

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 PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 11/5/20 PLAT NAME: 181 Harvard

CITY COUNTY REFERRAL CITIES: Bixby

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>11/19/20</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>12/2/20</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE Corner of 181st + Harvard TRACT SIZE: 10.01 ± acres

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: Vacant PRESENT ZONING: AG T-R-S: 33-17-13 COUNCIL DISTRICT: _____ CO COMM DISTRICT: _____

WATER SUPPLY: Okmulgee Rwd #6 SANITARY SEWER: Septic

ELECTRIC: ECE GAS: ONG PHONE: BTC TV: _____ SCHOOL DISTRICT: _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Single-Family Residences

PROPOSED ZONING: NO CHANGE LOTS PROPOSED: 3 BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design / Ryan McCarty</u>	NAME <u>Spontan Construction Inc.</u>
ADDRESS <u>P.O. Box 548</u>	ADDRESS <u>9729 E. 116th Pl. S.</u>
CITY, ST, ZIP <u>Bixby, OK 74008</u>	CITY, ST, ZIP <u>Bixby, OK 74008</u>
DAYTIME PHONE <u>918-718-8356</u>	DAYTIME PHONE <u>918-231-9829</u>
EMAIL <u>rmccarty.selectdesign@gmail.com</u>	EMAIL <u>phonda@spontanconstructioninc.com</u>

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 11/5/2020

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

APPLICATION FEES (Make checks payable to INCOG)	PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE: \$1,200	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE: \$900	DATE/VOTE:
MINOR PLAT FEE: \$650	CONDITIONS:
TOTAL AMOUNT DUE: \$	
RECEIPT NUMBER:	

