



Tulsa Metropolitan Area  
Planning Commission

Case : Stone Lake Phase V

Hearing Date: September 6<sup>th</sup>, 2023  
**(Revised 8/31/2023)**

Case Report Prepared by:

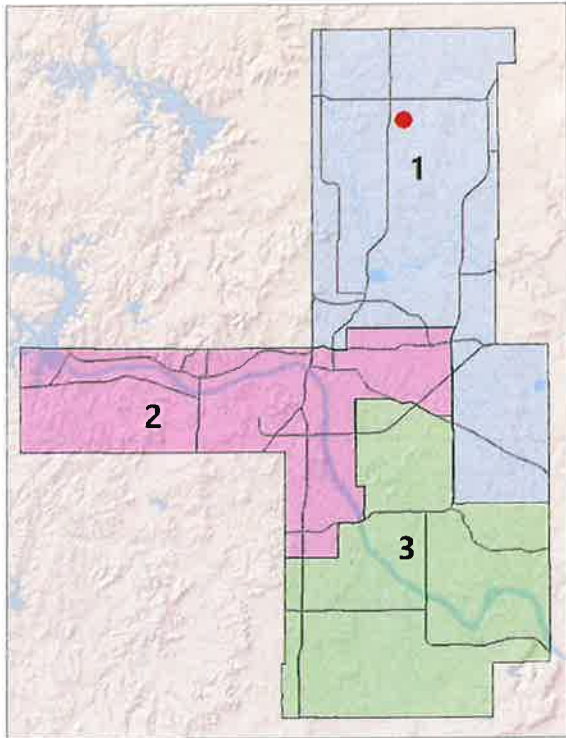
Jay Hoyt

Owner and Applicant Information:

*Applicant:* Kellogg Engineering, Inc.

*Owner:* K&S Development, Inc.

Location Map:  
(shown with County Commission  
Districts)



Applicant Proposal:

Preliminary Plat

32 lots, 4 blocks, 23.31 ± acres

*Location:* West of the southwest corner of  
North Sheridan Road and East 136th Street  
North

EXHIBITS:

- Zoning Case Map
- Aerial
- Land Use Plan
- Plat Submittal

Zoning: RE (Residential Estate)

Staff Recommendation:

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

County Commission District: 1

*Commissioner Name:* Stan Sallee

## PRELIMINARY PLAT

### **Stone Lake Phase V** - (County)

West of the southwest corner of North Sheridan Road and East 136th Street North

This plat consists of 32 lots, 4 blocks on 23.31 ± acres.

The Technical Advisory Committee (TAC) met on August 17<sup>th</sup>, 2023 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RE district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the final plat.
3. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.
4. **County Engineering:** Plat should include detention area as part of plat.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters are required from all utilities serving the site.

