

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

[X] SUBDIVISION PLAT [] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: JH DATE FILED: 08/02/2023 PLAT NAME: Stone Lake Phase V

[] CITY [X] COUNTY REFERRAL CITIES: Collinsville

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>8/17/23</u>	ZONING/PUD/CO CASE:	CZ-392
		TMAPC DATE:	
TMAPC:	<u>9/6/23</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: West of the Southwest corner of N. Sheridan Rd. & E. 136th St. North TRACT SIZE: 23.31 + acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING: RE T-R-S: 22-13-34 COUNCIL DISTRICT: _____ CO COMM DISTRICT: NO. 1

WATER SUPPLY: RWD#3 Washington County SANITARY SEWER: Individual On-Site DEQ Approved Aerobic System

ELECTRIC: WVEC GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: Collinsville

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Single Family Residential

PROPOSED ZONING RE _____ LOTS PROPOSED: 32 BLOCKS PROPOSED: 4

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Kellogg Engineering Inc.</u>	NAME <u>K&S Development Inc.</u>
ADDRESS <u>6755 S. 4060 Road</u>	ADDRESS <u>12150 E. 96th St. N., Suite 200</u>
CITY, ST, ZIP <u>Talala, OK 74080</u>	CITY, ST, ZIP <u>Owasso, OK 74055</u>
DAYTIME PHONE <u>(918) 275-4080</u>	DAYTIME PHONE <u>(918) 274-0406</u>
EMAIL <u>kelloggengineering@totalcsi.com</u>	EMAIL <u>cord.bugg@simmonsourtis.com</u>

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

SIGNATURE & DATE: [Signature] Agent 07/20/2023

DOES OWNER CONSENT TO THIS APPLICATION [X] YES [] NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent / Engineer

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: [] APPROVED [] DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:
MINOR PLAT FEE:	\$650	CONDITIONS:
TOTAL AMOUNT DUE:	\$1,200.00	
RECEIPT NUMBER: <u>235821</u>		

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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: West of the Southwest corner of N. Sheridan Rd. & E. 136th St. North

Acreage: 23.32 Number of Lots: 32 Project Name: Stone Lake Phase V

Owner of Property: K&S Development Inc.

Person Requesting Review: Kellogg Engineering Inc. Date: 07/20/2023

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Residential Single Family 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 RE

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

Minimum lot size required: 22,500 S.F.

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? TMAPC 09-06-23

INFRASTRUCTURE NEEDS

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

Streets Tulsa County, Asphalt Streets with Borrow Ditches and Culverts

Water Rural Water District No.3, Washington County

Sewer On-site Individual ODEQ approved sewage disposal systems

Storm Water/Drainage Borrow Ditches, Culverts, and Detention Facilities

Park and Trail Dedications None

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.

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, 8/17/2023 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 9/06/23 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

PRELIMINARY PLAT STONE LAKE PHASE V

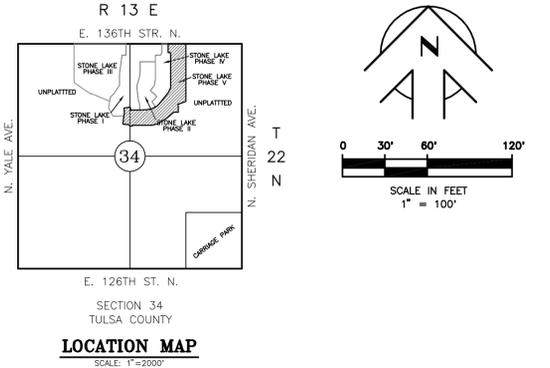
PART OF THE NE/4 & NW/4 OF SECTION 34, T-22-N, R-13-E I.B.&M.
TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RE
ADDITION HAS 32 LOTS IN 4 BLOCKS
ALL CONTAINED IN 23.32 ACRES MORE OR LESS

OWNER/DEVELOPER:
K&S DEVELOPMENT, INC.
12150 E. 96th ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
CONTACT PERSON: BRIAN DOYLE
PHONE: (918) 274-0406
EMAIL: brian@simmons-kourtis.com

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
EMAIL: benchmark@atlasok.com
RENEWAL DATE: JUNE 30, 2024

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@totalcsi.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2025



- GENERAL NOTES:
- WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
 - SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
 - GAS SERVICE. GAS SERVICE SHALL BE SUPPLIED BY ONG.
 - ELECTRIC SERVICE. ELECTRIC SERVICE SHALL BE SUPPLIED BY WEC.

