Board of Adjustment

Staff Report
BOA-24120

Hearing Date: October 27, 2026
Prepared by: Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

Nathalie Cornett, Eller & Detrich, P.C.

Property Owner: ESTATES AT TULSA HILLS LLC

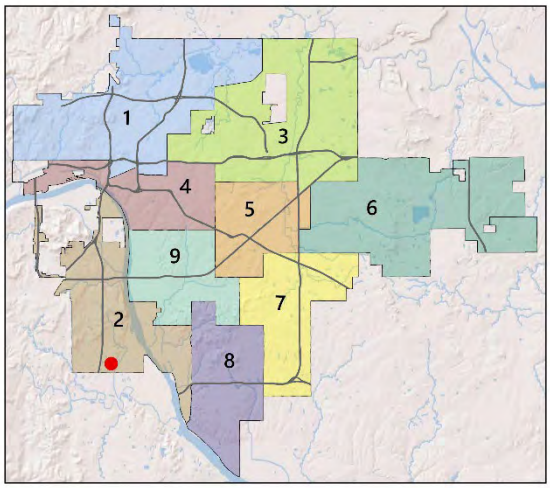
Property Location

North of the northeast corner of West 91st Street South and South Maybelle Avenue

Tract Size: ±3.25 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Anthonie Archie
County Commission: District 2, Lonnie Sims

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Special Exception to increase the allowed fence height of 4 feet in the street setback (Section 45.080-A).

Zoning

Zoning District: RS-1, ODP(Z-7460)

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: West Highlands/Tulsa Hills, Southwest Tulsa

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: Residential Collector

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: Tulsa Regulatory Floodplain

Tree Canopy Coverage: 30-49%

Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to increase the allowed fence height of 4 feet in the street setback (Section 45.080-A). The applicant is proposing to construct a wall with metal gates and masonry columns at the entrance of a private subdivision. The wall will be 12 feet tall at its highest and 8 feet at its lowest. The applicant is requesting 8 feet of relief from its highest point.

Section 45.070 Fences and Walls

45.070-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R-zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120. See Section 90.170-A for fence and wall measurements. See also Title 24, Section 103 of the Tulsa Revised Ordinances for sight-distance triangle requirements.

Relevant Case History

- Z-7460, November 19th, 2018, The Planning Commission approved a rezoning from AG to RS-1 with optional development plan.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-1, ODP(Z-7460)	Neighborhood	Residential, Vacant
East	RS-1, ODP(Z-7460)	Neighborhood	Residential, Vacant
South	RS-1, ODP(Z-7460)	Neighborhood	Residential, Vacant
West	RS-4, ODP (Z-7439)	Neighborhood	Residential

Small Area Plans

The subject property is included in the West Highlands/Tulsa Hills Small Area Plan. This plan is a guide for the future development of the extreme southwest corner of the city of Tulsa. The plan established the following goals:

1. The area is better connected to the citywide multimodal transportation system, with an emphasis on greater trail/non-automobile infrastructure, and Tulsa Hills is well-connected to the city's mass-transit system.
2. There is a reduction in per capita major injuries or fatalities resulting from automobile collisions with cyclists or pedestrians. Non-automobile transport is safe for all of those who do not have access to a car or simply choose not to drive.

3. New construction is aesthetically compatible with the existing area, and developers take deliberate and effective measures to minimize traffic impacts by providing coordinated access management, maintaining the grid system and/or implementing multimodal transportation options in their site plans.
4. The area is identifiable to the majority of Tulsans, not only for its destination shopping center but also for its attractive homes and neighborhoods, high-quality housing, trails and innovative urban/ rural design.
5. Residents of the multifamily units, single-family subdivisions and larger-lot estates see the area develop in a manner which does not harm the quality of life for residents of the other housing types.
6. New construction along Union Avenue is adequately and appropriately buffered from the existing, stable neighborhoods west of Union Avenue.
7. Crime rates do not increase. The area continues to be safe and considered an excellent place to raise children.
8. The area captures a share of the anticipated growth in high-income owner-occupied housing demand, as projected in the Housing chapter of the 2010 Tulsa Comprehensive Plan, providing an economic base for more neighborhood amenities.
9. Median household income levels remain at or above the city-wide average.

The subject property is also included in the Southwest Tulsa Neighborhood Plan**.** Adopted in 2009 (Phase 1) and 2011 (Phase 2), the Southwest Tulsa Neighborhood Revitalization Plan identified 78 implementation measures focused on improvements to the livability and walkability of the area.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: South Maybelle Avenue runs to the west of the property and is classified as a Residential Collector, which has a minimum planned right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along South Maybelle Avenue.

Planned Bike/Ped Facilities: Sidewalks are recommended along the internal streets of the private subdivision.

Arterial Traffic per Lane: N/A

Environmental Considerations
Flood Area: The subject property is located partially within a Tulsa Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 37%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Site Photos

View east from South Maybelle Avenue, April 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to *approve or deny* a special exception to increase the allowed fence height *from 4 feet to 12 feet* in the street setback (Section 45.080-A);

