

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: 11/15/2023 PLAT NAME: 9100 Delaware

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 S. Lewis Pl. and E. 91st St. S. TRACT SIZE: 8.17 ± acres

LEGAL DESCRIPTION: The west seven hundred fifteen (715) feet of the east eight hundred ninety (890) feet of the south four hundred ninety-seven and sixty-seven hundredths (497.67) feet of block one (1), Delaware Square, Tulsa County, State of Oklahoma

PRESENT USE: Commercial/Vacant PRESENT ZONING: MX2-V-U T-R-S: 1813-17 COUNCIL DISTRICT: 2


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

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Jenks-Cox SCHOOL DISTRICT: Jenks

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Commercial

PROPOSED ZONING: MS2-V-U LOTS PROPOSED: 4 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Engineering</u>	NAME	<u>Oak Properties LLC</u>
ADDRESS	<u>123 Martin Luther King Jr. Blvd.</u>	ADDRESS	<u>48 East 16th St.</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Tulsa, OK 74119</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

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 S. Lewis Pl. and E. 91st St. S.

Acreage: 8.17 Number of Lots: 4 Project Name: 9100

Owner of Property: Oak Properties LLC

Person Requesting Review: Mark B. Capron, Wallace Design Collective 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 MX2-V-U

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

Minimum lot size required: 3,500

Is the property is 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? [] YES [X] 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 No future street are proposed.

Water Water Main Extension has been built by Developer

Sewer Sewer Main Extension has been built by Developer

Storm Water/Drainage Storm Water/Drainage infrastructure 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.

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.

MINOR SUBDIVISION PLAT

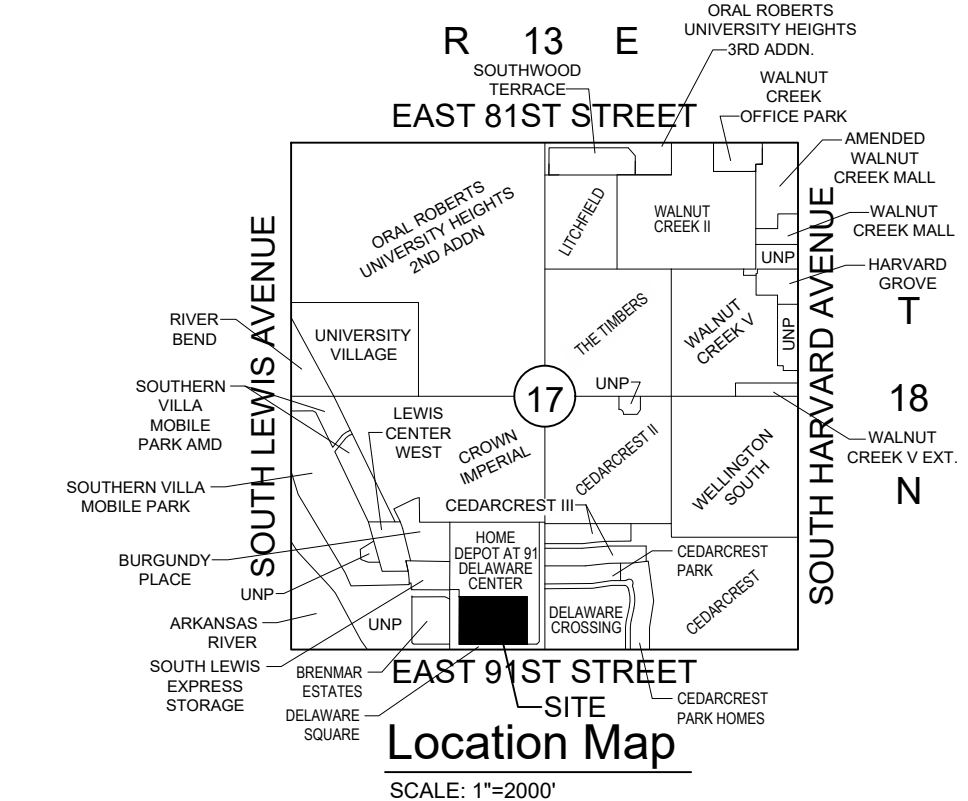
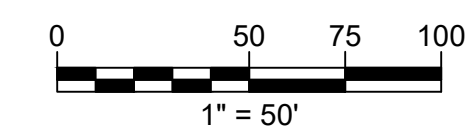
9100 Delaware

A RESUBDIVISION OF PART OF DELAWARE SQUARE IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Oak Properties, LLC
46 East 16th Street
Tulsa, Oklahoma 74119
CONTACT: DUANE PHILLIPS
PHONE: (918) 289-9007

