

CONSTRUCTION PLANS FOR COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1

PROJECT NO. TD-23-0001, TMUA-W 24-06, ES-2023-18

ACCOUNT NUMBER: 2459FR0002

WATER:
SEWER: 2431S00020

CURRENT CITY OF TULSA STANDARD SPECIFICATIONS AND STANDARD DETAILS GOVERN. ALL OTHER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2019 OKLAHOMA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

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

ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF CITY OF TULSA.

PER THE LEASE DOCUMENT NO. 134723 DATED OCTOBER 23, 2019 BETWEEN THE CITY OF TULSA AND TULSA HOUSING AUTHORITY - NOTHING CONTAINED IN THE LEASE OR IN ANY OTHER AGREEMENT BETWEEN THE AUTHORITY AND THE CITY, OR ANY OTHER THIRD PARTY, NOR ANY ACT OF HUD, SHALL BE DEEMED OR CONSTRUED TO CREATE ANY RELATIONSHIP OF THIRD PARTY BENEFICIARY, PRINCIPAL AND AGENT, LIMITED OR GENERAL PARTNERSHIP, JOINT VENTURE, OR ANY ASSOCIATION OR RELATIONSHIP INVOLVING HUD, EXCEPT BETWEEN HUD AND THE AUTHORITY AS WILL BE PROVIDED UNDER THE TERMS OF THE ANNUAL CONTRIBUTION CONTRACT.

TULSA HOUSING AUTHORITY SHALL BE SHOWN AS ADDITIONAL INSURED ON ALL INSURANCE CERTIFICATES FOR THIS PROJECT.

CITY OF TULSA STANDARD DETAILS

- 102 - PROJECT SIGN
- 128 - STANDARD SILT FENCE, AND CONSTRUCTION ENTRANCE
- 304 - BEDDING DETAIL - RIGID PIPE
- 305 - BEDDING DETAIL - SEMI RIGID PIPE
- 306 - TRENCH DETAIL CONSTRUCTION ADJACENT TO ROADWAY
- 314 - MANHOLE STEPS
- 351 - BEDDING DETAIL PVC FLEXIBLE SANITARY SEWER PIPE
- 353 - FRAME AND LID FOR 4' I.D. SANITARY MANHOLES
- 356 - SANITARY SEWER MANHOLE WITH TAPER
- 360 - LAMPHOLE
- 366 - MANHOLE STEP LOCATION AND INVERT DETAILS
- 414 - MANHOLE ADJUSTING RING
- 608B - TRAFFIC SIGN
- 706 - COMMERCIAL DRIVEWAY
- 713 - PAVEMENT REMOVAL AND REPLACEMENT
- 714 - PAVEMENT CUTS
- 725 - STANDARD PAVEMENT PATCH AND REPAIR
- 726 - ASPHALT PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS
- 727 - CONCRETE PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS (1 OF 2)
- 729 - CONCRETE PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS (2 OF 2)
- 730 - STANDARD ASPHALT PAVEMENT CUT AND REPAIR
- 731 - STANDARD CONCRETE PAVEMENT CUT AND REPAIR
- 733 - STANDARD PAVEMENT REHABILITATION FOR UTILITY CONSTRUCTION
- 751 - PIPE BEDDING DETAIL FOR STORM SEWER
- 761 - STANDARD INLETS AND GRATES W/ ACCESS MANHOLE BACK OF CURB
- 764 - STANDARD REINFORCED CONCRETE STORMWATER INLETS
- 790 - STANDARD SIDEWALK RAMP

ODOT STANDARD DETAILS

- FGS1-1
- MJB-3
- PM1-1
- PCES-5-1
- SSA1-1

INTERNAL MILESTONES

- ALL SANITARY SEWER MAIN WORK AS SHOWN ON SHEET 18 SHALL BE TOTALLY COMPLETED BY MARCH 15, 2024.
- IF THE CONTRACTOR FAILS TO TOTALLY COMPLETE ALL THE WORK IN AREA II WITHIN THE SPECIFIED TIME, THE CONTRACTOR AGREES TO PAY THE CITY, NOT AS A PENALTY, BUT AS LIQUIDATED DAMAGES FOR BREACH OF CONTRACT, THE SUM OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2500.00) FOR EACH AND EVERY CALENDAR DAY FOR FAILURE TO COMPLETE THE WORK IN AREA II.
- FOR DETERMINING LIQUIDATED DAMAGE PAYMENTS, THE WORK SHALL BE CONSIDERED FULLY COMPLETE FOR EACH RESPECTIVE AREA WHEN THERE IS NO WORK FOR THE CONTRACTOR TO PERFORM, THE ENTIRE PUNCH LIST ITEMS ARE FINISHED FOR EACH RESPECTIVE AREA AND THE CONTRACTOR HAS REMOVED ALL EQUIPMENT, TRAFFIC CONTROL AND MATERIALS FROM THE SITE.
- THE CONTRACTOR MAY BEGIN WORK OPERATIONS IN THE REMAINING AREA AS REQUIRED TO MEET OVERALL PROJECT SCHEDULE.
- CONDITIONS RESULTING FROM SITUATIONS NOT CONTROLLED BY THE CONTRACTOR CAUSING LOST TIME SUCH AS UNFORESEEN UTILITIES, UNUSUALLY SEVERE WEATHER, OR NATURAL DISASTER WILL BE CONSIDERED ONLY FOR COMPUTATION OF LIQUIDATED DAMAGES.

ABBREVIATIONS	LINE TYPES	SYMBOLS
(M) MEASURED DATA	— SF —	UTILITY POLE
(R) RECORD DATA	— SF —	LIGHT POLE
BC BACK OF CURB	— SF —	GUY ANCHOR
BL BUILDING LINE	— SF —	ELECTRIC BOX
CL CENTERLINE	— SF —	ELECTRIC METER
EL EXISTING GRADE	— SF —	ELECTRIC TRANSFORMER
FF FINISHED FLOOR	— SF —	A/C UNIT
FG FINISHED GRADE	— SF —	ELECTRIC MANHOLE
FL FLOWLINE	— X — X —	GAS METER
GL GUTTER LINE	— X — X —	GAS VALVE
HP HIGH POINT	— X — X —	PIPELINE MARKER
INV INVERT	— X — X —	COMMUNICATION PEDESTAL
LF LINEAR FEET	— FO —	COMMUNICATION MANHOLE
LP LOW POINT	— OC —	SEWER CLEAN-OUT
ME MATCH EXISTING	— UC —	SANITARY SEWER MANHOLE
PL PROPERTY LINE	— OE —	DOWNSPOUT
RW RIGHT-OF-WAY	— UE —	ROOF DRAIN
RAW RIGHT-OF-WAY	— G —	STORM DRAIN MANHOLE
SF SQUARE FEET	— FM —	FIRE DEPARTMENT CONNECTION
SY SQUARE YARDS	— SS —	FIRE HYDRANT
TBK TOP OF BANK	— SS —	IRRIGATION CONTROL VALVE
TC TOP OF CURB	— SS —	SHUT-OFF VALVE
TG TOP OF GRATE	— SD —	SPRINKLER HEAD
TOE TOP OF BANK	— SD —	WATER METER
TP TOP OF PAVEMENT	— SD —	WATER VALVE
TR TOP OF RIM	— SD —	YARD HYDRANT
TS TOP OF SIDEWALK	— W —	PIPE BOLLARD
TW TOP OF WALL	— WSL —	BENCHMARK
	— IRR —	ACCESSIBLE PARKING
		MAILBOX
		POTHOLE
		SIGN

SURVEY DATA

- HORIZONTAL CONTROL:
 - A. OKLAHOMA STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, NORTH ZONE. (NAD83)
 - B. ACCURACY - 3RD ORDER OR BETTER.
- BEARINGS:
 - A. THE BEARINGS SHOWN HEREIN ARE GRID BEARINGS DERIVED FROM THE OKLAHOMA STATE PLANE COORDINATE SYSTEM AND ARE NOT ASTRONOMICAL.
- VERTICAL CONTROL:
 - A. LEVEL DATUM IS NAVD 1988
 - B. ACCURACY - 3RD ORDER OR BETTER.

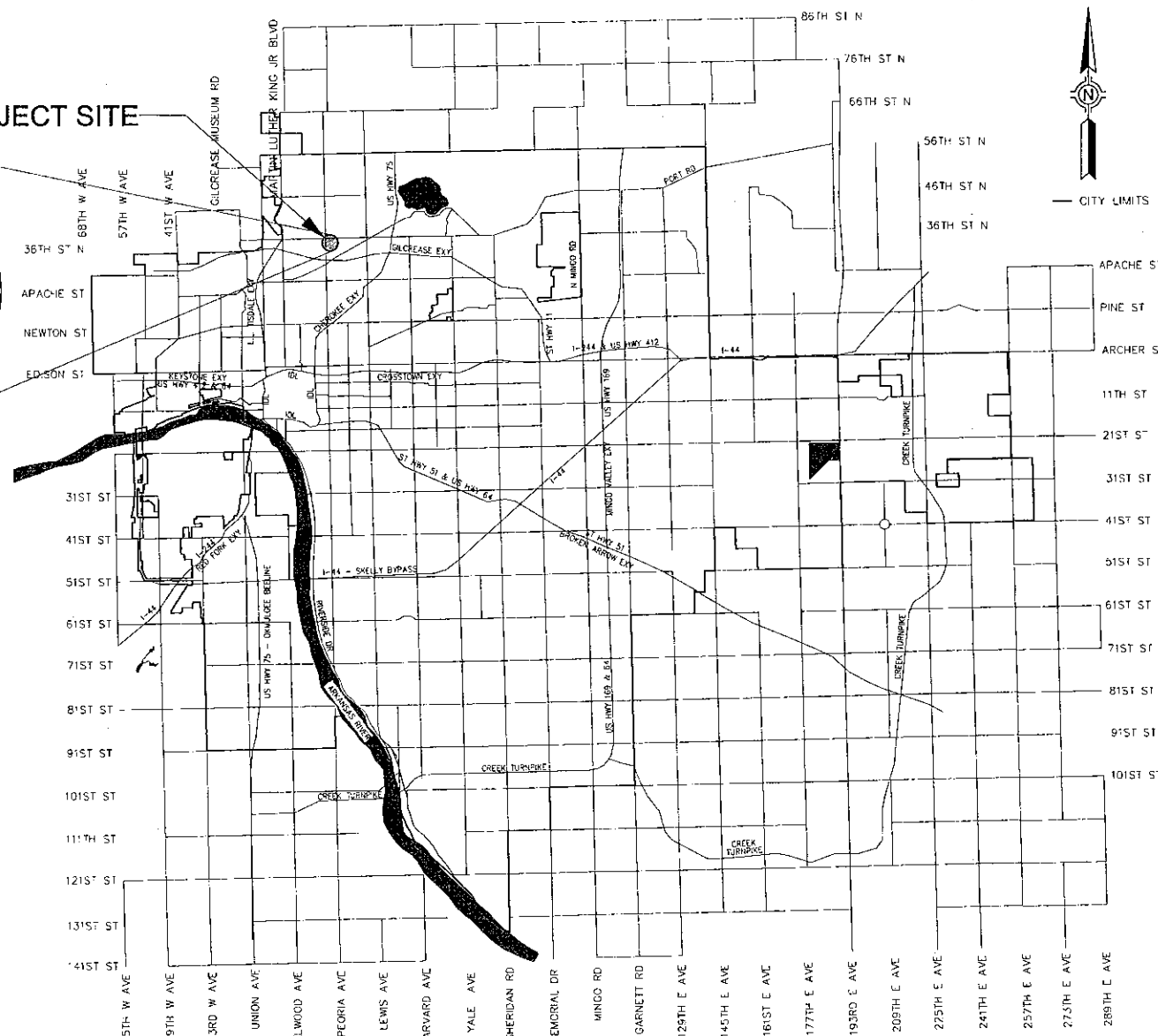
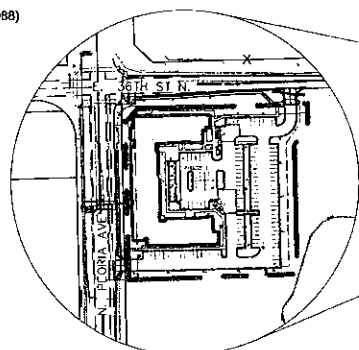
BENCHMARK INFORMATION

CITY OF TULSA CONTROL POINT ADS BENCHMARK STATION NAME TA51
2" ALUMINUM CAP SET IN CONCRETE.
N 446267.160, E 2564568.268, ELEV 653.01 (NAVD 1988)

SITE BENCHMARKS

BM#1 CHISELED BOX TOP OF CURB ELEV=630.81
BM#2 CHISELED BOX TOP OF CURB ELEV=623.30

PROJECT SITE



Location Map

SCALE: N.T.S.

UTILITY COORDINATION BOX

	NUMBER	NOTIFIED
WATER DESIGN	918-596-9588	
WASTEWATER DESIGN	918-596-9684	
TRANSPORTATION DESIGN	918-596-9636	
TRAFFIC ENGINEERING DESIGN	918-596-9749	
STORMWATER DESIGN	918-596-9498	
COT IT NETWORK SERVICES	918-596-7070	
CALL OKIE WORK ORDER #	800-522-OKIE	
LIST UTILITIES FROM CALL OKIE WORK ORDER #		
OKLAHOMA NATURAL GAS COMPANY	918-831-8387	
AT&T COMMUNICATION INC. (DISTRIBUTION)	918-527-7309	
AT&T COMMUNICATION INC. (TRANSMISSION)	580-931-7688	
COX COMMUNICATIONS	918-830-7238	
AEP/PSO	918-250-6211	
MCIVERIZON	918-590-5920	
EASYTEL COMMUNICATIONS	918-286-4716	
WELLS CO VALOR TELECOM	479-855-7000	
US CELLULAR	918-693-7035	



Know what's below.
Call before you dig.

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.

APPROVED BY

[Signature]
CITY ENGINEER

10/12/23
DATE

ADVERTISE DATE:

10.20.23

[Signature]

DIRECTOR, WATER AND SEWER DEPT.

