



Tulsa Metropolitan Area
Planning Commission

Case : East 11th Street Substation

Hearing Date: January 5th, 2022

Case Report Prepared by:

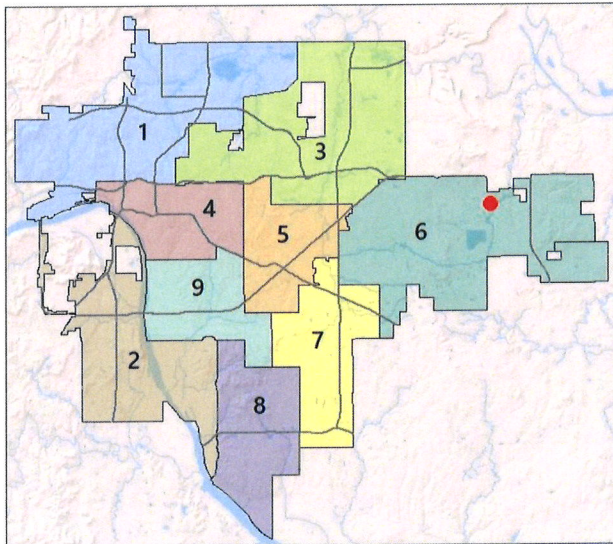
Nathan Foster

Owner and Applicant Information:

Applicant: CDS Muery, Jarod Cain

Owner: AEP Oklahoma Transmission Company, Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 5 ± acres

Location: East of the southeast corner of East 11th Street South and South 193rd East Avenue

Proposed Use: Electric Substation

Zoning: AG (Agriculture)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District:

Wagoner County 1

Commissioner Name: James Hanning

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

PRELIMINARY SUBDIVISION PLAT

East 11th Street Substation - (City of Tulsa, CD 6)

East of the southeast corner of East 11th Street South and South 193rd East Avenue

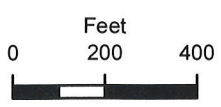
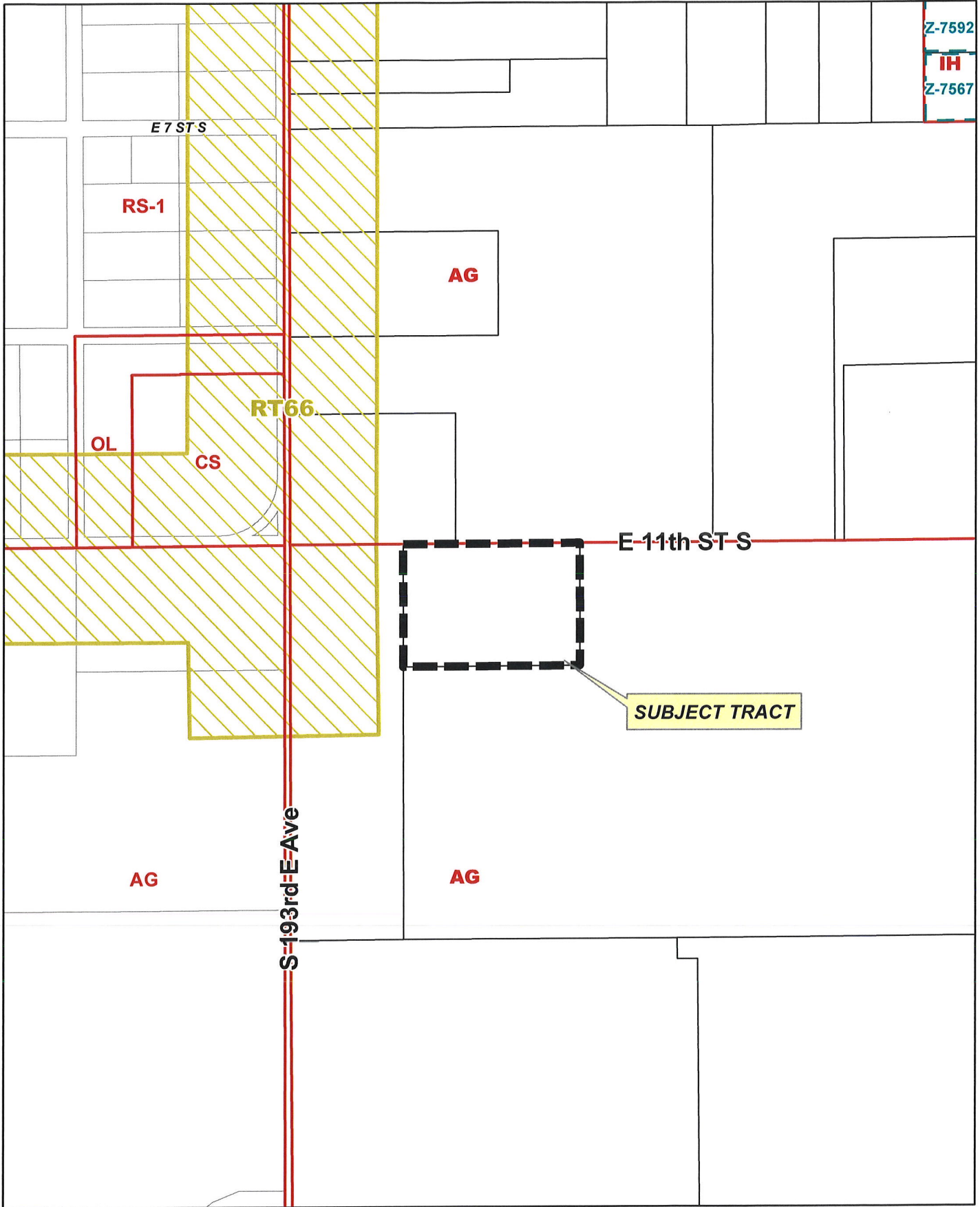
This plat consists of 1 lot, 1 block, on 5 ± acres.

