



NOTICE OF PUBLIC HEARING
GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR

MEETING DATE: MONDAY JUNE 9th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
 12205 S. Yukon Ave.
 P.O. Box 70,
 Glenpool, Ok. 74033

THIS NOTICE POSTED ON OR BEFORE 5:00 PM, ON FRIDAY, JUNE 6th, 2014.

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 14th, 2014.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE ZONING CASE GZ-242 (HOFFMAN)
Nick Hoffman is requesting to rezone a 3.81 acre tract of land located approximately 2500 feet south of the southeast corner of Peoria Ave and US 67 (151st Street), otherwise known as 15611 South Peoria Ave from RMH (Residential Mobile Home) to AG (Agriculture).
4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A WAVIER OF THE PLATTING REQUIREMENT FOR GZ-242 (HOFFMAN).
Nick Hoffman is requesting a waiver of the replatting requirement for property located approximately 2500 feet south of the southeast corner of Peoria Ave and US 67, (151st Street) otherwise known as 15611 South Peoria Ave.
5. DISCUSSION AND POSSIBLE ACTION TO APPROVE LOT SPLIT GLS#205 (GlenTapp Dev.)
Request from Muhammad Khan, with SMC Consulting Engineers representing GlenTapp Development, LLC. This application proposes to split a 1.53 acre lot which is zoned CG (Commercial General) and located at the Southeast corner of 121st Street and S. Vancouver Ave into two lots.



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6. DISCUSSION AND POSSIBLE ACTION TO APPROVE SITEPLAN REVIEW (GlenTapp Dev.)
Request from Muhammad Khan, with SMC Consulting Engineers representing GlenTapp Development, LLC. This application proposal is to build an 1,800 square foot Starbucks Coffee Shop on a .75 acre lot located at the Southeast corner of 121st Street and S. Vancouver Ave. This lot is zoned CG (Commercial General).

7. ADJOURNMENT

Rick Malone

Rick Malone, City Planner



MINUTES OF PUBLIC HEARING
GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY APRIL 14th, 2014
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM

Chairman Watts called the meeting to order at 6:39 pm and requested a roll call:

Members Present: Richard Watts, Joyce Calvert, Robert Ranford, Shayne Buchanan

Members Absent: Howard Nelson

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 10th, 2014.

Motion: Vice Chairman Calvert
Second: Chairman Watts
Voting Aye: Chairman Watts, Vice Chairman Calvert, Mr. Ranford, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (MASTERCRAFT)

Request from Ryan Coulter, representing D & G Investments, LLC and Mastercraft Floor Covering. This project proposes a 14,000sf office/warehouse building to be located west of the se/corner of 146th Street and US 75 Hwy on property zoned CG (Commercial General).

- Applicant withdrew this application prior to meeting, no action taken.



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4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (ELWOOD CORNER)
Request from Mark Capron with Sisemore Weisz & Associates, Inc, representing Amy Stone, with Timberrock Properties. This project proposes a 12,400sf office/warehouse building to be located at the northwest corner of 141st Street and Elwood Ave on property zoned CS (Commercial Shopping).

Motion: Vice Chairman Calvert, Mr. Ranford, Mr. Nelson, Mr. Buchanan
Conditions: subject to TAC and Staff recommendations.
Second: Mr. Ranford
Voting Aye: Chairman Watts, Vice Chairman Calvert, Mr. Ranford, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

5. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 6:47p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GZ-242: Request from Nick Hoffman to change the zoning of his property from RMH (Residential Mobile Home) to AG (Agriculture) zoning. This property is 3.81 acres in size and is located approximately 2500 feet south of the southeast corner of Peoria Ave and 151st Street (US 67). The address, otherwise known as 15611 South Peoria Ave.

DATE: June 9th, 2014

Background:

The applicant owns 15.66 acres of land located approximately 2500 feet south of the southeast corner of Peoria Ave and US 67 (151st). The bulk of the land is zoned AG, but the 3.81 acres that is closest to Peoria Ave (subject tract) is zoned RMH (Residential Mobile Home) which, apparently was left over when this property was in Tulsa County jurisdiction and it contained several mobile homes. Mr. Hoffman wants to rezone this tract in order to build a large single family residence.

Comprehensive Plan/Zoning:

The Glenpool Comprehensive Plan provides the basis for the City's zoning policy. This property is designated as: LAND USE: Residential, INTENSITY: Rural/Residential.

Access:

The property is currently accessed from Peoria Ave.

Services:

The property currently outside of the City of Glenpool service area but it has access to water from RWD #2 and a septic tank or aerobic system will be required along with approval from ODEQ for sewer disposal.

Surrounding Land Uses:

The subject property contains a barn and out-buildings and is zoned RMH. It is abutted to the north by a large lot single family residences zoned AG (city), to the east by vacant land zoned AG (city) to the south by mostly vacant land zoned RMH (city), and to the west by mostly vacant land with some scattered single family residence and is zoned AG (county)

Staff Recommendation:

The staff recommends approval of AG zoning on this site as it is consistent with the Glenpool Comprehensive Plan and current zoning patterns.

Attachments:

1. Case Map





TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: GZ-242/Plat Waiver: Request from Nick Hoffman for a waiver of the platting requirement per section 260 of the Glenpool Zoning Code.

DATE: June 9th, 2014

Zoning Section:

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 ...provided that the City Council, pursuant to their 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.

Background:

The applicant owns 15.66 acres of land that is located approximately 2500 feet south of the southeast corner of Peoria Ave and US 67 (151st), and is otherwise known as 15611 South Peoria Ave. The bulk of the land is zoned AG, but 3.81 acres that abuts Peoria Ave (subject tract) is zoned RMH (Residential Mobile Home) This zoning appears to be left over from when this property was in Tulsa County jurisdiction and it contained mobile homes. Mr. Hoffman wants to rezone this tract in order to build a large single family residence.

Access:

The property is currently accessed from Peoria Ave.

Services:

The property currently outside of the City of Glenpool service area but it has access to water from RWD #2 and a septic tank or aerobic system will be required along with approval from ODEQ for sewer disposal.

