



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, AUGUST 26, 2019, 6:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
  - Melanie Lander \_\_\_\_
  - Jessica Morris \_\_\_\_
  - Kathleen Robinson \_\_\_\_
  - Carter Mathews \_\_\_\_
  - Joanna Jones \_\_\_\_

- IV. CONSENT  
(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

- 1. Minutes of Coweta Planning Commission Regular Meeting July 22, 2019  
Approval of the minutes of the Coweta Planning Commission regular meeting held on July 22, 2019.

Documents:

[PC MEETING MINUTES 07-22-2019.PDF](#)

- V. OLD BUSINESS

- 1. Roland Park Improvements  
Discussion and possible action on recommendations to the City Council regarding proposed improvements to the park facilities at Roland Park to include a splash pad, basketball court and extending the trails within the park to include pedestrian bridges.

Documents:

[STAFF REPORT ROLAND PARKTY.PDF](#)  
[PRELIM SET 6.21.19.PDF](#)

- VI. PLATS

- 1. Coweta Farms  
Discussion and possible action on a request by developer, Truco Development Company, LLC, and surveyor, Heartland Surveying & Mapping, LLC, for final plat approval of Coweta Farms, a Single Family Residential (RS-1) subdivision of approximately 4.38 acres, more or less, with 7 lots generally located on the SW corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Documents:

[STAFFREP FINAL PLAT COWETA FARM PC\\_TY.PDF](#)  
[TECHNICAL ADVISORY COMMITTEE 08-20-2019.PDF](#)  
[FINAL PLAT COWETA FARM SHEET 1 OF 2.PDF](#)  
[FINAL PLAT COWETA FARM SHEET 2 OF 2.PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

**IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.**



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, JULY 22, 2019, 6:30 PM**

**I. CALL TO ORDER**

Chairperson Melanie Lander called the meeting to order at 6:31 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

|                   |         |
|-------------------|---------|
| Carter Mathews    | Present |
| Kathleen Robinson | Absent  |
| Jessica Morris    | Present |
| Joanna Jones      | Present |
| Melanie Lander    | Present |

Chairperson Melanie Lander requested that the roll be called and a quorum was declared to be present.

**IV. CONSENT**

Discussion and Consideration of the Minutes of the Regular Meeting of June 24, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones to approve the Minutes of the Coweta Planning Commission regular meeting held on June 24, 2019.

Motion passed by a vote of 4-0 with the following votes cast:

|                   |                  |
|-------------------|------------------|
| Carter Mathews    | Yes – to approve |
| Kathleen Robinson | Not present      |
| Jessica Morris    | Yes – to approve |
| Joanna Jones      | Yes – to approve |
| Melanie Lander    | Yes – to approve |

**V. PLATS**

**1. Coweta Farm**

Discussion and possible action on a request by developer, Truco Development Company, LLC, and surveyor, Heartland Surveying & Mapping, LLC, for preliminary plat approval of Coweta Farm, a single family residential (RS-1) subdivision of approximately 4.38 acres, more or less, with 7 lots generally located on the SW corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Mr. Chris Truitt of Truco Development Company, LLC, was present for the meeting.

City Planner, Tom E. Young, Jr., read the staff report.

There were several citizens present for the meeting. Chairperson Melanie Lander opened up the floor for comments or questions.

Mr. Denver Kimberling came forward to address the Commission. He said he owns property just to the South of where Truco's development would be built. He said that he is concerned about multi-family housing being built in a residential area. City Engineer, Chip Cohrs, commented that the plan is not a multi-family development, it is a single-family residential development. Mr. Kimberling then mentioned that he is concerned about the number of houses that are planned. City Planner, Tom E. Young, Jr., put a slide of the plat up on the screen that showed seven planned lots. Mr. Kimberling had no further comments.

Next, Ms. Beverly Harris came forward with concerns about traffic and the number of driveways that will come out onto 131<sup>st</sup> Street from the new development. She said that would make the congestion of 131<sup>st</sup> Street worse with the school traffic and the construction traffic. City Engineer, Chip Cohrs, addressed these concerns by adding that the City of Coweta and Truco Development Company have worked together to minimize the number of driveways going out onto 131<sup>st</sup> Street. Instead of six, they have worked out a plan to only have three drives coming out onto 131<sup>st</sup> Street and additional right-of-way has been added to give a little more room between the development and the street. He added that he realizes that traffic is bad through there during the school year and that will be addressed.

Next, a concerned citizen asked how many houses will be built in the development. Chris Truitt answered that seven houses are planned for the development.

Another concerned citizen inquired about the size and price of the proposed houses. Chris Truitt answered that the minimum square footage requirement is 1,400 square feet and the prices will vary anywhere from \$175,000 to \$225,000.

Lastly, a concerned citizen asked if there were plans to keep 273rd East Avenue in better repair. She said the road is in very bad shape with large potholes. City Engineer, Chip Cohrs, replied that the Creek Nation has an overlay planned for 273<sup>rd</sup> East Avenue.

Chairperson Melanie Lander closed the floor to the public and opened it up to the Planning Commission members.

Commissioner Carter Mathews asked if the lot on the East side of the development will have a driveway that leads out to 273<sup>rd</sup> East Avenue. Chris Truitt answered yes, it would.

There were no further questions from the Commissioners. Chairperson Melanie Lander asked if anyone wanted to make a motion. Commissioner Carter Mathews made a motion to approve with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. Chairperson Melanie Lander seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

|                   |                  |
|-------------------|------------------|
| Carter Mathews    | Yes – to approve |
| Kathleen Robinson | Not present      |
| Jessica Morris    | Yes – to approve |
| Joanna Jones      | Yes – to approve |
| Melanie Lander    | Yes – to approve |

## VI. NEW BUSINESS

## VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:47 p.m.

Approved:

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**



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## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Re: Roland Park, Park Equipment  
Date: 08-26-2019

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### **BACKGROUND**

Pursuant to state statute §11-45-104 entitled “Public improvements and plats of land - Planning commission review - Subdivision regulations - Rural land not served by municipal water and sewer facilities”, before final action may be taken by any municipality or department thereof on the location, construction, or design of any public building, statue, memorial, **park**, parkway, boulevard, street, alley, **playground**, **public ground**, or bridge, or the change in the location or grade of any street or alley, the question shall be submitted to the planning commission for investigation and report.

The City is planning to make improvements of the park facilities at Roland Park to include a splash pad, basketball court, and extend the trails within the park to include pedestrian bridges. This request is in compliance with the Coweta Comprehensive Plan.

### **STAFF RECOMMENDATION**

Investigation and report only. No action required. Staff welcomes any and all input.

### **ATTACHMENTS**

DRAWING FILE NAME AND LOCATION: C:\18450600\_CowetaRoadInfrastucture\CIVIL\DWG\COVERSHEET.dwg; LAYOUT TAB: COVER SHEET  
LAST SAVED BY: KSEWELL 6/21/2019 9:30:05 AM  
PLOTTED BY: KYLE SEWELL (ONLY VALID ON I48D COPY)

LEGEND (EXISTING)

| SYMBOLS | LINEWORK                         |
|---------|----------------------------------|
|         | FOUND IRON PIN                   |
|         | LIGHT POLE                       |
|         | POWER POLE                       |
|         | TELEPHONE PEDESTAL               |
|         | TV PEDESTAL                      |
|         | MANHOLE                          |
|         | SANITARY SEWER CLEANOUT          |
|         | GAS METER                        |
|         | GAS VALVE                        |
|         | STORM SEWER PIPE                 |
|         | DOWN GUY                         |
|         | WATER VALVE                      |
|         | FIRE HYDRANT ASSEMBLY            |
|         | AIR RELEASE VALVE                |
|         | FIRE DEPARTMENT CONNECTION       |
|         | WATER METER                      |
|         | SPRINKLER HEAD                   |
|         | ELECTRIC PEDESTAL                |
|         | GRATED INLET                     |
|         | DROP INLET                       |
|         | TREE                             |
|         | TREE TO BE REMOVED               |
|         | EASEMENT                         |
|         | CURB                             |
|         | INTERMEDIATE CONTOUR             |
|         | INDEX CONTOUR                    |
|         | SANITARY SEWER LINE              |
|         | GAS LINE                         |
|         | WATER LINE (SPECIFY SIZE & TYPE) |
|         | UNDERGROUND TELEPHONE            |
|         | UNDERGROUND ELECTRIC             |
|         | OVERHEAD ELECTRIC                |
|         | UNDERGROUND TELEVISION           |
|         | OVERHEAD TELEVISION              |
|         | CHAIN LINK FENCE                 |
|         | WOOD FENCE                       |
|         | BARBED WIRE FENCE                |
|         | FIBER OPTIC                      |
|         | RIGHT OF WAY                     |
|         | ROAD CENTERLINE                  |

LEGEND (PROPOSED)

| SYMBOLS | LINEWORK                   |
|---------|----------------------------|
|         | SET IRON PIN               |
|         | LIGHT POLE                 |
|         | POWER POLE                 |
|         | TELEPHONE PEDESTAL         |
|         | TV PEDESTAL                |
|         | MANHOLE                    |
|         | SANITARY SEWER CLEANOUT    |
|         | GAS METER                  |
|         | GAS VALVE                  |
|         | STORM SEWER PIPE           |
|         | STRUCTURE NUMBER           |
|         | WATER VALVE                |
|         | FIRE HYDRANT ASSEMBLY      |
|         | AIR RELEASE VALVE          |
|         | FIRE DEPARTMENT CONNECTION |
|         | WATER METER                |
|         | BACK FLOW PREVENTER        |
|         | REDUCER                    |
|         | PLUG VALVE                 |
|         | GRATED INLET               |
|         | DROP INLET                 |
|         | EASEMENT                   |
|         | CURB                       |
|         | INTERMEDIATE CONTOUR       |
|         | INDEX CONTOUR              |
|         | SANITARY SEWER LINE        |
|         | GAS LINE                   |
|         | WATER LINE                 |
|         | UNDERGROUND TELEPHONE      |
|         | UNDERGROUND ELECTRIC       |
|         | OVERHEAD ELECTRIC          |
|         | FIBER OPTIC                |
|         | UNDERGROUND TELEVISION     |
|         | OVERHEAD TELEVISION        |
|         | CHAIN LINK FENCE           |
|         | WOOD FENCE                 |
|         | BARBED WIRE FENCE          |
|         | BUILDING SET BACK          |
|         | RIGHT OF WAY               |
|         | PROPERTY LINE              |
|         | ROAD CENTERLINE            |

PROJECT INFORMATION

SITE ENGINEER: CRAFTON, TULL & ASSOCIATES .INC  
KYLE SEWELL  
201 W. 5TH STREET, SUITE 302  
TULSA, OK 74103  
(918) 584-0347

SITE OWNER/DEVELOPER: CITY OF COWETA  
310 BROADWAY  
COWETA, OK 74429

COVER SHEET; GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY CONTRACTOR. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- 63 OKLAHOMA STATUTE ANNOTATED 63-981: ACTIVITY WITHIN SIX FEET OF HIGH VOLTAGE OVERHEAD LINE OR CONDUCTOR PROHIBITED:**  
NO PERSON, FIRM, CORPORATION OR ASSOCIATION SHALL, INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE AND NO PERSON AS AN AGENT OR EMPLOYEE OF ANY PERSON, FIRM, CORPORATION OR ASSOCIATION, SHALL PERFORM OR PERMIT ANY AGENT OR EMPLOYEE TO PERFORM ANY FUNCTION OR ACTIVITY UPON ANY LAND, BUILDING, HIGHWAY, OR OTHER PREMISES, WHEN IT IS POSSIBLE DURING THE PERFORMANCE OF SUCH ACTIVITY FOR ANY PERSON OR EMPLOYEE ENGAGED IN PERFORMING WORK CONNECTED WITH OR RELATED TO SUCH FUNCTION OR ACTIVITY TO MOVE TO OR TO BE PLACED IN A POSITION WITHIN SIX (6) FEET OF ANY HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR, OR WHEN IT IS POSSIBLE FOR ANY PART OF ANY TOOL, EQUIPMENT, MACHINERY OR MATERIAL TO BE USED BY ANY SUCH PERSON OR EMPLOYEE TO BE BROUGHT WITHIN SIX (6) FEET OF ANY SUCH OVERHEAD HIGH VOLTAGE LINE OR CONDUCTOR THROUGH ANY LATERAL, VERTICAL OR SWINGING MOTION DURING THE PERFORMANCE OF SUCH FUNCTION OR ACTIVITY.

