TULSA METROPOLITAN AREA PLANNING COMMISSION

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

[x] SUBDIVISION PLAT [ ] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: JH DATE FILED: 9/17/2020 PLAT NAME: HEARTWOOD COMMONS

[x] CITY [ ] COUNTY REFERRAL CITIES:

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW: TAC	10/1/20	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	10/21/20	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 7141 S. Quincy Ave. Tulsa, OK 74136 TRACT SIZE: + acres

LEGAL DESCRIPTION: Please see attached

PRESENT USE: Vacant PRESENT ZONING: OM T-R-S: Sec 07 T18 R13 COUNCIL DISTRICT: CO COMM DISTRICT:

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

ELECTRIC: GAS: PHONE: TV: SCHOOL DISTRICT:

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Multi family residential

PROPOSED ZONING: OM LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Olsson, Inc. - Kevin Vanover	NAME Green County Cohousing, LLC
ADDRESS 1717 S. Boulder Ave., Suite 600	ADDRESS P.O. Box 33434
CITY, ST, ZIP Tulsa, OK 74119	CITY, ST, ZIP Tulsa, OK 74153
DAYTIME PHONE (918) 376-4294	DAYTIME PHONE
EMAIL kvano@olsson.com	EMAIL

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: 09/17/2020

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

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Platting consultant

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:	$ 1200	
RECEIPT NUMBER: 232924		

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at www.tmapc.org

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: 7141 S. Quincy Ave. Tulsa, OK 74136

Acreage: 4.79 Number of Lots: 1 Project Name: Heartwood Commons

Owner of Property: Green County Cohousing, LLC

Person Requesting Review: Olsson, Inc. Date: 09/03/2020

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: _____ **GROWTH OR STABILITY DESIGNATION:** _____

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

ZONING AND PLATTING

The property is currently zoned OM

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

Minimum lot size required: _____

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? No

INFRASTRUCTURE NEEDS

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

Streets N/A

Water IDP currently under review with the City of Tulsa

Sewer IDP currently under review with the City of Tulsa

Storm Water/Drainage IDP currently under review with the City of Tulsa

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, 10/1/20 **1:30 p.m.**

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 10/21/20 **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.

Parcel Map Check Report

Prepared By: Tanner J. Wentworth
Company: Olsson
11600 Broadway Ext., Suite 300
Oklahoma City, OK 73114

Date: 09/17/2020
Parcel Name: heartwood commons - LOT 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

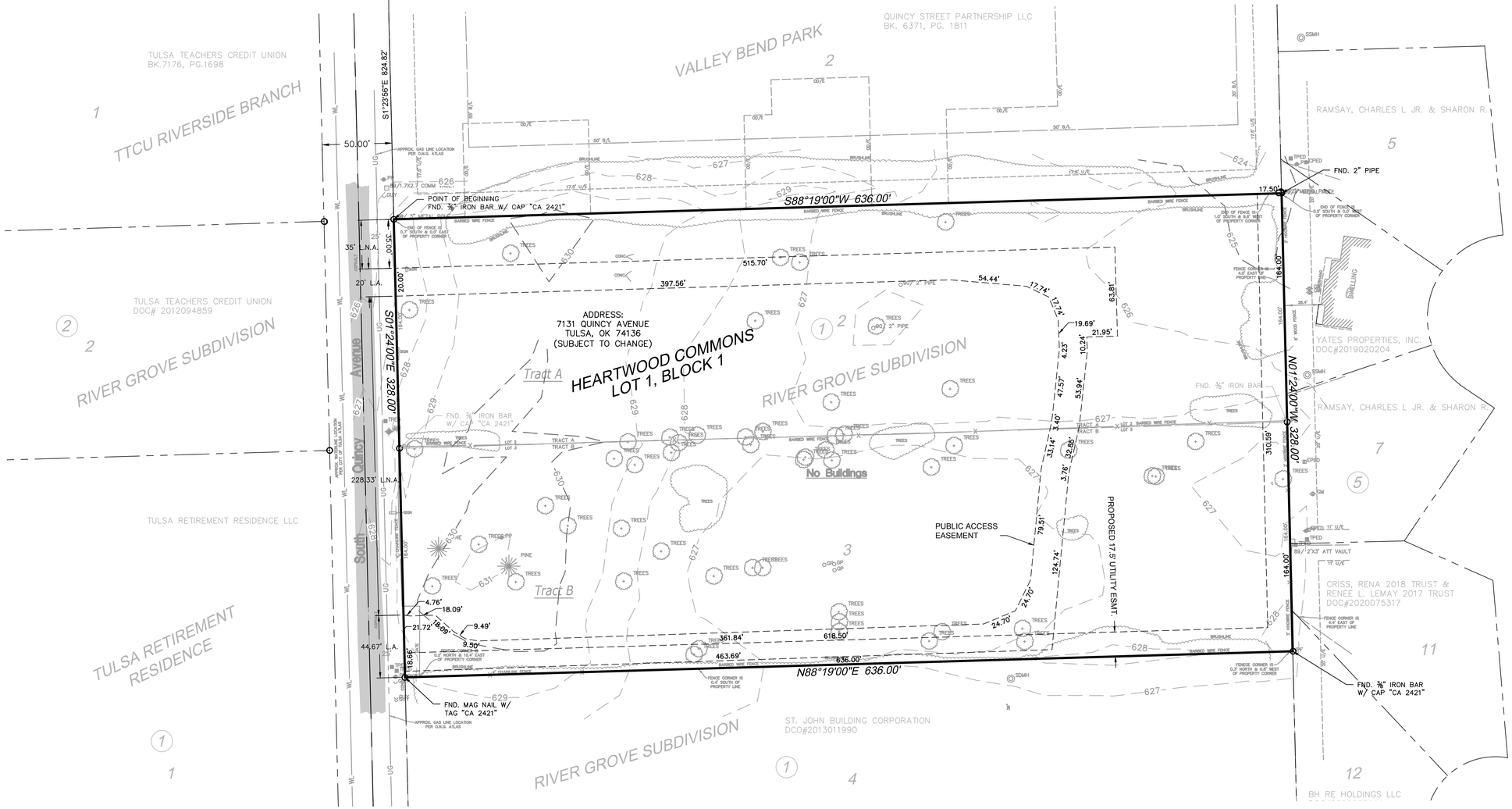
North:391,539.8458'	East:2,567,477.5805'
Segment# 1: Line	
Course: N88°18'59.98"E	Length: 636.00'
North: 391,558.5287'	East: 2,568,113.3060'
Segment# 2: Line	
Course: S1°23'58.85"E	Length: 328.00'
North: 391,230.6266'	East: 2,568,121.3179'
Segment# 3: Line	
Course: S88°19'00.00"W	Length: 636.00'
North: 391,211.9438'	East: 2,567,485.5924'
Segment# 4: Line	
Course: N1°24'00.00"W	Length: 328.00'
North: 391,539.8458'	East: 2,567,477.5786'
Perimeter: 1,928.00'	Area: 208,605.77Sq.Ft.
Error Closure: 0.0018	Course: N89°28'07.61"W
Error North : 0.00002	East: -0.00183

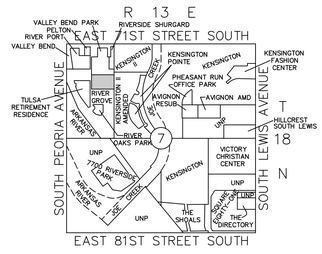
Precision 1: 1,071,111.11

PRELIMINARY PLAT FOR

HEARTWOOD COMMONS

BEING A RE-PLAT OF LOTS 2 & 3, BLOCK 1
OF RIVER GROVE SUBDIVISION
PART OF THE NW/4, SECTION 07, T-18-N, R-13-E, I.M.
IN CITY OF TULSA, TULSA COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1"=2000'

Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
CGMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OD/E	OVERLAND DRAINAGE EASEMENT
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
UGM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
W	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
XFMR	TRANSFORMER

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 NO: 1810110710330, REQUESTED: 10/11/2018.) (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.)
2. THE PROPERTY DESCRIBED HEREON CONTAINS 4.789 ACRES OR 208,606 SQ. FT., MORE OR LESS.
3. THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE - NAD83)
4. USING S01°24'00"E AS THE WEST LINE OF BLOCK 1 (ONE), RIVER GROVE SUBDIVISION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
6. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO SOUTH QUINCY AVENUE.
7. THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0361L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM 100-YEAR FLOOD LEVELS.

PRELIMINARY PLAT BY:

TANNER J. WENTWORTH, PLS NO. 1871
EXPIRES APRIL 30, 2021

OLSSON, INC.
11600 BROADWAY EXT., SUITE 300
OKLAHOMA CITY, OK 73114
405-242-6600
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 2483 - EXP. JUNE 30, 2021

PLATTED AREA

1 LOT / 4.789 ACRES / 208,606 SQ. FT.

CURRENT ZONING

RM-2 (RESIDENTIAL MULTI-FAMILY)

DEVELOPER

GREEN COUNTRY COHOUSING, LLC
P.O. BOX 33434
TULSA, OK 74153

DESIGN ENGINEER

CGA ENGINEERS INC
8179 EAST 41ST STREET
TULSA, OK 74145
918-749-5800

TOPOGRAPHIC SURVEY

SISEMORE WEISZ & ASSOCIATES, INC.
6111 EAST 32ND PLACE
TULSA, OK 74135
918-665-3600

CONTROL DATA

MONUMENT: P.O.B. 1
DESCRIPTION: FOUND ½" IRON BAR W/ CAP "CA 2421"
N: 391539.7961
E: 2567477.5508

MONUMENT: #2 SOUTHWEST PROPERTY CORNER
DESCRIPTION: FOUND MAG NAIL W/ SHINER "CA 2421"
N: 391211.8730
E: 2567485.5076

LEGAL DESCRIPTION:

A RE-PLAT OF LOTS TWO (2) & THREE (3) OF BLOCK ONE (1) IN THE RIVER GROVE SUBDIVISION IN A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTEEN EAST (R-13-E), OF THE INDIAN MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT TWO (2) IN BLOCK ONE (1) OF RIVER GROVE SUBDIVISION; THENCE S01°24'00"E ALONG THE WEST LINE OF SAID LOTS 2 & 3 A DISTANCE OF 328.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N88°19'00"E ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 636.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N01°24'00"W ALONG THE EAST LINE OF SAID LOTS 2 & 3 A DISTANCE OF 328.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S88°19'00"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 636.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 208,606 SQ. FT. OR 4.789 ACRES, MORE OR LESS.

N

0' 20' 40' 80'
SCALE IN FEET

BASIS OF BEARINGS
Based on the Oklahoma State Plane
Coordinate System - NAD 83 North Zone

	DATE	REVISION	BY
drawn by: CRT			
surveyed by: BPH			
checked by: TJW			
approved by: TJW			
project no.: 020-2449			
file name: V_PRE_PLT_202449			
	09/17/20	Original Preparation	CRT

olsson
11600 Broadway Ext., Suite 300
Oklahoma City, OK 73114
TEL 405.242.6600
FAX 405.242.6601
www.olsson.com

PRELIMINARY PLAT FOR
HEARTWOOD COMMONS
BEING A RE-PLAT OF LOTS 2 & 3, BLOCK 1
OF RIVER GROVE SUBDIVISION
PART OF THE NW/4, SECTION 07, T-18-N, R-13-E, I.M.
IN CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GREEN COUNTRY COHOUSING, L.L.C., AN OKLAHOMA 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:

A RE-PLAT OF LOTS TWO (2) & THREE (3) OF BLOCK ONE (1) IN THE RIVER GROVE SUBDIVISION IN A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTEEN EAST (R-13-E), OF THE INDIAN MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT TWO (2) IN BLOCK ONE (1) OF RIVER GROVE SUBDIVISION; THENCE S01°24'00"E ALONG THE WEST LINE OF SAID LOTS 2 & 3 A DISTANCE OF 328.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N88°19'00"E ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 636.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N01°24'00"W ALONG THE EAST LINE OF SAID LOTS 2 & 3 A DISTANCE OF 328.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S88°19'00"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 636.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 208,606 SQ. FT. OR 4.789 ACRES, MORE OR LESS.

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 "HEARTWOOD COMMONS", 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 "HEARTWOOD COMMONS" 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 STREET RIGHTS-OF- WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER 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 NORTHERN, WESTERN AND SOUTHERN 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 SOUTH SHERIDAN AVENUE OR EAST 15TH 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.

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, GREEN COUNTRY COHOUSING, L.L.C. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

GREEN COUNTRY COHOUSING, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY:_____

MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2020, BY , MANAGER OF GREEN COUNTRY COHOUSING, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, TANNER J. WENTWORTH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE FINAL PLAT OF "HEARTWOOD COMMONS", A SUBDIVISION IN THE CITY OF TULSA, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2020, AND THAT MONUMENTS SHOWN THEREON EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE II SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

_____
TANNER J. WENTWORTH, PLS NO. 1871

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE _____DAY OF _____, 2020, PERSONALLY APPEARED _____ 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: 4.789 ACRES
DATE OF PREPARATION: 09/16/2020

HEARTWOOD COMMONS

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS TAKEN FROM SISEMORE & ASSOCIATES INC. 6111 E 32ND PL, TULSA, OK 74135 PHONE: 918-665-3600
2. ALL GRADES ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
3. WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF TULSA, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
7. RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN CITY OF TULSA RIGHT-OF-WAY. PLEASE CALL 918-596-2519 FOR PERMIT INFORMATION.

LEGAL DESCRIPTIONS

(TRACT A - COMMITMENT NO. 18-8307H)
LOT TWO (2), BLOCK ONE (1), RIVER GROVE SUBDIVISION, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

AND

(TRACT B - COMMITMENT NO. 18-8342T)
LOT THREE (3), BLOCK ONE (1), RIVER GROVE SUBDIVISION, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

CITY OF TULSA ATLAS SHEET

ATLAS PAGE 663

IDP DESCRIPTION

THE IDP CONSIST OF SIDEWALK AND STORMWATER TO SERVE THE SUBJECT PROPERTY

CONTACT LIST

CGA ENGINEERS INC
8179 EAST 41ST STREET,
TULSA, OK 74145
PHONE: (918) 749-5800

CITY OF TULSA
SANDY SILMAN
175 EAST SECOND STREET
TULSA, OK 74120
PHONE: (918) 596-9502

AEP/PSO
212 EAST 6TH STREET
TULSA, OK 74102
PHONE: (918) 599-6503

OKLAHOMA NATURAL GAS
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 831-8386

SBC TELEPHONE COMPANY
5305 EAST 71ST ST
TULSA, OK 74136
PHONE: (918) 596-6588

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4657

IMPERVIOUS AREAS

TOTAL SITE AREA	208,608 SF
EXISTING IMPERVIOUS AREA	95 SF
INCREASE IN IMPERVIOUS AREA	119,607 SF
TOTAL IMPERVIOUS AREA	119,702 SF

FLOODPLAIN DATA

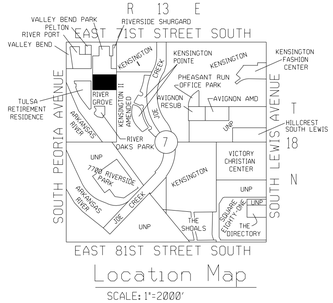
THE PROJECT IS NOT LOCATED WITHIN A FEMA A-ZONE OR REGULATORY FLOODPLAIN.