Surrounding Land Uses:

The subject property contains a barn and agriculturally oriented buildings and is zoned RMH. It is abutted to the north by a large lot single family residences zoned AG (city), to the east by vacant land zoned AG (city) to the south by mostly vacant land zoned RMH (city), and to the west by mostly vacant land with some scattered single family residence and is zoned AG (county)

Staff Recommendation:

The staff recommends approval of the request for a waiver of the platting requirement per section 260 of the Glenpool Zoning Code in this case because platting into a single lot and block subdivision would not achieve any of the goals that platting was designed to provide in order to build a single family residence.

STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT: GLS-#205 "STARBUCKS COFFEE SHOP"

DATE: June 9th, 2014.

BACKGROUND:

Request from Muhammad Khan, PE representing GlenTapp Development, LLC to split Lot 1, Block 2 of Southwest Crossroads Addition in order to allow the building of a Starbucks Coffee Shop on the northern tract. The address is 12111 South Vancouver Ave. and is zoned CG (Commercial General).

ALL LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. Conform To The Zoning Code And Subdivision Regulations
This lot is zoned CG (Commercial General) the proposed split does meet the minimum standards of the Zoning Code.
2. Easements And Utilities:
All utilities are available to the property per plat.
3. Access To Streets:
These lots have access to S. Vancouver Ave and a mutual access easement will be executed by separate instrument running east/west between the newly created lots, however, both lots will have direct access to S. Vancouver Ave.
4. Sidewalks:
A sidewalk will need to be added to the west side of the lots the full length of S. Vancouver Ave with ramps meeting City of Glenpool Development and ADA standards before a certificate of occupancy will be issued for each lot.
5. Sewage Disposal:
The sewer line is on the southern boundary of the original Lot 1, Block 2 and it will have to be extended to the north lot and a utility easement will be required by prepared by the applicant by separate instrument and accepted by the City of Glenpool and filed of record. This extension will have to be completed and inspected before the lot split stamp of approval can be placed on the individual deeds for each lot, or a performance bond is provided and accepted by the City of Glenpool guaranteeing its successful completion. An application will also be necessary to ODEQ for this extension as well.
6. Water Accessibility:
Both lots have access to water service per plat.

TECHNICAL ADVISORY COMMITTEE:

The Technical Advisory Committee reviewed this lot split application on 5/30/14 and they had no objections with the proposed lot split as requested subject to the conditions listed below.

The sewer line will have to be extended to the north lot and be in a utility easement. This extension will have to be completed before the lot split stamp of approval can be placed on the individual deeds for each lot, or a performance bond is provided and accepted by the City of Glenpool guaranteeing its successful completion. An application will also be necessary to ODEQ for this extension as well.

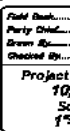
STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#205 subject to the staff and TAC conditions listed above.

ATTACHMENTS:

1. Case Map
2. Site Plan





TOI

MEMORANDUM

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: SITE PLAN FOR 2014-04 "STARBUCKS"

DATE: June 9th, 2014

Background:

Request from Muhammad Khan, PE representing GlenTapp Development, LLC for a Site Plan Review of the northern part of Lot 1, Block 2 of Southwest Crossroads Addition in order to allow a Starbucks Coffee Shop.

Property Characteristics:

The subject property is zoned CG, (Commercial General) and the proposed building will have a footprint of 1,800 square feet. The proposed use is designated as Use Unit 12 Eating Places other than Drive-Ins and this use category complies with the f CG zoning district.

The address of this site is: 12111 South Vancouver Ave.

Site Plan Review:

- *This original subdivision plat for this lot was filed as "Southwest Crossroads Addition" which was approved by the Planning Commission and City Council and filed of record on 4/4/07. Since the plat was filed, this lot has remained vacant until this application.*
- *The staff has reviewed the parking provisions of the site plan and found that they comply with regulations. Glenpool's zoning code requires 1 parking space for every 200 square feet of floor area. In short, this plan would require a minimum of 9 spaces with 1 space being handicap accessible according to the regulations. The site plan provides for 26 parking spaces with 2 handicap accessible spaces.*
- *The staff has also reviewed the landscape provisions of the site plan and found that they exceed the minimum standards. (see attached landscape plan and details)*
- *A sign permit application has not been submitted as part of the site plan and a separate sign permit will be required for the building and free-standing signage.*
- *The sanitary sewer will need to be extended to serve this site and corresponding utility easement. A performance bond can be issued to the City of Glenpool for this work and an ODEQ permit is required before acceptance.*
- *The utility plans were reviewed at the TAC meeting and with the exception of the sanitary sewer needing to be extended to this site; all necessary utilities and easements are adequate to service this site.*
- *An Earth Change permit will be required.*
- *A sidewalk will need to be added to the west side of the lots the full length of S. Vancouver Ave with ramps meeting City of Glenpool Development and ADA standards before a certificate of occupancy will be issued.*

