



Tulsa Metropolitan Area
Planning Commission

Case : Magnolia Ridge Phase II

Hearing Date: August 19, 2020

Case Report Prepared by:

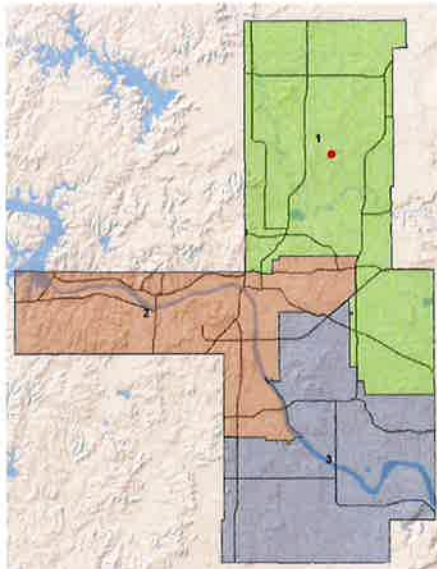
Nathan Foster

Owner and Applicant Information:

Applicant: Kellogg Engineering

Owner: K&S Developments, INC

Location Map:
(shown with County Commission districts)



Applicant Proposal:

Preliminary Subdivision Plat

57 lots, 4 blocks, 14.78± acres

Location: North and west of the northwest corner of East 86th Street North and North Memorial Drive

Proposed Use: Single-family residential

Zoning: RS (Residential Single-Family)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan, Cox Communications Exhibit A

8.1

PRELIMINARY SUBDIVISION PLAT

Magnolia Ridge Phase II - (County)

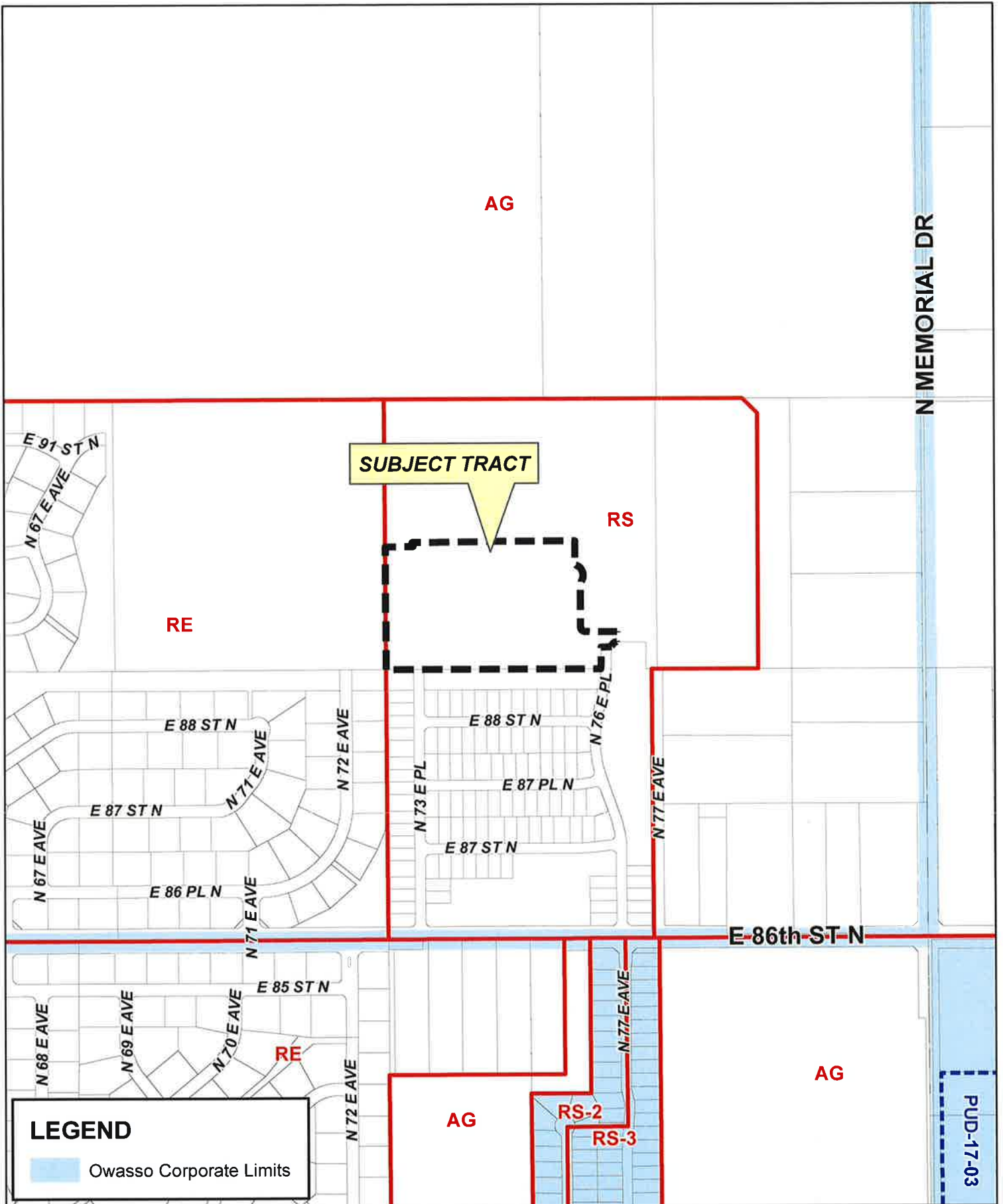
North and west of the northwest corner of East 86th Street North and North Memorial Drive