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2025
nicole.watts@wallace.design

SURVEYOR:
White Surveying Company
P.O. Box 471675
9936 East 55th Place
Tulsa, Oklahoma 74047-1675
Phone: (918) 663-6924
RPLS 1676, CA #1098
EXPIRES 6/30/2024
Contact: Randy K. Shoefstall, PLS
randy@whitesurvey.com



LEGEND

- BL = BUILDING SETBACK
- ACC = ACCESS
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- L = LENGTH
- LNA = LIMITS OF NO ACCESS
- R = RADIUS
- R/W = RIGHT-OF-WAY
- RW/E = RESTRICTED WATER LINE EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING

- MA/E & EM/E = MUTUAL ACCESS EASEMENT/ EMERGENCY ACCESS EASEMENT
- 2513- = ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 355,822 SF (8.17 ACRES)
RW BEING DEDICATED BY PLAT CONTAINS 197 SF (0.005 ACRES)
LOT 1 CONTAINS 103,653 SF (2.38 ACRES)
LOT 2 CONTAINS 132,451 SF (3.04 ACRES)
LOT 3 CONTAINS 85,640 SF (1.97 ACRES)
LOT 4 CONTAINS 33,882 SF (0.78 ACRES)

MONUMENTATION

ALL CORNERS SET WITH A 3/8" IRON PIN UNLESS OTHERWISE NOTED.

BENCHMARK

CHISELED BOX IN SIDEWALK LOCATED APPROXIMATELY 549' WEST AND 10' SOUTH OF THE SW CORNER OF LOT 1, BLOCK 1, HOME DEPOT AT 91 DELAWARE CENTER
NORTHING: 382044.467
EASTING: 2574186.731
ELEVATION: 621.06

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE 3501, WITH THE SOUTH LINE OF THE SW/4 OF SECTION 17, T-18-N, R-13-E AS S88°34'13"W.
VERTICAL DATUM NAVD 1988

ADDRESSES

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.

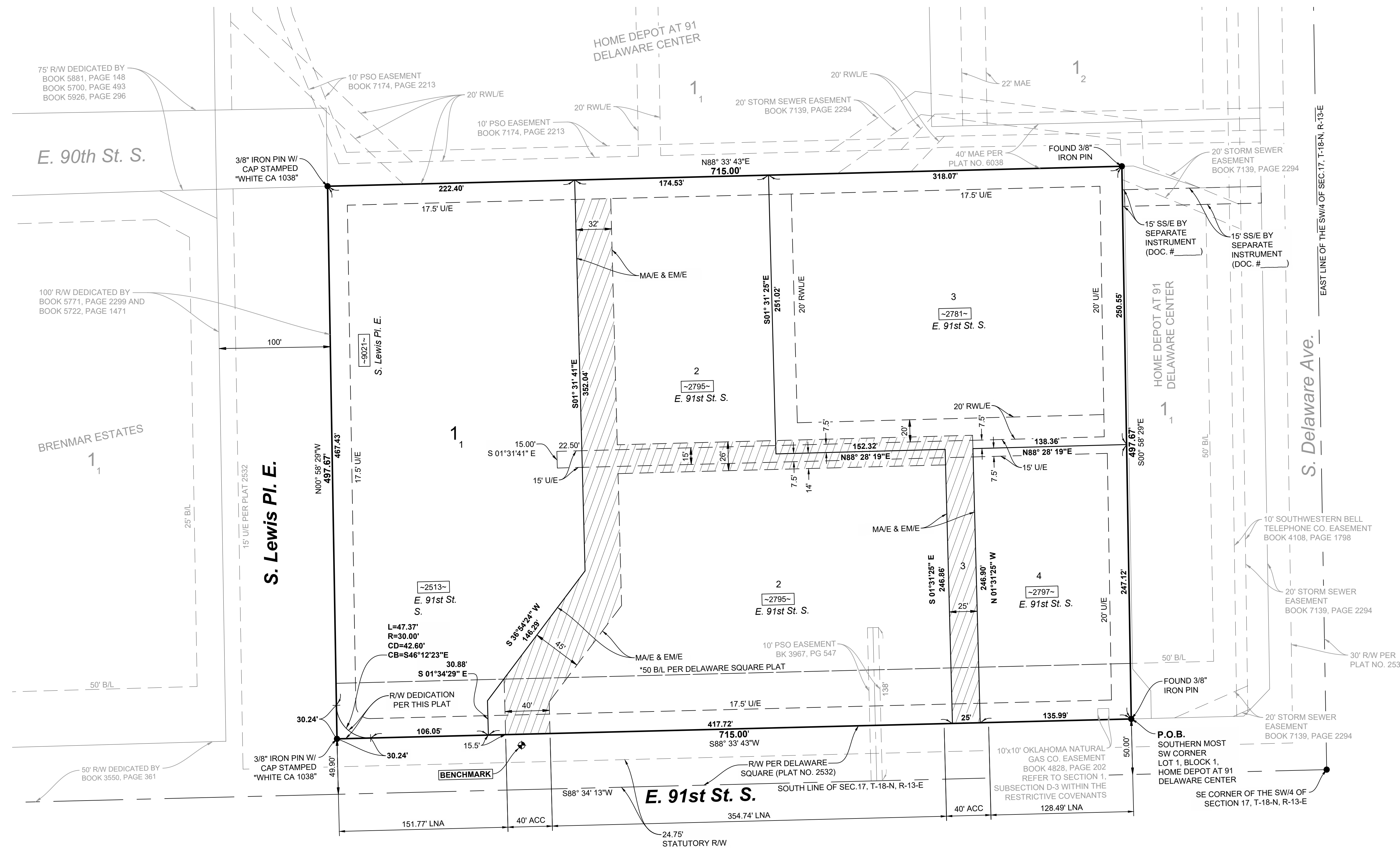
FLOODPLAIN NOTE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0362L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN ZONE X.

