



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, MAY 16, 2022, 6:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Melanie Lander \_\_\_\_

Jessica Morris \_\_\_\_

Jennifer Taylor \_\_\_\_

Carter Mathews \_\_\_\_

Joanna Jones \_\_\_\_

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON APRIL 18, 2022.

Documents:

[220418 PLANNING COMMISSION MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 22-03 SUP

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT (SUP) CZ 22-03 FOR A MINI STORAGE ON PROPERTY ZONED GENERAL COMMERCIAL (CG), LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AT 15145 SOUTH 293RD EAST AVENUE, COWETA, OKLAHOMA.

Documents:

[CZ 22-03 SUP AERIAL VIEW WITH FLOODPLAIN.PDF](#)  
[CZ 22-03 SUP LOCATION MAP.PDF](#)  
[CZ 22-03 SUP ZONING MAP.PDF](#)  
[CZ 22-03 SUP SITE PLAN.PDF](#)

2. PUBLIC HEARING - PRELIMINARY PLAT - THE WOODS III  
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS III, BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES, MORE OR LESS, WITH 121 LOTS ZONED RESIDENTIAL SINGLE FAMILY (RS-2) AND RESIDENTIAL MULTI-FAMILY (RM-1), LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[THEWOODSPHASEIII ZONING MAP.PDF](#)  
[THEWOODSPHASEIII LOCATION MAP.PDF](#)  
[THE WOODS PHASE III BLOCKS 10-17 PRELIMINARY PLAT.PDF](#)

## VI. OLD BUSINESS

1. CZ 22-03 SUP  
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A SPECIFIC USE PERMIT (SUP) CZ 22-03 FOR A MINI STORAGE ON PROPERTY ZONED GENERAL COMMERCIAL (CG), LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AT 15145 SOUTH 293RD EAST AVENUE, COWETA, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220516 STAFF REPORT CZ 22-03.PDF](#)  
[CZ 22-03 SUP AERIAL VIEW WITH FLOODPLAIN.PDF](#)  
[CZ 22-03 SUP LOCATION MAP.PDF](#)  
[CZ 22-03 SUP ZONING MAP.PDF](#)  
[CZ 22-03 SUP SITE PLAN.PDF](#)  
[POST OAK II PLAT.PDF](#)  
[PHNZONING CZ 22-03 SUP MINI STORAGE BILL KATHERINE GILSTRAP\\_.PDF](#)

2. PRELIMINARY PLAT - THE WOODS III  
DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS III, BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES, MORE OR LESS, WITH 121 LOTS ZONED RESIDENTIAL SINGLE FAMILY (RS-2) AND RESIDENTIAL MULTI-FAMILY (RM-1), LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220516 STAFF REPORT WOODS III.PDF](#)  
[THEWOODSPHASEIII ZONING MAP.PDF](#)  
[THEWOODSPHASEIII LOCATION MAP.PDF](#)  
[THE WOODS PHASE III BLOCKS 10-17 PRELIMINARY PLAT.PDF](#)

3. SUBDIVISION REGULATIONS UPDATE  
DISCUSSION ON FORTHCOMING PROPOSED CHANGES TO THE CITY OF COWETA'S SUBDIVISION REGULATIONS FOR PLANNING COMMISSION REVIEW. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

## VII. NEW BUSINESS

## VIII. ADJOURNMENT

**NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.**



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, APRIL 18, 2022, 6:00 PM**

**I. CALL TO ORDER**

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

|                 |         |
|-----------------|---------|
| Carter Mathews  | Present |
| Jessica Morris  | Present |
| Joanna Jones    | Present |
| Melanie Lander  | Absent  |
| Jennifer Taylor | Present |

Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

**IV. CONSENT**

**1. Consideration of the minutes of the regular meeting of March 21, 2022.**

Motion was made by Commissioner Carter Mathews to approve Consent Agenda. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 4-0 with the following votes cast:

|                 |                  |
|-----------------|------------------|
| Carter Mathews  | Yes – to approve |
| Jessica Morris  | Yes – to approve |
| Joanna Jones    | Yes – to approve |
| Melanie Lander  | Absent           |
| Jennifer Taylor | Yes – to approve |

**V. PUBLIC HEARINGS**

**1. Public Hearing – Preliminary Plat – Wynstone, Phase III**

Public hearing to receive public comment on a request for preliminary plat approval of Wynstone, Phase III, a subdivision of approximately 29.10 acres, more or less, with 92 lots all zoned Residential Single-Family (RS-3), located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The Wynstone developer and the engineer were both present for this meeting.

The floor was opened for public comment. Citizen Randy Bjorkman addressed the Commissioners and the developer, Mr. Keith Jones, to ask if anything would be changing with the creek on the East side of the development. Mr. Jones responded that nothing would be

done to the creek because, per the Army Corp of Engineers, it is labeled as a Blue Line, deed-restricted stream and it will not be altered in any way.

There were no further questions or comments from the citizens in attendance. The public hearing for this item was closed.

2. Public Hearing – Vacation and Closing of Public Utility Easement

Public hearing to receive public comment on a request for the vacation and closure of a partial fifteen (15) foot utility easement located in The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The representative for Tanner Consulting, Engineer Megan Pasco, was present for this meeting. She addressed the Commissioners and the citizens to explain that the Coweta water line located in this easement will be removed because RWD #5 will provide the water for The Woods development, so this section of the easement will no longer be needed.

The floor was opened for public comment. There were no comments from the citizens in attendance. The public hearing for this item was closed.

VI. OLD BUSINESS

1. Preliminary Plat – Wynstone, Phase III

Discussion and possible action including approval, approval with conditions, or denial of a request for preliminary plat approval of Wynstone, Phase III, a subdivision of approximately 29.10 acres, more or less, with 92 lots all zoned Residential Single-Family (RS-3), located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report. He noted that there were no comments from the Technical Advisory Committee regarding the preliminary plat for Wynstone, Phase III.

Chairperson Jessica Morris asked the developer if the houses built in Phase III would be the same as the houses in Phase I and II. Mr. Keith Jones responded that the covenants for all phases are the same, so the lot width and square footage requirements for Phase III will match those in Phases I and II.

Motion was made by Chairperson Jessica Morris to approve the request for preliminary plat approval for Wynstone, Phase III. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 4-0 with the following votes cast:

|                 |                  |
|-----------------|------------------|
| Carter Mathews  | Yes – to approve |
| Jessica Morris  | Yes – to approve |
| Joanna Jones    | Yes – to approve |
| Melanie Lander  | Absent           |
| Jennifer Taylor | Yes – to approve |

2. Vacation and Closing of Public Utility Easement

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for the vacation and closure of a partial fifteen (15) foot utility easement located in The Woods I, a subdivision of approximately 53.601 acres,

more or less, with 106 lots, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report, noting that all City Attorney, City Engineer, and Technical Advisory Committee requirements have been met.

Motion was made by Commissioner Joanna Jones to send a recommendation of approval of the vacation and closure of the public utility easement to the Coweta City Council. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 4-0 with the following votes cast:

|                 |                  |
|-----------------|------------------|
| Carter Mathews  | Yes – to approve |
| Jessica Morris  | Yes – to approve |
| Joanna Jones    | Yes – to approve |
| Melanie Lander  | Absent           |
| Jennifer Taylor | Yes – to approve |

3. Discussion of Planning Topics

Community Development Director Mark Seibold held a discussion and provided literature on the topic of accessory dwelling units.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:51 p.m.

Approved:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

# CZ 22-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY

State Highway 72

151st

Guthrie

Hickory

Broadway

Bristow

16E17N18

16E17N19

153rd

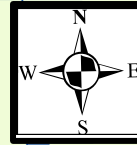
297th East

292nd East

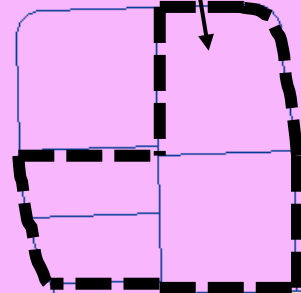
Atoka

1st East

# CZ 22-03 SPECIFIC USE PERMIT



**SUBJECT PROPERTY**



Hickory

Claxton Sub.

