



Tulsa Metropolitan Area  
Planning Commission

**Case:** Watercrest

**Hearing Date:** July 7, 2021

**Case Report Prepared by:**

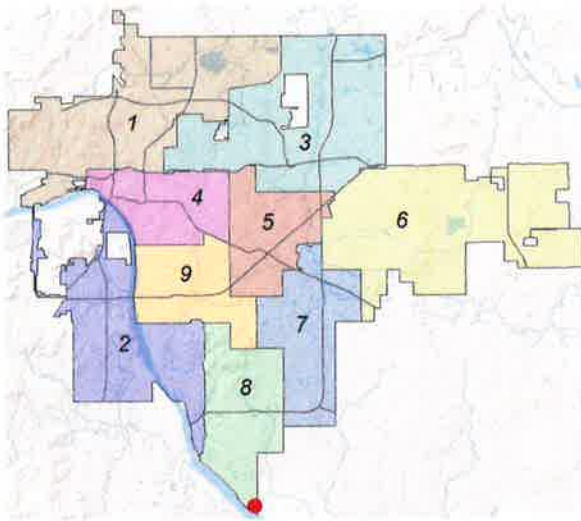
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* AAB Engineering, LLC

*Owner:* Watercrest Development, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Plat

265 lots, 13 blocks, 57.31 ± acres

*Location:* Northwest and southwest corner of East 131<sup>st</sup> Street South and South Sheridan Road

**Zoning:** RS-4/RS-3 (Single-Family Residential)

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

Attachments: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan

22.1

## PRELIMINARY SUBDIVISION PLAT

### Watercrest - (CD 8)

Northwest and southwest corner of East 131<sup>st</sup> Street South and South Sheridan Road

