

TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning.org

SUBDIVISION PLAT

MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ **PLAT NAME:** NP36 NORTH

CITY **COUNTY** REFERRAL CITIES: CITY OF TULSA

| SUBDIVISION PLAT SCHEDULE | | REFERENCE CASES | |
|---------------------------|-----------|---------------------|--|
| PUBLIC AGENCY REVIEW: | 3/7/2024 | ZONING/PUD/CO CASE: | |
| | | TMAPC DATE: | |
| TMAPC: | 3/20/2024 | BOA CASE: | |
| | | BOA DATE: | |

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: E. MOHAWK BLVD. BETWEEN N. UTICA & XANTHIUS PL. TRACT SIZE: 133.66 ± acres

LEGAL DESCRIPTION: PART OF THE N/2 SEC. 19, T20N R13E

PRESENT USE: VACANT PRESENT ZONING: IM T-R-S: 19-20N-13E COUNCIL DISTRICT: 1 CO COMM DISTRICT: 1

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

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: T-1A


INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: WAREHOUSE

PROPOSED ZONING: IM LOTS PROPOSED: 6 BLOCKS PROPOSED: 3

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|---------------------------------|-------------------------------------|
| NAME John Droz | NAME NP 36 LLC, (Josh Miller) |
| ADDRESS 5 S Main Street | ADDRESS 7030 S. Yale Ave. Suite 600 |
| CITY, ST, ZIP Sapulpa, OK 74066 | CITY, ST, ZIP Tulsa, OK, 74136 |
| DAYTIME PHONE 918-520-9976 | DAYTIME PHONE 918-591-2426 |
| EMAIL john@66eng.com | EMAIL josh@gkff.com |

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

SIGNATURE & DATE:  2/14/24

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

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

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

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: BETWEEN E. MOHAWK BLVD. BETWEEN N. UTICA & XANTHIUS PL.

Acreage: 133.66 Number of Lots: 6 Project Name: PROJECT NP36 NORTH

Owner of Property: NP 36, LLC.

Person Requesting Review: John Droz Date: 01/31/2024

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Employment GROWTH OR STABILITY DESIGNATION: Area of Growth

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

ZONING AND PLATTING

The property is currently zoned IM

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

Minimum lot size required: 133.66 acres

Is the property located within an approved development plan? [X] YES [] 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? [X] YES [] NO Case number: _____

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

INFRASTRUCTURE NEEDS

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

Streets New streets to be constructed by developer.

Water Water line constructed by developer

Sewer Private utilities constructed by developer

Storm Water/Drainage Detention and storm pipes constructed by developer

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.

PRELIMINARY PLAT NP36 NORTH

PART OF N/2 SECTION 19, T-20-N, R-13-E
TULSA COUNTY, OKLAHOMA

BASIS OF BEARING

HORIZONTAL DATUM BASED UPON NAD 83 (1983)
OKLAHOMA STATE PLANE COORDINATE SYSTEM
NORTH ZONE 3501. VERTICAL DATUM BASED UPON
NAVD 88 USING N88°09'14"E AS THE NORTH LINE OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN WAS USED AS
THE BEARING FOR THIS SURVEY.