10.12.2023
DATE

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- REPAIR PLAN FOR STREET CLOSURE

PREPARED BY:



JORDAN RODICH, PE NO 28548

wallace design collective

wallace design collective, pc
structural civil landscape survey
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exp: 6-30-25

SHEET 1 OF 19



PROJECT NO TD-23-0001: COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1

\\C:\Users\Server\Projects\23-0001 Comanche Park CIP\Drawings\PRODUCTION\CIP\Contrad 11240001 CIP C1 3 ROAD PAY QTY'S.dwg PLOT: 9/21/2023 9:28:56 AM ORG SIZE: 24"x36"

SUMMARY OF QUANTITIES (REV 11/14/2018)									
ITEM	SPEC. NO.	DESCRIPTION	PAY ITEM NOTE	UNIT	QUANTITY TOTAL	N PEDORIA AVE		E 36TH STREET N	
						SHT 12	SHT 13	SHT 12	SHT 13
1	201(A)	CLEARING AND GRUBBING	E-1, 2	ACRE	0.331	0.111		0.220	
2	202(A)	UNCLASSIFIED EXCAVATION	E-3, 4, 5, R-1	CY	59.8	11.4		48.2	
3	202(D)	UNCLASSIFIED BORROW	E-5	CY	1246				1244.8
4	205(A)	TYPE A SALVAGED TOPSOIL		CY	217		75.8		142.3
5	220	SWPPP DOCUMENTATION AND MANAGEMENT	E-6	LSUM	1				
6	221(C)	TEMPORARY SILT FENCE	E-7	LF	588	296		292	
7	221(F)	TEMPORARY SILT DIKE	E-7	LF	60			60	
8	221(K)	TEMPORARY FIBER LOG	E-7	LF	24			24	
9	230(A)	SOLID SLAB SODDING (LIKE KIND)	E-10, 11	SY	1304		450		854
10	303(A)	AGGREGATE BASE TYPE A	E-5, E-1, 2	CY	133		44.3		89.0
11	310(B)	SUBGRADE METHOD B	E-6	SY	73		7.8		85.4
12	609(A)	2'-2" COMBINED CURB AND GUTTER (8" BARRIER)	S-12, 13, 15, 16	LF	351		33.2		318.0
13	810(B)	4" CONCRETE SIDEWALK	S-12, 13, 15, 17	SY	348		142.4		203.8
14	810(B)	8" CONCRETE DRIVEWAY	S-12, 13, 15, 17	SY	235		99.9		135.3
15	810(B)	TACTILE WARNING DEVICE		SF	40		20.0		20.0
16	811(G)	INLET, CCI DESIGN 3, COMPLETE IN PLACE	D-2, 3, 7, 8, 9, 10, 11	EA	1				1.0
17	811(G)	INLET, CCI DESIGN 3 W/AMH, COMPLETE IN PLACE	D-1, 2, 3, 7, 8, 9, 10, 11	EA	1				1.0
18	813(A)	RCP, 18-INCH ROUND, COMPLETE IN PLACE	D-8, 12, 13	LF	67				67.3
19	813(L)	PCES, 18-INCH ROUND, COMPLETE IN PLACE		EA	1				1.0
20	819(B)	REMOVAL OF ASPHALT PAVEMENT	R-1, 2, 5, 6	SY	58			58.3	
21	819(B)	REMOVAL OF CONCRETE SIDEWALK	R-1, 2, 5, 6	SY	144	144.4			
22	819(B)	REMOVAL OF CONCRETE DRIVEWAY	R-1, 2, 5, 6	SY	21	20.8			
23	819(B)	REMOVAL OF CURB AND GUTTER	R-1, 2, 5, 6	LF	66	66.2			
24	819(C)	SAWING PAVEMENT		LF	489	102.5		368.8	
25	841	MOBILIZATION	G-2	EA	1				
26	842	CONSTRUCTION STAGING, LEVEL II	G-3, 4	EA	1				
27	855(A)	REMOVAL OF TRAFFIC ITEMS	T-1	EA	3	1.0		2.0	
28	850(A)	SHEET ALUMINUM SIGN	T-2	SF	23		9.0		14.0
29	880(B)	SIGNS 0.00 TO 6.25 SF	T-4, 6	SD	360		180.0		180.0
30	880(B)	SIGNS 6.25 TO 15.99 SF	T-4, 5	SD	640		270.0		270.0
31	880(C)	BARRICADES (TYPE B)	T-2, 4, 5	SD	360		180.0		180.0
32	880(E)	TYPE "A" WARNING LIGHT	T-5	SD	720		360.0		360.0
33	880(E)	TYPE "C" WARNING LIGHT	T-5	SD	360		180.0		180.0
34	890(F)	DRUMS	T-2, 4, 5	SD	2880		1440.0		1440.0
35	890(G)	TUBE CHANNELIZERS	T-2, 4	SD	4500		2250.0		2250.0
36	SPECIAL	PROJECT SIGN (CITY OF TULSA)	T-7	EA	2				
37	SPECIAL	URBAN RIGHT-OF-WAY RESTORATION	G-5, 6, 7, 8, 9, 10	EA	1				
38	SPECIAL	OWNER ALLOWANCE		EA	25000				
39	SPECIAL	SIDEWALK RAMP (TYPE "A")		EA	4		2		2
40	SP COT 334	CONSTRUCTION AS-BUILTS		EA	1				
41	SP COT 335	CONTRACTOR'S QUALITY CONTROL		EA	1				
42	SP COT 808(D)	1 3/4" SQUARE TUBE POST		LF	22		10.5		21.0
43	SP COT 808(E)	2" SQUARE TUBE POST		LF	9		3.0		6.0



09/21/2023
oklahoma.cq1450
exp: 6-30-25

ROADWAY PAY QUANTITIES									
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT									
PLANS AND ESTIMATES PREPARED BY: wallace design collective wallace design collective, pc 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5858 - wallace design									
REVISION:	BY	DATE	PLAN SCALE:	DRAWN	MDE	9/19/23	APPROVED:	 DESIGN ENGINEER	
			1"=20'	DESIGNED	JR	9/19/23			
				SURVEY	RKS	3/28/21			
			PROFILE SCALE:	PROJ MGR.		9/1/23			
			HORIZONTAL:	LEAD MGR.					
			1"=20'	FIELD MGR.		9/19/23			
			VERTICAL:	RECOMMENDED					
			1"=5'	DESIGN MANAGER		9/19/23			
			FILE:	DRAWING:			DATE: 9/19/23	 SHEET 2 OF 11 SHEETS	
			ATLAS PAGE NO.: 218, 219						

SHEET 2 OF 11 SHEETS

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ENGINEERING SERVICES - TRANSPORTATION DESIGN
PAY ITEM NOTES (VERSION: 11/14/2018)

EARTHWORK / EROSION CONTROL / SITE PREPARATION (E1 - E11)

- E-1: ALL COSTS FOR REMOVING TREES, SHRUBS, STUMPS, POSTS, AND ALL OTHER DEBRIS AND/OR OBSTRUCTIONS NOT COVERED BY A SEPARATE PAY ITEM ARE INCLUDED IN THE PRICE BID.
- E-2: ALL EXISTING DRAINAGE STRUCTURES SHALL BE CLEANED AND CLEARED OF ALL SEDIMENTATION AND DEBRIS TO THE RIGHT OF WAY. COST OF CLEARING SHALL BE INCLUDED IN THE PRICE BID.
- E-3: THE CONTRACTOR SHALL BE PAID FOR UNCLASSIFIED EXCAVATION ON THE BASIS OF PLAN QUANTITY. ANY ADDITIONAL EXCAVATION REQUIRED OR OVERRUN OF PLAN QUANTITY WILL BE PAID FOR ON THE BASIS OF UNIT PRICE BID FOR THE ITEM. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SURVEY TO VERIFY ANY ADDITIONAL QUANTITIES. QUANTITY CHANGES WILL NOT BE CONSIDERED FOR LATERAL DIFFERENCES IN EXCAVATIONS RESULTING FROM CONTRACTOR'S ACTUAL SLOPED OR SHORED EXCAVATIONS
- E-4: UNCLASSIFIED EXCAVATION INCLUDES REMOVAL OF AGGREGATE BASE AND MODIFIED SUBGRADE UNDER EXISTING PAVEMENT TO BE REPAIRED.
- E-5: THIS QUANTITY INCLUDES AN ADDITIONAL 10% ABOVE PLAN QUANTITY FOR UNDERCUTTING OF UNSUITABLE SUBGRADE MATERIAL OR ADDITIONAL PATCHING AS DIRECTED BY THE ENGINEER.
- E-6: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL AND MAINTENANCE OF THE STORM WATER DRAINAGE FROM THE CONSTRUCTION SITE. STORM WATER PONDING ON THE CONSTRUCTION SITE THAT IS THE RESULT OF CONSTRUCTION WILL NOT BE ALLOWED. ALL COST ASSOCIATED WITH STORM WATER MANAGEMENT, AS WELL AS REMOVAL OF ALL SILT AND DEBRIS FROM ALL DRAINAGE STRUCTURES, STORM SEWER PIPES AND APPURTENANCES WITHIN THE PROJECT LIMITS AT END OF PROJECT, SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THIS ITEM.
- E-7: EROSION PROTECTION SHALL BE PLACED AS FOLLOWS:
A) AROUND INLETS TO PREVENT INFLOW OF ERODED MATERIAL INTO STORM SEWER SYSTEM;
B) IN LOCATIONS THROUGHOUT PROJECT SITE, AS DETERMINED BY THE ENGINEER, TO PREVENT WASH OF ERODED MATERIAL ONTO ADJACENT PROPERTY;
C) FOR ENTIRE DURATION OF PROJECT, WITH MAINTENANCE AND REPLACEMENTS, AS DIRECTED BY THE ENGINEER;
D) WITH PERIODIC REMOVAL OF SEDIMENT IN ACCORDANCE WITH STORMWATER MANAGEMENT PLAN.
ALL COST FOR ITEMS A-D ABOVE SHALL BE INCLUDED IN UNIT PRICE BID FOR THIS ITEM.
- E-8: NOT USED
- E-9: NOT USED
- E-10: ESTIMATED QUANTITY IS BASED ON SODDING OF ALL DISTURBED AREAS OUTSIDE THE FINAL PAVING LIMITS AND WITHIN THE FINAL GRADING LIMITS AS INDICATED BY THE TOP-OF-CUT/TOE-OF-SLOPE LINE ON THE PLANS (EXCLUDING SURFACES OF STRUCTURES, FIXTURES AND APPURTENANCES). SOD SHALL BE OF LIKE-KIND TO EXISTING SOD. PRICE BID INCLUDES PLACEMENT AND COMPACTION OF SUITABLE BACKFILL. ANY EXISTING GRASSED AREAS BEYOND THE ABOVE STATED LIMITS THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESODDED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S SOLE EXPENSE.
- E-11: COST OF WATERING AND FERTILIZING SHALL BE INCLUDED. FERTILIZERS SHALL BE 10-20-10 AND SHALL BE APPLIED AT THE RATE OF 1.5 LBS PER 10 SQ YDS. FERTILIZER SHALL BE APPLIED PER SECTION 230.04H OF ODOT STANDARD SPECIFICATIONS. WATERING SHALL BE APPLIED AS NECESSARY UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE WORK IS ACCEPTED AS COMPLETE.

SURFACING / STRUCTURES (S1 - S21)

- S-1: TYPE A AGGREGATE BASE WAS ESTIMATED TO BE USED AS THE BASE MATERIAL FOR 90% OF THE PATCHING. QUICK SET FLOWABLE FILL WAS ESTIMATED TO BE USED AS THE BASE MATERIAL FOR 10% OF THE PATCHING. ACTUAL QUANTITIES TO BE DETERMINED BY THE ENGINEER.
- S-2: INCLUDES COMPACTION OF AGGREGATE TO 98% AASHTO T180 MODIFIED PROCTOR.
- S-3: SEPARATOR FABRIC SHALL BE USED AT ALL PAVEMENT PATCHES AND RECONSTRUCTION SECTIONS. THE SEPARATOR FABRIC SHALL BE CUT AND OVERLAPPED A MINIMUM OF 2 FT AT ALL EDGES OF THE REPAIR.
- S-4: NOT USED.
- S-5: NOT USED.
- S-6: NOT USED.
- S-7: NOT USED.
- S-8: NOT USED.
- S-9: NOT USED.
- S-10: IF THE CONCRETE PAVEMENT TYPICAL SECTION SHOWS CURB & GUTTER THE CONTRACTOR MAY REQUEST TO USE INTEGRAL CURB AS AN ALTERNATIVE WITHOUT ANY ADJUSTMENT IN PAY ITEMS OR QUANTITIES. ALSO, IF THE CONCRETE PAVEMENT TYPICAL SECTION SHOWS AN INTEGRAL CURB THE CONTRACTOR MAY REQUEST TO USE CURB & GUTTER AS AN ALTERNATIVE WITHOUT ANY ADJUSTMENT TO PAY ITEMS OR QUANTITIES. EITHER REQUEST MUST BE APPROVED BY THE ENGINEER.
- S-11: CONCRETE PAVEMENT SHALL BE COMPLETE IN PLACE. NO PARTIAL OR FINAL PAYMENT SHALL BE MADE UNTIL PAVEMENT HAS BEEN SAWED AND SEALED.
- S-12: THE USE OF FLY-ASH IN CONCRETE IS PROHIBITED.
- S-13: INCLUDES ALL COST OF SAWED JOINTS AND SEALING OF ALL JOINTS INCLUDING LONGITUDINAL JOINTS.
- S-14: NOT USED
- S-15: THIS ITEM SHALL BE MEASURED AS THE ACTUAL AMOUNT OF CURB AND/OR GUTTER INSTALLED. NO PAYMENT WILL BE MADE FOR CURB AND/OR GUTTER THROUGH DRIVEWAYS AND INLETS.
- S-16: CURB, GUTTER, AND/OR SIDEWALK ASSOCIATED WITH THE DRIVEWAY AND THROUGH THE DRIVEWAY IS INCLUDED IN THE COST OF THE DRIVEWAY.
- S-17: ONE SIDEWALK PANEL ON EACH SIDE OF DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK OR MATCH EXISTING DRIVEWAY THICKNESS, WHICHEVER IS GREATER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THE COST OF THE THICKENED SIDEWALK THROUGH THIS AREA.
- S-18: NOT USED.
- S-19: NOT USED.
- S-20: NOT USED.
- S-21: THIS PAY ITEM INCLUDES THE FOLLOWING:
A. SAW CUTTING
B. REMOVAL OF THE EXISTING CONCRETE AND/OR ASPHALTIC CONCRETE ROADWAY (CY)
C. TYPE S3 ASPHALTIC CONCRETE OR PC CONCRETE COMPLETE AND IN PLACE PER DETAIL
D. SEALING OF EDGES AND TACK COAT
- DOES NOT INCLUDE THE FOLLOWING:
A. UNCLASSIFIED EXCAVATION
B. SUBGRADE METHOD B (SY)
C. SEPARATOR FABRIC (SY)
D. AGGREGATE BASE (TYPE A)
E. ASPHALT CONCRETE LEVELING OR SURFACE COURSE

REMOVAL / ADJUSTMENT (R1 - R6)

- R-1: WASTE MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN A MANNER APPROVED BY THE ENGINEER.
- R-2: ALL SAW CUTTING AND REMOVAL SHALL BE INCLUDED IN THE COST OF THE ITEM TO BE ADJUSTED, REMOVED, REPAIRED, OR REPLACED.
- R-3: NOT USED.