SURVEY

LAST SITE VISIT: JULY 19, 2022

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	
<p>The approval of the 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.</p>	



* A 50 FT. BUILDING LINE IS DEPICTED ON PLAT NO. 2532 ALONG THE FRONTAGE OF E. 91ST ST. CURRENT ZONING OF THE PROPERTY ESTABLISHES A DIFFERENT SETBACK FROM E. 91ST ST.

MINOR SUBDIVISION PLAT
9100 Delaware

A RESUBDIVISION OF PART OF DELAWARE SQUARE IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

OAK PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), DELAWARE SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 2532); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 1, BLOCK 1, HOME DEPOT AT 91 DELAWARE CENTER, ACCORDING TO THE RECORDED PLAT NO. 6038; THENCE S 88° 33' 43" W A DISTANCE OF 715.00 FEET; THENCE N 00° 58' 29" W A DISTANCE OF 497.67 FEET; THENCE N88° 33' 43" E A DISTANCE OF 715.00 FEET; THENCE S 00° 58' 29" E A DISTANCE OF 497.67 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 355,885.20 SQUARE FEET OR 8.17 ACRES, MORE OR LESS.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 4 LOTS, AND 1 BLOCK (HEREIN AFTER THE "PLAT") IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "9100 DELAWARE," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL UNDERGROUND 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 AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, THE "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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

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

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON 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 AND NON-EXCLUSIVE 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.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE 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 SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC,

TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR 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.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

2. WITHIN THE UTILITY EASEMENTS, RESTRICTED WATERLINE EASEMENT AND SANITARY SEWER EASEMENTS 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 JUDGMENT OF THE CITY OF TULSA, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS, 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 AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO THE UTILITY EASEMENTS RESTRICTED WATERLINE AND SANITARY SEWER EASEMENTS DEPICTED ON THE 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.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

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

2. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE SUBDIVISION AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. ONG'S EASEMENT RECORDED IN BOOK 4828, PAGE 202 REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENT PRE-DATES THE EASEMENT DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.

4. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS 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 LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

G. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 91ST STREET SOUTH 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.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND THE ORDINANCES OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE

CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS.

I. RESTRICTED WATERLINE EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

J. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNER OF ANY LOT IN THE SUBDIVISION, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH LOT IN THE SUBDIVISION. THE OWNER SHALL MAINTAIN IN GOOD CONDITION AND REPAIR ALL ACCESS EASEMENT AREAS.

