



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

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, MAY 15, 2023, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

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 THE REGULAR MEETING – 17 APRIL 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING
HELD ON 17 APRIL 2023.

Documents:

[230417 PC MEETING MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-03

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO GENERAL COMMERCIAL (CG) PROPERTY DESCRIBED AS LOT 25, BLOCK 53, A REPLAT OF LOTS 13-24, NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE DULY RECORDED PLAT THEREOF, GENERALLY KNOWN AS 102 S BRISTOW AVE.

Documents:

[AERIAL MAP.PDF](#)

[ZONING MAP.PDF](#)

[230515 PUBLIC HEARING NOTICE REZONE LOT 25 BLOCK 53.PDF](#)

2. PUBLIC HEARING - CZ 23-04

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-04, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO GENERAL COMMERCIAL (CG) ON PROPERTY DESCRIBED AS A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA.

Documents:

[APPLICATION.PDF](#)
[LOCATION MAP.PDF](#)
[ZONING MAP.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)
[230515 PUBLIC HEARING NOTICE REZONE CZ 23-04.PDF](#)

3. PUBLIC HEARING - SPECIFIC USE PERMIT CZ 23-05 SUP

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION TO ESTABLISH SPECIFIC USE PERMIT CZ 23-05 SUP ESTABLISHING OVERNIGHT CAMPING FOR RECREATIONAL VEHICLES (RV PARK) ON PROPERTY ZONED GENERAL COMMERCIAL (CG) (AS ESTABLISHED BY CZ 23-04) LOCATED IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)
[CONCEPTUAL SITE PLAN.PDF](#)
[SUP TEXT.PDF](#)
[LIGHTING AND ENTRY GATE EXAMPLES.PDF](#)
[230515 PH NOTICE CZ 23-05 SUP.PDF](#)

VI. OLD BUSINESS

1. PRELIMINARY PLAT - THE WOODS BLOCKS 10-17

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS BLOCKS 10-17 (PHASE III), A SUBDIVISION OF APPROXIMATELY 37.321 ACRES, MORE OR LESS, WITH 121 LOTS THAT INCLUDE RS-2 (RESIDENTIAL SINGLE-FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING, LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230515 STAFF REPORT WOODS BLOCKS 10-17 PRE PLAT.PDF](#)
[230410 FEMA CLOMR_DETERMINATION.PDF](#)
[LOCATION MAP.PDF](#)
[PRELIMINARY PLAT.PDF](#)
[120417 FEMA_WORKMAP-FIRM.PDF](#)
[AERIAL MAP.PDF](#)
[2200516 MINUTES.PDF](#)
[220420 HYDROLOGY REPORT.PDF](#)
[220715 CONSTRUCTION PLANS.PDF](#)

2. CZ 23-03

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO GENERAL COMMERCIAL (CG) FOR PROPERTY DESCRIBED AS LOT 25, BLOCK 53, A REPLAT OF LOTS 13-24, NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE

DULY RECORDED PLAT THEREOF, GENERALLY KNOWN AS 102 S BRISTOW AVE. (TOM YOUNG, CITY PLANNER)

Documents:

[230515 STAFF REPORT CZ 23-03.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)

3. CZ 23-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-04, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO GENERAL COMMERCIAL (CG) ON PROPERTY DESCRIBED AS A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

Documents:

[230515 STAFF REPORT CZ 23-04.PDF](#)
[ZONING MAP.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)
[LOCATION MAP.PDF](#)

4. CZ 23-05 SUP

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO ESTABLISH SPECIFIC USE PERMIT CZ 23-05 SUP ESTABLISHING OVERNIGHT CAMPING FOR RECREATIONAL VEHICLES (RV PARK) ON PROPERTY ZONED GENERAL COMMERCIAL (CG) (AS ESTABLISHED BY CZ 23-04) LOCATED IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230515 STAFF REPORT CZ 23-05 SUP.PDF](#)
[SUP TEXT.PDF](#)
[LIGHTING AND ENTRY GATE EXAMPLES.PDF](#)
[SURROUNDING ZONING AND LAND USE PLAN.PDF](#)
[CONCEPTUAL SITE PLAN.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)

5. DISCUSSION - AMENDMENT TO SECTION 240.3 OF ZONING CODE

DISCUSSION REGARDING POSSIBLE AMENDMENTS TO SECTION 240.3, USE OF YARDS, OF THE COWETA ZONING CODE.

Documents:

[230515 STAFF REPORT PROPOSED AMENDMENT TO 240 USE OF YARDS.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.



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

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION COWETA CITY HALL, 310 S. BROADWAY
MONDAY, APRIL 17, 2023, 6:00 PM**

I. CALL TO ORDER

Meeting was called to order by Joanna Jones at 6:01PM on 4/17/2023.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Kristi Rentie Present

Jessica Morris ____

Tim Ahlstrom Present

Bruce Watkins ____

Joanna Jones Present

Roll was called by Megan Taylor. Members in attendance are Kristi Rentie, Tim Ahlstrom, and 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 THE REGULAR MEETING - 16 JANUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 16 JANUARY 2023.

Documents:

[230116 PC MINUTES.PDF](#)

Tim motions to approve minutes. Kristi seconds the motion. Motion Passes 3-0.

2. MINUTES OF THE REGULAR MEETING - 21 FEBRUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 FEBRUARY 2023.

Documents:

Joanna motions to approve minutes. Tim seconds the motion. Motion passes 3-0.

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-02

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS SOUTH HALF OF LOT 4 AND SOUTH HALF OF THE NORTH HALF OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)
[PH NOTICE.PDF](#)

Chairperson Joanna Jones read the agenda item. Robyn Murray, the Community Development Supervisor, is in attendance as well as the property owners. Mrs. Murray and Mr. Winkle, the property owner, explain that the land is to be used for agricultural purposes and will be sectioned into 3 separate parcels for family only. Each parcel is to have its own private driveway.

VI. OLD BUSINESS

1. CZ 23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE-FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT CZ 23-02.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)

Chairperson Joanna read the agenda item. Joanna motions to approve. Tim seconds the motion. Motion passes 3-0.

2. PRELIMINARY PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, DEVELOPMENT SERVICES SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS PRE PLAT.PDF](#)
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)
[LOCATION MAP.PDF](#)

Chairperson Joanna read the agenda item. Robyn Murray, Community Development Supervisor, explains that the staff recommends approval. Robyn has been in close contact with the City Engineer and states that the developers have met all Engineering requirements. Kristie motions to approve the agenda item. Tim moves to second the motion. Motion passes 3-0.

3. FINAL PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS FINAL PLAT.PDF](#)
[COWETA TRAILS FINAL PLAT\(SEALED\).PDF](#)
[COWETA TRAILS SITE PLAN.PDF](#)
[LOCATION MAP.PDF](#)

Board Chairperson Jonna Jones reads the agenda item. Robyn Murray explains that staff recommends approval and that the City Engineer approves. Kristie makes a motion to approve. Joanna Jones moves to second the motion. Motion Passes 3-0.

4. LOT SPLIT CLS 23-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-04, ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH,

RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[23417 STAFF REPORT CLS 23-04.PDF](#)
[ORIGINAL SURVEY.PDF](#)
[PROPOSED LOTS AND ROADWAY.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)

Chairperson Joanna reads the agenda item. Robyn Murray confirms that all three homes are to have their own private access and that staff recommends approval. Tim makes a motion to approve. Kristi seconds the motion. Motion passes 3-0.

VII. NEW BUSINESS

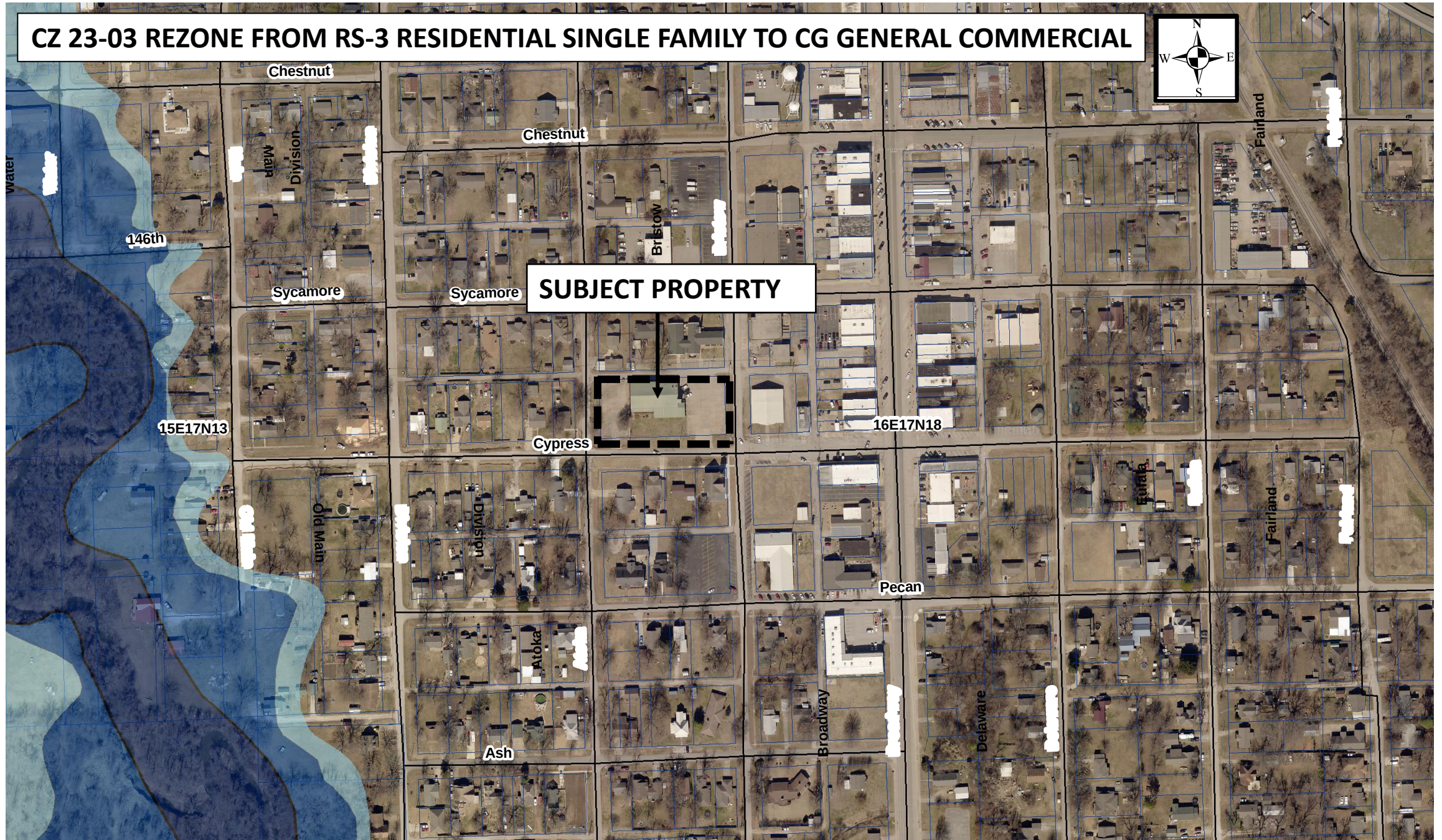
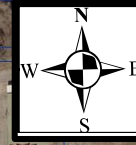
No New business

VIII. ADJOURNMENT

Board Chairperson Joanna Jones moved that the Planning Commission meeting be adjourned. There were no objections, and the meeting was adjourned at 6:20PM.

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.

CZ 23-03 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO CG GENERAL COMMERCIAL



SUBJECT PROPERTY

Chestnut

Chestnut

146th

Sycamore

Sycamore

Bristol

Fairland

15E17N13

Cypress

16E17N18

Old Main

Division

Curran

Fairland

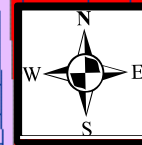
Ash

Pecan

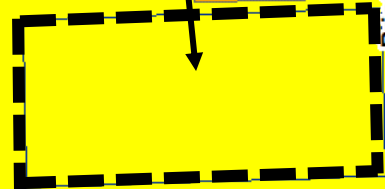
Broadway

Delaware

CZ 23-03 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO CG GENERAL COMMERCIAL



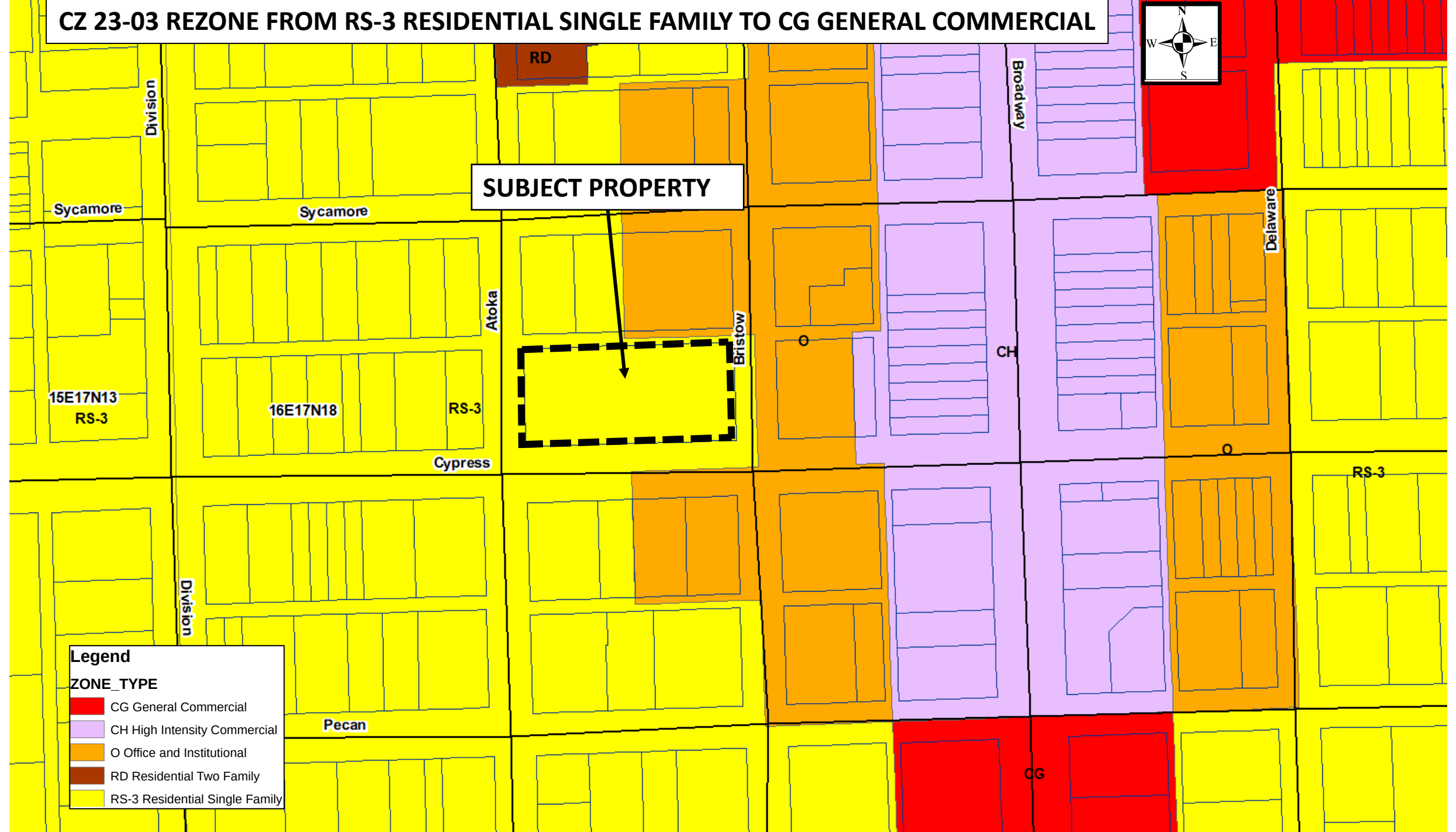
SUBJECT PROPERTY



Legend

ZONE_TYPE

- CG General Commercial
- CH High Intensity Commercial
- O Office and Institutional
- RD Residential Two Family
- RS-3 Residential Single Family



**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE
ZONING MAP OF THE CITY OF COWETA**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Monday, May 15, 2023.

At the above time and place will be heard a request from First United Methodist Church, to change the zoning classification of a parcel of land located at 102 South Bristow Avenue, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, more particularly described as follows:

Lot 25, Block 53, NEW COWETA CITY, (Replat of Lots 13-24)

The request is to change the zone of said legal description from (RS-3) Residential Single Family to (CG) General Commercial Case Number CZ 23-03.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed amendment(s) is (are) approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the June 5, 2023, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be reviewed at the Community Development office at Coweta City Hall.

Dated at Coweta, Oklahoma this 10th Day of April 2023.

REZONING APPLICATION

[X] ZONING [] PUD [] PUD MAJOR AMENDMENT [] SPECIFIC USE PERMIT

Coweta City Hall 310 South Broadway - Coweta, Oklahoma 74429- (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

APPLICATION INFORMATION

RECEIVED BY: Tom Young DATE FILED: 04-03-23 PC HEARING DATE: 05-15-23 CC HEARING DATE: 06-05-23 CASE NUMBER C23304
[] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: West side of 305th E. Ave, between 151st-161st Streets TRACT SIZE: 29.93 Acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING IL S-T-R 19-17-16 CZM _____ Wagoner Co. Tax ID#: 730081434

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: overnight camping for recreational vehicles NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Tim Terral, TEP	NAME	Wagoner County Economic Development Authority
ADDRESS	9810 East 42nd Street, Suite 100	ADDRESS	30058 East 147th Street South
CITY, ST, ZIP	Tulsa, OK 74146	CITY, ST, ZIP	Coweta, OK 74429
DAYTIME PHONE	918.252.9621	DAYTIME PHONE	918.486.4589
EMAIL	t.terral@tulsaengineering.com	EMAIL	l.a.parnell@okstate.edu
FAX	918.340.5999	FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>[Signature]</u>		April 3, 2023	

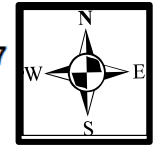
DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Planner/Engineer

APPLICATION FEES			
BASE APPLICATION FEE		\$	
		\$	
NEWSPAPER PUBLICATION		\$	
SIGN FEE	\$50 X	=	\$ 50.00
300' PROPERTY OWNERS NOTICE SENT	14 X \$1.65	=	\$ 23.10
CERTIFICATE OF MAILING			
RECEIPT NUMBER:			
APPLICATION SUBTOTAL			\$ 100.00
NOTICE SUBTOTAL			\$ 23.10
TOTAL AMOUNT DUE			\$ 173.10

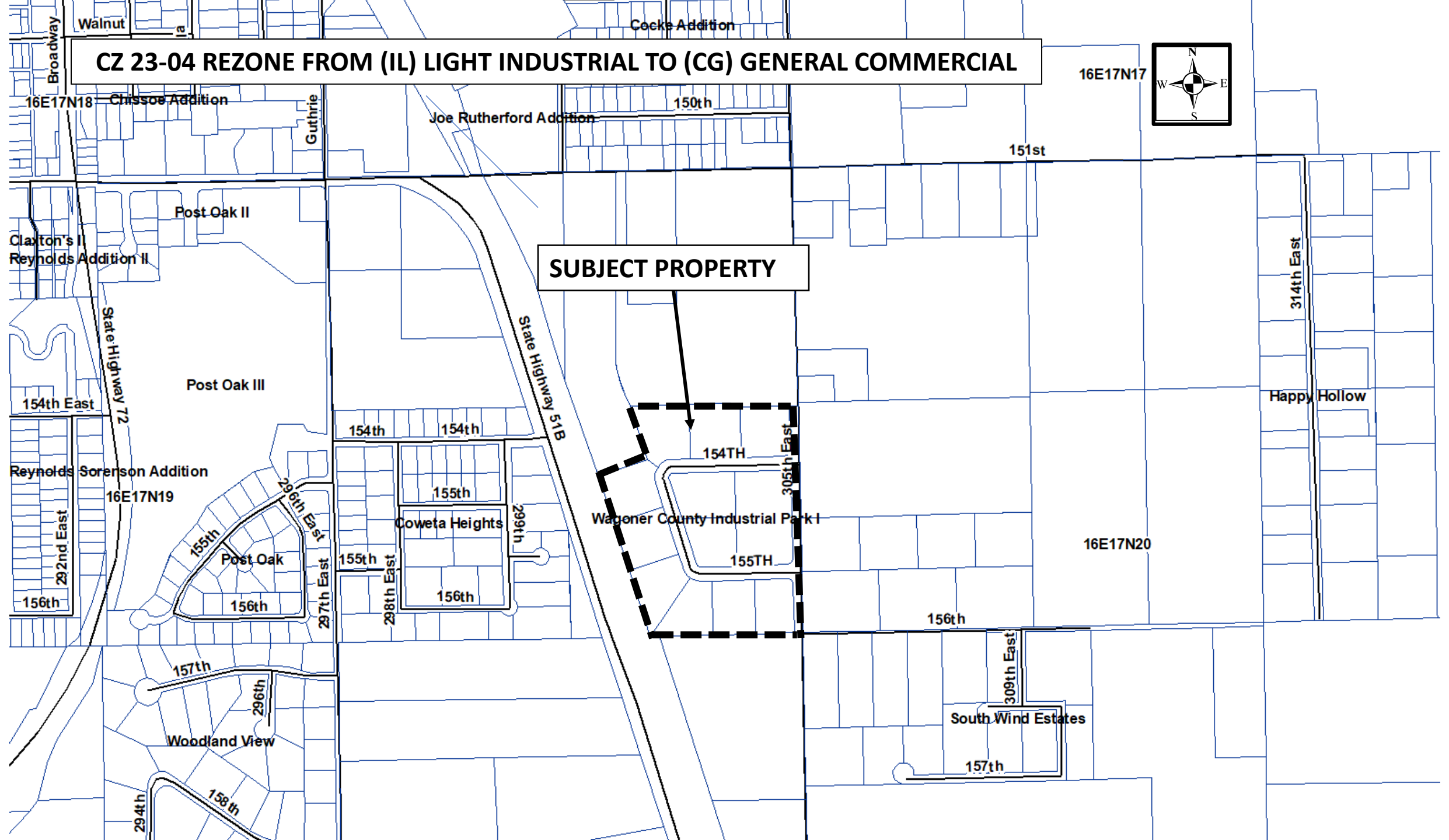
DISPOSITION

PC REC.	COUNCIL/COMMISSION ACTION
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.
PLAT NAME	PLAT WAIVER [] Y [] N

CZ 23-04 REZONE FROM (IL) LIGHT INDUSTRIAL TO (CG) GENERAL COMMERCIAL



SUBJECT PROPERTY



SUBJECT PROPERTY

ZONE_TYPE

-
- AG Agriculture
- CG General Commercial
- IL Light Industrial
- O Office and Institutional
- RD Residential Two Family
- RM-1 Residential Multi-Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-22.5 County Zoning
- RS-3 Residential Single Family

