

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: _____ DATE FILED: _____ PLAT NAME: **HIDDEN MEADOWS**

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	2/8/2024	ZONING/PUD/CO CASE:	Z-7752
		TMAPC DATE:	December 6, 2023
TMAPC:	2/21/2024	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **North & West of the NWC of S 193rd E Ave & E 11th St** TRACT SIZE: **25** ± acres

LEGAL DESCRIPTION: **North & West of the NWC of S 193rd E Ave & E 11th St**

PRESENT USE: **UNDEVELOPED/AG** PRESENT ZONING: **RS-3** T-R-S: **19-14-01** COUNCIL DISTRICT: **6**

WATER SUPPLY: **COT** SANITARY SEWER: **COT**


ELECTRIC: **PSO/AEP** GAS: **ONG** PHONE: _____ TV: _____ SCHOOL DISTRICT: **TPS - 42**

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: **Single-family Residential Subdivision - Private streets, reserves, controlled access, stormwater detention**

PROPOSED ZONING: **RS-3** LOTS PROPOSED: **+/- 90** BLOCKS PROPOSED: **4**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Mike Thedford - wallace design collective	NAME Hensley Development Group, LLC
ADDRESS 123 N M.L.K. Blvd	ADDRESS 19929 E Woodhaven Road
CITY, ST, ZIP Tulsa, Oklahoma 74103	CITY, ST, ZIP Owasso, Oklahoma 74055
DAYTIME PHONE 918.584.5858	DAYTIME PHONE
EMAIL mike.thedford@wallace.design	EMAIL

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
 SIGNATURE & DATE:  1/16/24

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? **CONSULTANT**

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:	\$1,200	
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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: _____

Acreage: +/-25 Number of Lots: +/-90 Project Name: Hidden Meadows

Owner of Property: Hensley Development, LLC

Person Requesting Review: Mike Thedford Date: _____

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Neighborhood

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

ZONING AND PLATTING

The property is currently zoned RS-3 w/ODP pending Z-7752 CC #2 on 1/24/24

The proposed use of Single-Family Res. [X] WOULD or [] WOULD NOT conform to the zoning district classification.

Minimum lot size required: 6,900 s.f.

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

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

Is there a Rezoning or Board of Adjustment case pending on the site? [X] YES [] NO Case number: Z-7752

