AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 08, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING BY VIDEOCONFERENCE

- Chair Carol Minden
- Travis Fulkerson
- Scott West
- Leon Davis
- Craig Bowman
- John Brown
- David Randolph

The meeting will be live streamed on the CITY OF JENKS' YOUTUBE CHANNEL.

III. REQUEST TO APPROVE MINUTES OF SEPTEMBER 17, 2020

Documents:

2020.09.17 PC MINUTES.PDF

IV. BUSINESS

1. ARC 20-494: Request by Lektron Branding Solutions for approval of a projecting wall sign. General Location: 121 E Main St

Documents:

SR.ARC 20-494 TEDFORD.PC 10.08.20.PDF
TEDFORD INSURANCE WALL SIGN OPTION 6 ARTWORK.PDF
TEDFORD INSURANCE WALL SIGN OPTION 6 CONTEXT.PDF

2. JL 20-348: Request by Wallace Engineering for a lot split. General Location: W Main St & S Gateway Pl

Documents:

SR.JL 20-348 GATEWAY PC 10.08.20.PDF
GATEWAY LS EXHIBIT AND LEGALS REV 09082020.PDF
C400 SITE PLAN_200728.PDF

3. Request to approve meeting schedule and time starting in January 2021.

Documents:

DRAFT CALENDAR.PDF

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 17, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on September 17, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present	**Absent**
Travis Fulkerson - Videoconference	John Brown
David Randolph - Videoconference	
Scott West - Videoconference	
Craig Bowman - Videoconference	
Leon Davis - Videoconference	
Chair Carol Minden - Videoconference	

Request to approve minutes of September 03, 2020. David Randolph made a motion to approve the minutes. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, Randolph, West, Bowman, Davis, Minden
NAY: None.

Motion carried.

Business

1. JZ 20-664 PUD 122: Request by Red River Development for a rezoning from AG (Agriculture) to RS-3 (Residential Single-Family High Density) and Planned Unit Development 122, along with a staff request for an amendment to the Comprehensive Plan Land Use map. General Location: W 111th & S James

   Planning Director Marcaé Hilton presented the staff report for Item 1 and answered questions. Steven Watts (5818 E 101st Pl, Tulsa, OK; Developer) gave a presentation to the Commission and answered questions. Brendon Fulkerson (11215 S Lawrence St) addressed the Commission about concerns on the lack of landscaping on the West side of the development, the setbacks, and the impact on his property values. Marcus Fairless (1830 S Cheyenne, Tulsa, OK) addressed those comments. Robert Bell (1011 W G St) addressed the Commission and answered questions. Leon Davis made a motion to approve Item 1 with the Comprehensive Plan amendment. Travis Fulkerson seconded the motion, noting that the concerns brought up should be addressed by the City Council. A roll call vote of members was taken as follows:

   YEA: Fulkerson, Randolph, Bowman, Davis, Minden
   NAY: West

Motion carried.

Other Business

1. Planning Update

Planning Director Marcaé Hilton gave a Planning update.

Adjournment. Travis Fulkerson made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, Randolph, West, Bowman, Davis, Minden
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:02 p.m.

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 08, 2020
Case Number	ARC 20-494	TEDFORD INSURANCE
Request	Sign approval
Location	121 E. Main St.

Staff Report — Preparer | Marcaé Hilton

Attachments

☐ Sign Documents

Preparer

Roland Pearson

Background Information

STAFF COMMENTARY | Tedford Insurance is seeking approval of a new sign for their building.

Data

Sign Size	28"x 48" (9.33 sq. ft.)	meets code requirements
Lot Width	75 feet
Public Comment	None	no notice is given to public for ARC cases
Parcel #	6052-583-1902090	123 E Main	Lot 24, Block 17 6052-583-1902080	121 E Main	Lot 22 & 23, Block 17
Subdivision	Original Town Jenks
Zoning	(CH) Commercial Heavy
Building Use	Use Unit 11| Office (Insurance Agency)

ARC VOTE | September 22, 2020 | This item was reviewed via email, the committee was asked to please see the attached information regarding a sign request for Tedford Insurance and vote for one of the following options

3 Approval options:

1. *Approve as presented including the interior lighting of the sign, noting within the Theme District it is discouraged.*
2. *Approve design and size but not interior light.*
3. *Reject design*

Member Vote 4-1-1	Yes (1)	Josh Driskell, Jenks Chamber of Commerce
	Yes (1)	Heather Turner, Anthem Road Academy, Downtown Business Owner
	Yes (1)	JayCee Kerns, LC Kerns Contractors, Downtown Business Owner
	Yes (1)	Tanner Rush, Development Coordinator, City of Jenks
	Yes (2)	Greg Helms, GS Helms & Associates, Architect

Members Absent Matt Bear, Quik Trip, Architect (no comments presented)

ARC Comments | JayCee | *I would think more lighting would be a good thing. I know downtown Tulsa looks more vibrant since the buildings have added LEDs and lighted signage. Out of curiosity, what theme do we have going that doesn't support lighted signs?*

Staff Response | *JayCee, thanks for your service and for the question. The theme is "Special Theme District"*

(1) *Special Theme District created as defined by the Jenks Comprehensive Plan for the purpose of creating an overall 1900s, turn-of-the-century theme of Western and Victorian architecture and appearance as stated in the approved and adopted Theme District Guidelines administered through the Jenks Zoning Code.*

For some reason, back lighting is discouraged, I assume because Victorian/Western American cities did not have backlighting in the early 1900's.

ARC REQUIREMENTS Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

Sec. 1640. - Development plan.

1640. 1. Prior to the construction or reconstruction of any structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within an Appearance Review District, an application for Detailed Site Plan approval shall be made and shall be subject to the Appearance Review District guidelines in which the specific property is located.

C. Signage.

1. All signs, as defined in the Jenks Zoning Code, should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code and Sign Code without the necessity of variances. Variances of height, size, setback, and other Code requirements should not be supported within the Theme District.

2. Back lighting of signs within the Theme District shall be discouraged.

3. Ground signs or pole signs should not generally exceed 26 feet in height. A projecting sign shall not extend more than one foot above the mean roof level of the structure to which it is affixed.

4. Outdoor advertising signs and billboards shall not be allowed in the Theme District.

5. Signs that emit either a flashing light or project either spot light or concentrated beam or beacon of light in any manner are prohibited by the City of Jenks except as outlined in Section 1021.4.

6. Portable signs may be allowed in accordance with Jenks City Code provisions for one-time 30-day permit, or 14-day permit with 14-day interval between the use of portable signs, up to maximum number of five times or ten weeks per year.

7. A-Frame signs are allowed in compliance with Use Unit 21 of the Jenks Zoning Code and the Theme District Guidelines.

ZONING REQUIREMENTS

3. a. One sign for each street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display surface area one square foot per each linear foot of street frontage.

f. Ground signs shall be set back from the centerline of an abutting street one-half the right-of-way width designated on the major street plan or one-half of the dedicated right-of-way, whichever is greater; or 25 feet if the street is not designated on the major street plan.

g. Setback. No sign shall be erected, maintained or overhang into any street, easement, required parking stall, right-of-way, or any area designated in the Jenks Plan as a future street right-of-way except as an integral

part of an approved awning, unless approval of the Jenks City Council has been obtained and a written agreement is entered into by the City of Jenks providing for removal of such sign upon notice at the sole expense of the property owner.

h. Appearance Review District. No sign shall be erected within an Appearance Review District unless and until approval by the Appearance Review Committee and Planning Commission is received.

i. Traffic Signal Clearance. No sign shall be located in such a way as to obstruct or obscure or in any manner interfere with any traffic signal light or public warning sign.

j. Obstruction of View Signs. When located in such a manner so as to prevent any motorist from obtaining a clear view of approaching vehicles for a distance of 500 feet along an expressway or any other public right-of-way, are prohibited. Signs are prohibited where by reason of the position, shape, color or combination thereof, the same interferes with or obstructs the view of or may be confused with an authorized traffic signal, sign or device.

