Book Number

Page Number

Default Amount

Final Judgment Amount

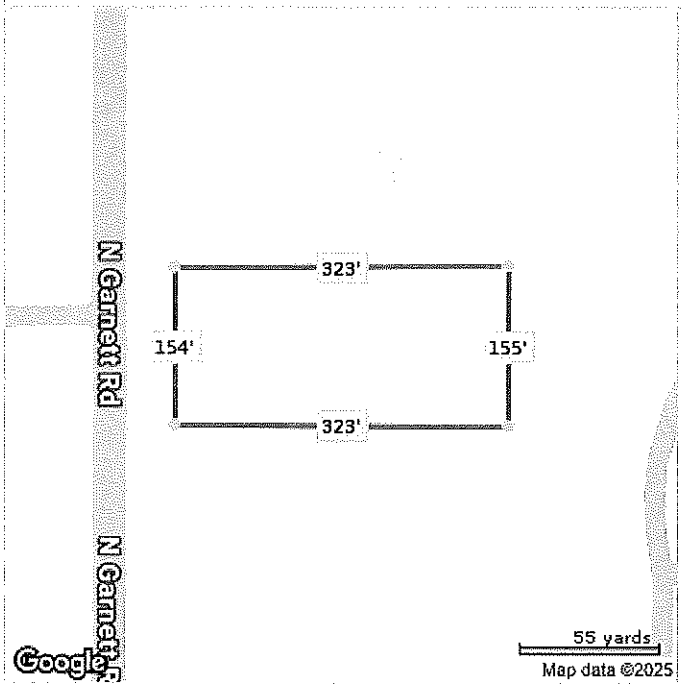
Original Doc Date

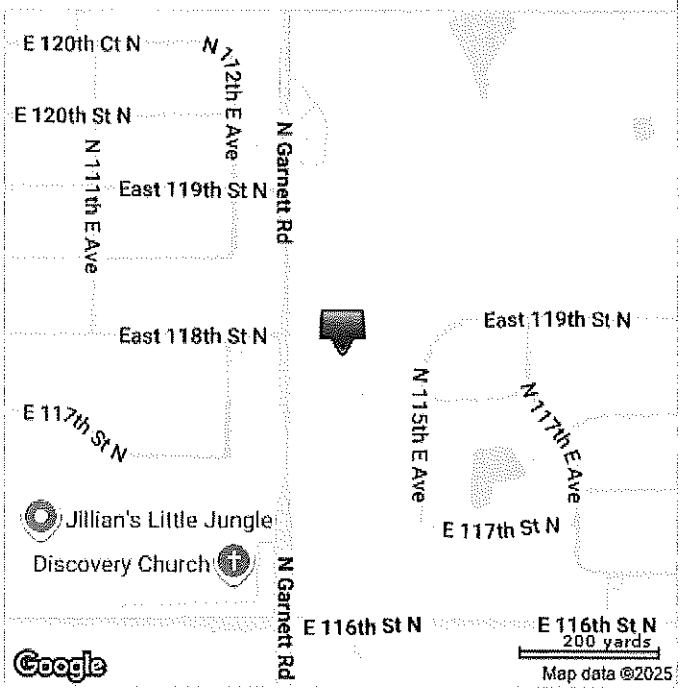
Original Document Number

Original Book Page

Lien Type

PROPERTY MAP





*Lot Dimensions are Estimated

Property Details Courtesy of Jackie Shields, MLS Technology, Inc

OWASSO
Real People • Real Character • Real Community

...removing obstacles standing in the way of people celebrating their lives.

July 22, 2025

Attn:
Carl Cypert

Reference: Standard Supply Development

Dear Mr. Cypert:

The purpose of this letter is to inform you that the City of Owasso Public Works has concluded their review process for the above referenced project. An official No Exception stamp dated 7/22/25 has been affixed to the Construction Plans titled *"Standard Supply Development"* as designed by Gridline Engineering as your consultant/representative.

Approved plans have been turned over to Earl Farris, Project Administrator of our Construction Branch for Owasso Public Works. A member of the Construction Branch will be contacting the development's contact listed on the plans to discuss the scheduling of a Pre-construction Meeting. Construction cannot start until the meeting with our Construction Branch occurs. **Please have the following State construction permit #'s (when applicable) to share with Earl Farris as soon as possible as this may cause delay in the start of construction.**

ODEQ Stormwater Discharge Permit	#
ODEQ Water Permit to Construct	#
ODEQ Sanitary Sewer Permit to Construct	#

It has been an honor to assist your design team. We are happy that you have chosen the City of Owasso and your contributions to the city's growth. If you have questions or concerns, please contact me at 918-272-4959.

Sincerely,
OWASSO PUBLIC WORKS DEPARTMENT

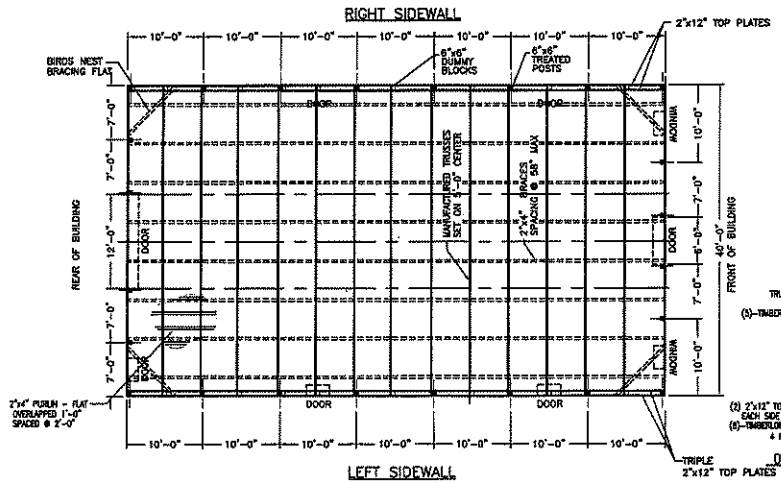
Krystal Amberg
PW Development Services Coordinator

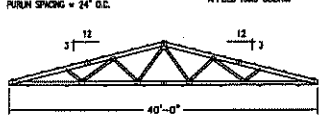
cc: Roger Stevens, Public Works Director
Dwayne Henderson, City Engineer
Daniel Dearing, Assistant City Engineer
David Henke, PE, CFM
Earl Farris, Project Administrator
File

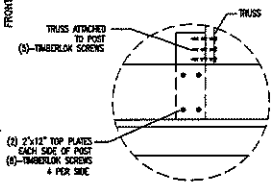
200 S Main St
PO Box 180
Owasso, OK 74055

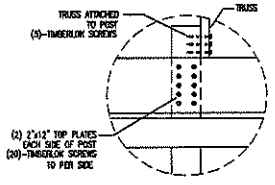
City of Owasso
A City Of Character

(918) 376-1500
FAX (918) 376-1599
www.cityofowasso.com









GENERAL STRUCTURAL NOTES

(1) DESIGN SPECIFICATIONS;
2018 INTERNATIONAL BUILDING CODE
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION.

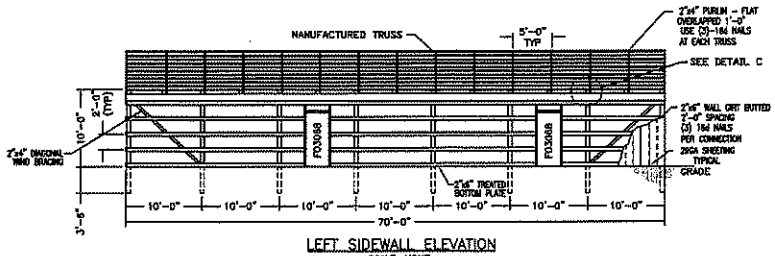
(2) MATERIAL SPECIFICATIONS;
POSTS - 6"x6" #2 SYP, CCA TREATMENT
TOP PLATES - (2) 2"x12" #1 SYP
WALL GIRTS - 2"x6" #2 SYP
BOTTOM PLATE - 2"x6" #2 SYP, ACQ TREATMENT
ROOF PURLINS - 2"x4" #2 SYP
BRACING - 2"x4" #3 SYP
METAL SIDING/ROOFING Fy=80 KSI, 29 GA, FASTEN TO PURLINS/GIRTS PER MANUFACTURERS RECOMMENDATIONS.

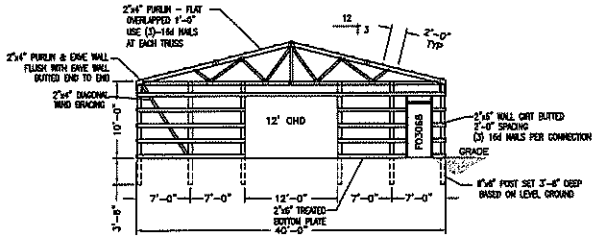
(3) FOR TRUSS ENGINEERING/BRACING SEE TRUSS DRAWING.

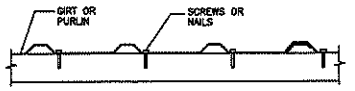
(4) NAIL EDGE DISTANCE TO BE 6X DIAMETER.

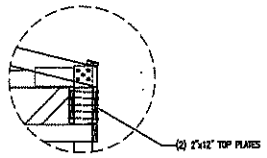
(5) TIMBERLOK SCREW LENGTH SHALL BE SIZED FOR COMPLETE THREAD PENETRATION. TIMBERLOK SCREWS ARE TL0K04.

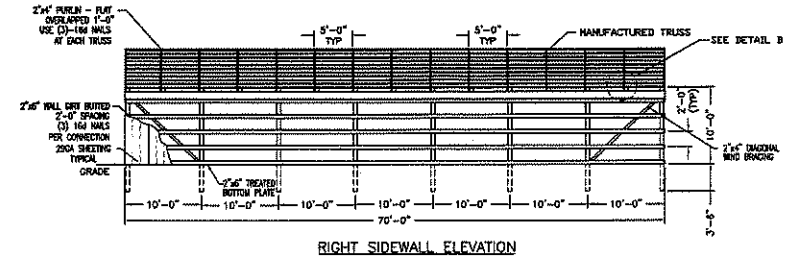
(6) THIS BUILDING TO BE ERECTED BY QUALIFIED ERECTORS FAMILIAR WITH REQUIRED BRACING DURING ERECTION.

