TULSA METROPOLITAN AREA PLANNING COMMISSION

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

[X] SUBDIVISION PLAT [ ] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 12/16/21 PLAT NAME: Kum & Go 2362

[ ] CITY [ ] COUNTY REFERRAL CITIES:

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	1/6/21	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	1/19/21	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 6603 S. MEMORIAL DR., TULSA, OK TRACT SIZE: 1.368 ± acres

LEGAL DESCRIPTION: ALL THAT PART OF LOT ONE, BLOCK THREE, WOODLAND HILLS MALL, BLOCKS 2, 3, 4 AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA. ALSO SEE ATTACHED.

PRESENT USE: VACANT PRESENT ZONING: OM/PUD T-R-S: 18-13-01 COUNCIL DISTRICT: 7 CO COMM DISTRICT: 3

WATER SUPPLY: CITY OF TULSA SANITARY SEWER: CITY OF TULSA

ELECTRIC: PSO GAS: ONG PHONE: WINDSTREAM TV: CENTURYLINK SCHOOL DISTRICT: TULSA PUBLIC SCHOOLS

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE:

Convenience Store w/Fuel Sales.

PROPOSED ZONING: CS - COMMERCIAL SHOPPING LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	WILLIAM HOEY	NAME	TRES WOODLAND INVESTMENT LLC, C/O BRYAN LY
ADDRESS	550 ST. LOUIS STREET	ADDRESS	3460 W. WALNUT ST, SUITE 120
CITY, ST, ZIP	SPRINGFIELD, MISSOURI 65806	CITY, ST, ZIP	GARLAND, TEXAS 75042
DAYTIME PHONE	417-890-8802	DAYTIME PHONE	469-531-4350
EMAIL	whoey@olsson.com	EMAIL	N/A
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: Whitney 12/7/2021			

DOES OWNER CONSENT TO THIS APPLICATION [X] YES [ ] NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT **FEE:**	$1,200	TMAPC ACTION: [ ] APPROVED [ ] 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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: WOODLAND HILLS MALL

Acreage: 1.368 Number of Lots: 1 Project Name: KUM & GO 2362

Owner of Property: TRES WOODLAND INVESTMENT, LLC

Person Requesting Review: WILL HOEY - OLSSON Date: 11/23/2021

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: REGIONAL CENTER **GROWTH OR STABILITY DESIGNATION:** SG_050510 AREA OF GROWTH

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

ZONING AND PLATTING

The property is currently zoned OM w/ PUD 470

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

Minimum lot size required: NO REQUIREMENT

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

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

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

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

INFRASTRUCTURE NEEDS

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

Streets N/A

Water N/A

Sewer N/A

Storm Water/Drainage Public stormwater abandonment may take place on site.

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.

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

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, January 6, 2022 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.

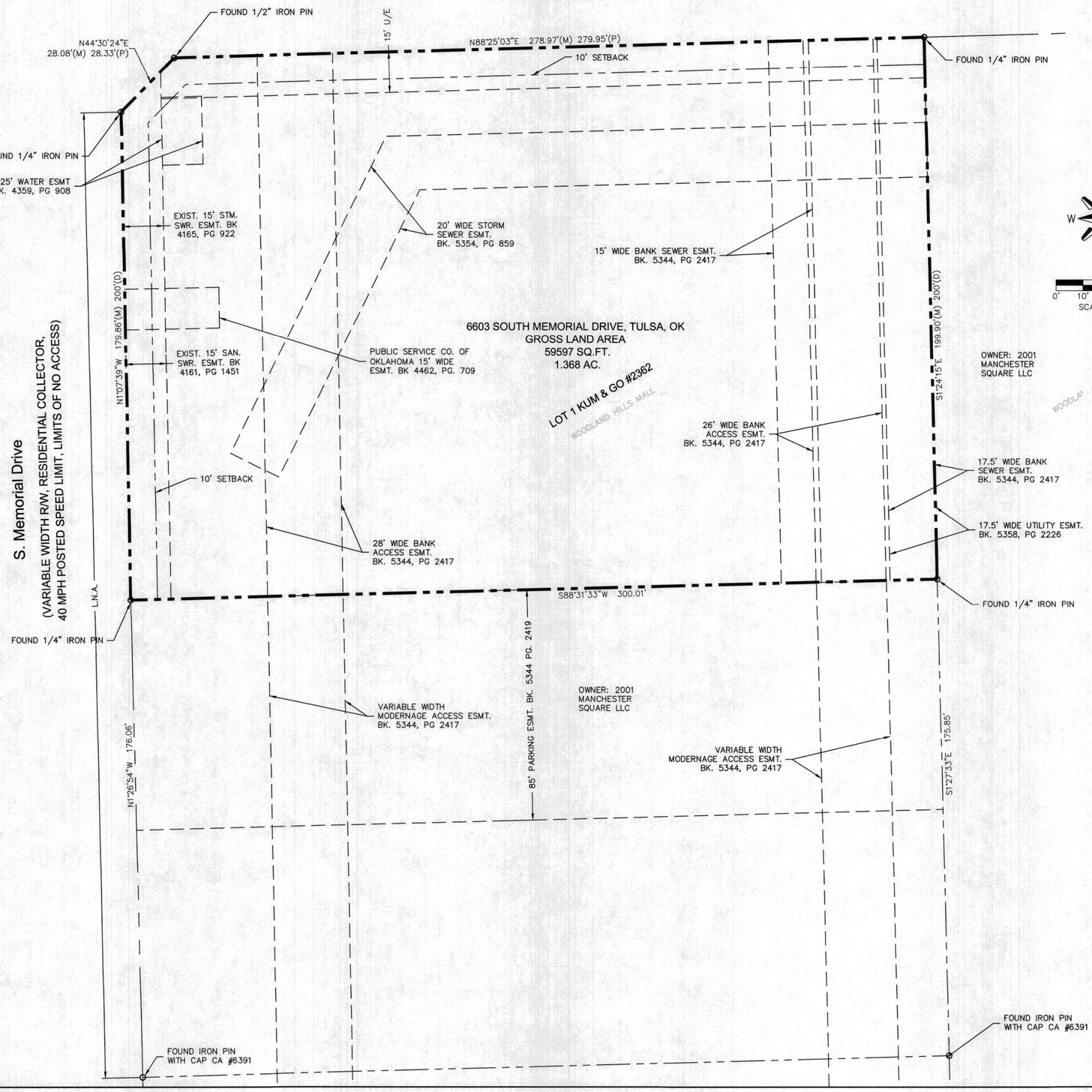
FINAL PLAT PROCESS

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 for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
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.

PRELIMINARY PLAT FOR

KUM & GO #2362 LOT 1

BEING A REPLAT OF NORTH 200' LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND

- BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- SECTION LINE
- RIGHT–OF–WAY LINE
- EASEMENT
- ● SET MONUMENT
- ○ FOUND 1/2" REBAR W/CAP, "XXXX" (UNLESS NOTED OTHERWISE)
- BENCHMARK
- (D) DEEDEDED DISTANCE
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- SCHEDULE B–II EXCEPTIONS

PLATTED AREA

LOT 1 1.4 ACRES OR 59597 SQ. FT

CURRENT ZONING

OM W/PUD 470-OFFICE-MEDIUM WITH PLANNED UNIT DEV. 470

DEVELOPER

KUM & GO
1459 GRAND AVENUE
DES MOINES IOWA, 50309

DESIGNER ENGINEER

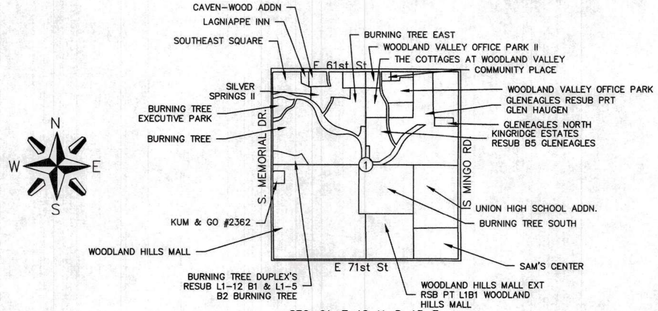
OLSSON
550 E. ST. LOUIS STREET
SPRINGFIELD, MO 65806

TOPOGRAPHIC SURVEY

OLSSON
702 S. MAIN STREET
JOPLIN, MO 64870

OWNER

TRES WOODLAND INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
3450 W. WALNUT STREET
GARLAND, TX 75042



SEC. 01, T–18–N, R–13–E

LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

THE NORTH TWO HUNDRED (200) FEET OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCK 2,3,4, AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627.