This plat consists of 57 lots, 4 blocks on 14.78 ± acres.

The Technical Advisory Committee (TAC) met on July 16th, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS (Residential Single-Family) under the Tulsa County Zoning Code. Lots conform to the RS district standards.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Sidewalks will be required per Subdivision & Development Regulations. Dimension right-of-way and provide recording information or indicate right-of-way being dedicated by the plat. Label streets per addressing and County Engineer. Final street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer:** Sewer service to be provided by the City of Owasso. City of Owasso release letter required prior to final plat approval.
5. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update CA number for surveyor. Update location map to reflect only platted boundaries and label all plats. Label all other property as unplatted. Graphically show all pins found or set that are associated with the plat. Ensure accuracy of legal description with face of the plat.
7. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.



**MAGNOLIA RIDGE
PHASE II**

21-13 23

8.3 



N MEMORIAL DR

SUBJECT TRACT

E 91 ST N

N 67 E AVE

E 88 ST N

N 71 E AVE

N 72 E AVE

E 87 ST N

N 67 E AVE

E 86 PL N

N 71 E AVE

E 86th ST N

N 68 E AVE

N 69 E AVE

N 70 E AVE

E 85 ST N

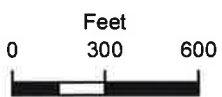
N 72 E AVE

E 84 ST N

E 83 ST N

N 76 E AVE

N 77 E AVE



Subject Tract

MAGNOLIA RIDGE PHASE II

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

Aerial Photo Date: February 2018

21-13 23



8.4

ENGINEER:
KELLOGG ENGINEERING, INC.
 6755 SOUTH 4060 ROAD
 TALALA, OKLAHOMA 74080
 PHONE: (918) 275-4080
 FAX: (918) 275-7171
 EMAIL: kelloggengineering@telcel.com
 CERT. OF AUTHORIZATION NO. 2788
 RENEWAL DATE: JUNE 30, 2021

SURVEYOR:
**BENCHMARK SURVEYING
 AND LAND SERVICES, INC.**
 P.O. BOX 1078
 OWASSO, OKLAHOMA 74055
 PHONE: (918) 274-9081
 FAX: (918) 274-0807
 EMAIL: benchmark@ofcasok.com
 CERT. OF AUTHORIZATION NO. 2235
 RENEWAL DATE: JUNE 30, 2020

OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
 12150 E. 96TH ST. N., SUITE 200
 OWASSO, OKLAHOMA 74055
 PHONE: (918) 274-0406
 EMAIL: brian@simmonsokcourts.com

CONCEPTUAL PLAN MAGNOLIA RIDGE PHASE II

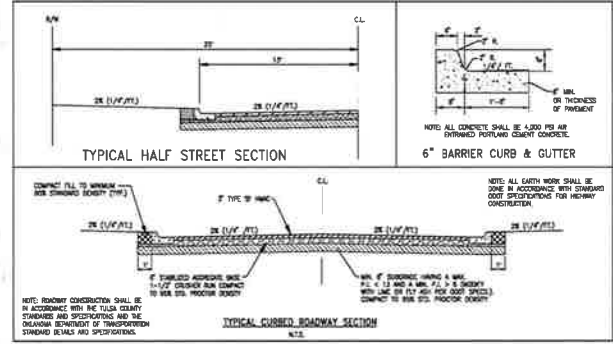
PART OF THE SE/4 OF SECTION 23, T-21-N, R-13-E,
 OF THE INDIAN BASE AND MERIDIAN
 TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RS
 ADDITION HAS 57 LOTS IN 4 BLOCKS AND 1 RESERVE
 ALL CONTAINED IN 13.92 ACRES MORE OR LESS

- ACC ACCESS PERMITTED
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- LNA LIMITS OF NO ACCESS
- RA RESERVE AREA
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- F/E FENCE EASEMENT
- L/E LANDSCAPE EASEMENT
- A/E ACCESS EASEMENT



- GENERAL NOTES:**
1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO. 3, WASHINGTON COUNTY.
 2. SANITARY SEWER DISPOSAL. SEWAGE DISPOSAL SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF OWASSO OR ITS ASSIGNEES.
 3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.



