

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING (X)
SPECIAL MEETING ()

RESCHEDULED REGULAR MEETING ()
CONTINUED OR RECONVENED ()
MEETING

DATE:

TIME:

PLACE OF MEETING:

04/07/2021

1:30 P.M.

Commission Chambers
City Hall, 9th & Broadway
Shawnee, OK 74802-1448

To be completed by person filing notice:

NAME: Rebecca Blaine

TITLE: Planning Director

ADDRESS: P. O. Box 1448
Shawnee, OK 74802-1448

PHONE: (405) 878-1666

Filed in the office of the municipal clerk at 9:23 (a.m.) /p.m. on 4-6-2021

SIGNED: Kelley Metcalf
City Clerk/Deputy Clerk

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FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 4-6-2021

PERSON FILING NOTICE: Rebecca Blaine

NOTICE VERIFIED BY: Kelley Metcalf

**AGENDA**  
**PLANNING COMMISSION SHAWNEE, OK**  
**Regular Meeting**  
**April 7<sup>th</sup>, 2021 at 1:30 P.M.**  
**City Hall, 16 W. 9<sup>TH</sup> St. Shawnee, OK**

- 1.** Roll Call
- 2.** Citizens' Participation  
(A three-minute limit per person)  
(A twelve-minute limit per topic)
- 3.** Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on March 3<sup>rd</sup>, 2021.
- 4.** Case No. PL06-21 – Consideration and approval of Shawnee Retail Final Plat, a 4.26-acre tract located approximately 250 feet northwest of the intersection of Shawnee Mall Drive and Harrison Avenue.  
*Applicant: STP Solutions, Inc. on behalf of Shiv Properties, LLC*
- 5.** Case No. PL07-21– Consideration and approval of Cardinal Point Final Plat, a 12.08-acre tract located approximately 1,150 feet east of Union Avenue located on the north side of East 45<sup>th</sup> Street.  
*Applicant: Cardinal Point Development, LLC*
- 6.** Case No. PL08-21– Consideration and approval of a Preliminary plat for Rolling Hills Section 2, a 2.39-acre tract located on the NE corner of Main Street and N Bryan Avenue.  
*Applicant: Absentee Shawnee Housing Authority*
- 7.** Planning Director's Report
- 8.** New Business
- 9.** Commissioners' Comments
- 10.** Adjournment

Abstain: None

**AGENDA ITEM NO. 4:**

**Case #RZ05-21 Public hearing and consideration to rezone property located at 602 N. Kickapoo on the northwest corner of Kickapoo and W. Ridgewood Street, containing 0.16-acre, from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District) for the purpose of an office and shop space.  
*Applicant: Christopher Middleton, ElectromagnetiX, LLC***

Chairperson Deem asked for a staff report. Director Blaine stated the applicant, ElectromagnetiX, was requesting to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District). She explained the company would utilize the garage area as a shop for creating small prototypes, and the office space would be for employees. Due to the limitations of the C-1 and C-2 Districts, paired with the specific business type and function, C-3 (Highway Commercial District) is the most appropriate zoning district.

The applicant is aware that the Kickapoo Widening Project will reduce the front yard on Kickapoo, and that right-of-way acquisition had occurred. The angled parking on W. Ridgewood Street would accommodate employees and by-appointment client visitors. Blaine stated the applicant had provided a thorough summary of the proposed business, which was included in the staff report. She wanted to provide examples of decibel (dB) levels for context. The examples included: rustling leaves – 10 dB; light rain – 40 dB; normal conversation – 60 dB; vacuuming or toilet flushing – 70 dB. The highest proposed decibel level was 80 dB, which Blaine did not feel would be an issue.

Chairperson Deem opened the public hearing. She asked if anyone wanted to speak in favor or in opposition of this case.

Applicant Christopher Middleton addressed the Planning Commission to discuss the provided summary. Middleton explained that they were an engineering company and dealt with electric motors. They worked with the energy industry, not on electric vehicles. He explained how the location and buildings were a fit for the company with the separation of the garage/workshop and the office space.

Middleton stated he wanted to explain what the company does and discuss the decibel levels further. He stated the company has fewer than twelve (12) manual metal working machines that create parts or motors. As idea people, they incorporated technology into a product. The time in the workshop would be about 25% of the business and the remaining 75% of the time would be in the office setting. Middleton assured the Commissioners that they were not running a 24-hour factory. To provide accurate information, decibel levels from the current facility located in Oklahoma City were measured. He explained that standing next to one of the machines the measurement was about 80 dB; however, on the other side of a closed garage door the decibel level would drop by approximately 20 dB. If standing outside, the noise level of traffic from Kickapoo Avenue would be louder than the sound of the operating machine inside the shop. Middleton explained there were two (2) employees, and the location of one of the business partners, Global Production Solutions, sparked the move to Shawnee. Middleton stated that Shawnee was growing, and relocating was a good opportunity for the company.

With no other comments from the public, Chairperson Deem closed the public hearing.

Commissioner Engles made a motion to recommend approval of **#RZ05-21** as presented, which was seconded by Commissioner Walker.  
Motion passed 4-0-0.

Aye: Engles, Walker, Johnson, Deem  
Nay: None  
Abstain: None

It was stated the application (Case #RZ05-21) would be heard at the next regular City Commission meeting on Monday, March 15<sup>th</sup>, 2021 at 6:00 p.m. in the Commission Chambers.

**AGENDA ITEM NO. 5:**

**Planning Director's Report and New Business**

Director Blaine stated that the City Commission had approved the formation an Arts Commission and the one percent (1%) Arts ordinance. The 1% is from the total project cost. It applies to commercial and public projects too. She reminded the Commissioners that during the 2040 Comp Plan update, they and the 30-person steering committee had focused on the need for an Arts Commission. The topic was one of the first objectives of the comp plan and it received ample discussion. Blaine also advised the Request for Qualifications for the Update to the Zoning Code and Subdivision Regulations had received the greenlight to proceed. Blaine reminded the Planning Commission that the project had received approval in last year's budget but COVID required all non-essential projects be placed on pause. Director Blaine advised that CEC had been hired to design the 45<sup>th</sup> Street project. It will begin in about twelve (12) months with the beginning at 45<sup>th</sup> and Leo then moving to the east. There is a new Shawnee Public School slated for 45<sup>th</sup> and Hardesty. That development and its accompanying increase in traffic will be included in the design. Lastly, Director Blaine encouraged the Commissioners to help send out the message of the Arts Commission. A link on the City's website would provide an application. The Arts Commission will have seven (7) members. The anticipated first round deadline for applications is April 1<sup>st</sup>, 2021. Once the applications are received two informative sessions, one in-person and one virtual, will be scheduled to ensure the volunteers are informed about the mission of the Arts Commission. These informative sessions will also prepare the volunteers to the type of time and activity is part of the commitment of serving.

**AGENDA ITEM NO. 6:**

**Commissioners Comments**

There were no comments from the Planning Commission.

**AGENDA ITEM NO. 7:**

**Adjournment**

Commissioner Walker made a motion to adjourn, which was seconded by Commissioner Johnson. Motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Engles  
Nay: None  
Abstain: None

Meeting was adjourned at 1:59 p.m.

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Chairman/Vice-Chairman

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*Rebecca Blaine, AICP*

Planning Director

|                                                                                                                                                                      |                                                                                     |                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee, OK<br/> Planning Department<br/> 222. N. Broadway<br/> Shawnee, OK 74801<br/> (405) 878-1616<br/> Fax: (405) 878-1587<br/> www.ShawneeOK.org</p> |    | <p>CASE #PL06-21<br/> <i>Shawnee Retail Final Plat</i><br/> MEETING DATE:<br/> <i>April 7th, 2021</i><br/> CITY COMMISSION DATE:<br/> <i>April 19th, 2021</i></p> |
| <p>APPLICANT:<br/> STP Solutions, Inc.</p>                                                                                                                           | <p>7006 NW 63<sup>rd</sup><br/> Bethany, OK 73008</p>                               | <p>terry@stp-solutions.com</p>                                                                                                                                    |
| <p>PROPERTY ADDRESS/LOCATION:<br/> northwest of the intersection of Shawnee Mall Drive and Harrison Avenue</p>                                                       |                                                                                     |                                                                                                                                                                   |
| <p>The applicant, <b>STP Solutions, Inc.</b>, requests final plat approval for Shawnee Retail Development, a 4.26-acre property.</p>                                 |  |                                                                                                                                                                   |

## STAFF RECOMMENDATION

|                         |                                 |                                                                     |            |                              |
|-------------------------|---------------------------------|---------------------------------------------------------------------|------------|------------------------------|
| EXISTING ZONING:<br>C-3 | EXISTING LAND<br>USE:<br>Vacant | SURROUNDING ZONING & LAND USE:<br>C-3 (Commercial Highway District) | LOTS:<br>2 | PROPERTY SIZE:<br>4.26-acres |
|-------------------------|---------------------------------|---------------------------------------------------------------------|------------|------------------------------|

*Planning Department has received the following feedback from the following agencies:*

**Engineering:**

Engineering has approved of the submitted final plat.

