

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: JH DATE FILED: 02-13-2025 PLAT NAME: The Meadows III

CITY **COUNTY** REFERRAL CITIES: _____

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>3/20/25</u>	ZONING/PUD/CO CASE:	
TMAPC:		TMAPC DATE:	<u>9/2/25</u>
		BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Northeast Corner of E 106th St N and N Memorial Dr TRACT SIZE: ± 34.01 acres

LEGAL DESCRIPTION: See attached legal description.

PRESENT USE: Vacant PRESENT ZONING: RS-3/PUD-855 TRS: 12-21-13 COUNCIL DISTRICT: N/A CO COMM DISTRICT: 1

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: Single Family Residential Subdivision

PROPOSED ZONING: RS-3/PUD-855 LOTS PROPOSED: 37 BLOCKS PROPOSED: 4

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>AAB Engineering, LLC</u>	NAME <u>Blue Chip Land Company, LLC</u>
ADDRESS <u>P.O. 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: <u>[Signature]</u> <u>2-13-25</u>	

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: <u>\$1,200</u>	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE: <u>\$900</u>	DATE/VOTE: _____
MINOR PLAT FEE: <u>\$650</u>	CONDITIONS: _____
TOTAL AMOUNT DUE: <u>\$</u>	
RECEIPT NUMBER: <u>236252</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 www.tmapc.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

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: Northeast Corner of E 106th St N and N Memorial Dr
Acreage: ±34.01 Acres Number of Lots: 37 Project Name: The Meadows III
Owner of Property: Blue Chip Land Company, LLC
Person Requesting Review: Alan Betchan, PE Date: February 13, 2025

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: N/A GROWTH OR STABILITY DESIGNATION: N/A

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

ZONING AND PLATTING

The property is currently zoned RS-3/PUD-855
The proposed use of Single-Family Residential WOULD or [] WOULD NOT conform to the zoning district classification.
Minimum lot size required: 1/2 Acre
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 streets to be constructed with access to existing stubbed streets.

Water Waterlines will be extended throughout the subdivision. Washington County RWD #3 is the provider.

Sewer N/A (On site Septic)

Storm Water/Drainage Detention located in Reserve A and B to accommodate 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.

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 - www.tmapc.org

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

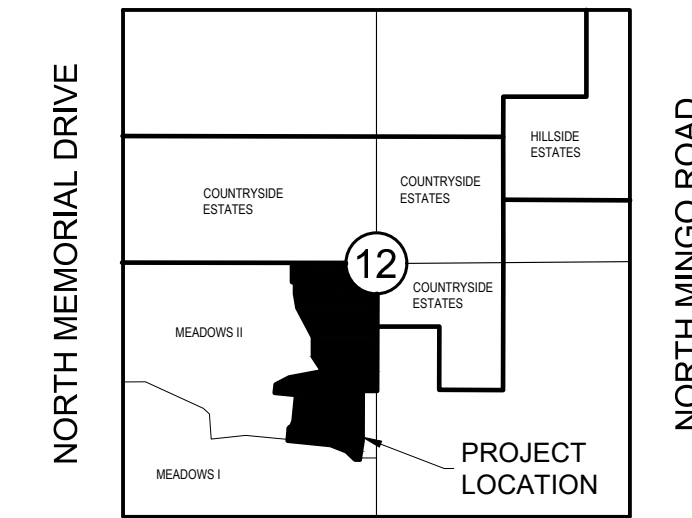
The Meadows III

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (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.), TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

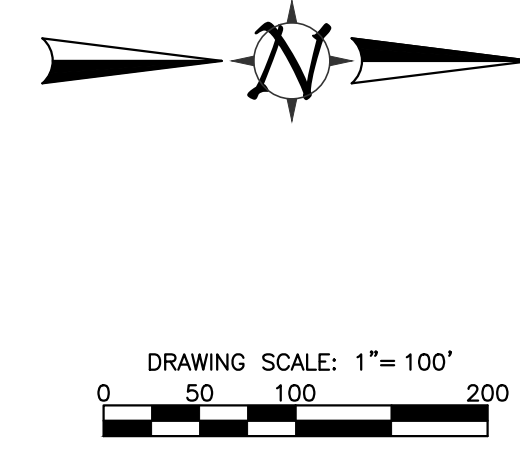
OWNER
 BLUE CHIP LAND COMPANY, LLC
 PO BOX 521209
 TULSA, OK 74152
 ALEX TRINIDAD

