

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org**Subdivision & Development Regulations – Compliance Review****APPLICATION INFORMATION**


RECEIVED BY: _____ DATE FILED: _____ TAC Meeting: _____ IDP# (If applicable): _____

ZONING REFERENCE CASE: Z-7738 BOA REFERENCE CASE: _____

TMAPC DATE (IF PENDING): _____ PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): _____

SUBJECT PROPERTY INFORMATIONADDRESS OR DESCRIPTIVE LOCATION: SE Corner of S. Memorial Dr. & E. 68th St. SLEGAL DESCRIPTION: See AttachedPRESENT ZONING CS T-R-S 8301 COUNCIL DISTRICT: 7**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED USE: CarwashREASON FOR APPLICATION: The Properties for this project site were rezoned to CS and an application for lot line adjustment to consolidate the properties into one parcel has been submitted.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Club Carwash Operating, LLC</u>	NAME <u>RH, Inc. & Nichola V. Duncan Rev. Trust</u>
ADDRESS <u>1591 E. Prathersville Rd.</u>	ADDRESS <u>14104 Canterbury St. & 100 Park Ave, Ste 1200</u>
CITY, ST, ZIP <u>Columbia, MO 65202</u>	CITY, ST, ZIP <u>Leawood, KS 66224 & Oklahoma City, OK 73102 8004</u>
DAYTIME PHONE <u>573-999-5178</u>	DAYTIME PHONE _____
EMAIL <u>jbarnes@clubcarwash.com</u>	EMAIL _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: 	<u>11/27/2023</u>

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

APPLICATION FEES (Make checks payable to City of Tulsa)		
TOTAL DUE:	\$500	RECEIPT NUMBER:

