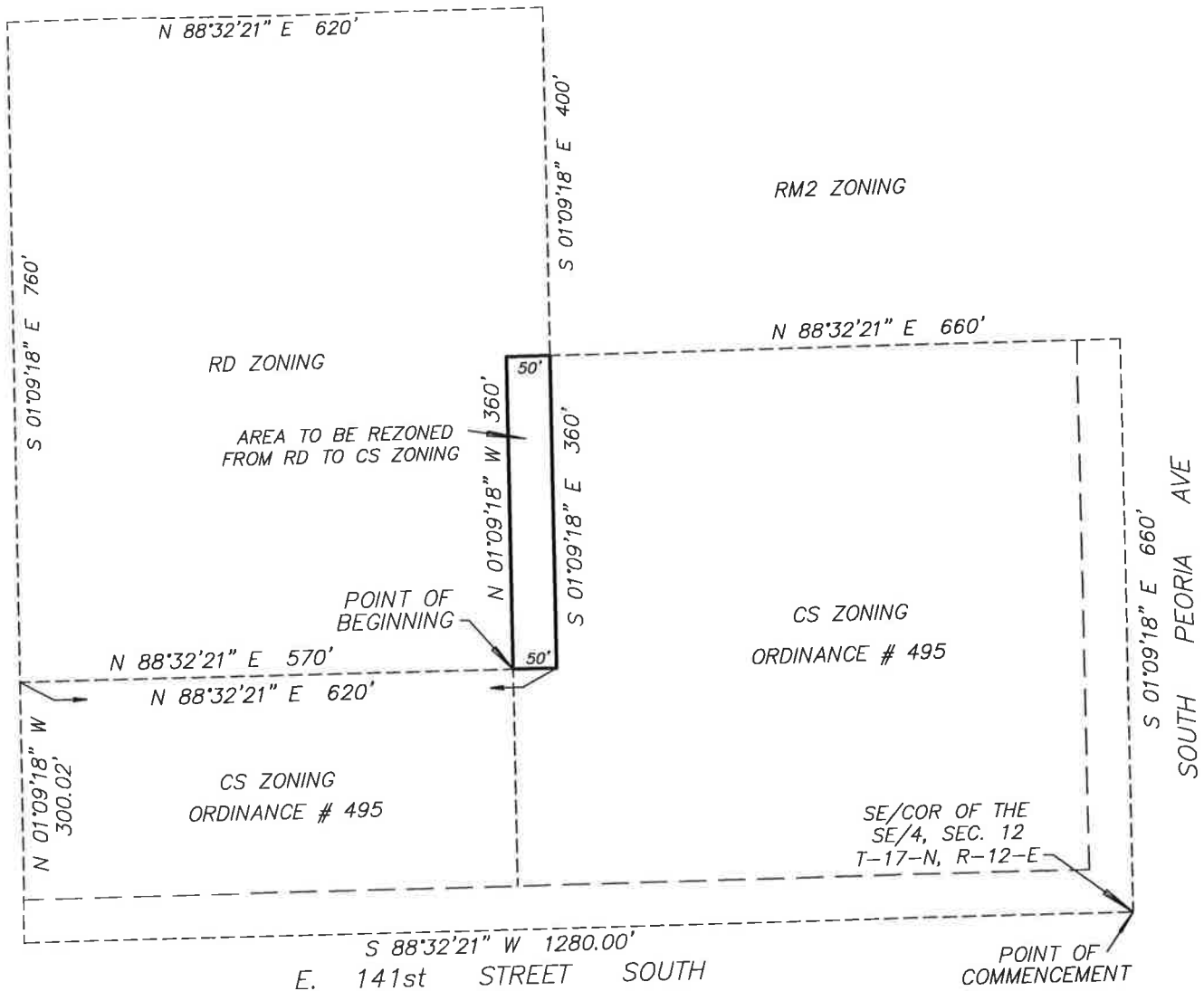
EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land located in the Southeast Quarter of the Southeast Quarter (SE/4, SE/4) of Section 12, Township 17 North, Range 12 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said SE/4; Thence South 88°32'21" West along the Southerly Line of said SE/4 for 1280.00 feet; Thence North 01°09'18" West and parallel with the Easterly Line of said SE/4 FOR 300.02 feet; Thence North 88°32'21" East and parallel with the Southerly Line of said SE/4 for 570.00 feet to the Point of Beginning; Thence North 01°09'18" West and parallel with the Easterly Line of said SE/4 for 360.00 feet; Thence North 88°32'21" East and parallel with the Southerly Line of said SE/4 for 50.00 feet; Thence South 01°09'18" East and parallel with the Easterly Line of said SE/4 for 360.00 feet; Thence South 88°32'21" West and parallel with the Southerly Line of said SE/4 for 50.00 feet to the Point of Beginning.

EXHIBIT B



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 12, T-17-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE SOUTH 88°32'21" WEST ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR 1280.00 FEET; THENCE NORTH 01°09'18" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 FOR 300.02 FEET; THENCE NORTH 88°32'21" EAST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SE/4 FOR 570.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°09'18" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 FOR 360.00 FEET; THENCE NORTH 88°32'21" EAST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SE/4 FOR 50.00 FEET; THENCE SOUTH 01°09'18" EAST AND PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 FOR 360.00 FEET; THENCE SOUTH 88°32'21" WEST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SE/4 FOR 50.00 FEET TO THE POINT OF BEGINNING.

STAFF REPORT

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: PRELIMINARY PLAT REVIEW OF "ELM POINTE"
DATE: August 14, 2017

BACKGROUND:

JR Donelson representing Elm Point CCS, LLC submitted the Preliminary Plat for "ELM POINTE" for review and approval. The proposed subdivision property was approved for rezoning to CS (Commercial Shopping) (GZ-219) the Glenpool Planning Commission on 5/1/07 and by the Glenpool City Council on 6/18/07 which makes it subject to a plat before development can occur. This property is located at the NW/corner of 141st Street and Peoria Ave and the 10.76-acre tract this request is to divide it into 8 commercial lots for individual office/warehouse buildings. Mini-storage use is by Special Exception to the Board of Adjustment.

ZONING:

This property is currently zoned CS (Commercial Shopping) and the lot sizes are consistent with the proposed underlying zoning. Notices were mailed to the abutting property owners informing them of this meeting tonight.

TAC MEETING AND STAFF REVIEW: 7/28/17

- 17 ½ Utility Easement required on the west and north lot lines, not 11' and 15' as shown.
- Revise plans to show 60' of right of way on Peoria Ave because it is a 120' Primary Arterial, not 50' as shown.
- Revise plans to show 50' of building setback from Peoria Ave, not 25' as shown.
- Soils report due.
- Certification of non-development due.
- Contact Fire Chief about required distance between buildings and perimeter, and Fire Hydrant locations.
- Off-site storm water report due.
- Revise proposed water line north boundary from 6" to 8", west boundary from 6" to 8", existing 12" water lines on south and east boundary.
- Show private sanitary sewer easements on plan, west to east down middle of lots.
- Site Plan Application/review due before building permit issued.
- ADA Sidewalks required on south and east boundary.
- Landscaping required during site plan review.
- Separate sign permit required during site plan review.
- Maximum of 35% floor area coverage on this site.

RECOMMENDATION:

Staff recommends approval of the PRELIMINARY PLAT OF "ELM POINTE" subject to the conditions of the Staff and TAC review of July 28, 2017.

ATTACHMENTS:

1. Case Map
2. Plat of "ELM POINTE".

PLAT No.

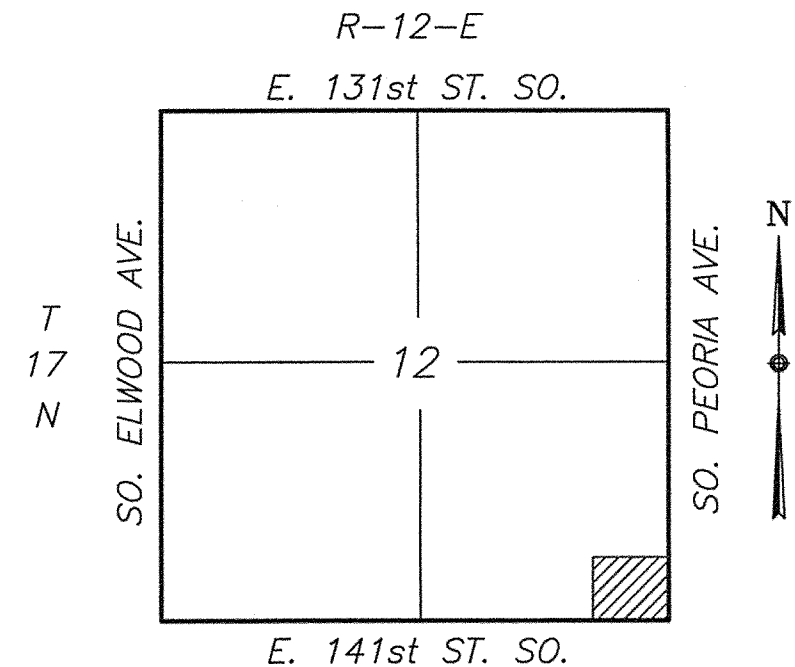
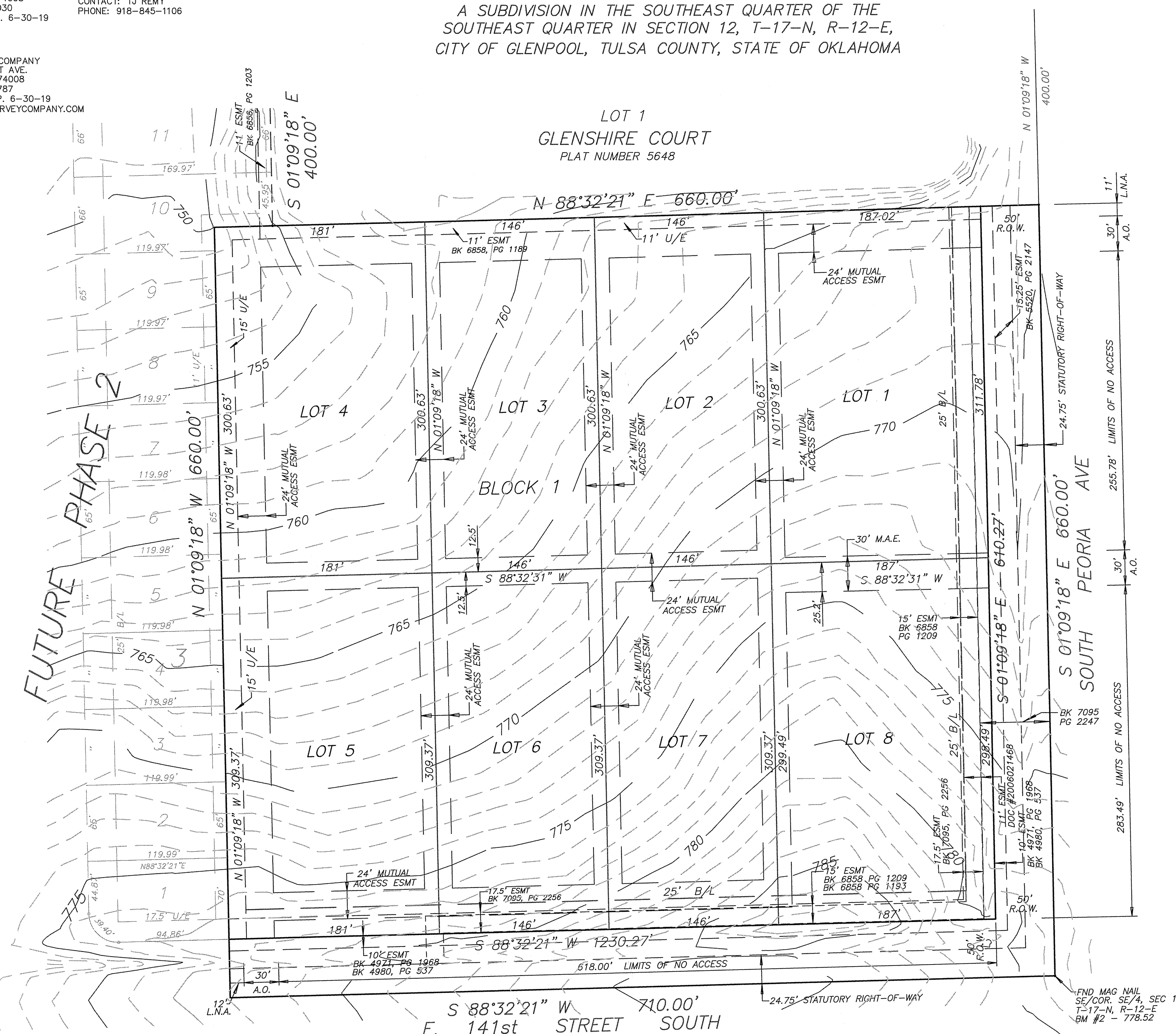
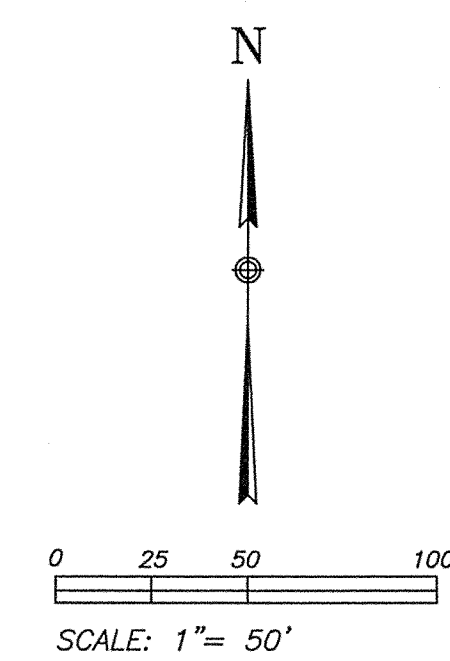
ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611 EXP. 6-30-19

SURVEYOR:
RYAN DOUDICAN
OKLAHOMA SURVEY COMPANY
12509 SO. 71st EAST AVE.
BIXBY, OKLAHOMA 74008
PHONE: 918-720-6787
C.A. NO. 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM

OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

PRELIMINARY PLAT
ELM POINTE
A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER IN SECTION 12, T-17-N, R-12-E,
CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved
by the City Council of the City of Glenpool
on _____
By: _____ Mayor - Vice Mayor
This approval is void if the above signature
is not endorsed by the City Manager or
City Clerk.
By: _____ City Manager - City Clerk



LOCATION MAP
SCALE: 1"=2000'
SUBDIVISION CONTAINS:
NO. LOTS 8, NO. BLOCKS 1
AREA: 10.76 ACRES
FILE: C:\GLENPOOL\GLENPOOL-FP062717.DWG
DATE PREPARED: JUNE 27, 2017

LEGEND

| | |
|--------|------------------------|
| B/L | BUILDING LINE |
| ESMT | EASEMENT |
| U/E | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY |
| A.O. | ACCESS OPENING |
| L.N.A. | LIMITS OF NO ACCESS |
| M.A.E. | MUTUAL ACCESS EASEMENT |
| DOC# | DOCUMENT NUMBER |

OKLAHOMA STATE PLANE COORDINATE
SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 758.28
CUT "X" EAST END OF HEADWALL, S.
SIDE OF 141ST ST., AT S.W. CORNER OF
SUBJECT PROPERTY

BENCHMARK # 2 ELEVATION = 778.52
FND MAG NAIL AT S.W. COR. SE/4, SEC.
12, T-17-N, R-12-E, I.M., S.E. CORNER
OF SUBJECT PROPERTY

THE BASIS OF BEARINGS FOR THE SURVEY
SHOWN THEREON IS THE EAST LINE OF THE
SE/4 OF THE SE/4 OF SAID SECTION 12,
S 01°09'18"E

THIS PLAT MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA
STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND SURVEYORS.

