

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 & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: ys DATE FILED: 5/17/22

ZONING REFERENCE CASE: Z-7643 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: 1600 S. Sheridan Road, Tulsa, OK 74112

LEGAL DESCRIPTION: The East 281.86 feet of Lot 1, Block 1, LYNN ADDITION
City of Tulsa, Tulsa County, Oklahoma

PRESENT ZONING CH T-R-S 19-13-10 COUNCIL DISTRICT: 5 COUNTY COMMISSION DISTRICT: _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED _____

USE: Commercial

REASON FOR APPLICATION: Property rezoned from CS to CH.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Steve Dakil
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	7706 Briarwood Ave
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Broken Arrow, OK
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: <u>Nathalie Cornett</u>		<u>5.17.22</u>	

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>234683</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

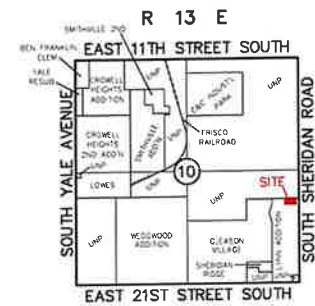
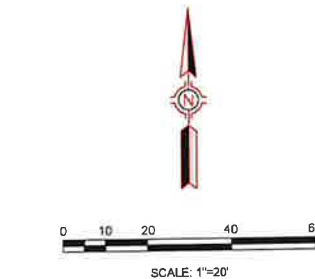
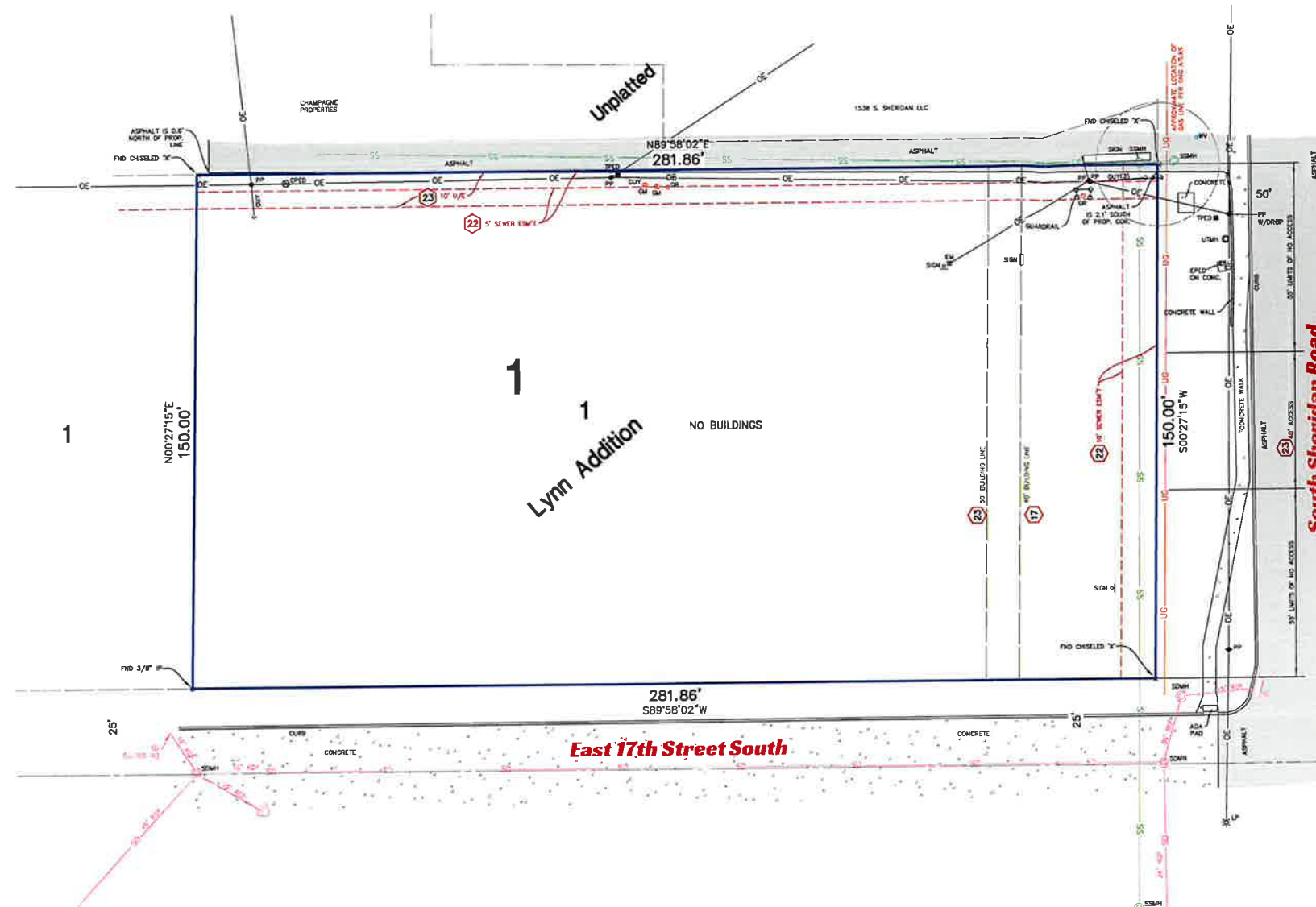
	YES	NO
1) Has property previously been platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Is right-of-way dedication required to comply with Major Street and Highway Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Will any restrictive covenants be filed by 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have the development standards for the approved development plan been amended?	<input type="checkbox"/>	<input checked="" 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