The Technical Advisory Committee (TAC) met on December 16, 2021 and provided the following conditions:

- 1. Zoning:** The property is currently zoned AG (Agriculture). Proposed use will require special exception approval by the City of Tulsa Board of Adjustment. Lot conforms to the requirements of the AG district.
- 2. Transportation & Traffic:** Sidewalks, ADA ramps, and driveways in the public right-of-way require approval of IDP. IDP approval is required prior to final plat approval. Provide standard language for sidewalks and access in the deed of dedication. Limits of no access must be added to East 11th Street to define approved access points. Include right-of-way dedication on the face of the plat; either book and page or "dedicated by this plat".
- 3. Sewer/Water:** Sanitary sewer and water line extensions require IDP approval. IDP approval is required prior to final plat approval. Provide 17.5' perimeter utility easement on lot.
- 4. Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. In the plat subtitle, add "City of Tulsa" before Wagoner County and "State of" before Oklahoma. Show all section 7-T19-R15E in the location map. Label section road names and all platted boundaries. Label all other land as "unplatted". Provide graphically on the face of the plat the address disclaimer/caveat. Under the basis of bearing heading, include the coordinate system used. Provide a bearing angle shown on the face of the plat. Update legal descriptions to ensure accuracy between face of the plat and written description. Check scale for accuracy.
- 5. Stormwater, Drainage, & Floodplain:** Public storm sewers and detention pond proposed as part of this project will require IDP approval. IDP approval is required prior to final plat approval. Limits of the Tulsa Regulatory Floodplain must be shown on the face of the plat.
- 6. 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 release required prior to final plat approval.