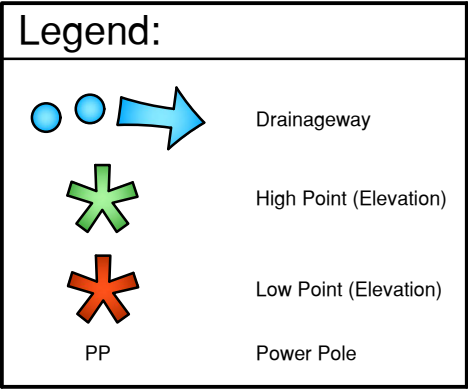
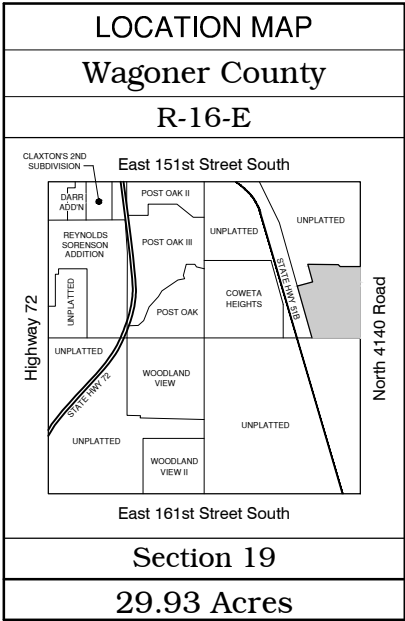
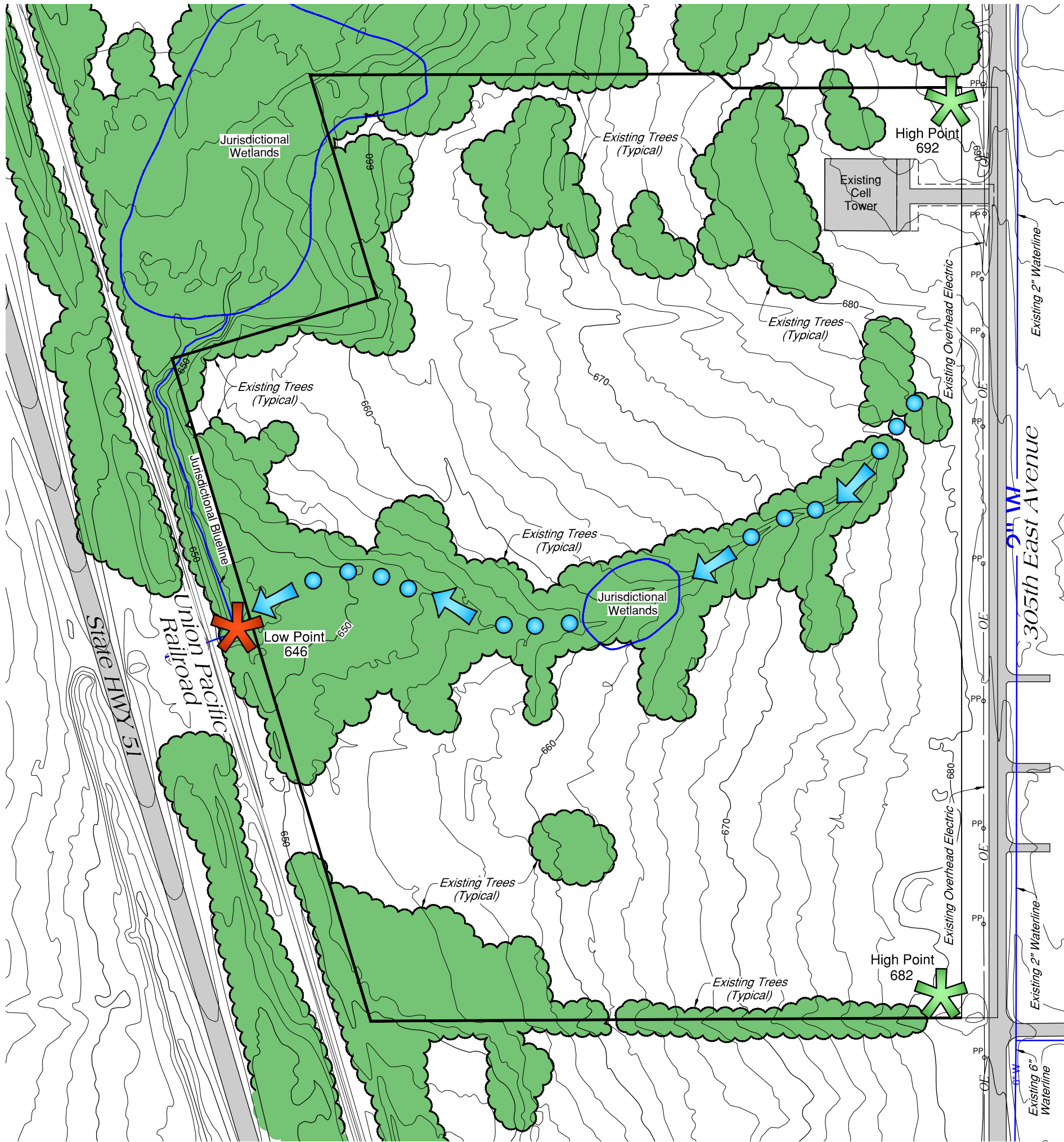


EXHIBIT 'B'

Koweta Crossing

Existing Conditions Plan

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE
ZONING MAP OF THE CITY OF COWETA**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Monday, May 15, 2023.

At the above time and place will be heard a request from Tim Terral, TEP, to change the zoning classification of a parcel of land located on the West side of 305th East Avenue, between East 151st and East 161st Street South, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, more particularly described as follows:

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S00°12'43"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,344.59 FEET, TO THE POINT OF BEGINNING; THENCE N89°52'54"W A DISTANCE OF 370.00 FEET; THENCE N44°57'52"W A DISTANCE OF 29.85 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4, NE/4); THENCE N89°59'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 571.83 FEET; THENCE S16°34'22"E A DISTANCE OF 324.66 FEET; THENCE S73°25'33"W A DISTANCE OF 298.26 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S16°31'13"E ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 966.24 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S89°59'33"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 876.60 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N00°12'46"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,300.83 FEET, TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 1,303,928.21 SQUARE FEET/29.93 ACRES.

The request is to change the zone of said legal description from (IL) Light Industrial to (CG) General Commercial Case Number CZ 23-04.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed amendment(s) is (are) approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the June 5, 2023, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

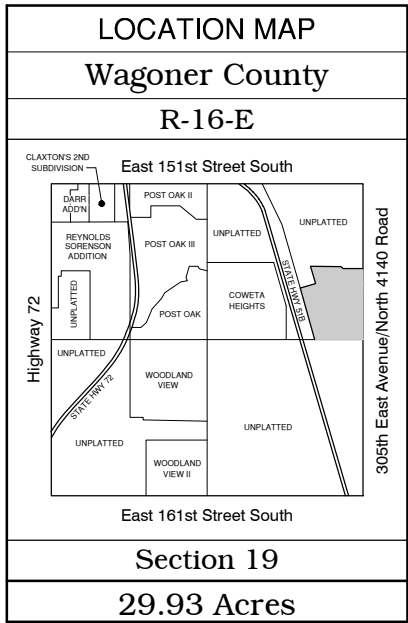
Maps showing the proposed change(s) may be reviewed at the Community Development office at Coweta City Hall.

Dated at Coweta, Oklahoma this 10th Day of April 2023.

SUBJECT PROPERTY

ZONE_TYPE

-
- AG Agriculture
 - CG General Commercial
 - IL Light Industrial
 - O Office and Institutional
 - RD Residential Two Family
 - RM-1 Residential Multi-Family
 - RS-1 Residential Single Family
 - RS-2 Residential Single Family
 - RS-22.5 County Zoning
 - RS-3 Residential Single Family



Data Summary	
Total Project Area	29.93 Acres (Gross)
	28.44 Acres (Net)
Total # of RV Travel Spaces	337
25' x 50' Spaces	28
25' x 55' Spaces	70
25' x 60' Spaces	203
25' x 65' Spaces	36
Total Open Space Area	7.01 Acres (25.0%/Net)



EXHIBIT 'A'

Indian Island Travel Oasis

Conceptual Site Plan

Specific Use Permit No. CZ 23-05 SUP

Indian Island Travel Oasis

Coweta, Oklahoma



Tulsa Engineering & Planning Associates

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April 3, 2023

TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept.....	1
II. Statistical Summary:	2
III. Development Standards - Single-Family Residential:	2
IV. Amenities:	2
V. Landscaping and Open Space	3
VI. Conditions and Restriction.....	3

Exhibit 'A' - Conceptual Site Plan

Exhibit 'B' - Existing Conditions Plan

Exhibit 'C' - Surrounding Zoning and Land Use Plan

Exhibit 'D' – Lighting and Entry Gate Photograph Examples

I. DEVELOPMENT CONCEPT:

Indian Island Travel Oasis is a proposed upscale RV Travel Park development, submitted as a Specific Use Permit under the proposed Commercial General (CG) zoning district, pursuant to the provisions of the City of Coweta Zoning Code. The site consists of 29.93 acres, located on the west side of 305th East Avenue, roughly mid-mile between East 151st and 161st Streets South. The site is bounded on the north by undeveloped Industrial Light (IL) zoned land in the City of Coweta and undeveloped Agriculture (AG) zoned land in Wagoner County, approximately 100 feet north of the project site. To the east, across 305th East Avenue, is undeveloped AG zoned Wagoner County land, to the south is undeveloped AG zoned Wagoner County land and to the west is the Union Pacific Railroad and State Highway 51B.

The project site slopes from east to west, in such a way that the site does not drain onto the adjoining north or south properties, the site's centrally located drainage area drains west to the railroad and State Highway 51B. The site's highest points in elevation are located in the northeast and southeast corners of the site, while the site's lowest point in elevation is located in the central portion of the western boundary line. There is no on-site 100-year floodplain, but there is a small centrally located, jurisdictional wetland area, which will become a part of the project's open space area. The site has large areas of mature trees, which are intended to be maintained as much as possible, since they provide a very valuable amenity to the project. Care is to be taken when locating utilities and infrastructure in order to maintain the integrity of the existing tree masses. These tree masses will aid in providing a visual screen and buffer to the all of the adjoining properties. The soil types for the project are typical for the area and should create no unusual developmental problems. The site has few encumbrances and is an excellent choice for a project of this type.

The project site currently has an underlying zoning of Light Industrial (IL) and is the site of the vacated Wagoner County Industrial Park. Submitted concurrently with this SUP application is a zoning request to rezone the property to Commercial General (CG). The purpose for the down zoning from the IL to the CG District is to allow for the property to be utilized for an upscale RV Travel Park, which is only allowed via the Specific Use Permit process in the CG zoning district. The site location for this less intense zoning and land use works very well for the proposed use and has excellent accessibility. Indian Island Travel Oasis will be served by two gated access points, one on the north end of the site fronting 305th East Avenue and one on the south end, which will be an exit only access point. The northern entry will be the main entry into the development and will feature keycard access, security cameras, a guard from 6:00pm-8:00 am and a staffed rental office.

Indian Island Travel Oasis is proposing a maximum of 337 RV Travel Spaces and will feature a number of amenities and security features. Stormwater detention will be handled by an onsite wet detention facility, located in the west central portion of the site. This wet detention facility will also serve as a valuable open space amenity that will be stocked with fish, feature two fishing docks and have a trail system located around the pond. In addition to the wet detention pond, additional amenities that

Indian Island Travel Oasis will be offering are a community center/clubhouse, community heated pool, large playground area by the community center, dog park, trail system and community wide WIFI service. See “Section IV. Amenities” for more details about the amenity offerings.

The Indian Island Travel Oasis development will be developed in accordance with “Chapter 26 Specific Use Permits” of the City of Coweta Zoning Code and the Use and Development Regulations of the CG Zoning Districts.

II. STATISTICAL SUMMARY:

Total Project Area	29.93 Acres (Gross) 28.44 Acres (Net)
Total Number of RV Travel Spaces	337
Total Open Space/Park Area	7.01 Acres (25.0%)

III. DEVELOPMENT STANDARDS

Permitted Uses:	Permitted by Specific Use Permit - overnight camping for recreational vehicles and uses permitted by right in the CG Zoning District.
Bulk and Area Requirements	As established in the CG Zoning District

IV. AMENITIES

- Community Center: Kitchen area, small café, weight room, bathroom facilities with lockable pay per use showers, small changing rooms, rentable activity area for small family events, 2 small pay per use offices
- Community heated pool
- Playground
- Wet detention/fishing pond with dock(s). The required detention pond will act as a stocked fishing pond for use by residents, no swimming will be allowed. There will be a water fountain in the pond to aerate the water.
- Trail system
- Dog Park
- Front gate rental office and store with basic sundries. Pay per use laundry machines, propane fill-ups, automated ice machine, ATM Machine
- Storage lockers: 28 storage garages for rent for internal customers only. Not open to the public and fenced off from main road, accessed from inside the park.
- Community WIFI service

V. LANDSCAPING AND OPEN SPACE:

Landscaping shall be provided in accordance with "Chapter 24 Landscape Requirements" of the City of Coweta Zoning Code. There will be a 10' Perimeter Landscape Buffer located along the 305th East Avenue frontage and the southern boundary of the property, with one tree per 50 linear feet of frontage being provided. Trees may be grouped or planted individually. Any landscape material that fails shall be replaced in accordance with the criteria contained in "Chapter 24 Landscape Requirements" of the City of Coweta Zoning Code. All fencing shall be constructed with poles and bracing located on the interior side of the fence, with metal poles being required for durability and longevity. The interior side of the fence will face into the development, with the "good side" facing the adjoining street and properties. All perimeter fencing shall be installed by the Developer.

VI. CONDITIONS AND REDSTRICTIONS

6.1 Gated Entries & Security:

- The main entry (north) and the secondary entry (south), are to be gated, with the secondary gate for exit only. South gate is for ease of exit, as well as providing the required emergency/fire access
- Keycard access with smart phone APP control
- Time stamped traffic record of enter and exit activity via security cameras
- Entry and exit high resolution AI license plate reading cameras
- Cameras in critical areas throughout the park
- Guard at main entrance 6pm-8am (7 days a week)
- Staffed rental office at main entrance 8am – 5pm (7 days a week)
- 6pm to 6am - roaming security guard on site

6.2 Fencing:

The entire property will be surrounded by a 6' opaque, wooden privacy fence, with masonry columns every 50', for park security. All poles and bracing are to be located on the interior side of the fence. All fencing shall be installed by the Developer, with all perimeter fencing being owned and maintained by the property owners' association.

6.3 Lighting:

All street lighting will be low impact, downward facing lighting with a maximum height of 6 feet. Lighting will be focused on the internal streets and drives surface.

6.4 Signage:

- Signs at main gate with park name and contact information.

- Signs at all common areas clearly posted with park rules
- Signage at parking spots throughout identifying spots clearly (no parking on streets)

6.5 Trash and Waste Disposal:

- Waste roll-off containers in 6 locations in the park with pick up by a professional waste company. Developer to work with City to find a suitable plan that works for the existing trash pickup service.
- Additional smaller trash bins throughout the common areas, which will be serviced by grounds keepers.

6.6 Customer rules and basic regulations:

- 6-month maximum stay per calendar year.
- Security deposit of \$200 required, non-refundable if there are any violations of the park rules
- Minimum age for leasing a space is 21 Years
- Maximum number of guests allowed per rental spot will be 6
- One additional vehicle permitted per spot
- No outside activities/noise allowed after 10:30 pm (Quiet time)

6.7 Pets:

- Customers may bring common household pets, such as dogs and cats, to the campground. No other animals, livestock, poultry, reptiles, insects or exotic pets are permitted.
- There will be a \$10 per day, \$50 per week, \$100 per month fee for pets.
- All pets must be registered with the office and vaccination records must be available upon request, and all pets must wear a collar identifying the owner and phone number.
- Pets must be kept on a leash at all times and under the control of their owner.
- Pets must not be left tied or otherwise unattended at any time.
- For the protection of, and in consideration to other persons, noisy, aggressive, vicious or unruly pets are not allowed. Persons who are unable to control their pets must remove them from the campground, or the animal may be taken to/by local animal control authorities. Management reserves the right to not lease, and evict any customers due to their pets, regardless of breeds.
- The owner of any pet is responsible for any injuries or damages caused by their pets. In addition, the owner of any pet that causes injury or damages to another is expected to resolve the issue directly with the injured party. Koweta Krossing, L.L.C. is not responsible for any injuries or damages caused by pets.
- Guests are responsible for their pets and should “clean up” after them. All pet droppings must be properly disposed of in a trash receptacle.

- Pets are not permitted in the public buildings or amenity areas, including but not limited to the bathrooms, clubhouse and swimming pool. Unleashed Pets are restricted to the dedicated fenced in Dog Park area next to the community center.

6.8 Safety Guidelines:

- RV Travel Sites should be clean and neat, free of fire hazards and clutter.
- Customers shall not make any alteration to the electric, water or sewer connections provided by the resort.
- Customers should adhere to specific legal requirements when connecting to sewer, water and electric services at the resort.
- Customers should be able to move their vehicle very quickly in case of emergency.
- No extra air conditioners, wires, hoses, or cords are allowed except through the OEM port.

6.9 Tarps, Tents, Shade Structures, Other Structures:

- NO Tents or loose hanging tarps
- Manager can approve more substantial, semi-permanent shade structures, in accordance with the individual property guidelines.
- Only form-fitting bike/car covers are allowed. Carports are prohibited.
- Use of a tarp to cover any part of your RV or campsite is prohibited.
- Exterior furnishings should be appropriate for outdoor use. Indoor furnishings, including but not limited to, sofas, chairs, refrigerators, freezers and kitchen tables are not allowed outside your vehicle.
- Flags and signs that display political candidates or contain vulgarity or profanity are not allowed to be displayed at your site or throughout the resort. Customers in violation of this policy will be asked to remove their flag/sign and if they refuse to do so, will be asked to vacate the property. American Flags and other officially recognized countries official flags are permitted. Management reserves the sole right to restrict use of any and all flags, and or displays and or signage.

6.10 Noxious Activities

- No illegal, noxious or offensive activities shall be conducted at any site, including those that are or could become an unreasonable annoyance or nuisance to neighboring sites.
- Abusive or disruptive behavior, whether directed at management, staff or other persons, will not be tolerated.
- Smoking is not permitted in any of the on-site buildings, including restrooms, pool areas and rental units. Smoking material must be extinguished in an appropriate fire container.
- The open consumption of alcoholic beverages is discouraged in the family areas of the campground. Where permitted, alcoholic beverages must be

kept in a concealed container. Under no circumstances will minors, as determined by state and local law, be served or allowed to consume alcoholic beverages at the campground/resort.

