

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: nk DATE FILED: 4/14/22 5/5/22 TAC Agenda
 ZONING REFERENCE CASE: PUD-171-A BOA REFERENCE CASE: _____
 TMAPC DATE (IF PENDING): _____ PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____
 INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 8040 S. Sheridan Road, Tulsa, OK 74105
 LEGAL DESCRIPTION: See attached Exhibit "A"

 PRESENT ZONING: CS/RM-2/PUD-171-A T-R-S: 18-13-10 COUNCIL DISTRICT: 8 COUNTY COMMISSION DISTRICT: 3

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED
 USE: Self-Service Storage Facility
 REASON FOR APPLICATION: Major Amendment to PUD-171 to add permitted use in Development Area B

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	McGraw-Timberline, LLC
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	4105 S. Rockford Ave.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74105
DAYTIME PHONE	918-747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
 SIGNATURE & DATE: Nathalie Cornett 4.14.22

DOES OWNER CONSENT TO THIS APPLICATION YES NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>234568</u>

TRACKING			
DISTRIBUTION TO CITY/COUNTY STAFF:		FINAL RECORDATION OF REQUIREMENTS:	
COMMENTS RETURNED TO APPLICANT:			

SUBMITTAL REQUIREMENTS:
 Conceptual Site Plan – 4 copies (11x17 max) & PDF
 Conceptual Utility Plan – 4 copies (11x17 max) & PDF

SUBDIVISION & DEVELOPMENT REGULATIONS:
(This form is to be completed by applicant.)

The following information will assist staff in determining property compliance with the adopted Subdivision and Development Regulations. Predevelopment meetings can be requested with Development Services at the City of Tulsa to determine infrastructure and floodplain requirements for proposed developments. City of Tulsa Development Services: 918-596-9456

	YES	NO
1) Has property previously been platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Is right-of-way dedication required to comply with Major Street and Highway Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Will any restrictive covenants be filed by separate instrument?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Infrastructure requirements		
a) Water		
i) Is a main line water extension required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Sanitary Sewer		
i) Is a main line extension required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Storm Sewer		
i) Is an IDP required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Is on-site detention required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the property contain a F.E.M.A. (Federal) Floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Change of Access		
a) Are revisions to existing access locations necessary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Is the property located within an approved TMAPC development plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have the development standards for the approved development plan been amended?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Plan Requirements:

- Property boundary with dimensions
- Existing/proposed building
 - Footprint
 - Number of floors
 - Floor area
- Location and dimension of proposed access
- Sidewalks

Conceptual Utility Plan Requirements:

- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

Exhibit "A"

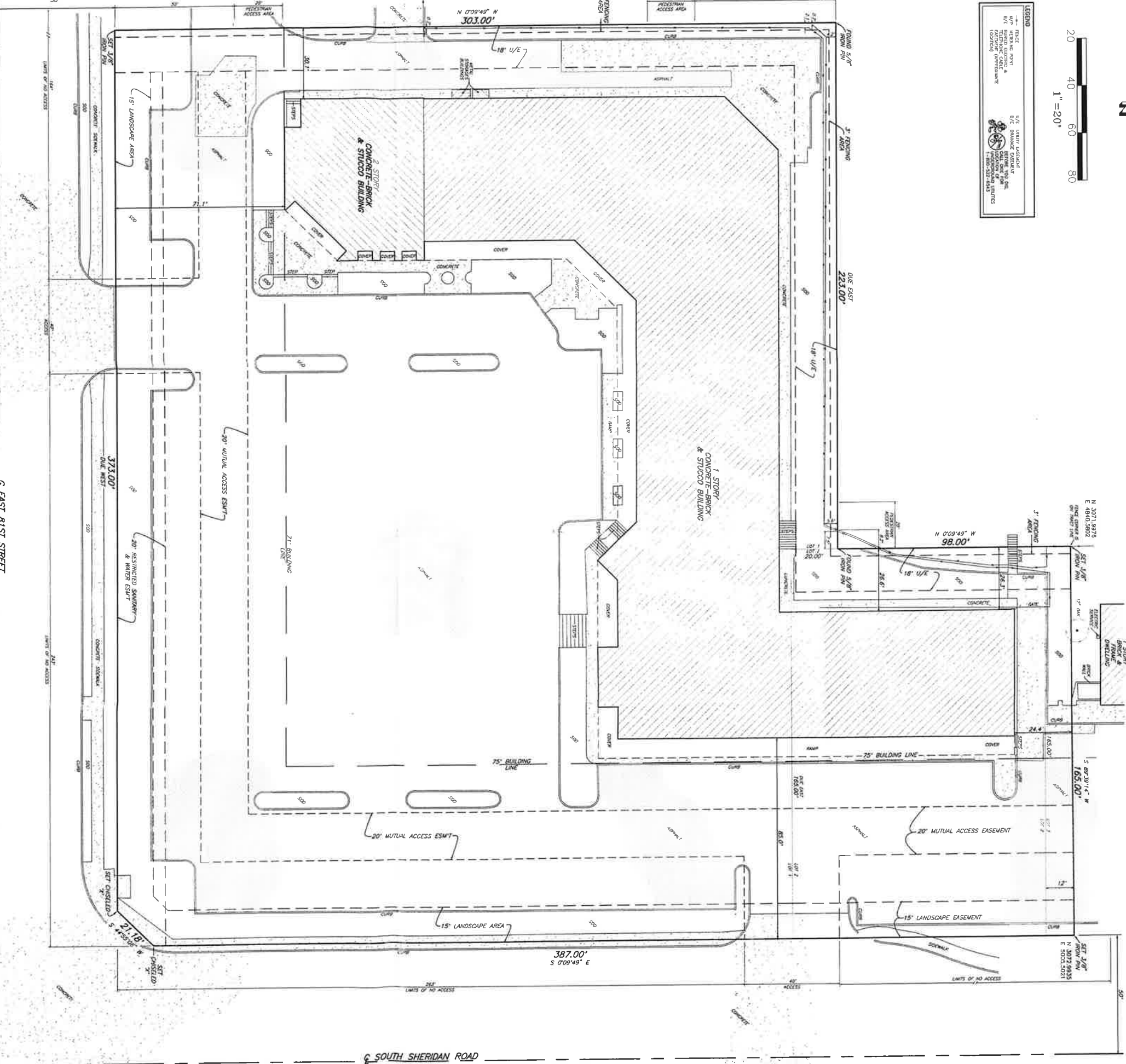
Lots One (1) and Two (2), Block One (1), H-J PLAZA, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT a strip or parcel of land being a part of Lot 1, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; Thence Southerly along the East line of Lot 1 a distance of 268 feet; Thence Southwesterly, following said Lot a distance of 21.18 feet to the South line of said Lot 1, Block 1; Thence Westerly along the South line of Lot 1 a distance of 28.44 feet; Thence Northeasterly a distance of 42.74 feet to a point 8 feet West of the East line of said Lot 1, Block 1; Thence Northerly and parallel to the East line of Lot 1 a distance of 259 feet to a point on the North line of Lot 1; Thence Easterly along the North line of said Lot 1 a distance of 8 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT a strip or parcel of land being the East 5 feet and the West 3 feet of the East 8 feet of the South 50 feet of Lot 2, Block 1, H-J PLAZA, an Addition to the City of Tulsa, Oklahoma.