BENCHMARK

Benchmark
3/8" IRON PIN
ELEV.=705.88
N=396448.01
E=2600252.07

Benchmark
3/8" IRON PIN
ELEV.=701.11
N=396384.12
E=2600905.92

Benchmark
(BM)
CHISELED SQUARE
ELEV.=708.50
N=395811.89
E=2600935.78

ADDRESSES

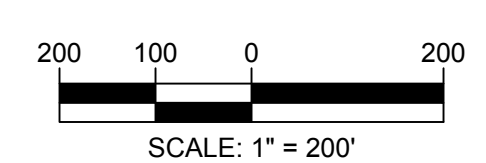
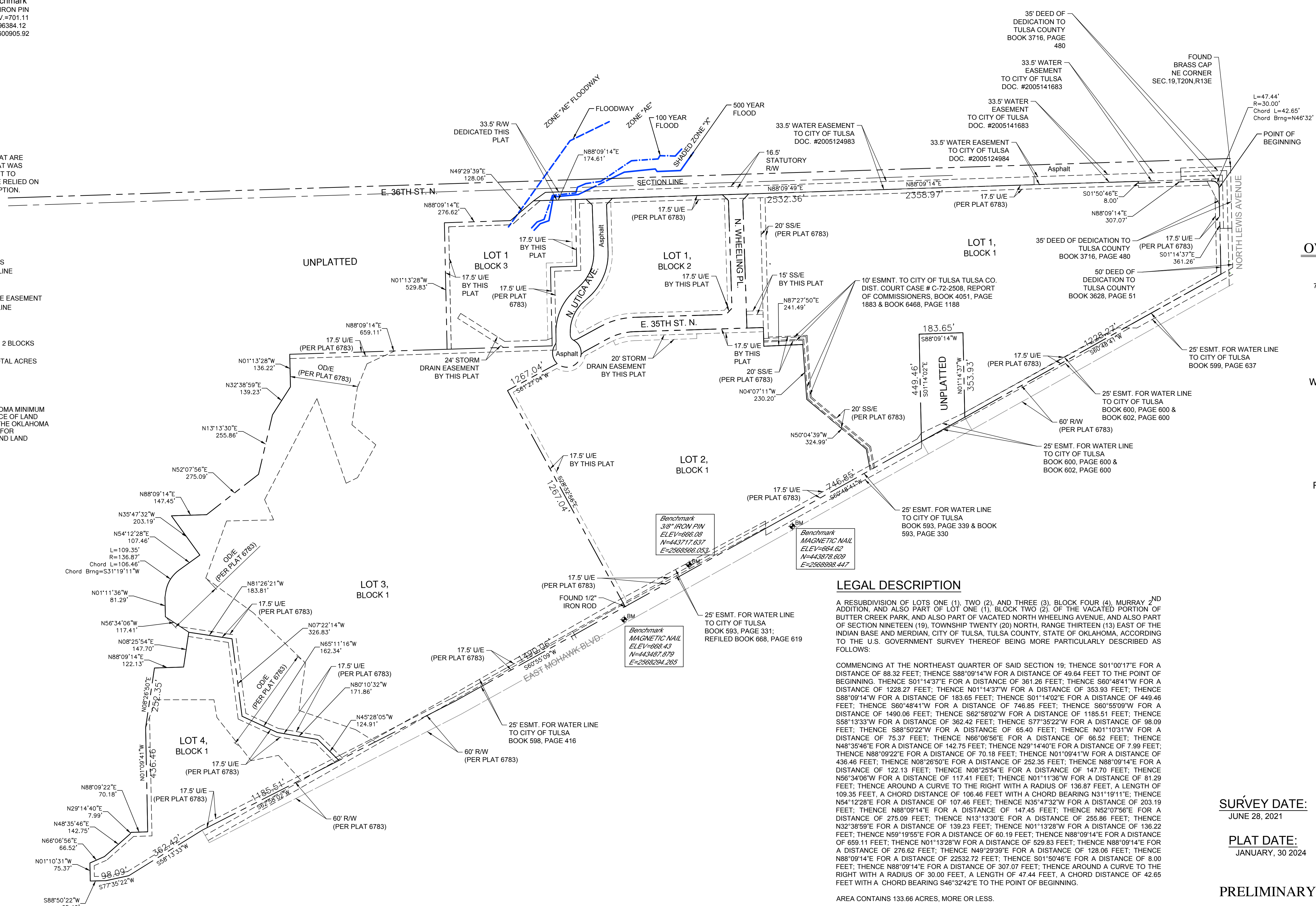
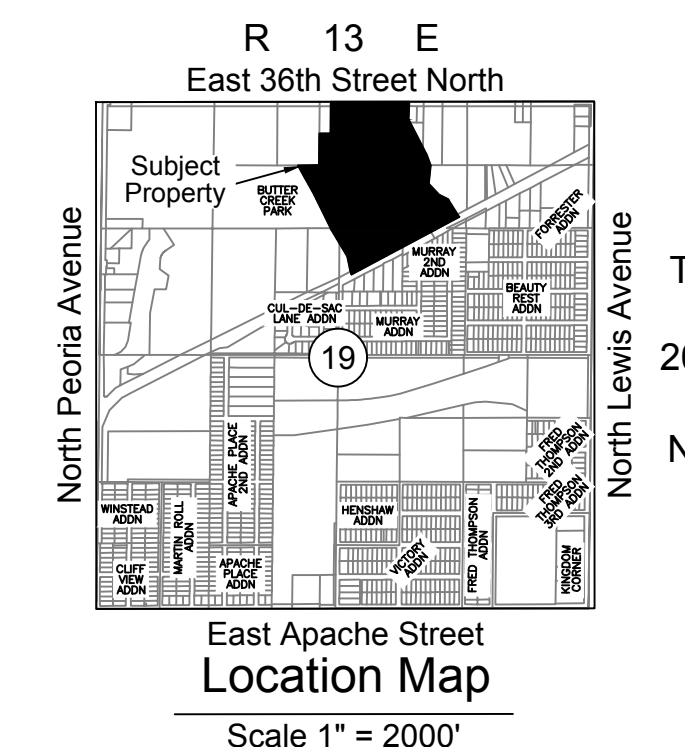
ADDRESSES SHOWN ON THIS PLAT ARE
ACCURATE AT THE TIME THE PLAT WAS
FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON
IN PLACE OF THE LEGAL DESCRIPTION.

ACC. = LIMITS OF ACCESS
LNA = LIMITS OF NO ACCESS
R/W/E = RESTRICTED WATERLINE
EASEMENT
U/E = UTILITY EASEMENT
OD/E = OVERLAND DRAINAGE EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

SUBDIVISION CONTAINS 6 LOTS IN 2 BLOCKS

SUBDIVISION CONTAINS 127.43 TOTAL ACRES

THIS PLAT MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA
STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS.



OWNER / DEVELOPER

NP 36, LLC
JOSH MILLER
7030 SOUTH YALE AVENUE, SUITE 600
TULSA, OK 74136
PH (918) 591-2426
E-MAIL: josh@gkff.com

SURVEYOR

WALLACE DESIGN COLLECTIVE
123 NORTH MARTIN
LUTHER KING JR. BLVD.
TULSA, OKLAHOMA 74103
PH (918) 584-5858
E-mail: cliff.bennett@wallace.design
CA No. 1460 Renewal: June 30, 2025

ENGINEER

ROUTE 66 ENGINEERING, LLC
28 NORTH WATER STREET
SAPULPA, OK 74066
PH (918) 248-1129
E-mail: bcxx@66eng.com
CA No. 8853 Renewal: June 30, 2025