6.11 Disorderly Persons

- The following are grounds for reservation termination and removal from the property: loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the campground or another person, drunken disorderly conduct, failing to follow rules, failing to follow directions of the property staff, threatening or abusive behavior, or any other conduct that is not the type of behavior that is expected at a family resort.

6.12 Damage

- Customers are responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor, or pets. We reserve the right to charge guests accordingly for any damage they cause to the grounds and/or resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.).

6.13 RV Condition requirement:

- Less than 10 years old. In certain cases, management reserves the right to accept older vehicles on a case by case basis.
- Vehicles must have an active Tag.
- Overall, the RV should look and function as it was originally designed. While we can't provide a list including every possible scenario, following are a few examples that should be helpful:
- Doors, shrouds, panels, windows and coverings, etc. should be intact and not unsightly.
- Exterior should be not unsightly, and should be free of obvious, poorly-repaired damages.
- Tarps cannot be used for weatherproofing and awnings should be in good condition.
- Air conditioning units should not be added through the walls or windows unless previously approved.
- All hoses, wires, etc. should route through ports as originally designed.
- Exterior should be free of duct tape, repair tape, excessive caulk, etc.
- Isolated minor issues are generally acceptable, provided multiple issues aren't combined to substantially deteriorate the appearance of an RV:
- Minor body damage which has been properly repaired but is still visible.
- Fading of decals and/or paint.
- Minor window cracking, although replacements should be scheduled.

- Damage from traveling that has just happened, especially if you have a repair plan.

6.14 RV Certification:

RVs should have RVIA certification. RVIA certification states the rig complies with certain fire codes, which are important for the safety of our guests. Occasionally, exceptions can be granted by Resort Management on a case-by-case basis for non-RVIA rigs which seem to conform to safe requirements and are of a design and style compatible with the park.



Conceptual Entry Gate Example



Conceptual Street Lighting Example

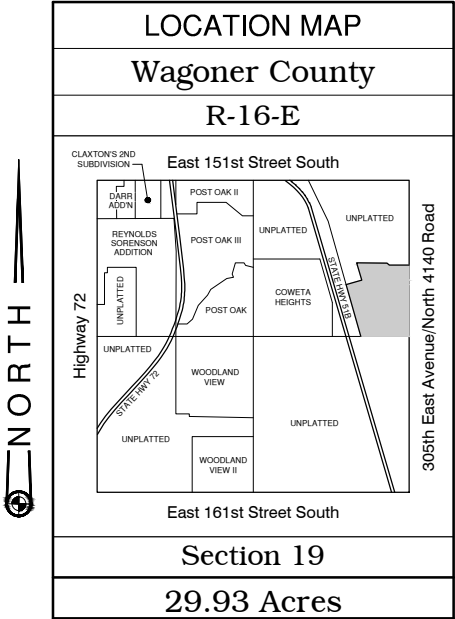


EXHIBIT 'D'

Indian Island Travel Oasis

Lighting and Entry Gate
Photograph Examples

**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 23-05 SUP**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 15th day of May 2023.

At the above time and place will be heard CZ 23-05 SUP, a request from Tim Terral, TEP, to establish a Specific Use Permit for overnight camping for Recreational Vehicle (RV Park) on the property zoned Light Industrial (IL) pending rezone approval to General Commercial (CG). The property is located on the West side of 305th East Avenue, between East 151st and East 161st Street South, Coweta, OK, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, more particularly described as follows:

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S00°12'43"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,344.59 FEET, TO THE POINT OF BEGINNING; THENCE N89°52'54"W A DISTANCE OF 370.00 FEET; THENCE N44°57'52"W A DISTANCE OF 29.85 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4, NE/4); THENCE N89°59'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 571.83 FEET; THENCE S16°34'22"E A DISTANCE OF 324.66 FEET; THENCE S73°25'33"W A DISTANCE OF 298.26 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S16°31'13"E ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 966.24 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S89°59'33"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 876.60 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N00°12'46"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,300.83 FEET, TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 1,303,928.21 SQUARE FEET/29.93 ACRES.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the June 5, 2023, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the specific use permit may be reviewed at the Community Development office of the City of Coweta. Please reference the above case number.

Dated this 10th day of April 2023 in Coweta Oklahoma.



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom Young, City Planner
Re: Preliminary Plat, The Woods Blocks 10-17 (Phase III)
Date: 15 May 2023

BACKGROUND

Applicant

The applicant, Tulsa L Dev., LLC, with the surveyor and engineering firm Tanner Consulting, L.L.C., request Preliminary Plat approval of The Woods Blocks 10-17 (Phase III), a subdivision of approximately 37.321 acres more or less with 121 lots.

Case Facts

- The property is located in located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is Part of Planned Unit Development PUD No. PUD-R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Part of the North Half of the Southwest Quarter (NE/2 SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Utilities/Site Area: The 37.321 acre more or less, subdivision is proposed to be served by City of Coweta Sewer and Water served by Wagoner Rural Water District Number 5. The Developer will extend the utility lines. Windstream, ONG, AEP, and Cox have all been notified and a Technical Advisory Committee meeting was held on May 10, 2022.

Pertinent Code

SECTION 2.3.5.E PLANNING COMMISSION ACTION:

- The Planning Commission shall,
 1. hold a public hearing on the preliminary plat,
 2. the preliminary plat shall be reviewed by the Planning Commission for conformity with the Comprehensive Land Use Plan of the City of Coweta, and for compliance with the standards requirements and principles hereinafter prescribed; and, shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

CASE HISTORY

A public hearing was held on 16 May 2022, by the Coweta Planning Commission for the preliminary plat of The Woods Blocks 10-17 (Phase III). At the hearing several concerns were raised, chief among them being stormwater issues and the need for a Conditional Letter of Map Revision (CLOMR) and hydrological analyses.

Based on the comments made during the public hearing meeting at the 16 May 2023 Planning Commission meeting, Commissioner Jessica Morris made a motion to table the preliminary plat recommendation item for the Woods Blocks 10-17 until the next Planning Commission meeting. That motion was seconded by Jennifer Taylor and was carried by a vote of 3-0.

At the 17 June 2022 meeting, the applicant requested to continue The Woods Blocks 10-17 Preliminary Plat to the following month's Planning Commission Meeting to be held on 18 July 2022.

In the intervening time it was determined that the preliminary plat recommendation item for The Woods Blocks 10-17 should be tabled until the Federal Emergency Management Agency (FEMA) had approved a CLOMR for the phases of The Woods that were affected by the protected waters in question.

PLANNING COMMISSION ACTION

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

Staff recommends approval of The Woods Blocks 10-17 (Phase III) with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat for The Woods Blocks 10-17 (Phase III)
2. FEMA CLOMR Determination Letter
3. FEMA Work Map
4. Hydrology Report
5. Construction Plans
6. Location Map
7. Aerial Map
8. Minutes from the regular meeting of the Planning Commission on 16 May 2022

Page 1 of 5	Issue Date: April 10, 2023	Case No.: 22-06-2639R	CLOMR-APP
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Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION	PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
City of Coweta Wagoner County Oklahoma COMMUNITY NO.: 400216	CULVERT FILL CHANNELIZATION	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA FLOODWAY
IDENTIFIER The Woods Phase III	APPROXIMATE LATITUDE AND LONGITUDE: 35.995, -95.667 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANELS		
TYPE: FIRM* NO.: 40145C0260H DATE: April 17, 2012		* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REACH DESCRIPTION

Coweta Creek Tributary B – from the confluence with Coweta Creek to approximately 2,660 feet upstream of 119th Street

PROPOSED PROJECT DESCRIPTION		
Flooding Source	Proposed Project	Location of Proposed Project
Coweta Creek Tributary B	New (3) Conspan Arch Culverts Grading	Approximately 1,280 feet upstream of 119th Street from approximately 890 feet upstream of the confluence with Coweta Creek to approximately 3,270 feet upstream of the confluence with Coweta Creek

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Coweta Creek Tributary B	Zone AE	Zone AE	Yes	Yes
	BFEs*	BFEs	None	Yes
	Floodway	Floodway	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.



Patrick "Rick" F. Sacbitt, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration

22-06-2639R

104



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table			
Flooding Source: Coweta Creek Tributary B		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	NONE	N/A
	Maximum decrease	2.9	Approximately 70 feet downstream of 119th Street
Proposed vs. Existing	Maximum increase	1.1	Approximately 1,360 feet upstream of 119th Street
	Maximum decrease	2.3	Approximately 2,620 feet upstream of 119th Street
Proposed vs. Effective	Maximum increase	NONE	N/A
	Maximum decrease	3.8	Approximately 2,620 feet upstream of 119th Street

Increases due to the proposed project that exceed those permitted under Paragraphs (c)(10) or (d)(3) of Section 60.3 of the NFIP regulations must adhere to Section 65.12 of the NFIP regulations. With this request, your community has complied with all requirements of Paragraph 65.12(a) of the NFIP regulations. Compliance with Paragraph 65.12(b) also is necessary before FEMA can issue a Letter of Map Revision when a community proposes to permit encroachments into the effective regulatory floodway that will cause BFE increases in excess of those permitted under Paragraph 60.3(d)(3).

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM, and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM, and FIS report would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>.
- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood, the 10-percent, 2-percent, and 0.2-percent-annual-chance floods, and the regulatory floodway, must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

- A certified topographic work map showing the revised and effective base and 0.2-percent-annual-chance floodplain and floodway boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base and 0.2-percent-annual-chance floodplain and floodway boundary delineations shown on the submitted work map and how they tie-in to the base and 0.2-percent-annual-chance floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.
- A copy of the public notice distributed by your community stating its intent to revise the regulatory floodway, or a signed statement by your community that it has notified all affected property owners and affected adjacent jurisdictions.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE increases along Coweta Creek Tributary B.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
Attention: LOMR Manager
3601 Eisenhower Avenue, Suite 500
Alexandria, VA 22304-6426

or submit the LOMR using the Online LOMC portal at: <https://hazards.fema.gov/femaportal/onlinelomc/signin>

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM, and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

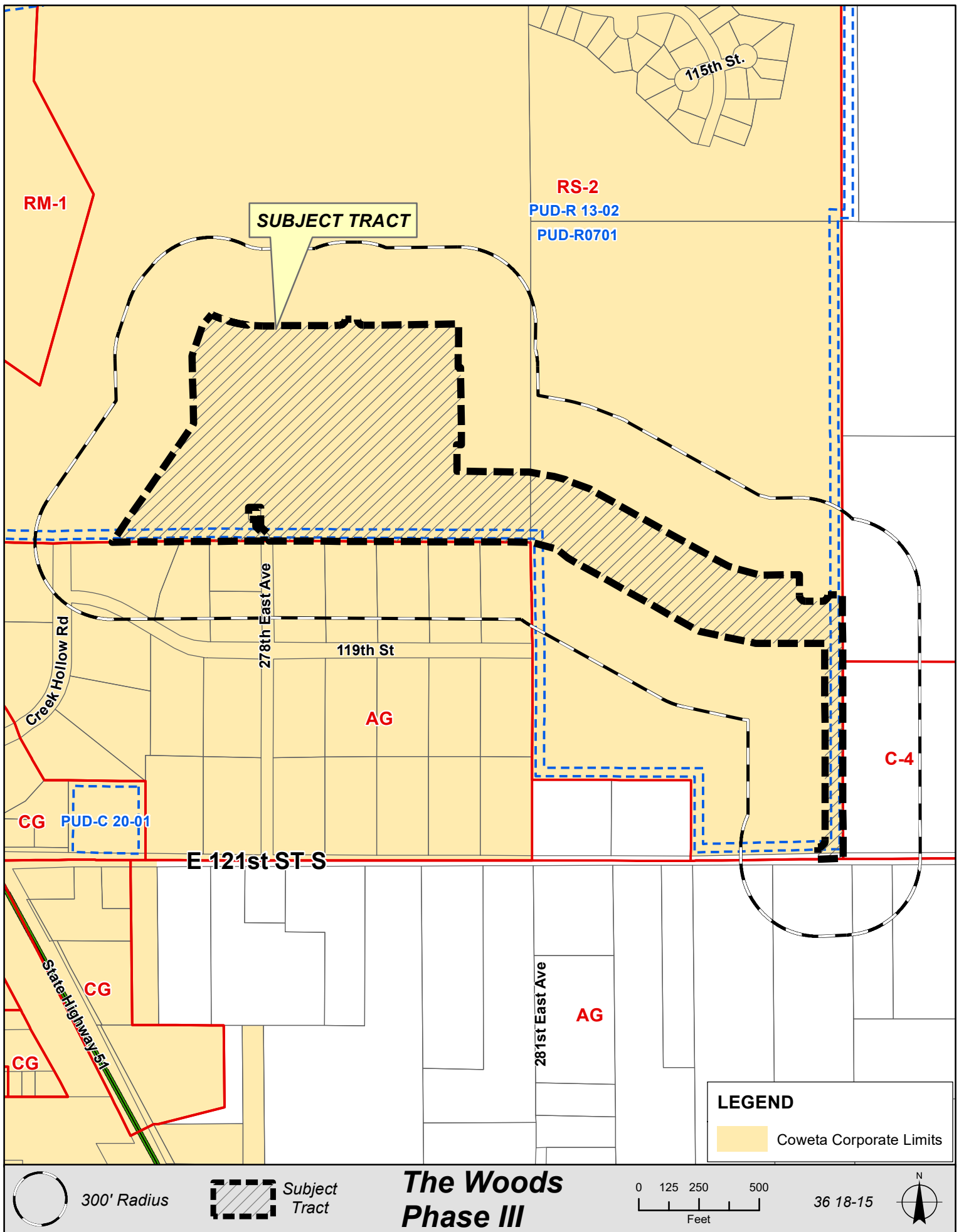
We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

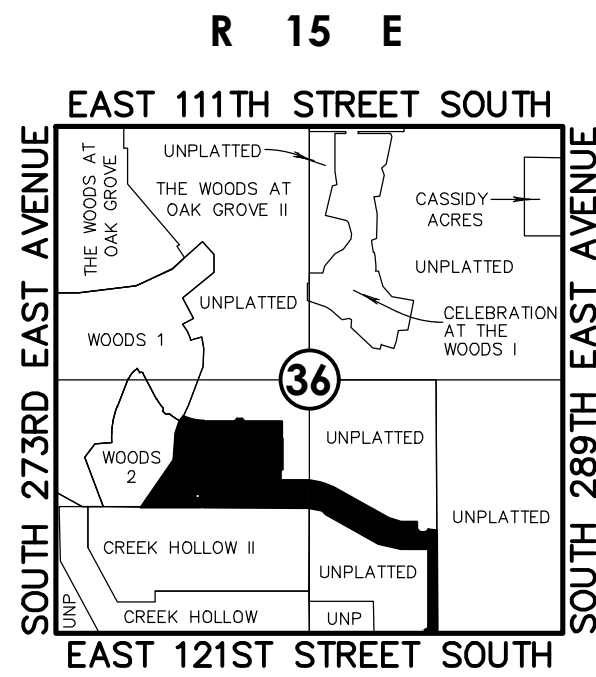
Roosevelt Grant
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
800 North Loop 288
Denton, TX 76209
(940) 898-5127

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration





Location Map

Scale: 1"= 2000'



SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Preliminary Plat

PUD-R 13-02

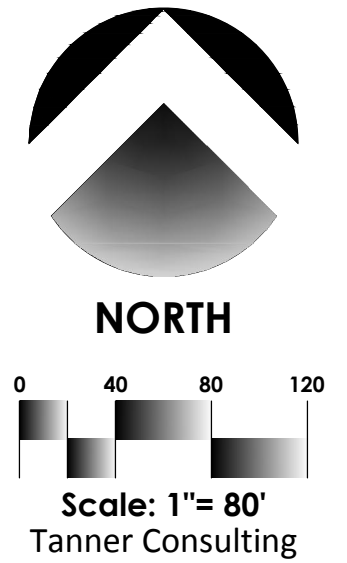
The Woods

BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

WEST PART

OWNER:
Tulsa L Dev., LLC
P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639



Notes:

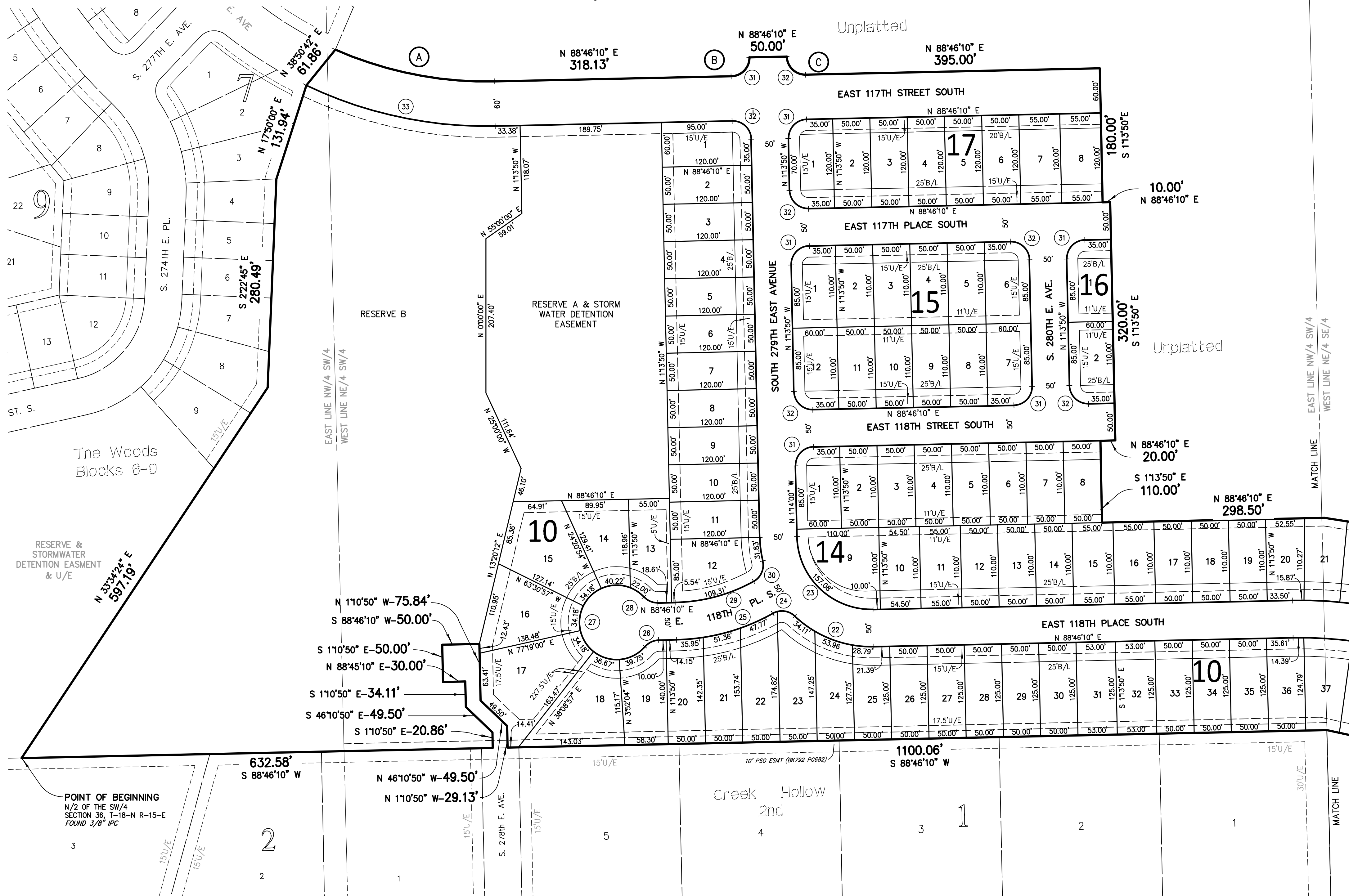
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (a) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
 - (b) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 36;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°44'07" EAST
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 117TH STREET SOUTH AND NORTH 278TH EAST AVENUE, BOTH BEING PUBLIC STREETS.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	114.21'	292.00'	22°24'34"	N9°49'13"E	113.48'
2	80.61'	208.00'	22°12'17"	N9°55'22"E	80.11'
3	47.14'	30.00'	90°01'53"	N46°11'43"W	42.44'
4	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
5	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
6	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'
7	39.27'	25.00'	90°00'00"	N46°23'04"W	35.36'
8	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
9	317.97'	620.00'	29°23'04"	N76°41'32"W	314.50'
10	292.33'	570.00'	29°23'04"	N76°41'32"W	289.14'
11	39.27'	25.00'	90°00'00"	N73°00'00"E	35.36'
12	104.03'	214.56'	27°46'47"	N14°06'36"E	103.01'
13	102.55'	264.56'	22°12'33"	N16°53'43"E	101.91'
14	39.27'	25.00'	90°00'00"	N17°00'00"W	35.36'
15	102.24'	281.13'	20°50'13"	N17°34'53"E	101.68'
16	88.18'	331.13'	15°15'29"	N19°56'48"E	87.92'
17	41.72'	25.00'	95°37'00"	N20°13'58"W	37.05'
18	86.12'	550.00'	8°58'18"	N66°29'09"W	86.03'
19	202.36'	500.00'	23°11'21"	N79°38'09"W	200.99'
20	37.09'	25.00'	85°00'41"	N28°27'57"W	33.78'
21	37.09'	25.00'	85°00'41"	N56°32'44"E	33.78'
22	116.85'	150.00'	44°38'06"	N68°54'47"W	113.92'
23	157.08'	100.00'	90°00'00"	N46°13'50"W	141.42'
24	31.76'	25.00'	72°46'44"	N82°59'06"W	29.66'
25	135.08'	275.00'	28°08'38"	N74°41'51"E	133.73'
26	21.03'	25.00'	48°11'23"	N64°40'29"E	20.41'
27	241.19'	50.00'	276°22'46"	N1°13'50"W	66.67'
28	21.03'	25.00'	48°11'23"	N67°08'08"W	20.41'
29	109.31'	225.00'	27°50'06"	N74°51'07"E	108.24'
30	32.43'	25.00'	74°19'26"	N23°46'21"E	30.20'
31	39.27'	25.00'	90°00'00"	N43°46'10"E	35.36'
32	39.27'	25.00'	90°00'00"	N46°13'50"W	35.36'
33	261.60'	560.00'	26°45'57"	N77°50'51"W	259.23'

