

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: DS DATE FILED: 11/17/22 PLAT NAME: OKTUL BR

CITY **COUNTY** REFERRAL CITIES: _____

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>Tac: 11/17/22</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>12/10/22</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 8715 S. Mingo Rd. TRACT SIZE: 8 ± acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING: CO T-R-S: 18-14-18 COUNCIL DISTRICT: CO COMM DISTRICT: _____

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa

ELECTRIC: AEP GAS: ONG PHONE: Cox/ATT TV: Cox ATT SCHOOL DISTRICT: Union

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE :Mental Health Facility

PROPOSED ZONING: _____ LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>C. Joseph Watt, P.E.</u>	NAME <u>FLDES VB PH1, LLC</u>
ADDRESS <u>6660 S. Sheridan</u>	ADDRESS <u>653 W. Dickson St.</u>
CITY, ST, ZIP <u>Tulsa, OK 74133</u>	CITY, ST, ZIP <u>Fayetteville, AR 72701</u>
DAYTIME PHONE: <u>918-665-3600</u>	DAYTIME PHONE <u>501-779-7302</u>
EMAIL <u>kwatt@sw-assoc.com</u>	EMAIL <u>scott@mclain-group.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

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: <u>\$1,200</u>	\$	
RECEIPT NUMBER: <u>235187</u>		

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

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 8715 S. MINGO RD
Acreage: 8.74(±) Number of Lots: 1 Project Name: OK TUL BR
Owner of Property: FLDES VB PH1, LLC.
Person Requesting Review: C. JOSEPH WATT Date: 11/04/2022

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: REGIONAL CENTER GROWTH OR STABILITY DESIGNATION: _____

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

ZONING AND PLATTING

The property is currently zoned _____
The proposed use of HEALTH CARE WOULD or WOULD NOT conform to the zoning district classification.
Minimum lot size required: 8.74
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? _____

INFRASTRUCTURE NEEDS

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

Streets All Private _____
Water Private Funds for Public Improvement _____
Sewer Private Funds for Public Improvement _____
Storm Water/Drainage All Private _____
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.

SUBDIVISION PLAT PROCESS**MEETING SCHEDULE**

Public Agency Review (PAR) Date (Preliminary plats): Thursday, 11/17/22 1:30 p.m.

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

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, 12/07/22 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.