NOTES:

1. ALL UNDERGROUND UTILITIES FLAGGED BY "OKIE" REQUEST ARE SHOWN HEREON, HOWEVER, ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1–800–522–6543) BEFORE DIGGING (REQUEST TICKET: 21111618504401 REQUESTED: NOVEMBER 19, 2021.) (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.)
2. THE PROPERTY DESCRIBED HEREON CONTAINS 1.4 ACRES OR 59597 SQ. FT., MORE OR LESS.
3. BEARINGS BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM 1983, NORTH ZONE.
4. USING N01°07'39"W AS THE WEST LINE OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCK 2,3,4, AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
6. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST 66TH STREET.
7. THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. MAP COMMUNITY PANEL NUMBER: 40143C0359M EFFECTIVE DATE: MAY 04, 2019, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AND IS ZONE X.

811 Know what's below. Call before you dig.

olsson
Olsson - Survey
Oklahoma Certificate of Authority #2483
702 S. Main Street
Joplin, MO 64801
TEL 417.781.0643
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

KUM & GO
PRELIMINARY PLAT
KUM & GO #2362 PLAT
TULSA COUNTY
6603 SOUTH MEMORIAL DRIVE TULSA, OKLAHOMA
2021

drawn by:	DVH
checked by:	BWF
approved by:	BWF
QA/QC by:	BWF
project no.:	021-06937
drawing no.:	See Plot Stamp
date:	12.09.2021

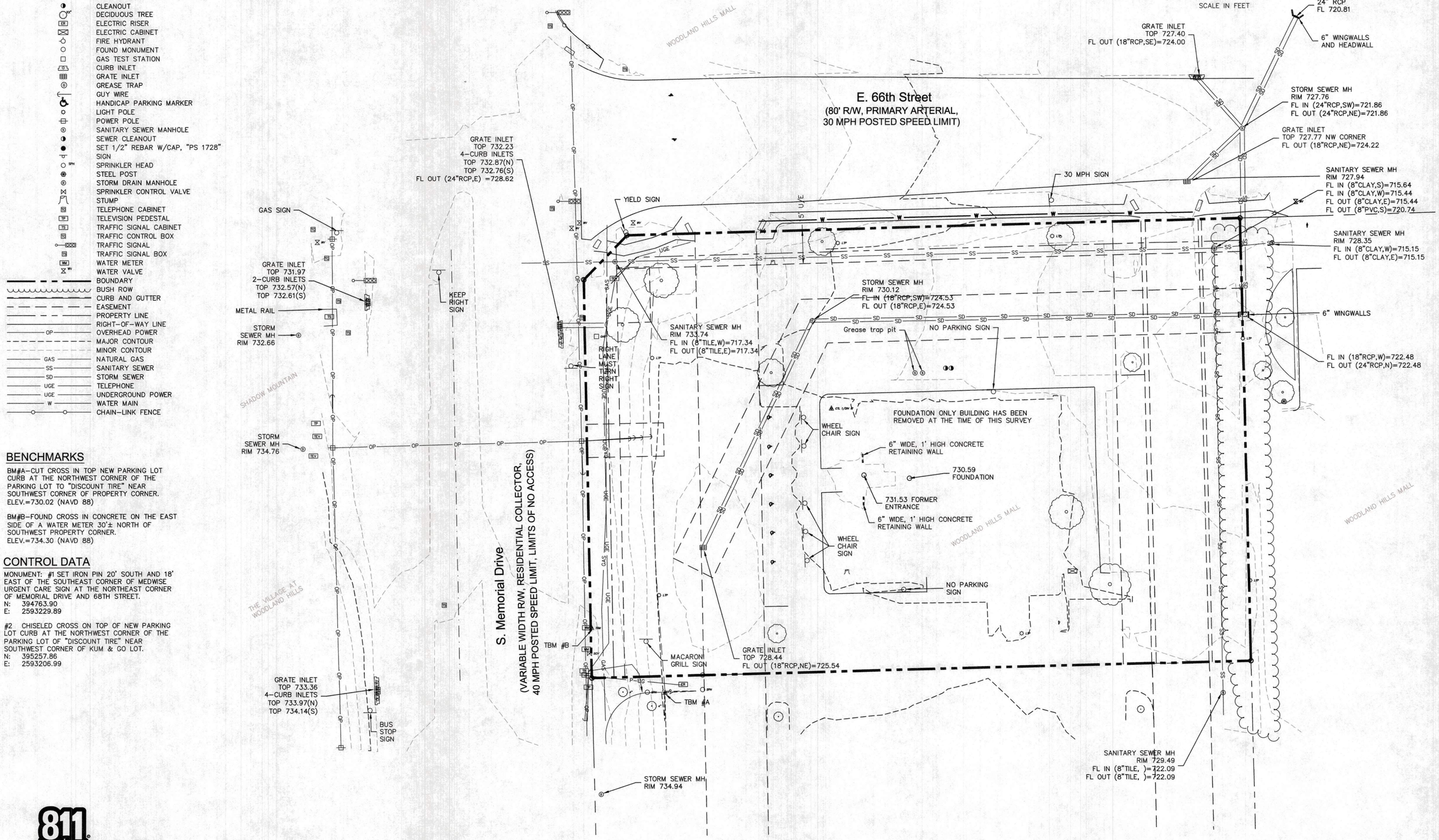
SHEET
1 of 3

DWG: F:\2021\06501-07000\021-06937\40-Design\Survey\SRVY\Xref\V_PRELIM PLAT_02106937.dwg USER: dhenderson
DATE: Dec 09, 2021 12:32pm XREFS:

PRELIMINARY PLAT FOR

KUM & GO #2362 LOT 1

BEING A REPLAT OF NORTH 200' LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND

- BENCHMARK
- CLEANOUT
- DECIDUOUS TREE
- ELECTRIC RISER
- ELECTRIC CABINET
- FIRE HYDRANT
- FOUND MONUMENT
- GAS TEST STATION
- CURB INLET
- GRATE INLET
- GREASE TRAP
- GUY WIRE
- HANDICAP PARKING MARKER
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SET 1/2" REBAR W/CAP, "PS 1728"
- SIGN
- SPRINKLER HEAD
- STEEL POST
- STORM DRAIN MANHOLE
- SPRINKLER CONTROL VALVE
- STUMP
- TELEPHONE CABINET
- TELEVISION PEDESTAL
- TRAFFIC SIGNAL CABINET
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- BOUNDARY
- BUSH ROW
- CURB AND GUTTER
- EASEMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- OVERHEAD POWER
- MAJOR CONTOUR
- MINOR CONTOUR
- NATURAL GAS
- SANITARY SEWER
- STORM SEWER
- TELEPHONE
- UNDERGROUND POWER
- WATER MAIN
- CHAIN-LINK FENCE

BENCHMARKS

BM#A-CUT CROSS IN TOP NEW PARKING LOT CURB AT THE NORTHWEST CORNER OF THE PARKING LOT TO "DISCOUNT TIRE" NEAR SOUTHWEST CORNER OF PROPERTY CORNER.
ELEV.=730.02 (NAVD 88)

BM#B-FOUND CROSS IN CONCRETE ON THE EAST SIDE OF A WATER METER 30'± NORTH OF SOUTHWEST PROPERTY CORNER.
ELEV.=734.30 (NAVD 88)

CONTROL DATA

MONUMENT: #1 SET IRON PIN 20' SOUTH AND 18' EAST OF THE SOUTHEAST CORNER OF MEDWISE URGENT CARE SIGN AT THE NORTHEAST CORNER OF MEMORIAL DRIVE AND 68TH STREET.
N: 394763.90
E: 2593229.89

#2 CHISELED CROSS ON TOP OF NEW PARKING LOT CURB AT THE NORTHWEST CORNER OF THE PARKING LOT OF "DISCOUNT TIRE" NEAR SOUTHWEST CORNER OF KUM & GO LOT.
N: 395257.86
E: 2593206.99

811
Know what's **below.**
Call before you dig.

DWG: F:\2021\06501-07000\021-06937\40-Design\Survey\SRVY\Xref\V_PRELIM PLAT_02106937.dwg USER: dhenderson
DATE: Dec 09, 2021 12:20pm XREFS:

PRELIMINARY PLAT FOR

KUM & GO #2362 LOT 1

BEING A REPLAT OF NORTH 200' LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT TRES WOODLAND INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER SOMETIMES CALLED "OWNER" IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

THE NORTH TWO HUNDRED (200) FEET OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCK 2,3,4, AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, AND PLATTED AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "KUM & GO #2362", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, (WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "KUM & GO #2362" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.) NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, IT'S SUCCESSORS, GRANTEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE SUBDIVISION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS

1.0 STREETS AND UTILITY EASEMENTS

1.0.1 THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.1 WATER, SANITARY SEWER AND STORM SEWER SERVICE

1.1.1 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

1.1.2 WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGEMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.

1.1.3 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, IT'S AGENTS OR CONTRACTORS. THE CITY OF TULSA ASSUMES NO MAINTENANCE OF ANY PRIVATE DRAINAGE SYSTEMS.