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
A	219.33'	500.00'	25°08'01"	N78°39'49"W	217.58'
B	39.27'	25.00'	90°00'00"	N43°46'10"E	35.36'
C	39.27'	25.00'	90°00'00"	N46°13'50"W	35.36'
D	39.27'	25.00'	90°00'00"	N46°23'04"W	35.36'
E	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
F	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
G	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
H	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'



LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV/T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

- ONE HUNDRED TWENTY ONE (121) LOTS
- IN SEVEN (8) BLOCKS
- WITH THREE (3) RESERVES
- GROSS SUBDIVISION AREA: 37.321 ACRES

The Woods Blocks 10-17

SHEET 1 OF 4

DATE OF PREPARATION: April 19, 2022

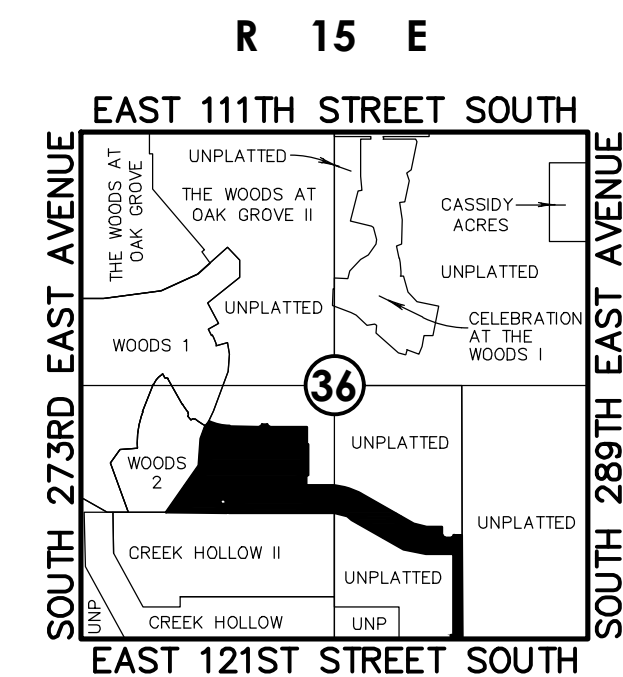
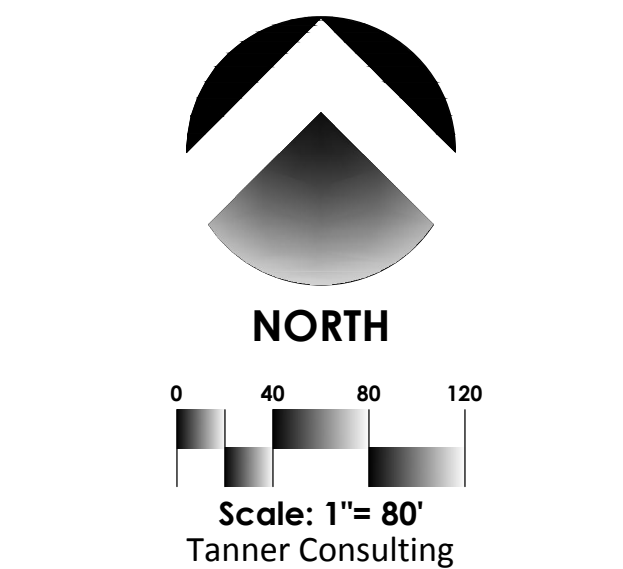
CURVE	LENGTH(M)	RADIUS(R)	DELTA(A)	CHORD(BIG(CB))	CHORD(SID(CD))
1	114.121	292.00'	29°24'34"	N040°13'E	113.48'
2	80.61'	208.00'	22°12'17"	N55°52'E	80.11'
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PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED TWENTY ONE (121) LOTS
IN SEVEN (7) BLOCKS
WITH THREE (3) RESERVES

GROSS SUBDIVISION AREA: 37.321 ACRES

LEGEND	
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

Preliminary Plat

PUD-R 13-02

The Woods
BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID N/2 SW/4, SAID POINT BEING THE SOUTHEAST CORNER OF "THE WOODS BLOCKS 6-9", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. _____); THENCE ALONG THE EAST LINE OF SAID SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 33°34'24" EAST FOR A DISTANCE OF 597.19 FEET; THENCE NORTH 2°22'45" EAST FOR A DISTANCE OF 280.49 FEET; THENCE NORTH 17°50'00" EAST FOR A DISTANCE OF 131.94 FEET TO THE NORTHEAST CORNER OF LOT TWO (2), BLOCK SEVEN (7) OF SAID SUBDIVISION, SAID POINT ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF "THE WOODS BLOCKS 1-5", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. _____); THENCE NORTH 38°50'42" EAST AND ALONG THE EAST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 61.86 FEET TO THE SOUTHEAST CORNER OF LOT FIFTEEN (15), BLOCK FIVE (5) THEREOF; THENCE SOUTHEASTERLY ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 66°05'49" EAST, A CENTRAL ANGLE OF 25°08'01", WITH A CHORD BEARING AND DISTANCE OF SOUTH 78°39'49" EAST FOR 217.58 FEET, FOR AN ARC DISTANCE OF 219.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 318.13 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°46'10" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°13'50" EAST, A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF SOUTH 46°13'50" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 395.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 180.00 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 88°46'10" WEST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 298.50 FEET; THENCE SOUTH 81°04'24" EAST FOR A DISTANCE OF 105.35 FEET; THENCE SOUTH 75°57'37" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 70°12'36" EAST FOR A DISTANCE OF 107.38 FEET; THENCE SOUTH 62°00'00" EAST FOR A DISTANCE OF 660.08 FEET; THENCE SOUTH 75°31'01" EAST FOR A DISTANCE OF 134.01 FEET; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 164.78 FEET; THENCE SOUTH 1°23'04" EAST FOR A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF SOUTH 46°23'04" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°36'56" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4); THENCE SOUTH 1°23'04" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1092.62 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°47'20" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SE/4, FOR A DISTANCE OF 105.24 FEET; THENCE NORTH 1°12'40" WEST AND PERPENDICULAR TO SAID SOUTH LINE, FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 84°47'20" EAST, A CENTRAL ANGLE OF 90°10'25", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°42'08" EAST FOR 42.49 FEET, FOR AN ARC DISTANCE OF 47.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°23'04" WEST AND PARALLEL WITH SAID EAST LINE, FOR A DISTANCE OF 817.30 FEET; THENCE SOUTH 88°36'56" WEST FOR A DISTANCE OF 287.32 FEET; THENCE NORTH 79°23'46" WEST FOR A DISTANCE OF 237.81 FEET; THENCE NORTH 62°00'00" WEST FOR A DISTANCE OF 627.02 FEET; THENCE NORTH 51°23'51" WEST FOR A DISTANCE OF 57.03 FEET; THENCE NORTH 77°40'57" WEST FOR A DISTANCE OF 138.33 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1100.06 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 29.13 FEET; THENCE NORTH 46°10'50" WEST FOR A DISTANCE OF 49.50 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 75.84 FEET; THENCE SOUTH 88°46'10" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'10" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 34.11 FEET; THENCE SOUTH 46°10'50" EAST FOR A DISTANCE OF 49.50 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 20.86 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE, FOR A DISTANCE OF 632.58 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,618,933 SQUARE FEET OR 37.166 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

A) ODOT BRASS CAP FOUND AT THE NORTHWEST CORNER OF SECTION 36;
B) ODOT BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°19'23" EAST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE HUNDRED TWENTY-ONE (121) LOTS IN EIGHT (8) BLOCKS ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND

SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "THE WOODS BLOCKS 10-17," A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS, AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT OR RESERVE AREA.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN, OR STORM SEWERS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF COWETA, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.
- WAGONER COUNTY RURAL WATER DISTRICT NO. 5 OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER FACILITIES, AND THE CITY OF COWETA OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER AND STORM SEWER FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.
- WAGONER COUNTY RURAL WATER DISTRICT NO. 5 AND THE CITY OF COWETA, OR THEIR RESPECTIVE SUCCESSORS, SHALL AT ALL TIMES HAVE ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 5, OR THEIR RESPECTIVE SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF SUBDIVISION AND WITHIN THE STREET RIGHT-OF-WAY OF EAST 121ST STREET SOUTH AS DEDICATED BY THIS PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 THE LOT. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM

THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

- THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- THE LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF COWETA OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF COWETA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OR RESERVE AREA 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 SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND THE CITY OF COWETA, OKLAHOMA.

F. RESERVE AREAS

- RESERVE A, B, AND C, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED BY THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

- RESERVE A IS DESIGNATED FOR STORMWATER DETENTION AND PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, SIGNAGE, ENTRY FEATURES, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF COWETA, AND FOR UTILITIES.

- RESERVE B IS DESIGNATED TO BE USED FOR OPEN SPACE AND AQUATIC ECOSYSTEM PRESERVE AND IS RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

- RESERVE B IS HEREBY IDENTIFIED AND DEDICATED AS A PERPETUAL AQUATIC ECOSYSTEM PRESERVE AS SET FORTH BY THE U.S. ARMY CORPS OF ENGINEERS. ACTIVITY WITHIN RESERVE B, INCLUDING BUT NOT LIMITED TO DRAINING, MOWING, CLEARING, ETC., SHALL BE PERFORMED ONLY WITH THE APPROVAL OF THE U.S. ARMY CORPS OF ENGINEERS AND THE CITY OF COWETA, OKLAHOMA. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION TO PROPERLY POST AND MONITOR ALL ACTIVITIES WITHIN RESERVE B TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

- RESERVE C IS DESIGNATED FOR ENTRY FEATURES AND PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, SIGNAGE, ENTRY FEATURES, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF COWETA, AND FOR UTILITIES.

- THE OWNER/DECLARANT DOES HEREBY ESTABLISH AND GRANT TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS RESERVE A, DESIGNATED ON THE ACCOMPANYING PLAT AS "STORM WATER DETENTION EASEMENT", FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION.

- STORMWATER DETENTION AND OTHER DRAINAGE FACILITIES WITHIN THE STORM WATER DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF COWETA, OKLAHOMA.

- STORMWATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III. HEREOF) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE HOME OWNERS ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE EASEMENT AREA SHALL BE KEPT FREE OF LITTER.
- THE EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AS PER CITY CODE OR THE SCHEDULE APPROVED WITH THE DETENTION DESIGN PLANS.

- IN THE EVENT OF THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AS ABOVE PROVIDED, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE RESERVE A OWNER, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION.

- IN THE EVENT THE RESERVE A OWNER, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF COWETA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BECOME A LIEN ON RESERVE A, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILL OF EACH LOT WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

- ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVE A, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION, THE CITY OF COWETA SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN RESERVE A.

- EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF COWETA, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF COWETA NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

G. OVERLAND DRAINAGE EASEMENTS

- THE OWNER/DECLARANT DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

- DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER 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 SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF COWETA, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH UTILITY EASEMENTS, NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF COWETA, OKLAHOMA.

- DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OR RESERVE AREA OWNER CONTAINING SUCH EASEMENT, AT SUCH OWNER'S EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF COWETA, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

- IN THE EVENT THE LOT OR RESERVE AREA OWNER SUBJECT TO THE OVERLAND DRAINAGE EASEMENT FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS LOCATED

THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, THE ALTERATION OF GRADE THEREIN OR THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF COWETA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE WAGONER COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA OWNER, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OR RESERVE AREA OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

H. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" ("LNA") EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE LOT OR RESERVE AREA OWNER AND COWETA PLANNING COMMISSION, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA, PERTAINING THERETO. THE FORGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "THE WOODS BLOCKS 10-17" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 13-02 ("COWETA CROSSING") AS PROVIDED WITHIN CHAPTER 16 OF THE COWETA, OKLAHOMA ZONING CODE, AND

WHEREAS, PUD NO. PUD-R 13-02 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF COWETA PLANNING COMMISSION ON FEBRUARY 24, 2014, AND APPROVED BY THE CITY OF COWETA CITY COUNCIL ON MARCH 3, 2014 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 744) APPROVED MARCH 3, 2014, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE COWETA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF COWETA, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO AND DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND ALL PROPERTY THEREIN AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF COWETA, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HERINAFTER SET FORTH.

A. GENERAL

- DEVELOPMENT IN ACCORDANCE WITH PUD THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. PUD-R 13-02, AS APPROVED BY THE CITY OF COWETA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-R 13-02 AS MAY BE SUBSEQUENTLY APPROVED.

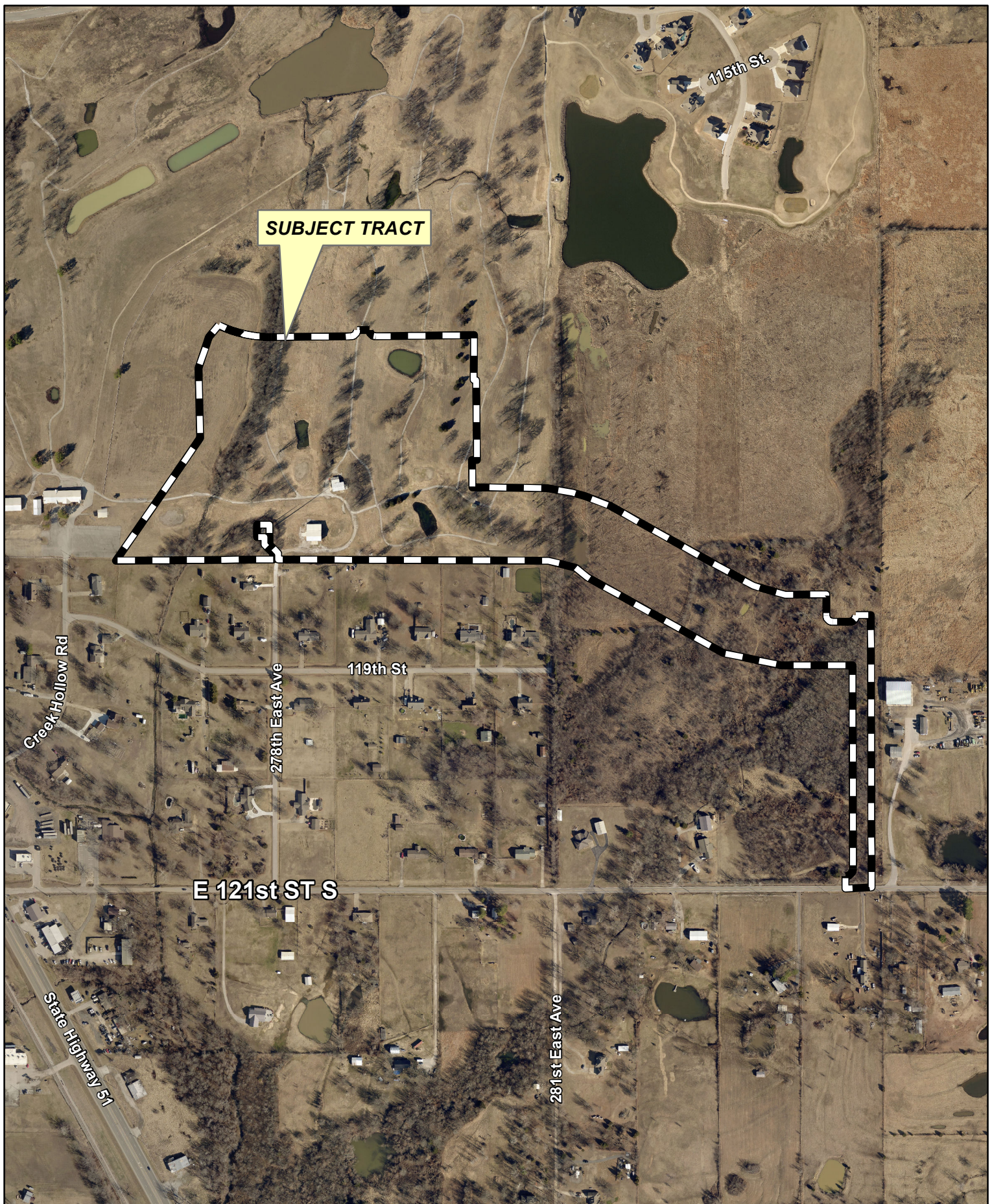
- APPLICABLE ORDINANCE THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF COWETA ZONING CODE AS SUCH PROVISIONS EXISTED ON MARCH 3, 2014.

- DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE- MUNICIPAL COMMUNITY CENTER, GOLF COURSE/ DRIVING RANGE) (ALL OF "THE WOODS BLOCKS 10-17", AS LEGALLY DESCRIBED IN PUD)

LAND AREA:*
GROSS: 276.735 ACRES 12,054,576 SQUARE FEET
NET: 276.735 ACRES 12,054,576 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT. DEVELOPMENT AREA B OF ORIGINAL PUD INCLUDED AREAS NOT A PART OF THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RS ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 410, 420, 430, 440 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

THE MINIMUM YARD REQUIREMENTS FOR RS-2 WILL APPLY TO ALL SINGLE FAMILY RESIDENTIAL ZONED LOTS. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:
FRONT: 25 FEET (NO HOUSES WILL FRONT 121ST STREET SOUTH)
REAR: 20 FEET
REAR: 25 FEET (BACKING TO 121ST STREET SOUTH)
SIDE (INTERIOR): 5 FEET
SIDE (STREET): 15 FEET
SIDE (STREET): 20 FEET (ALONG 121ST STREET SOUTH)

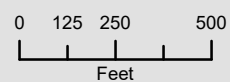


Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2021



Subject
Tract

The Woods Phase III



36 18-15





**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, MAY 16, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Jennifer Taylor	Present

Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of April 18, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-03 SUP

Public hearing to receive public comment on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant was present for this meeting. The floor was opened for public comments. There were no comments from those in attendance. The public hearing for this item was closed.

2. Public Hearing – Preliminary Plat – The Woods III

Public hearing to receive public comment on a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121

lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. Erik Enyart was the representative present for Tanner Consulting. The floor was opened for public comment. Citizen Adriene Cash came forward and addressed the Commissioners with the following concerns:

- The new development causing their properties to flood. She passed out pictures of the retention ponds on the development's property to show that they were at capacity. She said the land is always soupy and marshy.
- The number of houses proposed on the plat. She said they like the open spaces and do not want neighbors that close.
- Construction traffic is still using 287th as an access point and are causing huge potholes to develop.
- Sewer lines being installed caused road damage that has not been repaired.

Citizen Justin Degraffend Reid addressed the Commissioners asking what Tanner Consulting was planning to do with the property next to his house. Will it be for a house, a park? Will it have a privacy fence? He also affirmed that heavy construction equipment was still using 287th as a construction entrance.

Tanner Consulting representative, Erik Enyart, addressed the Commissioners and the public regarding the voiced concerns. He addressed the drainage and flooding concern first. He used the map to point out the plans for current ponds and retention ponds, additional retention pond(s), green belts and the drainage plan. Second, he addressed the issue of 287th East Avenue still being used as a construction entrance. He said he has a meeting with the client on Tuesday and will address this issue with them. He said that the City made it a condition of plat approval at a previous meeting that 287th East Avenue not be used as a construction entrance, and Tanner Consulting will honor that. He will also address the drainage concerns with the client.

Citizen Jason Smith came into the meeting late and wanted to speak. His concern is with the Coweta Creek. He says there are areas of the creek with noticeable widening that has happened since The Woods project started due to the enormous amounts of water he says is running off of the development property. He asked if impact studies had been done on the creek. He asked if FEMA has reviewed the downstream impact. He wants to know where the stormwater will go.

