

**TULSA METROPOLITAN AREA PLANNING COMMISSION**INCOG - 2 West 2<sup>nd</sup> Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024[www.tmapc.org](http://www.tmapc.org)**[ X ] SUBDIVISION PLAT [ ] MINOR SUBDIVISION PLAT****APPLICATION INFORMATION**RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ PLAT NAME: Comanche Park**[ X ] CITY [ ] COUNTY** REFERRAL CITIES: Tulsa

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

**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: NE and SE Corner of North Peoria and E. 36<sup>th</sup> St. N. TRACT SIZE: 35 + acresLEGAL DESCRIPTION: See attachedPRESENT USE: Multi Fam, Vacant PRESENT ZONING: MX,RM-1 T-R-S: 2013-18&19 COUNCIL DISTRICT: 1 CO COMM DISTRICT: 1WATER SUPPLY: City of Tulsa SANITARY SEWER: City of TulsaELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: Tulsa**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED USE: Residential CommunityPROPOSED ZONING: MX,RM-1 LOTS PROPOSED: 16 BLOCKS PROPOSED: 16

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Engineering</u>	NAME	<u>Housing Authority of the City of Tulsa</u>
ADDRESS	<u>123 Martin Luther King Jr. Blvd.</u>	ADDRESS	<u>415 E. Independence St.</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Tulsa, OK 74107</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL	<u>mcapron@wallacesc.com</u>	EMAIL	

**I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.**SIGNATURE & DATE:  5.21.2020DOES OWNER CONSENT TO THIS APPLICATION  YES  NOWHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to INCOG)		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:	
<b>TOTAL AMOUNT DUE:</b>	<b>\$</b>		
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 [www.tmapc.org](http://www.tmapc.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

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

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

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**SUBDIVISION PRE-APPLICATION REVIEW**

**PROJECT INFORMATION**

Subdivision Location: NE and SE Corner of North Peoria and E. 36<sup>th</sup> St. N.

Acreage: 35 Number of Lots: 16 Project Name: Comanche Park

Owner of Property: Tulsa Housing Authority

Person Requesting Review: Mark B. Capron, Wallace Engineering Date: 5-20-2020

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: Town Center GROWTH OR STABILITY DESIGNATION: Growth

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

**ZONING AND PLATTING**

The property is currently zoned MX/RM-1

The proposed use of Res. Community [  ] WOULD or [  ] WOULD NOT conform to the zoning district classification.

Minimum lot size required: Varies

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? No

**INFRASTRUCTURE NEEDS**

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

Streets Internal streets by Developer

Water Internal Extensions by Developer

Sewer Internal Extensions by Developer

Storm Water/Drainage Internal Storm systems and detention by Developer

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.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

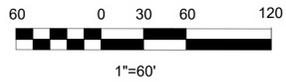
# PRELIMINARY PLAT COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

**OWNER**  
TULSA HOUSING AUTHORITY  
415 WEST INDEPENDENCE STREET  
TULSA, OK 74120  
ATTN: CITY CLERK, SUITE 206

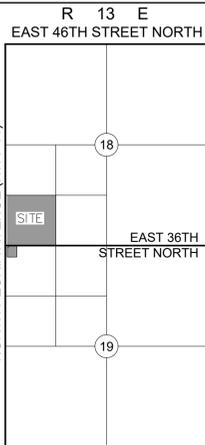
**ENGINEER**  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
123 MARTIN LUTHER KING JR. BLVD.  
TULSA, OK 74103  
(918) 584-5858  
OKLAHOMA CA #1460  
EXP DATE 6/30/21  
LANCE WOOLSEY P.E.  
lwoolsey@wallacesc.com

**SURVEYOR**  
BENNETT SURVEYING, INC.  
210 CHOUTEAU AVENUE  
CHOUTEAU, OK 74337  
TEL: 918-476-7484  
RPLS 1556, CA #4502  
EXPIRES 6/30/2020  
wade@bennettsurveying.com



SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN SIXTEEN (16) BLOCKS AND TEN (10) RESERVES. RIGHT OF WAY DEDICATED BY THIS PLAT.

- Legend**
- BM BENCHMARK
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - R/W RIGHT OF WAY
  - B/S BUILDING SETBACK LINE
  - U/E UTILITY EASEMENT
  - FOUND 3/8" IRON PIN
  - SET 3/8" IRON PIN
  - LNA LIMITS OF NO ACCESS
  - LOA LIMITS OF ACCESS



LOCATION MAP  
SCALE: 1"=2000'



