



Tulsa Metropolitan Area  
Planning Commission

Case : 91<sup>st</sup> & Elwood

Hearing Date: April 18, 2018

**Case Report Prepared by:**

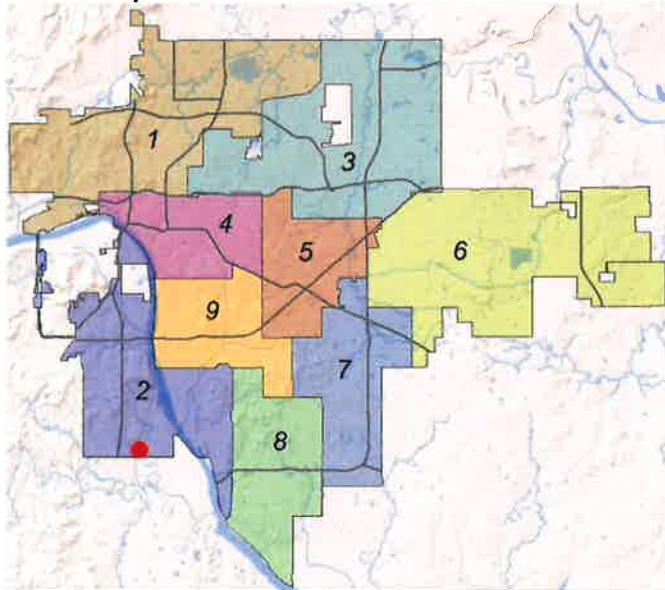
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Wallace Engineering

*Owner:* Elwood Properties, LLC, Miller  
Swim School

**Location Map:**  
**(Shown with County Commission  
districts)**



**Applicant Proposal:**

Final Plat

10 lots, 3 blocks, 43.8 ± acres

*Location:* Northwest corner of West 91<sup>st</sup>  
Street South and South Elwood Avenue

**Zoning:** CG (Commercial – General) with  
optional development plan (Z-7367)

**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

# 91st & Elwood

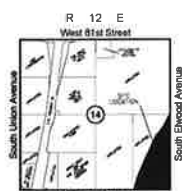
Draft Final Plat

A Part of The East Half of the Southeast Quarter (E/2 SE/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma.

TMAPC  
Draft Final Submitted 4.2.18  
Nathan Foster



Scale: 1"=100'



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approved Date:	
TMAPC/ACOG	
CITY ENGINEER	
Approved Date:	
CHAIRMAN	
MAYOR	
ATTTEST: CITY CLERK	
CITY ATTORNEY	

OWNER  
ELWOOD PROPERTY, L.L.C.  
10051 SOUTH YALE AVENUE  
SUITE 200, TULSA, OKLAHOMA 74137  
918-239-2424  
brill@elwoodcompanyllc.com

OWNER  
MILLER SWIM SCHOOL  
PROPERTIES, L.L.C.  
8415 SOUTH WINDY ROAD  
TULSA, OKLAHOMA 74133

SURVEYOR  
BENNETT SURVEYING, INC.  
P.O. BOX 848  
Cherokee, OK 74337  
PHONE: (918) 288-2884  
FAX: (918) 288-2885  
Cherokee, OK 74302  
Created: June 30, 2018  
es@bennettsurveying.com

ENGINEER  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
Tulsa, OK 74103  
PHONE: (918) 588-5858  
Tulsa, OK 74103  
es@wallace-engineering.com

BASIS OF BEARING  
THE BASIS OF BEARING IS THE  
OKLAHOMA STATE PLANE COORDINATE  
SYSTEM (NAD83-NORTH ZONE 3501)  
USING A BEARING OF 88.9871° W  
ALONG THE SOUTH LINE OF THE  
SOUTHWEST QUARTER OF SECTION 14.

HORIZONTAL AND VERTICAL DATUM  
THE HORIZONTAL DATUM FOR THIS  
SURVEY IS BASED ON THE OKLAHOMA  
STATE PLANE COORDINATE SYSTEM  
NAD83  
THE VERTICAL DATUM FOR THIS SURVEY  
IS BASED ON GPS DATA (NAVD83).

