

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 11/16/2023 PLAT NAME: 36N-- Phases

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	12/7/2023	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	12/20/2023	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE Corner of E. 36th and North Peoria TRACT SIZE: 32 ± acres

LEGAL DESCRIPTION: See attached.

PRESENT USE: Vacant/UnderConstruction PRESENT ZONING: MX+ T-R-S: 2013.18 COUNCIL DISTRICT: 1

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa


ELECTRIC: City of Tulsa GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: Tulsa

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Mixed use and Housing

Request Waiver of 5-180 Performance Guarantees and Secutrity of the Subdivsion Regulations

PROPOSED ZONING: MX+ LOTS PROPOSED: 22 BLOCKS PROPOSED: 7

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Housing Authority of the City of Tulsa</u>
ADDRESS	<u>123 N. Martin Luther King Jr. Blvd</u>	ADDRESS	<u>415 East Independence Street</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Tulsa, OK 74106</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	<u>918-581-5911</u>
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	<u>Jeff.Hall@tulsahousing.org</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: 		11.16.23	

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to City of Tulsa)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:	
MINOR PLAT FEE:	\$650	CONDITIONS:	
TOTAL AMOUNT DUE:	\$		
RECEIPT NUMBER:			

Application fees in whole or part will not be refunded after notification has been given.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: NE Corner of E. 36th and North Peoria

Acreage: 32 Number of Lots: 20 Project Name: 36N-- Phases

Owner of Property: Housing Authority of City of Tulsa

Person Requesting Review: Mark B. Capron, Wallace Design Date: 11/15/2023

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Regional Center

The property [] CONFORMS [] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned MX

The proposed use of Mixed use& Housing [] WOULD or [] WOULD NOT conform to the zoning district classification.

Minimum lot size required: 7500sf

Is the property is located within an approved development plan? [] YES [] NO

If yes, does the project conform to all development standards? [] YES [] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [] YES [] NO Case number: _____

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? NA

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets` Streets to be developed with a CIP project

Water Water lines to be developed with a CIP project

Sewer Sewer line to be extended with a CIP project

Storm Water/Drainage Storm and drainage by CIP project

Park and Trail Dedications None

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa:
918-596-5726, planning@cityoftulsa.org.

SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, _____ 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF – Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

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ACCELERATED RELEASE OF BUILDING PERMIT

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 11/15/2023 TAC DATE: 12/7/2023 TMAPC DATE: 12/20/2023

ZONING REFERENCE CASE: _____ BOA REFERENCE CASE: _____

TMAPC DATE (IF PENDING): _____ PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME 36N-- Phases *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: _____

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ADDRESS OR DESCRIPTIVE LOCATION: NE Corner of E. 36th and North Peoria

LEGAL DESCRIPTION: See Attached

PRESENT ZONING MX T-R-S 2013.18 COUNCIL DISTRICT: 1 CO COMM DISTRICT: 1

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SIGNATURE & DATE: 		11.16.23	

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to City of Tulsa)		
TOTAL DUE:	<u>\$500</u>	RECEIPT NUMBER:

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

SUBMITTAL REQUIREMENTS:

Conceptual Site Plan – 4 copies, 11x17 max & PDF

Preliminary Plat – 4 full-size copies & PDF

Note: Additional preliminary plat copies are not required if applications are submitted concurrently.

The following criteria must be met prior to authorization for an Accelerated Release of a Building Permit (Section 10-110.6 Subdivision & Development Regulations):

- The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
 - All required rights-of-way and easements have been dedicated or the planning commission has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication would be required; and
 - All required improvements are in place or have been secured with a financial guarantee in accordance with Section 5-180, Subdivision & Development Regulations.
-

Public Agency Review (PAR) Meeting Date: Thursday, _____ 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: _____
TMAPC Date: Wednesday, _____ 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

A person knowledgeable of the application and the property must attend the meetings to represent the application.

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

Contact the Permit Center at 918-596-9601 if your tract is in the City of Tulsa or
Tulsa County Building Inspector's Office at 918-596-5296 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission
175 East 2nd St, Suite 480
Tulsa, OK 74103
(918) 596-7526