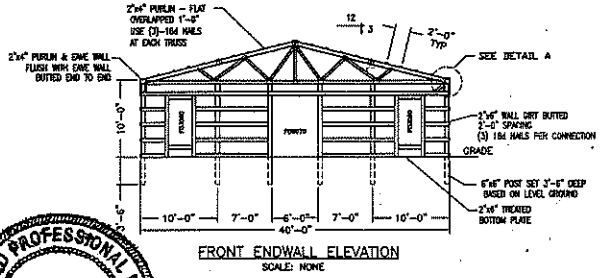


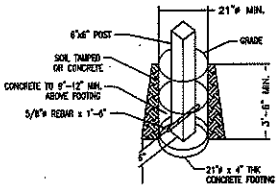












DEAD/LIVE LOAD		WIND LOAD		SNOW LOAD		SEISMIC DESIGN DATA	
DEAD LOAD	4.0 PSF	BASIC WIND SPEED	115 MPH Vult (3 SEC)	GROUND SNOW (Pg)	10.0 PSF	S_{ds} 0.13 S_1 0.12 I_e 1.00 C_s 0.049	
				ROOF SNOW (Ps)	10.0 PSF	S_{d1} 0.11 S_1 0.07	R 7
ROOF LIVE LOAD (FRAME)	20.0 PSF	EXPOSURE	C	(Pf)	6.3 PSF	RISK CATEGORY	II
ROOF LIVE LOAD (PURLINS)	20.0 PSF	RISK CATEGORY	II	(Ce)	0.9	SEISMIC DESIGN CATEGORY	B
		Iw	1.00	(Ct)	1.0	SITE CLASS	D
TYPE OF CONSTRUCTION	V	INT. PRESSURE COEFF.	± 0.18			SEISMIC RESISTING SYSTEM	- ORDINARY STEEL MOMENT FRAMES
OCCUPANCY GROUP	U	COMPONENTS/CLADDING	+16.8/-24.7 PSF			BASE SHEAR	0.05 K
						EQUIVALENT LATERAL FORCE PROCEDURE	

REGISTERED PROFESSIONAL ENGINEER
LEO L. ROBERTS
10469
OKLAHOMA

LEO L. ROBERTS, P.E.
CA 2908
Exp 6-30-25

Leo L Roberts 12-12-24

PROJECT LOCATION : STANDARD SUPPLY-CARL CYPERT
NORTH GARNETT
OWASSO, OK LATER
TULSA COUNTY
GOVERNING CODE : 2018 INTERNATIONAL BUILDING CODE
BLDG. DIMENSION : 40' x 70' x 10'

LEO L. ROBERTS, P.E.
8808 N 145 E AVE
OWASSO, OK 74055
918-272-8855

LEO L. ROBERTS, P.E.
(918) 272-8855 - 8808 N. 145TH E. AVE. - OWASSO, OK 74055
40' WIDE BUILDING
OWASSO, OKLAHOMA
SHEET S1
FILE: OWASSO40 | DECEMBER 06, 2024 | DRAWN BY: CAD

DEVELOPMENT SERVICES

CITY OF OWASSO
CONTACT: BRIAN DEMPSTER
200 S. MAIN ST.
OWASSO, OKLAHOMA 74021
918.376.1500

FIRE

CITY OF OWASSO FIRE DEPARTMENT
FIRE MARSHALL: DAVID HURST
11933 E 116TH STREET NORTH
OWASSO, OKLAHOMA 74021
918.272.5253

GAS

OKLAHOMA NATURAL GAS
CONTACT: BRANDON RAINBOLT
BRANDON.RAINBOLT@ONEGAS.COM
918.629.1072

ELECTRIC

AEP/PSO
CONTACT: BRENT SALT
5223 S. GARNETT
TULSA, OKLAHOMA 74149
918.250.6232

COMMUNICATIONS

WINDSTREAM COMMUNICATIONS
CONTACT: ANGELA RAHE
2300 1ST PLACE
BROKEN ARROW, OKLAHOMA 74-12
918.451.3427

CABLE

COX COMMUNICATIONS
CONTACT: GARY HAMILTON
4340 S. MINGO RD.
TULSA, OKLAHOMA 74145
918.286.4666

Owner / Developer
CONTACT: Carl Cypert
P: 918.759.0935
E: cypert5@yahoo.com

Engineer
Gridline Engineering
CONTACT: David Henke
29204 E. 70th St. S.
Broken Arrow, Oklahoma 74014
P: 314.435.6302
E: david@gridlineengineering.com

CONSTRUCTION PLANS FOR

Cypert Development

Located in
Owasso, Oklahoma

RECEIVED
5/8/25
CITY OF OWASSO
PUBLIC WORKS

SURVEYING

Existing Topography is based on actual field survey performed by Precision Surveying Services Dated 6/30/2022

CALL OKIE

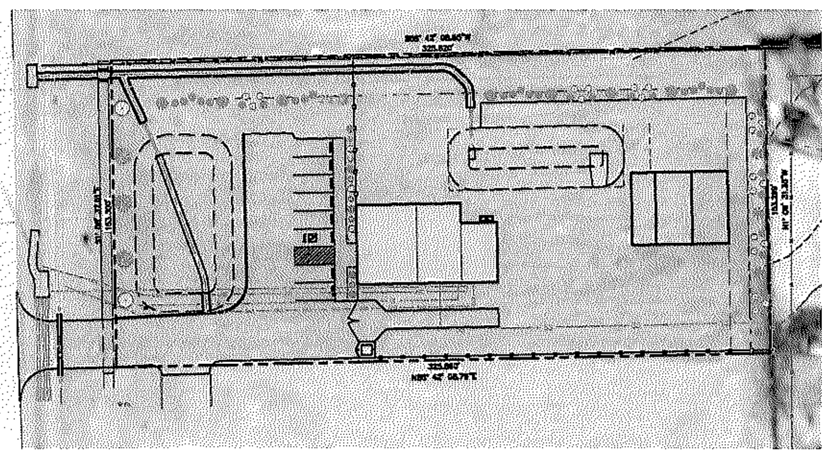
All Contractors shall notify Utility Companies and government Agencies in writing of the intent to excavate no less than 72 hours prior to such excavation (exclusive of Saturdays, Sundays and Holidays) and call "OKIE" at 1.800.522.6543.

Existing Utility locations shown shall be field verified by the Contractor prior to construction. Locations of underground utilities on these drawings are approximate only and based on actual field locations of visible structures and plan computations.

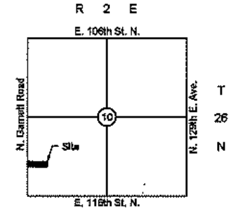
GENERAL NOTES

1. 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 permissions 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 governing authority, restore damaged improvements to original condition as acceptable to parties having jurisdiction.
2. The contractor shall provide dust control measures in accordance with local authorities.
3. 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 in accordance with the specifications.
4. Unless specified otherwise, all material, and workmanship shall be in accordance with the city of Broken Arrow current standards and Oklahoma department of Transportation specification for high construction and/or the appropriate local authorities.
5. The contractor shall be responsible for all permits, permit fees, licenses, license fees, and tap fees, etc.
6. All elevations in paved areas are top of finished pavement unless otherwise noted.
7. 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.
8. No dimension may be scaled. Refer unclear items to the engineer for interpretation.

As-built Note:
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 public works department approval of the initial drawings. These changes may be initiated from field conditions or changes made by the design engineer or the public works engineer. Except for minor field adjustments, all changes shall be reviewed and agreed to by the design engineer and the public works engineer 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.



R 2 E



T
26
N

Location Map
SCALE: 1"=2000'

LEGEND

— — 899 — —	EXISTING MAJOR CONTOUR		BENCH MARK
---- 899 ----	EXISTING MINOR CONTOUR		CLEAN OUT
—— 899 ——	PROPOSED MAJOR CONTOUR		GUY WIRE
—— 899 ——	PROPOSED MINOR CONTOUR		FIRE DEPARTMENT CONNECTION
	FENCE		FIRE HYDRANT
	TELEPHONE OVERHEAD		GAS/OIL WELL
	POWER LINE OVERHEAD		GAS METER
	GAS LINE		LIGHT POLE
	POWER UNDERGROUND		POWER MANHOLE
	TELEPHONE UNDERGROUND		POWER POLE
	WATER LINE		PULL BOX
	SANITARY SEWER LINE		SANITARY MANHOLE
	STORM SEWER LINE		STORM MANHOLE
	FLOW LINE DITCH		TELEPHONE MANHOLE
	SILT FENCE		WATER METER
			WATER WELL

City of Owasso
Public Works Department
301 West 2nd Avenue Owasso, OK 74055
SUBMITTAL
THIS CHECK IS TO PROVIDE INFORMATION AND FOR GENERAL CONFORMANCE WITH THE CITY DESIGN CRITERIA AND CONSTRUCTION STANDARDS. THE REVIEWER ASSUMES NO LIABILITY FOR THE DESIGN PRESENTED HEREIN.

☐ NO EXCEPTION TAKEN
☐ CORRECT AS NOTED
☒ CORRECT AS NOTED - RESUBMIT
☐ REJECTED - RESUBMIT

BY: KA
DATE: 5/15/25

David P. Henke Jr, PE, CFM

"I hereby certify that I am familiar with the adopted ordinances and regulations of the City of Owasso governing water facilities, sewer facilities, streets, and drainage facilities; that these plans have been prepared under my direct supervision; the above and the foregoing plans comply with all governing ordinances and the adopted standards of the City of Owasso to the best of my knowledge, information, and belief."

GENERAL EROSION CONTROL NOTES

1. Contractor shall implement Best Management Practices and conform to Federal, State, or Local Requirements. Additional Best Management Practices shall be implemented as direct by permitting agency and Owner or as dictated by conditions at no additional cost to Owner throughout all phases of construction.
2. Permit for any construction activity must be maintained on site at all times.
3. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
4. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
5. All wash water shall be detained and properly treated or disposed.
6. Sufficient oil and grease absorbing material and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks
7. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
8. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or water of the state.
9. Disturbed portions of the site where construction activity has stopped for at least 14 days, these areas shall be temporarily seeded.
10. If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
11. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
12. Slopes shall be left in a roughened conditions during the grading phase to reduce runoff velocities and erosion.
13. Contractor shall designate/identify areas inside the limits of disturbance, for waste disposal and delivery and material storage.
14. All BMP's shall remain in place until construction is complete and the site is stabilized by a minimum of 80% grass coverage.
15. All dewatering activities shall conform to all Federal, State, and Local requirements. Discharged water must be properly treated before releasing from the site.

BMP's MAINTANCE

The Contractor shall implement all measures shown on the erosion control plan and in the Stormwater Pollution Prevention Plan (SWPPP) to the fullest extent practical. The contractor shall have checked all sediment and erosion control measures by a qualified person at least once every seven (7) calendar days and within 24 hours of the end of a rainfall event exceeding 0.25" all site BMP's shall be maintained in a fully functional condition until final stabilization of the site has occurred. All Site BMP's shall be repaired and / or cleaned in accordance with the following:

1. Contractor shall maintain the Construction Entrance(s) in such a condition that will prevent mud being tracked into any public Right-of-Ways. This may require periodic top dressing of all construction entrance(s) as necessary.
2. The temporary parking and storage area shall be kept in good condition. This may require periodic top dressing of all parking and storage area(s) as necessary.
3. Contractor shall repair all silt fencing to their original condition if damaged; sediment shall be removed from along the fence when sediment reaches no more than one-half the height of the silt fence.
4. Inlet BMP's shall be repaired and / or replaced if they show signs of undermining. Contractor shall replace if they show signs of deterioration.
5. All seeded areas shall be checked regularly to see that a good stand is maintained. Contractor shall fertilize and reseed these areas as necessary.
6. If the gravel found in any sediment filter(s) become clogged with sediment, contractor shall pull the gravel away, clean the gravel, and replace in the sediment filter(s).
7. Outfall Structure in Sediment Basins shall be kept in operational conditions at all times and during all phases of construction. Any sediment found in the basin shall not exceed the depth of the clean-out level (Site Specific).
8. The embankment of the sediment basin(s) and / or temporary sediment traps and their outfalls structures shall be checked regularly to ensure they are structurally sound and has not been damaged due to erosion or construction (Site Specific).
9. All Sediment found in the temporary sediment trap shall be removed and the trap restored to its original dimensions when the sediment has reached no more than one-half the depth of the temporary sediment trap (Site Specific).

SEQUENCE OF CONSTRUCTION

1. Install perimeter erosion control measures and temporary construction entrances / concrete washout
2. Excavation and Embankment to form the pavement or graded areas.
3. Install storm sewer (Adjust existing sediment barriers as necessary to maintain sediment control).
4. Install underground utilities (Adjust existing sediment barriers as necessary to maintain sediment control).
5. Install Building.
6. Final Grading (Sediment Barriers shall be maintained down slope from disturbed soil during this operation).
7. Install paving.
8. Completion of Onsite Stabilization.
9. Remove Perimeter Erosion Control Measures.

SHEET INDEX

The subject tract lies within Zone X unshaded as an area determined to be outside the 0.2% Annual Chance Floodplain as shown on FIRM Map Panel Number 40145C0095J

OKIE811
Know what's below.
Call before you dig.