K. EMERGENCY ACCESS EASEMENT

THE OWNER HEREBY ESTABLISHES AND GRANTS TO THE CITY OF TULSA A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "EMERGENCY ACCESS EASEMENT OF 'EMEA'" FOR THE PURPOSE OF PROVIDING EMERGENCY ACCESS TO THE SUBDIVISION BY THE CITY AND ITS AUTHORIZED REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, EMERGENCY MEDICAL AND AMBULANCE SERVICE. THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, COVENANTS THAT NO BUILDING, STRUCTURE, FENCE, WALL OR OTHER ABOVE GROUND OBSTRUCTION, WILL BE PLACED, ERRECTED, INSTALLED OR PERMITTED ON THE ABOVE DESCRIBED PREMISES AND NO LANDSCAPING, EXCEPT FOR TURF, MAY BE PLACED, INSTALLED OR PERMITTED ON THE ABOVE DESCRIBED PREMISES; AND FURTHER COVENANTS THAT IT WILL PROVIDE AND MAINTAIN, OVER THE FULL LENGTH OF THE EASEMENT AREA, SURFACING OF ALL-WEATHER MATERIAL OF A MINIMUM OF TWENTY (20) FEET IN WIDTH, SUFFICIENT TO PERMIT PASSAGE OF EMERGENCY VEHICLES AND WILL MAINTAIN THE EASEMENT AREA IN A CONDITION SUITABLE FOR THE USES DESCRIBED HEREIN; AND FURTHER COVENANTS THAT IN THE EVENT THE TERMS OF THIS SUBSECTION ARE VIOLATED BY THE OWNER, ITS SUCCESSORS OR ASSIGNS, OR ANY PERSONS IN PRIVITY WITH THEM, SUCH VIOLATION WILL BE CORRECTED IMMEDIATELY UPON RECEIPT OF NOTICE FROM THE CITY. IF THE VIOLATION IS NOT CORRECTED, THE CITY SHALL HAVE THE RIGHT TO REMOVE OR OTHERWISE ELIMINATE SUCH VIOLATION, AND THE COST SHALL BE PAID BY THE OWNER, ITS SUCCESSORS OR ASSIGNS. IN THE EVENT THE OWNER, ITS SUCCESSORS OR ASSIGNS FAIL TO PAY THE COSTS AFTER A RECEIPT OF A STATEMENT OF COSTS, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY IN THE SUBDIVISION. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA. THE OWNER SHALL MAINTAIN I GOOD CONDITION AND REPAIR ALL EMERGENCY EASEMENT AREAS.

L. 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 OF TULSA, OKLAHOMA, NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY OF TULSA'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER, NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA 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 OF TULSA, OKLAHOMA'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE LOT OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. 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 (STREETS, EASEMENTS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF TULSA, TO MAINTAIN ANY 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 WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE PROPERTY AFFECTED AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: OAK PROPERTIES, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

OAK PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

DUANE PHILLIPS, MANAGER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY DUANE PHILLIPS AS MANAGER OF OAK PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

I, RANDY K. SHOEFSTALL, OF WHITE SURVEYING COMPANY, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 9100 DELAWARE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS __ DAY OF _____, 2023.

RANDY K. SHOEFSTALL

LICENSED PROFESSIONAL LAND SURVEYOR

OKLAHOMA #1676

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY RANDY K. SHOEFSTALL.

NOTARY PUBLIC

MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

November 30, 2023

Mr. Randy Westbrook
City of Tulsa
Development Services
175 E 2nd Street, Suite 450
Tulsa, OK 74103-3227

Re: 9100 Delaware Minor Subdivision Plat
Response to Draft Final Plat 4th Review Comments

Dear Mr. Westbrook:

Wallace Engineering has reviewed the City comments dated November 29, 2023 sent via email from Randy Westbrook. We have the following responses:

Specification for Documents

Engineering Graphics

- The engineer's CA number has expired on the face of the plat. (1) (stall)
Response: Revised as requested.

Addressing

- No comments on street names.
- Addresses:
- BLOCK 1
 - o Lot 1 - 2513 E 91ST ST OR 9021 S LEWIS PL
 - o Lot 2 - 2795 E 91ST ST
 - o Lot 3 - 2781 E 91ST ST
 - o Lot 4 - 2797 E 91ST ST

Response: Revised as noted.

Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- IDP plans (IDP #80289-2021) for required public water main extension, public storm sewer and driveways, sidewalks and ADA ramps in the public ROW were approved on May 14, 2021. Permits for this work were issued on September 3, 2021. (sms)
Response: This IDP work is now installed and approved.
- IDP plans (IDP 120774-2022) for the required public sanitary sewer extension were approved on January 13, 2023. Construction permits have not been issued. Construction permits were issued on May 11, 2023 and June 12, 2023. (sms)
Response: Likewise, this IDP work is also now installed and approved.

Streets (transportation) (5-060)

- Dimension the entire ROW for E 91st St S and not just Statutory. Typical
Response: Dimensions added to the existing ROW to the face as requested. Subject ROW was dedicated by the Delaware Square plat.
- All proposed medians will need to be on the developer's property and not in the public ROW. You may want to remove this (w/median) from the face of the plat. (MSHP) (RR)
Response 'W/MEDIAN' removed from face of plat as suggested.