Chissoe Addition

151st

Post Oak II

Post Oak III

Reynolds Addition II

Claxton's II

Reynolds Sorenson Addition

16E17N18

16E17N19

153rd

Aloka

Bristow

Broadway

State Highway 72

292nd East

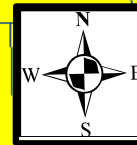
291st East

290th East

297th East

Guthrie

# CZ 22-03 SPECIFIC USE PERMIT

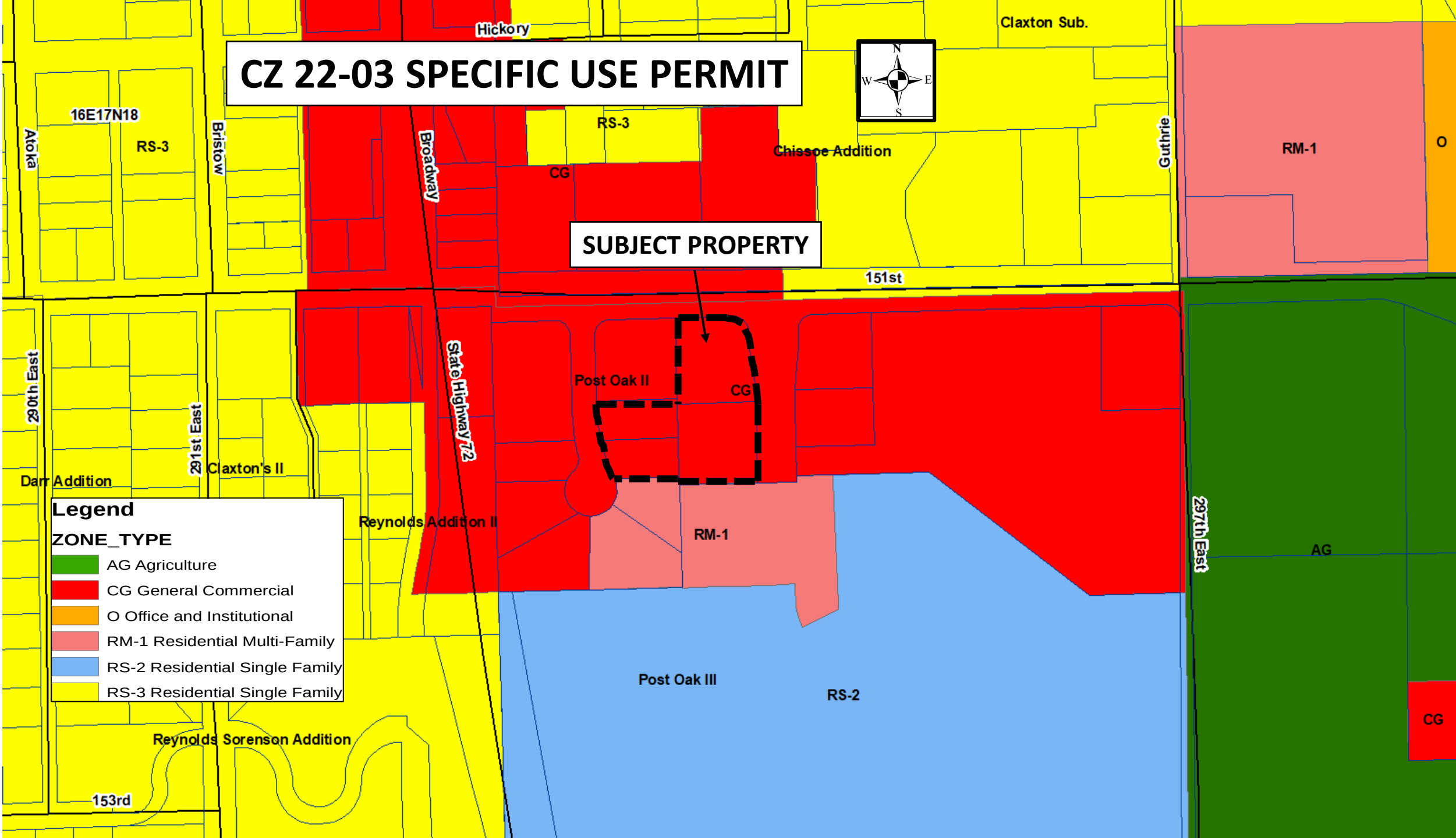


SUBJECT PROPERTY

## Legend

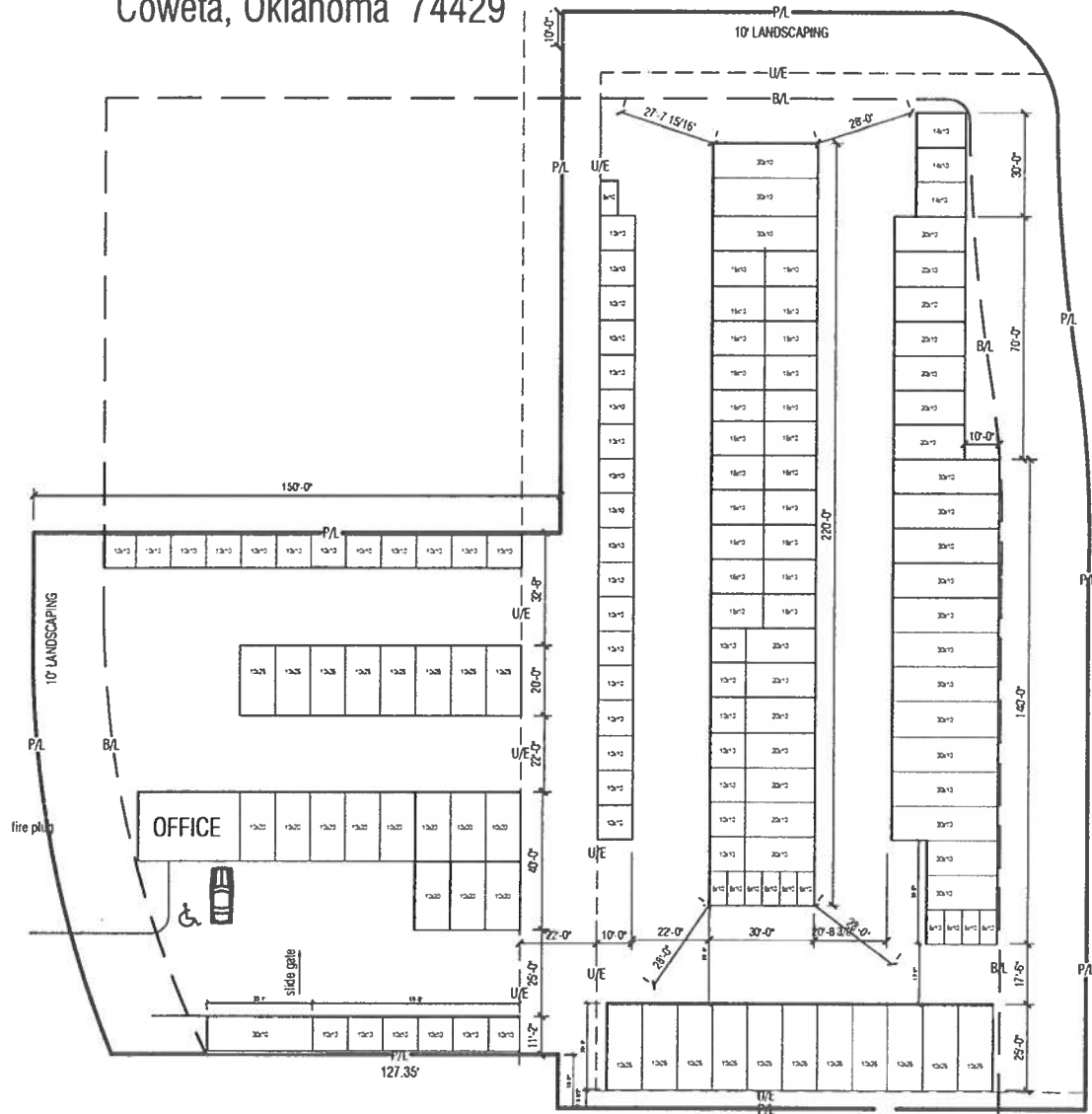
### ZONE\_TYPE

- AG Agriculture
- CG General Commercial
- O Office and Institutional
- RM-1 Residential Multi-Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



# STONE'S CORNER SELF STORAGE

15145 South 293rd East Avenue  
Coweta, Oklahoma 74429



A PORTION OF P.U.D. NO. ONE

# POST OAK SECOND

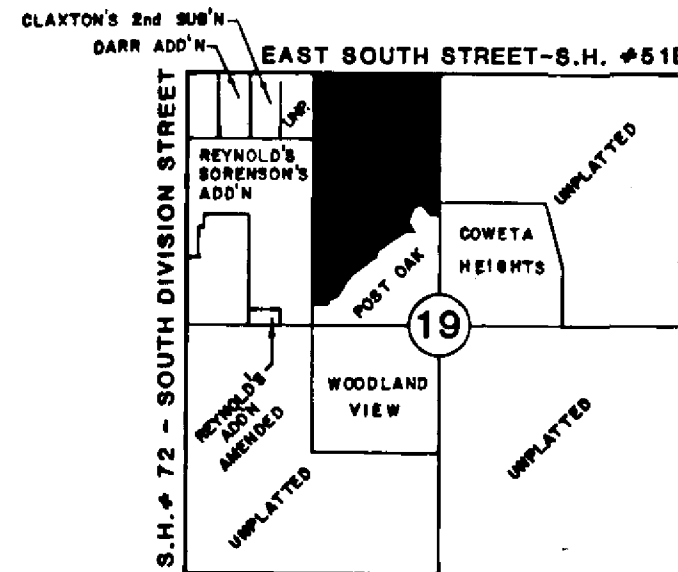
AN ADDITION TO THE CITY OF COWETA LOCATED IN PART OF THE E/2 OF  
THE NW/4, SECTION 19, T-17-N, R-16-E, WAGONER COUNTY, OKLAHOMA

EAST SOUTH STREET - STATE HIGHWAY #51B

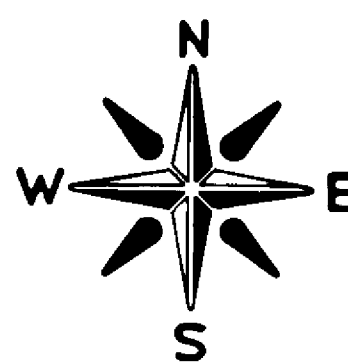
S 89° 50' 40" E - 1321.32'

NORTHEAST CORNER OF THE E/2 OF THE  
NW/4 OF SECTION 19, T-17-N, R-16-E.

R-16-E



LOCATION MAP  
57.21 ACRES  
147 LOTS

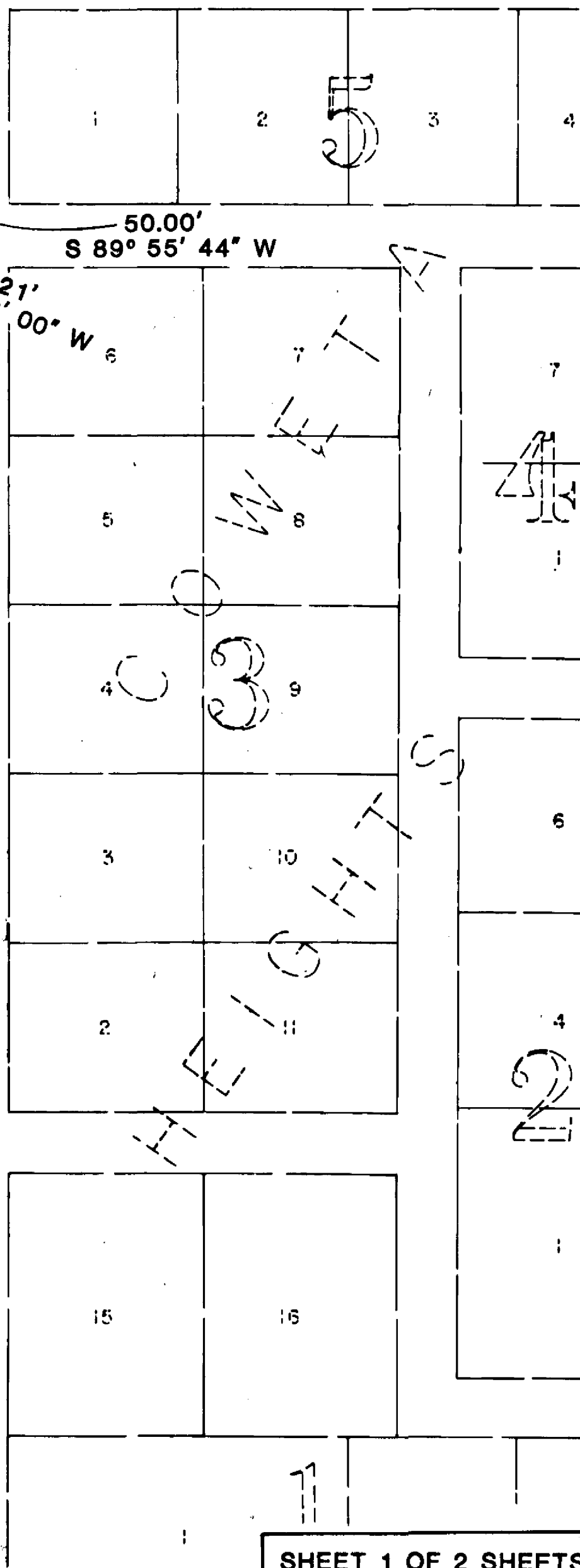
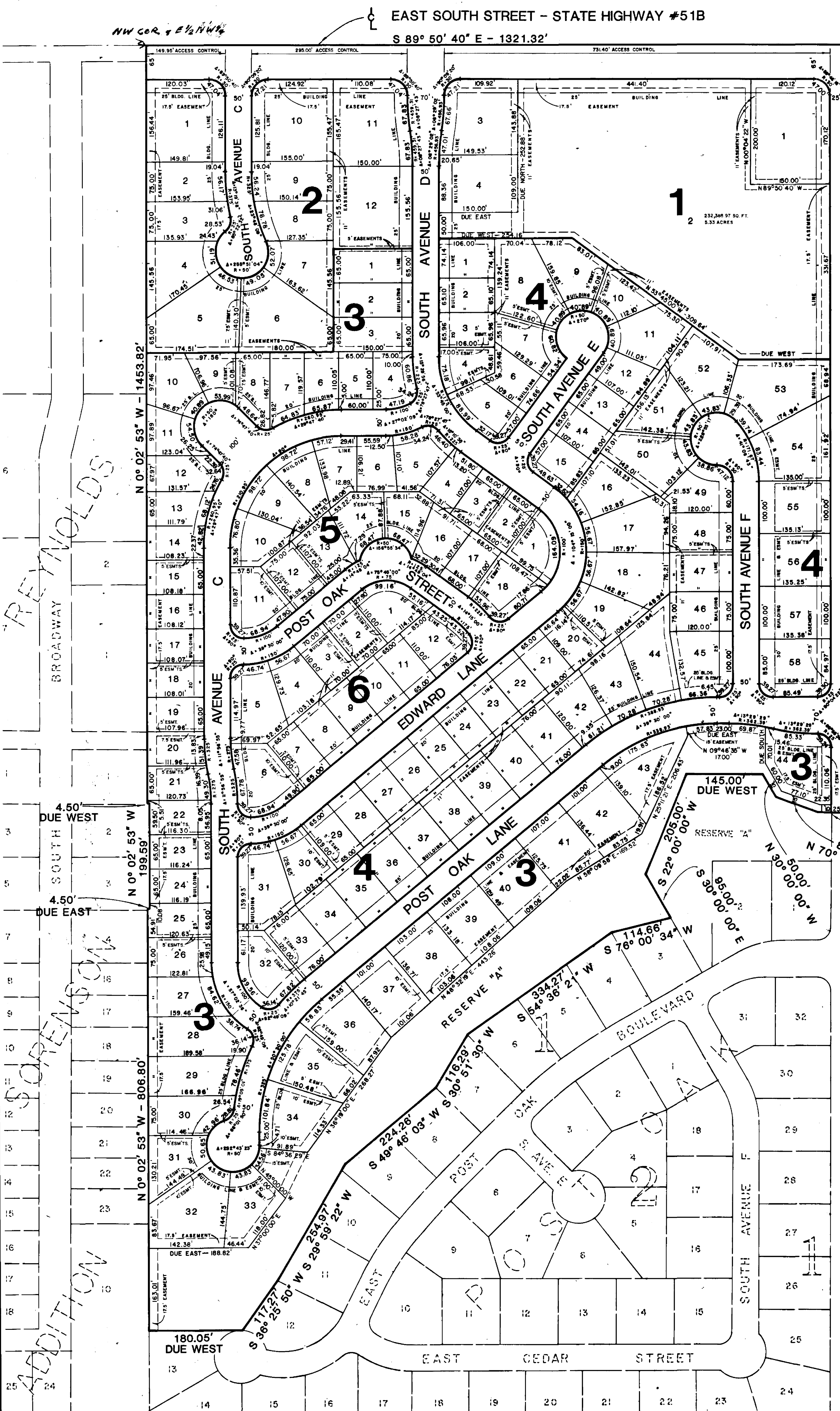


