



Tulsa Metropolitan Area
Planning Commission

Case : 71 Jackson Storage

Hearing Date: February 7, 2018

Case Report Prepared by:

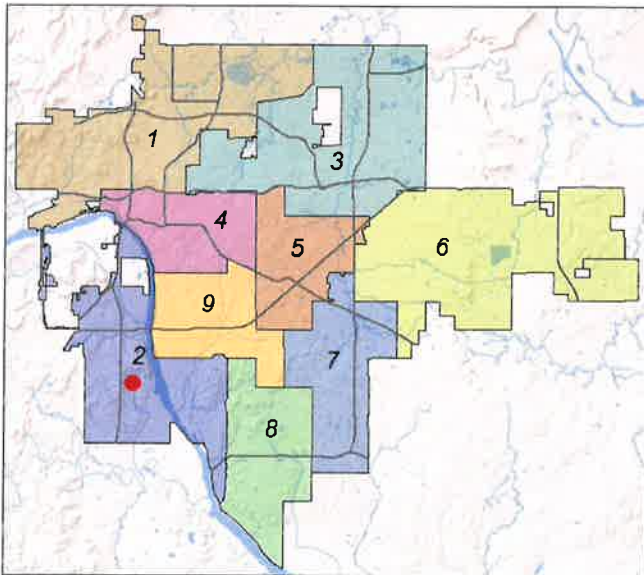
Nathan Foster

Owner and Applicant Information:

Applicant: Khoury Engineering

Owner: Attic @ Tulsa Hills, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

1 lot, 1 block, 3.9 ± acres

Location: Southeast corner of West 71st
Street South and South Jackson Ave

Zoning: CS (Commercial – Shopping)

Staff Recommendation:

Staff recommends **approval** of the final plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Final Plat

DRAFT FINAL PLAT

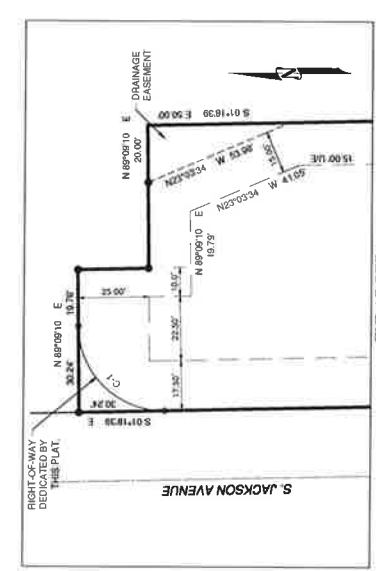
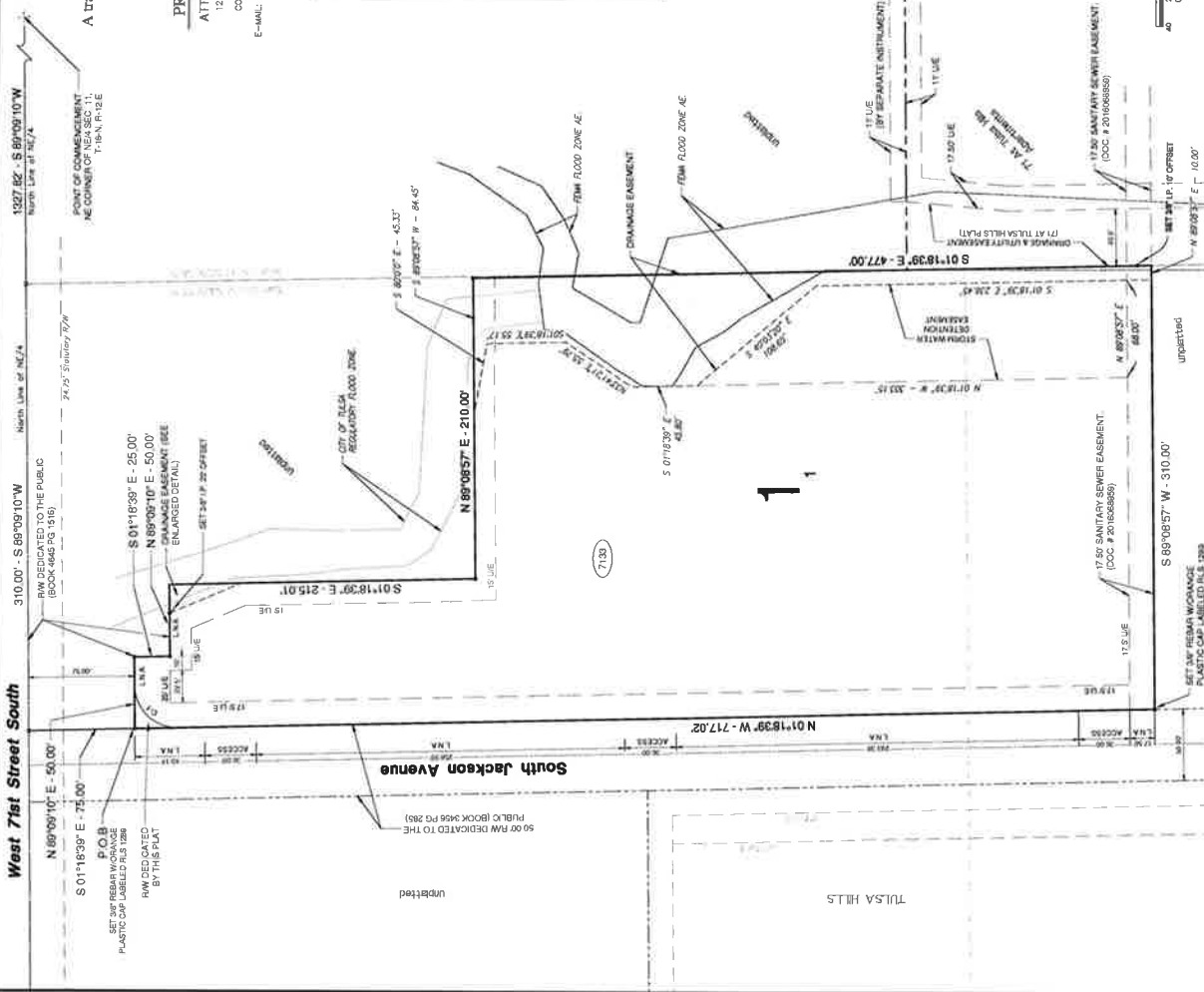
71 JACKSON STORAGE