- R-4: NOT USED.
- R-5: ITEMS TO BE REMOVED MAY OR MAY NOT BE PRESENT IN ANY SPECIFIED CONDITION.
- R-6: SHALL INCLUDE ALL COSTS ASSOCIATED WITH PLUGGING/ PATCHING HOLES IN EXISTING STRUCTURES TO REMAIN.

GENERAL (G1 - G10)

- G-1: LOCATIONS TO BE DETERMINED IN THE FIELD AND WORK TO BE PERFORMED AT THE DIRECTION OF THE FIELD ENGINEER. QUANTITY IS ESTIMATED AND MAY BE OMITTED IN ITS ENTIRETY.
- G-2: MAXIMUM OVERALL DOLLAR AMOUNT AND SCHEDULE OF PAYMENTS SHALL BE IN ACCORDANCE SECTION 641 OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION. EXCLUDES MOBILIZATION FOR WATERLINE WORK.
- G-3: CONSTRUCTION STAKING SHALL INCLUDE SURVEYING AND THE FURNISHING, PLACING, AND MAINTAINING OF THE CONSTRUCTION LAYOUT STAKES NECESSARY FOR THE PROPER COMPLETION AND INSPECTION OF THE ENTIRE PROJECT.
- G-4: THE COST TO REPLACE REMOVED OR DAMAGED SECTION CORNERS AND ALL OTHER PERMANENT RIGHT OF WAY MARKERS SHALL BE INCLUDED IN THE PRICE BID FOR THIS ITEM. NO ADDITIONAL PAYMENT WILL BE MADE.
- G-5: CONTRACTOR SHALL REPAIR ANY IRRIGATION SYSTEMS DAMAGED OR REQUIRING RELOCATION DURING THE CONSTRUCTION OF THIS PROJECT TO THE SATISFACTION OF THE PROPERTY OWNER AND CITY ARBORIST. COST SHALL BE INCLUDED IN THE PRICE BID.
- G-6: ALL HOUSE NUMBERS SHALL BE REPLACED/ REESTABLISHED THROUGHOUT PROJECT LIMITS. COST TO BE INCLUDED IN URBAN RIGHT OF WAY RESTORATION. CONTRACTOR SHALL REESTABLISH DRAINS, ROOF DRAINS AND OTHER DRAINAGE THROUGH THE CURBS IN ACCORDANCE WITH CITY OF TULSA STANDARD 758. NO NEW CURB OUTLETS SHALL BE CONSTRUCTED WITHOUT APPROVAL OF THE ENGINEER.
- G-7: AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST SHALL OVERSEE ALL PLANTINGS AND/OR REMOVAL OF TREES. CONTACT CITY ARBORIST TO ACCEPT FINAL PLANTINGS.
CONTACT #: 918-596-2548
- G-8: TREE GRATES ARE NOT ACCEPTABLE PER CITY ARBORIST. CONCRETE PAVERS ARE TO BE USED AS NECESSARY AROUND TREES.
- G-9: CONTRACTOR SHALL COORDINATE WITH HOMEOWNERS TO RESET ALL PAVERS, LANDSCAPE STONE, PRIVATE SIDEWALKS AND FENCES THAT ARE DISTURBED DURING CONSTRUCTION OPERATIONS. ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR RESETTNG OF SUCH ITEMS IS TO BE INCLUDED IN PRICE BID FOR URBAN RIGHT OF WAY RESTORATION.
- G-10: PAY ITEM INCLUDES ALL MOWING WITHIN THE RIGHT-OF-WAY AS DIRECTED DURING CONSTRUCTION.

DRAINAGE (D1 - D15)

- D-1: THIS ITEM SHALL INCLUDE THE COST OF NEW MANHOLE FRAME AND COVER PER CITY OF TULSA STD NO.752, STD NO. 753, STD NO., 754 STD NO. 761 AND STD NO. 762.
- D-2: THE TOTAL COST FOR RUBBERIZED ASPHALT AND/OR SILICONE AT MANHOLES, VALVE BOXES, INLETS, AND INLET APRONS, SHALL BE INCLUDED.
- D-3: NO MASONRY STRUCTURES SHALL BE CONSTRUCTED WITHIN THE RIGHT OF WAY.
- D-4: NOT USED.
- D-5: NOT USED.
- D-6: NOT USED.
- D-7: INCLUDES THE COST REQUIRED TO MAKE CONNECTION AND REMOVAL OF EXISTING INLETS. THE COST OF PC CONCRETE CURB AND GUTTER THROUGH THE INLET, 5' EACH SIDE OF THE INLET, AND THE PC CONCRETE INLET APRON SHALL BE INCLUDED. GRATE AND FLOWLINE ELEVATIONS SHALL MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED IN THE PLANS.
- D-8: QUICKSET FLOWABLE FILL SHALL BE USED TO BACKFILL AROUND STREET CURB INLETS AND REINFORCED CONCRETE PIPE, AS NEEDED, AT THE DIRECTION OF THE ENGINEER.
- D-9: ALL INLETS COMPLETE IN PLACE SHALL BE CAST IN PLACE CONCRETE OR PRECAST CONCRETE. NO BRICK INLETS SHALL BE ALLOWED. THIS PAY ITEM INCLUDES INLET FRAME, GRATE, HOOD AND CONCRETE.
- D-10: ADDITIONAL DEPTH IN INLET SHALL BE MEASURED AND PAID FOR ALL INLETS EXCEEDING 3.71 VERTICAL FT, CALCULATED FROM THE CENTER ELEVATION OF THE LOWEST CAST IRON CURB TO THE FLOWLINE OF THE OUTLET PIPE.
- D-11: FOR INLET DESIGN NUMBERS AND CONFIGURATIONS REFER TO CITY OF TULSA STANDARD NO. 755. INLET DETAIL / LIST WILL BE PROVIDED IN THE PLANS FOR CONFIGURATIONS NOT SHOWN IN CITY OF TULSA STANDARDS.
- D-12: REINFORCED CONCRETE PIPE TO BE CLASS III. ALL REINFORCED CONCRETE PIPE AND MANHOLES TO BE SUPPLIED WITH AN IMNI-FLEX JOINT GASKET OR APPROVED EQUAL. MASTIC JOINT SEALANT SHALL NOT BE ALLOWED.
- D-13: THIS PAY ITEM SHALL BE COMPLETE IN PLACE AND SHALL INCLUDE ALL PIPE, STANDARD BEDDING MATERIAL AND TRENCH EXCAVATION, JOINT GASKETS AND ALL OTHER INCIDENTALS. NO ADDITIONAL COST WILL BE MADE. PRIOR TO ACCEPTANCE, INTERIOR OF PIPE SHALL BE INSPECTED FOR DEFECTS USING SELF-PROPELLED MOBILE CLOSED-CIRCUIT CAMERA SYSTEM.
- D-14: NOT USED
- D-15: NOT USED

TRAFFIC (T1 - T7)

- T-1: ALL TRAFFIC MATERIALS REMOVED SHALL BE HANDLED PER COT SPECIFICATION 625 REMOVAL OF TRAFFIC ITEMS.
- T-2: REFLECTORIZED SHEETING ON SIGNS AND BARRICADES SHALL BE OF A CUBIC PRISMATIC TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4958-01 TYPE IX RETROREFLECTIVE SHEETING. REFLECTORIZED SHEETING ON DRUMS AND TUBE CHANNELIZERS SHALL BE OF A HIGH-INTENSITY TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4956-01 TYPE III RETROREFLECTIVE SHEETING.
- T-3: ALL PLASTIC PAVEMENT MARKINGS SHALL BE EITHER:

EXTRUDED-APPLIED THERMOPLASTIC (USE ON ASPHALT PAVEMENT). THERMOPLASTIC PAVEMENT MARKINGS SHALL ONLY BE APPLIED WHEN THE SURFACE TEMPERATURE EXCEED 50°F FOR ALL OF THE SIX HOURS PRIOR TO INSTALLATION AND MAXIMUM WIND GUSTS ARE BELOW 15 MPH AT THE TIME OF APPLICATION. PRICE BID TO INCLUDE FLEX TABS OR LIKE KIND FOR POST CONSTRUCTION LANE MARKING/SEPARATION. MECHANICALLY APPLIED PREFORMED PLASTIC TAPE ("COLD TAPE") WILL NOT BE ACCEPTED.
- OR

MULTI-POLYMER PAINT (USE ON CONCRETE PAVEMENT). MULTI-POLYMER PAVEMENT MARKINGS SHALL ONLY BE APPLIED 30 DAYS AFTER PAVING WHEN PAVEMENT SURFACE EXCEED 40°F FOR ALL OF THE SIX HOURS PRIOR TO INSTALLATION WITH A MINIMUM WIND CHILL TEMPERATURE OF 35°F. PRICE BID TO INCLUDE FLEX TABS OR LIKE KIND FOR POST CONSTRUCTION LANE MARKING/SEPARATION..
- T-4: PAYMENT SHALL BE MADE ON A SIGN-DAY BASIS ONLY FOR TRAFFIC CONTROL DEVICES THAT ARE PROPERLY INSTALLED AND IN GOOD WORKING ORDER. COSTS FOR DELIVERY, INSTALLATION, RELOCATION, MAINTENANCE REMOVAL AND REPLACEMENT, AS NEEDED AT THE DISCRETION OF THE ENGINEER, INCLUDED IN UNIT PRICE BID.
- T-5: IF WARNING LIGHTS ARE TO BE USED ON TRAFFIC CONTROL DEVICES, TYPE "A" LIGHTS SHALL ONLY BE USED ON DEVICES WARNING OF UNEXPECTED HAZARDS, AND SHALL NOT BE USED FOR DELINEATION OF THE TRAVELED WAY. ONLY TYPE "C" WARNING LIGHTS SHALL BE USED FOR DELINEATION OF THE TRAVELED WAY, AND TYPE "C" LIGHTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- T-6: NOT USED.
- T-7: PRICE BID FOR THIS ITEM INCLUDES INSTALLATION, MAINTENANCE AND SUBSEQUENT REMOVAL OF PROJECT SIGN.



ROADWAY PAY ITEM NOTES									
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS									
CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT									
PLANS AND ESTIMATES PREPARED BY: wallace design collective				wallace design collective, pc 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5858 - wallace design					
REVISION		BY	DATE	PLAN SCALE:	DRAWN	MOE	3/19/23	APPROVED:	
				1"=20'	DESIGNED	JR	3/19/23		
					SURVEY	RKS	3/26/21		
				PROFILE SCALE:	PROJ MGR.	RF	9/23		
				HORIZONTAL:	LEAD MGR.				
				1"=20'	FIELD MGR.				
				VERTICAL:	RECOMMENDED				
				1"=5'	DESIGN MANAGER				
				FILE:	DRAWING:			DATE: 9/19/23	
				ATLAS PAGE NO.: 216, 219				SHEET .3. OF 10 SHEETS	

ORIG SIZE: 24"X36"

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09/21/2023

o: jahomo ca 1460
ext: 6.20.26

REVISION		BY	DATE	PLAN SCALE:	DRAWN	MDE	8/19/23	APPROVED:
				1"=20'	DESIGNED	JR	8/19/23	
					SURVEY	RKS	3/28/21	
				PROFILE SCALE:	PROJ. MGR.	RF	7/12/23	
				HORIZONTAL:	LEAD MGR.			
				1"=20'	FIELD MGR.			
				VERTICAL:	RECOMMENDED:			
				1"=5'	DESIGN MANAGER			
FILE:				DRAWING:				DATE: 8/19/23
ATLAS PAGE NO.: 218, 219				SHEET 4 OF 11 SHEETS				

SUMMARY OF SANITARY SEWER QUANTITIES BASE BID (REV 09/24/2018)						
ITEM	SPEC. NO.	DESCRIPTION	PAY ITEM NOTES	UNIT	QUANTITY TOTAL	PER LINEAL FOOT
44	COT 202(A)	UNCLASSIFIED EXCAVATION	E-3, 4, 5, R-1	CY	80	80.1
45	COT 230(A)	SOLID SLAB SODDING	SS-16	SY	11	11.0
46	COT 301	RIGHT OF WAY CLEARING AND RESTORING, COMPLETE IN PLACE	SS-1, 4, 5, 7, 16, 17, 23, 24	LF	20	20.0
47	COT 302	EXCAVATION AND BACKFILL, UNCLASSIFIED	SS-2, 6, 24	CY	93	93.2
48	COT 303(A)	AGGREGATE BASE TYPE A	E-5, S-1, 2	CY	141	141.3
49	COT 334	CONSTRUCTION AS-BUILTS, WASTEWATER	-	EA	1	1.0
50	COT 335	CONTRACTOR'S QUALITY CONTROL, WASTEWATER	-	EA	1	1.0
51	COT 307	8 INCH DIP	SS-15	LF	87	87.0
52	COT 309	8 INCH PVC, SDR-26	SS-15	LF	6	6.1
53	COT 310(B)	SUBGRADE METHOD B	E-5	SY	144	143.9
54	COT 314(A)	4' DIA MANHOLE	SS-13	EA	2	2.0
55	COT 314(B)	4' DIA MANHOLE (ADD'L DEPTH)	SS-13	VF	4	4.0
56	COT 316	LAMP HOLE	-	EA	1	1.0
57	COT 324	SEPARATOR FABRIC	E-5, S-3	SY	187	187.0
58	COT 415	PRE-CONSTRUCTION TELEVISION INSPECTION	SS-3, 14	LF	300	300.0
59	COT 423	OBSTRUCTION REMOVAL	SS-17	EA	1	1.0
60	COT 855(A)	TRAFFIC STRIPE, 4" PLASTIC	T-3	LF	120	120.0
61	COT 880(B)	SIGNS 0.00 TO 6.25 SF	SS-18, 19, 21, T-4, 5	SD	120	120.0
62	COT 880(B)	SIGNS 6.25 TO 15.99 SF	SS-18, 19, 21, T-4, 5	SD	120	120.0
63	COT 880(C)	BARRICADES (TYPE R)	SS-18, 19, 21, T-2, 4, 5	SD	240	240.0
64	COT 880(E)	TYPE "A" WARNING LIGHT	SS-18, 19, 22, T-5	SD	240	240.0
65	COT 880(F)	TYPE "C" WARNING LIGHT	SS-18, 19, 22, T-5	SD	480	480.0
66	COT 880(P)	DRUMS	SS-18, 19, 21, T-2, 4, 5	SD	120	120.0
67	COT 880(Q)	TUBE CHANNELIZERS	SS-18, 19, 21, T-4, 5	SD	292	292.0
68	SPECIAL	TYPE I PCC PATCH	S-21, G-1	CY	48	48.0

QUANTITIES SHOWN ARE FOR BIDDERS' INFORMATION. THEY DO NOT RELIEVE THE CONTRACTOR OF VERIFYING AND PROVIDING ALL ITEMS AS SHOWN ON THE PLANS AND SPECIFICATIONS.