**Shawnee Municipal Authority:**

SMA has approved of the submitted final plat.

**Fire Department:**

Fire has approved of the submitted final plat.

**The subject request is in conformance with the City Zoning Code and Subdivision Code; therefore, Staff hereby recommends approval of the submitted final plat.**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**ATTACHMENTS:  
(CIRCLE)**

**SUBMITTED PLANS**

**PUBLIC HEARING  
PETITION/  
APPLICATION  
FORM**

**LEGAL NOTICE**

**LEGAL DESCRIPTION**

**PUBLIC COMMENTS**

**AGENCY COMMENTS**

**RESPONSE TO STANDARDS**



## FINAL PLAT APPLICATION

### Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-  
1587 [www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_  
Project Number: 20210205  
Date Filed: 3-9-2021  
Amount Paid: 229.00 OK 001752  
Receipt No.: 178

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.

APPLICANT STP SOLUTIONS, INC.  
APPLICANT ADDRESS 7006 NW 63RD ST., BETHANY OK 73008  
APPLICANT PHONE NUMBERS 405-210-3169  
EMAIL ADDRESS TERRY@STP-SOLUTIONS.COM  
NAME OF PLAT SHAWNEE RETAIL DEVELOPMENT  
LOCATION HARRISON ST. & SHAWNEE MALL ROAD  
NUMBER OF ACRES 4.26 NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

TOTAL COST \_\_\_\_\_

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 2 4.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

TOTAL COST \$229.00

#### OWNER/DEVELOPER INFORMATION:

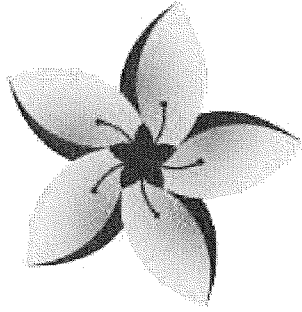
NAME SHIV PROPERTIES LLC  
ADDRESS 6335 W. HAPPY VALLEY ROAD SUITE A104-624  
CONTACT NUMBERS GLENDAL, AZ. 85310  
EMAIL ADDRESS NILESH PATEL 958-442-2495  
NILESH@SDMEVIEWPROPERTIES.COM

#### PROJECT ENGINEER INFORMATION:

NAME STP SOLUTION, INC.  
ADDRESS 7006 NW 63RD ST. BETHANY OK 73008  
CONTACT NUMBERS 405-210-3169  
EMAIL ADDRESS TERRY@STP-SOLUTIONS, INC.

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS  
PRIOR TO MEETING**

# City of Shawnee



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## OKLAHOMA

**Permit #:** 20210205

**Address:** 4900 N HARRISON AVE

**City:** SHAWNEE

**State:** OK

**Zip:** 74804

**Receipt #:** 178

**Date:** 03/09/2021

**Paid By:** SHIV PROPERTIRES LLC

**Description:**

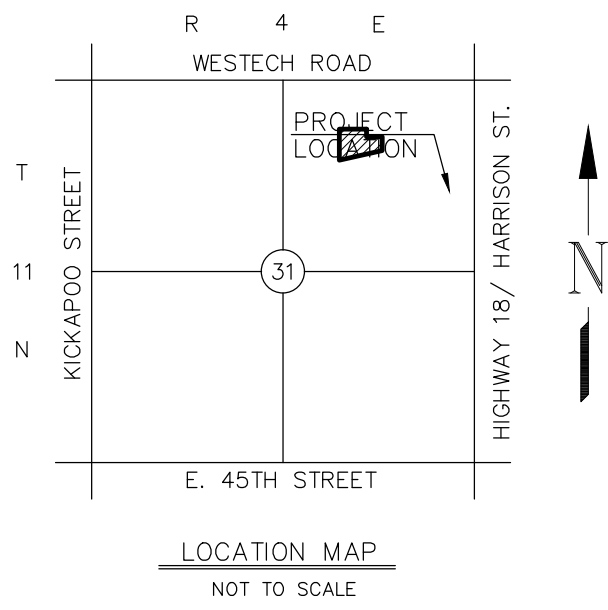
**Payment Type:** Check

**Payment Type Description:** 001752

**Accepted By:** Sandi Rehagen

### Fees Paid

| Fee Name              | Description            | Factor | Total Fee Amount | Amount Paid     |
|-----------------------|------------------------|--------|------------------|-----------------|
| Lot Split Application | Enter number of splits | 2.00   | 229.00           | 229.00          |
|                       |                        |        | <b>Total:</b>    | <b>\$229.00</b> |



# FINAL PLAT OF SHAWNEE RETAIL DEVELOPMENT

A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.  
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

DEVELOPER:  
SHIV PROPERTIES, LLC  
NILESH PATEL  
6635 W. HAPPY VALLEY ROAD  
SUITE A104-624  
GLENDALE, ARIZONA 85310  
PHONE: 858-442-2495

## LEGAL DESCRIPTION

A tract of land lying in the east half of the northeast quarter (E/2 NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range four (4) East of the Indian Meridian, Pottawatomie county, Oklahoma, being described as follows:

Beginning at the southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie county, state of Oklahoma;  
thence north 00°40'04" east, along the east line of said quarter section, a distance of 864.10 feet;  
thence South 89°56'01" West a distance of 71.29 feet;  
thence South 05°35'22" West a distance of 9.40 feet to the True Point of Beginning, said point being on the west right-of-way line of state highway no. 18;  
thence South 88°30'36" West a distance of 133.40 feet;  
thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;  
thence North 00°40'00" West a distance of 117.40 feet;  
thence South 89°52'00" West a distance of 374.41 feet;  
thence South 00°17'50" East a distance of 491.25 feet to a point on the north right-of-way line of Interstate Highway no. 40;  
thence North 70°19'54" East along said north right-of-way line a distance of 81.59 feet;  
thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said north right-of-way line a distance of 416.23 feet, to a point on the west right-of-way line of State Highway no. 18;  
thence North 05°35'22" East along said west right-of-way line a distance of 263.20 feet to the True Point of Beginning.

Said described tract of land contains an area of 194,689 square feet or 4.4694 acres, more or less.

## ENGINEERS CERTIFICATE

I, Darin Teeman, do hereby certify that I am a Licensed Professional Engineer, and that the annexed plat correctly represents a plat made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown. All monuments either "set" or "found" have been established by a Registered Land Surveyor and all set monuments have said surveyors number attached to each corner.

STATE OF OKLAHOMA ) Darin Teeman, PE 25180  
COUNTY OF LOGAN ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2019 personally appeared Darin Teeman, to me known to be identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public  
My Commission Expires: \_\_\_\_\_

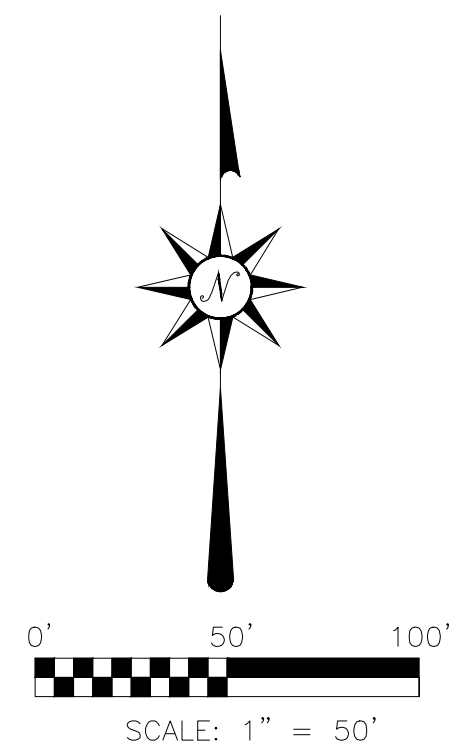
Expires: \_\_\_\_\_

## NOTES

1. This survey meets the Oklahoma Minimum Standards for Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
2. A six foot wide (6') sidewalk will be required along Harrison Street and along Shawnee Mall Road.
3. All streets are private.
4. All public utilities (water and sanitary sewer) must be installed and accepted by the City prior to issuing any building permits.

## SURVEY LEGEND

- DENOTES SET IRON ROD / MAG NAIL
- DENOTES FOUND IRON ROD / MAG NAIL
- (R) - RECORDED BEARINGS / DISTANCES
- (M) - MEASURED BEARINGS / DISTANCES



## OWNER'S CERTIFICATE AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

That SHIV PROPERTIES, LLC, does hereby certify that it is the owner and the only person, firm, or corporation having any right, title, or interest in and to the land shown on the annexed plat of SHAWNEE RETAIL DEVELOPMENT, and addition to the City of Shawnee, Oklahoma. That they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public for the purposes of utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except, telephone, cable, and gas lines, any duplicate lines, including transformers and pedestals.

