

**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: JH DATE FILED: 12/1/23 PLAT NAME: The Meadows II

**CITY**  **COUNTY** REFERRAL CITIES: \_\_\_\_\_

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>12/21/23</u>	ZONING/PUD/CO CASE:	<u>PUD-855</u>
		TMAPC DATE:	
TMAPC:	<u>1/3/24</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: NE Corner of 106th & Memorial TRACT SIZE: 66.31 ± acres

LEGAL DESCRIPTION: See attached legal description

PRESENT USE: Vacant PRESENT ZONING: PUD 855 T-R-S: 21-13-12 COUNCIL DISTRICT: N/A CO COMM DISTRICT: \_\_\_\_\_

WATER SUPPLY: Washington County RWD #3 SANITARY SEWER: Septic System

ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: Owasso

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Residential Subdivision

PROPOSED ZONING: PUD 855 LOTS PROPOSED: 85 BLOCKS PROPOSED: 5

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>AAB Engineering, LLC</u>	NAME <u>Blue Chip Land Company, LLC</u>
ADDRESS <u>PO BOX 2136</u>	ADDRESS <u>PO BOX 521209</u>
CITY, ST, ZIP <u>Sand Springs, OK 74063</u>	CITY, ST, ZIP <u>Tulsa, OK 74152</u>
DAYTIME PHONE <u>918-514-4283</u>	DAYTIME PHONE _____
EMAIL <u>Alan@aabeng.com</u>	EMAIL _____

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

SIGNATURE & DATE: [Signature] 12-1-23

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer

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:	\$	
RECEIPT NUMBER: <u>235921</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](http://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: NE Corner of 106th & North Memorial  
Acreage: 66.31 Number of Lots: 85 Project Name: The Meadows II  
Owner of Property: Blue Chip Land Company, LLC  
Person Requesting Review: Alan Betchan Date: 11-30-2023

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: N/A 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 Residential Single Family  
The proposed use of Single Family  WOULD or  WOULD NOT conform to the zoning district classification.  
Minimum lot size required: 21,780 Sq Ft per PUD 855  
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 Public street to be constructed with access to N Memorial Ave & Existing Stub street.  
Water Waterlines will be extended throughout the subdivision. Washington County Rural Water District #3 is the provider.  
Sewer On site septic.  
Storm Water/Drainage Detention Located in Reserve A to accomodate storm water.  
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, \_\_\_\_\_ 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.

