#### TULSA METROPOLITAN AREA PLANNING COMMISSION

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

MINOR SUBDIVISION PLAT SUBDIVISION PLAT APPLICATION INFORMATION RECEIVED BY: \_\_\_\_ DATE FILED: \_\_ PLAT NAME: Old Dominion Freight Line CITY COUNTY REFERRAL CITIES:\_ SUBDIVISION PLAT SCHEDULE REFERENCE CASES **PUBLIC AGENCY REVIEW:** ZONING/PUD/CO CASE: 6/1/2023 TMAPC DATE: TMAPC: 6/21/2023 BOA CASE: **BOA DATE:** SUBJECT PROPERTY INFORMATION ADDRESS OR DESCRIPTIVE LOCATION: 3635 N 125th AVE E. TULSA, OK 74116 TRACT SIZE: 21.16 ± acres LEGAL DESCRIPTION: Southeast Quarter (SE/4) of Section Seventeen (17), Township Twenty (20) North, Range Fourteen (14) East of the Indian Base Meridian PRESENT ZONING: JH T-R-S: 17-20N-14E COUNCIL DISTRICT: 3 COMM DISTRICT: 1 PRESENT USE: VACANT WATER SUPPLY: City of Tulsa \_ SANITARY SEWER: City of Tulsa ELECTRIC: AEP GAS: ONG TV: COX SCHOOL DISTRICT: T-1A PHONE: AT&T INFORMATION ABOUT YOUR PROPOSAL PROPOSED USE: TRUCKING FREIGHT TERMINAL PROPOSED ZONING: H LOTS PROPOSED: 1 \_\_\_ BLOCKS PROPOSED: 1 APPLICANT INFORMATION PROPERTY OWNER INFORMATION NAME Will Hay, Hoyt + Berenyi NAME Old Dominion Freight Line, Inc. ADDRESS 346 Seacoast Pkwy, Suite 200 ADDRESS 500 Old Dominion Way CITY, ST, ZIP Mount Pleasant, SC 29464 CITY, ST, ZIP Thomasville, NC 27360-8923 **DAYTIME PHONE 843-730-4225 DAYTIME PHONE 336-822-1651** EMAIL whay@hoytberenyi.com EMAIL Joshua, Barwick@odfl.com I, THE UNDERSIGNED APPLICANT, CERTIEY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. SIGNATURE & DATE: ////// DOES OWNER CONSENT TO THIS APPLICATION TO YES TO 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: APPROVED DENIED FINAL PLAT FEE: \$900 DATE/VOTE: MINOR PLAT FEE: <del>\$650</del> CONDITIONS: TOTAL AMOUNT DUE: \$ 1.200 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: 3635 N 125th AVE E, TULSA, OK \_ 74116 Acreage: 21.16 Number of Lots: 1 Project Name: Old Dominion Freight Line - Tulsa (IDP#129497-2022) Owner of Property: Old Dominion Freight Line, Inc. Person Requesting Review: Will Hay, Hoyt + Berenyi, LLC Date: 5/23/2023 COMPREHENSIVE PLAN STATUS GROWTH OR STABILITY DESIGNATION: Area of Growth LAND USE DESIGNATION: Employment The property CONFORMS DOES NOT CONFORM to the Major Street and Highway Plan. ZONING AND PLATTING The property is currently zoned IH - Industrial The proposed use of Truck Freight Terminal WOULD or WOULD NOT conform to the zoning district classification. Minimum lot size required: 21.16 acres Is the property is located within an approved development plan? Teleping NO If yes, does the project conform to all development standards? YES NO Is there a Rezoning or Board of Adjustment case pending on the site? 🗀 YES 👩 NO Case number: When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates?\_\_\_ INFRASTRUCTURE NEEDS A brief summary of major infrastructure to be provided and by whom: Streets N/A Water <u>Water Line provided by developer</u> Sewer Private Utilities provided by developer Storm Water/Drainage Detention and storm pipes provided by developer

#### Please consider the items in this Pre-Application Review carefully.

Park and Trail Dedications N/A

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,	1:30 p.m.	
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street		
Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary pla	ets): Wednesday,1:30 p	.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd \$	Street	

#### PRELIMINARY PLAT PROCESS

- 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

- 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.
- TMAPC considers approval of final plat.
- 8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
- 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.

#### NOTES THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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. THE PROPERTY DESCRIBED HEREON WAS LAST VISITED IN THE FIELD ON NOVEMBER 9, 2022 FLOOD ZONE NOTE THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAPS NO. 40143C0254L EFFECTIVE 10/16/2012 WHICH SHOWS THE PROPERTY DESCRIBED HEREON WITHIN ZONE X DEFINED AS "AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" BASIS OF BEARINGS HORIZONTAL DATUM BASED ON NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 USING S01°05'10"E AS THE EAST LINE OF THE SE/4 OF SECTION 17, T-20-N, R-14-E OF THE INDIAN BASE AND MERIDIAN WAS USED AS THE BEARING FOR THIS SURVEY.

