



Tulsa Metropolitan Area
Planning Commission

Case : Alan Farms

Hearing Date: June 17, 2020

Case Report Prepared by:

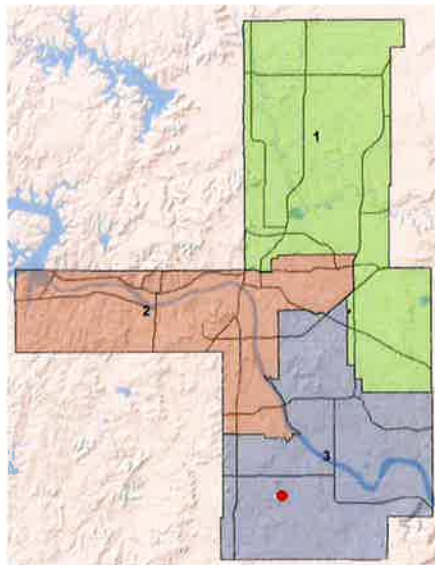
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: CJ Land Investments, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Minor Subdivision Plat

3 lots, 1 block, 16.27 ± acres

Location: South of the southeast corner of
East 161st Street South and South Lewis
Avenue

Zoning: AG-R (Agriculture – Residential)

Staff Recommendation:

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

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Minor Subdivision Plat

MINOR SUBDIVISION PLAT

Alan Farms – (Tulsa County)

South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 3 lots, 1 block on 16.27 ± acres.

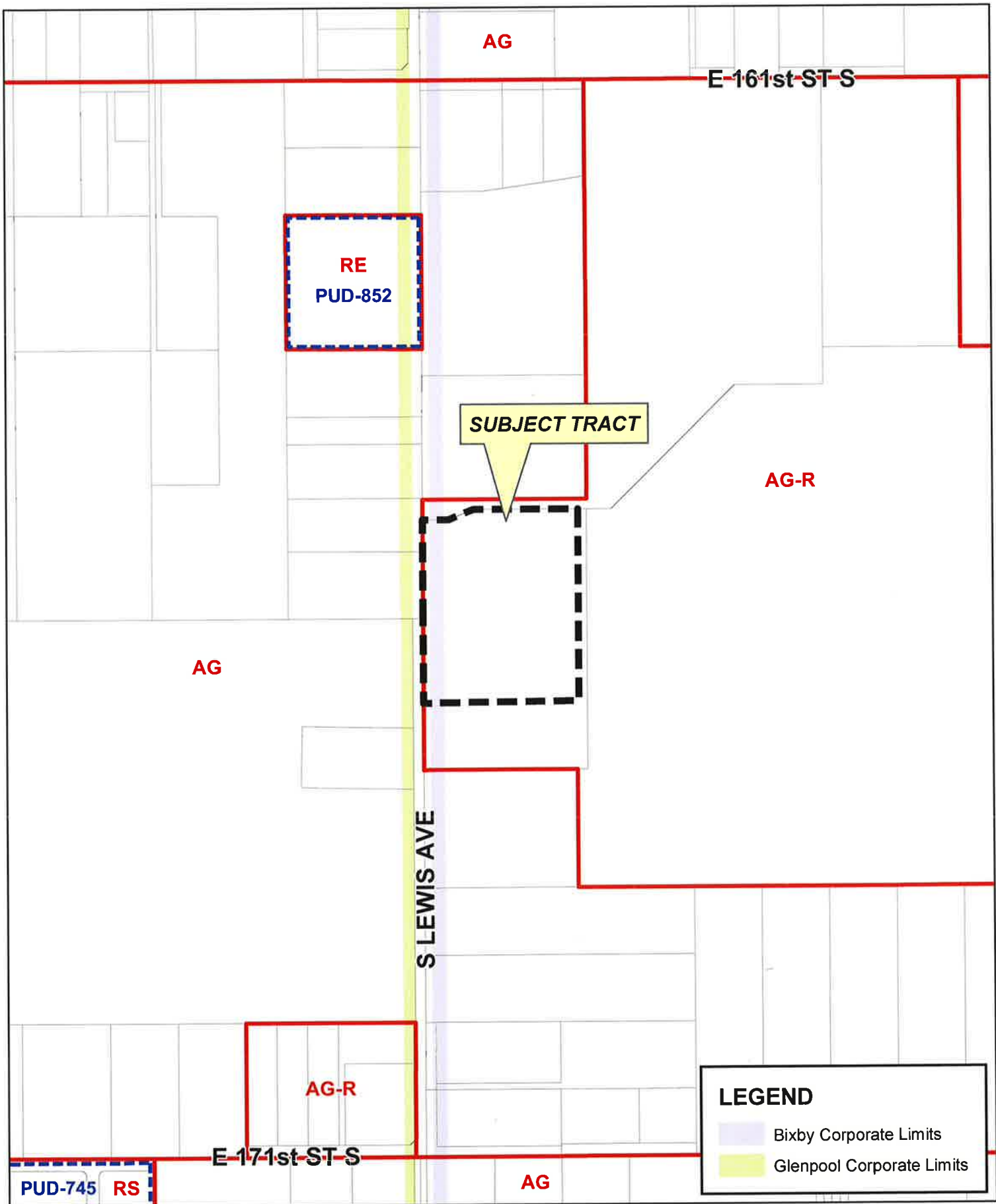
The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** Approved as submitted.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Waivers of Subdivision Regulations:

1. None Requested

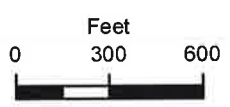
Staff recommends **APPROVAL** of the minor subdivision plat subject to the requirements of the Subdivision & Development Regulations.



SUBJECT TRACT

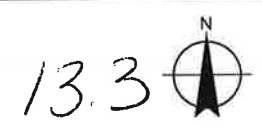
LEGEND

- Bixby Corporate Limits
- Glenpool Corporate Limits



ALAN FARMS

17-13 29





E 161st ST S

S LEWIS AVE

E 171st ST S



Subject Tract

ALAN FARMS

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

17-13 29

Aerial Photo Date: February 2018

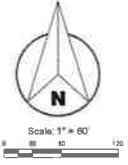


13.4

Unplatted

Alan Farms

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



- Legend**
- BL - BUILDING SETBACK LINE
 - L.N.A. - LIMITS OF NO ACCESS
 - UE - UTILITY EASEMENT
 - SEA - STREET ADDRESS

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE
BLOCK 1	
1	18" RCP OR 24" CGMP
2	24" RCP OR 30" CGMP
3	24" RCP OR 30" CGMP

NOTE: MINIMUM PIPE SLOPE = 0.75%

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____

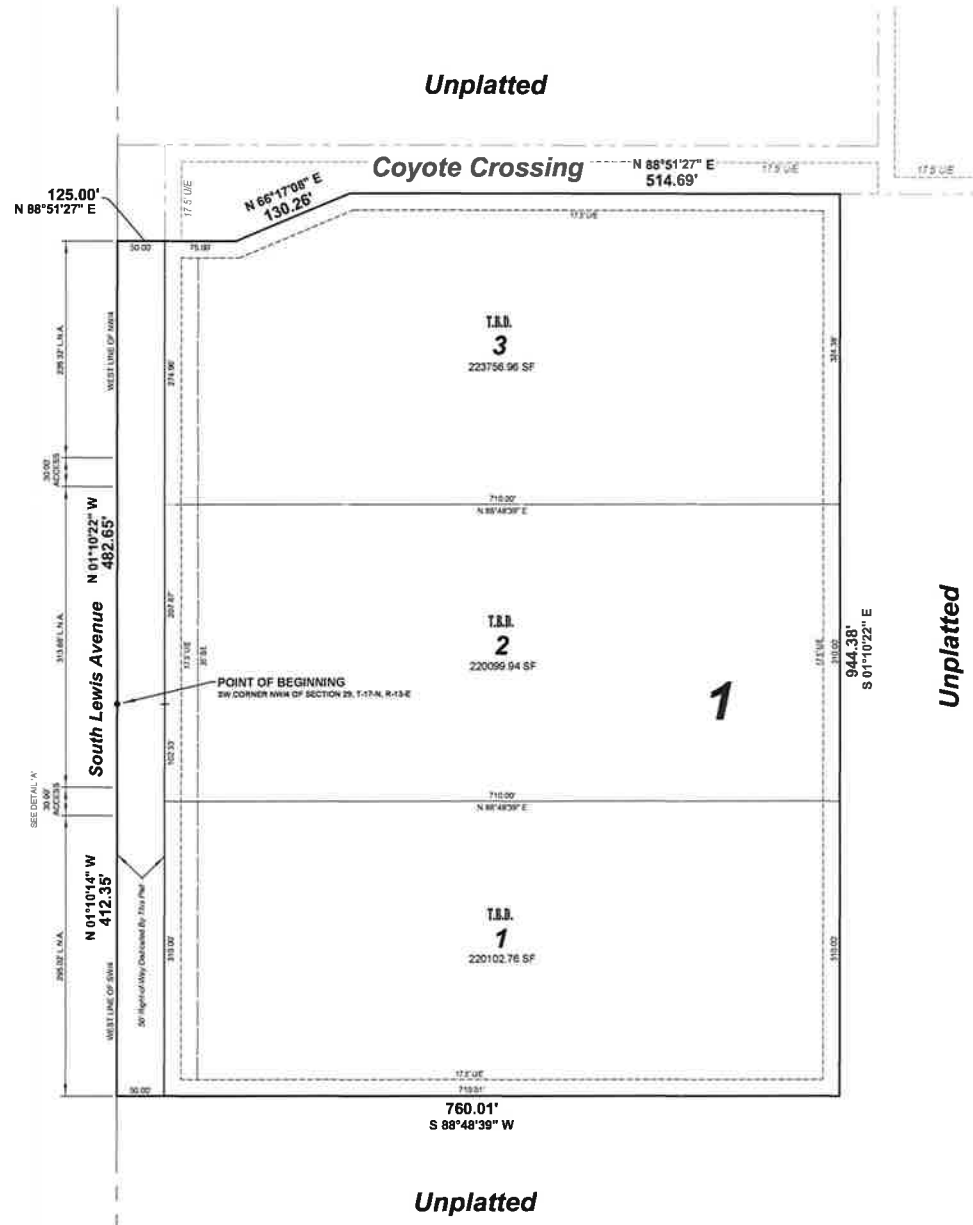
TMAP/INCOG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____