PRELIMINARY PLAT

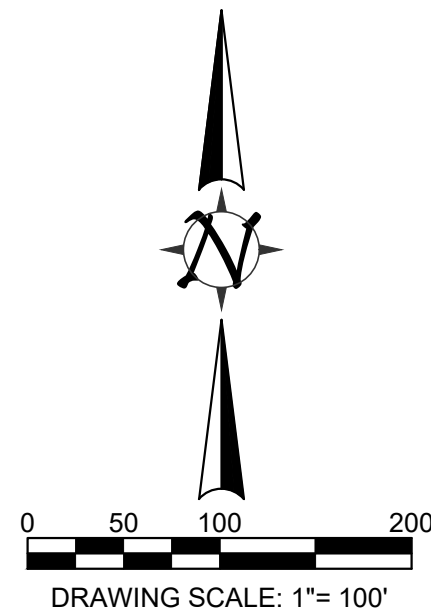
# The Meadows II

**OWNER**  
BLUE CHIP LAND COMPANY, LLC  
PO BOX 521209  
TULSA, OK 74152  
ALEX TRINIDAD

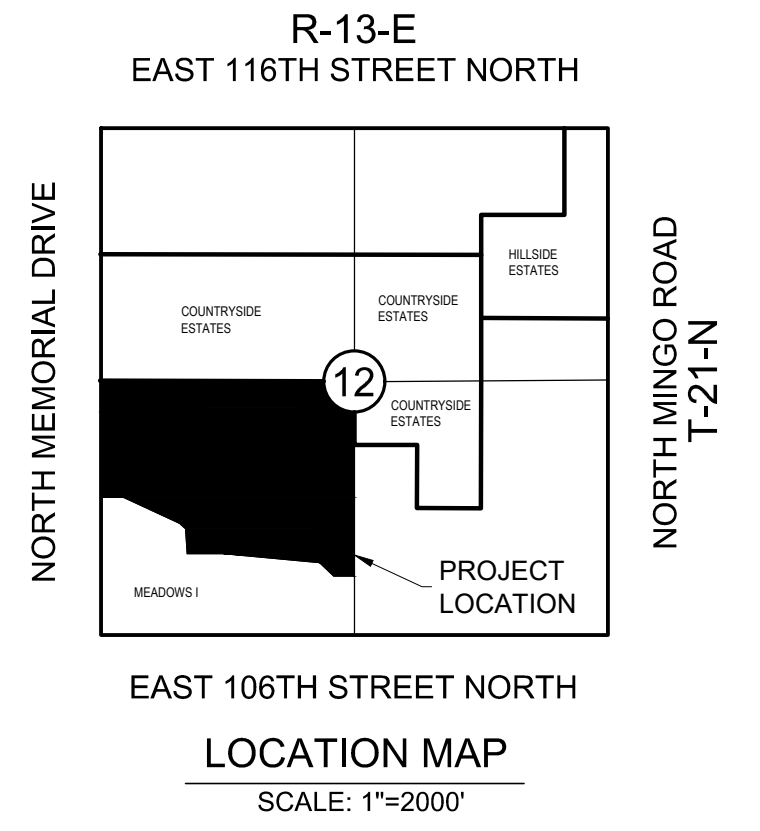
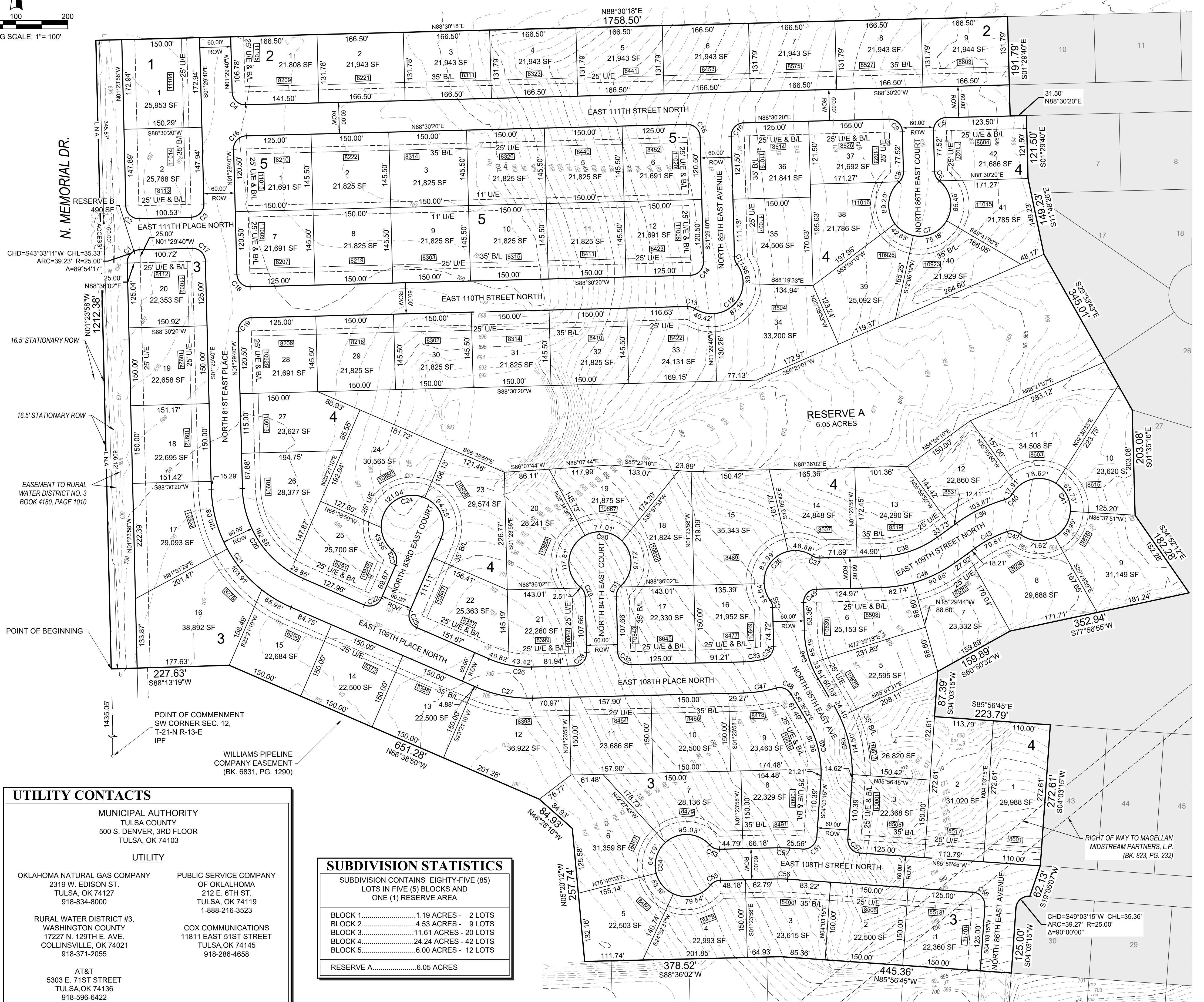
**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
COA NO. 6318, EXP. JUNE, 30, 2024  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN@AABENG.COM