LEGAL DESCRIPTION

A RESUBDIVISION OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK FOUR (4), MURRAY 2ND ADDITION, AND ALSO PART OF LOT ONE (1), BLOCK TWO (2), OF THE VACATED PORTION OF BUTTER CREEK PARK, AND ALSO PART OF VACATED NORTH WHEELING AVENUE, AND ALSO PART OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE S01°00'17"E FOR A DISTANCE OF 88.32 FEET; THENCE S88°09'14"W FOR A DISTANCE OF 49.64 FEET TO THE POINT OF BEGINNING. THENCE S01°14'37"E FOR A DISTANCE OF 361.26 FEET; THENCE S60°48'41"W FOR A DISTANCE OF 1228.27 FEET; THENCE N01°14'37"W FOR A DISTANCE OF 353.93 FEET; THENCE S88°09'14"W FOR A DISTANCE OF 183.65 FEET; THENCE S01°14'02"E FOR A DISTANCE OF 449.46 FEET; THENCE S60°48'41"W FOR A DISTANCE OF 746.85 FEET; THENCE S60°55'09"W FOR A DISTANCE OF 1490.06 FEET; THENCE S62°58'02"W FOR A DISTANCE OF 1185.51 FEET; THENCE S58°13'33"W FOR A DISTANCE OF 362.42 FEET; THENCE S77°35'22"W FOR A DISTANCE OF 98.09 FEET; THENCE S88°50'22"W FOR A DISTANCE OF 65.40 FEET; THENCE N01°10'31"W FOR A DISTANCE OF 75.37 FEET; THENCE N66°06'56"E FOR A DISTANCE OF 66.52 FEET; THENCE N48°35'46"E FOR A DISTANCE OF 142.75 FEET; THENCE N29°14'40"E FOR A DISTANCE OF 7.99 FEET; THENCE N88°09'22"E FOR A DISTANCE OF 70.18 FEET; THENCE N01°09'41"W FOR A DISTANCE OF 436.46 FEET; THENCE N08°26'50"E FOR A DISTANCE OF 252.35 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 122.13 FEET; THENCE N08°25'54"E FOR A DISTANCE OF 147.70 FEET; THENCE N56°34'06"W FOR A DISTANCE OF 117.41 FEET; THENCE N01°11'36"W FOR A DISTANCE OF 81.29 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 136.87 FEET, A LENGTH OF 109.35 FEET, A CHORD DISTANCE OF 106.46 FEET WITH A CHORD BEARING N31°19'11"E; THENCE N54°12'28"E FOR A DISTANCE OF 107.46 FEET; THENCE N35°47'32"W FOR A DISTANCE OF 203.19 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 147.45 FEET; THENCE N52°07'56"E FOR A DISTANCE OF 275.09 FEET; THENCE N13°13'30"E FOR A DISTANCE OF 255.86 FEET; THENCE N32°38'59"E FOR A DISTANCE OF 139.23 FEET; THENCE N01°13'28"W FOR A DISTANCE OF 136.22 FEET; THENCE N59°19'55"E FOR A DISTANCE OF 60.19 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 659.11 FEET; THENCE N01°13'28"W FOR A DISTANCE OF 529.83 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 276.62 FEET; THENCE N49°29'39"E FOR A DISTANCE OF 128.06 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 22532.72 FEET; THENCE S01°50'46"E FOR A DISTANCE OF 8.00 FEET; THENCE N88°09'14"E FOR A DISTANCE OF 307.07 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A LENGTH OF 47.44 FEET, A CHORD DISTANCE OF 42.65 FEET WITH A CHORD BEARING S46°32'42"E TO THE POINT OF BEGINNING.

AREA CONTAINS 133.66 ACRES, MORE OR LESS.

FINAL PLAT ENDORSEMENT OF APPROVAL

| | |
|--|---------------------|
| Tulsa Metropolitan Planning Commission | Approval Date _____ |
| _____ | TMAPC/INCOG |
| _____ | CITY ENGINEER |
| _____ | COUNTY ENGINEER |
| Council of the City of Tulsa, Oklahoma | Approval Date _____ |
| _____ | CHAIRMAN |
| _____ | MAYOR |
| _____ | ATTEST: CITY CLERK |
| _____ | CITY ATTORNEY |