COUNTY ENGINEER

COUNTY TREASURER STAMP

Coyote Crossing



Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA 708 708.66 SF / 16.27 ACRES

Basis of Bearings

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 5001 OK NORTH, NAD83, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF 29-17N-13E AS NORTH 01°10'14" WEST

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CASARE"

Benchmark

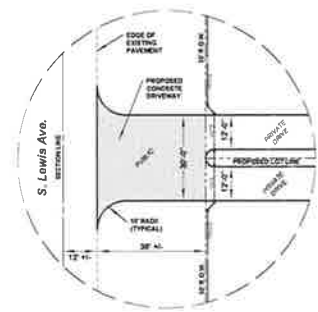
ADS MONUMENT "353" 5/8" REBAR W/ 1/2" ALUMINUM CAP AT 23.95 NORTH AND 31.01' EAST OF THE NW SECTION CORNER
ELEVATION +731.88 (NAVD 1988)

Address

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 401450046CL, OCTOBER '16 2912, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)



DETAIL 'A'
TYPICAL SHARED DRIVEWAY DETAIL
SCALE: 1"=30'

Owner / Developer

CJ LAND INVESTMENTS, LLC
21730 VILLAGIO DRIVE
EDMOND, OKLAHOMA 73012
PHONE: (405) 525-4364
MR. CHAD FORD

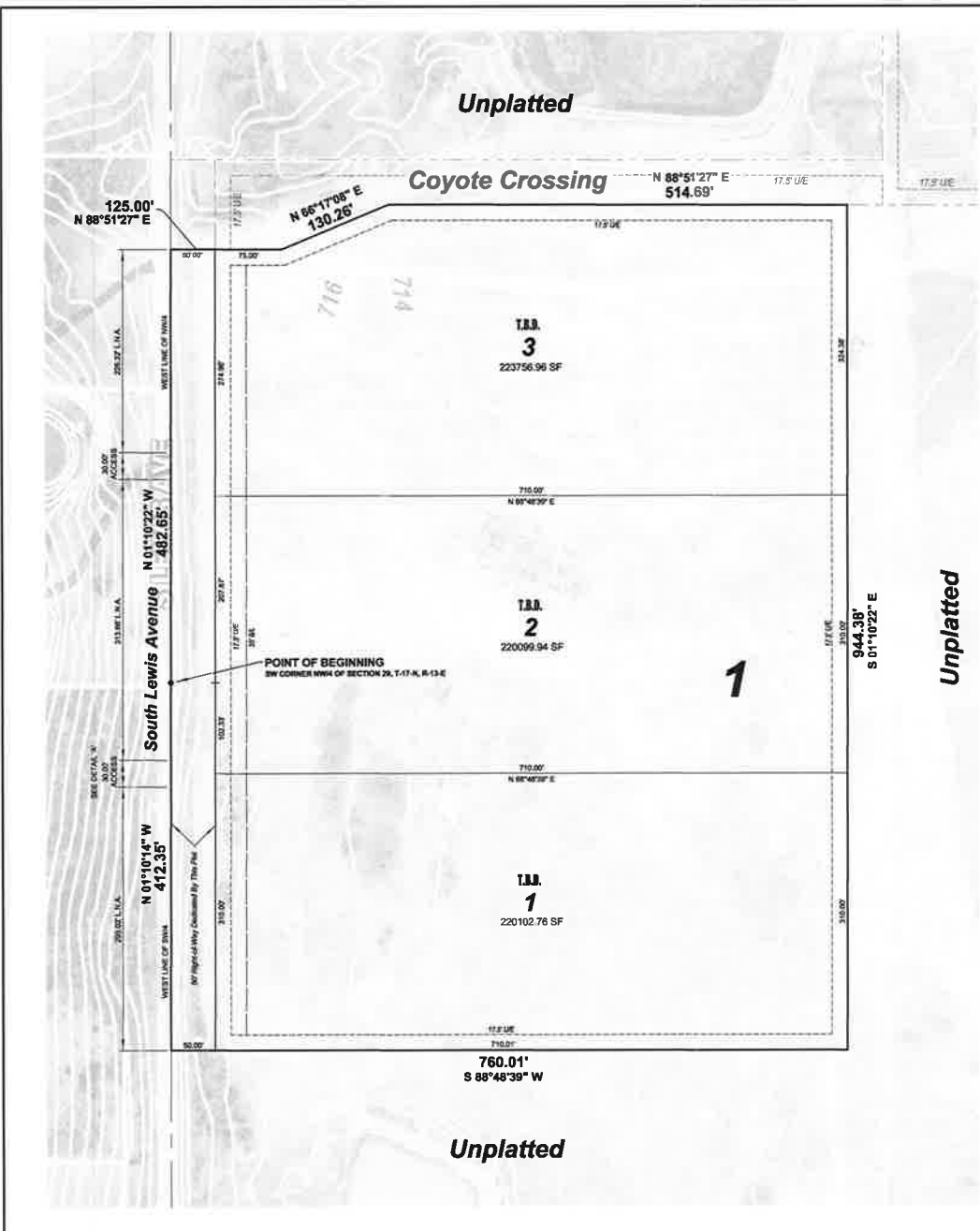
Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: frizlandsurveying@gmail.com
C.A. #5848 EXPIRES 6-30-2020