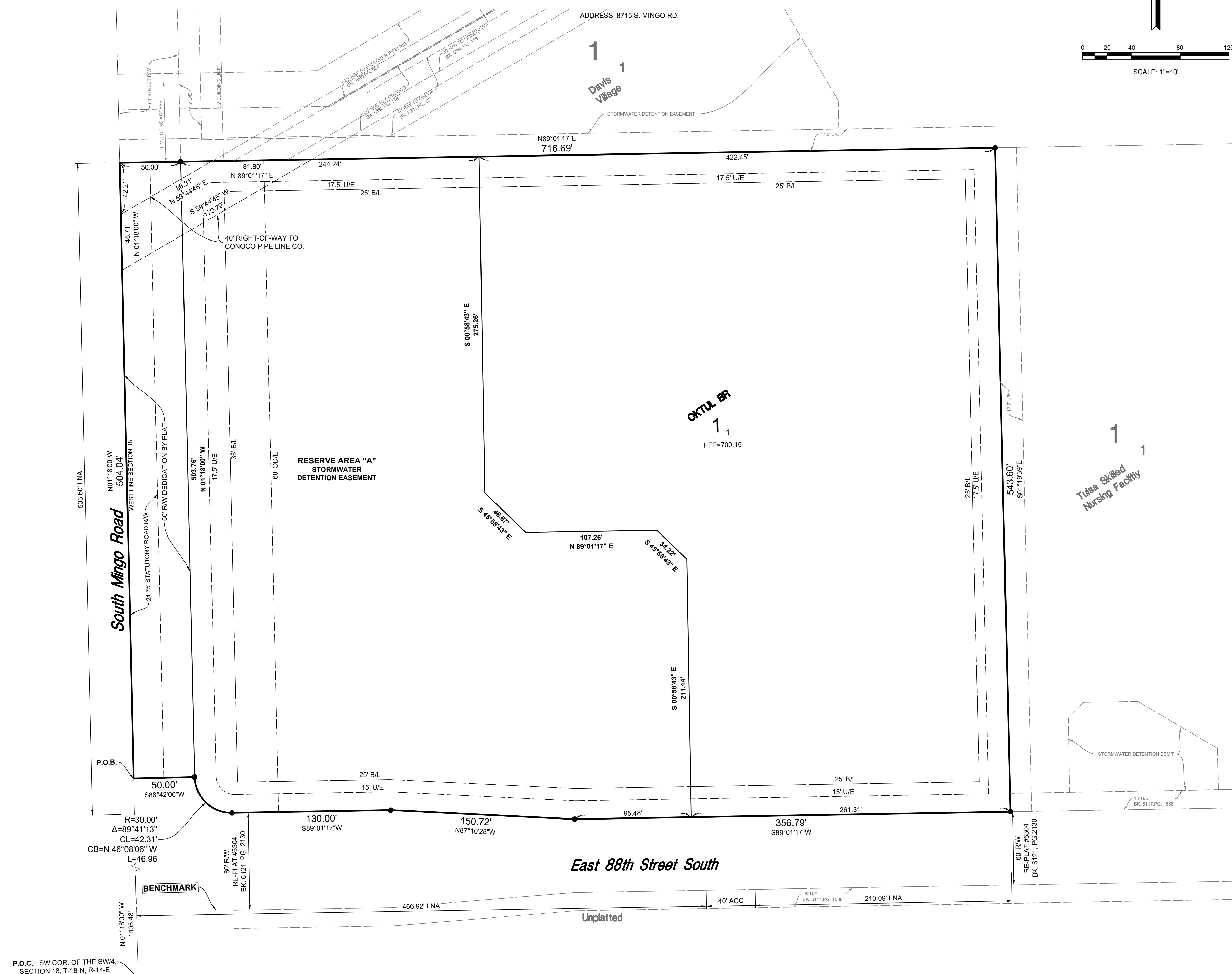
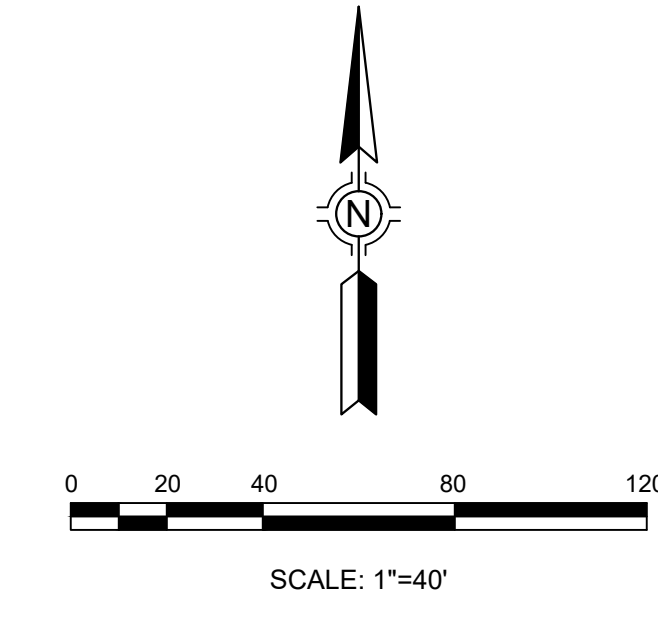
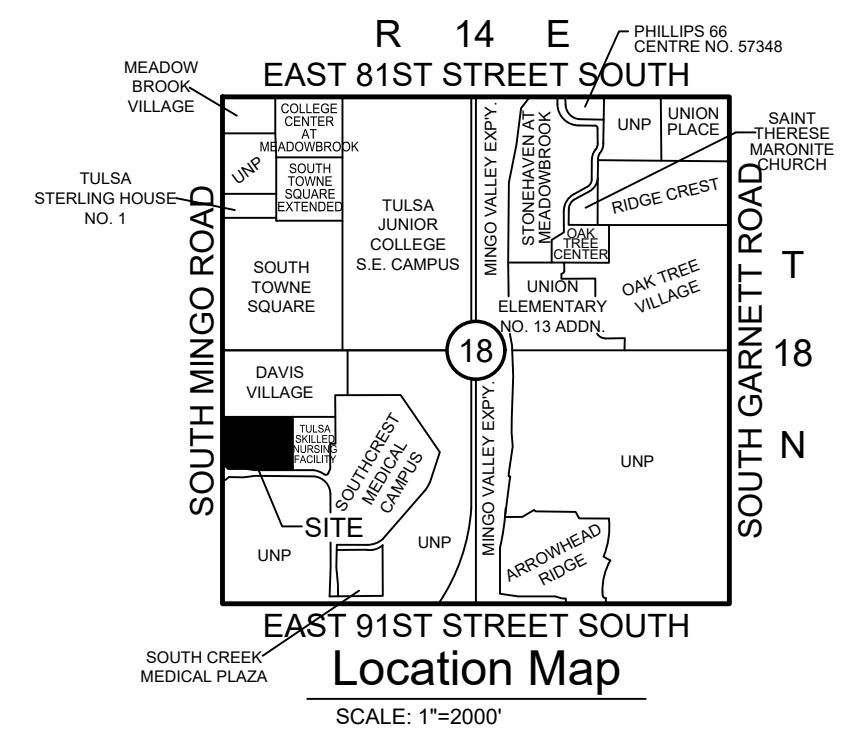
Owner:
The McLain Group, LLC
1590 E. Joyce POB 10440
Fayetteville, AR, 72703
Phone: (479) 221-2520
Contact: Alexa Wuest
Email: alexa@mcclain-group.com