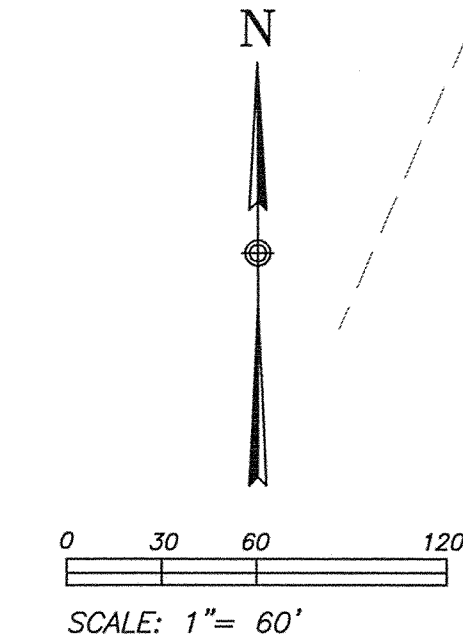
ELM POINTE
PREPARATION DATE: 6/27/2017
SHEET 1 OF 2

CERTIFICATE
STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, _____, Tulsa County Clerk, in and
for the County and State of Oklahoma above
named, do hereby certify that the foregoing is
a true and correct copy of a like instrument
now on file in my office.
Dated the _____ day of _____
Tulsa County Clerk
Deputy _____

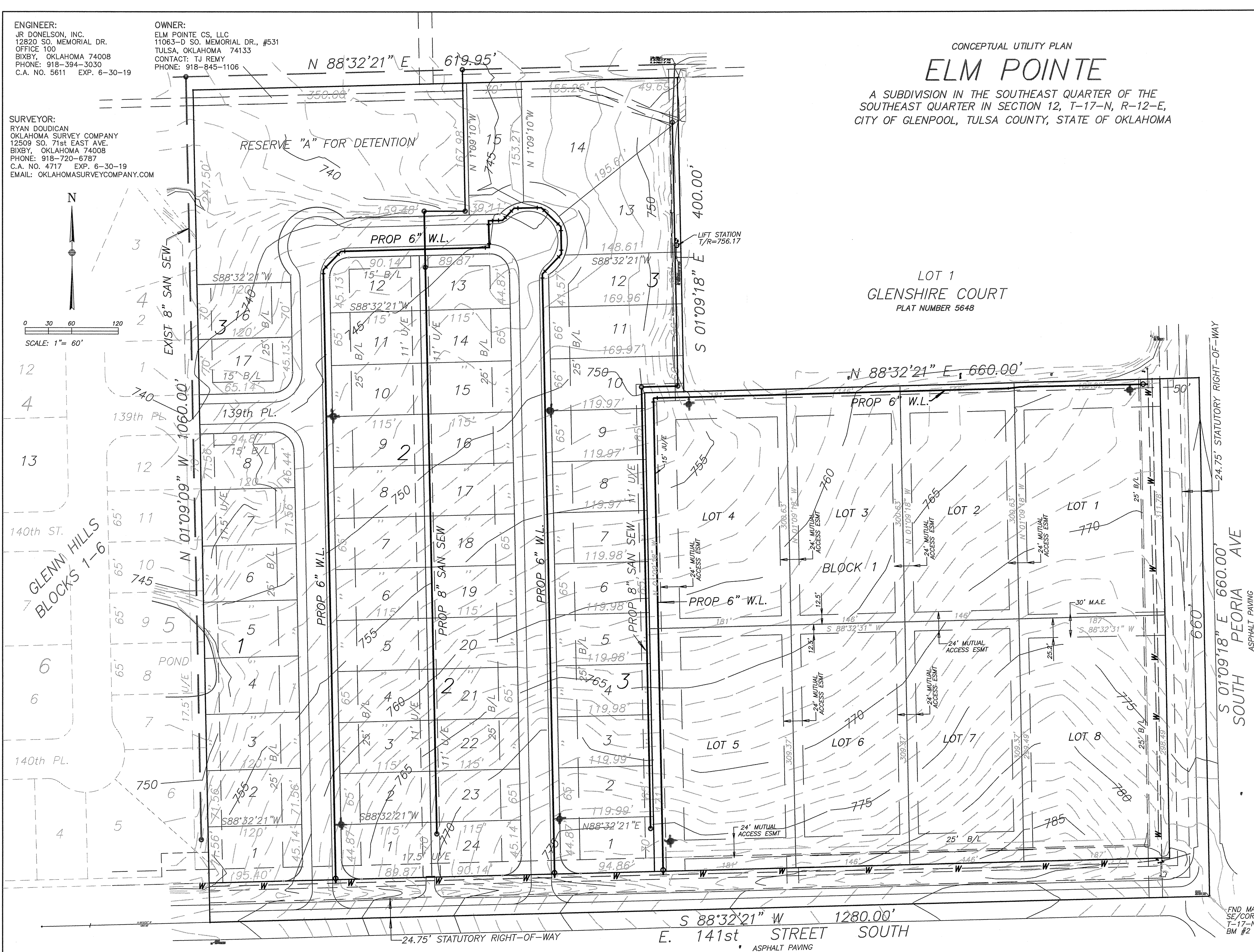
ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611 EXP. 6-30-19

OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

SURVEYOR:
RYAN DOUDICAN
OKLAHOMA SURVEY COMPANY
12509 SO. 71st EAST AVE.
BIXBY, OKLAHOMA 74008
PHONE: 918-720-6787
C.A. NO. 4717 EXP. 6-30-19
EMAIL: OKLAHOMASURVEYCOMPANY.COM



GLENN HILLS
BLOCKS 1-6

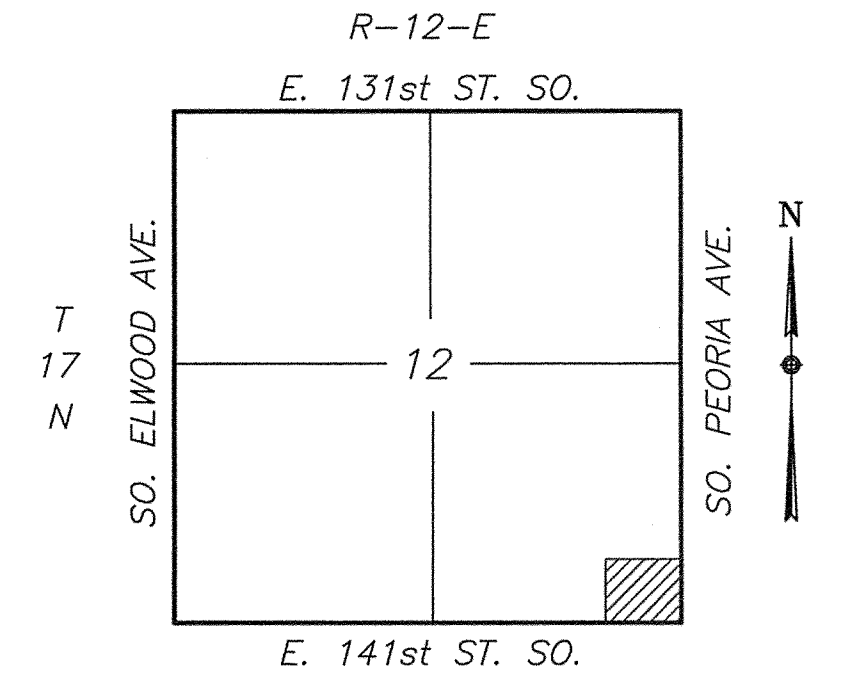


CONCEPTUAL UTILITY PLAN

ELM POINTE

A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER IN SECTION 12, T-17-N, R-12-E,
CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

LOT 1
GLENSHIRE COURT
PLAT NUMBER 5648



LOCATION MAP

OKLAHOMA STATE PLANE COORDINATE
SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 758.28
CUT "X" EAST END OF HEADWALL, S.
SIDE OF 141ST ST., AT S.W. CORNER OF
SUBJECT PROPERTY

THE BASIS OF BEARINGS FOR THE SURVEY
SHOWN THEREON IS THE EAST LINE OF THE
SE/4 OF THE SE/4 OF SAID SECTION 12,
S 01°09'18"E

THIS PLAT MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA
STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND SURVEYORS.

LEGEND

B/L BUILDING LINE
ESMT EASEMENT
U/E UTILITY EASEMENT
R.O.W. RIGHT OF WAY
A.O. ACCESS OPENING
L.N.A. LIMITS OF NO ACCESS
M.A.E. MUTUAL ACCESS EASEMENT
DOC# DOCUMENT NUMBER

FND MAG NAIL
SE/COR. SE/4, SEC 12
T-17-N, R-12-E
BM #2 - 778.52

ELM POINTE
PREPARATION DATE: 6/27/2017
SHEET 1 OF 3

TO: Glenpool Planning Commission
FROM: Rick Malone, City Planner
DATE: September 11, 2017
RE: GZ-265: Request from Ryan Davis, owner for approval of a Zone Change from CG (Commercial General District) to AG (Agriculture District) on the following described property:
SIZE: 14.67 Acres
LOCATED: North and west of the northwest corner of 171st Street and US 75 Highway.

Part of the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to wit:

Commencing at the Southeast Corner of said Section; Thence N 89°50'48" W along the South line of said Section 685.14 feet; thence N 04°32'59" W 401.35 feet to the Point Beginning; Thence N 89°50'49" W 1051.25 feet; Thence N 00°08'08" E 260.62 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4) of said Section; Thence S 89°38'27" E along said South line 449.25 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4); Thence N 00°06'52" E along the East line of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4) 663.33 feet to the Northeast corner of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4); Thence S 89°48'50" E along the North line of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) 525.99 feet; Thence S 04°32'58" E 925.11 feet to the POINT OF BEGINNING.

INTRODUCTION

This project consists of a request to rezone 14.67 acres from CG to AG. This site is vacant and does not have frontage on a dedicated street. The owner is currently working out a mutual access agreement and water line service line extension/utility easement with his neighbors to the west (vet clinic) and to the east (Faith Church). The applicant has indicated that if the rezoning is approved, he wants to come back in with a lot split application to create three residential lots for his family.

*There is a precedent for this rezoning based on a previous zoning case GZ-234 (attached) where the Planning Commission and City Council agreed to the request to rezone the 5+ acre tract to the south of the subject tract from CG to AG in 2012.

The surrounding property is developed as noted below:

- North & East: CG zoning, Faith Church.
- West: AG zoning, Vet Clinic and mostly vacant land.
- South: AG zoning, residential and mostly vacant.

STAFF RECOMMENDATION

The proposed zone change is not consistent with the guidelines of the City of Glenpool Comprehensive Plan but is compatible with surrounding uses and there is a precedent set for this use, but to support the Comprehensive Plan, the staff recommends denial of rezoning case GZ-265.

STAFF EXHIBITS

1. Case Map
2. Application
3. GZ-234 Documents

CITY OF GLENPOOL PLANNING COMMISSION

[X] ZONING [] PUD [] PUD AMENDMENT

CASE NUMBER 62-268

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: 0 DATE FILED: 9/6/17 TAC DATE: N/A PC DATE: 10/9/17 CITY COUNCIL DATE: 7/10☒ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____

[] GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____ TRACT SIZE: _____

LEGAL DESCRIPTION: _____

PRESENT USE: VACANT PRESENT ZONING: CG

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: AG DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED ☐ Y ☐ NPROPOSED USE: Residential NATURE OF PUD AMENDMENT: N/A

| APPLICANT INFORMATION | | PROPERTY OWNER INFORMATION | |
|---|--------------------------------------|----------------------------|--------------------------|
| NAME | <u>RYAN Davis</u> | NAME | <u>Same as Applicant</u> |
| ADDRESS | <u>12509 S. Cedar Pl</u> | ADDRESS | |
| CITY, ST, ZIP | <u>Jenks, OK 74037</u> | CITY, ST, ZIP | |
| DAYTIME PHONE | <u>(918) 798-4746</u> | DAYTIME PHONE | |
| EMAIL | <u>RYAN - W - Davis @ yahoo. com</u> | EMAIL | |
| FAX | <u>(918) 250-9900</u> | FAX | |
| I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. | | | |
| SIGNATURE & DATE: | | <u>[Signature]</u> | |

DOES OWNER CONSENT TO THIS APPLICATION? ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

APPLICATION FEES

| | | | | |
|---|-----------------------|------------|------------------|------------------------------------|
| BASE APPLICATION FEE | \$ | <u>200</u> | | |
| ADDITIONAL FEE | ACRES x SLIDING FEE = | \$ | <u>0</u> | APPLICATION SUBTOTAL \$ <u>200</u> |
| NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT | | \$ | <u>1/A</u> | |
| SIGNS | \$50 X = | \$ | <u>50</u> | |
| 300' PROPERTY OWNERS MAILING & POSTAGE | \$1.00 per Name = | \$ | <u>7.00</u> | NOTICE SUBTOTAL \$ |
| RECEIPT NUMBER: | | | TOTAL AMOUNT DUE | \$ <u>257.00</u> |

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

| | |
|-------------------------------|-------------------------|
| STAFF RECOMMENDATION: | |
| PC RECOMMENDATION: | PC ACTION DATE/VOTE: |
| CITY COUNCIL ACTION DATE/VOTE | ORDINANCE NO: |
| PLAT NAME | PLAT WAIVER [] Y [] N |

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.


Applicant's Signature

8-21-17
Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: 8 Friday, 8 10:00 a.m.

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool Planning Commission: Date: 10/9/17 Monday, _____ 6:30 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool City Council: Date: _____ Monday, 7BD 7:00 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

EXHIBIT "A"

Part of the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to wit:

Commencing at the Southeast Corner of said Section; Thence N 89°50'48" W along the South line of said Section 685.14 feet; thence N 04°32'59" W 401.35 feet to the Point Beginning; Thence N 89°50'49" W 1051.25 feet; Thence N 00°08'08" E 260.62 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4) of said Section; Thence S 89°38'27" E along said South line 449.25 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4); Thence N 00°06'52" E along the East line of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4) 663.33 feet to the Northeast corner of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE/4 SW/4 SE/4); Thence S 89°48'50" E along the North line of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) 525.99 feet; Thence S 04°32'58" E 925.11 feet to the POINT OF BEGINNING.

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GZ-234, Request for rezone 5.38 acres± from CG (Commercial General) to AG (Agriculture).
The subject tract is located west of the northwest corner of 171st street and us 75 highway and it's address is 1985 W 171st Street.

DATE: September 17th, 2012

Background:

Mr. & Mrs. Peter Mercier are requesting rezoning of property located west of the northwest corner of 171st street and US 75 Highway from CG (Commercial General) to AG (Agriculture in order to add onto their existing residence. They filed BOA case #412 asking for a variance of the Glenpool Zoning Code in order to allow residential use in the CG zoning district. This request was tabled and the Planning Commission suggested that they try to have the property rezoned. The Planning Commission approved this case by a vote of 3-1 at their meeting on 9/10/12.

Comprehensive Plan/Zoning:

The *Glenpool Comprehensive Plan* provides the basis for the City's zoning policy. This property is in the "US-75 Corridor District." The placement of commercial uses on the west side of US-75 is supported. The proposed use of for this property is for residential use. This use is not in conformance with the comprehensive plan.

Access:

The property is currently accessed from West 171st Street.

Services:

The property currently has access to all services.

Surrounding Land Uses:

To the west of US-75. To the north and east is Legacy Equine Centre and Faith Church all zoned CG (Commercial General). To the south and west is mostly vacant pasture land and large lot residential in the County zoned AG (Agricultural).

Physical Features of the Property:

The property is gently rolling and drains from the northwest to the southeast.

Development Requirements:

SECTION 260. PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned upon application of a private party,.... no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved the by City Council, and filed in the office of the County Clerk where the property is situated. Provided that the City Council, pursuant to its exclusive jurisdiction over subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

Use Analysis:

The staff does not support agricultural zoning of this property. Because the rezoning application was approved by the Planning Commission, the applicant must come before the City Council for approval. If the City Council rejects the staff recommendation and approves this request then it would be my suggestion that the City Council also request that the replat requirement as stated above be waived on this property.

STAFF RECOMMENDATION:

The staff recommends denial of AG zoning on this site as it is not consistent with the Glenpool Comprehensive Plan.

PLANNING COMMISSION ACTION:

The Glenpool Planning Commission voted 3-1-0 at their meeting on 9/10/12 to recommend to the Glenpool City Council approval of rezoning of case# GZ-234 from CG (Commercial General) to AG (Agriculture).