Erik Enyart addressed these comments and questions. He said a hydrology report has been completed. The FEMA approval process has been initiated since part of the property is in the floodplain. The flood and drainage model is in process and will be submitted to FEMA upon completion.

There were no additional comments from the public. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 22-03 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report. The applicant, Mrs. Katherine Gilstrap, was present for this meeting.

Chairperson Jessica Morris asked the applicant about their plans for fencing around the mini storage. Mrs. Gilstrap replied that they will do whatever they have to do to meet the requirements of the City. Commissioner Morris asked if they had plans for chain link fencing. The applicant answered that they did not have plans to install chain link fencing. She said a privacy fence is what they are planning. They want the property to look nice. They will also meet the City's requirements for landscaping.

Mr. Young discussed the screening requirements listed in the Zoning Code book. He said the applicant will be required to submit a site plan for review if the City Council approves the Specific Use Permit.

Motion was made by Commissioner Joanna Jones to approve the request of CZ 22-03 SUP. That motion was seconded by Chairperson Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

2. Preliminary Plat – The Woods III

Discussion and possible action including approval, approval with conditions, or denial of a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121 lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Chairperson Jessica Morris asked Mr. Erik Enyart if there were any plans to put up a privacy fence on the lots that border the Creek Hollow addition. Mr. Enyart answered that he did not know for sure if there were plans for a privacy fence, however, they do generally put up a wooden privacy fence around their developments. He noted that the property owners in Creek Hollow could also put up their own fence.

Chairperson Morris and Mr. Enyart also discussed the stormwater retention and drainage plans, specifically Reserve Area A and additional stormwater retention pond(s). Mr. Enyart said they have not received their Earth Change permit from the City, so those have not been dug yet. The City Engineer will have to approve their plans before the Earth Change permit will be issued.

Commissioner Joanna Jones asked questions about cul-de-sac lots to the east of the cell tower and about plans for fencing around the new retention pond. Mr. Enyart explained that the lots near the cell tower are planned for residential homes. He is not aware of a plan for a fence around the retention pond.

Questions and comments kept coming from the citizens in attendance regarding the drainage plan and the hydrology report. Mr. Enyart noted that it is not customary to discuss engineering and hydrology in the preliminary plat stage. He said he is not a hydrologist, but he is trying to explain the process as best as he can. He said, by law, his company is required to prove that the development will not increase the stormwater runoff that is already present. The hydrology report is under review by the City Engineer, and they should have an answer back from that review soon. Chairperson Jessica Morris said she would like to see the results of the hydrology report before she votes on this item. Commissioner Jennifer Taylor agreed.

Motion was made by Chairperson Jessica Morris to table the item until after the hydrology report is received. She would also like answers to the questions about fencing around the retention pond and the rest of the development. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to table
Joanna Jones	Yes – to table
Melanie Lander	Absent
Jennifer Taylor	Yes – to table

3. Subdivision Regulations Update

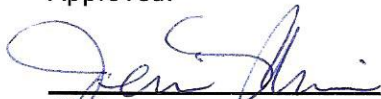
Community Development Director Mark Seibold held a discussion on the upcoming subdivision regulations update.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:48 p.m.

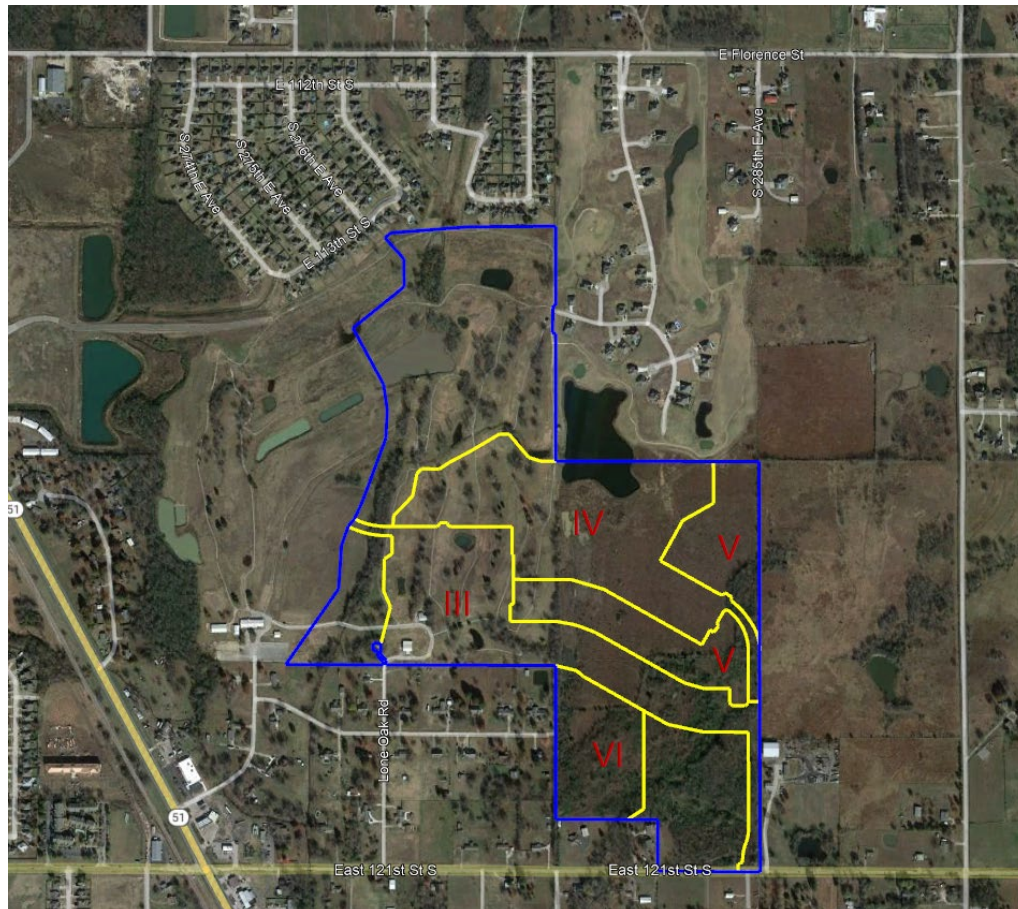
Approved:


Chairman
6/20/22
Date


Secretary

HYDROLOGY, HYDRAULICS AND DETENTION REPORT

The Woods Phases III-V



4/20/2022

Owner: Tulsa L Dev, LLC.
P.O. BOX 10560 – Fayetteville, Arizona 72703
(479)301-6639

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Contents

Project Overview	4
Existing Conditions.....	5
Proposed Development	5
Hydrology Modeling Methodology.....	6
Hydraulic Modeling Methodology.....	8
Conclusions	10
Certification	11
Appendices	12
A – HEC-HMS Model Diagram	12
B –Existing Drainage Area and Curve Number Map	13
C –Proposed Drainage Area and Curve Number Map	14
D – Time of Concentration Calculations	15
E – Curve Number Calculations.....	18
F –Pond Volume and Outflow Tables.....	20
G – Model Results	21
H – Soil Survey.....	25
I – TR-55 Curve Number Tables	27
J – Rainfall Table.....	28
K – United States Geological Survey (USGS) Topographic Map	29
L – Annotated Floodplain Map.....	30
M – Existing Cross Section Location.....	31
N – Proposed Cross Section Location	32
O – Existing HEC-RAS Results	33
P – Proposed HEC-RAS Results.....	34
Q – Floodway Results	35
R – Construction Plan Sheets	36

Project Overview

This report covers phases III through V of “The Woods”, a proposed single-family residential subdivision located in the S/2 of Section 36, T-18-N, R-15-E, I.M., connecting to East 121st Street approximately 1,340 feet west of South 289th East Avenue. The entirety of the project is located in the corporate limits of the City of Coweta, Wagoner County. Homes in the development will be served by connections to the public water and sanitary system with curbed streets and an underground storm drain system in which a portion will outlet into several detention ponds. These ponds will mitigate the increase in runoff onto adjacent property caused by the addition of impervious area. Phase VI is shown but will need a separate report when designed and submitted.

The portion of the watershed affected by the development was modeled using SCS synthetic hydrograph methodology. Three design points were chosen at main downstream location of the creek, at the main bridge crossing and at the existing pond outflow located at the north end of the site, which reflects the obvious points of comparison and design points throughout the proposed site to compare with existing conditions. In accordance with Section 8.11.11 of the City of Coweta Subdivision Regulations, the five, ten, twenty-five, fifty and one hundred-year events were studied to ensure that peak flows onto adjacent properties would not be increased. The development will not increase the one hundred (100) year flood plain elevation upstream of the site from the existing FEMA floodplain mapping published in the FIRM. Additionally, the 500-year event was studied to ensure that the berms on the ponds would provide a foot of freeboard.

It was determined through this exercise that peak flow rates onto adjoining properties would be decreased as a result of the development:

Peak Discharge Summary						
Event Recurrence	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Existing Overall West Leave (DS 1)	889.20	1076.70	1323.50	1573.30	1797.80	2272.70
Proposed Overall West Leave (DS 1)	831.40	1010.60	1246.40	1486.90	1699.40	2140.20
Flow Reduction (CFS)	-57.8	-66.1	-77.1	-86.4	-98.4	-132.5
Existing DS 2	747.30	902.60	1107.30	1315.60	1504.80	1908.20
Proposed DS 2 (E. 117th St. S. Bridge)	724.40	876.90	1077.80	1282.60	1464.90	1849.30
Flow Reduction (CFS)	-22.9	-25.7	-29.5	-33.0	-39.9	-58.9
Existing Pond 2 (DS 3)	69.40	86.10	110.60	133.40	156.50	207.40
Proposed Pond 2 (DS 3)	61.10	76.00	97.00	117.30	133.90	170.90
Flow Reduction (CFS)	-8.3	-10.1	-13.6	-16.1	-22.6	-36.5

Details of the methodology and calculations used to arrive at the above results are presented in the following report.

Existing Conditions

The parcel under consideration for development is located east of “The Woods Blocks 6-9” (Phase II). The land was previously used as a golf course and has mostly grass with a few sparse trees and a few ponds considered in fair condition. A location map is presented in Appendix K.

The watershed affected is a small portion of the overall drainage area, with three comparison points to verify the impact of the drainage basins. The drainage basin is part of the Coweta Creek Tributary B. Even though the area affected can be split into several subbasins, all conveyance is to the same downstream point (DS 1). The other 2 points of comparison are at the new crossing location (117th Street, DS 2) and leaving the existing northeast pond (Pond 2, DS 3). The existing drainage sub-basins are depicted graphically in Appendix B.

According to the USDA soil survey of the county, the drainage basin contains soils classified in the Coweta Bates complex, Dennis silt loam and Okemah silt loam. Other areas of the site contain several other types of soil, as shown in Appendix H. For the purpose of modeling with SCS, majority of the soil condition is rated as “C/D” hydrologic soil group with some exception at the north end as type “D”. The full area is modeled as a type “C” for a conservative value. A map showing the existing combinations of land use and soil type may be found in Appendix B.

There are 2 existing ponds that are included in this report, as approved in Phase II of “The Woods” and “Celebration at the Woods I”. Pond 1 is on the west side of the creek, and Pond 2 is northeast of the site. Pond 1 is part of Phase II of “The Woods” and has no change with the proposed condition. Pond 2 is the detention pond to “Celebration at the Woods I” with the pond volume calculated from the topography information and the outlet structure from an as-built survey performed. The ponds are further described in the hydrology modeling methodology section.

Proposed Development

Construction will see 3 phases (III-V) with a total of seventy-seven acres of mostly vacant land to be developed and joined to phase II of “The Woods” as well as a connection to East 121st Street South and South 285th East Avenue. Storm water will be directed to 3 new ponds (ponds 3, 4, & 5) via a traditional underground sewer system fed by curb inlets. Phase VI is shown but will need to have a separate hydrology report. Pond 5 will be connected to pond 2 with no constriction. Both ponds will be modeled as 1 with the same outlet structure as pond 2 and added volume.

The general characteristics of the existing watershed shall be maintained, along with the points of discharge onto the neighboring property. Area PA3 will be detained by Pond 3, PB2 by Pond 4, PB4 by updated Pond 2, and PA4 will convey directly to the Creek without retention.

Pond 2 will have a normal water surface of 669.5 and contain approximately 27.7 acre-feet of storage capacity at 3.5 feet of depth. Pond 3 will have a normal water surface elevation of 658.5 and have 4.9 acre-feet of storage at 3.0 feet of depth. Pond 4 will have a normal water surface elevation of 659.0 and have 1.1 acre-feet of storage at 1.5 feet of depth above the regular static water surface elevation and maintain one-foot freeboard. Outflow from Pond 2 will be into an existing multi-step concrete weir structure. Ponds 3 and 4 will be controlled via a pipe culvert with a trapezoidal weir auxiliary spillway. The details of which are presented in Appendix F.

A span structure will be constructed to cross Coweta Creek Tributary B to connect the proposed phase III to the existing phase II. A smaller structure is also proposed on South 285th East Avenue to cross the unnamed tributary to Coweta Creek. The creeks have a delineated mapped wetland per approved jurisdictional determination #SWT-2020-00245. An open bottom culvert was chosen to be the best option to avoid the delineated wetland location. A FEMA application will be filed for any adjustments to the floodplain and floodway along Coweta Creek Tributary B. Details of the design process and structures are detailed in the Hydraulic modeling methodology section below and the details of the structure are located in the plan sheets in Appendix R. Cross section locations and results are shown in Appendices N and P with the existing cross section locations and results shown in Appendices M and O.

Hydrology Modeling Methodology

In order to determine peak flows, a digital model was constructed using HEC-HMS software with SCS synthetic hydrograph methodology presented in TR-55. Watershed modeling done using this technique requires four principal inputs: the total area of the watershed, a curve number, which represents the ability of the soil and the terrain type (e.g., grass or pavement) to impede and absorb rainfall, partial duration data describing the storm event to be modeled, and lastly, a lag time, which is the time of concentration (the time for rainfall at the most hydraulically distant point to reach the catchment area) multiplied by 0.6.

Data collected during a topographic survey performed by Tanner Consulting in June of 2020 was augmented with USGS Lidar TOPO and used to create a surface model via triangular irregular network (TIN) tools in Autodesk's Civil 3D software package. This surface was then used to delineate drainage sub-basins and determine flow paths. The results of this exercise are shown graphically in Appendices B and C, while the areas used in the software model are listed in the table to the side titled "Model Input Values".

The partial duration depths for each of the tested storm events were taken from the US Department of Commerce Technical Paper 40 (TP 40) and the National Weather Service Memorandum Hydro-35. The time of concentration for each watershed was found by finding a hydraulically distant point, determining its flow path, and subdividing the path into stages of flow.

For the first 150' of flow (or until movement into a gutter, road, storm sewer or natural topographical feature such as a rill or gully necessitated the use of concentrated flow methods), water was assumed to collect via sheet flow. Equation 3-3 from TR-55 was used to model this regime:

$$T_t = \frac{0.007 (nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

where n is the applicable Manning's coefficient, L is length, P_2 is the 2-year, 24-hour rainfall, and S is the slope.

Once the initial overland flow had terminated, the flow was modeled as either shallow concentrated flow or concentrated flow. If the overland regime ended without the presence of an obvious channel, swale or other feature which could be modeled with concentrated methods such as Manning's equation, it was modeled as shallow concentrated flow. This type of flow was estimated by dividing the distance by a velocity found through the equations:

$$\text{Unpaved: } V = 16.1345(s)^{0.5}$$

$$\text{Paved: } V = 20.3282(s)^{0.5}$$

which are given in Appendix F of TR-55 report for paved and unpaved surfaces, respectively, and are the basis for the chart shown in Figure 3-2 of that publication. The 10-85 method is used in estimated the average slope on the shallow concentrated flow by using the difference of 85% elevation and 10% elevation divided by 75% of the length. This method has been shown to have a more accurate average slope estimation especially for longer flow paths.

$$\text{10-85 Method: } \text{Slope} = \frac{\text{Elev85\%} - \text{Elev10\%}}{\text{Length} * 0.75}$$

The runoff will occasionally reach a concentrated flow (defined ditch or pipes), the velocity can typically be calculated hydraulically with Mannings equation or other equivalent methods, but for the purposes of hydrology, generally a velocity of 5 feet per second can be assumed (any differences is minimal compared to the overall time of concentration). The table for distances and time will show whether a ditch or pipe flow located in Appendix D "Concentrated Flow Calculations".

Model Input Values			
Area Label	Area (acres)	CN Value	Lag (min)
EA1	64.060	81.9	29.7
EA2	29.510	80.0	17.5
EB1	92.210	83.0	20.6
EB2	76.700	83.0	18.1
EC1	13.410	79.0	16.9
ED1	23.530	79.0	9.8
ED2	63.080	79.0	26.4
EE1	159.190	79.0	21.4
EF1	25.510	0.0	21.1
EF2	18.250	83.0	14.1
EF3	9.210	79.5	11.0
PA1	31.090	79.0	26.4
PA2	29.510	79.0	17.5
PA3	11.470	79.0	8.1
PA4	18.120	79.0	10.4
PB1	83.480	79.0	17.5
PB2	7.400	79.0	8.4
PB3	42.802	79.0	11.1
PB4	40.260	83.0	12.1
PC1	13.410	83.0	16.9
PD1	23.530	79.0	9.8
PD2	63.080	79.0	26.4
PE1	159.190	79.0	21.4
PF1	26.060	79.0	21.1
PF2	18.250	0.0	14.1
PF3	9.210	0.0	11.0

The lag times were determined by summing the components of the time of concentration and multiplying them by 0.6. The values for lag used in the model are located in the table on the previous page, while the times of concentration and a breakdown of their calculation may be found in Appendix D of this report.

The outflow of the pond was modeled in the HEC-HMS program with the Outflow Structure Method as a culvert pipe using entrance coefficient of 0.6 with the other parameters shown in the Pond Volume and Outflow Tables in Appendix F and the plan sheets located in Appendix R. Results of the outflow are shown in Appendix G.

Hydraulic Modeling Methodology

For Phase VI, a structure will need to be constructed to span Coweta Creek Tributary B. Because of FEMA floodplain and wetlands, a detailed hydraulic model is needed to analyze the effects of the proposed conditions.

A CLOMR will be filed to make the necessary changes to the FIRM map. A request for the existing model was sent to the FEMA Clearinghouse and the information was received as a HEC-2 Print out. The information was transferred to HEC-RAS v5.0 to recreate and update the model to try to match the effective model results. The effective model was set to reproduce the current floodplain modeling as close as possible, and results are within the tolerance of 6 inches from the HEC-2 results. The corrected effective model was created to update the model to existing conditions, which allows a direct comparison between existing and proposed conditions. A proposed model starts with the existing model and updates to show the grading and proposed structures. The cross-section locations will be the same as existing except for additional cross sections at new structure locations or adjustments at some graded locations. The procedure is discussed in more detail below.

In order to model a creek, cross sections are placed perpendicular to the flow along the creek at locations that best show the changes of the creek. This includes any location that has significant slope change and changes in cross sectional area such as blocked obstructions or a narrowing of the banks. At bridge locations, the distance between cross sections is setup to be able to capture the face of the bridge and spaced at appropriate distances to estimate the contraction and expansion of the flow.

The model starts with the connection to Coweta Creek as the downstream condition. Cross sections were pulled in from downloaded lettered cross section locations. The cross sections were adjusted to capture the high points on either side of the creek and additional cross sections were added as needed. Flowrates were also updated based on the corrected effective model. Flow changes are included at locations where changes would occur enough to warrant, such as connection of multiple creeks, bridge locations, or detention pond outlet locations.

The proposed conditions include adding a bridge crossing as well as grading along the banks of the creek. The goal of the proposed conditions to have no more than 1' of rise locally, no rise beyond the site,

constructed bridge pass the 100-year storm event, and verify all lots proposed along the creek will not be affected. Arch structures with open bottom were used due to the delineation of wetlands along the creek. The arch structures can be installed without the disturbance of the sensitive area. The details of the structures are in the plan sheet located in Appendix R.

The corrected effective and proposed floodway, which is the encroachment location that would cause no more than 1.0' of rise along the creek, was updated to the new conditions. The effective model floodway was recreated, and the calculations came out to within 6" of the HEC2 results. When updating the corrected effective model using the current encroachment location from the FIRM map the encroachment causes the existing model to increase to a higher rise than allowed. A new floodway location was estimated for existing conditions to compare with the proposed floodway location. A proposed floodway model was created to estimate the new location of the encroachment.

This report confirms peak flowrates are maintained or decreased on portions downstream of each comparison point. The update to the FEMA floodplain and water surface elevation shows no rise beyond the site. The FEMA floodplain FIRM map is located in Appendix L as well as the delineation shown in the drainage area maps in Appendices B and C. Results of the hydraulic analysis are shown in Appendices O and P with the results mapped shown for existing and proposed conditions in Appendices M and N.