PRELIMINARY PLAT

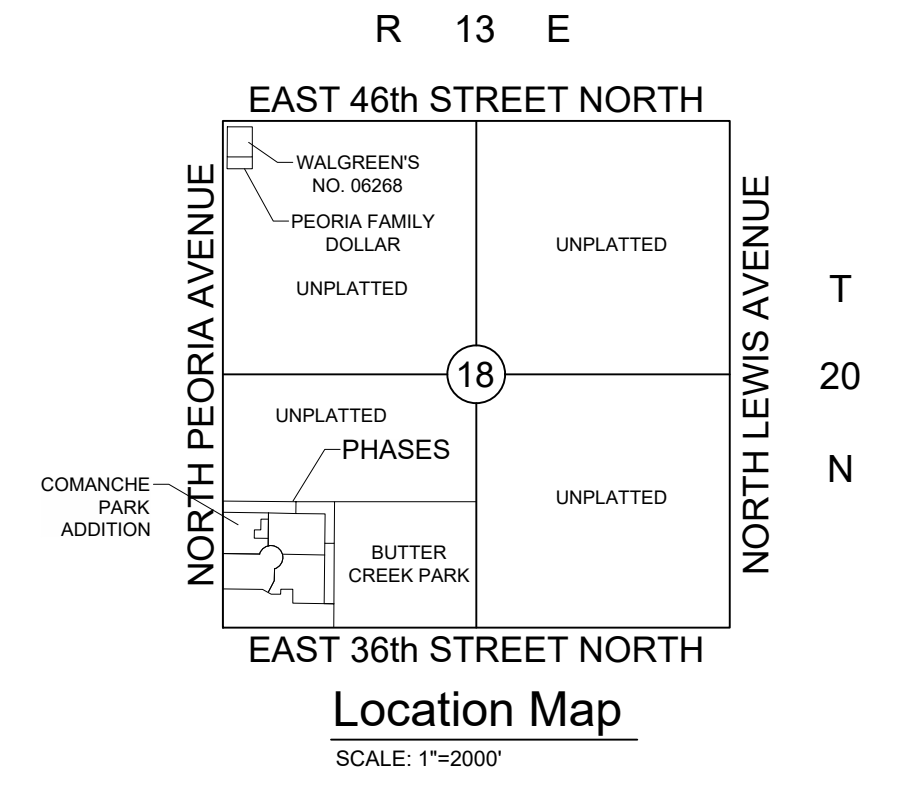
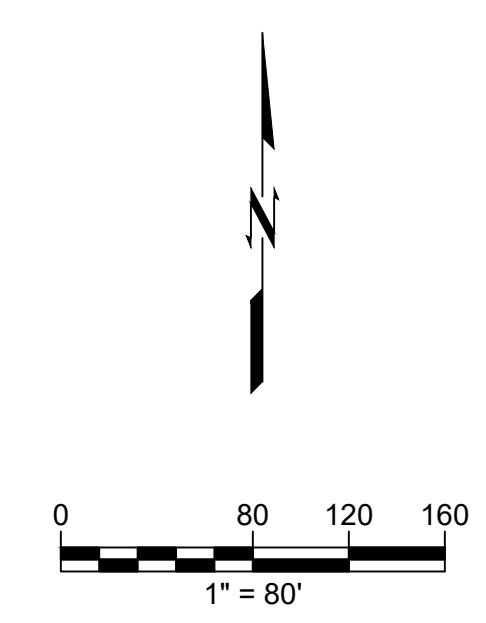
36N-PHASES

A REPLAT OF ALL OF COMANCHE PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, LOCATED IN SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