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

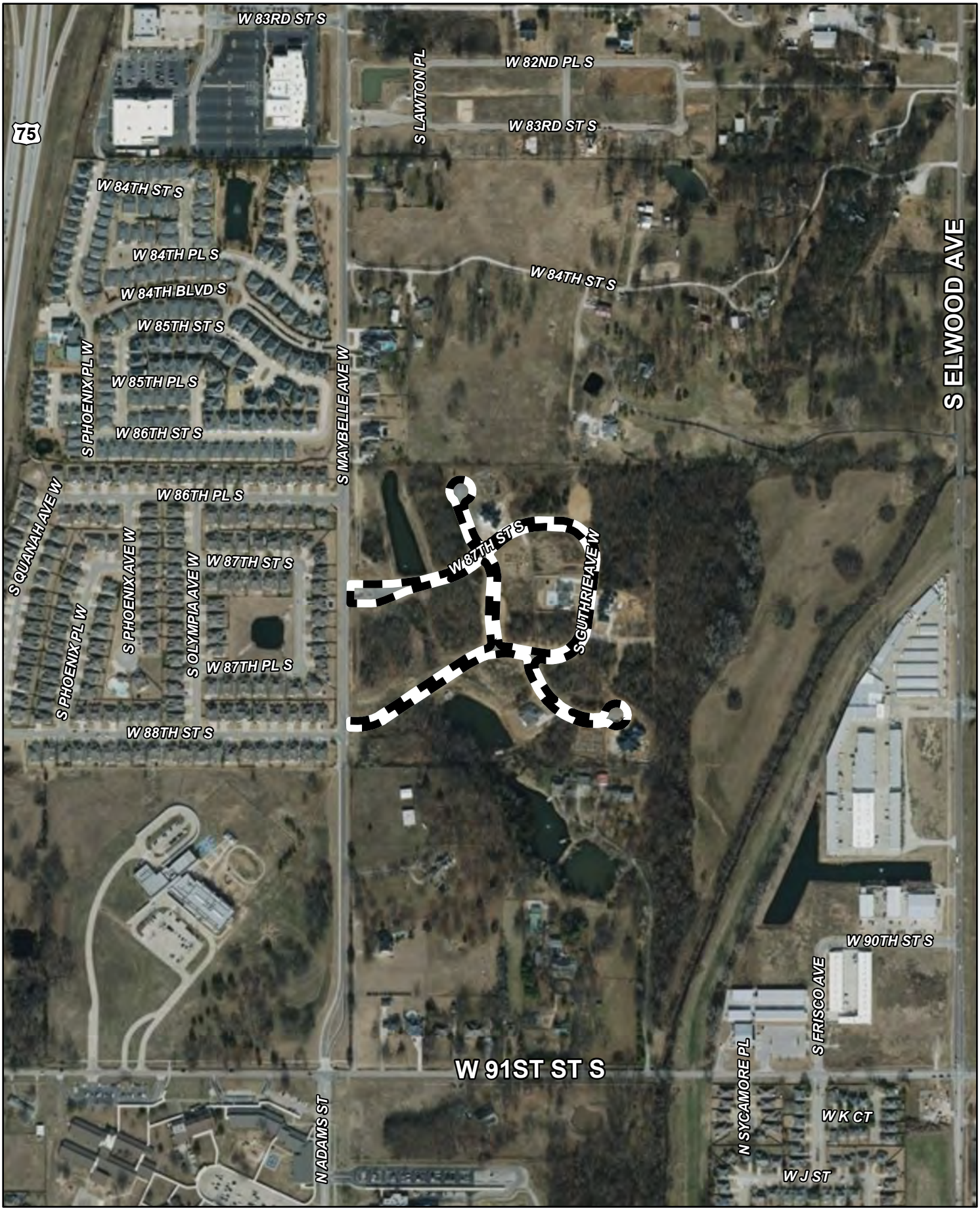
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

Reserve A, THE ESTATES AT TULSA HILLS, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map