Streets (fire) (5-060)

- No comments. (CB)

Sidewalks (5-070)

- No comments. (RR)

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- No floodplain on this site. (sms)

Stormwater Management (5-100)

- No comments. (sms)

Sewage Disposal (5-130)

- No comments.

Water Supply (5-130)

- Fire: No comments.
- Water: No comments.

Easements (5-150)

- No comments. (nqe)
- Recording information for the two off-site separate instrument easements required to complete the public sanitary sewer extension for this project must be shown on the face of the plat. (sms)
Response: The recording of these two easements is still in process. The applicant request that the plat be released pending only those documents being added to the plat face.

Perpetual Maintenance of Common Areas and Improvements (5-200)

- INCOG to comment.

Legal Comments

Face of the Plat:

1. Provide recording information for the two offsite 15 ft. Sanitary Sewer Easements.
Response: The recording of these two easements is still in process. The applicant request that the plat be released pending only those documents being added to the plat face.

Deed of Dedication:

1. Correct the typo in Section I (D)(3), second line: "ONG's Easement Pre-date Pre-dates the Easement dedication . . ."
Response: Revised as requested.

2. Correct the typo in Section I (H) , second line: “. . . be maintained along streets designated by an and in accordance with the Tulsa Metropolitan Area Subdivision . . .
Response: Revised as requested.

Other revision notes:

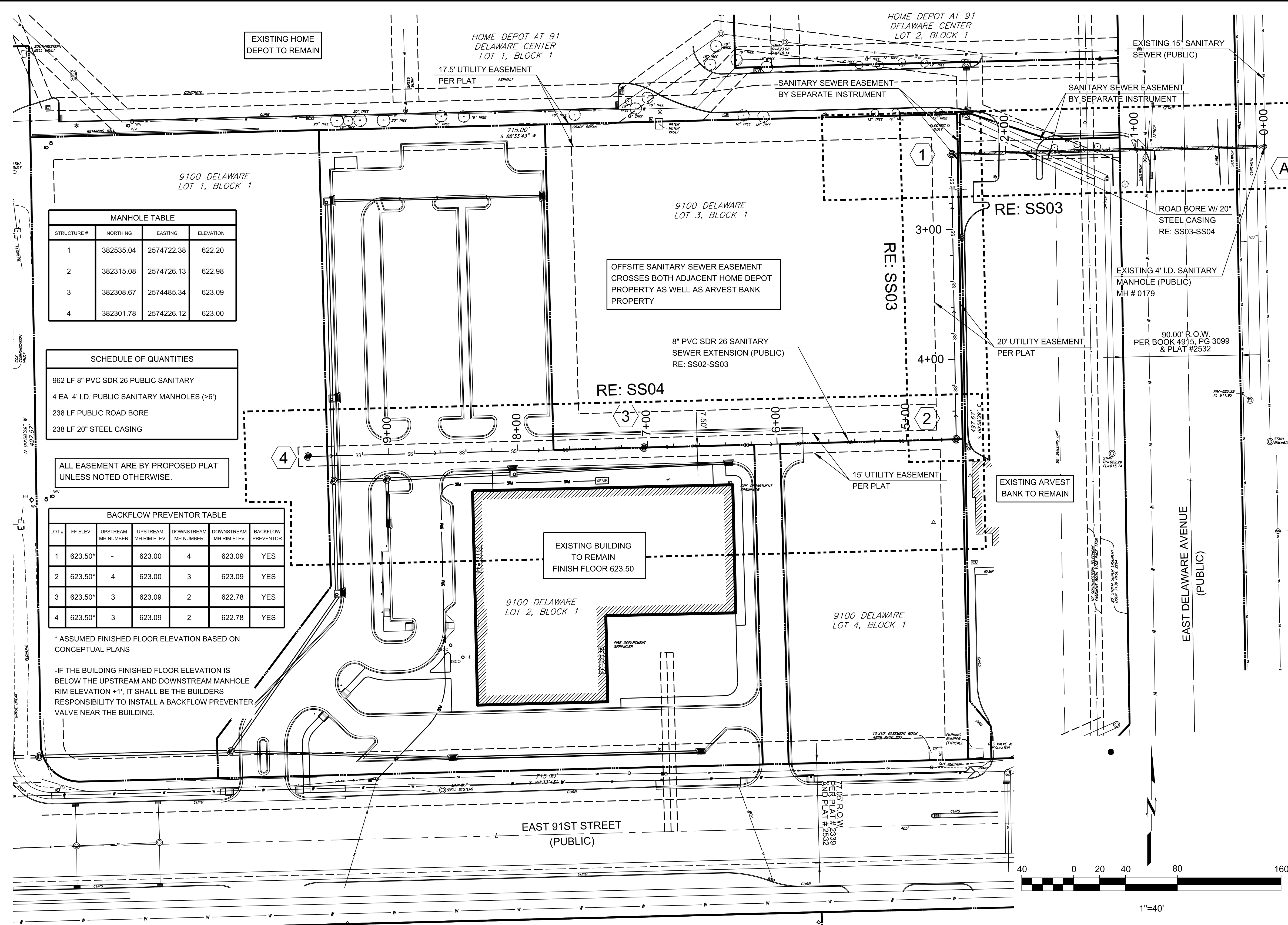
No other changes have been made since last submittal other than noted above.