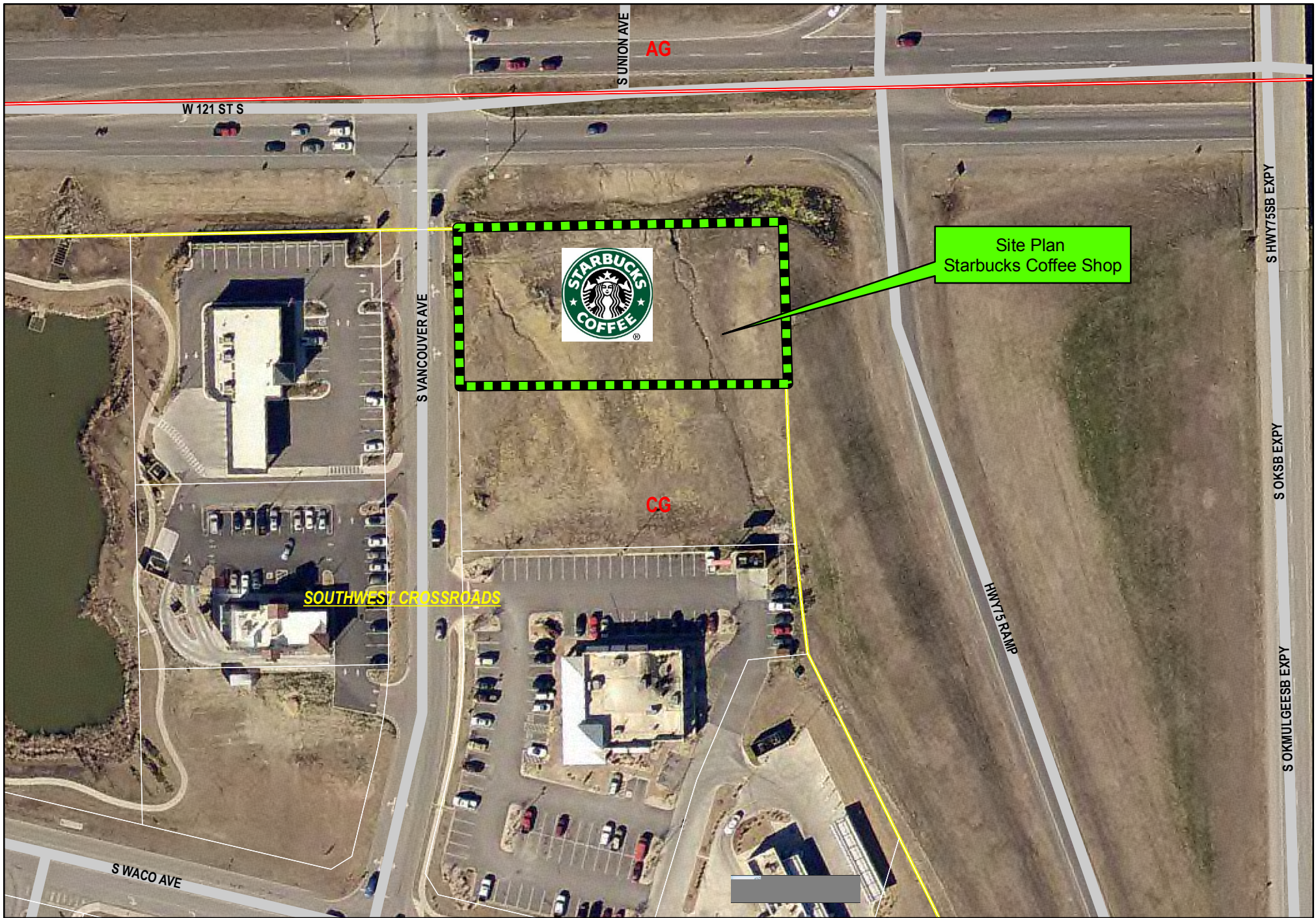
- On May 30th, 2014 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and recommended approval of the plan to the Planning Commission.
- The staff prepared redlined drawing review and gave to applicant to revise drawings and resubmit.

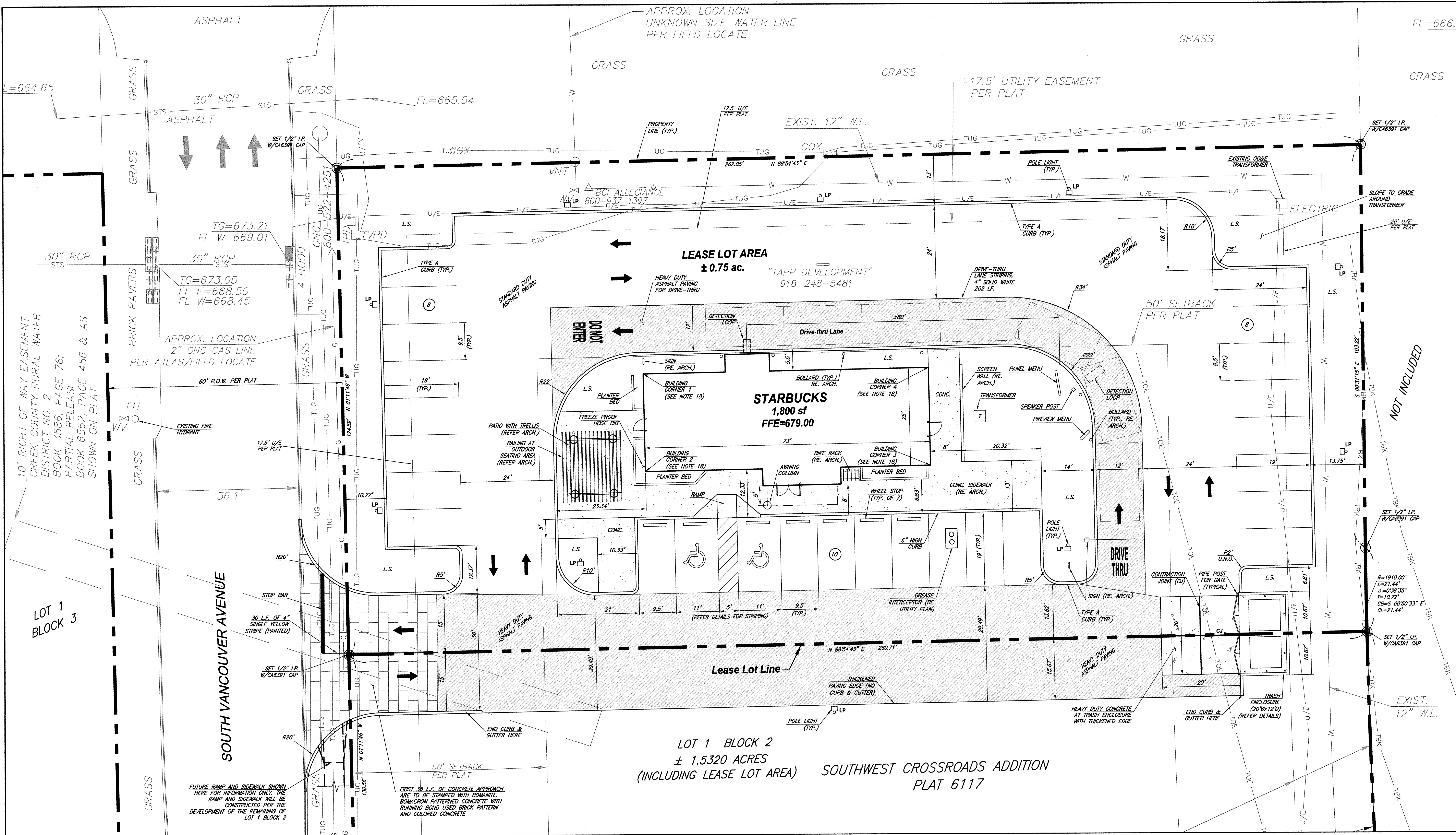
Recommendation:

The staff recommends Planning Commission approval of the site plan for Starbucks per TAC and Staff recommendations.