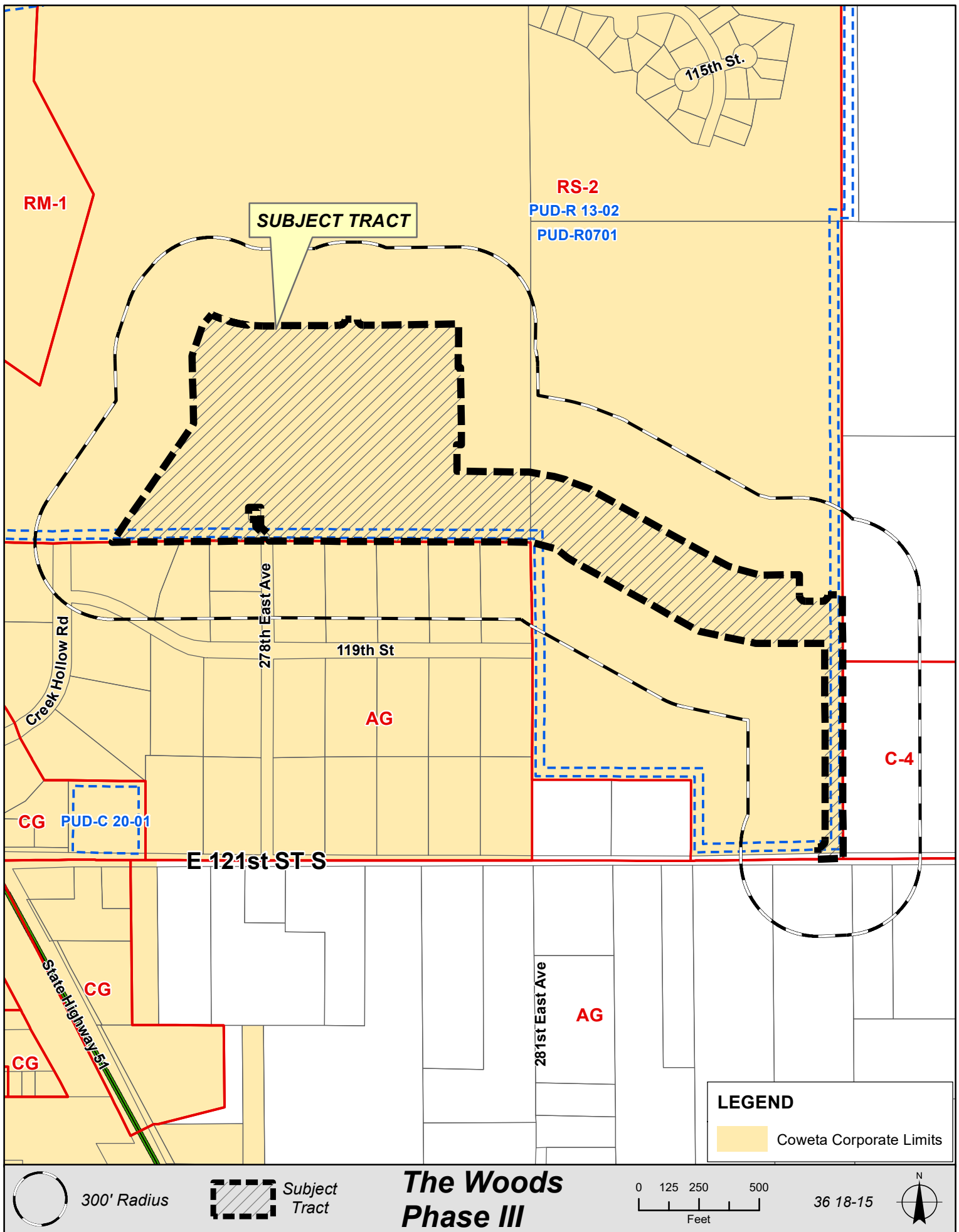
SCALE: 1" = 100'

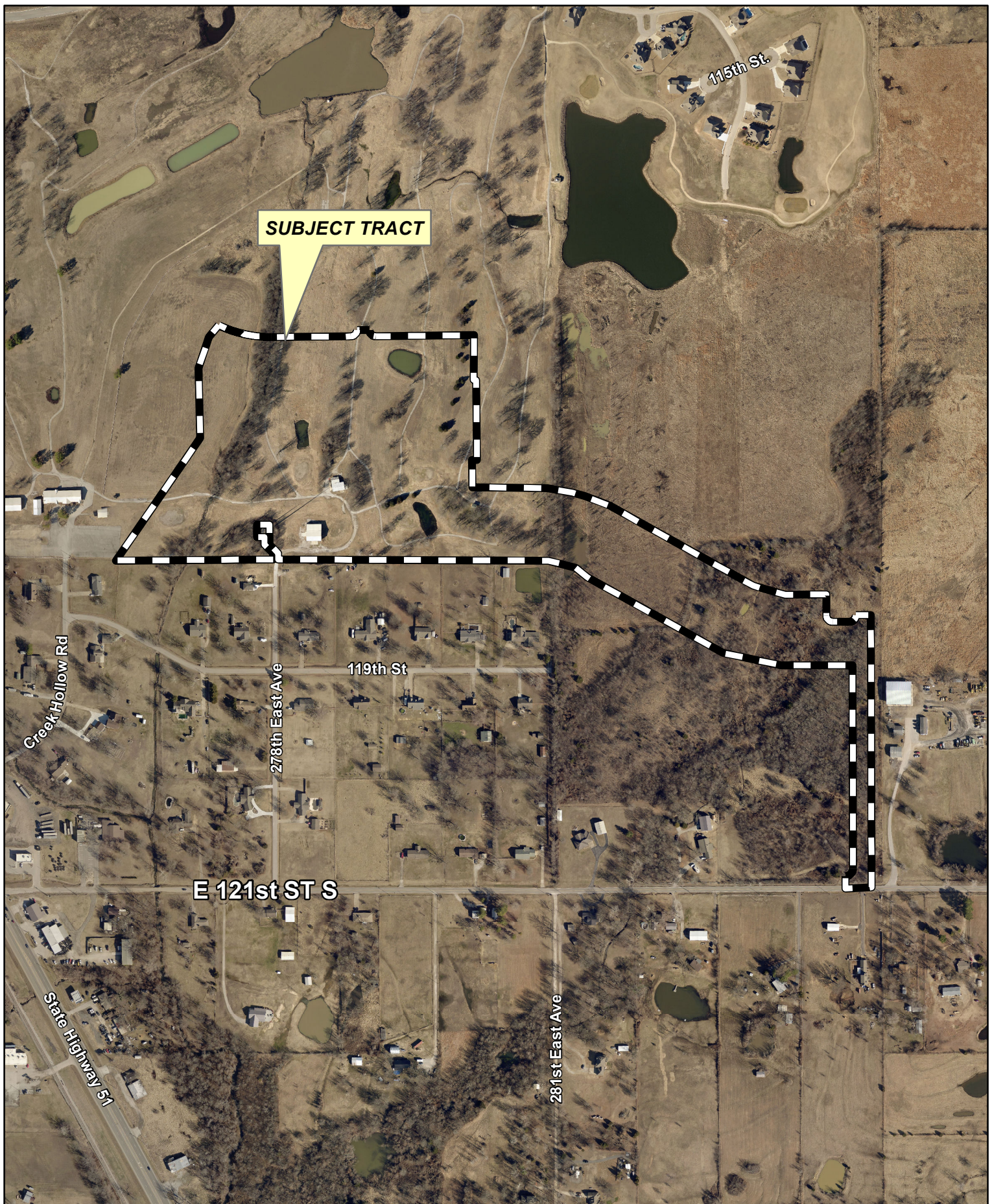
**OWNER:**  
THOMAS R. STONE, III  
RURAL ROUTE 2  
COWETA, OKLAHOMA 74429  
PHONE: (918) 483-8381

**ENGINEER:**  
TULSA ENGINEERING AND PLANNING ASSOCIATES, INC.  
8209 EAST 63rd PLACE SOUTH  
TULSA, OKLAHOMA 74133  
PHONE: (918) 252-9621

NOTE: ACCESS CONTROL TO BE DETERMINED BY THE CITY OF  
COWETA AND OKLAHOMA STATE HIGHWAY DEPARTMENT.





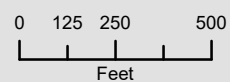


Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: 2021



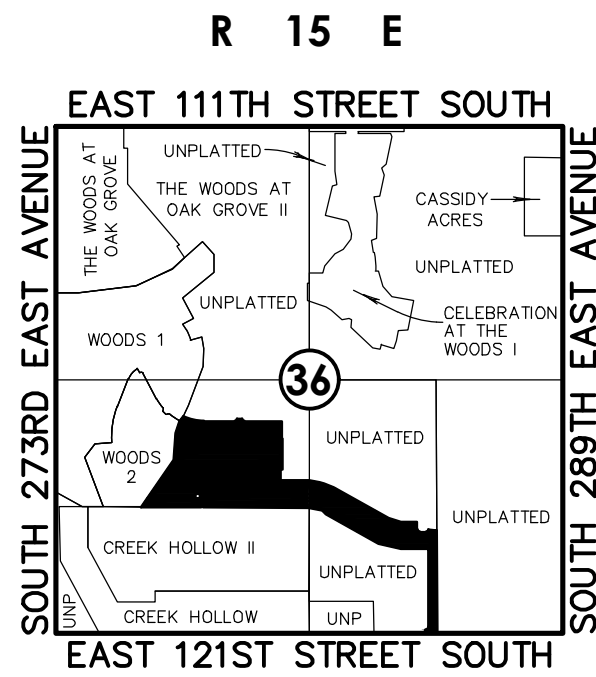
Subject  
Tract

## The Woods Phase III



36 18-15





Location Map

Scale: 1"= 2000'



SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**

DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2023  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

# Preliminary Plat

## PUD-R 13-02

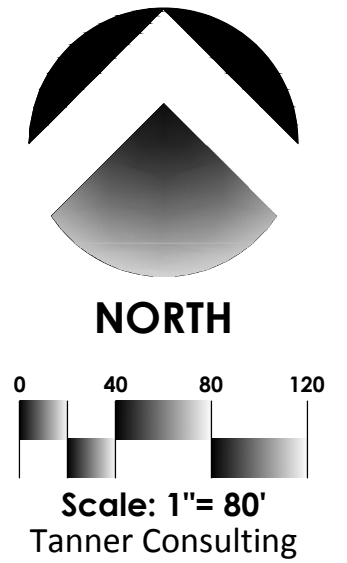
# The Woods

## BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND  
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

WEST PART

OWNER:  
**Tulsa L Dev., LLC**  
P.O. Box 10560  
Fayetteville, AR 72703  
Phone: (479) 301-6639