Feet
0 275 550

Subject Tract

BOA-24120

18-12 14

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

Aerial Photo Date: 2025

N

Feet
0 100 200

Subject Tract

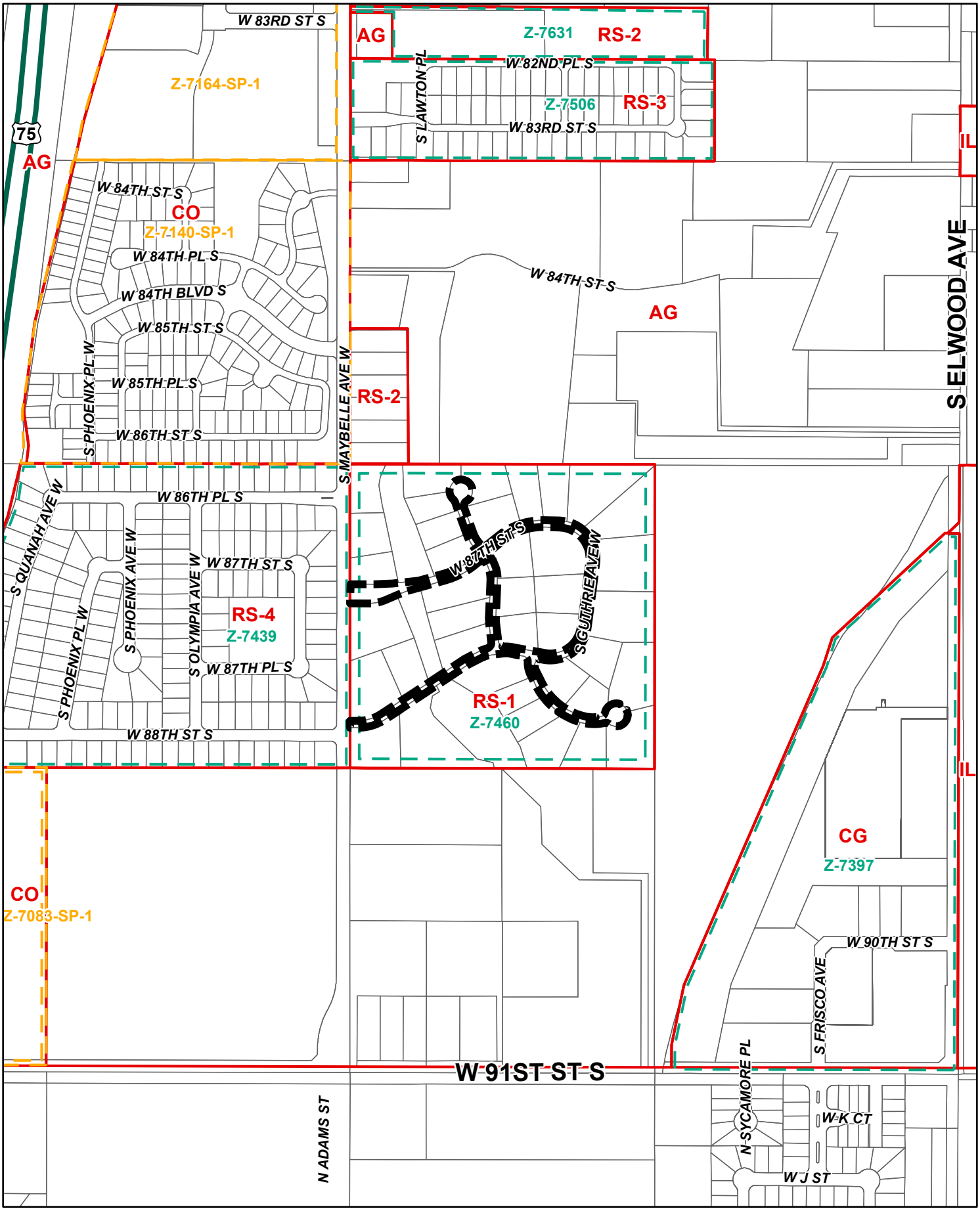
BOA-24120

18-12 14

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

Aerial Photo Date: 2025

N



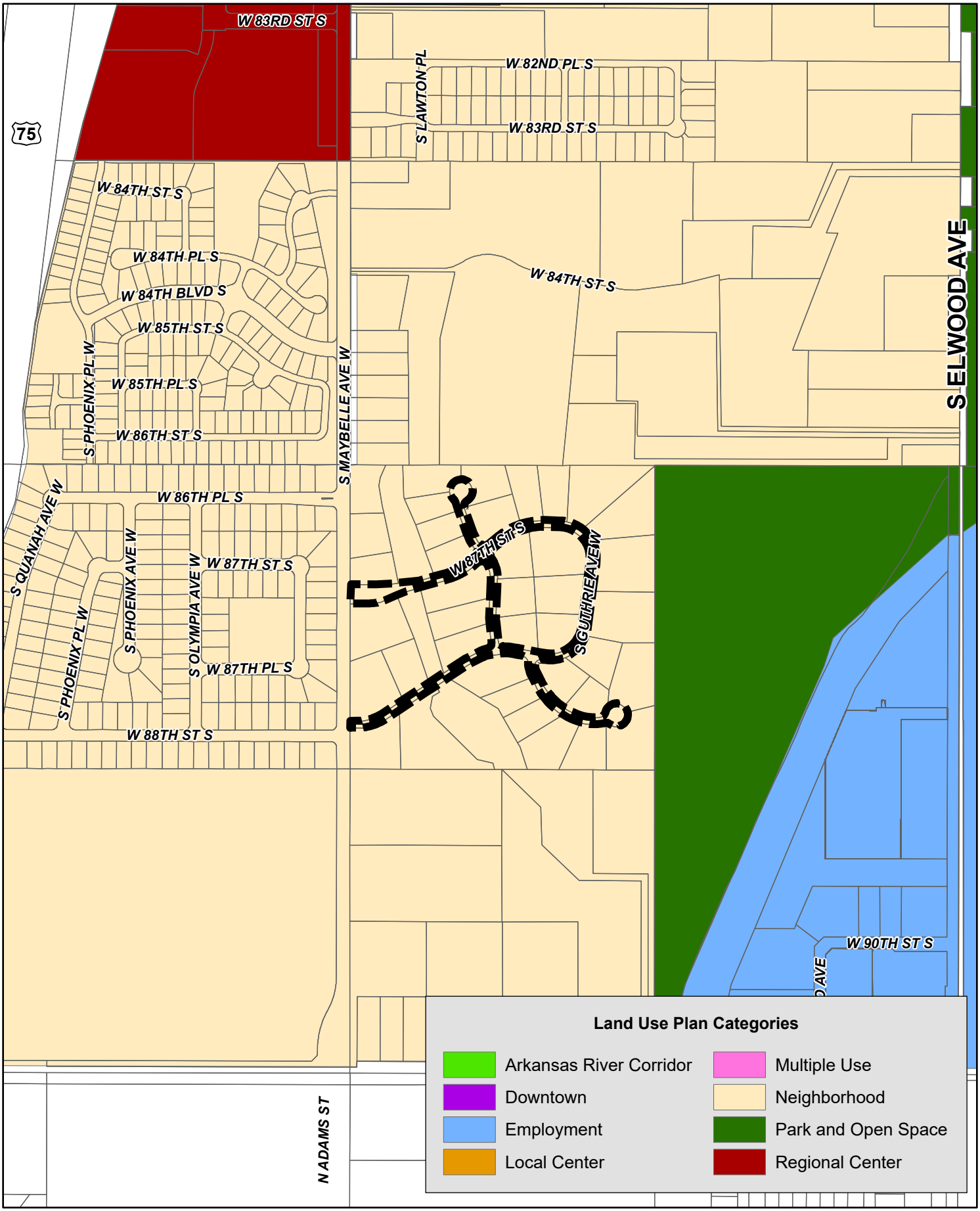
Feet
0 275 550

Subject Tract

BOA-24120

18-12 14

N



Feet
0 275 550

Subject Tract

BOA-24120

18-12 14

N

Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

See attached Exhibit "A"

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

See attached Exhibit "A"

Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

Plan Corrections Summary Requirement

An official Plan Corrections Summary issued to the Applicant from the City of Tulsa Permit Center must accompany every application. I understand, and take responsibility for, the following:

1. All requirements set forth in the Plan Corrections Summary must be met, or the relief detailed in said document must be sought in an application to the Board of Adjustment (BOA) for any of the requirements which cannot be met. If the applicant does not request the relief detailed in the Plan Corrections Summary, additional BOA action may be required, which may result in significant delays during the building permit process.

2. If the plans reviewed by the City for the issuance of the Plan Corrections Summary are changed, the plans must be re-submitted to the City, and an additional Plan Corrections Summary may be issued based upon the new plans which may result in additional requirements or an additional application to the Board being necessary.

I hereby certify that I have read and understand the above Plan Corrections Summary requirements for the subject property.

Mathalie Cornett — Applicant Signature
9.24.26 — Date

Platting/Subdivision Compliance Review Requirement

A platting requirement or subdivision conformance review is in place for the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, as follows:

> For any land which has been rezoned to a zoning classification upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.2.b of the City of Tulsa Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Applicant Signature — Date

Mailing Authorization and Release

I authorize City of Tulsa staff to obtain property owners' names and addresses as required for this application. I understand that City of Tulsa staff will use County Assessor data to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

I hereby release and forever discharge the City of Tulsa, its agents and successors, from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by the City of Tulsa as required in this application.

Mathalie Cornett — Applicant Signature
9.24.26 — Date

Neighbor Communications

Advance communication with surrounding neighbors is encouraged by the Board of Adjustment, Planning Commission, and City Council to help educate applicants and neighbors about one another's interests; resolve issues in a manner that respects those interests; and identify unresolved issues before initiation of formal public hearings.

Applicants are encouraged to submit a summary of their communication and engagement with neighbors at or before the first required public hearing. The recommended content of such summaries is as follows:

a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);

b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, fliers, door-to-door handouts, etc.);

c. Who was involved in the discussions;

d. Suggestions and concerns raised by neighbors; and

e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

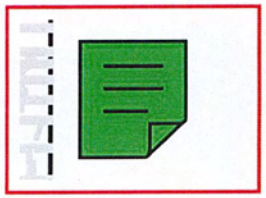
Mathalie Cornett — Applicant Signature
9.24.26 — Date

Exhibit "A"

The Applicant requests a Special Exception pursuant to Section 45.070-A of the Tulsa Zoning Code (the "Code") to permit wall columns and entry gate features to exceed eight feet (8') in height for the gated entryway to The Estates at Tulsa Hills located just north of W. 91st St. and east of S. Maybell Avenue (the "Property").

The Property is a private, gated subdivision that is nearing completion. The developer is ready to construct the gated entryway to the neighborhood. There is a perimeter masonry wall that is eight feet tall; however, the columns to the wall and entryway gate are taller, up to twelve feet. The building plans for the entry columns and gate are attached.