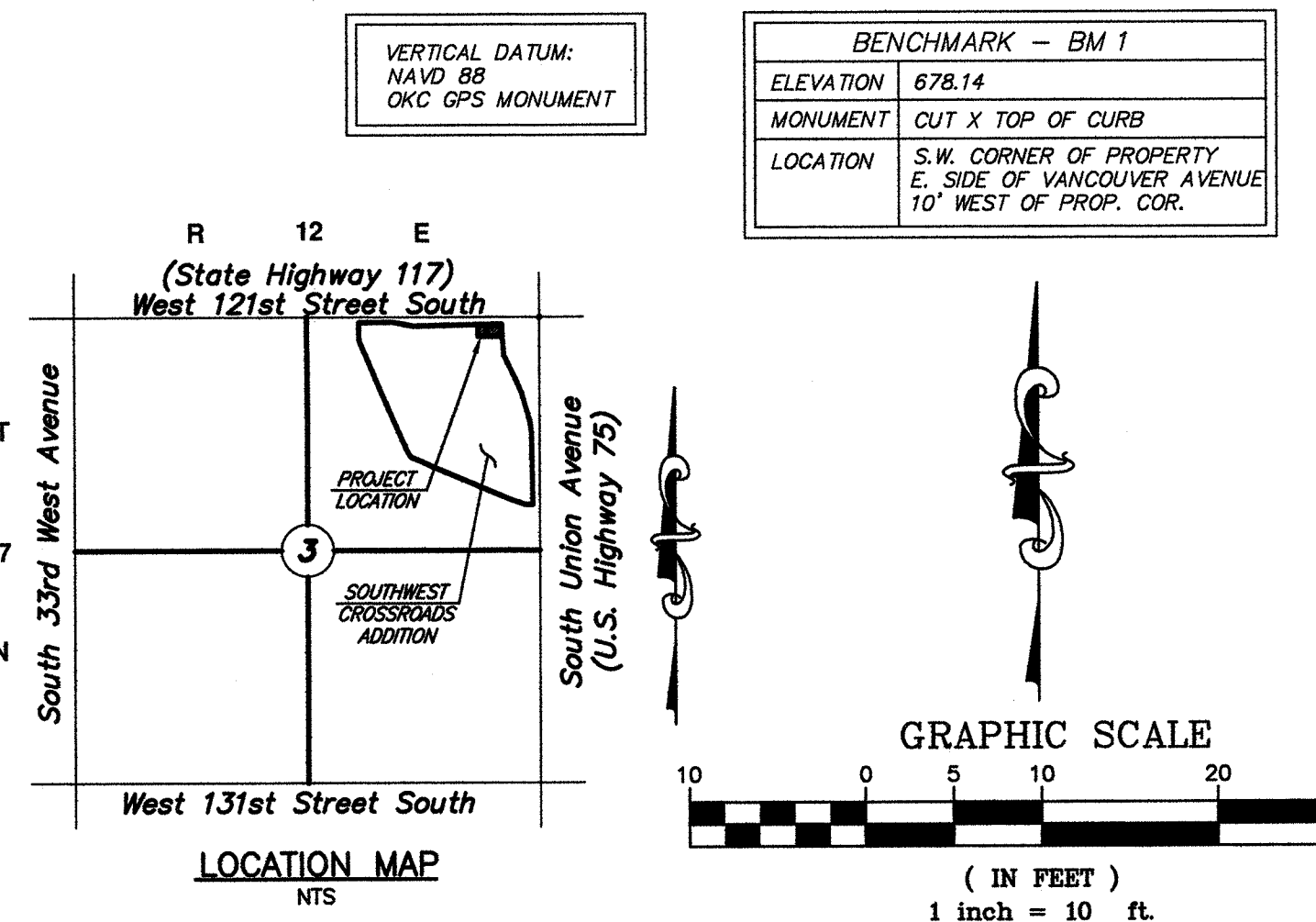
Attachment:

- 1) Case Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Landscape Details





UTILITY STATEMENT & CAUTION:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER BY SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SITE PLAN NOTES:

- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. ACCESSIBLE STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND WHERE APPLICABLE SHALL BE IN ACCORDANCE WITH UNIFORM BUILDING CODE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS, MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
- CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
- REFERENCE CONCRETE JOINT DETAILS PROVIDED IN MISCELLANEOUS DETAILS PLANS FOR HEAVY DUTY CONCRETE PAVEMENT.
- UNLESS OTHERWISE NOTED, ALL RADIi ON PARKING ISLANDS SHALL BE 2'.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
- NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL ONE AT 1-800-522-6543 PRIOR TO ANY EXCAVATION.
- FOR ALL LIGHTING & BASE POLE DETAILS & REQUIREMENTS SEE ARCHITECTURAL PLANS. MONUMENT SIGN DETAIL AND LOCATION APPROVAL IS BY OTHERS.
- EACH AND EVERY REQUIRED HANDICAPPED PARKING SPACE SHALL BE POSTED BY THE DISPLAY OF A STANDARD INTERNATIONAL HANDICAPPED WHEELCHAIR SYMBOL SIGN OR LEGEND NOT LESS THAN 12 INCHES BY 18 INCHES IN SIZE PERMANENTLY MOUNTED IN FRONT OF SAID SPACES. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- REMOVAL OF EXISTING CURBS AND GUTTERS ARE NOT SHOWN HERE FOR CLARITY. CONTRACTOR SHALL REFER TO TOPOGRAPHIC SURVEY TO REMOVE NECESSARY EXISTING STRUCTURES TO ACCOMMODATE PROPOSED DRIVEWAYS AND NEW PARKING AREA. CONTRACTOR SHALL CONSTRUCT NEW CURB AND GUTTER ALONG PUBLIC STREETS. THE NEW CURB AND GUTTER ALONG PUBLIC STREET SHALL BE IN ACCORDANCE WITH THE CITY STREET STANDARDS.
- SOME OF THE EXISTING AND THE PROPOSED DEVELOPMENT INFORMATION IS NOT SHOWN HERE FOR CLARITY; THEREFORE, CONTRACTOR SHALL REFER: UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY SERVICES. EROSION CONTROL PLAN AND DETAIL FOR EROSION AND SEDIMENTATION CONTROL MEASURES. PAVING SECTION DETAILS FOR PAVING TYPE.

- ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THE CITY OF GLENPOOL STANDARDS/SPECIFICATIONS AND THE OWNER'S SITE SPECIFIC STANDARDS/SPECIFICATIONS, THE CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS SHALL PREVAIL.
- DAMAGE TO ANY EXISTING TRAFFIC SIGNAL LOOP SYSTEM SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE LANE STRIPING: PAINT FIRE LANE MARKING AS PER DETAIL AND INSTALL "FIRE LANE-NO PARKING" SIGNS AS DIRECTED BY CITY FIRE MARSHALL. ADDITIONAL FIRE LANE MARKING AND FIRE LANE SIGNAGE MAY BE REQUIRED FOR FINAL APPROVAL BY THE FIRE MARSHALL. FIRE LANE STRIPING: TWO PARKING FIRE LANE MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FOOT MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY'S STANDARD FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE CITY FIRE MARSHALL.
- STOP SIGN IS NOT REQUIRED WITH STOP BAR.
- GENERAL CONTRACTOR SHALL REFER TO MEP SITE PLAN FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS AND FINAL POLE LOCATIONS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
- A DIGITAL COPY OF THE SITE PLAN WILL BE PROVIDED FOR CONSTRUCTION STAKING TO SET VARIOUS STRUCTURES NOT DIMENSIONED IN SITE PLANS.
- CONTRACTOR SHALL USE THE FOLLOWING COORDINATES TO SET THE BUILDING CORNERS:
BUILDING CORNER 1: BUILDING CORNER 2: BUILDING CORNER 3: BUILDING CORNER 4:
X=255670.49 X=255670.98 X=2556143.85 X=2556143.43
Y=365625.86 Y=365625.86 Y=365602.25 Y=365627.24
LOCATION IS TAKEN AT FACE OF THE BUILDING CORNER PER ARCH. PLANS

PARKING DATA

BUILDING GROSS FLOOR AREA:	±1,800 S.F.
OUTDOOR SEATING AREA:	±290 S.F.
FLOOR AREA FOR PARKING REQUIREMENTS:	±2,090 S.F.
TOTAL PARKING PROVIDED:	26 SPACES
TOTAL PARKING REQUIRED:	11 SPACES
PARKING RATIO PROVIDED:	1 FOR 79 S.F. OF GFA
PARKING RATIO REQUIRED:	1 OF 200 S.F. OF GFA
ACCESSIBLE SPACES PROVIDED (1/C IN THE TOTAL):	2 SPACES

(* CG BASE ZONING USE UNIT 12: EATING ESTABLISHMENT OTHER THAN DRIVE-INS.)

PARKING DATA NOTES:

- ALL CALCULATIONS BASED ON TOTAL GROSS SQ. FT. OF BUILDING.
- PARKING SHOWN CONTAINS 90° PARKING SPACES WIDTH.
- TYPICAL DIMENSIONS:
WIDTH = 9.5'
DEPTH = 19.0'
AISLES WIDTH = 24' MIN.

LEGEND

—	SIGN (i.e. STOP, etc.)	B/L	BUILDING SETBACK LINE
—	LIGHT POLE	—	STORM SEWER INLET
—	FOUND	—	STORM SEWER CURB INLET
—	GAS METER	—	STORM SEWER MANHOLE (SWMH)
—	GAS VALVE	—	S.S. MANHOLE
—	GUY ANCHOR	—	S.S. CLEANOUTS
—	IRON PIN	—	ELECTRICAL PEDESTAL
—	POWER POLE	—	CONCRETE WHEEL STOPS
—	SANITARY SEWER MANHOLE	—	ELECTRIC GENERATOR
—	TELEPHONE PEDESTAL	—	FIRE HYDRANT
—	UTILITY EASEMENT	—	IRRIGATION CONTROL VALVE
—	UNDERGROUND ELECTRIC	—	BOLLARD (REF. DETAILS)
—	UNDERGROUND TELEPHONE	—	D/E DRAINAGE EASEMENT
—	WATERLINE	—	3 WAY FIRE HYDRANT
—	WATER VALVE	—	TEE
—	WATER METER	—	GATE VALVE
—	FUTURE CURB & GUTTER BY OTHERS	—	L.S. LANDSCAPE
—	POWER UNDERGROUND BY CONTRACTOR	—	CONC. CONCRETE
—	TELEPHONE UNDERGROUND	—	ELECTRIC TRANSFORMER
—	POWER OVERHEAD	—	UN.O. UNLESS NOTED OTHERWISE
—	GAS LINE	—	CJ CONTRACTION JOINT
—	STORM SEWER	—	

ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONSTRUCT ACCESSIBLE RAMPS PER DETAIL TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575

ARCH. INFO.
RBA ARCHITECTS
architecture, planning, interior design
14918 HERTZ QUAL SPRINGS PARKWAY
OKLAHOMA CITY, OK 73134
V. 405.843.0522 F. 405.843.0523

MEP INFO.
RBA ARCHITECTS
architecture, planning, interior design
14918 HERTZ QUAL SPRINGS PARKWAY
OKLAHOMA CITY, OK 73134
V. 405.843.0522 F. 405.843.0523