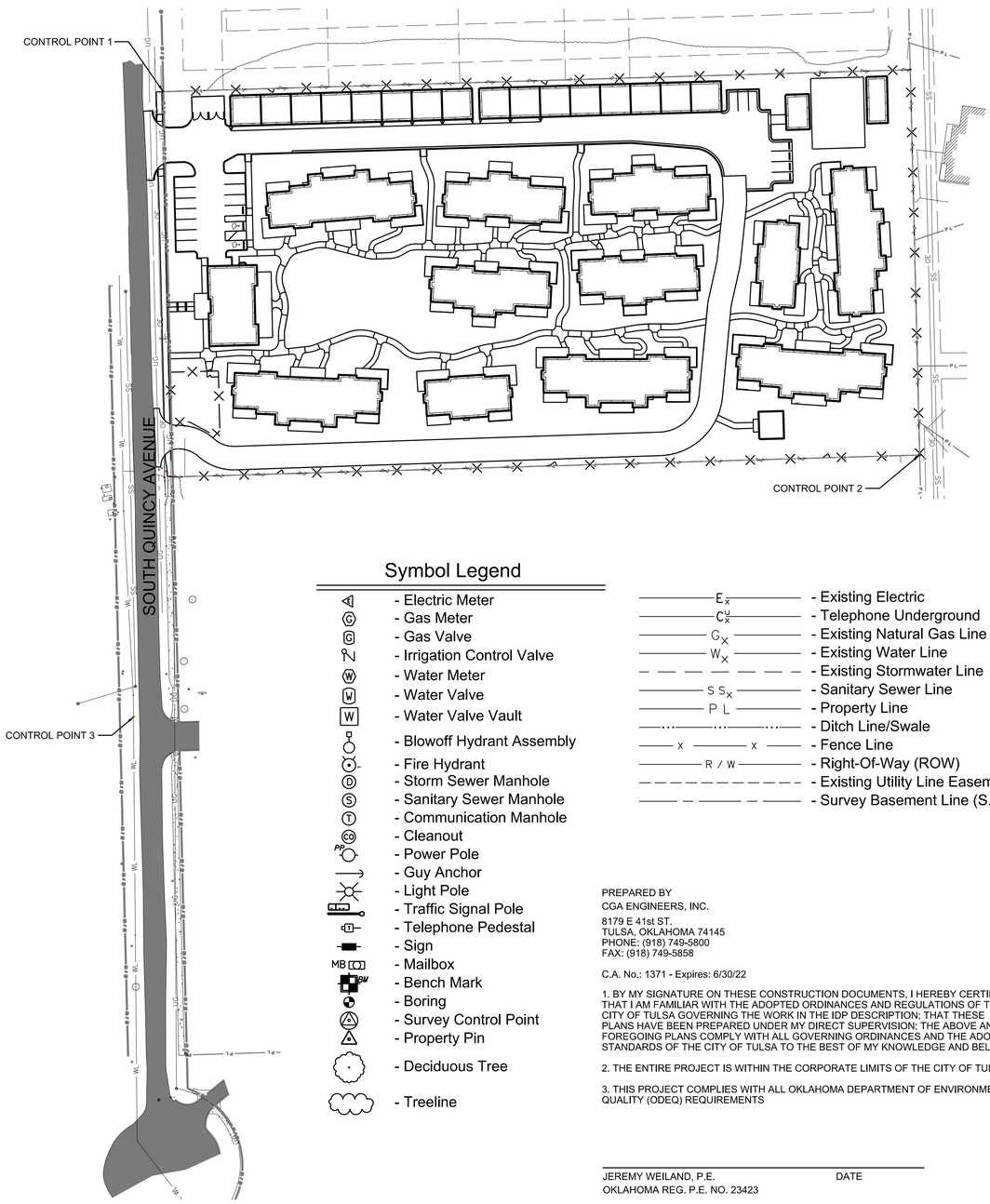
GOVERNING SPECIFICATIONS

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS. ANY CONSTRUCTION NOT COVERED BY THE CITY OF TULSA STANDARDS AND DETAILS SHALL BE IN ACCORDANCE WITH THE 2009 OKLAHOMA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

BENCHMARKS

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91





Symbol Legend

- Electric Meter
- Gas Meter
- Gas Valve
- Irrigation Control Valve
- Water Meter
- Water Valve
- Water Valve Vault
- Blowoff Hydrant Assembly
- Fire Hydrant
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Communication Manhole
- Cleanout
- Power Pole
- Guy Anchor
- Light Pole
- Traffic Signal Pole
- Telephone Pedestal
- Sign
- Mailbox
- Bench Mark
- Boring
- Survey Control Point
- Property Pin
- Deciduous Tree
- Treeline

- Existing Electric
- Telephone Underground
- Existing Natural Gas Line
- Existing Water Line
- Existing Stormwater Line
- Sanitary Sewer Line
- Property Line
- Ditch Line/Swale
- Fence Line
- Right-Of-Way (ROW)
- Existing Utility Line Easement
- Survey Basement Line (S.B.L.)

PREPARED BY
CGA ENGINEERS, INC.
8179 E 41st ST.
TULSA, OKLAHOMA 74145
PHONE: (918) 749-5800
FAX: (918) 749-5858

C.A. No.: 1371 - Expires: 6/30/22

1. BY MY SIGNATURE ON THESE CONSTRUCTION DOCUMENTS, I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF TULSA GOVERNING THE WORK IN THE IDP DESCRIPTION; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THE ABOVE AND FOREGOING PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF TULSA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2. THE ENTIRE PROJECT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF TULSA.

3. THIS PROJECT COMPLIES WITH ALL OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS

JEREMY WEILAND, P.E. DATE
OKLAHOMA REG. P.E. NO. 23423

Full Set Index

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GE04	- DEMOLITION PLAN	SW19	- STORMWATER PLAN
GE05	- OVERALL SITE PLAN	SW20	- STORMWATER PLAN
GE06	- ENLARGED SITE PLAN	SW21	- STORMWATER PROFILE
GE07	- ENLARGED SITE PLAN	SW22	- STORMWATER PROFILE
GE08	- ENLARGED SITE PLAN	UT23	- WATER UTILITY PLAN
GE09	- ENLARGED SITE PLAN	UT24	- SEWER UTILITY PLAN
GE10	- ENLARGED SITE PLAN	ST25	- FIRE TRUCK LANE PLAN
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GE13	- ENLARGED GRADING PLAN		
GE14	- ENLARGED GRADING PLAN		
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THE FOLLOWING STANDARD DRAWINGS FROM THE CITY OF TULSA PUBLIC WORKS DEPARTMENT AND ODOT WILL BE REQUIRED:

CITY OF TULSA

126 STANDARD STRAW BALE DIKE
304 BEDDING DETAIL - RIGID PIPE
305 BEDDING DETAIL - SEMI RIGID PIPE
306 TRENCH DETAIL CONSTRUCTION ADJACENT TO ROADWAY
307 BORE/OPEN CUT CONDUIT DETAIL
309 FIRE HYDRANT
312 FRAME AND LID FOR WATER VAULTS
313 VALVE BOX
314 MANHOLE STEPS
315 THRUST BLOCKS AND TRENCH CONDITIONS
351 BEDDING DETAIL PVC FLEXIBLE SANITARY SEWER
352 FRAME AND LID FOR MANHOLES
353 FRAME AND LID FOR 4' I.D. SANITARY MANHOLE
356 SANITARY SEWER MANHOLE WITH TAPER
358 SANITARY SEWER PRE-CAST SANITARY SEWER MANHOLES
361 IN-LINE TEES FOR SERVICE CONNECTION
362 RISER DETAIL
363 RISER DETAIL WITH SLOPED TRENCH
365 GO, NO-GO DEFLECTION TESTING MANDREL
366 MANHOLE STEP LOCATION AND INVERT DETAILS
409 CONCRETE MANHOLE COLLAR
413 PATCH HOLE AND PLUG LIFT HOLE
414 MANHOLE ADJUSTING RING
415 CLAY DAM
504 STANDARD METER SETTINGS FOR 2" WATER SERVICE
507 METER CAN WITH RIM AND LID 2" WATER METER INSTALLATION
550 BACKFLOW PREVENTION OPTIONS INDEX
553 4"-10" DOUBLE CHECK DETECTOR AND VAULT ASSEMBLY
706 COMMERCIAL DRIVEWAY
713 PAVEMENT REMOVAL AND REPLACEMENT
714 PAVEMENT CUTS
726 ASPHALT PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS
727 CONCRETE PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS (1 OF 2)
729 CONCRETE PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS (2 OF 2)
751 PIPE BEDDING DETAIL FOR STORM SEWER
752 FRAME AND LID FOR STORMWATER MANHOLES
753 FRAME AND LID FOR 4' AND 5' I.D. STORMWATER MANHOLES
754 FRAME AND LID FOR 6' AND 8' I.D. STORMWATER MANHOLE AND JUNCTION BOXES
755 CONFIGURATIONS OF CAST IRON CURB INLETS
764 STANDARD REINFORCED CONCRETE STORMWATER INLETS
765 STANDARD STORMWATER FRAMES
766 STANDARD STORMWATER GRATES
767 STANDARD CAST IRON CURB
775 STANDARD PRECAST CONCRETE STORMWATER MANHOLE
790 STANDARD SIDEWALK RAMP

R5 TEMPORARY SEDIMENT CONTROLS TSC2-3-2
R6 TEMPORARY SILT DIKE TSD-2-0
R22 TACTILE WARNING DEVICES TWD-1-1

OWNER
GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153

OWNER'S REPRESENTATIVE
MOLLY JONES, AIA, DBIA, LEED AP (BD+C, O+M), GCP, GPCP
PHONE: (918) 606-1999

1 OVERALL COVER SHEET
SCALE: 1" = 60'

0 60' 120'

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

N

JONES DESIGN STUDIO
918.606.1999
WWW.JONES-DESIGN-STUDIO.COM

caddis

CONSULTANTS

CGA ENGINEERS,INC

studio SCAPE landscape architecture

HP ENGINEERING

LICENSED PROFESSIONAL ENGINEER
JEREMY C. WEILAND
23423
OKLAHOMA
DIGITALLY SIGNED JULY 21, 2020

PROJECT:

HEARTWOOD COMMONS

7141 S. QUINCY AVE.
TULSA, OK 74136

OWNER:

GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153-3434

REV #	CHANGE #	DESCRIPTION	DATE

PROJECT NO: 18-25
PERMIT SET
ISSUED 07/13/20

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SHEET TITLE

OVERALL COVER SHEET

GE01

/Volumes/GoogleDrive/Shared drives/I_JDS PROJECTS/18-25_Heartwood Commons/3-Construction Documents/ArchiCAD/I_Heartwood.pln

STORMWATER MANAGEMENT PLAN

SITE DESCRIPTION

PROJECT LIMITS: 7141 S. QUINCY AVE., TULSA, OKLAHOMA 74136

PROJECT DESCRIPTION: CONSTRUCT CONDOMINIUM HOUSING. THE PROJECT INCLUDES GRADING, PAVING, UTILITIES, AND VERTICAL CONSTRUCTION.

SUGGESTED SEQUENCE OF EROSION CONTROL ACTIVITIES:

(1) INSTALL TEMPORARY EROSION CONTROL MEASURES
(2) REMOVE OBSTRUCTIONS, CLEAR AND GRUB
(3) TOPSOIL IS TO BE STRIPPED IN AREAS TO BE DISTURBED
(4) PREPARE STOCKPILE LOCATION AND SOIL MOVEMENTS FOR REHABILITATION
(5) CUT/FILL OPERATIONS FOR ROUGH SURFACE CONDITIONS TO REDUCE EROSION-IMPROVE VEGETATION
(6) INSTALL DRAINAGE SYSTEMS AND UTILITIES
(7) CONSTRUCT BUILDING PAD AND PARKING LOTS
(8) MAINTAIN EROSION CONTROL PLAN AND INSPECT PERIODICALLY
(9) FINAL INSPECTION
(10) COMPLETE SITE FINAL INSPECTION CHECKLIST
(11) CLEAN SITE AND REMOVE ALL TEMPORARY ITEMS

SOIL TYPE: SILT AND SILTY CLAY

TOTAL AREA OF THE CONSTRUCTION SITE: 4.79 ACRES

ESTIMATED AREA TO BE DISTURBED: 4.79 ACRES

OFFSITE AREA TO BE DISTURBED: (FOR CONTRACTOR USE)

TOTAL IMPERVIOUS AREA PRE-CONSTRUCTION: 0.01 ACRES

TOTAL IMPERVIOUS AREA POST-CONSTRUCTION: 2.75 ACRES

POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE SITE: 0.71

LATITUDE & LONGITUDE OF CENTER OF PROJECT: 36° 03' 28.79" N
95° 58' 20.06" W

PROJECT WILL DISCHARGE TO:

NAME OF RECEIVING WATERS: ARKANSAS RIVER

SENSITIVE WATERS OR WATERSHEDS: YES ☒ NO ☐

303(d) IMPAIRED WATERS: YES ☒ NO ☐

IF YES, LIST IMPAIRMENT: ENTEROCOCCUS

LOCATED IN A TMDL: YES ☒ NO ☐

LAKE THUNDERBIRD TMDL: YES ☐ NO ☒

MS4 ENTITY YES ☒ NO ☐

IF YES, LOCATION: CITY OF TULSA

NOTE:
THIS SHEET SHOULD BE USED IN CONJUNCTION WITH A DRAINAGE MAP THAT ILLUSTRATES THE DRAINAGE PATTERNS/PATHWAYS AND RECEIVING WATERS FOR THIS PROJECT. THIS SHEET SHOULD ALSO BE USED WITH THE EROSION CONTROL SUMMARIES, PAY ITEMS, & NOTES.

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:

__X__ TEMPORARY SEEDING
__X__ PERMANENT SODDING, SPRIGGING OR SEEDING
_____ VEGETATIVE MULCHING
_____ SOIL RETENTION BLANKET
__X__ PRESERVATION OF EXISTING VEGETATION

NOTE: TEMPORARY EROSION CONTROL METHODS MUST BE USED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR OVER 14 DAYS. METHODS USED WILL BE AS SHOWN ON PLANS, OR AS DIRECTED BY THE ENGINEER.

STRUCTURAL PRACTICES:

__X__ STABILIZED CONSTRUCTION EXIT
__X__ TEMPORARY SILT FENCE
__X__ TEMPORARY SILT DIKES
_____ TEMPORARY FIBER LOG
_____ DIVERSION, INTERCEPTOR OR PERIMETER DIKES
_____ DIVERSION, INTERCEPTOR OR PERIMETER SWALES
_____ ROCK FILTER DAMS
_____ TEMPORARY SLOPE DRAIN
_____ PAVED DITCH W/ DITCH LINER PROTECTION
_____ TEMPORARY DIVERSION CHANNELS
_____ TEMPORARY SEDIMENT BASINS
_____ TEMPORARY SEDIMENT TRAPS
_____ TEMPORARY SEDIMENT FILTERS
_____ TEMPORARY SEDIMENT REMOVAL
_____ RIP RAP
__X__ INLET SEDIMENT FILTER
_____ TEMPORARY BRUSH SEDIMENT BARRIERS
_____ SANDBAG BERMS
_____ TEMPORARY STREAM CROSSINGS

OFFSITE VEHICLE TRACKING:

__X__ HAUL ROADS DAMPENED FOR DUST CONTROL
__X__ LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
__X__ EXCESS DIRT ON ROAD REMOVED DAILY

NOTES:

MAINTAIN EROSION CONTROLS IN GOOD CONDITION AT ALL TIMES AND INSPECTIONS 24 HOURS AFTER A MAJOR STORM. REMOVE EXCESS SOILS AFTER EACH MAJOR STORM EVENT AND WHEN IT IS 6" OR MORE.
ACCORDING THE 2018 ODEQ INTEGRATED REPORT (WATER QUALITY IN OKLAHOMA - 2018) THE WATERS DOWNSTREAM OF THE RECEIVING WATERS ARE A CATEGORY 5 - WATERBODY ID. OK120420010010_00 ARKANSAS RIVER

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING:

MAINTENANCE AND INSPECTION:
ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER FROM THE BEGINNING OF CONSTRUCTION UNTIL AN ACCEPTABLE VEGETATIVE COVER IS ESTABLISHED. INSPECTION BY THE CONTRACTOR AND ANY NECESSARY REPAIRS SHALL BE PERFORMED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCH AS RECORDED BY A NON-FREEZING RAIN GAUGE TO BE LOCATED ON SITE. POTENTIALLY ERODIBLE AREAS, DRAINAGEWAYS, MATERIAL STORAGE, STRUCTURAL DEVICES, CONSTRUCTION ENTRANCES AND EXITS ALONG WITH EROSION AND SEDIMENT CONTROL LOCATIONS ARE EXAMPLES OF SITES THAT NEED TO BE INSPECTED.

WASTE MATERIALS:
PROPER MANAGEMENT AND DISPOSAL OF CONSTRUCTION WASTE MATERIAL IS REQUIRED BY THE CONTRACTOR. MATERIALS INCLUDE STOCKPILES, SURPLUS, DEBRIS AND ALL OTHER BY-PRODUCTS FROM THE CONSTRUCTION PROCESS. PRACTICES INCLUDE DISPOSAL, PROPER MATERIALS HANDLING, SPILL PREVENTION AND CLEANUP MEASURES. CONTROLS AND PRACTICES SHALL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AGENCIES.

HAZARDOUS MATERIALS:
PROPER MANAGEMENT AND DISPOSAL OF HAZARDOUS WASTE MATERIALS IS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING MANUFACTURER'S RECOMMENDATIONS, STATE AND FEDERAL REGULATIONS TO ENSURE CORRECT HANDLING, DISPOSAL, SPILL PREVENTION AND CLEANUP MEASURES. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO: PAINTS, ACIDS, CLEANING SOLVENTS, CHEMICAL ADDITIVES, CONCRETE CURING COMPOUNDS AND CONTAMINATED SOILS.

GENERAL NOTES:
A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO COMPLY WITH THE OKLAHOMA POLLUTION DISCHARGE ELIMINATION SYSTEM (OPDES) REGULATIONS. THIS PLAN IS INITIATED DURING THE DESIGN PHASE, CONFIRMED IN THE PRE-WORK MEETINGS AND AVAILABLE ON THE JOB SITE ALONG WITH COPIES OF THE NOTICE OF INTENT (NOI) FORM AND PERMIT CERTIFICATE THAT HAVE BEEN FILED WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ). THE PLAN MUST BE KEPT CURRENT WITH UP-TO-DATE AMENDMENTS DURING THE PROGRESSION OF THE PROJECT. ALL CONTRACTOR OFF-SITE OPERATIONS ASSOCIATED WITH THE PROJECT MUST BE DOCUMENTED IN THE SWPPP, I.E., BORROW PITS, WORK ROADS, DISPOSAL SITES, ASPHALT/CONCRETE PLANTS, ETC. THE BASIC GOAL OF STORM WATER MANAGEMENT IS TO IMPROVE WATER QUALITY BY REDUCING POLLUTANTS IN STORM WATER DISCHARGES. RUNOFF FROM CONSTRUCTION SITES HAS A POTENTIAL FOR POLLUTION DUE TO EXPOSED SOILS AND THE PRESENCE OF HAZARDOUS MATERIALS USED IN THE CONSTRUCTION PROCESS. THE PREVENTION OF SOIL EROSION, CONTAINMENT OF HAZARDOUS MATERIALS AND/OR THE INTERCEPTION OF THESE POLLUTANTS BEFORE LEAVING THE CONSTRUCTION SITE ARE THE BEST PRACTICES FOR CONTROLLING STORM WATER POLLUTION.