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELED ON IN PLACE OF THE LEGAL DESCRIPTION.

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

DEED OF DEDICATION

STONE LAKE PHASE V IS AN AREA OF DISTINCTIVE LANDSCAPE AND NATURAL BEAUTY. IT IS THE DESIRE AND INTENT OF K&S DEVELOPMENT, INC AN OKLAHOMA CORPORATION ("THE DEVELOPER"), TO CREATE A RESIDENTIAL COMMUNITY IN WHICH SUCH BEAUTY SHALL BE SUBSTANTIALLY PRESERVED AND ENHANCED BY THE CREATION AND ENFORCEMENT OF DEVELOPMENT THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land located in the West Half of the Northeast Quarter (W/2 NE/4) and in the East Half of the Northwest Quarter (E/2 NW/4) of Section Thirty-four (34) in Township Twenty-two (22) North and Range Thirteen (13) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

COMMENCING at the NW Corner of the NE/4 of Sec.34, T-22-N, R-13-E, I.B.&M.; THENCE N 88°50'54" E along the north line of said NE/4 a distance of 901.23 feet to the POINT OF BEGINNING; THENCE N 88°50'54" E along the north line of said NE/4 a distance of 417.49 feet; THENCE S 01°09'35" E a distance of 1356.01 feet; THENCE S 69°17'07" W a distance of 196.73 feet; THENCE along a curve to the right having a radius of 180.00 feet, with a central angle of 19°33'18", a chord bearing of S 10°56'14" E, a chord length of 61.14 feet, for a distance of 61.43 feet; THENCE S 01°09'35" E a distance of 121.61 feet; THENCE S 88°50'25" W a distance of 109.37 feet; THENCE S 48°16'34" W a distance of 185.11 feet; THENCE S 55°27'20" W a distance of 163.04 feet; THENCE S 60°46'26" W a distance of 148.17 feet; THENCE S 74°04'34" W a distance of 125.71 feet; THENCE S 88°46'51" W a distance of 450.06 feet; THENCE S 04°16'18" W a distance of 17.50 feet; THENCE N 85°43'42" W a distance of 60.00 feet; THENCE along a curve to the left having a radius of 25.00 feet, with a central angle of 90°00'00", a chord bearing of N 40°43'42" W, a chord length of 35.36 feet, for a distance of 39.27 feet; THENCE N 85°43'42" W a distance of 135.81 feet; THENCE N 04°16'18" E a distance of 197.29 feet to the boundary of STONE LAKE PHASE I, according to the recorded plat, thereof; THENCE N 18°37'54" E along the boundary of said STONE LAKE PHASE I (until otherwise noted) a distance of 32.58 feet; THENCE N 02°14'15" E a distance of 84.42 feet; THENCE N 08°49'27" W a distance of 70.51 feet; THENCE N 81°10'33" E a distance of 150.00 feet; THENCE S 08°49'27" E a distance of 70.51 feet; THENCE along a curve to the right having a radius of 370.00 feet, with a central angle of 00°59'30", a chord bearing of S 08°19'41" E, a chord length of 6.40 feet, for a distance of 6.40 feet; THENCE N 82°10'04" E a distance of 60.00 feet; THENCE N 87°29'38" E a distance of 152.86 feet to the boundary of STONE LAKE PHASE II, according to the recorded plat, thereof; THENCE N 87°29'38" E along the boundary of STONE LAKE PHASE II (until otherwise noted and leaving the boundary of said STONE LAKE PHASE I) a distance of 168.78 feet; THENCE N 78°50'21" E a distance of 115.79 feet; THENCE N 60°23'42" E a distance of 99.96 feet to the boundary of STONE LAKE PHASE IV; according to the recorded plat, thereof; THENCE N 60°23'42" E along the boundary of said STONE LAKE PHASE IV (until otherwise noted and leaving the boundary of STONE LAKE PHASE II) a distance of 34.41 feet; THENCE N 44°10'35" E a distance of 85.17 feet; THENCE N 37°51'55" E a distance of 342.37 feet; THENCE N 22°37'52" E a distance of 121.50 feet; THENCE S 01°09'32" W a distance of 817.00 feet; THENCE S 88°50'27" W a distance of 57.55 feet; THENCE N 01°09'35" W a distance of 210.06 feet to the POINT OF BEGINNING, and containing 23.315 acres, more or less.