COVER

Job Number: 24012
Drawn By: DPH
Date: January, 2025
Revision | Date

gridline
ENGINEERING

LICENSED PROFESSIONAL ENGINEER
DAVID P. HENKE JR.
25202
OKLAHOMA

Carl Cypert
Development

C-1.0

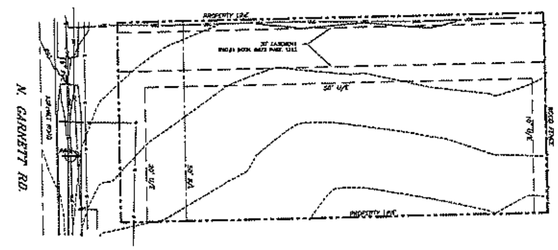
TOPOGRAPHIC SURVEY
OF
LOT 1 BLOCK 1
WEDEL CENTRE
TULSA COUNTY, OKLAHOMA

0 20 40 80

LEGEND

PP LIGHT POLE
OHE OVERHEAD ELECTRIC
UGC UNDERGROUND CABLE
G GAS LINE
W WATER LINE
UGT UNDERGROUND TELEPHONE
U/E UTILITY EASEMENT
B/L BUILDING LINE

MINOR CONTOUR
MAJOR CONTOUR



NOTES

1. HORIZONTAL DATUM IS THE STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE, US SURVEY FEET.
VERTICAL DATUM USED IS NAVD 88. DATA BASED ON TOPCON NETWORK REFERENCE STATION.

SITE CONTROL : CONTROL POINT #1
5/8" IP @ NW PROP. CORNER
N: 489433.89
E: 2602394.29
ELEV: 690.66

CONTROL POINT #2
5/8" IP @ SW PROP. CORNER
N: 489280.74
E: 2602397.36
ELEV: 692.57

2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL OKIE BEFORE YOU DIG.
4. THE BEARING BASE FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH ZONE. U.S. SURVEY FEET.
5. PROPERTY HAS ACCESS VIA N. GARNETT RD.

BY: [illegible]
JAMES COLT LARIMORE, RLS #1959
JUNE 25, 2024
DATE OF CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR
JAMES COLT LARIMORE No. 1959
OKLAHOMA

SURVEYOR'S STATEMENT

I, JAMES COLT LARIMORE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY AND MEETS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRECISION
SURVEYING SERVICES, LLC

SCALE:	1"=40'
DRAWN BY:	JCL
SURVEY BY:	AMD
REVISION:	
SURVEY DATE:	6-20-2024
JOB NO:	01830

OKIE 811

SURVEY

Job Number:	24012
Drawn By:	DPH
Date:	January, 2025
Revision	Date

gridline
ENGINEERING

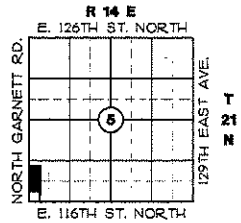
Carl Cypert
Development

C-1.1

Tulsa County Clerk - EARLENE WILSON
Doc# 2007020668 Pages: 1
Receipt# 810852 02/27/07 11:20:51
Fee: 15.00

FINAL PLAT 6092 OF WEDEL CENTRE

A SUBDIVISION IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T21N R14E, I.B.&M., AN ADDITION TO THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA.



LOCATION MAP
NOT TO SCALE

322,380 sq. ft.
7.40 acres
5 LOTS

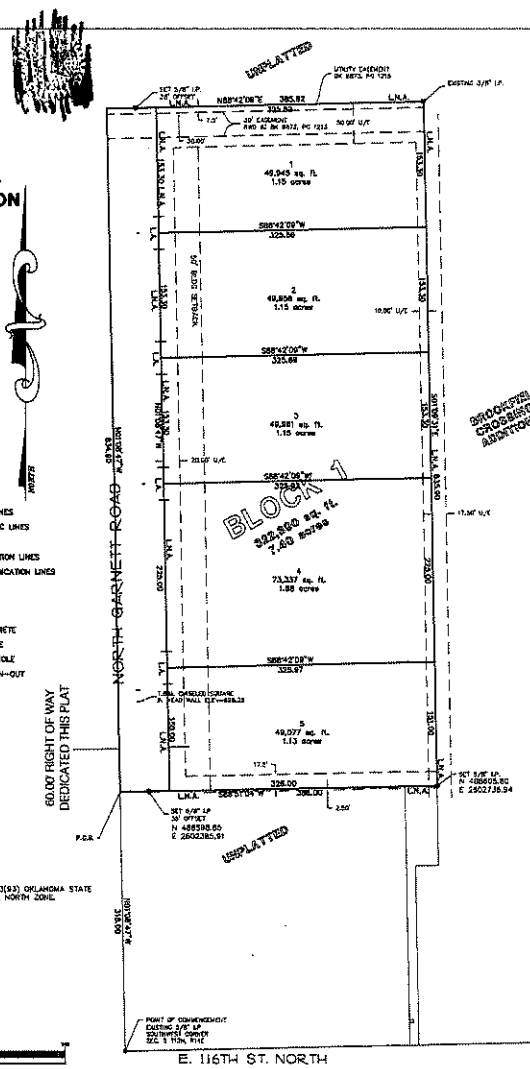
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ _____ per trust receipt no. _____, to be applied to 20____ taxes. This certificate is NOT to be construed as payment of 20 07 taxes in full but is given in order that this plat may be filed of record. 20 07 taxes may exceed the amount of the security deposit.

Dated _____

Dennis Semler
Tulsa County Treasurer
By _____ Deputy

Owner:
Wedel Family Trust
c/o Dorothy Buller
11701 N. 113 E. Ave.
Collinsville, OK 74021
(918)-371-3870

PREPARED BY:
Heartland Surveying & Mapping, PLLC
CA #4849 (expires 6/30/2007)
600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7706



- LEGEND -
- ST — STORM SEWER
- G — GAS LINES
- SS — SANITARY SEWER
- W — WATER LINES
- E — ELECTRIC LINES
- OE — OVERHEAD ELECTRIC LINES
- UE — UNDERGROUND ELECTRIC LINES
- C — COMMUNICATION LINES
- OH — OVERHEAD COMMUNICATION LINES
- UC — UNDERGROUND COMMUNICATION LINES
- BRASS CAP
- IRON PIN
- FENCE
- CHISELED "X" IN CONCRETE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- CURB INLET
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- DOWN GUY
- TREE
- L.N.A. LIMITS OF NO ACCESS
- L.A. LIMITS OF ACCESS

BEARINGS ARE BASED NAD83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

GRAPHIC SCALE
(IN FEET)

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

KNOW ALL MEN BY THESE PRESENTS, that we, Wedel Family Trust hereby certify that we are the Owners, and the person or persons having any right, title or interests in the following described tract of land, to-wit:

A tract of land situated in the SW1/4 of the SW1/4 of Section 5, Township 21 North, Range 14 East, I.B.&M., Tulsa County, State of Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of said Section 5; thence N00°06'47"W along the West line thereof a distance of 214.00 feet to the Point of Beginning; thence continuing N00°06'47"W along the West line a distance of 334.90 feet; thence N88°42'09"E a distance of 385.82 feet; thence S00°09'04"E a distance of 335.01 feet; thence S89°51'04"W a distance of 386.00 feet to the Point of Beginning. Containing 7.40 acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and block and have caused this plat to be made of said tract showing accurate dimension of lot and streets. We hereby designate said tract of land as Wedel Centre Addition and dedicate to public use all streets and utility easements as shown hereon.

George T. Wedel Jr, Trustee — ATTEST: Dorothy Lee Buller, Trustee

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me, the undersigned, a notary public in and for the County of Tulsa, State of Oklahoma, personally appeared George T. Wedel, to me known to be the identical person who signed the name of (each to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes set forth.

WITNESS my hand and seal this 26 day of February 2007.

Notary Public

My Commission expires: 10-22-10

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Edward R. Seaton, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lot and block the above described property and that this plat is a true and correct representation thereof; I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 26th day of February 2007.

Edward R. Seaton
Edward Seaton, Land Surveyor 1353
CA #4849 (expires 6/30/2007)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Edward Seaton to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and seal this 26th day of February 2007.

Paula Smith
Notary Public

My Commission expires 4-10-10

CITY PLANNING COMMISSION APPROVAL

I, Marsha Henley, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF OWASSO, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE PLAT OF WEDEL CENTRE ON THE 22nd DAY OF February 2007.

Marsha Henley
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OWASSO, STATE OF OKLAHOMA, THAT THE DEDICATION SHOWN IN THE MARKED ANNEXED PLAT OF WEDEL CENTRE IS HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF OWASSO ON THIS 3rd DAY OF February 2007.

Attest: _____ MAYOR

CITY CLERK

CERTIFICATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA ON THIS 26 DAY OF February 2007 PERSONALLY APPEARED Dorothy Buller 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 EXPRESSED.

Notary Public
MY COMMISSION EXPIRES: 8-11-9

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Tulsa County, Oklahoma, this _____ day of _____ 2007.
Book _____ Page _____

County Clerk

CERTIFICATE

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of $ _____ per trust receipt no. _____, to be applied to 20____ taxes not as yet certified to me. This certificate is NOT to be construed as payment of 20____ taxes in full but is given in order that this plat may be filed of record. 20____ taxes could exceed the amount of the security deposit.

Dated _____ 20____

DENNIS SEMLER
TULSA COUNTY TREASURER

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

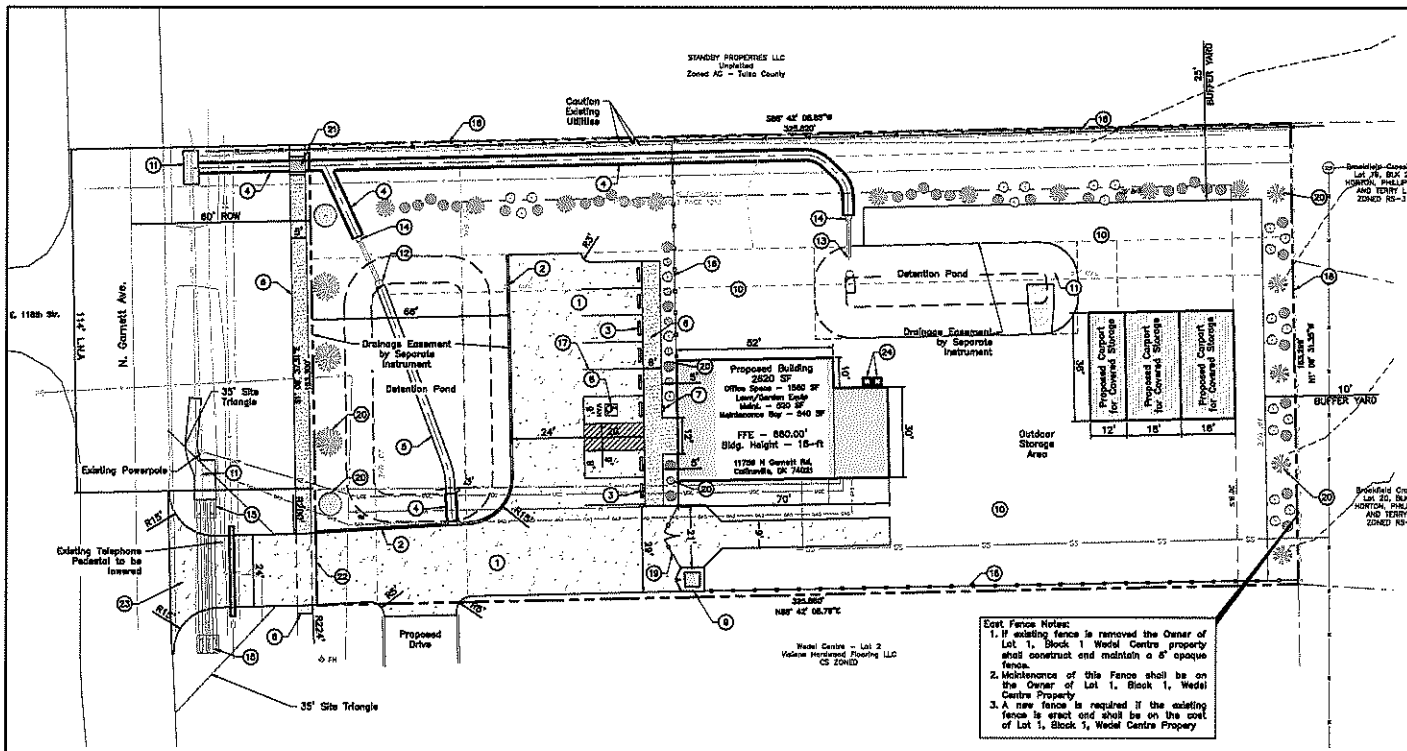
WEDEL PLAT

Job Number:	2406X
Drawn By:	DPH
Date:	January, 2025
Revision:	Date:

gridline ENGINEERING
20005 E 71st St. S.
Broken Arrow, OK 74014
P. (918) 439-4506
CA # 7878
Renewal Date: 6/30/26