Location Map
SCALE: 1"=2000'

Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
B/W	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
COMP	CORRUGATED METAL PIPE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METERS
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FL	FIRE HYDRANT
FLI	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
GT	GRASS
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	METAL ACCESS EASEMENT
MB	MAIL BOX
M	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYETHYLENE GLYCOLIC PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDM	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPPOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TODI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TRM	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
U/M	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
W	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPOUT
XFMR	TRANSFORMER
(A)	FIELD BEARING/DISTANCE
(B)	LEGAL BEARING/DISTANCE
(C)	PLAT BEARING/DISTANCE
(S)	GRID BEARING

Schedule B-II Exceptions

- EASEMENT IN FAVOR OF TULSA COUNTY RECORDED IN BOOK 1040 PAGE 494. (DOES NOT AFFECT SUBJECT PROPERTY.)
- RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 1401 PAGE 293; PARTIAL RELEASE RECORDED IN BOOK 2189 PAGE 463. (DOES NOT AFFECT SUBJECT PROPERTY.)
- EASEMENT IN FAVOR OF TULSA COMPANY RECORDED IN BOOK 882 PAGE 570. (DOES NOT AFFECT SUBJECT PROPERTY.)
- EASEMENT IN FAVOR OF TULSA COUNTY RECORDED IN BOOK 1277 PAGE 198. (DOES NOT AFFECT SUBJECT PROPERTY.)
- RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 1187 PAGE 258; PARTIAL RELEASE RECORDED IN BOOK 2811 PAGE 447; PARTIAL RELEASE RECORDED IN BOOK 3883 PAGE 405; RESTRICTIONS OF RIGHT OF WAY RECORDED IN BOOK 4341 PAGE 1385; RESTRICTION OF RIGHT OF WAY RECORDED IN BOOK 4439 PAGE 1279. (DOES NOT AFFECT SUBJECT PROPERTY.)
- RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 1401 PAGE 293; PARTIAL RELEASE RECORDED IN BOOK 2550 PAGE 508; PARTIAL RELEASE IN BOOK 2811 PAGE 448; RESTRICTION OF RIGHT OF WAY RECORDED IN BOOK 4341 PAGE 1385; RESTRICTION OF RIGHT OF WAY RECORDED IN BOOK 4439 PAGE 1279. (DOES NOT AFFECT SUBJECT PROPERTY.)
- BUILDING SET BACK COVENANT RECORDED IN BOOK 2582 PAGE 69. (40 FOOT BUILDING LINE AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- BUILDING SET BACK COVENANT RECORDED IN BOOK 2582 PAGE 71. (DOES NOT AFFECT SUBJECT PROPERTY.)
- BUILDING SET BACK COVENANT RECORDED IN BOOK 2582 PAGE 73. (DOES NOT AFFECT SUBJECT PROPERTY.)
- DEED OF DEDICATION IN FAVOR OF THE PUBLIC RECORDED IN BOOK 2582 PAGE 366. (DOES NOT AFFECT SUBJECT PROPERTY.)
- WATER EASEMENT IN FAVOR OF THE CITY OF TULSA RECORDED IN BOOK 3235 PAGE 92. (DOES NOT AFFECT SUBJECT PROPERTY.)
- SEWER EASEMENT IN FAVOR OF THE CITY OF TULSA RECORDED IN BOOK 3377 PAGE 570. (5 FOOT EASEMENT AND 10 FOOT EASEMENT AFFECT SUBJECT PROPERTY AS SHOWN HEREON.)
- BUILDING RESTRICTION LIMIT LINES AND UTILITY EASEMENTS AS SHOWN BY THE RECORDED PLAT. (AFFECT SUBJECT PROPERTY AS SHOWN HEREON.)

Legal Description

THE EAST TWO HUNDRED EIGHTY-ONE AND EIGHTY-SIX HUNDREDTHS (281.86) FEET OF LOT ONE (1), BLOCK ONE (1), LYNN ADDITION, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Miscellaneous Notes

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY. "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
- THE PROPERTY DESCRIBED HEREON CONTAINS 42,279 SQ. FT. OR 0.97 ACRES.
- THE BEARING BASE FOR THIS SURVEY IS THE RECORDED PLAT OF LYNN ADDITION.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES.
- THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA. (PER: <http://maps.cityoftulsa.org/floodplains/>)
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 401430244L, MAP REVISED, OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: <https://mac.fema.gov/portal/>)
- ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 2106-0027-02, WITH A COMMITMENT DATE OF APRIL 2, 2021, ARE SHOWN OR NOTED HEREON.

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:
STEVE DAKIL
FIRST AMERICAN TITLE INSURANCE COMPANY
BUFFALO LAND ABSTRACT COMPANY, INC.

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 & 16 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON APRIL 1, 2021.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF JULY, 2021.



SISEMORE & ASSOCIATES, INC.
BY: *Dean Robinson*
DEAN ROBINSON
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146
EMAIL: scollins@sw-aasoc.com



APPROXIMATE LOCATION OF PROPERTY LINES (FOR REFERENCE ONLY)



REVISION	BY	DATE

ALTA/NSPS Land Title Survey
of
The East 281.86 Feet of Lot 1, Block 1
Lynn Addition
City of Tulsa, Tulsa County, Oklahoma

SISEMORE & ASSOCIATES
Surveying - Civil Engineering - Land Planning
1980 South Sheridan Road Phone: (918) 895-8000
Suite 210 - Tulsa, Oklahoma 74133 Fax: (918) 895-8008
C.A. No. 2121 (www.sisemoreandassociates.com)