Preliminary Plat OKTUL BR

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTH HALF (S/2) OF
SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D.-559

Engineer/Surveyor:
Sismore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2023
6660 S. Sheridan Rd, Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
Email: jwatt@sw-assoc.com



Subdivision Statistics:
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
SUBDIVISION CONTAINS 8.84 TOTAL ACRES (385,157 SF)
LOT ONE (1) CONTAINS 4.40 ACRES (191,600 SF)
RW/BEING DEDICATED BY PLAT CONTAINS 0.58 ACRES (25,199 SF)
RESERVE AREA "A" CONTAINS 3.86 ACRES (168,358 SF)

- Legend:**
- U/E = UTILITY EASEMENT
 - B/L = BUILDING SETBACK LINE
 - OD/E = OVERLAND DRAINAGE EASEMENT
 - SD/E = STORM DRAINAGE EASEMENT
 - F/E = FENCE/LANDSCAPE EASEMENT
 - R/W = RIGHT-OF-WAY
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FND = FOUND
 - IP = IRON PIN
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - L = LENGTH
 - R = RADIUS
 - BK. = BOOK
 - PG. = PAGE
 - SEC. = SECTION
 - DOC. = DOCUMENT

Note:
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

Monumentation:
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:
BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (1993), WITH THE WEST LINE OF SECTION 18 AS N 01°18'00" W.

Benchmark:
CHISELED SQUARE ON CURB LOCATED APPROXIMATELY 110' SOUTH AND 16' EAST OF THE SOUTHWEST CORNER OF RESERVE AREA "A", OKTUL BR
NAVD 1988 DATUM
ELEVATION=682.77