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

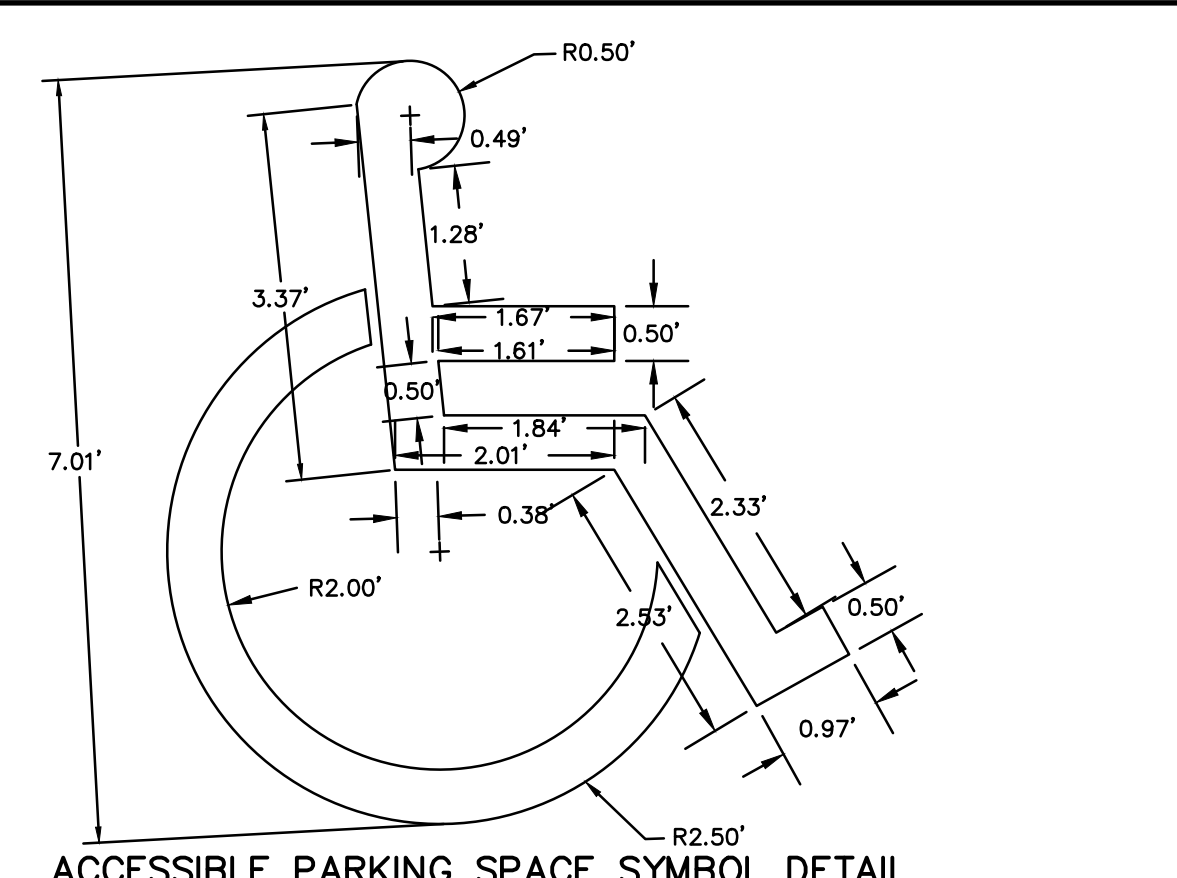
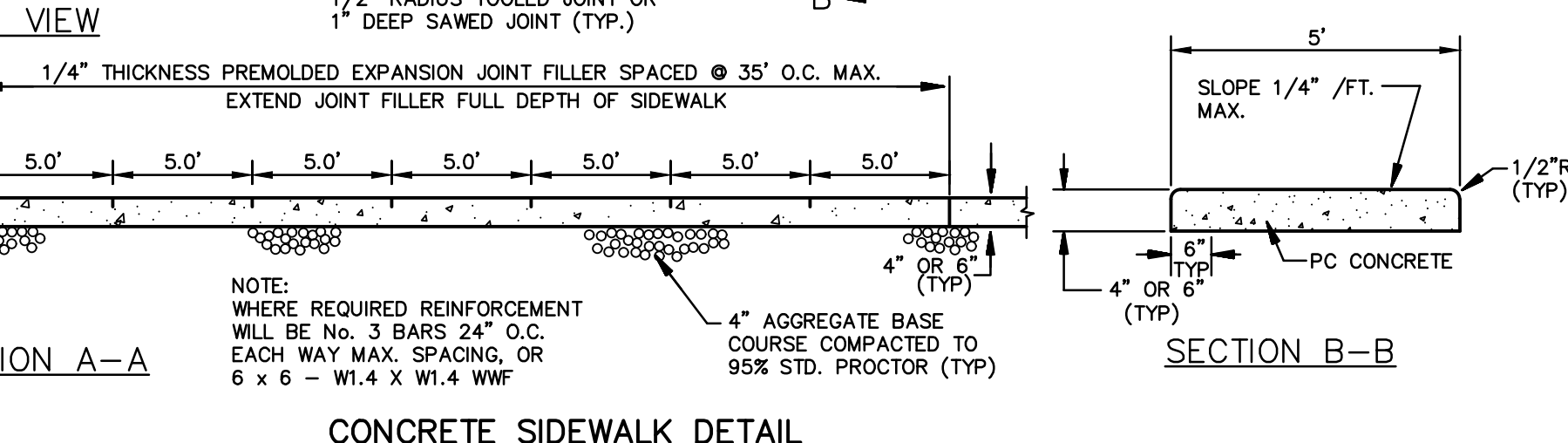
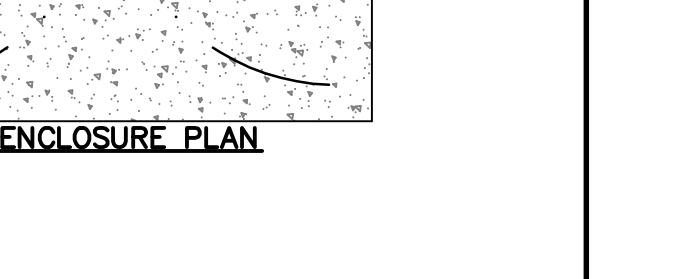
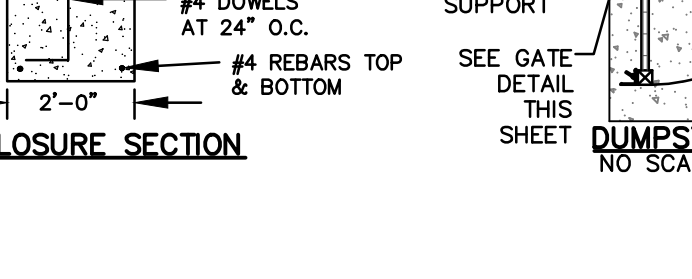
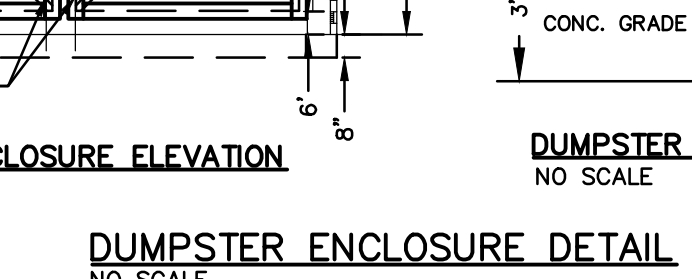