1.1.4 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

1.1.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

1.2 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.3 CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

1.4 UTILITY SERVICE

1.4.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE WESTERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE, ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

1.4.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NONEXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.4.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.4.4 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

1.4.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND HEREBY.

1.5 GAS SERVICE

1.5.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.5.2 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.

1.5.3 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.6 LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE WEST, SOUTH MEMORIAL DRIVE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

1.7 SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND CITY OF TULSA ORDINANCES. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS.

1.8 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

2.0 ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS AND UTILITY EASEMENTS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS GRANTEES, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF TULSA, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

2.1 DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

2.2 AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITY EASEMENT, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA.

IN WITNESS WHERE OF, TRES WOODLAND INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021

BY:_____

MANAGER

STATE OF _____)
) SS.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2021, BY , MANAGER OF TRES WOODLAND INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF OKLAHOMA.

DATED THIS 09 DAY OF DECEMBER, 2021.

_____

BRAD WILLIAM FERGUSON LS 1874
bferguson@olsson.com
OLSSON, INC.
702 S. MAIN STREET
JOPLIN, MO 65801
417-781-0643

PAGES OR SHEETS COVERED BY THIS SEAL:
1 OF 1, 2 OF 2 AND 3 OF 3

STATE OF MISSOURI)
) SS.
COUNTY OF JASPER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE _____DAY OF _____, 2021, PERSONALLY APPEARED BRAD WILLIAM FERGUSON TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HEREUNTO SET MY OFFICIAL SIGNATURE AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC

SUBDIVISION CONTAINS
1 LOT IN 1 BLOCK
GROSS SUBDIVISION AREA: 1.4 ACRES
DATE OF PREPARATION: 12/09/2021

DWG: F:\2021\06501-07000\021-06937\40-Design\Survey\SRVY\Xref\V_PRELIM PLAT_02106937.dwg USER: dhenderson
DATE: Dec 09, 2021 - 12:33pm XREFS:

PRELIMINARY SITE DRAWINGS
STORE #2362
6603 S. MEMORIAL DRIVE
TULSA, OK 74133

WHERE & MEANS MORE.

PROJECT TEAM:

OWNER / DEVELOPER / APPLICANT:
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1459 GRAND AVENUE
DES MOINES, IA 50309
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EMAIL: aholdman@cityoftulsa.org

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CONTACT: NAHID EGAN
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EMAIL: negan@cityoftulsa.org

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175 E. 2ND STREET
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EMAIL: ssilman@cityoftulsa.org

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AEP/PUBLIC SERVICE OF OKLAHOMA
5223 S. GARNETT RD.
TULSA, OK 74146
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EMAIL: djphillips@aep.com

TELEPHONE:
AT&T
509 S. DETROIT AVE.
TULSA, OK 74120
CONTACT: ROGER HURST
PH: (918) 859-9453
EMAIL: rh7687@att.com

GAS:
OKLAHOMA NATURAL GAS
5848 E. 15TH ST.
TULSA, OK 74112
CONTACT: TERRY FOSTER
PH: (918) 760-5808
EMAIL: terry.foster@onegas.com

BENCHMARKS:

BENCHMARK #1-CUT CROSS IN TOP NEW PARKING LOT CURB AT THE NORTHWEST CORNER OF THE PARKING LOT TO "DISCOUNT TIRE" NEAR SOUTHWEST CORNER OF PROPERTY CORNER.
ELEV.=730.02 (NAVD 88)

BENCHMARK #2-FOUND CROSS IN CONCRETE ON THE EAST SIDE OF A WATER METER 30'± NORTH OF SOUTHWEST PROPERTY CORNER.
ELEV.=734.30 (NAVD 88)

FLOOD ZONE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 40143C0359M, EFFECTIVE DATE MAY 4, 2019 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

LEGAL DESCRIPTION:

THE NORTH TWO HUNDRED (200) FEET OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCK 2,3,4, AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627.

AND

A PERPETUAL, NON-EXCLUSIVE EASEMENT TO PARK VEHICLES ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THE SOUTH EIGHTY-FIVE (85) FEET OF THE NORTH TWO HUNDRED EIGHTY-FIVE (285.00) FEET OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCKS 2,3,4 AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627.

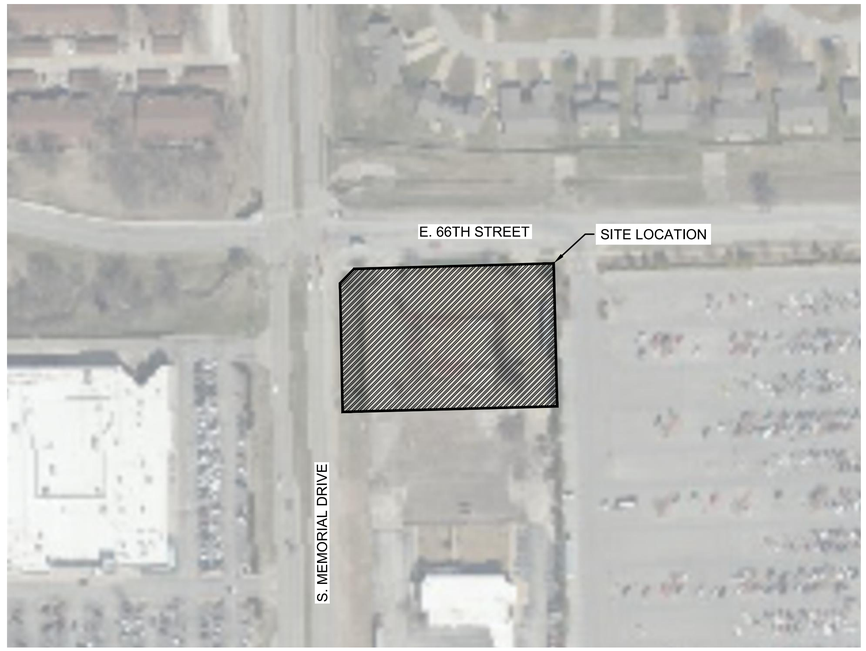
AND

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A PART OF LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCKS 2,3,4 AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), BLOCK THREE (3), WOODLAND HILLS MALL, BLOCKS 2,3,4 AND 5, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3627; THENCE SOUTH 89°59'39" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 19.00 FEET; THENCE SOUTH 00°03'42" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'42" WEST A DISTANCE OF 505.46 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 26.00 FEET; THENCE NORTH 00°03'42" EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 19.00 FEET; THENCE NORTH 90°00'00" WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 173.96 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°03'42", A RADIUS OF 30.00 FEET, AND A CHORD BEARING OF NORTH 44°58'09" WEST A DISTANCE OF 42.45 FEET, AND AN ARC DISTANCE OF 47.16 FEET; THENCE NORTH 00°03'42" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 456.40 FEET; THENCE NORTH 89°59'39" EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 28.00 FEET; THENCE SOUTH 00°03'42" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 432.41 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°03'42", A RADIUS OF 25.00 FEET; A CHORD BEARING OF SOUTH 44°58'09" EAST A DISTANCE OF 35.37 FEET, AND AN ARC DISTANCE OF 39.30 FEET; THENCE NORTH 90°00'00" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 150.97 FEET; THENCE NORTH 00°03'42" EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 457.45 FEET; THENCE NORTH 89°59'39" EAST A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING.

UTILITY COORDINATION BLOCK: DATE SUBMITTED:

WATER COMPANY.....ALLEN HOLDMAN
ELECTRIC COMPANY.....DUSTIN PHILLIPS
GAS COMPANY.....TERRY FOSTER
PHONE COMPANY.....ROGER HURST
SANITARY SEWER.....NAHID EGAN
STORM SEWER.....SANDY SILMAN



VICINITY MAP
NOT TO SCALE

N
W E
S

GENERAL NOTES:

1. THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION ON THE SITE.
2. TO THE BEST OF MY KNOWLEDGE THERE WERE NO CHANGES IN SIDEWALK AND CHANGES TO STREET RIGHT OF WAYS.
3. BEARINGS BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM 1983, NORTH ZONE.
4. THERE ARE 91 TOTAL PARKING SPACES ON SITE AND 6 ARE ADA ACCESSIBLE PARKING SPACED.
5. THERE WERE NO WETLAND FIELD DELINEATION MARKERS OBSERVED ON SITE.