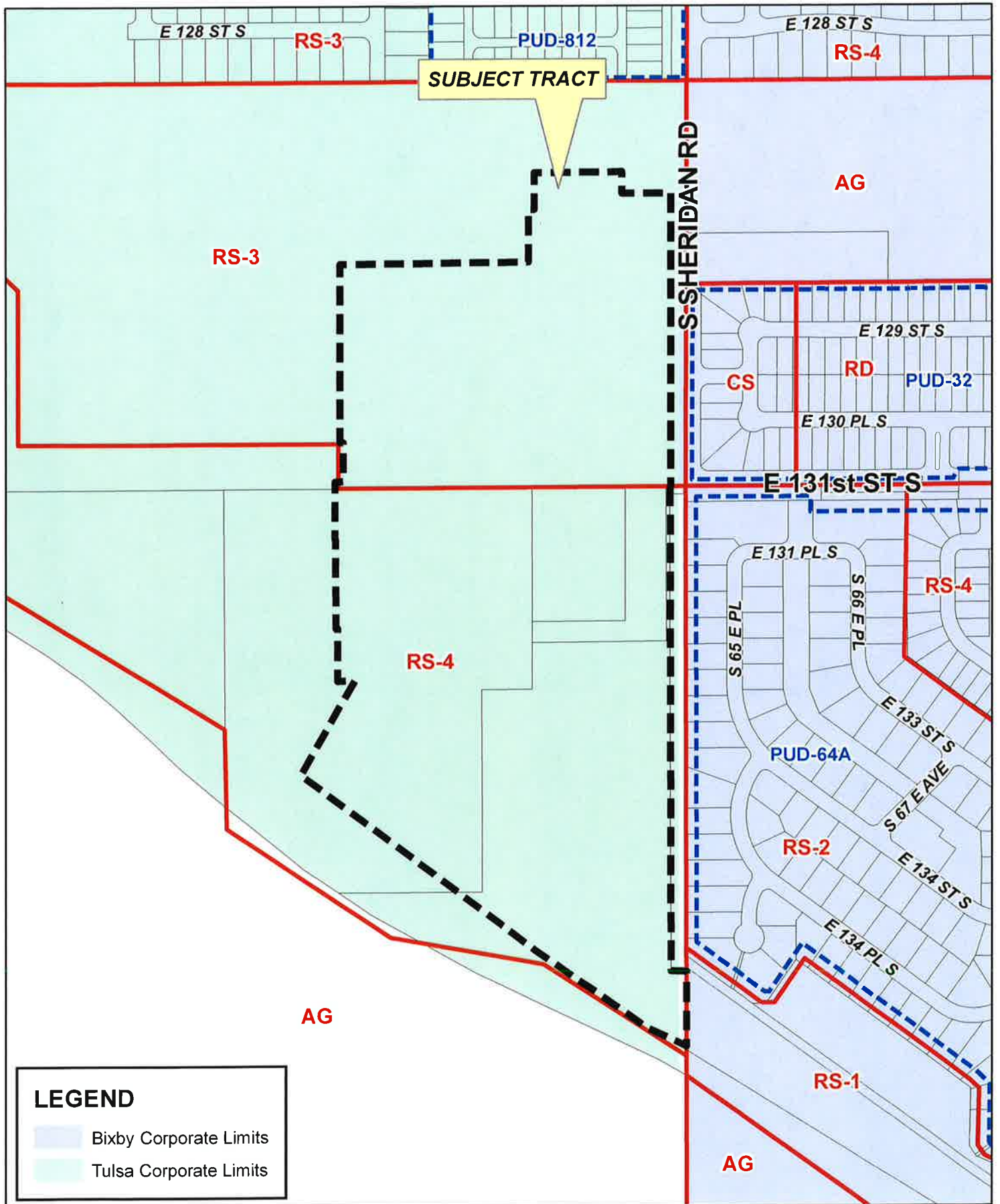
This plat consists of 265 lots, 13 blocks, 57.31 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Boundary of the subdivision includes two zoning districts (RS-3 and RS-4). Lots are required to conform to the requirements of the underlying zoning prior to final plat approval.
2. **Addressing:** Addresses will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Newly proposed streets, sidewalks, and ADA ramps will require approval of an IDP. IDP approval must be completed prior to final plat approval. East 131<sup>st</sup> Street South is designated as a collector street on the Major Street and Highway Plan and requires 60' of right-of-way. GO Plan prescribes a multi-use sidepath along one side of East 131<sup>st</sup> Street South with a minimum of 8 feet in width. Include sidepath design in IDP submittal.
4. **Sewer:** Public sanitary sewer extensions to serve all lots are required and will require approval of an IDP. IDP approval is required prior to final plat approval. Reflect all required and existing easements with dimensions and recording information or depict those being dedicated by this plat. Offsite easements must be recorded and reflected on the face of the plat.
5. **Water:** Public water main extensions are required to serve all lots. IDP submittal must be approved prior to approval of the final plat. Offsite easements must be recorded and reflected on the face of the plat.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Stormwater, Drainage, & Floodplain:** Public storm sewer requires IDP approval. IDP approval is required prior to the final plat approval. Any easements existing/required must be reflected and dimensioned on the face of the plat. There are City of Tulsa Regulatory Floodplain boundaries on the subject property. Floodplains must be contained within an overland drainage easement. Development within a floodplain is required to comply with all City of Tulsa ordinances and criteria.

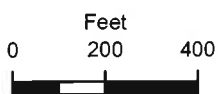
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. City of Tulsa approval and release is required prior to final plat approval.