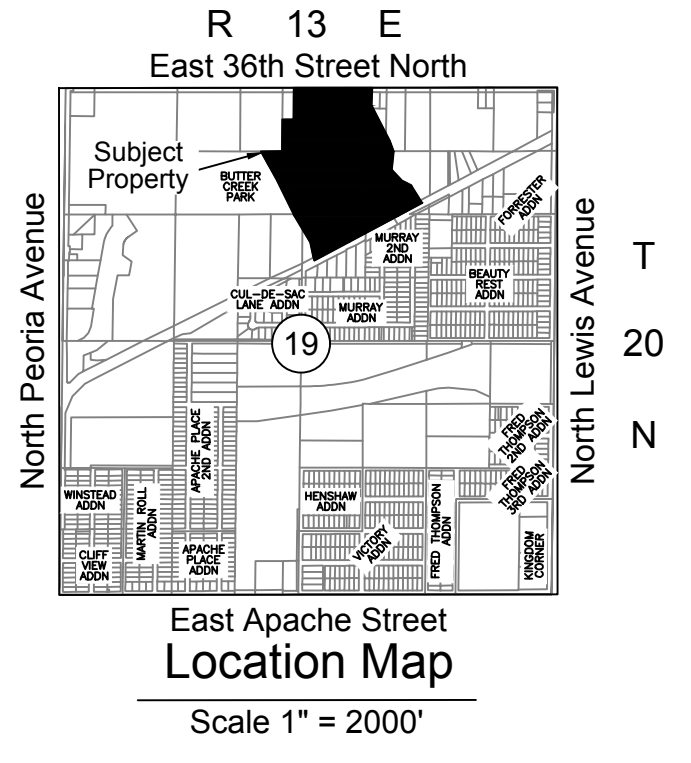
SURVEY DATE:
JUNE 28, 2021

PLAT DATE:
JANUARY, 30 2024

PROJECT NP36 NORTH
PRELIMINARY PLAT - JANUARY 31st 2024
Sheet 1 of 3

PRELIMINARY PLAT NP36 NORTH

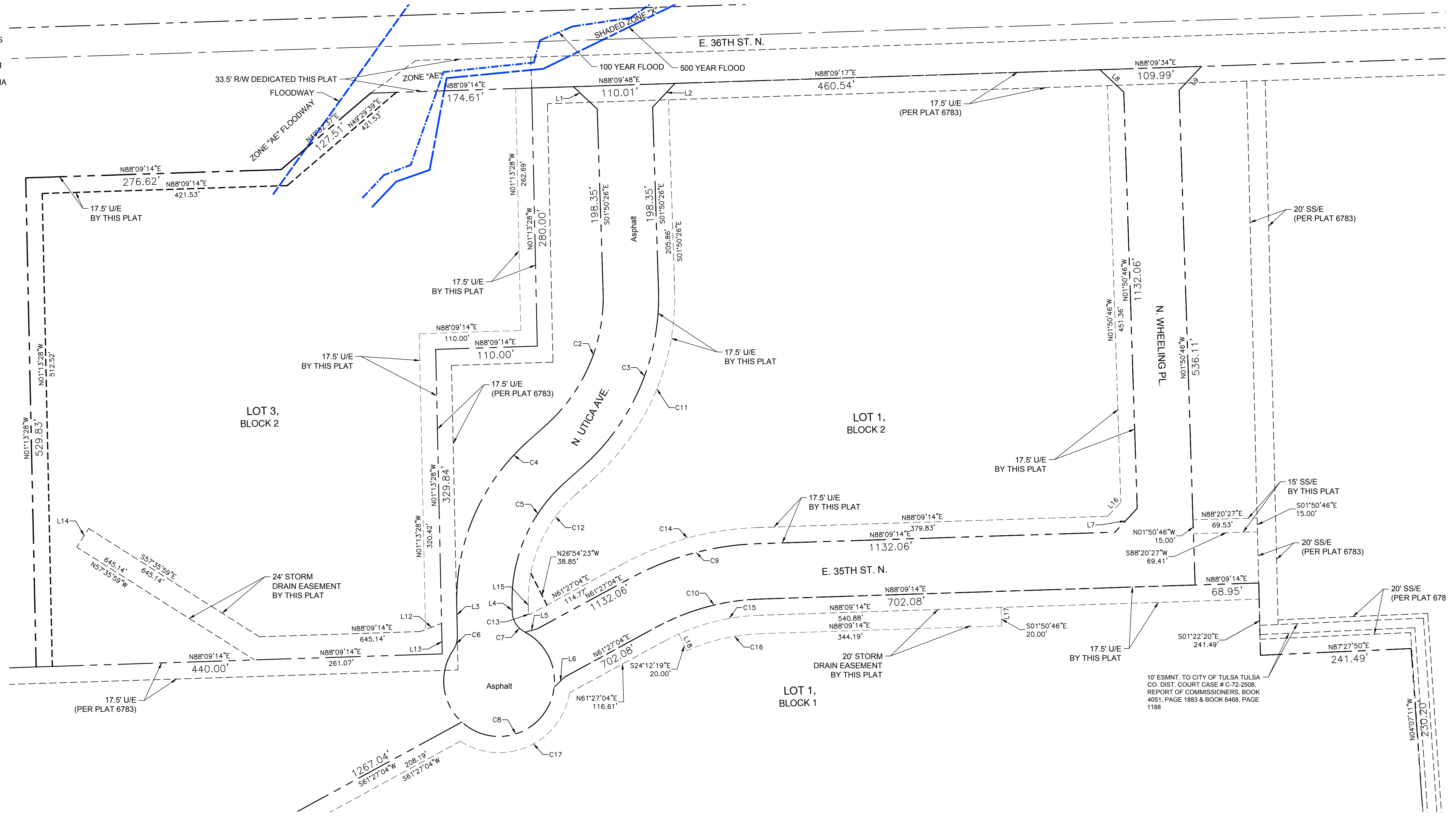
PART OF N/2 SECTION 19, T-20-N, R-13-E
TULSA COUNTY, OKLAHOMA



- ACC. = LIMITS OF ACCESS
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SUBDIVISION CONTAINS 5 LOTS IN 2 BLOCKS
SUBDIVISION CONTAINS 127.43 TOTAL ACRES

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



BOUNDARY LINE TABLE

| Line # | Length | Direction |
|--------|--------|-------------|
| L1 | 35.37 | S46°50'26"E |
| L2 | 35.38 | S43°09'34"W |
| L3 | 34.43 | S01°13'08"E |
| L4 | 9.33 | S01°13'08"E |
| L5 | 13.90 | N73°48'49"E |
| L6 | 15.71 | N45°37'32"E |
| L7 | 35.36 | N43°09'14"E |
| L8 | 35.36 | S46°50'26"E |
| L9 | 35.36 | S43°09'34"W |

BOUNDARY CURVE TABLE

| Curve # | Length | Radius | Chord Length | Chord Bearing |
|---------|--------|--------|--------------|---------------|
| C2 | 161.70 | 185.00 | 156.60 | N23°11'56"E |
| C3 | 214.14 | 245.00 | 207.39 | N23°11'56"E |
| C4 | 198.53 | 230.00 | 192.43 | S23°30'35"W |
| C5 | 146.74 | 170.00 | 142.23 | S23°30'35"W |
| C6 | 15.52 | 25.00 | 15.27 | N16°33'52"E |
| C7 | 26.73 | 25.00 | 25.48 | S31°51'15"E |
| C8 | 289.90 | 60.00 | 79.64 | N75°55'45"E |
| C9 | 144.48 | 310.00 | 143.17 | N74°48'09"E |
| C10 | 116.51 | 250.00 | 115.46 | N74°48'09"E |

EASEMENT LINE TABLE

| Line # | Length | Direction |
|--------|--------|-------------|
| L12 | 24.71 | S69°13'25"W |
| L13 | 32.94 | N01°13'28"W |
| L14 | 24.00 | N32°24'01"E |
| L15 | 9.33 | S01°13'08"E |
| L16 | 20.86 | N43°09'14"E |
| L17 | 20.00 | S01°50'46"E |
| L18 | 20.00 | S24°12'19"E |