WASTEWATER PAY ITEM NOTES (REVISED 01/24/2020)

- SS-1. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL PLAN BASED ON CONSTRUCTION SEQUENCING. COST TO INCLUDE SILT REMOVAL AND ANY RE-GRADING NECESSARY DUE TO EROSION.
- SS-2. PRICE TO INCLUDE ANY AND ALL ROCK EXCAVATION. NO BLASTING WILL BE ALLOWED. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- SS-3. VIDEO PRE-INSPECTION QUANTITY CALCULATED BASED ON EXISTING MANHOLE LOCATIONS. CONTRACTOR SHALL USE VIDEO TO CONFIRM LOCATIONS AND DETERMINE POSITIONS OF SERVICE CONNECTIONS. ANY CLEANING REQUIRED, INCLUDING HEAVY CLEANING, SHALL BE INCLUDED IN UNIT PRICE BID FOR VIDEOTAPE INSPECTION. NO ADDITIONAL PAYMENT SHALL BE MADE.
- SS-4. FOR THE WORK BID UNDER "OPEN CUT", SURFACE RESTORATION ITEMS SHALL BE PAID FOR IN ACCORDANCE WITH SPECIFICATION SECTION 402.17 ONLY WHEN THE OPEN CUT METHOD OF REPLACEMENT IS USED. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PAID FOR IN SQUARE YARDS. THE PAY QUANTITY SHALL BE COMPUTED AS THE LENGTH ALONG THE CENTERLINE OF PIPE BEING REPLACED BY THE STANDARD TRENCH WIDTH (SEE CITY OF TULSA STANDARD DETAIL# 315 FOR TRENCH WIDTH).
- SS-5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE BYPASS PUMPING IF NECESSARY. THE PUMP AND BYPASS LINES SHALL BE OF ADEQUATE CAPACITY AND SIZE TO HANDLE THE ANTICIPATED WET WEATHER FLOW. THE COST OF THE BYPASS INCLUDING THE PUMPS, LINES, LABOR AND OTHER MISCELLANEOUS ITEMS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON PIPE. NO ADDITIONAL PAYMENT WILL BE MADE.
- SS-6. ALL TRENCHES EXCAVATED ACROSS ANY ROADWAY, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYWAYS OR OTHER PAVED AREAS, SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE CITY OF TULSA STANDARD DETAIL #713. BACKFILL IN STREET RIGHT-OF-WAY AND IN FRONT YARDS SHALL BE COMPACTED TO 95% PROCTOR DENSITY. PRICE OF AGGREGATE BASE IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR PVC PIPE. NO ADDITIONAL PAYMENT WILL BE MADE.
- SS-7. RESTORATION WILL NOT BE PAID FOR TRENCHLESS CONSTRUCTION METHODS. RESTORATION WILL BE PAID FOR OPEN CUT CONSTRUCTION METHODS.
- SS-8. NOT USED.
- SS-9. NOT USED.
- SS-10. NOT USED.
- SS-11. NOT USED.
- SS-12. NOT USED.
- SS-13. THE MANHOLE RING, COVER, GROUT, SEALS, WATERTIGHT 80 MILS OF RAVEN 405 EPOXY OR APPROVED EQUAL AND OTHER MATERIALS INCIDENTAL TO THE CONSTRUCTION OF MANHOLES SHALL BE INCLUDED IN THE UNIT PRICE BID FOR EACH ASSOCIATED MANHOLE PAY ITEM; NO ADDITIONAL PAYMENT SHALL BE MADE. 4' I.D. MANHOLES SHALL NOT BE EPOXY COATED ~~AND HAVE STEPS~~. 5' I.D. MANHOLES SHALL BE EPOXY COATED AND SHALL NOT HAVE STEPS.
- SS-14. IF ANY BRICK SANITARY MANHOLES/STRUCTURES ASSOCIATED WITH THE IDENTIFIED SEWER LINES ARE FOUND, THE CITY SHALL BE NOTIFIED BEFORE WORK COMMENCES FOR AN EVALUATION OF REHABILITATION. REHABILITATION OF ANY BRICK SANITARY MANHOLES/STRUCTURES SHALL BE BY COMPLETED MANHOLE/STRUCTURE REPLACEMENT OR BY METHODS DESCRIBED IN SPECIFICATION 418.
- SS-15. WATER TABLE CRADLE SHALL BE INSTALLED WHERE TRENCH CONDITIONS WARRANT ITS USE AS DIRECTED BY THE ENGINEER. THE COST OF THE WATER TABLE CRADLE SHALL BE INCIDENTAL TO SANITARY SEWER PIPE INSTALLATION. NO SEPARATE PAYMENT WILL BE MADE.
- SS-16. GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SODDING. HYDROMULCH SEEDING WILL BE ALLOWED IN UNDEVELOPED LOTS. MAXIMUM PAY LIMIT FOR SODDING AND SEEDING SHALL BE STANDARD TRENCH WIDTH PLUS 2 FEET ON EACH SIDE OF TRENCH.
- SS-17. IF REQUIRED, PAYMENT FOR OBSTRUCTION REMOVAL SHALL BE UTILIZED TO REMOVE CONCRETE ENCASED OR DUCTILE IRON PIPE SEGMENTS DURING TRENCHLESS REPLACEMENT AND SHALL BE APPROVED BY ENGINEER. THIS PAY ITEM SHALL NOT BE PAID WHEN THE INSERTION / REMOVAL PIT IS LOCATED AT THE POINT OF OBSTRUCTION REMOVAL.
- SS-18. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE GENERAL NOTES. TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SS-19. THE UNIT PRICE BID FOR TRAFFIC CONTROL DEVICES SHALL INCLUDE INSTALLATION, MAINTENANCE AND SUBSEQUENT REMOVAL OF ALL NECESSARY CONSTRUCTION TRAFFIC CONTROL DEVICES REQUIRED FOR COMPLETION OF THIS PROJECT.
- SS-20. NOT USED.
- SS-21. REFLECTORIZED SHEETING ON SIGNS AND BARRICADES SHALL BE OF A CUBIC PRISMATIC TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4956-01 TYPE IX RETROREFLECTIVE SHEETING REFLECTORIZED SHEETING ON DRUMS AND TUBE CHANNELIZERS SHALL BE OF A HIGH-INTENSITY TYPE AND SHALL MEET THE SPECIFICATIONS ESTABLISHED FOR ASTM D 4956-01 TYPE ILL RETROREFLECTIVE SHEETING.
- SS-22. IF WARNING LIGHTS TO BE USED ON TRAFFIC CONTROL DEVICES, TYPE "A" LIGHTS SHALL ONLY BE USED ON DEVICES WARNING OF UNEXPECTED HAZARDS, AND SHALL NOT BE USED FOR DELINEATION OF THE TRAVELED WAY. ONLY TYPE "C" WARNING LIGHTS SHALL BE USED FOR DELINEATION OF THE TRAVELED WAY, AND TYPE "C" LIGHTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- SS-23. ALL ABANDONED SEWER LINES LEFT IN PLACE SHALL BE FILLED WITH CELLULAR CONCRETE FOR THE ENTIRE LENGTH OF THE EXISTING PIPE. NO ADDITIONAL PAYMENT SHALL BE MADE.
- SS-24. COORDINATE DEMOLITION, EXCAVATION, BACKFILL, AND PAVEMENT REPLACEMENT WITH STREET PROJECT. BACKFILL TO FINISH GRADE WITH TYPE "A" AGGREGATE BASE, SURFACING BY OTHERS.



WASTEWATER PAY QUANTITIES & NOTES									
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS									
CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT									
PLANS AND ESTIMATES PREPARED BY: wallace design collective 123 n. martin luther king jr. Blvd. tulsa, oklahoma 74103 918.584.5858 - wallacedesign					wallace design collective, po 123 n. martin luther king jr. Blvd. tulsa, oklahoma 74103 918.584.5858 - wallacedesign				
REVISION	BY	DATE	PLAN SCALE:	DRAWN	MOE	9/19/23	APPROVED:		
			1"=20'	DESIGNED	JR	9/19/23			
				SURVEY	RKS	3/25/21			
			PROFILE SCALE:	PROJ MGR.	RP	9/19/23			
			1"=20'	LEAD MGR.	RP	9/19/23			
			VERTICAL:	FIELD MGR.	RP	9/19/23			
			1"=5'	RECOMMENDED	RP	9/19/23			
			FILE:	DESIGN MANAGER	RP	9/19/23			
			DRAWING:						
ATLAS PAGE NO.: 218, 219							DATE: 9/19/23	SHEET 5. OF 9 SHEETS	

ORIG SIZE: 24" X 36"

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\\CIVIL-Serve\Projects\2340001 Comanche Park CIP\Dwg\PRODUCTION\CIP\Contract 1\2340001 CIP C1 6 SANITARY SEWER QTY AND NOTES.dwg


- Archiv

POLICE	918.596.9222
FIRE	918.596.9977
COT TRAFFIC	918.598.9744
EMSA	918.596.3043
MTTA	918.585.1195

1. THE LOCATION OF UTILITY LINES, AS SHOWN ON THESE DRAWINGS, ARE BASED ON ATLAS INFORMATION, UTILITY COMPANY COMMENTS, AND OBSERVED FEATURES. NEITHER THE CITY NOR THE ENGINEER ASSUMES OR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. SERVICE LINES FROM THE MAIN UTILITY LINES TO ANY BUILDING OR FACILITY MAY NOT BE SHOWN. CONTRACTOR SHALL OBTAIN THE LOCATION OF THESE FROM THE UTILITY COMPANY AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THESE LINES OR ANY OTHER LINES OR UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF THE OKLAHOMA ONE-CALL SYSTEM, INC. A MINIMUM OF TWO (2) WORKING DAYS AND A MAXIMUM OF TEN (10) WORKING DAYS PRIOR TO BEGINNING WORK IN ANY AREA. ONE-CALL PHONE: 1.800.522.6543.
3. CONTRACTOR SHALL BRACE UTILITY POLES AND GUY WIRES WITHIN 5 FEET OF ANY EXCAVATION. CONTRACTOR SHALL CONTACT PUBLIC SERVICE COMPANY OF OKLAHOMA (PSO) A MINIMUM OF THREE (3) WEEKS PRIOR TO BRACING AND/OR RELOCATING ANY UTILITY POLES.

COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1
PUBLIC IMPROVEMENTS
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

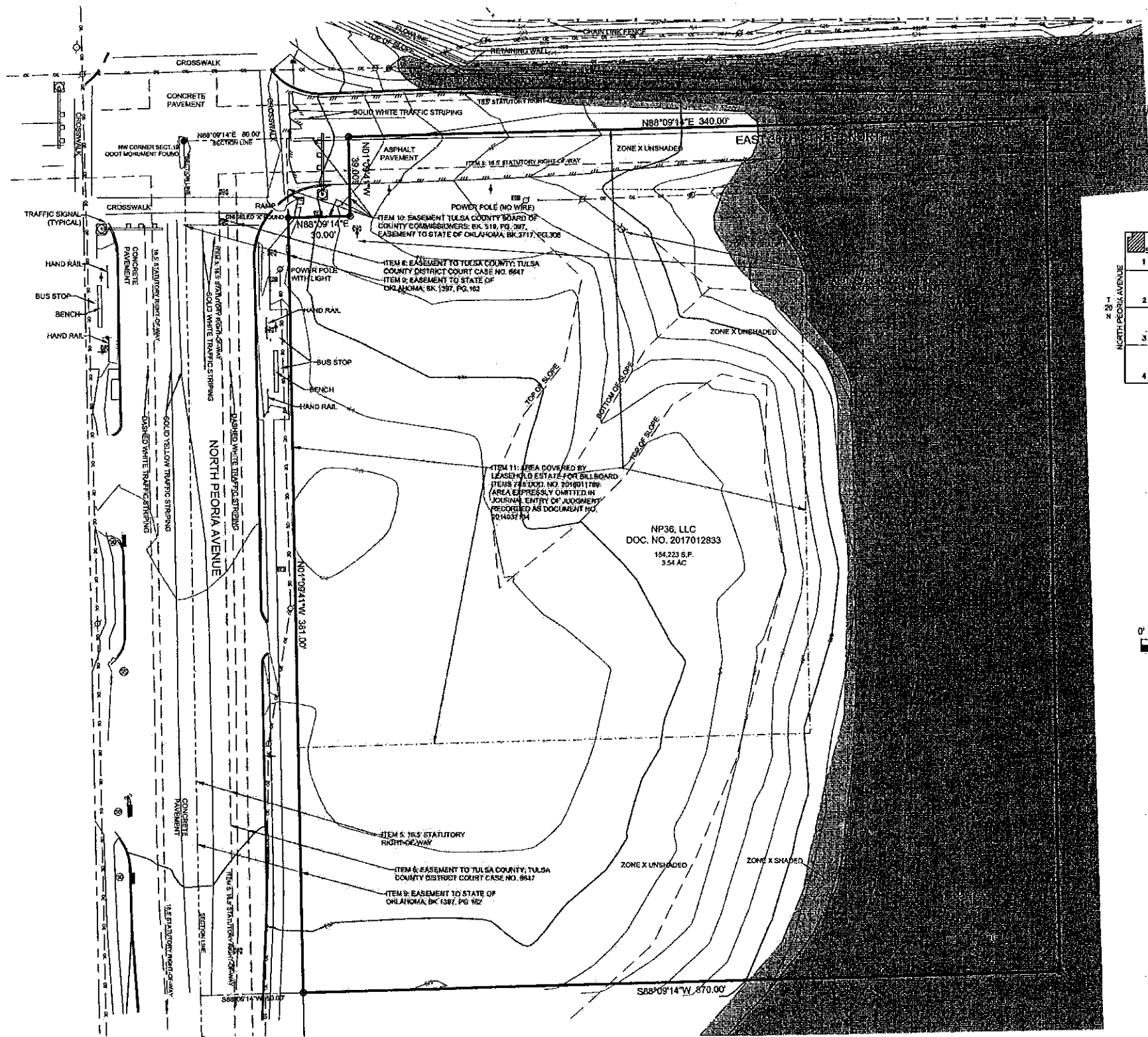
PLANS AND ESTIMATES PREPARED BY:

	wallace design collective	wallace design collective, po 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5858 · wallace.design
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09/21/2023

oklahoma call 46
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REVISION		BY	DATE	PLAN SCALE:	DRAWN	MDE	9/19/23	APPROVED: CITY ENGINEER
				1"=20'	DESIGNED	JR	9/19/23	
					SURVEY	RKS	3/28/21	
				PROFILE SCALE:	PROJ MGR.	RF	9/19/23	
				HORIZONTAL:	LEAD MGR.	LK	10/5/23	
				VERTICAL:	FIELD MGR.	Bills	10/7/23	
				1"=5'	RECOMMENDED:	HA	10-23	
					DESIGN MANAGER	PDC		
FILE:				DRAWING:				DATE: 9/19/23
ATLAS PAGE NO: 218, 219				SHEET 6 OF 11 SHEETS				



Legal Description:
The North 420.00 feet of the West 420.00 feet of Lot One (1), LESS AND EXCEPT the West Fifty (50) feet thereof, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon.