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.



Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.228	25.000	35.33	N43°33'11"E
C2	39.311	25.000	35.38	N46°26'49"W
C3	39.270	25.000	35.36	S43°30'20"W
C4	39.270	25.000	35.36	N46°29'40"W
C5	39.270	25.000	35.36	S43°30'20"W
C6	21.677	25.000	21.00	S26°20'04"E
C7	292.545	60.000	77.65	S88°30'20"W
C8	21.677	25.000	21.00	N23°20'43"E
C9	39.270	25.000	35.36	N46°29'40"W
C10	39.270	25.000	35.36	S43°30'20"W
C11	15.263	25.000	15.03	S18°59'05"E
C12	167.510	60.000	118.17	S43°30'20"W
C13	15.263	25.000	15.03	N74°00'16"W
C14	39.270	25.000	35.36	S43°30'20"W
C15	39.270	25.000	35.36	S46°29'40"E
C16	39.270	25.000	35.36	N43°30'20"E
C17	39.270	25.000	35.36	S46°29'40"E
C18	39.270	25.000	35.36	N46°29'40"W
C19	39.270	25.000	35.36	S43°30'20"W
C20	221.740	195.000	209.98	S34°04'15"E
C21	289.968	255.000	274.60	S34°04'15"E
C22	39.270	25.000	35.36	N68°21'10"E
C23	31.807	25.000	29.70	N13°05'41"W
C24	264.831	60.000	96.53	N76°54'19"E
C25	39.270	25.000	35.36	S21°38'50"E
C26	84.241	195.000	83.59	S79°01'24"E
C27	110.162	255.000	109.31	S79°01'24"E
C28	39.270	25.000	35.36	N43°36'02"E
C29	21.677	25.000	21.00	N26°14'21"W
C30	292.545	60.000	77.65	N88°36'02"E
C31	21.677	25.000	21.00	S23°26'26"W
C32	39.270	25.000	35.36	S46°23'58"E
C33	39.857	195.000	39.79	N82°44'43"E
C34	34.160	25.000	31.56	N37°44'42"E
C35	15.263	25.000	15.03	N18°53'22"W
C36	167.510	60.000	118.17	N43°36'02"E
C37	15.263	25.000	15.03	S73°54'33"E
C38	117.523	195.000	115.75	N71°20'06"E
C39	103.865	298.703	103.34	N64°01'51"E
C40	19.053	25.000	18.59	N52°09'34"E
C41	291.786	60.000	78.22	S10°21'21"E
C42	25.262	25.000	24.20	N79°59'12"W
C43	70.806	238.703	70.55	S62°34'02"W
C44	153.684	255.000	151.37	S71°20'06"W
C45	39.270	25.000	35.36	S43°36'02"W
C46	98.836	195.000	97.78	S15°55'10"E
C47	63.491	255.000	63.33	N81°28'04"E
C48	32.823	25.000	30.52	S68°03'08"E
C49	117.396	195.000	115.63	S13°11'34"E
C50	153.518	255.000	151.21	S13°11'34"E
C51	39.270	25.000	35.36	S49°03'15"W
C52	24.271	255.000	24.26	N88°40'21"W
C53	21.677	25.000	21.00	N66°33'34"W
C54	292.545	60.000	77.65	S1°23'58"E
C55	21.677	25.000	21.00	N63°45'39"E
C56	18.561	195.000	18.55	S88°40'21"E
C57	39.270	25.000	35.36	S40°56'45"E
C58	39.270	25.000	35.36	S40°56'45"E



