



Tulsa Metropolitan Area  
Planning Commission

**Case :** The Flats

**Hearing Date:** July 21, 2021

**Case Report Prepared by:**

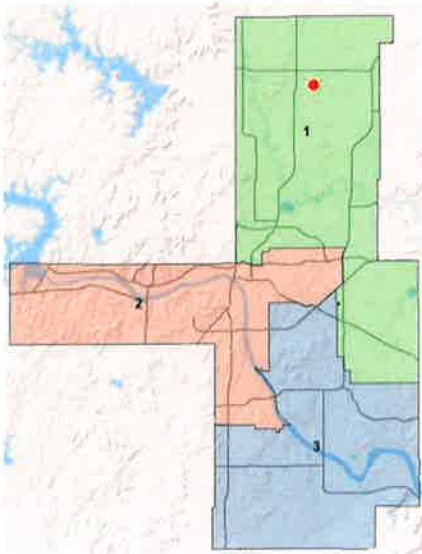
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting

*Owner:* Smalygo Properties

**Location Map:**  
(shown with County Commission  
Districts)



**Applicant Proposal:**

Minor Subdivision Plat

*8 lots, 2 blocks, 15.92 ± acres*

*Location:* Southeast corner of East 136<sup>th</sup>  
Street North and North Sheridan Road

**Zoning:** AG-R (Agriculture – Residential)

**Staff Recommendation:**

Staff recommends **approval** of the minor  
subdivision plat

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Plat Submittal

12.1

## MINOR SUBDIVISION PLAT

### The Flats - (County)

Southeast corner of East 136<sup>th</sup> Street North and North Sheridan Road

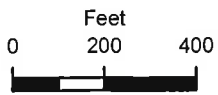
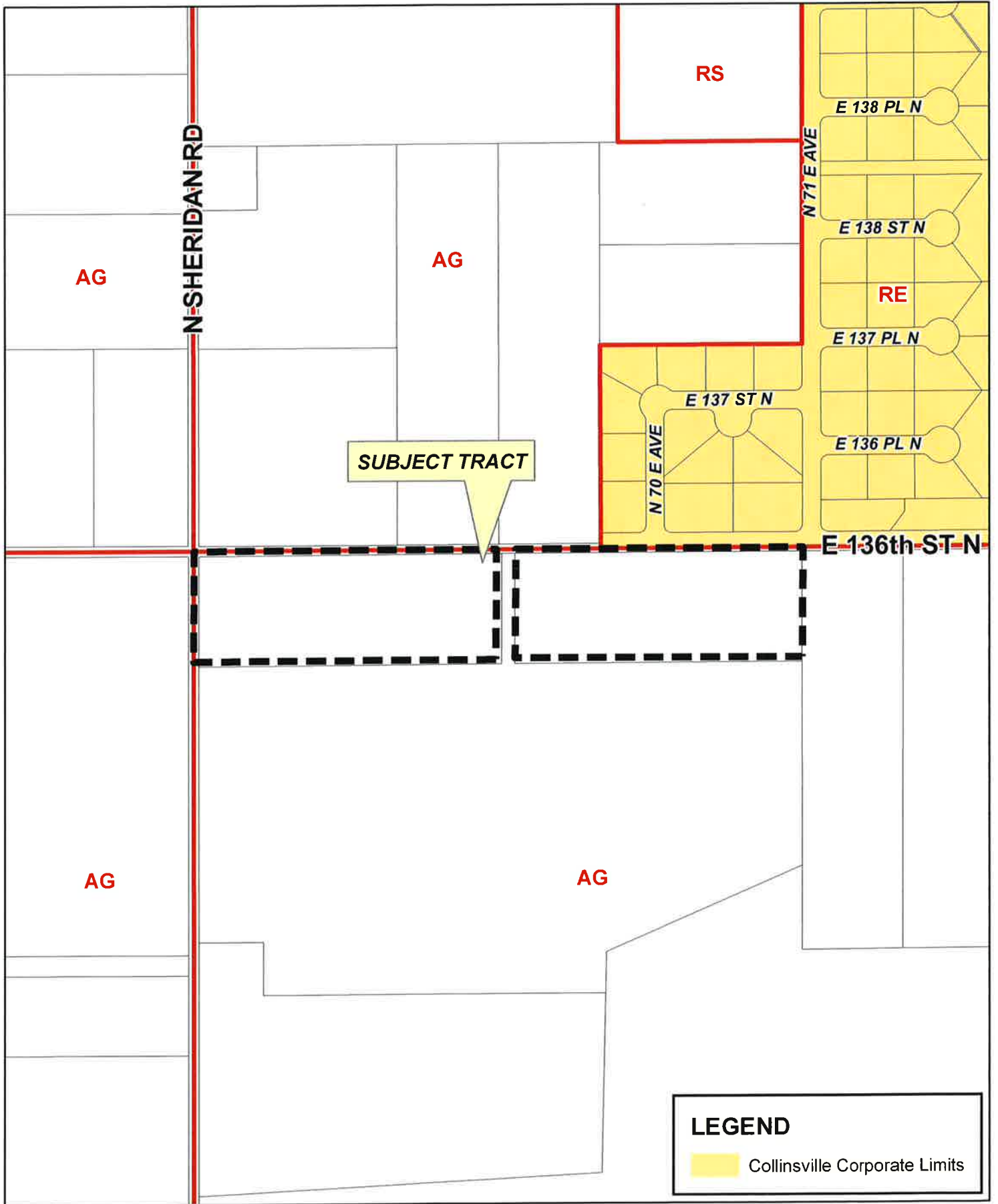
This plat consists of 8 lots, 2 blocks on 15.92 ± acres.