The columns provide the necessary structural support for the metal gates. The gates and columns are set back from Maybelle Avenue over seventy feet and do not interfere with vehicle turning maneuvers or the sight distance triangle. Surrounding neighborhoods in the area are mostly all gated and have similar entryway features. Accordingly, the additional height in the columns will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



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Page Label: 2
Author: O.C. Walker
Date: 10/7/2025 2:15:33 PM
Status:
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Layer:
Space:

Sec.45.080-A:Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

CITY OF TULSA

City of Tulsa, OK
TULSA PLANNING
175 E 2nd Street
Tulsa, OK 74103
(918) 596-7659
Welcome

09/24/2026 01:32PM Christoph
014332-0001

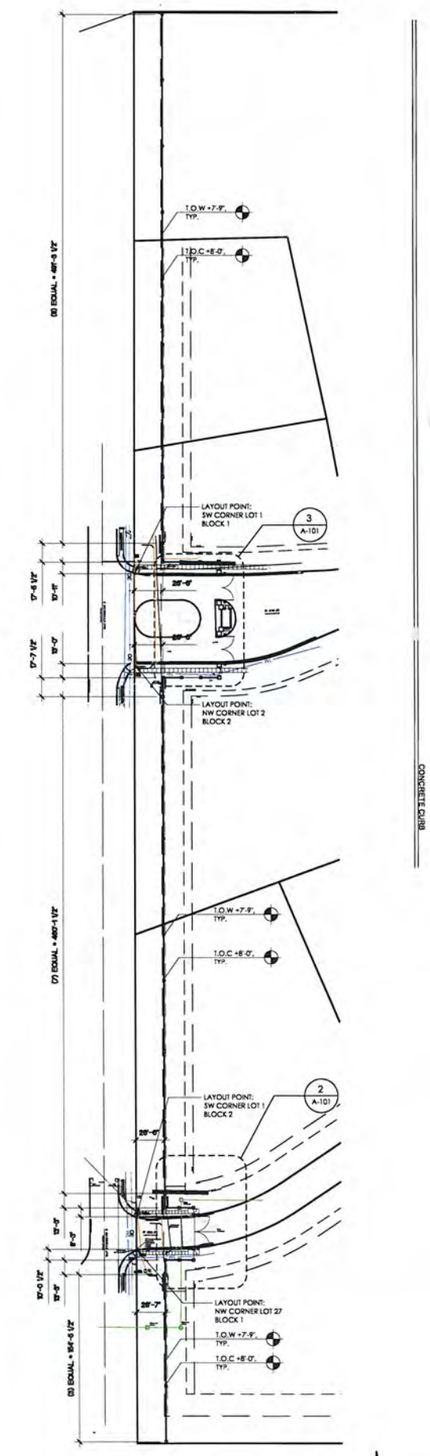
MISCELLANEOUS

BOA APPLICATION FEE	
(161001)	
2027 161001	
1 @ $800.00	$800.00
Payment Id: 666943	
	$800.00
Subtotal	**$800.00**
Total	**$800.00**
Tenders	
CHECK	$800.00
Check Number 14707	
Change due	**$0.00**

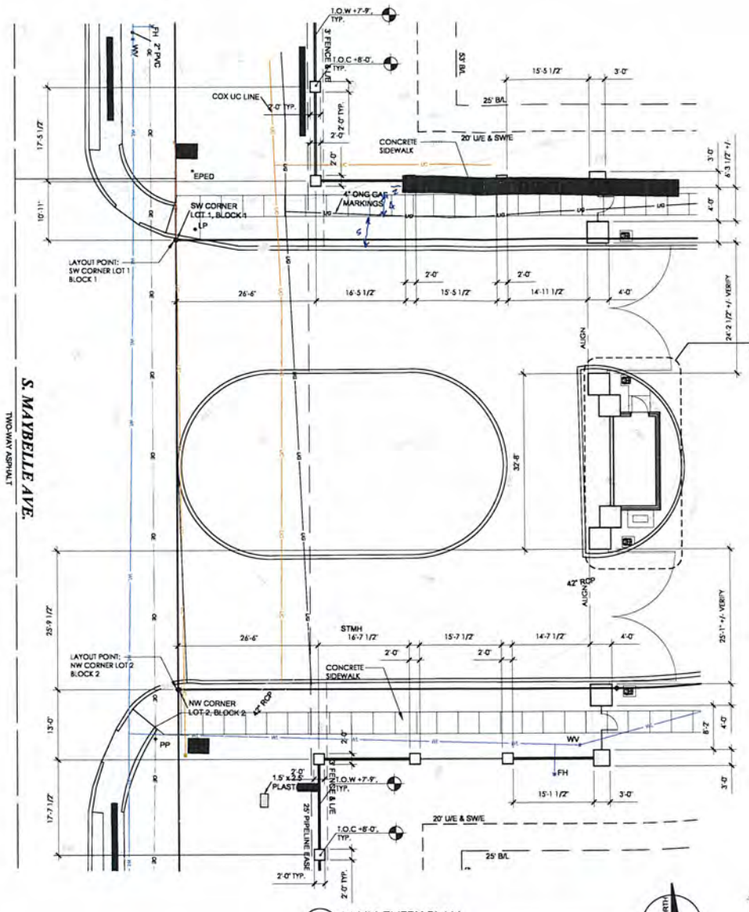
Paid by: Eller & Detrich

Thank you for your payment

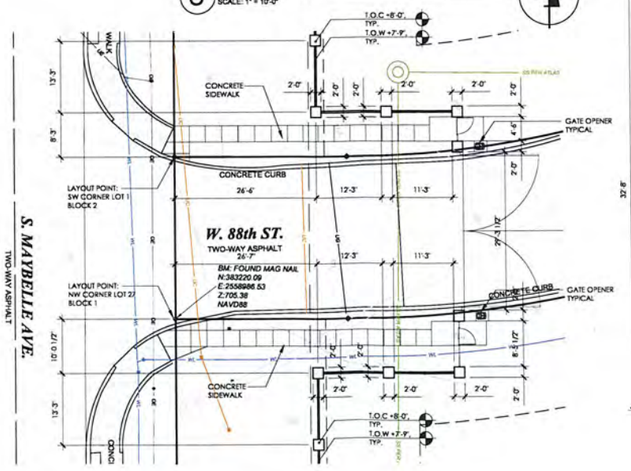
City of Tulsa, OK COPY
DUPLICATE RECEIPT



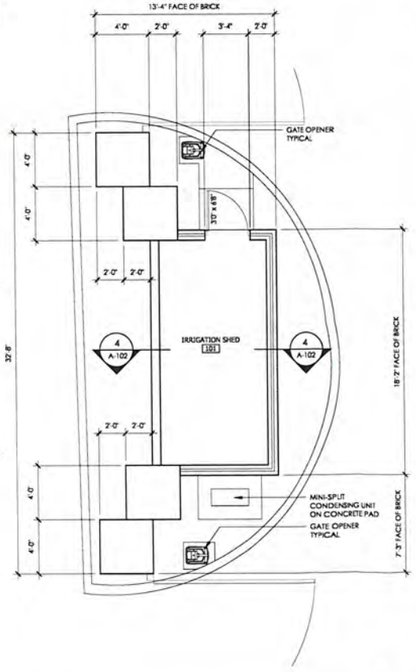
1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