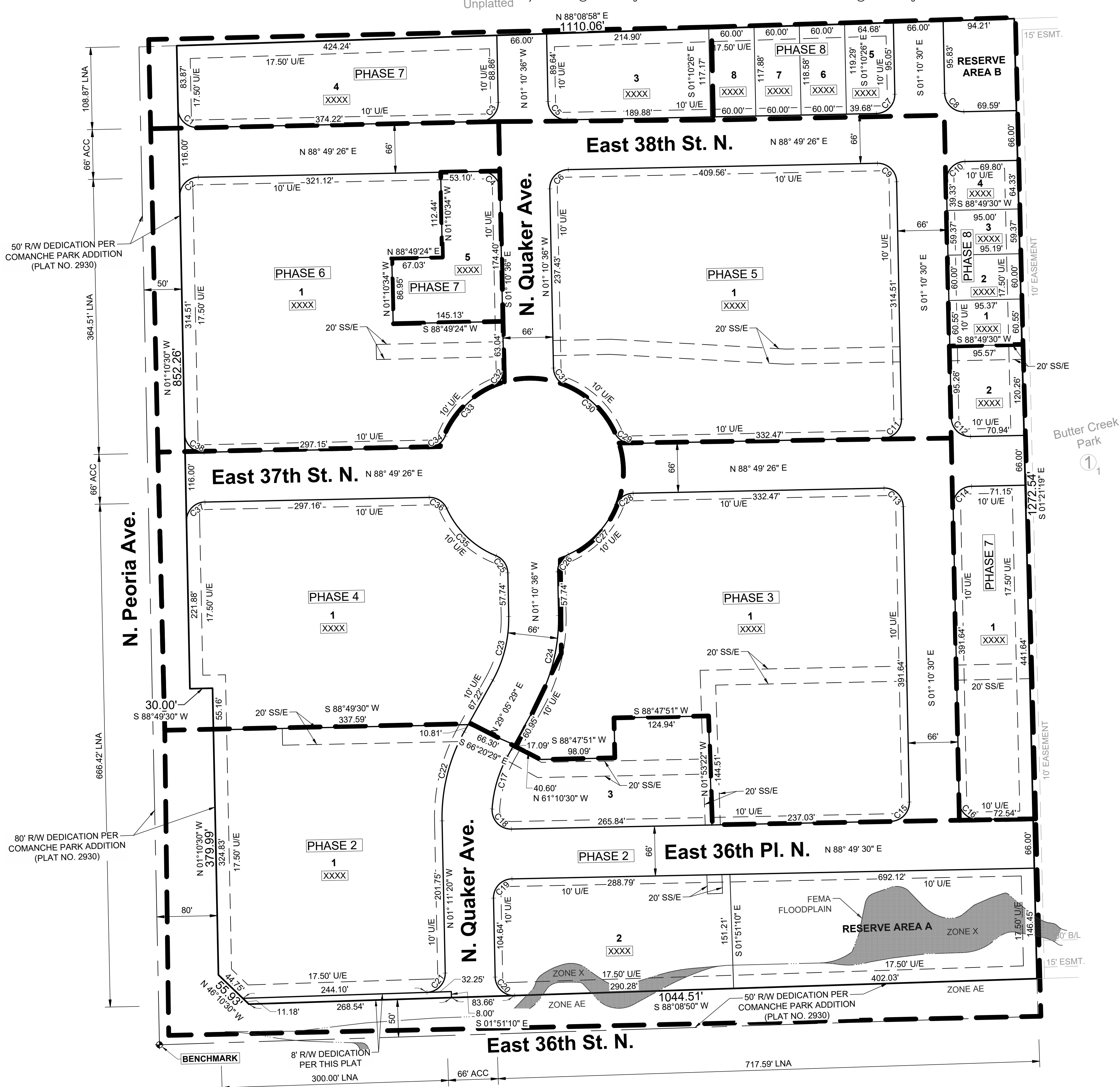
OWNER:
Housing Authority of the City of Tulsa
415 West Independence Street
Tulsa, Oklahoma, 74120
ATTN: CITY CLERK, SUITE 206
PHONE: (918) 581-5722

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
JORDAN RODICH P.E.
jordan.rodich@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	39.27'	25.00'	90°00'04"	S 46°10'32" E	35.36'
C2	39.27'	25.00'	89°59'56"	S 43°49'28" W	35.35'
C3	39.27'	25.00'	90°00'02"	N 43°49'25" E	35.36'
C4	39.27'	25.00'	89°59'58"	N 46°10'35" W	35.36'
C5	39.27'	25.00'	89°59'58"	S 46°10'35" E	35.36'
C6	39.27'	25.00'	90°00'02"	S 43°49'25" W	35.36'
C7	39.27'	25.00'	89°59'56"	N 43°49'28" E	35.35'
C8	39.27'	25.00'	90°00'04"	S 46°10'32" E	35.36'
C9	39.27'	25.00'	90°00'04"	N 46°10'32" W	35.36'
C10	39.27'	25.00'	89°59'56"	S 43°49'28" W	35.35'
C11	39.27'	25.00'	89°59'56"	N 43°49'28" E	35.35'
C12	39.27'	25.00'	90°00'04"	S 46°10'32" E	35.36'
C13	39.27'	25.00'	90°00'04"	N 46°10'32" W	35.36'
C14	39.27'	25.00'	89°59'56"	S 43°49'28" W	35.35'
C15	39.27'	25.00'	90°00'00"	N 43°49'30" E	35.36'
C16	39.27'	25.00'	90°00'00"	S 46°10'30" E	35.36'
C17	73.86'	167.00'	25°20'24"	S 16°25'18" W	73.26'
C18	41.42'	25.00'	94°55'38"	S 43°42'42" E	36.84'
C19	39.28'	25.00'	90°00'50"	S 43°49'05" W	35.36'
C20	39.56'	25.00'	90°39'51"	S 46°31'14" E	35.56'
C21	38.98'	25.00'	89°20'10"	N 43°28'45" E	35.15'
C22	123.14'	233.00'	30°16'50"	S 13°57'05" W	121.71'
C23	88.22'	167.00'	30°16'05"	N 13°57'27" E	87.20'
C24	123.09'	233.00'	30°16'05"	N 13°57'27" E	121.66'
C25	29.13'	25.00'	66°45'42"	N 34°33'27" W	27.51'
C26	29.13'	25.00'	66°45'42"	S 32°12'15" W	27.51'
C27	92.67'	122.00'	43°31'22"	N 43°49'25" E	90.46'
C28	29.13'	25.00'	66°45'42"	S 55°26'35" W	27.51'
C29	29.13'	25.00'	66°45'42"	S 57°47'43" E	27.51'
C30	92.67'	122.00'	43°31'25"	N 46°10'35" W	90.46'
C31	29.13'	25.00'	66°45'42"	S 34°33'27" E	27.51'
C32	29.13'	25.00'	66°45'42"	N 32°12'15" E	27.51'
C33	92.67'	122.00'	43°31'22"	S 43°49'25" W	90.46'
C34	29.13'	25.00'	66°45'42"	N 55°26'35" E	27.51'
C35	92.67'	122.00'	43°31'25"	S 46°10'35" E	90.46'
C36	29.13'	25.00'	66°45'42"	N 57°47'43" W	27.51'
C37	39.27'	25.00'	89°59'56"	S 43°49'28" W	35.35'
C38	39.27'	25.00'	90°00'04"	S 46°10'32" E	35.36'