ENGINEER/SURVEYOR
 AAB ENGINEERING LLC
 COA NO. 6318, EXP. JUNE, 30, 2026
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN@AABENG.COM

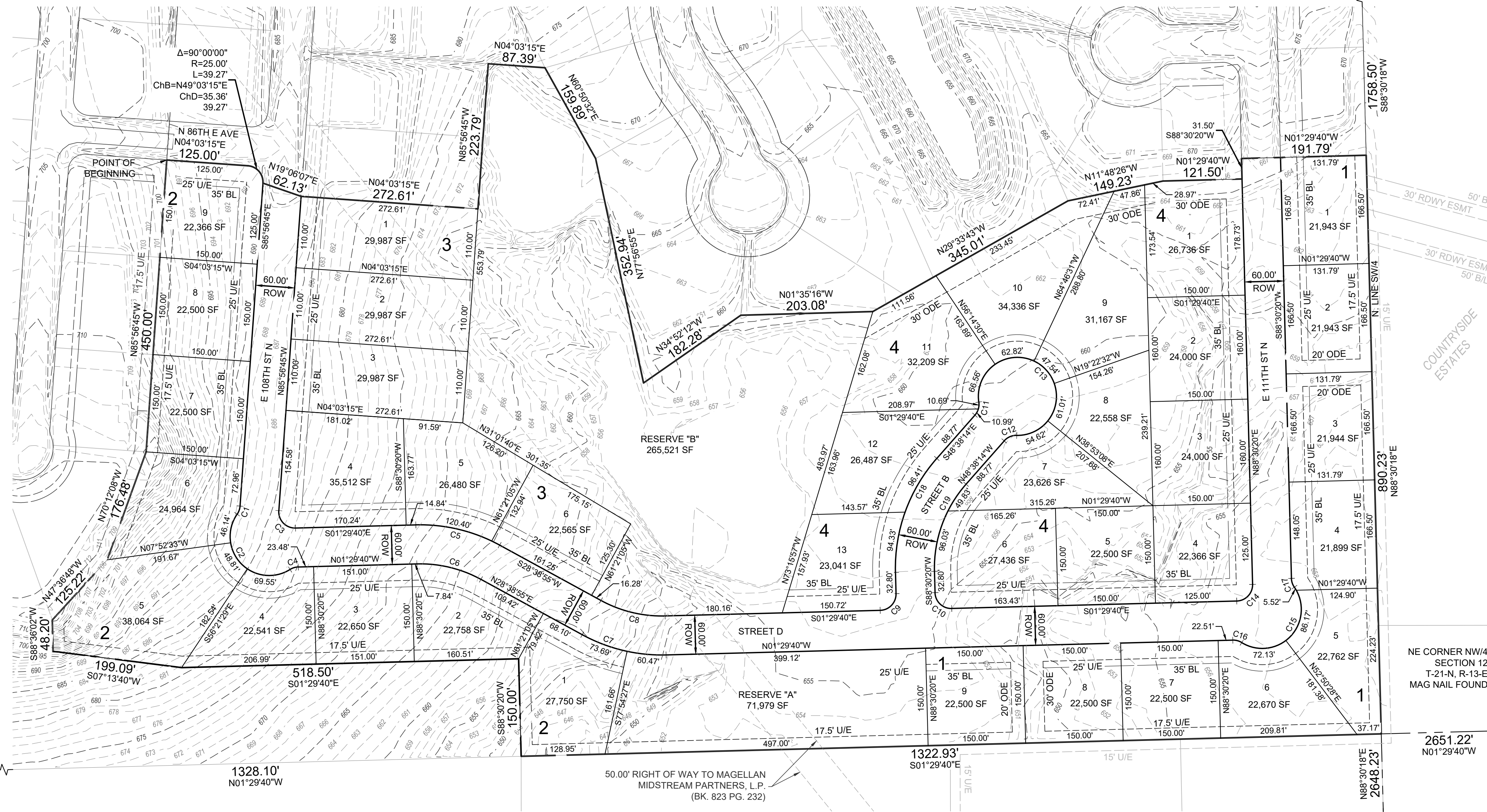
R-13-E
 EAST 116TH STREET NORTH



EAST 106TH STREET NORTH
LOCATION MAP
 SCALE: 1"=2000'