Conclusions

The Woods Phase III, VI, and V subdivisions may be constructed without adverse effect of neighboring properties. Hydrological modeling has demonstrated that the total peak flowrates will be reduced during all measured events:

Peak Discharge Summary							
Event Recurrence	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Existing Overall West Leave (DS 1)	582.00	889.20	1076.70	1323.50	1573.30	1797.80	2272.70
Proposed Overall West Leave (DS 1)	540.00	831.40	1010.60	1246.40	1486.90	1699.40	2140.20
Flow Reduction (CFS)	-42.0	-57.8	-66.1	-77.1	-86.4	-98.4	-132.5
Existing DS 2	493.60	747.30	902.60	1107.30	1315.60	1504.80	1908.20
Proposed DS 2 (E. 117th St. S. Bridge)	476.00	724.40	876.90	1077.80	1282.60	1464.90	1849.30
Flow Reduction (CFS)	-17.6	-22.9	-25.7	-29.5	-33.0	-39.9	-58.9
Existing Pond 2 (DS 3)	45.00	69.40	86.10	110.60	133.40	156.50	207.40
Proposed Pond 2 (DS 3)	37.90	61.10	76.00	97.00	117.30	133.90	170.90
Flow Reduction (CFS)	-7.1	-8.3	-10.1	-13.6	-16.1	-22.6	-36.5
Existing Pond 2 Inflow	120.1	179.7	216.2	264.0	311.9	355.6	449.3
Existing Pond 2 Outflow	45.0	69.4	86.1	110.6	133.4	156.5	207.4
Existing Pond 2 Elevation	671.0	671.4	671.7	672.0	672.3	672.5	673.0
Proposed Pond 2 Inflow	177.7	254.0	301.2	362.9	423.7	478.8	598.0
Proposed Pond 2 Outflow	37.9	61.1	76.0	97.0	117.3	133.9	170.9
Proposed Pond 2 Elevation	670.9	671.3	671.5	671.8	672.1	672.3	672.6
Pond 3 Inflow	27.6	39.5	46.7	56.4	65.8	74.4	92.8
Pond 3 Outflow	2.5	5.5	7.6	10.4	13.4	16.3	20.5
Pond 3 Elevation	659.3	659.6	659.9	660.1	660.4	660.6	661.0
Pond 4 Inflow	17.2	24.8	29.5	35.6	41.6	47.1	58.8
Pond 4 Outflow	6.7	12.1	15.4	19.7	23.4	26.6	37.4
Pond 4 Elevation	660.1	660.5	660.7	660.9	661.2	661.4	661.7

Certification

I hereby certify that this report for the drainage design of “The Woods” Phases III, IV, & V was prepared by me (or under my direct supervision) in accordance with the standards and specifications of the City of Coweta for the owners thereof.



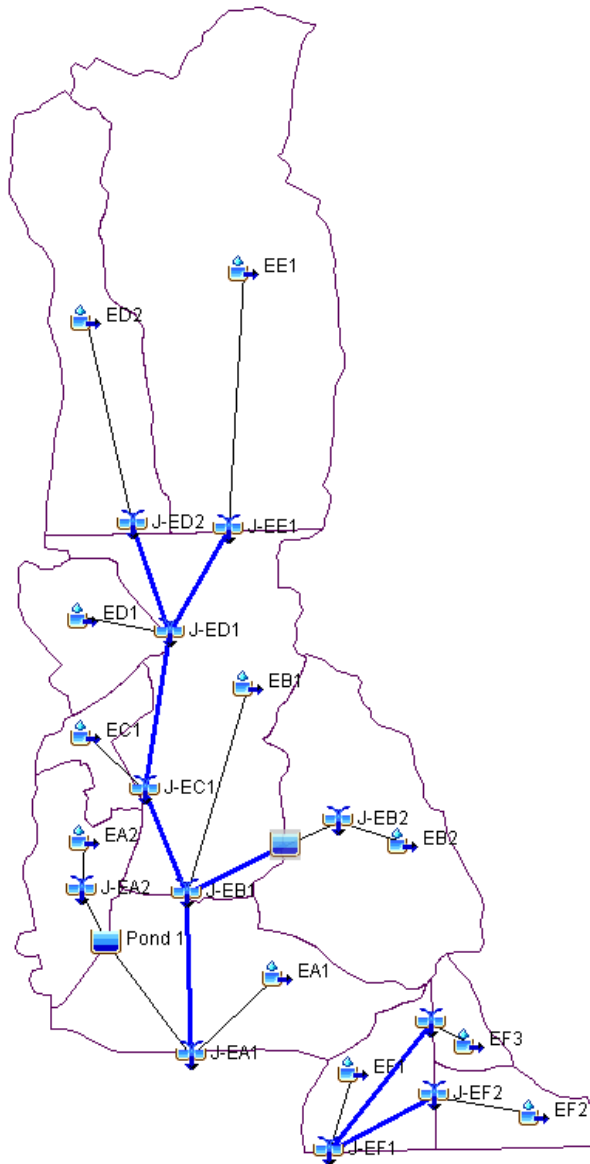
Jeremy Van Oostrum, P.E.
OK PE #27737
CA #2661



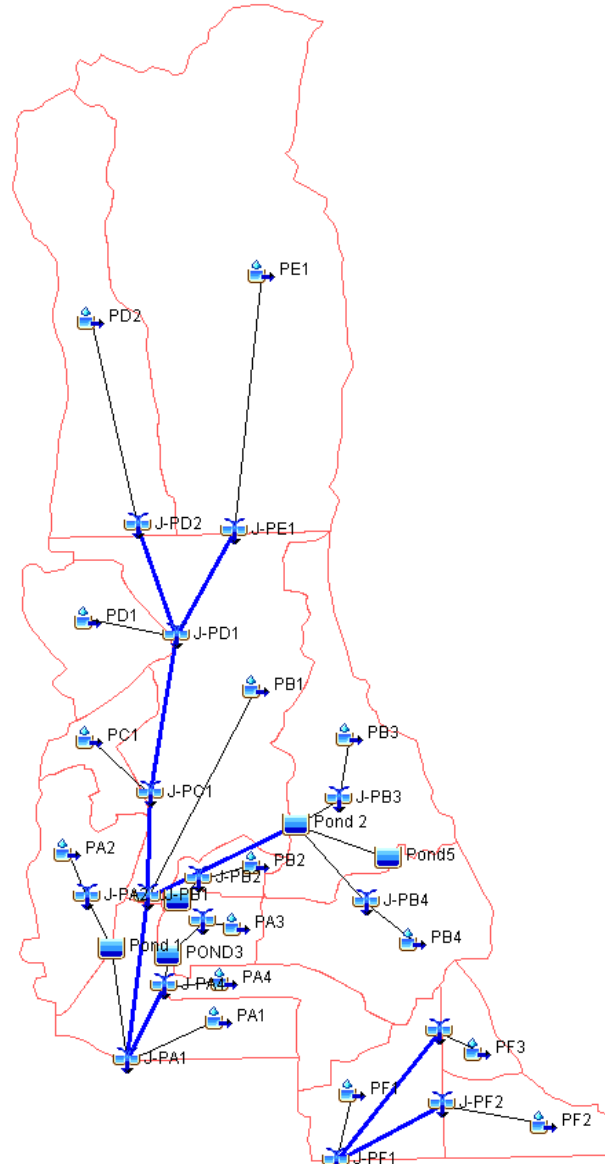
Justin P Morgan, P.E.
OK PE #23985
CA #2661

Appendices

A – HEC-HMS Model Diagram

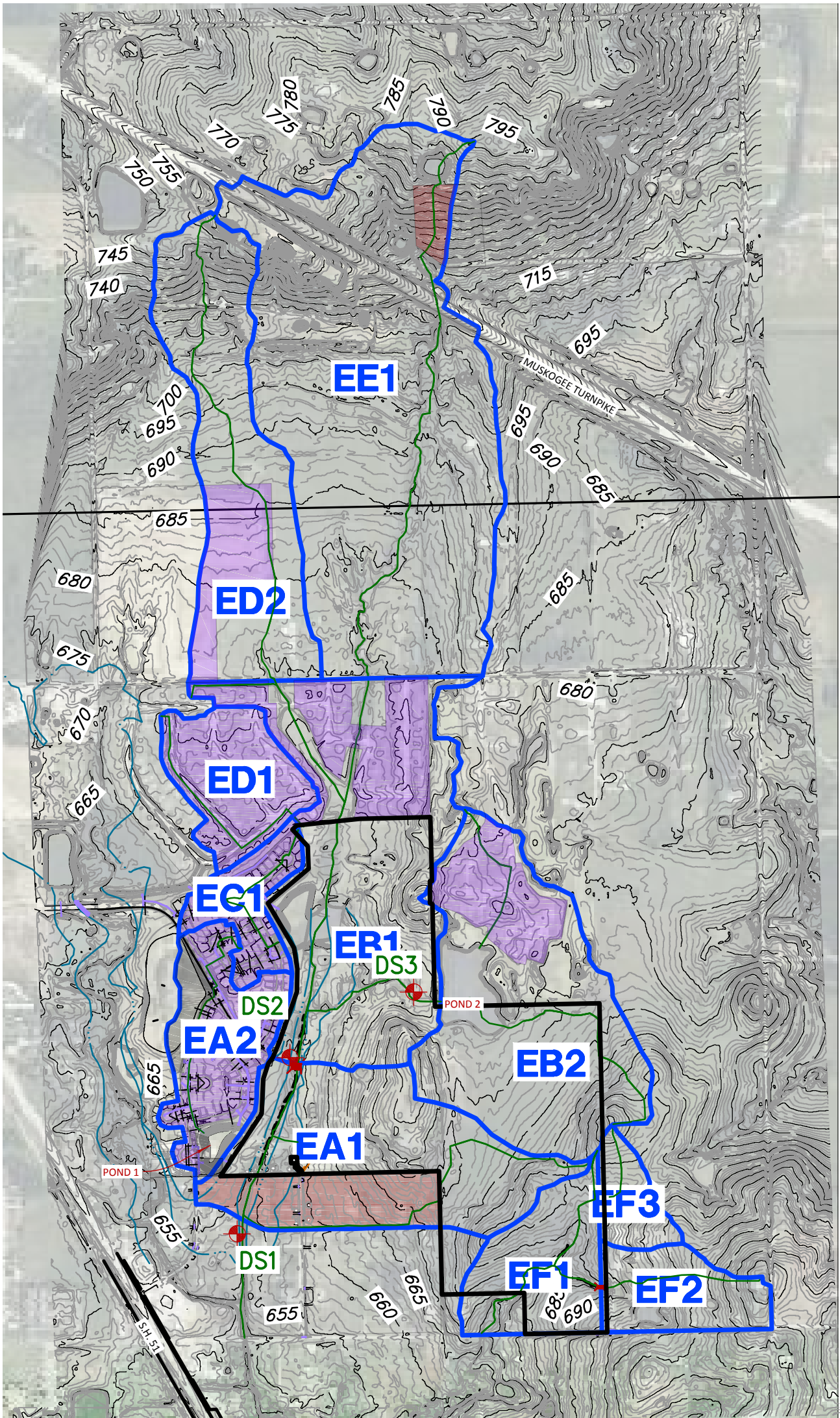
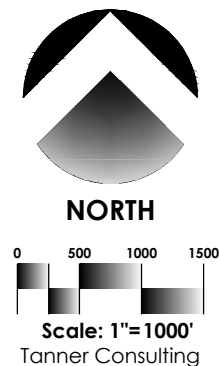


Existing Model



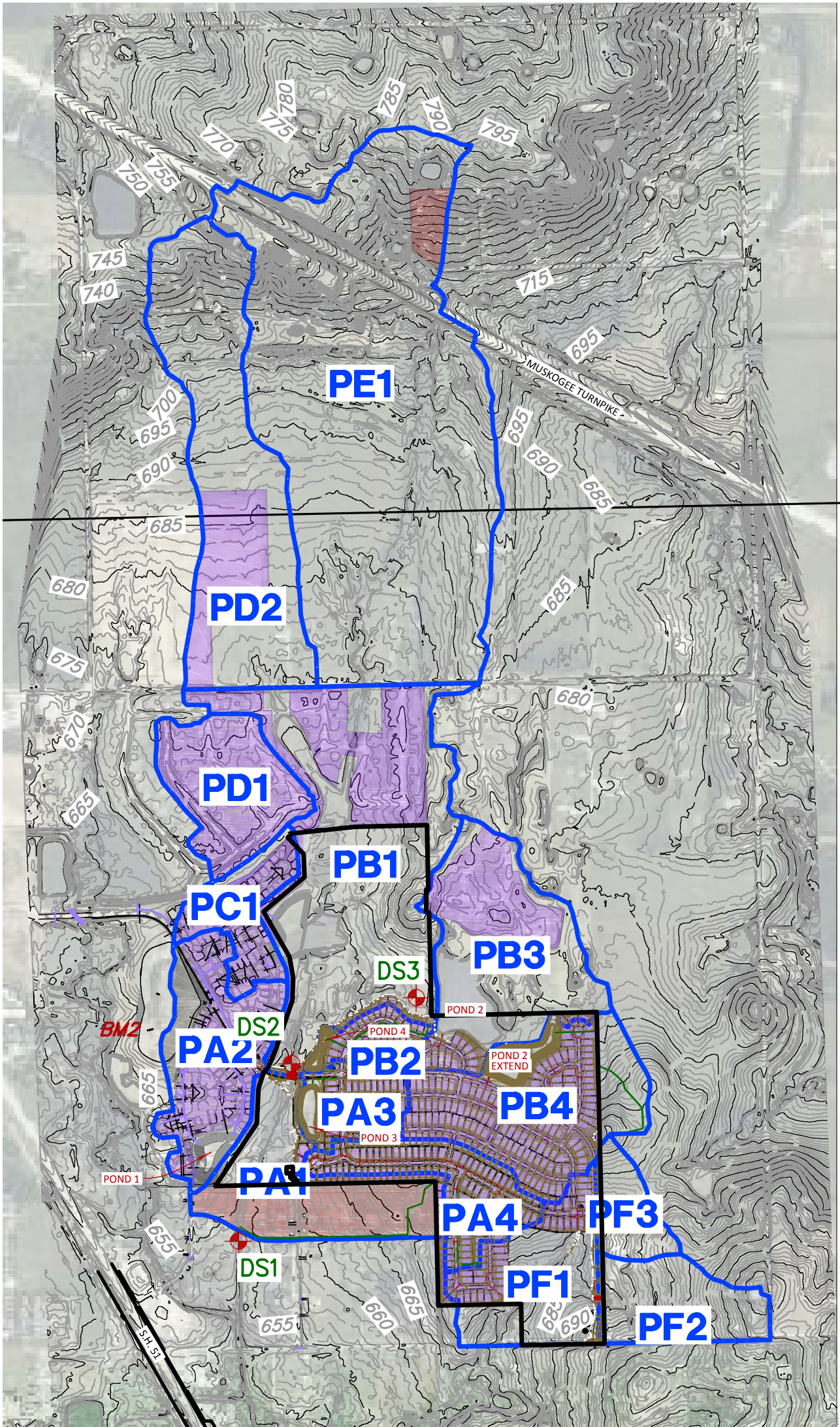
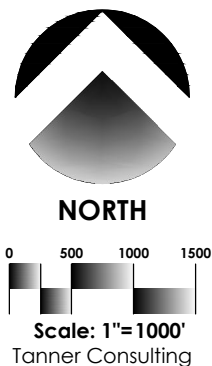
Proposed Model

The Woods Phase III, IV & V
Existing Drainage Area Map
Appendix B



Legend	
A	EXISTING DRAINAGE AREA LABEL
	EXISTING DRAINAGE AREA LIMITS
	DRAINAGE AREA FLOW PATH
	MAIN CHANNEL PATH
	PROPERTY LINE
	GRASS/PASTURE TYPE C CN=79
	1/4 ACRE RESIDENTIAL TYPE C CN=83
	1 ACRE RESIDENTIAL TYPE D CN=87

The Woods Phase III, IV & V
Proposed Drainage Area Map
Appendix C



Legend	
A	PROPOSED DRAINAGE AREA LABEL
	PROPOSED DRAINAGE AREA LIMITS
	DRAINAGE AREA FLOW PATH
	MAIN CHANNEL PATH
	PROPERTY LINE
	GRASS/PASTURE TYPE C CN=79
	1/2 ACRE RESIDENTIAL TYPE C CN=83
	1 ACRE RESIDENTIAL TYPE D CN=87

D – Time of Concentration Calculations

Overland Sheet Flow						
	Manning's n for Overland Flow	Top Elevation (ft)	Bottom Elevation (ft)	Length (ft)	Slope (ft/ft)	T _c (min)
EA1	0.24	696.01	691.66	150.0	0.0290	16.4
EA2	0.24	670.82	669.42	130.0	0.0108	21.8
EB1	0.24	678.00	676.47	95.6	0.0160	14.5
EB2	0.24	706.00	699.60	150.0	0.0427	14.1
EC1	0.24	670.00	668.00	150.0	0.0133	22.4
ED1	0.24	675.71	673.00	65.0	0.0417	7.3
ED2	0.24	769.00	756.52	130.0	0.0960	9.1
EE1	0.24	795.55	792.19	150.0	0.0224	18.2
EF1	0.24	697.56	693.82	150.0	0.0249	17.5
EF2	0.24	733.00	729.14	150.0	0.0257	17.2
EF3	0.24	706.00	699.68	150.0	0.0421	14.2
PA1	0.24	674.27	673.00	150.0	0.0085	26.9
PA2	0.24	670.82	669.42	130.0	0.0108	21.8
PA3	0.24	682.96	680.32	72.0	0.0367	8.3
PA4	0.24	683.75	679.23	150.0	0.0301	16.2
PB1	0.24	678.00	676.47	95.6	0.0160	14.5
PB2	0.24	676.10	674.34	84.0	0.0210	11.8
PB3	0.24	689.51	680.63	150.0	0.0592	12.4
PB4	0.24	706.00	699.60	150.0	0.0427	14.1
PC1	0.24	670.00	668.00	150.0	0.0133	22.4
PD1	0.24	675.71	673.00	65.0	0.0417	7.3
PD2	0.24	769.00	756.52	130.0	0.0960	9.1
PE1	0.24	795.55	792.19	150.0	0.0224	18.2
PF1	0.24	697.56	693.82	150.0	0.0249	17.5
PF2	0.24	733.00	729.14	150.0	0.0257	17.2
PF3	0.24	706.00	699.68	150.0	0.0421	14.2

Shallow Concentrated Flow 10-85 Method

	Reach Length (ft)	85% Elevation (ft)	10% Elevation (ft)	Slope (%)	Grass or Paved?	Velocity (ft/s)	Tc (min)
EA1	3253	681.27	655.99	1.04	GRASS	1.64	33.0
EA2	242	669.06	667.01	1.13	PAVED	2.16	1.9
EB1	671	675.93	672.92	0.60	GRASS	1.25	9.0
EB2	1909	694.72	673.08	1.51	GRASS	1.98	16.0
EC1	280	670.38	668.06	1.10	PAVED	2.14	2.2
ED1	290	672.98	671.96	0.47	PAVED	1.39	3.5
ED2	4006	719.41	677.16	1.41	GRASS	1.91	34.9
EE1	1009	780.74	739.00	5.52	GRASS	3.79	4.4
EF1	2048	689.98	668.00	1.43	GRASS	1.93	17.7
EF2	1158	720.32	689.42	3.56	GRASS	3.04	6.3
EF3	555	696.87	689.16	1.85	GRASS	2.20	4.2
PA1	1759	670.03	655.00	1.14	GRASS	1.72	17.0
PA2	242	669.06	667.01	1.13	PAVED	2.16	1.9
PA3	260	680.13	675.32	2.47	PAVED	3.20	1.4
PA4	147	677.77	676.66	1.01	PAVED	2.04	1.2
PB1	671	675.93	672.92	0.60	GRASS	1.25	9.0
PB2	272	674.04	671.95	1.03	PAVED	2.06	2.2
PB3	491	679.99	677.46	0.69	GRASS	1.34	6.1
PB4	939	696.92	679.10	2.53	GRASS	2.57	6.1
PC1	280	670.38	668.06	1.10	PAVED	2.14	2.2
PD1	290	672.98	671.96	0.47	PAVED	1.39	3.5
PD2	4006	719.41	677.16	1.41	GRASS	1.91	34.9
PE1	1009	780.74	739.00	5.52	GRASS	3.79	4.4
PF1	2048	689.98	668.00	1.43	GRASS	1.93	17.7
PF2	1158	720.32	689.42	3.56	GRASS	3.04	6.3
PF3	555	696.87	689.16	1.85	GRASS	2.20	4.2