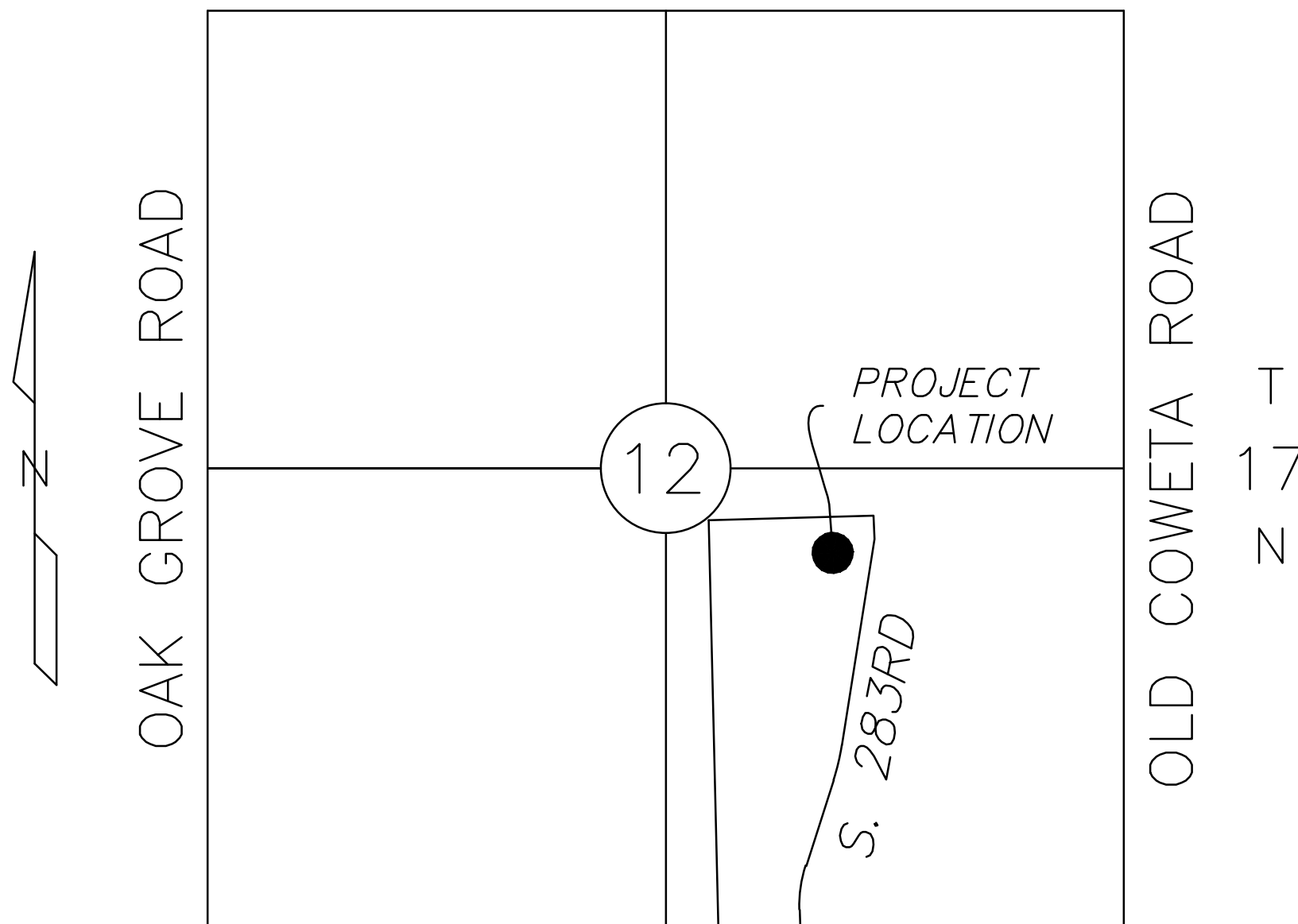
XXXXXX



# ROLAND PARK CITY OF COWETA

R 15 E

SOUTH 131ST STREET SOUTH



SOUTH 141ST STREET SOUTH

LOCATION MAP

CITY OF COWETA STANDARDS

| STD. NO | DESCRIPTION                       |
|---------|-----------------------------------|
| W 07    | TRENCH CONDITIONS                 |
| W 08    | WATER LINE STREET CROSSING DETAIL |
| W 14    | 2" COMPOUND METER SETTING         |

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS.



LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN UNCOVERED FOR THE PURPOSE OF THESE PLANS. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THE SITE, THE CONTRACTOR SHALL CALL OKLAHOMA ONE-CALL SYSTEM, INC. AT 1-800-522-6543.

PREPARED BY:

Kyle Sewell  
KYLE SEWELL, P.E.  
CRAFTON TULL

06/21/2019

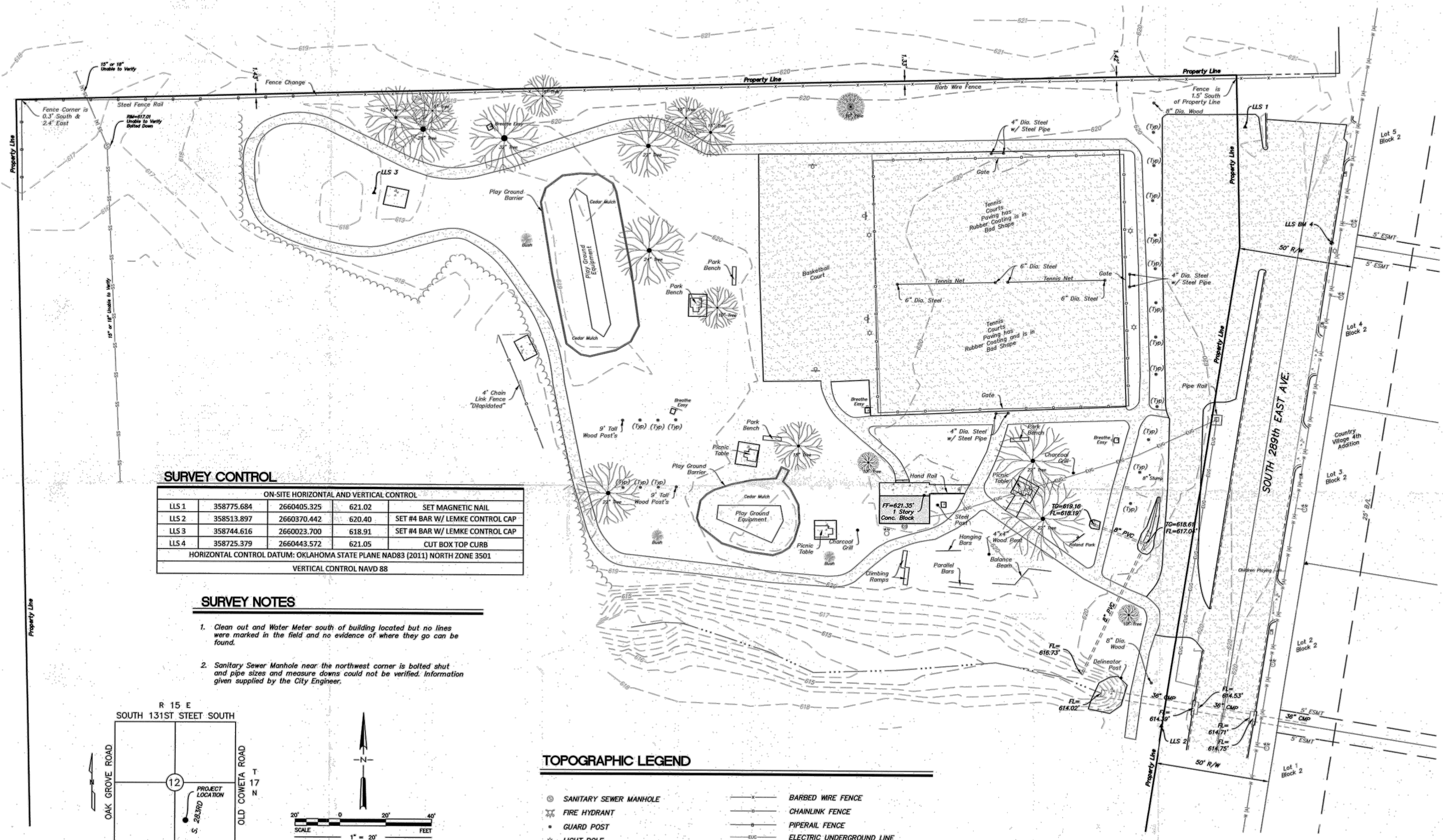
DATE



APPROVED BY:

CITY ENGINEER  
ADVERTISEMENT DATE:

DATE

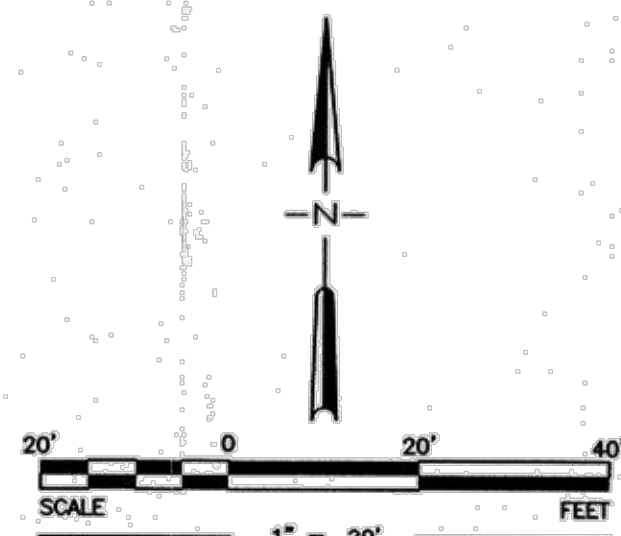
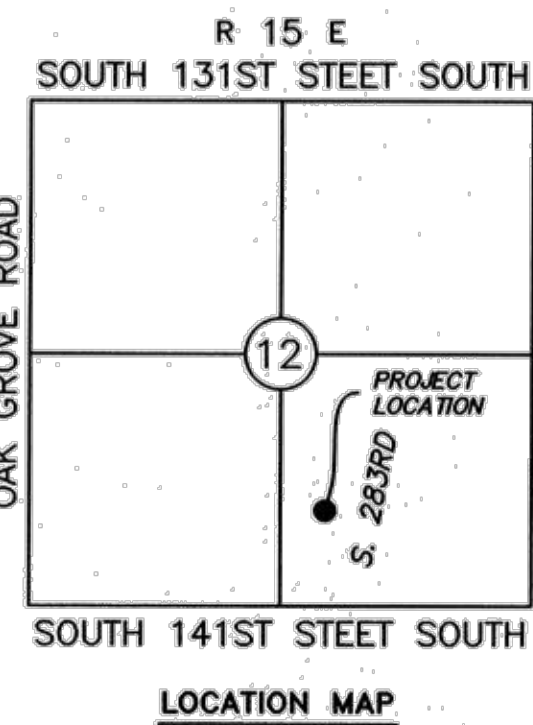


**SURVEY CONTROL**

| ON-SITE HORIZONTAL AND VERTICAL CONTROL                                     |            |             |        |                                 |
|-----------------------------------------------------------------------------|------------|-------------|--------|---------------------------------|
| LLS 1                                                                       | 358775.684 | 2660405.325 | 621.02 | SET MAGNETIC NAIL               |
| LLS 2                                                                       | 358513.897 | 2660370.442 | 620.40 | SET #4 BAR W/ LEMKE CONTROL CAP |
| LLS 3                                                                       | 358744.616 | 2660023.700 | 618.91 | SET #4 BAR W/ LEMKE CONTROL CAP |
| LLS 4                                                                       | 358725.379 | 2660443.572 | 621.05 | CUT BOX TOP CURB                |
| HORIZONTAL CONTROL DATUM: OKLAHOMA STATE PLANE NAD83 (2011) NORTH ZONE 3501 |            |             |        |                                 |
| VERTICAL CONTROL NAVD 88                                                    |            |             |        |                                 |

**SURVEY NOTES**

- Clean out and Water Meter south of building located but no lines were marked in the field and no evidence of where they go can be found.
- Sanitary Sewer Manhole near the northwest corner is bolted shut and pipe sizes and measure downs could not be verified. Information given supplied by the City Engineer.