**LEGEND**

- B/L.....BUILDING LINE
- LNA.....LIMITS OF NO ACCESS
- POB.....POINT OF BEGINNING
- ROW.....RIGHT OF WAY
- U/E.....UTILITY EASEMENT
- OD/E.....OVERLAND DRAINAGE EASEMENT
- D/E.....DRAINAGE EASEMENT
- RWE.....RESTRICTED WATER EASEMENT
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET W/CAP MARKED AAB CA6318
- XXXX.....STREET ADDRESS

**SUBDIVISION DATA**

BENCHMARK  
3" C.O.E. BRASS CAP SET IN A CONCRETE POST, STAMPED 119. SET N.E. OF 106TH ST. N. AND MEMORIAL DRIVE.  
ELEV 676.529 (NAVD 88)

BASIS OF BEARINGS  
ASSUMED BEARING BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM ZONE 3501 NORTH

LAND AREA  
2,888.352 SF ± 66.31 ACRES ±

MONUMENTATION  
ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CA6318", UNLESS OTHERWISE NOTED.

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 ON IN PLACE OF LEGAL DESCRIPTION.

**FLOODPLAIN**

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0120L" DATED OCTOBER 16, 2012.

**AVIGATION NOTICE**

NOTICE IS HEREBY GIVEN THAT OWNERS AND USERS OF AIRCRAFT OF ALL TYPES OPERATE ON A FREQUENT BASIS IN THE AIRSPACE ABOVE THIS PLAT OF LAND. SAID AIRCRAFT, WHEN OPERATED IN A LAWFUL MANNER, ARE ALLOWED FREE AND UNOBSTRUCTED PASSAGE IN THE AIRSPACE ON, UPON, OVER, ACROSS, ADJACENT TO, ABOVE AND IN THE VICINITY OF THIS PLAT OF LAND. THE LAWFUL OPERATION OF AIRCRAFT IN KNOWN TO GENERATE NOISE, VIBRATION, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OR FLIGHT OR PASSAGE IN AND THROUGH SAID AIRSPACE WHICH RESULT DIRECTLY OR INDIRECTLY FROM THE OPERATIONS OF AIRCRAFT OR THE AIRPORT, NOW AND IN THE FUTURE, INCLUDING BUT LIMITED TO, GROUND AND FLIGHT OPERATIONS OF AIRCRAFT AT, OVER, OR IN THE VICINITY OF THE AIRPORT, AND REGARDLESS OF WHETHER ARRIVING, DEPARTING, MANEUVERING, OR EN ROUTE, AND IT MUST BE FURTHER RECOGNIZED THAT ALL SUCH OPERATIONS MAY INCREASE IN THE FUTURE.