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

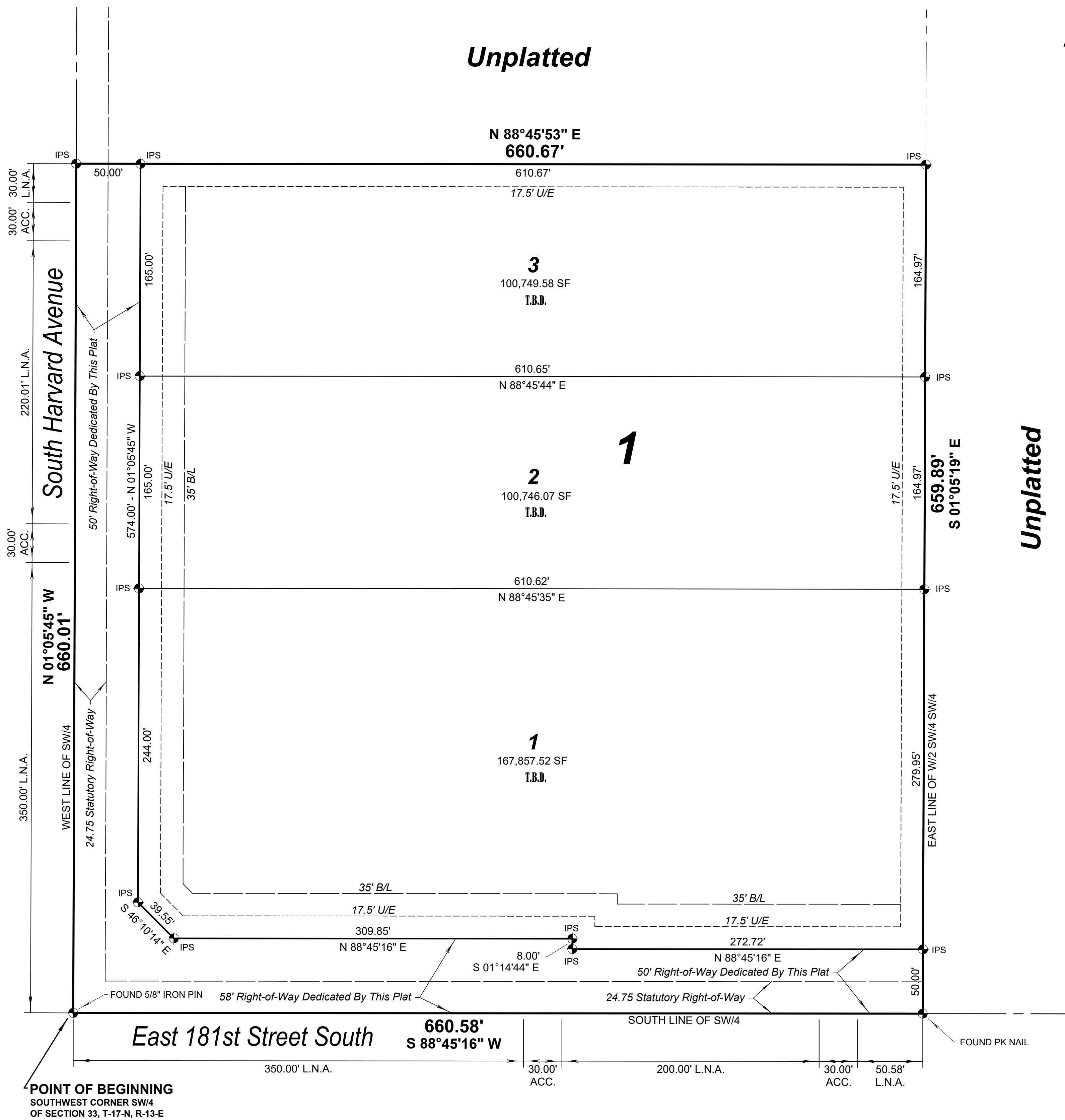
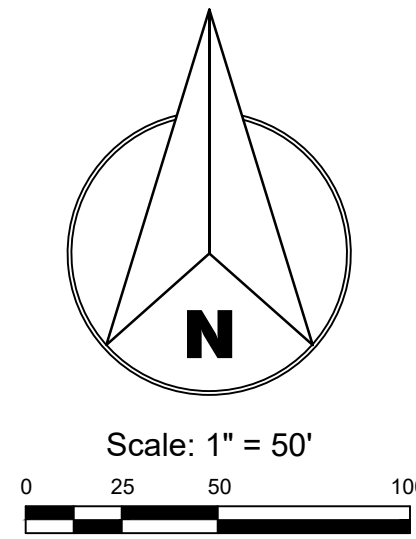
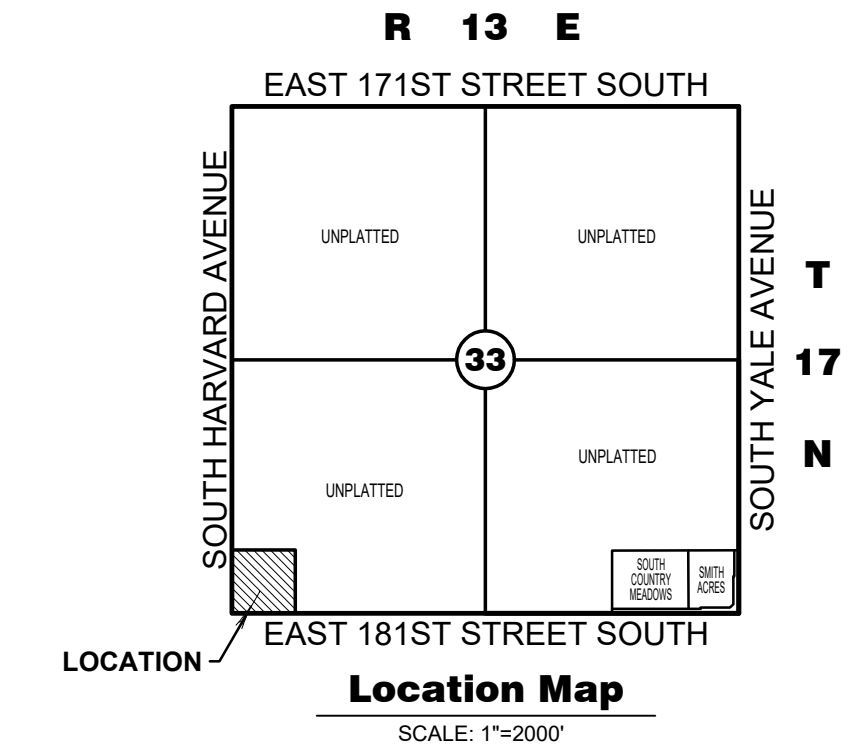
Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

PRIVATE SUBDIVISION

181 Harvard

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Owner / Developer

SPARTAN CONSTRUCTION INC.
9729 EAST 116TH PLACE SOUTH
BIXBY, OKLAHOMA 74008
PHONE: (918) 231-9829
MR. JAMES R. BREWER

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2022

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2022

Legend

- ACC. ACCESS
- B/L BUILDING SETBACK LINE
- IPS IRON PIN SET
- (REFER TO MONUMENTATION NOTE)
- L.N.A. LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- 12500 STREET ADDRESS

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

Subdivision Statistics

PRIVATE SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 435,977.50 SF / 10.01 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE SW/4 OF SECTION 33 AS N 01°05'45" W.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

Benchmark

ON-SITE NGS OPUS SOLUTIONS REPORT (NAVD 1988)

Address

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0440L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE	
BLOCK 1	1	24" RCP OR HP
	2	24" RCP OR HP
	3	24" RCP OR HP

NOTE: MINIMUM PIPE SLOPE = 0.75%

**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 ENGINEER

COUNTY TREASURER STAMP