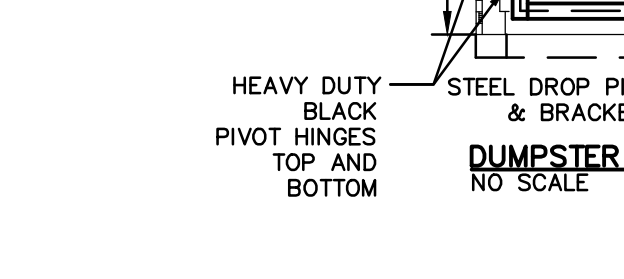
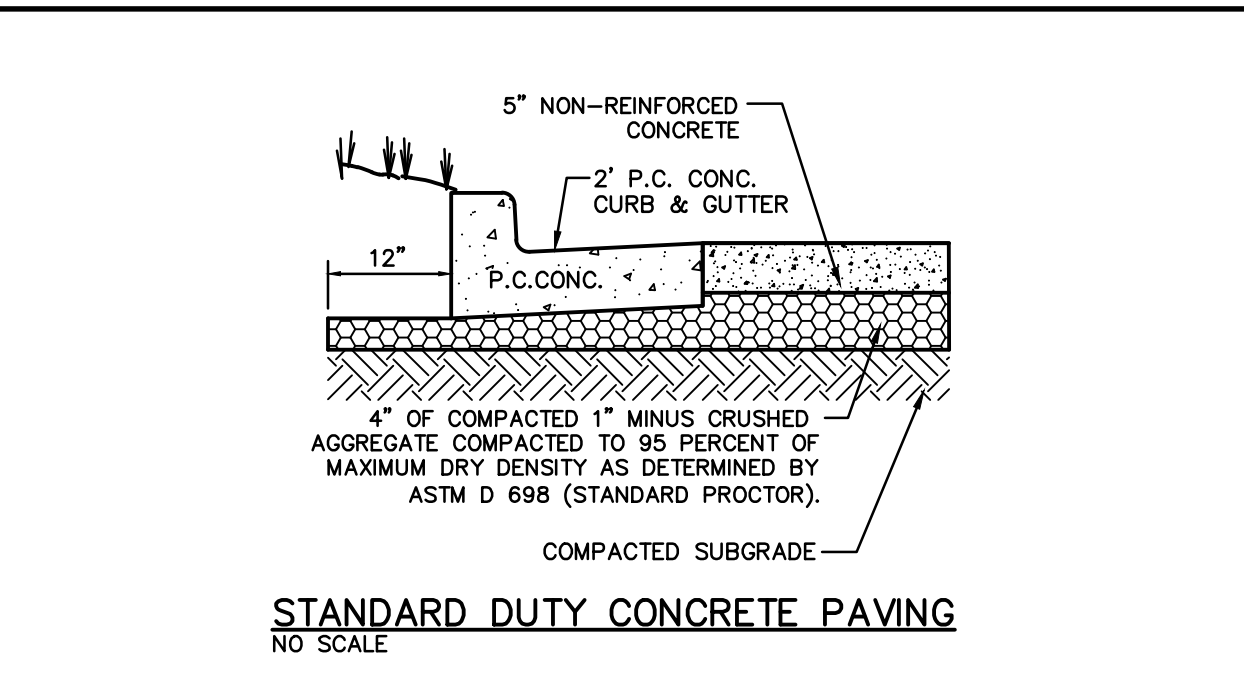
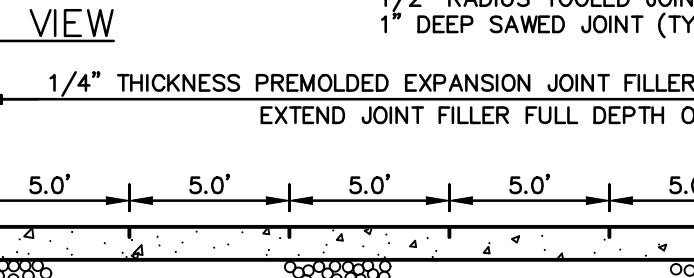
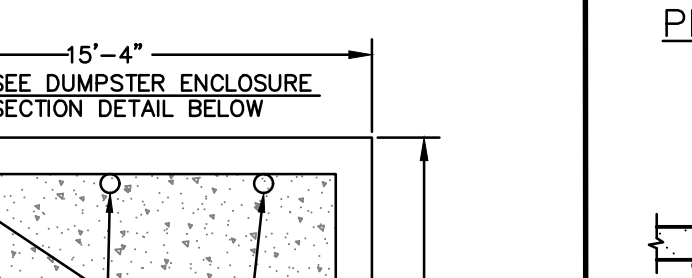
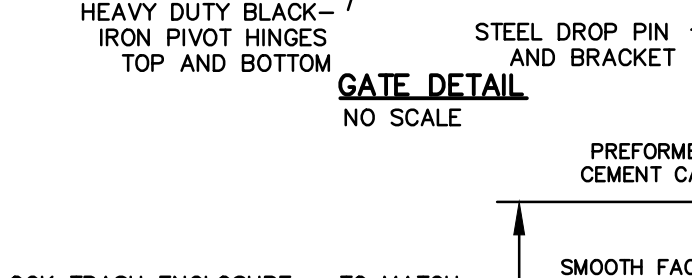
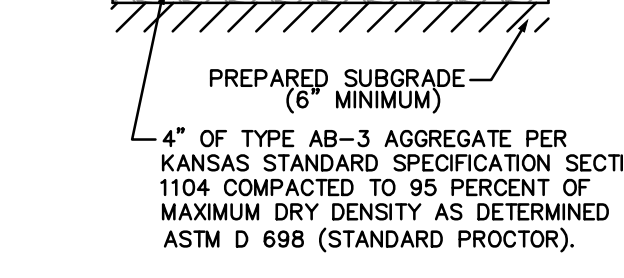
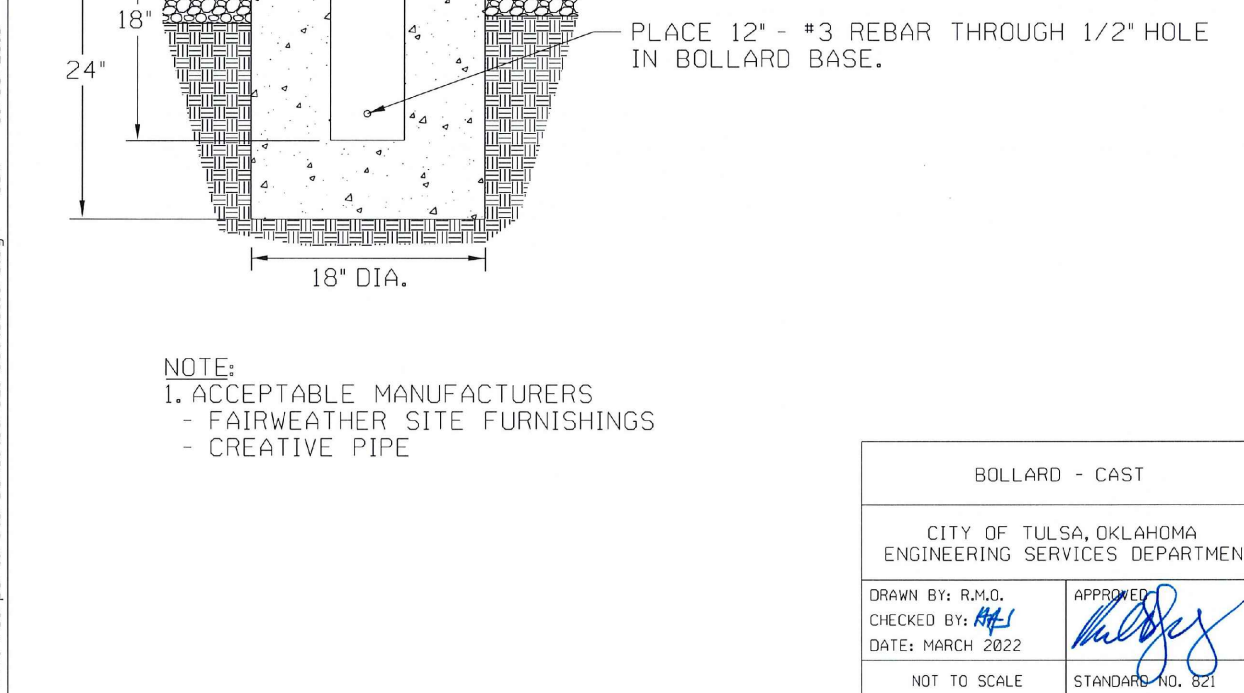