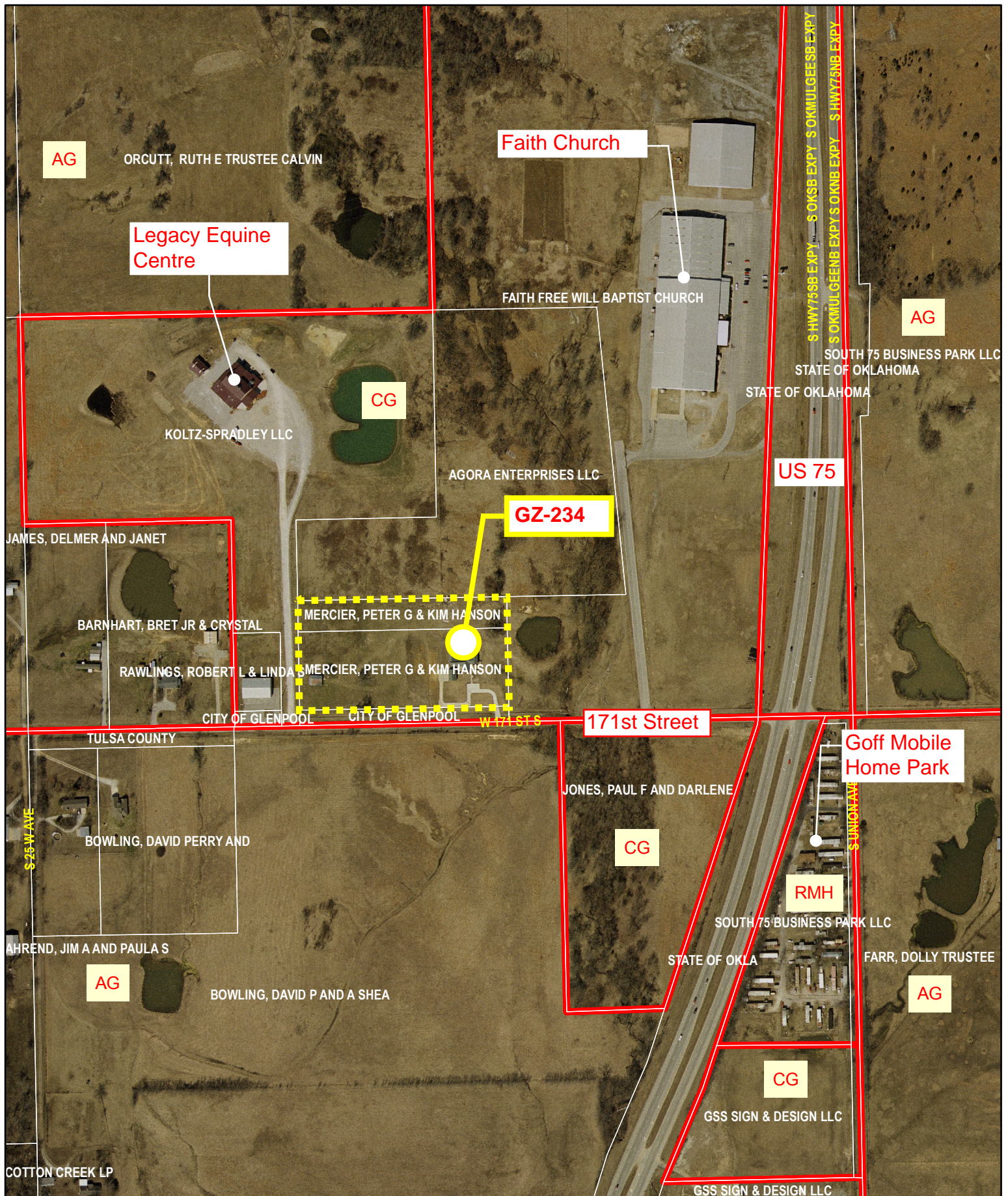
Attachments:

1. Application
2. Case Map



GZ-234

1 inch = 400 feet



STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: SITE PLAN REVIEW: SP-2017-04: (Elm Pointe)

DATE: OCTOBER 9, 2017

BACKGROUND:

JR Donelson on behalf of Elm Pointe CS, LLC is requesting review of a site plan to allow them to build six office/warehouses and two commercial buildings on a 10-acre tract located at the northwest corner of 141st and Peoria Ave. This entire property is zoned CS/RD, the preliminary plat was approved by the PC on 8/14/17 and GZ-264 is pending review to rezone 50' x 360' gap on the western boundary.

PROPERTY CHARACTERISTICS:

The proposed use is allowed in the CS zoning district by right. The applicant has provided an overall plan and future development will be done in phases, with a residential phase to the west of the commercial site.

SITE PLAN REVIEW:

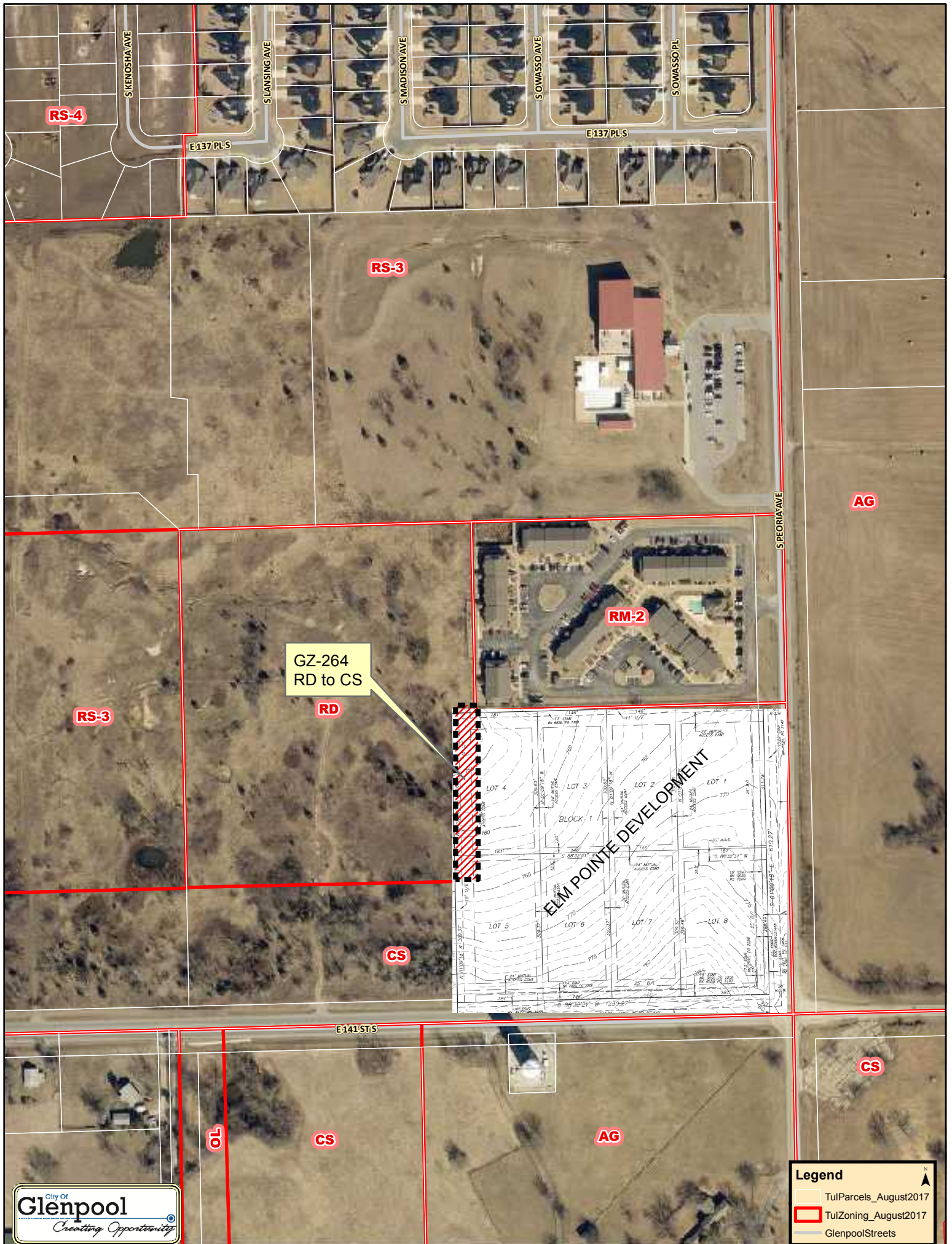
- The staff has reviewed the parking provisions of the site plan and they exceed the minimum standards.
- The staff is working with the applicant to provide the landscape plan.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- An Earth Change permit has been submitted and released.
- Grading & Erosion Control Plans were received and approved
- On 9/29/17, the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements.
- Sign permit is required for all site and building signage.

STAFF RECOMMENDATION:

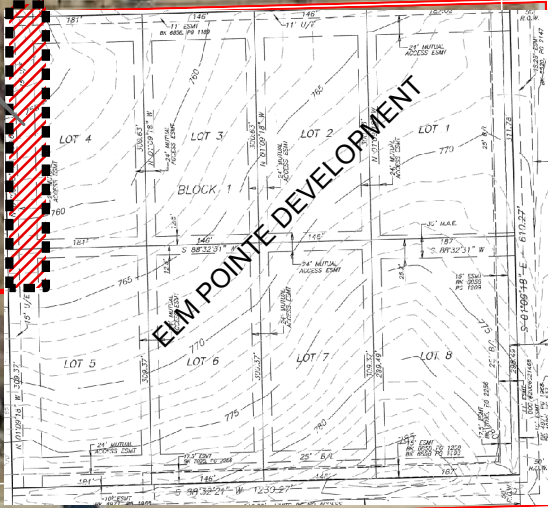
The staff recommends approval of the site plan SP-2017-04: (Elm Pointe) per TAC and Staff comments listed above.

ATTACHMENTS:

- 1) Case Map
- 2) Site Plan



GZ-264
RD to CS



Legend

TulParcels_August2017

TulZoning_August2017

GlenpoolStreets

ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611
EXP. DATE: 6-30-2019
EMAIL: JR.DON@TULSACOXMAIL.COM

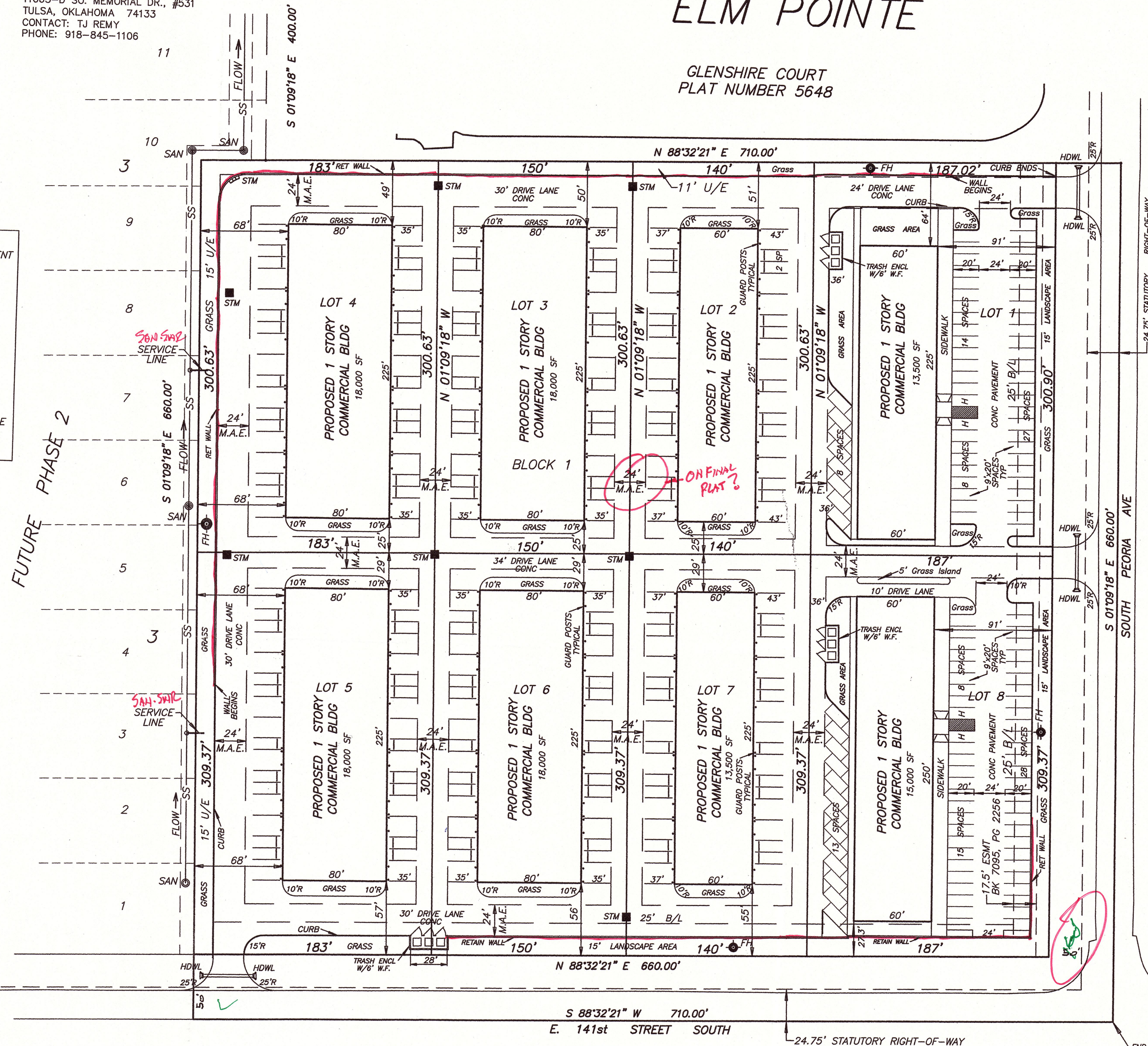
OWNER:
ELM POINTE CS, LLC
11063-D SO. MEMORIAL DR., #531
TULSA, OKLAHOMA 74133
CONTACT: TJ REMY
PHONE: 918-845-1106

ELM POINTE

GLENSHIRE COURT
PLAT NUMBER 5648

LEGEND

| | |
|-------------|------------------------|
| SS | SANITARY SEWER LINE |
| M.A.E. | MUTUAL ACCESS EASEMENT |
| LNA | LIMITS OF NO ACCESS |
| AO | ACCESS OPENING |
| U/G | UNDERGROUND |
| R.O.W. | RIGHT-OF-WAY |
| CONC | CONCRETE |
| U/E | UTILITY EASEMENT |
| H | HANDICAP |
| GP | GUARD POST |
| 3-WAY | 3-WAY FIRE HYDRANT |
| W/ ASSEMBLY | W/ ASSEMBLY |
| FH | FIRE HYDRANT |
| HDWL | HEADWALL |
| STM | STORM SEWER INLET |
| SAN | SANITARY SEWER MANHOLE |
| TRASH ENCL. | TRASH ENCLOSURE |
| W/6" W.F. | WITH 6" WOOD FENCE |



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL, PUBLIC WORKS STANDARDS & SPECIFICATIONS.
- NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.
- ANY ITEM OF WORK NOT COVERED BY A SEPARATE ITEM IN THE PROPOSAL SHALL BE INCLUDED IN THE COST OF THE ITEM OR WORK OF WHICH IT IS A PART.

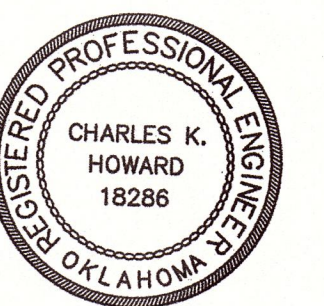
Elm Pointe Site Data

| | |
|-------------------|------------|
| Building on Lot 1 | 13,500 sf |
| Building on Lot 2 | 13,500 sf |
| Building on Lot 3 | 18,000 sf |
| Building on Lot 4 | 18,000 sf |
| Building on Lot 5 | 18,000 sf |
| Building on Lot 6 | 18,000 sf |
| Building on Lot 7 | 13,500 sf |
| Building on Lot 8 | 15,000 sf |
| Total sf | 127,500 sf |

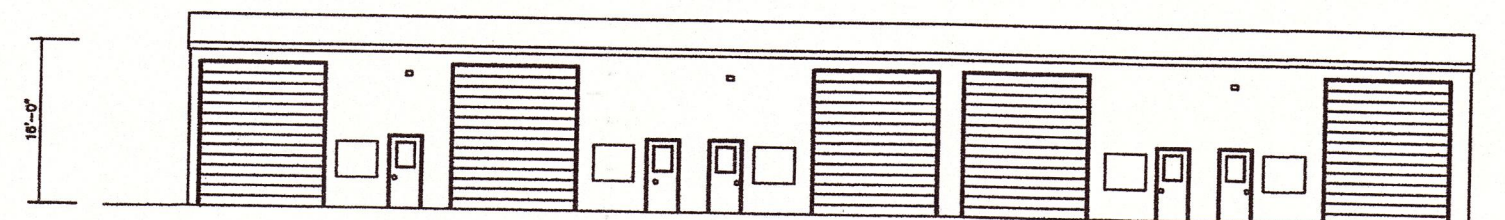
| | |
|-------------------|----------------------------|
| Parking provided: | 9'x18' standard |
| Lots 1 and 8 | 121 spaces and 4 handicap |
| Lot 2 thru 7 | 18 spaces each > 108 total |

6'-0" tall, wooden privacy fence around dumpsters
6'-0" tall, wooden privacy fence to be constructed between Elm Pointe
And the future residential phase 2, to the west.
Building height:
16'-0" eve height

Each building to be one story.
No exterior light poles to be installed.