Carl Cypert Development

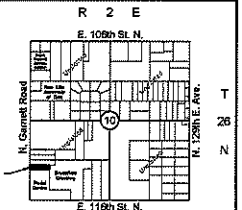
C-1.2



SITE NOTES & DETAILS

1. Install Concrete Drive
2. Install 6" Curb and Gutter
3. Install 6' Concrete Wheel Stops
4. Install 3' Curbed Concrete Flume
5. Install 3' Concrete Flume
6. Install Concrete Sidewalk
7. Install Accessible Sign
8. Install Accessible Pavement Emblem
9. Install Trash Dumpster and Enclosure
10. Install Aggregate Base Course with Separator Fabric
11. Install Grouted Rip-Rap
12. Install Pond Outlet 1
13. Install Pond Outlet 2
14. Install Storm End Section
15. Install ODOT Tapered End Section (4:1 Slope)
16. Install 6-ft wooden fence (Must Be Opaque)
17. Install 4-inch white parking stripe
18. Existing Fence
19. Install 2 – 11-ft swinging gates
20. Install Landscape Tree per Landscape Plan
21. Install Sidewalk underdrain
22. Install Expansion Joint at ROW
23. Install Driveway per Owasso Standard STR-06
24. HVAC Units (Refer to MEP Plans) to be fully screened

Exst. Fence Notes:
1. If existing fence is removed the Owner of Lot 1, Block 1 Wedel Centre property shall construct and maintain a 6' opaque fence.
2. Maintenance of this Fence shall be on the Owner of Lot 1, Block 1, Wedel Centre Property
3. A new fence is required if the existing fence is erect and shall be on the cost of Lot 1, Block 1, Wedel Centre Propery



Location Map
SCALE: 1"=2000'

Setback Requirements (CS)

REQUIREMENTS	Provided
Frontage (50)	50 - ft
Sideyard (0)	0 - ft
Abutting Ag and Residential (20)	20 - ft

Site Information

Site Acre: Gross Area = 1.14 Ac Net Area = 1.14 Ac	Building Area: Square Area = 2820 SF

Site Impervious Area

Total Disturbed Area	50,057 SF
Existing Impervious Area	0 SF
Proposed Impervious Area	14,471 SF
Impervious Area Difference	14,471 SF

Parking Data

Parking Spaces	Required	Provided
General Retail (1561 SF x 300)	5.3	6
Lawn/Garden Equip Maint. (917 SF x 300)	1.7	2
Parking Totals	8	8
ADA Parking (Included Above)	1	1

Zoning

CS – Commercial Shopping

Signage

Building Sign (Only)

No Monument Sign

FLOOD ZONE

Subject Property is in Flood zone X, Areas determined by the Federal Emergency Management Agency.

Flood Insurance Rate Map Number 40143C0130K Effective Date: April 3, 2009.

PAVEMENT LEGEND

- Install Concrete Paving
- Install Concrete Sidewalk
- Aggregate Base Course with Separator Fabric

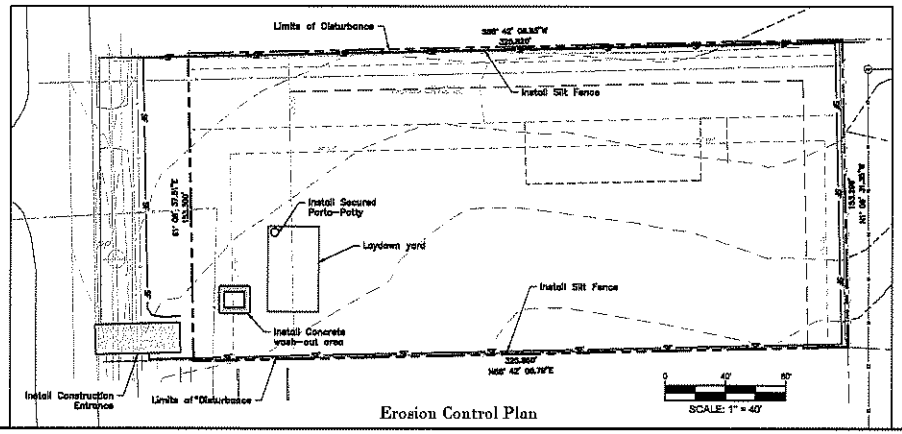
SCALE: 1" = 20'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FENCE
- TELEPHONE OVERHEAD
- POWER LINE OVERHEAD
- GAS LINE
- POWER UNDERGROUND
- TELEPHONE UNDERGROUND
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FLOW LINE DITCH
- SILT FENCE
- BENCH MARK
- CLEAN OUT
- GUY WIRE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS/OIL WELL
- GAS METER
- LIGHT POLE
- POWER MANHOLE
- POWER POLE
- PULL BOX
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER WELL

SITE NOTES

1. All features of this project, but not limited to, sidewalks and curb ramps shall comply with the American Disabilities Act (ADA) Accessibility Guidelines, and the interm final rules for Public Right-of-Way, Published in the Federal Register, September 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 provide 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.
2. All dimensions, unless otherwise noted, are from the face of curb, face of building, or centerline of stripe.
3. Contractor shall refer to Architect Plans for exact building location and dimensions and utility entrance locations.
4. All radii for curbs are to face of curb unless otherwise noted.
5. General Contractor shall coordinate and comply with all Utility Companies involved in project and pay all required fees and costs.
6. Public convenience and Safety: The Contractor shall conduct the work in a manner that will insure, as far as practicable, the least obstruction to traffic and shall provide for the convenience and safety of the general public and residents along and adjacent to highways in the construction area in an adequate and satisfactory manner in accordance with the Oklahoma State Highway and Transportation Department Standard Specification for Highway Construction.
7. All Landscape areas shall be irrigated per City of Owasso Standards
8. All Sidewalks, ramps, and access along street frontage of project must be ADA compliant when project is completed
9. Outdoor Storage Area must meet all requirements of Section 11.4.3 of the City of Owasso's Zoning Code.



Erosion Control Plan

OKIE811

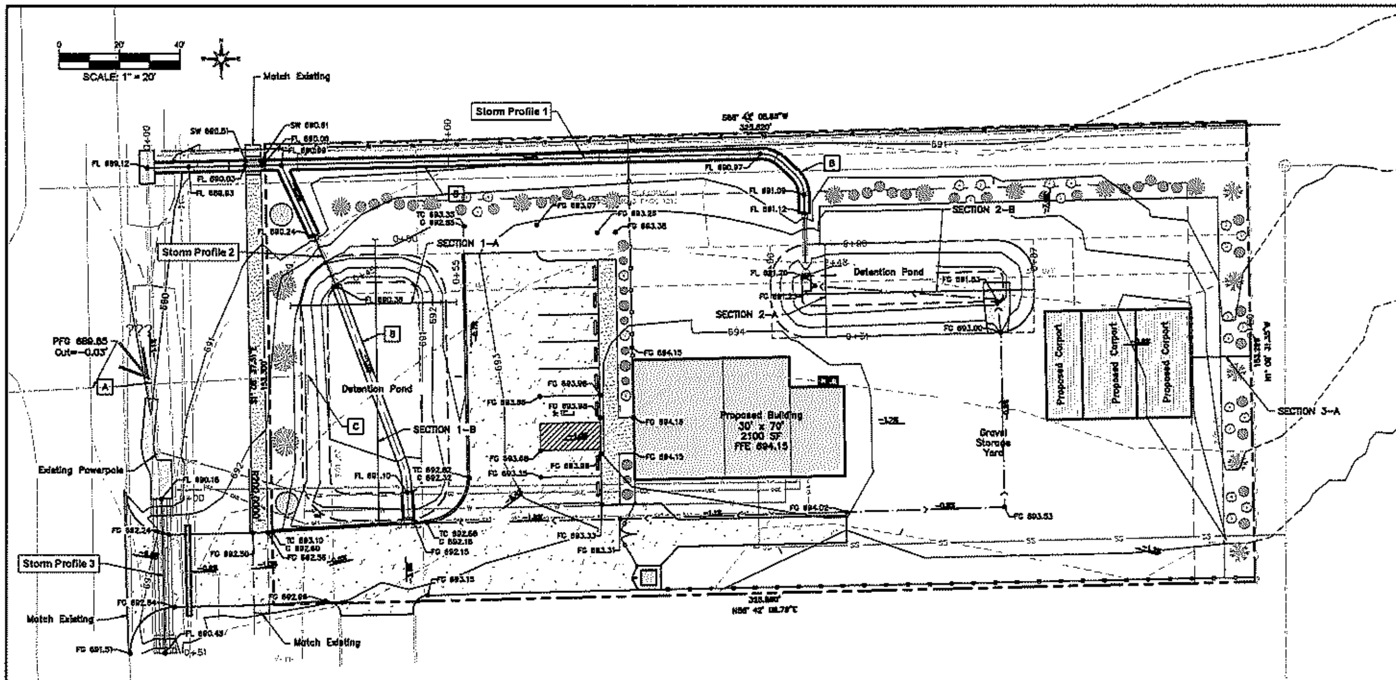
SITE PLAN

Job Number:	24073
Drawn By:	DPG
Date:	January 6, 2025
Revision	Date

gridline ENGINEERING

Carl Cypert Development

C-2.0



GRADING NOTES AND DETAILS

A. Contractor to regrade channel to drain.

B. Contractor shall install Concrete Flume

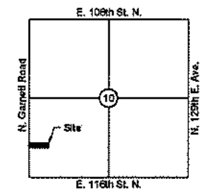
C. Contractor shall adjust Valve to grade

LEGEND

FG	Finish Grade
TC	Top of Curb
G	Gutter
FFE	Finish Floor
SW	Sidewalk
FL	Flowline
BM	Bench Mark
MATCH	Match Existing

R 2 E

T 26 N



Location Map

SCALE: 1"=2000'

CAUTION

NOTICE TO CONTRACTOR

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

GENERAL NOTES

1. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER/DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ALL STRUCTURES LOCATED WITHIN R.O.W. OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED PER THE CITY OF OWASSO STANDARDS. IF STRUCTURE(S) ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO GRIDLINE ENGINEERING FOR REVIEW AND APPROVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
6. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH HAS BEEN ESTABLISHED.
7. STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL.
8. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP, AND MAINTAINING THE NPDES PERMIT.
9. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
10. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER/DEVELOPER, CITY AND/OR HIGHWAY DEPARTMENT STANDARDS AND SPECIFICATIONS.
11. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, OR OTHER DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
12. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
13. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
14. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
15. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).
16. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
17. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT, IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
18. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
19. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
20. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PAVEMENT LEGEND

▨	Install Concrete Paving
☐	Install Concrete Sidewalk
☐	Gravel Pavement Area

OKIE 811

Know what's below. Call before you dig.