Staff Evaluation & Recommendation

EVALUATION | Staff and ARC recommend approval of this sign request with the internal lighting. The Theme District discourages back lighting; however, the permit is asking specifically for a sign approval which would allow for a light within the sign. Staff does not believe the light would be detrimental or distracting and believes the sign could be approved as presented.

RECOMMENDATION | *Staff and ARC recommend approval of the new sign*

Figure 1: Main Street View

Figure 2: 2nd Street View

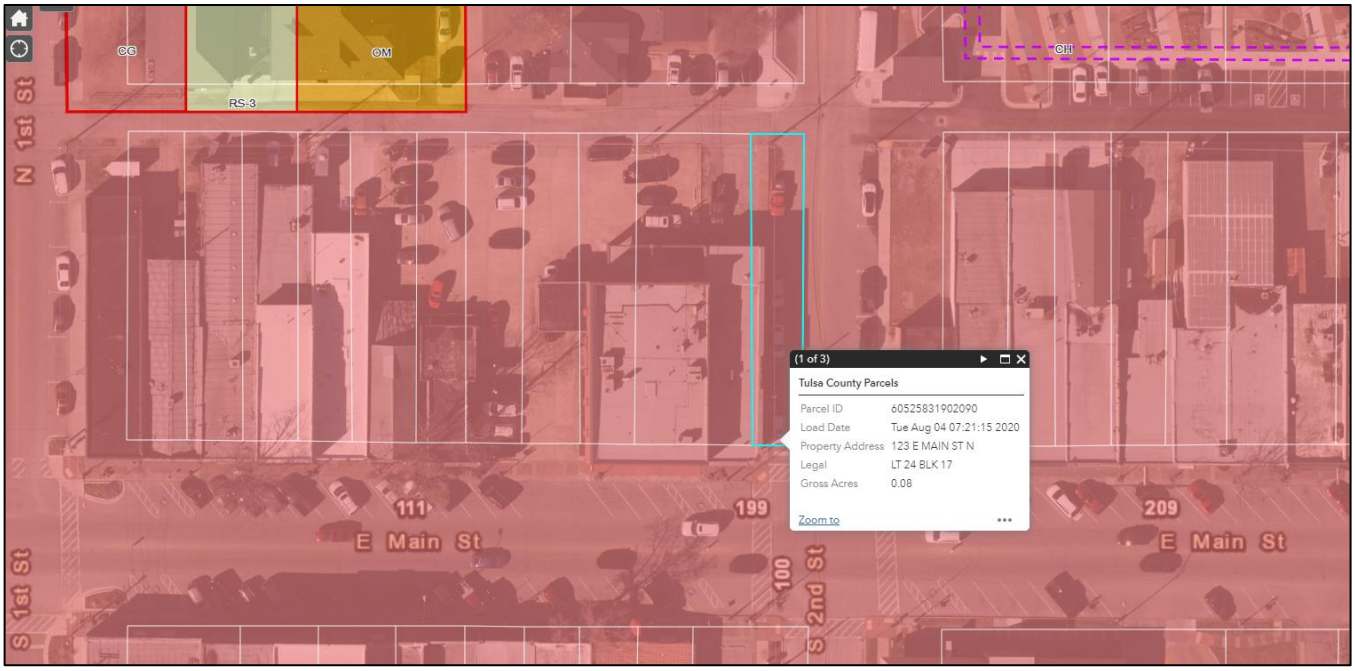


Figure 3: Zoning Map

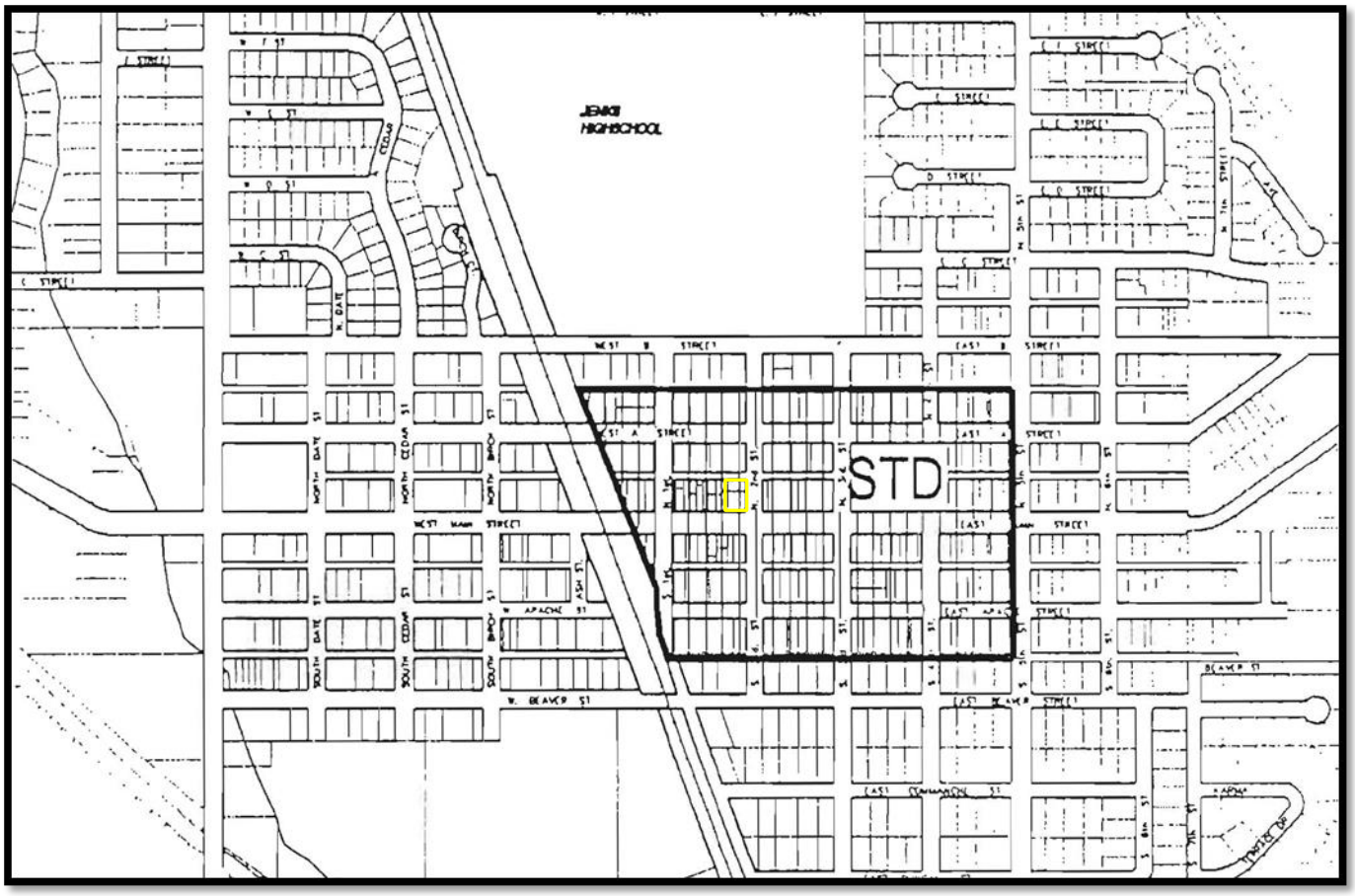


Figure 4: Special Theme District Map

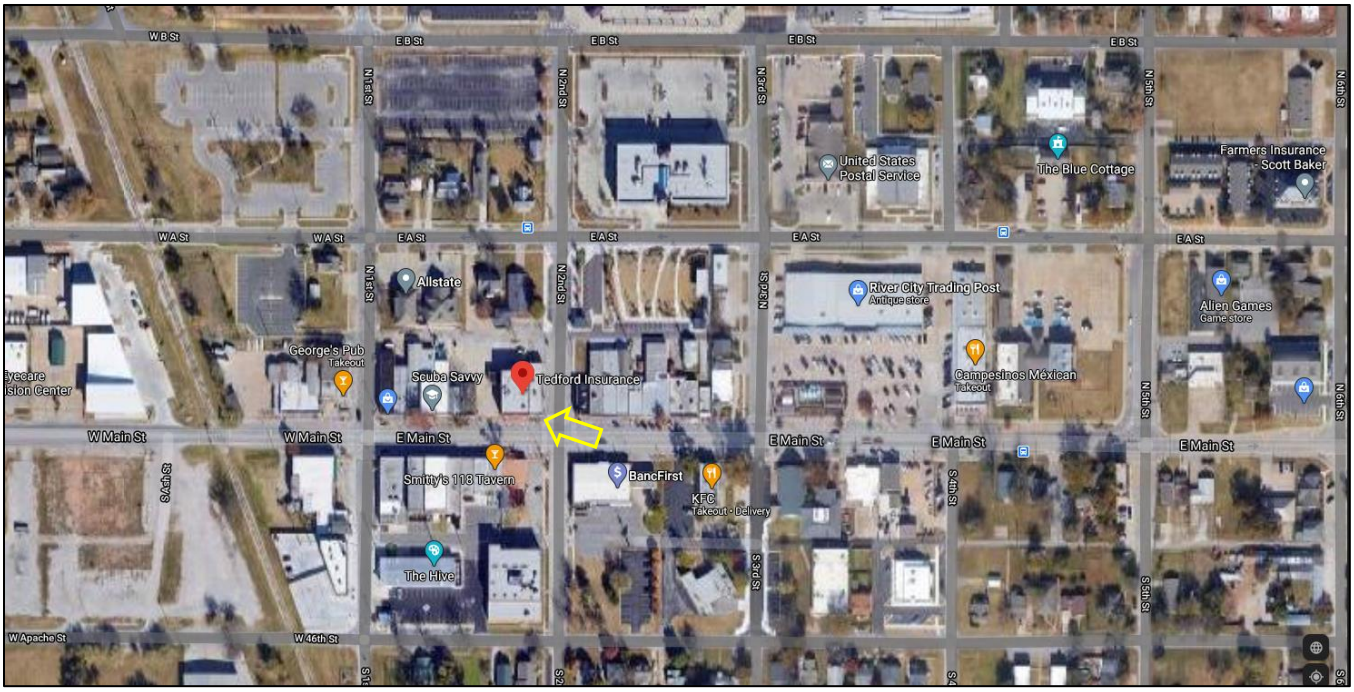
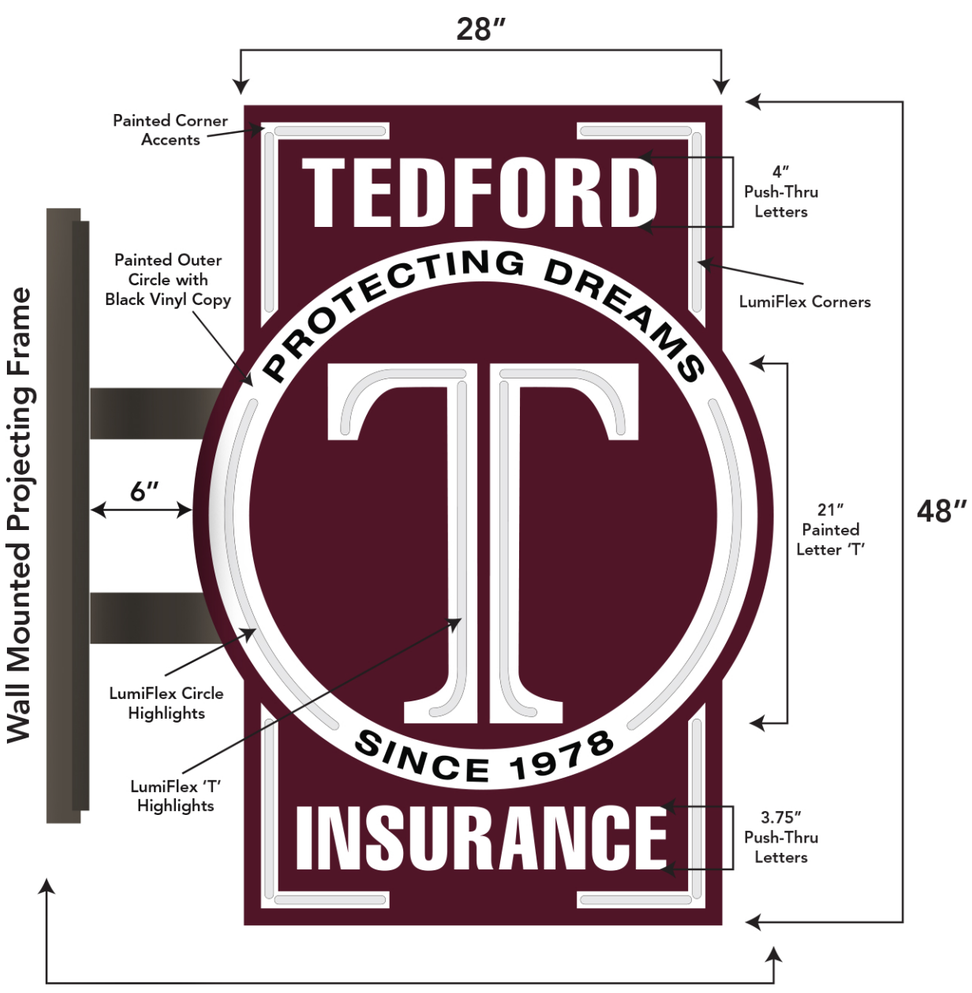