AND LESS AND EXCEPT:
A tract of land beginning Fifty (50) feet East of the Northwest Corner of the Northwest Quarter (NW4); thence South Thirty-nine (39) feet; thence East Thirty (30) feet; thence North Thirty-nine (39) feet; thence West Thirty (30) feet to the point of beginning, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon.

Notes:
1. Basis of bearings is the Oklahoma State Plane Coordinate System NAD83 (2011). Elevations are NAVD1988 based on City of Tulsa Control Point T551 a 2" aluminum cap set in concrete.
Northing 445267.160
Easting 2664568.628
Elevation 653.01.

2. By graphic plotting only, portions of the subject tract lie within Zone X Unshaded defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone X Shaded defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; and Zone AE defined as "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. Base Flood Elevations Determined"; all as shown on FIRM Map Panel Number 40143C0228L with an effective date of 10/18/2012. By graphic plotting only, portions of the subject tract lie within the City of Tulsa Regulatory Floodplain as shown on Atlas Panel 29.

3. The subject tract has ingress/egress from North Peoria Avenue (a dedicated right-of-way) and East 36th Street North (a statutory right-of-way).

4. There are no visible encroachments except as shown on the face of this survey.

5. NOTE TO CLIENT, INSURER, LENDER AND OTHER INTERESTED PARTIES WITH REGARD TO TABLE A, ITEM 11: Source information from plans if available and utility misses will be combined with observed evidence of utilities pursuant to SECTION 8.E.IV. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in this jurisdiction "OKE 811" utility locate service will not respond for title surveys. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary. Before digging, contact OKE811 no more than ten (10) days nor less than forty-eight (48) hours, excluding the date of notification, Saturdays, Sundays and legal holidays.

6. This survey was performed with the benefit of First American Title Insurance Company's Title Commitment No.: 2508781-OK23, dated May 30, 2020. The items from Schedule B, Part II are addressed as follows:

Item 1 thru 4: Not addressed by surveyor.

Item 5: Statutory right-of-way along all section lines do cover the subject property and are shown.

Item 6: Roadway Easement in favor of Tulsa County via Report of Commissioners issued in Tulsa County District Court Case No. 8,647 does cover the subject property and is shown.

Item 7: Right-of-way in favor of Yerhola Pipe Line Company recorded in Book 217, Page 59; Assignment in favor of Ozark Pipe Line Corporation recorded in Book 302, Page 396 appear to cover the subject property but the locative description refers to existing 1917 landmarks ("Westerly boundary fence" and "Westerly side of existing pole line, now carrying Four (4) wires") of which there is no clear evidence of at the time of survey. An easement in favor of the State of Oklahoma recorded in Book 1397, Page 162 (item 9 below) on 10/7/1940 widened the right-of-way to the current distance of 50 feet from the section line. (NOTE: A Final Journal Entry of Judgment was entered in the Tulsa County District Court Case No. CV-2014-155 recorded as Document No. 2014037134 purporting to foreclose existing pipeline rights-of-way appearing as Exceptions 7 and 8. The property description expressly omitted the North 300 feet of the West 300 feet and the West 50 feet of the subject property.)

Item 8: Right-of-way in favor of Texas Pipe Line Company recorded in Book 398, Page 261 may cover the subject property but is blank in nature and cannot be plotted. No evidence of a pipeline was observed crossing the subject property. (NOTE: A Final Journal Entry of Judgment was entered in the Tulsa County District Court Case No. CV-2014-155 recorded as Document No. 2014037134 purporting to foreclose existing pipeline rights-of-way appearing as Exceptions 7 and 8. The property description expressly omitted the North 300 feet of the West 300 feet and the West 50 feet of the subject property.)

Item 9: Easement in favor of the State of Oklahoma recorded in Book 1397, Page 162 does not cover the subject property but is shown.

Item 10: Roadway Easement in favor of Tulsa County Board of Commissioners via Journal Entry of Judgment entered in Tulsa County District Court Case No. 111,676 recorded in Book 519, Page 397; Conveyance in favor of the State of Oklahoma via Easement recorded in Book 3717, Page 308 does not cover the subject property but is shown.

Item 11: Leasehold Estate for Billboard in favor of the Lamar Companies as evidenced by Assignment of Lease Agreement recorded as Document No. 2016011789 does cover a portion of the subject property (shown on survey) but is blank in nature and cannot be definitively plotted. Using Google Earth aerial imagery there was a billboard on site near the northwest corner of the described tract from 5/2008 thru 5/2017. The Google Earth aerial imagery from 11/2017 shows the area of the billboard location to have been cleared of any structures. At the time of survey there was no evidence of a billboard on the described tract.

7. This survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

ROUTE 66 SURVEYING, LLC
4717 S. MINCO RD., SUITE F
TULSA, OK 74146
(918) 845-4633
OKLAHOMA CERTIFICATE OF REGISTRATION NO. 627
EXPIRATION DATE 12/31/2024

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 1, SECT. 19, T20N, R13E
3525 NORTH PEORIA AVENUE, TULSA, OK

Route 66
ONLY
SURVEY

FOUND CORNER SET CORNER MARKED "ROUTE 66 SURVEYING CAB737" CONTROL MONUMENT WATER VALVE WATER METER FIRE HYDRANT IRRIGATION CONTROL VALVE GAS METER TELEPHONE PEDESTAL COMMUNICATIONS HANDHOLE/VAULT SIGN TRAFFIC CONTROL BOX BOLLARD WATER SPIGOT RECORD DOCUMENT	POWER POLE GUY WIRE ANCHOR ELECTRIC METER ELECTRIC PEDESTAL TRANSFORMER LIGHT POLE ACCENT LIGHT AIR CONDITIONER GRATE INLET STORM SEWER MANHOLE SANITARY SEWER MANHOLE CLEANOUT FENCE LINE OVERHEAD POWER LINES LANDSCAPING MEASURED
---	---

Certification
To Housing Authority of the City of Tulsa, U.S. Department of Housing and Urban Development ("HUD"), NP36, LLC and First American Title Insurance Company:
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 and 16 of Table A thereof. The field work was completed on 6/5/2020.

John L. Libby, Jr., PLS 1808
Signature Date 6/10/2020

JOHN L. LIBBY, JR.
1808
CHLHOU
OKLAHOMA

ALTA LAND TITLE SURVEY WITH TOPOGRAPHY-1
COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1
PUBLIC IMPROVEMENTS
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:
wallace design collective, pc
123 n. martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5558 - wallace design

REVISION	BY	DATE	PLAN SCALE:	DRAWN	DATE	APPROVED:
				JD	5/19/23	
				DESIGNED	JR	5/19/23
				SURVEY	RKS	3/25/21
			PROFILE SCALE:	PROJ MGR.	RF	9/1/23
			HORIZONTAL:	LEAD MGR.		
			VERTICAL:	FIELD MGR.		
				RECOMMENDED		
				DESIGN MANAGER		
			FILE:	DRAWING:		
			ATLAS PAGE NO.: 218, 219			

DATE: 9/19/23
SHEET 8 OF 19 SHEETS

TOPOGRAPHIC SURVEY

OF:

3525 North Peoria Avenue, Tulsa, OK

The North 120.00 feet of the West 120.00 feet of Lot One (1), LESS AND EXCEPT the West Fifty (50) feet thereof, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND LESS AND EXCEPT:

A tract of land beginning Fifty (50) feet East of the Northwest Corner of the Northwest Quarter (NW/4); thence South Thirty-nine (39) feet; thence East Thirty (30) feet; thence North Thirty-nine (39) feet; thence West Thirty (30) feet to the point of beginning, in Section Nineteen (19), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

Tulsa Housing Authority
Wallace Engineering

THAT, THIS TOPOGRAPHIC SURVEY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE TOPOGRAPHIC FEATURES SITUATED ON THE LAND DESCRIBED HEREON, SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED THEREON, ACCURATELY SHOWS SPOT ELEVATIONS AND A ONE (1) FOOT CONTIGUOUS INTERVAL AS BASED ON THOSE SPOT ELEVATIONS, SHOWS THE LOCATION AND DIMENSION OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH BOOK AND PAGE NUMBER INDICATED), AND EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY; THIS TOPOGRAPHIC SURVEY PLAT IS MADE FOR THE SOLE PURPOSE OF SHOWING ELEVATIONS OF SELECTED POINTS ON THE PROPERTY DESCRIBED HEREON, IS NOT A LAND OR BOUNDARY LINE SURVEY, AND MAY NOT BE USED OR RELIED UPON FOR LOAN CLOSING PURPOSES, TITLE INSURANCE PURPOSES, ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS, OR ANY OTHER MATTERS FOR WHICH THIS SURVEY WAS NOT PREPARED.

WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. 10708
(RENEWAL 8/30/2023)



By: *Randy K. Shoefstall* DATE: 3/28/21
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 10708



WHITE SURVEYING COMPANY
providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.863.6924 • 918.664.8366 fax



BEFORE YOU DIG,
CALL OR
LOCATION OF
UNDERGROUND UTILITIES.
O.U.A. 811

THIS SHEET IS FOR THE CONVENIENCE OF THE CONTRACTOR.
IT IS INTENDED FOR GENERAL SURVEY INFORMATION ONLY.
WALLACE DESIGN COLLECTIVE HAS NOT CONFIRMED ITS
ACCURACY. SURVEY INFORMATION WAS REPRODUCED BY
ELECTRONIC TRANSFER FROM THE SURVEYOR'S ORIGINAL
SURVEY DRAWINGS AVAILABLE FROM THE SURVEYOR.
NOTE: SURVEY SCALED TO FIT PAGE.

GENERAL NOTES

Invoice No. STK-105218.

Topographic Survey to supplement previous survey dated May 5, 2020.

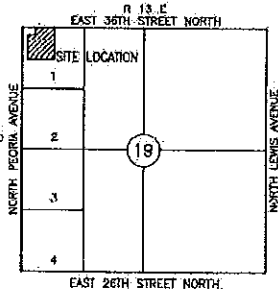
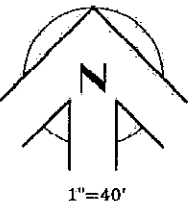
Supplemental Field Work Completed March 12, 2021.

Base of bearings is the Oklahoma State Plane Coordinate System NAD83 (2011). Elevations are NAVD88 based on City of Tulsa Control Point TMS1 a 2" aluminum cap set in concrete.
Northing 445267.180
Easting 2564568.520
Elevation 653.01.

BENCHMARKS

BENCHMARK 1:
CHISELED BOX TOP OF CURB
N 444918.40
E 2565758.04
ELEV 630.81

BENCHMARK 2:
CHISELED "X" ON SIDEWALK
N 445261.86
E 2565123.92
ELEV 623.30



ALTA LAND TITLE SURVEY WITH
TOPOGRAPHY-2

COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1

PUBLIC IMPROVEMENTS

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:

Wallace design collective, pc
122 n. north katherine jr. bldg.
tulsa, oklahoma 74103
918.584.5558 - wallace design

REVISION			BY	DATE	PLAN SCALE:			DRAWN	MDE	9/19/23	APPROVED:	
								DESIGNED	JJR	9/19/23		
								SURVEY	RKS	3/28/21		
					PROFILE SCALE:			PROJ MGR.	RF	9/13		
					HORIZONTAL:			LEAD MGR.				
								FIELD MGR.	RF	9/13		
					VERTICAL:			RECOMMENDED				
								DESIGN MANAGER	RF	9/13	CITY ENGINEER	
					FILE:			DRAWING:			DATE: 9/19/23	
					ATLAS PAGE NO.: 218, 219						SHEET 9 OF 15 SHEETS	

\\civ-srv\proj\2340001 Comanche Park CIP.dwg PROJECT: 12340001 CIP C1 10 ROW Plan.dwg PLOT: 9/20/2023 4:50:24 PM ORIG SIZE: 24"x36"

CHAUDARY, NASIR & ZAHIR & MUHAMMAD A. JAVED
CORRECTED GENERAL WARRANTY DEED
DOC. NO. 2019012156

MIDWEST ASSET MANAGEMENT, LLC
GENERAL WARRANTY DEED
DOC. NO. 2020130101

STATE OF OKLAHOMA
BK. 1397, PG. 0162
PERPETUAL EASEMENT

CITY OF TULSA
WARRANTY DEED
DOC. NO. 2000286768
BK 4580, PG 1566

BOARD OF EDUCATION

HOUSING AUTHORITY OF THE CITY OF TULSA
QUIT CLAIM DEED
DOC. NO. 2023021528

HOUSING AUTHORITY OF THE CITY OF TULSA
QUIT CLAIM DEED
DOC. NO. 2022125124

HOUSING AUTHORITY OF THE CITY OF TULSA
QUIT CLAIM DEED
DOC. NO. 2022125125

HOUSING AUTHORITY OF THE CITY OF TULSA
QUIT CLAIM DEED
DOC. NO. 2022125125

0 15 30 60 90
SCALE: 1"=30'



Know what's below.
Call before you dig.

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.