Charles K. Howard
REGISTERED PROFESSIONAL ENGINEER
8/23/17



① ELEVATION LOTS 2-7



| | | | |
|--------------------|----|---------------------------------------|---------------|
| DATE OF PRINTS: | | ELM POINTE | |
| CHK'D FOR CITY BY: | | CITY OF GLENPOOL, OK. | |
| DESIGNED BY: | | PLANS & ESTIMATES PREPARED BY: | |
| CHECKED BY: | | JR DONELSON, INC. | |
| DRAWN BY: | | 5879 SO. GARNETT RD., TULSA OK. 74146 | |
| REVISION | BY | DATE | PLAN SCALE |
| | | | 1" = 50' |
| | | | PROFILE SCALE |
| | | | HORIZONTAL |
| | | | 1" = |
| | | | VERTICAL |
| | | | 1" = |
| FILE: | | DRAWING: GLENPOOL-SITE | |
| ATLAS PAGE NO: | | DATE: 8-21-2017 | |
| | | SHEET OF SHEETS | |

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: PRELIMINARY PLAT REVIEW OF "THE LAKES AT TWIN MOUNDS"
DATE: October 9, 2017

BACKGROUND:

SKW representing Paradigm Realty Advisors submitted the Preliminary Plat for "THE LAKES AT TWIN MOUNDS" for review and approval. This property is located west of the southwest corner of 161st and US 75 Highway and the 99.31-acre tract is requested to be divided into 265 residential lots and 10 blocks. Because of the topography of this site, the applicant is requesting a waiver of the subdivision regulations per section:

***12-5-5 Blocks**

Length: Block lengths in residential areas shall not be greater than eight hundred feet (800').

***12-5-2: STREETS**

- I. Intersections: Public street intersections shall be designed as follows:
2. Four-way intersections shall be prohibited.

ZONING:

This property is currently zoned RS-3 (Residential Single-Family High Density District) and the lot sizes are consistent with the proposed underlying zoning. Notices were mailed to the abutting property owners informing them of this meeting tonight.

TAC MEETING AND STAFF REVIEW: 9/29/17

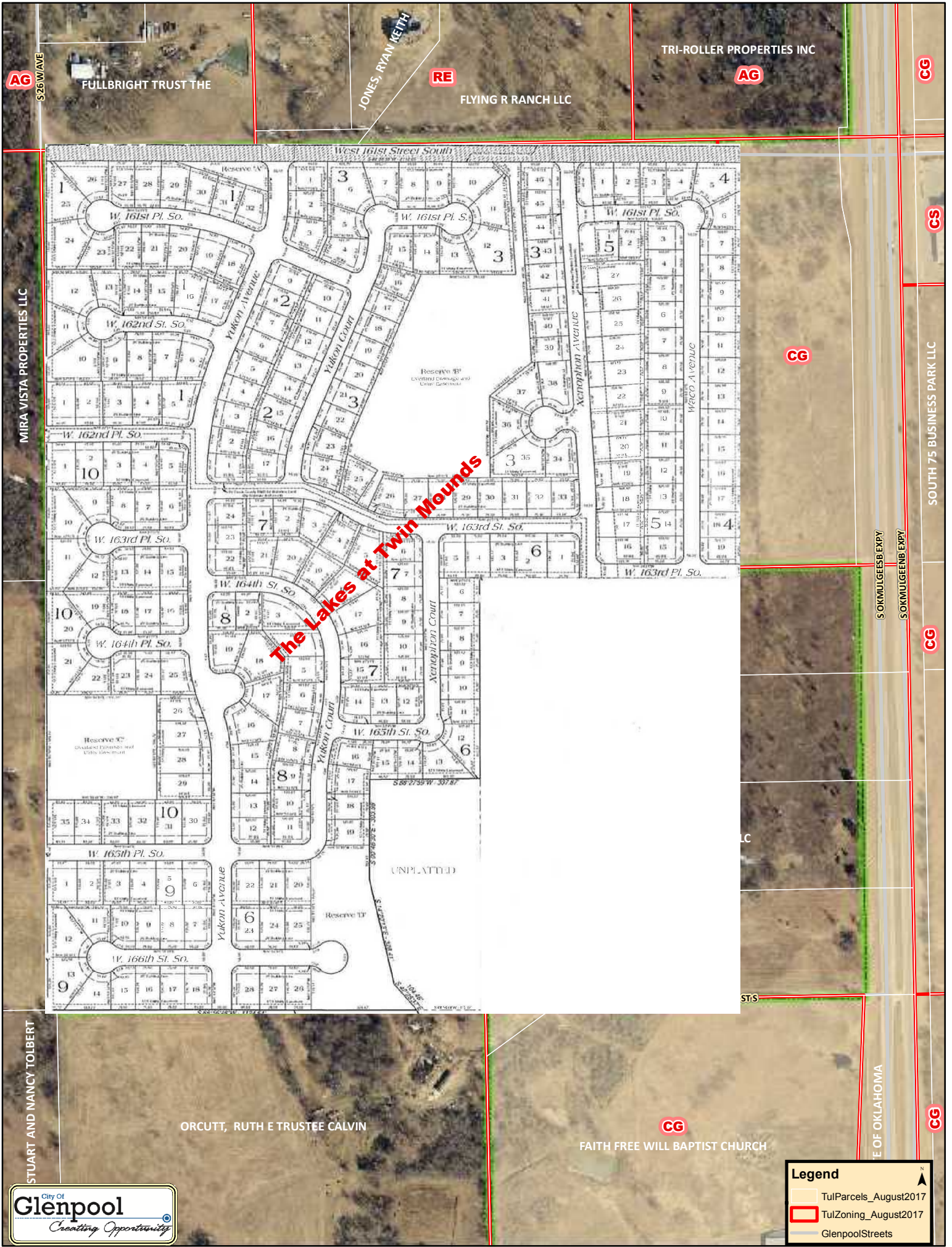
- Water: Glenpool or RWD#2?
- Fire protection? Glenpool/RWD#2, Water storage tank may be required.
- Sanitary sewer treatment to be provided by Glenpool.
- Certification of non-development due.
- Contact Fire Chief about emergency siren location.
- Master Drainage report due.
- ADA Sidewalks required.
- Reserve Areas are to be maintained by the Homeowners Association.

RECOMMENDATION:

Staff recommends approval of the PRELIMINARY PLAT OF "THE LAKES AT TWIN MOUNDS" subject to the conditions of the Staff and TAC review of September 29, 2017.

ATTACHMENTS:

1. Case Map
2. Plat of "THE LAKES AT TWIN MOUNDS".



STUART AND NANCY TOLBERT

Preliminary Plat

ENGINEER / SURVEYOR

OWNER / DEVELOPER

Paradigm Realty Advisors
an Oklahoma limited liability company
4500 South Garnett Road, Suite 600
Tulsa, Oklahoma 74146
918.665.1900

The Lakes at Twin Mounds

A subdivision in the City of Glenpool, being a part of the NE/4 of Section 27, Township 17 North,
Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

SHAFFER, KLINE & WARREN

5800 E. Skelly Drive, Suite 200
Tulsa, OK 74135-6439
918.499-6000 FAX: 918.499-6003
SURVEYING | ENGINEERING | CONSTRUCTION



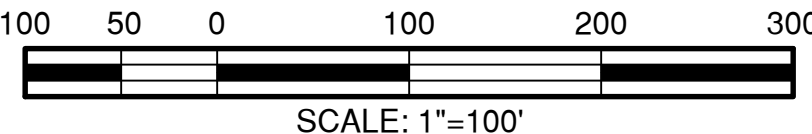
Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146

918.252.9621

JPatMurphy@tulsaeengineering.com

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2019



Legend

B/L = Building Line
U/E = Utility Easement
F&L/E = Fence & Landscape Easement
B/L & U/E = Building Line and Utility Easement
Res. = Reserve

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on Oklahoma State Plane System Grid bearing of N 88°59'58" E along the North line of the NE/4 of Section 27, T-17-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a "5/8" Steel Pin at the Northwest corner of the NE/4 of Section 27, T-17-N, R-12-E, Tulsa County, State of Oklahoma according to the Official U.S. Government Survey thereof

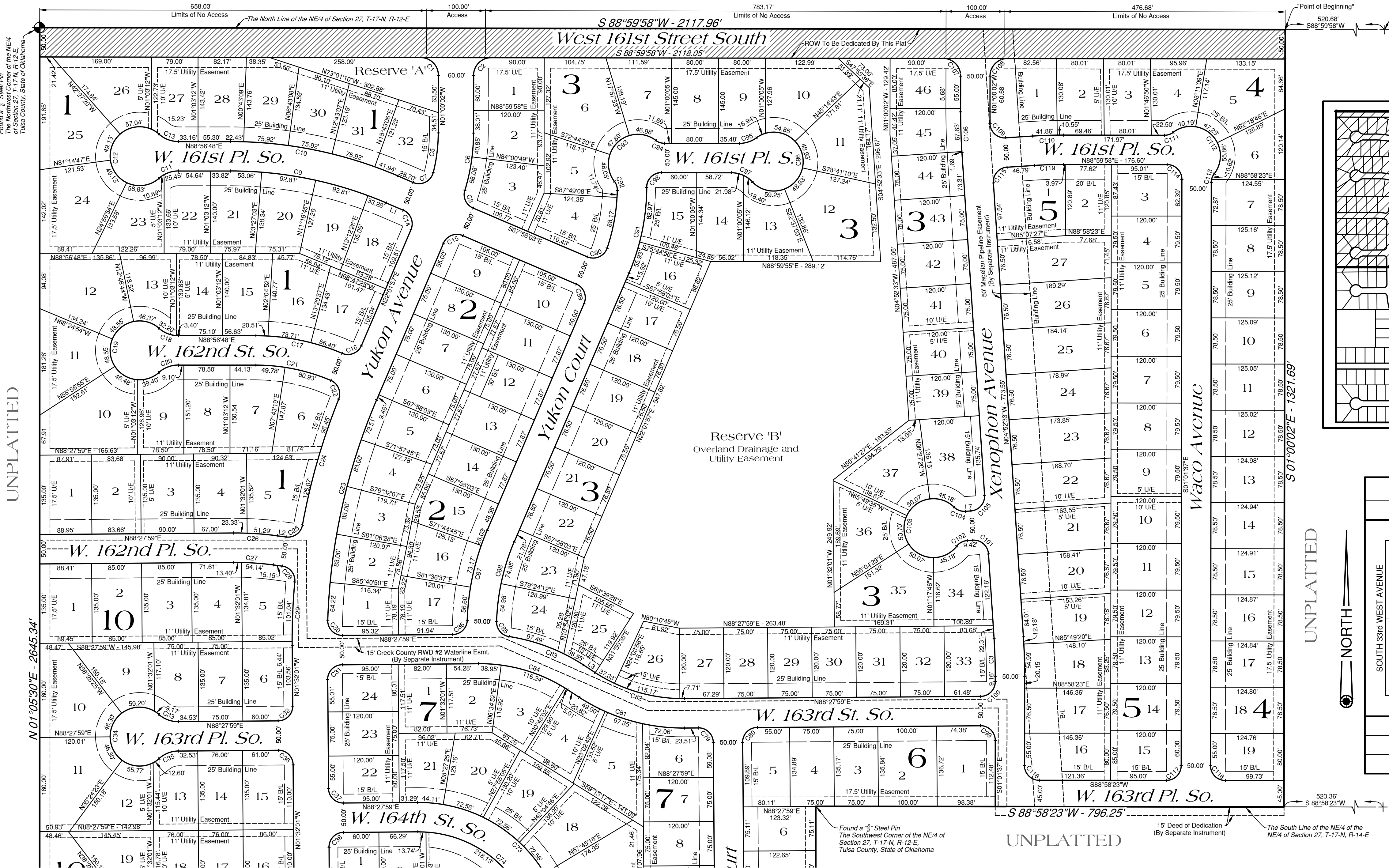
Elevation = 775.17 NAVD 1988

Backflow Preventer Valve

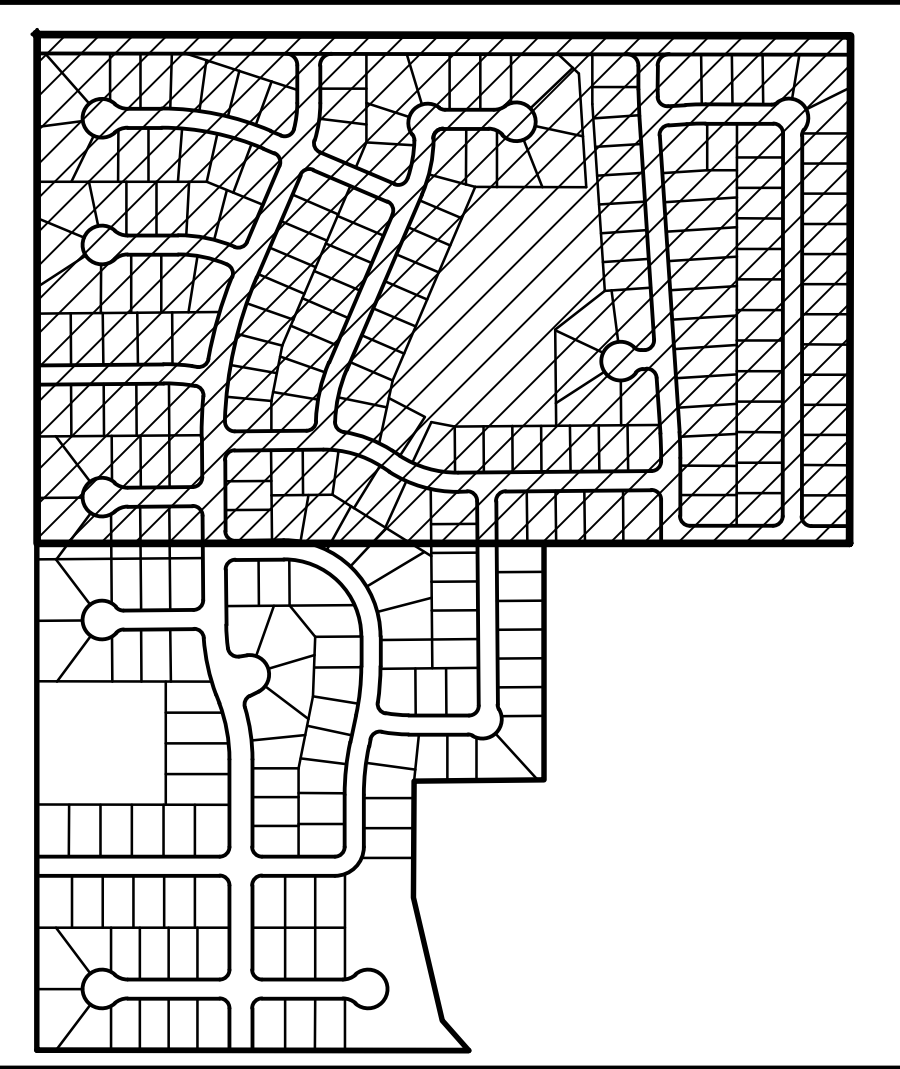
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Scale Factor

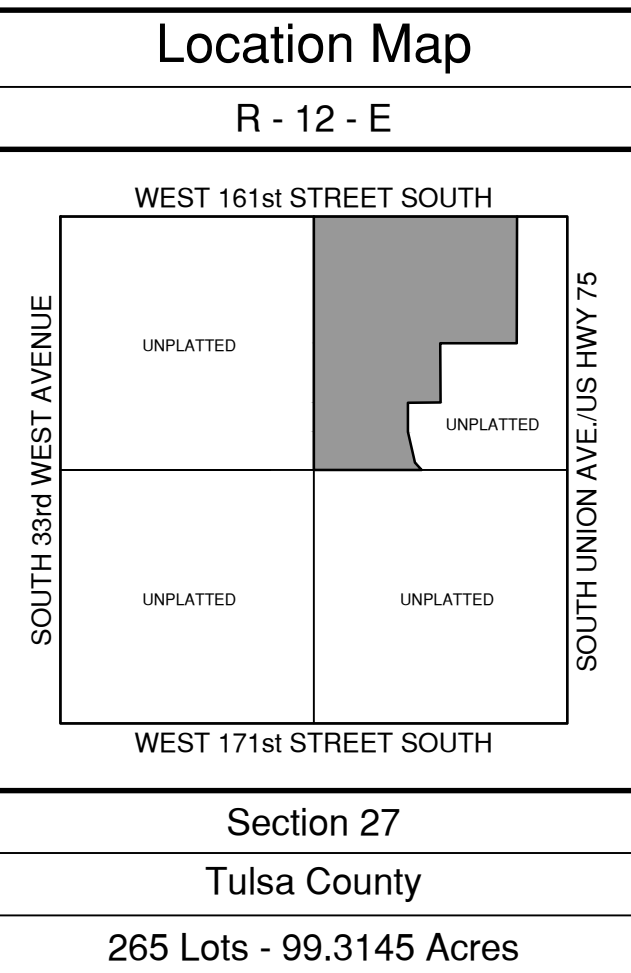
All distances on this plat are on the Oklahoma State Plane. Multiply any distance on this plat by 1.00008201 to determine the actual ground distance.