ZONING INFORMATION

CS - COMMERCIAL SHOPPING	
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
MINIMUM STREET FRONTAGE	50'
FRONT YARD SETBACK (NORTH)	10'
LEFT SIDE YARD SETBACK (EAST)	NO REQUIREMENT
RIGHT SIDE YARD SETBACK (WEST)	10'
REAR YARD SETBACK (SOUTH)	NO REQUIREMENT
MAXIMUM HEIGHT	NO REQUIREMENT
MAXIMUM BUILDING COVERAGE	NO REQUIREMENT
MAXIMUM IMPERVIOUS COVERAGE	90%
MAXIMUM FLOOR AREA RATIO	0.50

SHEET INDEX

REV			
	1	COVER SHEET	C0.0
	2	SITE PLAN	C1.1
	3	GRADING PLAN	C2.1
	4	DRAINAGE PLAN	C2.2
	5	UTILITY PLAN	C3.1
	6	LANDSCAPE PLAN	L1.1
	7	LANDSCAPE DETAILS & NOTES	L1.2
	8	PHOTOMETRIC PLAN	SE1.1
	9	BUILDING EXTERIOR ELEVATIONS	A1.1
	10	CANOPY ELEVATIONS	A1.2
	11	TRASH ENCLOSURE ELEVATIONS	A1.3
	12	POLE SIGN, LOGO & FLAGPOLE DETAILS	A1.4

SITE DATA

STORE TYPE		MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	HIGHEST BUILDING ELEVATION	22'-7" (MIN.)
	TOP OF PARAPET ELEVATION	20'-8" & 18'-9" (MIN.)
	CANOPY	HIGHEST ELEVATION 20'-10" (MIN.) 17'-6" TOP OF FASCIA (MIN.) 15'-6" CLEARANCE (MIN.)
GROSS FLOOR AREA		5,620 S.F.
GROSS CANOPY AREA		3,936 S.F.
GROSS LOT AREA		±59,597 S.F. ±1.37 ACRES
FAR		0.160
BUILDING COVERAGE		5,620 S.F. (9.4%)
LANDSCAPE COVERAGE		13,066 S.F. (21.9%)
PARKING/DRIVE/SIDEWALK COVERAGE		40,911 S.F. (68.6%)
BICYCLE PARKING		2
REQUIRED PARKING	STANDARD	10
	ADA	1
	TOTAL	11
	PARKING RATIO = 1.80 CARS / 1,000 S.F.	
PROVIDED PARKING	STANDARD	28
	ADA	2
	TOTAL	30
	PARKING RATIO = 5.34 CARS / 1,000 SF	

BEFORE YOU DIG 811 CALL OKIE

olsson
Olsson, INC. Engineering/Survey OK State Cert. of Authority #2483
Olsson, INC. Landscape Architecture OK State Cert. of Authority #CA02815
Olsson Project No. 021-06937
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
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Kum & Go
1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

STORE #2362 - TULSA, OK
6603 S. MEMORIAL DRIVE
COVER SHEET

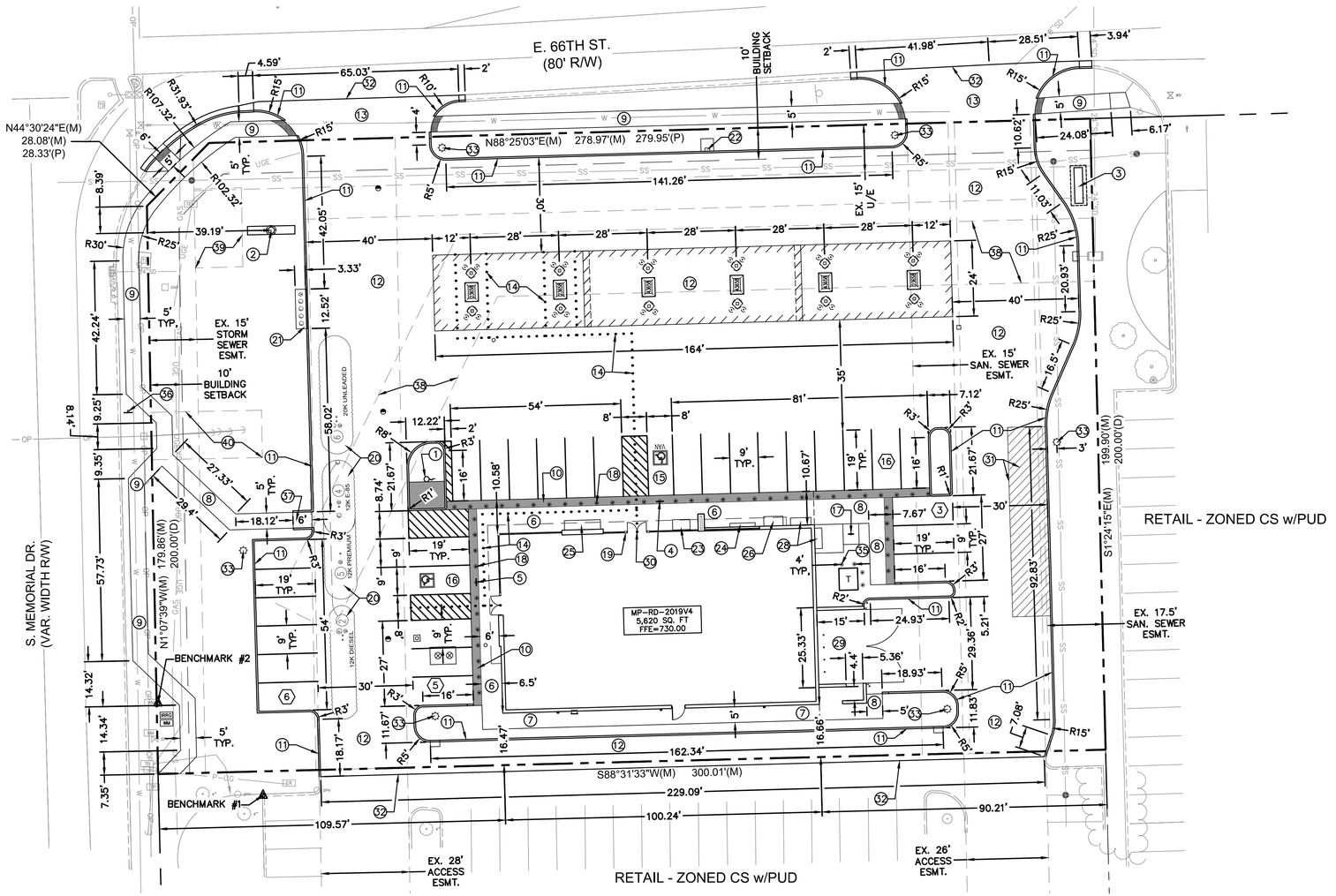
KG PROJECT TEAM:
RDM: AJS
SDM: DG
CPM: SDN

REVISIONS
REVISION DESCRIPTION | DATE | △

DATE: 12-15-21

SHEET NUMBER:
C0.0
1 OF 12

DWG: \\oa.ad.oaconsulting.com\te-ns1\projects\2021\06501-07000\021-06937\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_COV_02106937.dwg
DATE: Dec 15, 2021 11:49am
USER: rreynolds
XREFS: C_TBLK-PRE_02106937



LEGEND

- PROPOSED BOUNDARY
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED BUILDING
- ADA ACCESSIBLE ROUTE
- EXIST. CURB & GUTTER
- PROPOSED BOLLARD
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING STALL COUNT PER BAY
- BENCHMARK
- EXIST. CURB INLET
- EXIST. DECIDUOUS TREE
- EXIST. ELECTRIC RISER
- EXIST. FIRE HYDRANT
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SANITARY SEWER CLEANOUT
- EXIST. SIGN
- EXIST. SPRINKLER HEAD
- EXIST. SPRINKLER CONTROL VALVE
- EXIST. STEEL POST
- EXIST. STORM DRAIN MANHOLE
- EXIST. TELEPHONE CABINET
- EXIST. TELEVISION PEDESTAL
- EXIST. TRAFFIC CONTROL BOX
- EXIST. TRAFFIC SIGNAL
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. WATER METER
- EXIST. WATER VALVE

FIRE FLOW CALCULATIONS:

PER 2015 IFC SECTION B105, THE REQUIRED FIRE FLOW IS AS FOLLOWS:

PROPOSED BUILDING 5,620 S.F., TYPE V-B CONSTRUCTION, NON-SPRINKLED.