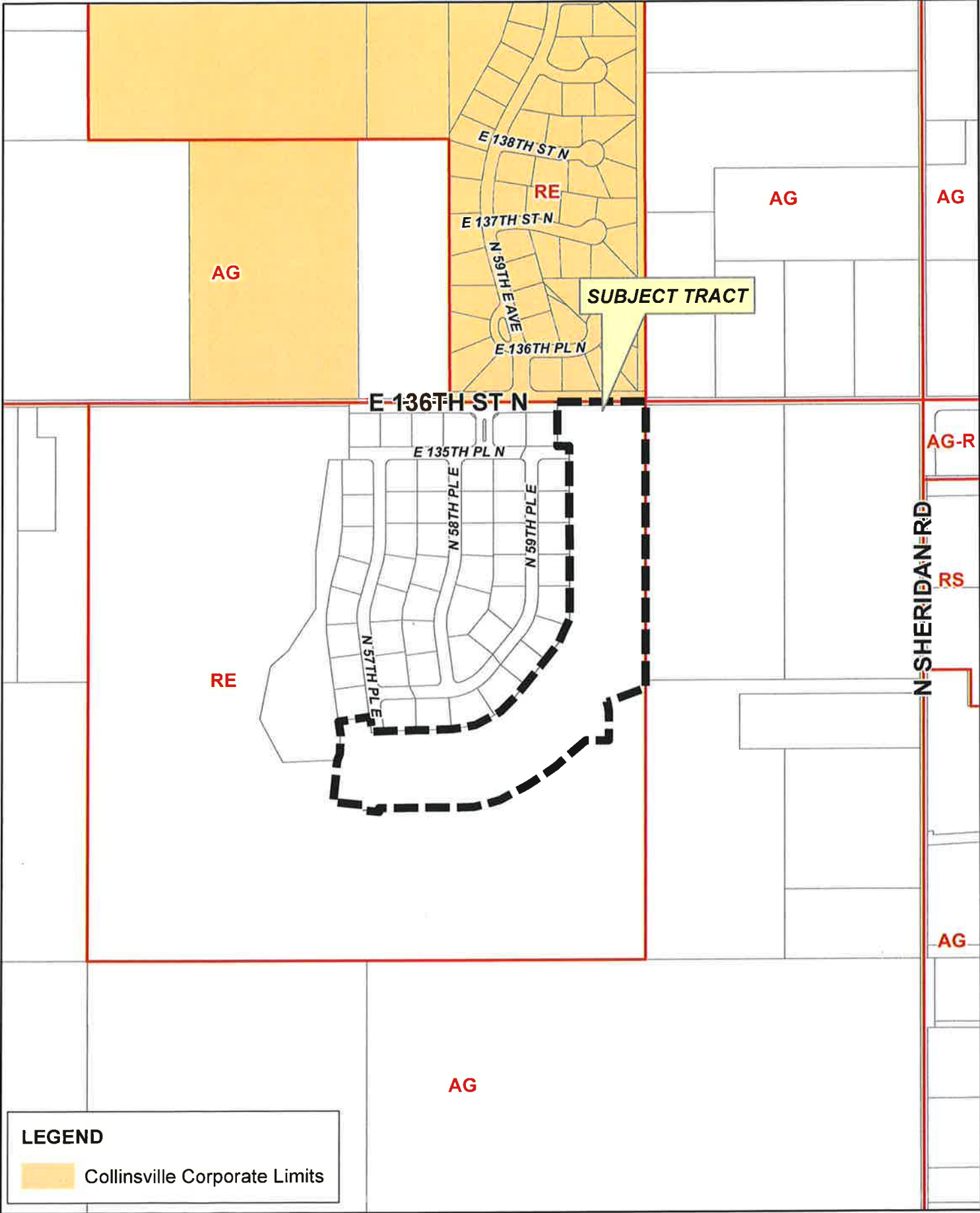
### **Modifications of the Subdivision & Development Regulations:**

#### *Section 5-070.2 Sidewalks – Unincorporated Tulsa County*

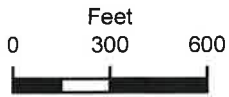
Sidewalks are required to be installed on both sides of all arterial, collector and residential streets with curb and gutter. They are to be installed prior to issuance of a certificate of occupancy, installed within the right-of-way line or an alternative location approved by the county engineer and installed per the standards and specifications of Tulsa County.

The applicant has requested a modification to eliminate the requirement for sidewalks within the area of this plat. County Engineering has indicated that they will not require sidewalks as part of this development and plat.

Staff recommends **APPROVAL** of the preliminary plat and modification of the Subdivision & Development Regulations for sidewalks subject to the conditions provided by TAC all other requirements of the Subdivisions Regulations.