The undersigned does hereby further certify that they are the owners of the land and that they are the only person, firm or corporation having any right, title or interest in and to the land shown on the annexed plat, and does hereby create as private rights-of-way for the use of the owners of SHAWNEE RETAIL DEVELOPMENT, those areas designated "private street" on the face of said plat. Maintenance of said private streets shall be the responsibility of the Property Owners Association. Private streets shall remain open to all emergency personnel and all personnel from a federal, state, county or city agency.

All common areas and private drainage easements including channels and detention ponds are the responsibility of the Property Owners Association.

Covenants, reservations and restrictions for this addition are contained in a separate instrument.

In witness whereof, the undersigned have caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

Shiv Properties, LLC  
Nilesh Patel  
6635 W. Happy Valley Road  
Glendale, Arizona 85310

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS

Before me, the undersigned, a Notary public in and for said County and State, of this \_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes herein set forth.

Notary Public  
My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF CITY CLERK

I, \_\_\_\_\_, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find all deferred payment on unmatred installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of SHAWNEE RETAIL DEVELOPMENT to the City of Shawnee, Oklahoma. Signed by the City Clerk on the \_\_\_\_ day of \_\_\_\_\_, 2019.

City Clerk

## COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said county show all taxes are paid for the year \_\_\_\_\_ and prior years on the land shown on the annexed plat of SHAWNEE RETAIL DEVELOPMENT that the required statutory security has been deposited in the office of the County treasurer, guaranteeing payment of the current years taxes.

In witness where, said County Treasurer has caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_\_, 2019.

County Treasurer

Notary Public  
My Commission Expires: \_\_\_\_\_

## CITY PLANNING COMMISSION APPROVAL

I, \_\_\_\_\_, Chairman of the Planning Commission of the City of Shawnee, Oklahoma, hereby certify that the said Planning Commission approved the final plat of SHAWNEE RETAIL DEVELOPMENT to the City of Shawnee, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2019.

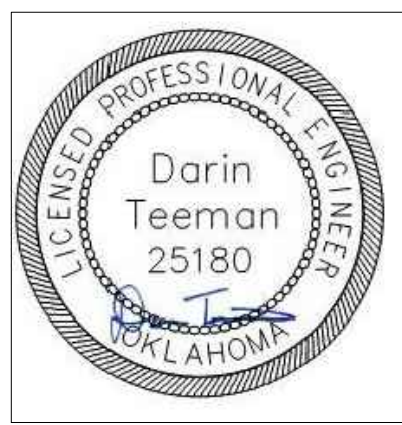
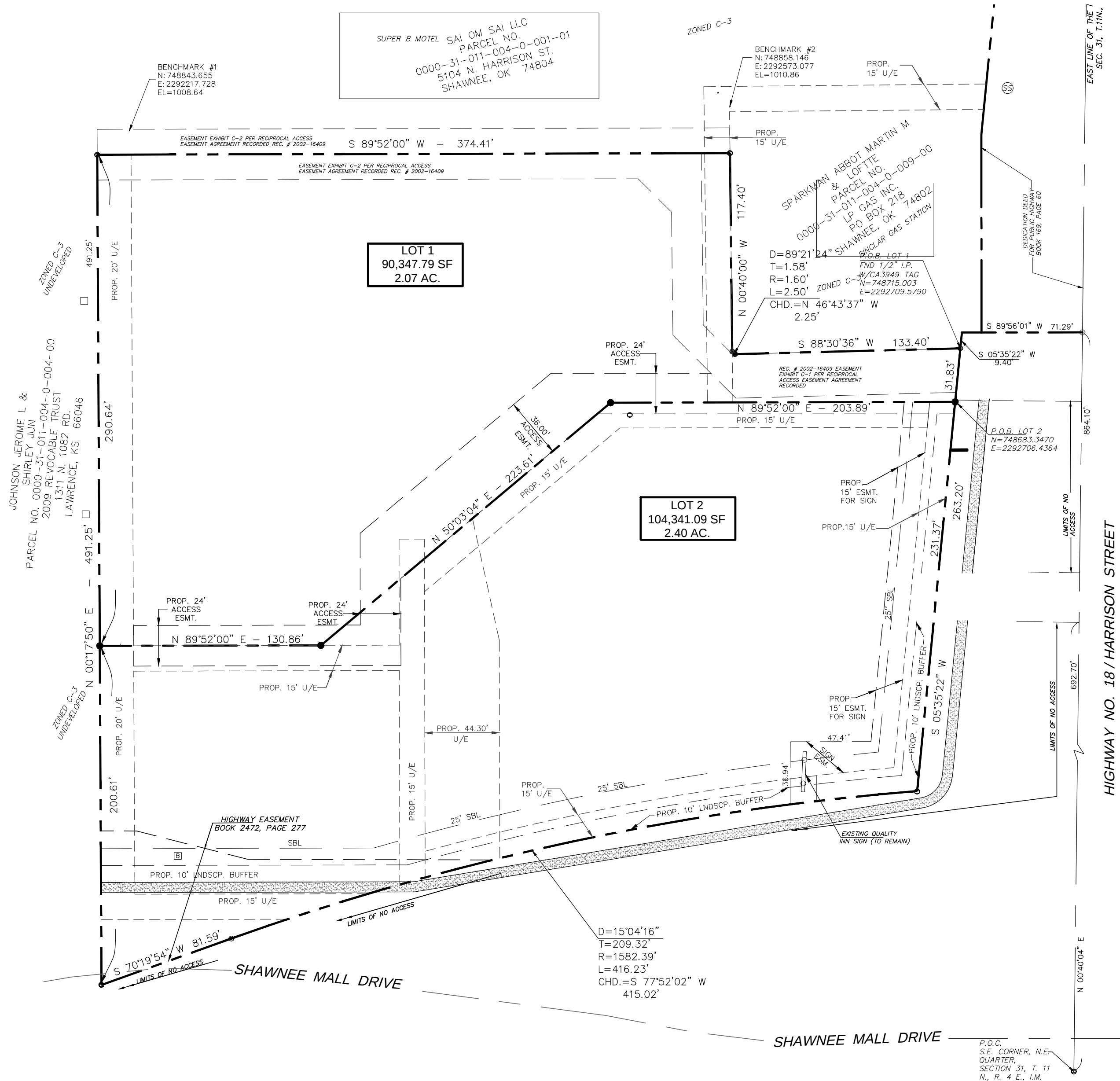
Chairman

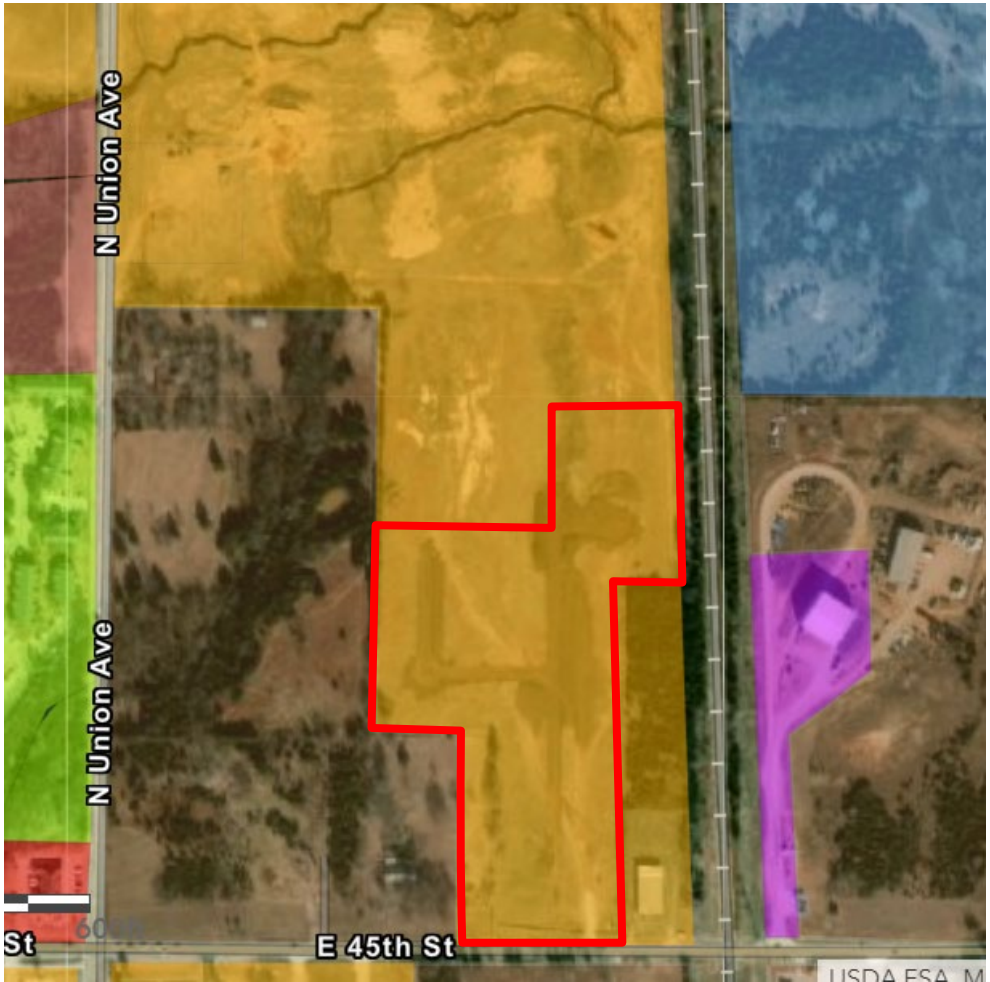
## ACCEPTANCE OF DEDICATION BY CITY COMMISSION