PER 2015 IFC SECTIONS C103, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE ARE TWO EXISTING HYDRANTS WITHIN 400' OF THE BUILDING. ONE IS LOCATED APPROXIMATELY 166' NORTHEAST OF THE BUILDING (FLOW HYDRANT) AND ONE LOCATED APPROXIMATELY 180' SOUTHWEST OF THE BUILDING (READ HYDRANT).

WESTERN FIRE PROTECTION PROVIDED FLOW TEST INFORMATION ON THE FLOW HYDRANT WHICH IS LOCATED 166' NORTHEAST OF THE BUILDING:
PITOT PRESSURE 65 PSI
FLOW 1,350 GPM
RESIDUAL PRESSURE 66 PSI
STATIC PRESSURE 68 PSI
CALCULATED AVAILABLE FIRE FLOW AT LOCATION OF THE READ HYDRANT (SEE CALCULATION BELOW)

QR = QF X (HR/HF)^0.54

QR = FLOW AVAILABLE AT DESIRED RESIDUAL PRESSURE (DESIRED RESIDUAL PRESSURE = 20 PSI)
QF = FLOW OBTAINED DURING FLOW TEST
HR = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE
HF = PRESSURE DROP DURING THE TEST

QR = 1,350 GPM X [68 PSI - 20 PSI)/
(68 PSI - 66 PSI)]^0.54

QR = 7,510 GPM

WITH THE FRICTION AND FITTING LOSSES, FLOWS AT EXISTING HYDRANTS WILL BE EXCEEDING THE MINIMUM OF 2,000 GPM AS REQUIRED IN SECTION B105 OF THE 2015 IFC.

FLAG NOTES:

1. PROPOSED 40' FLAGPOLE, MAINTAIN 24' CLEAR SPACE ABOVE PROPOSED GRADE, SEE DETAIL SHEET A1.4
2. PROPOSED POLE SIGN (40' HEIGHT), SEE DETAIL SHEET A1.4
3. PROPOSED MONUMENT SIGN (5' HEIGHT), SEE DETAIL SHEET A1.4
4. INSTALL BOLLARD MOUNTED ADA LIFT VAN PARKING SIGN, SEE DETAIL SHEET C5.X
5. INSTALL BOLLARD MOUNTED ADA PARKING SIGN, SEE DETAIL SHEET C5.X
6. PROPOSED CONCRETE BUILDING SIDEWALK, SEE DETAIL SHEET C5.X
7. PROPOSED CONCRETE BUILDING SIDEWALK ADJACENT TO LANDSCAPE (1.5% MAX. SLOPE), SEE DETAIL SHEET C5.X
8. PROPOSED CONCRETE SIDEWALK OR PAD, SEE DETAIL SHEET C5.X
9. PROPOSED RIGHT-OF-WAY CONCRETE SIDEWALK TO BE CONSTRUCTED PER C.O.T. STANDARD DETAIL 706
10. PROPOSED 2.67' WIDE DECORATIVE CONCRETE SIDEWALK BANDING, SEE SHEETS C5.X
11. PROPOSED 6" INTEGRAL CONCRETE CURB, SEE DETAIL SHEET C5.X
12. PROPOSED CONCRETE PAVEMENT, SEE SHEET C4.1
13. PROPOSED CITY COMMERCIAL DRIVEWAY, SEE C.O.T. STANDARD DETAIL 706
14. PROPOSED ADA ACCESSIBLE ROUTE, SEE SHEET C4.5
15. PROPOSED LIFT VAN ACCESSIBLE PARKING SPACE
16. PROPOSED ADA ACCESSIBLE PARKING SPACE
17. INSTALL BOLLARD BIKE RACK, SEE DETAIL SHEET C5.X
18. INSTALL BOLLARD (SPACED AT 5'-0" O.C.), TYPICAL, SEE DETAIL SHEET C5.X
19. APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS FOR DETAILS & SPECIFICATIONS
20. PROPOSED UNDERGROUND STORAGE TANK LOCATIONS
21. PROPOSED REMOTE FILL LOCATION, SEE PETROLEUM PLANS
22. PROPOSED AIR MACHINE, SEE SHEET C5.X
23. PROPOSED MISCELLANEOUS MERCHANDISE
24. PROPOSED FIREWOOD
25. PROPOSED RED BOX(ES) VENDING MACHINE
26. PROPOSED ICE MERCHANDISER
27. PROPOSED TRANSFORMER PAD LOCATION, SEE SHEET C3.1
28. PROPOSED PROPANE CAGE(S), PLACED PER NFPA 58 REQUIREMENTS
29. PROPOSED 14'-8" X 24'-8" TRASH ENCLOSURE WITH NICHIHA, SEE ARCHITECTURAL PLANS
30. FRONT ENTRY, SEE ARCHITECTURAL PLANS
31. PROPOSED 12' x 60' LOADING ZONE, SEE SHEET C4.1
32. LIMITS OF PROPOSED PAVEMENT
33. PROPOSED LIGHT POLE, SEE MEP PLANS. ALL BASES SHALL BE PLACED 48" FROM CENTER OF BASE TO BACK OF CURB OR SIDEWALK UNLESS OTHERWISE NOTED ON PLANS
34. PROPOSED TYPE A CURB RAMP, PER C.O.T. DETAIL 790; SEE DETAIL SHEET C5.X
35. PROPOSED BOLLARD, TYPICAL, WITHOUT SURROUNDING PAVEMENT, SEE DETAIL SHEET C5.X
36. NEW LOCATION OF SALVAGED R3-7 "RIGHT LANE MUST TURN RIGHT" SIGN, INSTALLED PER MUTCD STANDARDS
37. PROPOSED SITE ADA ACCESSIBLE SIDEWALK RAMP, SEE DETAIL SHEET C5.X
38. EX. 20' STORM SEWER EASEMENT TO BE VACATED
39. EX. 15' X 25' WATER EASEMENT
40. EX. 15' X 35' AEP EASEMENT

BENCHMARKS:

BENCHMARK #1-CUT CROSS IN TOP NEW PARKING LOT CURB AT THE NORTHWEST CORNER OF THE PARKING LOT TO "DISCOUNT TIRE" NEAR SOUTHWEST CORNER OF PROPERTY CORNER.
ELEV.=730.02 (NAVD 88)

BENCHMARK #2-FOUND CROSS IN CONCRETE ON THE EAST SIDE OF A WATER METER 30'± NORTH OF SOUTHWEST PROPERTY CORNER. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION.
ELEV.=734.30 (NAVD 88)

N W E S

1" = 20'

0' 10' 20' 40'

SCALE IN FEET

BEFORE YOU DIG 811 CALL OKIE

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50309
P: 515-226-0128
F: 515-223-9873