**LEGEND**

- Bixby Corporate Limits
- Tulsa Corporate Limits



**WATERCREST**

17-13 03 & 17-13 10



22.4



E 128 ST S

E 128 ST S

S SHERIDAN RD

E 129 ST S

E 130 PL S

E 131st ST S

E 131 PL S

S 65 E PL

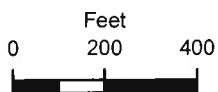
S 66 E PL

E 133 ST S

S 67 E AVE

E 134 ST S

E 134 PL S



 Subject Tract

# WATERCREST

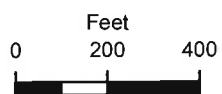
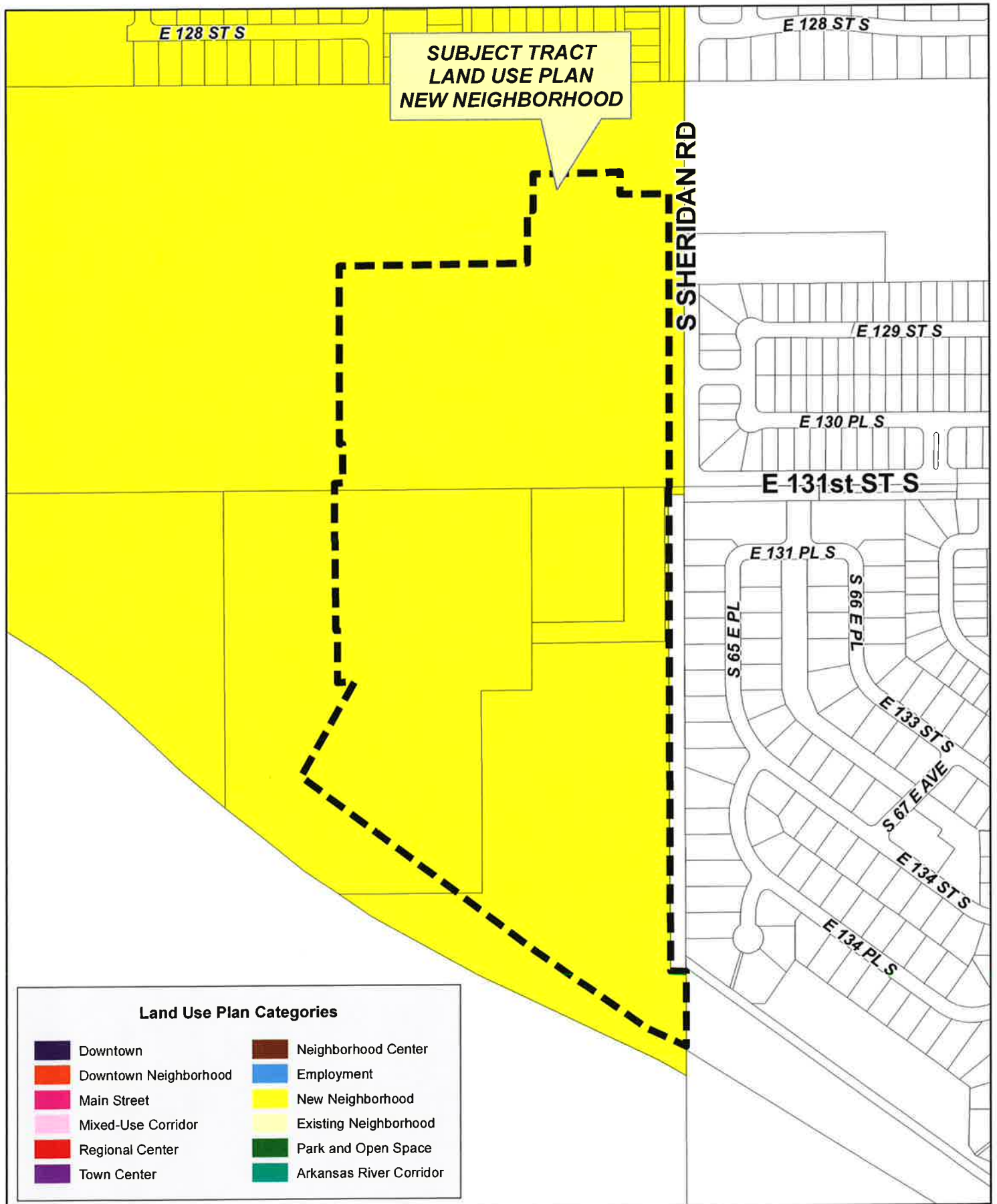
17-13 03 & 17-13 10