THE FOLLOWING SECTIONS OF THE 2009 ODOT STANDARD SPECIFICATIONS SHOULD BE NOTED:

104.10 FINAL CLEANING UP
104.12 CONTRACTOR'S RESPONSIBILITY FOR WORK
104.13 ENVIRONMENTAL PROTECTION
106.08 STORAGE AND HANDLING OF MATERIAL
107.01 LAWS, RULES AND REGULATIONS TO BE OBSERVED
107.20 STORM WATER MANAGEMENT
220 MANAGEMENT OF EROSION, SEDIMENTATION AND STORM WATER POLLUTION PREVENTION AND CONTROL
221 TEMPORARY SEDIMENT CONTROL

IN ADDITION:
"ODEQ GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES WITHIN THE STATE OF OKLAHOMA." ODEQ, WATER QUALITY DIVISION, SEPTEMBER 13, 2017.

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

REVISED: 11/06/19

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HP ENGINEERING

LICENSED PROFESSIONAL ENGINEER JEREMY C. WEILAND 23423 OKLAHOMA
DIGITALLY SIGNED JULY 21, 2020

PROJECT:
HEARTWOOD COMMONS
7141 S. QUINCY AVE.
TULSA, OK 74136

OWNER:
GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153-3434

REV #	CHANGE #	DESCRIPTION	DATE

PROJECT NO: 18-25
PERMIT SET
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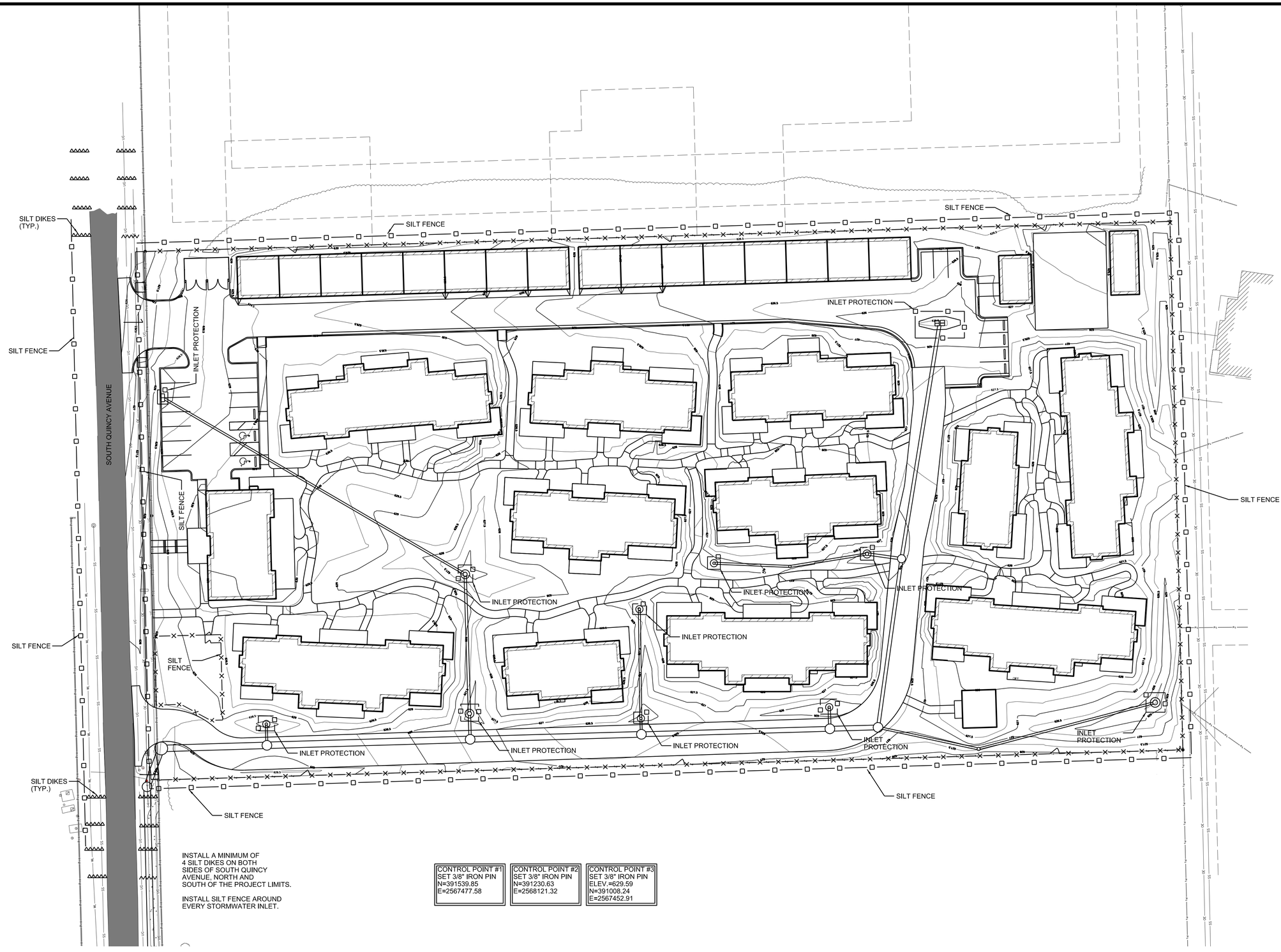
SHEET TITLE
STORMWATER MANAGEMENT PLAN

GE02

/Volumes/GoogleDrive/Shared drives/I_JDS PROJECTS/18-25_Heartwood Commons/3-Construction Documents/ArchiCAD/I_Heartwood.pln



INSTALL A MINIMUM OF 4 SILT DIKES ON BOTH SIDES OF SOUTH QUINCY AVENUE, NORTH AND SOUTH OF THE PROJECT LIMITS.

INSTALL SILT FENCE AROUND EVERY STORMWATER INLET.

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

1 EROSION PLAN

SCALE: 1" = 30'

0 30' 60'

N

/Volumes/GoogleDrive/Shared drives/1_JDS PROJECTS/18-25_Heartwood Commons/3-Construction Documents/ArchiCAD/1_Heartwood.pln

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SHEET TITLE

EROSION PLAN

GE03

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SOUTH QUINCY AVENUE

PROTECT PROPERTY CORNER

FULL DEPTH SAWCUT EDGE OF PAVEMENT TO CREATE CLEAN FACE FOR THE ABUTMENT OF THE NEW PAVEMENT

REMOVE CONCRETE

REMOVE BRUSH, SHRUBS, AND TREES SOUTH OF PROPERTY LINE

REMOVE WIRE FENCE

PROTECT PROPERTY CORNER

REMOVE BRUSH, SHRUBS, AND TREES WEST OF PROPERTY LINE

REMOVE ALL TREES WITHIN PROPERTY LINES, EXCEPT FOR TREES CALLED OUT FOR PROTECTION

PROTECT PROPERTY CORNERS.

REMOVE ALL BRUSH, SHRUBS, AND TREES

REMOVE ALL BRUSH, SHRUBS, AND TREES

PROTECT 48" TREE

REMOVE WIRE FENCE

REMOVE ALL BRUSH, SHRUBS, AND TREES

REMOVE ALL BRUSH, SHRUBS, AND TREES

REMOVE ALL BRUSH, SHRUBS, AND TREES

FULL DEPTH SAWCUT EDGE OF PAVEMENT TO CREATE CLEAN FACE FOR THE ABUTMENT OF THE NEW PAVEMENT

REMOVE WIRE FENCE

PROTECT PROPERTY CORNER AND SIDEWALK

REMOVE BRUSH, SHRUBS, AND TREES NORTH OF PROPERTY LINE

REMOVE BRUSH, SHRUBS, AND TREES NORTH OF PROPERTY LINE

PROTECT PROPERTY CORNER

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

1 DEMOLITION PLAN

SCALE: 1" = 30'

0 30' 60'

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

N

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SHEET TITLE

DEMOLITION PLAN

GE04

GENERAL:

1. ALL CURBS ARE 6" BARRIER CURBS . FOR CURB AND GUTTER ADJACENT TO ASPHALT PAVING, THE GUTTER SHALL BE 18" SUCH THAT THE TOTAL DIMENSION OF THE GUTTER AND CURB IS 2'-2". GUTTER SLOPE SHALL MATCH THE ADJACENT PAVEMENT SLOPE SUCH THAT THE GUTTER DOES NOT TRAP AND RETAIN SURFACE WATER.
2. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE CITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO THE CITY AND/OR PROPERTY OWNER.
3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
4. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND TO THE SATISFACTION OF THE CITY AND/OR OWNER.
5. ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
6. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER BEFORE ANY UTILITY RELOCATION.
7. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
8. ALL FEATURES OF THIS PROJECT INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND CURB RAMPS SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND INTERIM FINAL RULES FOR PUBLIC RIGHT-OF-WAY, PUBLISHED IN THE FEDERAL REGISTER, SEPTEMBER 15, 2010. WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THIS ACT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK WHICH IS NOT IN FULL COMPLIANCE WITH THE ADA WITHOUT PRIOR, WRITTEN PERMISSION FROM THE ENGINEER. ANY WORK WHICH IS NOT PERFORMED WITHIN THE GUIDELINES OF THE ADA, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

   CROSS SLOPES FOR SIDEWALKS SHALL NOT EXCEED 1:50
   RAMP SLOPES SHALL NOT EXCEED 1:12
   GRADES EXCEEDING 5% WILL BE TREATED AS A RAMP SLOPE
9. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
10. ANY WORK NOT CLEARLY CALLED OUT SHALL BE CONSIDERED INCIDENTAL TO THE OTHER ITEMS OF WORK.
11. ALL SUBGRADE UNDER PAVEMENT SHALL BE PROOF ROLLED WITH A LOADED, TANDEM -AXLE DUMP TRUCK WEIGHING AT LEAST 25 TONS TO LOCATE ANY AREAS THAT ARE SOFT OR UNSTABLE. THE PROOF ROLLING SHOULD INVOLVE OVERLAPPING PASSES DURING PROOF ROLLING, THE SOFT AND/OR UNSTABLE SOILS SHOULD BE EXCAVATED AND RE COMPACTED OR REPLACED WITH LOW VOLUME CHANGE SOIL AS DESCRIBED IN THE GEOTECHNICAL REPORT.

OKIE:

1. ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND THE CITY IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) AND CALL "OKIE" AT 1-800-522-6543.
2. EXISTING LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

EROSION CONTROL NOTES:

1. IF ANY DISTURBED EARTH SURFACES WHICH ARE NOT PAVED OR BUILDING PADS ARE NOT COVERED WITH PERMANENT EROSION CONTROL WITHIN THE 14th DAY OF WORK BEING COMPLETED IN THAT AREA, TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, AND FOR CLEANING OF VEHICLE WHEELS IN ACCORDANCE WITH THE O.D.O.T. STANDARDS AND SPECIFICATIONS.
3. SILT FENCES: PLACEMENT OF SILT FENCES SHALL BE AS SHOWN ON THE EROSION CONTROL PLAN. FENCING WHICH BECOMES DAMAGED SHALL BE REPLACED PROMPTLY. DEPOSITS OF SILT WHICH BUILD UP BEHIND SILT FENCE AND DIKES MAY BE DISKED INTO THE SITE BEFORE PLACEMENT OF TEMPORARY COVER. AFTER TEMPORARY COVER IS PLACED OR AFTER LANDSCAPING COMMENCES, SILT SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.
4. A VEGETATIVE BUFFER ZONE MUST BE RETAINED OR SUCCESSFULLY ESTABLISHED/PLANTED AROUND THE DISTURBED AREA.

TEMPORARY EROSION CONTROL:

1. ALL DISTURBED EARTH SURFACES WHICH ARE NOT PAVED OR BUILDING PADS SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY COVER, DEPENDING ON THE PLANTING SEASON, AS OUTLINED BELOW.

PLANT TYPE	PER ACRE	PER 1000 SQ.FT.	PLANTING DATE	DEPTH OF SEEDING
ANNUAL RYEGRASS	40 LBS.	0.9 LBS.	09/05-11/30	1/4 INCH
ELBON RYE	2 BU.	3.0 LBS.	08/15-11/30	2 INCH
WHEAT	2 BU.	3.0 LBS.	08/15-11/30	2 INCH
OATS	3 BU.	2.5 LBS.	08/15-11/30	2 INCH
SORGHUMS	60 LBS.	1.4 LBS.	03/01-09/15	2 INCH
SUDAN GRASS	60 LBS.	0.9 LBS.	04/01-09/15	2 INCH

2. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SHALL BE INSTALLED.
3. THE SUBGRADE SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 LBS. PER 1000 SQ. FT. OR 450 LBS. PER ACRE) SHALL BE MIXED WITH THE LOOSENED SOIL BY DISKING OR OTHER SUITABLE MEANS.
4. SOIL SHALL BE TESTED AND LIME TREATED, IF REQUIRED, BY TESTING FIRM.
5. SEEDS MAY BE DRILLED OR BROADCAST UNIFORMLY.
6. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE SLOPE TO MINIMIZE EROSION.
7. MULCH SHALL BE USED ON ALL SLOPES GREATER THAN 5 PERCENT OR AS NEEDED.
8. THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS EXCEED 1 INCH IN HEIGHT.

PERMANENT EROSION CONTROL PRACTICES:

1. ALL DISTURBED AREAS SHALL BE SOLID SLAB SODDED OR COVERED IN VEGATATION MEETING THE INTENT OF THE LANDSACPE ARCHITECTURE PLANS AND SPECIFICATIONS.

GENERAL DEMOLITION:

1. DISPOSAL OF CLEARED TREES AND VEGETATION SHALL BE PERFORMED IN A MANNER THAT MEETS ALL LOCAL, STATE AND FEDERAL CODES.
2. ALL UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE PLUGGED WITH CONCRETE SUCH THAT THE CONCRETE PLUG FILLS UP A MINIMUM OF 2 FEET OF PIPE ON EACH END.

AS-BUILTS:

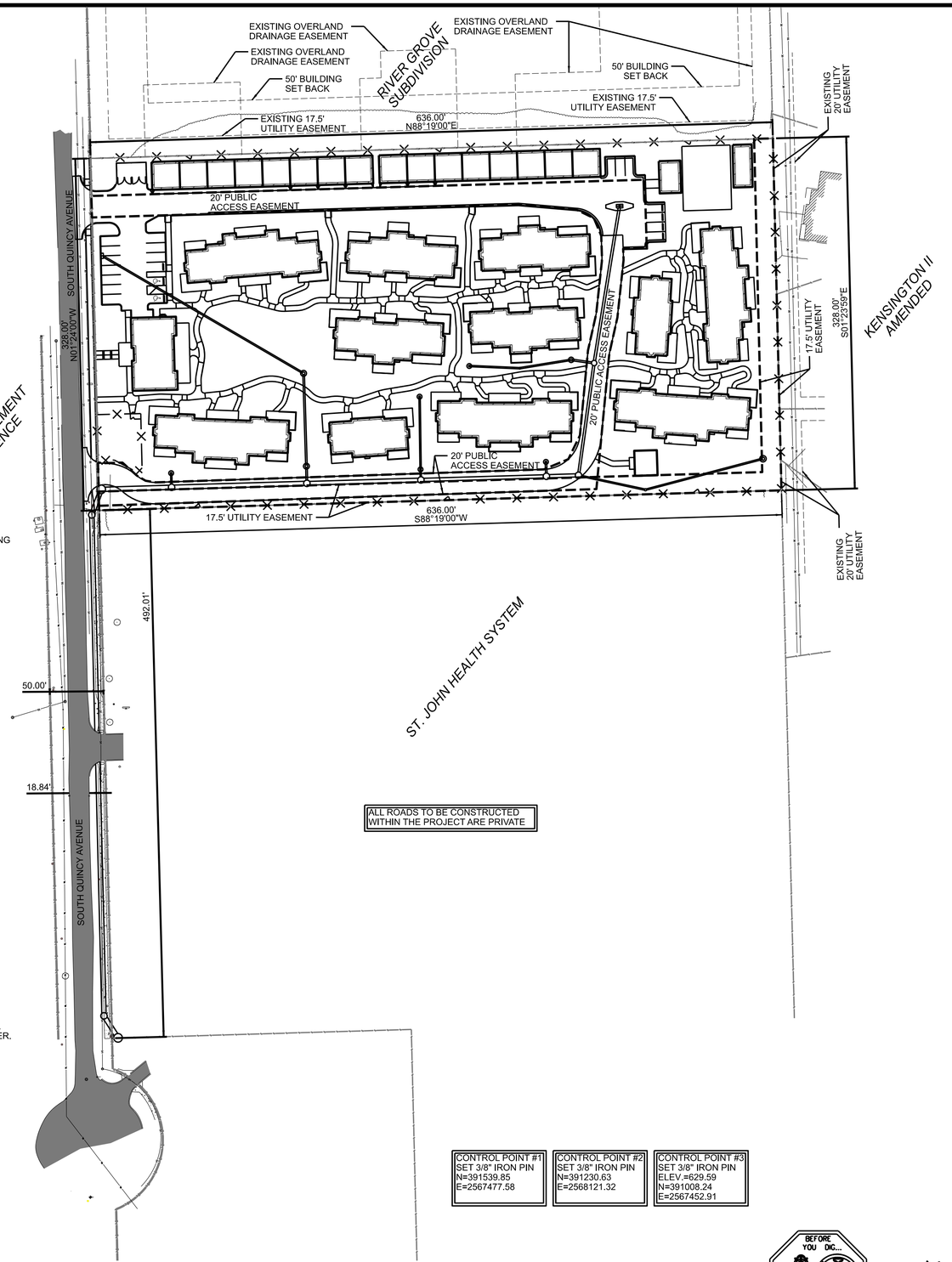
1. THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING OWNERS APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE OWNER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE OWNER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS- BUILT RECORD DRAWINGS.