3 MAIN ENTRY PLAN
SCALE: 1" = 10'-0"



2 SECONDARY ENTRY GATE
SCALE: 1" = 10'-0"



4 IRRIGATION SHED PLAN
SCALE: 1/4" = 1'-0"

PROJECT DATA

PROJECT DESCRIPTION:	NEW ENTRY WALL AND GATES CONSTRUCTION
ZONING:	RS-1
PUD NO:	Z-7460
PARCEL ID:	70568-82-14-21990
SUBDIVISION:	ESTATES AT TULSA HILLS, THE (70568)
LEGAL DESCRIPTION:	RESERVE A SECTION 14 TOWNSHIP: 18 RANGE: 12
SITE AREA:	3.25 ACRES/141,717 SQUARE FEET
APPLICABLE BUILDING CODES:	2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

SHEET INDEX

ARCHITECTURAL SHEETS
A-101 ENTRY PLANS
A-102 GROUND LEVEL PLAN
A-103 SECOND LEVEL PLAN
SURVEY

S0.1 GENERAL STRUCTURAL NOTES AND SCHEDULES
S1.0 FOUNDATION, FRAMING PLAN AND DETAILS

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. THE CONTRACTOR SHALL BEFORE STARTING EACH PORTION OF THE WORK CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK AND THE CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
4. UNLESS OTHERWISE INDICATED, THE PLAN DIMENSIONS SHOWN ON THIS SHEET ARE TO COLUMN GRID ON CENTERLINES. FINISHED WALL SURFACES AND FACE OF CONCRETE WALLS.
5. FLOORS AND WALL BASES IN TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS AND WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
6. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICES SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
7. T.O.W = TOP OF WALL
8. T.O.C = TOP OF COLUMN

SECTION 14
LOCATION MAP
SCALE: 1"=2000'

REVISIONS

NO.	DESCRIPTION	BY
1		
2		
3		
4		
5		
6		

DESIGN ARCHITECT:
BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74008
918.270.0099

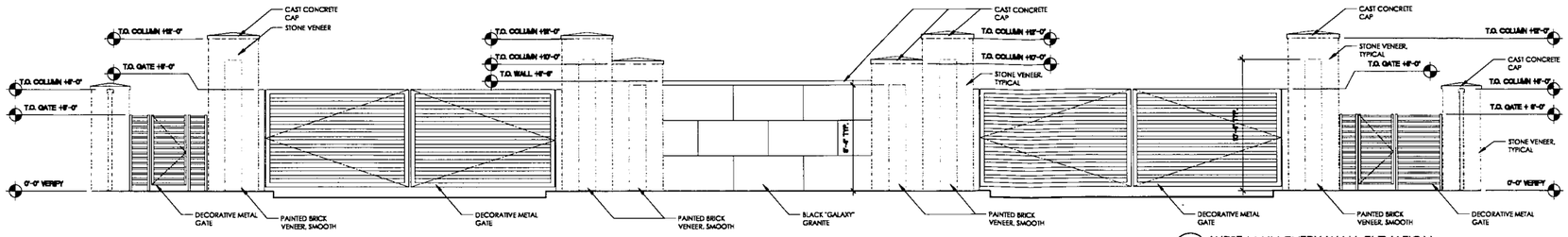
STATE OF OKLAHOMA
BARRY GOLDSTEIN
No. 8529
TULSA, OK
LICENSED ARCHITECT
09.01.2025

ENTRY GATES FOR:
THE ESTATES AT TULSA HILLS
W 87 STREET SOUTH, TULSA, OK 74132

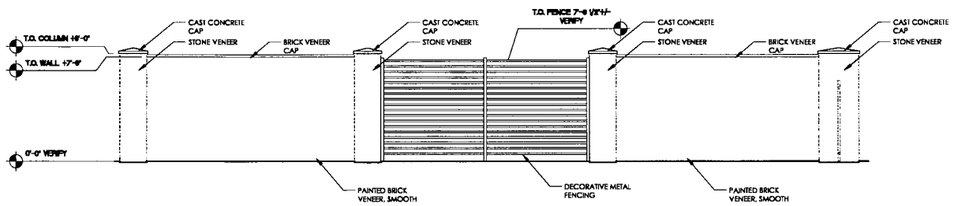
DRAWN	BG
CHECKED	
DATE	2025.09.01
SCALE	AS NOTED
JOB NO.	03-2025
SHEET	

© 2025

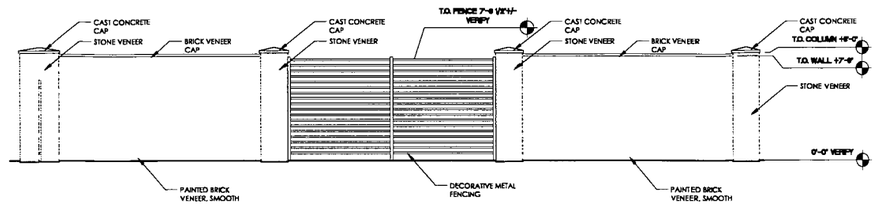
A-101
OF SHEETS



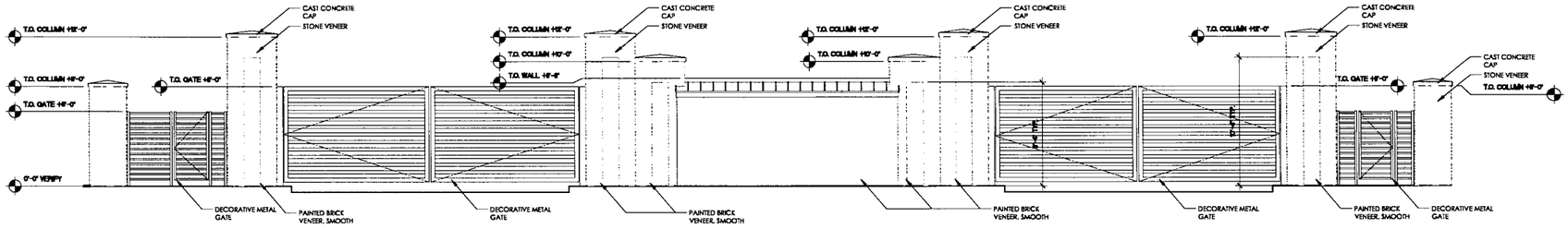
11 WEST MAIN ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



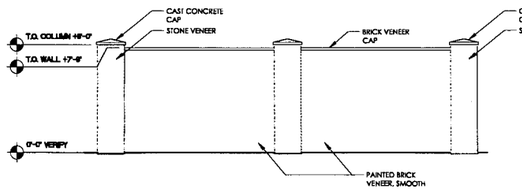
9 NORTH MAIN ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



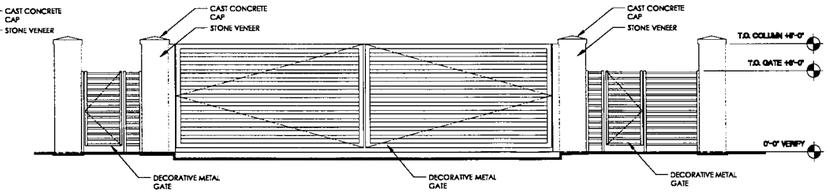
10 SOUTH MAIN ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