LINE NO.	LENGTH (FT)	BEARING
L1	15.49	N22° 23' 09"E
L2	81.66	N12° 51' 22"E
L3	138.85	N0° 55' 10"W
L4	104.35	S43° 43' 42"W
L5	35.47	N8° 50' 23"W
L6	31.84	N38° 08' 45"E
L7	14.97	N0° 36' 59"E
L8	20.52	N52° 01' 43"E
L9	47.56	S43° 43' 49"W
L10	34.98	N87° 59' 55"E
L11	53.40	S60° 53' 36"E
L12	13.60	N87° 54' 03"E
L13	1.57	N87° 54' 03"E
L14	51.56	N67° 29' 47"E
L15	22.69	N67° 29' 47"E
L16	46.94	N80° 45' 42"E
L17	123.91	N87° 37' 03"E
L18	37.24	N78° 46' 10"E
L19	43.85	N89° 58' 34"E
L20	47.09	S47° 33' 17"E
L21	33.65	S72° 54' 17"E
L22	19.49	N66° 48' 31"E
L23	36.45	S48° 36' 06"W
L24	34.16	N89° 08' 25"E
L25	34.37	S49° 29' 18"E

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.27	25.00	090°00'00"	S42°35'00"W	35.36	C20	78.86	3151.58	001°26'01"	N88°35'19"W	78.86	C39	39.27	25.00	090°00'00"	N42°35'00"E	35.36
C2	39.27	25.00	090°00'00"	S47°25'00"E	35.36	C21	40.63	25.00	093°06'41"	S44°08'20"W	36.30	C40	39.27	25.00	090°00'00"	S47°25'00"E	35.36
C3	39.27	25.00	090°00'00"	N42°35'00"E	35.36	C22	38.71	25.00	088°43'22"	N46°46'41"W	34.96	C41	39.27	25.00	090°00'00"	N42°35'00"E	35.36
C4	39.27	25.00	090°00'00"	S47°25'00"E	35.36	C23	36.47	3151.58	000°39'47"	S88°31'45"W	36.47	C42	39.27	25.00	090°00'00"	S47°25'00"E	35.36
C5	39.27	25.00	090°00'00"	N42°35'00"E	35.36	C24	138.16	277.00	028°34'41"	S77°30'48"E	136.73	C43	27.11	25.00	062°07'32"	N56°31'14"E	25.80
C6	39.27	25.00	090°00'00"	N47°25'00"W	35.36	C25	71.96	147.50	027°57'03"	N77°11'59"W	71.24	C44	54.83	25.00	125°39'21"	S29°35'20"E	44.48
C7	204.87	2907.48	004°02'14"	N79°25'36"E	204.83	C26	96.35	197.50	027°57'03"	N77°11'59"W	95.39	C45	99.73	480.22	011°53'56"	S31°24'26"W	99.55
C8	200.43	2857.48	004°01'08"	N79°13'06"E	200.39	C27	113.22	227.00	028°34'41"	S77°30'48"E	112.05	C46	35.99	25.00	082°29'34"	N03°53'23"W	32.96
C9	42.04	25.00	096°21'20"	S50°35'40"E	37.26	C28	34.83	3201.58	000°37'24"	S88°30'34"W	34.83	C47	20.61	25.00	047°13'32"	N88°44'56"W	20.03
C10	36.59	25.00	083°51'43"	S39°30'51"W	33.41	C29	39.81	25.00	091°14'16"	N43°12'08"E	35.74	C48	39.29	25.00	090°03'18"	S42°36'39"W	35.37
C11	41.09	25.00	094°10'34"	N49°30'17"W	36.62	C30	37.95	25.00	086°59'07"	S45°54'33"E	34.41	C49	39.25	25.00	089°56'42"	N47°23'21"W	35.34
C12	37.38	25.00	085°40'34"	N40°25'17"E	34.00	C31	71.40	3201.58	001°16'40"	N88°45'47"W	71.40	C50	39.29	25.00	090°03'18"	S42°36'38"W	35.37
C13	69.43	2857.48	001°23'32"	N83°57'20"E	69.43	C32	21.46	25.00	049°10'59"	N67°17'04"E	20.61	C51	37.59	25.00	086°08'32"	S88°12'25"E	34.15
C14	72.84	2907.48	001°26'07"	N84°07'29"E	72.84	C33	19.68	25.00	045°06'35"	N20°08'17"E	19.18	C52	108.44	480.22	012°56'19"	S55°11'28"W	108.21
C15	18.39	25.00	042°08'58"	S63°46'04"W	17.98	C34	19.68	25.00	045°06'35"	S24°58'17"E	19.18	C53	202.31	430.22	026°56'38"	S46°42'40"W	200.46
C16	20.87	25.00	047°49'20"	S71°28'15"E	20.27	C35	39.27	25.00	090°00'00"	S42°35'00"W	35.36	C54	39.27	25.00	090°00'00"	S42°35'00"W	35.36
C17	19.68	25.00	045°06'35"	S20°08'17"W	19.18	C36	39.27	25.00	090°00'00"	N47°25'00"W	35.36	C55	39.27	25.00	090°00'00"	N47°25'00"W	35.36
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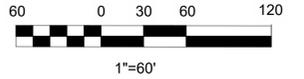
# CONCEPTUAL IMPROVEMENTS COMANCHE PARK