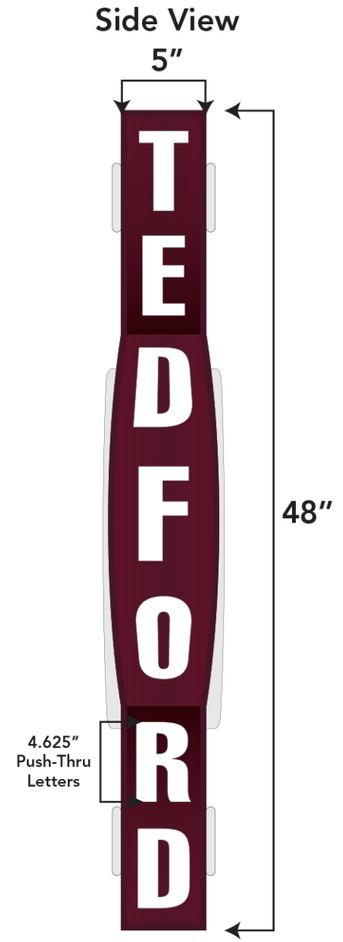
Figure 5: AERIAL VIEW

Tedford Insurance
WALL SIGN CONCEPT OPTION 6

Front View



Side View



Night View

- Cabinet Color Pantone 7428
- White Paint & Push-Thru Acrylic
- Black Cut Vinyl
- Mounting Bracket Color TBD - Match Trim

LEKTRON Branding Solutions

www.LektronInc.com

4111 S 74th E Ave
Tulsa, Oklahoma 74145
918-622-4978

QUALITY | VALUE | ASSURANCE

DATE: 9-14-2020

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: Tedford Insurance

ADDRESS: 121 E Main St
Jenks, OK 74037

CUSTOMER APPROVAL / DATE:

These drawings are the exclusive property of Lektron Branding Solution, and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans. Distribution or exhibition of these plans to others is expressly forbidden.

