

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: _____ DATE FILED: _____ PLAT NAME: Woodland Acres

CITY COUNTY REFERRAL CITIES: Bixby

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:		ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:		BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NW Corner of 171st + Harvard TRACT SIZE: 20.0 + acres

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: Single-Family Res. PRESENT ZONING: AG T-R-S: 17-13-29 COUNCIL DISTRICT: _____ CO COMM DISTRICT: _____
 WATER SUPPLY: Okmulgee County Rwd #6 SANITARY SEWER: On-Site Septic
 ELECTRIC: ECE GAS: ONG PHONE: BTC TV: _____ SCHOOL DISTRICT: Bixby

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Single-Family Residential
 PROPOSED ZONING: AG-R (pending) LOTS PROPOSED: 9 BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design - Ryan McCarty</u>	NAME <u>DD+R Properties LLC</u>
ADDRESS <u>P.O. Box 548</u>	ADDRESS <u>5716 W. Charleston St.</u>
CITY, ST, ZIP <u>Bixby, OK 74008</u>	CITY, ST, ZIP <u>Broken Arrow, OK 74011</u>
DAYTIME PHONE <u>918-798-8356</u>	DAYTIME PHONE <u>918-231-9829</u>
EMAIL <u>ryan@selectdesignok.com</u>	EMAIL <u>rhbrewer@qmc.i.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>6/18/2020</u>	

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: <u>\$650</u>	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 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

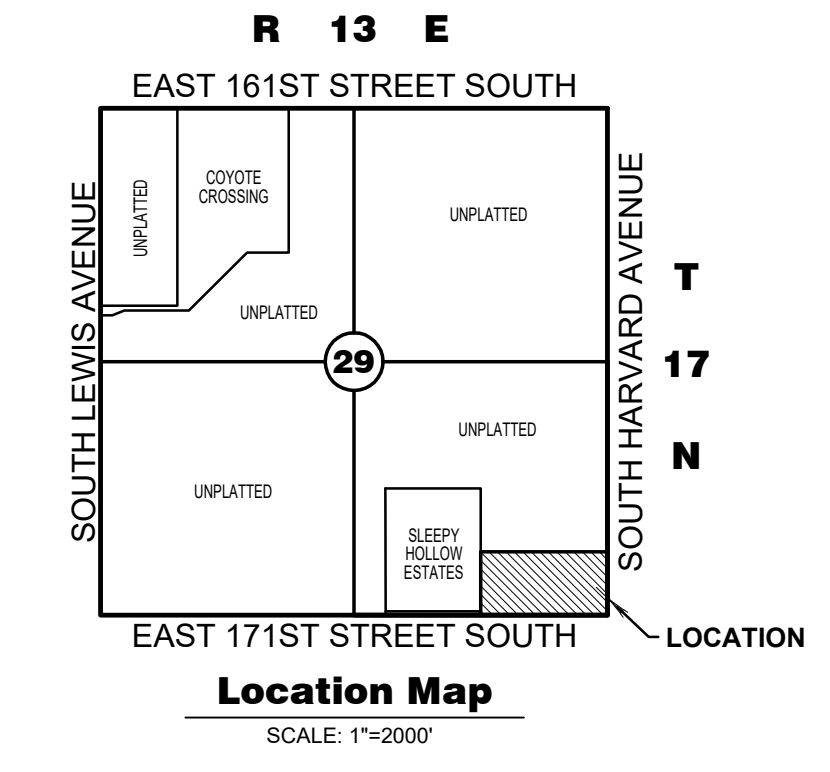
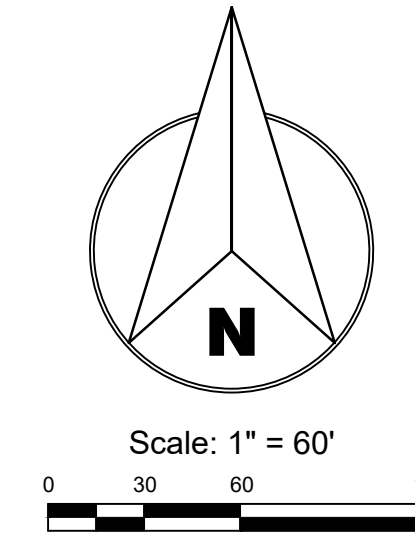
Woodward Acres