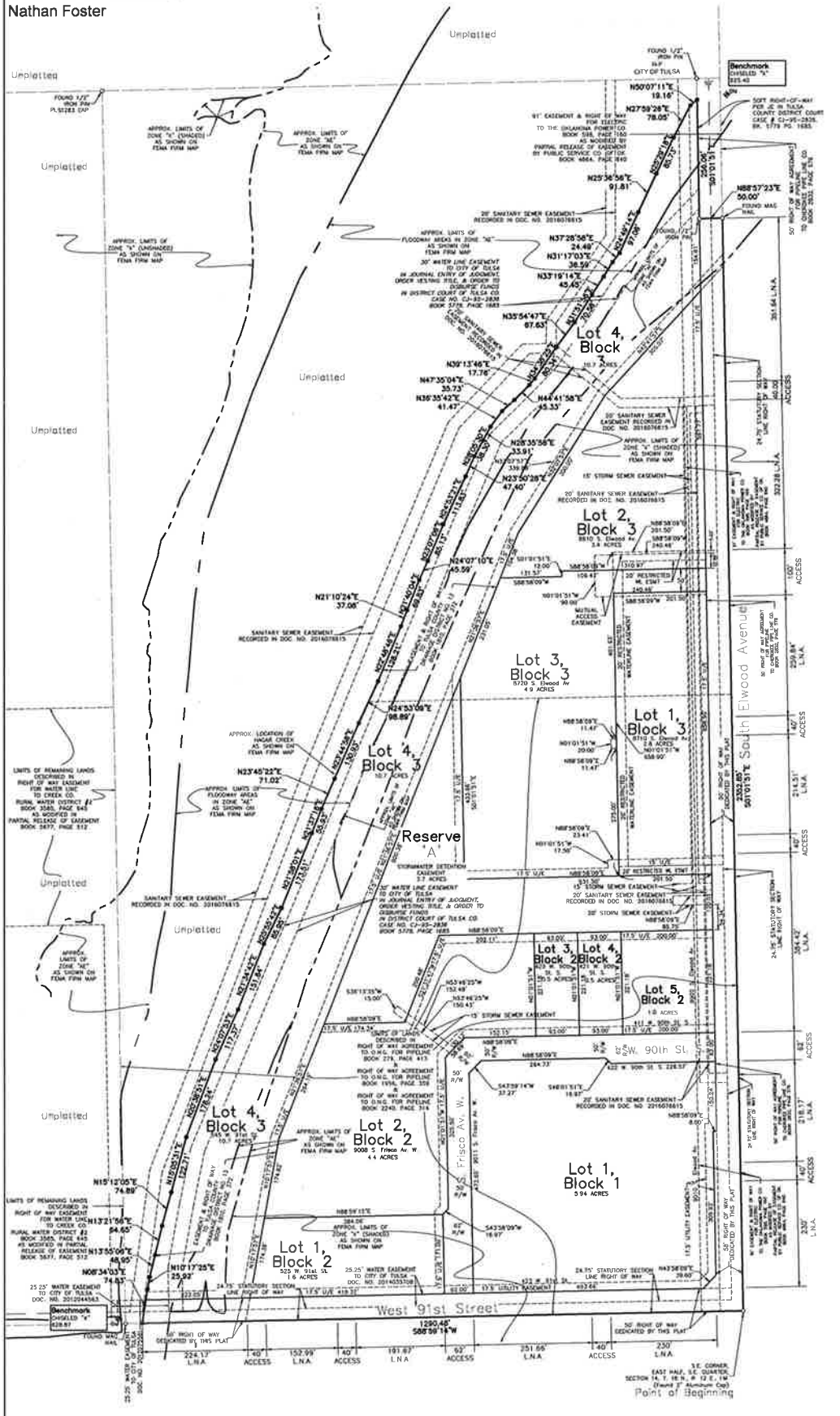
LEGEND  
B.M. = BENCHMARK  
L.N.A. = LIMITS OF NO ACCESS  
R/W = RIGHT OF WAY  
U/E = UTILITY EASEMENT  
● = SET 3/8" WITH CAP

ADDRESS DISCLAIMER NOTE  
ADDRESSES SHOWN ON THIS PLAT ARE  
ACCURATE AS OF THE DATE THIS PLAT WAS  
FILED. ADDRESSES ARE SUBJECT TO CHANGE  
AND SHOULD NEVER BE RELIED ON IN PLACE  
OF THE LEGAL DESCRIPTION.

AVIATION NOTICE  
Notice is hereby given that owners and users of aircraft  
of all types operate on a frequent basis in the airspace  
above this plat of land. Said aircraft, when operated in  
a lawful manner, are allowed free and unrestricted  
passage in the airspace on, upon, over, across, adjacent  
to, above and in the vicinity of this plat of land. The  
lawful operation of aircraft is known to generate noise,  
vibration, and other effects as may be inherent in the  
operation of or flight or passage in and through said  
airspace which result directly or indirectly from the  
operations of aircraft or the aircraft, now and in the  
future, including but not limited to, ground and flight  
operations of aircraft at, over, on or in the vicinity of  
the airport, and regardless of whether arriving,  
departing, maneuvering, or en route, and it must be  
further recognized that all such operation may increase  
in the future.

Notice is also given that rules and regulations defined in  
Federal Aviation Regulations and other rules, including but not  
limited to FAR Part 87, may limit the height of buildings,  
structures, poles, trees or other objects whether  
natural or otherwise, located or to be located on  
property within this plat of land and may require, prior  
to construction, the submission of an application as  
may be required by the Federal Aviation Administration  
to ensure that the safe operation of aircraft is not  
impacted by said object.

91ST & ELWOOD  
SHEET 1 OF 2  
Date of Preparation: March 29, 2018



20.2