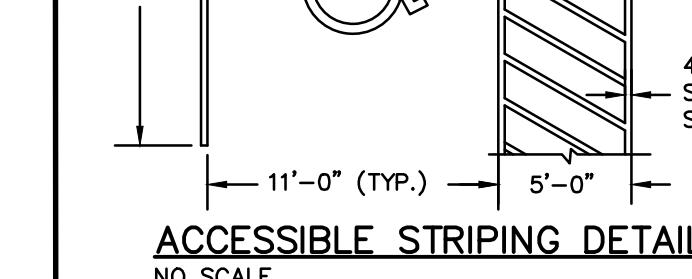
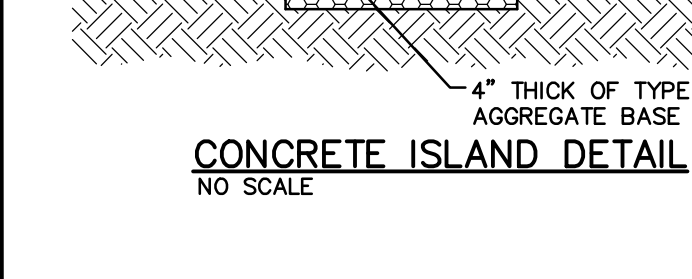
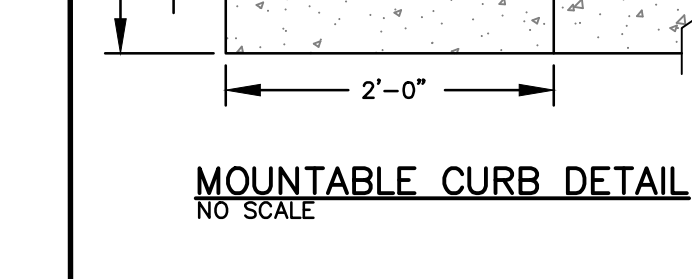
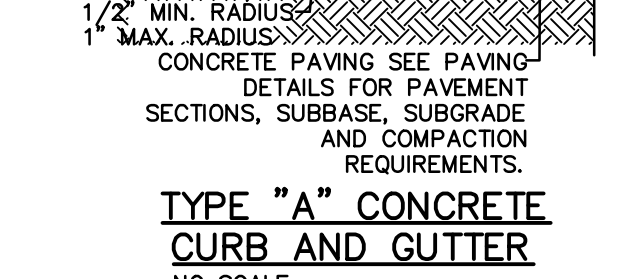
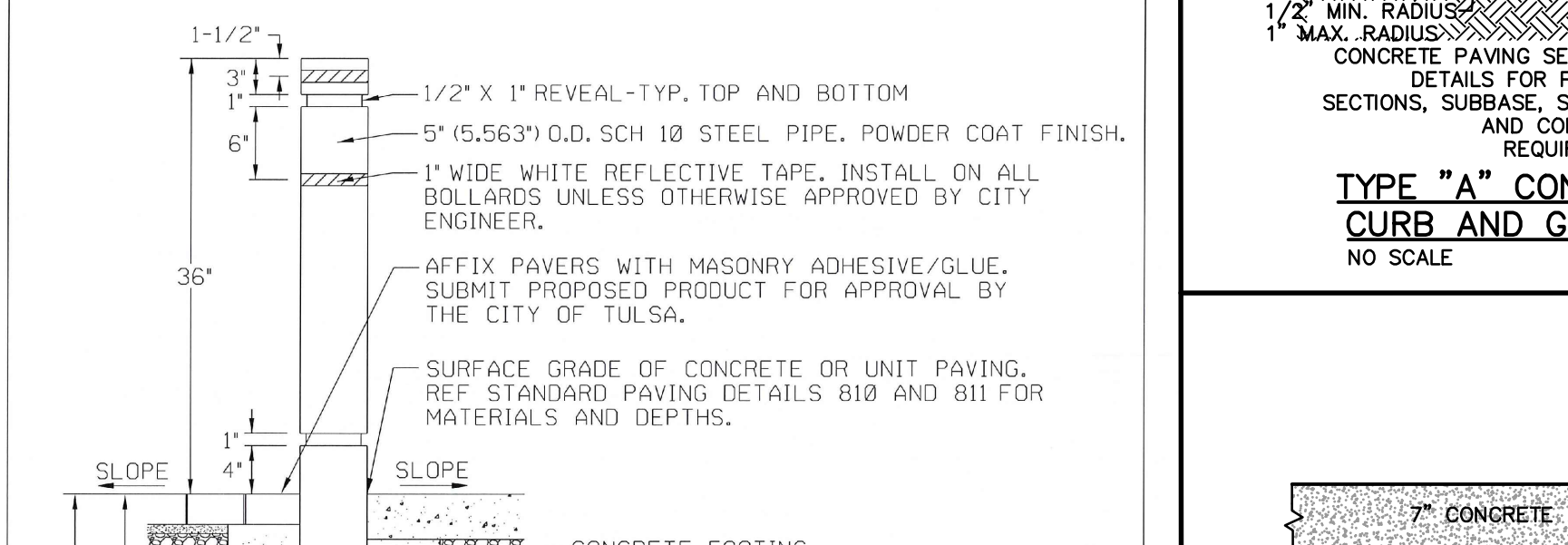
- | | YES | NO |
|--|-------|-------|
| 1) Has property previously been platted? | [X] | [] |
| 2) Is right-of-way dedication required to comply with Major Street and Highway Plan? | [] | [X] |
| 3) Will any restrictive covenants be filed by separate instrument? | [] | [X] |
| 4) Infrastructure requirements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