**TOPOGRAPHIC LEGEND**

- |   |                         |          |                             |
|---|-------------------------|----------|-----------------------------|
| ⊙ | SANITARY SEWER MANHOLE  | —X—      | BARBED WIRE FENCE           |
| ⊕ | FIRE HYDRANT            | —O—      | CHAINLINK FENCE             |
| • | GUARD POST              | —B—      | PIPERAIL FENCE              |
| ⊙ | LIGHT POLE              | —EUC—    | ELECTRIC UNDERGROUND LINE   |
| ⊙ | SANITARY SEWER CLEANOUT | —SS (A)— | SANITARY SEWER LINE (ATLAS) |
| ⊙ | ELECTRIC RISER          | —SD—     | STORM DRAIN LINE            |
| ⊙ | SIGN                    | —W (A)—  | WATER LINE (ATLAS)          |
| ⊙ | WATER METER             | —SIB—    | GROUND SURFACE CONTOUR      |
| ⊙ | MAILBOX                 | —C—      | CURB AND GUTTER             |
| ⊙ | BASKETBALL GOAL         | —SDF—    | SURFACE DRAINAGE FLOWLINE   |
| ⊙ | ELECTRIC METER          | —TDL—    | TREE DRIP LINE              |
| ⊙ | WATER VALVE BOX         | —SL—     | SHRUB LINE                  |
|   |                         | —SE—     | SPOT ELEVATION              |
|   |                         | —C—      | CONCRETE                    |
|   |                         | —A—      | ASPHALT                     |



**UTILITY WARNING:**  
The underground utilities shown have been located from record documents or field locations by the operator. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

811 Ticket number 18101717463411 Dated 10-17-2018

Notified PSO ~ City of Coweta ~ Windstream OK ~ ONG East OK ~ COX Communications Tulsa



CHARLES D. CAHILL, P.L.S. NO. 1470  
Last Date of Survey 10-24-2018

Surveyor's signature is not shown, the plan is a copy and is assumed to contain no alterations. The seal contained on this plan shall not apply to any

DATED: 10/25/2018

**LEMKE LAND SURVEYING, LLC**

3228 BART CORNER DRIVE, NORMAN, OK 73072  
PH: (405)366-8541 FAX: (405)366-8540  
http://www.lemke-llc.com

TOPOGRAPHIC SURVEY  
ROLAND PARK

PART OF THE SE/4 SECTION 12 T-17-N R-15-E  
CITY OF COWETA

CRAFTON TULL  
201 WEST 5TH STREET, SUITE 302 TULSA, OKLAHOMA, 74103

Surveyed By: JL / ER  
Drawn By: RLR  
Approved By: CDC  
Date: 10-25-2018  
Scale: 1" = 20'  
Project No: 181169

Sheet Number  
C-002

## WATERLINE QUANTITIES

|     | ITEM                      | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 101 | 6"X2" TEE                 | 1        | EA   |
| 102 | 2" TEE                    | 1        | EA   |
| 103 | 2"X ½" REDUCER            | 1        | EA   |
| 104 | ½" PVC PIPE               | 12       | LF   |
| 105 | 2" PVC PIPE               | 160      | LF   |
| 106 | 6"X2" TAPPING SLEEVE      | 1        | EA   |
| 107 | 2" METER AND BOX          | 1        | EA   |
| 108 | SAWCUT AND REPAIR ASPHALT | 10.5     | SY   |
| 109 | AGGREGATE BACFILL         | 54       | CY   |

1. ALL ITEMS LISTED INCLUDES FURNISHING LABOR, MATERIALS, AND ALL NECESSARY EQUIPMENT FOR COMPLETE INSTALLATION.
2. PVC PIPE SHALL BE DR21 CLASS 200.

## CITY OF COWETA, OK 74429

[illegible]

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**C-003**

# SIDEWALK CROSSING DETAIL

ROLAND PARK  
CITY OF COWETA, OK 74429

### Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

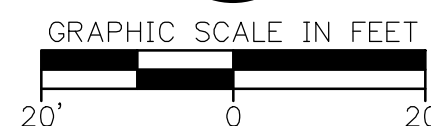
PROJECT NO: 18450600  
ISSUE DATE: 4/26/19  
CONTACT: K. SEWELL  
CHECKED BY:

ISSUED FOR  
CONSTRUCTION

© 2019 Crafton, Tull & Associates, Inc.

TYPICAL CROSS SECTION SHEET

**C-004**



ROLAND PARK  
CITY OF COWETA, OK 74429

Key Pla

[illegible]

This document, and the ideas and designs incorporated here as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

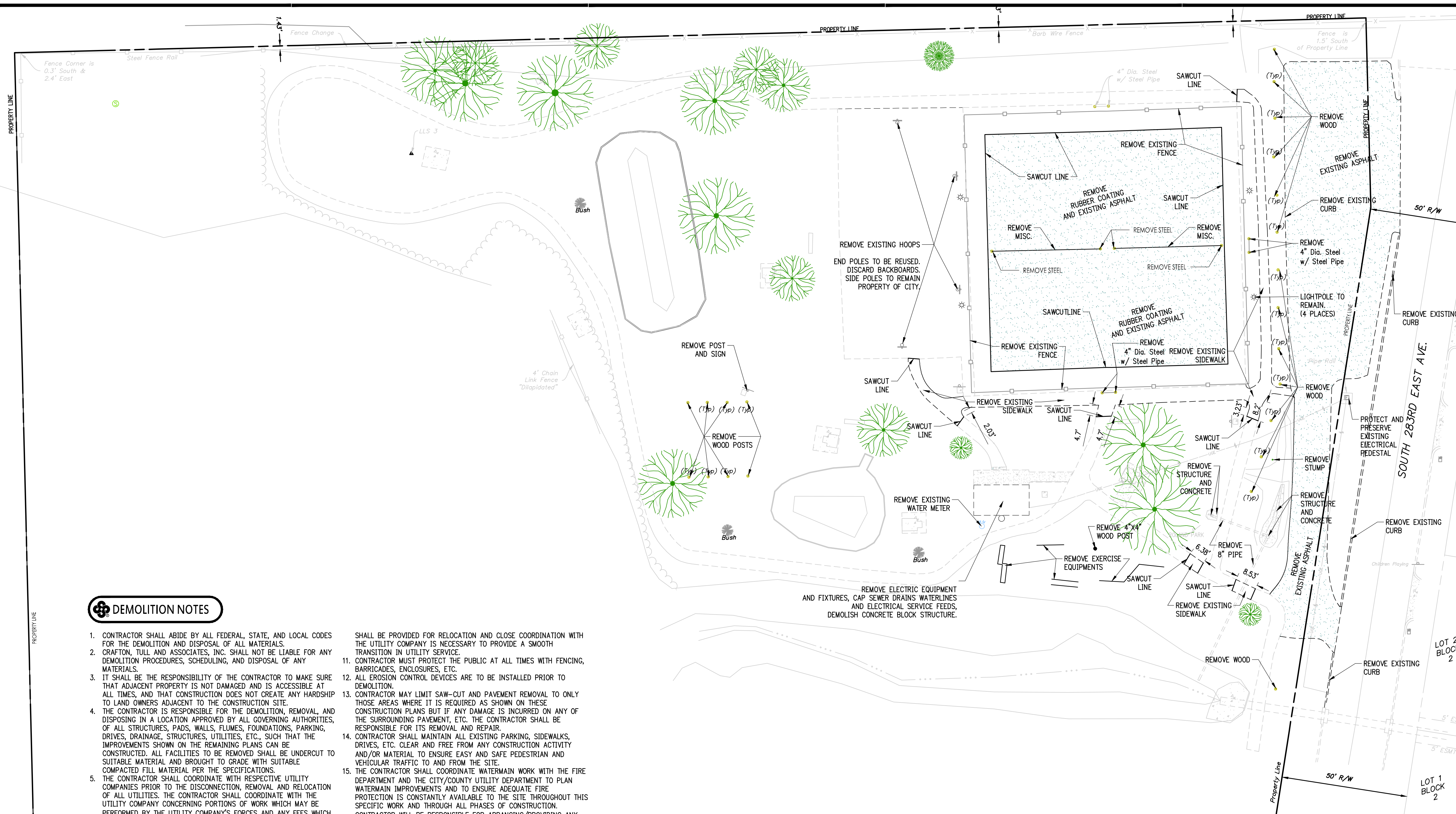
PROJECT NO: 1845060  
ISSUE DATE: 4/26/19  
CONTACT: K. SEWELL  
CHECKED BY:

ISSUED FOR  
CONSTRUCTION

© 2019 Crafton, Tull & Associates, Inc.

DEMOLITION PLAN - NORTH

C-101



DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAWFORD, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HANDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SEPTIC TANKS AND LINES SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

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1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
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20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.



DEMO CURB FOR  
SW CONNECTION

SOUTH 283RD EAST AVE



GRAPHIC SCALE IN FEET

20'                      0                      20

## ROLAND PARK

CITY OF COWETA, OK 74429

### Key Plan

[illegible]

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PROJECT NO: 18450600

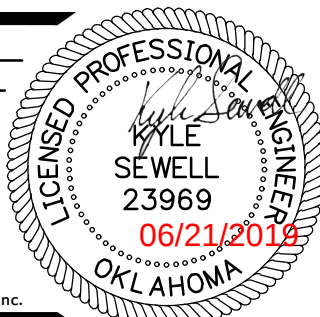
ISSUE DATE: 4/26/19  
CONTACT: K. CEJA/

CHECKED BY:

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ISSUED FOR  
CONSTRUCTION

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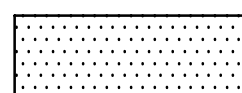
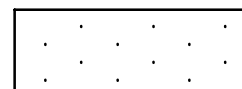


DEMOLITION PLAN - SOUTH

**C-102**

DRAWING: G:\18450600\_COWETAROLA\INFRASTRUCTURE\CIVIL\DWG\DEMOLITION PLAN.DWG  
LAYOUT: DEMOLITION PLAN - SOUTH, LAST SAVED: K52849, 6/21/2019 6:09:00 PM  
LAST PLOTTED BY: KYLE SEWELL, 6/21/2019 6:23:57 PM (PLOTTED BY " " VALID ON HARD COPY ONLY)

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY CONTRACTOR. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PROPOSED SIDEWALK  
ALTERNATE APROPOSED SIDEWALK  
ALTERNATE B

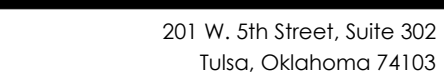
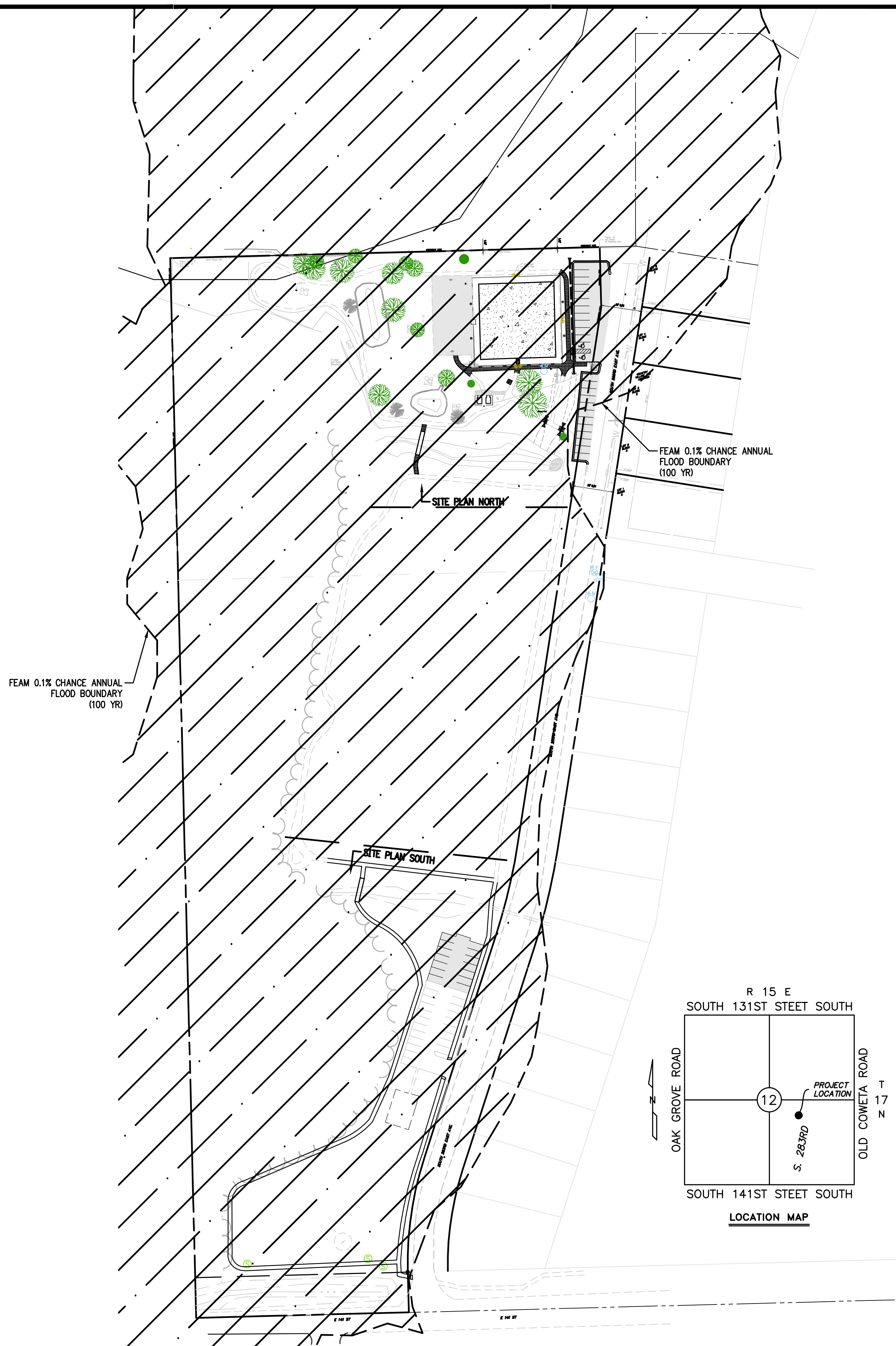
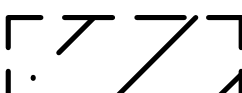
STANDARD ASPHALT PAVING  
SEE C108 FOR DETAIL