Lot Area Table (Phase 2)

Lot #	Area	(ACRE)
1	107,555.50	2.47
2	47,896.09	1.10
3	33,062.96	0.76

Lot Area Table (Phase 3)

Lot #	Area	(ACRE)
1	177,694.65	4.08

Lot Area Table (Phase 4)

Lot #	Area	(ACRE)
1	118,490.14	2.72

Lot Area Table (Phase 5)

Lot #	Area	(ACRE)
1	162,175.02	3.72

Lot Area Table (Phase 6)

Lot #	Area	(ACRE)
1	128,030.87	2.94

Lot Area Table (Phase 7)

Lot #	Area	(ACRE)
1	42,503.11	0.98
2	11,381.29	0.26
3	24,772.01	0.57
4	46,975.36	1.08
5	21,266.57	0.49

Lot Area Table (Phase 8)

Lot #	Area	(ACRE)
1	5,780.87	0.13
2	5,716.76	0.13
3	5,645.43	0.13
4	5,970.67	0.14
5	7,605.90	0.17
6	7,136.24	0.16
7	7,093.77	0.16
8	7,051.33	0.16

LEGEND

- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- XXXX ADDRESS
- 2 LOT NUMBER
- IRON PIN SET
- IRON PIN FOUND
- PHASE LINE

SUBDIVISION STATISTICS (OVERALL)

OVERALL SUBDIVISIONS CONTAIN TWENTY (20) LOTS IN SEVEN (7) PHASES AND TWO (2) RESERVE AREAS.

OVERALL DEVELOPED SUBDIVISIONS CONTAINS 1,401,718 SF (32.18 ACRES)

RESERVE AREA A CONTAINS 59,930 SF (1.38 ACRES)

RESERVE AREA B CONTAINS 11,324 SF (0.26 ACRES)

R/W DEDICATED BY PLAT CONTAINS 2,180 SF (0.05 ACRES)

PROPERTY ZONED _____

MONUMENTATION

MONUMENTATION FOUND AS NOTED

1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK

BRASS CAP AT THE INTERSECTION OF NORTH PEORIA AVENUE & EAST 36TH STREET NORTH

NORTHING=445220.679

EASTING=2565716.476

ELEV=631.95

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

VERTICAL DATUM BASED UPON GPS DATA (NAVD88).

ADDRESS NOTE

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

FLOODPLAIN NOTE

FEMA: PANEL 40143C0228L TULSA COUNTY AND INCORPORATED AREAS, WITH A MAP REVISION DATE OF OCTOBER 16, 2012, SHOWS A PORTION OF SUBJECT PROPERTY TO BE IN ZONE "X" & "AE".

SURVEYOR'S LAST SITE VISIT:

XXXXXXXXXXXXXXXXXXXXXX

PHASE PROJECTED CONSTRUCTION SCHEDULE

PHASE 2	DECEMBER 2024
PHASE 3	MAY 2026
PHASE 4	DECEMBER 2025
PHASE 5	MAY 2026
PHASE 6	DECEMBER 2026
PHASE 7	NOVEMBER 2028

**FINAL PLAT
ENDORSEMENT OF APPROVAL**

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____

TMAPC

CITY ENGINEER _____

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE _____

CHAIR

MAYOR

ATTEST: CITY CLERK _____

CITY ATTORNEY

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

\\civ-server\Projects\2340001 Comanche Park_CIP.Dwg\PRODUCTION\Phase 2\2340001 Overall Plat.dwg PLOT:11/16/23 ORIG SIZE:24"x36"