STRUCTURAL INFO.
RBA ARCHITECTS
architecture, planning, interior design
14918 HERTZ QUAL SPRINGS PARKWAY
OKLAHOMA CITY, OK 73134
V. 405.843.0522 F. 405.843.0523

NOT VALID FOR CONSTRUCTION

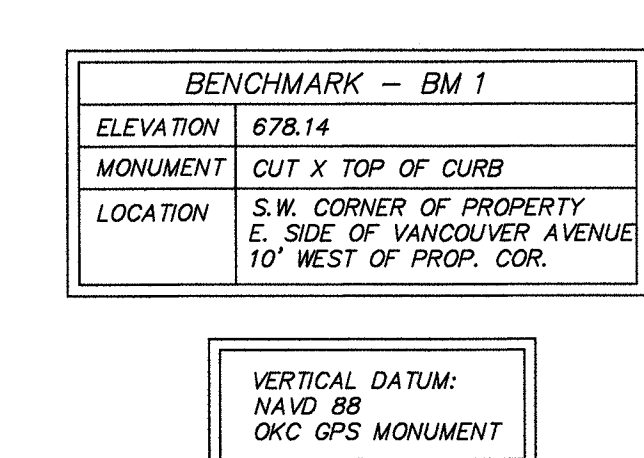
UNLESS SHOWN IN THIS BLOCK

Starbucks Coffee Company
PART OF LOT 1, BLOCK 2
SOUTHWEST CROSSROADS ADDITION
GLENPOOL, OKLAHOMA

SMC
SIC Consulting Engineers, P.C.
1400 N. Lincoln
Oklahoma City, Oklahoma 73102