TACTILE WARNING STRIP



100 YR FLOODPLAIN



**Crafton Tull**  
architecture | engineering | surveying

918.584.0347 t 918.599.0665 f  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
CA 973 (PE/LS) EXPIRES 6/30/2020



GRAPHIC SCALE IN FEET



## ROLAND PARK

CITY OF COWETA, OK 74429

**Key Plan**

[illegible]

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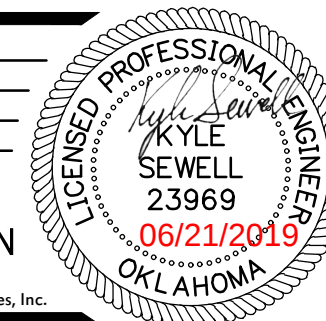
PROJECT NO: 18450600

ISSUE DATE: 4/26/19

CONTACT: K. SEWELL

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OVERALL SITE PLAN

C-103

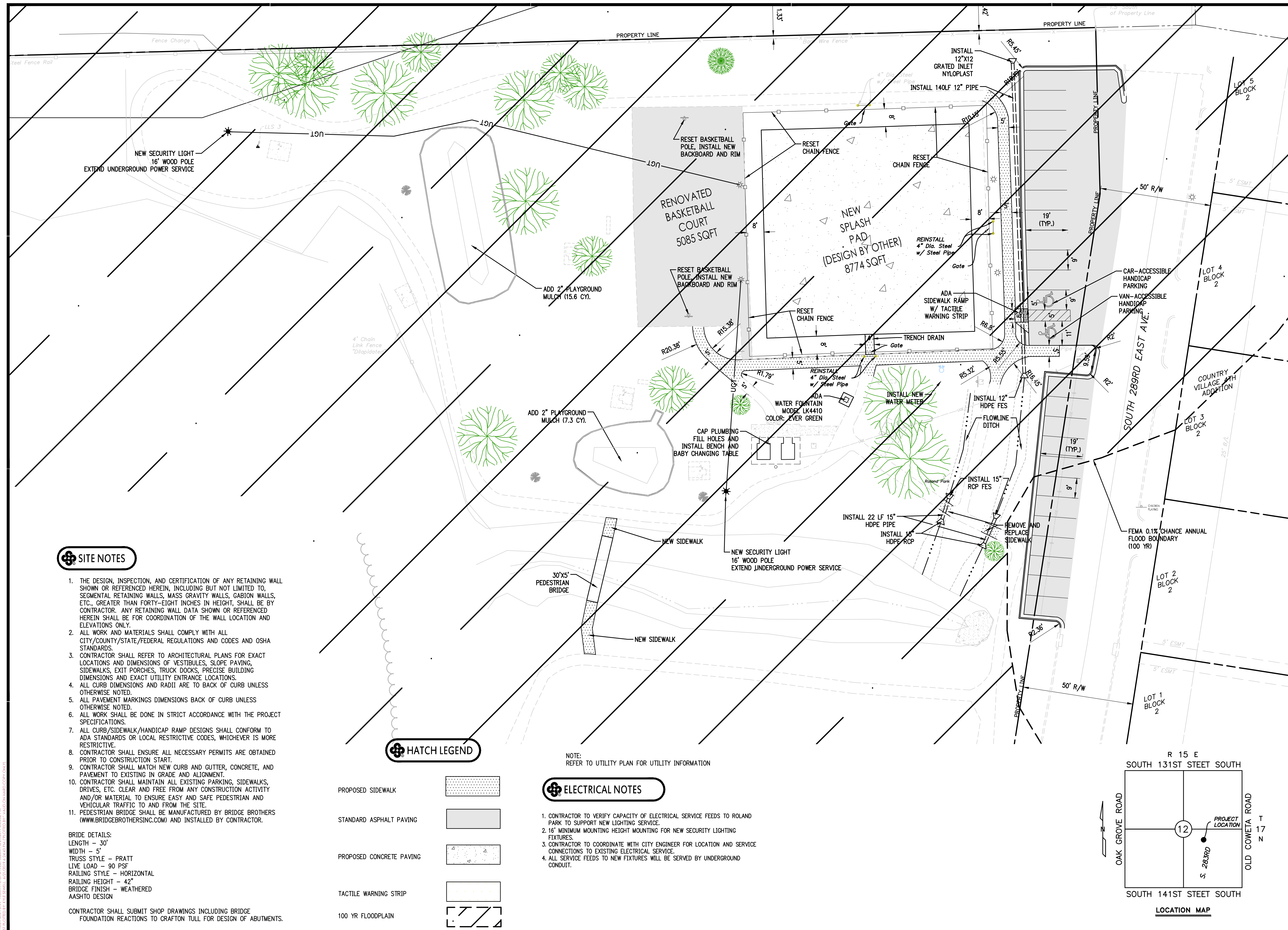
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LAYOUT: OVERALL SITE PLAN , LAST SAVED: KS2849, 6/21/2019 6:08:10 PM  
ST PLOTTED BY: KYLIE SEWELL, 6/21/2019 6:26:20 PM PLOTTED BY: "VALID ON HARD COPY ONLY"

ROLAND PARK  
CITY OF COWETA, OK 74429

[illegible]

Professional Engineer Seal for Kyle Sewell, License No. 23969, State of Oklahoma, expires 06/21/2019.

**C-104**

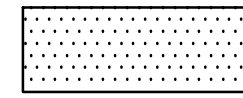


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11. PEDIESTRIAN BRIDGE SHALL BE MANUFACTURED BY BRIDGE BROTHERS ([WWW.BRIDGEBROTHERSINC.COM](http://WWW.BRIDGEBROTHERSINC.COM)) AND INSTALLED BY CONTRACTOR.

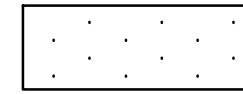
BRIDGE DETAILS:  
LENGTH - 30'  
WIDTH - 5'  
TRUSS STYLE - PRATT  
LIVE LOAD - 90 PSF  
RAILING STYLE - HORIZONTAL  
RAILING HEIGHT - 42"  
BRIDGE FINISH - WEATHERED  
AASHTO DESIGN

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INCLUDING BRIDGE  
FOUNDATION REACTIONS TO CRAFTON TULL FOR DESIGN OF ABUTMENTS

PROPOSED SIDEWALK  
ALTERNATE A



PROPOSED SIDEWALK  
ALTERNATE B



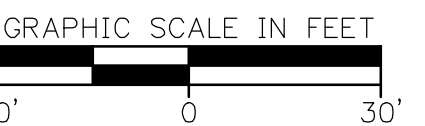
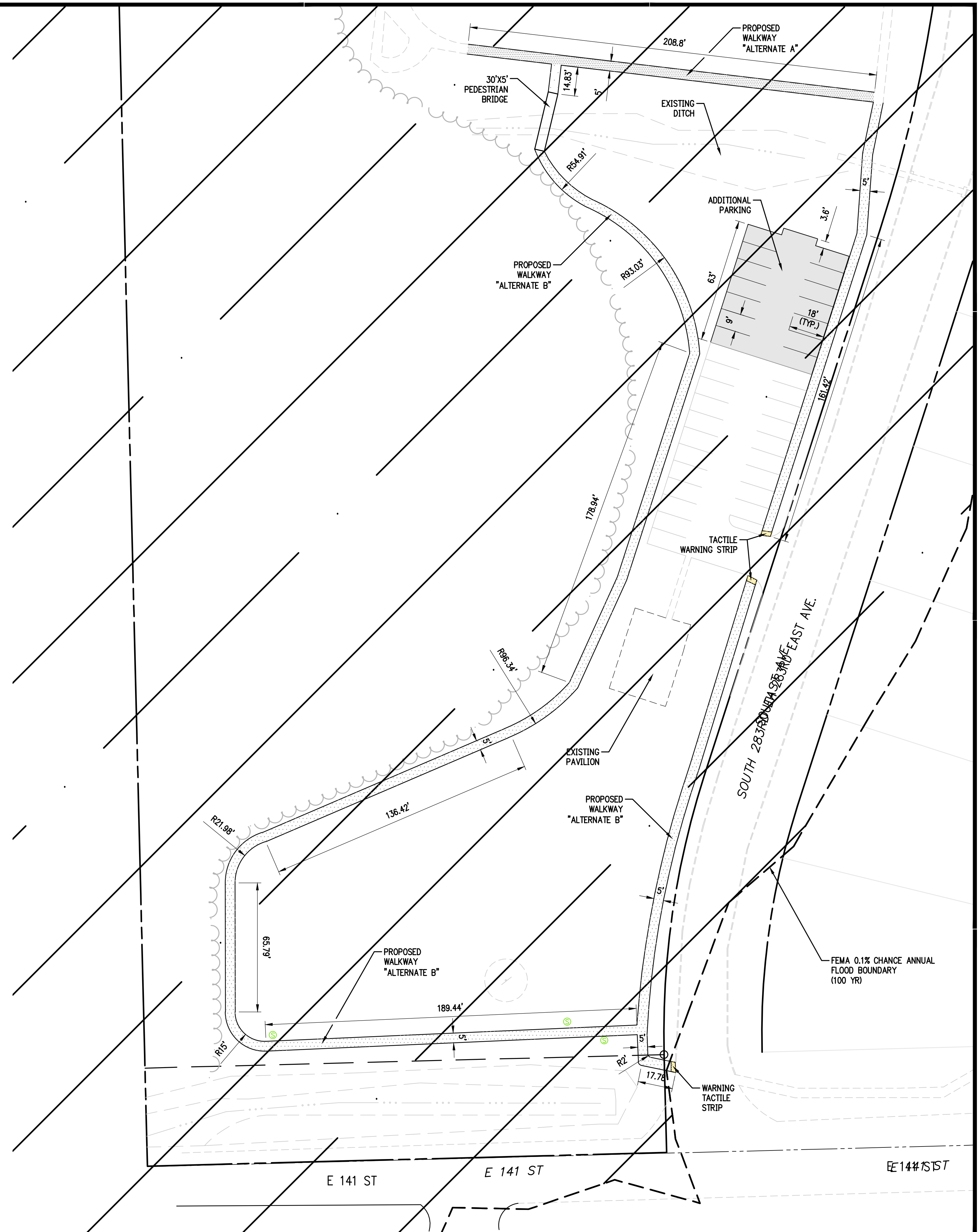
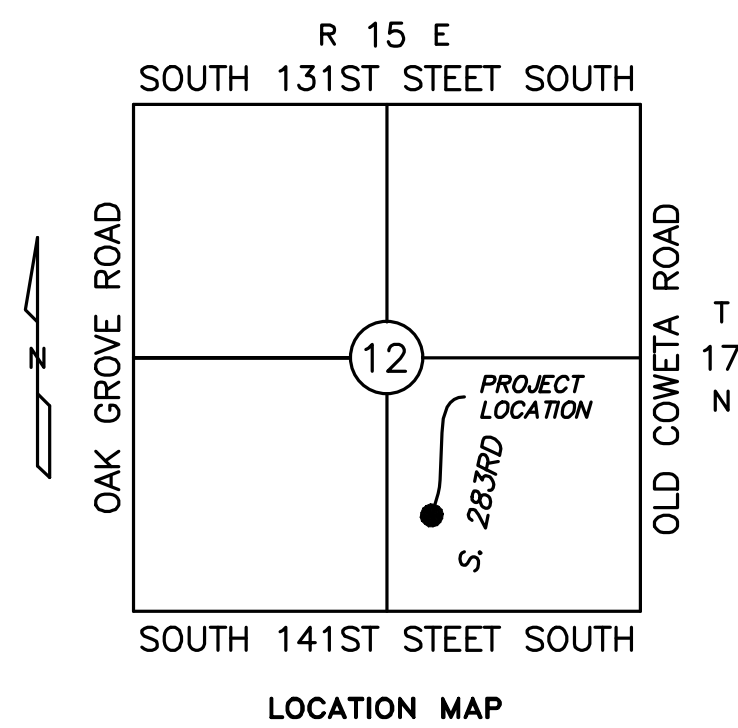
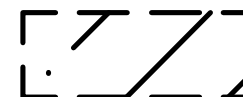
STANDARD ASPHALT PAVING  
SEE C108 FOR DETAIL