Curve #	Length	Radius	Chord Length	Chord Bearing
C1	13.42	25.00	13.26	S70°33'45"E
C2	164.50	60.00	117.61	N46°16'47"E
C3	41.69	25.00	37.03	N46°16'47"E
C4	13.42	25.00	13.26	N16°52'40"W
C5	134.16	255.00	132.61	N13°34'37"E
C6	102.59	195.00	101.41	N13°34'37"E
C7	134.16	255.00	132.61	N13°34'37"E
C8	102.59	195.00	101.41	N13°34'37"E
C9	39.27	25.00	35.36	N46°29'40"W
C10	39.27	25.00	35.36	N43°30'20"E
C11	21.68	25.00	21.00	N73°28'38"W
C12	21.68	25.00	21.00	S23°47'51"E
C13	292.54	60.00	77.65	N41°21'46"E
C14	39.27	25.00	35.36	N46°29'40"W
C15	163.82	60.00	117.47	N46°29'40"W
C16	14.49	25.00	14.29	N15°06'55"E
C17	14.49	25.00	14.29	S71°53'44"W
C18	190.74	255.00	186.32	N70°03'57"W
C19	145.86	195.00	142.48	S70°03'57"E



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
 1,481,458 SF ± / 34.01 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.

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

TMAPC/INCOG OFFICIAL

This approval is void if this plat is not filed in the office of the County Clerk on or before _____

COUNTY OR CITY ENGINEER

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 NOT LIMITED TO, GROUND AND FLIGHT OPERATIONS OF AIRCRAFT AT, OVER, ON 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 NOT 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

MUNICIPAL AUTHORITY
 TULSA COUNTY
 500 S. DENVER, 3RD FLOOR
 TULSA, OK 74103

UTILITY

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

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THIRTY-SEVEN (37) LOTS IN FOUR (4) BLOCKS AND TWO (2) RESERVE AREAS

BLOCK 1	4.61 ACRES - 9 LOTS
BLOCK 2	5.19 ACRES - 9 LOTS
BLOCK 3	3.94 ACRES - 6 LOTS
BLOCK 4	7.82 ACRES - 13 LOTS
RESERVE A	1.65 ACRES
RESERVE B	6.10 ACRES

LEGEND

BL	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

PLOT DATE: Thu, 13 Feb 2025. FILE #P-21133-MEADOWS PHASE III-MEADOWS-PHASE III

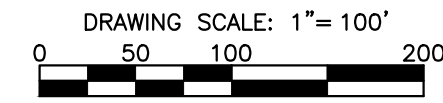
CONCEPTUAL UTILITY

The Meadows III

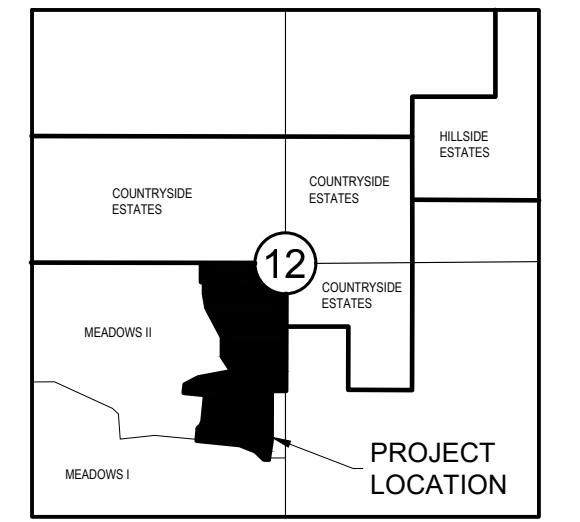
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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, 2026
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN@AABENG.COM