**LEGEND**  
 Collinsville Corporate Limits

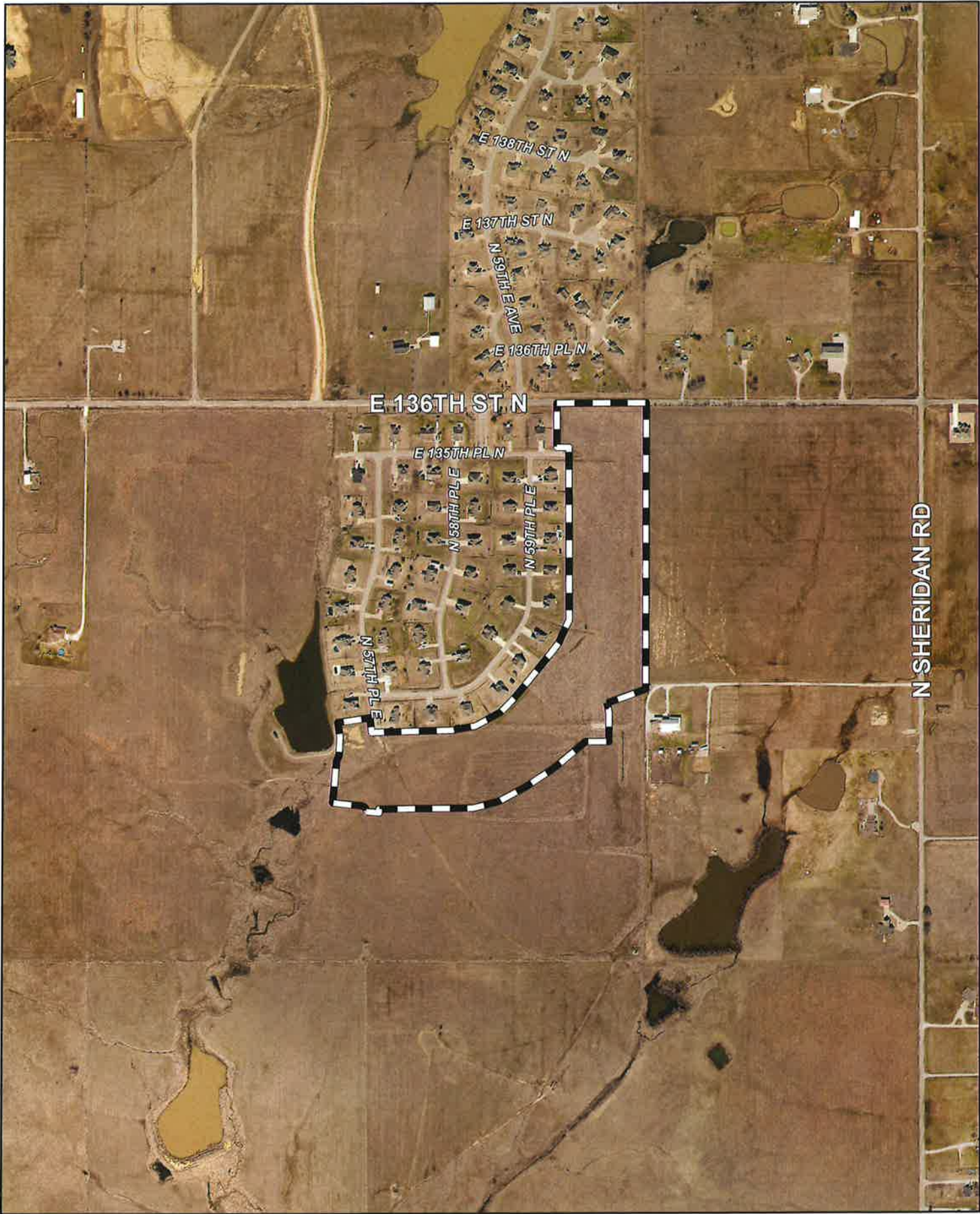


# Stone Lake Phase V

22-13 34







0 Feet 300 600

 Subject Tract

# Stone Lake Phase V

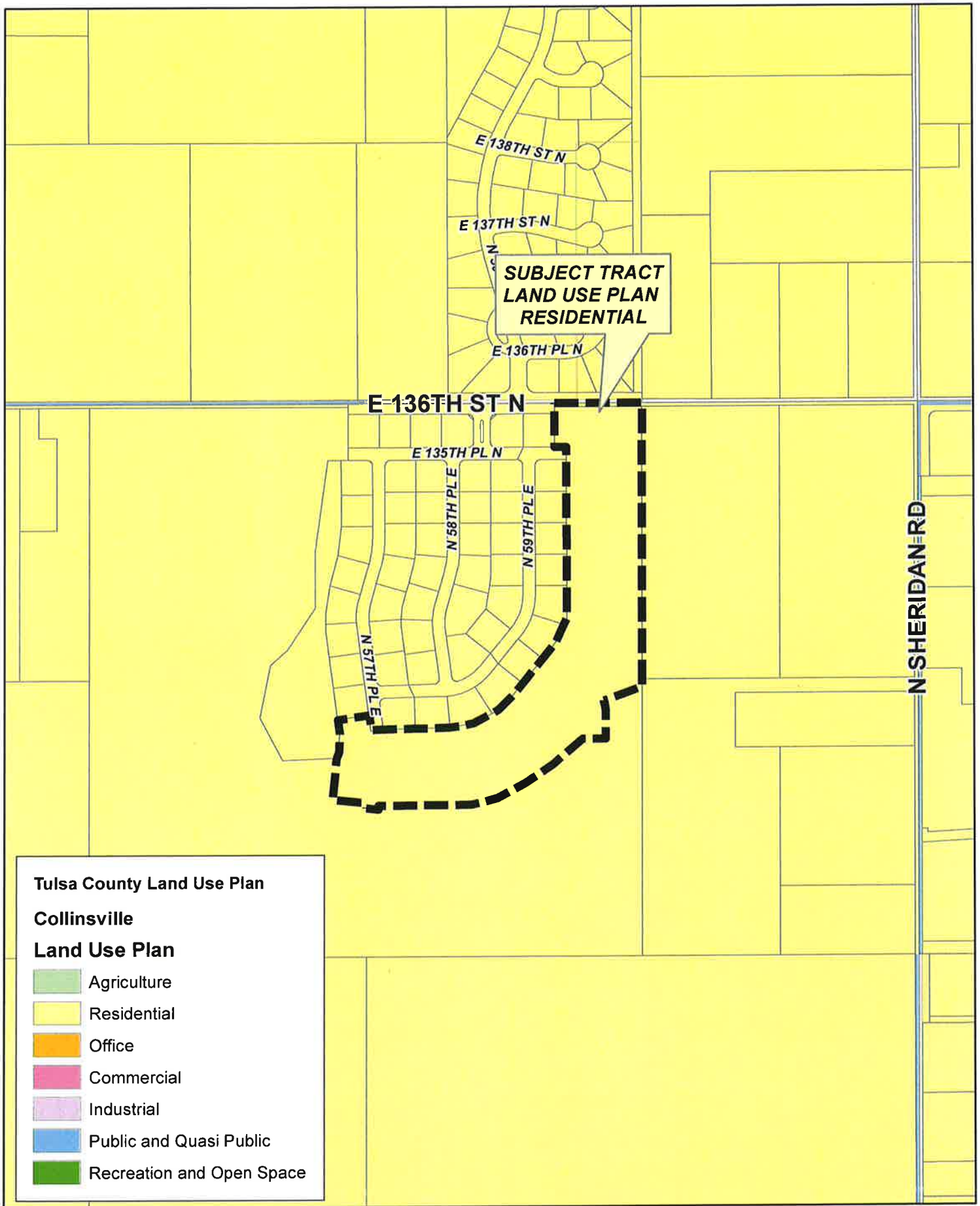
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



22-13 34

7.4



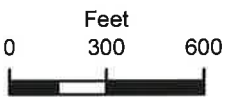
**SUBJECT TRACT  
LAND USE PLAN  
RESIDENTIAL**