TACTILE WARNING STRIP



100 YR FLOODPLAIN



ROLAND PARK  
CITY OF COWETA, OK 74429

y Plan

[illegible]

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PROJECT NO: 18450600  
ISSUE DATE: 4/26/19  
CONTACT: K. SEWELL  
CHECKED BY:

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SITE PLAN - SOUTH

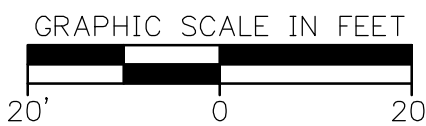
**C-105**

201 W. 5th Street, Suite 302  
Tulsa, Oklahoma 74103

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CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2020



ROLAND PARK  
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[illegible]

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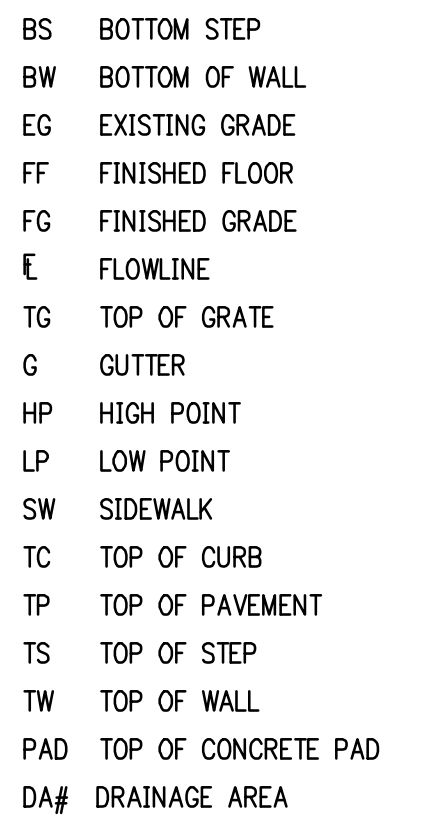
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ISSUE DATE: 4/26/19  
CONTACT: K. SEWELL  
CHECKED BY:

ISSUED FOR  
CONSTRUCTION

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## GRADING PLAN - NORTH

# C-106

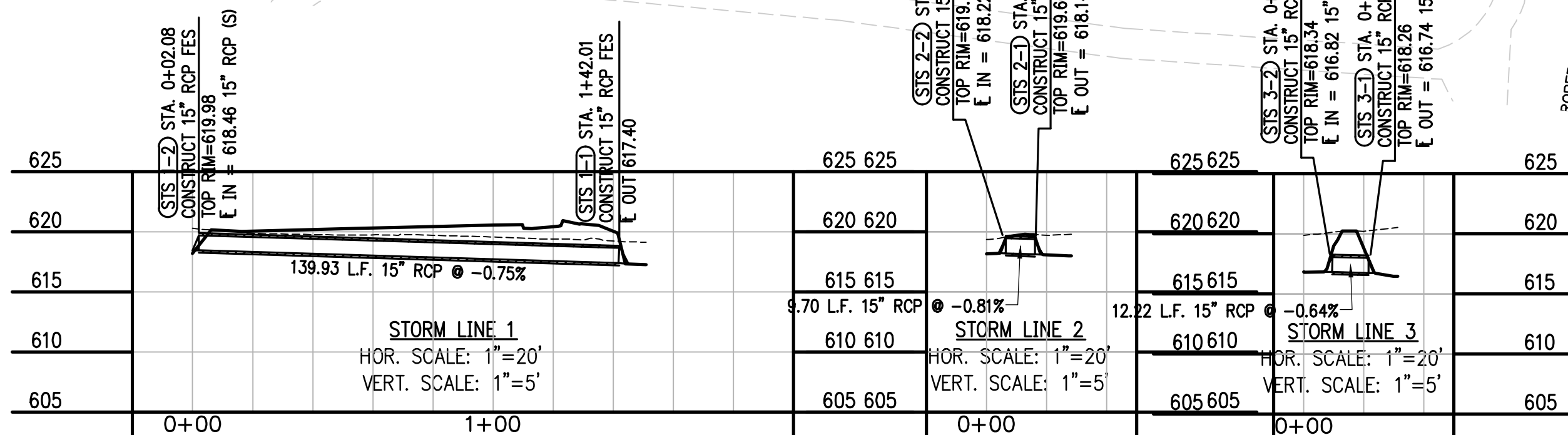
 0.1% ANNUAL FLOOD CHANCE

DRAINAGE AREA BOUNDARY

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 4:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GRouted AND ASSURED CONNECTION TO A STRUCTURE IS WATERPROOF. ALL STORM SEWER STRUCTURES SHALL HAVE GROUT WITH UNFATTED POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
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11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND IMPLEMENTATION OF A FRENCH DRAIN SYSTEM.
20. CRAFTON TULL & ASSOCIATES, INC. (CTAI) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



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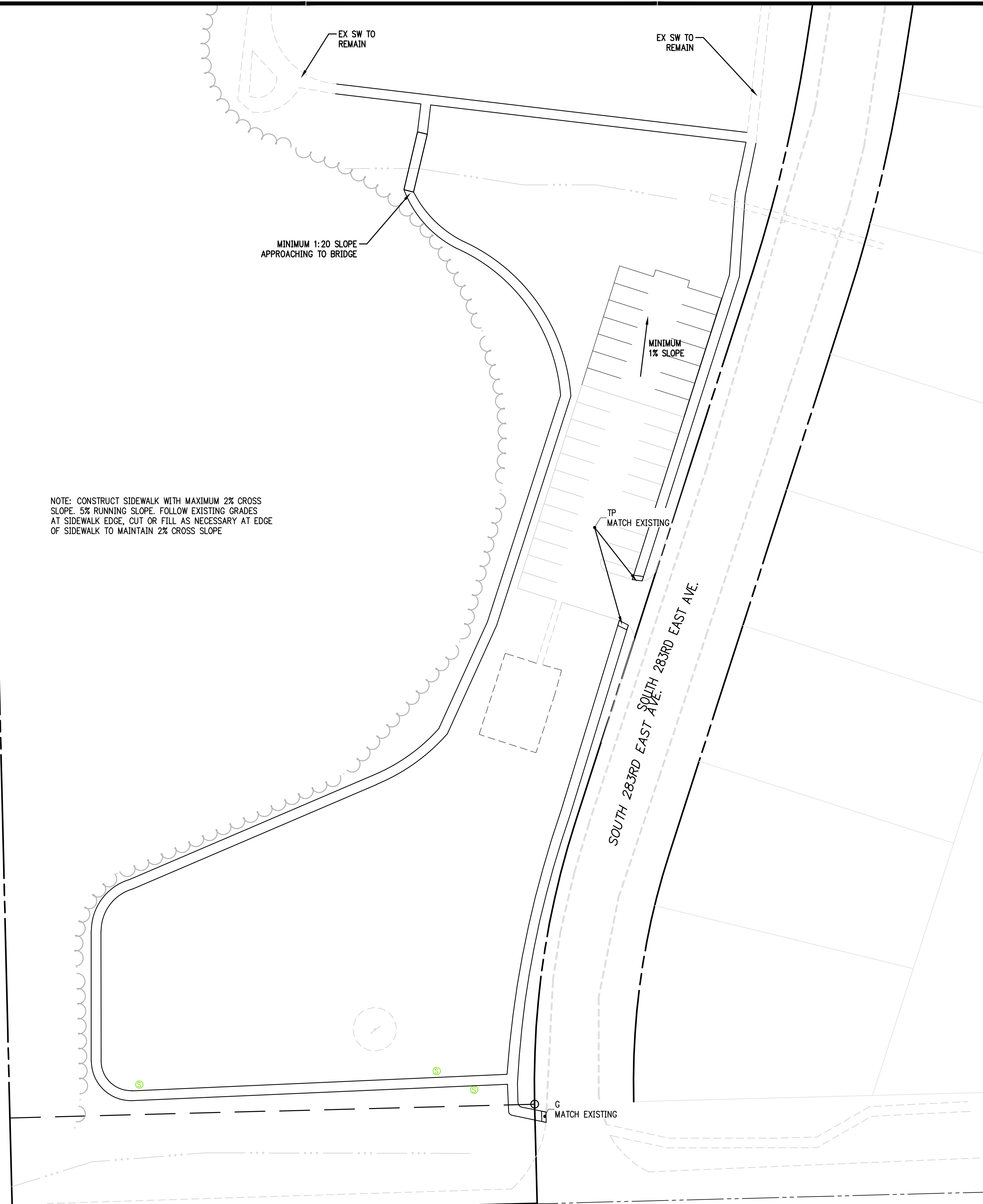
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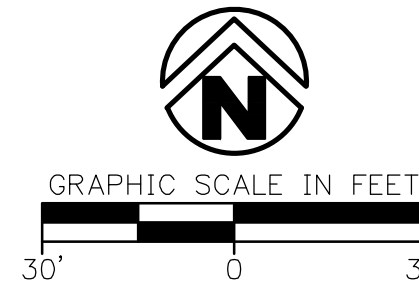
|   |                               |
|---|-------------------------------|
| A | JUNCTION BOX                  |
| B | FLARED END SECTION            |
| C | AREA INLET                    |
| D | CURB INLET                    |
| E | DRAIN BASIN WITH RISER        |
| F | SIDEWALKS FLUSH WITH PAVEMENT |
| G | 6" CURBED LANDSCAPE ISLAND    |

|     |                     |
|-----|---------------------|
| BS  | BOTTOM STEP         |
| BW  | BOTTOM OF WALL      |
| EG  | EXISTING GRADE      |
| FF  | FINISHED FLOOR      |
| FG  | FINISHED GRADE      |
| ƒ   | FLOWLINE            |
| TG  | TOP OF GRATE        |
| G   | GUTTER              |
| HP  | HIGH POINT          |
| LP  | LOW POINT           |
| SW  | SIDEWALK            |
| TC  | TOP OF CURB         |
| TP  | TOP OF PAVEMENT     |
| TS  | TOP OF STEP         |
| TW  | TOP OF WALL         |
| PAD | TOP OF CONCRETE PAD |

NOTE: CONSTRUCT SIDEWALK WITH MAXIMUM 2% CROSS SLOPE. 5% RUNNING SLOPE. FOLLOW EXISTING GRADES AT SIDEWALK EDGE, CUT OR FILL AS NECESSARY AT EDGE OF SIDEWALK TO MAINTAIN 2% CROSS SLOPE



CERTIFICATE OF AUTHORIZATION  
CA 973 (PE/LS) EXPIRES 6/30/2020



## CITY OF COWETA, OK 74429

Key Plan

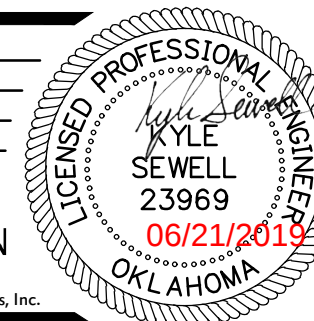
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PROJECT NO: 18450600  
ISSUE DATE: 4/26/19  
CONTACT: K. SEWELL  
CHECKED BY:

ISSUED FOR  
CONSTRUCTION

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GRADING PLAN - SOUTH

**C-107**





- 
- The diagram illustrates the construction of a concrete curb and gutter. The top view shows a rectangular concrete slab with a 2.00% minimum cross slope. The slab is 4 inches thick and is supported by a 4-inch aggregate base over a compacted subgrade. The slab is labeled 'SEE SITE PLAN' and '2.00% MIN. CROSS SLOPE'. The cross-section view shows the slab's profile, with a 4-inch thickness and a 4-inch aggregate base. The subgrade is labeled 'COMPACTED SUBGRADE'. The diagram also shows a 4-inch aggregate base and a 4-inch aggregate base. The diagram is labeled 'SEE SITE PLAN' and '2.00% MIN. CROSS SLOPE'.

NOTES:

- 
- 2" TYPE S4 ASPHALT PG64-22
- 3" TYPE S3 ASPHALT PG64-22
- 12"
- P.C. CONC.
- ODOT TYPE "A"  
6" AGGREGATE BASE COURSE
- COMPACTED SUBGRADE
- REGULAR DUTY  
ASPHALT PAVING**

- NOTES:

1. CONTRACTOR IS ADVISED TO BE CONSCIOUS OF VARIOUS PAVEMENT CROSS SLOPES, ESPECIALLY AT INTERSECTIONS AND PARKING LOTS.
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.
3. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 5-8% AIR ENTRAINMENT.
4. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL OR AS DIRECTED BY ENGINEER.