© Lektron Branding Solution 2019

REVISIONS:

1. 9-12-2019
2. 9-26-2019
3. 8-20-2020
4. 8-26-2020
5. 9-14-2020
6.
7.
8.

Proof Disclaimer: An email or fax stating your approval constitutes the total and final approval to produce your job as is on this proof or with changes indicated.

While we make every attempt to eliminate mistakes in our proof progression, sometimes oversights occur. You have the final responsibility for review to ensure there are no errors. Oversights that require the job to be reproduced will be done at your expense.

NOTES:

UL LISTED Signs will be built to meet UL specifications if required.

Tedford Insurance
WALL SIGN CONCEPT OPTION 6

± 10'-6''

- Cabinet Color Pantone 7428
- White Paint & Push-Thru Acrylic
- Black Cut Vinyl
- Mounting Bracket Color TBD - Match Trim

LEKTRON Branding Solutions

www.LektronInc.com

4111 S 74th E Ave
Tulsa, Oklahoma 74145
918-622-4978

QUALITY | VALUE | ASSURANCE

DATE: 9-14-2020

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: Tedford Insurance

ADDRESS: 121 E Main St
Jenks, OK 74037

CUSTOMER APPROVAL / DATE:

These drawings are the exclusive property of Lektron Branding Solution, and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans. Distribution or exhibition of these plans to others is expressly forbidden.

© Lektron Branding Solution 2019

REVISIONS:

1. 9-12-2019
2. 9-26-2019
3. 8-20-2020
4. 8-26-2020
5. 9-14-2020
6.
7.
8.

Proof Disclaimer: An email or fax stating your approval constitutes the total and final approval to produce your job as is on this proof or with changes indicated.

While we make every attempt to eliminate mistakes in our proof progression, sometimes oversights occur. You have the final responsibility for review to ensure there are no errors. Oversights that require the job to be reproduced will be done at your expense.

NOTES:

UL LISTED Signs will be built to meet UL specifications if required.

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 08, 2020
Case Number	JL 20-348 I Gateway First Bank
Request	Lot Split
Location	244 S Gateway Place
Applicant	Jim Beach

Staff Report — Preparer | Marcaé Hilton

Attachments
☐ Lot Split Documents

Preparer
Jim Beach, Wallace Engineering

Background Information

STAFF COMMENTARY I This Lot Split request is the final Planning step to the Gateway Bank development project. On April 09, 2020 Planning Commission approved the ARC request including the draft landscape plan and exterior architectural materials for this site. The architectural elevation renderings were previously seen in the approved Gateway First Bank, Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020. The new structure is to be located east of HWY 75 and south of Main Street in the northwest corner of Gateway Plaza.

PLANNING DATA

Public Comment	None I No notice is given to public for Lot Splits
Plat Data	Gateway Plaza Jenks
	No. 6614, Filed June 08, 2015
	5 Lots, 4 Blocks
	STR I Section 23, Township 18, Range 12
	Acres 28.938
Lot Split Data	Parent Tract I Lot One, Block Two
	Tract A I 1.07 Acres +-
	Tract B I 2.73 Acres +-
	No new easements dedicated
TAC 09.23.20	No comments I Email request for comments
Zoning	PUD 83B Amended I JZ 20-650 I Approved March 03, 2020

	Development Area A2 as established in Amendment | The above application was APPROVED granting the request by Lou Reynolds for approval to allow for a bank and a new parking lot at Gateway Plaza.
Special District	Corridor Appearance District (Exempted from Special District | Project is part of a PUD)
General Location	Gateway Place and Main Street | East of HWY 75 and south of W 96th Street S
Size of Building	3,600 sf (not confirmed)
Site Plan	To be approved during building permit process
ARC Committee	No concerns were submitted to staff | PC approved on April 09, 2020
Conditions by CC	1. A detailed finalized landscape plan must be submitted before any building permits are issued; 2. The new additions must comply with the existing standards in PUD 83; and 3. Signage is to be posted in the parking lot to alert users about the possibility of flooding (Not Applicable to Bank Site)
Ongoing Plans	As part of the approved PUD amendment they also plan to landscape the reserve area to the west of the bank.

Staff Evaluation & Recommendation

EVALUATION

Staff believes the lot split for the proposed bank meets the land use requirements and approved PUD standards.

Taken from February 20, 2020, staff report by Robert Carr \| the following amendments were proposed and approved for Gateway Plaza PUD 83 which was originally approved in August 2013.

- *This site must comply with Section 2.E of PUD 83 which includes, but is not limited to:*
  - *Building designs, facades and materials being limited to concrete, brick stucco, masonry units.*
  - *Minimum of 75% of the exterior walls of the building, less doors and windows, shall have brick, Dryvit (Stucco), stone, concrete panel, or a masonry block covering the outside walls of the structure. Complementary exterior wall design and building materials and other amenities should be used to increase compatibility of the building with adjacent and nearby properties.*
  - *All roof-mounted HVAC shall be screened.*
  - *Building design should take into account adjacent neighborhoods.*
  - *Off-street parking areas should conform to the design, lighting, and improvements required by the Jenks Zoning Code.*
  - *Constant lighting for off-street parking that does not spill into abutting properties.*
  - *Street frontages should provide a sense of open-space and should be buffered from the street by landscaped drives, lawns, or parking.*
- *All Areas:*
  - *2-1/2 inch minimum caliper for shade trees*
  - *8-foot minimum height for evergreen trees*
  - *Tree selection (variety):*
    - *Shumard Oak*
    - *Legacy Maple*
    - *Chinese Pistache*
    - *Elm (Improved Varieties)*
    - *Loblolly Pine*
    - *Holly Trees*
- *Landscaping must meet the 10% requirement set forth in PUD 83.*

Landscape Standards

The City of Jenks staff has provided proposed standards that have been used to prepare the landscaping plans presented. These plans are to be included in applications for building permits.

CONDITIONS | Submit the following to Planning Staff before filing with Tulsa County:

a. Deeds to be stamped by City Planner
    i. Deeds to be recorded in Tulsa County by applicant
b. Provide City Planner with copy of recorded Deeds

Submit the following to Planning Staff and Protective Inspections for approval prior to building permit issuance:

a. Evidence that the construction will comply with the existing standards in PUD 83.
b. Detailed Landscape Plan
c. Detailed Lighting Plan, Signage, Screening

RECOMMENDATION

Staff recommends approval of the lot split for the proposed Gateway Bank Building, the new structure must provide requested information and meet conditions of approval by City Council.