Be it resolved by the Council of the City of Shawnee, Oklahoma, that the dedications shown, on the annexed plat of SHAWNEE RETAIL DEVELOPMENT, to the City of Shawnee, Oklahoma are hereby accepted. Signed by the Mayor of the City of Shawnee, Oklahoma on this \_\_\_\_ day of \_\_\_\_\_, 2019.

City Clerk, City of Shawnee, Oklahoma

Mayor, City of Shawnee, Oklahoma



|                                                                                                                                                                                                                      |                                                                                     |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee, OK<br/>         Planning Department<br/>         222. N. Broadway<br/>         Shawnee, OK 74801<br/>         (405) 878-1616<br/>         Fax: (405) 878-1587<br/>         www.ShawneeOK.org</p> |    | <p>CASE #PL07-21<br/> <i>Cardinal Point Addition –<br/>         Phase 1 -- Final Plat</i><br/>         MEETING DATE:<br/> <i>April 7th, 2021</i><br/>         CITY COMMISSION DATE:<br/> <i>April 19th, 2021</i></p> |
| <p>APPLICANT: <b>Cardinal Point Development, LLC</b><br/>         903 E. 35th Street, Shawnee Ok, 74804<br/>         bryanflittle@gmail.com</p>                                                                      |                                                                                     |                                                                                                                                                                                                                      |
| <p>PROPERTY ADDRESS/LOCATION:<br/> <b>1,150 feet east of Union Avenue located on the north side of East 45<sup>th</sup> Street</b></p>                                                                               |                                                                                     |                                                                                                                                                                                                                      |
| <p>The applicant, <b>Cardinal Point Development, LLC</b>, requests final plat approval for Cardinal Point Addition – Phase 1, a 12.08-acre property.</p>                                                             |  |                                                                                                                                                                                                                      |

## STAFF RECOMMENDATION

|                         |                                 |                                                                                                                                                                          |            |                              |
|-------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|
| EXISTING ZONING:<br>C-3 | EXISTING LAND<br>USE:<br>Vacant | SURROUNDING ZONING & LAND USE:<br>A-1 (Agricultural District)<br>C-5 (General Commerical District)<br>R-3 (Multi-Family Residential)<br>C-3 Commercial Highway District) | LOTS:<br>2 | PROPERTY SIZE:<br>4.26-acres |
|-------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|

According to the Shawnee Subdivision Regulations 40.2.5(B):

***"B. Blocks for residential use shall not be longer than five hundred (500) feet measured along the centerline of the block."***

The submitted final plat indicates forty-three (43) Lots without reference to Blocks.

The following conditions must be addressed prior to approval from the Planning Department:

- Determine total number of Blocks necessary to be complaint with the City's subdivision regulations Section 40.2.5(B).
- Indicate on the Final Plat the locations of the Blocks in the chosen alphanumeric format.

Planning Department has received the following feedback from the following agencies:

**Engineering:**

Engineering has approved of the submitted final plat.

**Shawnee Municipal Authority:**

SMA has approved of the submitted final plat.

**Fire Department:**

Fire has approved of the submitted final plat.

The subject request is **not** in conformance with the City Zoning Code and Subdivision Code; therefore, Staff hereby recommends **conditional** approval of the submitted final plat.

|                          |                         |                                                    |
|--------------------------|-------------------------|----------------------------------------------------|
| APPROVE                  | APPROVE WITH CONDITIONS | DENY                                               |
|                          |                         |                                                    |
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED PLANS         | PUBLIC HEARING<br>PETITION/<br>APPLICATION<br>FORM |
|                          |                         | LEGAL NOTICE                                       |
|                          |                         | LEGAL DESCRIPTION                                  |
| PUBLIC COMMENTS          | AGENCY COMMENTS         | RESPONSE TO STANDARDS                              |

# FINAL PLAT APPLICATION



## Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-  
1587 [www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_  
Project Number : \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Amount Paid : \_\_\_\_\_  
Receipt No.: \_\_\_\_\_

**Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.**

APPLICANT \_\_\_\_\_

APPLICANT ADDRESS \_\_\_\_\_

APPLICANT PHONE NUMBERS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

NAME OF PLAT \_\_\_\_\_

LOCATION \_\_\_\_\_

NUMBER OF ACRES \_\_\_\_\_ NUMBER OF LOTS \_\_\_\_\_

**FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:** FEE: \$225.00

PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

**TOTAL COST** \_\_\_\_\_

**FOR LESS THAN 2 ACRE LOTS:** FEE: \$225.00

PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

**TOTAL COST** \_\_\_\_\_

### OWNER/DEVELOPER INFORMATION:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CONTACT NUMBERS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

### PROJECT ENGINEER INFORMATION:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CONTACT NUMBERS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS  
PRIOR TO MEETING**

KNOW ALL MEN BY THESE PRESENTS: That Cardinal Point Development, LLC, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

Rick Landes  
Managing Partner

Bryan Little  
Managing Partner

STATE OF OKLAHOMA }  
COUNTY OF POTTAWATOMIE } SS:  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

LAND SURVEYOR'S CERTIFICATE  
I, Chris D'Amico, Professional Land Surveyor, do hereby certify that the annexed plat of Cardinal Point Addition, Phase 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

Chris D'Amico, L.S. 1945

STATE OF OKLAHOMA }  
COUNTY OF POTTAWATOMIE } SS:  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

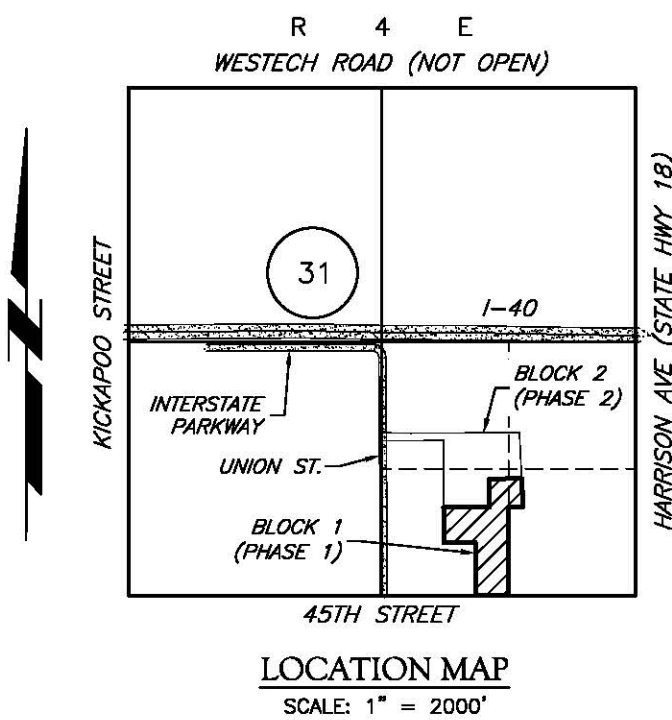
My Commission Expires: \_\_\_\_\_  
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE  
The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Cardinal Point Addition, Phase 1, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in Cardinal Point Development, LLC. All lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED AT City of Shawnee, Pottawatomie County, State of Oklahoma, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: First American Title and Trust

By: \_\_\_\_\_ Asst. Secretary  
By: \_\_\_\_\_ Vice-President



LOCATION MAP  
SCALE: 1" = 2000'

R.O.C.  
SW/C-SE/4, SEC. 31, T11N-R4E  
FND & HELD 2" ODOT BRASS  
MONUMENT.

PHASE 1 (12.08 AC±)  
43 TOTAL LOTS  
41 RESIDENTIAL LOTS (ZONED R-1)  
2 COMMERCIAL LOTS (ZONED C-3)

ROYAL LAND  
PROPERTIES, LLC

P.O.B.