**Tulsa County Land Use Plan**

**Collinsville**

**Land Use Plan**

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space



# Stone Lake Phase V

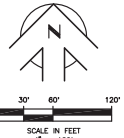
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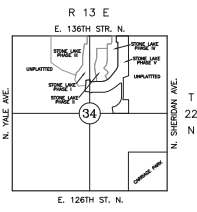
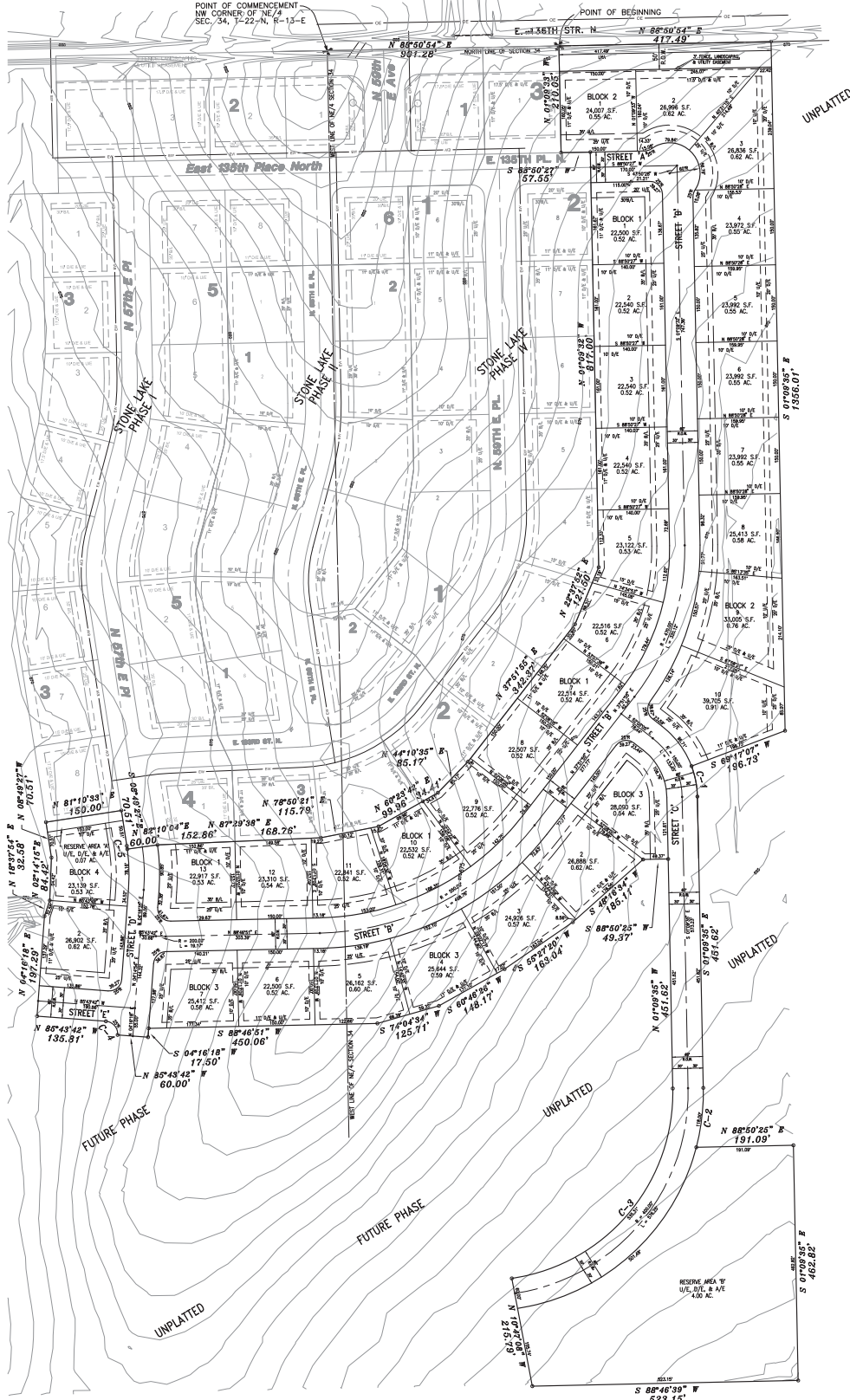


# CONCEPTUAL PLAN STONE LAKE PHASE V

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



**ZONED: RS**  
ADDITION HAS 32 LOTS IN 4 BLOCKS  
ALL CONTAINED IN 28.73 ACRES MORE OR LESS



**LOCATION MAP**  
SCALE 1"=200'

**FLOOD PLAN NOTE:**  
PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR  
FLOOD PLAN BOUNDARIES. FEMA PANEL NO. 4014300110L  
REVISED DATE: OCTOBER 16, 2012

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

**LEGEND**

[Line Style]	PROPOSED BOUNDARY
[Line Style]	PROPOSED ROW
[Line Style]	PROPOSED LOT LINE
[Line Style]	PROPOSED BUILDING LINE
[Line Style]	PROPOSED EASEMENT
[Line Style]	ADJACENT LOT LINE
[Line Style]	PROPOSED CENTER LINE
[Line Style]	EXISTING CONTIGUS

**SITE DATA**

EXISTING ZONING	RS	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RS	SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	VACANT	VACANT
TOTAL ACRES	28.73 AC	28.73 AC
NUMBER OF LOTS	32 LOTS	32 LOTS
DENSITY	1.11 LOTS/ACRE	1.11 LOTS/ACRE
AVERAGE LOT SIZE	24,898 SF	24,898 SF
SMALLEST LOT SIZE	22,500 SF	22,500 SF
LARGEST LOT SIZE	36,705 SF	36,705 SF

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

THE CURVE NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH BORE PIPES OR SMOOTH PVC PIPES OR SMOOTH CAST IRON 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.