Basis of bearing is the Oklahoma State Plane Coordinate System.

HAS CAUSED THE SAME TO BE ENGINEERED, SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVE AREAS IN CONFORMITY TO THE ACCOMPANYING PLAT AND SURVEY THEREOF, WHICH PLAT IS MADE A PART HEREOF (THE "PLAT"), AND HAS CAUSED THE SAME TO BE NAMED STONE LAKE PHASE V, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION").

THE DEVELOPER, BEING THE OWNER OF ALL LOTS AND BLOCKS WITHIN STONE LAKE PHASE V AND DESIRING TO ESTABLISH A COMPATIBLE SYSTEM OF DEVELOPMENT AND PRESERVE THE CHARACTER OF STONE LAKE PHASE V ("THE SUBDIVISION"), DOES HEREBY DEclare AND ESTABLISH THE FOLLOWING PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS:

- PUBLIC STREETS AND UTILITY EASEMENTS:**
THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE PUBLIC STREETS AND UTILITY EASEMENTS, AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT-OF-WAYS FOR THE USES AND PURPOSES THEREOF.
- UNDERGROUND AND ELECTRIC AND COMMUNICATION SERVICE:**
UNDERGROUND AND ELECTRIC AND COMMUNICATION SERVICE, IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING:
A. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE AND CABLE TELEVISION SERVICE MAY BE LOCATED USING THE NORTHWEST CORNER METHOD OF THE ADDITION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE ADDITION, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.
B. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, AND CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.
C. THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION SO INSTALLED BY IT.
D. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
E. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES LOCATED ON SUCH OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. SUCH UTILITY COMPANY WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES, BUT SUCH OWNER WILL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, ITS AGENTS OR CONTRACTORS.
F. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

LEGEND

---	PROPOSED BOUNDARY
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT
---	ADJACENT LOT LINE
---	PROPOSED CENTER LINE
---	EXISTING CONTOURS