EASEMENT CURVE TABLE

| Curve # | Length | Radius | Chord Length | Chord Bearing |
|---------|--------|--------|--------------|---------------|
| C11 | 229.44 | 262.50 | 222.20 | N23°11'56"E |
| C12 | 131.64 | 152.50 | 127.59 | S23°30'35"W |
| C13 | 3.59 | 7.50 | 3.55 | S14°55'38"E |
| C14 | 152.63 | 327.50 | 151.25 | S74°48'09"W |
| C15 | 108.37 | 232.50 | 107.39 | S74°48'05"W |
| C16 | 82.93 | 212.50 | 82.40 | N76°58'27"E |
| C17 | 153.47 | 77.50 | 129.60 | N66°03'24"E |

PRELIMINARY PLAT NP36 NORTH

PART OF N/2 SECTION 19, T-20-N, R-13-E
TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

NP36, LLC, HERINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOTS FIVE (5) AND SIX (6), BLOCK SIX (6), UNION GARDENS, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

A RESUBDIVISION OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK FOUR (4), MURRAY 2ND ADDITION, AND ALSO PART OF LOT ONE (1), BLOCK TWO (2), OF THE VACATED PORTION OF BUTTER CREEK PARK, AND ALSO PART OF VACATED NORTH WHEELING AVENUE, AND ALSO PART OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AREA CONTAINS 133.66 ACRES, MORE OR LESS.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1. PUBLIC STREETS AND UTILITY EASEMENTS

1.1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/EOR" 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 HEREBY 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.

2. RESTRICTED WATERLINE EASEMENTS

2.1. 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.

3. STORMWATER DETENTION EASEMENTS

3.1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.

3.2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3.3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3.4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

3.4.1. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

3.4.2. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

3.4.3. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

3.4.4. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

3.5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

3.6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN A DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, 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 ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

4. UTILITY SERVICE

4.1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE 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 ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

4.2. 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, EFFECTIVE 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.

4.3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND 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 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.

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 THESE SERVICES 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.

4.5. THE COVENANTS SET FORTH IN THIS SUBSECTION 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 BY THESE COVENANTS.

5. WATER, SANITARY SEWER AND STORM SEWER SERVICES

5.1. 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.

5.2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE 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, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.

5.3. 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.

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

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

6. GAS SERVICE

6.1. 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 OTHERWISE 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.

6.2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT 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.

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

7. LIMITS OF NO ACCESS

7.1. THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO E. 36th STREET NORTH, NORTH LEWIS AVENUE, E. MOHAWK BLVD., E. 35th STREET NORTH AND NORTH UTICA PLACE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND 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 ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

8. PAVING AND LANDSCAPING WITHIN EASEMENTS

8.1. 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.

9. SIDEWALKS

9.1. SIDEWALKS TO BE TIED INTO EXISTING SIDEWALK ALONG E. 36TH STREET NORTH, NORTH LEWIS AVENUE, E. MOHAWK BLVD., E. 35TH STREET NORTH AND NORTH UTICA PLACE IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

10. CERTIFICATE OF OCCUPANCY RESTRICTIONS

10.1. 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.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, 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. 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

2. DURATION

THESE RESTRICTIONS AND COVENANTS, 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 HERINAFTER PROVIDED.

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND 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. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY.

4. 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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, NP36 LLC, BEING THE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS

_____ DAY OF _____, 2023.

BY: _____
JOSH MILLER, MANAGER

STATE OF OKLAHOMA _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, NOTARY OF PUBLIC IS AND FOR SAID COUNTY AND AND STATE, ON THIS _____ DAY OF _____, 2023 PERSONALLY APPEARED TO ME JOSH MILLER, MANAGER OF NP36, LLC., KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME AS THE MAKER OF THE FOREGOING INSTRUMENT, AS ITS OWNER AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, CLIFF BENNETT, A REGISTERED LAND SURVEYOR 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 SAID PLAT DESIGNATED HEREIN AS THE FINAL PLAT OF "PROJECT HALO", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