TRAFFIC CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BARRICADES, LIGHTS, AND SIGNING WITHIN THE LIMITS OF CONSTRUCTION. ALL CONSTRUCTION SIGNING WILL BE DONE ACCORDING TO STANDARDS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES,(CURRENT EDITION).
2. THE CONTRACTOR SHALL FURNISH AND INSTALL SUCH LIGHTS, SIGNS, BARRICADES, AND PROVIDE FLAGGERS NECESSARY FOR THE CONTROL, SAFETY, AND MAINTENANCE OF TRAFFIC.
3. ALL CONSTRUCTION WORK ZONE SIGNS SHALL HAVE FLUORESCENT SHEETING. THE FLUORESCENT SHEETING SHALL MEET THE REQUIREMENTS OF ASTM D4956 (LATEST REVISION)
4. ANY DAMAGE TO A FINISHED OR EXISTING SURFACE RESULTING FROM THE CONTRACTORS NEGLIGENCE IN THE REMOVAL OF CONSTRUCTION ZONE PAVEMENT MARKERS OR CANALIZING DEVICES AND THE BITUMINOUS ADHESIVE USED IN THEIR INSTALLATION, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE ENGINEER.

GEOTECHNICAL:

1. SEE GEOTECHNICAL REPORT PREPARED BY BUILING AND EARTH, DATED JUNE 21, 2019 PROJECT NUMBER OK190118.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND BECOME FAMILIAR WITH THE SOILS AND RECOMMENDED PRACTICES NECESSARY FOR THIS SITE.



1 OVERALL SITE PLAN
SCALE: 1" = 60'

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OVERALL SITE PLAN

GE05

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KEY PLAN

GE06 GE07 GE08

GE09 GE10 GE11

LEGEND

N XXXXXX.XXFT NORTHING
E XXXXXX.XXFT EASTING
R=XXFT RADIUS

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

SOUTH QUINCY AVENUE

CONTROL POINT 1
N=391539.69
E=2567471.58

N=391523.63
E=2567467.97

TRASH DUMPSTER ENCLOSURE

CONSTRUCT 6' TALL BLACK VINYL-COATED CHAINLINKK FENCE ENTIRE NORTH SIDE PROPERTY LINE WITH GATES AT LOCATIONS IDENTIFIED IN THE ARCHIECTURAL SITE PLAN

TYPE "B" RAMP

N=391535.55
E=2567501.58

N=391521.41
E=2567482.97
R=15

N=391519.26
E=2567492.04

HEAVY CONCRETE PAVEMENT

CURB SLOPES FROM 6" TO 0"

CURB AND GUTTER

N=391513.46
E=2567533.06

N=391510.47
E=2567533.16

N=391506.53
E=2567535.27

20' PUBLIC ACCESS EASEMENT

FFE = 629.80

FFE = 629.80

FFE = 629.80

FFE = 629.80

FFE = 629.30

FFE = 629.30

REINFORCED HEAVY CONCRETE PAVEMENT

ASPHALT PAVEMENT

CURB AND GUTTER

N=391483.70
E=2567541.36
R=3

N=391487.02
E=2567552.23

TYPE "B" RAMP

N=391478.41
E=2567531.75
R=3

N=391473.07
E=2567531.90
R=3

N=391470.51
E=2567546.96

N=391470.33
E=2567494.95
R=10

N=391470.50
E=2567501.95
R=3

N=391467.06
E=2567487.03

N=391465.01
E=2567484.41
R=15

N=391464.65
E=2567469.42

SIDEWALK

BUILDING A
QUADRAPLEX
FFE 630.70

FOR LOCATION BUILDING A, INTERSECTION OF GRIDLINES "C" AND "2"
N=391431.98
E=2567568.96

TYPE "D" RAMP

SUPPRESSED SIDEWALK

WHEELSTOP (TYP.)

ACCESSIBLE SIGN (TYP.)

TYPE "D" RAMP

N=391423.38
E=2567674.91
R=2

N=391427.41
E=2567657.72
R=30

N=391413.04
E=2567625.51
R=3

N=391414.03
E=2567616.39
R=2

N=391409.46
E=2567586.75
R=3

N=391410.63
E=2567574.66
R=5

N=391408.12
E=2567557.16
R=3

N=391409.25
E=2567636.13
R=2

N=391407.91
E=2567645.27
R=3

N=391422.90
E=2567665.03
R=20

N=391403.77
E=2567488.58

N=391401.21
E=2567503.65
R=3

N=391398.30
E=2567506.72

N=391398.56
E=2567515.64

N=391398.67
E=2567530.71

N=391402.09
E=2567533.63
R=3

N=391405.53
E=2567548.55

N=391399.67
E=2567542.04

N=391395.57
E=2567572.68
R=5

FOR LOCATION COMMON HOUSE, INTERSECTION OF GRIDLINES "A" AND "2"
N=391391.15
E=2567515.32

N=391398.81
E=2567535.52

N=391391.81
E=2567535.73

COMMON HOUSE
FFE 630.4

N=391392.76
E=2567593.99
R=10

N=391382.23
E=2567612.85
R=25

N=391405.49
E=2567650.63
R=2

N=391404.43
E=2567658.58
R=2

N=391406.50
E=2567660.69
R=4

N=391380.74
E=2567598.77
R=20

IPF

1 ENLARGED SITE PLAN

SCALE: 1" = 10'

0 10' 20'

N

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HP ENGINEERING

LICENSED PROFESSIONAL ENGINEER
JEREMY C. WEILAND
23423
OKLAHOMA

DIGITALLY SIGNED JULY 21, 2020

PROJECT:

HEARTWOOD COMMONS

7141 S. QUINCY AVE.
TULSA, OK 74136

OWNER:

GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153-3434

REV #	CHANGE #	DESCRIPTION	DATE

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PERMIT SET
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SHEET TITLE

ENLARGED SITE PLAN

GE06

LEGEND

N XXXXXX.XXFT NORTHING
E XXXXXXX.XXFT EASTING
R=XXFT RADIUS

CONSTRUCT 6' TALL BLACK VINYL-COATED CHAINLINKK FENCE ENTIRE NORTH SIDE PROPERTY LINE WITH GATES AT LOCATIONS IDENTIFIED IN THE ARCHIECTURAL SITE PLAN

FFE = 629.30 | FFE = 629.80 | FFE = 629.30 | FFE = 627.80 | FFE = 627.30 | FFE = 626.80 | FFE = 626.80 | FFE = 626.80 | FFE = 626.80 | FFE = 626.80

N=391540.94
E=2567957.28

N=391525.86
E=2567954.72
R=3

N=391522.80
E=2567952.84

REINFORCED HEAVY CONCRETE PAVEMENT

N=391514.27
E=2567798.69

20' PUBLIC ACCESS EASEMENT

CURB AND GUTTER

ASPHALT PAVING

20.00' | 24.00'

CURB AND GUTTER | TYPE "B" RAMP | RAMP | 5.00' | N=391491.40 E=2567701.35

N=391483.63
E=2567711.58
R=10

N=391459.86
E=2567676.25
R=25

N=391491.17
E=2567820.58
R=10

N=391495.34
E=2567835.47

N=391491.92
E=2567930.55

20.79' | 19.57'

N=391475.72
E=2567846.55
R=15

24" STEMWALL

N=391467.01
E=2567926.42
R=25

10.75'

FOR ROTATION BUILDING A, POINT ON GRIDLINE "C"
N=391442.00
E=2567689.55

22.14'

FOR LOCATION BUILDING B, INTERSECTION OF GRIDLINES "D" AND "2"
N=391442.53
E=2567718.31

BUILDING B
TRIPLEX
FFE 629.00

N=391463.14
E=2567827.44
R=95

FOR ROTATION BUILDING B, POINT ON GRIDLINE "D"
N=391437.67
E=2567815.60

N=391440.28
E=2567803.18
R=30

END STEMWALL

20.09'

FOR LOCATION BUILDING C, INTERSECTION OF GRIDLINES "D" AND "2"
N=391444.28
E=2567843.13

BUILDING C
TRIPLEX
FFE 627.75

N=391442.90
E=2567831.44
R=195

FOR ROTATION BUILDING C, POINT ON GRIDLINE "D"
N=391448.03
E=2567940.47

PC CONCRETE

N=391423.38
E=2567674.91
R=2

36" STEMWALL

5.56'

SIDEWALK

N=391412.73
E=2567733.05
R=3

N=391414.85
E=2567764.91
R=8

9.73'

N=391414.75
E=2567770.70
R=3

24" STEMWALK

N=391418.85
E=2567823.19
R=3

N=391412.82
E=2567723.04
R=3

6.79'

N=391413.22
E=2567697.98
R=3

N=391413.04
E=2567708.99
R=3

N=391414.30
E=2567754.87
R=3

38.67'

N=391413.65
E=2567780.27
R=2

N=391413.33
E=2567780.17
R=2

N=391405.18
E=2567783.36
R=1

N=391405.80
E=2567786.37
R=4

N=391403.25
E=2567811.71
R=3

N=391406.87
E=2567822.11
R=3

N=391403.53
E=2567775.31
R=3

N=391403.31
E=2567755.39
R=3

N=391396.62
E=2567789.71
R=1

N=391422.90
E=2567669.03
R=20

N=391390.30
E=2567692.43
R=15

N=391402.87
E=2567719.71
R=2

N=391401.71
E=2567729.26
R=3

N=391402.51
E=2567745.34
R=3

11.53'

24" STEMWALL

N=391393.50
E=2567797.33
R=25

23.45'

FOR LOCATION BUILDING D, INTERSECTION OF GRIDLINES "D" AND "2"
N=391381.79
E=2567707.72

BUILDING D
TRIPLEX
FFE 628.50

CONTROL POINT #1
SET 3/8" IRON PIN
N=391539.85
E=2567477.58

CONTROL POINT #2
SET 3/8" IRON PIN
N=391230.63
E=2568121.32

CONTROL POINT #3
SET 3/8" IRON PIN
ELEV.=629.59
N=391008.24
E=2567452.91

FOR ROTATION BUILDING D, POINT ON GRIDLINE "D"
N=391377.01
E=2567805.02

N=391381.94
E=2567823.30

N=391428.15
E=2567907.63
R=3

N=391426.94
E=2567915.78
R=1

24" STEMWALL

N=391433.61
E=2567891.79
R=13

7.40'

N=391423.76
E=2567862.41
R=2

N=391426.22
E=2567885.63
R=2

N=391426.87
E=2567894.67
R=3

N=391426.43
E=2567918.82
R=4

N=391425.30
E=2567940.00
R=3

N=391447.15
E=2567924.11
R=30

N=391421.81
E=2567951.57

N=391422.35
E=2567852.20
R=3

N=391420.39
E=2567834.19
R=3

N=391418.61
E=2567863.00
R=13

N=391417.26
E=2567875.11
R=3

N=391417.42
E=2567910.92
R=3

N=391413.85
E=2567925.65
R=8

N=391418.40
E=2567920.87
R=3

N=391409.91
E=2567839.55
R=3

N=391412.50
E=2567849.50
R=1.5

N=391416.98
E=2567877.83
R=3

N=391415.92
E=2567887.98
R=3

N=391408.29
E=2567845.28
R=2

N=391396.99
E=2567831.42
R=25

24" STEMWALL

FOR LOCATION BUILDING E, INTERSECTION OF GRIDLINES "D" AND "2"
N=391387.52
E=2567833.08

KEY PLAN

GE06 | GE07 | GE08

GE09 | GE10 | GE11

FOR ROTATION BUILDING E, POINT ON GRIDLINE "D"
N=391391.49
E=2567930.41

BUILDING E
TRIPLEX
FFE 627.70

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

1 ENLARGED SITE PLAN

SCALE: 1" = 10'

0 10' 20'

N

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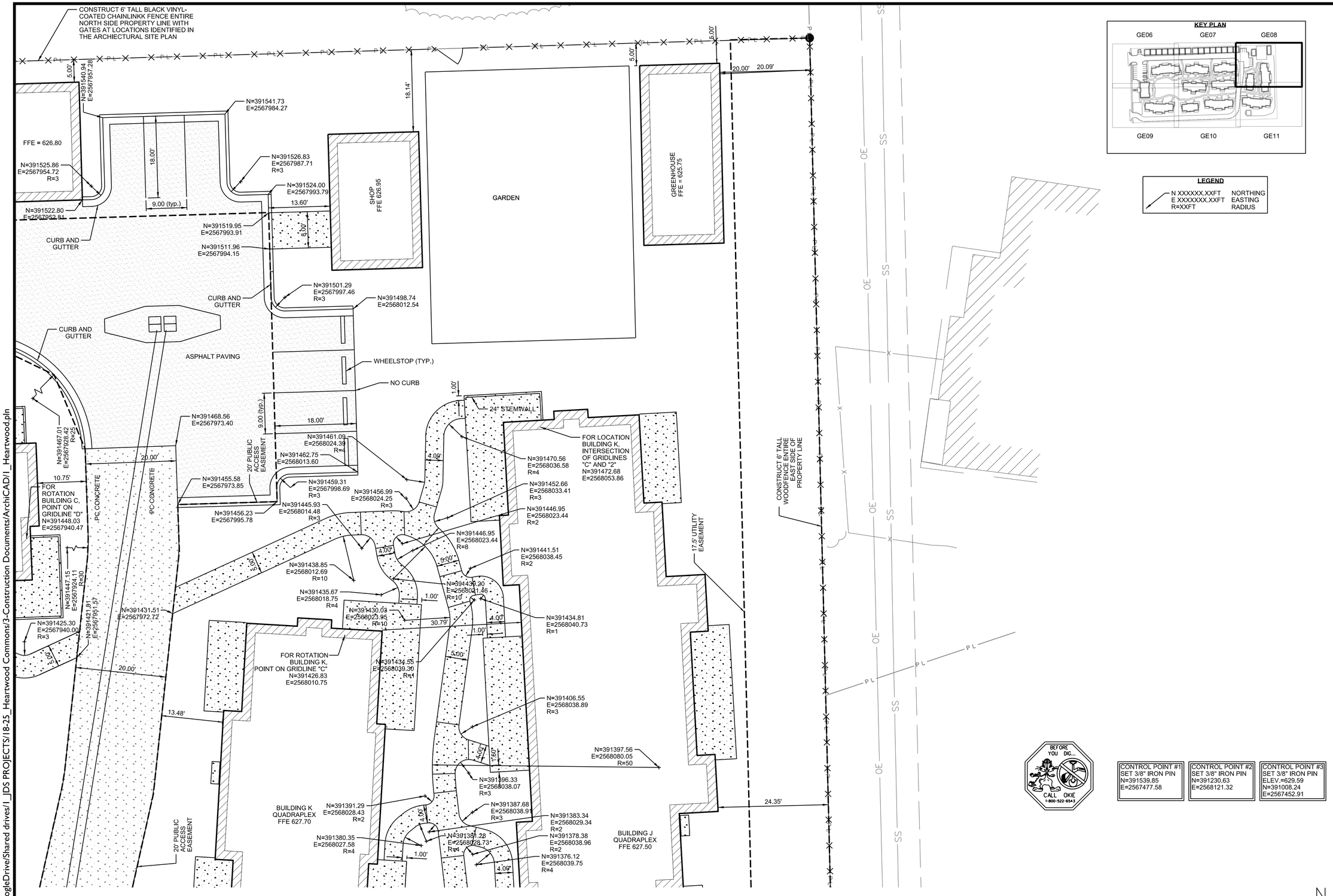
ENLARGED SITE PLAN

GE07



LEGEND

N XXXXXX.XXFT	NORTHING
E XXXXXXX.XXFT	EASTING
R=XXFT	RADIUS

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

1 ENGLARGED SITE PLAN

SCALE: 1" = 10'

0 10' 20'