"Point of Commencement"
Found a "MAG" nail the
Northeast corner of
Section 27, T-17-N, R-12-E
Tulsa County, State of Oklahoma



Key Map
Scale: 1"=500'



The Lakes at Twin Mounds
Date of Preparation: September 1, 2017 Sheet 1 of 5

Preliminary Plat

The Lakes at Twin Mounds

OWNER / DEVELOPER

Paradigm Realty Advsiors
an Oklahoma limited liability company
4500 South Garnett Road, Suite 600
Tulsa, Oklahoma 74146
918.665.1900

A subdivision in the City of Glenpool, being a part of the NE/4 of Section 27, Township 16 North,
Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma



100 50 0 100 200 300
SCALE: 1"=100'

ENGINEER / SURVEYOR

SHAFER, KLINE & WARREN

5800 E. Skelly Drive, Suite 200
Tulsa, OK 74135-6439
918.499-6000 FAX: 918.499-6003
SURVEYING | ENGINEERING | CONSTRUCTION

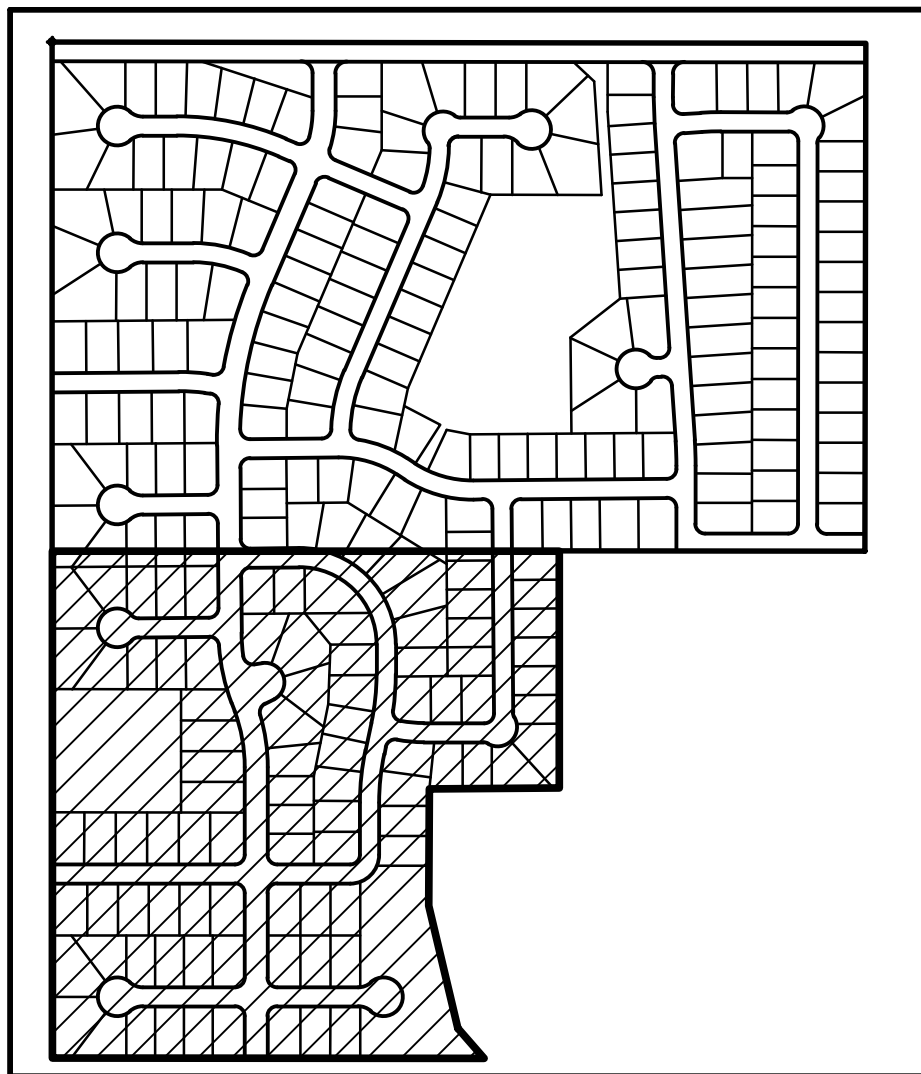


Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

JPMurphy@tulsaengineering.com

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2019



Key Map
Scale: 1"=500'

Legend

B/L = Building Line B/L & U/E = Building Line and
U/E = Utility Easement Utility Easement
F/L/E = Fence & Landscape Easement Res. = Reserve

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on Oklahoma State Plane System Grid bearing of N 88°59'58" E along the North line of the NE/4 of Section 27, T-17-N, R-12-E, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a "5/8" Steel Pin at the Northwest corner of the NE/4 of Section 27, T-17-N, R-12-E, Tulsa County, State of Oklahoma according to the Official U.S. Government Survey thereof

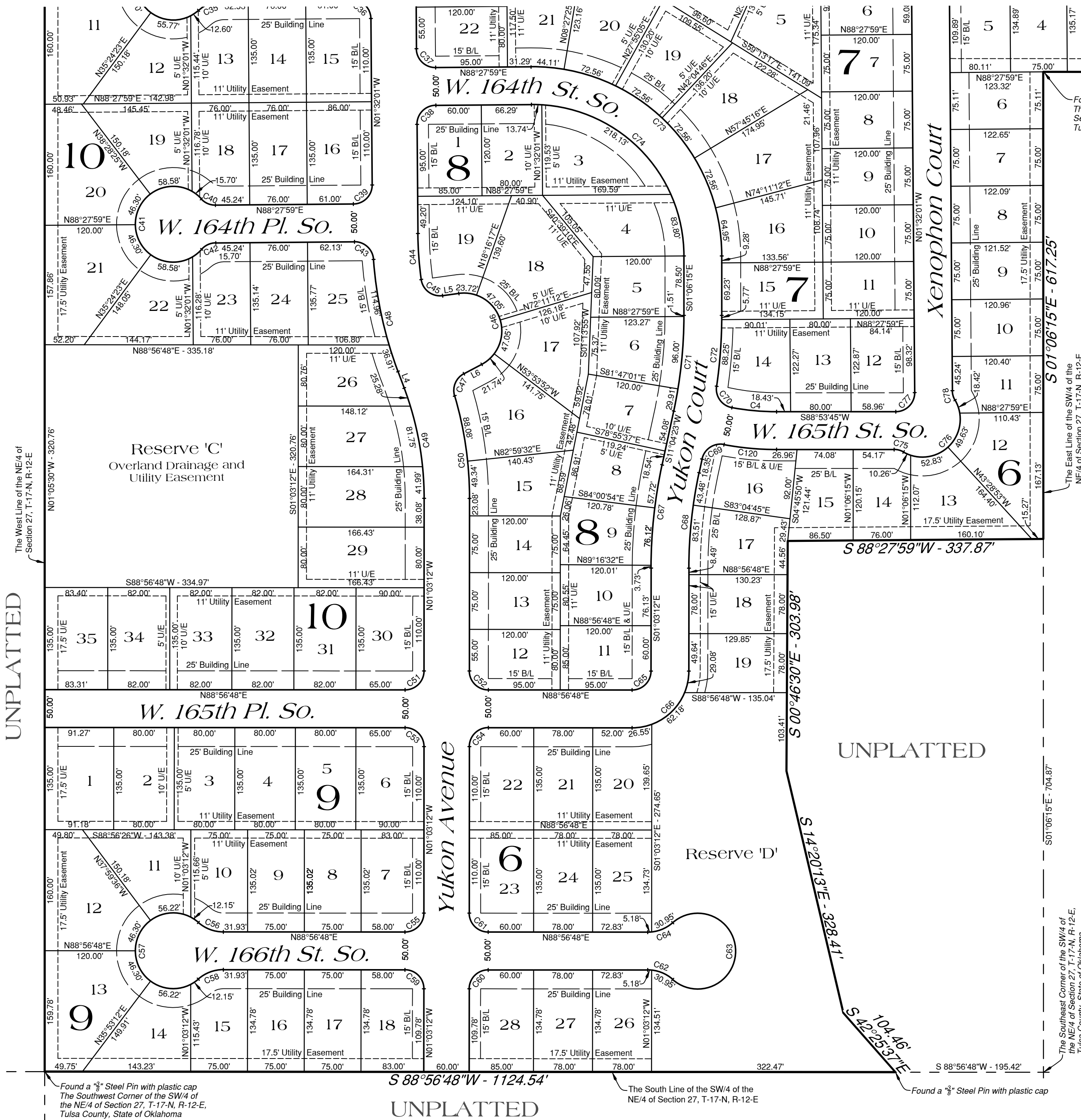
Elevation = 775.17 NAVD 1988

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Scale Factor

All distances on this plat are on the Oklahoma State Plane. Multiply any distance on this plat by 1.00008201 to determine the actual ground distance.



Curve Table

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|--------|---------|--------|---------------|--------------|
| C1 | 47.12 | 30.00 | 90.00 | N46° 00' 02"W | 42.43 |
| C2 | 47.12 | 30.00 | 90.00 | S43° 59' 58"W | 42.43 |
| C3 | 63.82 | 950.00 | 3.85 | N2° 57' 05"W | 63.80 |
| C4 | 59.43 | 325.00 | 10.48 | S85° 51' 56"E | 59.35 |
| C5 | 68.21 | 275.00 | 14.21 | N6° 06' 20"E | 68.04 |
| C6 | 98.93 | 335.00 | 16.82 | N7° 27' 34"E | 98.57 |
| C7 | 43.12 | 25.00 | 98.82 | N62° 37' 19"E | 37.97 |
| C8 | 36.60 | 25.00 | 83.89 | S26° 01' 26"E | 33.42 |
| C9 | 271.97 | 675.00 | 23.09 | N79° 30' 37"W | 270.14 |
| C10 | 292.12 | 725.00 | 23.09 | N79° 30' 37"W | 290.15 |
| C11 | 36.14 | 50.00 | 41.41 | S68° 14' 31"W | 35.36 |
| C12 | 229.35 | 50.00 | 262.82 | S1° 03' 12"E | 75.00 |
| C13 | 36.14 | 50.00 | 41.41 | S70° 20' 55"E | 35.36 |
| C14 | 39.27 | 25.00 | 90.00 | N22° 58' 03"W | 35.36 |
| C15 | 39.27 | 25.00 | 90.00 | S67° 01' 57"W | 35.36 |
| C16 | 39.24 | 25.00 | 89.93 | N66° 59' 47"E | 35.33 |
| C17 | 150.62 | 375.00 | 23.01 | N79° 32' 47"W | 149.61 |
| C18 | 36.14 | 50.00 | 41.41 | S70° 20' 55"E | 35.36 |
| C19 | 229.35 | 50.00 | 262.82 | S1° 03' 12"E | 75.00 |
| C20 | 36.14 | 50.00 | 41.41 | S68° 14' 31"W | 35.36 |
| C21 | 130.71 | 325.00 | 23.04 | N79° 31' 55"W | 129.83 |
| C22 | 38.73 | 25.00 | 88.77 | N23° 37' 39"W | 34.97 |
| C23 | 385.74 | 1040.00 | 21.25 | S11° 24' 25"W | 383.53 |
| C24 | 222.62 | 1100.00 | 11.60 | S14° 57' 27"W | 222.24 |
| C25 | 38.16 | 25.00 | 87.45 | N52° 53' 10"E | 34.56 |
| C26 | 74.64 | 525.00 | 8.15 | N87° 27' 38"W | 74.58 |
| C27 | 67.53 | 475.00 | 8.15 | N87° 27' 38"W | 67.48 |
| C28 | 38.16 | 25.00 | 87.45 | N39° 39' 40"W | 34.56 |
| C29 | 107.49 | 1100.00 | 5.60 | S11° 57' 57"W | 107.45 |
| C30 | 40.28 | 25.00 | 92.32 | S45° 22' 34"E | 36.06 |
| C31 | 39.27 | 25.00 | 90.00 | S43° 27' 59"W | 35.36 |
| C32 | 39.27 | 25.00 | 90.00 | N43° 27' 59"E | 35.36 |
| C33 | 36.14 | 50.00 | 41.41 | S70° 49' 44"E | 35.36 |
| C34 | 229.35 | 50.00 | 262.82 | S1° 32' 01"E | 75.00 |
| C35 | 36.14 | 50.00 | 41.41 | S67° 45' 42"W | 35.36 |
| C36 | 39.27 | 25.00 | 90.00 | N46° 32' 01"W | 35.36 |
| C37 | 39.27 | 25.00 | 90.00 | S46° 32' 01"E | 35.36 |
| C38 | 39.27 | 25.00 | 90.00 | S43° 27' 59"W | 35.36 |
| C39 | 39.27 | 25.00 | 90.00 | N43° 27' 59"E | 35.36 |
| C40 | 21.03 | 25.00 | 48.19 | S67° 26' 20"E | 20.41 |
| C41 | 241.19 | 50.00 | 276.38 | S1° 32' 01"E | 66.67 |
| C42 | 21.03 | 25.00 | 48.19 | S64° 22' 18"W | 20.41 |
| C43 | 37.68 | 25.00 | 86.35 | N48° 21' 32"W | 34.21 |
| C44 | 60.99 | 470.00 | 7.43 | S5° 15' 04"E | 60.95 |
| C45 | 39.24 | 25.00 | 89.94 | S53° 56' 19"E | 35.34 |
| C46 | 139.56 | 50.00 | 159.92 | N18° 56' 58"W | 98.47 |
| C47 | 34.31 | 25.00 | 78.64 | S21° 41' 21"W | 31.68 |
| C48 | 152.11 | 530.00 | 16.44 | S13° 24' 22"E | 151.58 |
| C49 | 149.02 | 415.00 | 20.57 | N11° 20' 26"W | 148.22 |
| C50 | 137.44 | 475.00 | 16.58 | N9° 20' 33"W | 136.96 |