Engineer

ENGINEERED BY DESIGN, PLLC
P O BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0960
ahale@engineeredbydesign1.com
C.A. # 7655 EXPIRES 6-30-2020

13.5



Alan Farms

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXISTING TOPOGRAPHY EXHIBIT

Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK
 GROSS SUBDIVISION AREA: 738,728.66 SF / 16.37 ACRES

Basis of Bearings

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 501 OK NORTH, NAD83, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF S29-T17N-R13E AS NORTH 0°10'14" WEST.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 1/8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAS48".

Benchmark

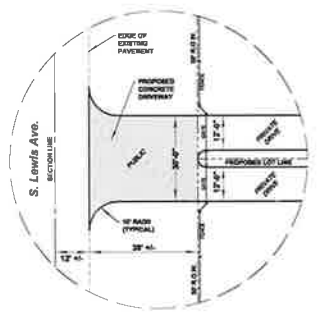
ADS MONUMENT "553", 5/8" REBAR W/ 1-1/2" ALUMINUM CAP AT 23.55' NORTH AND 31.01' EAST OF THE NW SECTION CORNER
 ELEVATION +731.485' (NAVD 1985)

Address

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C040L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



DETAIL 'A'
 TYPICAL SHARED DRIVEWAY DETAIL
 SCALE: 1"=20'

Owner / Developer

CJ LAND INVESTMENTS, LLC
 21730 VILLAGIO DRIVE
 EDMOND, OKLAHOMA 73012
 PHONE: (405) 826-4364
 MR. CHAD FORD

Surveyor

FRITZ LAND SURVEYING, LLC
 2017 WEST 91ST STREET
 TULSA, OKLAHOMA 74132
 PHONE: (918) 231-0275
 EMAIL: fritzlandsurveying@gmail.com
 C.A. # 5848 EXPIRES: 8-30-2020

Engineer

ENGINEERED BY DESIGN, PLLC
 P.O. BOX 15567
 DEL CITY, OKLAHOMA 73155
 PHONE: (405) 234-0680
 shale@engineersbydesign.com
 C.A. # 7625 EXPIRES 6-30-2020



Scale: 1" = 60'

Legend

- BA - BUILDING SETBACK LINE
- L.A. - LIMITS OF NO ACCESS
- UE - UTILITY EASEMENT
- SA - STREET ADDRESS

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE
BLOCK 1 1	18" RCP OR 24" CGMP
2	24" RCP OR 30" CGMP
3	24" RCP OR 30" CGMP

NOTE: MINIMUM PIPE SLOPE = 0.75%

**FINAL PLAT
 CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____.

 TMAP/PCOG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____.

 COUNTY ENGINEER

COUNTY TREASURER STAMP

13.7