



Tulsa Metropolitan Area
Planning Commission

Case : Woodward Acres II

Hearing Date: May 19, 2021

Case Report Prepared by:

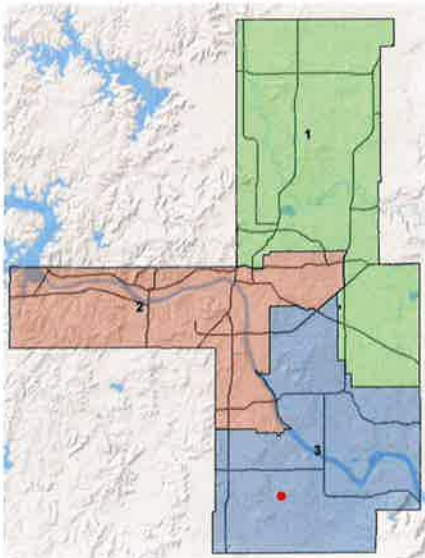
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: DD&R Properties LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Subdivision Plat

14 lots, 2 blocks, 20 ± acres

Location: North of the northwest corner of
East 171st Street South and South Harvard
Avenue

Zoning: AG-R (Agriculture - Residential)

Staff Recommendation:

Staff recommends **approval** of the
preliminary subdivision plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Plat Submittal

8.1

PRELIMINARY SUBDIVISION PLAT

Woodward Acres II - (County)

North of the northwest corner of East 171st Street South and South Harvard Avenue

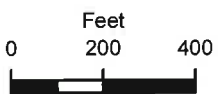
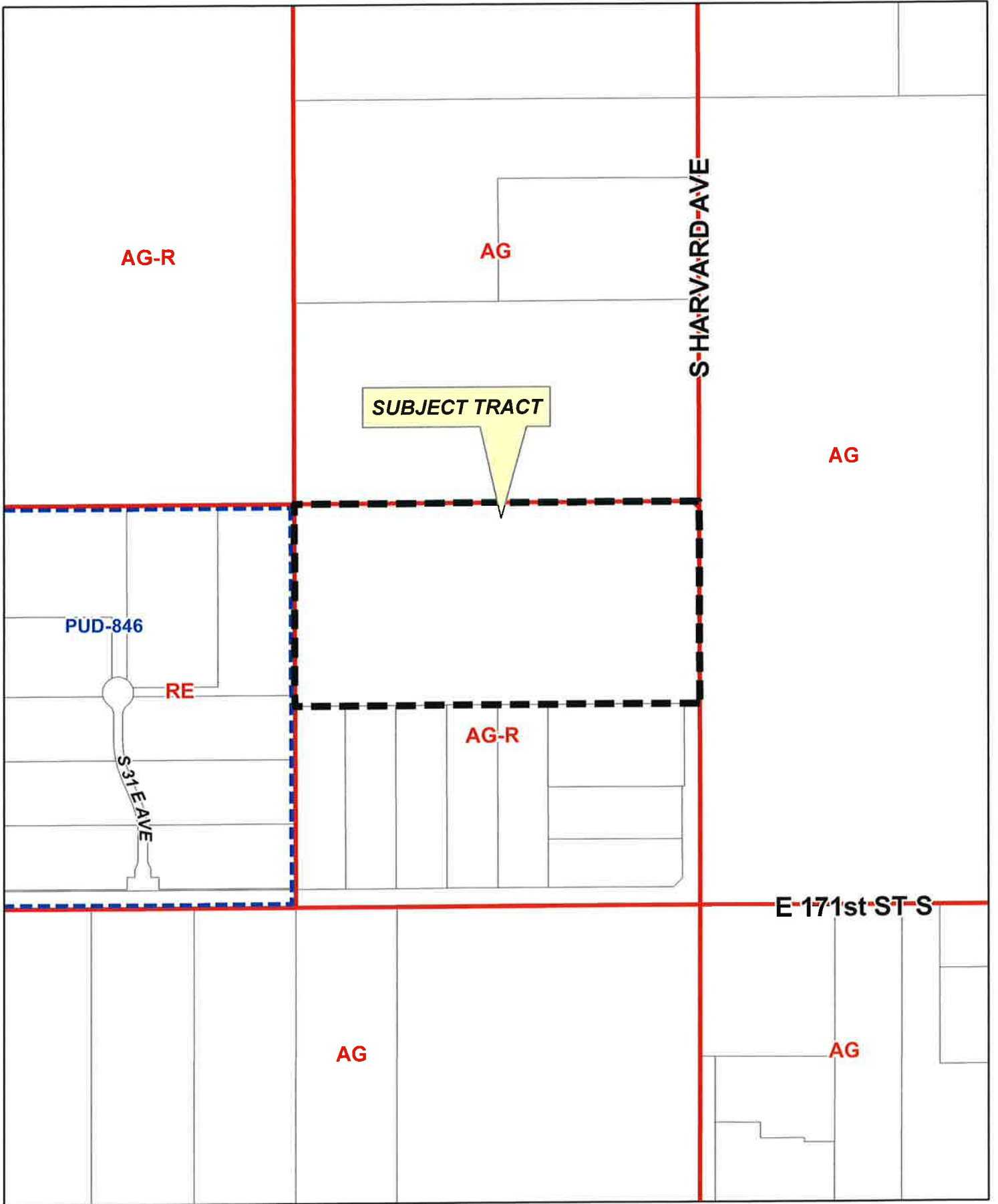
This plat consists of 14 lots, 2 blocks on 20 ± acres.