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|--------|--------|--------|---------------|--------------|
| C51 | 39.27 | 25.00 | 90.00 | N43° 56' 48"E | 35.36 |
| C52 | 39.27 | 25.00 | 90.00 | S46° 03' 12"E | 35.36 |
| C53 | 39.27 | 25.00 | 90.00 | N46° 03' 12"W | 35.36 |
| C54 | 39.27 | 25.00 | 90.00 | S43° 56' 48"W | 35.36 |
| C55 | 39.27 | 25.00 | 90.00 | N43° 56' 48"E | 35.36 |
| C56 | 36.14 | 50.00 | 41.41 | S70° 20' 55"E | 35.36 |
| C57 | 229.35 | 50.00 | 262.82 | S1° 03' 12"E | 75.00 |
| C58 | 36.14 | 50.00 | 41.41 | S68° 14' 31"W | 35.36 |
| C59 | 39.27 | 25.00 | 90.00 | N46° 03' 12"W | 35.36 |
| C60 | 39.27 | 25.00 | 90.00 | S43° 56' 48"W | 35.36 |
| C61 | 39.27 | 25.00 | 90.00 | S46° 03' 12"E | 35.36 |
| C62 | 36.14 | 50.00 | 41.41 | N70° 20' 55"W | 35.36 |
| C63 | 229.35 | 50.00 | 262.82 | N1° 03' 12"W | 75.00 |
| C64 | 36.14 | 50.00 | 41.41 | N68° 14' 31"E | 35.36 |
| C65 | 39.27 | 25.00 | 90.00 | N43° 56' 48"E | 35.36 |
| C66 | 117.81 | 75.00 | 90.00 | N43° 56' 48"E | 106.07 |
| C67 | 137.57 | 650.00 | 12.13 | S5° 00' 35"W | 137.31 |
| C68 | 126.99 | 600.00 | 12.13 | S5° 00' 35"W | 126.75 |
| C69 | 38.62 | 25.00 | 88.50 | S55° 19' 28"W | 34.89 |
| C70 | 38.32 | 25.00 | 87.82 | S36° 43' 08"E | 34.68 |
| C71 | 127.52 | 600.00 | 12.18 | N4° 59' 04"E | 127.28 |
| C72 | 94.08 | 650.00 | 8.29 | N3° 02' 33"E | 94.00 |
| C73 | 394.57 | 250.00 | 90.43 | N46° 19' 08"W | 354.88 |
| C74 | 315.66 | 200.00 | 90.43 | N46° 19' 08"W | 283.90 |
| C75 | 13.06 | 25.00 | 29.93 | N76° 08' 27"W | 12.91 |
| C76 | 131.15 | 50.00 | 150.28 | N43° 40' 52"E | 96.66 |
| C77 | 39.46 | 25.00 | 90.43 | N43° 40' 52"E | 35.49 |
| C78 | 13.06 | 25.00 | 29.93 | S16° 29' 49"E | 12.91 |
| C79 | 39.27 | 25.00 | 90.00 | N46° 32' 01"W | 35.36 |
| C80 | 39.27 | 25.00 | 90.00 | S43° 27' 59"W | 35.36 |
| C81 | 189.33 | 325.00 | 33.38 | S74° 50' 42"E | 186.66 |
| C82 | 160.20 | 275.00 | 33.38 | S74° 50' 42"E | 157.94 |
| C83 | 136.44 | 325.00 | 24.05 | N70° 10' 58"W | 135.44 |
| C84 | 160.20 | 275.00 | 33.38 | N74° 50' 42"W | 157.94 |
| C85 | 36.16 | 25.00 | 82.87 | S40° 46' 35"E | 33.09 |
| C86 | 38.27 | 25.00 | 87.71 | N44° 36' 45"E | 34.64 |
| C87 | 157.80 | 425.00 | 21.27 | S11° 23' 44"W | 156.90 |
| C88 | 139.91 | 375.00 | 21.38 | S11° 20' 39"W | 139.10 |
| C89 | 39.27 | 25.00 | 90.00 | N22° 58' 03"W | 35.36 |
| C90 | 41.15 | 25.00 | 94.31 | N64° 52' 45"E | 36.66 |
| C91 | 149.91 | 375.00 | 22.90 | N10° 34' 49"E | 148.91 |
| C92 | 16.54 | 25.00 | 37.91 | N18° 50' 37"W | 16.24 |
| C93 | 142.83 | 50.00 | 163.67 | S44° 02' 05"W | 98.99 |
| C94 | 16.09 | 25.00 | 36.87 | S72° 33' 59"E | 15.81 |
| C95 | 31.44 | 50.00 | 36.02 | N70° 59' 16"E | 30.92 |
| C96 | 228.90 | 50.00 | 262.30 | N4° 07' 29"E | 75.30 |
| C97 | 40.38 | 50.00 | 46.27 | N67° 51' 51"W | 39.29 |
| C98 | 39.21 | 25.00 | 89.87 | S44° 03' 48"W | 35.32 |
| C99 | 39.49 | 25.00 | 90.51 | N46° 16' 49"W | 35.51 |
| C100 | 39.05 | 25.00 | 89.49 | N43° 43' 11"E | 35.20 |

Line Table

| Line # | Length | Bearing | Line # | Length | Bearing |
|--------|--------|---------------|--------|--------|---------------|
| L1 | 31.66 | S67° 58' 03"E | L4 | 23.34 | S21° 37' 40"E |
| L2 | 15.15 | S83° 23' 15"E | L5 | 21.67 | N81° 05' 28"E |
| L3 | 23.82 | S58° 09' 22"E | L6 | 26.49 | N61° 00' 36"E |
| | | | L7 | 9.42 | N86° 12' 57"E |

The Lakes at Twin Mounds

Date of Preparation: September 1, 2017 Sheet 2 of 5

G:\16-128\Final\16-128 Preliminary Plat.dwg, 9/01/2017 - 2:12 PM

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: PRELIMINARY PLAT REVIEW OF "GLENPOOL PUBLIC SCHOOL ADDITION"
DATE: October 9, 2017

BACKGROUND:

GEODECA representing Glenpool Public School submitted the Preliminary Plat for "GLENPOOL PUBLIC SCHOOL ADDITION" for review and approval. This property is located at the southeast corner of 138th and Elwood Ave and the 15-acre tract is requested to be divided into one lot, one block.

ZONING:

This property is currently zoned CS (Commercial Shopping District) and the lot sizes are consistent with the proposed underlying zoning. Notices were mailed to the abutting property owners informing them of this meeting tonight.

TAC MEETING AND STAFF REVIEW: 9/29/17

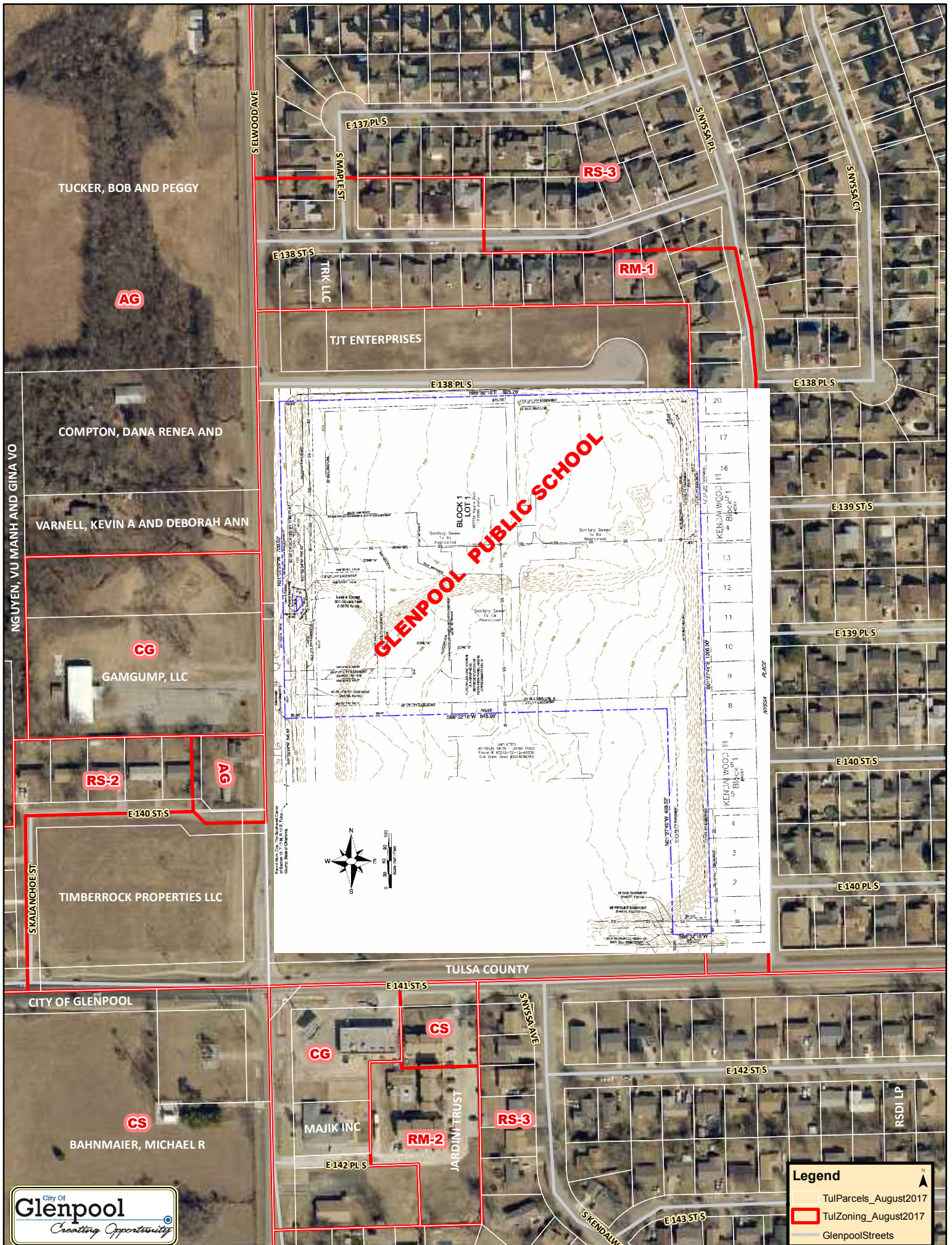
- Water: Glenpool
- Fire protection: Glenpool.
- Sanitary sewer treatment to be provided by Glenpool.
- Certification of non-development.
- Contact Fire Chief about fire hydrant locations and fire lanes.
- ADA Sidewalks required.
- Road to be separate lot or reserve area, built to city specifications and may be dedicated to the city at a later date.

RECOMMENDATION:

Staff recommends approval of the PRELIMINARY PLAT OF "GLENPOOL PUBLIC SCHOOL ADDITION" subject to the conditions of the Staff and TAC review of September 29, 2017.

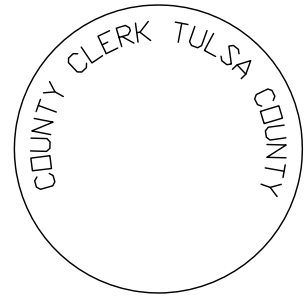
ATTACHMENTS:

1. Case Map
2. Plat of "GLENPOOL PUBLIC SCHOOL ADDITION".

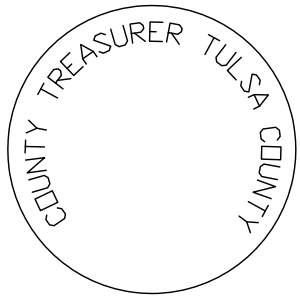


Legend

- TulParcels_August2017
- TulZoning_August2017
- GlenpoolStreets



CERTIFICATE

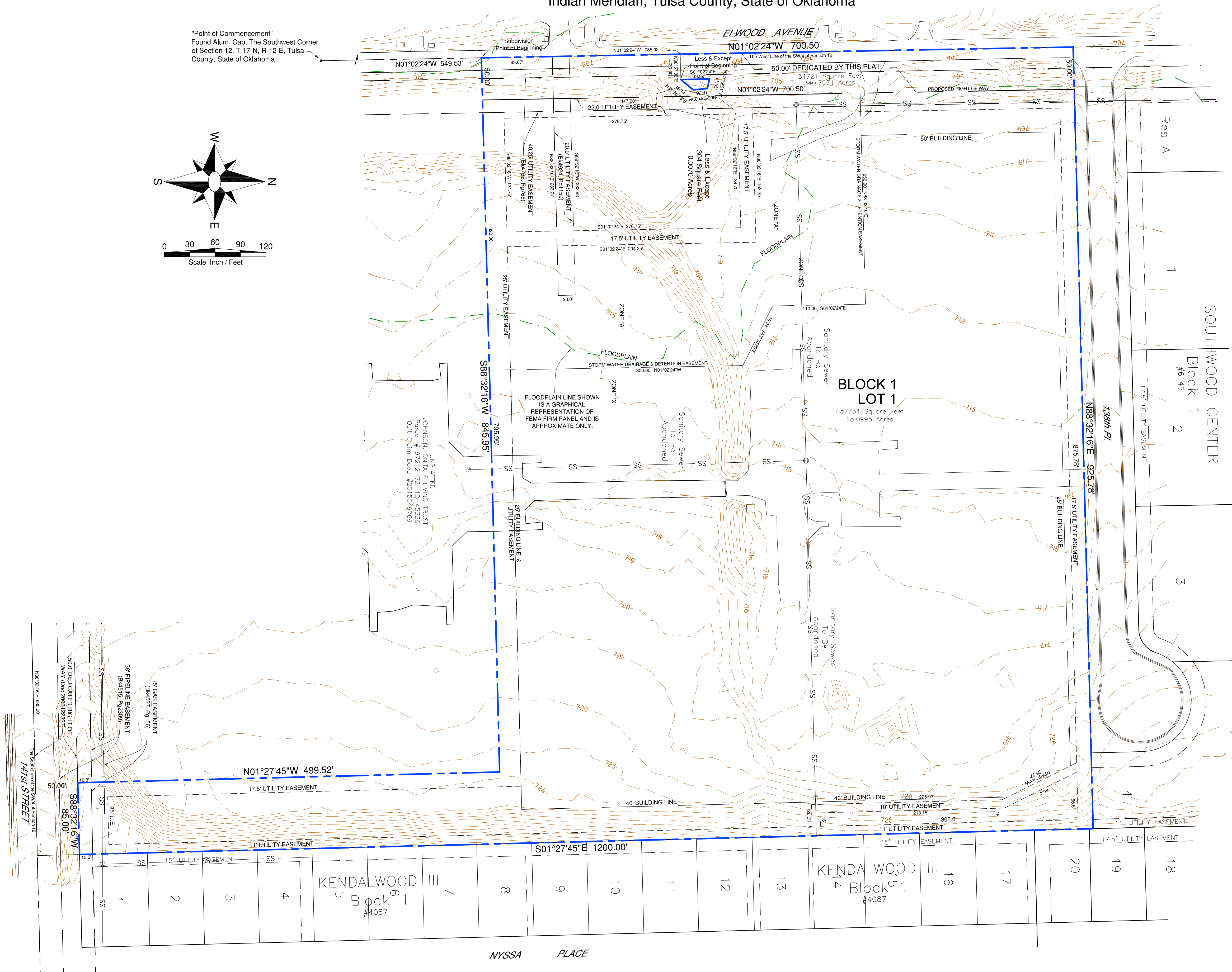
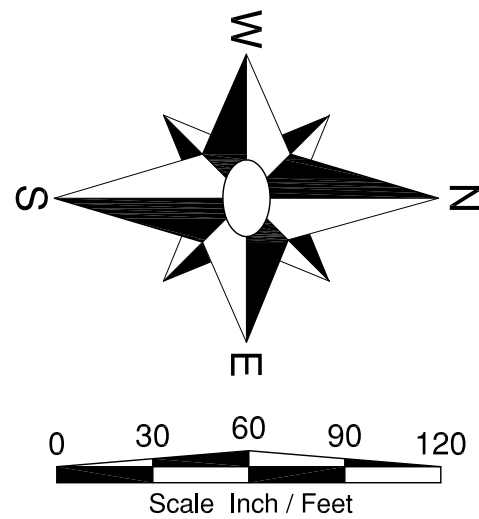