7.2



EAST 11TH STREET SUBSTATION

19-15 07



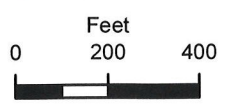
73



E 7 St S

E 11th St S

S 193rd E Ave



Subject Tract

EAST 11TH STREET SUBSTATION

19-15 07

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

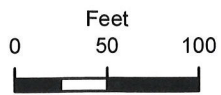
Aerial Photo Date: 2020/2021



7.4



E 11th ST S



Subject Tract

EAST 11TH STREET SUBSTATION

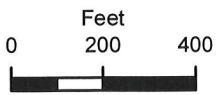
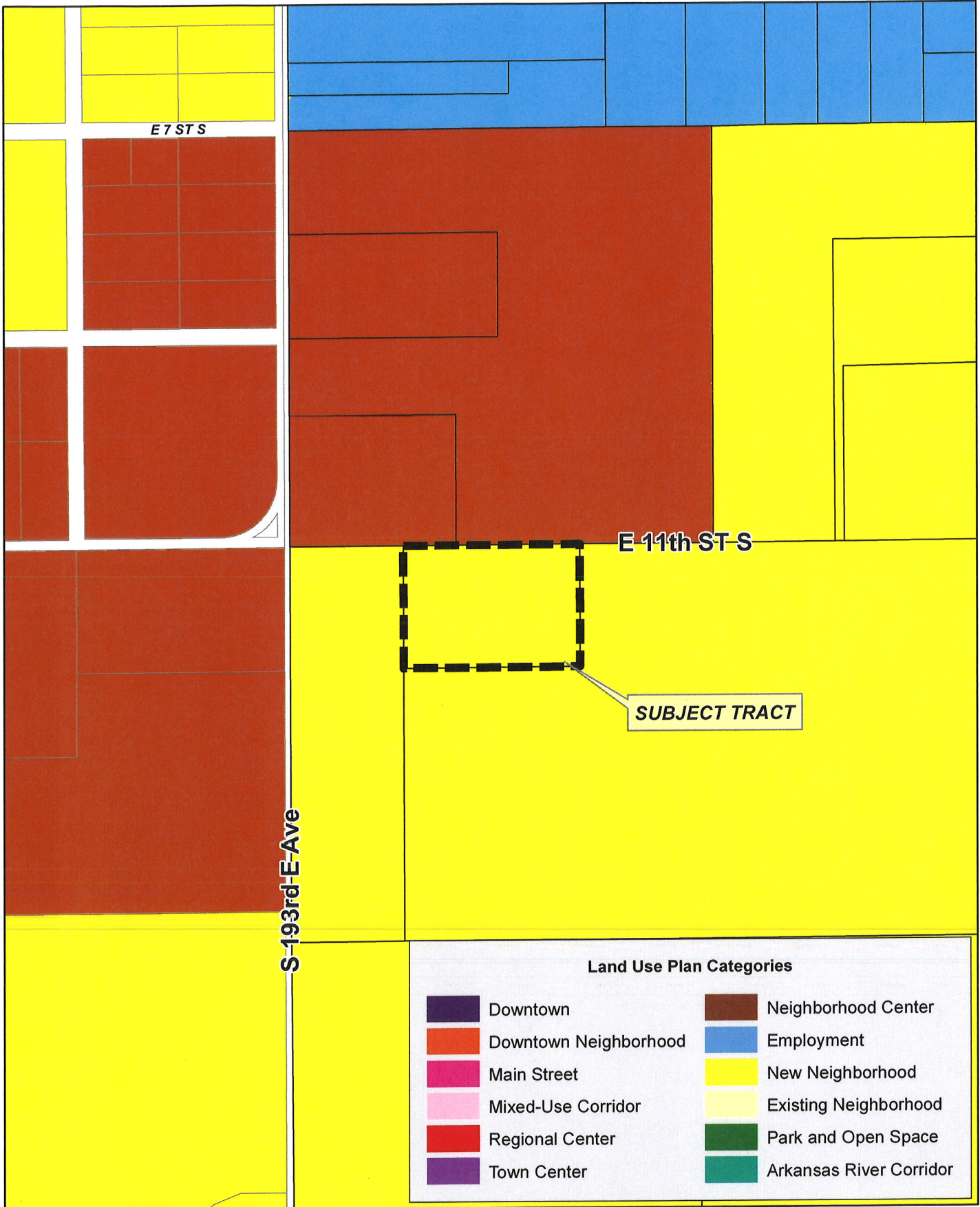
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Aerial Photo Date: 2020/2021