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? CC #2 1/24/24

INFRASTRUCTURE NEEDS

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

Streets Developer - IDP to be submitted at a later date

Water Developer - IDP to be submitted at a later date

Sewer Developer - IDP to be submitted at a later date

Storm Water/Drainage Developer - IDP to be submitted at a later date

Park and Trail Dedications N/A

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

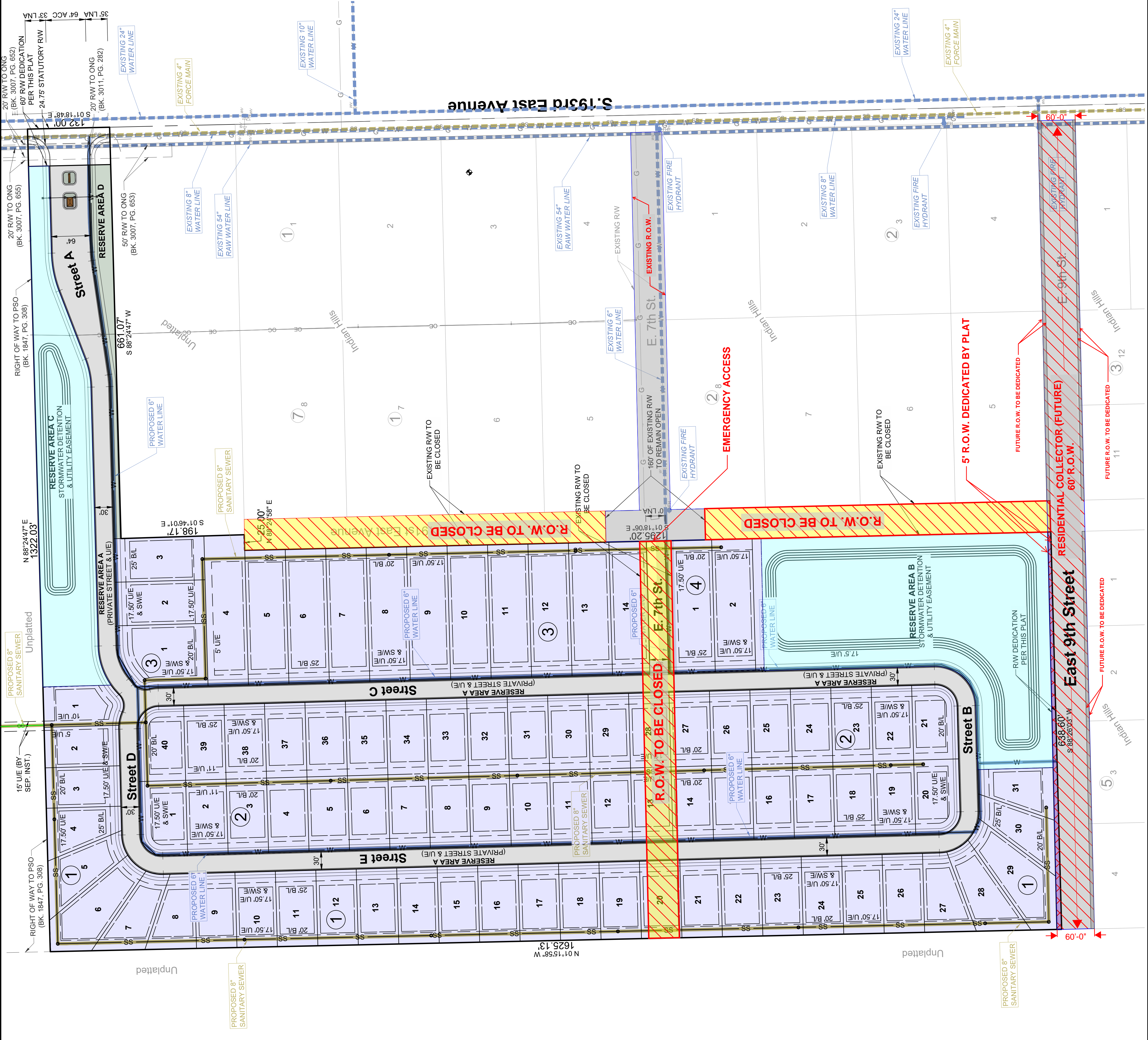
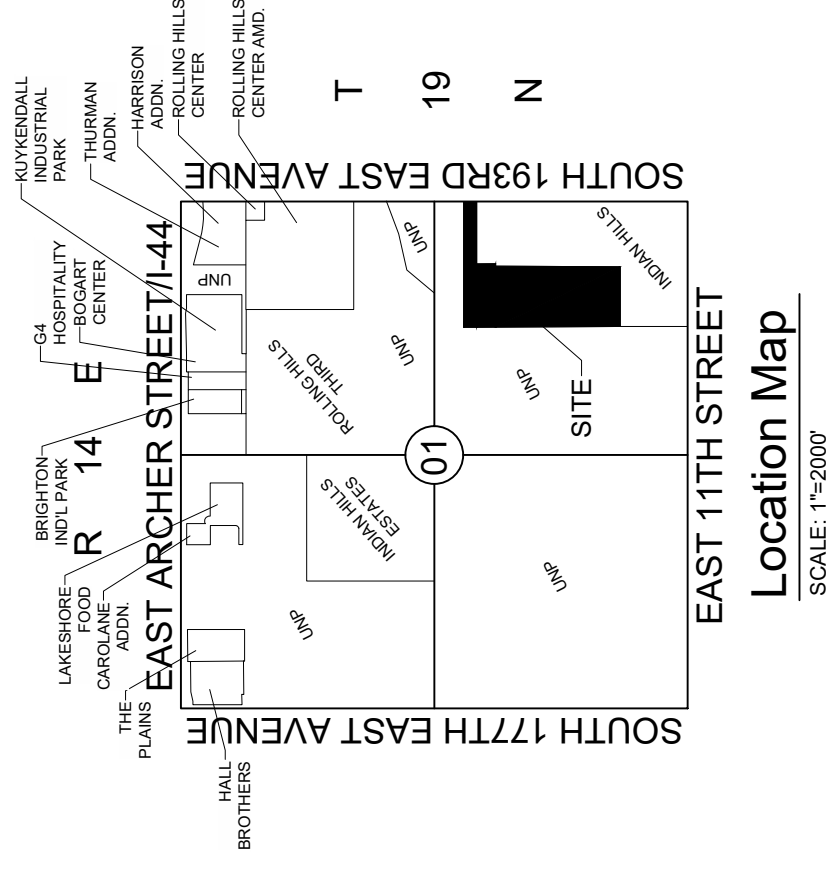
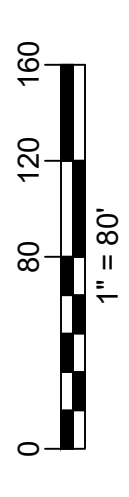
1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be 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.