The Technical Advisory Committee (TAC) met on July 1, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned AG-R. County Resolution CMF#20211006 was approved by the Board of County Commissioners on May 17, 2021. Proposed lots conform to the requirements of the AG-R district in the Tulsa County Zoning code.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.


Plat was released by the Tulsa County Engineer on July 8, 2021. Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

12.2



**THE FLATS**

22-13 35

12.3 



N SHERIDAN RD

N 71 E AVE

E 138 PL N

E 138 ST N

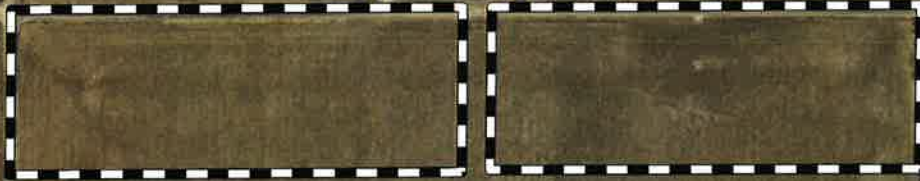
E 137 PL N

E 137 ST N

E 136 PL N

N 70 E AVE

E 136th ST N



# THE FLATS

22-13 35

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

Aerial Photo Date: 2020/2021



12.4

|   |
|---|
| FINAL PLAT<br>CERTIFICATE OF APPROVAL   |
| Tulsa Metropolitan Area Planning Commission   |
| Approved Date:  |
| TIMING:   |
| The approval of this Plat will expire one year from the date of approval. The approval is subject to the approval of the County Clerk before that date. |
| COUNTY ENGINEER   |