PRELIMINARY

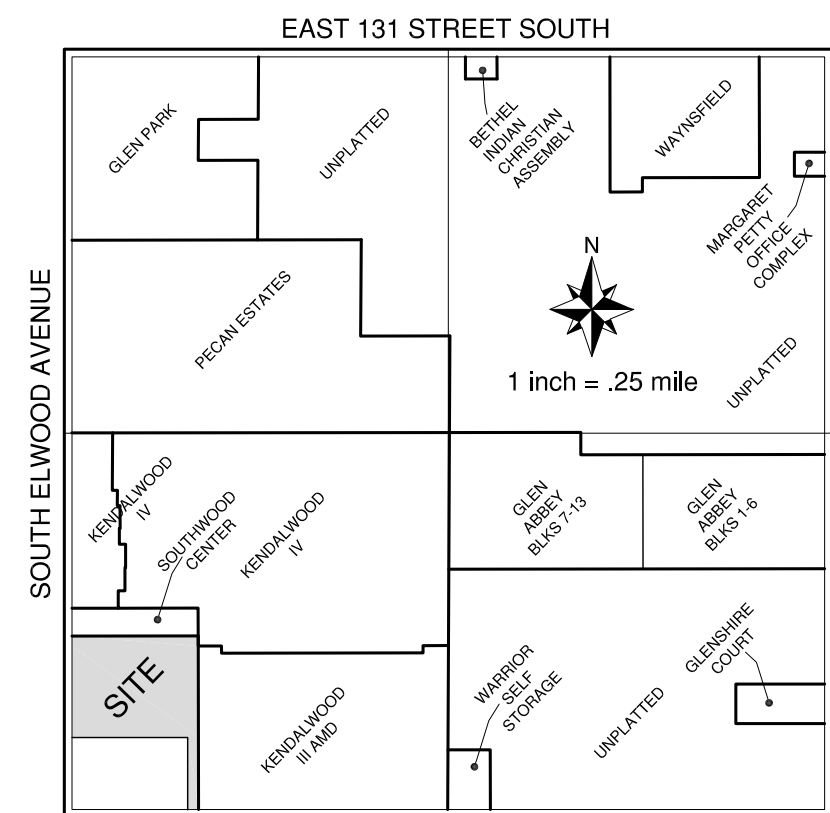
GLENPOOL PUBLIC SCHOOLS ADDITION

An Addition to the City of Glenpool
being a subdivision of Southwest Quarter of Section 12,
Township 17 North, Range 12 East
Indian Meridian, Tulsa County, State of Oklahoma

"Point of Commencement"
Found Alum. Cap. The Southwest Corner
of Section 12, T-17-N, R-12-E, Tulsa
County, State of Oklahoma



LOCATION MAP



SECTION 12, T-17-N, R-12-E
TULSA COUNTY

Owners

Glenpool Public Schools District-13
Jerry Olansen, Superintendent
461 E 146th St, Glenpool, OK 74033
Phone: 918-322-9500
jdolansen@glenpoolps.org

Engineer

Walter P. Moore & Associates, Inc.
TRIAD I, 7666 East 61st Street, Suite 251
Tulsa, OK 74133
918 806 7200
hallen@waltermoore.com
CA # 1587 Renewal Date June 30th 2018

Surveyor

GEODECA LLC
6028 S. 66th E. Ave. Suite 101
Tulsa, Oklahoma 74145
918 949 4064
rmuzika@geodeca.com
CA # 5524 Renewal Date June 30th 2018

Statistics

Subdivision Contains
1 Block with 1 Lot
Gross Area is 692455 Square Feet or 15.8966 Acres
Right of Way Dedicated is 34721 Square Feet or 0.7971 Acres
Lot 1 of Block 1 is 657734 Square Feet or 15.0995 Acres

Address

N/A

Basis of Bearing

Assumed Bearing of
N01°02'24"W along the West line of the SW/4 of
Section 12, T-17-N, R-12-E

Monumentation

Corners Monumented with a
#3 Rebar with an Orange Plastic Cap
or a Spike with Steel Washer,
stamped "GEODECA CA5524"
Unless Monument Found

Flood Zone

Subdivision within Flood Zone A & Zone X
FEMA FIRM Map Number 40037C0426L
Effective Date October 16, 2012

Benchmark

ADS #533
5/8" REBAR & ALUMINUM CAP
Set Northeast of 141st Street and Elwood
Elevation = 715.28 NAVD 1988

APPROVED
by the City Council of the City of
Glenpool, Oklahoma

Mayor _____

Attest: City Clerk _____

PRELIMINARY

GLENPOOL PUBLIC SCHOOLS ADDITION

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT GLENPOOL PUBLIC SCHOOLS DISTRICT I-13 IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTWEST QUARTER (SW/4 SW/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SW/4, THENCE N01°02'24"W ALONG THE WEST LINE OF SAID SW/4 SW/4 A DISTANCE OF 549.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE N01°02'24" W A DISTANCE OF 700.50 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 138TH PLACE, AS SHOWN ON THE RECORDED PLAT OF "SOUTHWOOD CENTER", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA; THENCE N88°32'16"E ALONG SAID SOUTH LINE A DISTANCE OF 925.78 FEET TO THE SOUTHEAST CORNER OF LOT FOUR (4), BLOCK ONE (1) "SOUTHWOOD CENTER", SAID CORNER BEING ON THE WEST LINE OF BLOCK ONE (1), "KENDALWOOD III", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA; THENCE ALONG SAID WEST LINE S01°27'45"E A DISTANCE OF 1200.00 FEET TO A POINT ON THE SOUTH LINE OF THE SW/4 SW/4; THENCE S88°32'16"W A DISTANCE OF 85.00 FEET; THENCE N01°27'45"W AND PARALLEL TO THE WEST LINE OF LOT 1. "KENDALWOOD III" A DISTANCE OF 599.52 FEET; THENCE S88°32'16"W AND PARALLEL TO THE SOUTH LINE OF THE SW/4 SW/4 A DISTANCE OF 845.95 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 692759 SQUARE FEET OR 15.9036 ACRES. LESS AND EXCEPT A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SW/4; THENCE N01°02'24"W ALONG THE WESTERLY LINE OF SAID SW/4 SW/4 FOR 785.02 FEET; THENCE N88°57'36"E FOR 30.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N39°50'18"E FOR 19.14 FEET; THENCE N05°28'03"W FOR 16.76 FEET; THENCE S01°02'24"E FOR 11.55 FEET; THENCE DUE SOUTH PARALLEL WITH AND 30.00 FEET EASTERLY OF AS MEASURED PERPENDICULARLY TO SAID WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), FOR 33.89 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. SAID TRACT OF LAND CONTAINING 304 SQUARE FEET OR 0.007 ACRES.

SUBDIVISION AREA CONTAINS 692455 SQUARE FEET OR 15.8966 ACRES.

THIS DESCRIPTION WAS PREPARED ON AUGUST 31, 2017 BY RUSSELL M. MUZIKA, PLS NO. 1603.

AND THAT GLENPOOL PUBLIC SCHOOLS DISTRICT I-13, HEREINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA.

SECTION I. UTILITY EASEMENTS

A. UTILITY EASEMENTS:

HEREBY THE OWNER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS (IF AVAILABLE IN THE FUTURE), TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED. PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG S ELWOOD AVE AND E 141ST ST. ELSEWHERE THROUGHOUT THE LOT, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WITHIN THE LOT MAY BE EXTENDED FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF THE SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OR UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR THE OWNER OF THE LOT'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS, GAS SERVICES:

a. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT TO ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

b. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

c. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNERS OF THE LOTS AGREE TO BE BOUND BY THESE COVENANTS.

C. WATER AND STORM SEWER SERVICE:

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN THE UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF GLENPOOL, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND STORM SEWERS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, THEIR AGENTS OR CONTRACTORS.

4. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. LOT SURFACE DRAINAGE:
THE LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. THE LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE LOT OWNER AND BY THE CITY OF GLENPOOL, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:
THE OWNER OF THE LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING, AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS:
THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH ELWOOD AND 141ST STREET WITHIN THE BOUNDS DESIGNATED AS 'LIMITS OF NO ACCESS' ON THE ACCOMPANYING PLAT, WHICH 'LIMITS OF NO ACCESS' MAY BE AMENDED OR RELEASED BY THE CITY OF GLENPOOL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE THE CITY OF GLENPOOL, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

G. OVERLAND DRAINAGE EASEMENT:
1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS OVERLAND DRAINAGE EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE LOT AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE LOT.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID OVERLAND DRAINAGE EASEMENT UNLESS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

4. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER PROVIDED FOR WITHIN SECTION II HEREOF, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE OWNER SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

4.1 GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

4.2 CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

4.3 CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA, SHALL BE ALLOWED WITHIN THE OVERLAND DRAINAGE EASEMENT.

6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE OVERLAND DRAINAGE EASEMENT, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GUENPOOL, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, SHALL INURE TO THE BENEFIT OF ANO SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS SHALL INURE TO THE BENEFIT OF ANY OWNER OF THE LOT, ITS SUCCESSORS AND ASSIGNS.

B. DURATION
THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF GLENPOOL, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OF TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, GLENPOOL PUBLIC SCHOOLS DISTRICT I-13 HAS EXECUTED THIS INSTRUMENT ON THIS ____ DAY OF _____, 201__.

GLENPOOL PUBLIC SCHOOLS DISTRICT I-13

BY: _____

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 201__ BY _____

MY COMMISSION EXPIRES: _____

_____, NOTARY

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL PLANNING COMMISSION ON _____

CHAIRMAN, VICE CHAIRPERSON OR SECRETARY

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY COUNCIL ON _____

MAYOR OR VICE MAYOR

CITY MANAGER APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY MANAGER ON _____

CITY MANAGER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED AS SHOWN ON THIS PLAT.

CERTIFICATE OF SURVEY

I, RUSSELL M. MUZIKA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ 2017.

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: SITE PLAN REVIEW: SP-2017-05: (Montapp Office Warehouse)

DATE: OCTOBER 9, 2017

BACKGROUND:

Murphy Builders is requesting review of a site plan to allow them to build a one story 16,000 s.f. Commercial/Office Warehouse on a 1.69-acre tract located west of the northwest corner of 126th Street and Waco Ave. This entire property is zoned CG (Commercial General)

PROPERTY CHARACTERISTICS:

The proposed use is allowed in the CG zoning district by right. The subject tract was platted as Lot 1, Block 2 Montapp Addition, as a large 12.8 acre lot of which Goodwill (1.37acres) and Robertson Tire (1.16acre) and the subject tract (1.69acres) were approved for lot splits in previous actions. The applicant has provided an overall plan for future development which will create additional 4 lots from the remainder of Lot 1, Block 2 Montapp.

SITE PLAN REVIEW:

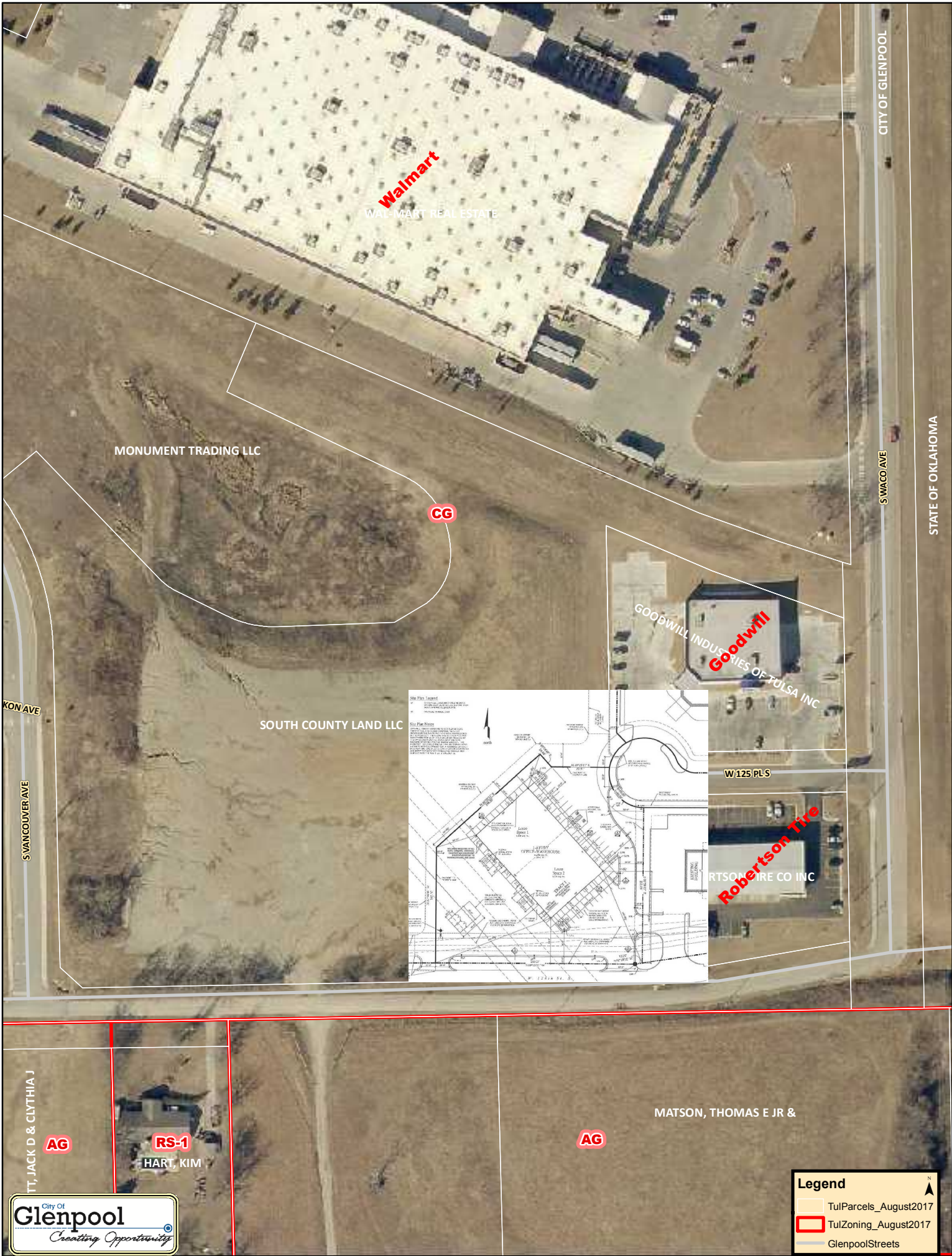
- The staff has reviewed the parking provisions of the site plan and they exceed the minimum standards.
- The staff is working with the applicant to provide the required landscape plan.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- Grading & Erosion Control plan is pending - Earth Change Permit is required.
- On 9/29/17, the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements.
- Sign permit is required for all site and building signage.

STAFF RECOMMENDATION:

The staff recommends approval of the site plan SP-2017-05: (Montapp Office Warehouse) per TAC and Staff comments listed above.

ATTACHMENTS:

- 1) Case Map
- 2) Site Plan



Walmart
WAL-MART REAL ESTATE

MONUMENT TRADING LLC

CG

SOUTH COUNTY LAND LLC

Goodwill
GOODWILL INDUSTRIES OF TULSA INC

W125 PLS

Robertson Tire
ROBERTSON TIRE CO INC

MATSON, THOMAS E JR &

AG

RS-1

HART, KIM

AG

Site and Zoning Statistics

Zoning: CG - GENERAL COMMERCIAL

Permitted Uses: THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE CG DISTRICT

Proposed Uses: USE UNIT 11, OFFICES AND STUDIOS; USE UNIT 14, OTHER TRADES AND SERVICES; USE UNIT 22, WAREHOUSING AND WHOLESALE, AND USES CUSTOMARILY ACCESSORY THERETO. *Use by exception.

Frontage: 50', non-arterial

Lot Area: 73,626 S.F. (1.69 AC.)

Maximum Bldg. Floor Area Permitted: 50%, 36,813 S.F.

Bldg. Floor Area Proposed for Each Use: LEASE SPACE 1' = 8,000 S.F.
LEASE SPACE 2' = 8,000 S.F.
TOTAL FL. AREA = 16,000 S.F.

Maximum Bldg. Height Permitted: N/A; If abutting an RS district: 2 feet of setback from the property line common for each 1 foot of building height exceeding 35 feet.

Maximum Bldg. Height Proposed: 28'-6"

Minimum Bldg. Setbacks Required: 25', non-arterial

Off Street Parking:

Ratio Per Use: 1:300 Offices & Studios, 1:400 Other Trades & Services, 1:5000 Warehousing and Wholesaling

Number of Spaces required per Use: 8,000 S.F. Office = 27 & 8,000 S.F. Warehouse = 7

Number of Spaces proposed per Use: 27 & 3

Total Number of Spaces required: 29

Total Number of Spaces proposed: 30

Landscaped Street Yard per Street Frontage:

Required: 7,388 S.F. x 15% = 1,108 S.F. Provided: 2,302 S.F.

Street yard tree to street yard area ratio: 1:1000 S.F.