GRADING PLAN

Job Number: 24072
Drawn By: DPH
Date: January, 2025

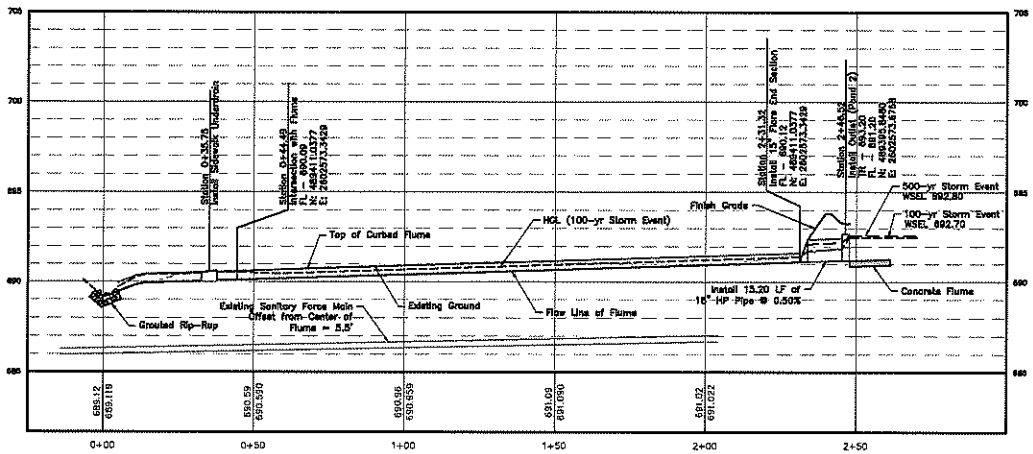
Revision Date

gridline ENGINEERING

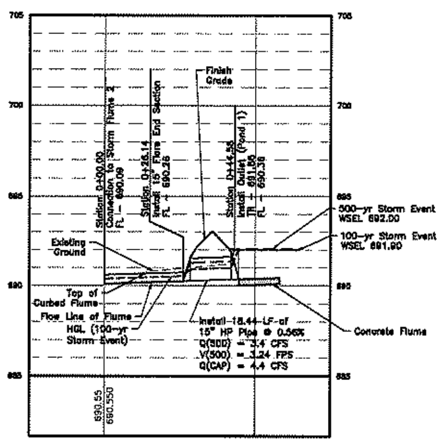
LICENSED PROFESSIONAL ENGINEER OKLAHOMA 25202

Carl Cypert Development

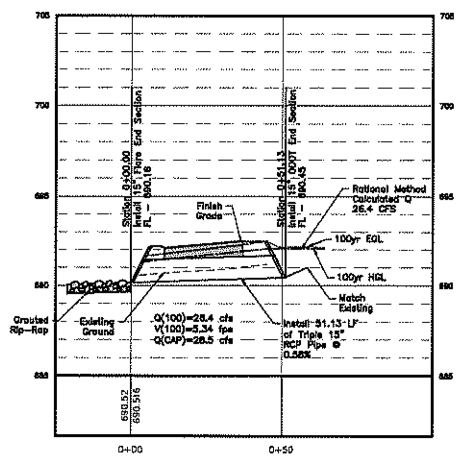
C-3.0



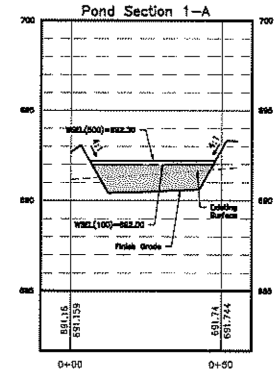
STORM PROFILE 1
(Private)

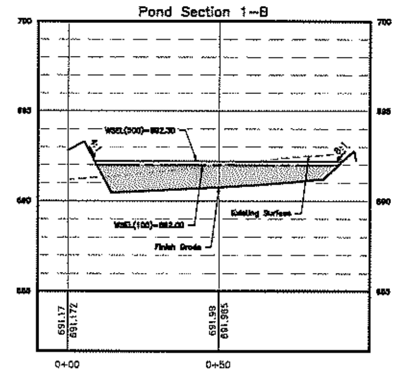


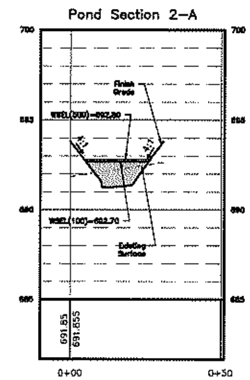
STORM PROFILE 2
(Private)

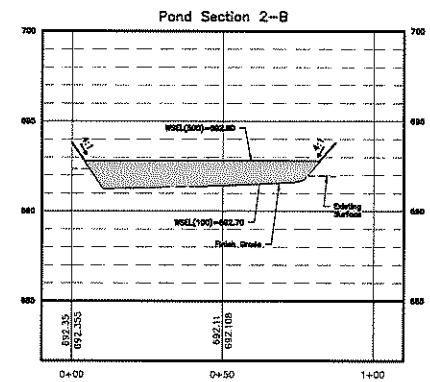


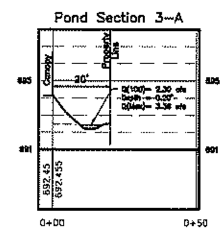
STORM PROFILE 3
(Public)











SCALE: 1" = 20'

OKIE811
Know what's below. Call before you dig.

GRADING PLAN

Job Number: 24012
Drawn By: DPH
Date: January, 2025
Revision Date

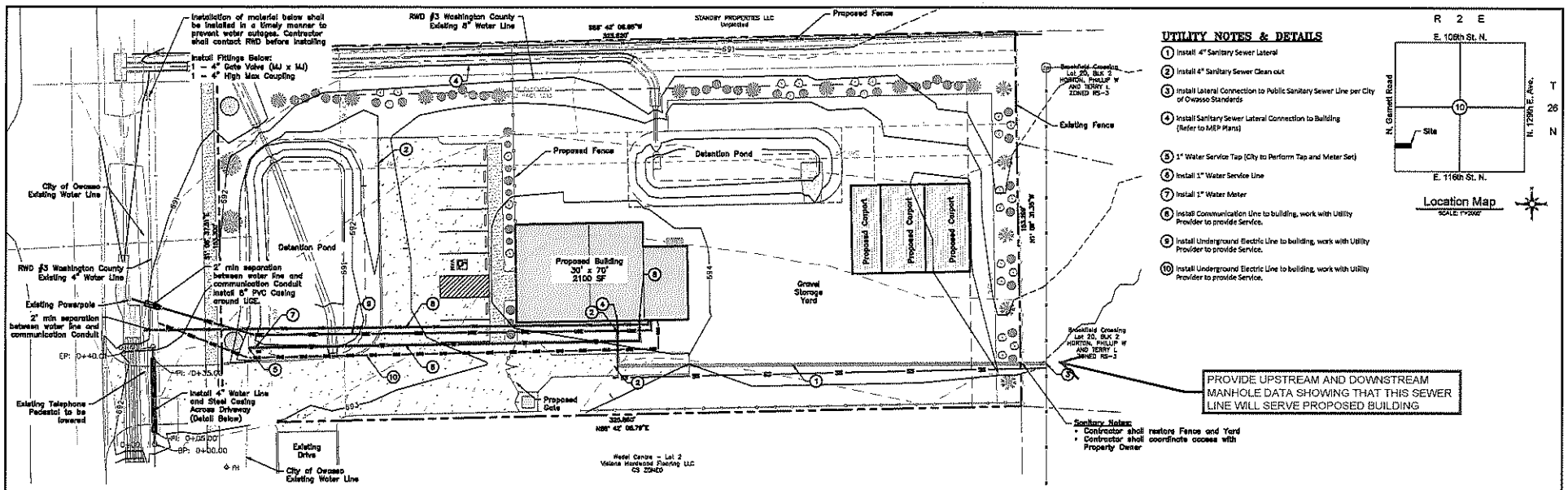
gridline ENGINEERING

Carl Cypert Development

C-3.1

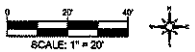
LICENSED PROFESSIONAL ENGINEER
[illegible]
25202
[illegible]
OKLAHOMA

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



UTILITY NOTES & DETAILS

1. Install 4" Sanitary Sewer Lateral
2. Install 4" Sanitary Sewer Clean out
3. Install Lateral Connection to Public Sanitary Sewer Line per City of Owasso Standards
4. Install Sanitary Sewer Lateral Connection to Building (Refer to MEP Plans)
5. 1" Water Service Tap (City to Perform Tap and Meter Set)
6. Install 1" Water Service Line
7. Install 1" Water Meter
8. Install Communication Line to building, work with Utility Provider to provide Service.
9. Install Underground Electric Line to building, work with Utility Provider to provide Service.
10. Install Underground Electric Line to building, work with Utility Provider to provide Service.



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FENCE
- TELEPHONE OVERHEAD
- POWER LINE OVERHEAD
- TELEPHONE UNDERGROUND
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- GAS METER
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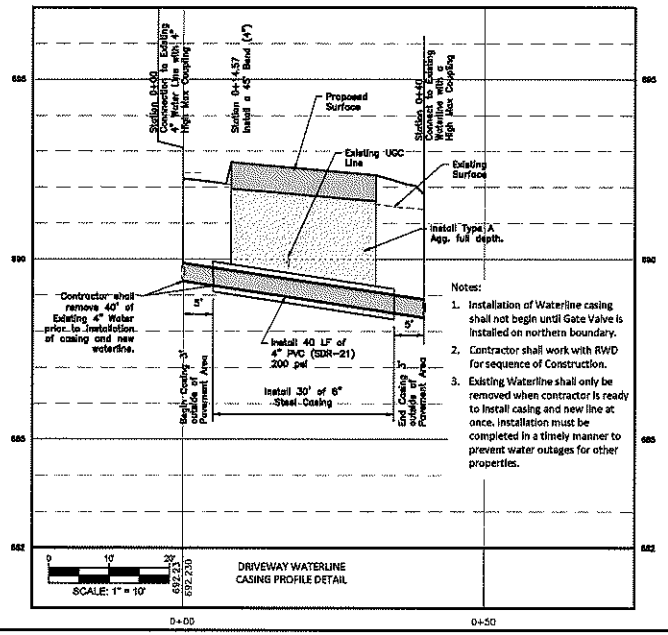
- POWER MANHOLE
- POWER POLE
- PULL BOX
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER WELL

UTILITY NOTES

1. Existing Utilities shown on plans have been shown in their approximate locations per available information. Contractor shall field verify depth and location of all utilities prior to construction of proposed utilities.
2. Construction shall not start on any public utility system until written approval has been received from the appropriate utility authorities and the Owner.
3. Contractor Shall not open, turn off, interfere with, or attached any pipe or hose to, or tap any water main unless duly authorized to do so by the Rural Water District. Any adverse consequence of any scheduled or unscheduled disruptions of service to the Public are to be the liability of the Contractor. Gridline Engineering, LLC and the Owner are to be held Harmless.
4. All trenching, backfilling, and pipe laying are to follow the Washington County - Rural Water District #3 specifications.
5. Any damage to the existing public street due to construction shall be repaired/replaced at the Owner/Developers Expense.
6. All underground lines shall be inspected prior to back filling.
7. Testing of Water and Sanitary lines shall be at the Contractors expense.
8. All Water fittings shall be restrained through the use of mechanical restraints and thrust blocking per detail sheets or approved equal.
9. Water Lines must follow the following minimum separation distances, measured edge to edge, between sewer lines and other buried utilities.
   - 9.1. 10' Horizontally from all sewer lines
   - 9.2. 5' Horizontally from all storm sewers, raw water lines, petroleum product lines, natural gas lines, and other buried utilities.
   - 9.3. Locate cast iron water lines at least 10' from an gasoline storage tanks and PVC water lines at least 50' from any gasoline storage tanks and lines.
   - 9.4. 15' from all parts of septic tanks, absorption fields, or other sewage treatment and disposal systems.
   - 9.5. 2'vertically from sewer line with sewer lines arranged so that its joints will be equidistant from the water line.
   - 9.6. 2' vertically from any existing or proposed storm sewer, raw water lines, petroleum product lines, natural gas lines, and other buried utilities.
   - 9.7. When it is impossible to obtain such horizontal or vertical separation between the water and sewer lines, construct the sewer line of water pipe and pressure test it to assure water tightness.