P.O.C. OUTLOT 1  
SE/C-SE/4,  
FND & HELD MGO  
NAL W/LS1531 WASHER

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM  
STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS  
ADOPTED BY THE OKLAHOMA STATE BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS.

IF THE SURVEYOR'S SEAL IMPRESSION IS  
NOT RED COLORED, THE PLAT IS A COPY.

DWG FILE: P:\ENGINEERING\2019\ENG 310-19 CARDINAL POINT\CARDINAL SOUTH SITE DESIGN\FINAL PLAT.DWG

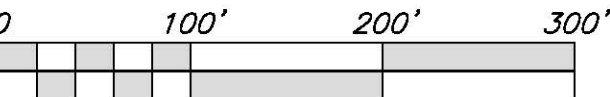
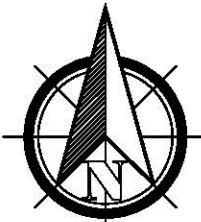
LANDES ENGINEERING L.L.C. & ASSOCIATES  
www.landesengineering.net  
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804  
(405) 275-5388 CA #2260 EXP. 6-30-21

Cardinal Point Addition, Phase 1  
SHAWNEE, OKLAHOMA  
DRAWN BY: ml  
CHECKED CD  
SHEET NUMBER:  
1 of 2

FINAL PLAT

# CARDINAL POINT ADDITION-PHASE I

A SUBDIVISION OF A PART OF THE SE/4  
OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE  
INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



SCALE: 1"=100'

BASIS OF BEARING OF N89°30'53"E ALONG THE SOUTH LINE OF  
THE SE/4 OF SECTION 31, T11N-R4E, I.M. BASED ON  
OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM.

## LEGEND

(o) INDICATES 3/8"  
IRON PIN SET  
W/CAP "CA 2260"  
(UNLESS OTHERWISE  
NOTED)

(\*) INDICATES FOUND  
3/8" IRON PIN  
W/CAP "CA 2260"  
(UNLESS OTHERWISE  
NOTED)

R/W RIGHT-OF-WAY  
U/E UTILITY EASEMENT  
D/E DRAINAGE EASEMENT  
B/L BUILDING LINE

COUNTY TREASURER'S CERTIFICATE  
I, \_\_\_\_\_, do hereby certify that I am the duly elected, qualified and  
acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax  
records of said County show all taxes are paid for the year 20\_\_\_\_, and prior years  
on the land shown on the annexed plat, that the required statutory security has  
been deposited in the office of the County Treasurer, guaranteeing payment of the  
current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this  
instrument to be executed at the City of Shawnee, Oklahoma, this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

County Treasurer

CITY PLANNING COMMISSION APPROVAL  
I, \_\_\_\_\_, Chairman of the City Planning Commission for the City  
of Shawnee, State of Oklahoma, hereby certify that the said commission duly approved  
the annexed plat on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

## ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma, that the  
dedications shown on the annexed plat are hereby accepted. Adopted by the  
Council of the City of Shawnee, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest: \_\_\_\_\_ City of Shawnee, Oklahoma

City Clerk

Mayor

## CERTIFICATE OF CITY CLERK

I, \_\_\_\_\_, City Clerk of the City of Shawnee, State of Oklahoma,  
herby certify that I have examined the records of said City and find that all  
deferred payments or unmlured installments upon special assessments have been  
paid in full and that there is no special assessment procedure now pending against  
the land shown on the annexed plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

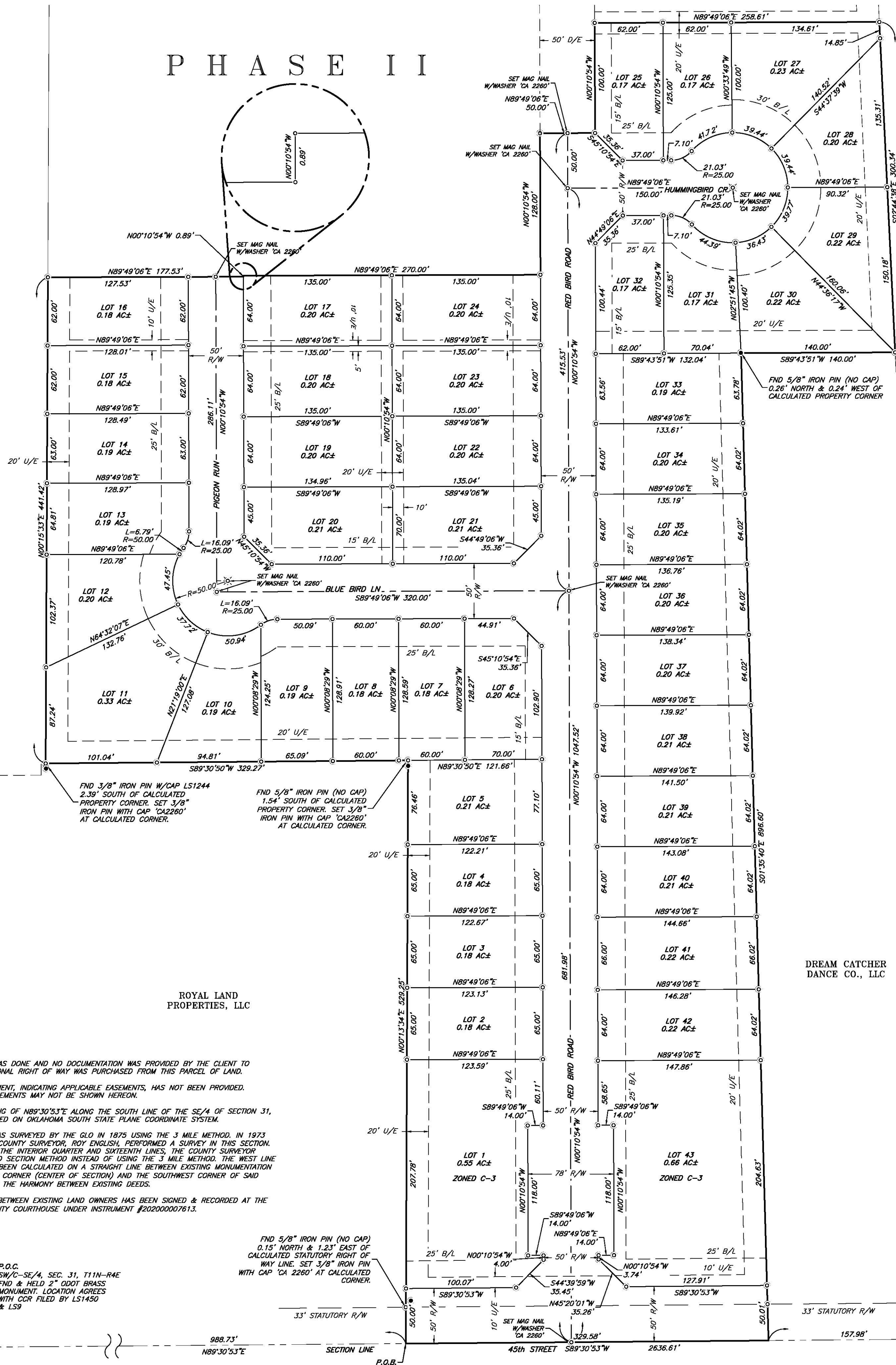
City Clerk

## FLOOD STATEMENT

CARDINAL POINT ADDITION, PHASE 1, IS LOCATED IN FLOOD ZONE "X" (AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER  
F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL  
70 OF 556, MAP NUMBER 40125C0070-J, MAP REVISED 5-16-2019.

# PHASE II

MARGIE STONE  
&  
DONNA FARMER



**SURVEY NOTES:**

- 1) NO RESEARCH WAS DONE AND NO DOCUMENTATION WAS PROVIDED BY THE CLIENT TO DISCOVER IF ADDITIONAL RIGHT OF WAY WAS PURCHASED FROM THIS PARCEL OF LAND.
- 2) A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
- 3) BASIS OF BEARING OF N89°30'53"E ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 31, T11N-R4E, LM, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM.
- 4) THIS SECTION WAS SURVEYED BY THE GLO IN 1875 USING THE 3 MILE METHOD. IN 1973 THE POTTAWATOMIE COUNTY SURVEYOR, ROY ENGLISH, PERFORMED A SURVEY IN THIS SECTION. WHEN CALCULATING THE INTERIOR QUARTER AND SIXTEENTH LINES, THE COUNTY SURVEYOR USED THE STANDARD SECTION METHOD INSTEAD OF USING THE 3 MILE METHOD. THE WEST LINE OF THE SE/4 HAS BEEN CALCULATED ON A STRAIGHT LINE BETWEEN EXISTING MONUMENTATION AT THE NORTHWEST CORNER (CENTER OF SECTION) AND THE SOUTHWEST CORNER OF SAID SE/4 TO PRESERVE THE HARMONY BETWEEN EXISTING DEEDS.
- 5) AN AGREEMENT BETWEEN EXISTING LAND OWNERS HAS BEEN SIGNED & RECORDED AT THE POTTAWATOMIE COUNTY COURTHOUSE UNDER INSTRUMENT #20200007613.