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

Aerial Photo Date: 2021



22.5



# WATERCREST

17-13 03 & 17-13 10

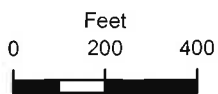


226



**Growth and Stability**

- Area of Growth
- Area of Stability



**WATERCREST**

17-13 03 & 17-13 10



22.7

PRELIMINARY PLAT

# Watercrest

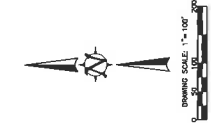
A TRACT OF LAND THAT IS LOCATED IN NE4 SECTION 10 AND PART OF LOT 8 AND THE S/2 SE4 SECTION 3, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER/DEVELOPER**  
SOUTH SHERIDAN, LLC  
SOUTH SHERIDAN, LLC  
1000 N. SHERIDAN  
SAND SPRINGS, OK 74062  
PHONE: 918.354.4444  
EMAIL: ALAN@ARENG.COM

**ENGINEER/SURVEYOR**  
AAS ENGINEERING LLC  
AAS ENGINEERING LLC  
3018 E. JUNE ST. 2022  
SAND SPRINGS, OK 74062  
PHONE: 918.354.4444  
EMAIL: ALAN@ARENG.COM

CERTIFICATE OF AUTHORITY NO. 3318 EXPIRES JUNE 30, 2022

NOTICE: OWNER  
TOTAL AREA  
50% OF THE SECTION 3  
FOOTED BY SECTION 10

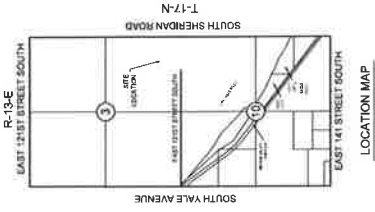


**FLOODPLAIN**  
A PORTION OF THE PROPERTY IS CONTAINED IN FLOOD ZONE AE AND A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE X1. THE FLOODPLAIN INFORMATION IS BASED ON THE FLOODPLAIN MAPS DATED OCTOBER 10, 2013.

**SUBDIVISION DATA**  
BENCHMARK  
MAG NAIL IN CENTER OF IRON 405 FEET WEST OF NORTH CORNER OF SECTION 10  
ELEV = 606.47 (NAVD 88)  
MARKS OF SURVEY  
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM ZONE 3001 NORTH  
ADDRESS  
ADDRESS SHOWN ON THIS PLAT ARE APPROXIMATE SUBJECT TO CHANGE AND SHOULD NEVER BE RE-DETERMINED IN PLACE OF LEGAL DESCRIPTION.

**CONTACTS**  
MUNICIPAL AUTHORITY  
CITY OF TULSA  
175 EAST DELAWARE AVE 600  
TULSA, OK 74103  
UTILITY  
PUBLIC SERVICE COMPANY  
215 E 9TH ST  
TULSA, OK 74103  
1-800-253-3323  
OKLAHOMA NATURAL GAS COMPANY  
1918 EAST 51ST STREET  
TULSA, OK 74103  
1-800-368-4638  
ATTN: 1403 SLEMBR  
1918 EAST 51ST STREET  
TULSA, OK 74103  
1-800-368-4638

**LEGEND**  
LUA - LIMITS OF NO ACCESS  
POB - POINT OF BEGINNING  
ROW - RIGHT OF WAY  
WAE - WALKWAY EASEMENT  
BK - BOOK  
RFP - RIGHT OF PRIORITY PAVEMENT  
PC - PLANNED COMMUNITY  
M - MARKED ASB CASTER  
ST - STREET ADDRESS