Notes:
1. Installation of Waterline casing shall not begin until Gate Valve is installed on northern boundary.
2. Contractor shall work with RWD for sequence of Construction.
3. Existing Waterline shall only be removed when contractor is ready to install casing and new line at once. Installation must be completed in a timely manner to prevent water outages for other properties.

PAVEMENT LEGEND

- Install Concrete Paving
- Install Concrete Sidewalk
- Gravel Pavement Area

OKIE811 Call Before You Dig

UTILITY PLAN

Job Number:	24012
Drawn By:	DPH
Date:	January, 2025
Revision	Date

DAVID P. HOLT, P.E. 25202 6/27/25 OKLAHOMA

gridline ENGINEERING

Carl Cypert Development

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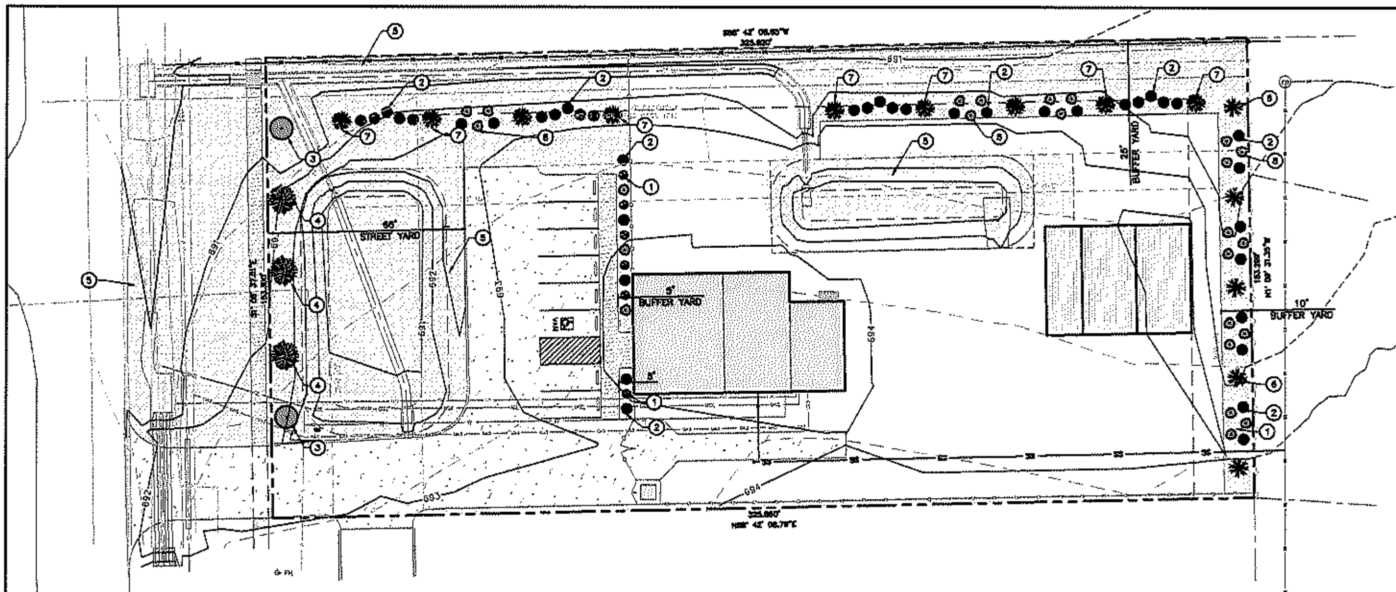
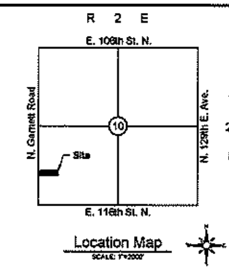


LANDSCAPE NOTES & DETAILS

1. Install Shrub - Sunshine Ligustrum (Ligustrum Sinense 'Sunshint')
2. Install Shrub - Thuja plicata x standishii 'Green Giant'
3. Install Tree - Prairie Crabapple (Malus Ioensis)
4. Install Tree - Southern Red Oak (Quercus Falcata)
5. Install Sod
6. Loblolly Pine (Pinus Taeda)
7. Install Short Leaf Pine (Pinus Echinata)
8. Install Juniper 'Wichita Blue' Tree (Juniperus Scoporum Wichita)



Location Map

SCALE: 1"=2000'

Plant Schedule

Plant	Description	Quantity
Shrub	Thuja plicata x standishii 'Green Giant'	34
Shrub	Sunshine Ligustrum (Ligustrum Sinense 'Sunshint')	6
Shrub	Juniper 'Wichita Blue' Tree (Juniperus Scoporum Wichita)	24
Tree	Prairie Crabapple (Malusioenis)	2
Tree	Southern Red oak (Quercus Falcata)	3
Tree	Loblolly Pine (Pinus Taeda)	5
Tree	Shortleaf Pine (Pineus Echinata)	9

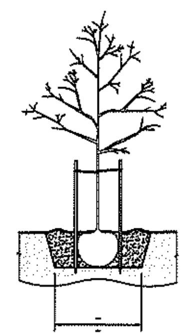
SCALE: 1" = 20'

PLANTING NOTES

1. The work shall be constructed and maintained in accordance with the developer's City approved plans, irrigation and landscape standard drawings, Approved Materials List, as well as these standard planting notes.
2. Soil samples for amendment testing shall be taken after completion of grading and prior to weed control and soil preparation at a minimum of three locations approved by the Public Works Department. Tests shall be performed by an approved laboratory. Tests performed shall include, but are not limited to: organic matter content, N/P/K, Ph, electrical conductivity, and percent silt, sand, and clay. Test results and application recommendations shall be submitted to the Public Works Department prior to application of amendments. Amendments shall be applied pursuant to the laboratory and manufacturer's recommendations.
3. Control weeds by watering for three weeks to adequately germinate the seedbed and then apply a post-emergent herbicide by a licensed applicator and weed as directed by the manufacturer before planting.
4. The Contractor shall provide positive drainage in all landscape areas.
5. Planting inspections are required for the following:
   a. Tree planting pit percolation tests (both fills).
   b. Plant material layout prior to planting.
   c. Plant material quality prior to planting.
   d. Amendment verification (prior to application).
   e. Plant material installation.
   f. Pre-maintenance period irrigation coverage inspection (punch list developed).
   g. Pre-maintenance period plant material inspection (punch list developed).
   h. Pre-maintenance period final punch list completion inspection.
   i. End of maintenance period inspection (30 days prior to the scheduled end of the maintenance period; punch list developed).
   j. Final maintenance period inspection (end of maintenance period punch listwork completed by developer.
6. Trees supplied to the project shall meet the following minimum standards:
   a. Trees shall have a straight trunk with a symmetrical crown.
   b. Trees shall have a substantial, single, central leader.
   c. Tree bark shall not be discolored, sunken, or swollen and shall be free of cut sand scrapes or other damage.
   d. Trees showing galleries, sun scald, or frost damage will not be accepted.
   e. The caliper of the tree shall be in proportion to the root ball.
   f. Trees with girdling roots wrapping around the trunk or otherwise root bound will not be accepted.
   g. Tree trunks more than 10 percent off center will not be accepted.
   h. Freshly pruned trees will not be accepted.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FENCE
- TELEPHONE OVERHEAD
- POWER LINE OVERHEAD
- GAS LINE
- POWER UNDERGROUND
- TELEPHONE UNDERGROUND
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FLOW LINE DITCH
- SILT FENCE
- BENCH MARK
- CLEAN OUT
- GUY WIRE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS/OIL WELL
- GAS METER
- LIGHT POLE
- POWER MANHOLE
- POWER POLE
- PULL BOX
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER WELL



Notes:
1. Installation includes removal of stakes one year after installation.
2. Shape soil surface to provide watering ring.
3. Adjust tree ties to allow room for growth during establishment (Allow Slack)
4. Tree Pit Shall equal Rootball Depth (Measure before digging to avoid over excavation.

TREE INSTALLATION DETAIL

N.T.S.

Notes:
1. The owner is responsible for the survival of all plant material and will replace any dead plant material.
2. All trees shall be installed at least five (5) feet from any water or sanitary sewer line.

IRRIGATION NOTES

1. Contractor shall submit an irrigation plan meeting all plumbing and City Standards for irrigation systems.
2. Drip irrigation shall be utilized for watering all non-turf irrigated plantings.
3. Rotating sprinkler nozzles shall be utilized for turf irrigation.
4. Overhead spray irrigation shall not be used to water non-turf landscaping, including trees and shrubs.
5. Irrigation systems shall operate at least 70 percent efficiency.
6. Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service locations with other trades to ensure they correspond with irrigation water points of connection and controller locations.
7. Contractor shall obtain Irrigation Meter Permit from City. Irrigation Meter shall be located near domestic water meter for building.

PAVEMENT LEGEND

- Install Concrete Paving
- Install Concrete Sidewalk
- Gravel Pavement Area

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LANDSCAPE PLAN

Job Number: 24012
Drawn By: DPH
Date: January, 2025

Revision | Date

gridline ENGINEERING

LICENSED PROFESSIONAL ENGINEER — OKLAHOMA — 25202

Carl Cypert Development

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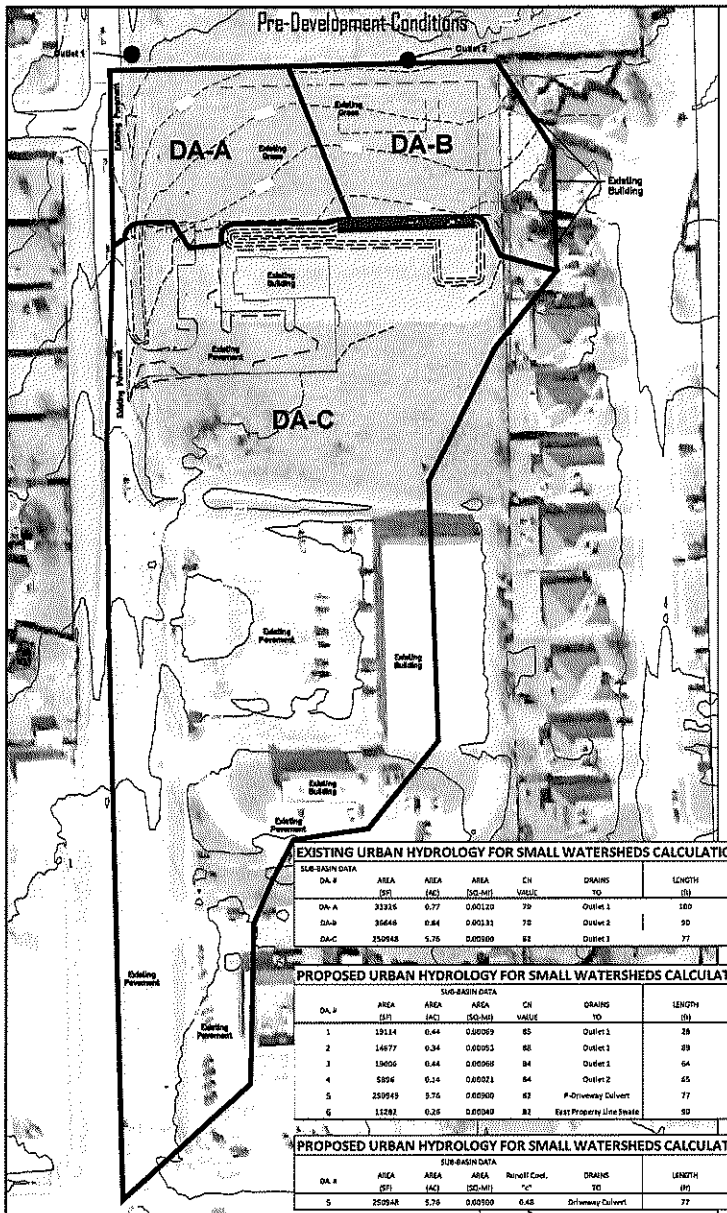