The Technical Advisory Committee (TAC) met on May 6, 2021 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the AG-R district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Dimension and label right-of-way dedicated by plat and any adjacent right-of-way or easements. New street must be completed prior to final plat recording.
4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by Creek County Rural Water District #2. Water line plans must be approved by the rural water district and installed prior to final plat recording.
5. **Stormwater, Drainage, & Floodplain:** Drainage review will be conducted by the Tulsa County Engineer. Any additional easements or improvements must be reflected on the final plat and completed prior to final plat recording.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters required to be submitted from each utility serving the subdivision prior to final plat approval.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final release by the Tulsa County Engineer is required prior to final plat approval.

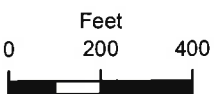
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**WOODWARD
ACRES II**

17-13 29





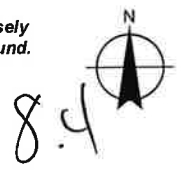
Subject Tract

WOODWARD ACRES II

17-13 29

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

Aerial Photo Date: 2020



WOODWARD ACRES II – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 29; THENCE NORTH 01°16'24" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 659.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°47'37" WEST FOR A DISTANCE OF 1321.00 FEET; THENCE NORTH 01°16'22" WEST FOR A DISTANCE OF 659.56 FEET; THENCE NORTH 88°48'41" EAST FOR A DISTANCE OF 1321.00 FEET TO A POINT ON THE EAST LINE OF THE SE/4 OF SAID SECTION 29; THENCE SOUTH 01°16'24" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 659.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 871,014.78 SQUARE FEET OR 20.00 ACRES.

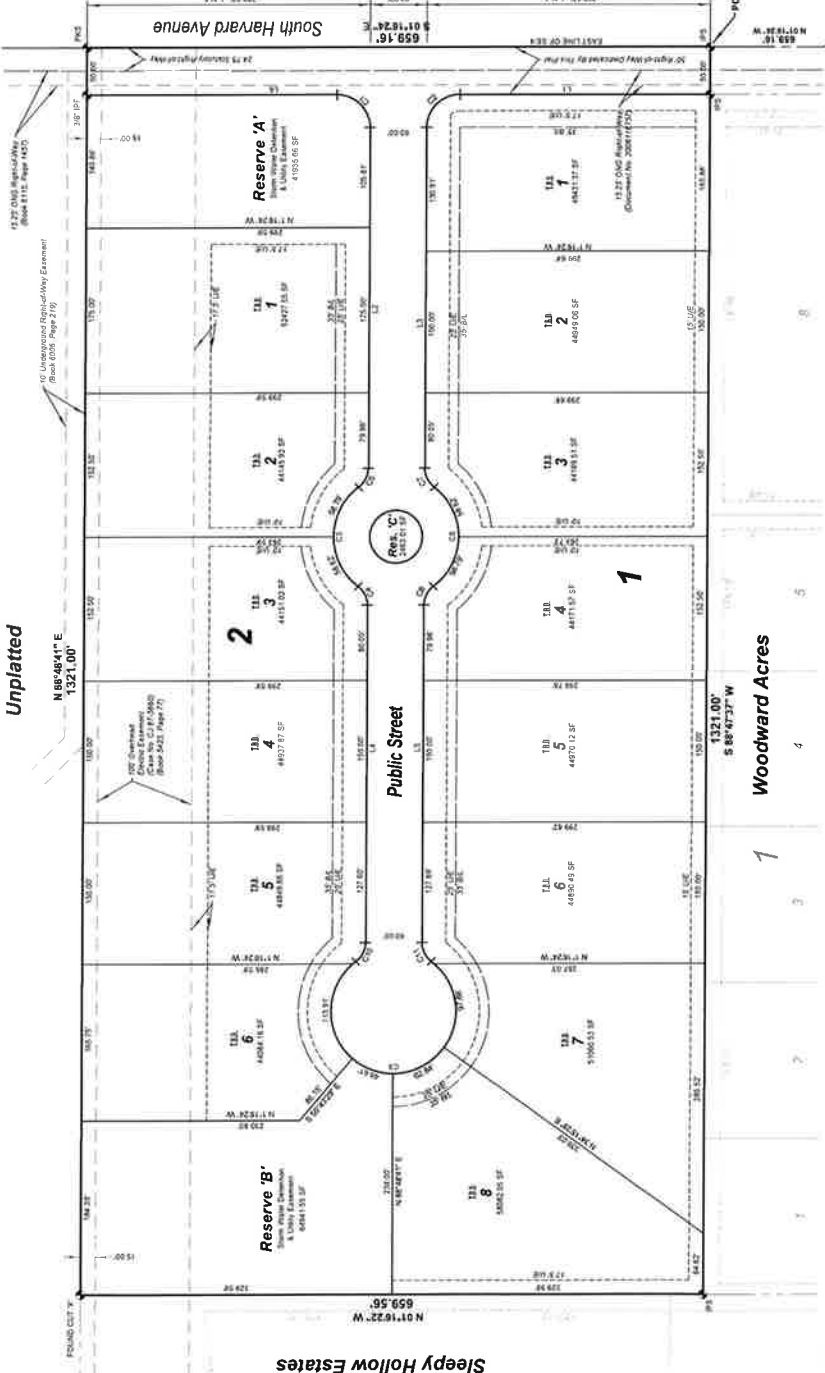
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE SE/4 OF SECTION 29 AS NORTH 01°16'24" WEST.