Figure 1: Aerial View of Site

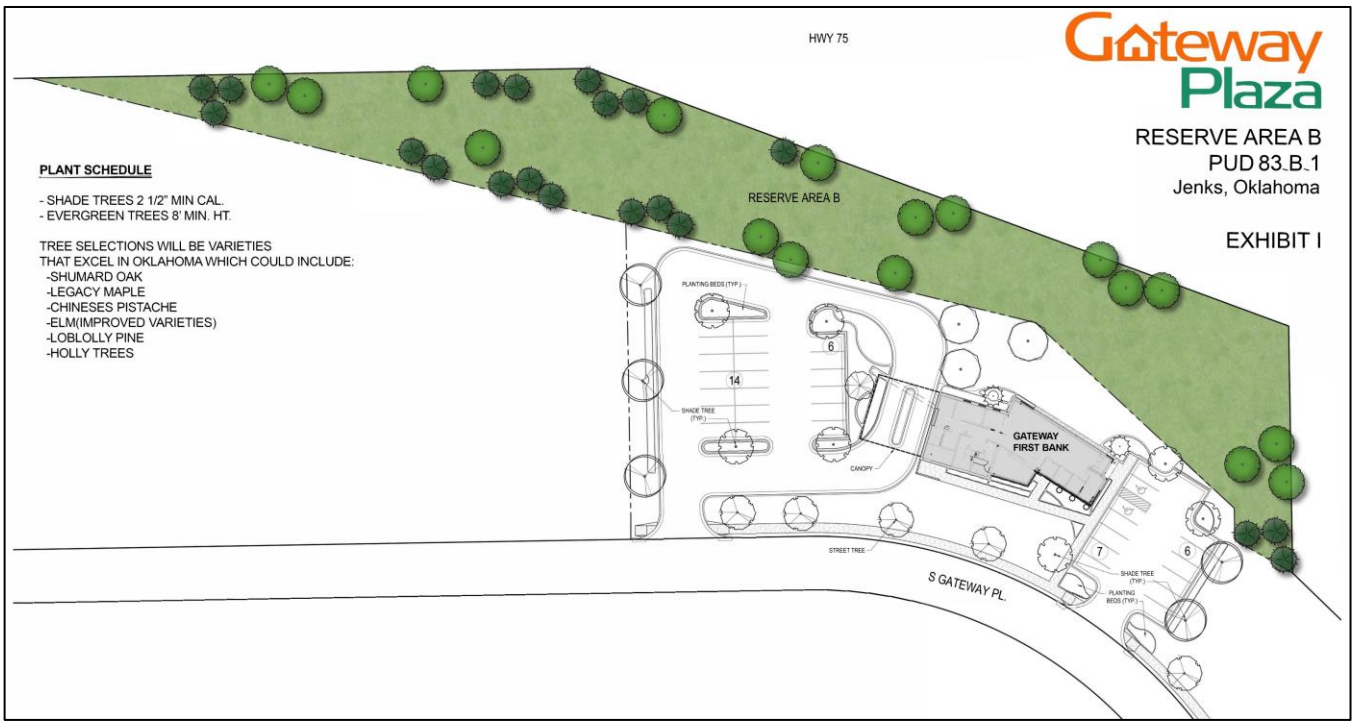


Figure 2: Reserve B, not part of Lot Split, but required to be landscaped per PUD