SUPPLEMENTAL EXHIBIT FOR PRELIMINARY PLAT

HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

- LEGEND**
- B/L = BUILDING SETBACK
 - ACC = ACCESS
 - LMA = LIMITS OF NO ACCESS
 - R/W = RIGHT-OF-WAY
 - U/E = UTILITY EASEMENT
 - = EXISTING WATER
 - = PROPOSED WATER
 - = EXISTING SANITARY SEWER
 - = PROPOSED SANITARY SEWER



HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Hensley Development Group, LLC
19929 E Woodhaven Road
Owasso, Oklahoma, 74055
CONTACT: DAVID HENSLEY

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1480. EXPIRES 6/30/2025
A. NICOLE WATTS P.E.
nicole.watts@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

LEGEND

- B/L = BUILDING SETBACK
- C = ACCESS
- LNA = LIMITS OF NO ACCESS
- S/W = SIDEWALK EASEMENT
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- ONG = OKLAHOMA NATURAL GAS
- PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
- BK/PG. = BOOK/PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

XXXXX ADDRESS
 ① BLOCK NUMBER
 2 LOT NUMBER
 ● IRON PIN SET
 ○ IRON PIN FOUND

SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS EIGHTY-SEVEN (87) LOTS IN FOUR (4) BLOCKS. THE TOTAL ACRES OF THIS SUBDIVISION CONTAINS 132.165 SF (28 ACRES).
 RESERVE A CONTAINS 135,681 SF (3.12 ACRES)
 RESERVE B CONTAINS 121,717 SF (2.79 ACRES)
 RESERVE C CONTAINS 61,579 SF (1.41 ACRES)
 RESERVE D CONTAINS 12,715 SF (0.29 ACRES)
 R/W DEDICATED BY PLAT CONTAINS 12,011 SF (0.28 ACRES)