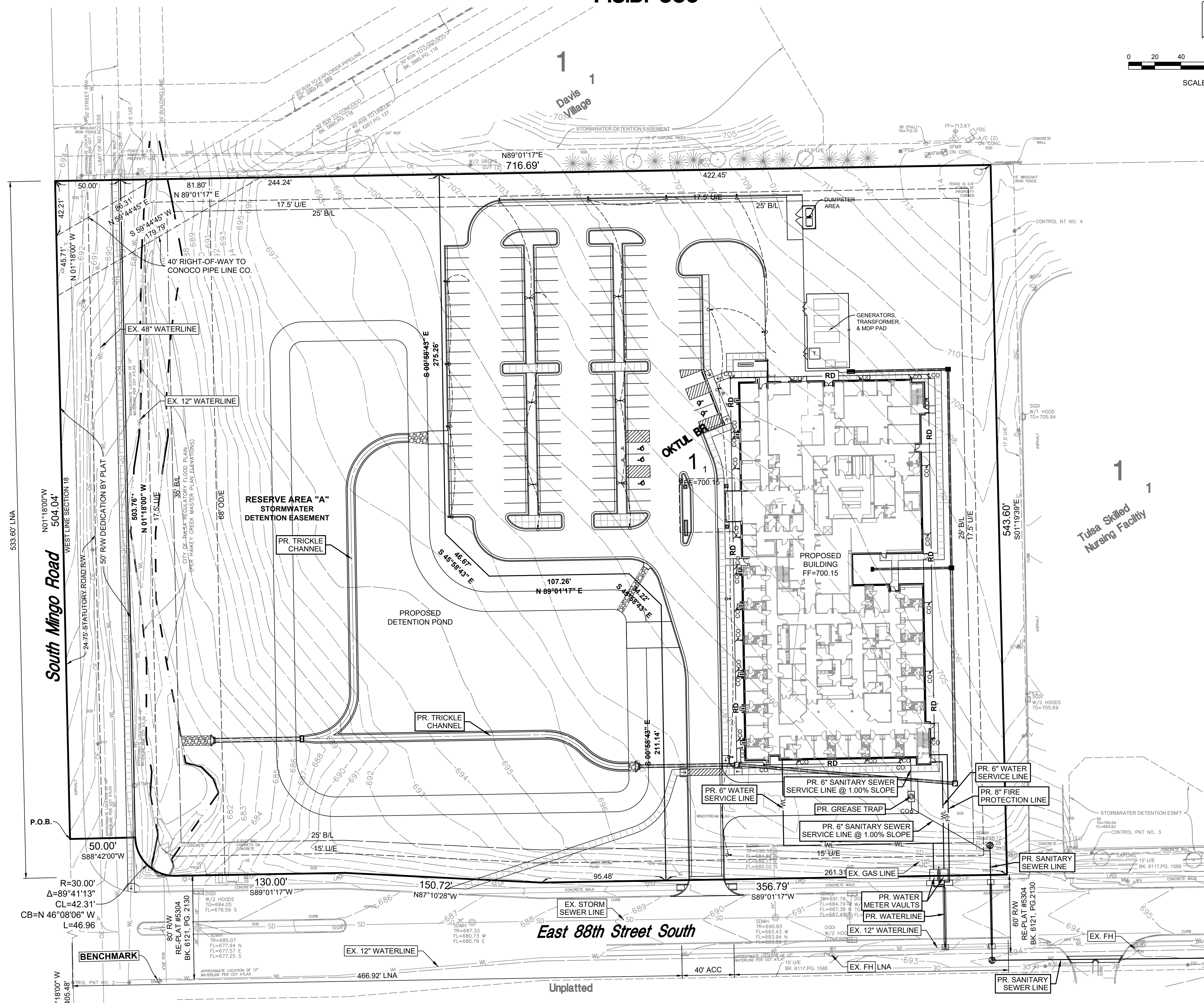
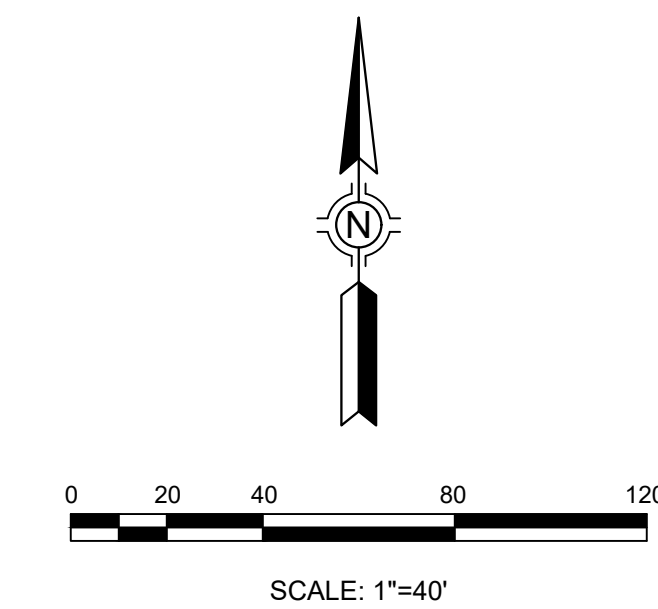
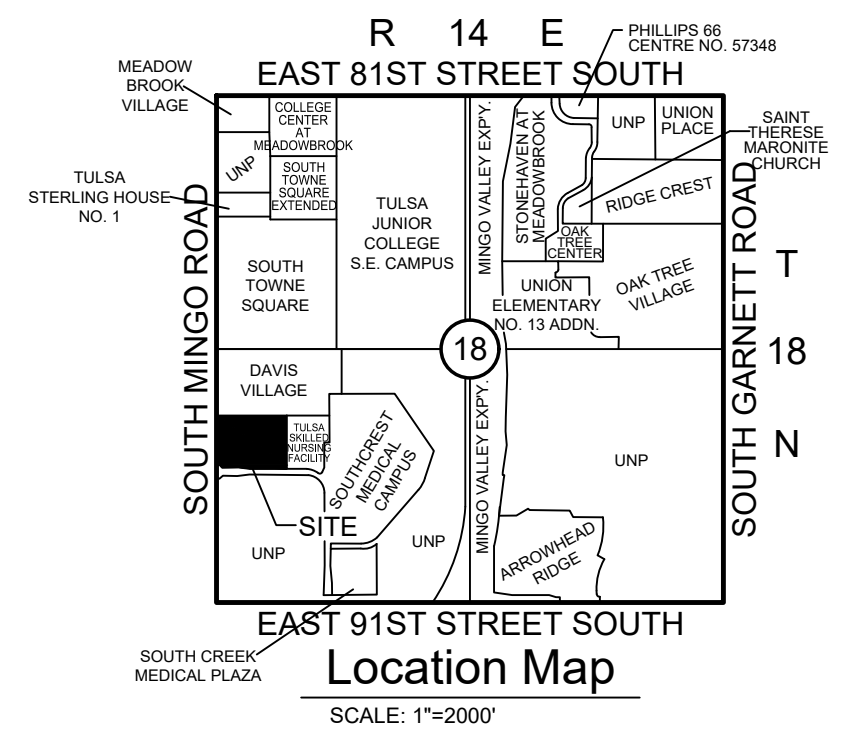
K:\18661\02\PLAT\02\PREL\01.dwg PLOT1 Sep 30 2022 6:50:07am SISMORE & ASSOCIATES, INC. 2021

Owner:
 The McLain Group, LLC
 1590 E. Joyce POB 10440
 Fayetteville, AR, 72703
 Phone: (479) 221-2520
 Contact: Alexa Wuest
 Email: alexa@mclain-group.com

Conceptual Utility Plan OKTUL BR

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 SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA
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Engineer/Surveyor:
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 Certificate of Authorization No. 2412 Exp. June 30, 2023
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 Tulsa, Oklahoma 74133
 Phone: (918) 665-3600
 Email: jwatt@sw-assoc.com



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 ELEVATION=682.77

**REFERENCE DRAWING ONLY
 (SITE PLAN WITH UTILITIES
 AND TOPOGRAPHY)**

P.O.C. - SW COR. OF THE SW/4, SECTION 18, T-18-N, R-14-E