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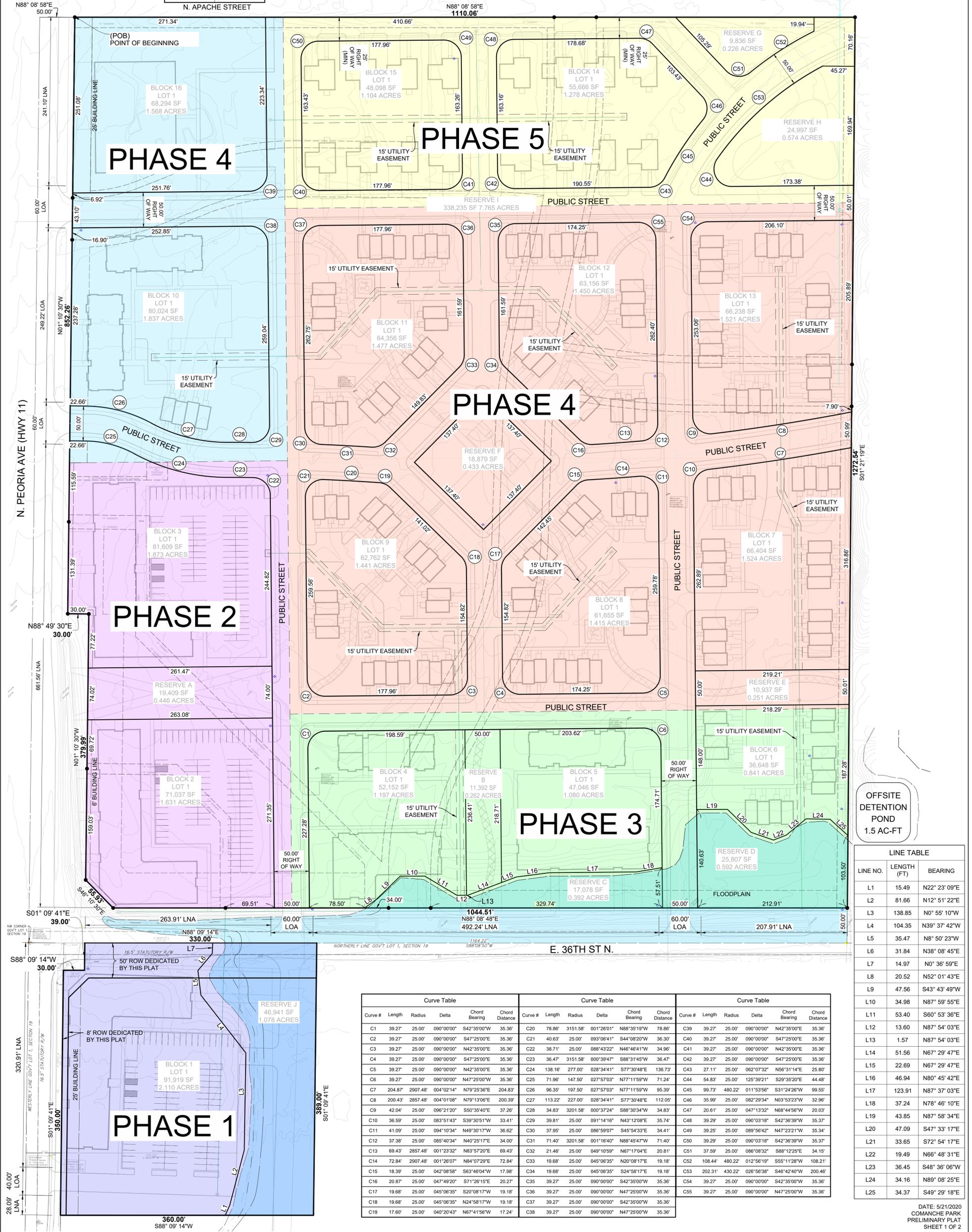


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  - LOA LIMITS OF ACCESS
  - ZONING A (MX-2-V-65)
  - ZONING B (MX-2-U-U)
  - ZONING C (RM-1)
  - ZONING D (MX-3-V-45)
  - ZONING E (MX-2-V-65)
  - ZONING F (MX-1-U-U)



**LOCATION MAP**  
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OFFSITE DETENTION POND  
1.5 AC-FT

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C17	19.68	25.00	045°06'35"	S20°08'17"W	19.18	C36	39.27	25.00	090°00'00"	N47°25'00"W	35.36	C55	39.27	25.00	090°00'00"	N47°25'00"W	35.36
C18	19.68	25.00	045°06'35"	N24°58'17"W	19.18	C37	39.27	25.00	090°00'00"	S42°35'00"W	35.36						
C19	17.60	25.00	040°20'43"	N67°41'56"W	17.24	C38	39.27	25.00	090°00'00"	N47°25'00"W	35.36						