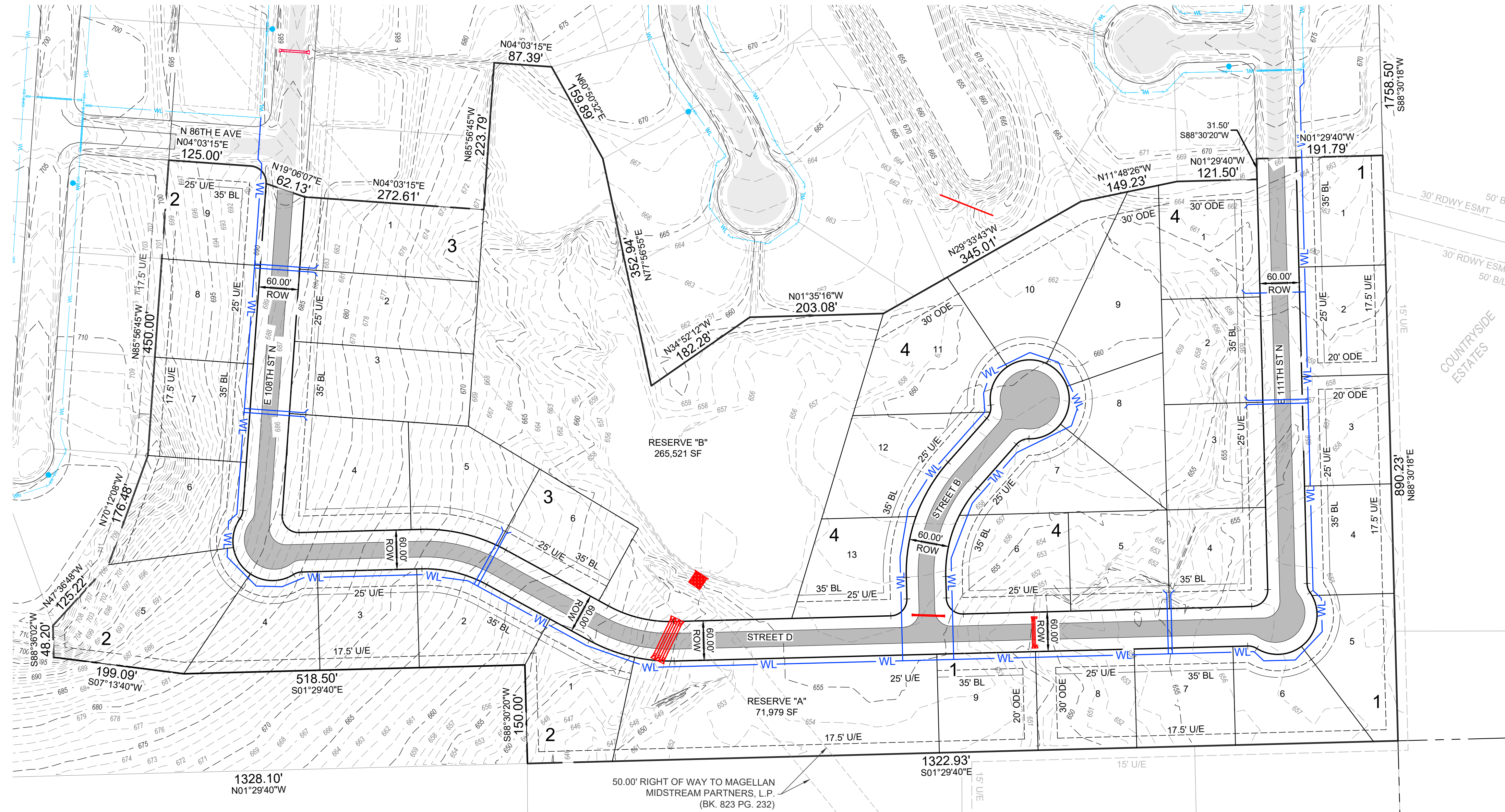


R-13-E
 EAST 116TH STREET NORTH



EAST 106TH STREET NORTH

LOCATION MAP
 SCALE: 1"=2000'