21.16 ACRES (921,786.76 SQUARE FEET)

ALL CORNERS TO BE SET WITH A  $\frac{3}{8}$ " IRON PIN WITH CAP STAMPED "BENNETT CA 4502" AT ALL CORNERS UNLESS OTHERWISE NOTED.

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE

TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE

INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S.

GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA,

FASEMENT FOR A DISTANCE OF 5.57 FEET: THENCE \$79°15'27"F ALONG TH

OF 400.20 FEET; THENCE S80°46'00"E ALONG THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 417.17 FEET TO A POINT ON THE EAST LINE

OF THE SE/4 SE/4; THENCE S01°05'10"E ALONG THE EAST LINE OF THE SE/4

SE/4 FOR A DISTANCE OF 703.80 FEET TO THE POINT OF BEGINNING

SITE DATA

NUMBER OF BLOCKS:

NUMBER OF LOTS:

MONUMENTATION

**ABBREVIATIONS** 

ROW

SS/E

<u>Benchmark Notes</u>

ELEV=641.73

N=446740.0700 N=446241.7430 N=446198.1860

E=2606455.7820 E=2606479.0640 E=2607705.9910

ELEV=651.93

Chiseled "X"

ELEV=645.42

IRON PIN SET POINT OF BEGINNING

RIGHT-OF-WAY

STORM EASEMENT SIDEWALK EASEMENT UTILITY EASEMENT

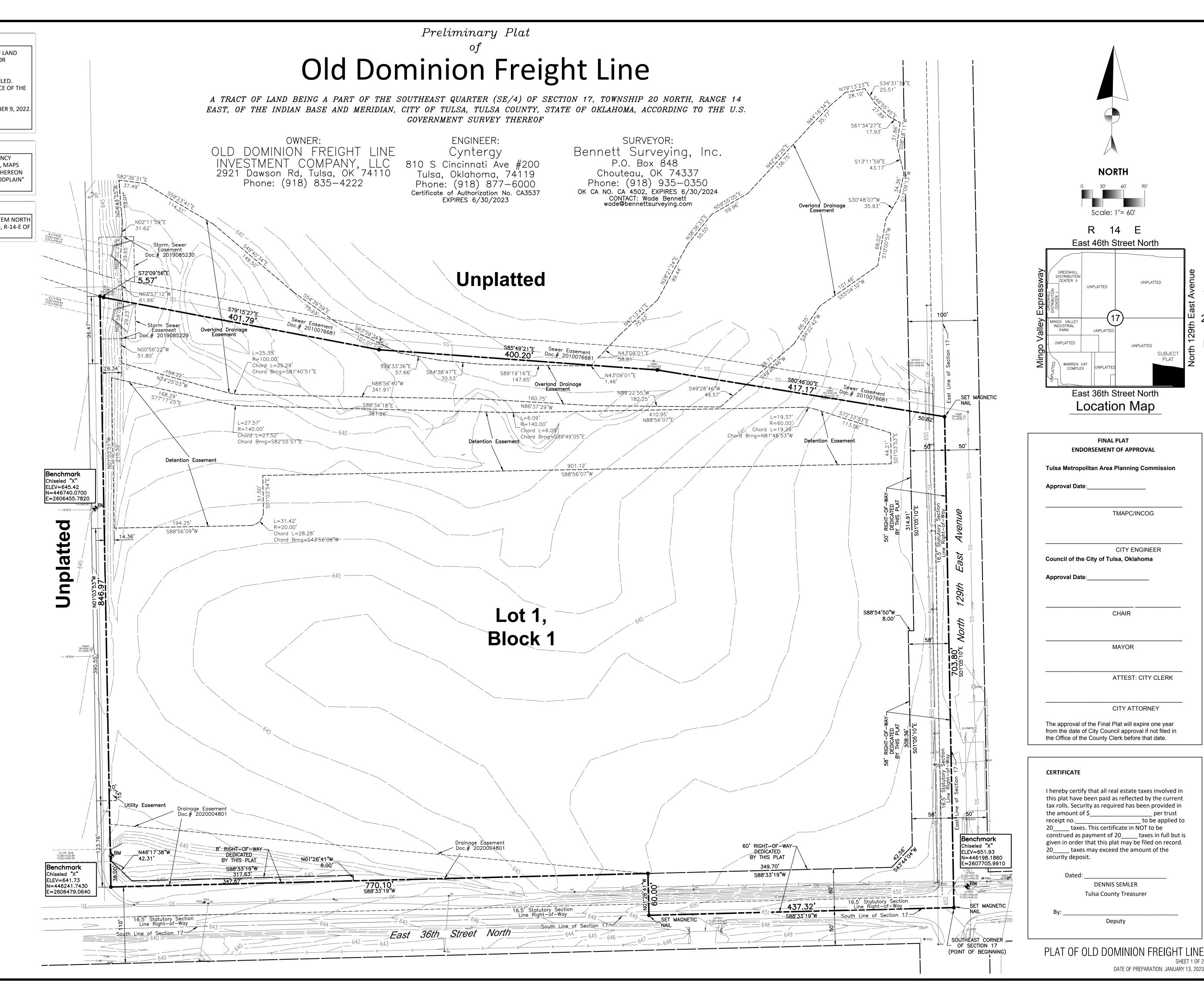
SANITARY SEWER EASEMENT

RESTRICTED WATERLINE EASEMENT

LEGAL DESCRIPTION

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOTAL ACREAGE:



**NORTH** 

East 46th Street North

East 36th Street North

Location Map

FINAL PLAT **ENDORSEMENT OF APPROVAL** 

TMAPC/INCOG

**CITY ENGINEER** 

ATTEST: CITY CLERK

\_ to be applied to

DATE OF PREPARATION: JANUARY 13, 2023

CITY ATTORNEY

DENNIS SEMLER

**Tulsa County Treasurer** 

Deputy

CHAIR

UNPLATTED

WARREN CAT COMPLEX

UNPLATTED

## PRELIMINARY PLAT

# OLD DOMINION FREIGHT LINE

#### DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

OLD DOMINION FREIGHT LINE, INC, HEREINAFTER 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:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) IN SECTION SEVENTEEN (17) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 SE/4 OF SECTION 17, THENCE S88°33'19"W ALONG THE SOUTH LINE OF THE SE/4 SE/4 A DISTANCE OF 437.32 FEET; THENCE N01°26'41"W FOR A DISTANCE OF 60.00 FEET; THENCE S88°33'19"W PARALLEL WITH THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 770.10 FEET; THENCE N01°03'53"W PARALLEL WITH THE WEST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 846.97 FEET TO THE SOUTH LINE OF A PRESENT SANITARY SEWER EASEMENT RECORDED IN DOC. NO. 201076681: THENCE S72°09'56"E ALONG THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 5.57 FEET; THENCE S79°15'27"E ALONG THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 401.79 FEET; THENCE S85°49'21"E ALONG THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 400.20 FEET; THENCE S80°46'00"E ALONG THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 417.17 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE S01°05'10"E ALONG THE EAST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 703.80 FEET TO THE POINT OF BEGINNING, CONTAINING 921,786 SQUARE FEET OR 21.16 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/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.

#### RESTRICTED WATERLINE EASEMENTS

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

#### 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.
- 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.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALLTHERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
- 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:
- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- 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

SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 20 NORTH, RANGE FOURTEEN EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 NORTH 125TH EAST AVENUE, EAST 36TH AVENUE NORTH AND DAVID PATRICK BOULEVARD 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 ARE REQUIRED ALONG NORTH 125TH EAST AVENUE, EAST 36TH AVENUE NORTH AND DAVID PATRICK BOULEVARD 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

#### 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 HEREINAFTER PROVIDED.

#### 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

DAY OF

IN WITNESS WHEREOF, OLD DOMINION FREIGHT LINE, INC, BEING THE OWNER OF THE SUBDIVISION,
HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
ON THIS

BY:
CECIL OVERBEY, SENIOR VICE PRESIDENT
STATE OF TEXAS )
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 CECIL OVERBEY, SENIOR
VICE PRESIDENT OF OLD DOMINION FREIGHT LINE, INC, 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**

MY COMMISSION EXPIRES:

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 "OLD DOMINION FREIGHT LINE", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF

WITNESS MY HAND AND SEAL THIS	DAY OF	, 2023.	
CLIFF BENNETT REGISTERED PROFESSIONAL LAND SUR'	VEVOD		
OKLAHOMA NO. 1815	VETON		
STATE OF OKLAHOMA )			
COUNTY OF)			
BEFORE ME, THE UNDERSIGNED, A NOTADAY OF, 2023., BE THE IDENTICAL PERSON WHO EXECUT	PERSONALLY APPE	ARED CLIFF BENNETT	TO ME KNOWN TO
GIVEN UNDER MY HAND AND SEAL THE DA	AY AND YEAR LAST A	BOVE WRITTEN.	

OLD DOMINION FREIGHT LINE PRELIMINARY PLAT - , 2023 Sheet 2 of 2

**NOTARY PUBLIC** 

# IDP NO. 129497-2022 CONSTRUCTION PLANS FOR

# DMINION FREIGHT LINE - TUL

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) IN SECTION SEVENTEEN (17) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.

PROPERTY CONTAINS 21.16 ACRES, MORE OR LESS.

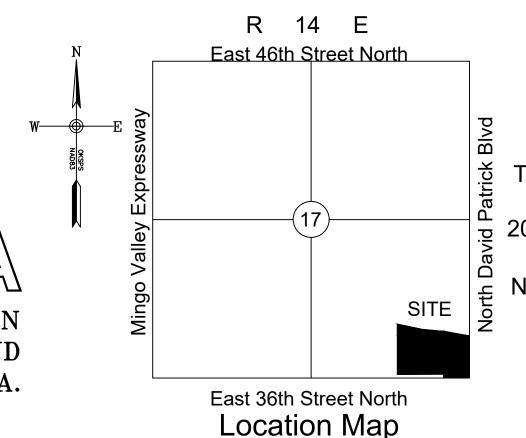


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Water Main Plan and Profile

Water Main Plan and Profile

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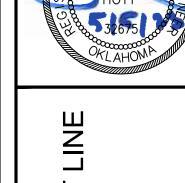