PRELIMINARY PLAT

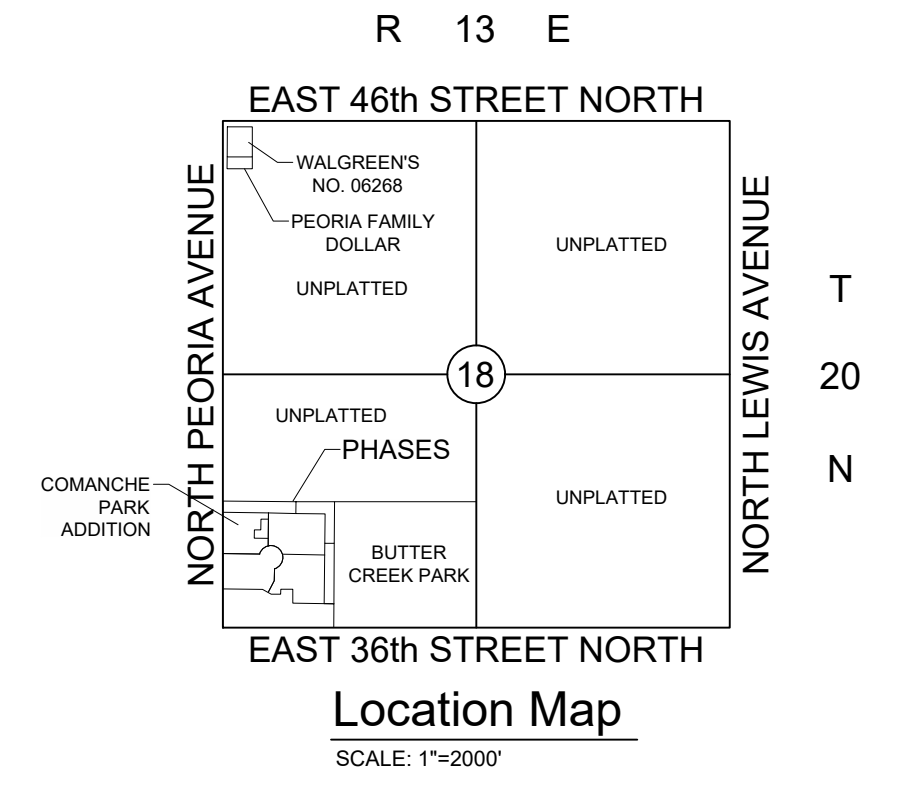
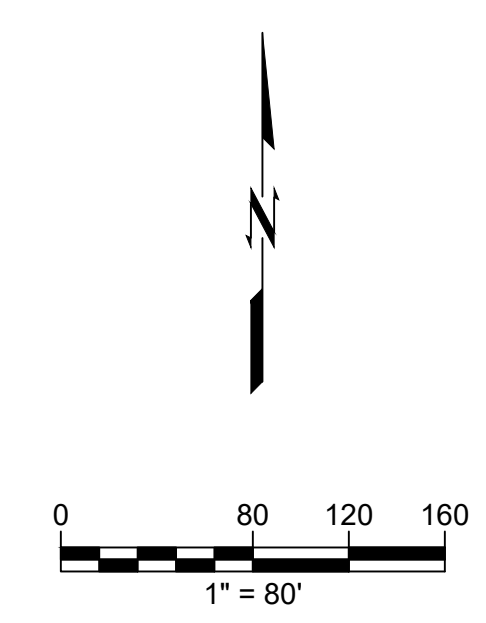
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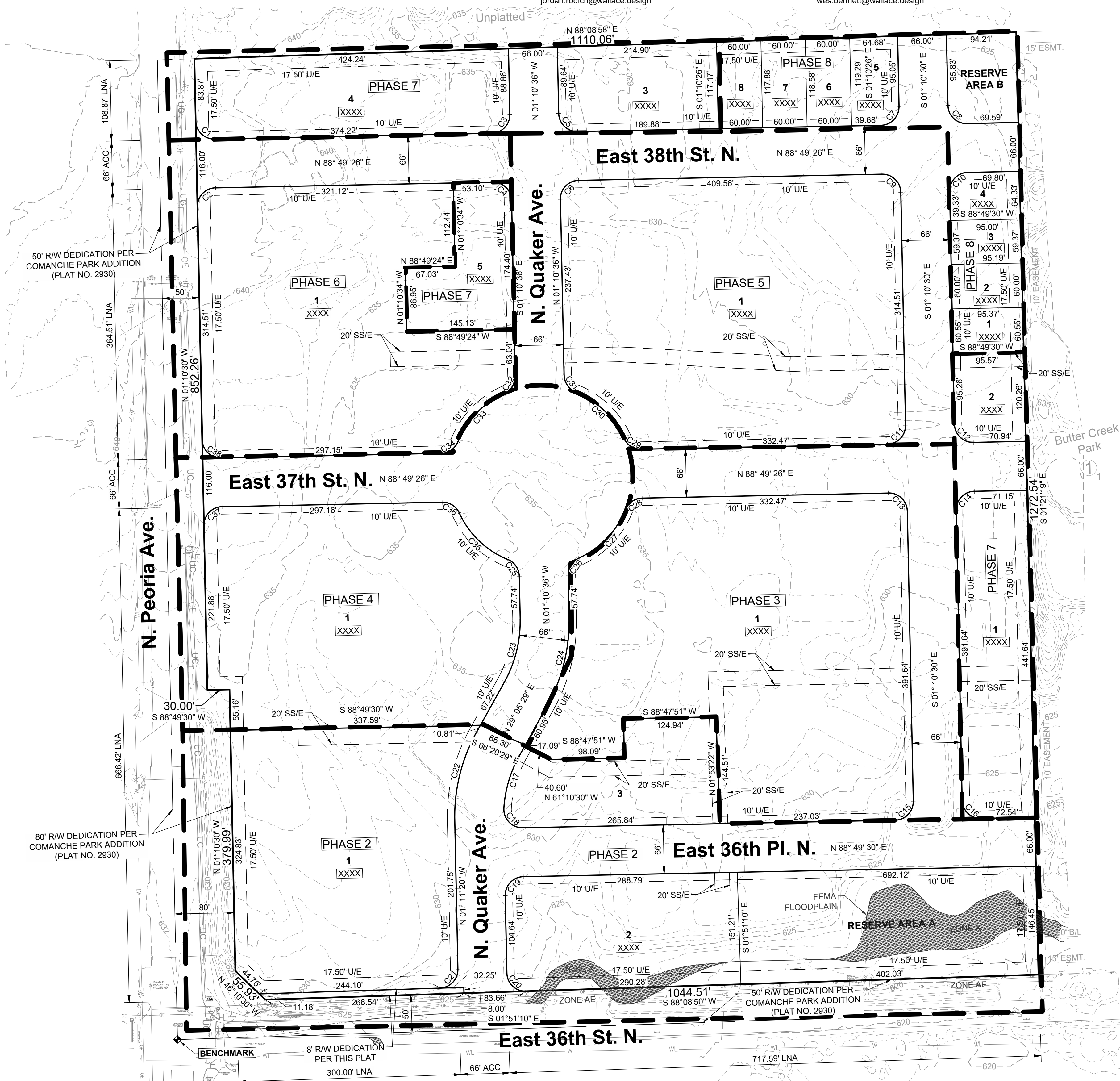
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C25	29.13'	25.00'	66°45'42"	N 34°33'27" W	27.51'
C26	29.13'	25.00'	66°45'42"	S 32°12'15" W	27.51'
C27	92.67'	122.00'	43°31'22"	N 43°49'25" E	90.46'
C28	29.13'	25.00'	66°45'42"	S 55°26'35" W	27.51'
C29	29.13'	25.00'	66°45'42"	S 57°47'43" E	27.51'
C30	92.67'	122.00'	43°31'25"	N 46°10'35" W	90.46'
C31	29.13'	25.00'	66°45'42"	S 34°33'27" E	27.51'
C32	29.13'	25.00'	66°45'42"	N 32°12'15" E	27.51'
C33	92.67'	122.00'	43°31'22"	S 43°49'25" W	90.46'
C34	29.13'	25.00'	66°45'42"	N 55°26'35" E	27.51'
C35	92.67'	122.00'	43°31'25"	S 46°10'35" E	90.46'
C36	29.13'	25.00'	66°45'42"	N 57°47'43" W	27.51'
C37	39.27'	25.00'	89°59'56"	S 43°49'28" W	35.35'
C38	39.27'	25.00'	90°00'04"	S 46°10'32" E	35.36'