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



OWNER:
RH, INC.
14104 CANTERBURY ST
LEAWOOD, KANSAS

DEVELOPER:
CLUB CARWASH OPERTING, LLC
1591 E PRATHERSVILLE RD;
COLUMBIA, MO

636-332-4574 (Tel.)
636-327-0760 (Fax)
www.okie811.com

OKHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Oklahoma State Certificate of Authority Numbers: 6917

Two working days prior to the start of any excavation call 1-800-422-OKIE for utility location information.

All OSHA rules & regulations and regulations required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

**PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY**

KURTIS J. DANIELS
32572

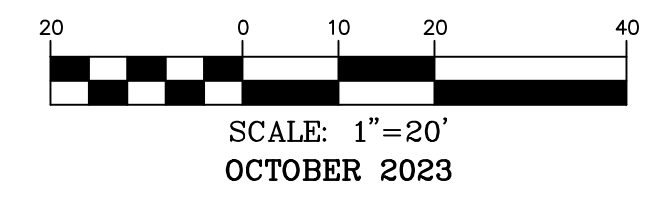
**PRELIMINARY SITE PLANS
CLUB CARWASH
TULSA, OKLAHOMA**

DATE:	DESIGN BY:	APPROV. BY:
	KAF	KJD
DATE:	OCT. 2023	
SCALE:	NO SCALE	
PROJ. NO.:	M22-8497	
DWG. NO.:	3 OF 5	

OKIE811
Know what's below.
Call before you dig.

PHOTOMETRICS PLAN

L1
N43°35'35"E 28.33'
L2
N88°30'02"E 12.00'
C1
RADIUS=121.38'
ARC LENGTH=30.83'
CHORD BEARING= S08°42'54"E
CHORD LENGTH=30.75'



636-332-4574 (tel.)
636-332-0760 (fax)
www.okie811.com
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

OKHRAN
North Office
8 East Main Street
Wentzville, Missouri 63385

Oklahoma State Certificate of Authority Numbers: 6917

Two working days prior to the start of any excavation call 1-800-922-OKIE for utility location information.
All OSHA rules & regulations and state regulations for construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

