

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

**SUBDIVISION PLAT**                       **MINOR SUBDIVISION PLAT**

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ PLAT NAME: Highland Park Townhomes

**CITY**  **COUNTY**                      REFERRAL CITIES: Tulsa

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>3/7/2024</u>	ZONING/PUD/CO CASE:	<u>2-7759</u>
TMAPC:	<u>3/20/2024</u>	TMAPC DATE:	<u>3/6/2024</u>
		BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 3539 + 3545 S. Braden Ave + 5133 E. 36th St. TRACT SIZE: 2.91 ± acres

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: Single-Family Residential PRESENT ZONING: RS-2 T-R-S: 19-13-22 COUNCIL DISTRICT: \_\_\_\_\_ CO COMM DISTRICT: \_\_\_\_\_

WATER SUPPLY: Tulsa SANITARY SEWER: Tulsa

ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: \_\_\_\_\_

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: 2-story townhomes - 24 TOTAL. Zoning case pending from RS-2 to RT.

PROPOSED ZONING: RT LOTS PROPOSED: 24 BLOCKS PROPOSED: 3

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design</u>	NAME <u>Highland Park Townhomes, LLC</u>
ADDRESS <u>P.O. Box 548</u>	ADDRESS <u>7107 S. Yale Ave.</u>
CITY, ST, ZIP <u>Bixby, OK 74008</u>	CITY, ST, ZIP <u>Tulsa, OK 74136</u>
DAYTIME PHONE <u>918-798-8356</u>	DAYTIME PHONE <u>918-808-1679</u>
EMAIL <u>mccarty.selectdesign@gmail.com</u>	EMAIL <u>tektioninvestments@gmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u>	<u>1/18/24</u>

DOES OWNER CONSENT TO THIS APPLICATION?  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES (Make checks payable to INCOG)	PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE: <u>\$1,200</u>	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE: \$900	DATE/VOTE:
MINOR PLAT FEE: \$650	CONDITIONS:
TOTAL AMOUNT DUE: <u>\$1200</u>	
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](http://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 Statistics**

SUBDIVISION CONTAINS TWENTY-FOUR (24) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVE AREAS

GROSS LAND AREA: 126,908.7 SF OR 2.91 ACRES

**Basis of Bearings**

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83), USING THE SOUTH LINE OF BLOCK TEN (10) OF YORKSHIRE ESTATES AS S 88°24'08" W.

**Monumentation**

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

**Floodplain Data**

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0356M - MAY 2, 2012, INDICATES THE PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND THE PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

**Benchmark**

ADS CONTROL STATION #39 - ELEVATION: 766.088' (NAVD88)

**Addresses**

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

**Legend**

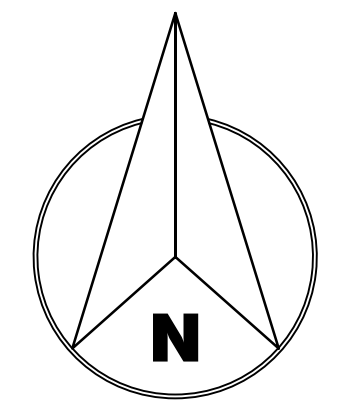
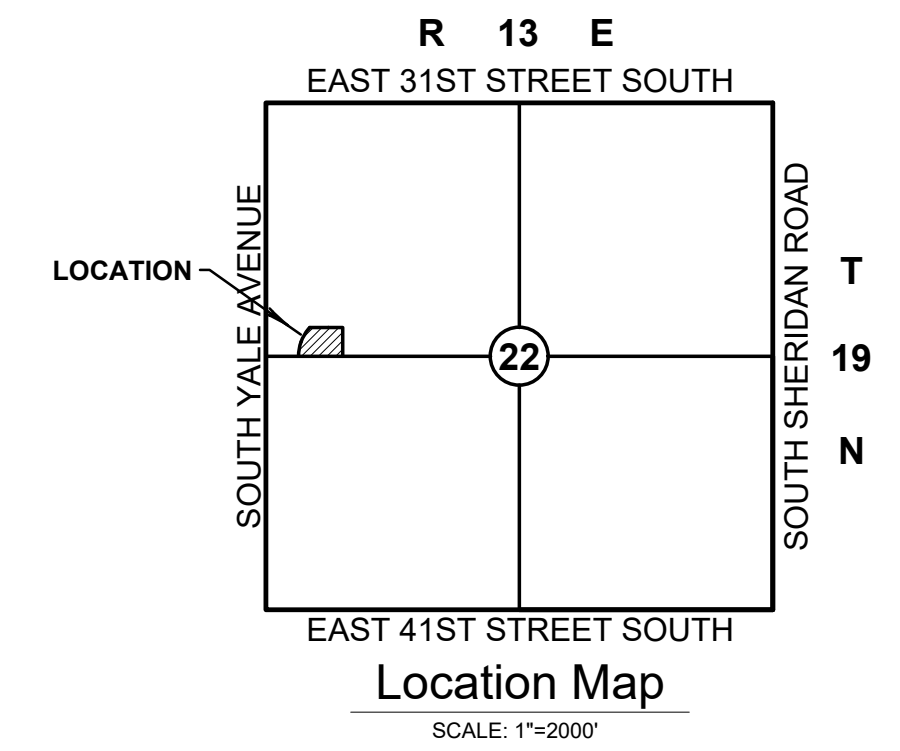
- B/L -- BUILDING SETBACK LINE
- IPF -- IRON PIN FOUND
- IPS -- IRON PIN SET
- L.N.A. -- LIMITS OF NO ACCESS
- OD/E -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- 1234 -- STREET ADDRESS