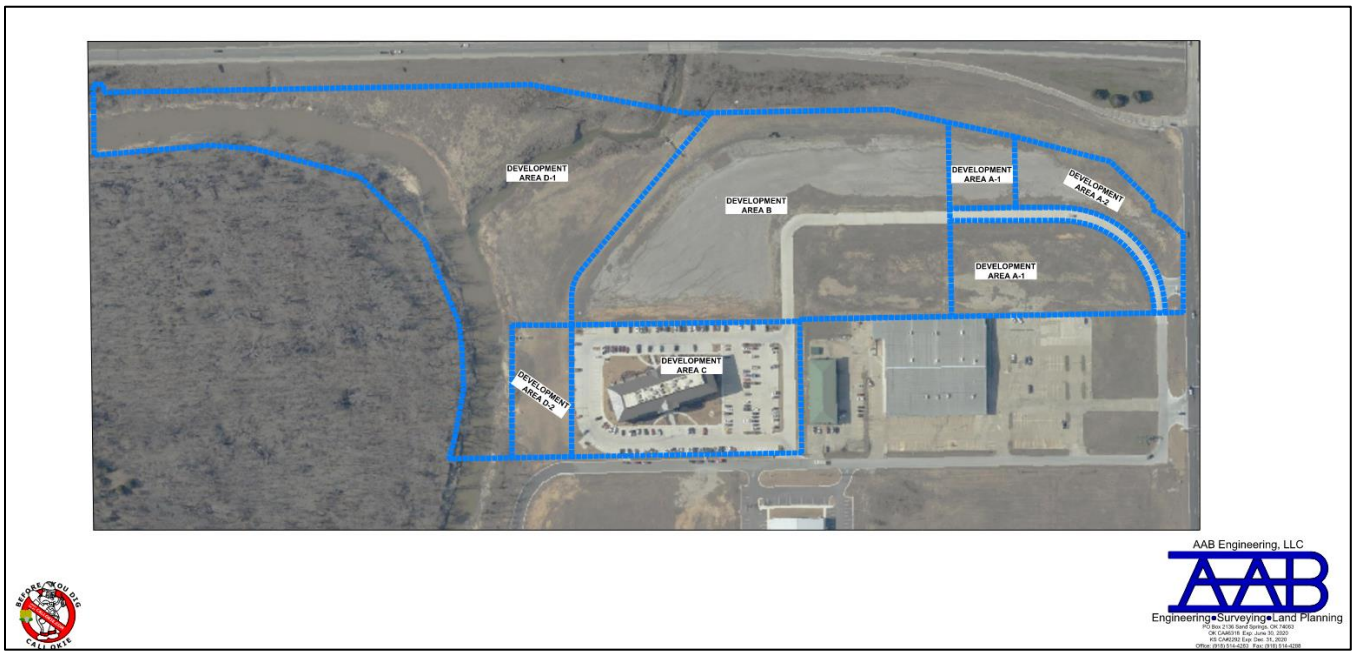


Figure 3: PUD Development Areas | Development Area A2 is being lot split

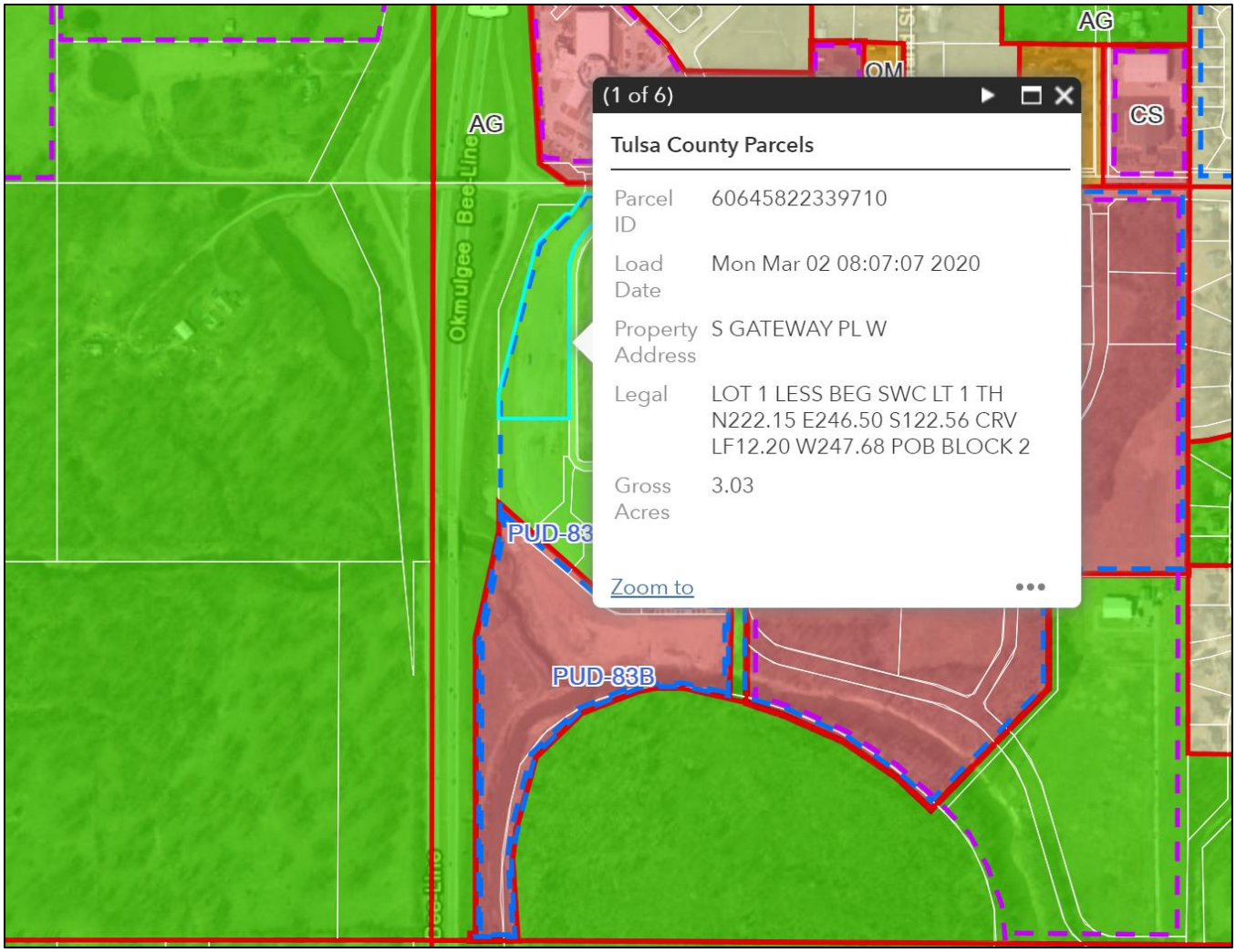


Figure 4: Zoning Map

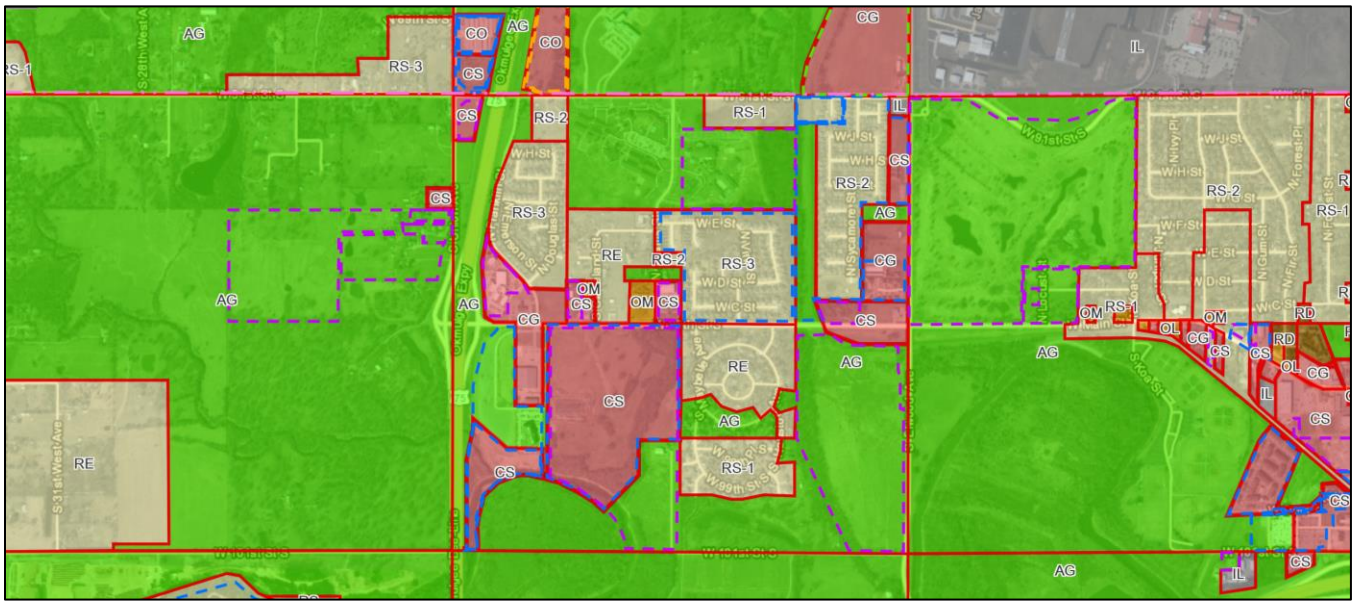


Figure 5: Larger Area Zoning Map

BENNETT
SURVEYING, INC.

LOT SPLIT EXHIBIT "A"
PARENT TRACT

LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT "A" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; TO THE POINT OF BEGINNING; THENCE S06°17'17"W FOR A DISTANCE OF 65.52 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 18.00 FEET; THENCE N01°03'28"W FOR A DISTANCE OF 7.00 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 81.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 70°47'54", HAVING A RADIUS OF 245.47 FEET, A LENGTH OF 303.32 FEET AND WHOSE LONG CHORD BEARS S30°30'13"W FOR A DISTANCE OF 284.39 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S00°59'48"E FOR A DISTANCE OF 84.03 FEET; THENCE N90°00'00"W FOR A DISTANCE OF 167.08 FEET; THENCE N13°39'10"E FOR A DISTANCE OF 221.64 FEET; THENCE N42°58'30"E FOR A DISTANCE OF 142.23 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 16.50 FEET; THENCE N29°54'42"E FOR A DISTANCE OF 34.94 FEET; THENCE N44°04'13"E A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.07 ACRES MORE OR LESS.

TRACT "B" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; THENCE S44°04'13"W FOR A DISTANCE OF 49.50 FEET; THENCE S29°54'42"W FOR A DISTANCE OF 34.94; THENCE S89°04'02"W FOR A DISTANCE OF 16.50 FEET; THENCE S42°58'30'W FOR A DISTANCE OF 142.23 FEET; THENCE S13°39'10"W FOR A DISTANCE OF 221.64 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E FOR A DISTANCE OF 167.08 FEET; THENCE S00°59'48"E FOR A DISTANCE OF 528.47 FEET; THENCE S89°04'02"W FOR A DISTANCE OF 247.68 FEET; THENCE N01°02'01"W FOR A DISTANCE OF 222.12 FEET; THENCE N13°39'10"E A DISTANCE OF 319.36 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 8, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.