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

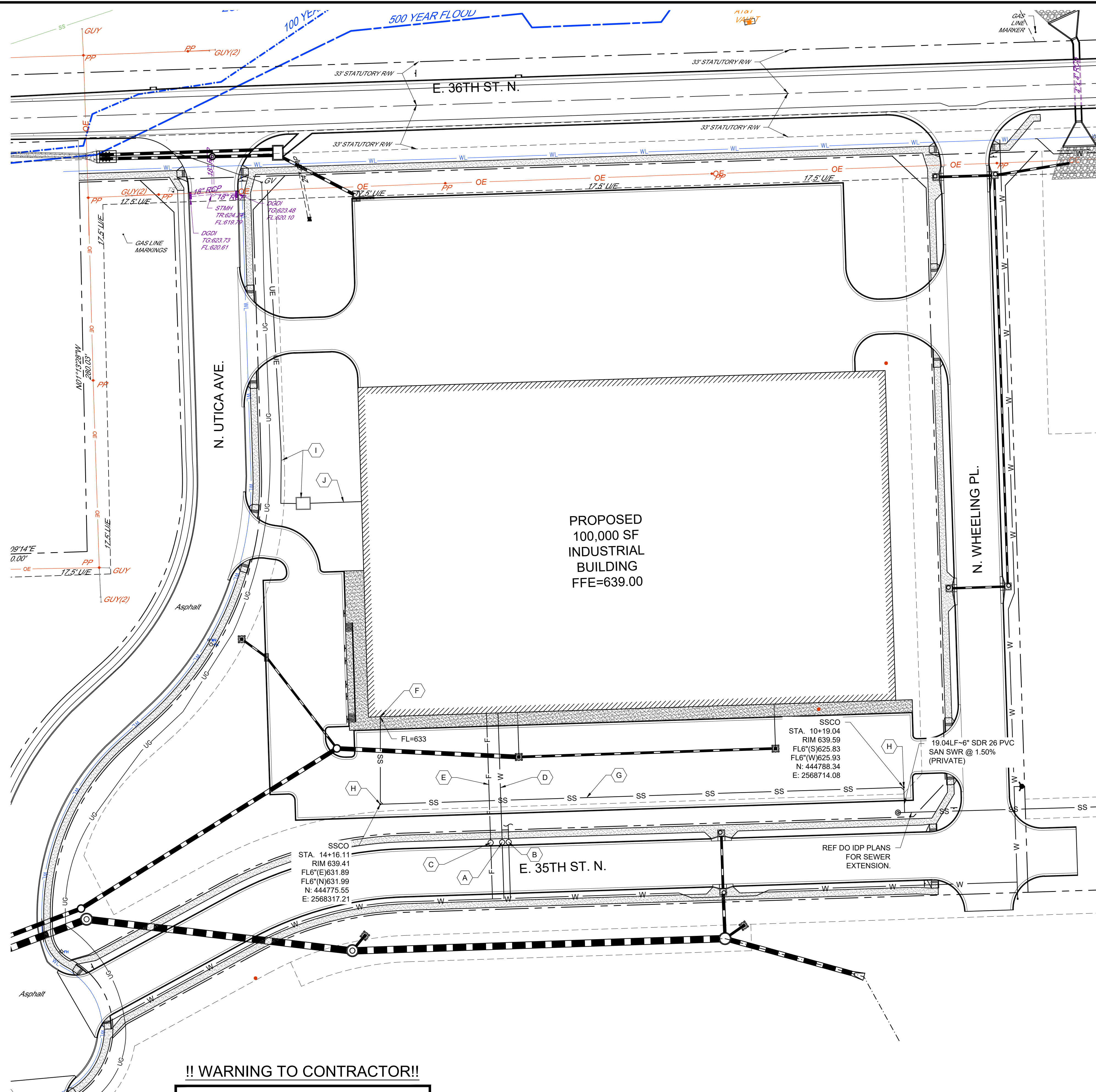
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815

STATE OF OKLAHOMA _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023., PERSONALLY APPEARED CLIFF BENNETT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS, CONNECTIONS, ADJUSTMENTS AND RELOCATION WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS, (UNLESS OTHERWISE NOTED).
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF PIPE OR FITTING, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 6" ABOVE FINISHED GROUND ELEVATION. IF LOCATED WITHIN THE FLOOD PLAIN, USE WATER TIGHT LID.
9. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
10. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. ALL MATERIALS, CONSTRUCTION AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER CITY STANDARD SPECIFICATION.
12. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCE LOCATIONS.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
15. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS NECESSARY AS SHOWN ON THE PLAN, VERIFY LOCATION OF UTILITY TIE-IN AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
16. THE CONTRACTOR SHALL INCLUDE IN BID PRICE, THE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKING ASSOCIATED WITH THE PROJECT, PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT WATER AND SEWER PLANS TO BE SUBMITTED AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BOND.
17. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, MEASUREMENTS AND LOCATIONS OF EXISTING FACILITIES, UTILITIES, EQUIPMENT AND OTHER EXISTING ITEMS WHICH MAY AFFECT CONSTRUCTION AND NEW UTILITY DESIGN.
18. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-6543, ONE CALL SERVICE, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
19. DURING CONSTRUCTION, TEMPORARY PLUGS SHALL BE INSTALLED AT ALL OPENINGS WHENEVER ANY PIPELINE IS LEFT UNATTENDED.
20. ADEQUATE EMERGENCY VEHICLE AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES TO ROADWAYS, DRIVEWAYS AND BUILDING ENTRANCES.
21. WATER LINES SHALL BE INSTALLED PER LOCAL AUTHORITIES HAVING JURISDICTION OR AS SPECIFIED ON PLANS.
22. THE CONTRACTOR SHALL FURNISH ALL BONDS AND INSPECTION FEES AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
23. EXISTING UTILITY LOCATIONS ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION.
24. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
25. PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
26. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY FOR TRENCH EXCAVATIONS. THE USE OF A TRENCH BOX WILL PROVIDE A SAFER INSTALLATION OF UTILITIES EXCAVATION AREAS THAT EXCEED A DEPTH OF FIVE FEET.
27. CONTRACTOR SHALL PROVIDE A COPY OF ALL TEST RESULTS TO THE OWNER AND ENGINEER.
28. CONTRACTOR SHALL PROVIDE TEMPORARY ORANGE SAFETY FENCING AROUND ALL EXCAVATION, INCLUDING TRENCHES, PITS, VAULTS, ETC., TO MAINTAIN SECURITY AND SAFETY FOR ANIMALS, CHILDREN, OR ANY BYSTANDERS. THE COST FOR THE ORANGE SAFETY FENCE SHALL BE INCLUDED IN OTHER PAY ITEMS.
29. ALL UNSUITABLE MATERIALS REMOVED DURING TRENCHING OR EXCAVATION SHALL BE DISPOSED OF AT A SITE APPROVED BY THE OWNER AND ENGINEER. PRIOR TO TRENCHING OR EXCAVATION, THE CONTRACTOR SHALL SUBMIT THE PROPOSED DISPOSAL SITE TO THE OWNER AND ENGINEER FOR THEIR REVIEW. MAINTENANCE OF STOCKPILE SITES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR MUST MAINTAIN STOCKPILE SITES IN A SAFE, POLLUTION FREE CONDITION THROUGHOUT THE PROJECT.