Woodward Acres II

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF (SOUTH HALF) OF THE EAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-NINE (19) WEST AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

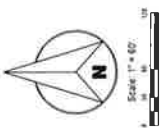
Legend
 BL BUILDING SETBACKLINE
 IPS REFER TO DOCUMENTATION NOTE
 L N A LIMITS OF NO ACCESS
 MAE MAINTENANCE EASEMENT
 RISE RISE
 URB URBAN DISTRICT
 STRT STREET ADDRESS



Owner / Developer
 DDM PROPERTIES, LLC
 5715 WEST CHARLETON ETTREBIT
 BROKEN ARROW, OK 74111
 PHONE (918) 231-9829
 MR. JAMES H. HIRSHNER

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 EMAIL: JEFFREY@FRITZLANDSURVEYING.COM
 C.A. # 4548 EXPIRES 6/30/2022

Engineer
 ENGINEER BY DESIGN, PLLC
 P.O. BOX 15567
 DEL CITY, OKLAHOMA 73155
 PHONE (405) 234-0980
 EMAIL: JEFFREY@ENGINEERBYDESIGN.COM
 C.A. # 1655 EXPIRES 6/30/2022



FINAL PLAT
CERTIFICATE OF APPROVAL
THIS PLAT IS SUBJECT TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON
TWAINOCC OFFICIAL
THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK OR BEFORE
COUNTY ENGINEER

Subdivision Statistics
 SUBDIVISION CONTAINS FOURTEEN (14) LOTS IN TWO (2) BLOCKS AND THREE (3) RESERVE AREAS
 GROSS SUBDIVISION AREA 671,014.78 SF 7.20 ACRES

Basis of Bearings
 BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH OF NORTH AMERICAN DATUM 1983 (NAD83)) USING THE SOUTH LINE OF THE SEA OF SECTION 29 AS S 89°46'37" W.

Monumentation
 SET 3/5" IRON PIN IN W CORNER FRITZ CASABE-CAP OR MAG MAIL W/ ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE	DRIVEWAY LOCATION	MINIMUM PIPE SIZE
1	18"	3	18"
2	18"	4	18"
3	18"	5	18"
4	18"	6	18"
5	18"	7	18"
6	18"	8	18"
7	18"		
8	18"		

NOTE: MINIMUM PIPE SLOPE: 0.75%

Curve Table

CURVE	ANGLE (D.M.S.)	PI	DELTA (D.M.S.)	CHORD BEARINGS	CHORD LENGTH	ARC LENGTH
C1	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C2	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C3	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C4	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C5	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C6	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C7	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C8	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C9	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C10	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C11	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C12	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C13	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C14	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C15	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00
C16	180.00	1321.00	180.00	S 1321.00° E	1321.00	1321.00