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

BENCHMARK
 3/8" IRON PIN
 27109.02
 EASTING=2639162.27
 ELEV=840.12

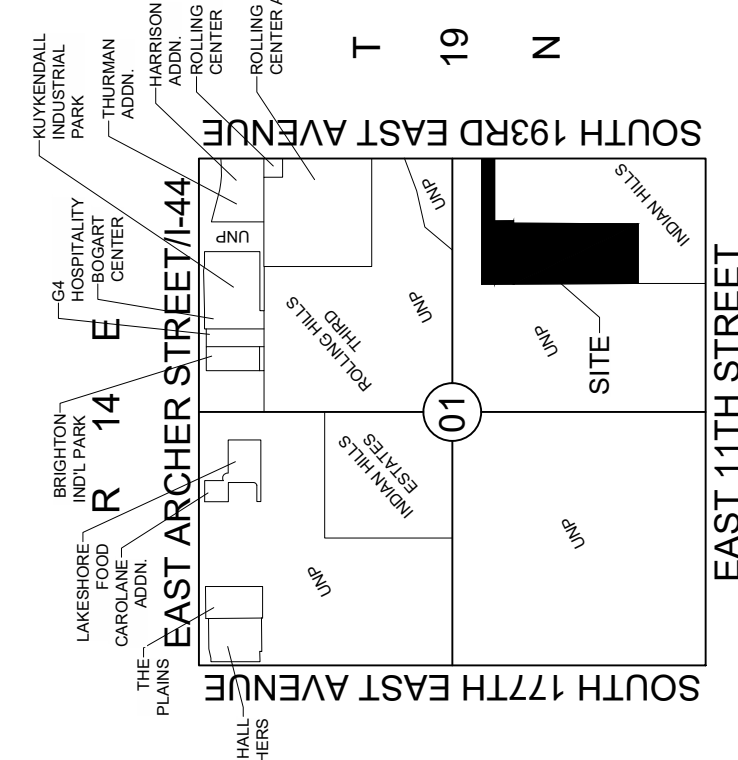
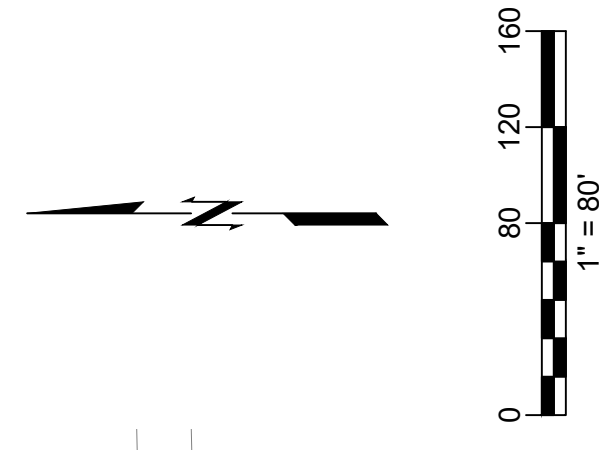
