TULSA METROPOLITAN AREA PLANNING COMMISSION
INCOG - 2 West 22nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

[x] SUBDIVISION PLAT  [ ] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION
RECEIVED BY: N/A  DATE FILED: 3/19/20  PLAT NAME: Quiktrip No. 0031

[CITY] COUNTY  REFERRAL CITIES:

SUBDIVISION PLAT SCHEDULE
PUBLIC AGENCY REVIEW: 3/19/20
TMAPC:

REFERENCE CASES
ZONING/PUD/CO CASE:
TMAPC DATE:
BOA CASE:
BOA DATE:

SUBJECT PROPERTY INFORMATION
ADDRESS OR DESCRIPTIVE LOCATION: Southwest corner of 51st St. S & S Sheridan Rd.  TRACT SIZE: 0.72 + acres
LEGAL DESCRIPTION: See Attached

PRESENT USE: Convenience Store  PRESENT ZONING: CS  T-R-S: 1913.34  COUNCIL DISTRICT: 9  CO COMM DISTRICT: 3
WATER SUPPLY: City of Tulsa  SANITARY SEWER: City of Tulsa
ELECTRIC: PSO  GAS: ONG  PHONE: Cox  TV: AT&T  SCHOOL DISTRICT: Tulsa Public

INFORMATION ABOUT YOUR PROPOSAL
PROPOSED USE: Convenience Store

PROPOSED ZONING: CS  LOTS PROPOSED: 1  BLOCKS PROPOSED: 1

APPLICANT INFORMATION
NAME: Quiktrip Corporation C/O AAB Engineering, LLC
ADDRESS: P.O. Box 2136
CITY, ST, ZIP: Tulsa, OK 74063
DAYTIME PHONE: 918.514.4283
EMAIL: alan@aabeng.com

PROPERTY OWNER INFORMATION
NAME: MOBLEY, Quiktrip Corporation
ADDRESS: 4705 South 129th East Avenue
CITY, ST, ZIP: Tulsa, OK 74134
DAYTIME PHONE: 918-615-7700
EMAIL: dchamber@quiktrip.com

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: 3-1-2020

DOES OWNER CONSENT TO THIS APPLICATION [X] YES  [ ] NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer

APPLICATION FEES (Make checks payable to INCOG)
PRELIMINARY PLAT FEE: $1,200
FINAL PLAT FEE: $900
MINOR PLAT FEE: $650

TOTAL AMOUNT DUE: $1,200
RECEIPT NUMBER: 232415

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

SUBMITTAL REQUIREMENTS:
Checklists for all submittals are available at www.tmapc.org

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan
Draft Final Plats – 4 folded full-size copies & PDF
Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer
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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: South west corner of 51st St. S & S Sheridan Rd.
Acreage: 0.72 Number of Lots: 1 Project Name: QuikTrip No. 0031
Owner of Property: Quiktrip Corporation
Person Requesting Review: Alan Retchan Date: 03.05.2020

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Town Center GROWTH OR STABILITY DESIGNATION: Growth

The property [x] CONFORMS [ ] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned CS
The proposed use of Convenience Store [x] WOULD or [ ] WOULD NOT conform to the zoning district classification.
Minimum lot size required: 10,000 Sq Ft

Is the property located within an approved development plan? [ ] YES [x] NO
If yes, does the project conform to all development standards? [ ] YES [x] NO
Is there a Rezoning or Board of Adjustment case pending on the site? [ ] YES [x] NO Case number: ____________
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? ____________

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets None

Water None

Sewer None

Storm Water/Drainage Extensions to existing sewers west of the site

Park and Trail Dedications None

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.
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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (Preliminary plats): Thursday, 3/19/20 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, 4/1/20 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS
1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS
1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.
Preliminary Plat
QuikTrip No. 0031

ALL OF LOT FOUR (4), BLOCK ONE (1), AND PART OF LOT EIGHT (8), BLOCK ONE (1), GATENWOOD CENTER, AN ADDITION TO THE
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
CITY OF TULSA, OKLAHOMA
3100 S. 108TH E., TULSA, OKLAHOMA 74134
PHONE: (918) 543-1777
EMAIL: DANIEL.DEVLIN@QUIKTRIP.COM

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CITY OF TULSA, OKLAHOMA
CERTIFICATE OF AUTHORIZATION NO. 201801298, EXP. 12/31/2020
A A B 3-701
SANDBECK, OKLAHOMA 74075
PHONE: (918) 543-4383
EMAIL: AAB@QUIKTRIP.COM
CONTACT: ALAN BETCHER

IN WITNESS WHEREOF: QUIKTRIP CORPORATION, AS EXECUTOR OF THE TRUSTEE SELLOR, HAS EXECUTED THIS INSTRUMENT THE ___ DAY OF
2020

QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION

BY:
KAY J. DOUGLAS, WIFE OF LEASED REAL ESTATE

STATE OF OKLAHOMA

COUNTY OF TULSA

ON THIS ___ DAY OF ___, 20___, before me, the undersigned authorized officer, personally appeared and acknowledged the execution of the instrument by KAY J. DOUGLAS, subscribing thereto as wife of leasehold interest in the premises. I am a Notary Public in the State of Oklahoma and County of TULSA, duly commissioned to administer oaths, take depositions and legally bind persons, as provided by 61 O.S. 2001, §15-303. This instrument is approved and recognized by the undersigned and is recorded in the office of the Clerk of the above named County. I hereby certify that I was present at the execution of the present instrument and that the party executing the same did sign, seal, and execute the same in his or its own person, in person acknowledged, and was free from any constraint or compulsion to sign the same.

NOTARIZED PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CERTIFICATE OF SURVEY

LAWYER: JAY B. BESSLER, ATTORNEY-AT-LAW

LABOR LEASED REAL ESTATE IN THE STATE OF OKLAHOMA, KNOW OR CERTIFY THAT THE ABOVE DOCUMENTS AND THE PRECEDING INSTRUMENTS HAVE BEEN錄ED AND ARE LEGALLY BOUND TO BOUND BY THE FOLLOWING PROVISIONS CONTAINED THEREIN:

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