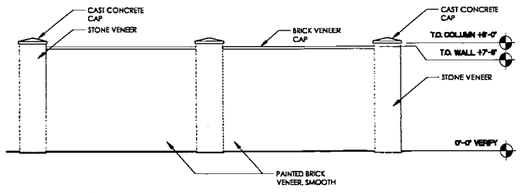
8 EAST MAIN ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



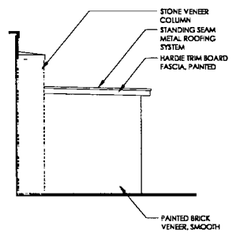
5 NORTH SECONDARY ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



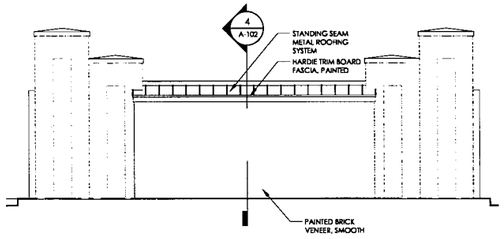
6 WEST SECONDARY ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



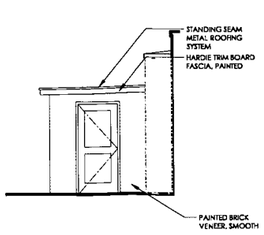
7 SOUTH SECONDARY ENTRY WALL ELEVATION
SCALE: 1/4" = 1'-0"



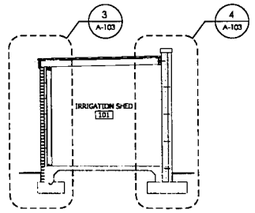
1 IRRIGATION SHED: SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 IRRIGATION SHED: EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 IRRIGATION SHED: NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 IRRIGATION SHED: TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. THE CONTRACTOR SHALL BEFORE STARTING EACH PORTION OF THE WORK CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK AND THE CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
4. UNLESS OTHERWISE INDICATED, THE PLAN DIMENSIONS SHOWN ON THIS SHEET ARE TO COLUMN GRID ON CENTERLINES. FINISHED WALL SURFACES AND FACE OF CONCRETE WALLS.
5. FLOORS AND WALL BASES IN TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS AND WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
6. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICES SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

REVISIONS

NO.	DESCRIPTION	BY
1		
2		
3		
4		
5		
6		

DESIGN ARCHITECT:
BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
SUITE, OK 74008
918.270.0099

STATE OF OKLAHOMA
BARRY GOLDSTEIN
No. 5529
TULSA, OK
REGISTERED ARCHITECT
09.01.2025

ENTRY GATES FOR:
THE ESTATES AT TULSA HILLS
W 87TH STREET SOUTH, TULSA, OK. 74132

DRAWN	BG
CHECKED	
DATE	2025.09.01
SCALE	AS NOTED
JOB NO.	03-2025
SHEET	

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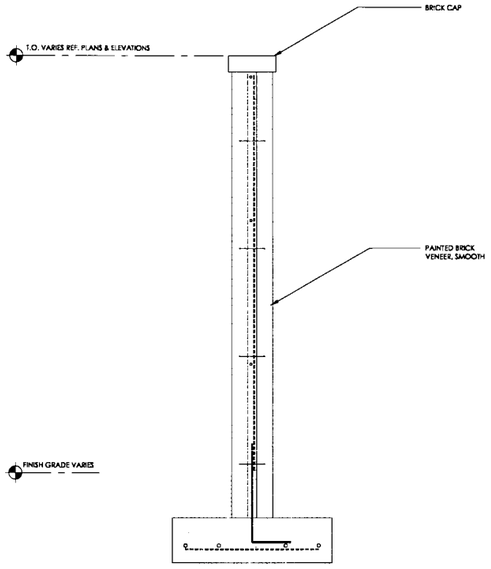
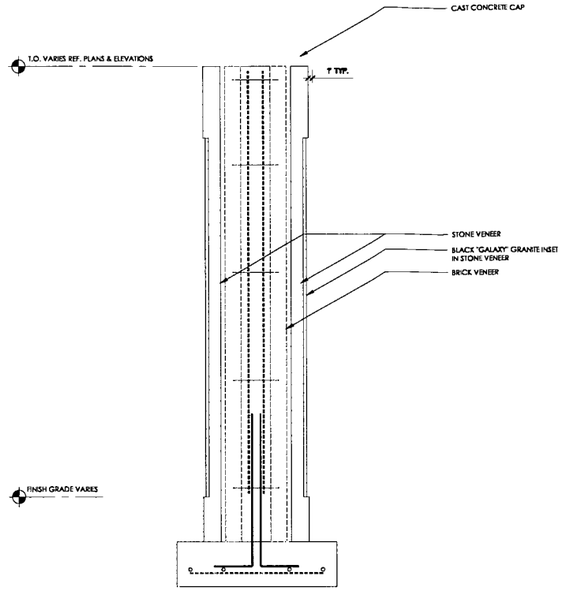
A-102
OF 4 SHEETS

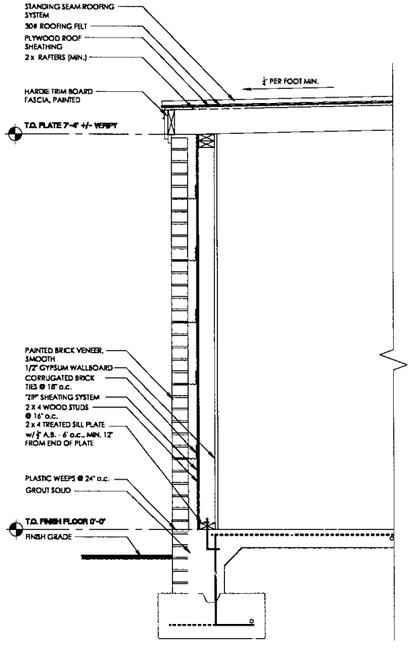


1 TYPICAL SITE WALL
SCALE: 1" = 1'-0"

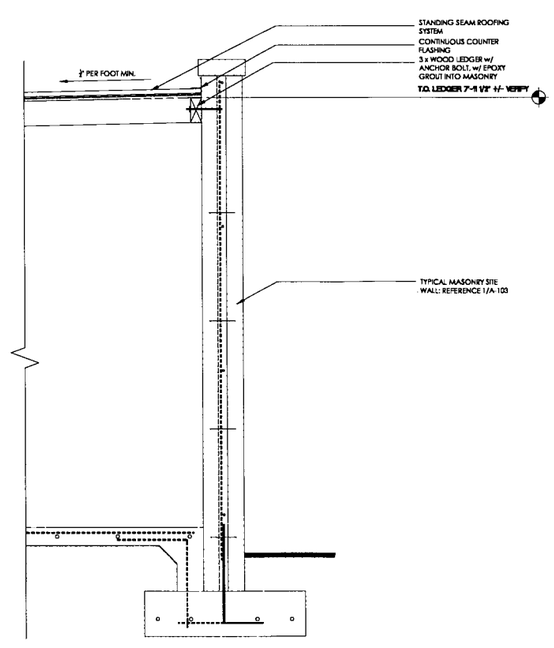


NOTE: TYPICAL PERIMETER WALL COLUMN SIMILAR - NO GRANITE ACCENT

2 TYPICAL COLUMN @ ENTRY
SCALE: 1" = 1'-0"



3 WALL SECTION
SCALE: 1" = 1'-0"



4 WALL SECTION
SCALE: 1" = 1'-0"

REVISIONS

NO.	DESCRIPTION	BY
1		
2		
3		
4		
5		
6		

DESIGN ARCHITECT:
BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74008
918.270.0099