# PRELIMINARY PLAT

# Highland Park

# Townhomes

A SUBDIVISION IN THE CITY OF TULSA, BEING A RE-PLAT OF A PART OF LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK TEN (10), YORKSHIRE ESTATES, TULSA COUNTY, STATE OF OKLAHOMA.



Scale: 1" = 30'

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.11'	25.00'	101°06'04.06"	S 23°54'34" E	38.61'
C2	36.13'	23.00'	90°00'00.00"	N 43°24'08" E	32.53'
C3	36.13'	23.00'	90°00'00.00"	N 46°35'52" W	32.53'
C4	41.05'	25.00'	94°05'24.20"	S 58°29'42" W	36.59'

**Line Table**

LINE	BEARING	DISTANCE
L1	S 74°27'36" E	42.70'
L2	S 01°35'52" E	26.05'
L3	N 88°24'08" E	195.33'
L4	N 01°35'52" W	123.17'
L5	S 88°24'08" W	30.00'
L6	N 01°35'52" W	262.50'
L7	S 88°24'08" W	30.00'
L8	S 01°35'52" E	63.33'
L9	N 88°24'08" E	215.50'
L10	N 74°27'36" W	46.66'

**Owner / Developer**

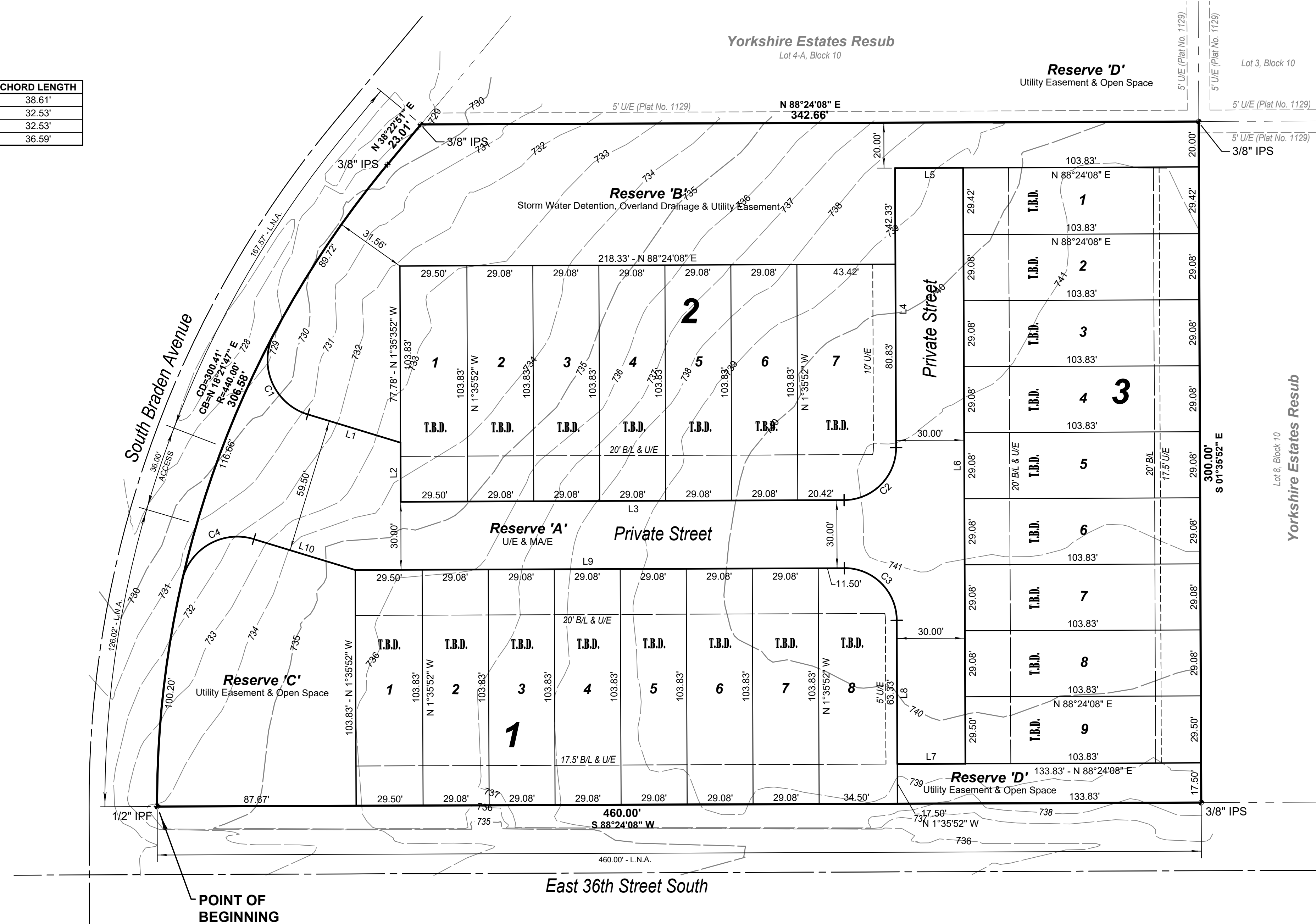
TEKTON HOMES, LLC  
7107 SOUTH YALE AVENUE, SUITE 295  
TULSA, OKLAHOMA 74136  
PHONE: (918) 808-1679  
MITCH STEPHENS

**Surveyor**

FRITZ LAND SURVEYING, LLC  
2017 WEST 91ST STREET  
TULSA, OKLAHOMA 74132  
PHONE: (918) 231-0575  
EMAIL: fritzlandsurveying@gmail.com  
C.A. # 5848 EXPIRES: 6-30-2024

**Engineer**

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15567  
DEL CITY, OKLAHOMA 73155  
PHONE: (405) 234-0980  
EMAIL: ahale@engineeredbydesign.pro  
C.A. # 7655 EXPIRES 6-30-2024



**FINAL PLAT**  
**ENDORSEMENT OF APPROVAL**

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

APPROVAL DATE \_\_\_\_\_

TMAPC/INCOG

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.