7.5

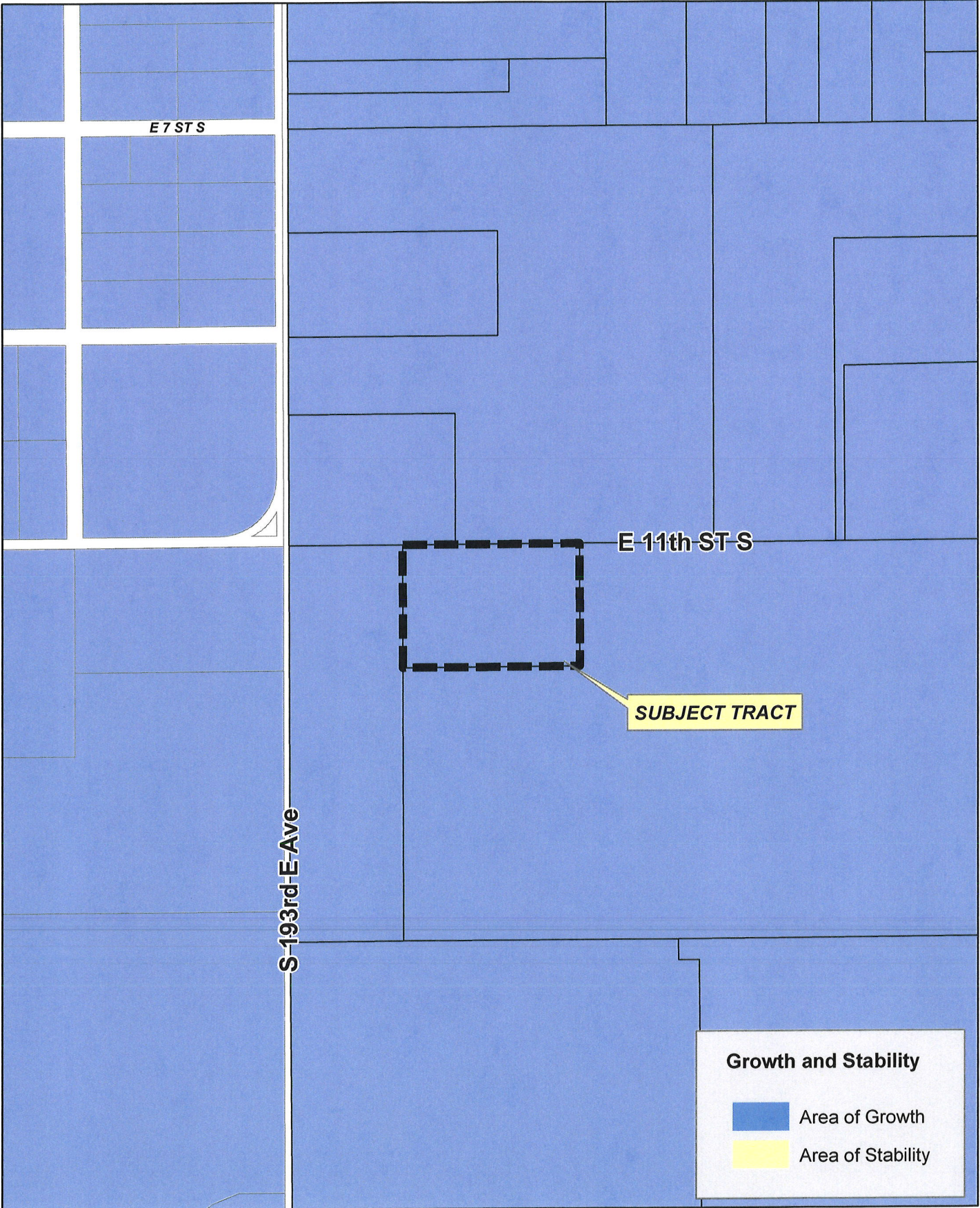


EAST 11TH STREET SUBSTATION

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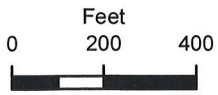
7.6'



SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



EAST 11TH STREET SUBSTATION

19-15 07



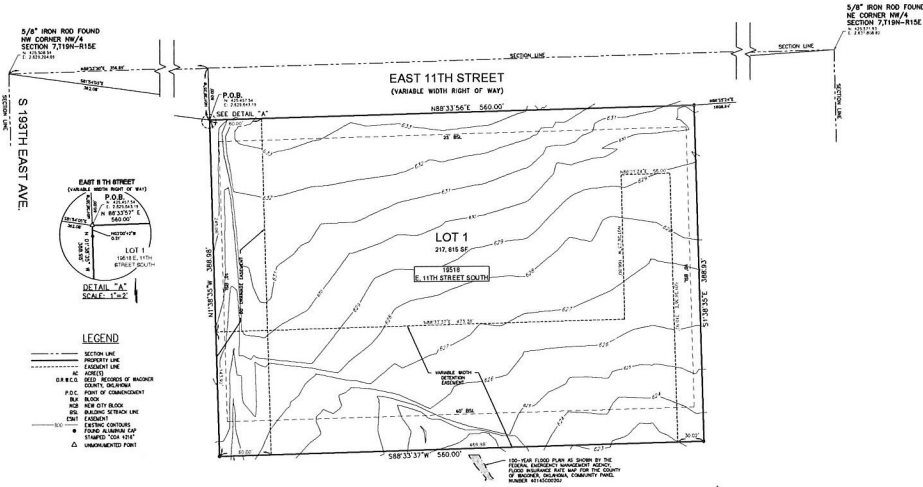
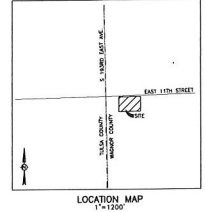
7.7

EAST 11TH ST. SUBSTATION

A SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE EAST 24.12 ACRES OF THE NORTH 34.38 ACRES OF GOVERNMENT LOT ONE (1) OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH E. BRASHEAR AND LINDA S. BRASHEAR, RECORDED IN BOOK 1545, PAGE 617 OF THE DEED RECORDS OF WAGONER COUNTY, OKLAHOMA (D.R.W.C.O.)

OWNER
AEP OKLAHOMA TRANSMISSION COMPANY, INC.
 1 RIVERSIDE PLAZA, 18th FLOOR
 COLUMBUS, OHIO 43215
 CONTACT: P. TODD IRELAND

ENGINEER/SURVEYOR
CDS Mueury
 CERTIFICATE OF AUTHORIZATION NO. 5972 EXP. JUNE 30, 2022
 100 N.E. LOOP 410, SUITE 300
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 551-1111
 EMAIL: KENNY.ROTHE@CDSMUEURY.COM
 CONTACT: KENNY ROTHE, P.E.



BENCHMARK
 1/2\"/>

LEGEND
 SECTION LINE
 PROPERTY LINE
 EASEMENT LINE
 CENTER LINE OF WAGONER COUNTY HIGHWAY
 POINT OF COMMENCEMENT
 NEW CITY BLOCK
 EASING SERVICE LINE
 EXISTING EASING SERVICE LINE
 STAIRWAY TO THE 11TH STREET
 UNMANUFACTURED PILE

SUBDIVISION STATICS
 SUBDIVISION TOTAL AREA: 1.2116 ACRES (52,921.1 SQ. FT.)
 BLOCK AREA: 2.0 ACRES (87,120 SQ. FT.)

FINAL PLAT ENDORSEMENT OF APPROVAL
 TULSA METROPOLITAN AREA PLANNING COMMISSION
 APPROVAL DATE: _____
 TAMPORCROSS
 CITY ENGINEER
 COUNCIL OF THE CITY OF TULSA, OKLAHOMA
 APPROVAL DATE: _____
 CHAIRMAN
 MAYOR
 ATTEST: CITY CLERK
 CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT SHALL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