Scale: 1"= 80'  
Tanner Consulting

### Notes:

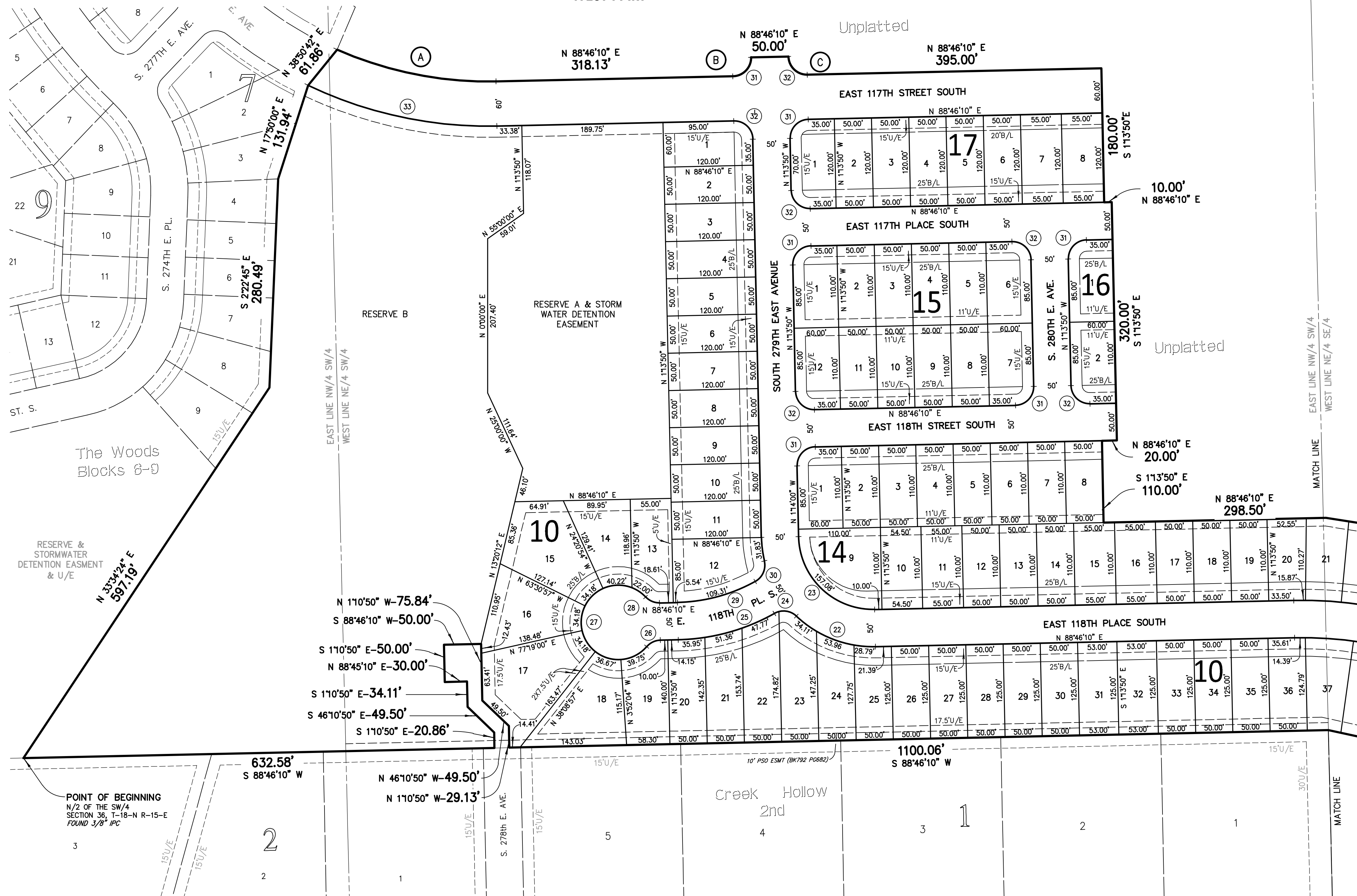
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (a) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
  - (b) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 36;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°44'07" EAST
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 117TH STREET SOUTH AND NORTH 278TH EAST AVENUE, BOTH BEING PUBLIC STREETS.

### Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)   | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|------------|--------------|--------------|
| 1     | 114.21'   | 292.00'   | 22°24'34"  | N9°49'13"E   | 113.48'      |
| 2     | 80.61'    | 208.00'   | 22°12'17"  | N9°55'22"E   | 80.11'       |
| 3     | 47.14'    | 30.00'    | 90°01'53"  | N46°11'43"W  | 42.44'       |
| 4     | 47.12'    | 30.00'    | 89°59'56"  | N43°47'52"E  | 42.42'       |
| 5     | 109.74'   | 283.00'   | 22°13'06"  | N9°54'57"E   | 109.06'      |
| 6     | 84.87'    | 217.00'   | 22°24'34"  | N9°49'13"E   | 84.33'       |
| 7     | 39.27'    | 25.00'    | 90°00'00"  | N46°23'04"W  | 35.36'       |
| 8     | 39.27'    | 25.00'    | 90°00'00"  | N43°36'56"E  | 35.36'       |
| 9     | 317.97'   | 620.00'   | 29°23'04"  | N76°41'32"W  | 314.50'      |
| 10    | 292.33'   | 570.00'   | 29°23'04"  | N76°41'32"W  | 289.14'      |
| 11    | 39.27'    | 25.00'    | 90°00'00"  | N73°00'00"E  | 35.36'       |
| 12    | 104.03'   | 214.56'   | 27°46'47"  | N14°06'36"E  | 103.01'      |
| 13    | 102.55'   | 264.56'   | 22°12'33"  | N16°53'43"E  | 101.91'      |
| 14    | 39.27'    | 25.00'    | 90°00'00"  | N17°00'00"W  | 35.36'       |
| 15    | 102.24'   | 281.13'   | 20°50'13"  | N17°34'53"E  | 101.68'      |
| 16    | 88.18'    | 331.13'   | 15°15'29"  | N19°56'48"E  | 87.92'       |
| 17    | 41.72'    | 25.00'    | 95°37'00"  | N20°13'58"W  | 37.05'       |
| 18    | 86.12'    | 550.00'   | 8°58'18"   | N66°39'09"W  | 86.03'       |
| 19    | 202.36'   | 500.00'   | 23°11'21"  | N79°38'09"W  | 200.99'      |
| 20    | 37.09'    | 25.00'    | 85°00'41"  | N28°27'57"W  | 33.78'       |
| 21    | 37.09'    | 25.00'    | 85°00'41"  | N56°32'44"E  | 33.78'       |
| 22    | 116.85'   | 150.00'   | 44°38'06"  | N68°54'47"W  | 113.92'      |
| 23    | 157.08'   | 100.00'   | 90°00'00"  | N46°13'50"W  | 141.42'      |
| 24    | 31.76'    | 25.00'    | 72°46'44"  | N82°59'06"W  | 29.66'       |
| 25    | 135.08'   | 275.00'   | 28°08'38"  | N74°41'51"E  | 133.73'      |
| 26    | 21.03'    | 25.00'    | 48°11'23"  | N64°40'29"E  | 20.41'       |
| 27    | 241.19'   | 50.00'    | 276°22'46" | N1°13'50"W   | 66.67'       |
| 28    | 21.03'    | 25.00'    | 48°11'23"  | N67°08'08"W  | 20.41'       |
| 29    | 109.31'   | 225.00'   | 27°50'06"  | N74°51'07"E  | 108.24'      |
| 30    | 32.43'    | 25.00'    | 74°19'26"  | N23°46'21"E  | 30.20'       |
| 31    | 39.27'    | 25.00'    | 90°00'00"  | N43°46'10"E  | 35.36'       |
| 32    | 39.27'    | 25.00'    | 90°00'00"  | N46°13'50"W  | 35.36'       |
| 33    | 261.60'   | 560.00'   | 26°45'57"  | N77°50'51"W  | 259.23'      |

### Boundary Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)  | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|-----------|--------------|--------------|
| A     | 219.33'   | 500.00'   | 25°08'01" | N78°39'49"W  | 217.58'      |
| B     | 39.27'    | 25.00'    | 90°00'00" | N43°46'10"E  | 35.36'       |
| C     | 39.27'    | 25.00'    | 90°00'00" | N46°13'50"W  | 35.36'       |
| D     | 39.27'    | 25.00'    | 90°00'00" | N46°23'04"W  | 35.36'       |
| E     | 39.27'    | 25.00'    | 90°00'00" | N43°36'56"E  | 35.36'       |
| F     | 47.12'    | 30.00'    | 89°59'56" | N43°47'52"E  | 42.42'       |
| G     | 109.74'   | 283.00'   | 22°13'06" | N9°54'57"E   | 109.06'      |
| H     | 84.87'    | 217.00'   | 22°24'34" | N9°49'13"E   | 84.33'       |



### LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV/T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

### SUBDIVISION CONTAINS:

- ONE HUNDRED TWENTY ONE (121) LOTS
- IN SEVEN (8) BLOCKS
- WITH THREE (3) RESERVES
- GROSS SUBDIVISION AREA: 37.321 ACRES

The Woods Blocks 10-17

SHEET 1 OF 4

DATE OF PREPARATION: April 19, 2022









POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Location: 15145 South 293<sup>rd</sup> East Avenue  
Zoning: General Commercial (CG)  
Re: Case Number: CZ 22-03 SUP  
Date: 05-16-2022

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## **BACKGROUND**

### Applicant

The applicant, William (Bill) and Katherine Gilstrap, CZ 22-03 SUP to establish a Specific Use Permit for a Mini Storage.

#### 1) SECTION 1140 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

(m) Mini Storage.

### Case Facts

- The location of the request is 15145 South 293<sup>rd</sup> East Avenue in Section 19, Township 17 North, Range 16 East.
- The property is zoned General Commercial (CG).
- The property legal description: Lots Eight (8), Nine (9), Eleven (11) and Twelve (12), Block Two (2), Post Oak Second, an Addition to the City of Coweta, Wagoner County, State of Oklahoma, according to the recorded Plat thereof.

### Pertinent Code

#### SECTION 2601 PURPOSES

- The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

#### SECTION 2602 CONDITIONS FOR APPROVAL

- A. Plans and Data to be Submitted

Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific

Use Permit, the Planning Commission will establish the requirements necessary for consideration of the application.

- **B. Planning Commission Requirements**

The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning bonding, insurance, setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.

- **F. Time Limits for Implementation**

If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

- Staff finds that, if approved and implemented, this mini-storage use at this site is compatible with the property's existing zoning, CG, and the surrounding properties' zoning and uses contemplated by the Comprehensive Plan.

#### **PLANNING COMMISSION ACTION**

The Planning Commission can make a recommendation of approval, approval with condition, or denial of the request to the Coweta City Council to establish a Specific Use Permit, CZ 22-03 SUP, for a mini-storage.

