

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: 10/5/2023 PLAT NAME: Stone Creek Hollow

CITY **COUNTY** REFERRAL CITIES: _____

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	10/19/2023	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	11/1/2023	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 7602 S. Elwood Ave. W, Tulsa, OK 74132 TRACT SIZE: 12.34 ± acres

LEGAL DESCRIPTION: Attached

PRESENT USE: Vacant PRESENT ZONING: RS-3 T-R-S: 18N-12E-11 COUNCIL DISTRICT: 2 CO COMM DISTRICT: 2

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa

ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: _____ SCHOOL DISTRICT: Jenks Public Schools

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE:
Residential Single Family

PROPOSED ZONING: _____ LOTS PROPOSED: 30 BLOCKS PROPOSED: 3

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Nicole Watts, Wallace Design Collective</u>	NAME <u>Stone Creek Hollow, LLC.</u>
ADDRESS <u>123 N. Martin Luther King Jr. Blvd.</u>	ADDRESS <u>427 S. Boston Ave.</u>
CITY, ST, ZIP <u>Tulsa, OK 74103</u>	CITY, ST, ZIP <u>Tulsa, OK 74103</u>
DAYTIME PHONE <u>918.806.7370</u>	DAYTIME PHONE _____
EMAIL <u>nicole.watts@wallace.design</u>	EMAIL _____

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

SIGNATURE & DATE: Nicole Watts 10.4.2023

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: North of the northwest corner of West 81st St. S. and S. Elwood Ave.

Acreage: 12.34 Number of Lots: 30 Project Name: Stone Creek Hollow

Owner of Property: Stone Creek Hollow, LLC.

Person Requesting Review: Nicole Watts, Wallace Design Collective Date: 10.4.2023

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Neighborhood GROWTH OR STABILITY DESIGNATION: _____

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

ZONING AND PLATTING

The property is currently zoned RS-3

The proposed use of Residential Single Family WOULD or [] WOULD NOT conform to the zoning district classification.

Minimum lot size required: 6,900

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? 10/19 & 11/1

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets Dedication of internal, 50' ROW.

Water Water (6") will be extended into the site from the public main on the east side of S. Elwood Ave.

Sewer Sanitary sewer is existing on the site, however, a new sewer line will be constructed along the north property line within the utility easement.

Storm Water/Drainage Stormwater lines will direct water into the designated reserve area(s).

Park and Trail Dedications There is no park / trail dedication.

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.

STONE CREEK HOLLOW

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) AND PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11); THENCE N01°19'26"W AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING; THENCE, S01°19'26"E AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11); THENCE S01°19'19"E AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 310.00 FEET; THENCE S89°03'06"W FOR A DISTANCE OF 1663.68 FEET; THENCE N01°17'03"W FOR A DISTANCE OF 310.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11); THENCE N89°03'06"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 330.47 FEET; THENCE N01°19'26"W FOR A DISTANCE OF 16.50 FEET; THENCE N89°03'06"E FOR A DISTANCE OF 1333.00 FEET TO THE POINT OF BEGINNING.

AND OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO THIRTY (30) LOTS IN THREE (3) BLOCKS AND RESERVES "A", "B", "C" AND "D" IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "STONE CREEK HOLLOW", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

PRELIMINARY PLAT

STONE CREEK HOLLOW

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) AND PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

