

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ PLAT NAME: Northwest Passage I _____

CITY **COUNTY** REFERRAL CITIES: _____

| SUBDIVISION PLAT SCHEDULE | | REFERENCE CASES | |
|---------------------------|--|---------------------|--|
| PUBLIC AGENCY REVIEW: | | ZONING/PUD/CO CASE: | |
| | | TMAPC DATE: | |
| TMAPC: | | BOA CASE: | |
| | | BOA DATE: | |

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: East of North Gilcrease Museum Road and West 30th Street TRACT SIZE: 27.5053 ± acres

LEGAL DESCRIPTION: See Attached _____

PRESENT USE: Vacant _____ PRESENT ZONING: PUD 624 T-R-S: 20-12-22 COUNCIL DISTRICT: 1 _____ CO COMM DISTRICT: _____

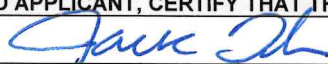
WATER SUPPLY: Tulsa _____ SANITARY SEWER: Tulsa _____

ELECTRIC: PSO _____ GAS: ONG _____ PHONE: ATT _____ TV: Cox _____ SCHOOL DISTRICT: Tulsa _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Residential Single -Family

PROPOSED ZONING: N/A _____ LOTS PROPOSED: 101 _____ BLOCKS PROPOSED: 9 _____

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|--|--|
| NAME Jack Taber | NAME Brian Doyle |
| ADDRESS 9810 East 42 nd Street, Suite 100 | ADDRESS 3863 South 103 rd East Avenue |
| CITY, ST, ZIP Tulsa, Oklahoma 74146 | CITY, ST, ZIP Tulsa, Oklahoma, 74146 |
| DAYTIME PHONE 918-252-9621 | DAYTIME PHONE 918-906-2448 |
| EMAIL j.taber@tulsaengineering.com | EMAIL BDoyle@drhorton.com |
| I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. | |
| SIGNATURE & DATE:  9/8/23 | |

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

| APPLICATION FEES (Make checks payable to INCOG) | | PRELIMINARY PLAT DISPOSITION |
|---|----------------|---|
| PRELIMINARY PLAT FEE: | \$1,200 | TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED |
| FINAL PLAT FEE: | \$900 | DATE/VOTE: |
| MINOR PLAT FEE: | \$650 | CONDITIONS: |
| TOTAL AMOUNT DUE: | \$ 1200 | |
| RECEIPT NUMBER: | | |

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

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.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: East of North Glicrease Museum Road and West 30th Street _____

Acreage: 27.5053 _____ Number of Lots: 101 _____ Project Name: Northwest Passage I _____

Current Owner of Property: Legacy Investment L.L.C. _____

Person Requesting Review: Jack Taber _____ Date: 09/07/2023 _____

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Neighborhood _____ GROWTH OR STABILITY DESIGNATION: Map is offline _____

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

ZONING AND PLATTING

The property is currently zoned PUD 624 _____

The proposed use of Residential WOULD or WOULD NOT conform to the zoning district classification.

Minimum lot size required: Per PUD

Is the property is located within an approved development plan? YES NO

If yes, does the project conform to all development standards? YES NO

Is there a Rezoning or Board of Adjustment case pending on the site? YES NO Case number: _____

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? TMAPC October 4, 2023

INFRASTRUCTURE NEEDS

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

Streets Streets will be constructed by the Developer and create an Entry on Apache and connect to the existing stub street on West 30th Street. _____

Water Water will be connected at Apache and routed through the proposed subdivision to connect to the existing line on West 30th Street.

Sewer Sanitary sewer will be constructed to connect to the existing subdivisions to the east _____

Storm Water/Drainage Storm water will be collected internally drain northwesterly towards the open spaces areas/ detention areas to the north _____

Park and Trail Dedications There are no parks or trails planned in the first phase. Sidewalks will be provided. _____

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.

SUBDIVISION PLAT PROCESS MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, _____ 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.

I, _____ hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per receipt no. _____ to applied to 20 _____ taxes. This certificate is NOT to be construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed on record. 20 _____ taxes could exceed the amount of the security deposit. Dated _____ 20 _____