NOTICE IS ALSO GIVEN THAT RULES AND REGULATIONS DEFINED IN FEDERAL AVIATION REGULATIONS (FARs), INCLUDING BUT LIMITED TO FAR PART 77, MAY LIMIT THE HEIGHT OF BUILDINGS, STRUCTURES, POLES, TREES OR OTHER OBJECTS WHETHER NATURAL OR OTHERWISE, LOCATED OR TO BE LOCATED ON PROPERTY WITHIN THIS PLAT OF LAND AND MAY REQUIRE, PRIOR TO CONSTRUCTION, THE SUBMISSION OF AN APPLICATION AS MAY BE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION TO ENSURE THAT THE SAFE OPERATION OF AIRCRAFT IS NOT IMPAIRED BY SAID OBJECT.

**UTILITY CONTACTS**

<b>MUNICIPAL AUTHORITY</b> TULSA COUNTY 500 S. DENVER, 3RD FLOOR TULSA, OK 74103	<b>PUBLIC SERVICE COMPANY OF OKLAHOMA</b> 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
<b>UTILITY</b>	
<b>OKLAHOMA NATURAL GAS COMPANY</b> 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	<b>COX COMMUNICATIONS</b> 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658
<b>RURAL WATER DISTRICT #3, WASHINGTON COUNTY</b> 17227 N. 129TH E. AVE. COLLINSVILLE, OK 74021 918-371-2055	
<b>AT&amp;T</b> 5303 E. 71ST STREET TULSA, OK 74136 918-596-6422	

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS EIGHTY-FIVE (85) LOTS IN FIVE (5) BLOCKS AND ONE (1) RESERVE AREA

BLOCK 1.....	1.19 ACRES - 2 LOTS
BLOCK 2.....	4.53 ACRES - 9 LOTS
BLOCK 3.....	11.61 ACRES - 20 LOTS
BLOCK 4.....	24.24 ACRES - 42 LOTS
BLOCK 5.....	6.00 ACRES - 12 LOTS
RESERVE A.....	6.05 ACRES



CONCEPTUAL UTILITY

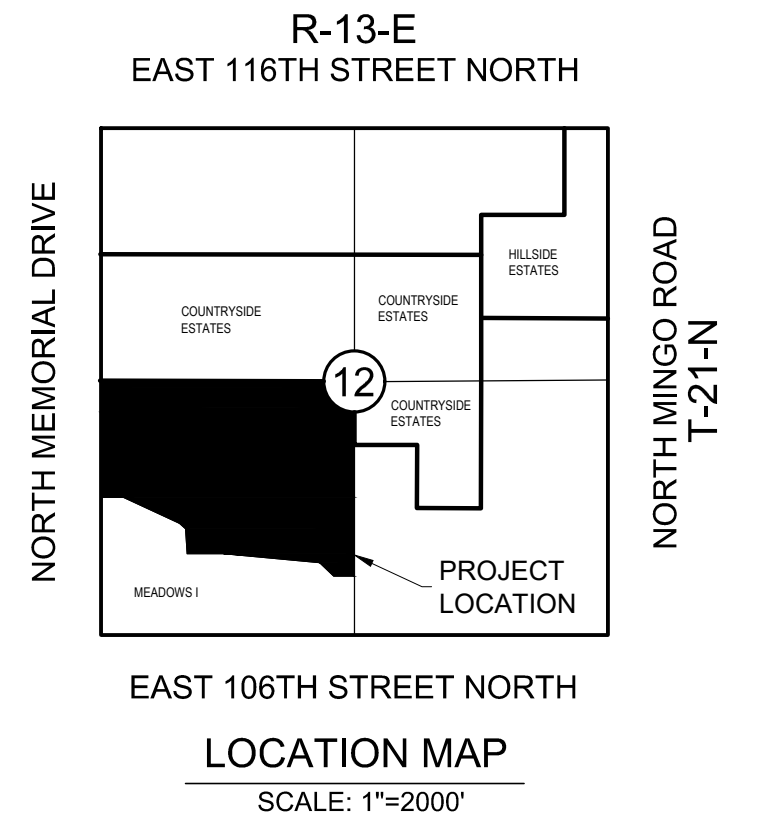
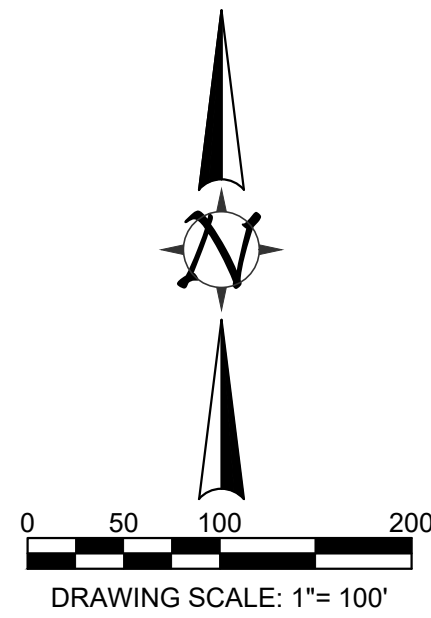
# The Meadows II