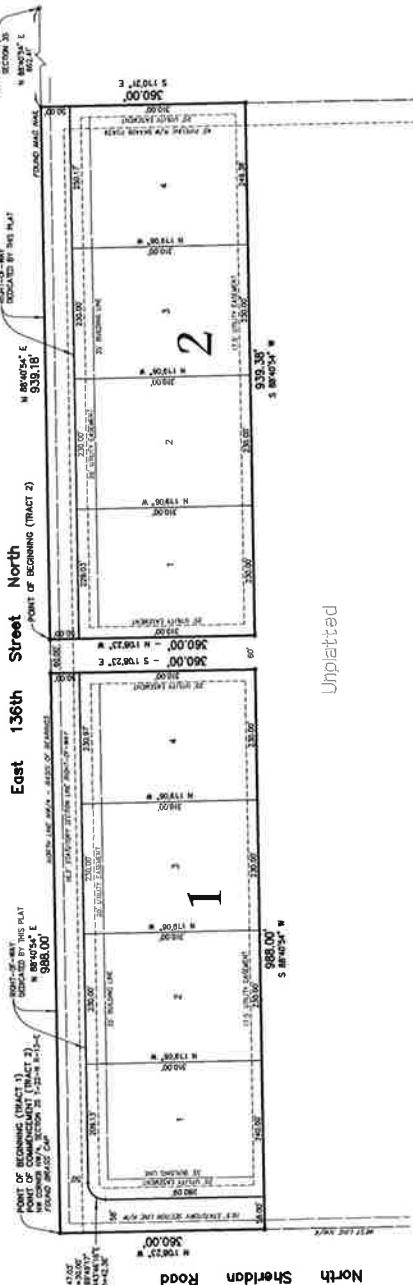
**Draft Final Plat**

# The Flats

**OWNER:**  
**Smaligo Properties, Inc.**  
 AN OKLAHOMA CORPORATION  
 123 North 7th Street  
 Collinsville, Oklahoma 74021  
 Phone: (918) 371-3183

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, L.L.C.**  
 DAN E. TANNER, P.L.S. NO. 1255  
 O.C.A. NO. 861, EXPIRES 6/30/21  
 5333 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918) 745-9929

PART OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33) TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE COUNTY OF TULSA, STATE OF OKLAHOMA



Unplatted

- LEGEND:**
- SURVEY POINT
  - IRON PIN
  - BRASS PLATE
  - BRASS BOLT
  - CONCRETE
  - CHISEL POINT
  - STEEL
  - CONCRETE
  - BRASS
  - DOCUMENT
  - ADJUSTED
  - POINT
  - FOUND MONUMENT
  - SET MONUMENT (SEE NOTE 2)

**Notes:**

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF SURVEYING AND ENGINEERING.
2. ALL PROPERTY CORNERS ARE SET 1/2" FROM BEARS WITH YELLOW GAS STAMPS "TANNER 345" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLUMB LINE AND BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVATIONS TO THE FOLLOWING MONUMENTS:
  - (A) QUARTERS (NW 1/4) OF SECTION 13
  - (B) QUARTERS (NW 1/4) OF SECTION 14
  - (C) QUARTERS (NW 1/4) OF SECTION 15
  - (D) QUARTERS (NW 1/4) OF SECTION 16
4. THE BEARINGS BETWEEN THESE MONUMENTS BEING NEARBY ARE:
  - (A) QUARTERS (NW 1/4) OF SECTION 13
  - (B) QUARTERS (NW 1/4) OF SECTION 14
  - (C) QUARTERS (NW 1/4) OF SECTION 15
  - (D) QUARTERS (NW 1/4) OF SECTION 16
5. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY OTHERS AND ARE NOT NECESSARILY CORRECT. PROPERTY OWNERS ARE ADVISED TO VERIFY THESE ADDRESSES WITH THE LOCAL DISSEMINATION OFFICE, 5333 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105. ANY ADDRESS CHANGES SHOULD BE MADE ON THE PLAT.
6. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT WERE OBTAINED FROM THE DEED RECORDS OF TULSA COUNTY, OKLAHOMA, VOLUME 50, PAGE 184 AND 185, AND VOLUME 51, PAGE 241 AND 242.

DATE OF PREPARATION: May 20, 2021

12.5

Draft Final Plat

The Flats

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-NINE (39) TOWNSHIP TWENTY-NORTH (23) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE COUNTY OF TULSA, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, THAT AN OKLAHOMA CORPORATION, IS THE OWNER OF THE FOLLOWING DESCRIBED PREMISES, TO-WIT: ...

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 89° 49' 51" EAST AND TWO CORNERS OF THE ...

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES PUBLIC STREETS AND UTILITY EASEMENTS: THE OWNER HEREBY DEDICATES TO THE PUBLIC ...

SECTION II. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND REMEDIATION: THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE EFFECTIVE ...

SECTION III. WATER, SANITARY SEWER, STORM SEWER, AND STORMWATER DRAINAGE SERVICES: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAIN, PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER FACILITIES ...

SECTION IV. EROSION CONTROL, SLOPE STABILIZATION, AND LANDSCAPING: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAIN, PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER FACILITIES ...

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