CERTIFICATE OF AUTHORIZATION  
CA 973 (PE/LS) EXPIRES 6/30/2020

## CITY OF COWETA, OK 74429

Key Plan

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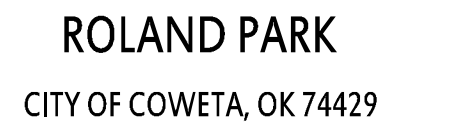
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## DETAIL SHEET

**C-109**

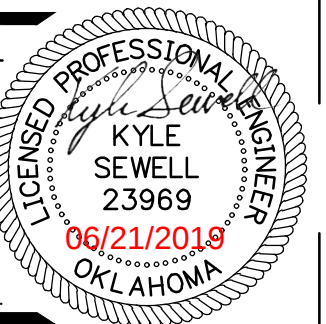




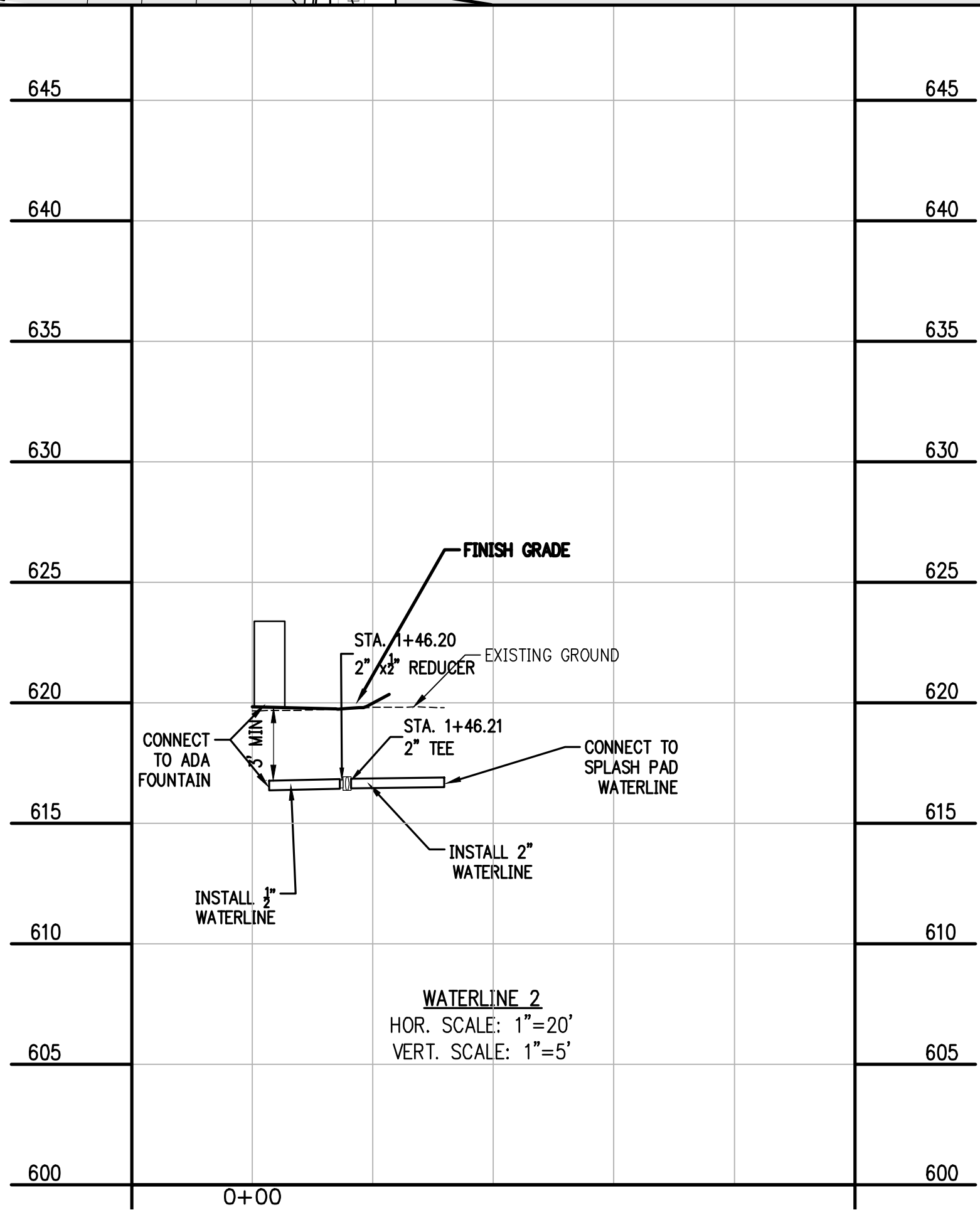
### Key Plan

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# C-202

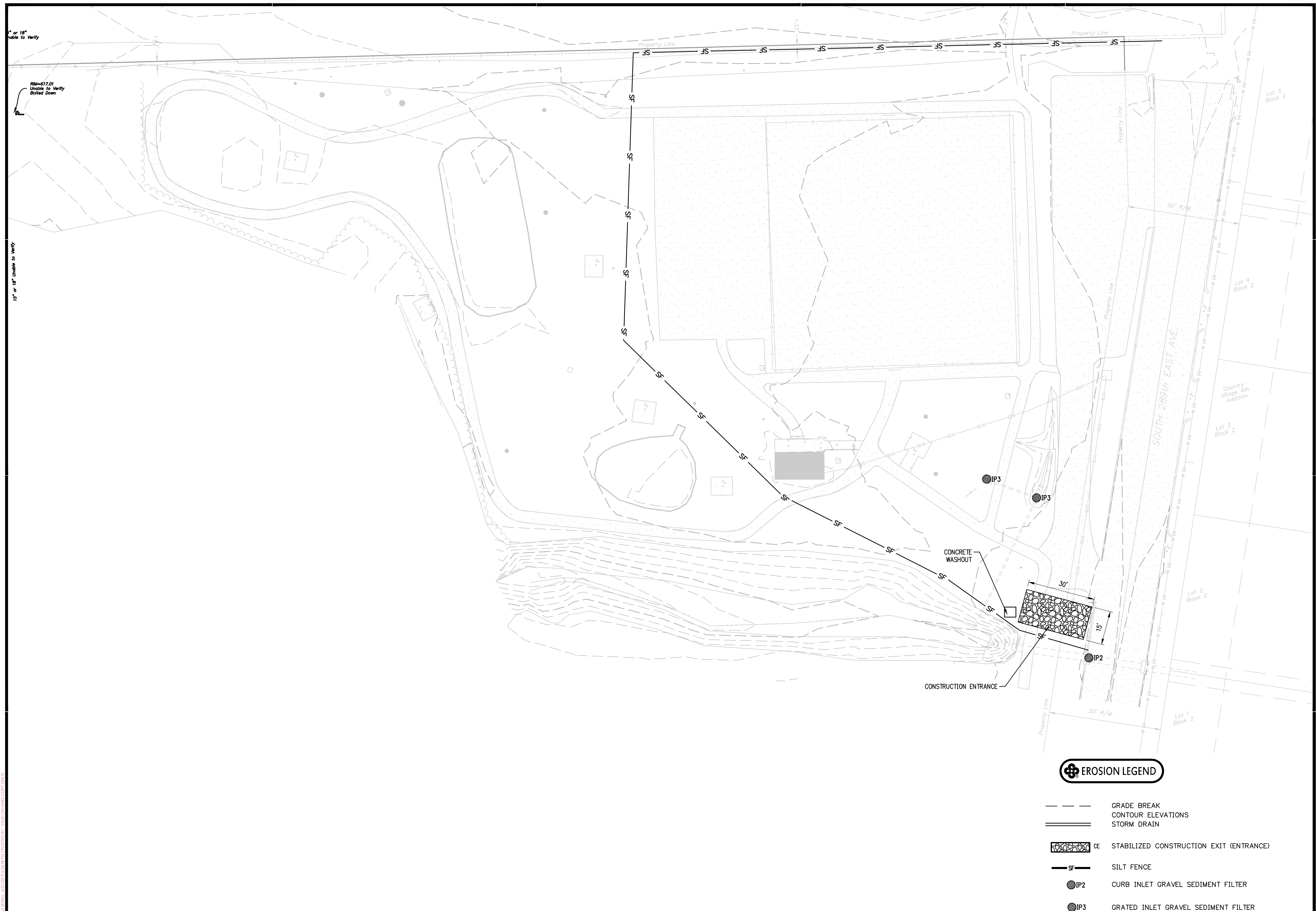


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LAYOUT: WATERLINE 2 P&P SHT. 2, LAST SAVED: KS2849, 6/21/2019 6:07:45 PM  
LAST PLOTTED BY: KYLE SEWELL, 6/21/2019 6:26:16 PM [PLOTTED BY: VALID ON HARD COPY ONLY]



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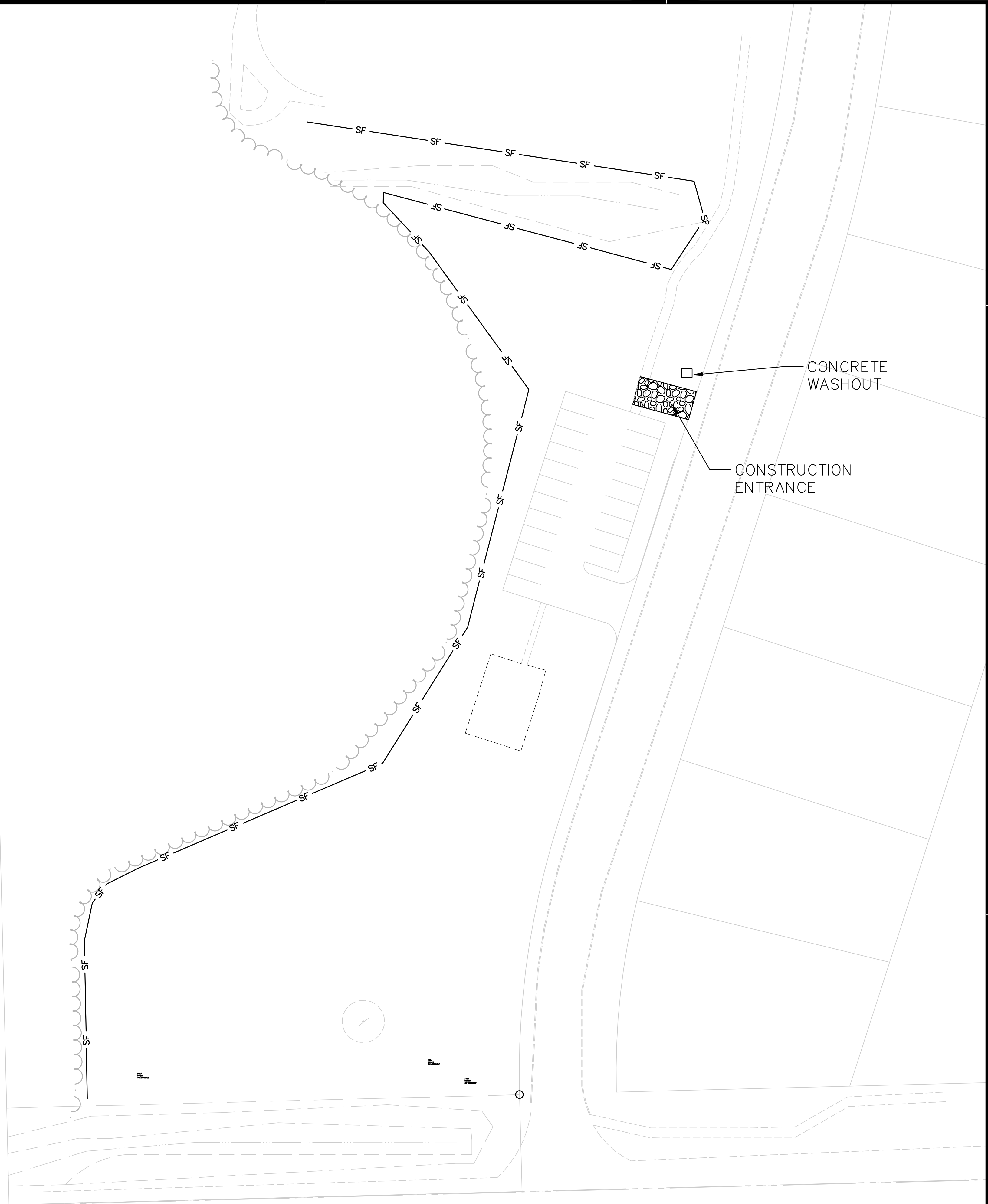


GRAPHIC SCALE IN FEET

30' 0 30'