STATE OF OKLAHOMA
BARRY GOLDSTEIN
No. 5629
TULSA, OK
REGISTERED ARCHITECT
09.01.2025

ENTRY GATES FOR:
THE ESTATES AT TULSA HILLS
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DRAWN	BG
CHECKED	
DATE	2025.09.01
SCALE	AS NOTED
JOB NO.	03-2025
SHEET	A-103
OF	SHEETS

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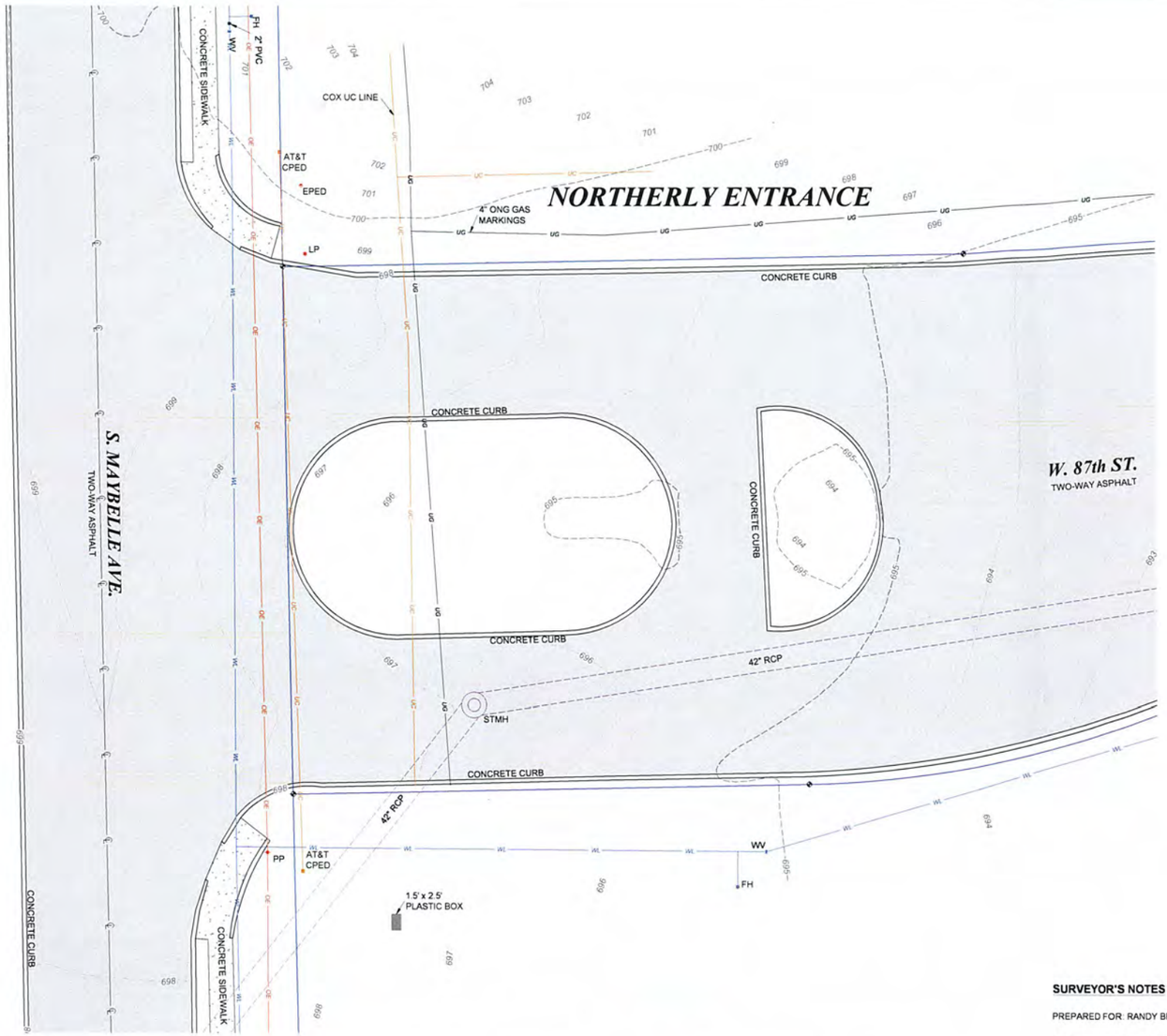