SITE BENCHMARKS

BM#1	BM#2
CHISELED BOX	CHISELED BOX
TOP OF CURB	TOP OF CURB
ELEV=630.81	ELEV=623.30



09/21/2023

oklahoma.ca1460
exp. 6-30-25

RIGHT-OF-WAY PLAN			
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS			
CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT			
PLANS AND ESTIMATES PREPARED BY: wallace design collective, pc 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5858 - wallace.design			
REVISION		BY	DATE
PLAN SCALE:		DRAWN	MDE 9/19/23
DESIGNED		JR	9/19/23
SURVEY		RKS	3/26/21
PROFILE SCALE:		PROJ MGR.	RP 9/17
HORIZONTAL:		LEAD MGR.	RP 9/17
VERTICAL:		FIELD MGR.	RP 9/17
RECOMMENDED:		DESIGN MANAGER	RP 9/17
FILE:		DRAWING:	DATE: 9/19/23
ATLAS PAGE NO.: 218, 219		SHEET 10 OF 19 SHEETS	

STORM WATER MANAGEMENT PLAN

SITE DESCRIPTION

PROJECT LIMITS: THE SOUTHEAST CORNER OF N PEORIA AV AND E 36TH ST N

PROJECT DESCRIPTION: INSTALLATION OF CURB AND GUTTER AND SIDEWALK ALONG E 36TH ST N, REPLACE SIDEWALK ALONG N PEORIA AV, INSTALLATION OF TWO COMMERCIAL DRIVEWAYS AND A SANITARY SEWER EXTENSION

SOIL TYPE:

TOTAL AREA OF THE CONSTRUCTION SITE:

0.52 AC

ESTIMATED AREA TO BE DISTURBED:

0.42 AC

OFFSITE AREA TO BE DISTURBED:
(FOR CONTRACTOR USE)

0 AC

TOTAL IMPERVIOUS AREA
PRE-CONSTRUCTION:

0.09 AC

TOTAL IMPERVIOUS AREA
POST-CONSTRUCTION:

0.19 AC

POST-CONSTRUCTION RUNOFF
COEFFICIENT OF THE SITE:

0.57

LATITUDE & LONGITUDE
OF CENTER OF PROJECT:

36° 12' 30" N; 95° 58' 30" W

PROJECT WILL DISCHARGE TO:

NAME OF RECEIVING WATERS:

DIRTY BUTTER CREEK

SENSITIVE WATERS OR WATERSHEDS:

YES ☐

NO ☒

303 (d) IMPAIRED WATERS:

YES ☒

NO ☐

IF YES, LIST IMPAIRMENT:

MACROINVERTEBRATE BIO

LOCATED IN A TMDL:

YES ☐

NO ☒

LAKE THUNDERBIRD TMDL:

YES ☐

NO ☒

MS4 ENTITY

YES ☐

NO ☐

IF YES, LOCATION:

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

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:

TEMPORARY SEEDING

☒ PERMANENT SODDING, SPRIGGING OR SEEDING

VEGETATIVE MULCHING

SOIL RETENTION BLANKET

☒ PRESERVATION OF EXISTING VEGETATION

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

STRUCTURAL PRACTICES:

STABILIZED CONSTRUCTION EXIT

☒ TEMPORARY SILT FENCE

TEMPORARY SILT DIKES

☒ TEMPORARY FIBER LOG

DIVERSION, INTERCEPTOR OR PERIMETER DIKES

DIVERSION, INTERCEPTOR OR PERIMETER SWALES

ROCK FILTER DAMS

TEMPORARY SLOPE DRAIN

PAVED DITCH W/ DITCH LINER PROTECTION

TEMPORARY DIVERSION CHANNELS

TEMPORARY SEDIMENT BASINS

TEMPORARY SEDIMENT TRAPS

TEMPORARY SEDIMENT FILTERS

☒ TEMPORARY SEDIMENT REMOVAL

RIP RAP

INLET SEDIMENT FILTER

TEMPORARY BRUSH SEDIMENT BARRIERS

SANDBAG BERMS

TEMPORARY STREAM CROSSINGS

OFFSITE VEHICLE TRACKING:

HAUL ROADS DAMPENED FOR DUST CONTROL

☒ LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN

☒ EXCESS DIRT ON ROAD REMOVED DAILY

NOTES:

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING:

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

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

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

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

THE FOLLOWING SECTIONS OF THE 2019 ODOT STANDARD SPECIFICATIONS SHOULD BE NOTED:

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

IN ADDITION:
"ODEQ GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES WITHIN THE STATE OF OKLAHOMA." ODEQ, WATER QUALITY DIVISION, APRIL 1, 2023.



REVISION

BY

DATE

PLAN SCALE:

DRAWN

MDE

9/19/23

APPROVED:

DESIGNED

JR

9/19/23

SURVEY

RKS

3/29/21

PROFILE SCALE:

PROJ MGR.

RF

9/19

HORIZONTAL:

LEAD MGR.

9/19

VERTICAL:

RECOMMENDED:

9/19

DESIGN MANAGER

9/19

FILE:

DRAWING:

DATE: 9/19/23

ATLAS PAGE NO.: 218, 219

SHEET 11 OF 19 SHEETS

STORMWATER MANAGEMENT PLAN
COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1
PUBLIC IMPROVEMENTS
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:
wallace design collective, pc
123 n. martin luther king jr. blvd.
tulsa, oklahoma 74103
918.564.5858 · wallace design

DATE: 9/19/23

DATE: 9/19/23

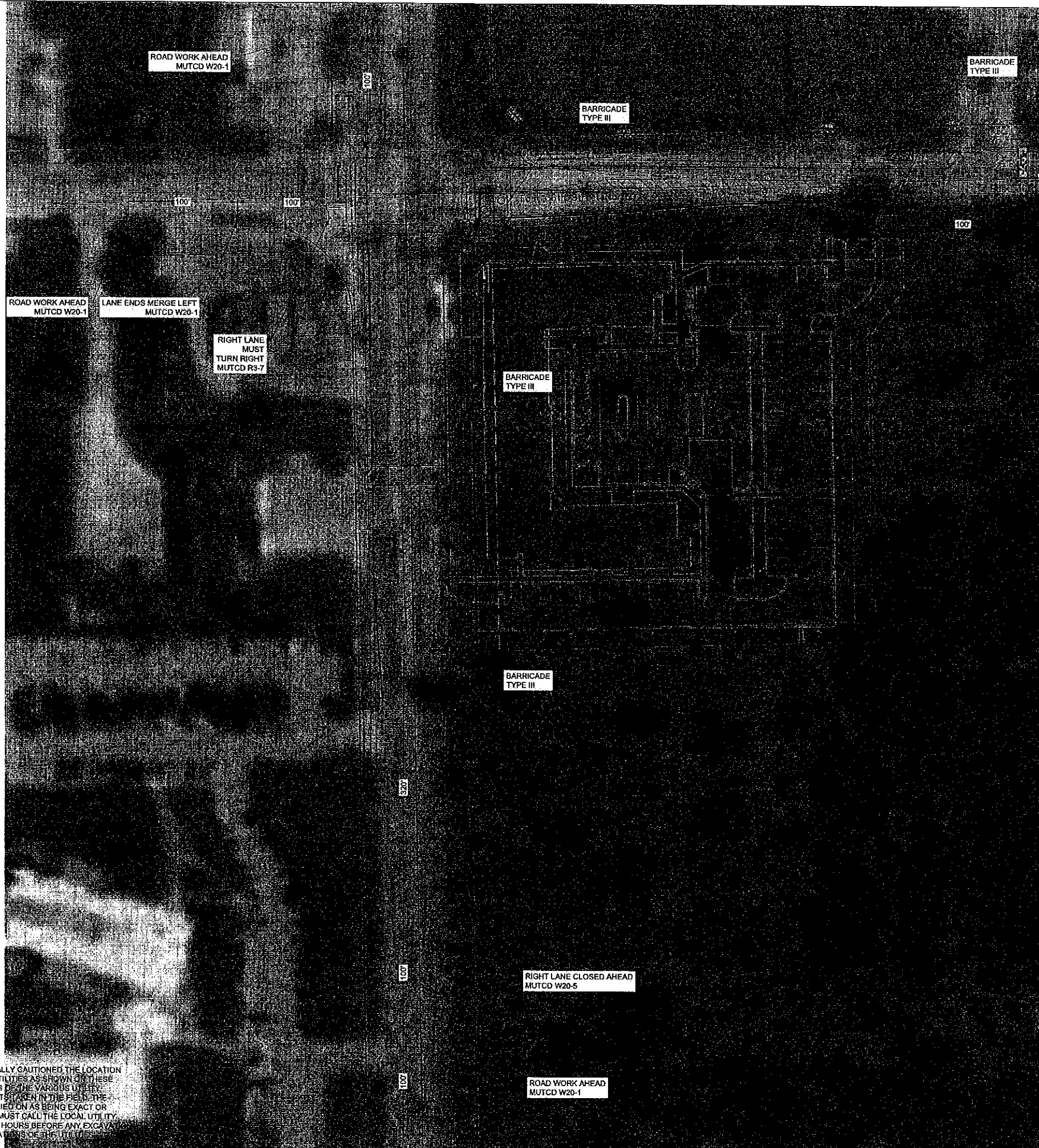
I:\Civ\Server\Projects\2340001 Comanche Park CIP\DWG\PRODUCTION\CIP\Contract 112340001 CIP C1 13 Site Plan.dwg PLOT: 9/20/2023 4:50:34 PM ORIG SIZE: 24"x36"




Know what's below.
Call before you dig.

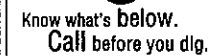
**CAUTION
NOTICE TO CONTRACTOR**

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.

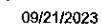
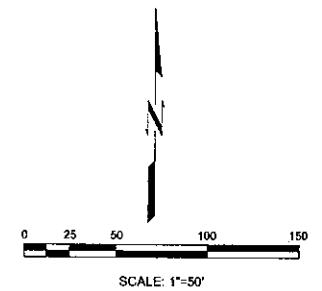
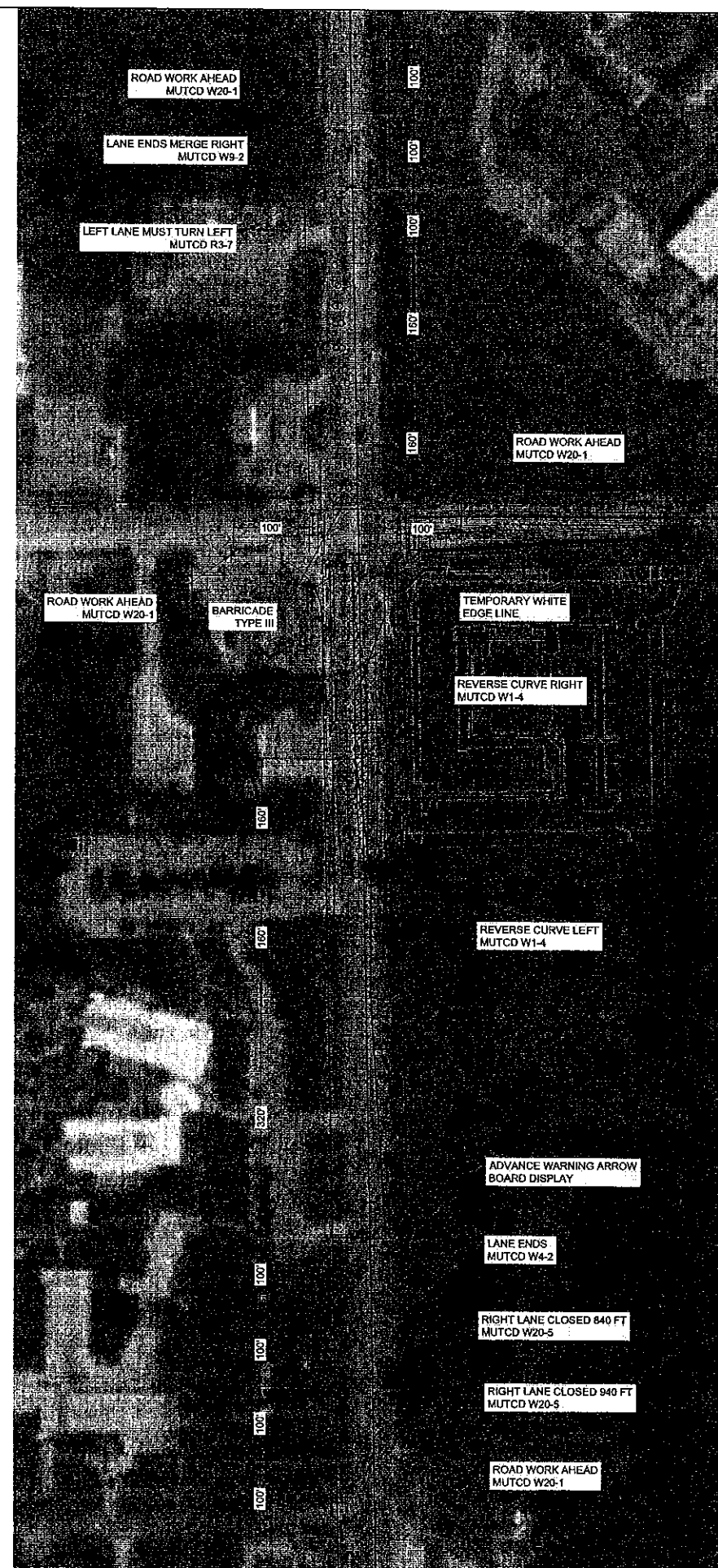
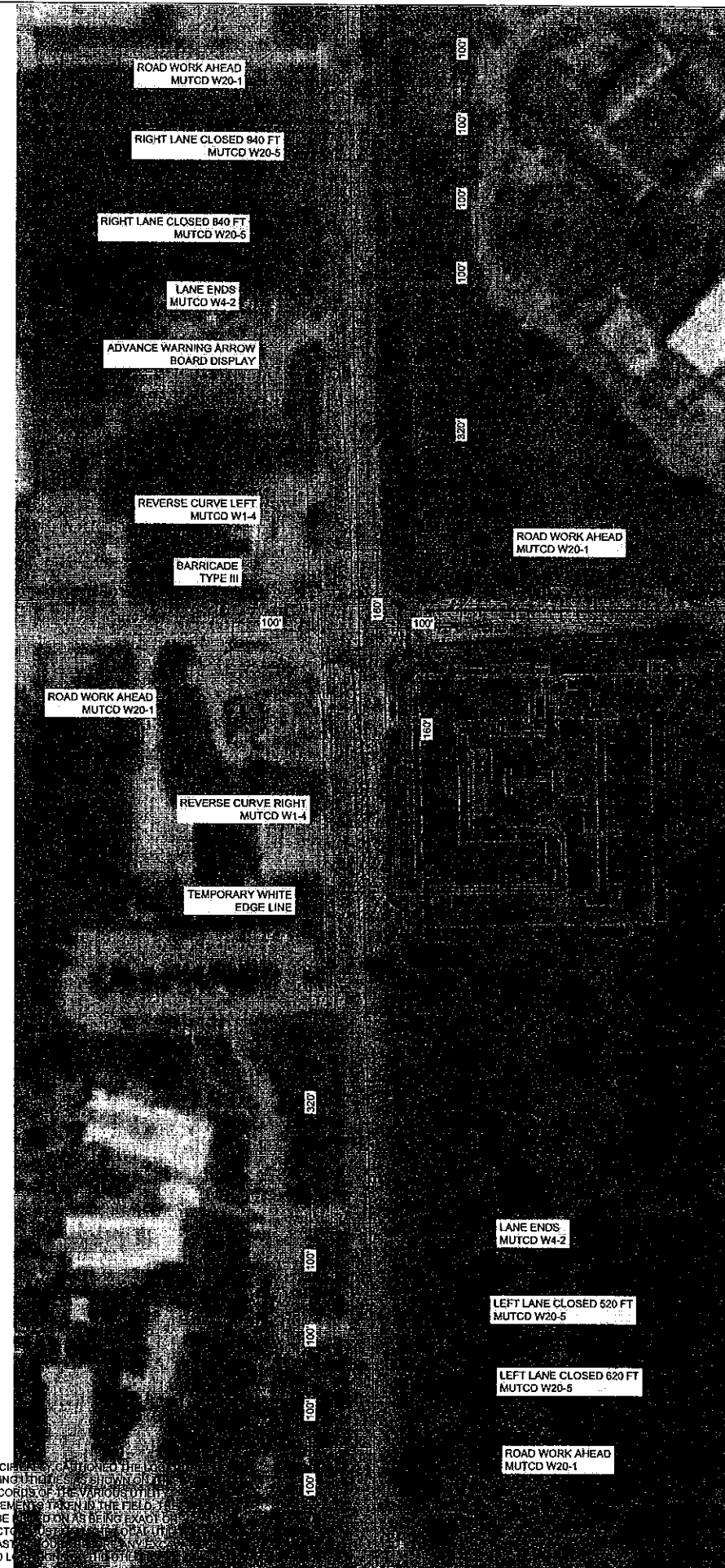