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C-204



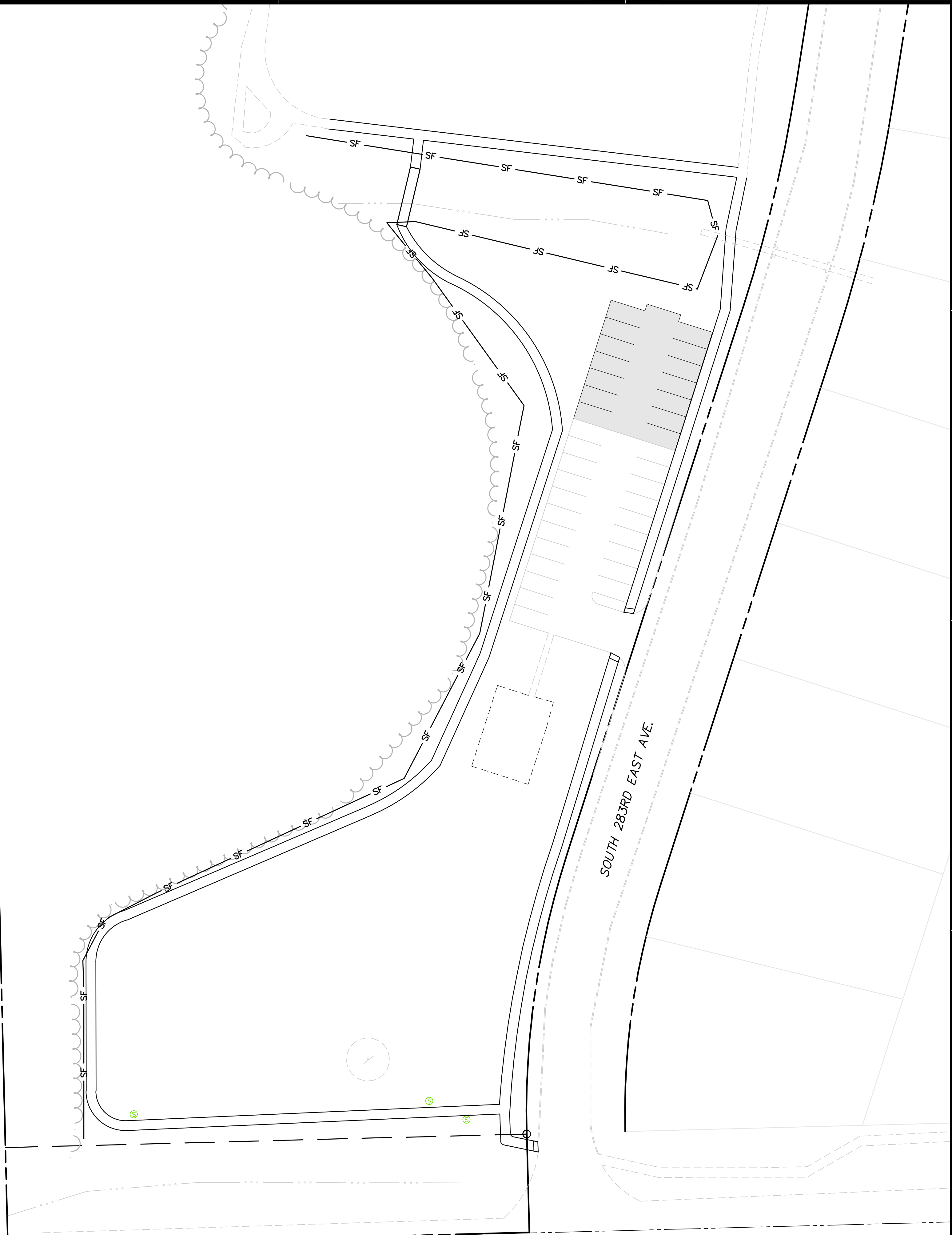


## CITY OF COWETA, OK 74429

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**C-206**

**B RIP RAP SLOPE PROTECTION**







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## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Re: Final Plat Coweta Farm  
Date: 08-26-2019

---

### **BACKGROUND**

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Truco Development Company, LLC, Developer; Surveyor: Heartland Surveying & Mapping, LLC, for Final Plat approval of Coweta Farm, a subdivision of approximately 4.38 acres more or less with 7 lots. Located on the southwest corner of East 131st Street South and South 273rd East Avenue, in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-1 (Residential Single Family).

**Utilities/Site Area:** The 4.38 acre more or less, the subdivision is proposed to be served by City Water and City Sewer with the Developer extension of the utility lines. Windstream, ONG, AEP and Cox have all been notified and a No Meet, Technical Advisory Committee meeting was held on August 20, 2019. Additional utility easements will need to be provided in order to meet the requirement of these utilities, the Engineer/Developer have been informed as to what is needed to satisfy said requirements.

### **STAFF RECOMMENDATION**

The Planning Commission can approve, conditionally approve, or disapprove the Final plat. If the final plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised final plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the final Plat, Coweta Farm with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

### **ATTACHMENTS**

1. Final Plat Coweta Farm



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[www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE MEETING**  
**NO MEETING SEND**

1. Discuss and consider a request by Truco Development Company, LLC, Developer; Surveyor: Heartland Surveying & Mapping, LLC, for Final Plat approval of Coweta Farm, a subdivision of approximately 4.36 acres more or less with 7 lots. Located in Section 11, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Please fax a letter to me at 486-5366 with your comments regarding this request or I can also be reached via e-mail at [tyoung@cityofcoweta-ok.gov](mailto:tyoung@cityofcoweta-ok.gov)

If you have any questions about this request please feel free to contact me at 486-2189.

**Thank You**

Tom E Young Jr.  
City Planner  
City of Coweta  
918 279-7215  
[tyoung@cityofcoweta-ok.gov](mailto:tyoung@cityofcoweta-ok.gov)



SHEET 2 OF 2

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS  
OF  
Coweta Farm  
A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

That Truco Development Company, LLC., is the owner of the following described real estate in the City of Coweta, Wagoner County, State of Oklahoma:

A TRACT OF LAND BEING PART OF THE NE/4 NE/4 NE/4 OF SECTION 11, T17N, R15E OF THE 1.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NE CORNER OF SAID NE/4 NE/4 NE/4 OF SAID SECTION 11, THENCE S89°56'15"W ALONG THE NORTH LINE OF SAID NE/4 NE/4 NE/4 A DISTANCE OF 660.00 FEET TO THE NW CORNER OF SAID NE/4 NE/4 NE/4, THENCE DUE SOUTH A DISTANCE OF 305.25 FEET, THENCE N89°56'15"E A DISTANCE OF 275.00 FEET, THENCE N86°09'36"E A DISTANCE OF 180.65 FEET, THENCE N70°45'23"E A DISTANCE OF 190.66 FEET, THENCE N89°55'25"E A DISTANCE OF 24.75 FEET TO A POINT ON THE EAST LINE IF SAID NE/4 NE/4 NE/4, THENCE DUE NORTH ALONG SAID EAST LINE A DISTANCE OF 230.70 FEET TO THE POINT OF BEGINNING. CONTAINING 4.36 ACRES, MORE OR LESS.

SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

WHEREAS, the said owner has caused the above-described property to be surveyed, platted and staked in conformity with the plat thereon which they hereby adopt as the plat of the above-described land as Coweta Farm, a subdivision in the City of Coweta, Wagoner County, Oklahoma.

NOW THEREFORE, the undersigned owner does dedicate the easements shown on the accompanying plat for the purposes of constructing, maintaining, operating, repairing, removing and replacing any and all telephone lines, electric lines and transformers, cable television lines, gas and water lines, together with all fittings and equipment with the right of ingress and egress to and upon said easements and rights-of-way, for the uses and purposes aforesaid. No building, structure or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights-of-way as shown.

THE UNDERSIGNED OWNER, FOR THE PURPOSE OR PROVIDING AN ORDERLY DEVELOPMENT OF THE ENTIRE TRACT AND FOR THE FURTHER PURPOSE OF ENSURING ADEQUATE RESTRICTIONS AND COVENANTS AND FOR THE MUTUAL BENEFIT OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THE ADJACENT TRACT OWNERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS, LIMITATIONS AND RESERVATIONS WHICH SHALL BE BINDING UPON ALL SUBSEQUENT PURCHASES.

SECTION 1

UTILITY EASEMENTS AND RIGHTS-OF-WAY

The owner does hereby dedicate for the public use rights-of-way and utility easements and depicted on the attached plat for the several purposes of constructing, maintaining, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, cable television, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with right of ingress and egress to the easements for the uses and purposes aforesaid; provided, however that the owner hereby reserves to itself, and to its assigns, the right to use or delegate to others the right to use the designated easements and rights-of-way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer service to the area included within the plat, the owner herein imposes a restrictive covenant, which shall be binding on each lot owner and shall be enforceable by the City of Coweta, Wagoner County, Oklahoma and the supplier of any affected utility service, that within the utility easements depicted on the attached plat, no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of the easement shall be placed, erected, installed or maintained; provided however, nothing herein shall be deemed to prohibit utility easements, driveways, parking areas, curbing, and landscaping that does not constitute an obstruction as aforesaid.

A. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

- Overhead poles may be located along perimeter of the subdivision as necessary if located in utility easements for the purpose of supply of underground service. Street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. The owner does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service. No other overhead poles may be utilized other than for exterior lighting.
- All supply lines in the Subdivision including electric, telephone and cable television and gas lines shall be located underground in the easements reserved for general utility services and streets shown on the plat of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.
- Underground service cables and gas service lines to all structures which may be located on all lots in the Subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon each said lot; provided that upon the installation of such a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or gas main to the service entrance on the structure or a point of metering.
- The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it. The supplier of electric, telephone, cable television also reserves the perpetual right, privilege and authority to cut down, trim, or treat any trees and undergrowth on said easement.
- The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas facilities. The supplier of service will be responsible for ordinary maintenance of underground facilities, but the owner of each lot in the Subdivision will pay for the damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors. The foregoing Covenants concerning underground facilities shall be enforceable by the supplier or electric, telephone and cable television or gas services, and the owner of the lot agrees to be bound hereby.

B. WATER SERVICE

- The owner of the lot shall be responsible for the protection of the public water mains located on his lot.
- Within restricted waterline easements depicted on the attached plat the alteration of grade in excess of three (3) feet from the contours existing upon completion of a public water main or any construction activity which may interfere with a public water main shall be prohibited.
- The City of Coweta, Oklahoma shall be responsible for ordinary maintenance or public water mains, but the owner of the lot shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- The City of Coweta, Oklahoma, or its successors shall at all times have right of access to all restricted waterline easements depicted on the attached plat, or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of the water facilities owned by it.
- The foregoing covenants concerning the water facilities shall be enforceable by the City of Coweta, Oklahoma, or its successors, and the owner of the lot agrees to be bound hereby.

C. GAS SERVICE

- The supplier of natural gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of natural gas facilities installed by the supplier of natural gas service.
- The supplier of natural gas shall have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service line, extending from the gas main to the service entrance on the structure.
- The owner of each lot shall be responsible for the protection of the underground natural gas facilities located on his lot, the alteration of grade or any construction activity which may interfere with the underground natural gas facilities shall be prohibited.
- The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or his agent or contractors.
- The foregoing covenants concerning underground natural gas facilities shall be enforceable by the supplier of natural gas service, and the owner of the lot agrees to be bound hereby.

D. DRAINAGE EASEMENTS

- Drainage easements designated on the plat are hereby dedicated to the City of Coweta, Oklahoma for the purpose of maintaining, constructing or repairing all drainage facilities. These easements may be used for utilities according to the provisions in the Certificate of Dedication as it applies to easements except that construction and use of utilities therein shall not interfere with the use for drainage purposes.
- No building structure, wall, fence, or above or below ground obstructions shall be constructed or placed within any drainage easement without approval of the City of Coweta, Oklahoma.
- The owner of each lot upon which a drainage easement is situated shall be solely responsible for the maintenance of any said easement which traverses their respective property.
- In the event the owner should fail to properly maintain the drainage facilities or, in the event of the placement of an obstruction within, or the alteration of the grade or contour therein, the City of Coweta, Oklahoma or its designated contractor may enter and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour and the cost thereof shall be paid by the owner, or the Homeowners' Association. In the event the owner or the Homeowners' Association as the case may be, fails to pay the cost of the maintenance after completion of the maintenance and the receipt of a statement of costs, the City of Coweta, Oklahoma may file of record a copy of the statement of costs, and thereafter file a lien against the subject lot, such lien, however, shall be subordinate to the lien of any first mortgage. A lien established as above provided may be foreclosed by the City of Coweta, Oklahoma.
- The foregoing covenants set forth in this Paragraph D shall be enforceable by the City of Coweta, Oklahoma and the owner of the lot agrees to be bound hereby.

E. SURFACE DRAINAGE

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this paragraph shall be enforceable by any affected lot owner and by the City of Coweta, Oklahoma.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

Owner of the lot affected shall be responsible for the repair of damage to landscaping and paving within the utility easements which may result from necessary use for or maintenance and installation of underground water, sanitary sewer, storm sewer, electrical, natural gas, communications or telephone facilities provided, however, the City of Coweta, Oklahoma, or the supplier of the utility service shall use reasonable care in the performance of such activities.

G. SANITARY SEWERAGE

- Within this subdivision, sewerage is to be disposed of by the City of Coweta Sewer and Lift System.
- The sewer service line shall be installed and maintained in accordance with the approved plans.
- The foregoing covenants concerning sewer facilities shall be covenants running with the land and shall inure to the benefit of and shall be enforceable by the City of Coweta, Oklahoma and the owner of the lot agrees to be bound hereby.