N

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ENLARGED SITE PLAN

GE08

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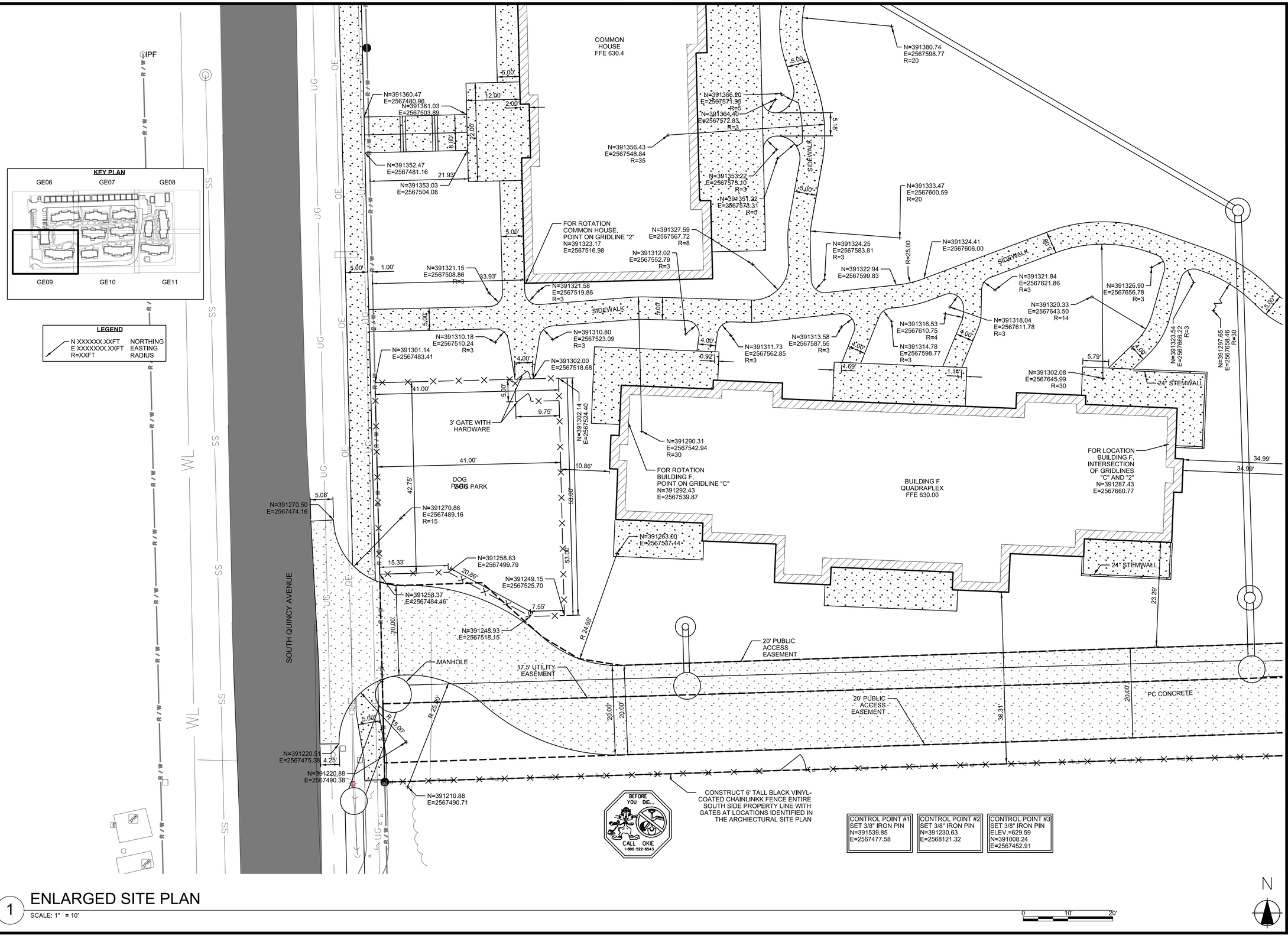

1 ENLARGED SITE PLAN

SCALE: 1" = 10'

0 10' 20'

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ENLARGED SITE PLAN

GE09

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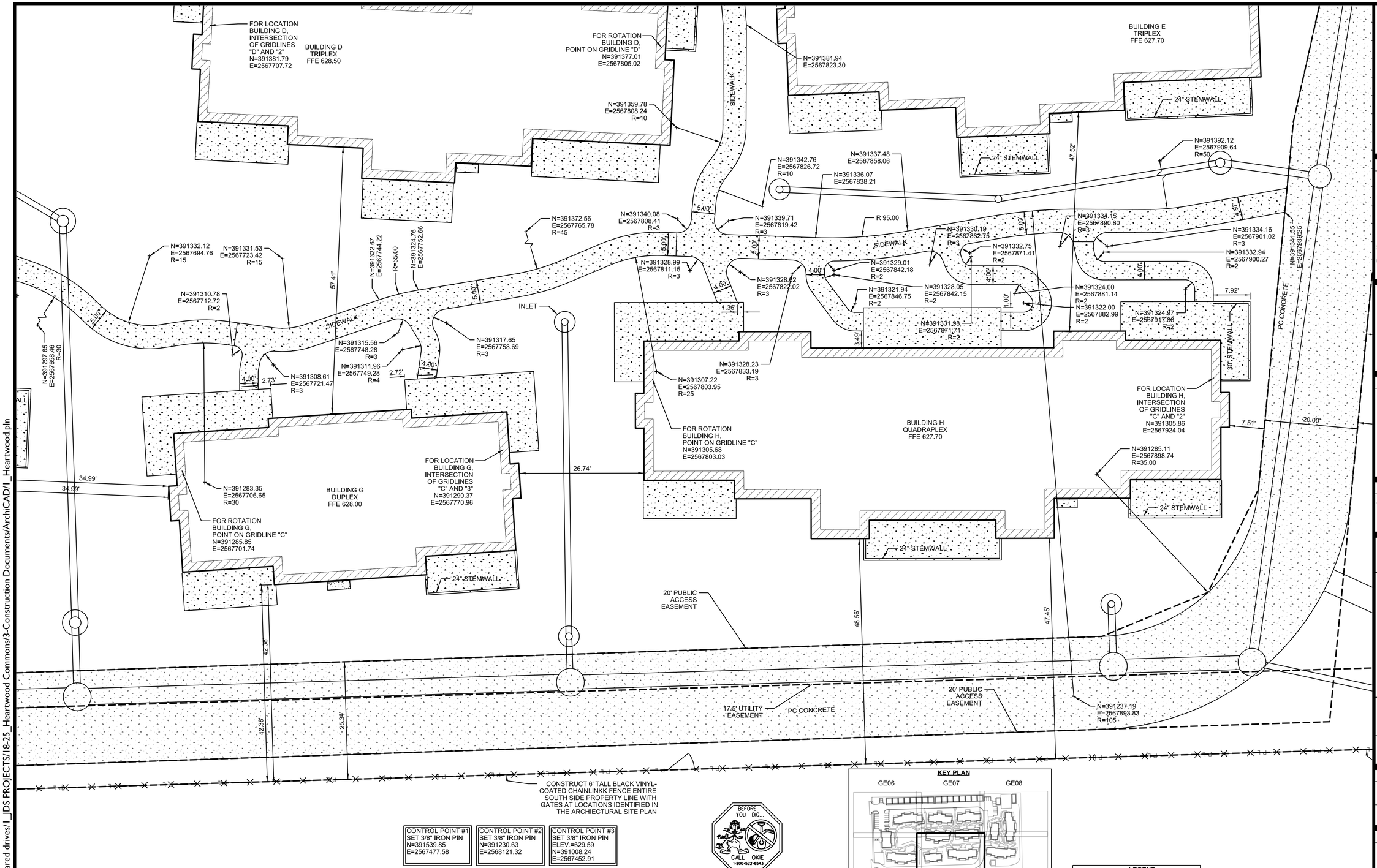

1 ENLARGED SITE PLAN

SCALE: 1" = 10'

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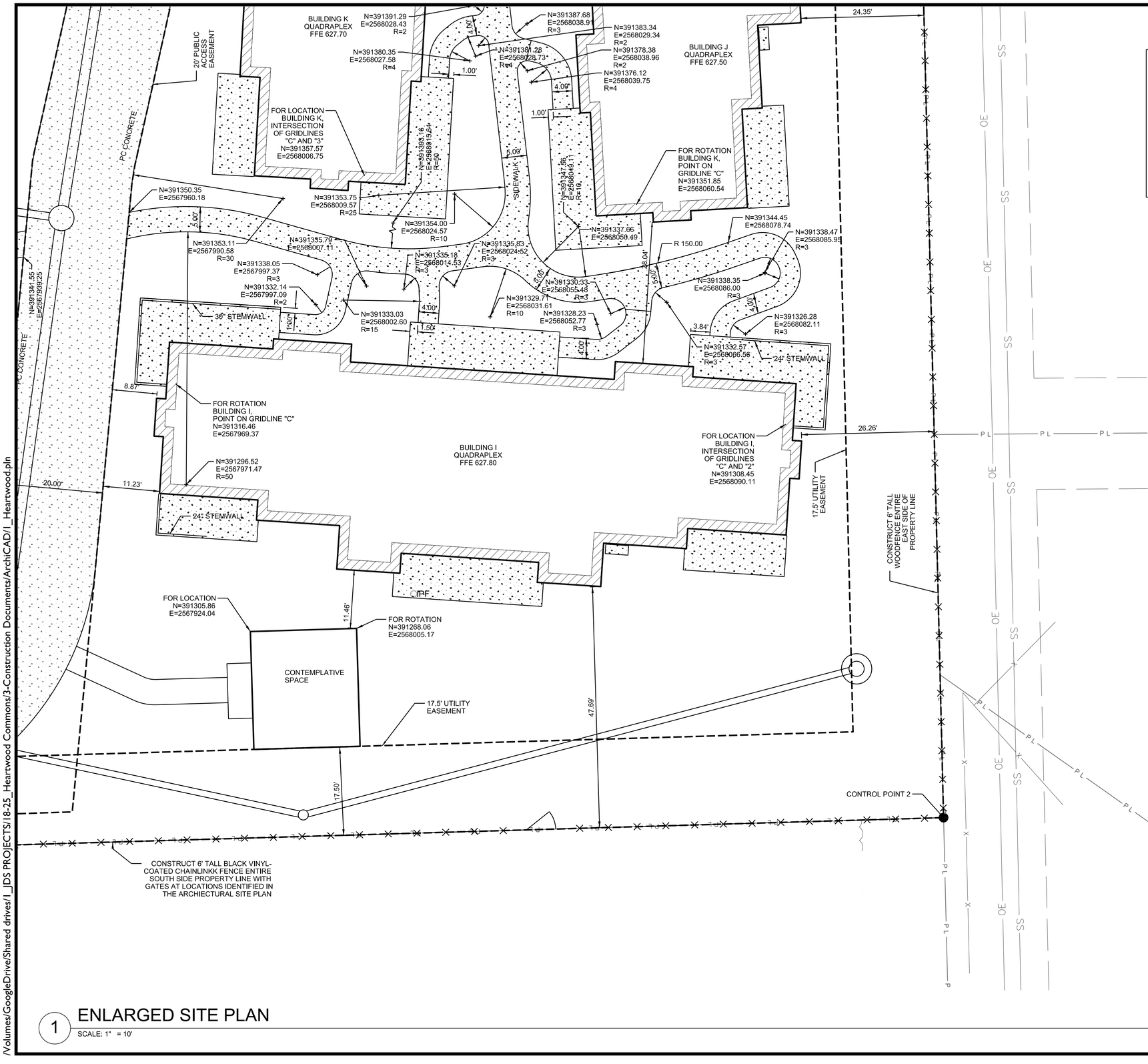
ENLARGED SITE PLAN

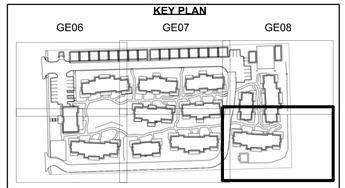
GE10



1 ENLARGED SITE PLAN

SCALE: 1" = 10'

KEY PLAN



LEGEND

N XXXXXX.XXFT	NORTHING
E XXXXXXX.XXFT	EASTING
R=XXFT	RADIUS

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ENLARGED SITE PLAN

GE11

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1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

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ENLARGED GRADING PLAN

GE12

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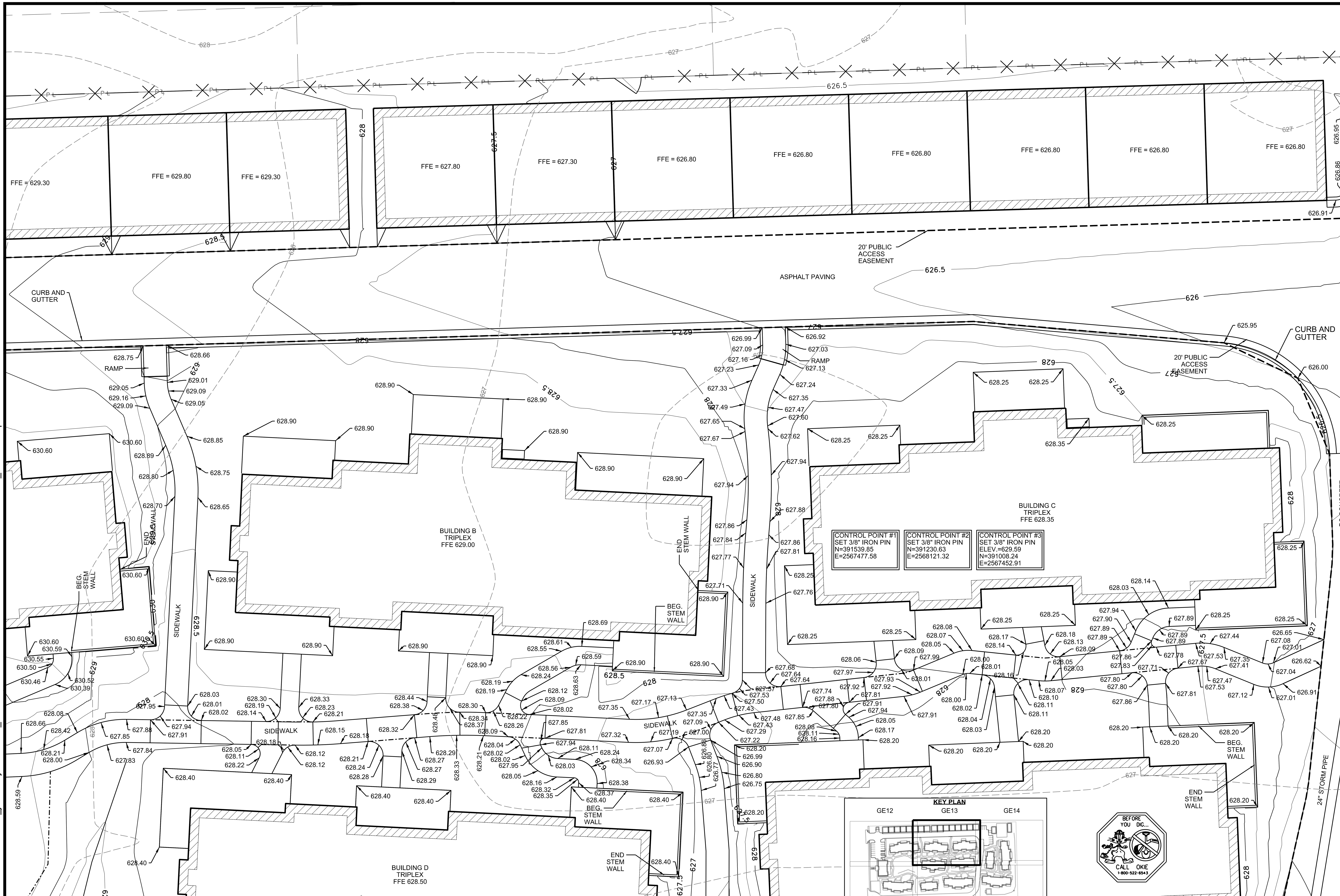

1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

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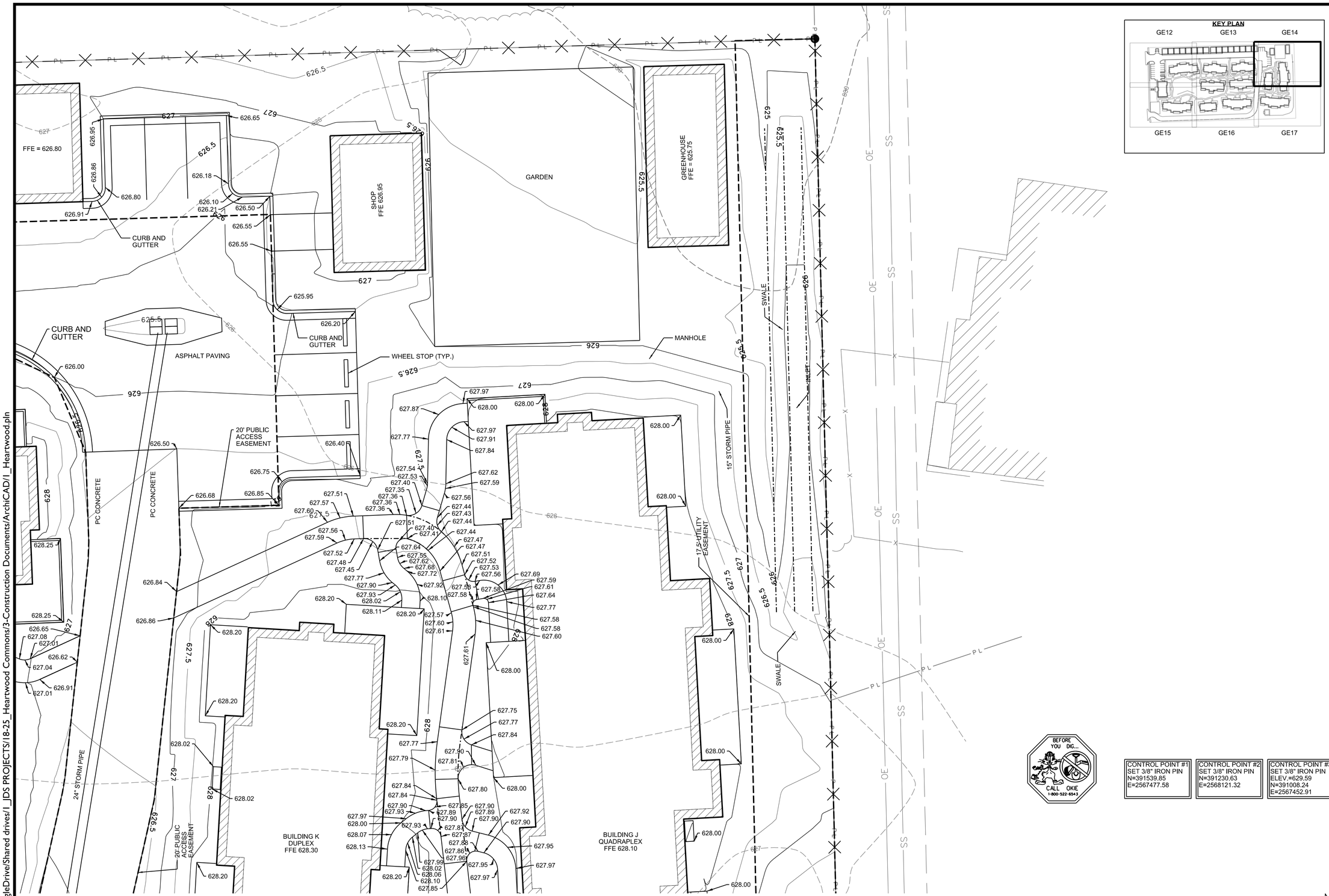
ENLARGED GRADING PLAN