**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS 285 LOTS, 3 BLOCKS, 4 LOTS, 174 ACRES

BLOCK 1 4 LOTS, 174 ACRES  
BLOCK 2 4 LOTS, 174 ACRES  
BLOCK 3 20 LOTS, 135 ACRES  
BLOCK 4 20 LOTS, 135 ACRES  
BLOCK 5 15 LOTS, 124 ACRES  
BLOCK 6 15 LOTS, 124 ACRES  
BLOCK 7 7 LOTS, 18 ACRES  
BLOCK 8 7 LOTS, 18 ACRES  
BLOCK 9 28 LOTS, 411 ACRES  
BLOCK 10 34 LOTS, 116 ACRES  
BLOCK 11 28 LOTS, 120 ACRES  
BLOCK 12 28 LOTS, 120 ACRES  
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**CURVE TABLE**

CURVE #	LENGTH	RAIUS	CHORD LENGTH	CHORD BEARING
C1	38.27'	25.00'	35.35'	N43°24'42"E
C2	38.27'	25.00'	35.35'	N43°24'42"E
C3	38.27'	25.00'	35.35'	N43°24'42"E
C4	38.27'	25.00'	35.35'	N43°24'42"E
C5	38.27'	25.00'	35.35'	N43°24'42"E
C6	38.27'	25.00'	35.35'	N43°24'42"E
C7	38.27'	25.00'	35.35'	N43°24'42"E
C8	38.27'	25.00'	35.35'	N43°24'42"E
C9	38.27'	25.00'	35.35'	N43°24'42"E
C10	38.27'	25.00'	35.35'	N43°24'42"E
C11	38.27'	25.00'	35.35'	N43°24'42"E
C12	38.27'	25.00'	35.35'	N43°24'42"E
C13	38.27'	25.00'	35.35'	N43°24'42"E
C14	38.27'	25.00'	35.35'	N43°24'42"E
C15	38.27'	25.00'	35.35'	N43°24'42"E
C16	38.27'	25.00'	35.35'	N43°24'42"E
C17	38.27'	25.00'	35.35'	N43°24'42"E
C18	38.27'	25.00'	35.35'	N43°24'42"E
C19	38.27'	25.00'	35.35'	N43°24'42"E
C20	38.27'	25.00'	35.35'	N43°24'42"E
C21	38.27'	25.00'	35.35'	N43°24'42"E
C22	38.27'	25.00'	35.35'	N43°24'42"E
C23	38.27'	25.00'	35.35'	N43°24'42"E
C24	38.27'	25.00'	35.35'	N43°24'42"E
C25	38.27'	25.00'	35.35'	N43°24'42"E
C26	38.27'	25.00'	35.35'	N43°24'42"E
C27	38.27'	25.00'	35.35'	N43°24'42"E
C28	38.27'	25.00'	35.35'	N43°24'42"E
C29	38.27'	25.00'	35.35'	N43°24'42"E
C30	38.27'	25.00'	35.35'	N43°24'42"E
C31	38.27'	25.00'	35.35'	N43°24'42"E
C32	38.27'	25.00'	35.35'	N43°24'42"E
C33	38.27'	25.00'	35.35'	N43°24'42"E
C34	38.27'	25.00'	35.35'	N43°24'42"E
C35	38.27'	25.00'	35.35'	N43°24'42"E
C36	38.27'	25.00'	35.35'	N43°24'42"E
C37	38.27'	25.00'	35.35'	N43°24'42"E
C38	38.27'	25.00'	35.35'	N43°24'42"E
C39	38.27'	25.00'	35.35'	N43°24'42"E
C40	38.27'	25.00'	35.35'	N43°24'42"E
C41	38.27'	25.00'	35.35'	N43°24'42"E
C42	38.27'	25.00'	35.35'	N43°24'42"E
C43	38.27'	25.00'	35.35'	N43°24'42"E
C44	38.27'	25.00'	35.35'	N43°24'42"E
C45	38.27'	25.00'	35.35'	N43°24'42"E
C46	38.27'	25.00'	35.35'	N43°24'42"E
C47	38.27'	25.00'	35.35'	N43°24'42"E
C48	38.27'	25.00'	35.35'	N43°24'42"E
C49	38.27'	25.00'	35.35'	N43°24'42"E
C50	38.27'	25.00'	35.35'	N43°24'42"E
C51	38.27'	25.00'	35.35'	N43°24'42"E
C52	38.27'	25.00'	35.35'	N43°24'42"E