09/21/2023
oklahoma col 440
exp: 6-30-25

TRAFFIC CONTROL PLAN									
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT									
PLANS AND ESTIMATES PREPARED BY: wallace design collective wallace design collective, pc 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5858 · wallace.design									
REVISION	BY	DATE	PLAN SCALE:	DRAWN	MDE	9/19/23	APPROVED:		
				DESIGNED	JR	9/19/23	 CITY ENGINEER		
				SURVEY	RKS	3/25/21			
			PROFILE SCALE:	PROJ MGR.	RF	9/23			
			HORIZONTAL:	LEAD MGR.					
			VERTICAL:	FIELD MGR.					
				RECOMMENDED:					
				DESIGN MANAGER					
			FILE:	DRAWING:			DATE: 9/19/23		
			ATLAS PAGE NO.: 218, 219				SHEET 14 OF 17 SHEETS		

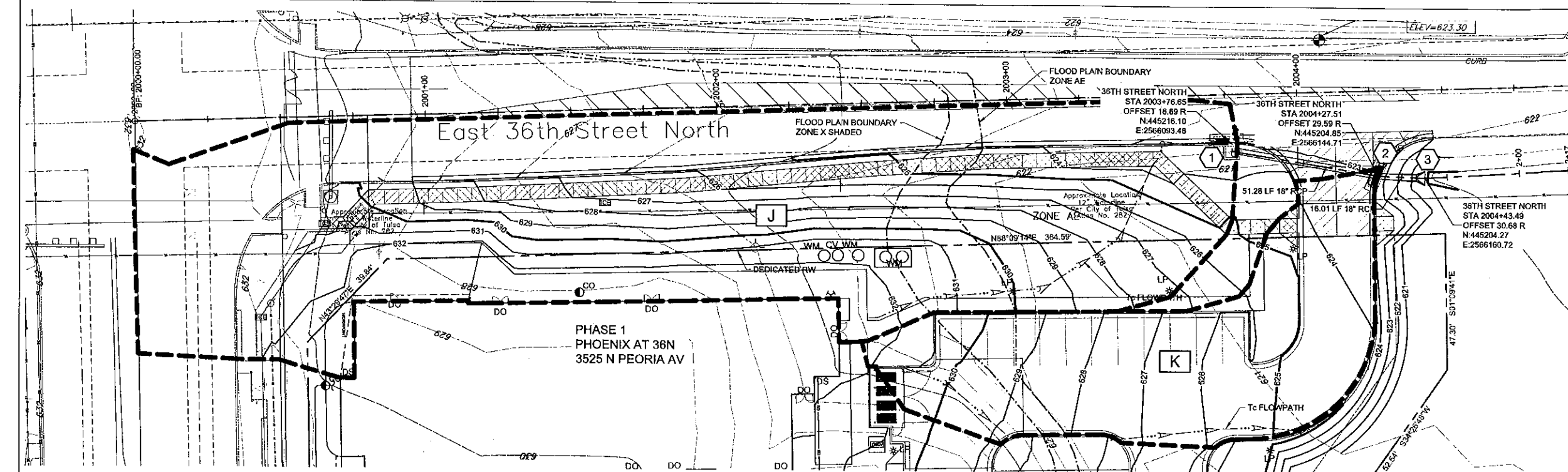


THE CONTRACTOR IS SPECIFICALLY GARNISHED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACTLY COMPLETE. THE CONTRACTOR MUST BE RESPONSIBLE FOR THE LOCATION CENTER AT LEAST 100 FEET FROM THE PROPERTY TO REQUEST EXACT FIELD LOCATION OF ANY UTILITIES.



2/10/23	APPROVED:
---------	-----------

REVISION			BY	DATE	PLAN SCALE:	DRAWN	MDE	9/19/23	APPROVED:
						DESIGNED	JR	9/19/23	
						SURVEY	RKS	3/26/21	
					PROFILE SCALE	PROJ MGR.	RF	9/20	
					HORIZONTAL:	LEAD MGR.			
					VERTICAL:	FIELD MGR.	RF	10/13	
						RECOMMENDED			CID ENGINEER
						DESIGN MANAGER			
					FILE	DRAWING:			DATE: 9/19/23
					ATLAS PAGE NO.: 218, 219			SHEET 15 OF 19 SHEETS	



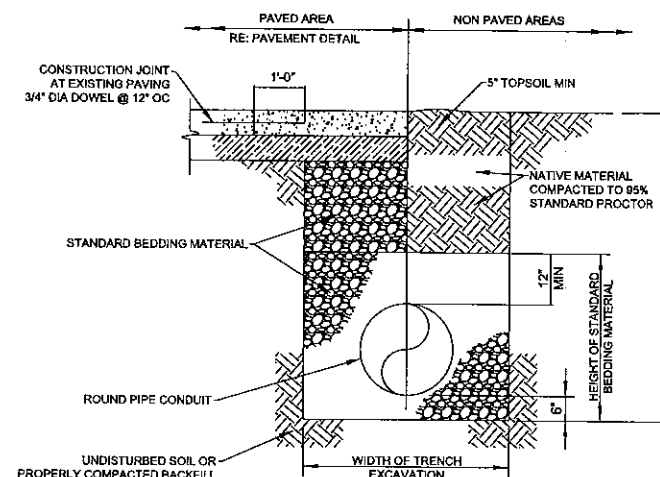
0 10 20 40 60
SCALE: 1"=20'

LEGEND

- > DRAINAGE FLOW PATH
- - - DRAINAGE AREA BOUNDARY
- [A] DRAINAGE AREA LABEL
- ODOT TYPE "A" AGGREGATE BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY UNDER PAVED DRIVING SURFACE FULL DEPTH OF TRENCH (TYP)
- COMPACT ALL FILL TO 95% STANDARD PROCTOR DENSITY
- HGL
- EGL

CULVERT DESIGN TABLE (RATIONAL)

DRAINAGE AREA BASIN	INLET NO.	DRAINAGE AREA (SF)	DRAINAGE AREA (ACRES)	PAVED AREA (SF)	GRASS AREA (SF)	"C" FACTOR	REACH GRASS (FEET)	SLOPE GRASS (%)	VELOCITY GRASS (FPS)	REACH PAVING (FEET)	SLOPE PAVING (%)	VELOCITY PAVING (FPS)	TOTAL Tc (MIN)	100 (IN/HR)	Q 100 (CFS)	% SLOPE AT INLET	SUM Q AT INLET (CFS)	D100 AT INLET (FT)	MAX ALLOWABLE DEPTH AT INLET (FT)	INLET MAX CAPACITY (CFS)	Q100 BYPASS (CFS)	TO STRUCTURE	CLOGGING FACTOR	NOTES
J	1	26,914	0.62	16,459	10,455	0.74	120.9	7.30%	1.88	34.7	3.20%	3.62	1.2	12.9	5.87	1.0%	5.87	0.37	0.35	6.32	0		0.7	CURB INLET W/ ACCESS MH DES 3
K	2	8,664	0.20	7,812	852	0.9	13.9	8.60%	2.05	242.9	3.40%	3.76	1.2	12.9	2.3	3.5%	2.3	0.17	0.35	3.12	0		0.7	CURB INLET DES 3

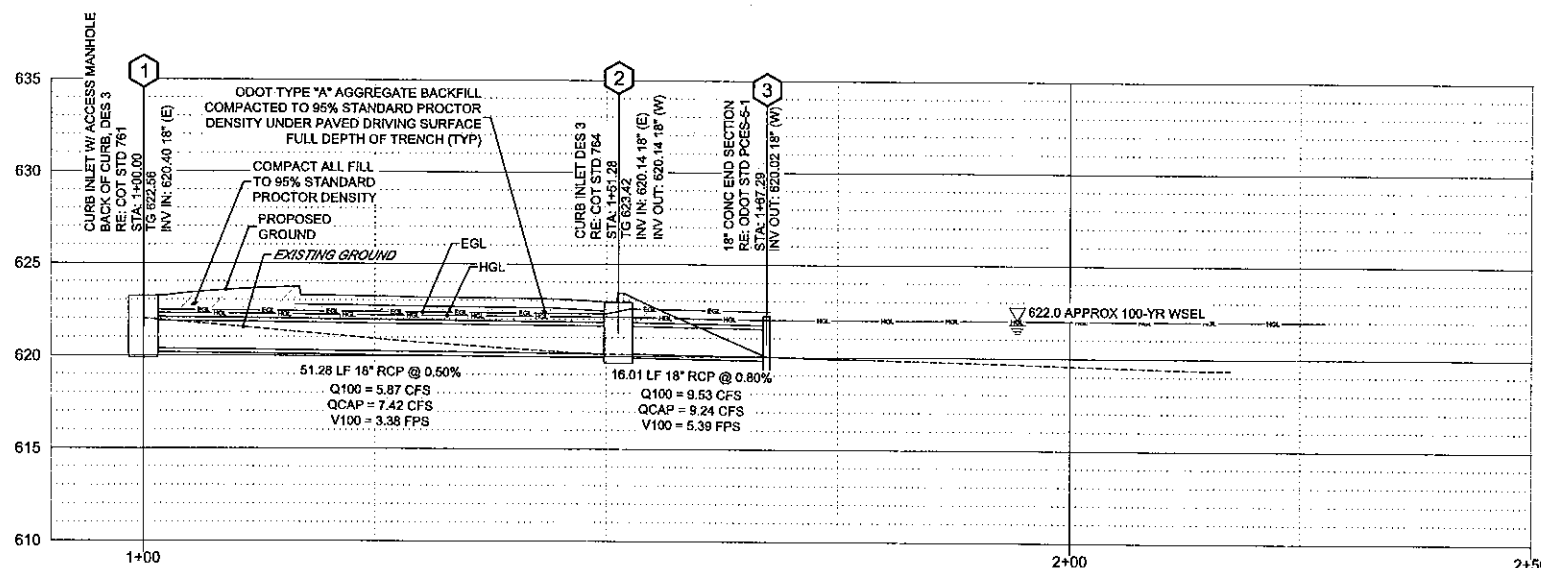


TRENCH NOTE:
BRACING AND SHEATHING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND OSHA SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF THE CONTRACTOR.

BEDDING NOTE:
STANDARD BEDDING MUST BE ODOT TYPE "A" AGGREGATE BASE.
UNDER PAVING ODOT TYPE "A" AGGREGATE BASE MUST BE TO THE TOP OF THE TRENCH. ODOT TYPE "A" AGGREGATE BASE TO BE COMPACTED TO 95% STANDARD PROCTOR.