#### **ATTACHMENTS**

1. Aerial View Map. 2. Location Map. 3. Zoning Map. 4. Public Hearing Notice.

# CZ 22-03 SPECIFIC USE PERMIT



**SUBJECT PROPERTY**

State Highway 72

151st

Guthrie

Hickory

Broadway

Bristow

16E17N18

Atoka

16E17N19

1st East

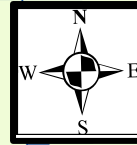
292nd East

292nd East

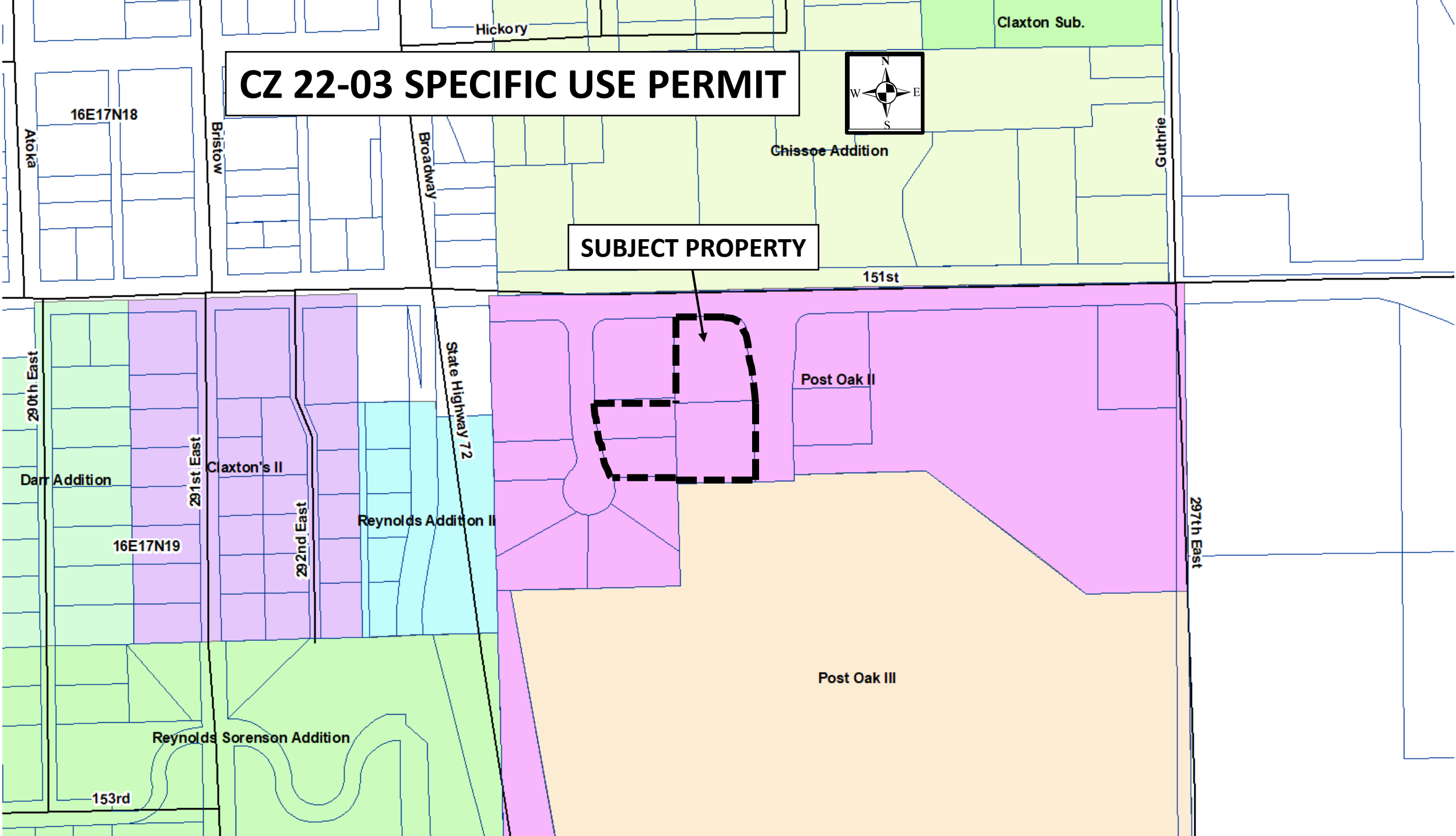
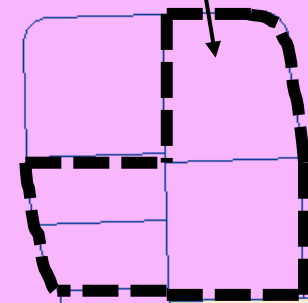
297th East

153rd

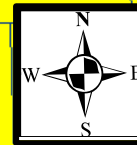
# CZ 22-03 SPECIFIC USE PERMIT



**SUBJECT PROPERTY**



# CZ 22-03 SPECIFIC USE PERMIT

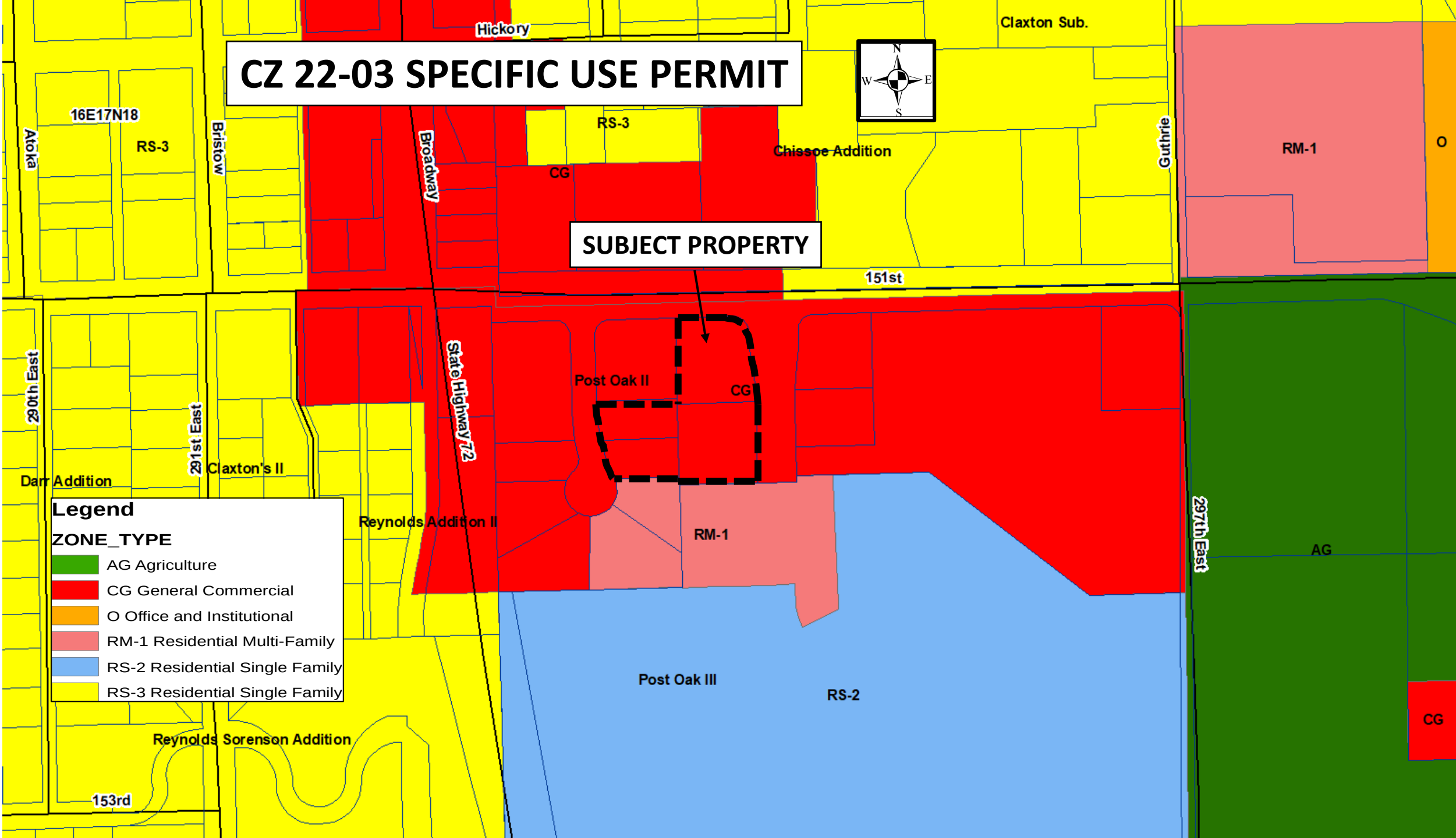


SUBJECT PROPERTY

## Legend

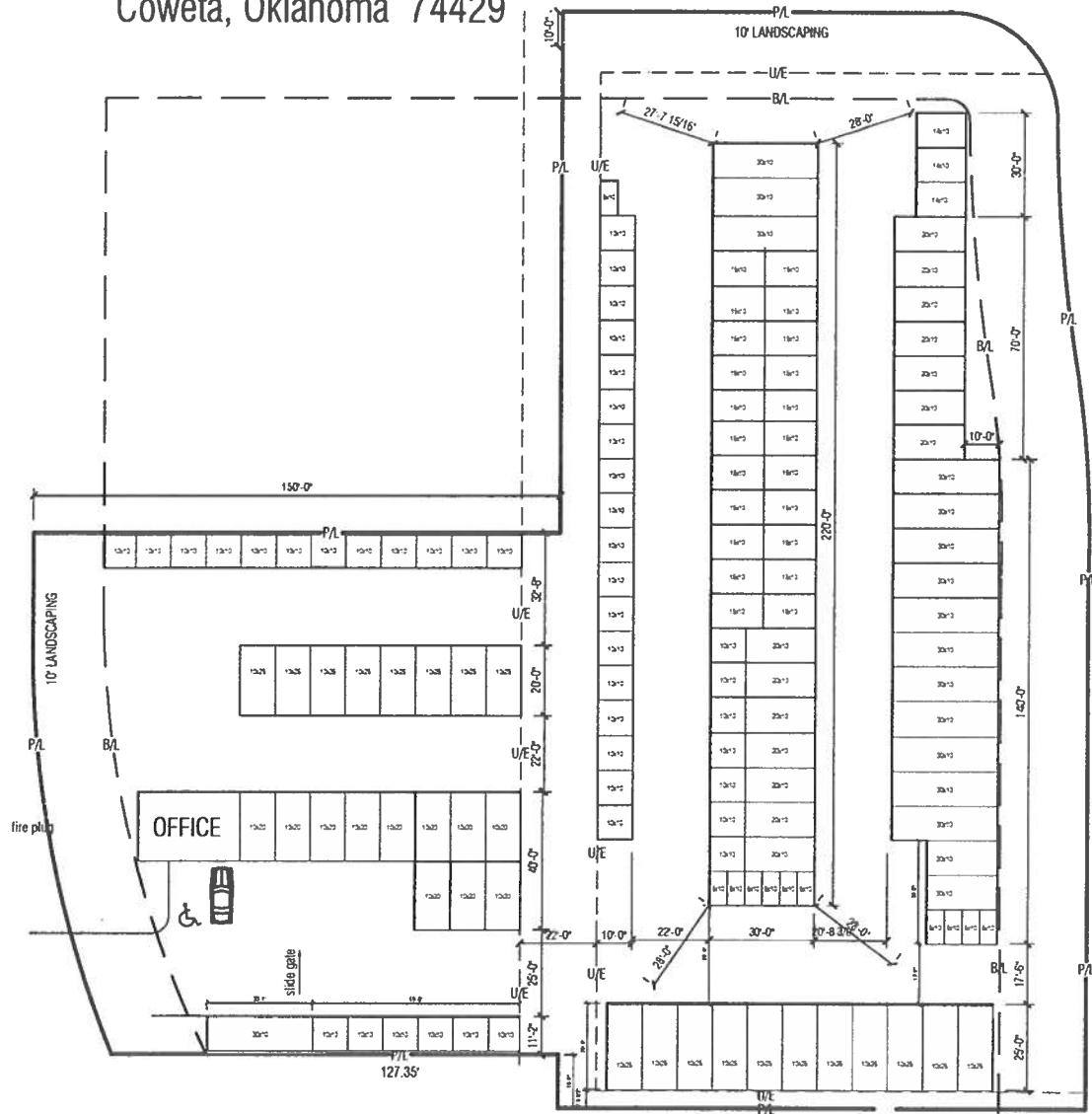
### ZONE\_TYPE

- AG Agriculture
- CG General Commercial
- O Office and Institutional
- RM-1 Residential Multi-Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



# STONE'S CORNER SELF STORAGE

15145 South 293rd East Avenue  
Coweta, Oklahoma 74429



A PORTION OF P.U.D. NO. ONE

# POST OAK SECOND

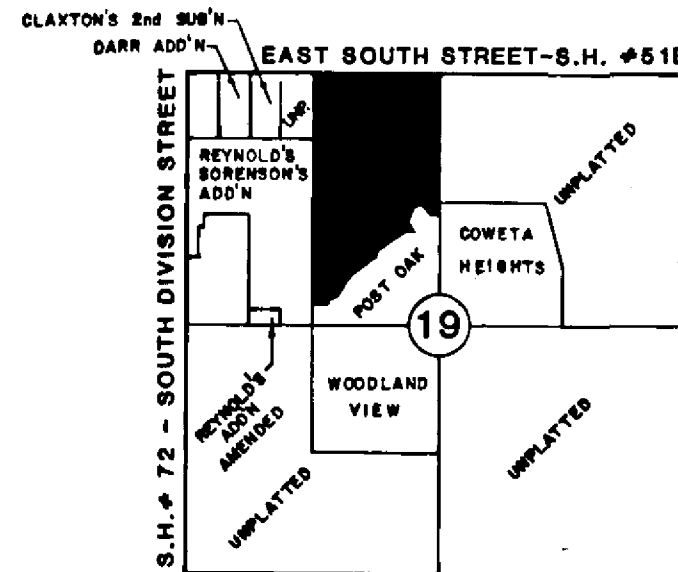
AN ADDITION TO THE CITY OF COWETA LOCATED IN PART OF THE E/2 OF THE NW/4, SECTION 19, T-17-N, R-16-E, WAGONER COUNTY, OKLAHOMA

EAST SOUTH STREET - STATE HIGHWAY #51B

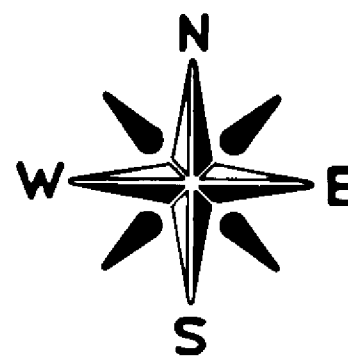
S 89° 50' 40" E - 1321.32'

NORTHEAST CORNER OF THE E/2 OF THE NW/4 OF SECTION 19, T-17-N, R-16-E.