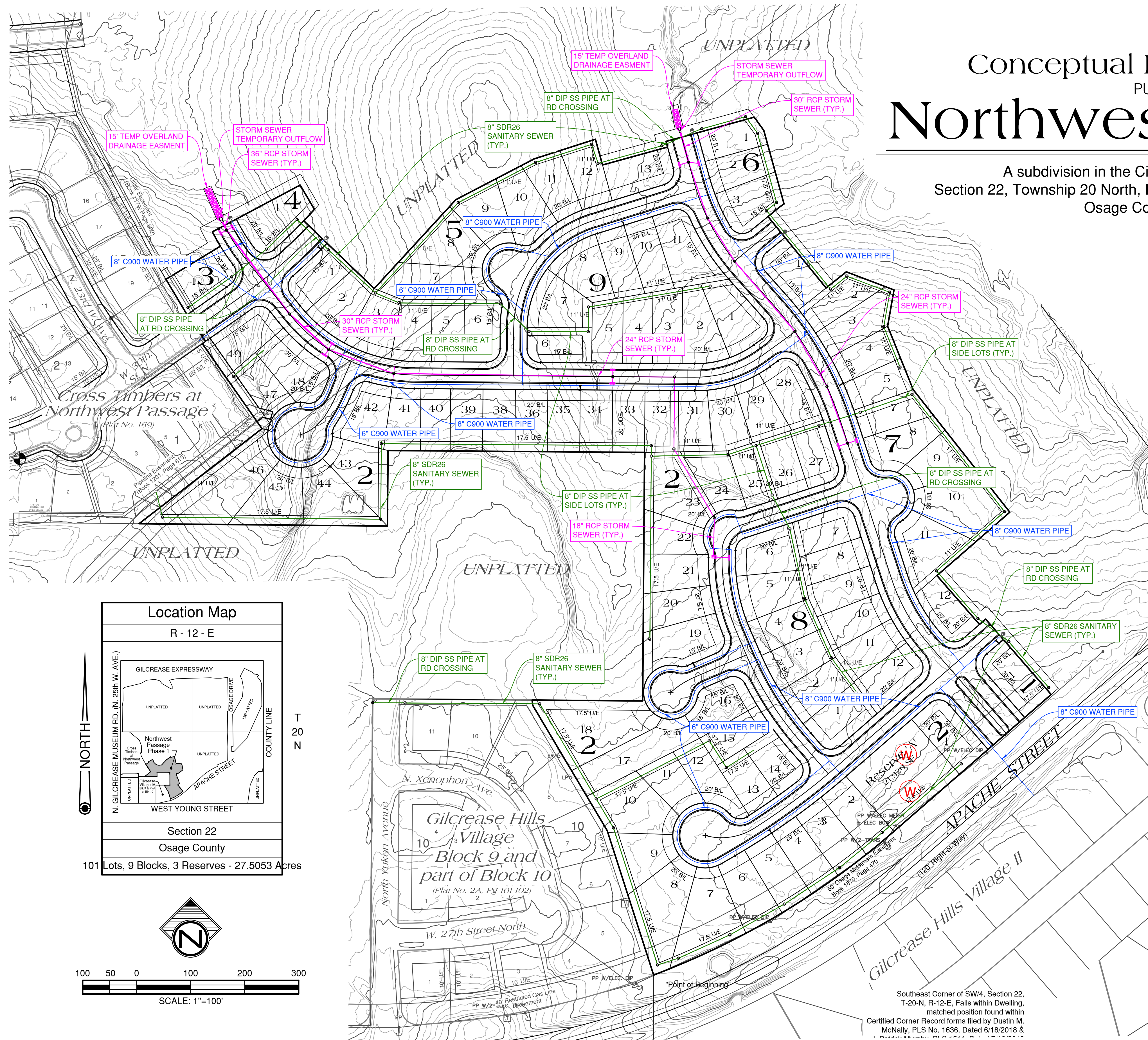
by _____
County Treasurer Osage County, Oklahoma

Conceptual Public Utility Plan

PUD No. 624

Northwest Passage I

A subdivision in the City of Tulsa, being a part of the SW/4 Section 22, Township 20 North, Range 12 East of the Indian Base and Meridian, Osage County, State of Oklahoma



Legend

Res. = Reserve
L.N.A. = Limits of No Access U/E = Utility Easement

Surveyor's Note

Date of Last Field Visit: September 29, 2022

Monument Notes

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA531" 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 "CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8"x18" deformed bar with a yellow plastic cap stamped "CA531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, centers of cul-de-sacs and centers of eyebrows, after completion of improvements.

Basis of Bearings

The non-astronomic bearings shown herein are based on an assumed bearing of S 89°37'46" E along the South line of the SW/4 of Section 22, T-20-N, R-12-E of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof.

Benchmarks

Offsite Benchmark
ADS 2016-25
A 5/8" Rebar - 3" aluminum cap - flush, stamped 2016-25, set in concrete post 36" in ground approximately 40' west and 550' south of intersection of West 36th Street North and Martin Luther King Jr. Boulevard
Northing: 444,526.27
Easting: 2,560,398.67
Elevation: 681.40'
Site Benchmark
Top of a 3/8" Steel Pin with a Plastic Cap Stamped "TEP CA531" at the Northwest Corner of Lot 1, Block 1, Cross Timbers at Northwest Passage, Plat No. 169.
Northing: 439,294.36
Easting: 2,553,455.47
Elevation: 836.39
Horizontal Datum: Oklahoma State Plane Coordinate System-North Zone
Vertical Datum: North American Vertical Datum of 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.