Legend

- B/L BUILDING SETBACK LINE
- L.N.A. LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- 12500 STREET ADDRESS

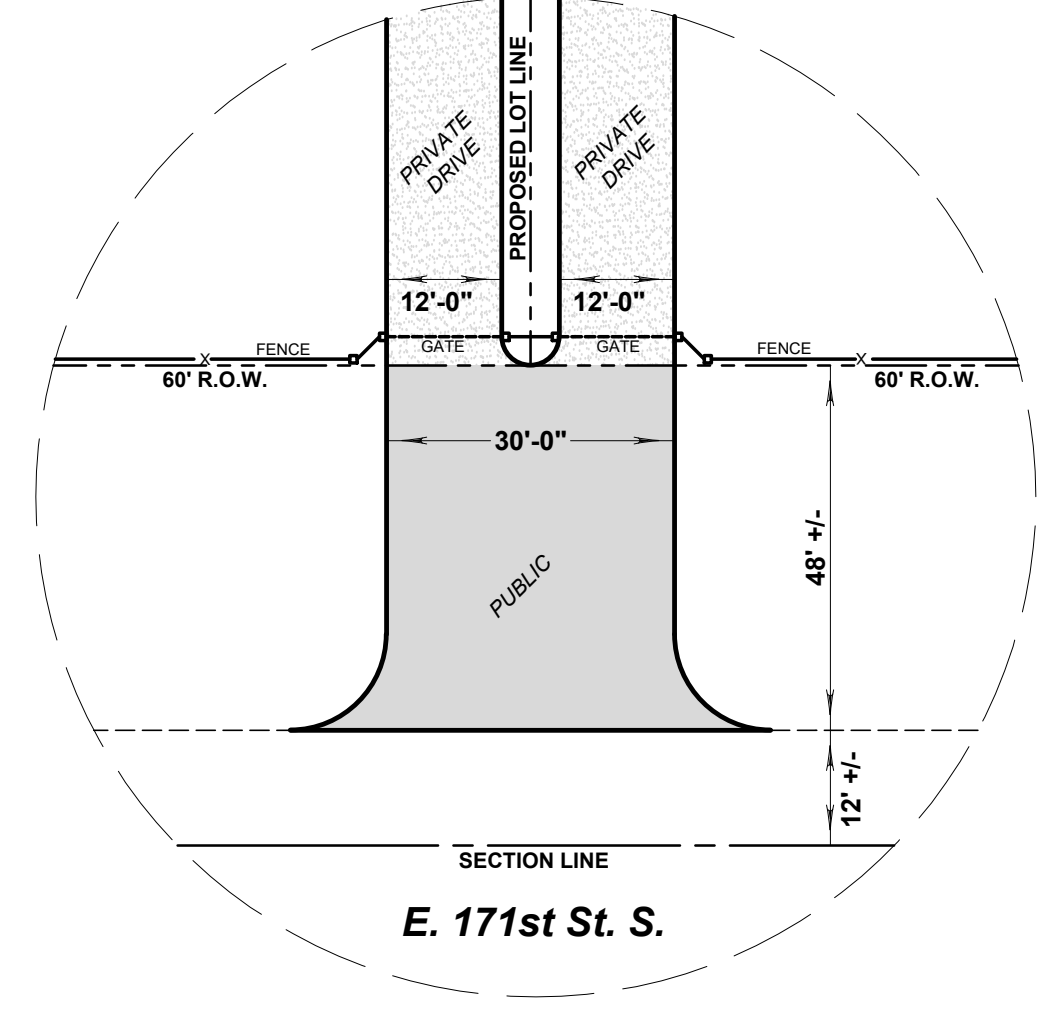
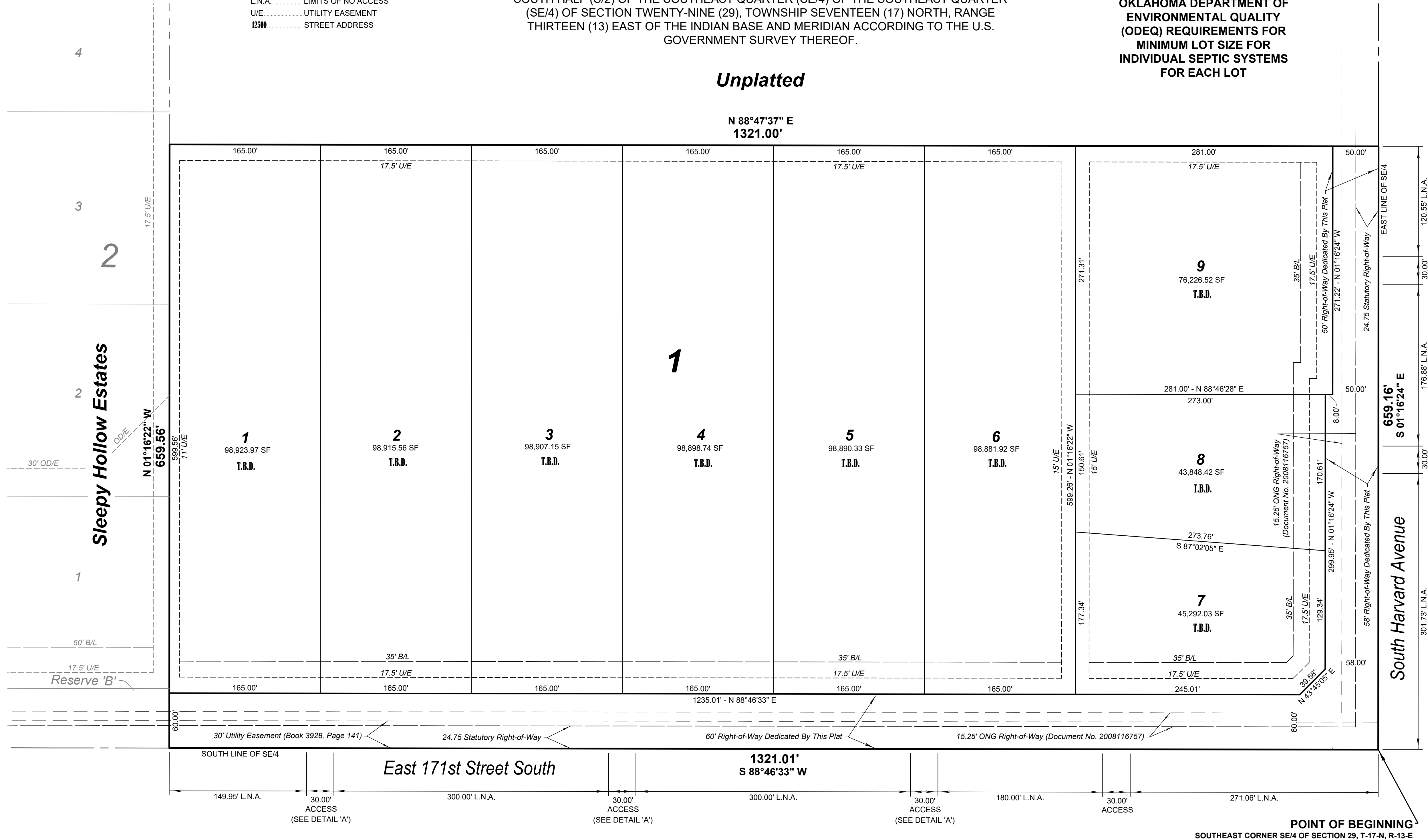
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT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