Lot Area Table (Phase 2)		
Lot #	Area	(ACRE)
1	107,555.50	2.47
2	47,896.09	1.10
3	33,062.96	0.76

Lot Area Table (Phase 3)		
Lot #	Area	(ACRE)
1	177,694.65	4.08

Lot Area Table (Phase 4)		
Lot #	Area	(ACRE)
1	118,490.14	2.72

Lot Area Table (Phase 5)		
Lot #	Area	(ACRE)
1	162,175.02	3.72

Lot Area Table (Phase 6)		
Lot #	Area	(ACRE)
1	128,030.87	2.94

Lot Area Table (Phase 7)		
Lot #	Area	(ACRE)
1	42,503.11	0.98
2	11,381.29	0.26
3	24,772.01	0.57
4	46,975.36	1.08
5	21,266.57	0.49

Lot Area Table (Phase 8)		
Lot #	Area	(ACRE)
1	5,780.87	0.13
2	5,716.76	0.13
3	5,645.43	0.13
4	5,970.67	0.14
5	7,605.90	0.17
6	7,136.24	0.16
7	7,093.77	0.16
8	7,051.33	0.16

LEGEND

ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
SS/E = SANITARY SEWER EASEMENT

XXXX ADDRESS

● LOT NUMBER
● IRON PIN SET
○ IRON PIN FOUND

— PHASE LINE

SUBDIVISION STATISTICS (OVERALL)

OVERALL SUBDIVISIONS CONTAIN TWENTY (20) LOTS IN SEVEN (7) PHASES AND TWO (2) RESERVE AREAS.
OVERALL DEVELOPED SUBDIVISIONS CONTAINS 1,401,718 SF (32.18 ACRES)
RESERVE AREA A CONTAINS 59,930 SF (1.38 ACRES)
RESERVE AREA B CONTAINS 11,324 sf (0.26 ACRES)
R/W DEDICATED BY PLAT CONTAINS 2,180 SF (0.05 ACRES)

PROPERTY ZONED _____

MONUMENTATION

MONUMENTATION FOUND AS NOTED
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK

BRASS CAP AT THE INTERSECTION OF NORTH PEORIA AVENUE & EAST 36TH STREET NORTH
NORTHING=445220.679
EASTING=2565716.476
ELEV=631.95

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
VERTICAL DATUM BASED UPON GPS DATA (NAVD88).