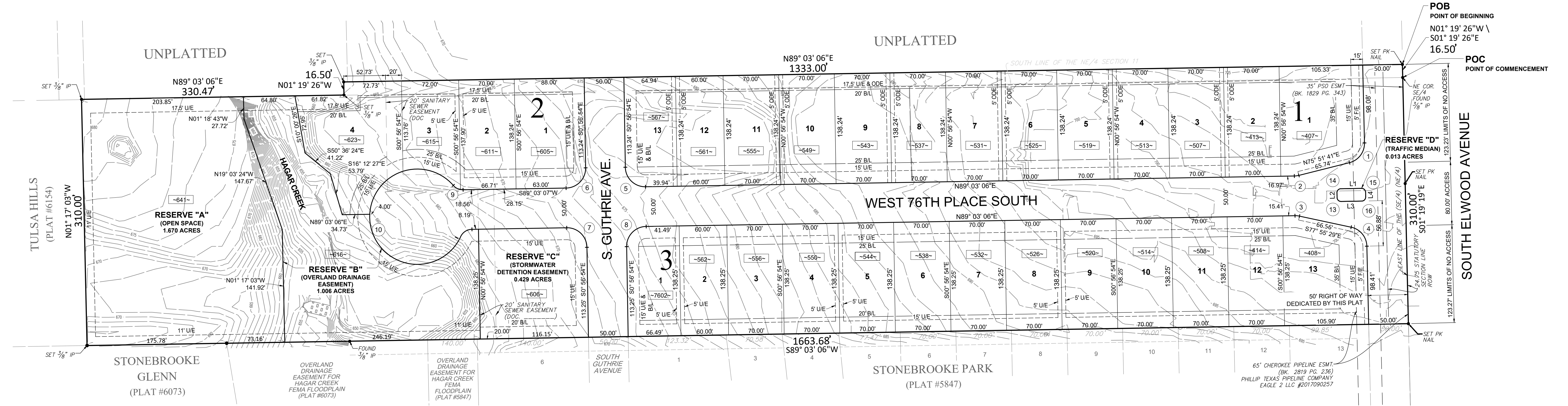
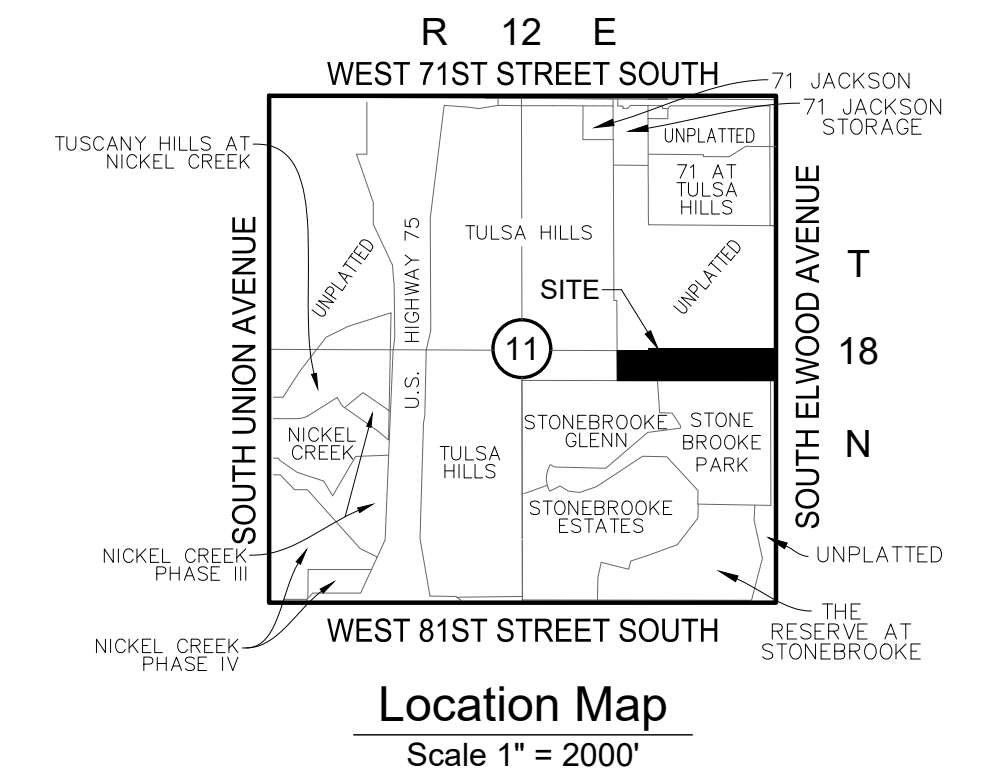
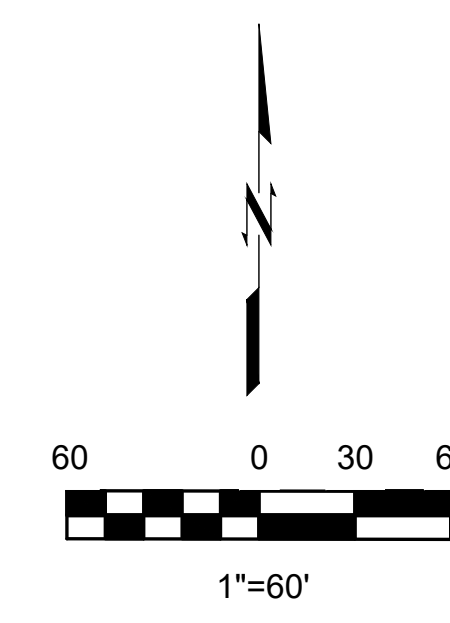
OWNER:
Stone Creek Hollow, LLC
427 South Boston Avenue, Suite 400
Tulsa, Oklahoma, 74103
CONTACT: JASON ANDREWS
PHONE: 918-605-0114
jandrews@orcaoperating.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS, PE
nicole.watts@wallace.design