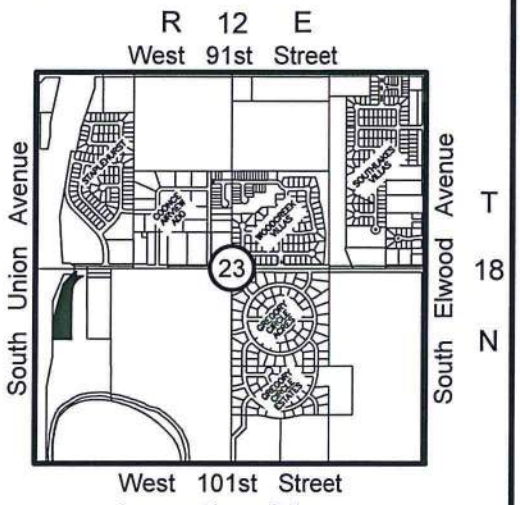
SURVEYOR'S CERTIFICATE

CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

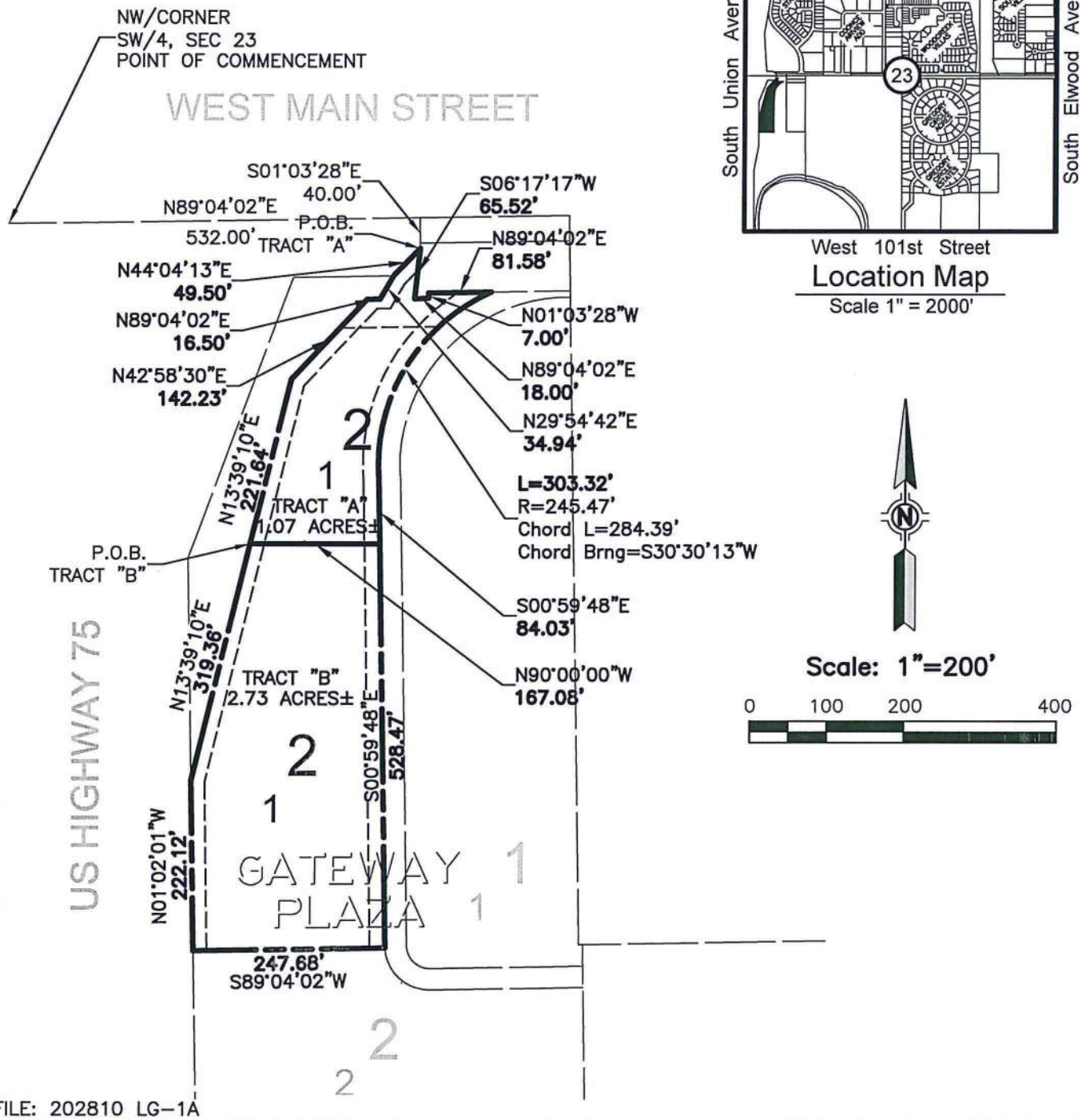
WITNESS MY HAND AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022

LOT SPLIT EXHIBIT "A"



Location Map
Scale 1" = 2000'



FILE: 202810 LG-1A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.
2. SEE EXHIBIT "A" PAGE 1 THRU 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

BENNETT SURVEYING, INC.
P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/22

TRACT "A"
CLOSURE REPORT

North: 378998.9290' East: 2556945.1200'

Segment #1 : Line

Course: S06°17'17"W Length: 65.52'
North: 378933.8032' East: 2556937.9438'

Segment #2 : Line

Course: N89°04'02"E Length: 18.00'
North: 378934.0962' East: 2556955.9414'

Segment #3 : Line

Course: N01°03'28"W Length: 7.00'
North: 378941.0951' East: 2556955.8122'

Segment #4 : Line

Course: N89°04'02"E Length: 81.58'
North: 378942.4231' East: 2557037.3814'

Segment #5 : Curve

Length: 303.32' Radius: 245.47'
Delta: 070°47'54" Tangent: 174.44'
Chord: 284.39' Course: S30°30'13"W
Course In: S24°05'50"E Course Out: S85°06'16"W
RP North: 378718.3449' East: 2557137.6034'
End North: 378697.3935' East: 2556893.0271'

Segment #6 : Line

Course: S00°59'48"E Length: 84.03'
North: 378613.3762' East: 2556894.4888'

Segment #7 : Line

Course: N90°00'00"W Length: 167.08'
North: 378613.3762' East: 2556727.4088'

Segment #8 : Line

Course: N13°39'10"E Length: 221.64'
North: 378828.7536' East: 2556779.7241'

Segment #9 : Line

Course: N42°58'30"E Length: 142.23'
North: 378932.8163' East: 2556876.6793'

Segment #10 : Line

Course: N89°04'02"E Length: 16.50'
North: 378933.0849' East: 2556893.1771'

Segment #11 : Line

Course: N29°54'42"E Length: 34.94'
North: 378963.3707' East: 2556910.6005'

Segment #12 : Line

Course: N44°04'13"E Length: 49.50'
North: 378998.9310' East: 2556945.1209'

Perimeter: 1191.40' Area: 1.07acres
Error Closure: 0.0021 Course: N24°51'25"E
Error North: 0.00193 East: 0.00089

Precision 1: 558319.05

TRACT "B"
CLOSURE REPORT

North: 378613.3751' East: 2556727.4101'

Segment #1 : Line

Course: N90°00'00"E Length: 167.08'
North: 378613.3751' East: 2556894.4901'

Segment #2 : Line

Course: S00°59'48"E Length: 528.47'
North: 378084.9851' East: 2556903.6824'

Segment #3 : Line

Course: S89°04'02"W Length: 247.68'
North: 378080.9530' East: 2556656.0352'

Segment #4 : Line

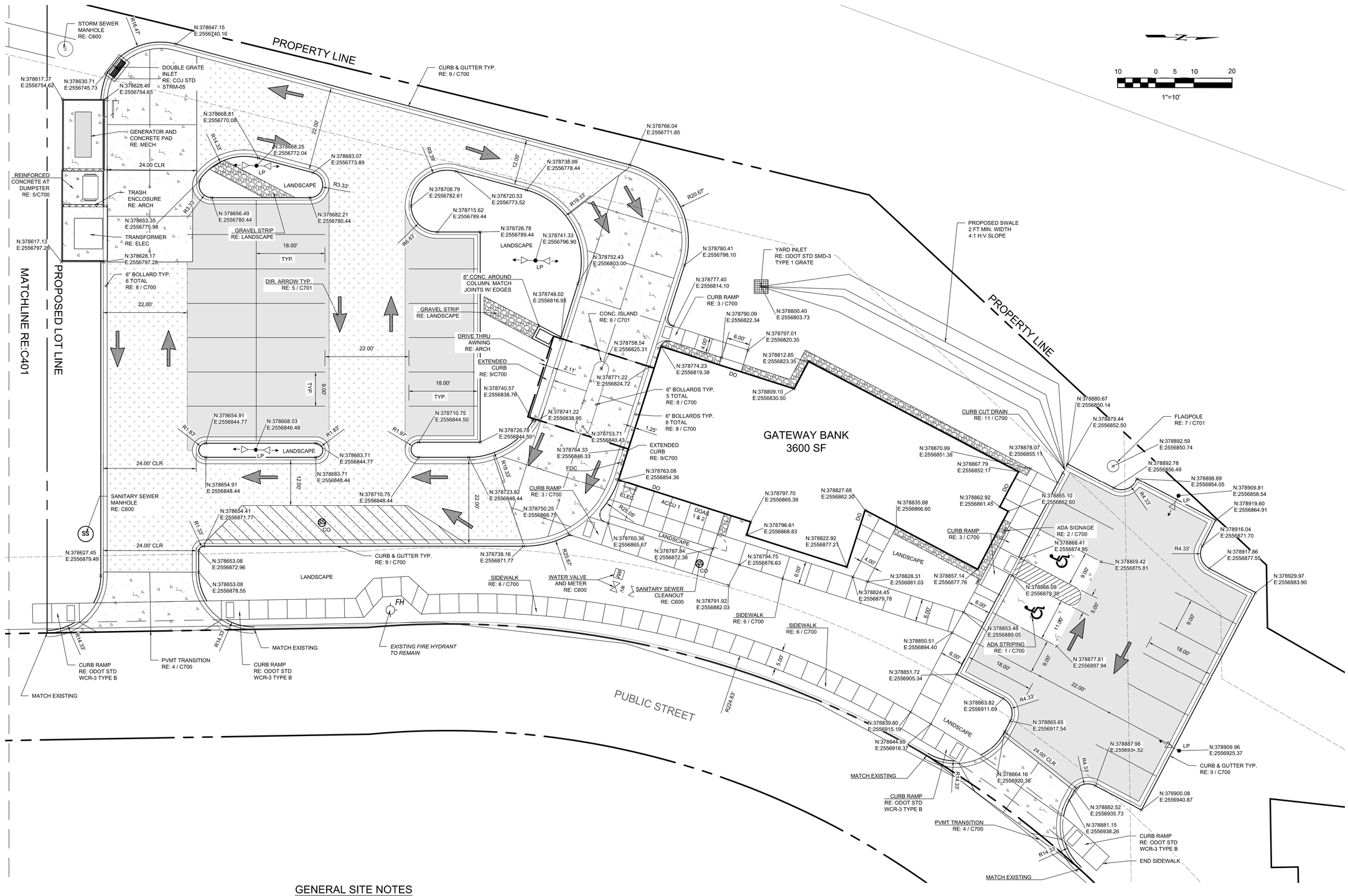
Course: N01°02'01"W Length: 222.12'
North: 378303.0369' East: 2556652.0284'