R-16-E



LOCATION MAP  
57.21 ACRES  
147 LOTS

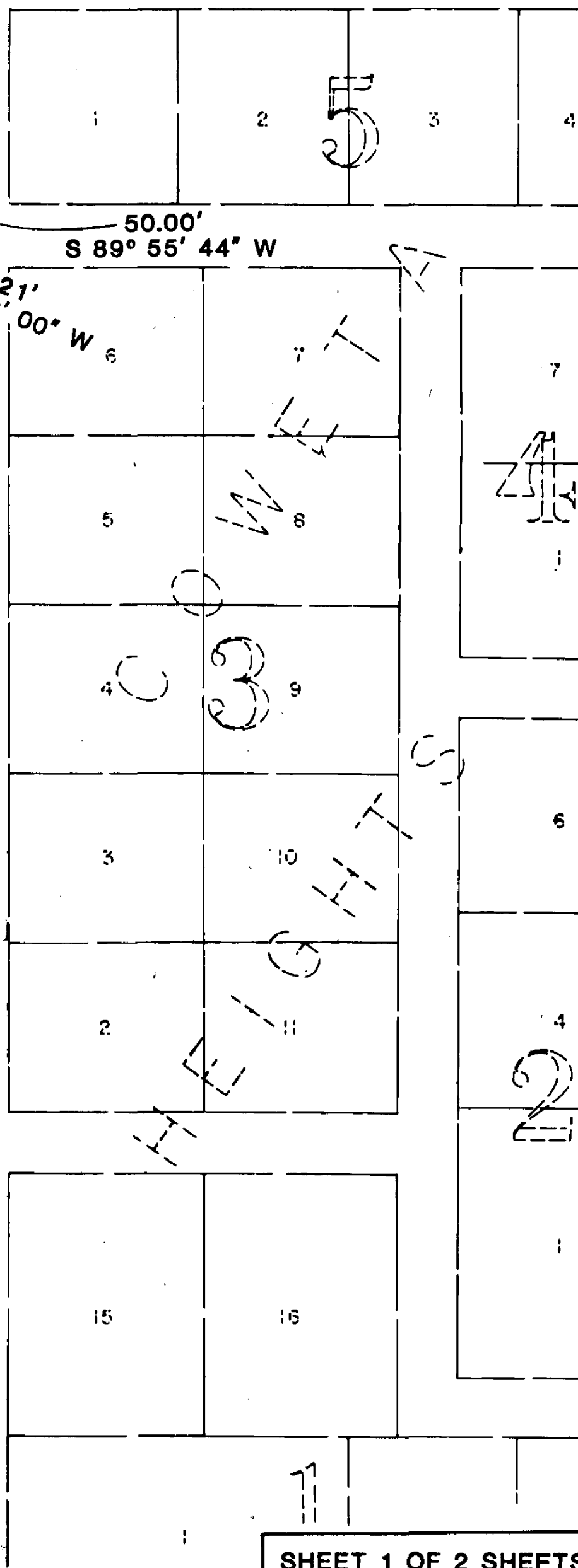
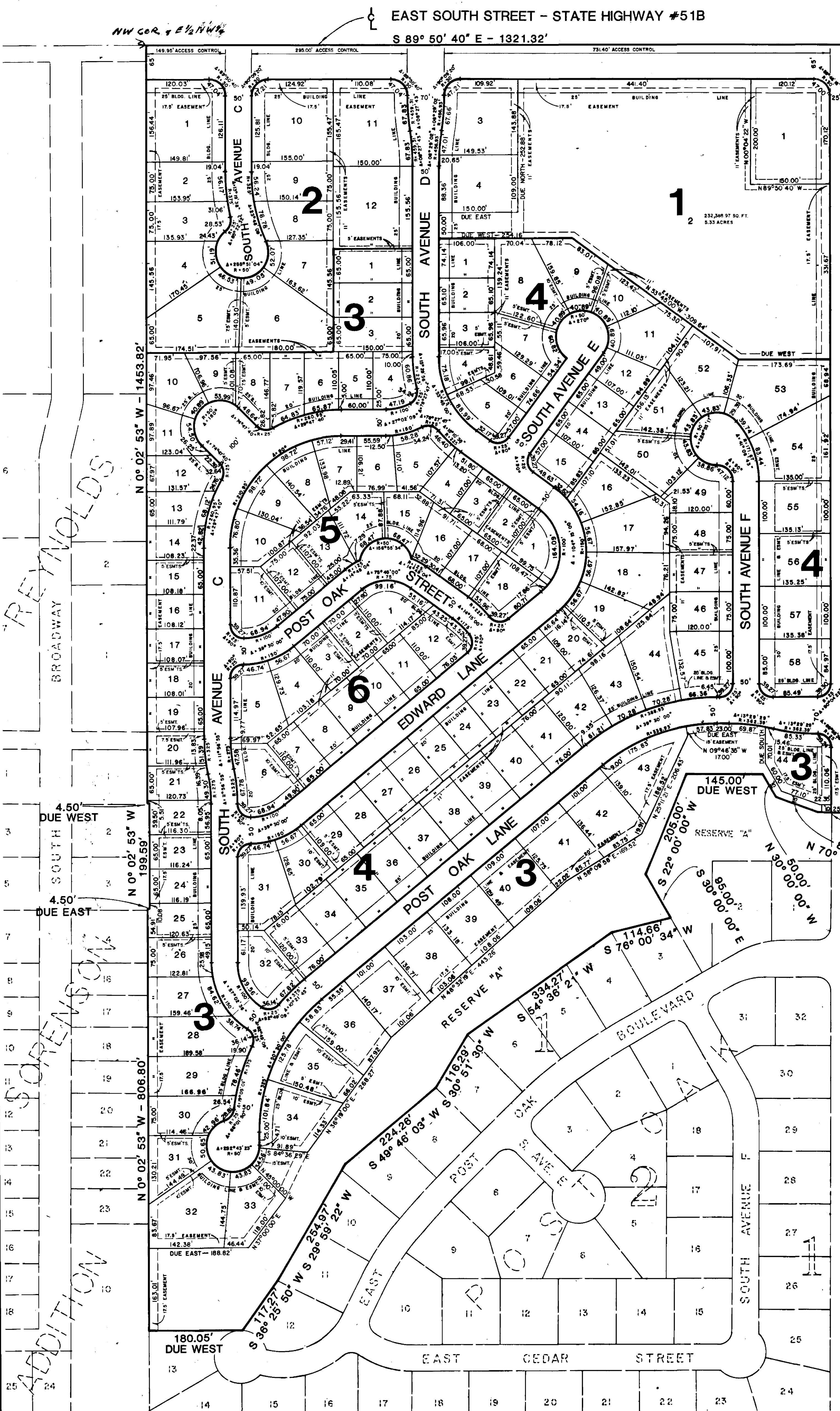


SCALE: 1" = 100'

**OWNER:**  
THOMAS R. STONE, III  
RURAL ROUTE 2  
COWETA, OKLAHOMA 74429  
PHONE: (918) 483-8381

**ENGINEER:**  
TULSA ENGINEERING AND PLANNING ASSOCIATES, INC.  
8209 EAST 63rd PLACE SOUTH  
TULSA, OKLAHOMA 74133  
PHONE: (918) 252-9621

NOTE: ACCESS CONTROL TO BE DETERMINED BY THE CITY OF COWETA AND OKLAHOMA STATE HIGHWAY DEPARTMENT.



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:  
CASE NUMBER CZ 22-03 SUP**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 16<sup>th</sup> day of May 2022.

At the above time and place will be heard CZ 22-03 SUP, a request from William (Bill) and Katherine Gilstrap, to establish a Specific Use Permit for a Mini Storage on the property zoned General Commercial (CG). The property is located at 15145 South 293<sup>rd</sup> East Avenue, Coweta, OK, in Section 19, Township 17 North, Range 16 East of the Indian Meridian, more particularly described as follows:

Lots Eight (8), Nine (9), Eleven (11) and Twelve (12), Block Two (2), Post Oak Second, an Addition to the City of Coweta, Wagoner County, State of Oklahoma, according to the recorded Plat thereof.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the June 6, 2022, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the specific use permit may be reviewed at the Community Development office of the City of Coweta. Please reference the above case number.

Dated this 8<sup>th</sup> day of April 2022 in Coweta Oklahoma.



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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Re: Preliminary Plat, The Woods Phase III Blocks 10-17  
Date: 05-16-2022

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### **BACKGROUND**

#### Applicant

The applicant, Tulsa L Dev., LLC, Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat approval of The Woods Phase III Blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121 lots.

#### Case Facts

- The property is located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is part of Planned Unit Development PUD No. PUD-R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Part of the North Half of the Southwest Quarter (NE/2SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

**Utilities/Site Area:** The 37.321 acre, more or less, subdivision is proposed to be served by City of Coweta Sewer and the water served by Wagoner Rural Water District Number 5., with the Developer extension of the utility lines. Windstream, ONG, AEP, and Cox have all been notified and a Technical Advisory Committee meeting was held on May 10, 2022.

#### Pertinent Code

##### SECTION 2.3.5.E PLANNING COMMISSION ACTION:

- The Planning Commission shall,
  1. hold a public hearing on the preliminary plat,
  2. the preliminary plat shall be reviewed by the Planning Commission for conformity with the Comprehensive Land Use Plan of the City of Coweta, and for compliance with the standards requirements and principles hereinafter prescribed; and, shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