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R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design

LEGEND

- BM BENCHMARK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- F/E FENCE EASEMENT
- D/E DRAINAGE EASEMENT
- B/L BUILDING SETBACK LINE
- 560- ADDRESS
- FOUND 3/8" IRON PIN (UNLESS OTHERWISE NOTED)



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THIRTY (30) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVES.
SUBDIVISION CONTAINS 537,690 SQUARE FEET OR 12.344 ACRES.

MONUMENTATION

3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

BENCHMARK #1
PK NAIL SET WITH AN ELEVATION = 700.53. (NAVD88 DATUM)
N=389536.4870 E=2561462.4050.

BENCHMARK #2
PK NAIL SET WITH AN ELEVATION = 695.42. (NAVD88 DATUM)
N=389404.9821 E=2561318.9013.

BENCHMARK #3
3/8" IRON PIN WITH AN ELEVATION = 703.27. (NAVD88 DATUM)
N=389670.6814 E=2561419.4134.

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501. VERTICAL DATUM BASED UPON NAVD 88 USING S01°19'19"E AS THE EAST SECTION LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN WAS USED AS THE BEARING FOR THIS PLAT.

ADDRESSES

ADDRESS 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

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0361L, MAP REVISED, OCTOBER 16, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (AE) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE WITHIN OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD) WITH BASE LINE ELEVATION DETERMINED.

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 IS KNOWN TO GENERATE NOISE, VIBRATION, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF OR FLIGHT OR PASSAGE IN AND THROUGH SAID AIRSPACE WHICH WILL 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 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 THE PROPERTY WITHIN THIS PLAT OF LAND AND MAY REQUIRE, PRIOR TO CONSTRUCTION, THE SUBMISSION OF AN APPLICATION AS MAY BE REQUIRED BY THE FEDERAL ADMINISTRATION TO ENSURE THAT THE SAFE OPERATION OF AIRCRAFT IS NOT IMPACTED BY SAID OBJECT.

CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD DISTANCE (FT)
1	33.68	25.00	77°	N37° 16' 11"E	31.19
2	5.76	25.00	13°	N82° 27' 23"E	5.74
3	5.68	25.00	13°	N84° 26' 12"W	5.67
4	33.42	25.00	77°	N39° 37' 24"W	30.99
5	39.27	25.00	90°	S45° 56' 54"E	35.36
6	39.27	25.00	90°	N44° 03' 07"E	35.36
7	39.27	25.00	90°	N45° 56' 54"W	35.36
8	39.27	25.00	90°	S44° 03' 06"W	35.36
9	13.92	16.00	50°	S66° 01' 24"E	13.49
10	308.00	60.00	294°	S8° 09' 26"E	65.25
11	151.58	56.00	155°	S74° 16' 28"E	109.36
13	7.85	5.00	90°	N45° 56' 54"W	7.07
15	7.85	5.00	90°	S45° 56' 54"E	7.07
16	7.85	5.00	90°	S44° 03' 06"W	7.07

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	26.00	N89° 03' 06"E
L2	6.00	N0° 56' 54"W
L3	26.00	S89° 03' 06"W
L4	6.00	S0° 56' 54"E

LOT AREA								
LOT NO.	AREA (ACRE)	AREA (SQ.FT.)	LOT NO.	AREA (ACRE)	AREA (SQ.FT.)	LOT NO.	AREA (ACRE)	AREA (SQ.FT.)
BLOCK 1			BLOCK 2			BLOCK 3		
1	0.314	13,672	1	0.276	12,031	9	0.222	9,677
2	0.222	9,677	2	0.222	9,677	10	0.222	9,677
3	0.222	9,677	3	0.196	8,543	11	0.222	9,677
4	0.222	9,677	4	0.369	16,083	12	0.222	9,677
5	0.222	9,677	BLOCK 3			13	0.313	13,631
6	0.222	9,677	1	0.208	9,058	RES "A"	1.670	72,757
7	0.222	9,677	2	0.190	8,295	RES "B"	1.006	43,824
8	0.222	9,677	3	0.222	9,677	RES "C"	0.429	18,888
9	0.222	9,677	4	0.222	9,677	RES "D"	0.013	555
10	0.222	9,677	5	0.222	9,677			
11	0.222	9,677	6	0.222	9,677			
12	0.190	8,295	7	0.222	9,677			
13	0.203	8,843	8	0.222	9,677			