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



Unplatted

N 88°47'37" E
1321.00'



LOTS 1 THROUGH 6
TYPICAL SHARED DRIVEWAY DETAIL
SCALE: 1"=20'

**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

Subdivision Statistics

SUBDIVISION CONTAINS NINE (9) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 871,019.0 SF / 20.00 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SECTION 29 AS S 88°46'33" 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
	4	18" RCP OR HP
	5	18" RCP OR HP
	6	18" RCP OR HP
	7	18" RCP OR HP
	8	18" RCP OR HP
	9	18" RCP OR HP

NOTE: MINIMUM PIPE SLOPE = 0.75%

Owner / Developer

DD&R PROPERTIES, LLC
5716 WEST CHARLESTON STREET
BROKEN ARROW, OK 74011
PHONE: (918) 231-9829
MR. ROB BREWER

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: 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

COUNTY TREASURER STAMP

SUBDIVISION CONTROL DATA

Reference Name: WOODWARD ACRES		Date: 07/17/2020	Adjusted Horizontal Control Data		
Monument Type: SEE BELOW			Order: FIRST	Survey Method: GPS <input checked="" type="checkbox"/> TRAV <input type="checkbox"/> OTHER <input type="checkbox"/>	
City: BIXBY	County: TULSA	State: OK	Combined Scale Factor: 0.999927342		
Surveyor: ANDY FRITZ, PLS		Prepared by: FRITZ LAND SURVEYING		Site Grid Data	Coordinates (U.S. Survey Feet)
Subdivision Name: WOODWARD ACRES			Plane Azimuth Angle (Convergence)		
Distances & Directions From ADS #354 Reference Point			State: OKLA.	NW PROP COR	
Reference Point	Direction	Distance (feet)	Zone: NORTH	N: 340407.889	
NW CORNER OF TRACT	N 78°59'53" E	3989.84'	Code: 3501	E: 2577047.344	
NE CORNER SE/4	N 61°57'28" E	5884.06'	NAD83(1993) Grid Data	Coordinates (U.S. Survey Feet)	
SE CORNER SE/4	N 88°34'45" E	5253.49'	Plane Azimuth Angle (Convergence)		
Azimuth Mark	Grid Azimuth	Distance	State: OKLA.	NE CORNER SE/4	
			Zone: NORTH	N: 342412.682	
			Code: 3501	E: 2578324.108	
			NAD83(1993) Grid Data	Coordinates (U.S. Survey Feet)	
			Plane Azimuth Angle (Convergence)		
			State: OKLA.	SE CORNER SE/4	
			Zone: NORTH	N: 339776.706	
			Code: 3501	E: 2578382.704	
			Metric Conversion Factor: 3.280833		

Description of Points:

ADS 354
5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "354", FOUND S.E. OF THE INTERSECTION OF E. 171st ST. S. & S. LEWIS AVE.

NW CORNER OF TRACT
SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP

NORTHEAST CORNER OF THE SE/4 SEC29, T17N, R13E
FOUND PK NAIL

SOUTHEAST CORNER OF THE SE/4 SEC29, T17N, R13E
FOUND RR SPIKE

Firm Name: FRITZ LAND SURVEYING, LLC
FRITZLANDSURVEYING@GMAIL.COM