Line Table

LINE	BEARINGS	DISTANCE
L1	N 89°46'37" E	1321.00
L2	S 89°46'37" W	1321.00
L3	S 89°46'37" W	1321.00
L4	S 89°46'37" W	1321.00
L5	S 89°46'37" W	1321.00
L6	S 89°46'37" W	1321.00
L7	S 89°46'37" W	1321.00
L8	S 89°46'37" W	1321.00

DATE PREPARED: 8/20/2020

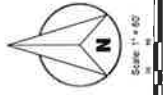
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CONCEPTUAL IMPROVEMENTS PLAN

Woodward Acres II

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 18 WEST, MERIDIAN 10 WEST, BEING THE SOUTHWEST QUARTER (SEAR) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVEN (7) NORTH, RANGE SEVEN (7) WEST, MERIDIAN 10 WEST, INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

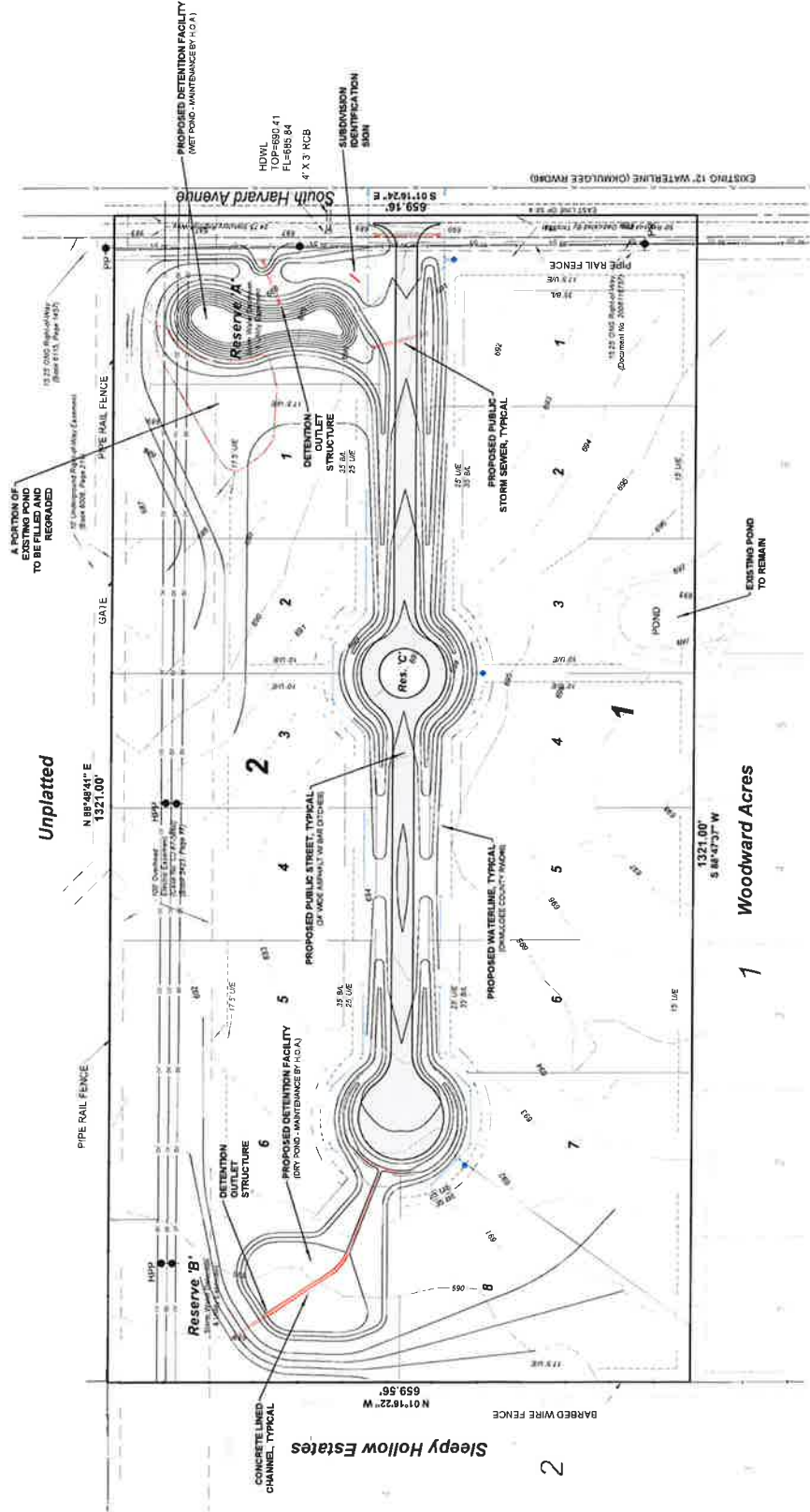
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