SITE DATA

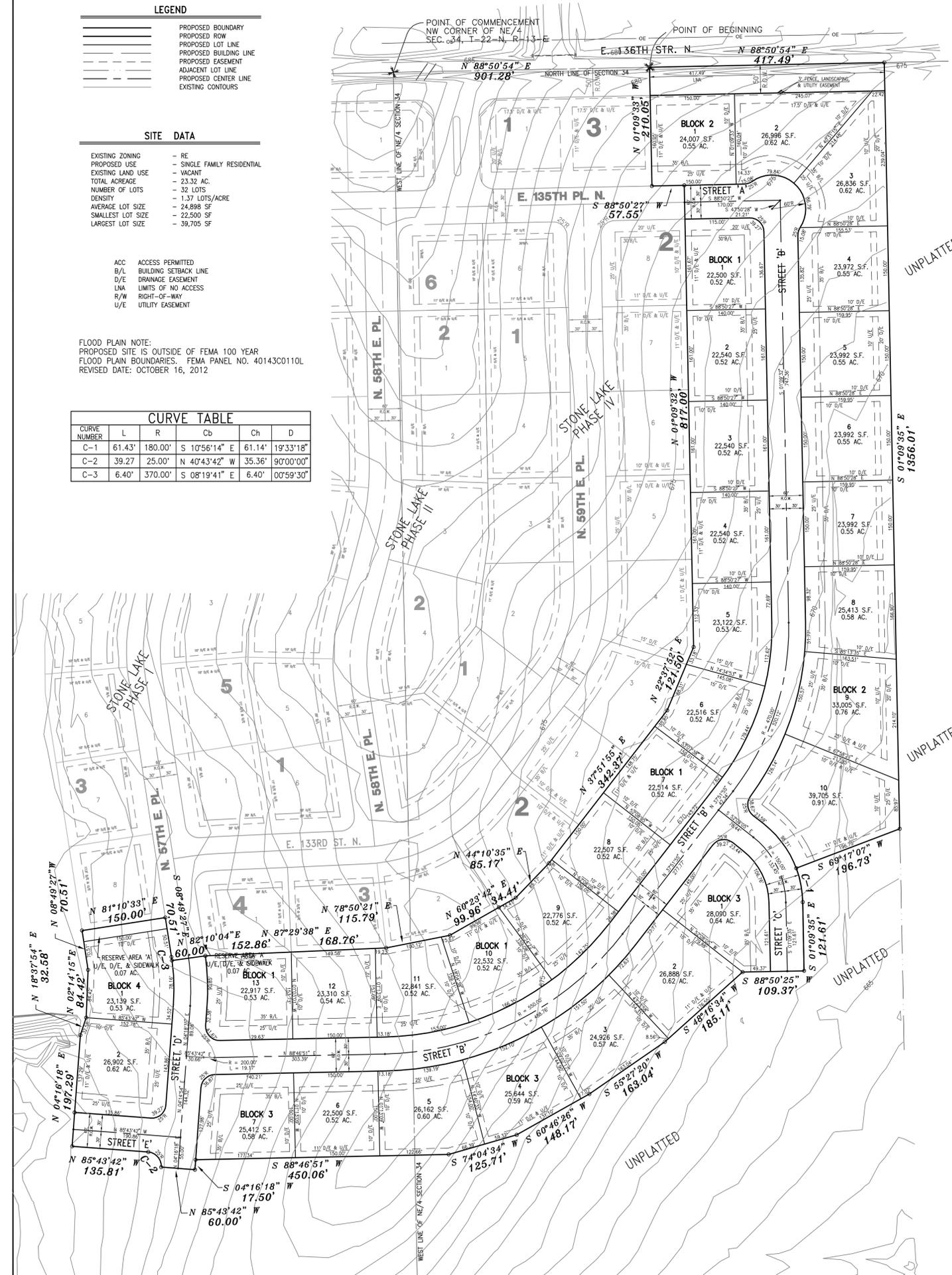
EXISTING ZONING	- RE
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	- VACANT
TOTAL ACREAGE	- 23.32 AC.
NUMBER OF LOTS	- 32 LOTS
DENSITY	- 1.37 LOTS/ACRE
AVERAGE LOT SIZE	- 24,898 SF
SMALLEST LOT SIZE	- 22,500 SF
LARGEST LOT SIZE	- 39,705 SF

ACC ACCESS PERMITTED
B/L BUILDING SETBACK LINE
D/E DRAINAGE EASEMENT
LNA LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

FLOOD PLAIN NOTE:
PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR
FLOOD PLAIN BOUNDARIES. FEMA PANEL NO. 40143C0110L
REVISED DATE: OCTOBER 16, 2012

CURVE TABLE

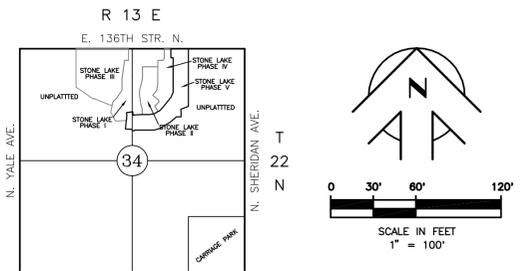
CURVE NUMBER	L	R	Cb	Ch	D
C-1	61.43	180.00	S 10°56'14" E	61.14	19°33'18"
C-2	39.27	25.00	N 40°43'42" W	35.36	90°00'00"
C-3	6.40	370.00	S 08°19'41" E	6.40	00°59'30"