Sincerely,



Mark B Capron, PLA, APA
Land Development Planner II
Landscape Architect

10/12/2023 10:04:57 AM \\civl-server\projects\2040174 OKP\WP\IDP Drawings\Sanitary Sewer IDP - Offsite East\As-Built\03SS01 Key Map.dgn



MANHOLE TABLE

STRUCTURE #	NORTHING	EASTING	ELEVATION
1	382535.04	2574722.38	622.20
2	382315.08	2574726.13	622.98
3	382308.67	2574485.34	623.09
4	382301.78	2574226.12	623.00

SCHEDULE OF QUANTITIES

962 LF 8" PVC SDR 26 PUBLIC SANITARY
4 EA 4' I.D. PUBLIC SANITARY MANHOLES (>6')
238 LF PUBLIC ROAD BORE
238 LF 20" STEEL CASING

ALL EASEMENT ARE BY PROPOSED PLAT UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTOR TABLE

LOT #	FF ELEV	UPSTREAM MH NUMBER	UPSTREAM MH RIM ELEV	DOWNSTREAM MH NUMBER	DOWNSTREAM MH RIM ELEV	BACKFLOW PREVENTOR
1	623.50*	-	623.00	4	623.09	YES
2	623.50*	4	623.00	3	623.09	YES
3	623.50*	3	623.09	2	622.78	YES
4	623.50*	3	623.09	2	622.78	YES

* ASSUMED FINISHED FLOOR ELEVATION BASED ON CONCEPTUAL PLANS

-IF THE BUILDING FINISHED FLOOR ELEVATION IS BELOW THE UPSTREAM AND DOWNSTREAM MANHOLE RIM ELEVATION +1', IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING.

- GENERAL UTILITY NOTES:**
1. PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
 2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 3. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 5. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 6. BEDDING DETAIL PVC FLEXIBLE SANITARY SEWER PIPE RE: COT STD 351
 7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 8. CALL ONG BUILDERS HOTLINE TO COORDINATE GAS SERVICE WHEN GRADE IS WITHIN 6" OF FINAL ELEVATIONS AND BUILDING WALLS ARE UP.
 9. CONTRACTOR WILL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CITY OF TULSA STANDARDS AND SPECS.
 10. IF ANY ACTIVE EXISTING SERVICE LINES ARE CUT OFF BY REMOVAL OF SANITARY SEWER LINE AND MANHOLE, THEN THEY MUST BE RECONNECTED TO THE MAIN FOR SERVICE AT THE DEVELOPER'S EXPENSE.
 11. CONTRACTOR SHALL SUBMIT PROFESSIONAL ENGINEERED TRENCH EXCAVATION PLAN FOR ALL EXCAVATIONS IN EXCESS OF 20'.
 12. SERVICE TEES SHALL BE CONSTRUCTED AS PART OF IDP. SERVICE CONNECTIONS TO BUILDINGS SHALL BE DONE SEPARATELY AS A SEWER TAP PERMIT.
 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST ASSOCIATED WITH INTERNAL INSPECTION, REHAB PLAN PREPARATION AND CONSTRUCTION OF EXISTING SANITARY SEWER.
 14. CONTRACTOR WILL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS. EXISTING MANHOLES HSSL BE VACUUM TESTED PRIOR TO ANY MODIFICATIONS AND AFTER WORK IS COMPLETE.
 15. THE DEVELOPER SHALL MAKE ANY NEEDED MODIFICATIONS TO EXISTING MANHOLE IN ORDER TO COMPLY WITH CURRENT CITY OF TULSA STANDARDS OR MAINTENANCE REQUIREMENTS. THE DEVELOP SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH INTERNAL INSPECTION, REHAB PLAN PREPARATION AND CONSTRUCTION.
 16. CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY OWNERS.