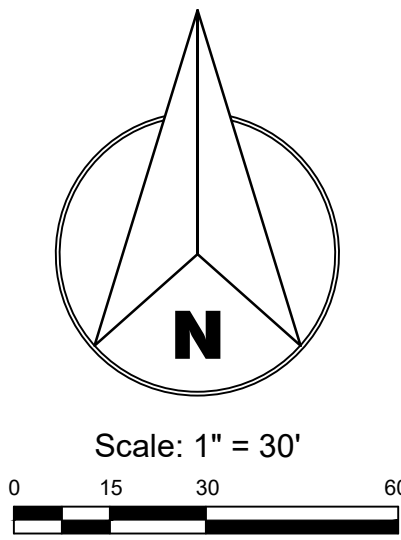
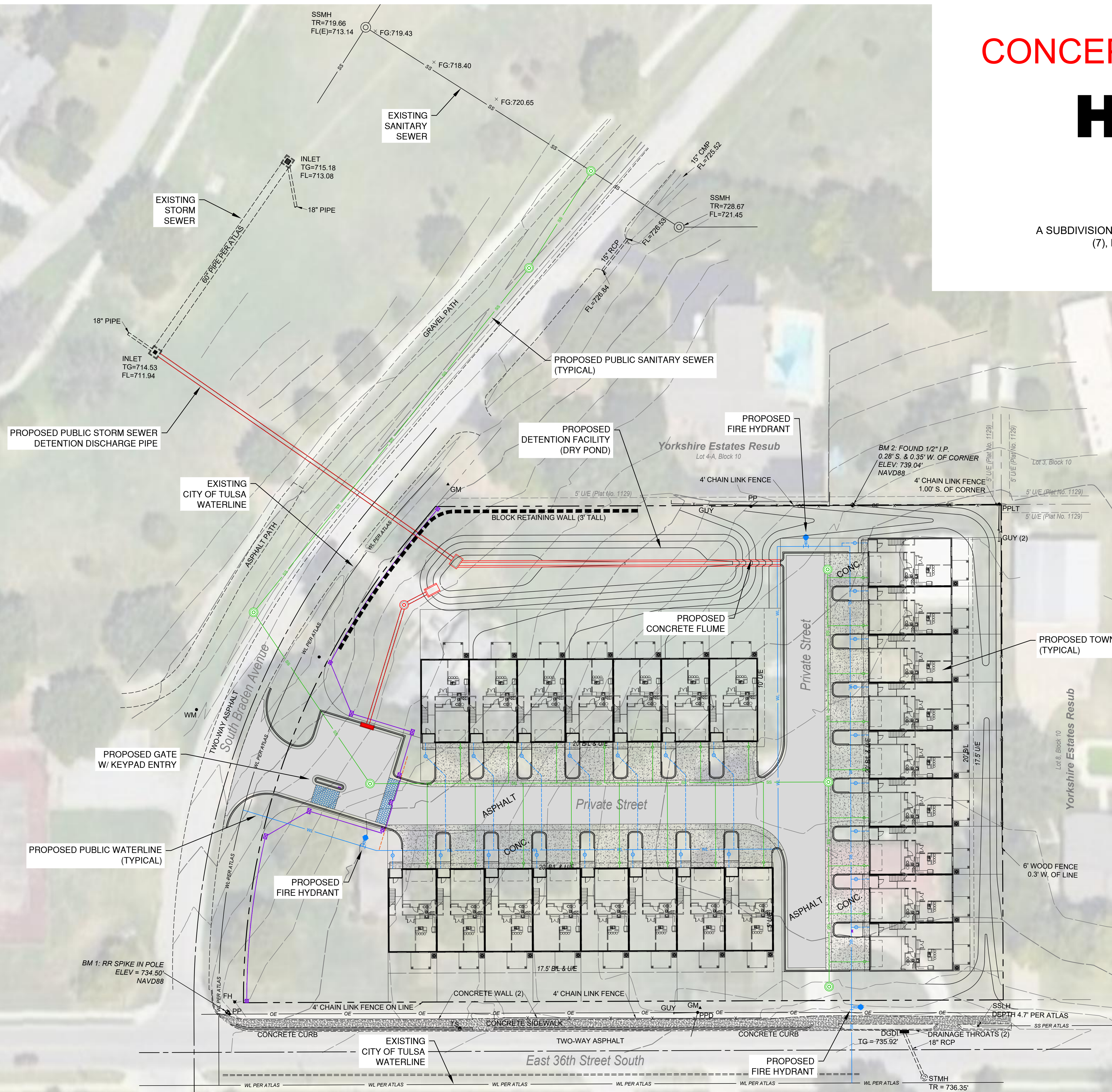




# CONCEPTUAL IMPROVEMENTS PLAN

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### Owner / Developer

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PHONE: (918) 808-1679  
MITCH STEPHENS