FINAL PLAT ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____

TMAPC

CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE _____

CHAIRMAN

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

CONCEPTUAL IMPROVEMENTS PLAN

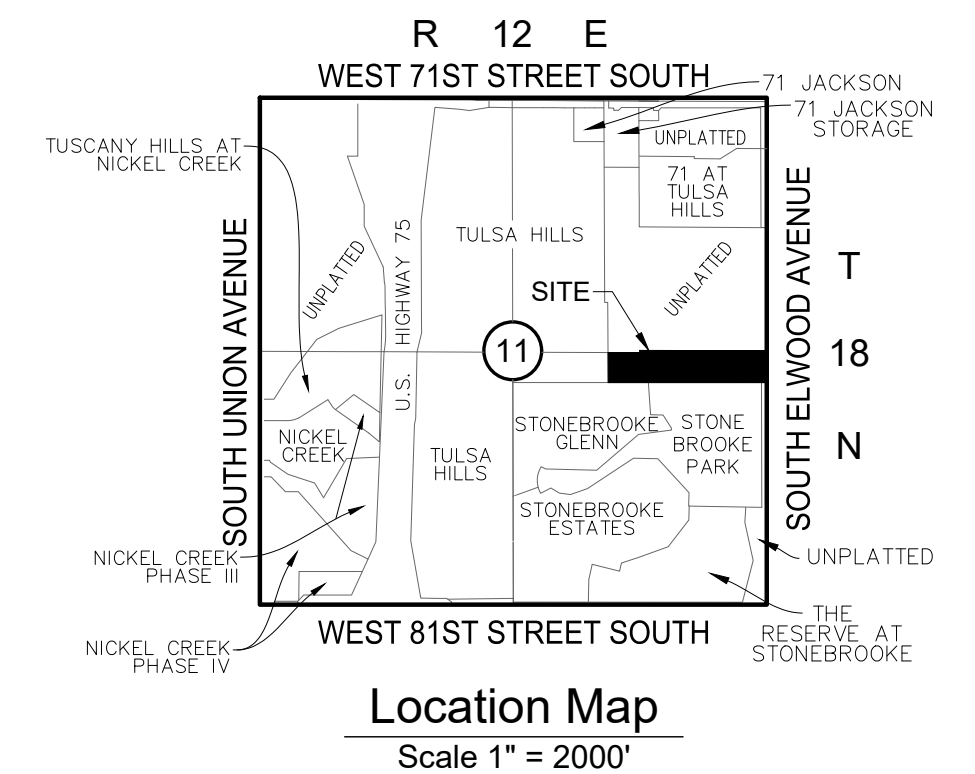
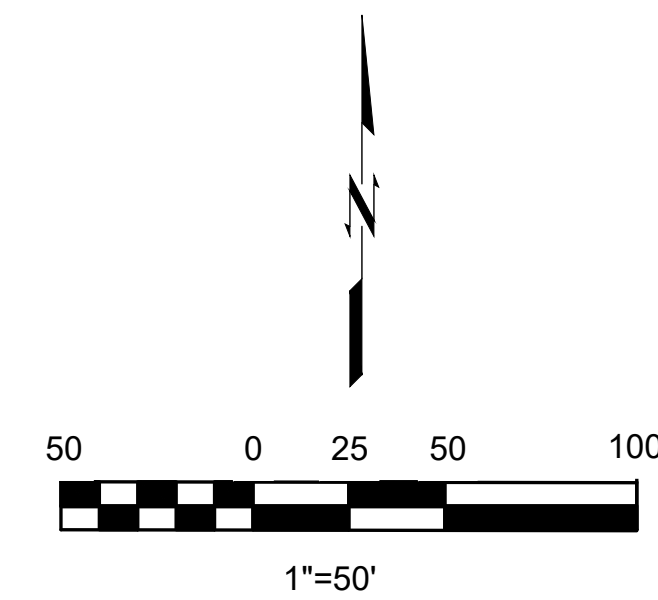
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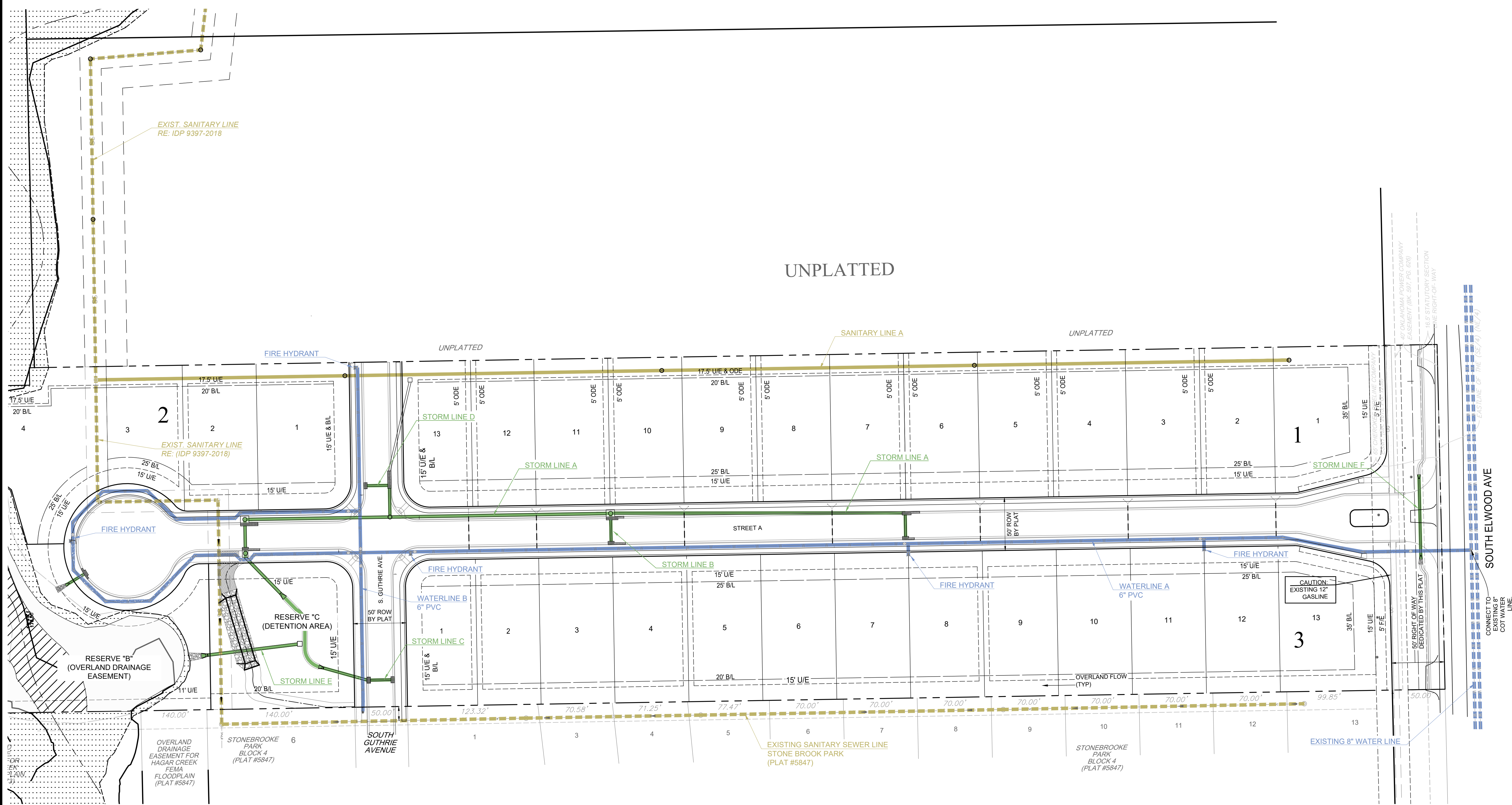
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LEGEND:

EM	ELECTRIC METER
GM	GAS METER
GUY	GUY WIRE DOWN
GV	GAS VALVE
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
UC	UNDERGROUND CABLE
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
XFMR	TRANSFORMER

	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER



I:\civil\server\projects\1840107 Stone Creek Hollow\1 Production\StoneCreekHollow Plat Utility.dwg PLOT:10/4/23
 ORIG SIZE:24"x38"