FLOODPLAIN NOTE

FEMA: PANEL 40143C0228L TULSA COUNTY AND INCORPORATED AREAS, WITH A MAP REVISION DATE OF OCTOBER 16, 2012, SHOWS A PORTION OF SUBJECT PROPERTY TO BE IN ZONE "X" & "AE".

SURVEYOR'S LAST SITE VISIT:
XXXXXXXXXXXXXXXXXXXXXX

PHASE PROJECTED CONSTRUCTION SCHEDULE

PHASE 2	DECEMBER 2024
PHASE 3	MAY 2026
PHASE 4	DECEMBER 2025
PHASE 5	MAY 2026
PHASE 6	DECEMBER 2026
PHASE 7	NOVEMBER 2028

**FINAL PLAT
ENDORSEMENT OF APPROVAL**

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____

_____ TMAPC

_____ CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE _____

_____ CHAIR

_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

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

\\civ\server\Projects\2340001 Comanche Park_CIP.Dwg\PRODUCTION\Phase 2\2340001 Overall Plat.dwg PLOT:11/16/23 ORIG SIZE:24"x36"

CONCEPTUAL IMPROVEMENTS PLAN

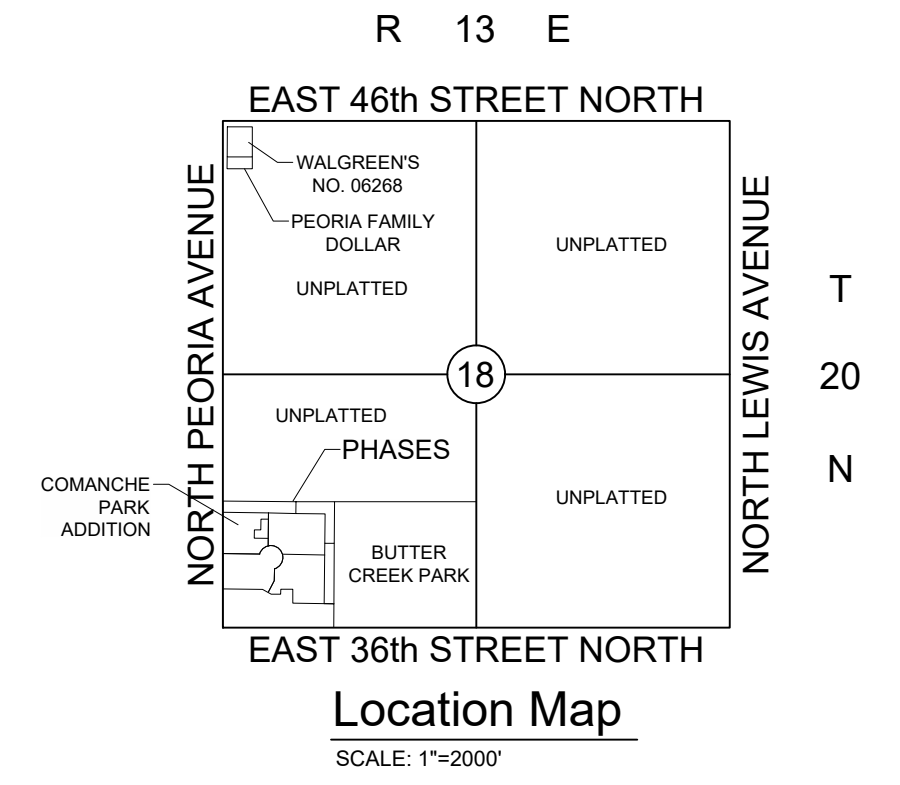
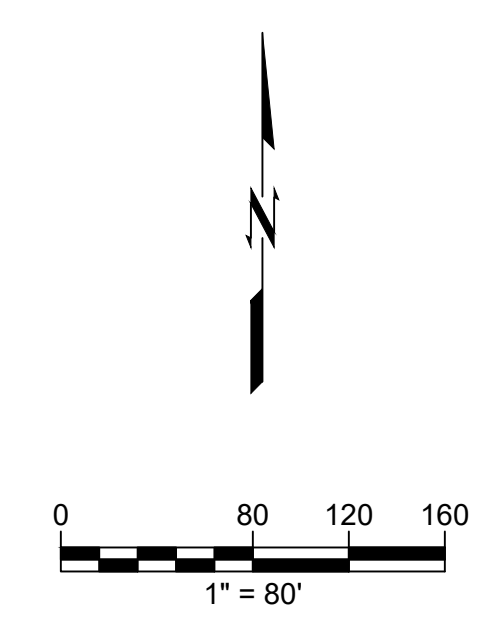
36N-PHASES