STORE #2362 - TULSA, OK
6603 S. MEMORIAL DRIVE

SITE PLAN

KG PROJECT TEAM:
RDM: AJS
SDM: DG
CPM: SDN

REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 12-15-21

SHEET NUMBER:
C1.1
2 OF 12

DWG: \\oa.oadconsulting.com\ite-ns1\projects\2021\06501-07000\021-06937\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_SIT_02106937
DATE: Dec 15, 2021 11:49am USER: rreynolds
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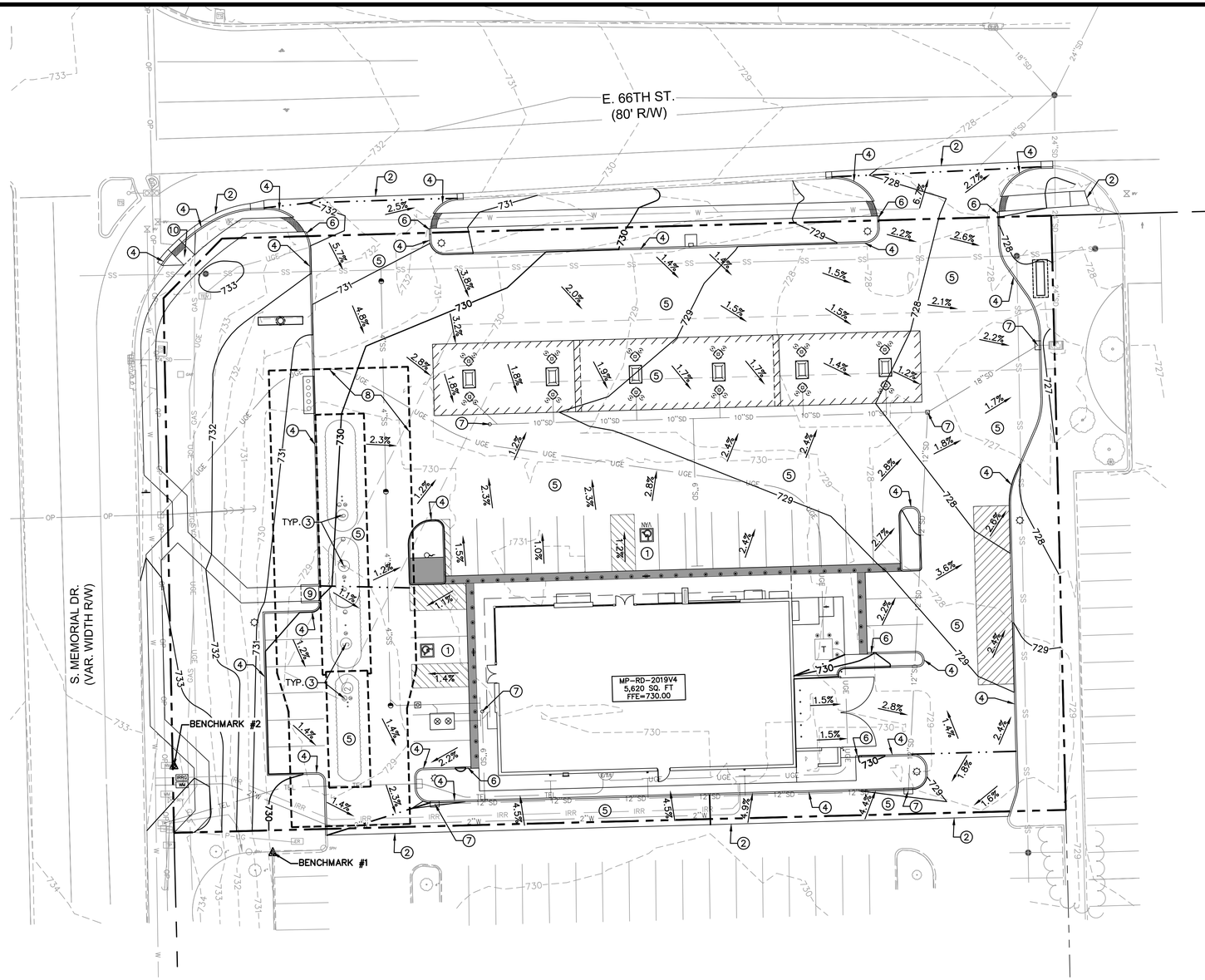

FLAG NOTES:

1. ADA ACCESSIBLE STALL AND AISLE, NOT TO EXCEED 1.75% GRADE IN ANY DIRECTION
2. MATCH EXISTING GRADE, CONTRACTOR SHALL FIELD VERIFY
3. ALL LIDS FOR UNDERGROUND TANKS TO BE 1" ABOVE FINISHED GRADE
4. PROPOSED CONCRETE INTEGRAL CURB OR CURB & GUTTER
5. PROPOSED CONCRETE PAVEMENT
6. CONSTRUCT 2'-0" TRANSITION OF CURB TO PAVEMENT
7. PROPOSED STORM SEWER STRUCTURE, SEE SHEET C2.2
8. TYPICAL UNDERGROUND STORAGE TANK OVERDIG LIMITS
9. PROPOSED SITE ADA ACCESSIBLE SIDEWALK RAMP, SEE DETAIL SHEET C5.X
10. PROPOSED TYPE A CURB RAMP, PER C.O.T. DETAIL 790; SEE DETAIL SHEET C5.X

LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPERTY LINE
- BREAK IN GRADE
- 730 EXISTING CONTOUR
- **730** PROPOSED CONTOUR
- LOD LIMITS OF DISTURBANCE
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED BUILDING
- EXIST. CURB & GUTTER
- PROPOSED BOLLARD
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- WM PROPOSED WATER METER
- IRRIG PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- T PROPOSED TRANSFORMER
- BENCHMARK
- EXIST. CURB INLET
- EXIST. DECIDUOUS TREE
- EXIST. ELECTRIC RISER
- EXIST. FIRE HYDRANT
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SANITARY SEWER CLEANOUT
- EXIST. SIGN
- SPH EXIST. SPRINKLER HEAD
- EXIST. SPRINKLER CONTROL VALVE
- EXIST. STEEL POST
- EXIST. STORM DRAIN MANHOLE
- TELV EXIST. TELEPHONE CABINET
- TP EXIST. TELEVISION PEDESTAL
- EXIST. TRAFFIC CONTROL BOX
- EXIST. TRAFFIC SIGNAL
- EXIST. TRAFFIC SIGNAL BOX
- WM EXIST. WATER METER
- WV EXIST. WATER VALVE

NOTE:

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FLOOD ZONE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 40143C0359M, EFFECTIVE DATE MAY 4, 2019 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

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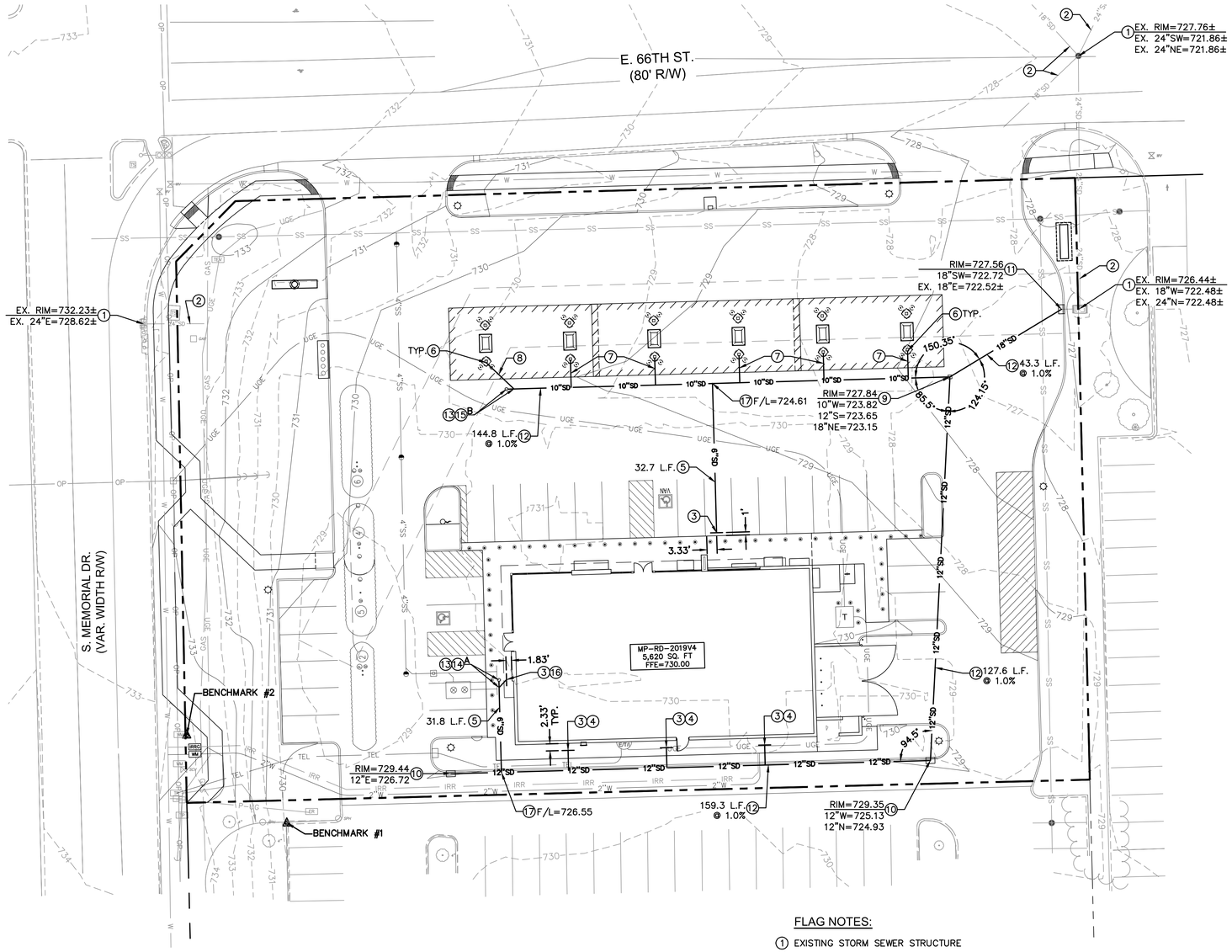
REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 12-15-21