Phone: 405-232-7715 Fax: 405-232-7659
Website: www.smcinc.com
OKLAHOMA CERTIFICATE OF REGISTRATION No. 0481-EP-36-2015
Professional Engineer Seal for Oklahoma, License No. 18318, State Seal No. 18318

PROJECT NO.: 5636-00
DATE: 1-24-2014
SCALE: 1"=10'
DRAWN BY: JN
ENGINEER/DESIGNER: A. KIAN
P.E. NUMBER: 18318

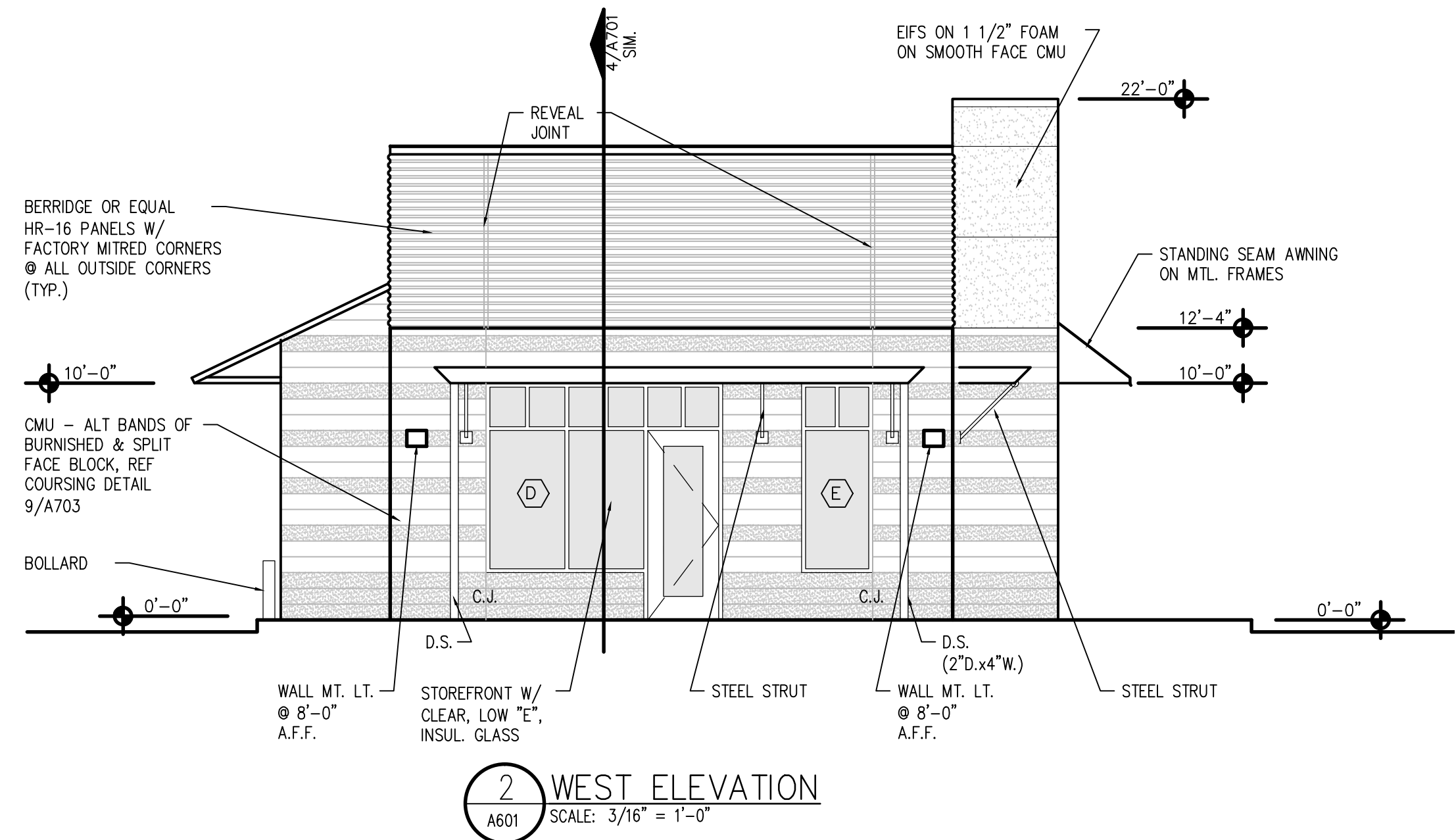
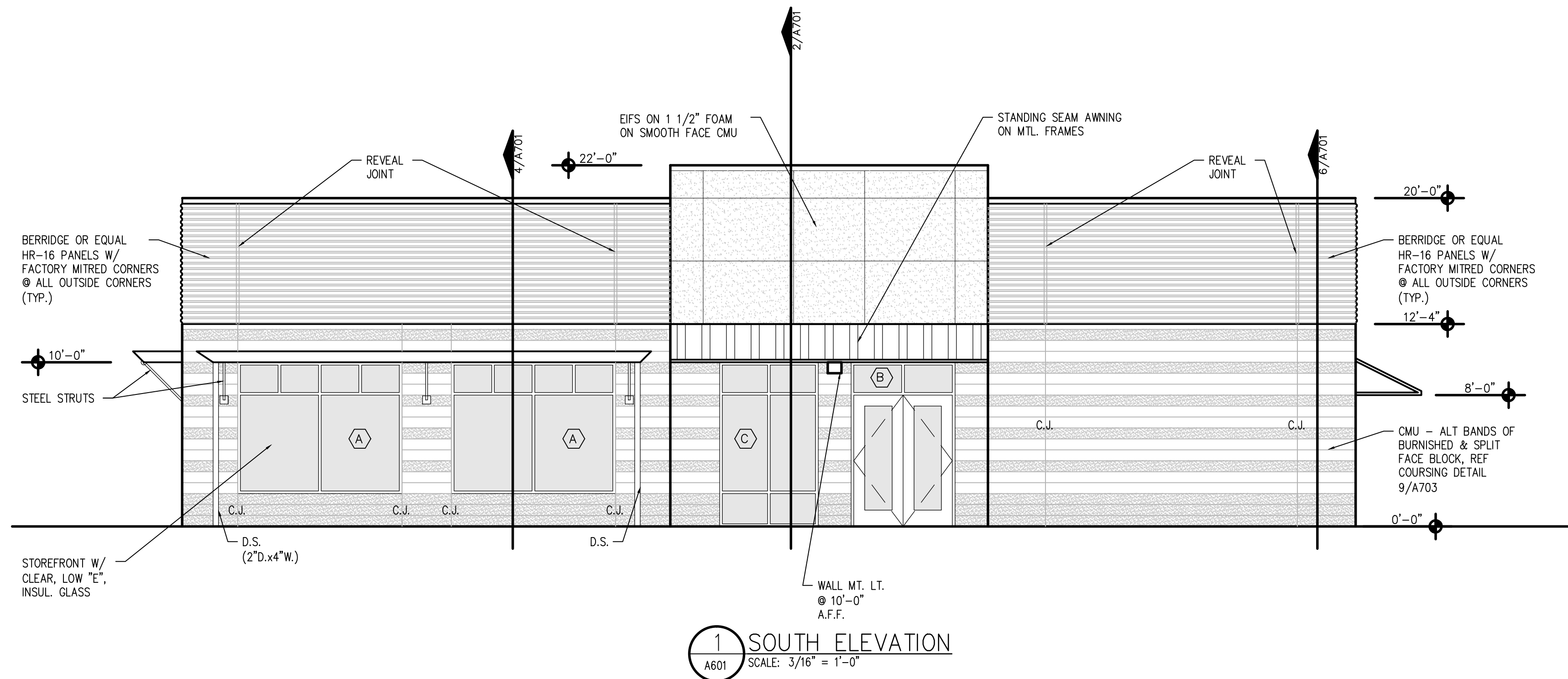
SITE PLAN
SHEET NO.
C6