A REPLAT OF ALL OF COMANCHE PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, LOCATED IN SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Housing Authority of the City of Tulsa
415 West Independence Street
Tulsa, Oklahoma, 74120
ATTN: CITY CLERK, SUITE 206
PHONE: (918) 581-5722

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
JORDAN RODICH P.E.
jordan.rodich@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



ORIG SIZE: 24"x36" PLOT: 11/16/23 \\\civilserver\Projects\2340001 Comanche Park_CIP.Dwg\PRODUCTION\Phase 2\2340001 Overall Plat.dwg

FINAL PLAT
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
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TMAPC

CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
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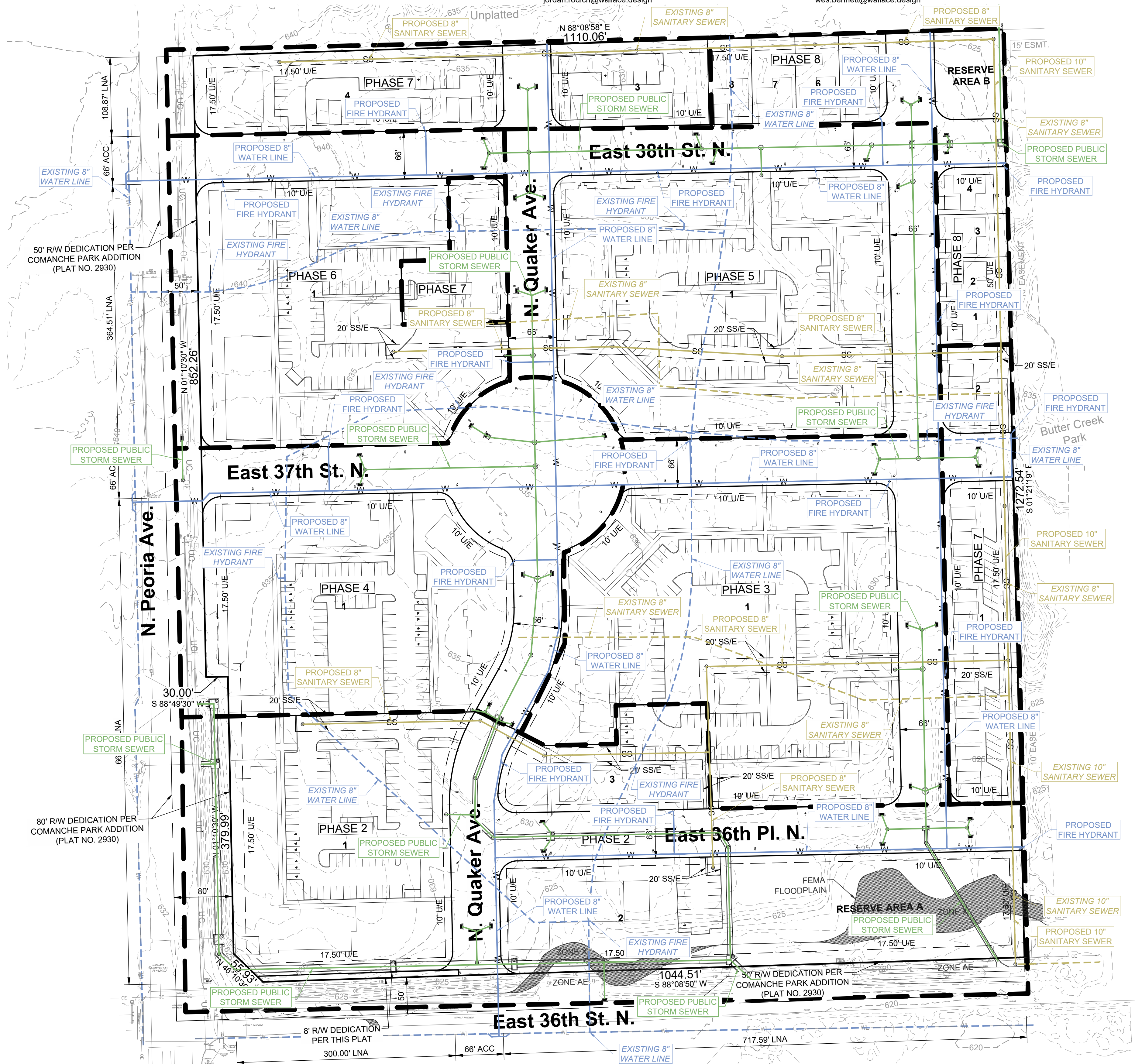
CHAIR

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

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- PROPOSED STORM SEWER