P.O.C.  
SW/4-SE/4, SEC. 31, T11N-R4E  
FND & HELD 2" ODOT BRASS  
MONUMENT. LOCATION AGREES  
WITH COR FILED BY L51450  
& L59

FND 5/8" IRON PIN (NO CAP)  
0.15' NORTH & 1.23' EAST OF  
CALCULATED STATUTORY RIGHT OF  
WAY LINE. SET 3/8" IRON PIN  
WITH CAP 'CA 2260' AT CALCULATED  
CORNER.

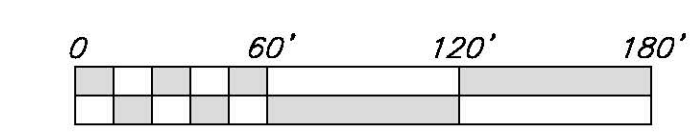
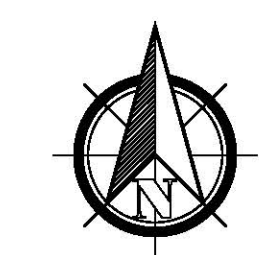
DREAM CATCHER  
DANCE CO., LLC

BURLINGTON NORTHERN  
SANTA FE RAILROAD

# CARDINAL POINT ADDITION-PHASE I

A SUBDIVISION OF A PART OF THE SE/4  
OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE  
INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

FINAL PLAT



SCALE: 1" = 60'

**LEGEND**

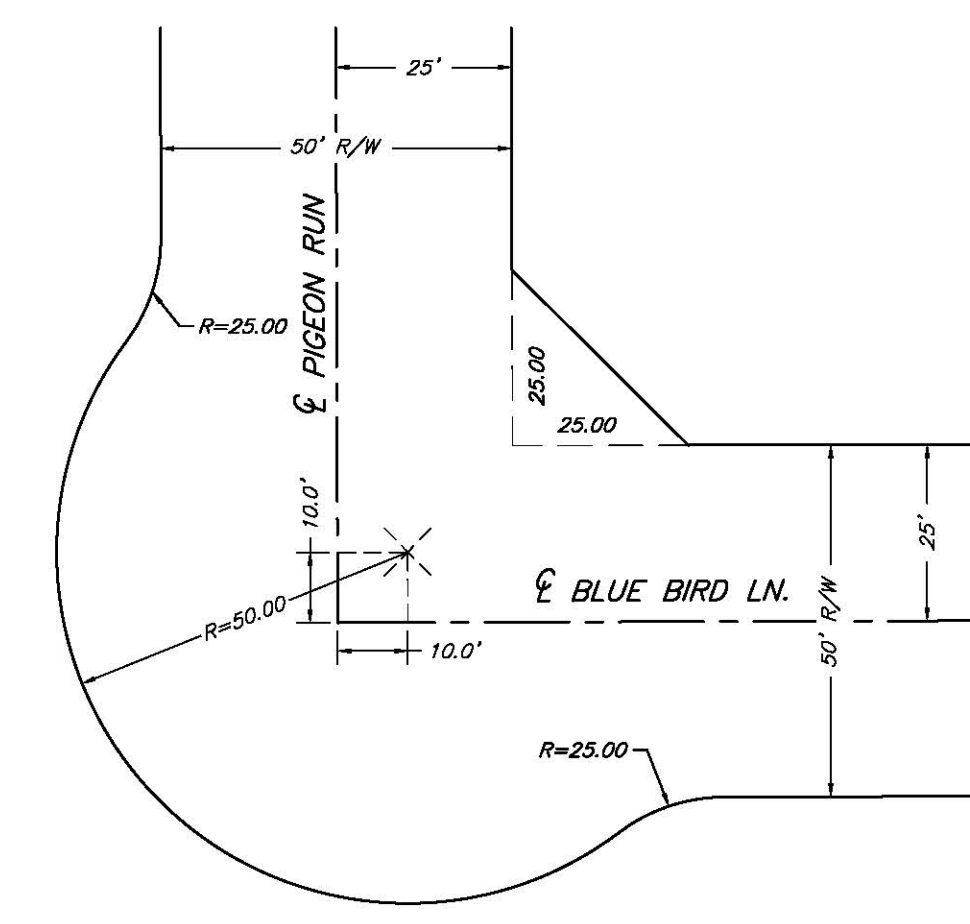
(o) INDICATES 3/8" IRON PIN SET  
W/CAP 'CA 2260' (UNLESS OTHERWISE NOTED)

(\*) INDICATES FOUND 3/8" IRON PIN W/CAP 'CA 2260' (UNLESS OTHERWISE NOTED)

R/W RIGHT-OF-WAY  
U/E UTILITY EASEMENT  
D/E DRAINAGE EASEMENT  
B/L BUILDING LINE

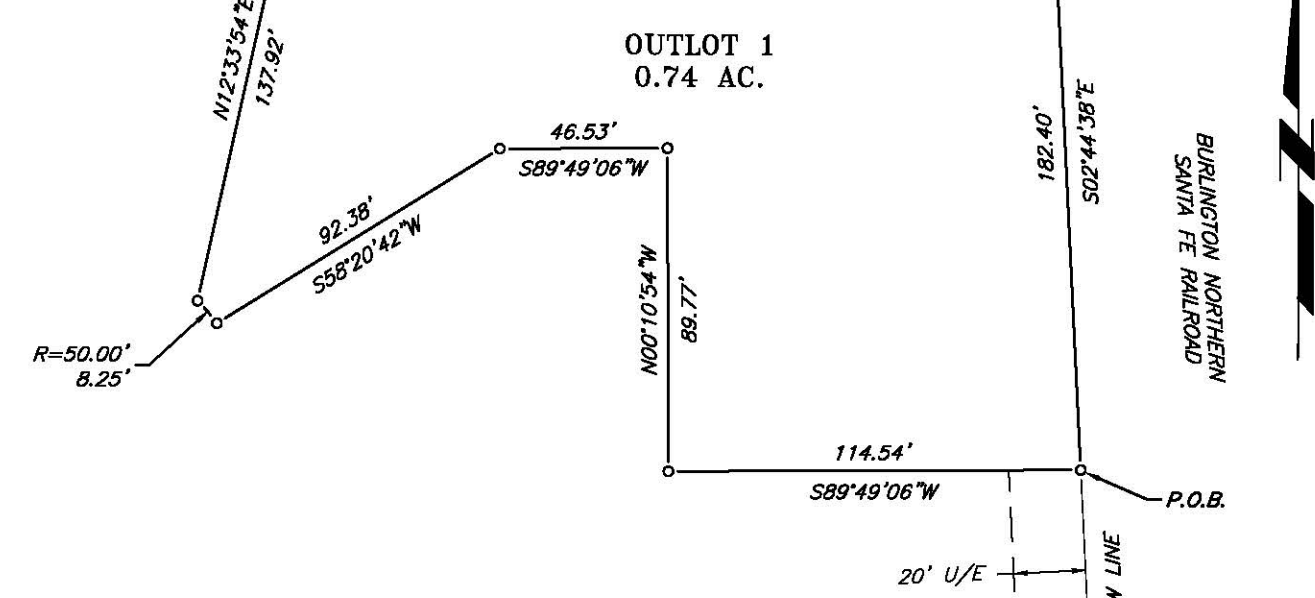


CHAMFERED CORNER DETAIL  
(NOT TO SCALE)



90° (10' OFFSET)  
CUL-DE-SAC DETAIL  
(NOT TO SCALE)

SE/4-SE/4,  
SEC. 31, T11N-R4E  
RESET MAG NAIL  
'CA 2260' IN  
PREVIOUS POSITION  
RECORDED BY L51551



OUTLOT 1  
(STORMWATER DETENTION AREA)  
DETAIL  
SCALE: 1" = 30'

## OUTLOT LEGAL DESCRIPTION

AN OUTLOT FOR STORMWATER DETENTION LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE S89°30'53"W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 1180.32 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE B.N.&S.F. RAILWAY COMPANY RIGHT-OF-WAY; THENCE N02°44'38"W ALONG SAID WEST RAILWAY COMPANY PROPERTY LINE (RIGHT-OF-WAY LINE) A DISTANCE OF 1489.22 FEET TO THE POINT OF BEGINNING; THENCE S89°49'06"W A DISTANCE OF 114.54 FEET; THENCE N00°10'54"W A DISTANCE OF 89.77 FEET; THENCE S89°49'06"W A DISTANCE OF 46.53 FEET; THENCE S58°20'42"W A DISTANCE OF 92.38 FEET; THENCE NORTHWESTERLY IN A NON-TANGENT CURVE TO THE LEFT WITH A CHORD BEARING OF N40°27'14"W AND A CHORD DISTANCE OF 8.24 FEET AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 8.25 FEET; THENCE N12°33'54"E A DISTANCE OF 137.92 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INST #201900008545; THENCE N89°51'09"E ALONG SAID NORTH LINE A DISTANCE OF 206.60 FEET TO A POINT ON SAID WEST PROPERTY LINE OF THE B.N.&S.F. RAILWAY COMPANY RIGHT-OF-WAY; THENCE S02°44'38"E ALONG SAID WEST RAILWAY COMPANY PROPERTY LINE (RIGHT-OF-WAY LINE) A DISTANCE OF 182.40 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED OUTLOT CONTAINING 0.74 ACRES, MORE OR LESS.