POINT OF COMMENCEMENT SECTION 10, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA



WATERCREST  
DATE: FEBRUARY 20, 2022

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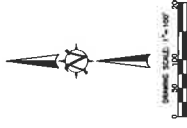
PRELIMINARY PLAT

# Watercrest

A TRACT OF LAND THAT IS LOCATED IN NE 1/4 SECTION 10 AND PART OF LOT 8 AND THE S1/2 SE 1/4 SECTION 3, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER/DEVELOPER**  
SOUTH SHERIDAN LLC  
SOUTH SHERIDAN LLC  
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**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORITY # 15137-0001  
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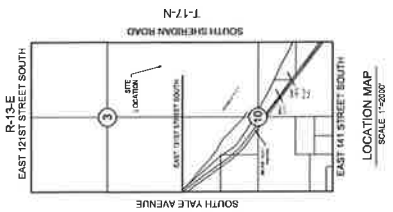


**FLOODPLAIN**  
A PORTION OF THE PROPERTY IS SHOWN AS IN FLOOD ZONE AND A PORTION OF THE PROPERTY IS SHOWN IN ZONE X. AS INDICATED BY THE FLOOD COMPLETION DATE OF 11/15/2018.

**SUBDIVISION DATA**  
BENCHMARK  
MAC NAIL IN CENTER OF ROAD 465 FEET WEST OF NORTHEAST CORNER OF SECTION 10, T17N R13E S17E  
GRID  
BASE OF BEARINGS  
COORDINATE SYSTEM: NAD 83  
ADRESSES SHOWN ON THIS PLAT WERE ACQUIRED AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE REVERIFIED ON THE DATE OF LOCAL JURISDICTION.

**CONTACTS**  
MUNICIPAL AUTHORITY  
175 EAST 7th STREET, SUITE 800  
TULSA, OK 74103  
UTILITY  
OKLAHOMA NATURAL GAS COMPANY PUBLIC SERVICE COMPANY OF OKLAHOMA  
2218 W. EDSON ST TULSA, OK 74119  
918.434.4020 1-888-216-5753  
CIX COMMUNICATIONS  
1101 WEST 17th STREET TULSA, OK 74103  
918.265.6688

**LEGEND**  
L/A LIMITS OF NO ACCESS  
POB POINT OF BEGINNING  
M/W MOUNTAIN VIEW  
MARE AUTOMATIC EASEMENT  
PG PACE  
R/R RAILROAD RIGHT-OF-WAY  
R/PK ROAD RIGHT-OF-WAY  
[Symbol] MARKED A/E C/ET19  
[Symbol] STREET ADDRESS



**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS 283 LOTS IN 13 BLOCKS:  
BLOCK 1 14 LOTS (0.74 ACRES)  
BLOCK 2 20 LOTS (1.14 ACRES)  
BLOCK 3 20 LOTS (1.14 ACRES)  
BLOCK 4 20 LOTS (1.14 ACRES)  
BLOCK 5 22 LOTS (1.49 ACRES)  
BLOCK 6 14 LOTS (0.74 ACRES)  
BLOCK 7 14 LOTS (0.74 ACRES)  
BLOCK 8 26 LOTS (1.41 ACRES)  
BLOCK 9 14 LOTS (0.74 ACRES)  
BLOCK 10 14 LOTS (0.74 ACRES)  
BLOCK 11 14 LOTS (0.74 ACRES)  
BLOCK 12 14 LOTS (0.74 ACRES)  
BLOCK 13 2 LOTS (0.11 ACRES)  
SPRITES (13.67 ACRES)