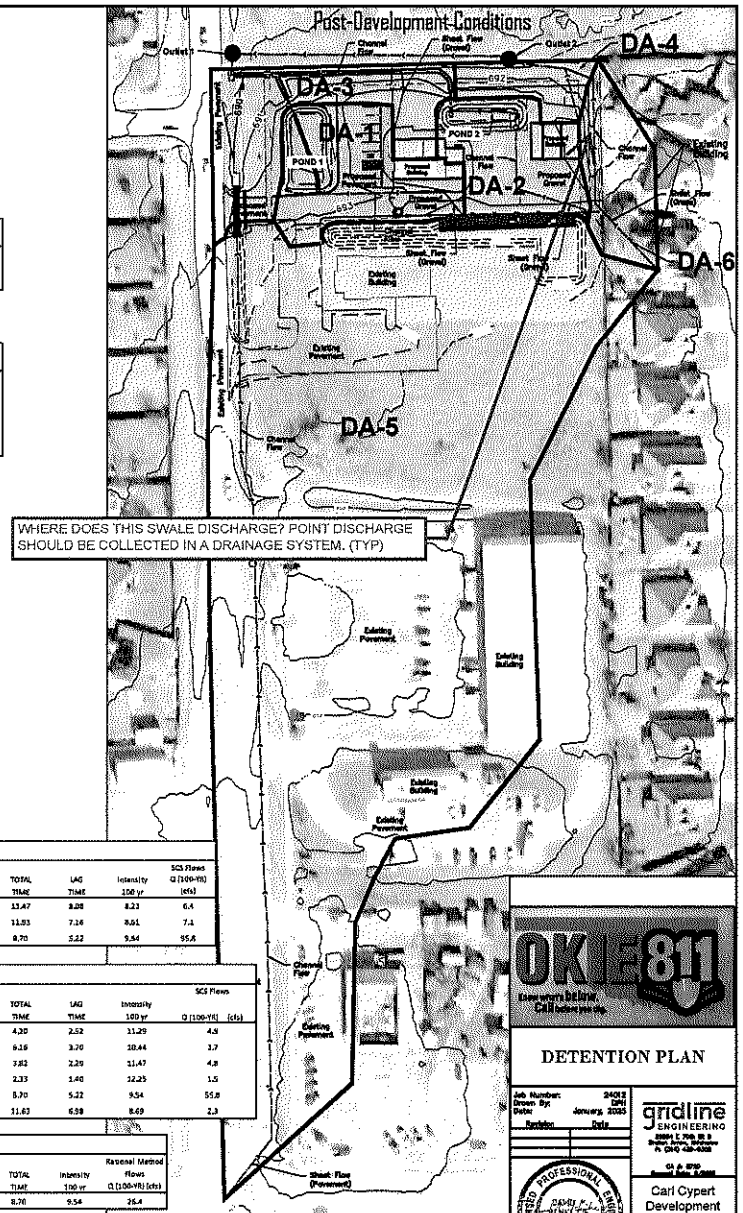
SCALE: 1" = 60'

Pre-Development Conditions CN Values

Drainage Area	Total Area	Previous AREA	Gravel Area	Impervious AREA	Calculated CN (Valve)
A	33826	30270	0	3056	79
B	36646	34185	0	2461	78
C	250948	191652	0	59296	82

Post-Development Conditions CN Values

Drainage Area	Total Area	Previous AREA	Gravel Area	Impervious AREA	Calculated CN (Valve)
1	19114	10963	2614	5537	85
2	14677	3189	9322	2166	88
3	19006	11723	2416	4867	84
4	5896	2629	3267	0	84
5	250945	191652	0	59293	82
6	11282	8821	0	2461	82



WHERE DOES THIS SWALE DISCHARGE? POINT DISCHARGE SHOULD BE COLLECTED IN A DRAINAGE SYSTEM. (TYP)

EXISTING URBAN HYDROLOGY FOR SMALL WATERSHEDS CALCULATIONS (TR-55)

SUB-BASIN DATA						SHEET FLOW					CHANNELIZED TIME				TOTAL	LAG	Intensity	SCS Flows
DA. #	AREA (SF)	AREA (AC)	AREA (SQ-MI)	CN VALUE	DRAINS TO	LENGTH (ft)	MANNINGS (n)	INTENSITY P2 (in/hr)	SLOPE (ft/ft)	Tc (SHEET) (min)	LENGTH (ft)	SLOPE (ft/ft)	VELOCITY (fps)	Tc (CHANEL) (min)	TIME	TIME	100 yr	Q (100-YR) (cfs)
DA-A	33826	0.77	0.00120	79	Outlet 1	100	0.24	3.86	0.019	12.00	202	0.013	2.3	1.47	13.47	8.08	8.23	6.4
DA-B	36646	0.84	0.00131	78	Outlet 2	90	0.24	3.86	0.029	11.07	197	0.035	3.8	0.86	11.93	7.16	8.01	7.1
DA-C	250948	5.76	0.00900	82	Outlet 3	77	0.016	3.86	0.016	2.12	903	0.013	2.3	6.58	8.70	5.22	9.54	55.8

PROPOSED URBAN HYDROLOGY FOR SMALL WATERSHEDS CALCULATIONS (TR-55)

SUB-BASIN DATA						SHEET FLOW					CHANNELIZED TIME				TOTAL	LAG	Intensity	SCS Flows
DA. #	AREA (SF)	AREA (AC)	AREA (SQ-MI)	CN VALUE	DRAINS TO	LENGTH (ft)	MANNINGS (n)	INTENSITY P2 (in/hr)	SLOPE (ft/ft)	Tc (SHEET) (min)	LENGTH (ft)	SLOPE (ft/ft)	VELOCITY (fps)	Tc (CHANEL) (min)	TIME	TIME	100 yr	Q (100-YR) (cfs)
1	19114	0.44	0.00069	85	Outlet 1	28	0.035	3.86	0.012	2.02	206	0.006	1.6	2.18	4.20	2.52	11.29	4.9
2	14677	0.34	0.00053	88	Outlet 1	89	0.035	3.86	0.008	4.65	143	0.006	1.6	1.51	6.16	3.70	10.44	3.7
3	19006	0.44	0.00068	84	Outlet 1	64	0.035	3.86	0.110	1.70	191	0.006	1.6	2.11	3.82	2.29	11.47	4.8
4	5896	0.14	0.00021	84	Outlet 2	65	0.04	3.86	0.085	2.01	55	0.030	2.9	0.32	2.33	1.40	12.25	1.5
5	250949	5.76	0.00900	82	P-Driveway Culvert	77	0.016	3.86	0.016	2.12	903	0.013	2.3	6.57	8.70	5.22	9.54	55.8
6	11282	0.26	0.00040	82	East Property Line Swale	90	0.24	3.86	0.020	11.07	128	0.035	3.8	0.56	11.63	6.98	8.69	2.3

PROPOSED URBAN HYDROLOGY FOR SMALL WATERSHEDS CALCULATIONS (TR-55) (RATIONAL METHOD FLOW)

SUB-BASIN DATA						SHEET FLOW					CHANNELIZED TIME				TOTAL	Intensity	Rational Method Flows
DA. #	AREA (SF)	AREA (AC)	AREA (SQ-MI)	Runoff Coef. "c"	DRAINS TO	LENGTH (ft)	MANNINGS (n)	INTENSITY P2 (in/hr)	SLOPE (ft/ft)	Tc (SHEET) (min)	LENGTH (ft)	SLOPE (ft/ft)	VELOCITY (fps)	Tc (CHANEL) (min)	TIME	100 yr	Q (100-YR) (cfs)
5	250948	5.76	0.00900	0.48	Driveway Culvert	77	0.016	3.86	0.016	2.12	903	0.013	2.3	6.58	8.70	9.54	26.4

Calculated Runoff Coefficient "c" Valve using 0.35 for pervious area and 0.9 for impervious area.

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

DETENTION PLAN

Job Number: 24013
Drawn By: DRC
Date: January 2025
Revision Date

gridline ENGINEERING
20021 E. 74th St. S. Broken Arrow, Oklahoma P. (314) 426-4200

OKLAHOMA PROFESSIONAL ENGINEER 25201

Carl Cypert Development

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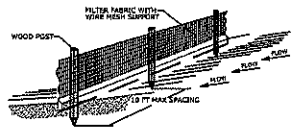
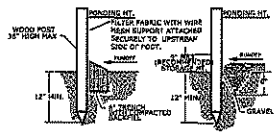




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN REACHES 1/3 HEIGHT OF THE FENCE.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA WHERE IT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE
NTS

SILT FENCE
CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. THE FABRIC HEIGHT SHALL NEVER EXTEND 18".

THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES.

TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPHILL SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOP OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

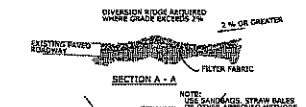
SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

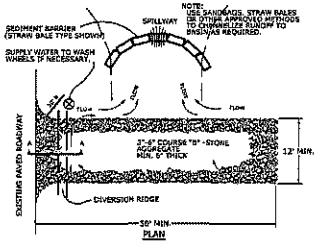
INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF AT LEAST 0.5" (12.7 MM). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 6 INCHES WHICHEVER.

THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.





NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTERANCE/EXIT (TCE)
NTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
CONSTRUCTION SPECIFICATIONS

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3-10 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 10 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS THE CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

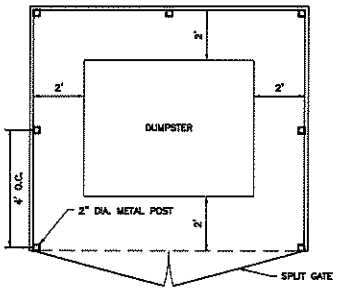
MAINTENANCE

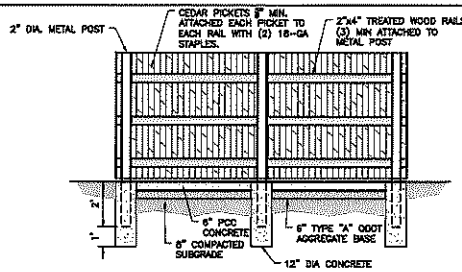
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE NOT VISIBLE.

AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.

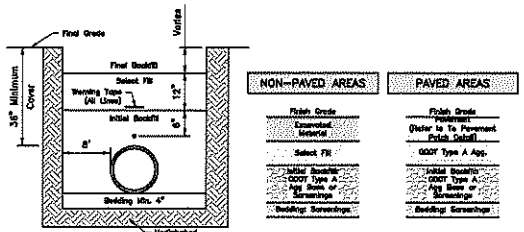
IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.





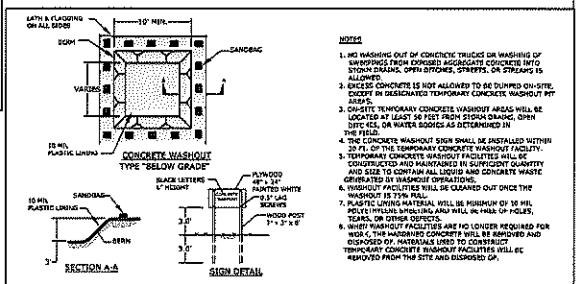
WOODEN FENCE DUMPSTER ENCLOSURE DETAIL
N.T.S.

Notes:
1. All soil shall be compacted around and below structure to 95% Standard Proctor Density Test.
2. All Concrete shall meet a design strength of 4000 psi in the 28 day test and shall be 4-6 Air Entrained with a 2-4 inch Slump.