# 0

PV04



PROCESS PLANS CONSISTS OF:

 DRIVEWAY CONNECTIONS SIDEWALK

 COMPENSATORY STORAGE DETENTION POND

## **IDP QUANTITIES** SIDEWALK 2,700 LF WATER MAIN 1,917 LF STORMWATER PIPE | 60 LF

TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN

**APPROVED** FOR IDP PERMIT ONLY

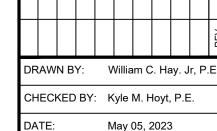
MICHAEL LING, PE, CFM INFRASTRUCTURE DEVELOPMENT MANAGER CITY OF TULSA

EIG FRI SA MINION

### IDP DESCRIPTION

INFRASTRUCTURE DEVELOPMENT

 WATER MAIN STORMWATER PIPE



NTS

PROJECT #: 21-040

Cover Sheet

SHEET NUMBER:

SCALE:

SHEET TITLE:

#### **TRAFFIC NOTE:**

ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NOTE:

ALL RIGHT-OF-WAY AND EASEMENTS TO BE DEDICATED BY THE PLAT UNLESS NOTED OTHERWISE.



**OWNER** 

O.L.T.-GREENHILL

336-822-1651

309 FIRE HYDRANT

608B TRAFFIC SIGNS

706 COMMERCIAL DRIVEWAY

711 ACCESS MANAGEMENT

BENCHMARK-BM 1

CHISELED "X" LOCATED

BENCHMARK-BM

CHISELED "X" LOCATED ON HEADWALL AT NE

CORNER E 36TH ST N AND N 125TH E AVE

BENCHMARK-BM 3

CHISELED "X" LOCATED

ON CURB INLET ON EAST

SIDE OF N 125TH E AVE

ON HEADWALL AT NE

CORNER OF N DAVID

IPATRICK AVE

ELEV=651.93

ELEV=641.73

ELEV=645.42

N=446740.0700

E=2606455.7820

N = 446241.7430E=2606479.0640

N=446198.1860

E=2607705.9910

COMMERCIAL DRIVEWAY

790 STANDARD SIDEWALK RAMP DETAIL

313 VALVE BOX

CSCD-5-4

WCR-3-2

TWD-2

SPI-4-1

500 OLD DOMINION WAY

THOMASVILLE, NC 27360

Joshua.Barwick@ODFL.COM

304 BEDDING DETAIL - RIGID PIPE

311 SAMPLING TAP ON 4"-12" WATER LINES

LOCATOR BALL PLACEMENT DETAIL

315 THRUST BLOCKS AND TRENCH CONDITIONS

730 STANDARD ASPHALT PAVEMENT CUT AND REPAIR

WHEEL CHAIR RAMPS

TACTILE WARNING DEVICES

STANDARD PIPE INSTALLATION

CET4D-3-2 CULVERT END TREATMENT DOUBLE PIPE

CET4S-3-2 CULVERT END TREATMENT SINGLE PIPE

STANDARD PIPE BEDDING

FHTCP-3-1 FILL HEIGHT TABLES (CONCRETE PIPE)

SOLID SLAB SODDING

**ODOT STANDARD DRAWINGS** 

INSTALLATION 1 TO 4 SAFETY SLOPE

INSTALLATION 1 TO 4 SAFETY SLOPE

ASPHALT SURFACING CONSTRUCTION DETAILS

CONCRETE SURFACING CONSTRUCTION DETAILS

**ENGINEER** 

843-212-8387

INVESTMENT COMPANY, LLC 346 SEACOAST PKWY

CITY OF TULSA STANDARD DRAWINGS

SPECIFICATIONS WILL BE USED FOR THIS PROJECT (JULY 2022):