**GENERAL NOTES:**

- WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.5, 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.

**CURVE TABLE**

CURVE NUMBER	L	S	Ch	D
C-1	61.43	180.00°	S 105°41'14" E	61.14 / 1933310'
C-2	118.00	430.00°	S 0°42'05" W	117.63 / 1543211'
C-3	535.31	370.00°	N 40°17'14" E	489.83 / 825338'
C-4	39.27	25.00°	N 40°43'42" W	35.36 / 900000'
C-5	6.40	370.00°	S 08°19'41" E	6.40 / 075930'

**LEGAL DESCRIPTION:**

A tract of land located in the West Half of the Northwest 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, herein, 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 901.29 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°09'32" E a distance of 1366.01 feet; THENCE along a curve to the right having a radius of 180.00 feet, with a central angle of 193°31'0", a chord bearing of S 105°41'14" E, a chord length of 61.14 feet, for a distance of 61.43 feet; THENCE S 01°09'32" E a distance of 451.62 feet; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, WITH A CENTRAL ANGLE OF 154°32'1", A CHORD BEARING OF S 0°42'05" W, A CHORD LENGTH OF 117.63 FEET, FOR A DISTANCE OF 118.00 FEET; THENCE N 88°50'25" E A DISTANCE OF 191.09 FEET; THENCE S 01°09'35" E A DISTANCE OF 462.82 FEET; THENCE S 88°46'39" W A DISTANCE OF 523.15 FEET; THENCE N 104°7'08" W A DISTANCE OF 215.79 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, WITH A CENTRAL ANGLE OF 82°53'8", A CHORD BEARING OF N 40°17'14" E, A CHORD LENGTH OF 489.83 FEET, FOR A DISTANCE OF 535.31 FEET; THENCE N 01°09'35" W A DISTANCE OF 451.62 FEET; THENCE S 88°50'25" W A DISTANCE OF 48.37 FEET; THENCE S 48°16'34" W A DISTANCE OF 185.11 FEET; THENCE S 52°27'02" W A DISTANCE OF 163.04 FEET; THENCE S 02°46'26" W A DISTANCE OF 148.17 FEET; THENCE S 74°04'34" W A DISTANCE OF 125.71 FEET; THENCE S 89°46'51" W A DISTANCE OF 450.06 FEET; THENCE S 04°16'18" W A DISTANCE OF 17.50 FEET; THENCE N 85°45'26" W A DISTANCE OF 60.00 FEET; THENCE N 84°16'18" W A DISTANCE OF 153.81 FEET; THENCE N 04°16'18" W A DISTANCE OF 32.38 FEET; THENCE N 02°41'51" E a distance of 84.62 feet; THENCE N 89°49'27" W a distance of 70.91 feet; THENCE N 81°10'33" E a distance of 150.00 feet; THENCE S 08°49'27" E a distance of 70.91 feet; THENCE along a curve to the right having a radius of 370.00 feet, with a central angle of 0°09'20", 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°10'41" E a distance of 60.00 feet; THENCE N 87°29'38" E a distance of 152.88 feet to the boundary of STONE LAKE PHASE IV, according to the recorded plat, thereof; THENCE N 87°29'38" E along the boundary of STONE LAKE PHASE I (until otherwise noted) and leaving the boundary of said STONE LAKE PHASE I (I) a distance of 168.78 feet; THENCE N 78°50'21" E a distance of 115.79 feet; THENCE N 62°23'21" E a distance of 99.96 feet to the boundary of STONE LAKE PHASE IV, according to the recorded plat, thereof; THENCE N 82°23'21" E along the boundary of said STONE LAKE PHASE IV (until otherwise noted) and leaving the boundary of STONE LAKE PHASE I (I) 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 N 01°09'32" W a distance of 871.00 feet; THENCE S 88°50'27" W a distance of 57.50 feet; THENCE N 01°09'32" W a distance of 210.08 feet to the POINT OF BEGINNING, and containing 28.73 acres, more or less.

Basis of bearing is the Oklahoma State Plane Coordinate System.