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD	ARC LENGTH	ARC BEARING
C01	28.27	25.00	35.36	34.07	S84°27'17"E
C02	13.39	25.00	13.14	13.73	N73°18'42"E
C03	131.71	50.00	86.82	146.77	N47°17'17"W
C04	13.39	25.00	13.14	13.73	N107°08'42"E
C05	19.83	25.00	11.89	20.16	S84°27'17"E
C06	20.71	25.00	12.17	20.98	S22°08'17"W
C07	18.59	20.00	10.55	18.73	S73°18'42"E
C08	13.39	25.00	13.14	13.73	S107°08'42"E
C09	13.39	25.00	13.14	13.73	S84°27'17"W
C10	13.39	25.00	13.14	13.73	S73°18'42"E
C11	13.39	25.00	13.14	13.73	S62°09'17"W
C12	13.39	25.00	13.14	13.73	S50°9'17"W
C13	13.39	25.00	13.14	13.73	S38°9'17"W
C14	13.39	25.00	13.14	13.73	S26°9'17"W
C15	13.39	25.00	13.14	13.73	S14°9'17"W
C16	13.39	25.00	13.14	13.73	S2°9'17"W
C17	13.39	25.00	13.14	13.73	S107°08'42"E
C18	13.39	25.00	13.14	13.73	S95°9'17"E
C19	13.39	25.00	13.14	13.73	S83°9'17"E
C20	13.39	25.00	13.14	13.73	S71°9'17"E
C21	13.39	25.00	13.14	13.73	S59°9'17"E
C22	13.39	25.00	13.14	13.73	S47°9'17"E
C23	13.39	25.00	13.14	13.73	S35°9'17"E
C24	13.39	25.00	13.14	13.73	S23°9'17"E
C25	13.39	25.00	13.14	13.73	S11°9'17"E
C26	13.39	25.00	13.14	13.73	S0°9'17"E
C27	13.39	25.00	13.14	13.73	N11°9'17"W
C28	13.39	25.00	13.14	13.73	N23°9'17"W
C29	13.39	25.00	13.14	13.73	N35°9'17"W
C30	13.39	25.00	13.14	13.73	N47°9'17"W
C31	13.39	25.00	13.14	13.73	N59°9'17"W
C32	13.39	25.00	13.14	13.73	N71°9'17"W
C33	13.39	25.00	13.14	13.73	N83°9'17"W
C34	13.39	25.00	13.14	13.73	N95°9'17"W
C35	13.39	25.00	13.14	13.73	N107°9'17"W
C36	13.39	25.00	13.14	13.73	N119°9'17"W
C37	13.39	25.00	13.14	13.73	N131°9'17"W
C38	13.39	25.00	13.14	13.73	N143°9'17"W
C39	13.39	25.00	13.14	13.73	N155°9'17"W
C40	13.39	25.00	13.14	13.73	N167°9'17"W
C41	13.39	25.00	13.14	13.73	N179°9'17"W
C42	13.39	25.00	13.14	13.73	N191°9'17"W
C43	13.39	25.00	13.14	13.73	N203°9'17"W
C44	13.39	25.00	13.14	13.73	N215°9'17"W
C45	13.39	25.00	13.14	13.73	N227°9'17"W
C46	13.39	25.00	13.14	13.73	N239°9'17"W
C47	13.39	25.00	13.14	13.73	N251°9'17"W
C48	13.39	25.00	13.14	13.73	N263°9'17"W
C49	13.39	25.00	13.14	13.73	N275°9'17"W
C50	13.39	25.00	13.14	13.73	N287°9'17"W
C51	13.39	25.00	13.14	13.73	N300°0'0"W
C52	13.39	25.00	13.14	13.73	N312°0'0"W
C53	13.39	25.00	13.14	13.73	N324°0'0"W
C54	13.39	25.00	13.14	13.73	N336°0'0"W
C55	13.39	25.00	13.14	13.73	N348°0'0"W
C56	13.39	25.00	13.14	13.73	N360°0'0"W