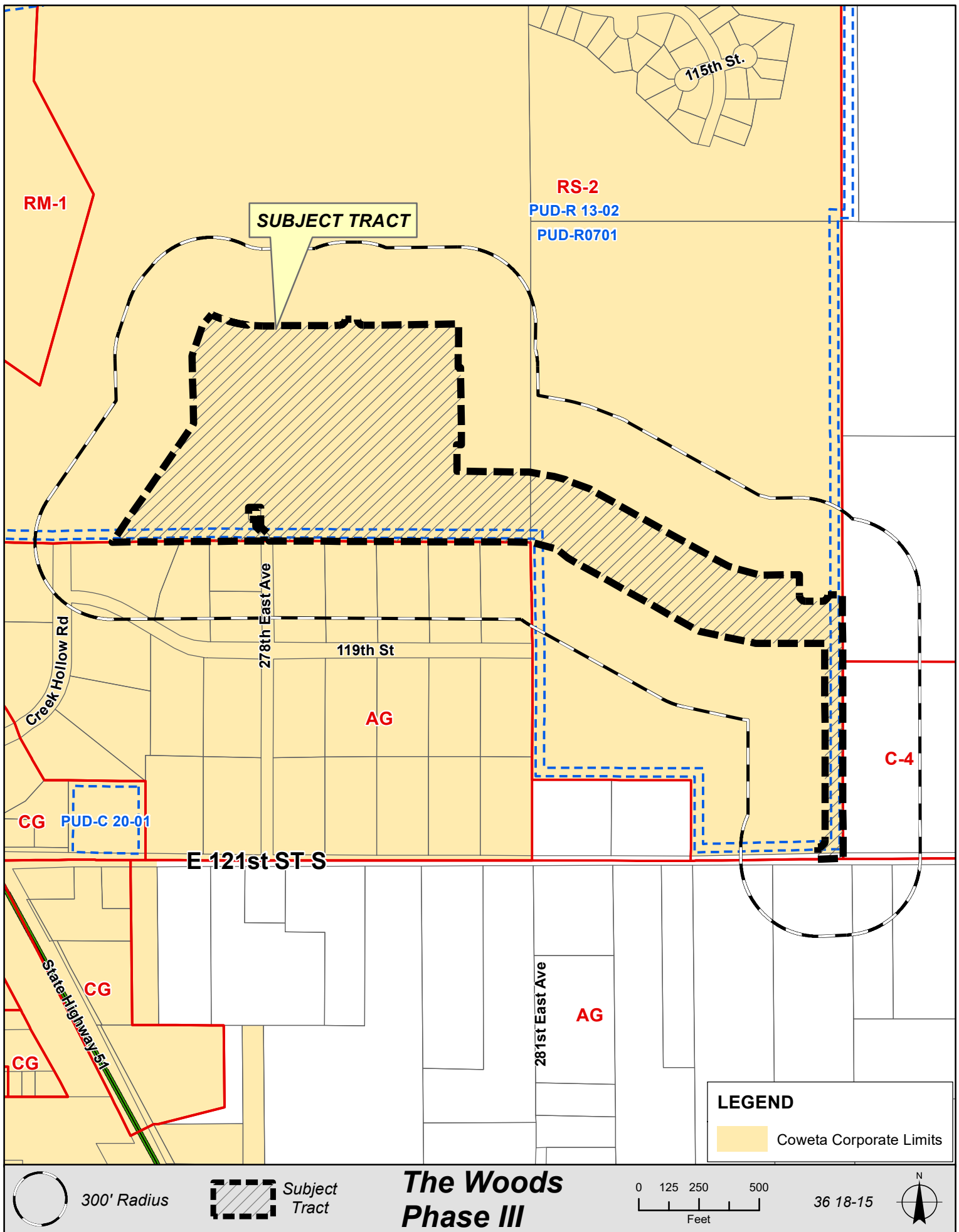
### **PLANNING COMMISSION ACTION**

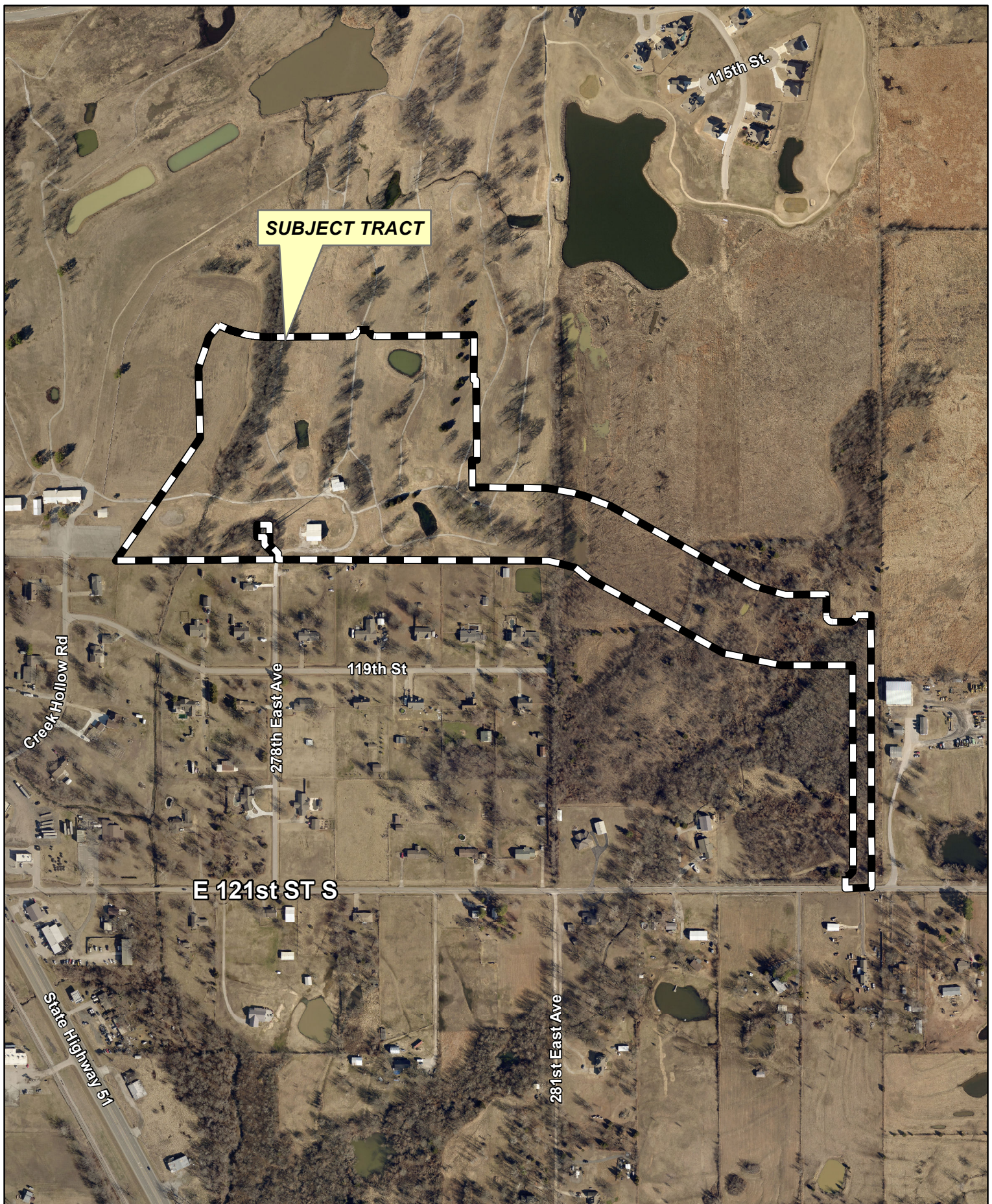
The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Planning Commission to consider comments from the Technical Advisory Committee and the City Engineer.

### **ATTACHMENTS**

1. Preliminary Plat The Woods Phase III Blocks 10-17



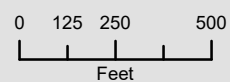


Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: 2021



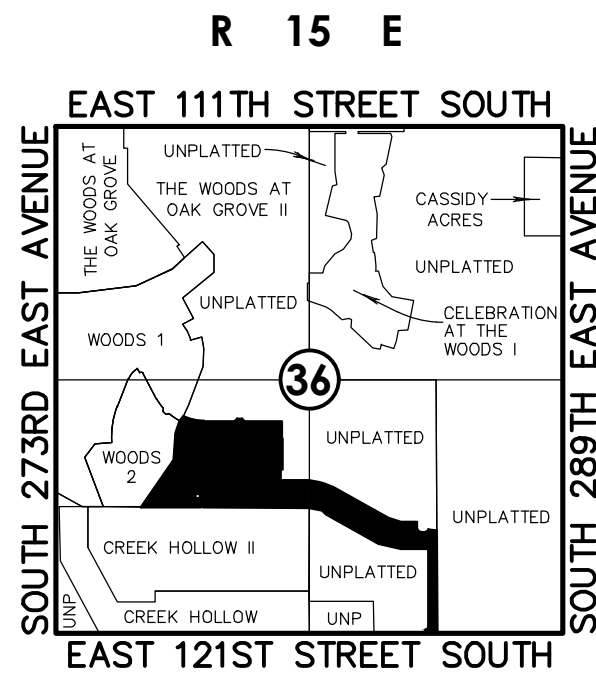
Subject  
Tract

## The Woods Phase III



36 18-15





Location Map

Scale: 1"= 2000'



SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**

DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2023  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

# Preliminary Plat

## PUD-R 13-02

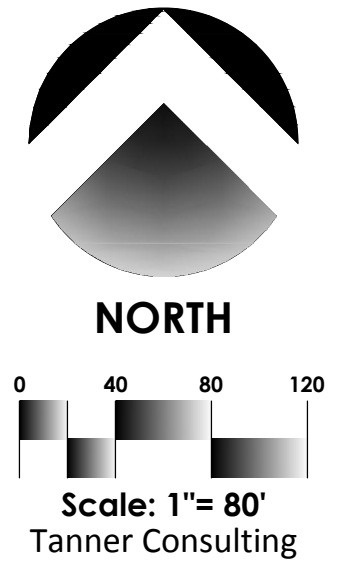
# The Woods

## BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND  
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

WEST PART

OWNER:  
**Tulsa L Dev., LLC**  
P.O. Box 10560  
Fayetteville, AR 72703  
Phone: (479) 301-6639



### Notes:

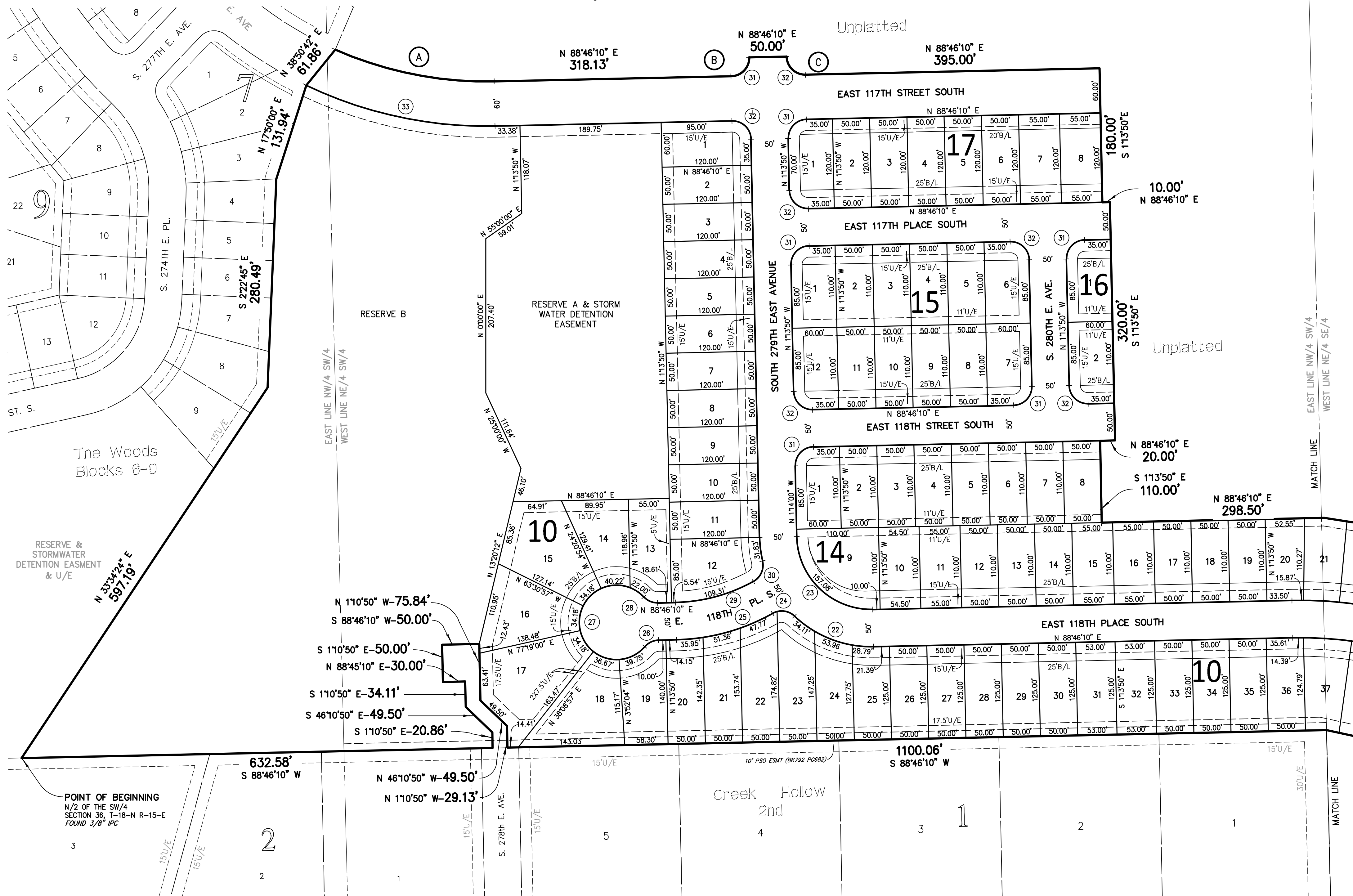
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (a) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
  - (b) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 36;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°44'07" EAST
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 117TH STREET SOUTH AND NORTH 278TH EAST AVENUE, BOTH BEING PUBLIC STREETS.

### Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)   | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|------------|--------------|--------------|
| 1     | 114.21'   | 292.00'   | 22°24'34"  | N9°49'13"E   | 113.48'      |
| 2     | 80.61'    | 208.00'   | 22°12'17"  | N9°55'22"E   | 80.11'       |
| 3     | 47.14'    | 30.00'    | 90°01'53"  | N46°11'43"W  | 42.44'       |
| 4     | 47.12'    | 30.00'    | 89°59'56"  | N43°47'52"E  | 42.42'       |
| 5     | 109.74'   | 283.00'   | 22°13'06"  | N9°54'57"E   | 109.06'      |
| 6     | 84.87'    | 217.00'   | 22°24'34"  | N9°49'13"E   | 84.33'       |
| 7     | 39.27'    | 25.00'    | 90°00'00"  | N46°23'04"W  | 35.36'       |
| 8     | 39.27'    | 25.00'    | 90°00'00"  | N43°36'56"E  | 35.36'       |
| 9     | 317.97'   | 620.00'   | 29°23'04"  | N76°41'32"W  | 314.50'      |
| 10    | 292.33'   | 570.00'   | 29°23'04"  | N76°41'32"W  | 289.14'      |
| 11    | 39.27'    | 25.00'    | 90°00'00"  | N73°00'00"E  | 35.36'       |
| 12    | 104.03'   | 214.56'   | 27°46'47"  | N14°06'36"E  | 103.01'      |
| 13    | 102.55'   | 264.56'   | 22°12'33"  | N16°53'43"E  | 101.91'      |
| 14    | 39.27'    | 25.00'    | 90°00'00"  | N17°00'00"W  | 35.36'       |
| 15    | 102.24'   | 281.13'   | 20°50'13"  | N17°34'53"E  | 101.68'      |
| 16    | 88.18'    | 331.13'   | 15°15'29"  | N19°56'48"E  | 87.92'       |
| 17    | 41.72'    | 25.00'    | 95°37'00"  | N20°13'58"W  | 37.05'       |
| 18    | 86.12'    | 550.00'   | 8°58'18"   | N66°39'09"W  | 86.03'       |
| 19    | 202.36'   | 500.00'   | 23°11'21"  | N79°38'09"W  | 200.99'      |
| 20    | 37.09'    | 25.00'    | 85°00'41"  | N28°27'57"W  | 33.78'       |
| 21    | 37.09'    | 25.00'    | 85°00'41"  | N56°32'44"E  | 33.78'       |
| 22    | 116.85'   | 150.00'   | 44°38'06"  | N68°54'47"W  | 113.92'      |
| 23    | 157.08'   | 100.00'   | 90°00'00"  | N46°13'50"W  | 141.42'      |
| 24    | 31.76'    | 25.00'    | 72°46'44"  | N82°59'06"W  | 29.66'       |
| 25    | 135.08'   | 275.00'   | 28°08'38"  | N74°41'51"E  | 133.73'      |
| 26    | 21.03'    | 25.00'    | 48°11'23"  | N64°40'29"E  | 20.41'       |
| 27    | 241.19'   | 50.00'    | 276°22'46" | N1°13'50"W   | 66.67'       |
| 28    | 21.03'    | 25.00'    | 48°11'23"  | N67°08'08"W  | 20.41'       |
| 29    | 109.31'   | 225.00'   | 27°50'06"  | N74°51'07"E  | 108.24'      |
| 30    | 32.43'    | 25.00'    | 74°19'26"  | N23°46'21"E  | 30.20'       |
| 31    | 39.27'    | 25.00'    | 90°00'00"  | N43°46'10"E  | 35.36'       |
| 32    | 39.27'    | 25.00'    | 90°00'00"  | N46°13'50"W  | 35.36'       |
| 33    | 261.60'   | 560.00'   | 26°45'57"  | N77°50'51"W  | 259.23'      |

### Boundary Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)  | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|-----------|--------------|--------------|
| A     | 219.33'   | 500.00'   | 25°08'01" | N78°39'49"W  | 217.58'      |
| B     | 39.27'    | 25.00'    | 90°00'00" | N43°46'10"E  | 35.36'       |
| C     | 39.27'    | 25.00'    | 90°00'00" | N46°13'50"W  | 35.36'       |
| D     | 39.27'    | 25.00'    | 90°00'00" | N46°23'04"W  | 35.36'       |
| E     | 39.27'    | 25.00'    | 90°00'00" | N43°36'56"E  | 35.36'       |
| F     | 47.12'    | 30.00'    | 89°59'56" | N43°47'52"E  | 42.42'       |
| G     | 109.74'   | 283.00'   | 22°13'06" | N9°54'57"E   | 109.06'      |
| H     | 84.87'    | 217.00'   | 22°24'34" | N9°49'13"E   | 84.33'       |



### LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV/T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

### SUBDIVISION CONTAINS:

- ONE HUNDRED TWENTY ONE (121) LOTS
- IN SEVEN (8) BLOCKS
- WITH THREE (3) RESERVES
- GROSS SUBDIVISION AREA: 37.321 ACRES

The Woods Blocks 10-17

SHEET 1 OF 4

DATE OF PREPARATION: April 19, 2022

Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)   | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|------------|--------------|--------------|
| 1     | 114.21'   | 292.00'   | 22°24'34"  | N9°49'13"E   | 113.48'      |
| 2     | 80.61'    | 208.00'   | 22°12'17"  | N9°55'22"E   | 80.11'       |
| 3     | 47.14'    | 30.00'    | 90°01'53"  | N46°11'43"W  | 42.44'       |
| 4     | 47.12'    | 30.00'    | 89°59'56"  | N43°47'52"E  | 42.42'       |
| 5     | 109.74'   | 283.00'   | 22°13'06"  | N9°54'57"E   | 109.06'      |
| 6     | 84.87'    | 217.00'   | 22°24'34"  | N9°49'13"E   | 84.33'       |
| 7     | 39.27'    | 25.00'    | 90°00'00"  | N46°23'04"W  | 35.36'       |
| 8     | 39.27'    | 25.00'    | 90°00'00"  | N43°36'56"E  | 35.36'       |
| 9     | 317.97'   | 620.00'   | 29°23'04"  | N76°41'32"W  | 314.50'      |
| 10    | 292.33'   | 570.00'   | 29°23'04"  | N76°41'32"W  | 289.14'      |
| 11    | 39.27'    | 25.00'    | 90°00'00"  | N73°00'00"E  | 35.36'       |
| 12    | 104.03'   | 214.56'   | 27°46'47"  | N14°06'36"E  | 103.01'      |
| 13    | 102.55'   | 264.56'   | 22°12'33"  | N16°53'43"E  | 101.91'      |
| 14    | 39.27'    | 25.00'    | 90°00'00"  | N17°00'00"W  | 35.36'       |
| 15    | 102.24'   | 281.13'   | 20°50'13"  | N17°34'53"E  | 101.68'      |
| 16    | 88.18'    | 331.13'   | 15°15'29"  | N19°56'48"E  | 87.92'       |
| 17    | 41.72'    | 25.00'    | 95°37'00"  | N20°13'58"W  | 37.05'       |
| 18    | 86.12'    | 550.00'   | 8°58'18"   | N66°29'09"W  | 86.03'       |
| 19    | 202.36'   | 500.00'   | 23°11'21"  | N79°38'09"W  | 200.99'      |
| 20    | 37.09'    | 25.00'    | 85°00'41"  | N28°27'57"W  | 33.78'       |
| 21    | 37.09'    | 25.00'    | 85°00'41"  | N56°32'44"E  | 33.78'       |
| 22    | 116.85'   | 150.00'   | 44°38'06"  | N68°54'47"W  | 113.92'      |
| 23    | 157.08'   | 100.00'   | 90°00'00"  | N46°13'50"W  | 141.42'      |
| 24    | 31.76'    | 25.00'    | 72°46'44"  | N82°59'06"W  | 29.66'       |
| 25    | 135.08'   | 275.00'   | 28°08'38"  | N74°41'51"E  | 133.73'      |
| 26    | 21.03'    | 25.00'    | 48°11'23"  | N64°40'29"E  | 20.41'       |
| 27    | 241.19'   | 50.00'    | 276°22'46" | N1°13'50"W   | 66.67'       |
| 28    | 21.03'    | 25.00'    | 48°11'23"  | N67°08'08"W  | 20.41'       |
| 29    | 109.31'   | 225.00'   | 27°50'06"  | N74°51'07"E  | 108.24'      |
| 30    | 32.43'    | 25.00'    | 74°19'26"  | N23°46'21"E  | 30.20'       |
| 31    | 39.27'    | 25.00'    | 90°00'00"  | N43°46'10"E  | 35.36'       |
| 32    | 39.27'    | 25.00'    | 90°00'00"  | N46°13'50"W  | 35.36'       |
| 33    | 261.60'   | 560.00'   | 26°45'57"  | N77°50'51"W  | 259.23'      |

Boundary Curve Table

| CURVE | LENGTH(L) | RADIUS(R) | DELTA(A)  | CHORDBRG(CB) | CHORDDIS(CD) |
|-------|-----------|-----------|-----------|--------------|--------------|
| A     | 219.33'   | 500.00'   | 25°08'01" | N78°39'49"W  | 217.58'      |
| B     | 39.27'    | 25.00'    | 90°00'00" | N43°46'10"E  | 35.36'       |
| C     | 39.27'    | 25.00'    | 90°00'00" | N46°13'50"W  | 35.36'       |
| D     | 39.27'    | 25.00'    | 90°00'00" | N46°23'04"W  | 35.36'       |
| E     | 39.27'    | 25.00'    | 90°00'00" | N43°36'56"E  | 35.36'       |
| F     | 47.12'    | 30.00'    | 89°59'56" | N43°47'52"E  | 42.42'       |
| G     | 109.74'   | 283.00'   | 22°13'06" | N9°54'57"E   | 109.06'      |
| H     | 84.87'    | 217.00'   | 22°24'34" | N9°49'13"E   | 84.33'       |

Preliminary Plat

PUD-R 13-02

The Woods  
BLOCKS 10-17

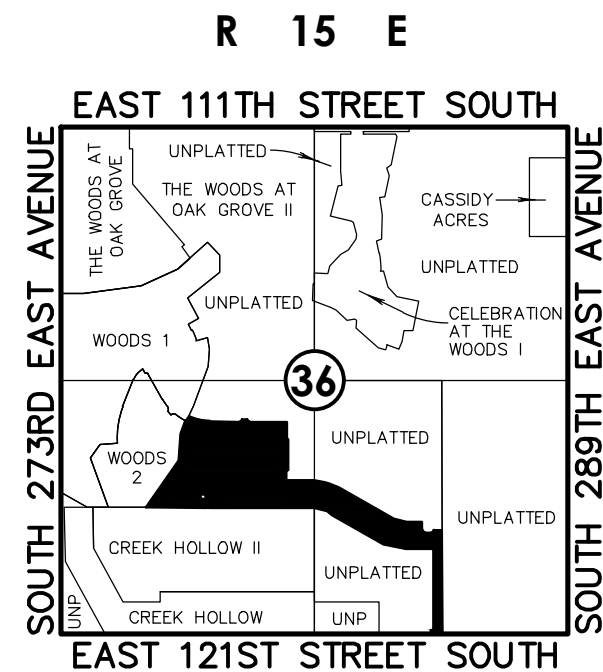
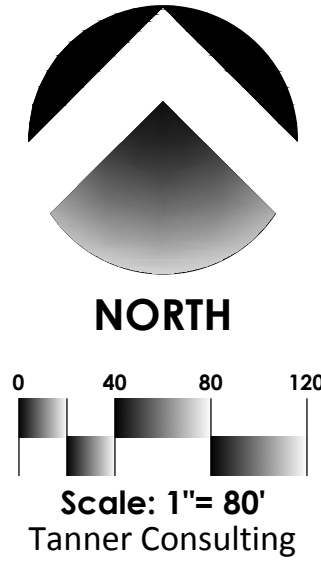
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND  
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

EAST PART

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2023  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

OWNER:  
**Tulsa L Dev., LLC**  
P.O. Box 10560  
Fayetteville, AR 72703  
Phone: (479) 301-6639

DATE OF PREPARATION: April 19, 2022



Location Map  
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED TWENTY ONE (121) LOTS  
IN SEVEN (7) BLOCKS  
WITH THREE (3) RESERVES

GROSS SUBDIVISION AREA: 37.321 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV'T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)