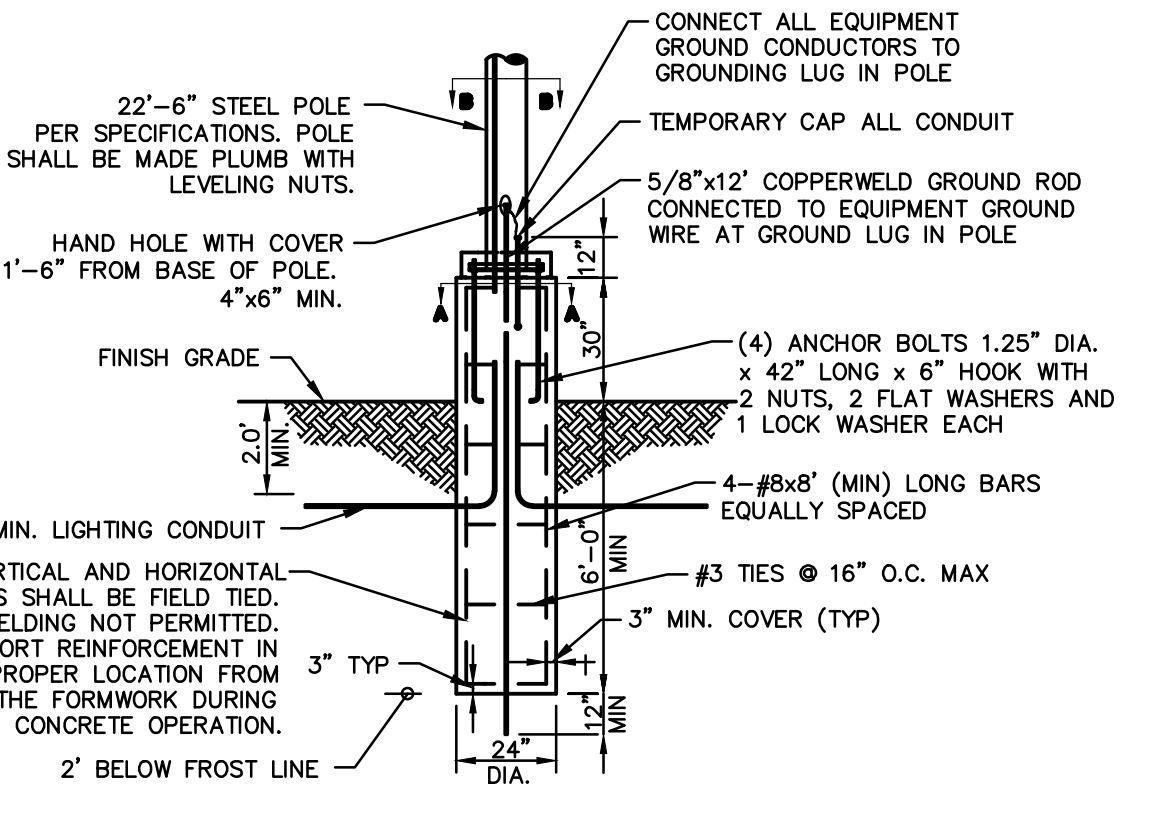
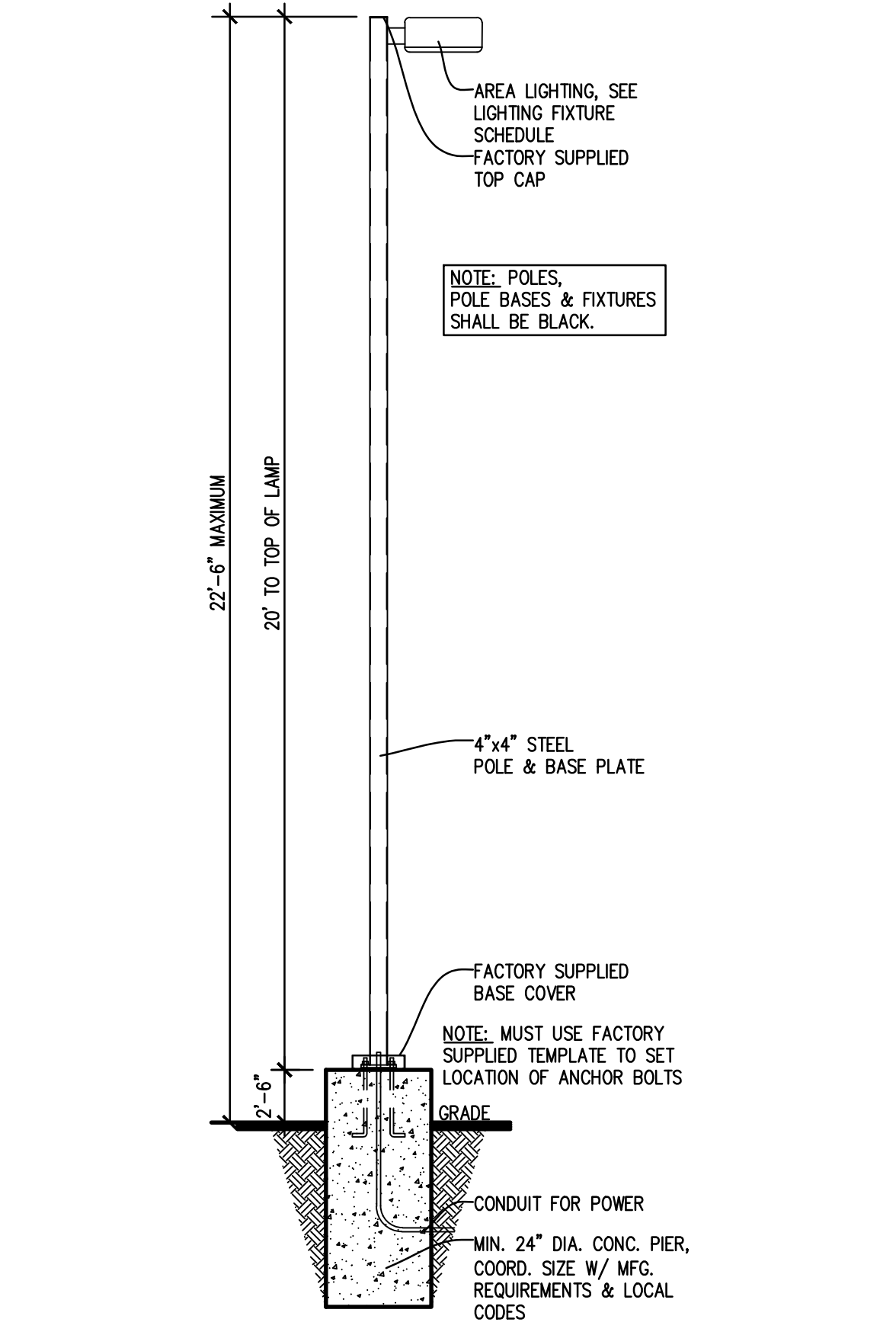
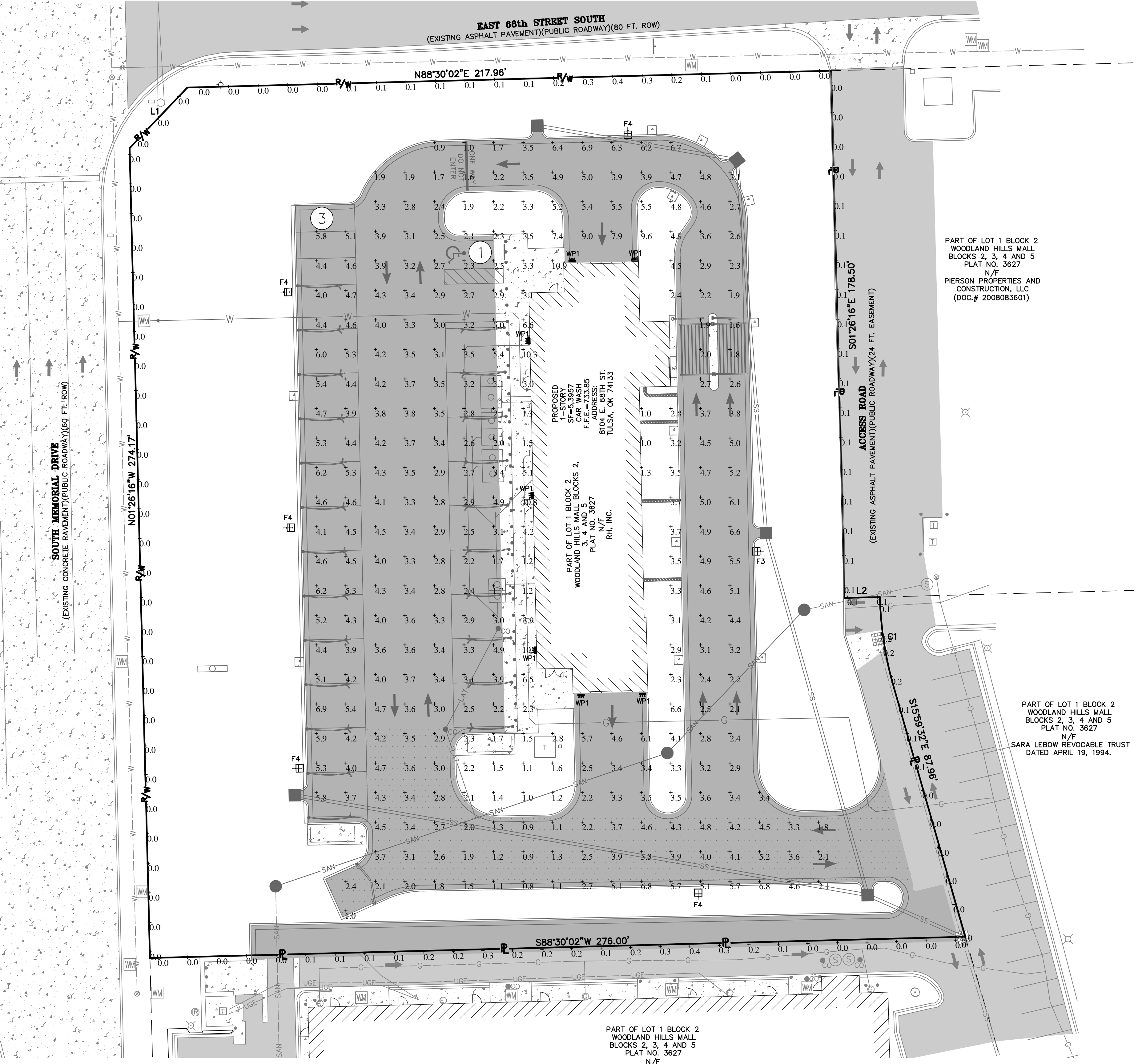
**PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY**