Street yard trees required: 7,388 S.F. / 1000 = 8

Street yard trees provided: 8

Tree required per parking space ratio: 1:10

Parking area trees required: 30 spaces / 10 = 3

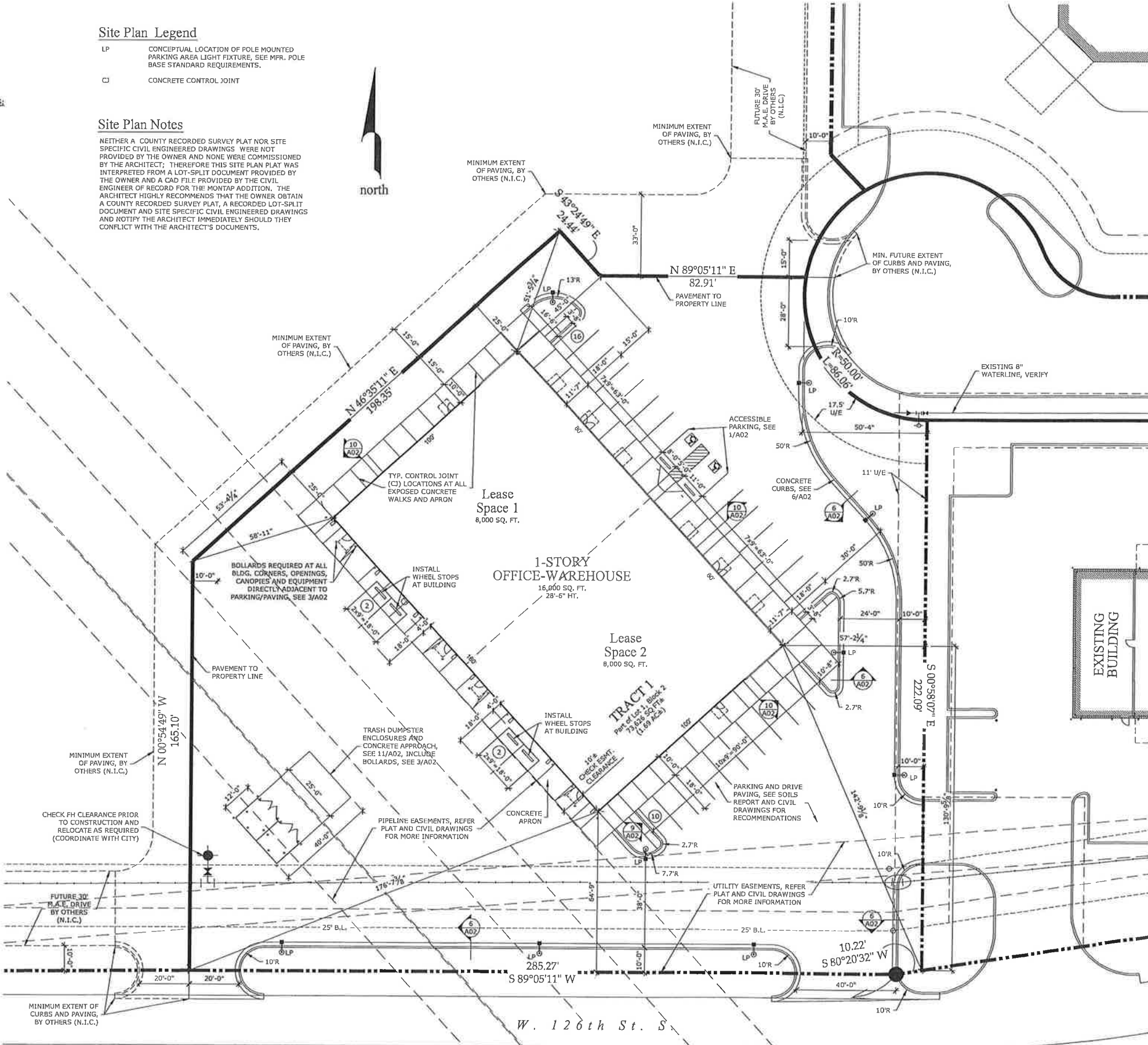
Parking area trees provided: 5

Site Plan Legend

- LP CONCEPTUAL LOCATION OF POLE MOUNTED PARKING AREA LIGHT FIXTURE, SEE MFR. POLE BASE STANDARD REQUIREMENTS.
- CJ CONCRETE CONTROL JOINT

Site Plan Notes

NEITHER A COUNTY RECORDED SURVEY PLAT NOR SITE SPECIFIC CIVIL ENGINEERED DRAWINGS WERE NOT PROVIDED BY THE OWNER AND NONE WERE COMMISSIONED BY THE ARCHITECT; THEREFORE THIS SITE PLAN PLAT WAS INTERPRETED FROM A LOT-SPLIT DOCUMENT PROVIDED BY THE OWNER AND A CAD FILE PROVIDED BY THE CIVIL ENGINEER OF RECORD FOR THE MONTAP ADDITION. THE ARCHITECT HIGHLY RECOMMENDS THAT THE OWNER OBTAIN A COUNTY RECORDED SURVEY PLAT, A RECORDED LOT-SPLIT DOCUMENT AND SITE SPECIFIC CIVIL ENGINEERED DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY SHOULD THEY CONFLICT WITH THE ARCHITECT'S DOCUMENTS.



BLAKE A. BURKS
Architect
5711 EAST 71ST STREET, SUITE 240
TULSA, OKLAHOMA 74136-6655
TEL: (918) 949-3255 x24
FAX: (918) 949-3260
www.burksarchitect.com



WARNING: DOCUMENTS PROVIDED BY THE ARCHITECT WITHOUT SEAL, SIGNATURE AND DATE ARE SKETCH, CONCEPTUAL, SCHEMATIC, PRELIMINARY OR PROTOTYPE DOCUMENTS FOR REFERENCE, REVIEW AND ESTIMATING ONLY; USE ONLY DOCUMENTS WITH SEAL, SIGNATURE AND DATE FOR ASSOCIATION AND REGULATORY REVIEW, APPROVALS, PERMITS, AND FOR BIDDING AND CONSTRUCTION.

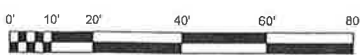
DOCUMENTS PROVIDED BY THE ARCHITECT FOR THIS PROJECT ARE DESIGNED ONLY AND ARE NOT INTENDED TO BE AN ALL-ENCOMPASSING STEP-BY-STEP INSTRUCTIONS ILLUSTRATING HOW TO BUILD OR HOW TO COMPLY WITH ALL GOVERNING REGULATIONS. DESIGN ARE BASED ON INFORMATION PROVIDED BY OTHERS, BELIEVED TO BE ACCURATE, BUT STILL SUBJECT TO VERIFICATION BY THE USER. VISITS, IF ANY, TO THE SITE BY THE ARCHITECT ARE FOR OBSERVATION ONLY AND DO NOT REPRESENT THAT THE ARCHITECT HAS CONDUCTED MEASUREMENTS, SURVEYS, STAGING, INSPECTIONS, INVESTIGATIONS, TESTING, ENGINEERING, CONSTRUCTION, MAINTENANCE, REPAIRS, ETC. AS SHOWN NORMALLY BE PERFORMED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, REMOVAL, REMEDIATION OR DISPOSAL OF HAZARDOUS MATERIALS OR HAZARDOUS WASTE IN OR FROM OR ON OR OFF-SITE, DURING MANUFACTURE, STORAGE OR TRANSPORTATION. THE ARCHITECT SHALL NOT APPEAR FOR NON-SEISMIC, FIRE, FLOODING, INSURANCE, LIABILITIES, APPROVALS, PERMITS, REQUIRED FOR CONSTRUCTION OR FOR OCCUPANCY OF THE PROJECT. THE ARCHITECT SHALL NOT HAVE CONTROL OF THE PROJECT SITE. THE ARCHITECT SHALL LOCATE FLOOD PLAINS FOR FLOOD ELEVATION CERTIFICATES, AND SHALL NOT INSTALL OR MAINTAIN FLOOD CONTROL, NOR DRAINAGE SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OTHERS' FAILURE TO PERFORM. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION ROAD, HIGHWAY, TECHNICAL, SCHEMATIC, PRELIMINARY, DESIGN, SAFETY PRECAUTIONS NOR REGULATORY COMPLIANCE. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT IMMEDIATELY FOR CONSTRUCTION. DOCUMENTS PROVIDED BY THE ARCHITECT SHALL BE VIEWED IN THEIR ENTIRETY, AS A WHOLE COMPOSITION. NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES IN THE DRAWINGS AND/OR EXISTING CONDITIONS. THE OWNER AND USER ASSUMES ALL RESPONSIBILITY FOR WORK PERFORMED THEREAFTER. DISCREPANCIES ARE INTEND TO EXIST. THE ARCHITECT DOES NOT INTEND TO EXIST. THE ARCHITECT FOR RESOLUTION. USE OF THIS DOCUMENT SHALL BE EVIDENCE OF OWNER'S AND USER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS.

OFFICE WAREHOUSE
TRACT 1
PORTION OF LOT 1, BLOCK 2
MONTAP ADDITION
GLENPOOL, TULSA CO, OK
South County Land LLC
5711 E. 71st St., STE. 120
TULSA, OK 74136

| | |
|--------------|------------|
| Project No.: | 0963 |
| Drawn By: | BB |
| Checked By: | |
| Scale: | |
| Date: | 06.05.2017 |
| Revisions: | |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

GENERAL SITE NOTES:
DIMENSIONAL SITE PLAN PLAT WAS INTERPRETED FROM INFORMATION PROVIDED BY OTHERS AND IS SUBJECT TO VERIFICATION. DIMENSIONAL SITE PLAN IS PROVIDED TO ILLUSTRATE GENERAL LOCATION OF THE BUILDING AND TO SHOW ARCHITECTURAL FEATURES OF AND IMMEDIATELY SURROUNDING THE BUILDING. IT HAS NOT BEEN PREPARED BY AND IS NOT INTENDED TO BE A DOCUMENT PREPARED BY A LICENSED ENGINEER, SURVEYS, UTILITIES, LANDSCAPE IRRIGATION, PAVING, INVESTIGATIONS, REPORTING AND OTHER ITEMS REQUIRING ENGINEERING OR SPECIALIZED PROFESSIONALS SHALL BE DESIGNED BY OTHERS AND ARE NOT IN THE SCOPE OF WORK OF THE ARCHITECT. A SOILS REPORT WAS NOT PROVIDED TO NOR COMMISSIONED BY THE ARCHITECT. THE OWNER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CURRENTLY RECORDED PLAT FROM THE COUNTY, FOR SURVEYING THE PROPERTY BOUNDARIES, FOR STAKING BUILDING CORNERS, FOR SETTING THE FINISH FLOOR ELEVATION, FOR GRADING, DRAINAGE AND EROSION CONTROL. THE GENERAL CONTRACTOR SHALL IMPLEMENT AND MAINTAIN DRAINAGE AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND SHALL PROVIDE PERMANENT SYSTEMS FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES. OVERLAND RATE OF RUN-OFF SHALL NOT EXCEED PRE-CONSTRUCTION RATE AT ANY POINT ALONG THE PROPERTY BOUNDARIES. DIMENSIONS OF AND TO THE STRUCTURE(S), ON THIS PLAN ONLY, ARE FROM PROPERTY LINE TO EXTERIOR FACE (VENEER) OF BUILDING U.N.O..

1 Dimensional Site Plan
1" = 20'



A01.0

WARNING: DOCUMENTS PROVIDED BY THE ARCHITECT WITHOUT SEAL, SIGNATURE AND DATE ARE SKETCH, CONCEPTUAL, SCHEMATIC, PRELIMINARY OR PROTOTYPE DOCUMENTS FOR REFERENCE, REVIEW AND ESTIMATING ONLY; USE ONLY DOCUMENTS WITH SEAL, SIGNATURE AND DATE FOR ASSOCIATION AND REGULATORY REVIEW, APPROVALS, PERMITS, AND FOR BIDDING AND CONSTRUCTION.

DOCUMENTS PROVIDED BY THE ARCHITECT FOR THIS PROJECT ARE DESIGNS ONLY AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING. STEP-BY-STEP INSTRUCTIONS ILLUSTRATING HOW TO BUILD OR HOW TO COMPLY WITH ALL GOVERNING REGULATIONS, DESIGNS ARE BASED ON INFORMATION PROVIDED BY OTHERS, BELIEVED TO BE ACCURATE, BUT STILL SUBJECT TO VERIFICATION BY THE OWNER, VISITS, IF ANY, TO THE SITE BY THE ARCHITECT ARE FOR OBSERVATION ONLY AND DO NOT REPRESENT THAT THE ARCHITECT HAS CONDUCTED MEASUREMENTS, SURVEY, STAKING, INSPECTIONS, INVESTIGATIONS, TESTING, ENGINEERING ETC. AS WOULD NORMALLY BE PERFORMED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE OR AT OFF-SITE FACILITIES OR TRANSPORTATION ASSOCIATED WITH THE PROJECT. THE ARCHITECT SHALL NOT APPLY FOR OR SECURE FINANCIAL, LICENSE, APPROVALS OR PERMITS REQUIRED FOR CONSTRUCTION OR OCCUPANCY OF THE PROJECT. THE ARCHITECT SHALL NOT HAVE CONTROL OF THE SITE; IS NOT RESPONSIBLE FOR LOCATING, PLANNING OR CONTRACTING UTILITY SERVICES, AND IS NOT RESPONSIBLE FOR EROSION CONTROL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNER, AGENTS, TENANTS, GENERAL CONTRACTORS, BUILDERS, CONTRACTORS, ENGINEERS, MANUFACTURERS, DISTRIBUTORS OR SUPPLIERS' FAILURE TO PERFORM NOR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, BUDGETS, SEQUENCES, SAFETY PRECAUTIONS OR REGULATORY CONFORMANCE. THE OWNER SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY, BY ANYONE, OF DISCREPANCIES IN THE DRAWINGS AND/OR EXISTING CONDITIONS. USE OF THIS DOCUMENT SHALL BE EVIDENCE OF USER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS.

PROPOSED DEVELOPMENT
Lot 1 Block 2
Montapp Addition

CONCEPT M
GLENPOOL, TULSA CO.
OKLAHOMA

DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE ARCHITECT'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. UNLICENSED PHOTOCOPYING VIOLATES U.S. COPYRIGHT LAWS AND IS SUBJECT TO LEGAL PROSECUTION.

| | |
|--------------|------------|
| Project No.: | 0963 |
| Drawn By: | BB |
| Checked By: | |
| Scale: | |
| Date: | 09.07.2017 |
| Revisions: | |

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100
- 101
- 102
- 103
- 104
- 105
- 106
- 107
- 108
- 109
- 110
- 111
- 112
- 113
- 114
- 115
- 116
- 117
- 118
- 119
- 120
- 121
- 122
- 123
- 124
- 125
- 126
- 127
- 128
- 129
- 130
- 131
- 132
- 133
- 134
- 135
- 136
- 137
- 138
- 139
- 140
- 141
- 142
- 143
- 144
- 145
- 146
- 147
- 148
- 149
- 150
- 151
- 152
- 153
- 154
- 155
- 156
- 157
- 158
- 159
- 160
- 161
- 162
- 163
- 164
- 165
- 166
- 167
- 168
- 169
- 170
- 171
- 172
- 173
- 174
- 175
- 176
- 177
- 178
- 179
- 180
- 181
- 182
- 183
- 184
- 185
- 186
- 187
- 188
- 189
- 190
- 191
- 192
- 193
- 194
- 195
- 196
- 197
- 198
- 199
- 200

GENERAL SITE NOTES:
DIMENSIONAL SITE PLAN PLAT WAS INTERPRETED FROM INFORMATION PROVIDED BY OTHERS AND IS SUBJECT TO VERIFICATION. THE OWNER AND GENERAL CONTRACTOR OR BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CURRENTLY RECORDED PLAT FROM THE COUNTY, FOR SURVEYING THE PROPERTY BOUNDARIES, FOR STAKING BUILDING CORNERS AND FOR SETTING THE FINISH FLOOR ELEVATION. THE GENERAL CONTRACTOR OR BUILDER SHALL IMPLEMENT AND MAINTAIN DRAINAGE AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND SHALL PROVIDE PERMANENT SYSTEMS FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES. OVERLAND RATE OF RUN-OFF SHALL NOT EXCEED PRE-CONSTRUCTION RATE AT ANY POINT ALONG THE PROPERTY BOUNDARIES. DIMENSIONS OF AND TO THE STRUCTURE(S), ON THIS PLAN ONLY, ARE FROM PROPERTY LINE TO EXTERIOR FACE (VENEER) OF BUILDING U.N.O..

1 Conceptual Site Plan M