## PHASE I LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY (21), TOWNSHIP ELEVEN NORTH (11N), RANGE FOUR EAST (R4E) OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF N89°30'53"E ALONG THE SOUTH LINE OF SAID SE/4, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (C15 1948) AS: COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE N89°30'53"E ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 988.73 FEET TO THE POINT OF BEGINNING; THENCE N01°13'34"E A DISTANCE OF 328.25 FEET; THENCE S89°50'50"W A DISTANCE OF 129.27 FEET; THENCE N01°15'34"E A DISTANCE OF 441.42 FEET; THENCE N89°49'06"E A DISTANCE OF 177.53 FEET; THENCE N00°10'54"W A DISTANCE OF 0.89 FEET; THENCE N89°49'06"E A DISTANCE OF 270.00 FEET; THENCE N01°10'54"W A DISTANCE OF 128.00 FEET; THENCE N89°49'06"E A DISTANCE OF 50.00 FEET; THENCE N01°10'54"W A DISTANCE OF 100.00 FEET; THENCE N89°49'06"E A DISTANCE OF 258.61 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE A.T.&S.F. RAILWAY COMPANY RIGHT-OF-WAY; THENCE S02°44'38"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 300.34 FEET; THENCE S89°43'51"W A DISTANCE OF 140.00 FEET; THENCE S01°35'40"E A DISTANCE OF 896.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4; THENCE S89°30'53"W ALONG SAID SOUTH LINE A DISTANCE OF 328.58 FEET TO THE POINT OF BEGINNING, CONTAINING 12.08 ACRES, MORE OR LESS.

|                                                                                                                                                                                    |                 |                                                                  |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------|----------------------|
| <p>LANDES ENGINEERING L.L.C. &amp; ASSOCIATES</p> <p>www.landesengineering.net</p> <p>903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804</p> <p>(405) 275-5388 CA #2260 EXP. 6-30-21</p> |                 | <p>Cardinal Point Addition, Phase 1</p> <p>SHAWNEE, OKLAHOMA</p> |                      |
| DATE: 02/05/2021                                                                                                                                                                   | REV: 03/12/2021 | DRAWN BY: mtl                                                    | SHEET NUMBER: 2 of 2 |
| CHECKED: CD                                                                                                                                                                        |                 |                                                                  |                      |

DWG FILE: P:\ENGINEERING\2019\ENG 310-19 CARDINAL POINT\CARDINAL SOUTH SITE DESIGN\FINAL PLAT.DWG

City of Shawnee, OK  
Planning Department  
222. N. Broadway  
Shawnee, OK 74801  
(405) 878-1616  
Fax: (405) 878-1587  
www.ShawneeOK.org



CASE #PL08-21  
*Rolling Hills Addition – Section 2 --  
Preliminary Plat*  
MEETING DATE:  
*April 7th, 2021*  
CITY COMMISSION DATE:  
*April 19th, 2021*

APPLICANT:  
Absentee Shawnee  
Housing Authority

107 N Kimberly  
Shawnee, OK 74802-0425

RSheppard@ashousingauthority.com

PROPERTY ADDRESS/LOCATION:  
Northeast of the intersection of Main Street and N Bryan Avenue

The applicant,  
**Absentee Shawnee  
Housing Authority**,  
requests  
preliminary plat  
approval for Rolling  
Hills Addition –  
Section 2, a 2.39-  
acre property.



STAFF RECOMMENDATION

|                         |                              |                                                                            |            |                              |
|-------------------------|------------------------------|----------------------------------------------------------------------------|------------|------------------------------|
| EXISTING ZONING:<br>R-1 | EXISTING LAND USE:<br>Vacant | SURROUNDING ZONING & LAND USE:<br>R-1 (Single-Family Residential District) | LOTS:<br>2 | PROPERTY SIZE:<br>4.26-acres |
|-------------------------|------------------------------|----------------------------------------------------------------------------|------------|------------------------------|

Planning Department has received the following feedback from the following agencies:

**Engineering:**  
Engineering has approved of the submitted preliminary plat.

**Shawnee Municipal Authority:**  
SMA has approved of the submitted preliminary plat.

**Fire Department:**  
Fire has approved of the submitted preliminary plat.

**The subject request is in conformance with the City Zoning Code and Subdivision Code; therefore, Staff hereby recommends approval of the submitted preliminary plat.**

|         |                         |      |
|---------|-------------------------|------|
| APPROVE | APPROVE WITH CONDITIONS | DENY |
|---------|-------------------------|------|

|                          |                 |                                                       |              |                   |
|--------------------------|-----------------|-------------------------------------------------------|--------------|-------------------|
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED PLANS | PUBLIC<br>HEARING<br>PETITION/<br>APPLICATION<br>FORM | LEGAL NOTICE | LEGAL DESCRIPTION |
| PUBLIC COMMENTS          | AGENCY COMMENTS | RESPONSE TO STANDARDS                                 |              |                   |

# PRELIMINARY PLAT APPLICATION



## Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_  
Receipt No.: \_\_\_\_\_

**Please provide a submittal letter, 6-24X36 maps, 1-8 1/2x14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.**

APPLICANT Absentee Shawnee Housing Authority

APPLICANT ADDRESS 107 N Kimberly, Shawnee, OK 74802-0425

APPLICANT PHONE NUMBERS 405-273-1050

EMAIL ADDRESS RSheppard@ashousingauthority.com

NAME OF PLAT Rolling Hills Addition – Section 2

LOCATION NE corner of Main Street and N Bryan Avenue (NW 1/4 Sec. 20, T-10-N, R-4-E, Pottawatomie Co.)

NUMBER OF ACRES 2.39± NUMBER OF LOTS 5

**FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00**

PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

**TOTAL COST** \_\_\_\_\_

**FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00**

PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 5 \$10

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_

**TOTAL COST \$235.00**

### **OWNER/DEVELOPER INFORMATION:**

NAME Absentee Shawnee Housing Authority (Robert Sheppard)

ADDRESS 107 N Kimberly, Shawnee, OK 74802-0425

CONTACT NUMBERS 405-273-1050

EMAIL ADDRESS RSheppard@ashousingauthority.com

### **PROJECT ENGINEER INFORMATION:**

NAME BWR Design Group, LLC (Bryan Richards, PE)

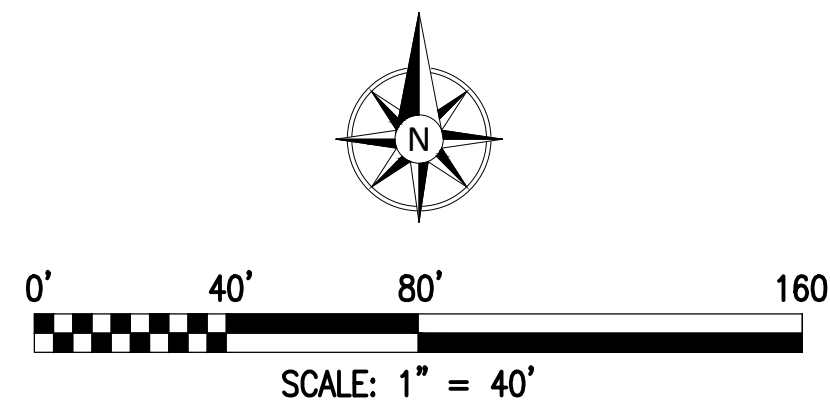
ADDRESS PO Box 31732, Edmond, OK 73003

CONTACT NUMBERS 405-761-5517

EMAIL ADDRESS bwrdesigngroup@gmail.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING**

PRELIMINARY PLAT  
ROLLING HILLS ADDITION, SECTION 2  
MAIN STREET & BRYAN AVENUE  
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



POC  
FND MAG SHINER  
NW COR., NW/4, SEC. 21  
T-10-N, R-4-E, I.M.