GE13



1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

0 10' 20'

N

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KEY PLAN

GE12 GE13 GE14

GE15 GE16 GE17

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REV #	CHANGE #	DESCRIPTION	DATE

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CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN N=391539.85 E=2567477.58	SET 3/8" IRON PIN N=391230.63 E=2568121.32	SET 3/8" IRON PIN ELEV.=629.59 N=391008.24 E=2567452.91

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ENLARGED GRADING PLAN

GE14

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KEY PLAN

GE12 GE13 GE14

GE15 GE16 GE17

SOUTH QUINCY AVENUE

MATCH EXISTING GRADE

COMMON HOUSE FFE 630.4

BUILDING F QUADRAPLEX FFE 630.00

DOG PARK

SIDEWALK

SWALE

ADA ROUTE 4.8% SLOPE

1.60% SLOPE

1.88% SLOPE

BEG. STEM WALL

END STEM WALL

MANHOLE

PC CONCRETE

20' PUBLIC ACCESS EASEMENT

17.5' UTILITY EASEMENT

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

0 10' 20'

N

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ENLARGED GRADING PLAN

GE15

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BUILDING D
TRIPLEX
FFE 628.50

BUILDING E
TRIPLEX
FFE 627.70

BUILDING G
DUPLEX
FFE 628.60

BUILDING H
QUADRAPLEX
FFE 628.30

END
STEM
WALL

SIDEWALK

SWALE

INLET

20' PUBLIC
ACCESS
EASEMENT

17.5' UTILITY
EASEMENT

PC CONCRETE

30" STORM PIPE

BEFORE
YOU DIG...
CALL OKIE
1-800-522-6543

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

KEY PLAN

GE12 GE13 GE14

GE15 GE16 GE17

1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

0 10' 20'

N

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SHEET TITLE

ENLARGED GRADING PLAN

GE16

BUILDING K
DUPLEX
FFE 628.30

BUILDING J
QUADRAPLEX
FFE 628.10

BUILDING I
QUADRAPLEX
FFE 628.40

CONT-
EMPLATIVE
SPACE
FFE 628.00

20' PUBLIC
ACCESS
EASEMENT

17.5' UTILITY
EASEMENT

30" STORM PIPE

PC CONCRETE

SIDEWALK

SWALE

CONTROL POINT 2

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
N=391539.85	N=391230.63	ELEV.=629.59
E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

KEY PLAN

GE12 GE13 GE14

GE15 GE16 GE17

1 ENLARGED GRADING PLAN

SCALE: 1" = 10'

0 10' 20'

N

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HP ENGINEERING

LICENSED PROFESSIONAL ENGINEER
JEREMY C. WEILAND
23423
OKLAHOMA

DIGITALLY SIGNED JULY 21, 2020

PROJECT:

HEARTWOOD COMMONS

7141 S. QUINCY AVE.
TULSA, OK 74136

OWNER:

GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153-3434

REV #	CHANGE #	DESCRIPTION	DATE

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ENLARGED GRADING PLAN

GE17

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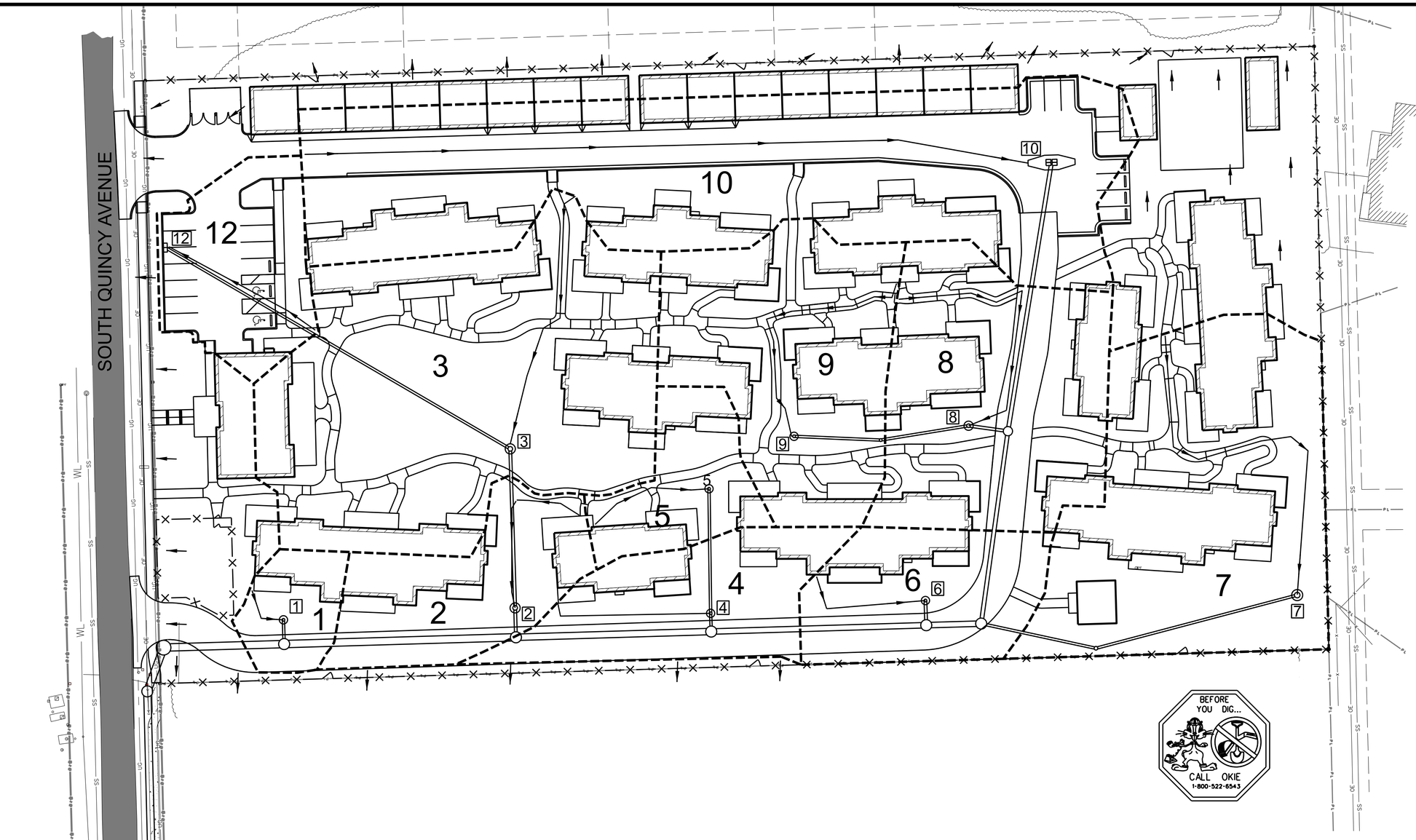

DRAINAGE AREA SUMMARY TABLE

			Initial				Second													
DEVELOPED AREA BASIN	DRAINAGE AREA ACRES	C	REACH (FEET)	SURFACE TYPE	AVG. SLOPE (FT/FT)	AVG. VELOCITY (FPS)	REACH (FEET)	SURFACE TYPE	AVG. SLOPE (FT/FT)	AVG. VELOCITY (FPS)	T'c (MIN)	I100 (IN/HR)	Q100 LOCAL FLOW (CFS)	Q100 TOTAL FLOW (CFS)	SLOPE AT INLET (FT/FT)	INLET TYPE	MAX DEPTH (FT)	INLET CAPACITY (CFS)	CLOGGING FACTOR (% OPEN)	CLOGGED CAPACITY (CFS)	PERCENT CAPTURED
1	0.073	0.75	24.00	SHORT-GRASS PASTURE	0.085	2.02					0.20	13.61	0.74	0.74	0.00	15" NYLOPLAST WITH DOME GRATE	1.00	3.75	0.60	2.25	100
2	0.202	0.70	36.00	SHORT-GRASS PASTURE	0.030	1.21	64.00	GRASSED WATERWAY	0.010	1.63	1.15	12.96	1.83	1.83	0.00	30" NYLOPLAST WITH DOME GRATE	0.75	11.50	0.60	6.90	100
3	0.711	0.70	146.00	GRASSED WATERWAY	0.012	1.79					1.36	12.83	6.38	6.38	0.00	30" NYLOPLAST WITH DOME GRATE	1.00	13.50	0.60	8.10	100
4	0.212	0.70	89.00	GRASSED WATERWAY	0.028	2.69					0.55	13.36	1.98	1.98	0.00	15" NYLOPLAST WITH DOME GRATE	0.75	3.30	0.60	1.98	100
5	0.127	0.70	59.00	SHORT-GRASS PASTURE	0.020	0.99	10.00	GRASSED WATERWAY	0.030	2.79	1.05	13.02	1.16	1.16	0.00	15" NYLOPLAST WITH DOME GRATE	0.75	3.30	0.60	1.98	100
6	0.200	0.70	21.00	SHORT-GRASS PASTURE	0.080	1.97	71.00	GRASSED WATERWAY	0.010	1.59	0.92	13.11	1.83	1.83	0.00	18" NYLOPLAST WITH DOME GRATE	0.75	4.80	0.60	2.88	100
7	0.548	0.65	218.00	GRASSED WATERWAY	0.011	1.68					2.16	12.34	4.40	4.40	0.00	24" NYLOPLAST WITH DOME GRATE	1.00	8.75	0.60	5.25	100
8	0.381	0.75	135.00	PAVEMENT AND	0.019	2.77					0.81	13.18	3.77	3.77	0.00	24" NYLOPLAST WITH DOME GRATE	0.75	7.50	0.60	4.50	100
9	0.363	0.70	145.00	PAVEMENT AND	0.012	2.21					1.09	13.00	3.30	3.30	0.00	24" NYLOPLAST WITH DOME GRATE	0.75	7.50	0.60	4.50	100
10	0.962	0.80	402.00	PAVEMENT AND	0.010	2.05					3.27	11.74	9.04	9.04	0.00	DESIGN 7 WITH 4 GRATES	0.50	20.25	0.60	12.15	100
12	0.170	0.70	72.50	GRASSED WATERWAY	1.660	2.08					0.58	13.34	1.59	1.59	0.00	COT STD 764, DESIGN 1	0.40	1.09	0.70	0.76	100

1 DRAINAGE AREA PLAN

SCALE: 1" = 30'

0 30' 60'

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JEREMY C. WEILAND
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DRAINAGE AREA PLAN

SW18

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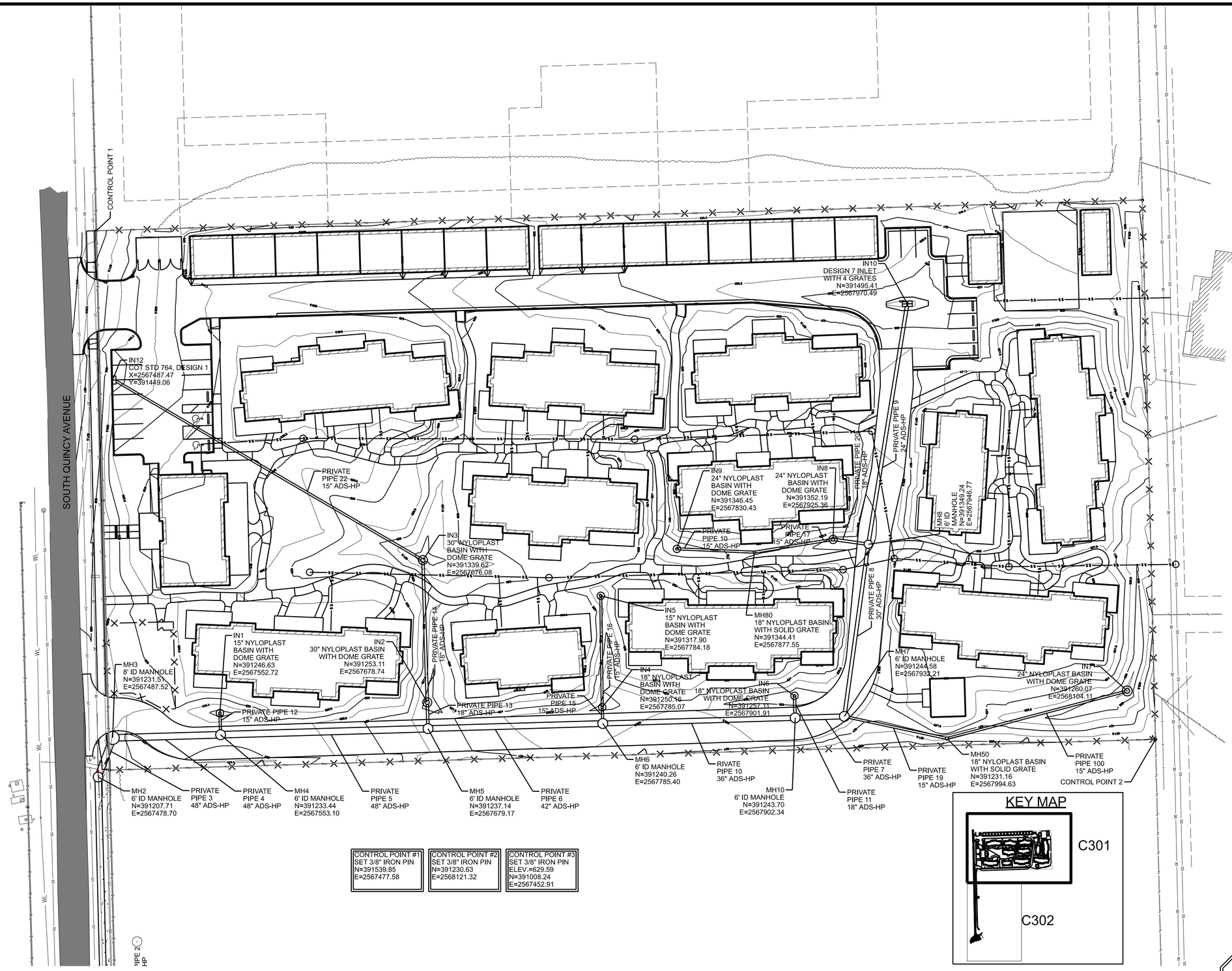

1 STORMWATER PLAN

SCALE: 1" = 30'

0 30' 60'

N

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STORMWATER PLAN

SW19

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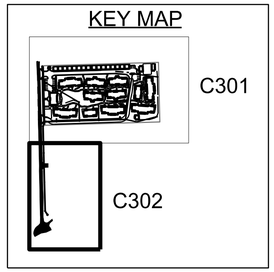