CONTACTS
MUNICIPAL AUTHORITY
 CITY OF TULSA
 115 EAST 21ST STREET, SUITE 600
 TULSA, OK 74103

UTILITY CONTACTS
 OKLAHOMA NATURAL GAS COMPANY
 210 W. EDISON ST.
 TULSA, OK 74127
 918-584-6000
 PUBLIC SERVICE COMPANY
 OF OKLAHOMA
 211 E. 20th ST.
 TULSA, OK 74119
 1-800-251-3223
 AT&T
 5035 E. 71st STREET
 TULSA, OK 74136
 918-585-5422
 COX COMMUNICATIONS
 11811 EAST 24th STREET
 TULSA, OK 74134
 918-286-4558

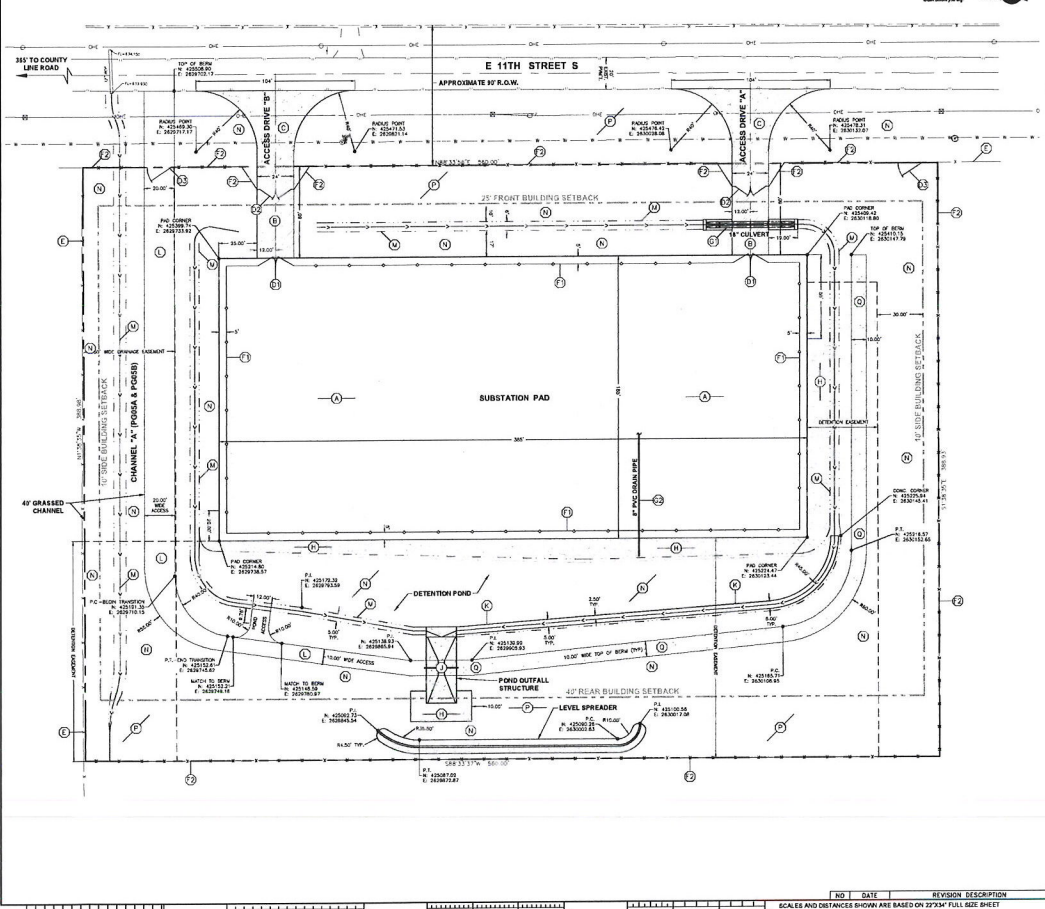
FLOODPLAIN
 THIS PROPERTY DOES NOT LIE WITHIN AN PREVIOUSLY ESTABLISHED FLOODPLAIN AS SHOWN ON THE FEDERAL GOVERNMENT MANDATORY FLOODPLAIN MAPS AND ANY FUTURE FLOODPLAIN MAPS FOR THE COUNTY OF WAGONER, OKLAHOMA COUNTY FLOOD NUMBER AT THIS DATE IS EFFECTIVE SEPTEMBER 21, 2018.