Segment #5 : Line

Course: N13°39'10"E Length: 319.36'
North: 378613.3730' East: 2556727.4093'

Perimeter: 1484.70' Area: 2.73acres
Error Closure: 0.0022 Course: S20°15'40"W
Error North: -0.00209 East: -0.00077

Precision 1: 674868.18



GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.
7. ALL SIDEWALK SHALL HAVE TOOLED JOINTS RE: 6/C700.
8. ALL CONCRETE PAVEMENT SHALL HAVE SEALED SAW CUTS RE: 1/C701

HEAVY DUTY ASPHALT PAVING RE: 5 / C700

STANDARD DUTY ASPHALT PAVING RE: 5 / C700

CONCRETE PAVING RE: 5 / C700

IMPERVIOUS AREA TABLE

TOTAL DISTURBED AREA	1.31 ACRES
EXISTING IMPERVIOUS AREA	26,071 SQ FT
PROPOSED IMPERVIOUS AREA	27,147 SQ FT
INCREASE IN IMPERVIOUS AREA	1076 SQ FT

PARKING SPACES

31	STANDARD SPACES
2	ADA REQUIRED
33	TOTAL

BEFORE YOU DIG OKLAHOMA — CALL OKIE

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

DRAWN BY: JP
CHECKED BY: JR
C:\Gateway projects\ 1943\27 Gateway Bank\Dwg\3 Production\4C400 Gateway Bank Plan Sheet.dwg
3/19/2020 2:04:11 PM

ARCHITECT

ksqdesign

KSQ Architects PC dba KSQ Design
323 E Mathew Brady Street
Tulsa, OK 74120
918.592.0622 office
918.592.0645 fax
www.ksq.design

Owner

Gateway First Bank
244 S Gateway Place
Jenks, OK 74037
918.712.9000 office
918.858.8421 fax
www.gatewayfirst.com

Civil Engineer

Wallace Eng Structural Consultants, Inc.
123 N Martin Luther King, Jr. Blvd
Tulsa, OK 74103
918.584.5858 office
www.wallacesc.com

Structural Engineer

360 Engineering Group, PLLC
1201 E 3rd St
Tulsa, OK 74120
918.518.1124 office
www.360enggroup.com

MEP Engineer

Precision Engineering Group, LLC
5800 E Skelly Drive, Suite 1100
Tulsa, OK 74135
918.749.3000 office
www.precisiongroup.net

LICENSED PROFESSIONAL ENGINEER — JORDAN ROMICH — 26548 — OKLAHOMA

07/29/2020

wallace

Wallace Engineering
Structural Consultants, Inc.

Structural and Civil Consultants
123 N. Martin Luther King Jr. Blvd.
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858

OKLAHOMA CA #1460 EXP DATE: 6/30/21

GATEWAY FIRST BANK

SOUTH GATEWAY PL
JENKS, OK

REVISIONS

No.	Description	Date

ISSUED: BID SET
DATE: 07/31/2020
SCALE: 1"=10'
SHEET NAME:
SITE PLAN
SHEET NUMBER:
C400

NOT FOR CONSTRUCTION

PROJECT NUMBER: 1930501

COPYRIGHT © 2020 KSQ ARCHITECTS, PC

January 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 City Council	6	7 Planning Commission	8	9
10	11	12 TAC/ARC	13	14 Board of Adjustment	15	16
17	18	19 City Council	20	21	22	23
24	25	26	27	28	29	30
31						

February 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	*2* *City Council*	*3*	*4* *Planning Commission*	*5*	*6*
7	*8*	*9* *TAC/ARC*	*10*	*11* *Board of Adjustment*	*12*	*13*
14	*15*	*16* *City Council*	*17*	*18*	*19*	*20*
21	*22*	*23*	*24*	*25*	*26*	*27*
28						

March 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 City Council	3	4 Planning Commission	5	6
7	8	9 TAC/ARC	10	11 Board of Adjustment	12	13
14	15	16 City Council	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 City Council	7	8 Planning Commission	9	10
11	12	13 TAC/ARC	14	15 Board of Adjustment	16	17
18	19	20 City Council	21	22	23	24
25	26	27	28	29	30	

May 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	*3*	*4* *City Council*	*5*	*6* *Planning Commission*	*7*	*8*
9	*10*	*11* *ARC/TAC*	*12*	*13* *Board of Adjustment*	*14*	*15*
16	*17*	*18* *City Council*	*19*	*20*	*21*	*22*
23	*24*	*25*	*26*	*27*	*28*	*29*
30	*31*					

June 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 City Council	2	3 Planning Commission	4	5
6	7	8 TAC/ARC	9	10 Board of Adjustment	11	12
13	14	15 City Council	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 City Council	7	8 Planning Commission	9	10
11	12	13 ARC/TAC	14	15 Board of Adjustment	16	17
18	19	20 City Council	21	22	23	24
25	26	27	28	29	30	31

August 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	*2*	*3* *City Council*	*4*	*5* *Planning Commission*	*6*	*7*
8	*9*	*10* *TAC/ARC*	*11*	*12* *Board of Adjustment*	*13*	*14*
15	*16*	*17* *City Council*	*18*	*19*	*20*	*21*
22	*23*	*24*	*25*	*26*	*27*	*28*
29	*30*	*31*				

September 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 City Council	8	9 Planning Commission	10	11
12	13	14 TAC/ARC	15	16 Board of Adjustment	17	18
19	20	21 City Council	22	23	24	25
26	27	28	29	30		

October 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 City Council	6	7 Planning Commission	8	9
10	11	12 TAC/ARC	13	14 Board of Adjustment	15	16
17	18	19 City Council	20	21	22	23
24	25	26	27	28	29	30
31						

November 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 City Council	3	4 Planning Commission	5	6
7	8	9 TAC/ARC	10	11 Board of Adjustment	12	13
14	15	16 City Council	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DRAFT

December 2021

DRAFT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 City Council	8	9 Planning Commission	10	11
12	13	14 TAC/ARC	15	16 Board of Adjustment	17	18
19	20	21 City Council	22	23	24	25
26	27	28	29	30	31	