Concentrated Flow Calculations				
Element Name	Flow Type	Velocity (FPS)	Distance (ft)	Time (min)
EA2	Pipe	5.0	1678.4	5.59
		Total T_c (min):		5.59
EB1	Creek	5.0	3275.8	10.92
		Total T_c (min):		10.92
EC1	Pipe	5.0	1067.0	3.56
		Total T_c (min):		3.56
ED1	Pipe	5.0	1657.5	5.52
		Total T_c (min):		5.52
EE1	Creek	5.0	3899.9	13.00
		Total T_c (min):		13.00
PA2	Pipe	5.0	1678.4	5.59
		Total T_c (min):		5.59
PA3	Pipe	3.0	680.3	3.78
		Total T_c (min):		3.78
PB1	Creek	5.0	1680.0	5.60
		Total T_c (min):		5.60
PC1	Pipe	5.0	1067.0	3.56
		Total T_c (min):		3.56
PD1	Pipe	5.0	1657.5	5.52
		Total T_c (min):		5.52
PE1	Creek	5.0	3899.9	13.00
		Total T_c (min):		13.00

E – Curve Number Calculations

Existing Composite Curve Numbers				
	Terrain & Soil Type	Area (acres)	Percent of Total Area	Curve Number
EA1	Pasture - Type C	45.936	71.7%	79
	1 Acre Subdivision - Type C	18.120	28.3%	79
		Composite CN:		79.0
EA2	Pasture - Type C	2.918	9.9%	79
	1/4 Acre Subdivision - Type C	21.671	73.4%	83
	Open Grass - fair - Type C	4.921	16.7%	79
		Composite CN:		81.9
EB1	Pasture - Type C	68.273	74.0%	79
	1/4 Acre Subdivision - Type C	23.937	26.0%	83
		Composite CN:		80.0
EB2	Pasture - Type C	76.700	100.0%	79
		Composite CN:		79.0
EC1	Pasture - Type C	0.315	2.3%	79
	1/4 Acre Subdivision - Type C	13.095	97.7%	83
		Composite CN:		82.9
ED1	Pasture - Type C	0.002	0.0%	79
	1/4 Acre Subdivision - Type C	23.528	100.0%	83
		Composite CN:		83.0
ED2	Pasture - Type C	49.271	78.1%	79
	1/4 Acre Subdivision - Type C	13.809	21.9%	83
		Composite CN:		79.9
EE1	Pasture - Type C	155.474	97.7%	79
	1 Acre Subdivision - Type D	3.716	2.3%	87
		Composite CN:		79.2
EF1	Pasture - Type C	25.510	100.0%	79
		Composite CN:		79.0
EF2	Pasture - Type C	18.250	100.0%	79
		Composite CN:		79.0
EF3	Pasture - Type C	9.210	100.0%	79
		Composite CN:		79.0

Developed Composite Curve Numbers				
PA1	Pasture - Type C	9.229	29.7%	79
	1/4 Acre Subdivision - Type C	3.741	12.0%	83
	1 Acre Subdivision - Type C	18.120	58.3%	79
	Composite CN:			79.5
PA2	Pasture - Type C	2.918	9.9%	79
	1/4 Acre Subdivision - Type C	21.671	73.4%	83
	Open Grass - fair - Type C	4.921	16.7%	79
	Composite CN:			81.9
PA3	Pasture - Type C	2.142	18.7%	79
	1/4 Acre Subdivision - Type C	9.328	81.3%	83
	Composite CN:			82.3
PA4	Pasture - Type C	0.257	1.4%	79
	1/4 Acre Subdivision - Type C	17.863	98.6%	83
	Composite CN:			82.9
PB1	Pasture - Type C	80.214	96.1%	79
	1/4 Acre Subdivision - Type C	3.266	3.9%	83
	Composite CN:			79.2
PB2	Pasture - Type C	0.908	12.3%	79
	1/4 Acre Subdivision - Type C	6.492	87.7%	83
	Composite CN:			82.5
PB3	Pasture - Type C	38.967	91.0%	79
	1/4 Acre Subdivision - Type C	3.835	9.0%	83
	Composite CN:			79.4
PB4	Pasture - Type C	11.369	28.2%	79
	1/4 Acre Subdivision - Type C	28.891	71.8%	83
	Composite CN:			81.9
PC1	Pasture - Type C	13.410	100.0%	79
	Composite CN:			79.0
PD1	Pasture - Type C	0.002	0.0%	79
	1/4 Acre Subdivision - Type C	23.528	100.0%	83
	Composite CN:			83.0
PD2	Pasture - Type C	49.271	78.1%	79
	1/4 Acre Subdivision - Type C	13.809	21.9%	83
	Composite CN:			79.9
PE1	Pasture - Type C	155.474	97.7%	79
	1 Acre Subdivision - Type D	3.716	2.3%	87
	Composite CN:			79.2
PF1	Pasture - Type C	21.658	83.1%	79
	1/4 Acre Subdivision - Type C	4.402	16.9%	83
	Composite CN:			79.7
PF2	Pasture - Type C	18.250	100.0%	79
	Composite CN:			79.0
PF3	Pasture - Type C	9.210	100.0%	79
	Composite CN:			79.0

F –Pond Volume and Outflow Tables

Ex. Pond Elevation-Area Tables			
Pond 1		Pond 2	
Elevation (ft)	Area (acres)	Elevation (ft)	Area (acres)
657	1.523	670	2.107
658	1.625	671	5.653
659	1.729	672	6.188
660	1.836	673	8.968
661	1.945	674	12.046
662	2.057	675	18.677

Prop. Pond Elevation-Area Tables							
Pond 3		Pond 4		Pond 5		Comb. 2&5	
Elevation (ft)	Area (acres)	Elevation (ft)	Area (acres)	Elevation (ft)	Area (acres)	Elevation (ft)	Area (acres)
653	0.674	653	0.037	661	1.116	669	2.286
654	0.751	654	0.060	662	1.209	670	4.551
655	0.831	655	0.094	663	1.359	671	8.279
656	0.913	656	0.142	664	1.554	672	9.007
657	0.997	657	0.207	665	1.695	673	11.787
658	1.083	658	0.279	666	1.843		
659	1.173	659	0.350	667	1.990		
660	1.263	660	0.423	668	2.091		
661	1.356	661	0.498	669	2.286		
662	1.451	662	0.581	670	2.444		
663	1.549	663	0.672	671	2.626		
				672	2.819		

Basin Name: Proposed	
Element Name: POND4	
Method:	Culvert Outlet
Direction:	Main
Number Barrels:	2
Solution Method:	Automatic
Shape:	Circular
Chart:	1: Concrete Pipe Culvert
Scale:	1: Square edge entrance with headwall
*Length (FT)	100
*Diameter (FT)	2
*Inlet Elevation (FT)	659
*Entrance Coefficient:	0.5
*Outlet Elevation (FT)	659
*Exit Coefficient:	0.5
*Mannings n:	0.013

Basin Name: Proposed	
Element Name: Pond 2	
Method:	Broad-Crested Spillway
Direction:	Main
*Elevation (FT)	669.8
*Length (FT)	9.8
*Coefficient (FT ^{0.5} /S)	3.37
Gates:	0

Basin Name: Proposed	
Element Name: Pond 2	
Method:	Broad-Crested Spillway
Direction:	Main
*Elevation (FT)	671.75
*Length (FT)	4.75
*Coefficient (FT ^{0.5} /S)	3.37
Gates:	0

Basin Name: Proposed	
Element Name: POND3	
Method:	Culvert Outlet
Direction:	Main
Number Barrels:	1
Solution Method:	Automatic
Shape:	Circular
Chart:	1: Concrete Pipe Culvert
Scale:	1: Square edge entrance with headwall
*Length (FT)	75
*Diameter (FT)	2
*Inlet Elevation (FT)	658.5
*Entrance Coefficient:	0.5
*Outlet Elevation (FT)	658
*Exit Coefficient:	0.5
*Mannings n:	0.015

Basin Name: Proposed	
Element Name: POND3	
Method:	Broad-Crested Spillway
Direction:	Main
*Elevation (FT)	661.5
*Length (FT)	15
*Coefficient (FT ^{0.5} /S)	3.37
Gates:	0

Basin Name: Proposed	
Element Name: Pond 1	
Method:	Culvert Outlet
Direction:	Main
Number Barrels:	3
Solution Method:	Automatic
Shape:	Circular
Chart:	1: Concrete Pipe Culvert
Scale:	1: Square edge entrance with headwall
*Length (FT)	56.9
*Diameter (FT)	2
*Inlet Elevation (FT)	657
*Entrance Coefficient:	0.6
*Outlet Elevation (FT)	656.5
*Exit Coefficient:	1
*Mannings n:	0.015

Basin Name: Proposed	
Element Name: POND4	
Method:	Broad-Crested Spillway
Direction:	Main
*Elevation (FT)	661.5
*Length (FT)	15
*Coefficient (FT ^{0.5} /S)	3.37
Gates:	0

G – Model Results

Existing HEC-HMS Model Results										
Area Label	Area (acres)	Curve Number	Lag (min)	Peak Discharge (CFS)						
				2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
EA1	64.06	81.9	29.7	75.0	114.5	138.9	170.8	203.0	232.4	294.7
EA2	29.51	80.0	17.5	53.2	76.6	91.0	109.8	128.4	145.2	181.5
EB1	92.21	83.0	20.6	140.1	208.0	249.8	304.4	359.0	408.7	514.8
EB2	76.70	83.0	18.1	120.1	179.7	216.2	264.0	311.9	355.6	449.3
EC1	13.41	79.0	16.9	25.7	36.5	43.1	51.8	60.4	68.1	84.8
ED1	23.53	79.0	9.8	58.8	81.7	95.9	114.5	132.7	149.0	184.5
ED2	63.08	79.0	26.4	82.6	124.1	149.6	183.1	216.6	247.2	312.1
EE1	159.19	79.0	21.4	228.9	343.8	414.5	507.2	599.9	684.5	865.0
EF1	25.51	0.0	21.1	36.6	55.2	66.6	81.5	96.4	110.0	139.2
EF2	18.25	83.0	14.1	32.5	48.1	57.7	70.2	82.7	94.1	118.7
EF3	9.21	79.5	11.0	18.5	27.1	32.4	39.3	46.1	52.4	65.9
J-EA1	-	-	-	582.0	889.2	1076.7	1323.5	1573.3	1797.8	2272.7
J-EA2	-	-	-	53.2	76.6	91.0	109.8	128.4	145.2	181.5
J-EB1	-	-	-	493.6	747.3	902.6	1107.3	1315.6	1504.8	1908.2
J-EB2	-	-	-	120.1	179.7	216.2	264.0	311.9	355.6	449.3
J-EC1	-	-	-	348.2	522.8	630.0	770.8	911.9	1040.4	1313.6
J-ED1	-	-	-	331.0	497.4	599.8	734.1	868.6	991.1	1251.6
J-ED2	-	-	-	82.6	124.1	149.6	183.1	216.6	247.2	312.1
J-EE1	-	-	-	228.9	343.8	414.5	507.2	599.9	684.5	865.0
J-EF1	-	-	-	85.8	128.0	153.8	187.7	221.6	252.5	318.9
J-EF2	-	-	-	32.5	48.1	57.7	70.2	82.7	94.1	118.7
J-EF3	-	-	-	18.5	27.1	32.4	39.3	46.1	52.4	65.9
POND 1	-	-	-	16.9	31.3	39.8	51.0	61.0	67.4	78.9
POND 2	-	-	-	45.0	69.4	86.1	110.6	133.4	156.5	207.4
R-EB1	-	-	-	493.6	747.3	902.6	1107.3	1315.6	1504.8	1908.2
R-EB2	-	-	-	45.0	69.4	86.1	110.6	133.4	156.5	207.4
R-EC1	-	-	-	348.2	522.8	630.0	770.8	911.9	1040.4	1313.6
R-ED1	-	-	-	331.0	497.4	599.8	734.1	868.6	991.1	1251.6
R-ED2	-	-	-	82.6	124.1	149.6	183.1	216.6	247.2	312.1
R-EE1	-	-	-	228.9	343.8	414.5	507.2	599.9	684.5	865.0
R-EF2	-	-	-	32.5	48.1	57.7	70.2	82.7	94.1	118.7
R-EF3	-	-	-	18.5	27.1	32.4	39.3	46.1	52.4	65.9

Proposed HEC-HMS Model Results

Area Label	Area (acres)	Curve Number	Lag (min)	Peak Discharge (CFS)						
				2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
J-PA1	-	-	-	540.0	831.4	1010.6	1246.4	1486.9	1699.4	2140.2
J-PA2	-	-	-	46.9	70.2	84.4	103.1	121.7	138.7	175.1
J-PA3	-	-	-	27.6	39.5	46.7	56.4	65.8	74.4	92.8
J-PA4	-	-	-	42.0	60.9	72.8	88.6	104.5	119.2	150.9
J-PB1	-	-	-	476.0	724.4	876.9	1077.8	1282.6	1464.9	1849.3
J-PB2	-	-	-	17.2	24.8	29.5	35.6	41.6	47.1	58.8
J-PB3	-	-	-	87.5	127.6	152.1	184.3	216.1	245.0	307.5
J-PB4	-	-	-	90.4	127.0	149.6	179.0	207.9	234.0	290.6
J-PC1	-	-	-	348.5	523.2	630.6	771.2	912.4	1041.0	1314.3
J-PD1	-	-	-	333.7	500.1	602.8	737.2	871.8	994.2	1254.7
J-PD2	-	-	-	85.9	127.6	153.2	186.8	220.3	250.9	315.7
J-PE1	-	-	-	228.9	343.8	414.5	507.2	599.9	684.5	865.0
J-PF1	-	-	-	87.6	130.2	156.4	190.6	224.8	256.0	323.0
J-PF2	-	-	-	32.5	48.1	57.7	70.2	82.7	94.1	118.7
J-PF3	-	-	-	18.5	27.1	32.4	39.3	46.1	52.4	65.9
PA1	31.09	79.0	26.4	40.0	60.5	73.0	89.5	106.0	121.1	153.1
PA2	29.51	79.0	17.5	46.9	70.2	84.4	103.1	121.7	138.7	175.1
PA3	11.47	79.0	8.1	27.6	39.5	46.7	56.4	65.8	74.4	92.8
PA4	18.12	79.0	10.4	41.1	58.4	69.1	83.1	96.8	109.3	136.2
PB1	83.48	79.0	17.5	135.6	201.6	242.0	295.0	347.8	395.8	499.1
PB2	7.40	79.0	8.4	17.2	24.8	29.5	35.6	41.6	47.1	58.8
PB3	42.80	79.0	11.1	87.5	127.6	152.1	184.3	216.1	245.0	307.5
PB4	40.26	83.0	12.1	90.4	127.0	149.6	179.0	207.9	234.0	290.6
PC1	13.41	83.0	16.9	21.8	32.5	39.0	47.7	56.2	64.1	80.9
PD1	23.53	79.0	9.8	56.5	79.4	93.6	112.2	130.5	146.9	182.5
PD2	63.08	79.0	26.4	85.9	127.6	153.2	186.8	220.3	250.9	315.7
PE1	159.19	79.0	21.4	228.9	343.8	414.5	507.2	599.9	684.5	865.0
PF1	26.06	79.0	21.1	38.4	57.5	69.1	84.4	99.7	113.6	143.4
PF2	18.25	0.0	14.1	32.5	48.1	57.7	70.2	82.7	94.1	118.7
PF3	9.21	0.0	11.0	18.5	27.1	32.4	39.3	46.1	52.4	65.9

Proposed HEC-HMS Model Results

Area Label	Area (acres)	Curve Number	Lag (min)	Peak Discharge (CFS)						
				2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
POND 1	-	-	-	16.9	31.3	39.8	51.0	61.0	67.4	78.9
POND 2	-	-	-	45.0	69.4	86.1	110.6	133.4	156.5	207.4
POND 3	-	-	-	2.5	5.5	7.6	10.4	13.4	16.3	20.5
POND 4	-	-	-	6.7	12.1	15.4	19.7	23.4	26.6	37.4
POND 5	-	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0
R-PA4	-	-	-	42.0	60.9	72.8	88.6	104.5	119.2	150.9
R-PB1	-	-	-	476.0	724.4	876.9	1077.8	1282.6	1464.9	1849.3
R-PB3	-	-	-	37.9	61.1	76.0	97.0	117.3	133.9	170.9
R-PC1	-	-	-	348.5	523.2	630.6	771.2	912.4	1041.0	1314.3
R-PD1	-	-	-	333.7	500.1	602.8	737.2	871.8	994.2	1254.7
R-PD2	-	-	-	85.9	127.6	153.2	186.8	220.3	250.9	315.7
R-PE1	-	-	-	228.9	343.8	414.5	507.2	599.9	684.5	865.0
R-PF2	-	-	-	32.5	48.1	57.7	70.2	82.7	94.1	118.7
R-PF3	-	-	-	18.5	27.1	32.4	39.3	46.1	52.4	65.9

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BbB	Bates fine sandy loam, 1 to 3 percent slopes	C	66.2	2.5%
BbC	Bates fine sandy loam, 3 to 5 percent slopes	C	269.8	10.0%
BbC2	Bates fine sandy loam, 3 to 5 percent slopes, eroded	C	85.3	3.2%
Bp	Pits, borrow		3.8	0.1%
CkC	Coweta-Bates complex, 3 to 5 percent slopes	D	403.4	14.9%
CsF	Coweta stony fine sandy loam, 5 to 30 percent slopes	D	50.3	1.9%
DnB	Dennis silt loam, 1 to 3 percent slopes	C/D	353.9	13.1%
DnC	Dennis silt loam, 3 to 5 percent slopes	C/D	134.4	5.0%
DnC2	Dennis silt loam, 3 to 5 percent slopes, eroded	C/D	80.9	3.0%
DxE	Dennis-Radley complex, 0 to 15 percent slopes	C/D	401.0	14.9%
HeF	Hector-Enders complex, 5 to 30 percent slopes	D	76.2	2.8%
HrC	Hector-Linker complex, 1 to 5 percent slopes	D	43.2	1.6%
LnB	Linker fine sandy loam, 1 to 3 percent slopes	C	16.2	0.6%
OkA	Okemah silt loam, 0 to 1 percent slopes	C/D	664.3	24.6%
PaA	Parsons silt loam, 0 to 1 percent slopes	D	40.2	1.5%
W	Water		10.5	0.4%
Totals for Area of Interest			2,699.5	100.0%

I – TR-55 Curve Number Tables

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ^{2/}	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ^{5/}					
		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

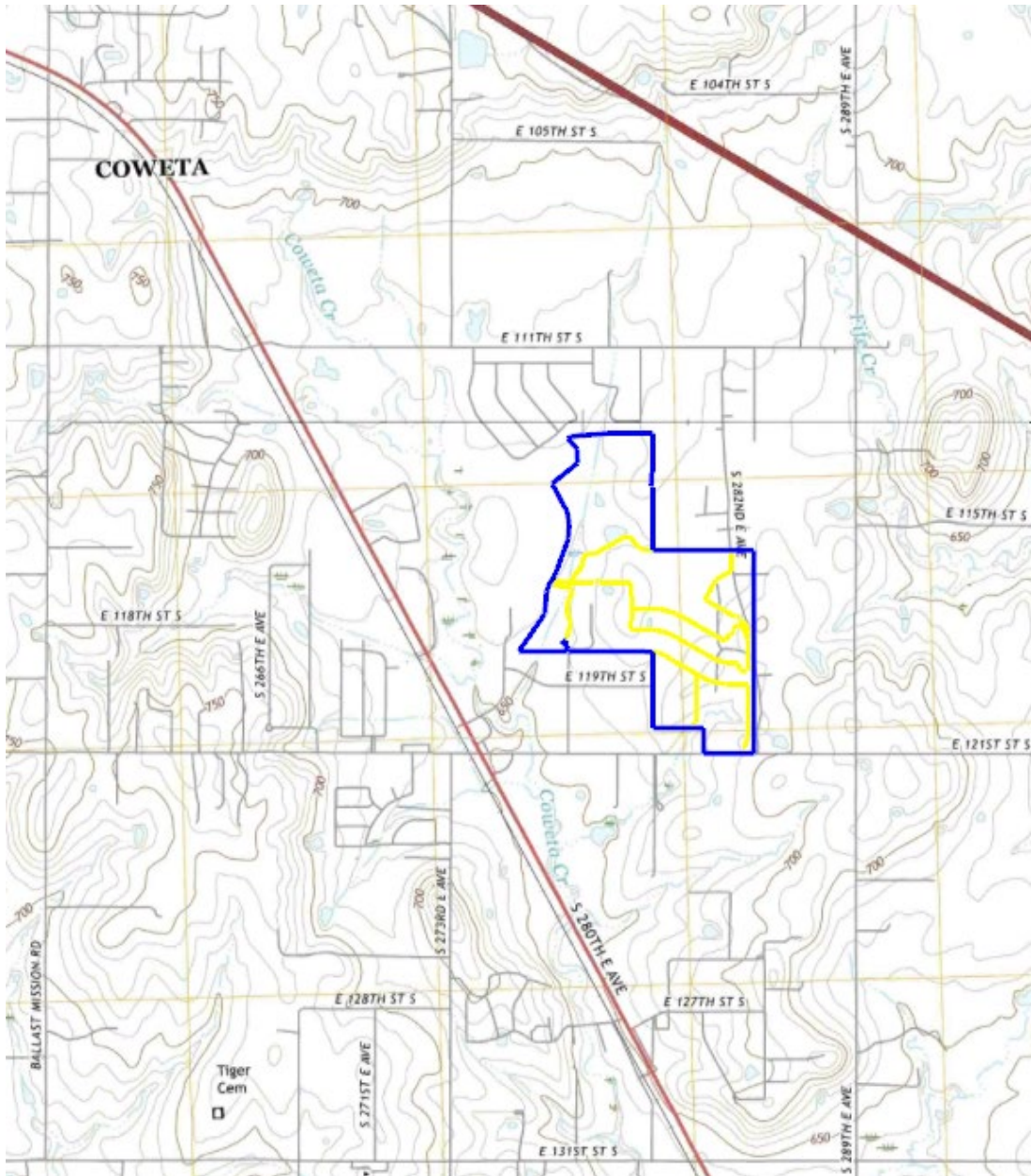
J – Rainfall Table

Table 505.03-4 Wagoner County Rainfall
Data

Duration	Frequency (Return Period)							
	1-Year	2-Year	5-Year	10-Year	*25-Year	50-Year	100-Year	500-Year
5-Minute	0.40	0.48	0.56	0.62	0.71	0.79	0.86	1.01
10-Minute	0.71	0.84	0.99	1.11	1.26	1.41	1.54	1.83
15-Minute	0.84	1.01	1.20	1.34	1.52	1.70	1.86	2.23
30-Minute	1.14	1.40	1.73	1.96	2.26	2.55	2.81	3.39
1-Hour	1.44	1.81	2.28	2.60	3.02	3.44	3.80	4.58
2-Hour	1.70	2.13	2.80	3.30	3.87	4.44	5.00	6.12
3-Hour	1.87	2.28	3.13	3.63	4.23	4.83	5.43	6.60
6-Hour	2.19	2.71	3.64	4.30	5.01	5.71	6.40	7.80
12-Hour	2.63	3.23	4.31	5.10	5.91	6.71	7.55	9.20
24-Hour	3.00	3.75	5.15	5.88	6.83	7.78	8.75	10.68