TRENCH DETAIL CONSTRUCTION ADJACENT TO ROADWAY

126 STANDARD SILT FENCE AND CONSTRUCTION ENTRANCE

THE FOLLOWING CITY OF TULSA STANDARD DETAILS AND

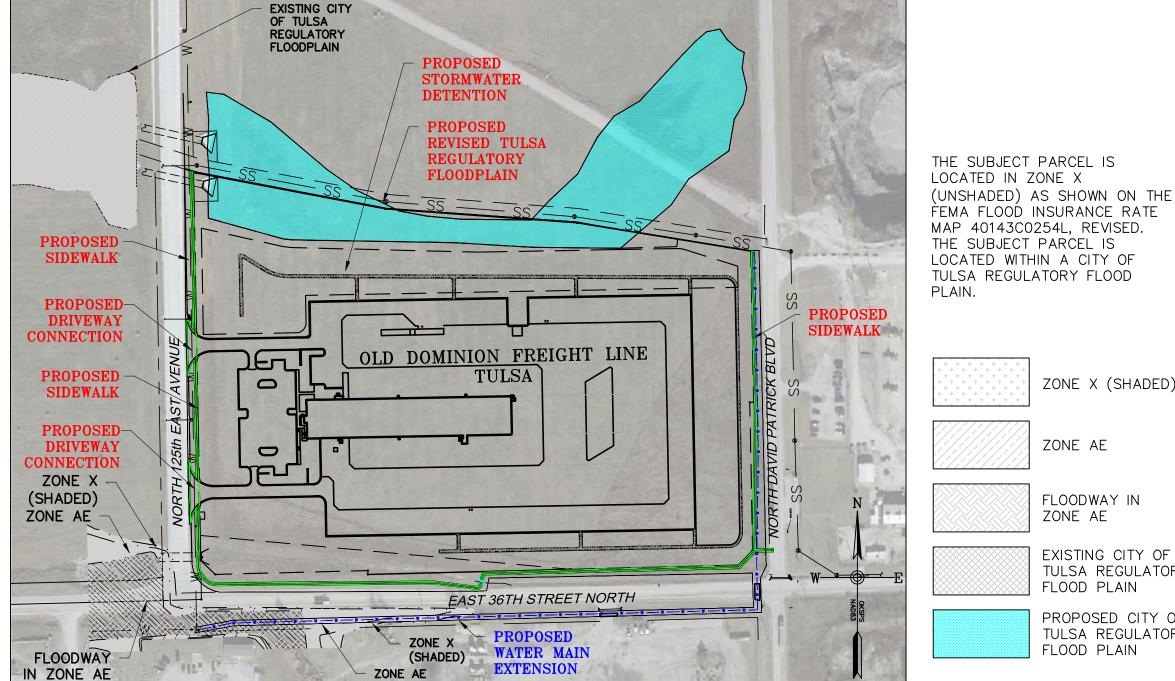
HOYT + BERENYI, LLC

MOUNT PLEASANT, SC 29464

KHOYT@HOYTBERENYI.COM

#### UTILITY COORDINATION ENGINEERING SERVICES DEPARTMENT | 918-596-9649 WASTEWATER DESIGN 918-596-2568 OKLAHOMA NATURAL GAS | 918-831-8223 AT&T TELEPHONE | 918-596-4237 AEP/PSO 918-250-6257 MCI 888-624-5622 WINDSTREAM 918-451-3406 COX COMMUNICATIONS 918-286-4716 EASYTELL COMMUNICATIONS 918-523-8025

#### **LEGEND** LINETYPES AND SYMBOLS EX. PROPERTY LINE W/ CORNER RIGHT OF WAY ADJACENT PROPERTY LINE CENTERLINE **EXISTING EASEMENT** STORM DRAIN LINE SANITARY SEWER LINE SANITARY SEWER FORCEMAIN OVERHEAD POWER C PP POWER POLE SIGN \_\_0\_\_ ☆ LP LIGHT POLE FIRE HYDRANT -0- $\otimes$ WATER VALVE



ZONE X (SHADED) ZONE AE FLOODWAY IN ZONE AE EXISTING CITY OF TULSA REGULATORY FLOOD PLAIN PROPOSED CITY OF TULSA REGULATORY FLOOD PLAIN EXTENSION ZONE AE

RIGHTS OF WAY CONSTRUCTION PERMIT:

BEFORE BLOCKING ANY LANE OF TRAFFIC, ANY SIDEWALK OR ANY PARKING METER

OR BEFORE CUTTING ANY STREET, SIDEWALK OR ALLEY YOU MUST FIRST APPLY

APPLICATIONS CAN BE PICKED UP ON THE 4TH FLOOR OF CITY HALL (175 E 2ND

ST TULSA, OK). APPLICATION PACKETS CAN BE SUBMITTED TO THE STREETS AND

STORMWATER DEPARTMENT ON THE 4TH FLOOR OF CITY HALL OR THEY CAN BE

918-596-2519 OR EMAIL ROWPERMITS@CITYOFTULSA.ORG FOR APPLICATION AND

ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF CITY OF TULSA.

3. 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

2. THIS PROJECT COMPLIES WITH ALL OKLAHOMA DEPARTMENT OF

ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS.

FOR AND BE GRANTED A RIGHTS OF WAY CONSTRUCTION PERMIT. PERMIT

ELECTRONICALLY SUBMITTED AT ROWPERMITS@CITYOFTULSA.ORG. CALL

OVERALL SITE PLAN 0 100 200 ( IN FEET )

#### **FLOOD PLAIN NOTE:**

TULSA REGULATORY FLOOD PLAIN ON PROPERTY. NO FILL OR SPOILS TO BE PLACED IN THE FLOOD PLAIN. FLOOD PLAIN MUST BE STAKED OUT PRIOR TO CONSTRUCTION.

IMPERVIOUS AREA			
TOTAL DISTURBED AREA	21.35 ACRES (929,903 SF)		
EXISTING IMPERVIOUS AREA	0.02 ACRES (1,030 SF)		
PROPOSED IMPERVIOUS AREA	13.12 ACRES (571,031 SF)		
NET IMPERVIOUS AREA	13.10 ACRES		

## **GENERAL NOTES:**

- 1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS
- 2. TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIME. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 3. ALL HIGH-PRESSURE GAS LINES SHALL BE POTHOLED TO VERIFY LOCATION.
- 4. ALL CONSTRUCTION WITHIN THE REGULATORY FLOODPLAIN ADHERE TO THE FOLLOWING: (A) NO EQUIPMENT OR MATERIAL SHALL BE PARKED OR STORED WITHIN THE FLOODPLAIN. (B) NO EARTH FILL OR SPOILS SHALL BE STOCKPILED WITHIN THE FLOODPLAIN. (C) ALL GRADES WITHIN THE FLOODPLAIN SHALL BE RETURNED TO ORIGINAL GROUND ELEVATIONS.
- 5. CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. 6. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES IN STRICT