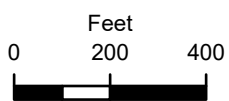
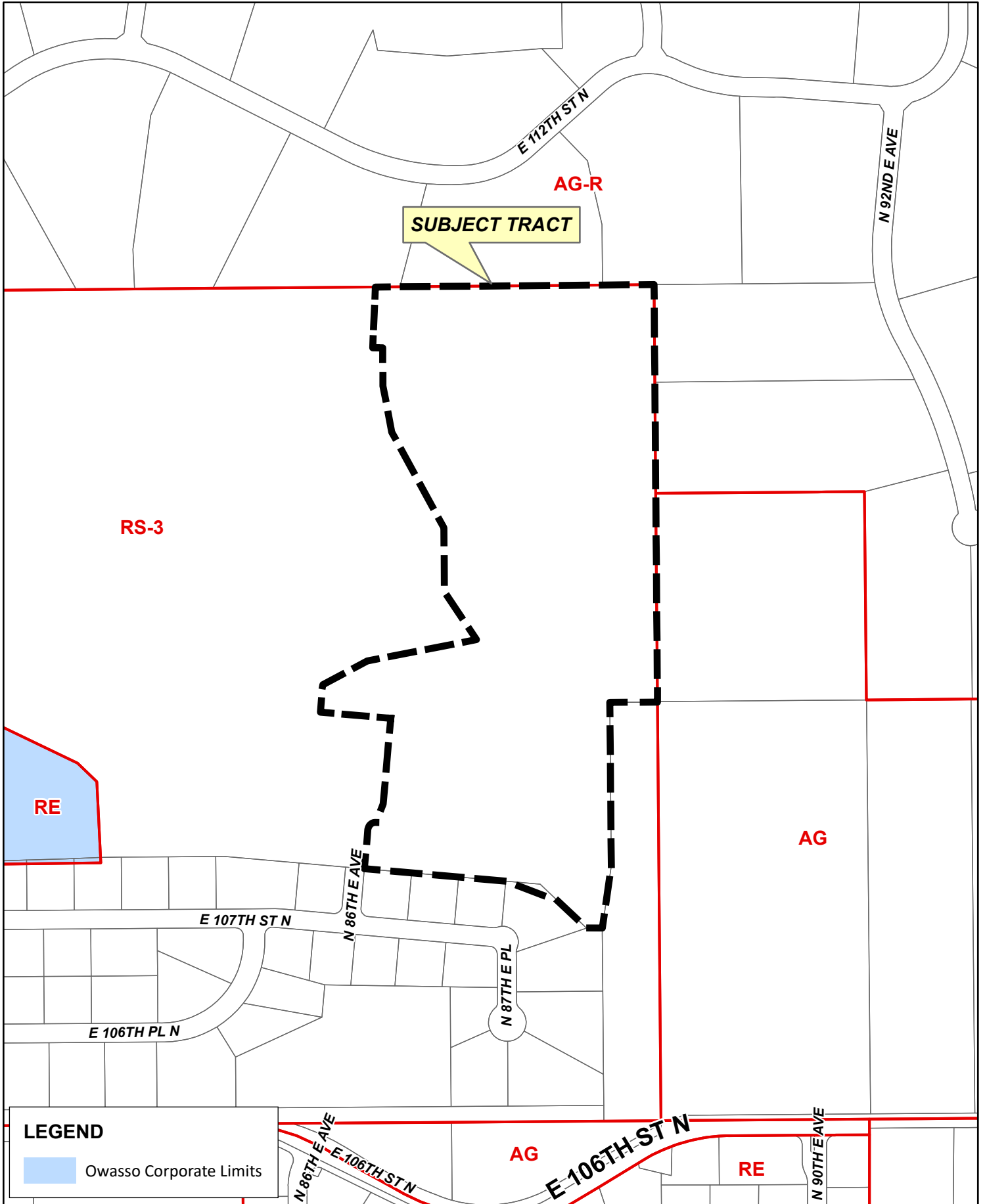
LEGEND	
B/L.....	BUILDING LINE
U/E.....	UTILITY EASEMENT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED STORM SEWER

NE CORNER SW/4
 SECTION 12
 T-21-N, R-13-E
 MAG NAIL FOUND

NE CORNER SW/4
 SECTION 12
 T-21-N, R-13-E
 1/2" IRON PIN FOUND

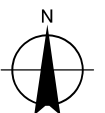
UTILITY CONTACTS	
MUNICIPAL AUTHORITY	
TULSA COUNTY 500 S. DENVER, 3RD FLOOR TULSA, OK 74103	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
RURAL WATER DISTRICT #3, WASHINGTON COUNTY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

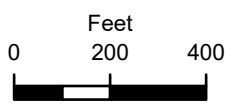
PLOT DATE: Thu, 13 Feb 2025. FILE: P:\211313\MAGNONS PHASE III\MEADOWS\ENCLAVE