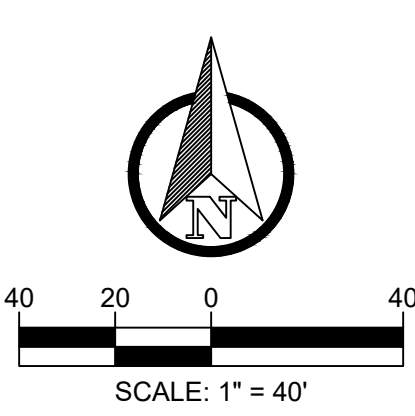
UTILITY KEY NOTES

- (A) 2" DOMESTIC WATER METER. CONTRACTOR SHALL COORDINATE WITH CITY OF TULSA FOR INSTALLATION AND VERIFY POINT OF CONNECTION.
- (B) 2" IRRIGATION WATER METER. CONTRACTOR SHALL COORDINATE WITH CITY OF TULSA FOR INSTALLATION AND VERIFY POINT OF CONNECTION.
- (C) 10" NEPTUNE PROTECTUS III FIRE FLOW METER WITH STRAINER, COT-STD 534 CONTRACTOR SHALL COORDINATE WITH CITY OF TULSA FOR INSTALLATION AND VERIFY POINT OF CONNECTION.
- (D) 3" (SCH-40) PVC, DOMESTIC WATER SERVICE FROM METER INSTALLED PER STATE AND LOCAL REGULATION. CONTRACTOR RESPONSIBLE FOR ALL FITTING, TRENCHING AND BACKFILL.
- (E) 10" (SCH-40) PVC, FIRE WATER SERVICE FROM METER INSTALLED PER STATE AND LOCAL REGULATION. CONTRACTOR RESPONSIBLE FOR ALL FITTING, TRENCHING AND BACKFILL.
- (F) POINT OF CONNECTION FOR SANITARY SEWER SERVICE. VERIFY FLOW LINE. IF NECESSARY ADJUST SLOPE AND FLOW LINES TO ACCOMMODATE ACTUAL TIE IN ELEVATION. TIE IN THE PROPOSED SERVICE PER CITY OF TULSA STANDARDS.
- (G) 6" PVC SDR-26 SANITARY SEWER SERVICE LINE (1% MIN)
- (H) SANITARY SEWER CLEANOUT. REFER TO PLUMBING PLAN FOR DETAILS.
- (I) TRANSFORMERS AND PRIMARY ELECTRIC LINE. CONTRACTOR SHALL COORDINATE AND VERIFY POINT OF CONNECTION FOR ELECTRICAL LINES. CONNECTION SHALL BE MADE PER LOCAL AND STATE REGULATIONS.
- (J) UNDERGROUND SECONDARY ELECTRIC LINE. CONTRACTOR TO INSTALL 4-4" CONDUIT.

!! WARNING TO CONTRACTOR!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED BY USING AVAILABLE INFORMATION FROM UTILITY LOCATION SERVICES (OKIE), MAPS, AS-BUILTS AND ON-SITE PERSONNEL. THEIR LOCATION AND EXISTENCE IS NOT TO BE CONSIDERED ACCURATE OR COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE ALONG WITH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO PRESERVE AND PROTECT ANY AND ALL EXISTING UTILITIES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT
BILLY COX, P.E.
ROUTE 66 ENGINEERING, LLC
CA #8853, DATE 06/30/2025



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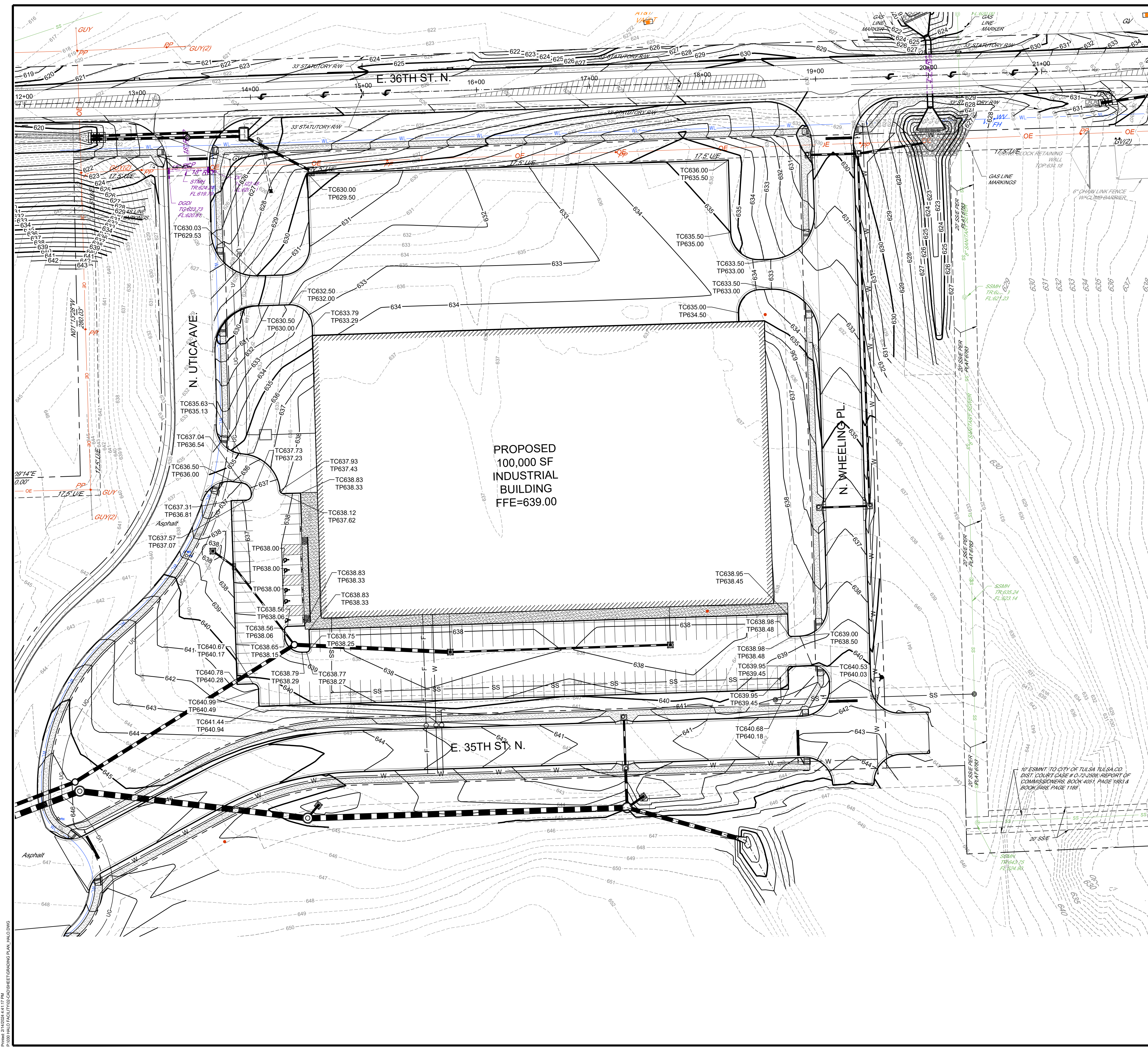
route 66 engineering
28 NORTH WATER STREET, SAPULPA, OK 74066