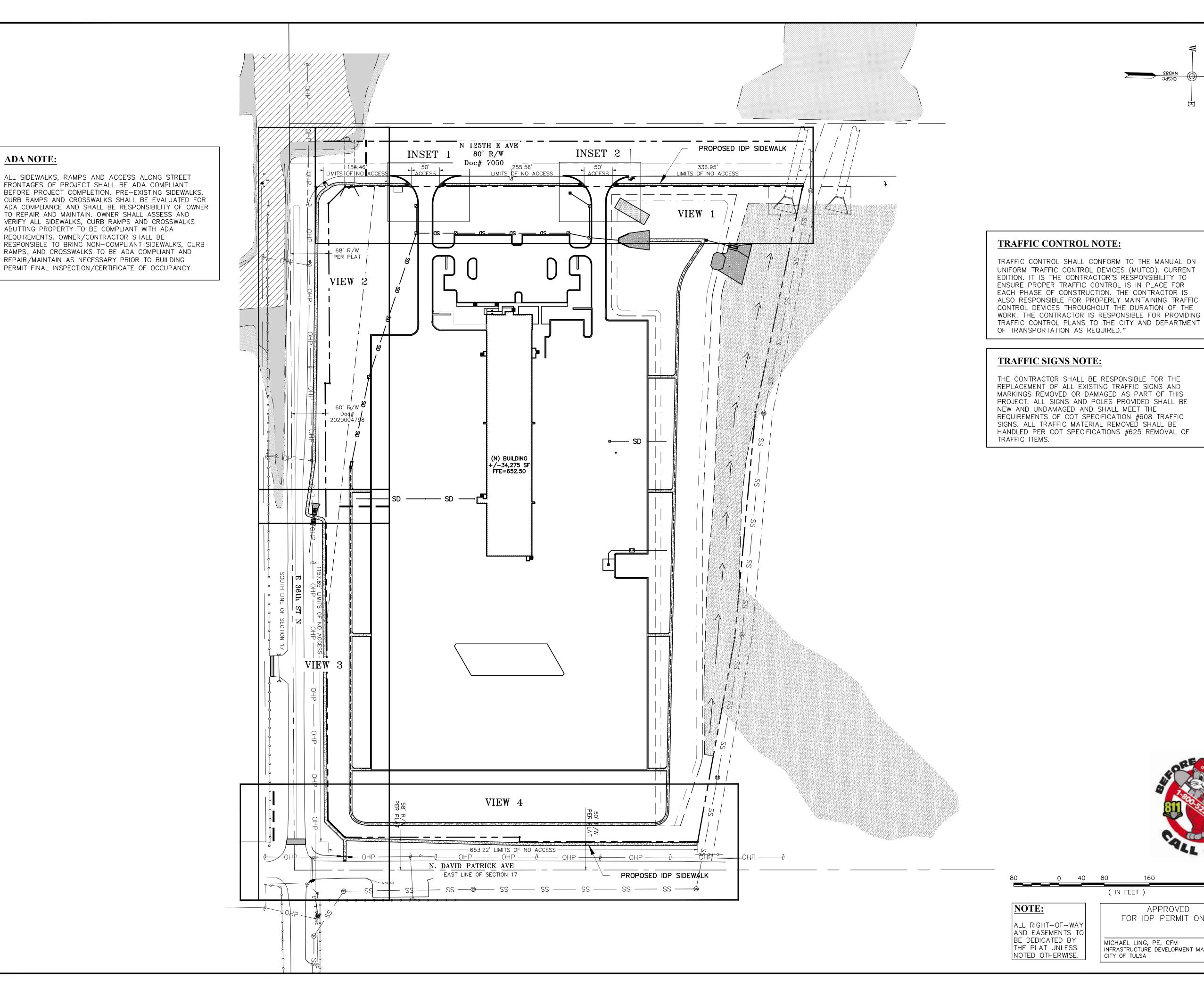
ACCORDANCE WITH THE CITY OF TULSA STANDARDS.

KYLE M. HOYT, P.E. # 32675 HOYT + BERENYI, LLC CA#8737 EXP 6-30-23

PERMIT INFORMATION.

ENGINEER'S STATEMENT

KNOWLEDGE AND BELIEF.



**ADA NOTE:** 

ALL SIDEWALKS, RAMPS AND ACCESS ALONG STREET FRONTAGES OF PROJECT SHALL BE ADA COMPLIANT

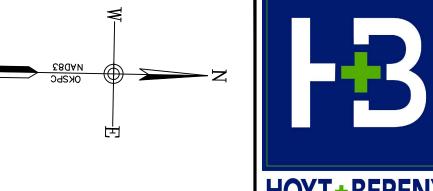
TO REPAIR AND MAINTAIN. OWNER SHALL ASSESS AND VERIFY ALL SIDEWALKS, CURB RAMPS AND CROSSWALKS

RAMPS, AND CROSSWALKS TO BE ADA COMPLIANT AND

REPAIR/MAINTAIN AS NECESSARY PRIOR TO BUILDING

PERMIT FINAL INSPECTION/CERTIFICATE OF OCCUPANCY.