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WHITE SURVEYING COMPANY.

BENCHMARK	BENCHMARK	BENCHMARK
CHISELED BOX IN SIDEWALK ELEV= 623.14	CHISELED BOX IN SIDEWALK ELEV=621.06	ADS STATION CANNON ELEV=619.87
N 382599.99	N 382044.46	N 378962.92
E 2573585.19	E 2574186.73	E 2574937.62

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD88 GPS DATA. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED OKLAHOMA STATE PLANE NAD83.



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

REV	DESCRIPTION	DATE

APPROVED FOR IDP PERMIT ONLY

MICHAEL LING, PE DATE
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA

THE COURTS AT 9100 SANITARY SEWER
SANITARY SEWER KEY MAP

ISSUE DATE: JANUARY 11th, 2023

IDP# 120774-2022
PROJECT NO 2040174 SHEET # SS01

OKLAHOMA CA #1460
EXP DATE 6/30/23

CITY OF TULSA WATERLINE NOTES:

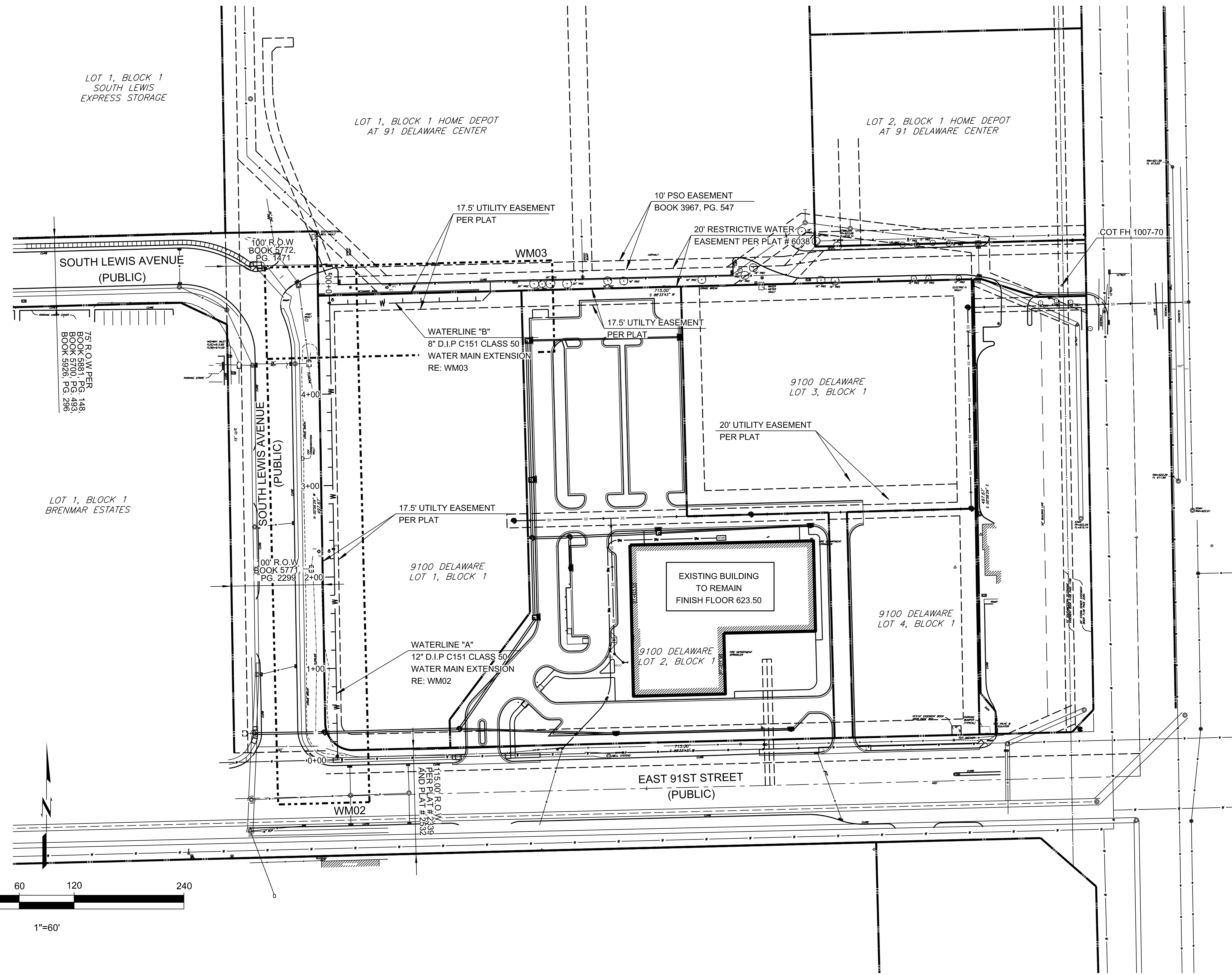
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF TULSA, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
- AFTER CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS SHALL BE RESEEDED ACCORDING TO CITY OF TULSA, OKLAHOMA SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED.
- ALL FITTINGS AND VALVES SHALL BE POLYWRAPPED DUCTILE IRON OR CAST IRON.
- THE CITY OF TULSA SHALL BE NOTIFIED 24 HOURS PRIOR TO TESTING OF ANY CHLORINATION.
- TESTING, CHLORINATING AND FLUSHING NOTES PERFORMED IN ACCORDANCE WITH GENERAL SPECIFICATIONS, SECTION 109.3.
- TESTING AND CHLORINATION TO BE PERFORMED BY CITY OF TULSA.
- THE CENTER OF THE LOWEST OUTLET OF A FIRE HYDRANT SHALL NOT BE LESS THAN 18 INCHES ABOVE THE SURROUNDING GROUND.
- STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF 6 INCHES BELOW THE BOTTOM OF THE PIPE.
- THERE WILL BE NO FIRE, IRRIGATION OR DOMESTIC SERVICE CONNECTIONS MADE ON THIS WATER MAIN LINE PRIOR TO BEING TESTED, CHLORINATED AND RELEASED BY THE WATER CONSTRUCTION INSPECTION SUPERVISOR. ALL SERVICE CONNECTION PERMIT FEES MUST BE PAID AND A PERMIT ISSUED FROM THE PERMIT SERVICE CENTER BEFORE THESE TYPE OF CONNECTIONS CAN BE MADE.
- ALL SALVAGED WATERLINE PARTS AND FITTINGS SHALL BE RETURNED TO CITY OF TULSA ENGINEERING SERVICES WEST YARD AT 23RD AND JACKSON.
- RESTRAINED JOINTS SHALL BE PROVIDED ON 4" & LARGER WATERLINES AT ALL BENDS, TEES AND FIRE HYDRANTS.
- NO WATER SERVICE CONNECTIONS WILL BE ALLOWED UNDER IDP SCOPE OF WORK.
- CITY CREWS ONLY ARE ALLOWED TO OPERATE VALVES.
- WATER LINE TRENCH DETAIL FOR DUCTILE IRON PIPE: RE: COT STD 304.
- VALVE BOX DETAIL RE: COT STD 313.
- THIS PROJECT COMPLIES WITH ALL OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS.