UTILITY PLAN
PROJECT HALO
E. MOHAWK BLVD. BETWEEN
N. UTICA AVE AND N. XANTHUS PL
TULSA, OKLAHOMA 74106

| | |
|-----------|--------------|
| DRAWN BY: | BD |
| APPV. BY: | BC |
| DATE: | 12/12/2023 |
| SHEET | CU101 |

IDP NOTE:
THIS PROJECT INCLUDES SEPARATE PLANS FOR CITY OF TULSA IDP (INFRASTRUCTURE DEVELOPMENT PROCESS) IDP # 155643-2023

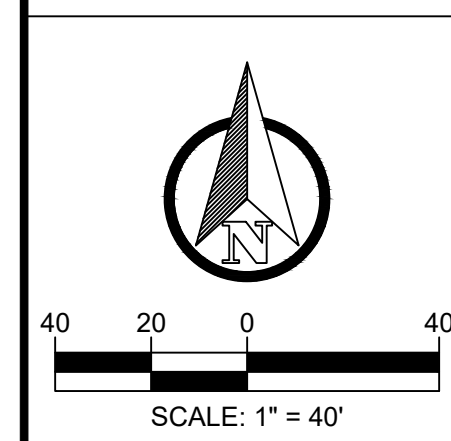
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GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OR 800-522-8543, ONE CALL SERVICE, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.
3. THE MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE TWO PERCENT.
4. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
5. UNLESS OTHERWISE SHOWN, NEW PAVING SHALL BE CONSTRUCTED TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASIN, CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. NEW PAVEMENT SLOPE SHALL BE MINIMUM 0.50% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
6. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE SODDED UNLESS NOTED OTHERWISE. ENSURE ALL DISTURBED AREAS HAVE TOPSOIL TO A DEPTH OF FOUR TO SIX INCHES (4'-6").
7. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AT ALL TIMES AND CONTROL DUST RESULTING FROM THE EARTHWORK OPERATIONS. THE CONTRACTOR SHALL NOT TRACK MUD ON THE PUBLIC STREETS.
8. NEW CONTOURS DENOTE TOP OF FINISHED PAVING AND GRADED AREA AS INDICATED. ALL PROPOSED ELEVATIONS ARE TOP OF CURB, GUTTER OR FINISH GRADE AS INDICATED ON THE PLANS, UNLESS NOTED OTHERWISE.
9. PUBLIC STORM DRAIN SYSTEMS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY/CITY STANDARD DRAWINGS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SHALL NOT DAMAGE OR DISTURB ANY SERVICE. THE CONTRACTOR SHALL REPAIR, AT CONTRACTOR'S OWN EXPENSE, ANY DAMAGED UTILITIES CAUSED BY CONSTRUCTION OPERATIONS.
11. ALL PIPES SHALL HAVE A MINIMUM COVER OF (1) FEET TO TOP OF PIPE, UNLESS NOTED OTHERWISE. MIN. COVER FOR WATER LINES IS 30".
12. ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINISHED GRADE WHEN APPLICABLE.
13. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
14. MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
15. IF, AT ANY TIME THE CONTRACTOR FINDS ERROR AND/OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
17. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
18. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
19. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
20. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
21. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AND OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
22. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR TO SIX INCHES (4'-6") OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
23. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
24. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
25. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AS HIS OWN EXPENSE.
26. NO HAZARDOUS MATERIALS SHALL BE BROUGHT ON SITE OR GENERATED AT THE SITE.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
 BILLY COX, P.E.
 ROUTE 66 ENGINEERING, LLC
 CA #8853, DATE 06/30/2025



| DATE | REVISION | BY |
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| | | |

route 66 engineering
 28 NORTH WATER STREET, SAPULPA, OK 74066

GRADING PLAN
PROJECT HALO
 E. MOHAWK BLVD. BETWEEN
 N. UTICA AVE AND N. XANTHUS PL
 TULSA, OKLAHOMA 74106

DRAWN BY: BD
 APPV. BY: BC
 DATE: 12/12/2023

CG101
 SHEET

IDP NOTE:
 THIS PROJECT INCLUDES SEPARATE PLANS FOR CITY OF TULSA IDP (INFRASTRUCTURE DEVELOPMENT PROCESS)
 IDP # 155643-2023

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