PIPE SIZE, IN.	TRENCH WIDTH, FT.
10" < 24"	OD + 2'
24" > 36"	OD + 2.5'
36" > 48"	OD + 3.5'
48" > 60"	OD + 4'

2 STANDARD PIPE BEDDING DETAIL FOR STORM SEWER
SCALE: NTS



1 CULVERT PROFILE

HORZ: 1"=10'
VERT: 1"=5'



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SITE BENCHMARKS

BM#1
CHISELED BOX
TOP OF CURB
ELEV=630.81

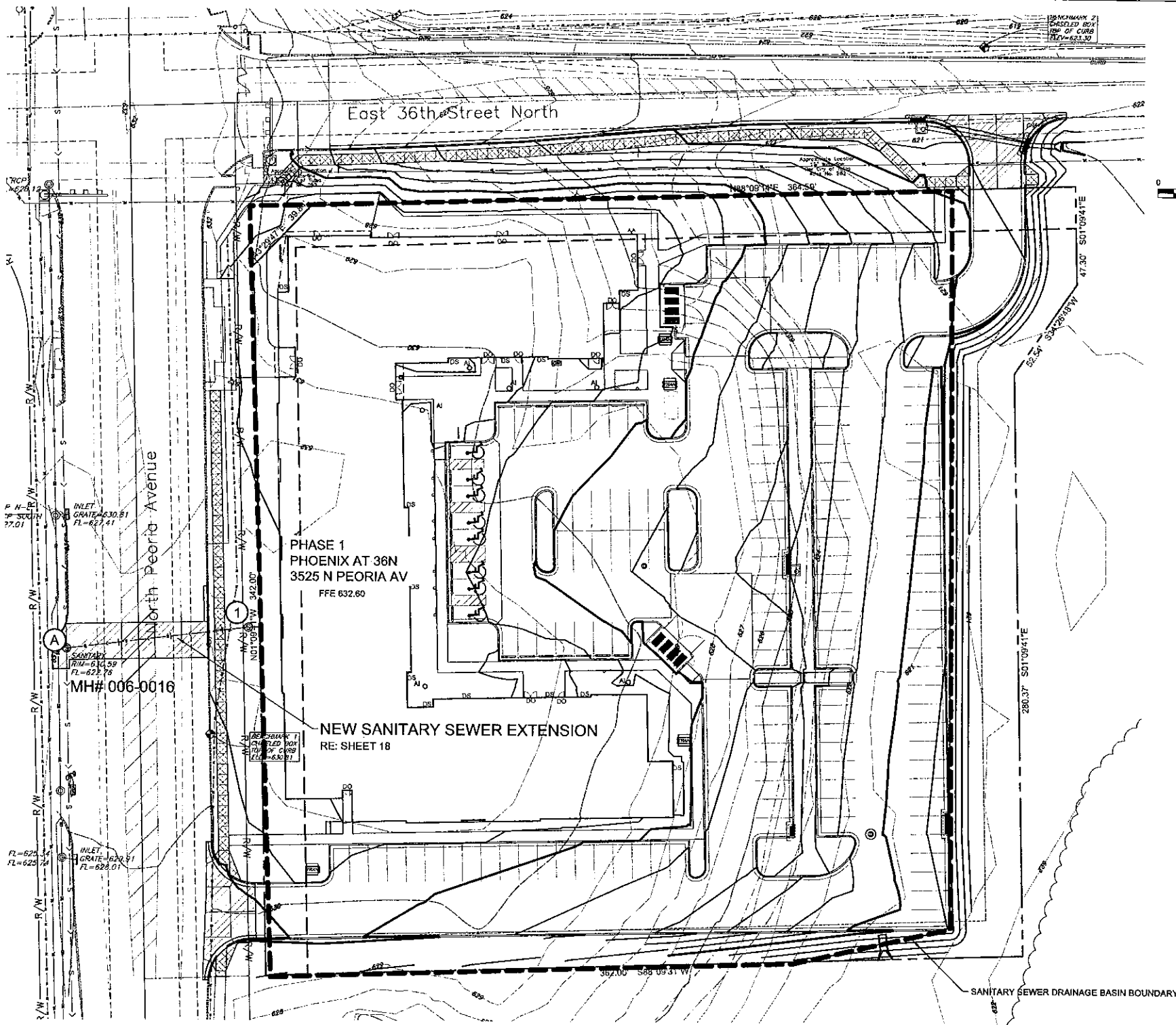
BM#2
CHISELED BOX
TOP OF CURB
ELEV=623.30



09/12/2023

STORM DRAIN PLAN AND PROFILE				
COMANCHE PARK CHOICE NEIGHBORHOOD PHASE NO. 1 PUBLIC IMPROVEMENTS CITY OF TULSA, OKLAHOMA ENGINEERING SERVICES DEPARTMENT				
PLANS AND ESTIMATES PREPARED BY: wallace design collective, pc 123 n. martin luther king jr. blvd. tulsa, oklahoma 74103 918.584.5859 · wallace.design				
REVISION	BY	DATE	PLAN SCALE:	APPROVED:
			DRAWN: JR	[Signature] CITY ENGINEER
			DESIGNED: JR	
			SURVEY: RKS	
			PROJ MGR: AF	
			LEAD MGR: [Signature]	
			FIELD MGR: [Signature]	
			RECOMMENDED: [Signature]	
			DESIGN MANAGER: [Signature]	
FILE: [Signature]			DRAWING: [Signature]	DATE: 9/19/23
ATLAS PAGE NO.: 218, 219			SHEET 16 OF 18 SHEETS	

1:\CityServer\Projects\23-0001 Comanche Park CIP\Drawings\Production\CIP\Contrad 12340001 CIP C1 15 SS.dwg PLOT: 9/20/2023 4:50:49 PM ORIS SIZE 24"x36"



ORDINANCE FLOW CALCULATION

$$Q = 0.01467 \times \text{AREA} \times (0.8169)$$
$$Q = 0.01467 \times 2.797 \times (0.8169) = 0.03399 \text{ MGD}$$

SANITARY SEWER STRUCTURE LOCATION TABLE

MH#	NORTHING	EASTING	RIM ELEV	FL	DESCRIPTION
A	444,959.47	2,565,687.25	630.54	622.76	PROPOSED 4' I.D. MANHOLE (COT STD 356)
1	444,969.89	2,565,774.09	631.54	623.30	PROPOSED 4' I.D. DROP MH (COT STD 356)



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SITE BENCHMARKS

BM#1	BM#2
CHISELED BOX	CHISELED BOX
TOP OF CURB	TOP OF CURB
ELEV=630.81	ELEV=623.30



09/21/2023
oklahoma.ca1459
exp: 6-30-25

SANITARY SEWER DRAINAGE BASIN MAP

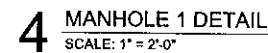
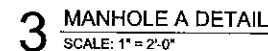
COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1
PUBLIC IMPROVEMENTS


CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

PLANS AND ESTIMATES PREPARED BY:
wallace design collective, pc
123 n. martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5358 - wallacedesign

REVISION	BY	DATE	PLAN SCALE:	DRAWN	MDE	9/19/23	APPROVED:
				DESIGNED	JR	9/19/23	
				SURVEY	RKS	3/26/21	
			PROFILE SCALE:	PROJ MGR.	RF	9/23	
			HORIZONTAL:	LEAD MGR.			
			VERTICAL:	FIELD MGR.			
				RECOMMENDED			
				DESIGN MANAGER			
			FILE:	DRAWING:			
			ATLAS PAGE NO.: 218, 219				

SHEET 17 OF 19 SHEETS



REVISION BY DATE		PLAN SCALE: PROFILE SCALE: HORIZONTAL: VERTICAL:		DRAWING: DESIGNED: SURVEY: PROJ. MGR. LEAD MGR. FIELD MGR. RECOMMENDED: DESIGN MANAGER		918.584.5856 waltace design APPROVED: DATE: 9/19/23 SHEET 18 OF 19 SHEETS	
				DRAWN: 9/19/23 JR. 9/19/23 RKS 3/25/21 RF 9/19 KJK 10/5/23 P. M. K. 10/5/23 H. D. 10/5/23 JTB		CITY ENGINEER 	
				FILE:			
				ATLAS PAGE NO.: 218, 219			

BM#1	BM#2
CHISELED BOX	CHISELED BOX
TOP OF CURB	TOP OF CURB
ELEV=630.81	ELEV=623.30



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GENERAL NOTES:

PSO SHALL PROVIDE AND INSTALL SITE LIGHTS, POLE BASES, CONDUCTORS AND POWER/LIGHTING CONTROLS.

CONTRACTOR TO COORDINATE WITH PSO AND GET SKETCH OF PROPOSED TRANSFORMER LOCATIONS. FINAL EQUIPMENT LOCATIONS MAY CHANGE OR BE ADJUSTED BY PSO.

CONDUITS TO HAVE PULL STRINGS AT ALL LOCATIONS.

36TH ST. N

NORTH PEORIA AVE.

PHOENIX
AT 36N

LEGEND:

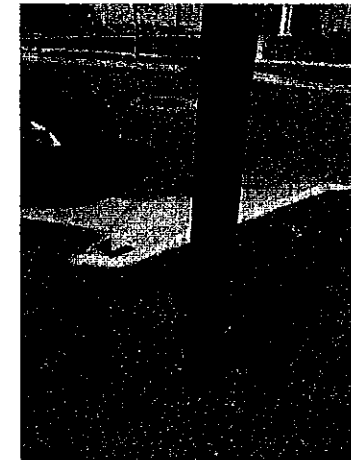
- LP (E) - EXISTING 20' POLE WITH 23000 LUMEN LED COBRA HEAD LIGHT, RE-FEED UNDERGROUND
- LP - NEW PSO INSTALLED 30' LIGHT POLE WITH 23000 LUMEN LED FIXTURE. SEE DETAIL 2 THIS SHEET.
- ⊕ - FLUSH MOUNT 10"D PEDESTAL STYLE JUNCTION BOX PER PSO SPECS.
- P.B. - QUAZITE 24" L X 8" W X 4" D FLUSH MOUNT PULL BOX. LID MARKED "ELECTRIC"
- PUG - UNDERGROUND TRANSFORMER PRIMARY BY OTHERS.

PAY QUANTITIES

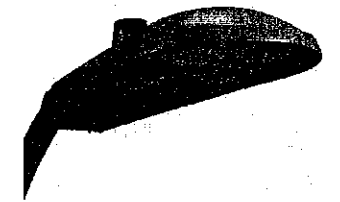
ITEM NO.	ELECTRICAL ITEM	NOTES	UNIT	APPROXIMATE QUANTITY
69	10" ROUND PEDESTAL	6	EA.	6
70	QUAZITE PULL BOX	5	EA.	3
71	3" PVC CONDUIT FROM QUAZITE PULL BOX TO TRANSFORMER	3.4	L.F.	105'
72	2" PVC CONDUIT (TRENCHED) FOR SITE LIGHTING	3.4	L.F.	945'
73	RE-FEED POWER TO EXISTING LIGHT POLE		EA.	3

NOTES:

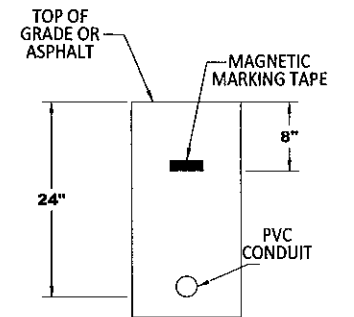
- SCOPE IS TO INSTALL ELECTRICAL CONDUIT WITH PULL STRING AND PULL BOXES FOR THE FUTURE INSTALLATION OF POLE LIGHTS IN THE RIGHT-OF-WAY FOR PEORIA AND 36TH STREET NORTH.
- PLAN ALSO SHOWS INFRASTRUCTURE WORK PERFORMED BY OTHERS FOR THE NEW BUILDING. WHEN THIS WORK IS EXECUTED, THE SITE WILL BE CLEAR.
- LIGHTING CONDUITS ARE TO BE 2" PVC BURIED 24" BELOW GRADE. CONDUIT FROM TRANSFORMER TO QUAZITE PULL BOX TO BE 3" PVC.
- CONTRACTOR TO INSTALL REFLECTIVE TAPE IN CONDUIT TRENCH, PER DETAIL, TO ALLOW LOCATING OF THE LIGHTING CONDUIT BY OTHERS DURING FUTURE CONSTRUCTION PHASES.
- PULL BOXES WITH THIS SYMBOL ARE FLUSH MOUNT QUAZITE 24" X 8" X 4" DEEP PULL BOXES FOR ACCESSING WIRES FOR LIGHTING.
- PULL BOXES FOR THIS SYMBOL ARE PEDESTAL BOXES TO BE LOCATED NEAR NEW LIGHT POLE LOCATIONS. PEDESTALS WILL BE INSTALLED DURING THIS PHASE, WITH PULL STRINGS GOING TO THE NEXT POLE, PEDESTAL, PULL BOX OR TRANSFORMER.
- IF TRANSFORMERS ARE NOT INSTALLED, CONTRACTOR TO STUB UP CONDUIT 18" AT LOCATION SHOWN ON THE PLANS, FOR FUTURE TRANSFORMER INSTALLATION.
- NEW LIGHT POLES ON PERIMETER ARE TO BE 30' POLES WITH LED FIXTURES ON TOP, PER PHOTOGRAPH. POLE INSTALLATION WILL BE BY PSO. POLES WILL BE INSTALLED ADJACENT TO PEDESTAL BOXES INSTALLED ON THIS CONTRACT. OWNER MAY ELECT TO USE DIFFERENT STYLE POLE.
- EXISTING LIGHT POLE TO REMAIN. CURRENTLY FED FROM OVERHEAD LINE. REMOVE OVERHEAD LINE AND RE-FEED FROM NEW BURIED LINE. COORDINATE WITH PSO, SO LIGHTS ON EITHER SIDE OF THIS PROJECT REMAIN FED.
- COORDINATE WITH PSO TO ENSURE LIGHTS NORTH AND SOUTH OF THIS PROJECT, CURRENTLY FED ABOVE GROUND, REMAIN POWERED.
- CONTRACTOR TO COORDINATE WITH PSO FOR REMOVAL OF EXISTING OVERHEAD POWER LINE AND POLE FEEDING LIGHTS ON EAST SIDE OF PEORIA.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING ACTUAL CONDUIT AND PULL BOX LOCATIONS.
- CONTRACTOR SHALL STAKE LOCATIONS OF SITE LIGHTS PRIOR TO PSO INSTALLATION.
- EXISTING POWER POLE TO BE REMOVED.



DETAIL 1: DIRECT BURIED POLE & PEDESTAL



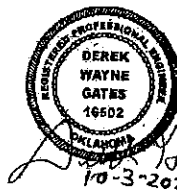
DETAIL 2: COPPER LIGHTING 23000 LUMEN
ARCEON LED FIXTURE



DETAIL 3: CONDUIT DETAIL



DETAIL 4: EXISTING POLES



ELECTRICAL LED
STREET LIGHTING
COMANCHE PARK CHOICE NEIGHBORHOOD
PHASE NO. 1
PUBLIC IMPROVEMENTS
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT
PLANS AND ESTIMATES PREPARED BY:

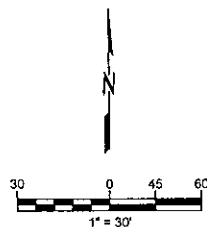
REVISION	BY	DATE	PLAN SCALE:	DRAWN	DJB	9/19/23	APPROVED:
1	REVISED	REVISED	1"=20'-0"	DESIGNED	DWG	9/19/23	
				SURVEY	RKS	3/28/21	
			PROFILE SCALE:	PROJ MGR	RS	10/1/23	
			HORIZONTAL:	LEAD MGR			
			1"=20'-0"	FIELD MGR			
			VERTICAL:	RECOMMENDED			
			1"=2'-0"	DESIGN MANAGER			
			FILE:	DRAWING:			
			ATLAS PAGE NO.:	218, 219			
			DATE:	9/19/23			
			SHEET	19	OF 19	SHEETS	



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ORIG SIZE: 22" X 34"

PLOT: 10/14/2023 4:06:43 PM

1 BORING PLAN.dwg

C:\Users\CADD W Gates\Engineering Services\DWG\SVR - Server\@CURRENT JOBS\WEST RIVER (COMANCHE)\RECORD DWG\SE-200 PHASE 1 BORING PLAN.dwg