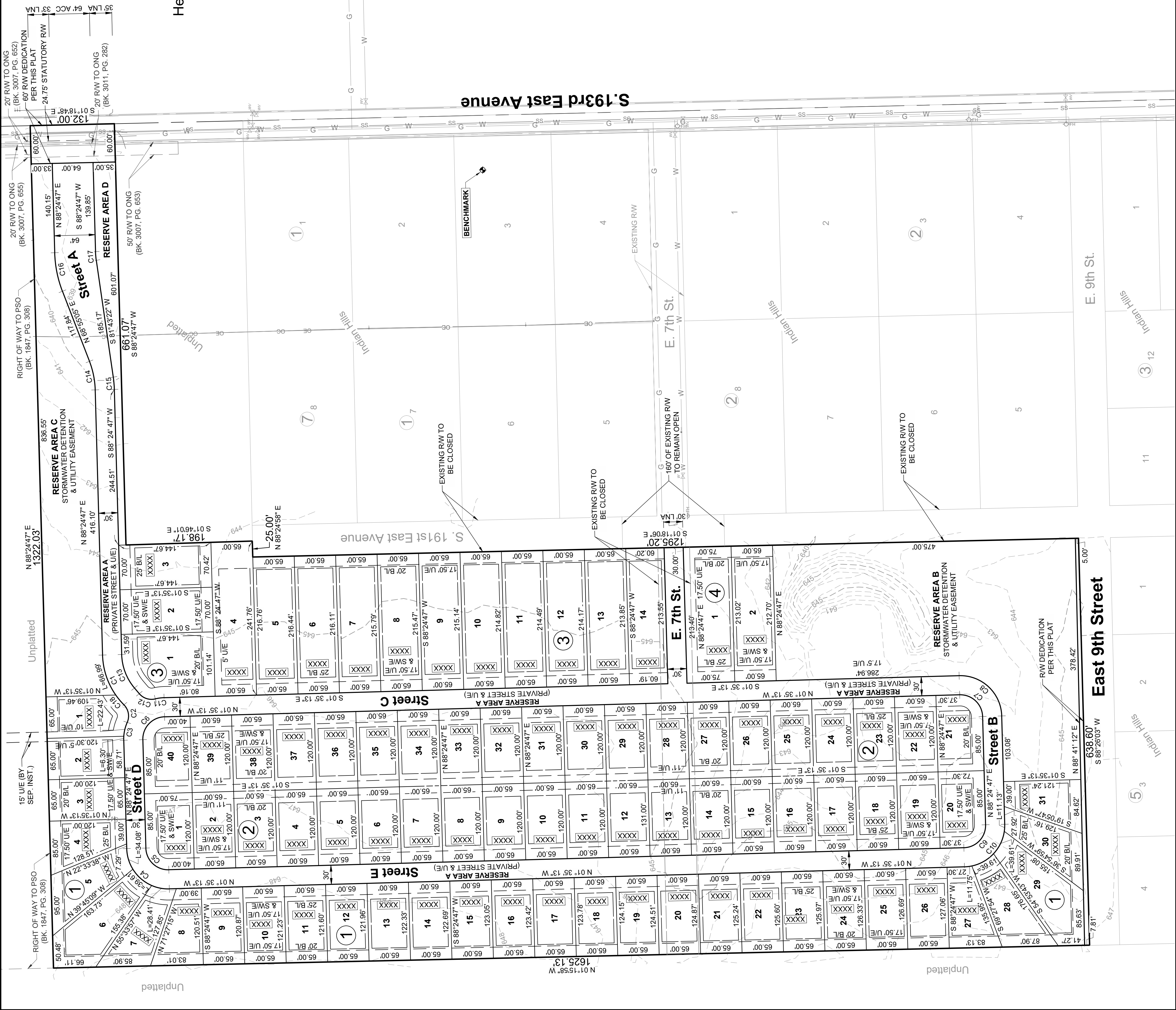
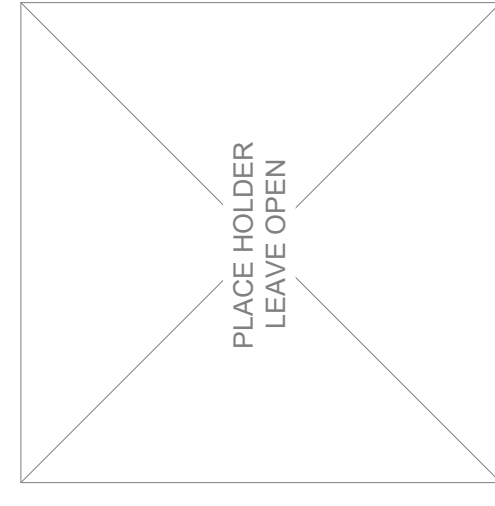
BASIS OF BEARINGS
 HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3801.
 VERTICAL DATUM NAVD 1988