LEGEND

—	PLACEMENT POINT	U/E	UTILITY EASEMENT
- - -	BORING LOGS	- - -	BUILDING FOOTPRINT
...	PROPOSED/EXISTING CURB	.....	SETBACK LINE
.....	PROPOSED/EXISTING DRIVEWAY	.....	CONCRETE
.....	PROPOSED/EXISTING SIDEWALK	.....	ASPHALT
.....	PROPOSED/EXISTING DRIVEWAY	.....	RESTRICTED SWAMP
.....	PROPOSED/EXISTING DRIVEWAY	.....	MUTUAL ACCESS ESM'T.
.....	PROPOSED/EXISTING DRIVEWAY	.....	LANDSCAPE AREA



NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF H-J PLAZA, PLAT NO. 3530.

THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE X-LANDSHADER. AS PER FLOOD PRODUCTS SURVEYOR'S MAP NO. 405381. SEE THIS MAP FOR FLOOD ELEVATIONS AND DATA. SEE FLOOD PRODUCTS SURVEYOR'S REPORT NO. 1998-0057 FOR FURTHER INFORMATION.

NO CHANGE IN THE POSITION OF POINTS OR ANY PART OF THE SURVEY HAS OCCURRED SINCE THE DATE OF THIS SURVEY. THIS SURVEY IS MADE THAT ALL DIMENSIONS AND RELATIONS OR OTHER DISCREPANCIES ARE SHOWN HEREON.

FIELD WORK COMPLETED MAY 17, 2001.

PL = FIELD MEASURED COURSE.

PL* = RECORDED PLAT COURSE.

INVOICE NO. SW-01-4102

TYPICAL DESCRIPTIONS AS PROVIDED:

LOT ONE (1), BLOCK ONE (1), H-J PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT TWO (2), BLOCK ONE (1) AND THE SOUTH 12 FEET OF LOT THREE (3), BLOCK ONE (1), H-J PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	9/15/01	JVA	REVISED TO ADD LOT 2 AND PART OF LOT 1

WHITE SURVEYING COMPANY

9939 EAST 56TH PLACE, TULSA, OKLAHOMA 74146 • (918) 663-0824

PLAT OF SURVEY

OF:

LOTS ONE (1), TWO (2) AND PART OF THREE (3)
H-J PLAZA, AN ADDITION TO THE CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE MEMBERSHIP THEREOF, BY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10521, DO HEREBY CERTIFY TO:

JOE MCGRAW

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, TOM A. HAYNES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10520, UNDER CERTIFICATE OF AUTHORIZATION NO. CA1098, (RENEWAL 6/30/2001) DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE DESCRIBED HEREON, AND HEREIN, EXCEPT AS NOTED THEREIN, COMPLY WITH THE PRACTICE AND STANDARDS OF THE PROFESSION AS ADOPTED BY THE BOARD OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF ALL BUILDINGS AND FOUNDATIONS, ALL RECORDS PLAT EASEMENTS AND BUILDING SETBACK LINES IF APPLICABLE, AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CORRECT AND COMPLETE RECORD OF SURVEY, AND THAT THE INFORMATION CONTAINED HEREON IS TRUTHFUL AND CORRECT AS OF THE DATE OF THIS SURVEY. THAT EXCEPT AS SHOWN, THERE ARE NO DISCREPANCIES OR UNRECORDED ENCUMBRANCES THAT SHOULD BE SHOWN ON THIS PLAT. THAT THE SURVEY WAS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY, THAT THE ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY. THAT WE ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OTHER THAN THAT THE SURVEY IS ACCURATE AS OF THE DATE OF THIS SURVEY. THAT WE HAVE PREPARED THE PLAT OF SURVEY IN PREPARATION FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT CLAIM CLOSING, REFINANCE, OR OTHER TRANSACTION.

WITNESS MY HAND AND SEAL THIS DATE: ALC 15T 14th 2001

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098

TOM A. HAYNES, PRESIDENT
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

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