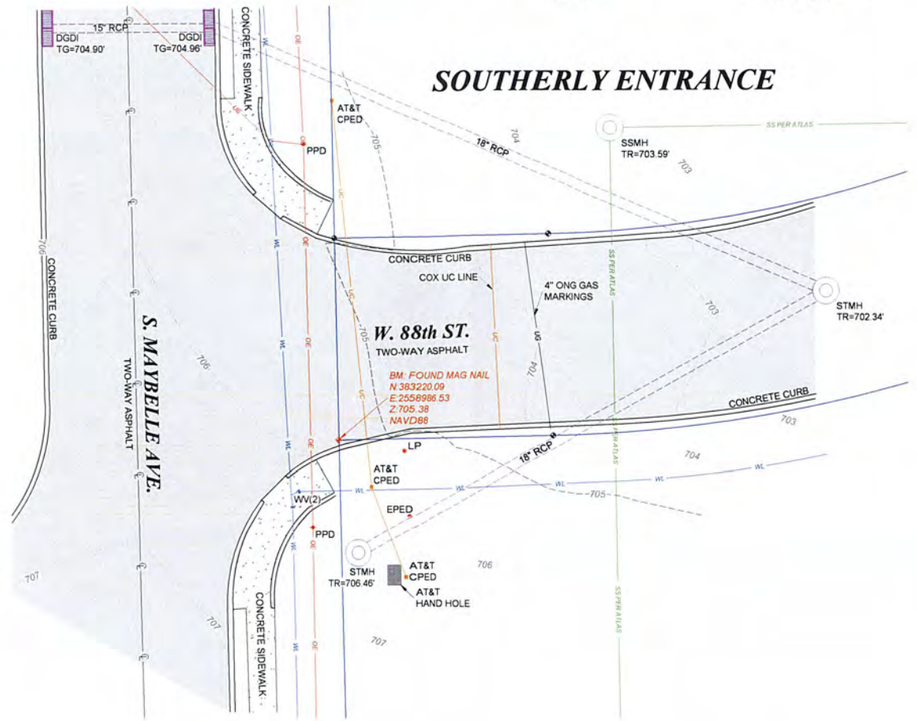

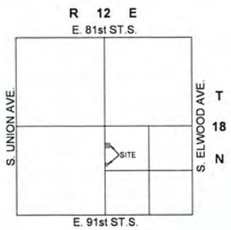

LEGEND

AC	=	AIR CONDITIONER	FOV	=	FIBER OPTIC VAULT	PM	=	PARKING METER	TS	=	TRAFFIC SIGN
AD	=	AREA INLET	FP	=	FLAG POLE	PP	=	POWER POLE	TSLP	=	TRAFFIC SIGNAL LIGHT POLE
ASP	=	AUTO SPRINKLER	FL	=	FLOWLINE	PPD	=	POWER POLE W/ DROP SERVICE	TSPB	=	TRAFFIC SIGNAL PULL BOX
BC	=	BOTTOM OF CURB	GLM	=	GAS LINE MARKER	PPDT	=	POWER POLE W/ DROP & TRANSFORMER	TSMH	=	TRAFFIC SIGNAL MANHOLE
B/L	=	BUILDING LINE	GM	=	GAS METER	PPLT	=	POWER POLE W/ LIGHT & TRANSFORMER	TVLT	=	TELEPHONE VAULT
BM	=	BENCHMARK	GR	=	GAS REGULATOR	PPM	=	POWER POLE W/ ELECTRIC METER	TW	=	TOP OF WALL
BWF	=	BARBED WIRE FENCE	GV	=	GAS VALVE	PPNS	=	POWER POLE / NO SERVICE	U/E	=	UTILITY EASEMENT
CATV	=	CABLE TV PEDESTAL	GL	=	GROUND LIGHT	PPT	=	POWER POLE W/ TRANSFORMER	UM	=	UTILITY MARKER
CL	=	CENTERLINE	GP	=	GUARD POST	RCB	=	REINFORCED CONCRETE BOX	VP	=	VENT PIPE
CLB	=	CLIMB BARRIER	GUY	=	GUY ANCHOR	RCP	=	REINFORCED CONCRETE PIPE	WF	=	WATER FAUCET
CLF	=	CHAIN LINK FENCE	HDWL	=	HEADWALL	RD	=	ROOF DRAIN	WM	=	WATER METER
CMU	=	CONCRETE MASONRY UNIT	HPP	=	HIGH POWER POLE	ROW	=	RIGHT-OF-WAY	WSE	=	WATER SURFACE ELEVATION
CO	=	CLEAN OUT	HPS	=	HANDICAP PARKING SIGN	SSLH	=	SANITARY SEWER LAMP HOLE	WV	=	WATER VALVE
CPS	=	COX POWER SUPPLY	HWF	=	HOG WIRE FENCE	SSMH	=	SANITARY SEWER MANHOLE	WDF	=	WOOD FENCE
CMP	=	CORRUGATED METAL PIPE	ICV	=	IRRIGATION CONTROL VALVE	S/B	=	SETBACK	(Z)	=	ZONING
CPED	=	CABLE PEDESTAL	I.P.	=	IRON PIN	SGDI	=	SINGLE GRATE DROP INLET	℄	=	CENTERLINE
DGDI	=	DOUBLE GRATE DROP INLET	(L)	=	PER LEGAL DESCRIPTION	SH	=	SPRINKLER HEAD	—x—	=	FENCE LINE
DIP	=	DUCTILE IRON PIPE	LP	=	LIGHT POLE	SP	=	SIGN POST	—OC—	=	OVERHEAD COMMUNICATION
ELB	=	ELECTRIC JUNCTION BOX	(M)	=	MEASURED DATA	STMH	=	STORM SEWER MANHOLE	—OE—	=	OVERHEAD ELECTRIC
EM	=	ELECTRIC METER	MAE	=	MUTUAL ACCESS EASEMENT	STJB	=	STORM SEWER JUNCTION BOX	—SS—	=	SANITARY SEWER
EO	=	ELECTRIC OUTLET	MB	=	MAILBOX	TM	=	TELEPHONE MANHOLE	—ST—	=	STORM SEWER
EPED	=	ELECTRIC PEDESTAL	MRK	=	UTILITY MARKER	TPED	=	TELEPHONE PEDESTAL	-TOP/TOE-	=	TOP/TOE OF GROUND SLOPE
ET	=	ELECTRIC TRANSFORMER	MW	=	MONITORING WELL	TC	=	TOP OF CURB	—UC—	=	UNDERGROUND COMMUNICATION
FF	=	FINISH FLOOR	(P)	=	PER PLAT	TD	=	TOP OF DECK	—UE—	=	UNDERGROUND ELECTRIC
FG	=	FINISH GRADE	P/E	=	PIPELINE EASEMENT	TG	=	TOP OF GRATE	—UG—	=	UNDERGROUND GAS
FH	=	FIRE HYDRANT	PLF	=	PLASTIC FENCE	TH	=	THRESHOLD	—UT—	=	UNDERGROUND TELEPHONE
FOM	=	FIBER OPTIC MARKER	PLM	=	PIPELINE MARKER	TR	=	TOP OF RIM	—WL—	=	WATERLINE

SURVEYOR'S NOTES

PREPARED FOR: RANDY BRANSTETTER - ESTATES AT TULSA HILLS

PHYSICAL ADDRESS: THE ESTATES AT TULSA HILLS, TULSA COUNTY, OK

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM PER ADS CONTROL STATION #TBG0023, ELEVATION 683.033' AS THE PRIMARY BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. CONTOUR INTERVAL IS 1'.

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS PROVIDED IN EASEMENT REPORT BY SMITH BROTHERS TITLE & ABSTRACT COMPANY ARE SHOWN OR NOTED HEREON. EASEMENTS JUNE EXIST THAT ARE NOT SHOWN.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0342L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

LAST SITE VISIT: JUNE 6, 2025.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND CITY OF TULSA ENGINEERING ATLAS SHEET NO. 1010.
ALL UTILITIES JUNE NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 13th DAY OF JUNE, 2025.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

LICENSED PROFESSIONAL LAND SURVEYOR — ANDY FRITZ 1694 — OKLAHOMA

BEFORE YOU DIG CALL OKIE

SURVEYOR'S EXHIBIT

THE ESTATES OF TULSA HILLS

JENKS, TULSA COUNTY, OKLAHOMA 74132

SURVEY: TJW	DATE: 06.06.2025	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: GHM	DATE: 06.12.2025	
APPROVED: PLS	DATE: 06.13.2025	
REV.	PROJECT NO.: 14279	