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 FIRM MAP OF TULSA COUNTY, OKLAHOMA AND INCORPORATED APRAISED HEIGHT MAP #401450210M WITH A FLOODPLAIN ELEVATION OF 840.12 FEET. THIS MAP SHOWS NO FLOODPLAIN ON SUBJECT PROPERTY.

NOTES:
 1. SEE SHEET 2 FOR CURVE AND LOT DATA
 2. 5' BUILDING SETBACK FOR SIDE LOTS

SURVEYOR'S LAST SITE VISIT:
 8/02/23



Location Map
SCALE: 1"=200'

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 THE DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

PRELIMINARY PLAT

HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),
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CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

CURVE #	CURVE TABLE				CHORD BEARING (CB)	CHORD DISTANCE (CD)
	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)		
C1	86.95'	115.00'	43°19'22"	S 66°45'06" W	84.90'	
C2	29.95'	25.00'	68°38'42"	N 79°24'47" E	28.19'	
C3	28.73'	65.00'	25°19'21"	N 78°55'33" W	28.49'	
C4	102.10'	65.00'	90°00'00"	S 43°24'47" W	91.92'	
C5	54.98'	35.00'	90°00'00"	S 43°24'47" W	49.50'	
C6	54.98'	35.00'	90°00'00"	N 46°35'13" W	49.50'	
C7	54.98'	35.00'	90°00'00"	N 43°24'47" E	49.50'	
C8	102.10'	65.00'	90°00'00"	N 43°24'47" E	91.92'	
C9	54.98'	35.00'	90°00'00"	S 46°35'13" E	49.50'	
C10	102.10'	65.00'	90°00'00"	S 46°35'13" E	91.92'	
C11	13.88'	65.00'	12°14'09"	N 07°42'18" W	13.85'	
C12	27.76'	25.00'	63°36'44"	N 17°59'00" E	26.35'	
C13	57.30'	85.00'	38°37'25"	N 69°06'04" E	56.22'	
C14	45.93'	135.00'	19°29'42"	N 78°39'56" E	45.71'	
C15	19.27'	165.00'	6°41'26"	N 85°04'04" E	19.26'	
C16	61.93'	182.00'	19°29'42"	S 78°39'56" W	61.63'	
C17	13.78'	118.00'	6°41'26"	S 85°04'04" W	13.77'	
C18	19.97'	115.00'	9°56'54"	N 50°03'53" E	19.94'	

Lot #	Area	(ACRE)
1	7,978.12	0.18
2	7,800.64	0.18
3	7,800.00	0.18
4	7,440.00	0.17
5	8,623.09	0.20
6	11,217.62	0.26
7	7,802.53	0.18
8	7,342.23	0.17
9	7,844.74	0.18
10	7,868.39	0.18
11	7,892.05	0.18
12	7,915.71	0.18
13	7,939.37	0.18
14	7,963.03	0.18
15	7,986.69	0.18
16	8,010.34	0.18
17	8,034.00	0.18
18	8,057.66	0.18
19	8,081.32	0.19
20	8,104.98	0.19
21	8,128.64	0.19
22	8,152.30	0.19
23	8,175.95	0.19
24	8,199.61	0.19
25	8,223.27	0.19
26	8,246.93	0.19
27	7,794.45	0.18
28	8,989.39	0.21
29	11,889.25	0.27
30	7,838.81	0.18
31	7,486.15	0.17

Lot #	Area	(ACRE)
1	8,737.11	0.20
2	7,800.00	0.18
3	7,800.00	0.18
4	7,800.00	0.18
5	7,800.00	0.18
6	7,800.00	0.18
7	7,800.00	0.18
8	7,800.00	0.18
9	7,800.00	0.18
10	7,800.00	0.18
11	7,800.00	0.18
12	7,800.00	0.18
13	7,800.00	0.18
14	7,800.00	0.18
15	7,800.00	0.18
16	7,800.00	0.18
17	7,800.00	0.18
18	7,800.00	0.18
19	7,800.00	0.18
20	8,412.57	0.19
21	8,412.57	0.19
22	7,800.00	0.18
23	7,800.00	0.18
24	7,800.00	0.18
25	7,800.00	0.18
26	7,800.00	0.18
27	7,800.00	0.18
28	7,800.00	0.18
29	7,800.00	0.18
30	7,800.00	0.18
31	7,800.00	0.18
32	7,800.00	0.18
33	7,800.00	0.18
34	7,800.00	0.18
35	7,800.00	0.18
36	7,800.00	0.18
37	7,800.00	0.18
38	7,800.00	0.18
39	7,800.00	0.18
40	8,737.11	0.20

Lot #	Area	(ACRE)
1	13,925.45	0.32
2	10,126.56	0.23
3	10,156.81	0.23
4	15,707.85	0.36
5	14,078.95	0.32
6	14,057.90	0.32
7	14,036.86	0.32
8	14,015.81	0.32
9	13,994.77	0.32
10	13,973.72	0.32
11	13,952.67	0.32
12	13,931.63	0.32
13	13,910.58	0.32
14	12,862.19	0.30

Lot #	Area	(ACRE)
1	15,990.83	0.37
2	13,836.05	0.32