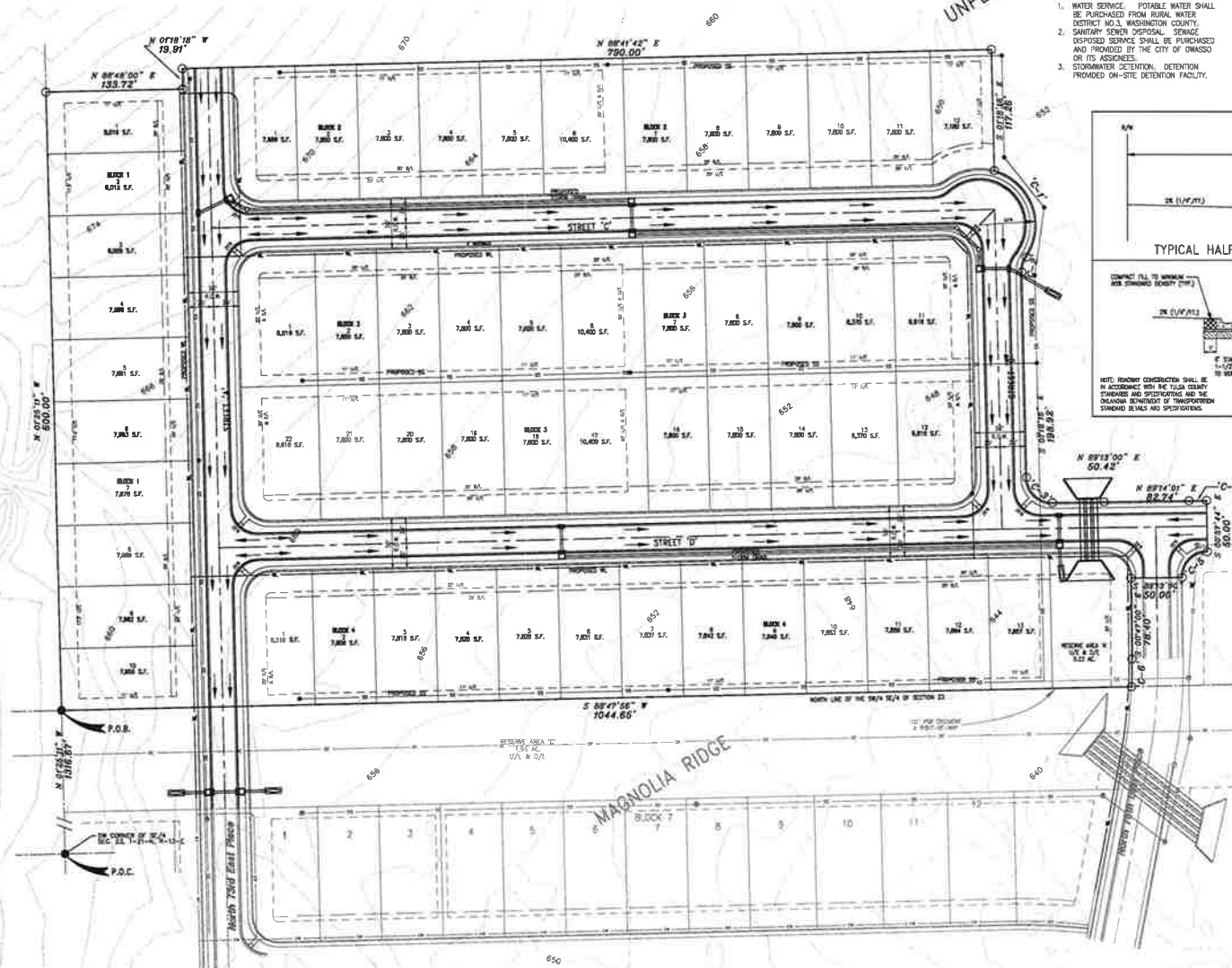
LEGEND

---	PROPOSED BOUNDARY
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED BUILDING LINE
---	ALLOCATION OF LINE
---	EXISTING CURBLINE
---	PROPOSED CENTER LINE
---	PROPOSED CURB
---	PROPOSED DUTTER
---	PROPOSED SIDEWALK
---	PROPOSED DRIVE SHAFT
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	DRAINAGE FLOW ARROW

- NOTE:** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLAN, WITH THE TULSA COUNTY STANDARDS AND SPECIFICATIONS, AND WITH THE C.D.O.T. STANDARD DETAILS AND SPECIFICATIONS.
- NOTE:** ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLANS & WITH THE TULSA COUNTY AND (3) STANDARD DETAILS AND SPECIFICATIONS.
- NOTE:** ALL EXISTENT AND SUBGRADE WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION.
- NOTE:** ALL CULVERTS UNDER ROADWAYS SHALL BE ROUND SMOOTH CAST IRON PIPE HAVING A MINIMUM OF 1/4" WALL THICKNESS.
- NOTE:** ALL UTILITY ROAD CROSSINGS SHALL BE BACKFILLED WITH COOP TYPE 'A' AGGREGATE FROM TOP OF PIPE TO THE BASE OF PAVEMENT PER TULSA COUNTY STANDARD DETAILS AND SPECIFICATIONS.

CURVE TABLE

CURVE NUMBER	L	R	Ch	Ch	D
C-1	104.79'	55.00'	S 20°12'36" E	85.54'	1070'9"±
C-2	15.50'	25.00'	S 18°31'31" E	15.31'	20'29"±
C-2	20.04'	25.00'	S 46°02'36" E	35.19'	88'28"±
C-4	17.50'	4875.00'	S 89°50'00" E	12.50'	107'11"±
C-5	25.18'	25.00'	S 44°02'36" E	35.32'	88'48"±
C-8	26.95'	475.00'	S 00°50'22" W	26.95'	129'10"±



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