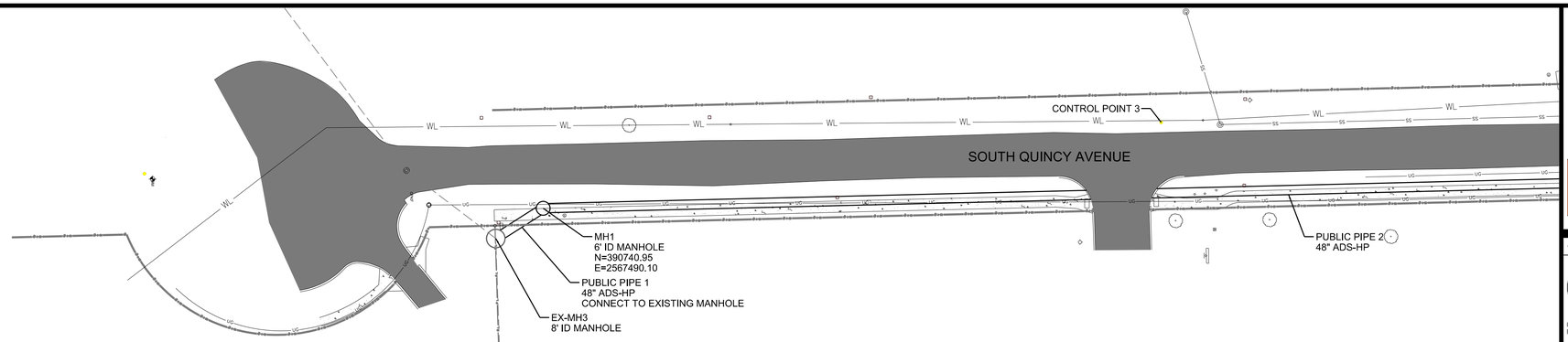

PIPE SUMMARY TABLE

PIPE RUN		SIZE (IN)	MATERIAL	SLOPE (FT/FT)	n	CAPCITY (CFS)	FLOW (CFS)	VELOCITY (FPS)	EGL DOWN-STREAM (FT)	HGL DOWN-STREAM (FT)	EGL UP-STREAM (FT)	HGL UP-STREAM (FT)
EX-MH3	MH1	48	ADS-HP	0.0050	0.012	109.79	36.02	2.87	623.80	623.67	623.87	623.74
MH1	MH2	48	ADS-HP	0.0050	0.012	109.79	36.02	2.87	623.87	623.74	624.16	624.03
MH2	MH3	48	ADS-HP	0.0050	0.012	109.79	36.02	2.87	624.16	624.03	624.33	624.20
MH3	MH4	48	ADS-HP	0.0050	0.012	109.79	36.02	2.87	624.33	624.20	624.43	624.30
MH4	MH5	48	ADS-HP	0.0050	0.012	109.79	35.28	2.81	624.43	624.30	624.55	624.43
MH5	MH6	42	ADS-HP	0.0050	0.012	76.86	25.48	2.65	624.55	624.43	624.67	624.56
MH6	MH10	36	ADS-HP	0.0050	0.012	50.93	22.34	3.16	624.67	624.56	624.85	624.69
MH10	MH7	36	ADS-HP	0.0050	0.012	50.93	20.51	2.90	624.85	624.69	625.03	624.90
MH7	MH8	30	ADS-HP	0.0050	0.012	31.30	16.11	3.28	625.03	624.90	625.28	625.11
MH8	IN10	24	ADS-HP	0.0050	0.012	17.25	9.04	2.88	625.28	625.11	625.50	625.37
MH4	IN1	15	ADS-HP	0.0100	0.012	6.96	0.74	3.50	625.40	625.21	625.45	625.31
MH5	IN2	18	ADS-HP	0.0100	0.012	11.32	9.8	5.55	624.75	624.27	624.95	624.47
IN2	IN3	18	ADS-HP	0.0100	0.012	11.32	7.97	4.51	624.95	624.47	625.48	625.16
IN3	IN12	15	ADS-HP	0.0075	0.012	6.02	1.59	1.3	625.48	625.16	625.57	625.54
MH6	IN4	15	ADS-HP	0.010	0.012	6.96	3.14	2.56	624.71	624.61	624.75	624.65
IN4	IN5	15	ADS-HP	0.020	0.012	9.84	1.16	0.95	624.75	624.65	624.92	624.91
MH10	IN6	18	ADS-HP	0.0100	0.012	11.32	0.74	3.50	624.86	624.83	624.22	624.84
MH7	MH50	15	ADS-HP	0.0075	0.012	6.02	4.40	3.59	625.11	624.91	625.37	625.17
MH50	IN7	15	ADS-HP	0.0075	0.012	6.02	4.4	3.59	625.37	625.17	625.80	625.60
MH8	IN8	18	ADS-HP	0.0050	0.012	8.00	7.07	4.00	625.38	625.13	625.51	625.26
IN8	MH80	15	ADS-HP	0.0050	0.012	4.92	3.30	2.69	625.51	625.26	625.66	625.55
MH80	IN9	15	ADS-HP	0.0050	0.012	4.92	3.30	2.69	625.66	625.55	626.05	625.94

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N=391539.85
E=2567477.58

CONTROL POINT #2
SET 3/8" IRON PIN
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E=2568121.32

CONTROL POINT #3
SET 3/8" IRON PIN
ELEV.=629.59
N=391008.24
E=2567452.91

1 STORMWATER PLAN
SCALE: 1" = 30'

0 30' 60'

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OKLAHOMA

DIGITALLY SIGNED JULY 21, 2020

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TULSA, OK 74136

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STORMWATER PLAN

SW20

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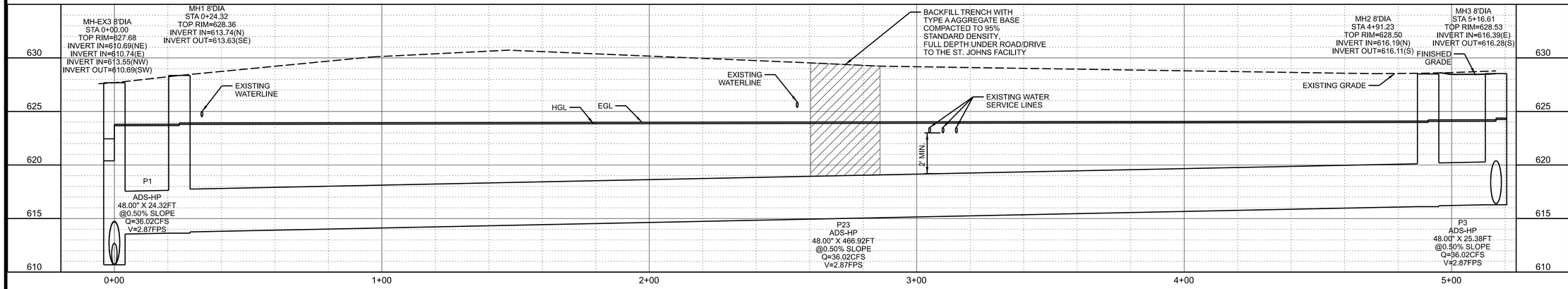
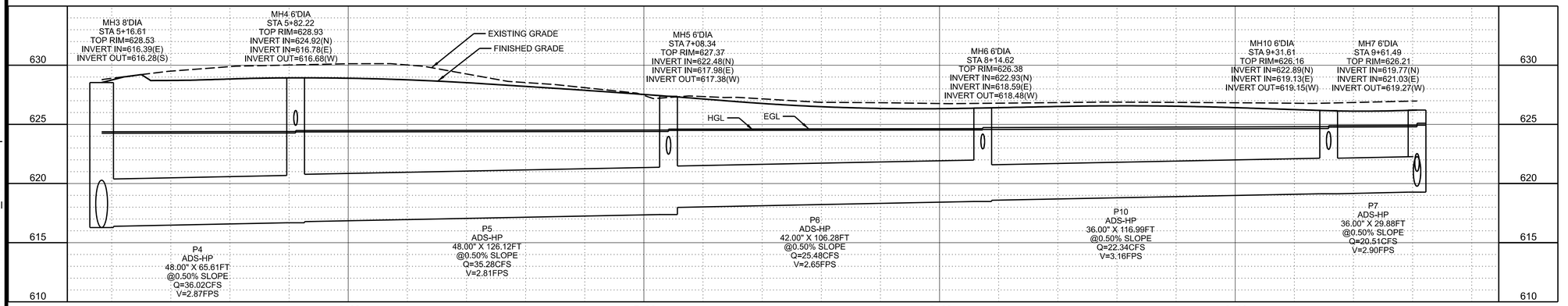
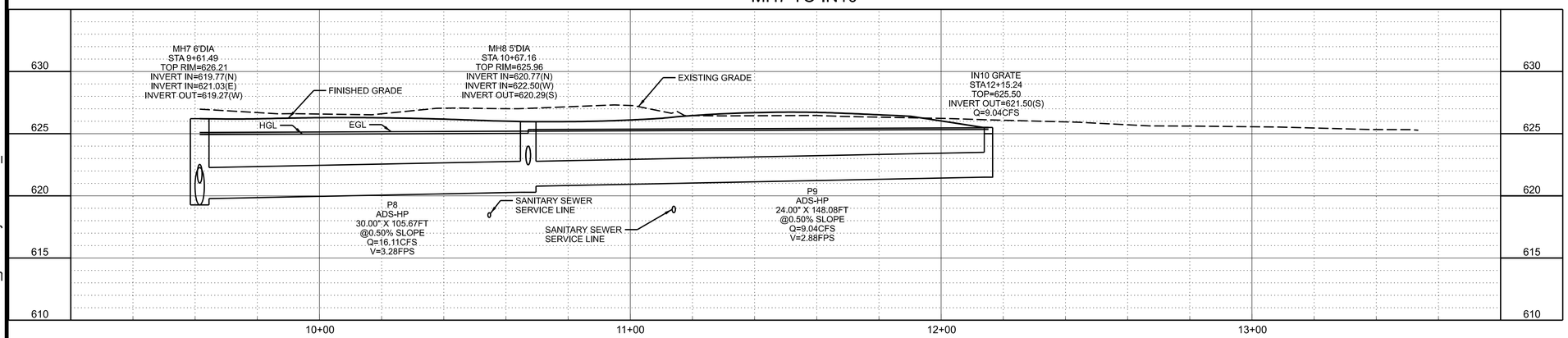
MH-EX3 TO MH3



MH3 TO MH7



MH7 TO IN10



1 STORMWATER PROFILE

0 20' 40'

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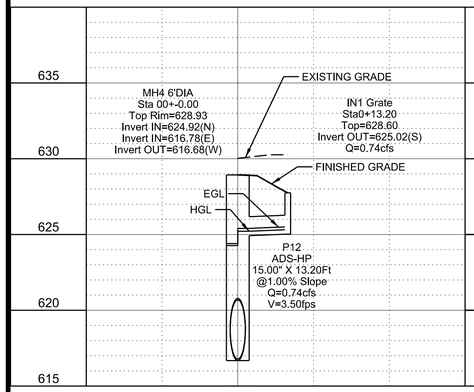
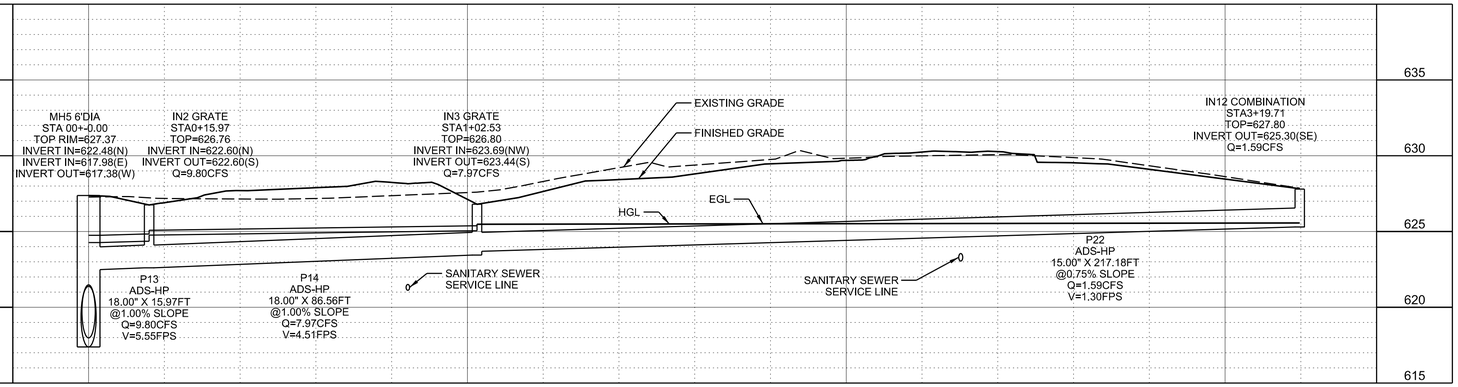
STORMWATER PROFILE

SW21

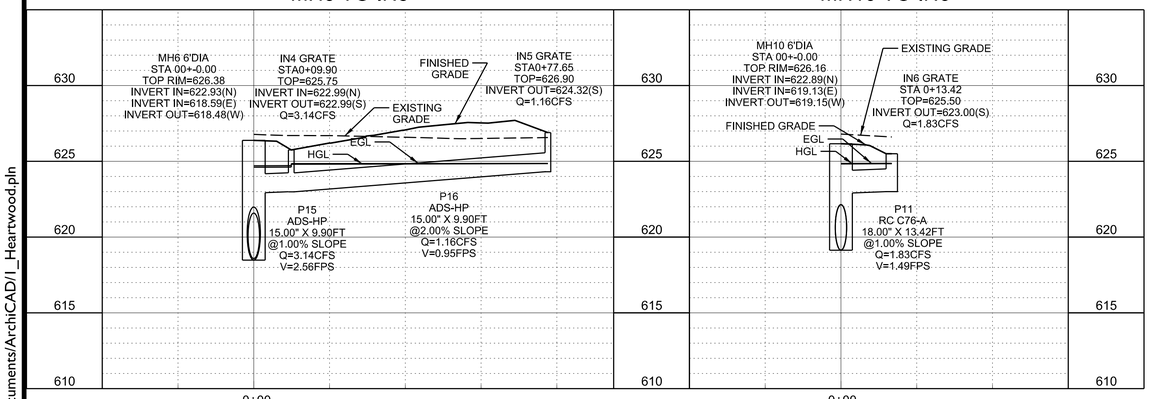
MH4 TO IN1



MH5 TO IN12

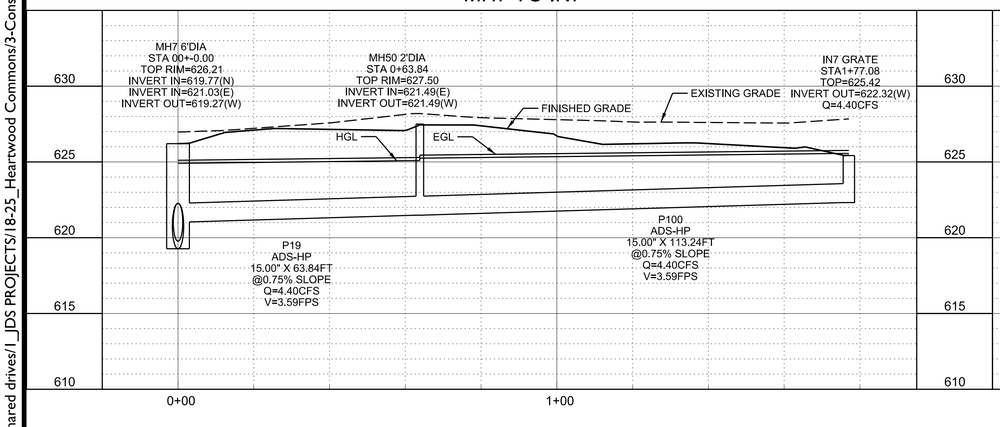


MH6 TO IN5

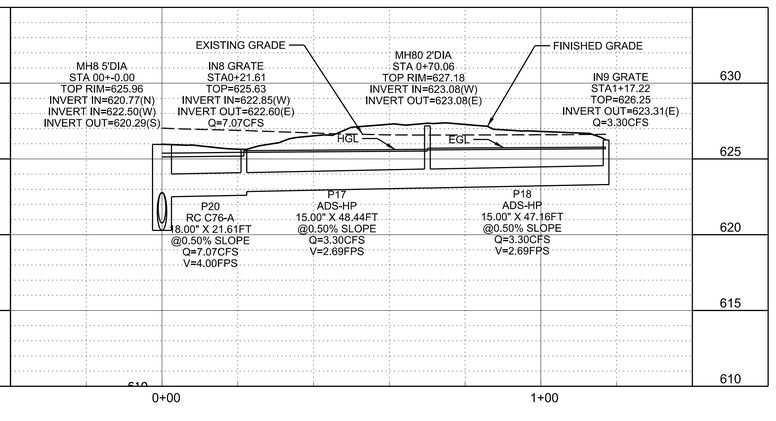


MH10 TO IN6

MH7 TO IN7



MH8 TO IN9



1 STORMWATER PROFILE

0 20' 40'