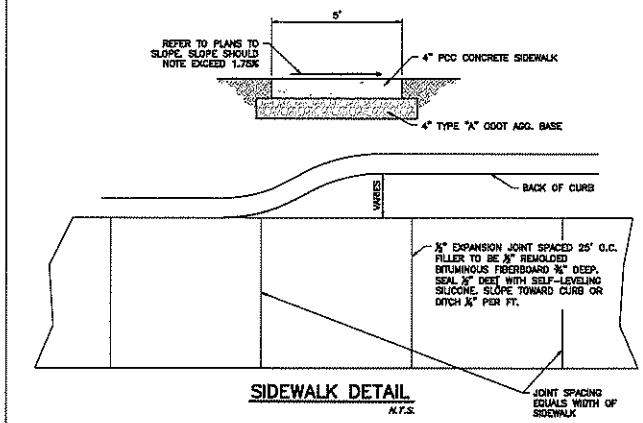
NOTES:
1. Select Fill consists of excavated materials containing no rocks larger than 2 inches.
2. Crushed Rock shall be ODOT Type "A" Base.
3. Compaction Requirements:
   A. Non-paved areas: 90% Maximum Standard Proctor Density for Cohesionless Soils and 85% for Cohesive Soils
   B. Paved areas: 95% Maximum Standard Proctor Density for Cohesionless Soils.
4. Fills over 12-feet Deep – Material in the area from select fill to bedding shall be 3" crusher run well graded.
5. Flowable Fill may be substituted for select fill in Road Crossing.
6. In areas where water infiltration cannot be controlled bedding and initial backfill shall be material conforming to ODOT Section 703.04(A).
7. Pipe material shall be DIP C151 (Class 150) or PVC AWWA C900 (Class 150) DR18 unless noted otherwise on the Drawings.
8. PVC Pipe Larger than 12" shall be AWWA C905, SDR21.

UTILITY TRENCH AND BEDDING
N.T.S.

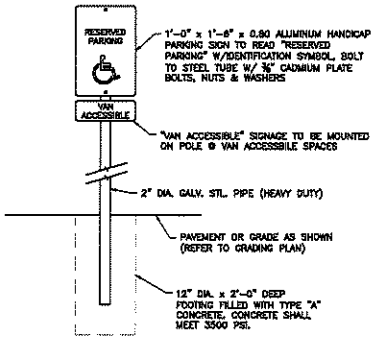


NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 20 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT DETAIL
NTS



SIDEWALK DETAIL
N.T.S.



ACCESSIBILITY PARKING SIGN
N.T.S.

OKIE811 Know what's below. Call before you dig.

DETAILS

Job Number	24012
Drawn By	GPC
Date	January 2025
Revision	Date

gridline ENGINEERING
Jason K. Fry, PE & Associates, Inc.
Ph. (340) 626-6206
CA # 6799
Expires June 30, 2026

Carl Cypert Development

C-7.0

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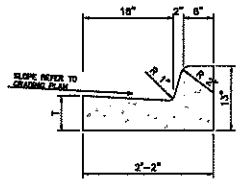
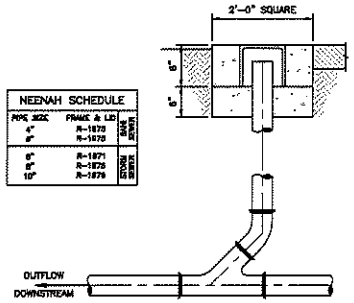


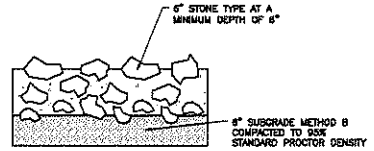
6" CURB AND GUTTER
N.T.S.

NOTES:
1. "T" EQUALS THE THICKNESS OF THE PAVEMENT.
2. CONCRETE AND BACKFILL SHALL MEET ODOT SPECIFICATIONS

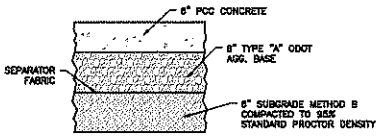


NOTES:
1. Riser Diameter to match downstream pipe size. Maximum Riser Diameter is 10-inches for storm drain, 8-inches for sanitary sewer.
2. Where line does not extend, Install a plug or substitute a length of straight pipe and another 45 elbow for wye.
3. Wye, Elbows and Riser to be schedule 40 PVC Pipe for storm and SDR-35 for Sanitary Sewer.
4. For Sanitary Sewer, use Bell End with Ferrule or Spigot Connection With Countersunk , Tapered-Thread, Brass Closure Plug.
5. For Sanitary Sewer, Provide Lid with "Sewer" imprint.

CLEAN-OUT DETAIL
N.T.S.

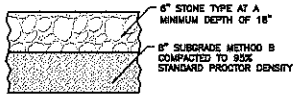


GROUTED RIP-RAP DETAIL
N.T.S.

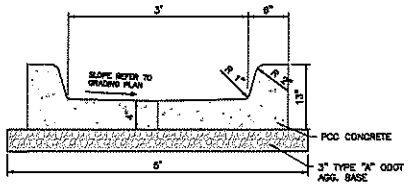


DRIVEWAY PAVEMENT SECTION
N.T.S.

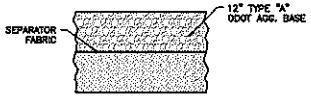
NOTES:
1. CONCRETE AND BACKFILL SHALL MEET ODOT SPECIFICATIONS



RIP-RAP DETAIL
N.T.S.

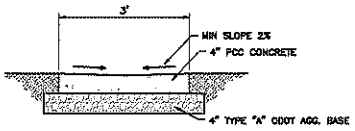


CURBED FLUME DETAIL
N.T.S.

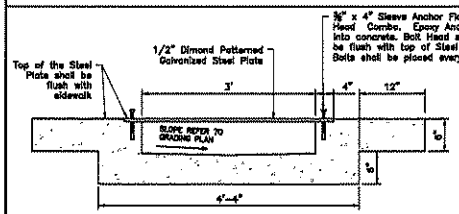


GRAVEL PAVEMENT SECTION
N.T.S.

NOTES:
1. GRAVEL AND BACKFILL SHALL MEET ODOT SPECIFICATIONS

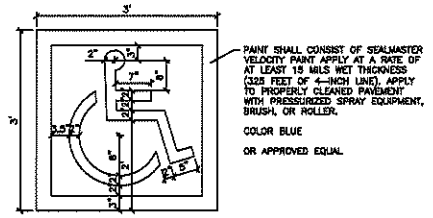


3' CONCRETE FLUME
N.T.S.



SIDEWALK UNDERDRAIN DETAIL
N.T.S.

Q(100) = 6.9 CFS
Q(CAP) = 7.1 CFS



PAINT SHALL CONSIST OF SEALMASTER VELOCITY PAINT APPLY AT A RATE OF AT LEAST 15 MILS WET THICKNESS (325 FEET OF 4-INCH LINE). APPLY TO PROPERLY CLEANED PAVEMENT WITH PRESSURIZED SPRAY EQUIPMENT, BRUSH, OR ROLLER.

COLOR BLUE

OR APPROVED EQUAL

ACCESSIBILITY PARKING EMBALM
N.T.S.

OKIE811 Know what's below. Call before you dig.

DETAILS

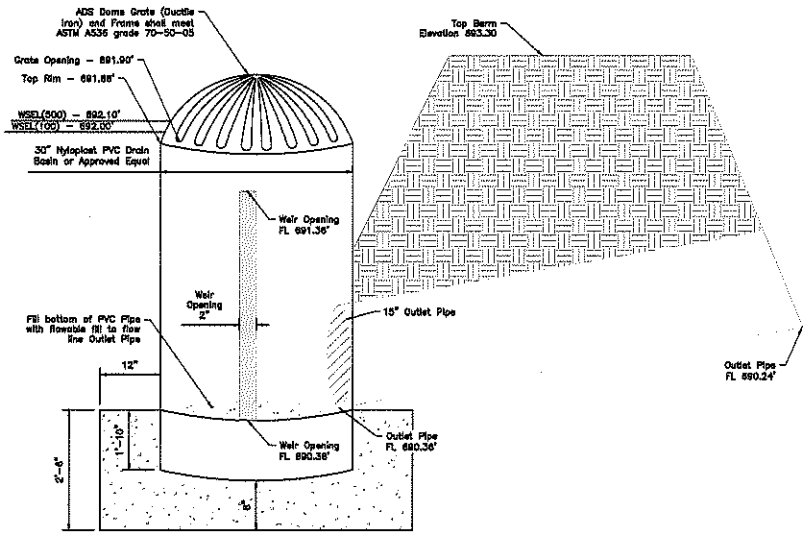
Job Number	24013
Drawn By	DPH
Date	January, 2025
Revision	Date

gridline ENGINEERING

LICENSED PROFESSIONAL ENGINEER — DAVID P. HOWELL — 25055 — OKLAHOMA

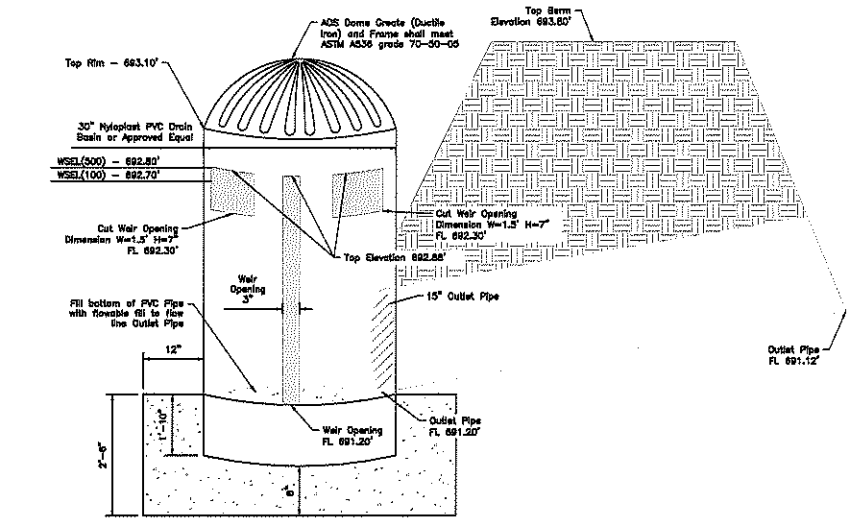
Carl Cypert Development

C-7.1



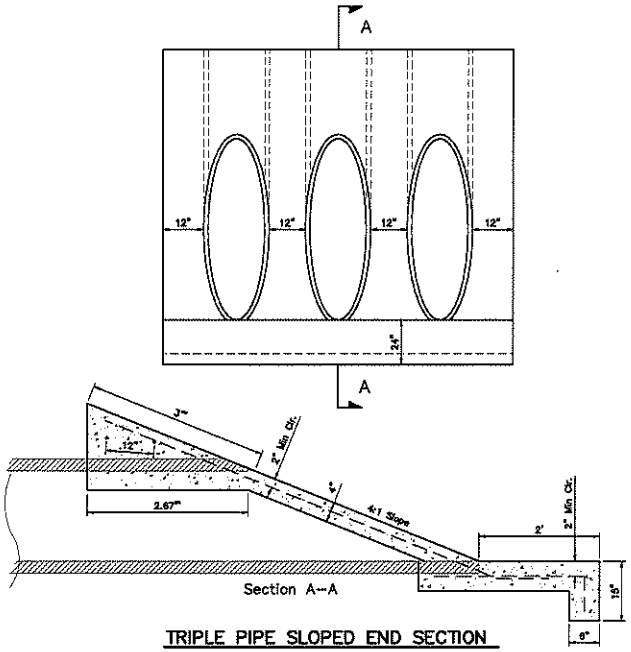
OUTLET STRUCTURE (POND 1)

N.T.S.



OUTLET STRUCTURE (POND 2)

N.T.S.



Section A–A

TRIPLE PIPE SLOPED END SECTION

N.T.S.

NOTES:
1. CONCRETE AND BACKFILL SHALL MEET ODOT SPECIFICATIONS
2. ¾" CHAMFERS ALL EXPOSED EDGES

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

DETAILS

Job Number	24012
Drawn By	BPH
Date	January, 2025
Revision	Date

gridline ENGINEERING
[illegible]
[illegible]
Ph (314) 488-6388
CA # 6788
Renewal Date: 2/2026

LICENSED PROFESSIONAL ENGINEER
Daniel P. [illegible]
25202
4/18/25
OKLAHOMA

Carl Cypert Development

C-7.2