KURTIS J. DANIELS
32572

**PRELIMINARY SITE PLANS
CLUB CARWASH
TULSA, OKLAHOMA**

PHOTOMETRICS PLAN

DATE:	DATE:
DWG. BY: KAF	APPD. BY: KJD
DATE:	DATE:
OCT. 2023	
SCALE:	SCALE:
1:20	
PROJ. NO:	PROJ. NO:
M22-8497	
DWG. NO:	DWG. NO:
4 OF 5	



- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
 - EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 - DETAIL FOR 20' POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

FIXTURE MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	ILLUMINANCE	Fc	0.07	0.4	0.0	N.A.	N.A.
SITE	ILLUMINANCE	Fc	3.67	10.9	0.8	4.6	13.6

Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
[Symbol]	1	F3	Single	0.912	213	213	GALN-SA4C-740-U-SL3-HSS
[Symbol]	5	F4	Single	0.912	269	1345	GALN-SA5C-740-U-T4FT-HSS
[Symbol]	7	WP1	Single	0.900	37.7	263.9	XTOR4B-W

OWNER:
RH, INC.
14104 CANTERBURY ST
LEAWOOD, KANSAS

DEVELOPER:
CLUB CARWASH OPERTING, LLC
1591 E PRATHERSVILLE RD;
COLUMBIA, MO

DWG NAME: J:\2022\M22-8497 - CCW, E 68th, Tulsa, OK\ENGINEERING\AUTOCAD DRAWINGS\05 Exhibits\M22-8497_4_PHOTO METRICS PLAN 2023-10-27.dwg LAYOUT TAB: 4 OF 5 PHOTO METRICS PLAN PLOTTED ON: Oct 27, 2023 - 9:12am PLOTTED BY: KForrell