WATERLINE QUANTITY TABLE (IDP)	
12" D.I.P C151 CLASS 50	498 LF
8" D.I.P C151 CLASS 50	191 LF
12" X 12" X 8" TEE	1 EA
12" X 12" X 6" TEE	1 EA
8" X 8" X 8" "CUT IN" TEE	1 EA
12" BLIND FLANGE	1 EA
8" SOLID SLEEVE	1 EA
8" 45° BEND	2 EA
12" GATE VALVE IN VALVE BOX	3 EA
8" GATE VALVE IN VALVE BOX	3 EA
6" GATE VALVE IN VALVE BOX	1 EA
FIRE HYDRANT	1 EA

CITY OF TULSA
ATLAS PAGE 1007

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WHITE SURVEYING COMPANY.		
BENCHMARK CHISELED BOX IN SIDEWALK ELEV= 623.14 N 382599.99 E 2573585.19	BENCHMARK CHISELED BOX IN SIDEWALK ELEV=621.06 N 382044.46 E 2574186.73	BENCHMARK ADS STATION CANNON ELEV=619.87 N 378962.92 E 2574937.62

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CAUTION
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REV	DESCRIPTION	DATE
1	IDP 2ND SUBMITTAL	04/05/2021
2	IDP 3RD SUBMITTAL	04/30/2021

APPROVED
FOR IDP PERMIT ONLY

MICHAEL LING, PE DATE
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA

OKLAHOMA CA #1460
EXP DATE 6/30/21

THE COURTS AT 9100
**WATER MAIN
KEY MAP**

ISSUE DATE: JANUARY 19TH, 2021

IDP# 80289-2021
W. E. PROJECT NO 2040174 SHEET # WM01