Lot Addresses

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

Floodplain Note

The subject property is located within an area designated as Zone X (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40113C1234K, with an effective date of April 2, 2008, for Community No. 400146, City of Tulsa in Osage County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Subject property is also not contained within a Regulatory Floodplain per Panel No. 28 of the Tulsa Regulatory and FEMA Floodplain maps, dated August 9, 2021.

STATE OF OKLAHOMA } ss.
COUNTY OF OSAGE }
I, Robin Slack, Osage County Clerk, in and for the County and State 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 _____, 20____
Robin Slack, Osage County Clerk
Deputy

OWNER / DEVELOPER

D.R. Horton - Texas, LTD.,
A Texas Limited Partnership
3863 South 103rd East Avenue
Tulsa, Oklahoma 74146
Phone: 918.906.2448

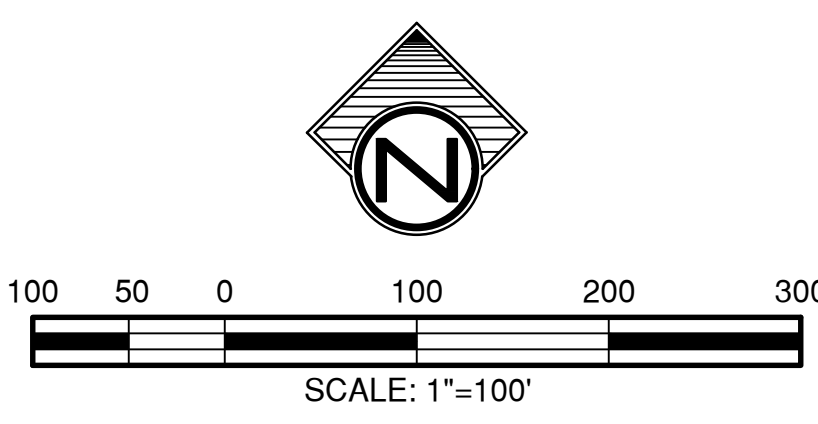
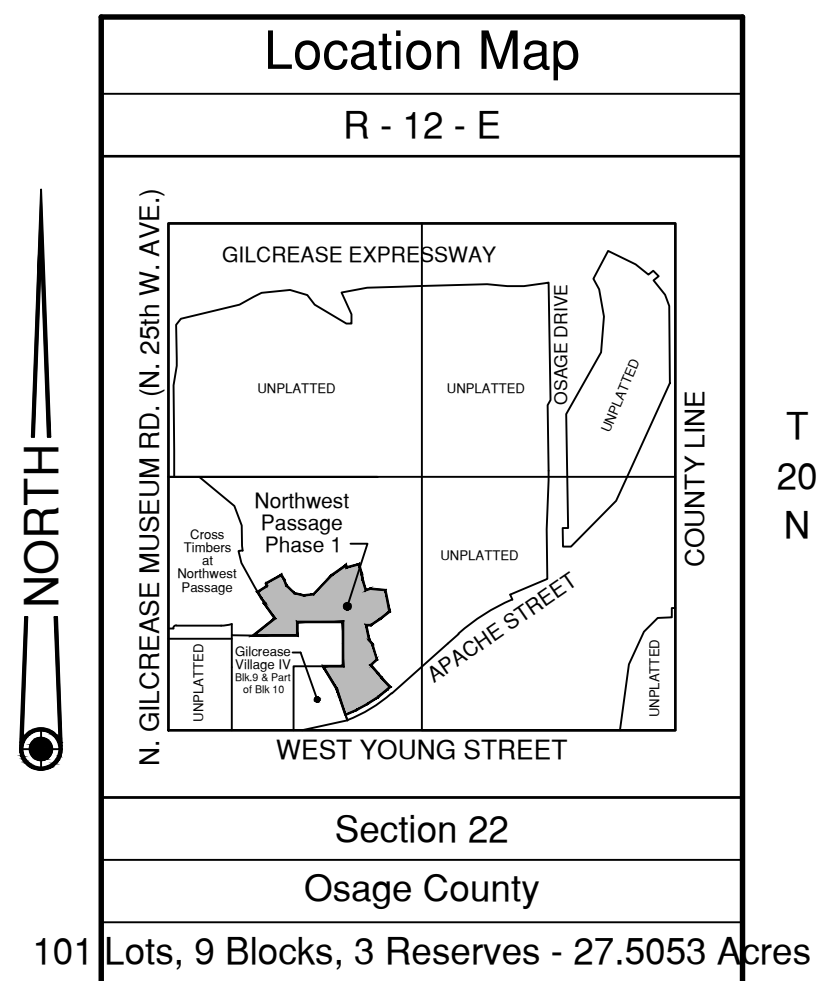
ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621
Russell K. Fischer, P.E.
r.fischer@tulsaengineering.com