SHEET NUMBER: C2.1
3 OF 12

DWG: \\oa.ad.oaconsulting.com\ite-ns1\projects\2021\06501-07000\021-06937\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_GRD_02106937.dwg USER: rreynolds
DATE: Dec 15, 2021 11:50am XREFS: C_TBLK-PRE_02106937 C_PBASE_PRE_02106937 C_XBASE_02106937



STORM CLEANOUT TABLE

IDENTIFIER	NORTHING	EASTING	RIM	F/L
A	395305.37	2593277.41	729.85	727.93
B	395401.95	2593279.93	729.15	725.29

LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED BUILDING
- EXIST. CURB & GUTTER
- PROPOSED BOLLARD
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- BENCHMARK
- EXIST. CURB INLET
- EXIST. DECIDUOUS TREE
- EXIST. ELECTRIC RISER
- EXIST. FIRE HYDRANT
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SANITARY SEWER CLEANOUT
- EXIST. SIGN
- EXIST. SPRINKLER HEAD
- EXIST. SPRINKLER CONTROL VALVE
- EXIST. STEEL POST
- EXIST. STORM DRAIN MANHOLE
- EXIST. TELEPHONE CABINET
- EXIST. TELEVISION PEDESTAL
- EXIST. TRAFFIC CONTROL BOX
- EXIST. TRAFFIC SIGNAL
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. WATER METER
- EXIST. WATER VALVE
- PROPOSED STORM SEWER
- EXIST. FIBER OPTIC
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER/TELEPHONE
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. NATURAL GAS

FLAG NOTES:

1. EXISTING STORM SEWER STRUCTURE
2. EXISTING STORM SEWER PIPE; SIZE PER PLAN
3. CONNECT TO BUILDING DOWNSPOUT, SEE DETAIL SHEET C5.X AND ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATION. F/L = 728.00
4. INSTALL 6.7 L.F. OF 6" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM BUILDING DOWNSPOUT TO HEADER. CONTRACTOR SHALL USE 6" INSERTA-TEE FOR CONNECTION TO HEADER PER MANUFACTURER RECOMMENDATIONS
5. INSTALL 6" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM BUILDING DOWNSPOUT TO HEADER; LENGTH PER PLAN
6. CONNECT TO FUEL CANOPY DOWNSPOUT, SEE DETAIL SHEET C5.4
7. INSTALL 9.0 L.F. OF 4" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM CANOPY DOWNSPOUT TO HEADER.
8. INSTALL 12.7 L.F. OF 4" STORM SEWER PIPE @ 1.0% MIN. SLOPE FROM CANOPY DOWNSPOUT TO HEADER.
9. INSTALL 18" NYLOPLAST DRAIN BASIN WITH SOLID COVER, SEE DETAIL SHEET C5.X
10. INSTALL 18" NYLOPLAST DRAIN BASIN WITH 2' X 3' DIAGONAL GRATE CURB INLET, SEE DETAIL SHEET C5.X
11. INSTALL 24" NYLOPLAST DRAIN BASIN WITH 2' X 3' DIAGONAL GRATE CURB INLET. CONTRACTOR SHALL INSTALL ALL NECESSARY PIPE & FITTINGS FOR CONNECTION TO EXISTING 18" RCP STORM PIPE. SEE DETAIL SHEET C5.X
12. INSTALL STORM SEWER PIPE; SIZE, LENGTH & SLOPE PER PLAN
13. INSTALL STORM SEWER CLEANOUT; LETTER DESIGNATION ON PLAN FOR TABLE DESIGN INFORMATION. SEE DETAIL SHEET C5.4
14. INSTALL 6" WYE
15. INSTALL 10" X 4" REDUCING WYE
16. INSTALL 6" 45° BEND
17. INSTALL 6" INSERTA-TEE FOR CONNECTION TO HEADER PER MANUFACTURER RECOMMENDATIONS

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER/SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

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ELEV.=730.02 (NAVD 88)

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ELEV.=734.30 (NAVD 88)

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DRAINAGE PLAN

KG PROJECT TEAM:
RDM: AJS
SDM: DG
CPM: SDN

REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 12-15-21

SHEET NUMBER: C2.2
4 OF 12

DWG: \\oa.ad.oaconsulting.com\te-ns1\projects\2021\06501-07000\021-06937\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_GRD_02106937
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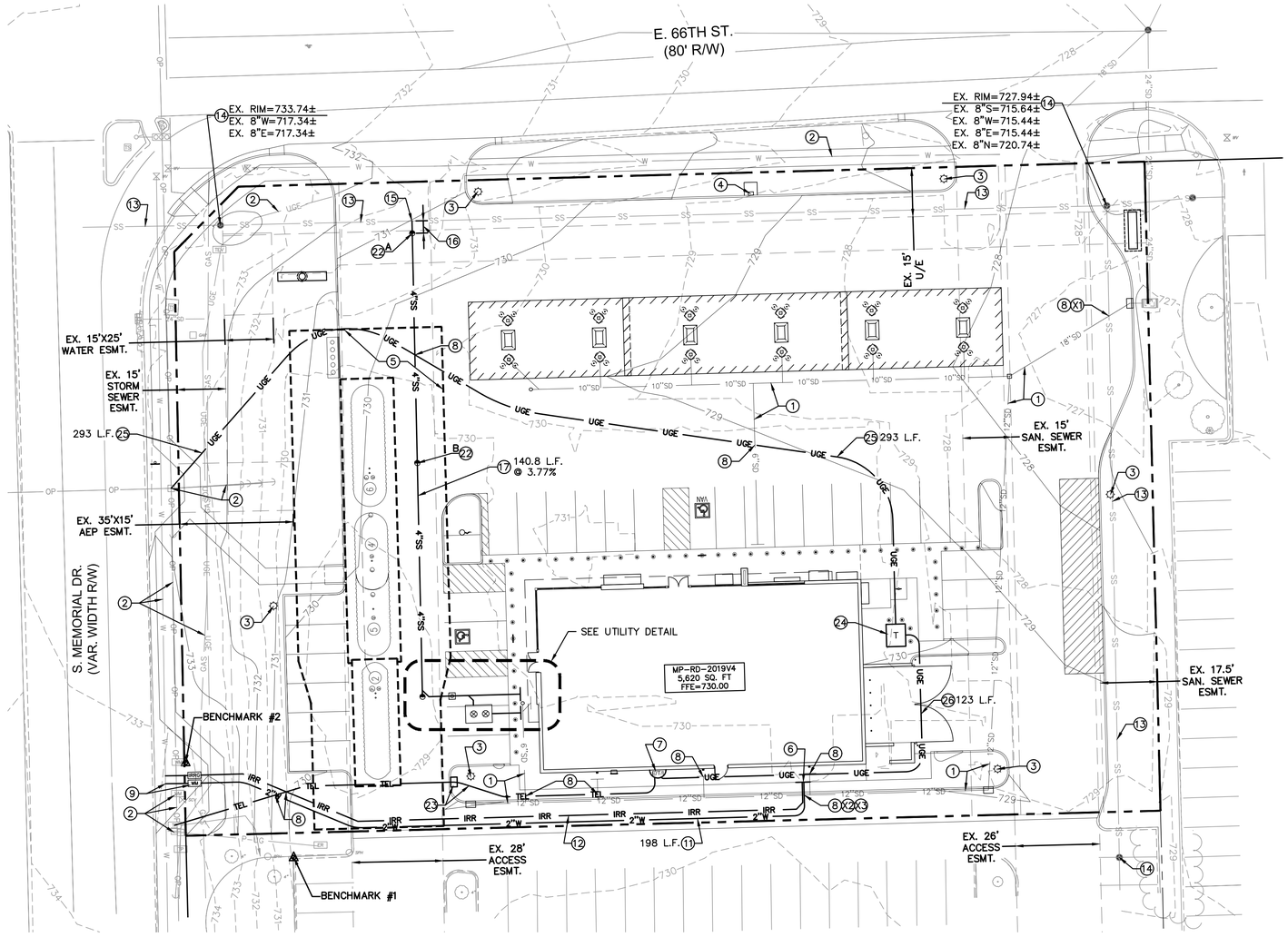

SANITARY CLEANOUT TABLE				
IDENTIFIER	NORTHING	EASTING	RIM	F/L
A	395450.05	2593243.44	730.83	719.35
B	395379.30	2593244.99	729.75	722.02
C	395307.32	2593246.59	729.58	724.70

FLAG NOTES:

1. PROPOSED STORM SEWER, SEE DRAINAGE PLAN ON SHEET C2.2
2. CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND EXISTING UNDERGROUND/OVERHEAD UTILITIES, STRUCTURES, POLES AND GUY WIRES. COORDINATE WITH APPROPRIATE UTILITY PROVIDER FOR ANY RELOCATIONS NEEDED TO COMPLETE CONSTRUCTION SHOWN ON THESE PLANS
3. PROPOSED LIGHT POLE. SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL, FOOTING DETAILS AND SHEETS C4.1–C4.3 FOR POLE LOCATIONS
4. INSTALL AIR MACHINE, SEE DETAIL SHEET C5.X
5. TYPICAL UNDERGROUND STORAGE TANK OVERDIG LIMITS
6. CONNECT TO BUILDING SERVICE, CONTRACTOR SHALL VERIFY LOCATION WITH MEP PLANS
7. ELECTRICAL, IRRIGATION & TELEPHONE BUILDING CONNECTION, COORDINATE ROUTE WITH APPROPRIATE UTILITY PROVIDER
8. UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS
9. NEW 2" TAP OF EXISTING 12" WATER MAIN, 2" SERVICE & 2" WATER METER PROVIDED & INSTALLED BY C.U.
10. NEW 1" TAP OF EXISTING 12" WATER MAIN, 1" SERVICE & 1" WATER METER PROVIDED & INSTALLED BY C.U. SEE IRRIGATION & MEP PLANS FOR IRRIGATION DESIGN AND BACKFLOW PREVENTER
11. INSTALL 2" COPPER TYPE K WATER SERVICE W/ 36" MIN. COVER; LENGTH PER PLAN
12. PROPOSED IRRIGATION SERVICE, COORDINATE WITH IRRIGATION PLANS ON SHEETS L2.1–L2.3
13. PROTECT EXISTING SANITARY SEWER MAIN
14. PROTECT EXISTING SANITARY SEWER MANHOLE
15. INSTALL 4" INSERTA–TEE ON EXISTING 8" SANITARY SEWER MAIN EX. F/L @ 8" MAIN = 716.94± (FIELD VERIFY F/L @ EXISTING SANITARY SEWER MAIN PRIOR TO LATERAL INSTALLATION) PROP. F/L @ INSERTA–TEE = 717.27±
16. INSTALL 24" RISER & 3.8 L.F. OF 4" PVC SERVICE LATERAL @ 2.08%, SEE STANDARD LATERAL RISER DETAIL ON SHEET C5.X END OF SERVICE LATERAL F/L = 719.35 (CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO SEWER SERVICE CONNECTION)
17. INSTALL 4" PVC SANITARY SEWER SERVICE PER CITY REQUIREMENTS; LENGTH AND SLOPE PER PLAN
18. INSTALL SAMPLING MANHOLE, SEE DETAIL ON SHEET C5.X
19. INSTALL 1,000 GALLON GREASE INTERCEPTOR, SEE DETAIL SHEET C5.X F/L IN/OUT = 725.40
20. INSTALL 4" PVC 45° BEND
21. INSTALL 4" PVC WYE
22. INSTALL SANITARY SEWER CLEANOUT; SEE LETTER DESIGNATION ON PLAN FOR TABLE DESIGN INFORMATION & DETAIL SHEET C5.X
23. INSTALL (2) 2" CONDUITS W/ PULL STRINGS & HAND HOLE FOR UNDERGROUND TELEPHONE SERVICE. COORDINATE WITH UTILITY PROVIDER FOR FINAL ROUTING
24. CONSTRUCT CONCRETE TRANSFORMER PAD, COORDINATE WITH AEP FOR PAD REQUIREMENTS & TRANSFORMER INSTALLATION
25. INSTALL PRIMARY UNDERGROUND ELECTRICAL SERVICE, COORDINATE WITH AEP & MEP PLANS; LENGTH PER PLAN
26. INSTALL SECONDARY UNDERGROUND ELECTRICAL SERVICE, COORDINATE WITH AEP & MEP PLANS; LENGTH PER PLAN

CROSSING FLAG NOTES:

- X1 EX. 8" SAN. F/L 716.69 PROP. 18" STORM F/L 722.80
- X2 PROP. 12" STORM F/L 725.69 PROP. 2" WAT. F/L 724.03
- X3 PROP. 12" STORM F/L 725.70 PROP. 1" IRR. F/L 724.12
- X4 PROP. 6" STORM F/L 727.91 PROP. 4" SAN. F/L 725.83

NOTE:

CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT SHOWN AS RELOCATED OR REMOVED ON DEMOLITION PLAN (SHEET C1.2). ANY EXISTING UTILITIES INADVERTENTLY DISTURBED SHALL BE REPAIRED IN ACCORDANCE WITH UTILITY COMPANY OR JURISDICTION STANDARDS.

LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT–OF–WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED BUILDING
- EXIST. CURB & GUTTER
- PROPOSED BOLLARD
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
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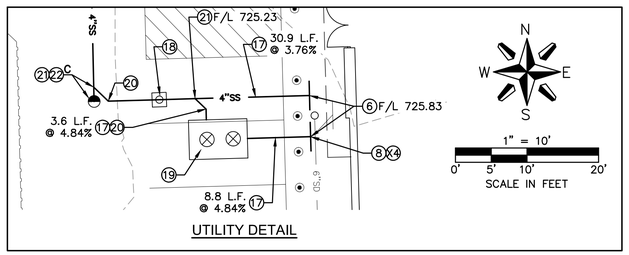
- EXIST. TRAFFIC CONTROL BOX
- EXIST. TRAFFIC SIGNAL
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. WATER METER
- EXIST. WATER VALVE
- PROPOSED WATER PIPE
- PROPOSED IRRIGATION PIPE
- PROPOSED SANITARY PIPE
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER
- EXIST. FIBER OPTIC
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER/TELEPHONE
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. NATURAL GAS



UTILITY DETAIL

UTILITY CONTACTS:

WATER:
CITY OF TULSA DEVELOPMENT SERVICES
175 E. 2ND STREET
TULSA, OK 74103
CONTACT: ALLEN HOLDMAN
PH:(918) 596–2569
EMAIL: aholdman@cityoftulsa.org

SANITARY SEWER:
CITY OF TULSA DEVELOPMENT SERVICES
175 E. 2ND STREET
TULSA, OK 74103
CONTACT: NAHID EGAN
PH:(918) 596–2568
EMAIL: negan@cityoftulsa.org

STORM SEWER:
CITY OF TULSA DEVELOPMENT SERVICES
175 E. 2ND STREET
TULSA, OK 74103
CONTACT: SANDY SILMAN
PH:(918) 596–9502
EMAIL: ssilman@cityoftulsa.org

ELECTRIC:
AEP/PUBLIC SERVICE OF OKLAHOMA
5223 S. GARNETT RD.
TULSA, OK 74146
CONTACT: DUSTIN PHILLIPS
PH:(918) 250–7716
EMAIL: djphillips@aep.com

TELEPHONE:
AT&T
509 S. DETROIT AVE.
TULSA, OK 74120
CONTACT: ROGER HURST
PH:(918) 859–9453
EMAIL: rh7687@att.com

GAS:
OKLAHOMA NATURAL GAS
5848 E. 15TH ST.
TULSA, OK 74112
CONTACT: TERRY FOSTER
PH:(918) 760–5808
EMAIL: terry.foster@onegas.com

BENCHMARKS:

BENCHMARK #1–CUT CROSS IN TOP NEW PARKING LOT CURB AT THE NORTHWEST CORNER OF THE PARKING LOT TO "DISCOUNT TIRE" NEAR SOUTHWEST CORNER OF PROPERTY CORNER.
ELEV.=730.02 (NAVD 88)

BENCHMARK #2–FOUND CROSS IN CONCRETE ON THE EAST SIDE OF A WATER METER 30'± NORTH OF SOUTHWEST PROPERTY CORNER. BENCHMARK #2 IS BASED ON AN ITEM THAT WILL BE ADJUSTED WITH THE CONSTRUCTION SHOWN ON THESE PLANS. CONTRACTOR SHALL ESTABLISH NEW PERMANENT BENCHMARK PRIOR TO ANY PROJECT DEMOLITION.
ELEV.=734.30 (NAVD 88)

N W E S
1" = 20'
0' 10' 20' 40'
SCALE IN FEET

BEFORE YOU DIG 811 OKIE CALL OKIE

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Olsson, INC. Engineering/Survey OK State Cert. of Authority #2483
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F: 515-223-9873

STORE #2362 - TULSA, OK
6603 S. MEMORIAL DRIVE

UTILITY PLAN

KG PROJECT TEAM:
RDM: AJS
SDM: DG
CPM: SDN

REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 12-15-21

SHEET NUMBER: C3.1
5 OF 12

DWG: \\oa.ad.oaconsulting.com\te-ns1\projects\2021\06501-07000\021-06937\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_UTL_02106937.dwg
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