**OWNER**  
BLUE CHIP LAND COMPANY, LLC  
PO BOX 521209  
TULSA, OK 74152  
ALEX TRINIDAD

**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
COA NO. 6318, EXP. JUNE, 30, 2024  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
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A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.



**LEGEND**

B/L.....	BUILDING LINE
U/E.....	UTILITY EASEMENT
WL.....	EXISTING WATER LINE
WL.....	PROPOSED WATER LINE
.....	PROPOSED STORM SEWER

**UTILITY CONTACTS**

<b>MUNICIPAL AUTHORITY</b> TULSA COUNTY 500 S. DENVER, 3RD FLOOR TULSA, OK 74103	
<b>UTILITY</b>	
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AT&T 5303 E. 71ST STREET TULSA, OK 74136 918-596-6422	

PLT DATE: 04/28/2023, FILE: P:\211315-13E\N&M\CONCEPTUAL UTILITY BASE NORTH AND MEMORIAL BASE PHASE 2.PLT

# INCOG

Two West 2nd Street #800  
 Tulsa, OK 74103-3116  
 (918)584-7526 Fax: (918)583-1024  
 www.incog.org

Receipt No. 235921

## RECEIPT

Customer Name AAB Engineering

Date: 12/01/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
<b>TMAPC RECEIPTS</b>				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a PUD		150.00	
	Zoning - County	Zoning	1,000.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD		250.00	
	Major Amendment - PUD		1,500.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions	Subdivisions	650.00	
1	Plat - Preliminary		1,200.00	1,200.00
	Plat - Final		900.00	
	Development Regulations Compliance		500.00	
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	Tulsa County Board of Adjustment	BOA		
	Comprehensive Plan Amendment	CPA	250.00	
	<b>TOTAL TMAPC RECEIPTS - Tulsa County</b>			<b>\$ 1,200.00</b>
	<b>TOTAL INCOG RECEIPTS</b>			<b>\$ -</b>
			<b>TOTAL DUE</b>	<b>\$ 1,200.00</b>

<b>Payment Details</b>	
<input checked="" type="radio"/> Check No. <u>4801</u>	<input type="radio"/> Cash
<input type="radio"/> MC <input type="radio"/> VISA	<input type="radio"/> Fees Waived
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

Credit Card Charge  
 5% credit card fee \$0.00  
 TOTAL AMOUNT PAID \$0.00  
 Receipt taken by: S. Tauber