CONCEPTUAL PLAN STONE LAKE PHASE V

PART OF THE NE/4 OF SECTION 34, T-22-N, R-13-E I.B.&M.
TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RE
ADDITION HAS 32 LOTS IN 4 BLOCKS
ALL CONTAINED IN 23.31 ACRES MORE OR LESS



LOCATION MAP
SCALE: 1"=200'

LEGEND

	PROPOSED BOUNDARY
	PROPOSED LOT LINE
	PROPOSED BUILDING LINE
	PROPOSED EASEMENT
	ADJACENT LOT LINE
	EXISTING CONTOUR
	PROPOSED CENTER LINE
	PROPOSED EDGE OF ASPHALT
	PROPOSED EDGE OF SHOULDER
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	EXISTING WATER LINE
	DRAINAGE FLOW ARROW

LEGAL DESCRIPTION:

A tract of land located in the West Half of the Northeast Quarter (W/2 NE/4) and in the East Half of the Northwest Quarter (E/2 NW/4) of Section Thirty-four (34) in Township Twenty-two (22) North and Range Thirteen (13) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

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Basis of bearing is the Oklahoma State Plane Coordinate System.

SITE DATA

EXISTING ZONING	- RE	ACC	ACCESS PERMITTED
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL	B/L	BUILDING SETBACK LINE
EXISTING LAND USE	- VACANT	D/E	DRAINAGE EASEMENT
TOTAL ACREAGE	- 23.32 AC.	L/W	LIMITS OF NO ACCESS
NUMBER OF LOTS	- 32 LOTS	R/W	RIGHT-OF-WAY
DENSITY	- 1.37 LOTS/ACRE	U/E	UTILITY EASEMENT
AVERAGE LOT SIZE	- 24,898 SF		
SMALLEST LOT SIZE	- 22,500 SF		
LARGEST LOT SIZE	- 39,705 SF		

FLOOD PLAIN NOTE:
PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR
FLOOD PLAIN BOUNDARIES. FEMA PANEL NO. 40143C0110L
REVISED DATE: OCTOBER 16, 2012

OWNER/DEVELOPER:
K&S DEVELOPMENT, INC.
12150 E. 96th ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
CONTACT PERSON: CORD BUGG
PHONE: (918) 274-0406

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@totalcsi.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2025

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
FAX: (918) 274-0807
EMAIL: benchmark@atlasok.com
RENEWAL DATE: JUNE 30, 2024

DETENTION NOTE:
DETENTION PROVIDED BY OFFSITE DETENTION
TO BE CONSTRUCTED WITH THIS PROJECT.

NOTE:
ALL CULVERTS UNDER ROADWAYS SHALL
BE ROUND SMOOTH STEEL PIPE HAVING
A MINIMUM OF 1/4" WALL THICKNESS.

NOTE:
ALL PAVEMENT AND SUBGRADE WORK SHALL
BE IN ACCORDANCE WITH THE GEOTECHNICAL
INVESTIGATION.

NOTE:
ALL WATER LINE CONSTRUCTION SHALL BE IN
ACCORDANCE WITH DETAILS PROVIDED IN THE
CONSTRUCTION PLANS & WITH THE WASH. CO.
RWD #3 STANDARD DETAILS AND SPECIFICATIONS.

NOTE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH DETAILS PROVIDED IN THE CONSTRUCTION
PLAN, WITH THE TULSA COUNTY STANDARDS AND
SPECIFICATIONS, AND WITH THE O.D.O.T. STANDARD
DETAILS AND SPECIFICATIONS.

NOTE:
ALL UTILITY ROAD CROSSINGS SHALL BE BACKFILLED
WITH ODOT TYPE "A" AGGREGATE FROM TOP OF PIPE TO
THE BASE OF PAVEMENT PER TULSA COUNTY STANDARD
DETAILS AND SPECIFICATIONS.

GENERAL NOTES:

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEO APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. GAS SERVICE. GAS SERVICE SHALL BE SUPPLIED BY ONG.
4. ELECTRIC SERVICE. ELECTRIC SERVICE SHALL BE SUPPLIED BY WEC.