H. OVERLAND DRAINAGE EASEMENTS

- The owner/developer does hereby grant to the City of Coweta, Oklahoma and establish perpetual easements on, over and across those areas designated on the accompanying plat as "ODE" or "Overland Drainage Easement" for the purpose of permitting the overland flow, conveyance, and discharge of storm water runoff from the various lots within the subdivision and from properties outside the subdivision.
- Drainage facilities constructed in overland drainage easements shall be in accordance with the adopted standards of the City of Coweta, Oklahoma, and plans and specifications approved by the City of Coweta, Oklahoma.
- No fence, wall, building or other obstruction may be placed or maintained in the overland drainage easement areas nor shall there be any alteration of the grades or contours in the easement areas unless approved by the City of Coweta, Oklahoma, provided, however, that the planting of turf or trunk trees having a caliper of not less than two and one-half (2 ½) inches shall not require the approval of the City of Coweta, Oklahoma.
- The overland drainage easement areas and facilities shall be maintained by the owner of the land upon which the drainage easement is located at its cost in accordance with standards prescribed by the City of Coweta, Oklahoma. In the event the owner of the land over which an overland drainage easement is located should fail to properly maintain the easement area and facilities located thereon or, in the event of the placement of an obstruction within the easement area, or the alteration of the grade or contour therein, the City of Coweta, Oklahoma, or its designated contractor may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the owner of the land. In the event the owner fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Coweta, Oklahoma, may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against the land of the owner. The City of Coweta, Oklahoma, or their agents may foreclose a lien established as above provided.

PROTECTIVE COVENANTS AND RESTRICTIONS

- No building material of any kind or character shall be placed or stored upon any lot for a period greater than thirty days prior to the start of any construction, and at no time shall such material be placed outside the boundaries of the lot owner ownership. The construction period of any residence, garage, or accessory building shall be completed within nine months. During the construction period, each building site shall be kept orderly and it shall be the responsibility of the lot owner to ensure that all rubbish and construction litter be contained and properly disposed of.
- No prefabricated, pre-assembled or modular dwelling or structure previously erected or used shall be moved onto any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding type of structure shall be moved onto any lot in this development. No temporary structures will be permitted, no mobile trailer, bus, tent shack, garage, barn or other outbuilding shall ever be used as temporary or permanent dwelling or living space, or residence; this includes trailer and mobile homes.
- No noxious or offensive trade or activity shall be carried on upon any lot in the development nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than 5 square feet advertising the property for sale or advertising the property during the construction period.
- No business for the sale of products or services shall be conducted on property other than the sale of the property itself at any time.
- All lots shall be used for residential purposes only.
- No more than one residence shall be erected on any lot now shown on the plat.
- No lot shall ever be used as a storage yard or rebuilding area for salvage or used cars; or racecars, or stock cars.
- Trucks with tonnage in excess of 1 ton shall not be permitted to park in the street and no vehicle of any size, which normally transports inflammatory, explosive, or health hazardous cargo may be kept in this development at any time. No vehicle shall be permitted to be parked or repaired in a front yard and not longer than 5 days in a back yard unless inside of a building, then only for personal use and not for business or resale. All inoperative vehicles shall be kept in an enclosed garage and shall not be parked in the front yard or in the street.
- The owner of each lot and/or residence shall keep the same free from rubbish, litter and noxious weeds. No trash or other refuse shall be openly placed on the lot or along any street therein or adjacent thereof, nor shall any trash or refuse container be constructed or placed in such a manner that it can be seen from the street or adjacent properties. Any such receptacles shall be covered in such a manner to prevent the escape of noxious odors and prevent entrance and/or exit of insect or animal life. Grass, weeds and vegetation on each lot sold shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines or plants, which are dead, shall be removed from the property.
- No animals, livestock or poultry shall be raised, bred or kept at any residence or on any lot. Household pets may be kept provided that they are not bred or maintained for commercial purposes and are to be confined to their lot and not allowed to roam through the subdivision.
- All single-family residences of one story in height shall have a minimum plate line height of eight feet and a minimum of 1400 square feet of living area. Any two-story homes shall have a minimum of 1000 square feet of living space in the downstairs area with a minimum plate line height of eight feet and a minimum of 400 square feet living space in the upper floor. All square footage requirements are exclusive of garage and porches and are figured on measurement over exterior of living area. All residences shall have at least a two-car garage. All residences shall have a minimum 8/12 pitch roof, except for the porches and patios. The roofs will all be constructed of Owens Corning Oakridge Onyx Black in color or approved equal.
- No building or part thereof, except open porches and terraces, shall be constructed and maintained on any lot nearer to the front of the property line than the building line shown on the recorded plat of said addition, and no residence, garage, carport, or other accessory building shall be nearer than five (5) feet to any side lot line. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

- All exposed foundations shall be of brick or stone. No concrete blocks, poured concrete or any other foundation will be exposed. No stem walls will be exposed. Exterior wall surface will be lap plus board and batten construction constructed in a "farmhouse style".
- Areas may be designated to be landscaped with assorted plant materials by the developer and turned over to the Association for maintenance. In the event the Association fails to maintain these areas in a proper and safe manner, the City of Coweta will have the right to maintain these areas and bill each member of the Association for that cost. Should payment by any member not occur, the City of Coweta and/or the Association may place a lien on the delinquent member's personal property within this Platted Area. Areas in street right-of-ways adjacent to the subdivision are to remain part of the street right-of-ways, but maintenance of all these areas remains the responsibility of each homeowner or lot owner.

HOMEOWNERS' ASSOCIATION

- The owner and developer of Coweta Farm shall be responsible for the maintenance of common areas until the establishment of "Coweta Farm Homeowners' association". Membership in the Homeowners' association, once established, shall be mandatory to each lot owner, or part thereof in "Coweta Farm", but only after the initial occupancy of a home built on a lot, or part thereof, or one (1) year after the initial conveyance from the owner and developer to a lot buyer, whichever occurs first. The Homeowners' association shall be formed, and shall function according to the terms of the Articles of Incorporation, and the By-Laws. Notice of the effective date of formal establishment of the Homeowners' association shall be filed at the Office of the County Clerk, Wagoner County, Oklahoma, and indexed to the Plat of "Coweta Farm".

- Dues and assessments shall be established by the Homeowners' association according to the provisions of the articles and by-laws, and the Homeowners' association shall have legal remedy for the failure of any lot owner to make timely payment of duly authorized dues or assessments. Dues of the Homeowners' association shall be termed "base dues". Base dues shall be defined as those necessary to conduct business and provide for the common good of all lot owners in "Coweta Farm" and they shall evenly applied. Maintenance of common areas are for the common good, and they shall include: signage feature, including trees and landscaping, sprinkler systems (if any), lighting, and fencing and the street right-of-ways by the plat for "Coweta Farm". Payment of dues or assessments established by the Homeowners' association shall be mandatory according to the Articles of Incorporation and/or By-Laws of the Homeowners' association. The dues will be no more than the minimum amount necessary to maintain the common areas of interest to the Homeowners' association, and to conduct the authorized business of the Homeowners' Association. Equality of dues to each lot owner is required.

ARCHITECTURAL COMMITTEE

- Coweta Farm Architectural Committee will be formed to review and approve any structure to be built on any lot or part thereof, and shall also be responsible for interpreting the development and construction standards contained herein. Mark and Christopher Truitt shall be the designated Architectural Committee. The committee may appoint a single additional member at a point mutually agreeable to the "Coweta Farm" Homeowners' Association. The Architectural Committee shall be formed consisting of members of the Homeowners' Association.

- No building shall be erected, placed, or altered on any lot in "Coweta Farm" until the floor plan, exterior elevation and material thereof, and plot plan, which plot plan shows the location and facing of such building, all of which have been drawn by a professional architect or home designer, have been approved in writing by the duly authorized Architectural Committee. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted to it as herein required within (30) days of receipt of such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility with the subdivision and in its review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver. The powers and duties of the Committee or its designated representatives shall cease on the date that the last house is constructed on these lots. Thereafter the approval described in this covenant shall not be required unless prior to said date, or effective thereon, a written instrument shall be executed by the then record owners of the majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the powers as previously exercised by the Committee for such periods as may be specified in the instrument.

STEMWALLS: Concrete stem walls shall be covered with brick, natural stone or stucco.  
GARAGES: A garage providing space for a minimum of two and a maximum of three automobiles shall be provided on each lot. Garages shall be enclosed. Carports are not permitted. Detached garages shall conform to the architectural style of the residence, and the Architectural Committee must approve the plans.  
RETAINING WALLS: Retaining walls shall be brick, stone or stucco. Railroad tie retaining walls are not permitted. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.  
OUT BUILDINGS: Out buildings or other permanent structures shall not be built without prior written approval from the Architectural Committee. If approved, they shall be compatible with material and style with the primary residence. The maximum size of out buildings shall be no greater than 320 square feet. No part of a building shall be constructed within five (5) feet of any property line. Outbuildings must have permits and meet City of Coweta setback requirements.

FENCES:

- No fencing shall extend beyond the front building line, or the side building line on a corner lot, of any residence.
- If a residence is built behind the front building line of a lot, a fence may not extend beyond that point nearest the street at each end corner of the home, except as noted in paragraph 26 below. As regards fencing, only a two rail wood fence with black chain will be allowed, with a maximum height of four (4) feet.
- The Architectural Committee shall review all fences and can make exceptions upon written approval. All fenced areas adjoining a lot will be maintained by that individual homeowner.
- POOLS: Outdoor swimming pools shall be in-ground and permanent. Children's wading or play pools of a temporary nature are permitted. Lots with swimming pools shall provide sufficient security fencing. Ancillary equipment shall be shielded from view of adjacent property owners and the streetscape.
- LIGHTING: Exterior lighting, except temporary seasonal decorative lighting (35 days or less) and low voltage landscape lighting, is limited to non-glare bulbs or shielded fixtures.
- ANTENNAS/SATELLITE DISHES: Outside electronic reception devices and, or satellite dishes shall be allowed.
- CLOTHES LINES: No exposed clothes line poles or outdoor drying apparatus will be permitted on any lots.
- GENERAL UP KEEP: All structures, landscaping, and improvements shall be maintained in good condition and repair at all times.
- NOISE: Excessive noise that intrudes on the peaceful enjoyment of a residential property is not permitted.
- FIREPLACE: All non-masonry fireplace chimneys shall have an Architectural Committee approved single style terminator cap. Sheet metal or aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted.
- SEMI-TRAILERS: Semi-trailers and semi-trailer trucks shall not be allowed, parked, or repaired anywhere within the subdivision.
- GARAGE SALES: Garage sales shall not occur within the subdivision more than once per year on any lot.
- FIREARM USE: No discharge of firearms, of any kind, within the subdivision will be permitted.
- TEMPORARY STRUCTURE: No trailer, tent, garage or other buildings previously erected shall at any time be used as a residence either temporary or permanent.
- HOMEOWNER COMPLIANCE: Each owner shall promptly and properly comply with all federal, state, county or local laws, statutes, ordinances, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including, but not limited to, applicable zoning, land use, and health and safety issues.

- These restrictive covenants, together with the other documents incorporated by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance or this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any given restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes in "Coweta Farm" or the overall appearance of "Coweta Farm" subdivision, the Architectural Committee shall be responsible for interpreting these covenants or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.
- The owner and developer of "Coweta Farm" reserves the right in its sole discretion and without joinder of any of the owners of any other lot at any time so long as it is owner of two or more lots to amend, to revise or abolish anyone or more of the above covenants and restrictions contained in this Section by instrument duly executed and acknowledged by it as owner and developer and filed in the County Clerk's office at the Court House of Wagoner County, Oklahoma. Subsequent to the formation of "Coweta Farm" Homeowners' Association, the owner and developer may assign this reservation to the Homeowners' Association. However, the By-Laws of the Homeowners' Association shall provide that any covenant shall not be changed or abolished unless approved by sixty percent (60%) of the member's of the Homeowners' Association.

WITNESS our and this \_\_\_\_ day of \_\_\_\_\_, 2019,

Truco Development Company, LLC.

Mark G. Truitt, Owner

Christopher G. Truitt, Managing Partner

STATE OF OKLAHOMA

SS

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared Christopher G. Truitt, to me known to be the identical person who sign the

name of Corp. to the within and foregoing instrument as its Managing Partner and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2018 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2019 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2019. Book \_\_\_\_\_. Page \_\_\_\_\_.

County Clerk

CITY OF COWETA APPROVALS

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

COWETA PLANNING COMMISSION CHAIRMAN

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IN NOT ENDORSED BY THE CITY CLERK

CITY CLERK

This plat is approved by the CITY OF COWETA to have public sanitary sewer and public water systems.