ABUTTING PROPERTY TO BE COMPLIANT WITH ADA REQUIREMENTS. OWNER/CONTRACTOR SHALL BE









FREIGHT SA

MINION

DRAWN BY: William C. Hay. Jr, P.E

CHECKED BY: Kyle M. Hoyt, P.E. May 05, 2023 PROJECT #: 21-040 SCALE: 1" = 80'

SHEET TITLE: Sidewalk & Driveway Plans -Overall

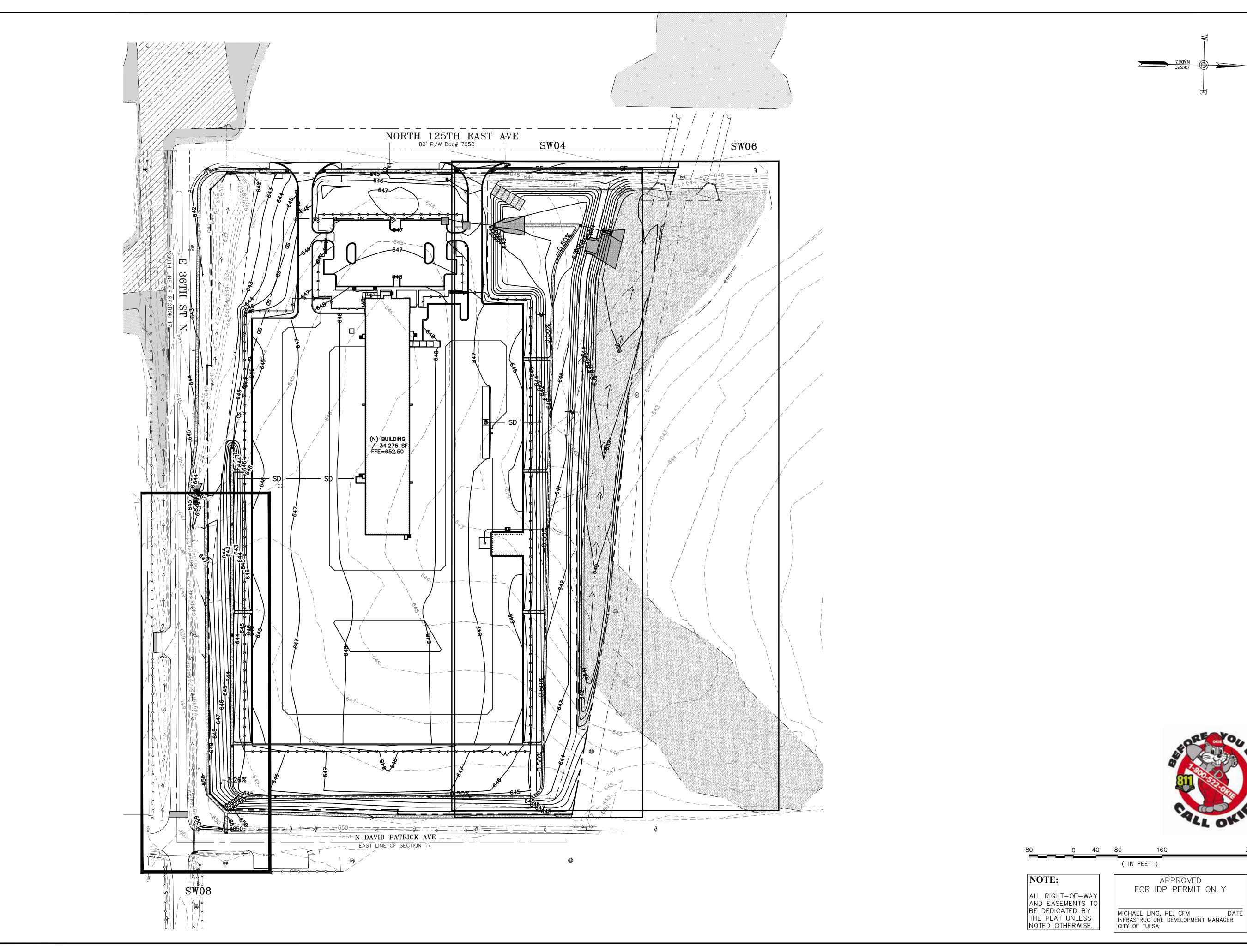
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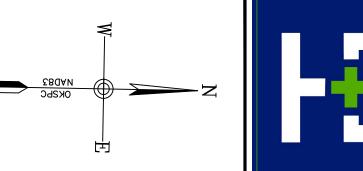
APPROVED

FOR IDP PERMIT ONLY

MICHAEL LING, PE, CFM DAT INFRASTRUCTURE DEVELOPMENT MANAGER CITY OF TULSA

SHEET NUMBER:













May 05, 2023 PROJECT #: 21-040 SCALE: 1" = 80'

SHEET TITLE: Stormwater -Overall

SHEET NUMBER:

#### **WATER NOTES:**

- 1. TESTING; CHLORINATING AND FLUSHING NOTES PERFORMED IN
- ACCORDANCE WITH GENERAL SPECIFICATIONS, SECTION 109.3.
- TESTING AND CHLORINATION TO BE PERFORMED BY CITY OF TULSA.
   NO WATER SERVICE CONNECTIONS WILL BE ALLOWED UNDER IDP SCOPE OF WORK.
- 4. METERS 3-INCH AND LARGER REQUIRE A VAULT
- 5. DOMESTIC METER SHALL BE COMPOUND METERS6. IRRIGATION METERS SHALL BE TURBINE METERS
- 7. FIRE CONNECTIONS SHALL BE PROTECTUS FIRE FLOW III METER W/PRIVATE DOUBLE DETECTOR CHECK ASSEMBLY

WATER OPERATIONS SHALL OPERATE ALL VALVES ON TRANSMISSION MAINS (16" AND LARGER). CONTRACTOR SHALL OPERATE ALL VALVES ON DISTRIBUTION MAINS (SMALLER THAN 16") WITH THE COORDINATION OF

FIELD ENGINEERING AND WATER OPERATIONS AND IN THE PRESENCE OF

A. ATTEMPTS WILL BE MADE WITH ASSISTANCE FROM THE CONTRACTOR TO NOTIFY ALL AFFECTED CUSTOMERS 48—HOURS IN ADVANCE, PARTICULARLY IF COMMERCIAL OR INDUSTRIAL CUSTOMERS ARE INVOLVED. PRIOR TO SHUTDOWN, FIELD ENGINEERING WILL NOTIFY WATER OPERATIONS, AT 918—596—9488, GIVING AN ESTIMATED DOWNTIME. WATER OPERATIONS WILL NOTIFY THE FIRE DEPARTMENT OF ALL FIRE HYDRANTS OUT OF SERVICE AND WHEN THEY ARE BACK IN SERVICE, BY STREET ADDRESS OR INTERSECTION.

B. WHERE COMMERCIAL, INDUSTRIAL, OR CRITICAL CUSTOMERS ARE AFFECTED, AND FOR ALL LINES 16—INCH AND LARGER IN SIZE, FIELD ENGINEERING WILL REQUEST WATER OPERATIONS TO SHUT DOWN THE MAIN. THERE WILL BE A MINIMUM OF 48—HOUR NOTICE TO WATER OPERATIONS.

#### PRIVATE FIRE LINE:

A FIELD ENGINEERING INSPECTOR.

A FIRE LINE IS A PRIVATE PIPE SYSTEM CONNECTED DIRECTLY TO THE CITY WATER SYSTEM. ALL MAINTENANCE OF THE PRIVATE FIRE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND BEGINS FROM THE BUILDING STRUCTURE UP TO THE PUBLIC RIGHT—OF—WAY, UTILITY EASEMENT OR WATER EASEMENT. A FIRE LINE, BY THE NATURE OF ITS FUNCTION AND USE, IS SUSCEPTIBLE TO BACKFLOW. CONSEQUENTLY, IT IS SUBJECT TO THE REQUIREMENTS FOR BACKFLOW PREVENTION.

A FIRE LINE SHALL BE UTILIZED FOR FIRE PROTECTION ONLY AND SHALL SERVE ONLY A SINGLE PROPERTY. TYPICALLY, A FIRE LINE IS A CONNECTION FOR ON—SITE PRIVATE HYDRANTS OR AN INTERIOR FIRE SPRINKLER SYSTEM FOR A BUILDING. PERMITTING REVIEW AND APPROVAL INTEREST IS LIMITED ONLY TO THAT PORTION TO BE CONSTRUCTED IN THE ROW OR WATER EASEMENT.

TABLE OF QUANTITIES			
ITEM NO.	WATERLINE REPLACEMENT BASE BID	UNIT	TOTAL QUANTITY
1	12" DIP	LF	1,167
2	10" DIP	LF	750
3	12" 22.5° BEND	EA	2
4	10" 45° BEND	EA	4
5	12"X12"X6" TEE	EA	4
6	10"X10"X6" TEE	EA	2
7	12"X12"X10" TEE	EA	1
8	6" GATE VALVE	EΑ	6
9	10" GATE VALVE		3
10	12" GATE VALVE		3
11	VALVE BOX & EXTENSION		12
12	3-WAY FIRE HYDRANT	EA	6
13	10" PLUG	EA	1
14	12" PLUG	EA	1
15	HEAVY DUTY ASPHALT CONCRETE	CY	24
16	TYPE "A" AGGREGATE BASE	CY	16
17	COT STD 322 LOCATOR BALL	EA	27
18	COT STD 311 SAMPLING TAPS	EA	3

PRIVATE FIRE LINE QUANTITIES		
ITEM	UNIT	TOTAL QUANTITY
10" C900	LF	1,535
6" C900	LF	260
PRIVATE FIRE HYDRANT	EA	2
10"X10"X6" TEE	EA	2