The Meadows III

12 21-13





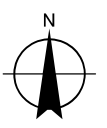
 Subject Tract

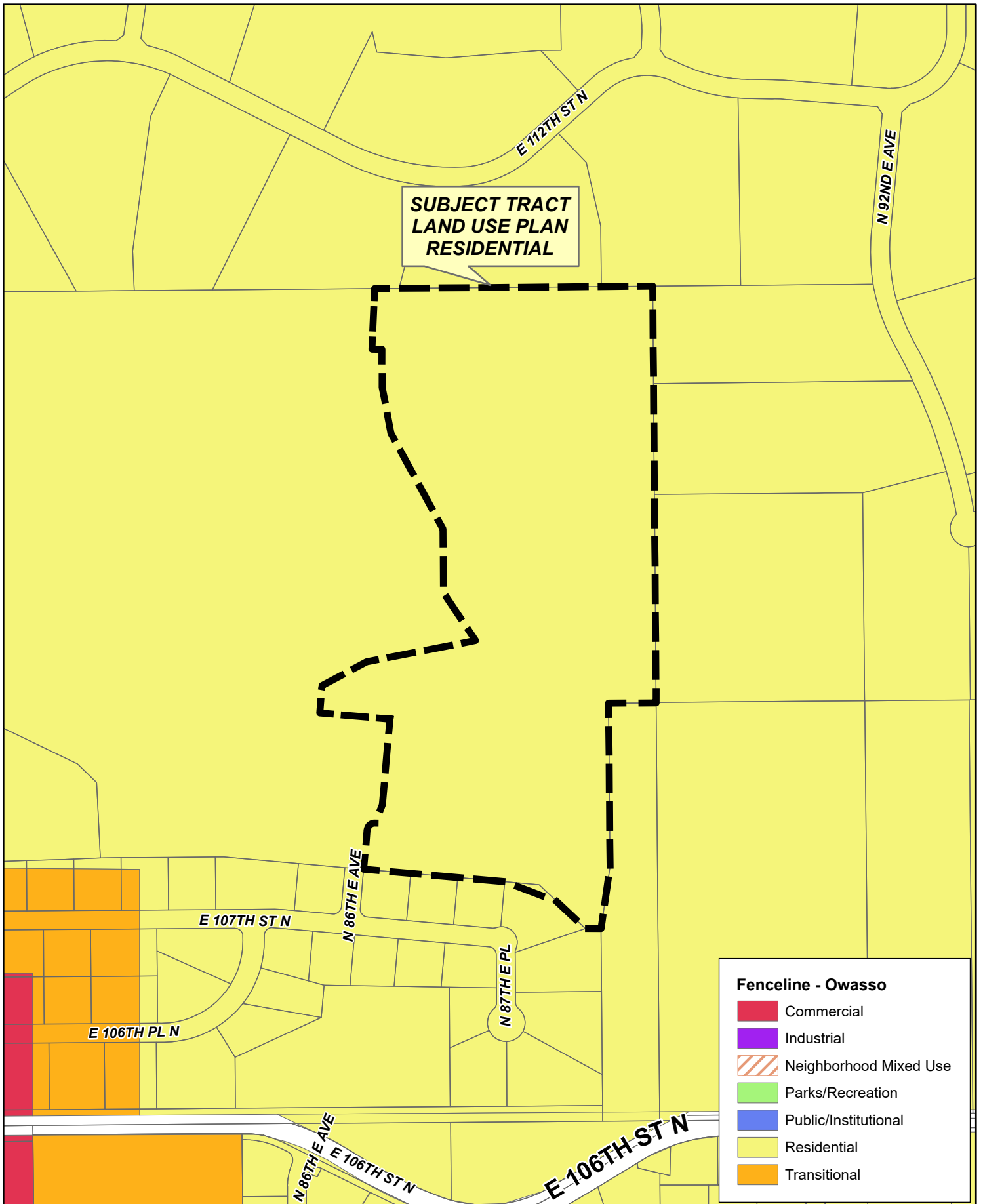
The Meadows III

12 21-13

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

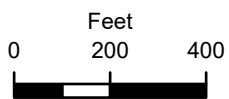




**SUBJECT TRACT
LAND USE PLAN
RESIDENTIAL**

Fenceline - Owasso

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional



The Meadows III

12 21-13