CERTIFICATE OF AUTHORIZATION No. 531
RENEWAL DATE: JUNE 30, 2025

FINAL PLAT ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
Approval Date _____
TMAPC
CITY ENGINEER
COUNCIL OF THE CITY OF TULSA, OKLAHOMA
Approval Date _____
Chair
Mayor
Attest: City Clerk
City Attorney
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



Southeast Corner of SW/4, Section 22, T-20-N, R-12-E, Falls within Dwelling, matched position found within Certified Corner Record forms filed by Dustin M. McNally, PLS No. 1636, Dated 6/18/2018 & _____



September 7, 2023

Re: 21-125 NWP Phase 1 Closure Report

| Bearing | Distance | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
|---------------|----------|----------|--------|------------|---------------|--------------|
| N 17°48'29" W | 280.96 | | | | | |
| N 30°44'43" W | 269.94 | | | | | |
| N 06°32'52" W | 9.66 | | | | | |
| S 89°33'25" E | 204.65 | | | | | |
| N 00°26'35" E | 460.00 | | | | | |
| N 89°33'44" W | 475.00 | | | | | |
| S 00°26'35" W | 139.93 | | | | | |
| N 89°27'11" W | 460.03 | | | | | |
| N 52°17'58" E | 287.65 | | | | | |
| N 35°04'22" W | 192.32 | | | | | |
| N 54°55'38" E | 7.68 | | | | | |
| N 35°04'22" W | 60.00 | | | | | |
| N 30°43'51" W | 76.41 | | | | | |
| N 58°42'01" E | 117.97 | | | | | |
| | | 4°06'08" | 425.00 | 30.43 | N 29°14'55" W | 30.42 |
| N 61°55'17" E | 184.09 | | | | | |
| S 30°27'25" E | 52.33 | | | | | |
| S 42°48'03" W | 11.79 | | | | | |
| | | 1°00'27" | 970.00 | 17.06 | S 43°18'16" W | 17.06 |
| S 46°05'24" E | 181.07 | | | | | |
| N 42°34'28" E | 223.67 | | | | | |
| N 62°29'17" E | 163.13 | | | | | |
| N 72°12'35" E | 119.33 | | | | | |
| S 15°21'29" E | 49.44 | | | | | |
| N 74°38'31" E | 125.00 | | | | | |
| N 15°21'29" W | 10.89 | | | | | |
| N 74°38'31" E | 169.47 | | | | | |
| S 35°46'16" E | 30.19 | | | | | |
| S 15°21'29" E | 141.28 | | | | | |
| | | 4°10'43" | 275.00 | 20.06 | S 52°58'19" W | 20.05 |
| S 50°52'57" W | 17.61 | | | | | |
| S 39°07'03" E | 170.48 | | | | | |
| N 51°30'00" E | 47.85 | | | | | |
| S 69°20'13" E | 94.54 | | | | | |
| S 09°59'31" W | 68.34 | | | | | |
| S 21°55'22" E | 126.62 | | | | | |
| S 38°17'02" E | 288.82 | | | | | |
| S 48°58'33" W | 178.77 | | | | | |



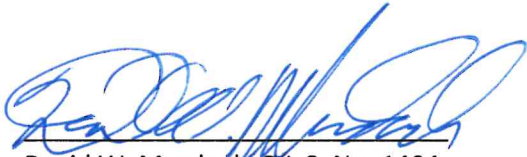
9810 East 42nd Street, Suite 100 / Tulsa, Oklahoma 74146
 O: 918-252-9621 F: 918-340-5999
 www.tulsaengineering.com

| Bearing | Distance | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
|---------------|----------|-----------|---------|------------|---------------|--------------|
| S 41°01'27" E | 120.00 | | | | | |
| N 48°58'33" E | 15.00 | | | | | |
| S 41°01'27" E | 185.00 | | | | | |
| S 48°58'33" W | 387.54 | | | | | |
| | | 20°22'11" | 1461.72 | 519.67 | S 59°09'39" W | 516.94 |
| Total | | | | 6204.45 | | 587.21 |

Closure Error Distance > 0.0000
 Closure Ratio > 1:∞
 Total Distance > 6791.66
 Area: 1,198,131 sq ft, 27.5053 acres

CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing "Closure Report" meets or exceeds the "Minimum Standards" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


 David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
 Telephone: (918) 252-9621