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STORMWATER PROFILE

SW22

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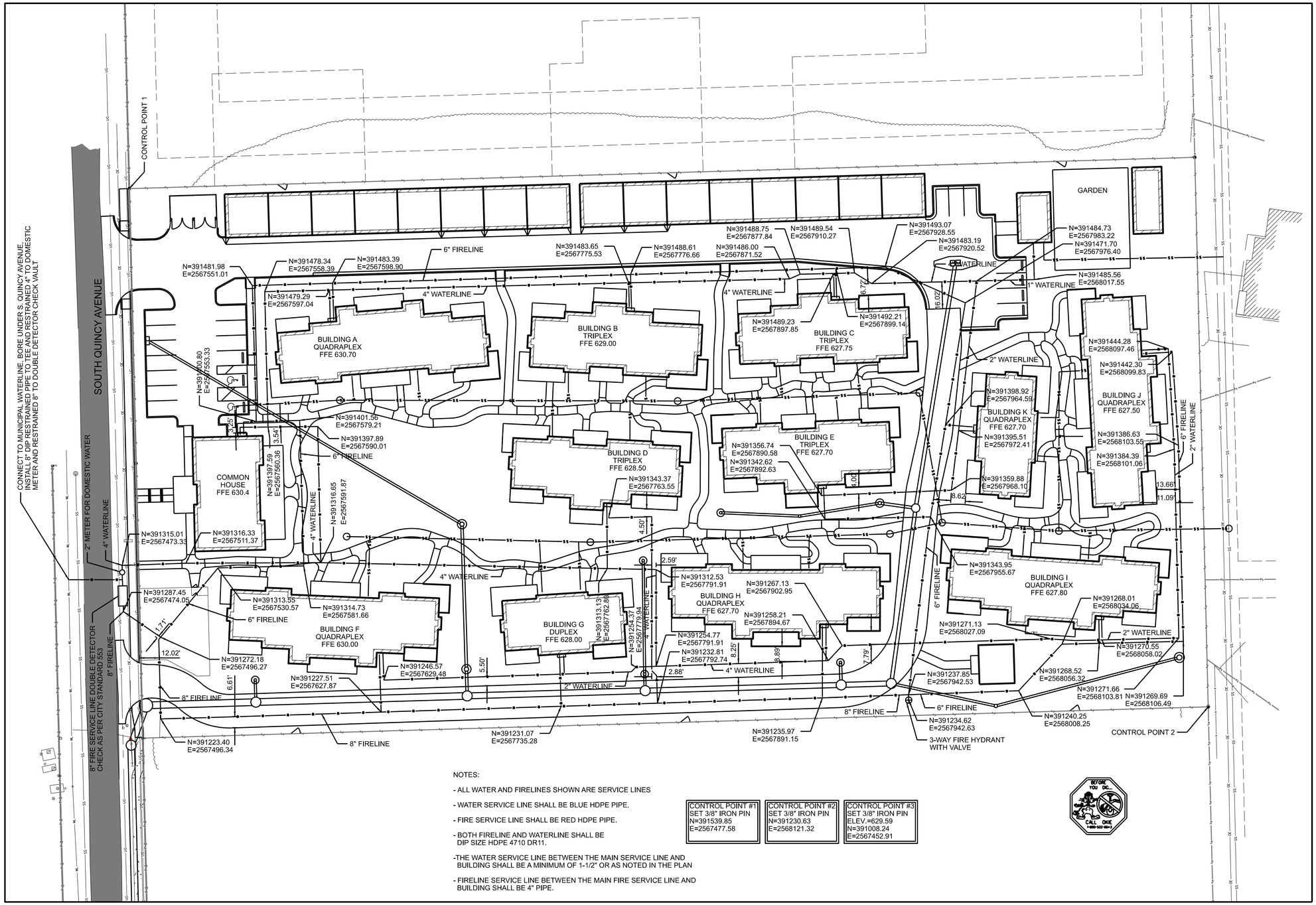

NOTES:

- ALL WATER AND FIRELINES SHOWN ARE SERVICE LINES
- WATER SERVICE LINE SHALL BE BLUE HDPE PIPE.
- FIRE SERVICE LINE SHALL BE RED HDPE PIPE.
- BOTH FIRELINE AND WATERLINE SHALL BE DIP SIZE HDPE 4710 DR11.
- THE WATER SERVICE LINE BETWEEN THE MAIN SERVICE LINE AND BUILDING SHALL BE A MINIMUM OF 1-1/2" OR AS NOTED IN THE PLAN
- FIRELINE SERVICE LINE BETWEEN THE MAIN FIRE SERVICE LINE AND BUILDING SHALL BE 4" PIPE.

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
SET 3/8" IRON PIN	SET 3/8" IRON PIN	SET 3/8" IRON PIN
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E=2567477.58	E=2568121.32	N=391008.24
		E=2567452.91

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1 WATER UTILITY DETAILS

SCALE: 1" = 30'

0 30' 60'

N

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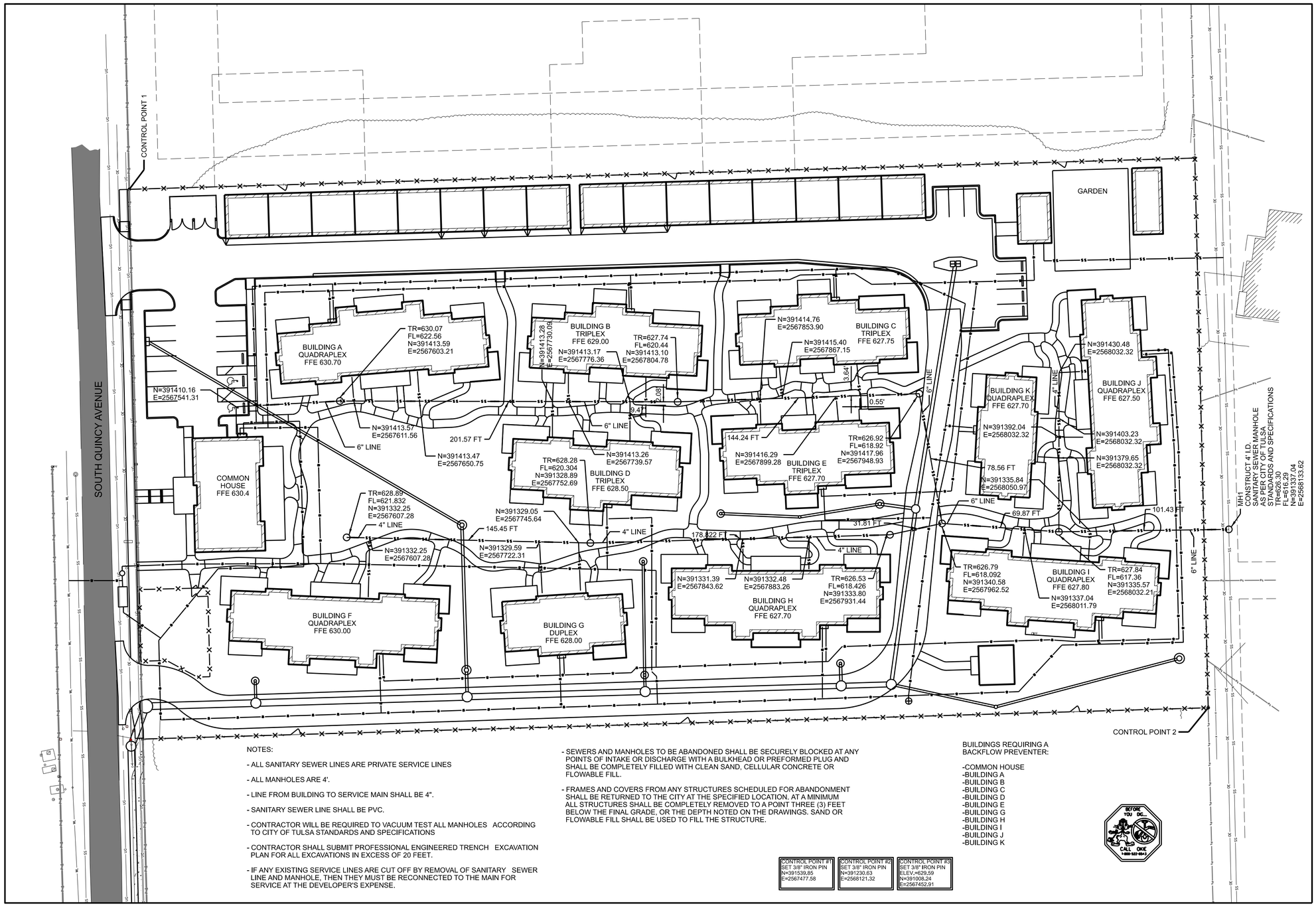
WATER UTILITY DETAILS

UT23



NOTES:

- ALL SANITARY SEWER LINES ARE PRIVATE SERVICE LINES
- ALL MANHOLES ARE 4'.
- LINE FROM BUILDING TO SERVICE MAIN SHALL BE 4".
- SANITARY SEWER LINE SHALL BE PVC.
- CONTRACTOR WILL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CITY OF TULSA STANDARDS AND SPECIFICATIONS
- CONTRACTOR SHALL SUBMIT PROFESSIONAL ENGINEERED TRENCH EXCAVATION PLAN FOR ALL EXCAVATIONS IN EXCESS OF 20 FEET.
- IF ANY 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.

- SEWERS AND MANHOLES TO BE ABANDONED SHALL BE SECURELY BLOCKED AT ANY POINTS OF INTAKE OR DISCHARGE WITH A BULKHEAD OR PREFORMED PLUG AND SHALL BE COMPLETELY FILLED WITH CLEAN SAND, CELLULAR CONCRETE OR FLOWABLE FILL.
- FRAMES AND COVERS FROM ANY STRUCTURES SCHEDULED FOR ABANDONMENT SHALL BE RETURNED TO THE CITY AT THE SPECIFIED LOCATION. AT A MINIMUM ALL STRUCTURES SHALL BE COMPLETELY REMOVED TO A POINT THREE (3) FEET BELOW THE FINAL GRADE, OR THE DEPTH NOTED ON THE DRAWINGS. SAND OR FLOWABLE FILL SHALL BE USED TO FILL THE STRUCTURE.

BUILDINGS REQUIRING A BACKFLOW PREVENTER:

-COMMON HOUSE
-BUILDING A
-BUILDING B
-BUILDING C
-BUILDING D
-BUILDING E
-BUILDING G
-BUILDING H
-BUILDING I
-BUILDING J
-BUILDING K

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
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1 SEWER UTILITY PLAN
SCALE: 1" = 30'

0 30' 60'

N

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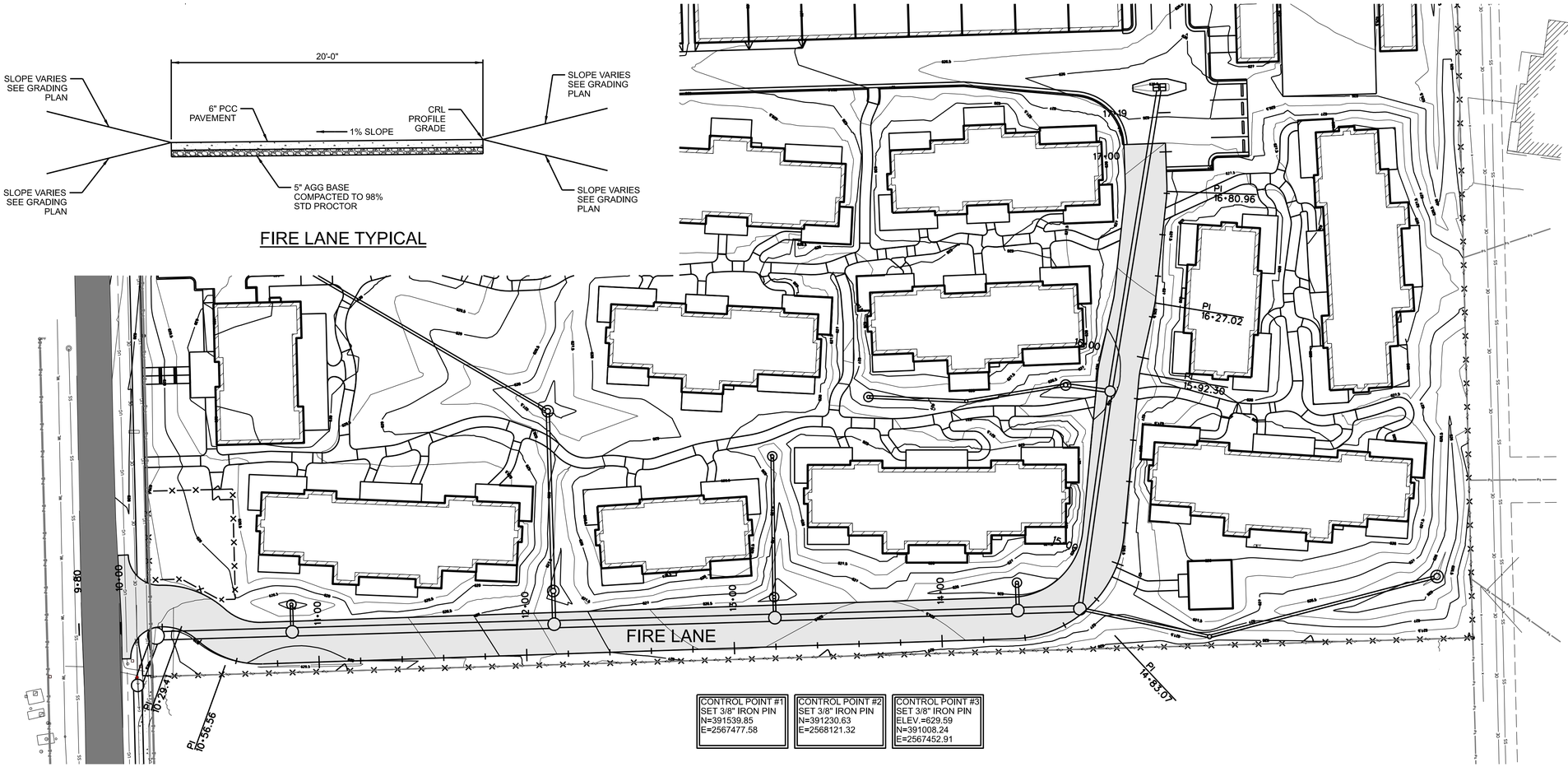
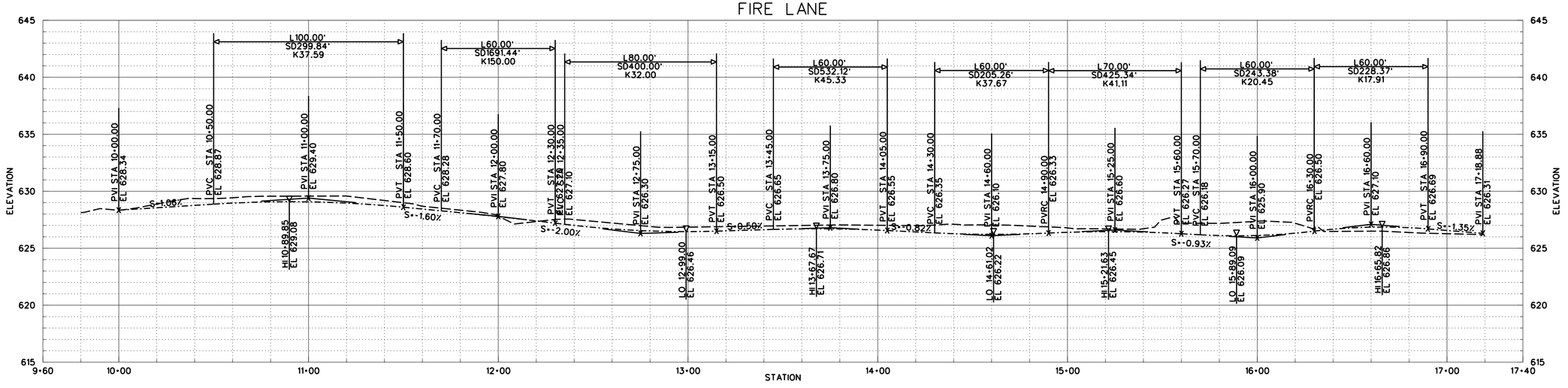
SHEET TITLE

SEWER UTILITY PLAN

UT24

FIRE LANE TYPICAL





1 FIRE TRUCK LANE PLAN

SCALE: 1" = 30'

0 30' 60'

N

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caddis

CONSULTANTS

CBA ENGINEERS, INC
360 engineering
studio SCAPE landscape architecture
HP ENGINEERING

LICENSED PROFESSIONAL ENGINEER
JEREMY C. WEILAND
23423
OKLAHOMA
DIGITALLY SIGNED JULY 21, 2020

PROJECT:

HEARTWOOD COMMONS

7141 S. QUINCY AVE.
TULSA, OK 74136

OWNER:

GREEN COUNTRY COHOUSING, LLC
PO BOX 33434
TULSA, OK 74153-3434

REV #	CHANGE #	DESCRIPTION	DATE

PROJECT NO: 18-25
PERMIT SET
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SHEET TITLE

FIRE TRUCK LANE PLAN

ST25

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1 TRAFFIC CONTROL

SCALE: 1" = 50'

50' 100'

####

ST26

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TRAFFIC CONTROL

1 NOTE:
ROAD WORK ON S. QUINCY AVE. AHEAD. BE PREPARED TO STOP.

2 NOTE:
PORTABLE MESSAGE BOARDS TO READ "NORTH BOUND LANE CLOSED ON S. QUINCY AVE.

NOTE:
TRAFFIC CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT PROJECT. ALL SIGNS, CHANNELIZERS, AND TRAFFIC CONTROL MEASURES PER MUTCD LATEST REVISION.

NOTE:
CHANNELIZER TUBES, BARRICADES, AND SIGNS SHALL HAVE STEADY BURN TYPE "C" LIGHTS.

NOTE:
REFLECTORIZED SHEETING ON SIGNS AND BARRICADES SHALL BE OF A CUBIC PRISMATIC TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4956-01 TYPE IX RETROREFLECTIVE SHEETING. REFLECTORIZED SHEETING ON DRUMS AND TUBE CHANNELIZERS SHALL BE OF A HIGH-INTENSITY TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4956-01 TYPE III RETROREFLECTIVE SHEETING.

2 TRAFFIC CONTROL
SCALE: 1" = 50'

50' 100'

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TRAFFIC CONTROL

ST27