EAST 11TH ST. SUBSTATION
 PREPARED November 18, 2021
 SHEET 1 OF 2

7.8



P451PG02



LEGEND

	BENCHMARK
	CONTROL POINT
	AEP PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WATER LINE
	EXISTING WIRE FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING UNDERGROUND GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING 5' CONTOUR LINE
	EXISTING 1' CONTOUR LINE
	EXISTING POWER POLE
	EXISTING TRANSMISSION STRUCTURE
	EXISTING SIGN
	EXISTING SANITARY SEWER MAN-HOLE
	PROPOSED PROPERTY FENCE
	PROPOSED STATION FENCE (CHAN LINK)
	PROPOSED DRIVE CENTERLINE
	PROPOSED CHANNEL CENTERLINE
	PROPOSED TOP OF BANK/CHANNEL
	PROPOSED SUBSTATION PAD
	PROPOSED TOP OF BERM/POND WITH POROUS GRASS PAVT & SOD
	PROPOSED SOD
	PROPOSED 10-15GM SEEDING
	PROPOSED TOP OF BERM WITH SOD
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ROCK RUBBLE RIPRAP
	PROPOSED DRIVEWAY W/ C&P SEAL, 9\"/>
	AGGREGATE BASE & GCOORD

- KEYNOTES**
- 1 SUBSTATION PAD (6" AGGREGATE BASE)
 - 2 2 - 18" RCP OVERTOP WITH SLOPED HEADWALLS (SEE SH P005)
 - 3 ASPHALT PAVEMENT-C&P SEAL, 9"
 - 4 AGGREGATE BASE & GCOORD (SEE P002A)
 - 5 CONCRETE PAVEMENT (DRIVES) (SEE P002A)
 - 6 CONCRETE PAVEMENT (DRIVES) (SEE P002A)
 - 7 2 - 12" STATION GATES (SEE SHEETS P009, & 11PXD01J SH A)
 - 8 2 - 12" PROPERTY GATES (SEE SHEETS P009, & 11PXD01J SH A)
 - 9 1-16" PROPERTY GATE
 - 10 EXISTING BARBED WIRE FENCE
 - 11 STATION FENCE (SEE SHEETS P009, & 11PXD01J SH A)
 - 12 PROPOSED BARBED WIRE PROPERTY FENCE (SEE P009 & 11PXD01J SH B)
 - 13 2 - 18" RCP OVERTOP WITH SLOPED HEADWALLS (SEE SH P005)
 - 14 6" PVC PIPE DRAIN (SEE P002A)
 - 15 ROCK RUBBLE RIPRAP
 - 16 DETENTION CURTAIN STRUCTURE (SEE SHEET P008A FOR DETAILS)
 - 17 CONC. PILOT CHANNEL (SEE SHEET P006 FOR DETAILS)
 - 18 TOP OF PROPOSED BERM W/ POROUS PAVT & SOD (SEE SHEET P009B FOR DETAILS)
 - 19 PROPOSED CHANNEL FLOWLINE
 - 20 PROPOSED SOD (SEE PG 02A)
 - 21 PROPOSED HIGH PERFORMANCE FLEXIBLE GROWTH MEDIUM (10-15GM) SEEDING
 - 22 PROPOSED TOP OF BERM/POND WITH GRASS SOD



DATE	NO	DATE	REVISION	DESCRIPTION	DR	EN	CK	ISSUE
05/11/2021	1	05/11/2021	1	ISSUE FOR PERMIT				
DAWSON TAP SUBSTATION NO. 451								
DIMENSIONAL CONTROL & KEYNOTE PLAN								
TAYLOR COUNTY DELAWARE								
SCALE: SEE PLAN								
DRAWN: M. GARRA								
CHECKED: K. BOHNE								
DATE: 05/11/2021								
PROJECT NO.: P451PG02								
SHEET NO.: 0								

ISSUED FOR PERMIT 11/19/2021

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