A tract of land in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Eleven (11), Township Eighteen (18) North, Range Twelve (12) East, City of Tulsa, Tulsa County, State of Oklahoma.

PROPERTY OWNER
 ATTIC @ TULSA HILLS, LLC.
 1215 S. WILSON AVENUE
 OKLAHOMA CITY, OK 74105
 (405) 233-9925
 (405) 233-9925
 E-MAIL: rogers@atticonstruction.com

ENGINEER
 KNOX ENGINEERING, INC.
 1415 S. WILSON AVENUE
 TULSA, OKLAHOMA 74105
 (405) 475-7888
 E-MAIL: kkn@knoxeng.com
 CA. No. 3757. Renewal: June 30, 2019

SURVEYOR
 BENCHMARK SURVEYING AND
 LAND SERVICES, INC.
 P.O. BOX 1078
 OKLAHOMA CITY, OK 74105
 (405) 274-9981
 E-MAIL: info@benchmark.com
 CA. No. 5023. Renewal: June 30, 2018



ENLARGED DETAIL
 SCALE: 1" = 20'

RADIUS LENGTH	DELTA	CHORD	CHORD BEG	CHORD END
30.07	147.2571°	42.8671	42.8671	42.8671

CURVE C: DATA TABLE

TULSA PLAT	ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission	
Approved Date:	TMAC / INDCO
	CITY ENGINEER
	ATTEST: CITY CLERK
	CHAIRMAN
	MAYOR
	CITY ATTORNEY
	CITY CLERK

The approval of the City Council is hereby given for the plat of the City of Tulsa, Oklahoma, to be recorded in the Office of the County Clerk, Tulsa County, Oklahoma, on the date hereof.

Nathan Foster
 2018.01.18
 12:50:57 -06:00



Location Map
 Scale: 1" = 200'

LOT SUMMARY
 Lot 1: 170,816 SF (3.917 Acs) NET

BASIS OF BEARING
 (PLAT SURVEYED IN SURVEY FEET)

THE BASIS OF BEARING FOR THIS PLAT IS N 89°09'10" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. THE COORDINATE SYSTEM IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE, 3801 SURVEY FEET, NORTH AMERICAN DATUM (NAD83). NORTHWEST SUBDIVISION CORNER
 3/8" REBAR 18" LONG W/WRANGE PLASTIC CAP LABELED RLS 1288 NORTHING: 382246.52, EASTING: 2558814.56
 SOUTHEAST SUBDIVISION CORNER
 3/8" REBAR 18" LONG W/WRANGE PLASTIC CAP LABELED RLS 1289 NORTHING: 391551.66, EASTING: 2558830.97

ADDRESSES

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD NOTE

A SMALL PORTION OF THE EASTERN PART OF THIS LOT IS LOCATED WITHIN THE FLOOD HAZARD AREA OF COMMUNITY PANEL NO. 401492.081L AS LAST REVISION OCTOBER 16, 2012. THE REMAINDER OF THE PROPERTY LIES OUTSIDE THE FLOOD HAZARD AREA.

BENCHMARK

3" BRASS CAP APPROXIMATELY WEST OF THE INTERSECTION OF W 71st STREET SOUTH AND S. 33rd WEST AVENUE. ELEVATION: 710.796' (NAD 1988)
 LATITUDE: 36°03'28" N, LONGITUDE: 96°01'47" W

1/4" REBAR - 2" ALUMINUM CAP - FOOT GPS 1 - SET IN THE CENTER MEAN OF HWY 151 SOUTH (ELEVATION 721.688) (0.25' BELOW GROUND). ELEVATION 721.688 (NAD 1988)
 1/2" REBAR - 2" ALUMINUM CAP - FLUSH STAMPED "FOOT GPS 2" SET S.E. OF 61st STREET OVERPASS OVER HIGHWAY 75. ELEVATION 737.693 (NAD 1988)

LEGEND

- LINE - LOT BOUNDARY
- L.M.A. - LIMITS OF NO ACCESS
- DE - DRAINAGE EASEMENT
- P.D. - PUBLIC DRAINAGE
- FINC - FLOOD INSURANCE CERTIFICATE
- P.O.C. - POINT OF COMMERCEMENT
- ⊙ - LOT ADDRESS

71 Jackson Storage, Tulsa County
 DRAFT FINAL PLAT - January 18, 2018
 Sheet 1 of 2

6.2