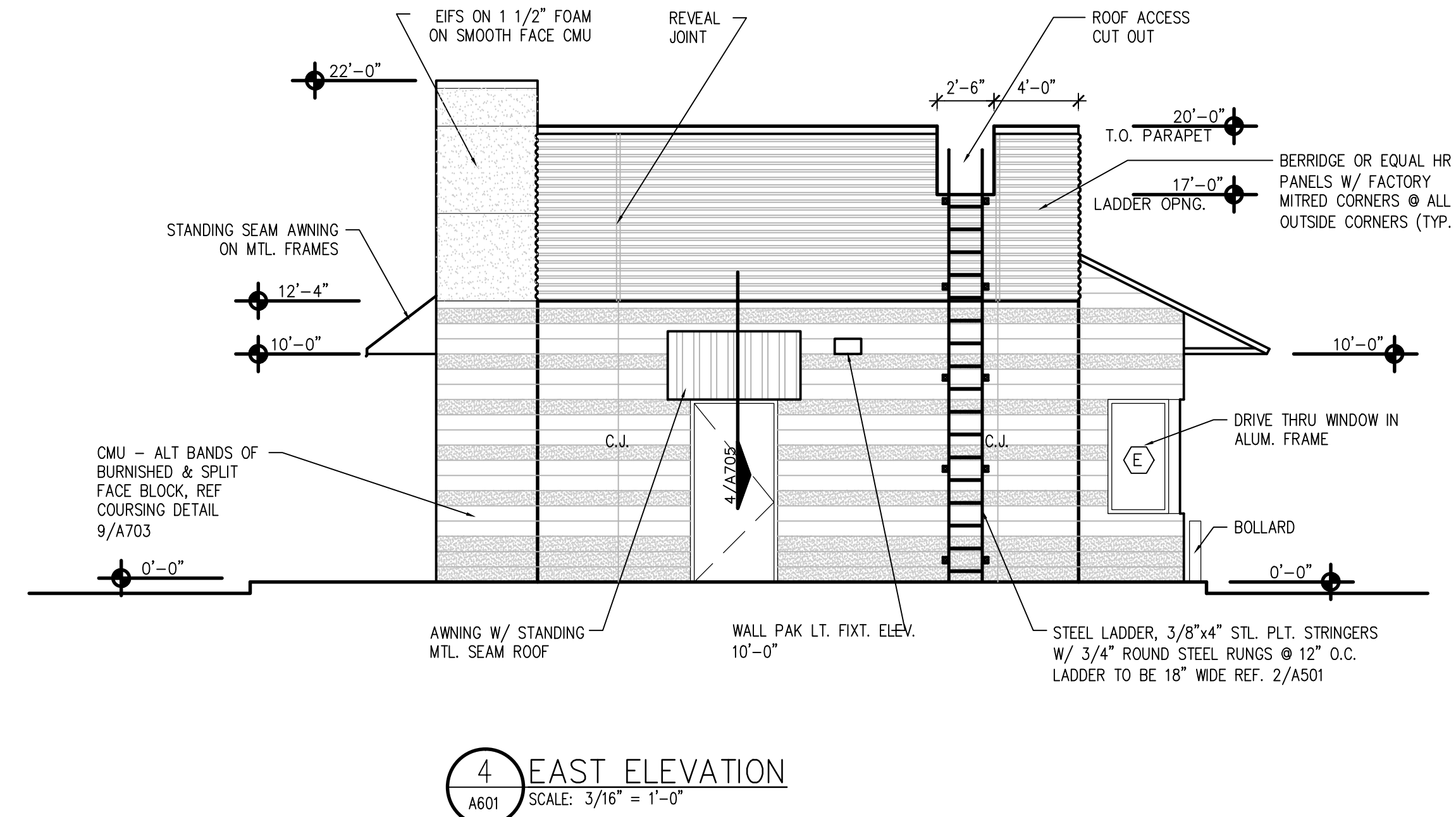
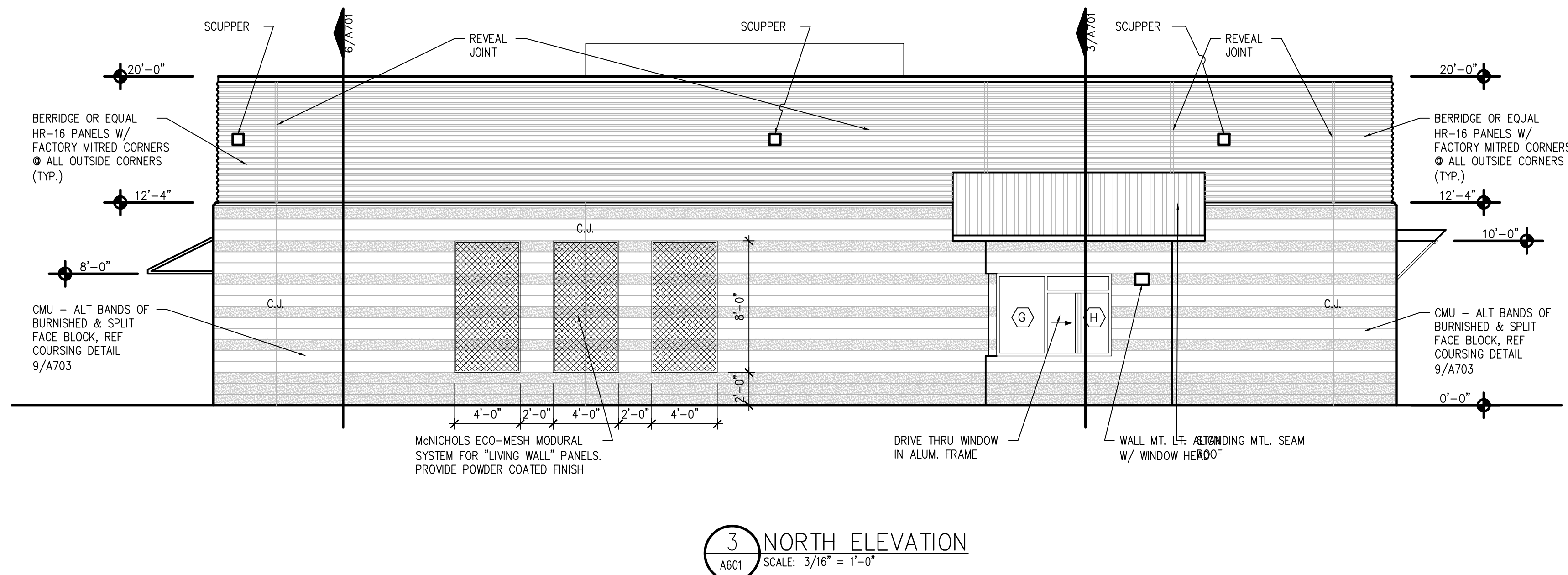
 SMC Consulting Engineers, P.C. 815 West Main • Orem, UT 84058 Phone: 408-733-7777 Website: www.smcinc.com		PROJECT NO: 5636.00 DATE: 1-24-2014 SCALE: 1"=10' DRAWN BY: TN ENGINEER: MUHAMMAD A. KHAN P.E. NUMBER: 18318	
		UTILITY PLAN	
SHEET NO C8		TOTAL SHEETS: 20 THIS SHEET: 18 OF 20	

UTILITY PLAN

SHEET NO.
C8



NOTE:
ALL EXPOSED STEEL AT
EXTERIOR TO RECEIVE
PAINT AS SPECIFIED



RBA ARCHITECTS
architecture, planning, interior design.
14918 HERTZ QUAIL SPRINGS PARKWAY
OKLAHOMA CITY, OK 73134
V. 405.843.0522 F. 405.843.0523

SEAL
STATE OF OKLAHOMA
2616
OKLA. CITY
LICENSED ARCHITECT
#2616
05/09/2014 CA#462

PROJECT
STARBUCKS
US HWY 75/SOUTH & 121 STREET
GLENPOOL
OKLAHOMA

DRAWING ISSUE	
DESCRIPTION	DATE
PRELIMINARY	2-10-14
PERMIT SET	2-19-14
BID SET	-
CONSTRUCTION SET	-
STARBUCKS-REVISION	3-18-14
STARBUCKS-REVISION	4-10-14
V.E.-REVISIONS	5-8-14

PROJECT NUMBER
S1366

SHEET TITLE
BUILDING
ELEVATIONS
SHEET NUMBER
A601

NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT WRITTEN CONSENT OF RICHARD R. BROWN, ASSOC.