S 00° 27' 57" E 121.68'

50' ROW

10' U/E

N. BRYAN AVENUE  
(COLLECTOR)

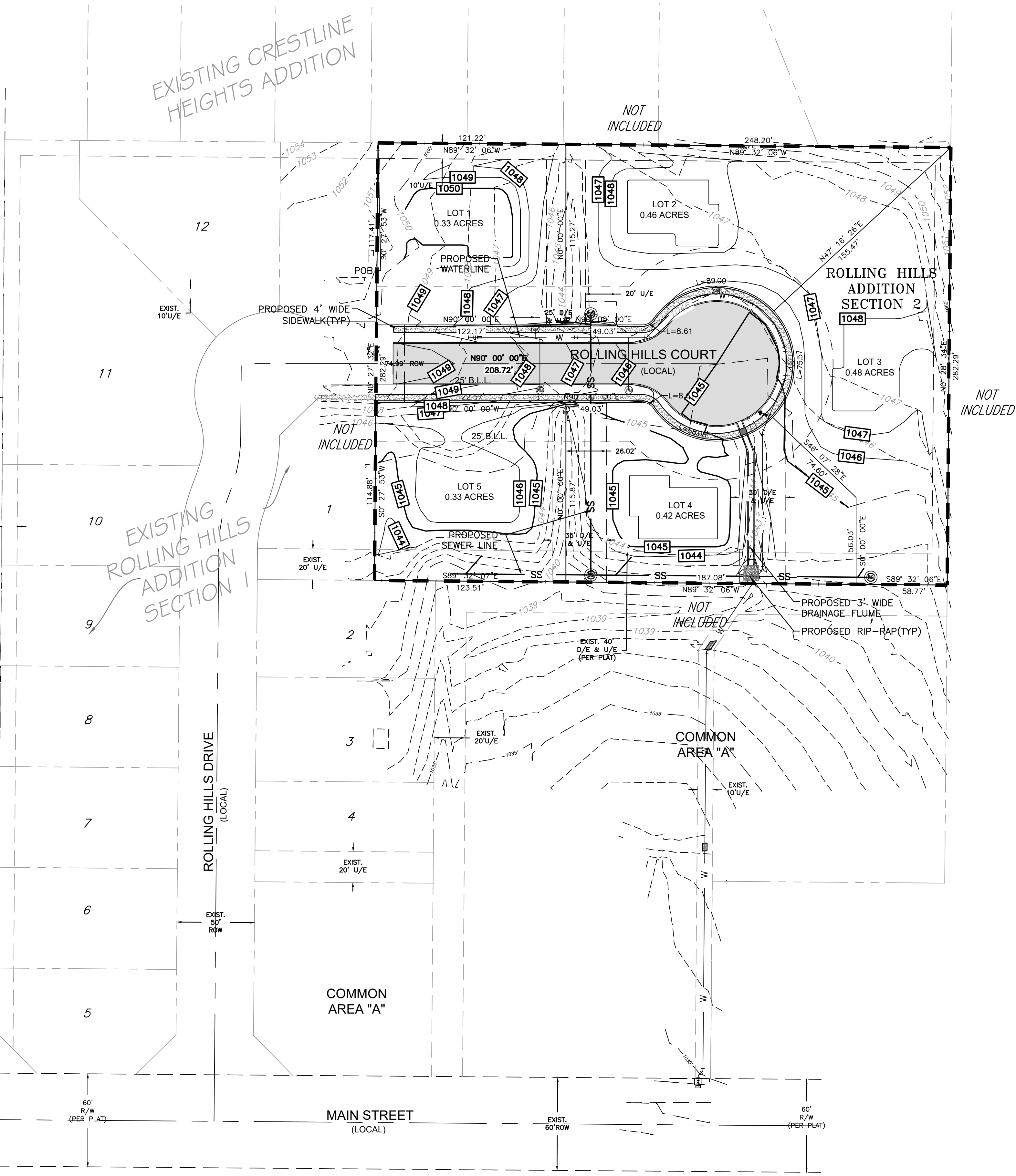
ROLLING HILLS DRIVE  
(LOCAL)

60' R/W  
(PER PLAT)

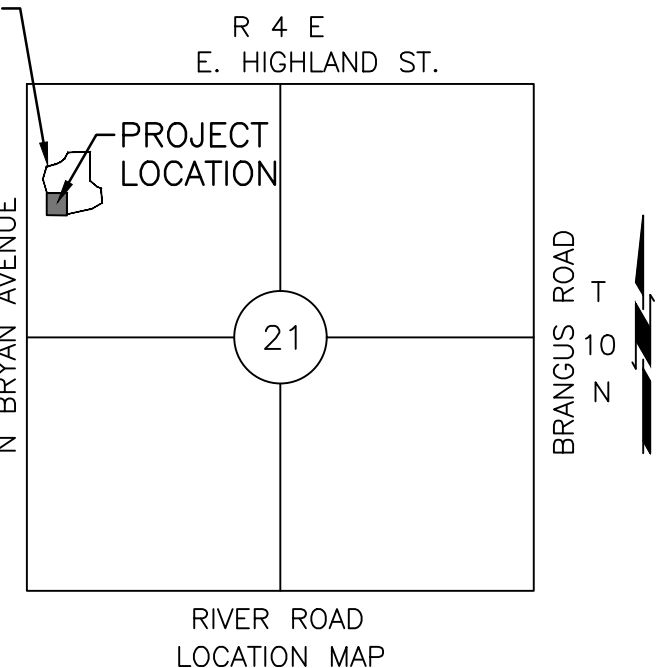
MAIN STREET  
(LOCAL)

EXIST.  
60' ROW

60' R/W  
(PER PLAT)



DRAINAGE AREA  
5.7 ACRES



OWNER/SUBDIVIDER:  
ABSENTEE SHAWNEE HOUSING AUTHORITY  
107 N. KIMBERLY,  
SHAWNEE, OK 74802  
BOB SHEPPARD 405-273-1050

CIVIL ENGINEER:  
BWR DESIGN GROUP, LLC  
PO BOX 31732  
EDMOND, OK 73003  
405-761-5517

LAND SURVEYOR:  
FRONTIER LAND SURVEYING  
600 W 18TH STREET  
EDMOND, OK 73013  
405-285-0433

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION OF TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), SAID POINT BEING A FOUND MAG NAIL;

THENCE S 0° 27' 54" W ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 1320.00 FEET;  
THENCE S 89° 32' 06" E ON A LINE PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 290.61 FEET TO A SET 1/2" IRON PIN WITH CAP CA# 7232, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING S 89° 32' 06" E A DISTANCE OF 369.39 FEET TO A FOUND 1/2" IRON PIN;  
THENCE S 0° 27' 54" W ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 282.29 FEET TO A FOUND 1/2" IRON PIN WITH OSC# 4717;  
THENCE N 89° 32' 06" W ON A LINE PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 369.39 FEET TO A SET 1/2" IRON PIN WITH CAP CA# 7232;  
THENCE N 0° 27' 54" E ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 282.29 FEET RETURNING TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 2.39 ACRES AS DESCRIBED

STATISTICAL DATA

CURRENT PROPERTY ZONING = RESIDENTIAL  
TOTAL GROSS ACRES = 2.02  
TOTAL NUMBER OF LOTS = 5  
TOTAL DWELLING UNITS = 5

LOT #1 RESIDENTIAL (1 DWELLING UNIT)  
14,226.05 SQFT OR 0.33 AC

LOT #2 RESIDENTIAL (1 DWELLING UNIT)  
20,094.48 SQFT OR 0.46 AC

LOT #3 RESIDENTIAL (1 DWELLING UNIT)  
20,896.78 SQFT OR 0.48 AC

LOT #4 RESIDENTIAL (1 DWELLING UNIT)  
18,408.03 SQFT OR 0.42 AC

LOT #5 RESIDENTIAL (1 DWELLING UNIT)  
14,195.72 SQFT OR 0.33 AC

LINEAL FOOTAGE OF PROPOSED LOCAL  
ROADWAY = 208.72 LF

| Point Table |                                 |              |                |
|-------------|---------------------------------|--------------|----------------|
| Point #     | Description                     | Northing     | Easting        |
| 1           | CP 1 / SET 1/2IN IP W/ NETWORK  | 727,573.8655 | 2,298,472.5930 |
| 2           | BM 2 / SET CUT X ON TOP OF CURB | 727,704.2312 | 2,298,660.2730 |
| 3           | BM 3 / SET CUT X TOP OF CURB    | 727,995.2132 | 2,298,516.9760 |

SURVEYOR'S CERTIFICATE

I, Joe Farmer, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat ROLLING HILLS ADDITION, SECTION 2, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

UTILITY CONSTRUCTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE TAP FEES AS WELL AS THE ACTUAL SERVICE TAPS.

2. ALL SANITARY SEWER CONNECTIONS SHALL BE TAPPED WITH 90° TAP ON TOP OF THE SEWER MAIN.

**BWR**  
DESIGN GROUP

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405-761-5517  
CA 7227, EXP. 06/30/2022