C57	13.39	25.00	13.14	13.73	N372°0'0"W
C58	13.39	25.00	13.14	13.73	N384°0'0"W
C59	13.39	25.00	13.14	13.73	N396°0'0"W
C60	13.39	25.00	13.14	13.73	N408°0'0"W
C61	13.39	25.00	13.14	13.73	N420°0'0"W
C62	13.39	25.00	13.14	13.73	N432°0'0"W
C63	13.39	25.00	13.14	13.73	N444°0'0"W
C64	13.39	25.00	13.14	13.73	N456°0'0"W
C65	13.39	25.00	13.14	13.73	N468°0'0"W
C66	13.39	25.00	13.14	13.73	N480°0'0"W
C67	13.39	25.00	13.14	13.73	N492°0'0"W
C68	13.39	25.00	13.14	13.73	N504°0'0"W
C69	13.39	25.00	13.14	13.73	N516°0'0"W
C70	13.39	25.00	13.14	13.73	N528°0'0"W
C71	13.39	25.00	13.14	13.73	N540°0'0"W
C72	13.39	25.00	13.14	13.73	N552°0'0"W
C73	13.39	25.00	13.14	13.73	N564°0'0"W
C74	13.39	25.00	13.14	13.73	N576°0'0"W
C75	13.39	25.00	13.14	13.73	N588°0'0"W
C76	13.39	25.00	13.14	13.73	N600°0'0"W
C77	13.39	25.00	13.14	13.73	N612°0'0"W
C78	13.39	25.00	13.14	13.73	N624°0'0"W
C79	13.39	25.00	13.14	13.73	N636°0'0"W
C80	13.39	25.00	13.14	13.73	N648°0'0"W
C81	13.39	25.00	13.14	13.73	N660°0'0"W
C82	13.39	25.00	13.14	13.73	N672°0'0"W
C83	13.39	25.00	13.14	13.73	N684°0'0"W
C84	13.39	25.00	13.14	13.73	N696°0'0"W
C85	13.39	25.00	13.14	13.73	N708°0'0"W
C86	13.39	25.00	13.14	13.73	N720°0'0"W
C87	13.39	25.00	13.14	13.73	N732°0'0"W
C88	13.39	25.00	13.14	13.73	N744°0'0"W
C89	13.39	25.00	13.14	13.73	N756°0'0"W
C90	13.39	25.00	13.14	13.73	N768°0'0"W
C91	13.39	25.00	13.14	13.73	N780°0'0"W
C92	13.39	25.00	13.14	13.73	N792°0'0"W
C93	13.39	25.00	13.14	13.73	N804°0'0"W
C94	13.39	25.00	13.14	13.73	N816°0'0"W
C95	13.39	25.00	13.14	13.73	N828°0'0"W
C96	13.39	25.00	13.14	13.73	N840°0'0"W
C97	13.39	25.00	13.14	13.73	N852°0'0"W
C98	13.39	25.00	13.14	13.73	N864°0'0"W
C99	13.39	25.00	13.14	13.73	N876°0'0"W
C100	13.39	25.00	13.14	13.73	N888°0'0"W



DATE PLOTTED: 04/11/2022  
SHEET NUMBER: 13 OF 13

22.9



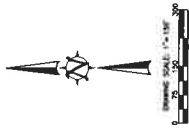
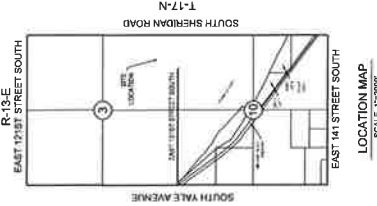
CONCEPTUAL IMPROVEMENT PLAN

# Watercrest

A TRACT OF LAND THAT IS LOCATED IN NE/4 SECTION 10 AND PART OF LOT 8 AND THE S/2 SE/4 SECTION 3, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER/DEVELOPER**  
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 EMAIL ALAN@AASENC.COM



LEGEND	
—	BUILDING LINE
—	UTILITY EASEMENT
—	EXISTING WATER LINE
—	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED STORM SEWER LINES
—	FLOOD HAZARD LIMITS



22.11