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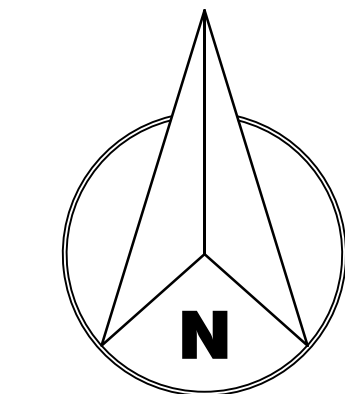
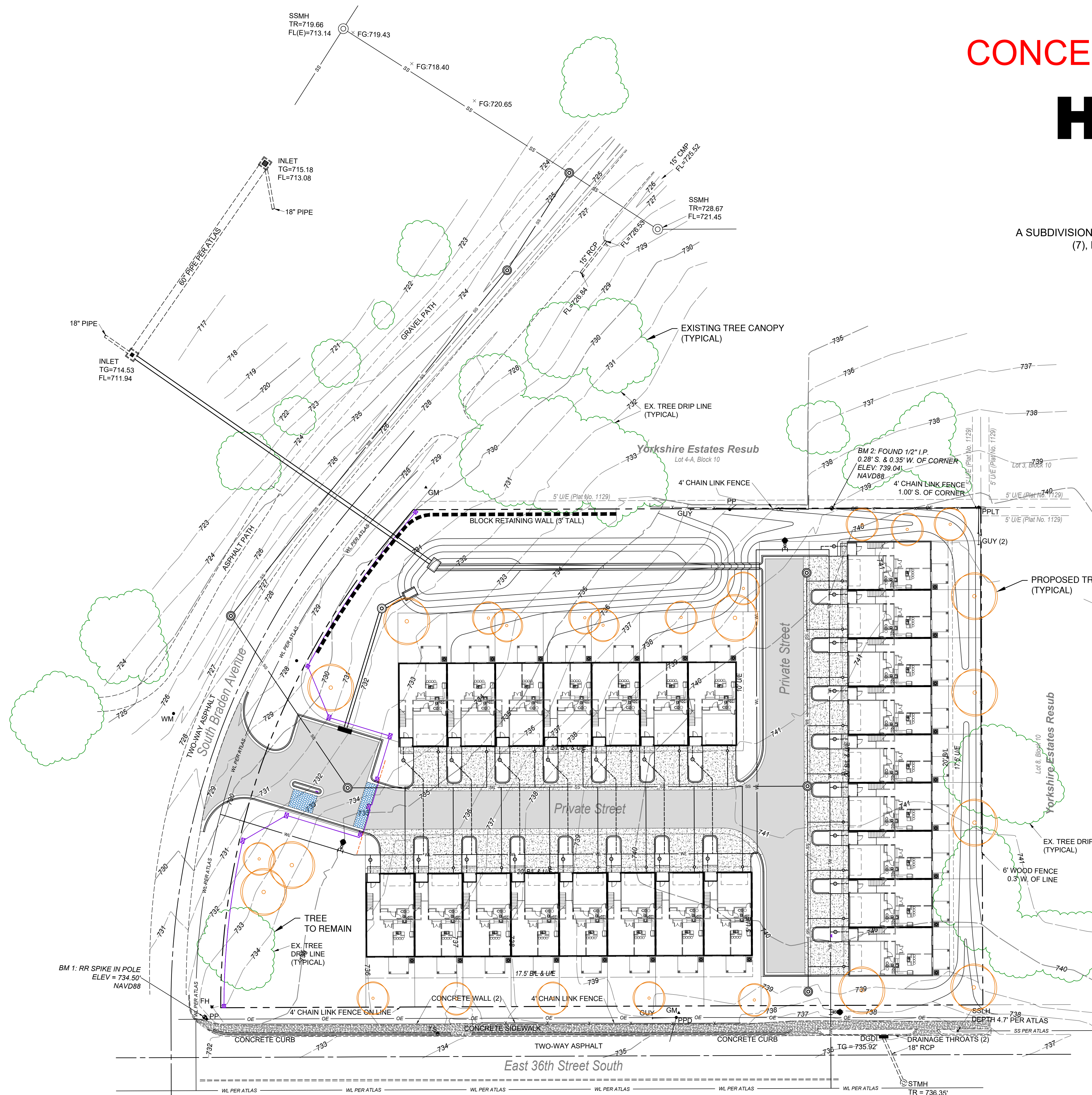
### Engineer

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15567  
DEL CITY, OKLAHOMA 73155  
PHONE: (405) 234-0980  
EMAIL: ahale@engineeredbydesign.pro  
C.A. # 7655 EXPIRES 6-30-2024

# CONCEPTUAL TREE PLANTING PLAN

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Scale: 1" = 30'  
0 15 30 60

### Owner / Developer

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7107 SOUTH YALE AVENUE, SUITE 295  
TULSA, OKLAHOMA 74136  
PHONE: (918) 808-1679  
MITCH STEPHENS

### Surveyor

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### Engineer

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