



Tulsa Metropolitan Area
Planning Commission

Case : Pecan Valley Business Center

Hearing Date: February 7, 2018

Case Report Prepared by:

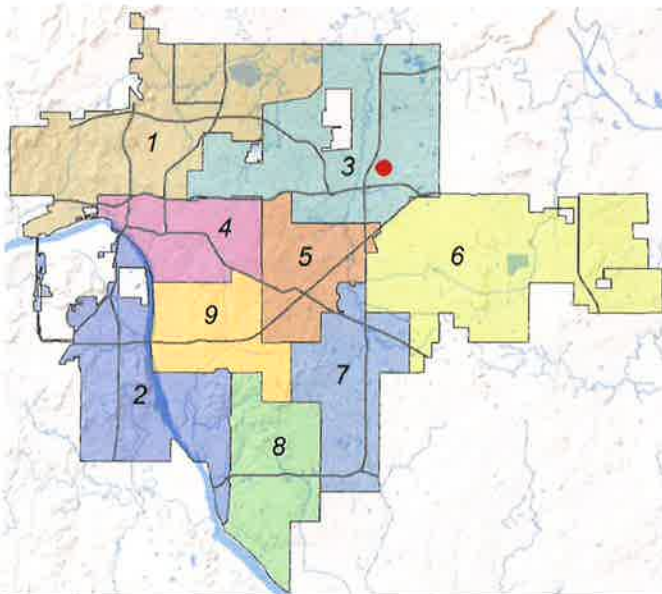
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: RLH Holdings, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

3 lots, 1 block, 9.55± acres

Location: South of the southeast corner of East Pine Street North and North Garnett Road

Proposed Use: Industrial

Zoning: IL (Industrial – Low)

Staff Recommendation:

Staff recommends **approval** of the final plat

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

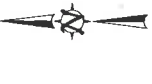
Commissioner Name: John Smaligo

EXHIBITS: Final Plat

9.1



Nathan Foster
2018.01.26
09:47:22 -06'00'



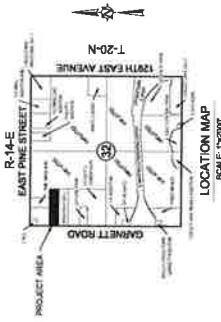
Pecan Valley Business Center

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER QM4 NW4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DRAFT FINAL PLAT
FOR

OWNER
RLH HOLDINGS, LLC
1218 S. APRIL AVE
TULSA, OK 74112
PHONE: 918 514 4288

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8516, EXP. JUNE 30, 2018
SAND SPRINGS, OK 74083
PHONE: 918 514 4283
FAX: 918 514 4288
EMAIL: ALAN@AABENG.COM



SW CORNER OF THE NW4
SEC. 32 T20N14E



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK
BLOCK 1 AREA
3.167881 ACRES

FLOODPLAIN
THE MAJORITY OF THE PROPERTY (S) COVERAGES IN
PEMA ZONE 2 (UNSHADED) AREAS DETERMINED TO BE
UNDESIRABLE AREAS AND ARE NOT TO BE CONSIDERED
WITH THE EXCEPTION OF THE UNDESIRABLE USE COVERAGES
WHICH IS CONTAINED IN FEMA ZONE X (SHADED)
THE BASE FLOOD AND THE 0.2% ANNUAL CHANCE
FLOOD ARE SHOWN ON FIRM PANEL 40145D0201L
DATED OCTOBER 18, 2012.

LEGEND

- DA BUILDING LINE
- LVA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT
- BE BOOK
- PK PAGE
- RFN REFERENCE FOUND
- RSN REFERENCE SURVEY
- STN STREET ADDRESS

FINAL PLAT
ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission
Approval Date: _____
TAMCINGOOS
CITY ENGINEER
Council of the City of Tulsa, Oklahoma
Approval Date: _____
CHAIRMAN
MAYOR
ATTEST CITY CLERK
CITY ATTORNEY
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk within three (3) months.

SITE DATA
BENCHMARK
3PP REBAR 1"X ALUMINUM CAP FLUSH SET IN CONCRETE
STAMPED "S" SET IN CONCRETE SECTION OF PINE
ST AND 14TH E AVE
ELEVATION = 717.79 (NAD 83)
BASE OF BEARINGS
OKLAHOMA NORTH 2014S 26S U.S. SURVEY FEET (NAD 83)
BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 32 BEING SOUTH 01°57'00" WEST
LAND AREA
432,271.062 (74) ACRES
MONUMENTATION
ALL CORNERS WERE REBAR WITH A YELLOW
PLASTIC CAP STAMPED "AAB CA 511" UNLESS OTHERWISE
NOTED
ADDRESSES
ADDRESS LOCATIONS AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
DESCRIPTION

CONTACTS
MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 7TH STREET, SUITE 600
TULSA, OKLAHOMA
74119
918-584-8000
UTILITY CONTACTS
OKLAHOMA NATURAL GAS COMPANY
2110 W. OKLAHOMA ST
TULSA, OKLAHOMA
74119
918-584-8000
PUBLIC SERVICE COMPANY
OF OKLAHOMA
1110 W. OKLAHOMA ST
TULSA, OKLAHOMA
74119
918-584-8000
CSC COMMUNICATIONS
1110 W. OKLAHOMA ST
TULSA, OKLAHOMA
74119
918-584-8000