*Data missing from the Code and is interpolated

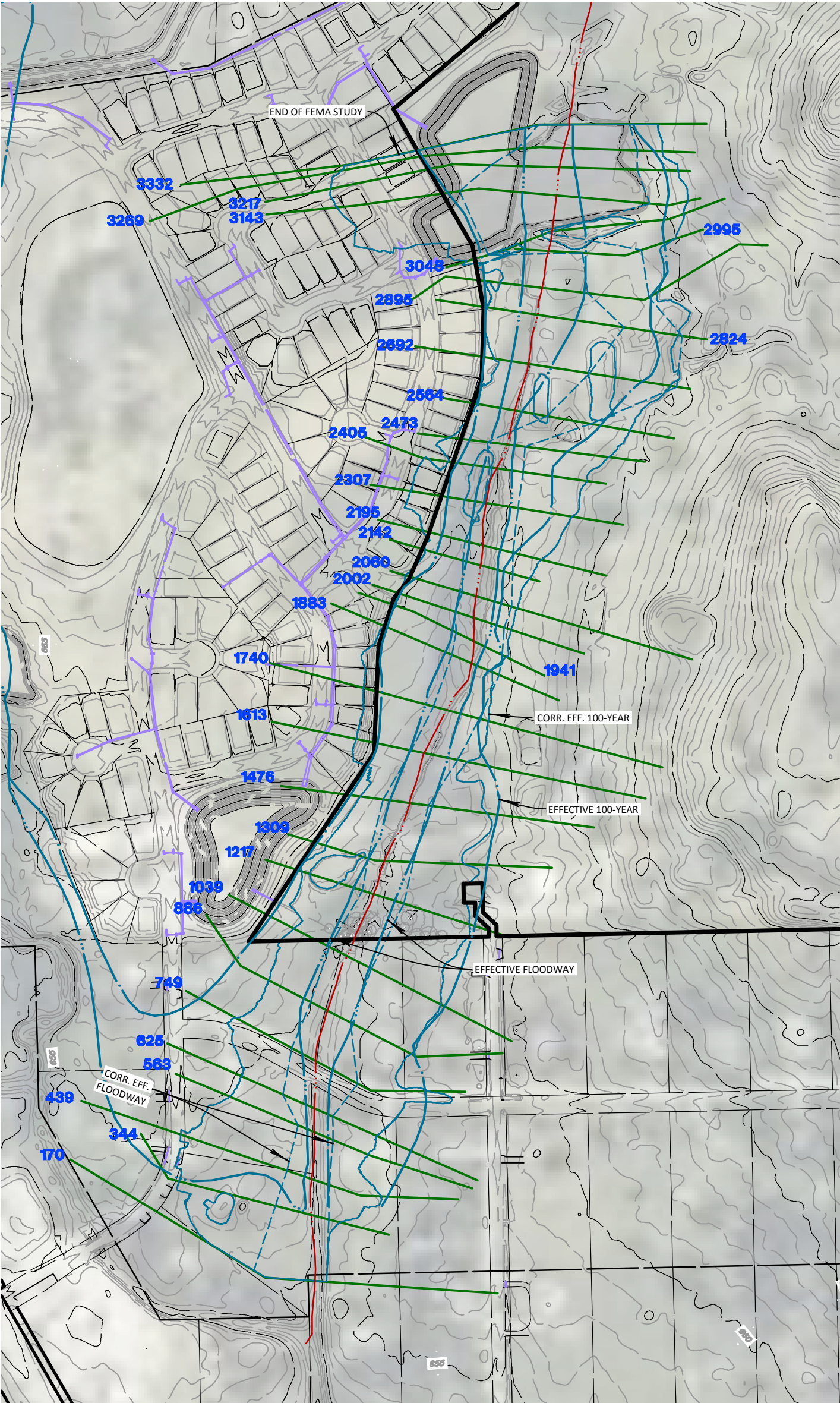
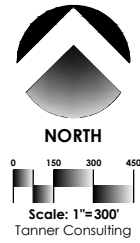
K – United States Geological Survey (USGS) Topographic Map



“The Woods Phase III-VI” Part of Section 36, T-18-N, R-15-E City of Coweta, Wagoner County, Oklahoma Site Discharges to Coweta Creek Tributary B

L – Annotated Floodplain Map

The Woods Phase III, IV & V
Existing Cross Section and Corrected/Effective Inundation Boundary
Appendix M



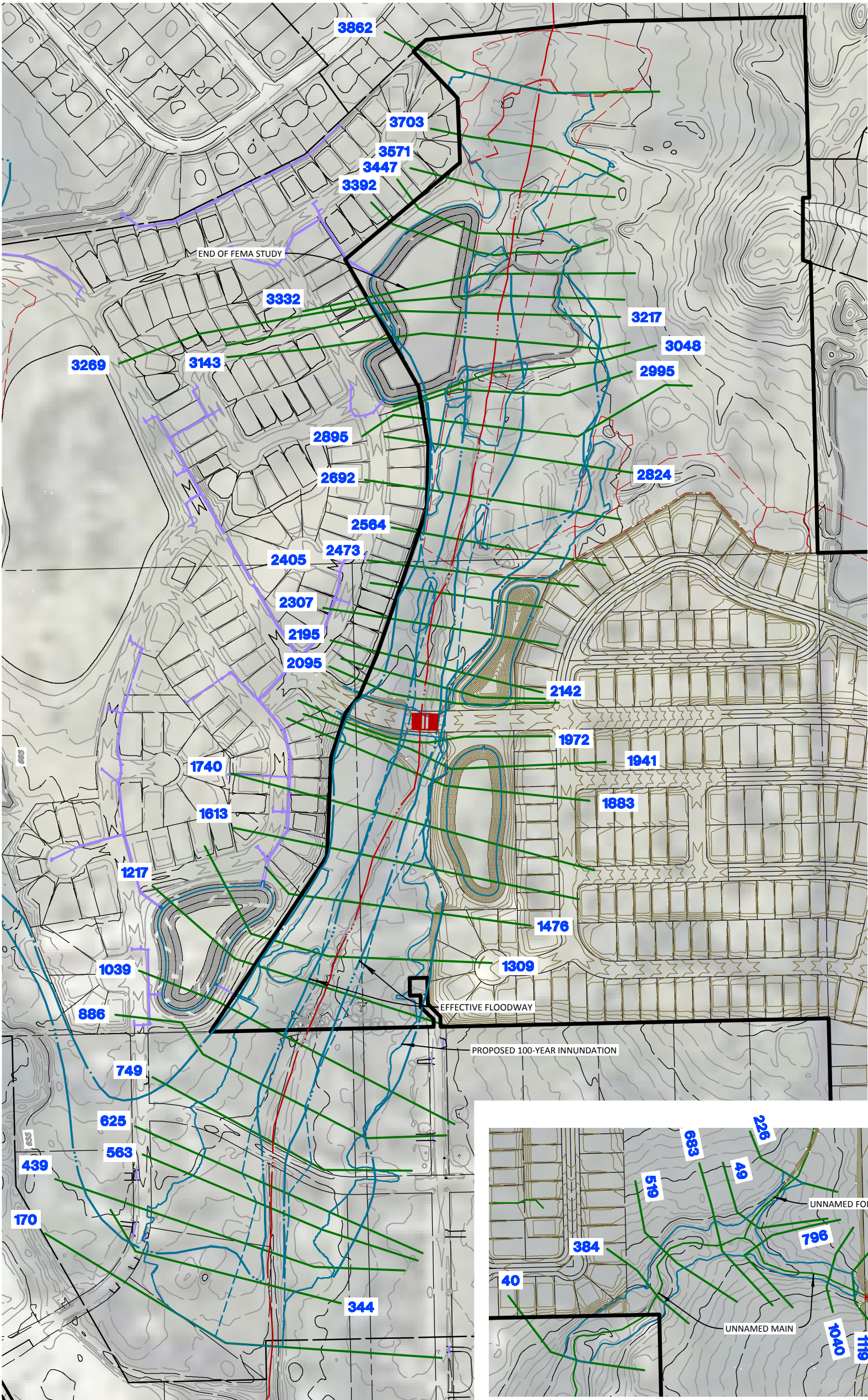
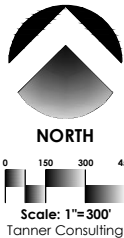
Legend

- PROPOSED CROSS SECTIONS
- FLOW LINE
- CORRECTED EFFECTIVE 1% CHANCE INUNDATION BOUNDARY
- PROPERTY LINE
- EFFECTIVE FEMA 1% INUNDATION BOUNDARY

The Woods Phase III, IV & V

Proposed Cross Section and Proposed/Effective Inundation Boundary

Appendix N



Legend

- PROPOSED CROSS SECTIONS
- FLOW LINE
- PROPOSED 1% CHANCE INUNDATION BOUNDARY
- PROPERTY LINE
- EFFECTIVE FEMA 1% INUNDATION BOUNDARY

O – Existing HEC-RAS Results

HEC-RAS Plan: Existing River: River 1 Reach: Reach 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	3332	1 year	223.00	658.00	665.53		665.54	0.000528	0.92	270.15	488.41	0.17
Reach 1	3332	2 year	331.00	658.00	665.73		665.75	0.000498	1.03	396.08	655.90	0.17
Reach 1	3332	5 year	497.40	658.00	665.99		666.01	0.000426	1.09	570.09	708.79	0.16
Reach 1	3332	10 Year	599.80	658.00	666.12		666.14	0.000406	1.13	663.70	733.96	0.16
Reach 1	3332	25 Year	734.10	658.00	666.27		666.29	0.000394	1.18	774.89	766.82	0.16
Reach 1	3332	50 Year	868.60	658.00	666.40		666.42	0.000393	1.24	875.96	806.38	0.16
Reach 1	3332	100 Year	991.10	658.00	666.50		666.52	0.000410	1.31	961.62	834.79	0.17
Reach 1	3332	500 Year	1251.60	658.00	666.70		666.72	0.000422	1.42	1127.83	885.74	0.17
Reach 1	3269	1 year	223.00	658.00	665.51		665.52	0.000223	0.59	434.32	669.98	0.11
Reach 1	3269	2 year	331.00	658.00	665.72		665.73	0.000211	0.66	576.20	693.73	0.11
Reach 1	3269	5 year	497.40	658.00	665.98		665.99	0.000207	0.75	761.58	760.93	0.11
Reach 1	3269	10 Year	599.80	658.00	666.11		666.12	0.000208	0.80	862.20	788.14	0.12
Reach 1	3269	25 Year	734.10	658.00	666.26		666.27	0.000221	0.88	980.72	811.69	0.12
Reach 1	3269	50 Year	868.60	658.00	666.38		666.40	0.000228	0.94	1086.03	829.14	0.12
Reach 1	3269	100 Year	991.10	658.00	666.49		666.50	0.000236	0.99	1172.98	846.75	0.13
Reach 1	3269	500 Year	1251.60	658.00	666.68		666.70	0.000259	1.11	1340.98	894.30	0.14
Reach 1	3217	1 year	223.00	657.94	665.51		665.51	0.000114	0.42	574.70	744.22	0.08
Reach 1	3217	2 year	331.00	657.94	665.71		665.72	0.000119	0.50	734.41	790.63	0.08
Reach 1	3217	5 year	497.40	657.94	665.97		665.98	0.000125	0.58	942.04	823.94	0.09
Reach 1	3217	10 Year	599.80	657.94	666.10		666.11	0.000130	0.63	1050.55	845.80	0.09
Reach 1	3217	25 Year	734.10	657.94	666.25		666.26	0.000141	0.70	1180.23	895.07	0.10
Reach 1	3217	50 Year	868.60	657.94	666.38		666.38	0.000148	0.76	1295.85	908.80	0.10
Reach 1	3217	100 Year	991.10	657.94	666.48		666.49	0.000155	0.80	1390.71	919.65	0.10
Reach 1	3217	500 Year	1251.60	657.94	666.67		666.68	0.000173	0.91	1569.61	955.60	0.11
Reach 1	3143	1 year	223.00	658.06	665.50		665.50	0.000102	0.40	595.46	747.78	0.07
Reach 1	3143	2 year	331.00	658.06	665.71		665.71	0.000107	0.47	754.59	783.43	0.08
Reach 1	3143	5 year	497.40	658.06	665.96		665.97	0.000115	0.56	961.86	824.33	0.08
Reach 1	3143	10 Year	599.80	658.06	666.09		666.10	0.000121	0.61	1069.74	843.83	0.09
Reach 1	3143	25 Year	734.10	658.06	666.24		666.25	0.000129	0.67	1195.27	865.53	0.09
Reach 1	3143	50 Year	868.60	658.06	666.37		666.37	0.000141	0.73	1309.05	913.58	0.10
Reach 1	3143	100 Year	991.10	658.06	666.47		666.48	0.000148	0.78	1404.07	928.18	0.10
Reach 1	3143	500 Year	1251.60	658.06	666.66		666.67	0.000164	0.88	1583.34	954.33	0.11
Reach 1	3048	1 year	223.00	664.44	665.21	665.21	665.44	0.023575	4.01	57.48	125.28	1.02
Reach 1	3048	2 year	331.00	664.44	665.36	665.36	665.64	0.022270	4.32	77.16	138.44	1.01
Reach 1	3048	5 year	497.40	664.44	665.56	665.56	665.89	0.020016	4.61	107.75	170.09	0.99
Reach 1	3048	10 Year	599.80	664.44	665.67	665.67	666.02	0.018855	4.72	127.57	193.12	0.97
Reach 1	3048	25 Year	734.10	664.44	665.80	665.80	666.16	0.017220	4.81	155.45	228.83	0.95
Reach 1	3048	50 Year	868.60	664.44	665.91	665.91	666.29	0.016532	4.91	181.52	252.51	0.94
Reach 1	3048	100 Year	991.10	664.44	665.99	665.99	666.39	0.016221	5.03	203.14	267.89	0.94
Reach 1	3048	500 Year	1251.60	664.44	666.17	666.17	666.58	0.014996	5.26	254.20	308.67	0.92
Reach 1	2995	1 year	223.00	663.53	664.19		664.25	0.006606	2.08	116.24	289.87	0.54
Reach 1	2995	2 year	331.00	663.53	664.31		664.39	0.006041	2.32	154.08	307.98	0.53
Reach 1	2995	5 year	497.40	663.53	664.48		664.57	0.005442	2.60	206.69	325.38	0.53
Reach 1	2995	10 Year	599.80	663.53	664.57		664.67	0.005289	2.75	235.63	337.29	0.53
Reach 1	2995	25 Year	734.10	663.53	664.68		664.80	0.005059	2.92	273.73	357.48	0.53
Reach 1	2995	50 Year	868.60	663.53	664.77		664.90	0.005018	3.10	308.94	384.13	0.53
Reach 1	2995	100 Year	991.10	663.53	664.85		664.99	0.005090	3.27	337.59	400.33	0.54
Reach 1	2995	500 Year	1251.60	663.53	664.98		665.15	0.005279	3.59	392.41	416.87	0.56
Reach 1	2895	1 year	223.00	662.33	663.31	663.21	663.42	0.010918	2.72	85.97	198.69	0.69
Reach 1	2895	2 year	331.00	662.33	663.44		663.58	0.011294	3.12	112.07	218.90	0.73
Reach 1	2895	5 year	497.40	662.33	663.57		663.77	0.013252	3.73	141.42	239.77	0.81
Reach 1	2895	10 Year	599.80	662.33	663.64	663.57	663.87	0.014003	4.02	159.33	255.44	0.84
Reach 1	2895	25 Year	734.10	662.33	663.73	663.65	663.99	0.014701	4.29	183.87	281.27	0.87
Reach 1	2895	50 Year	868.60	662.33	663.82	663.76	664.10	0.014847	4.46	209.73	305.07	0.88
Reach 1	2895	100 Year	991.10	662.33	663.90	663.83	664.19	0.014328	4.53	235.18	324.33	0.87
Reach 1	2895	500 Year	1251.60	662.33	664.05	663.96	664.36	0.012890	4.71	288.33	359.25	0.84
Reach 1	2824	1 year	223.00	661.36	662.87		662.91	0.004613	1.89	135.96	319.84	0.38
Reach 1	2824	2 year	331.00	661.36	663.05		663.09	0.004079	1.90	200.56	401.89	0.36
Reach 1	2824	5 year	497.40	661.36	663.23		663.28	0.003501	1.89	274.99	422.13	0.34
Reach 1	2824	10 Year	599.80	661.36	663.33		663.38	0.003336	1.91	316.40	435.71	0.34
Reach 1	2824	25 Year	734.10	661.36	663.45		663.51	0.003112	1.92	370.75	453.68	0.33
Reach 1	2824	50 Year	868.60	661.36	663.56		663.63	0.002958	1.95	422.07	469.42	0.32
Reach 1	2824	100 Year	991.10	661.36	663.66		663.73	0.002854	1.98	469.40	489.58	0.32
Reach 1	2824	500 Year	1251.60	661.36	663.87		663.94	0.002548	2.01	574.68	526.40	0.31
Reach 1	2692	1 year	223.00	660.95	662.27		662.33	0.004293	1.98	113.52	163.53	0.37
Reach 1	2692	2 year	331.00	660.95	662.52		662.58	0.003644	2.11	175.48	302.26	0.36
Reach 1	2692	5 year	497.40	660.95	662.78		662.84	0.003149	2.21	261.59	359.34	0.34
Reach 1	2692	10 Year	599.80	660.95	662.91		662.97	0.002878	2.22	309.85	366.74	0.33
Reach 1	2692	25 Year	734.10	660.95	663.05		663.12	0.002786	2.30	362.68	382.20	0.33
Reach 1	2692	50 Year	868.60	660.95	663.18		663.25	0.002659	2.35	413.85	390.86	0.33

HEC-RAS Plan: Existing River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2692	100 Year	991.10	660.95	663.30		663.37	0.002560	2.39	458.75	399.04	0.32
Reach 1	2692	500 Year	1251.60	660.95	663.53		663.61	0.002400	2.47	555.28	431.38	0.32
Reach 1	2564	1 year	223.00	659.53	661.82	661.00	661.88	0.002953	1.98	115.27	135.82	0.32
Reach 1	2564	2 year	331.00	659.53	662.06	661.25	662.14	0.003321	2.31	157.50	224.69	0.35
Reach 1	2564	5 year	497.40	659.53	662.35	661.57	662.43	0.003217	2.50	228.79	264.50	0.35
Reach 1	2564	10 Year	599.80	659.53	662.49	661.73	662.58	0.003278	2.63	267.80	311.67	0.36
Reach 1	2564	25 Year	734.10	659.53	662.65	661.97	662.74	0.003121	2.70	320.67	334.76	0.36
Reach 1	2564	50 Year	868.60	659.53	662.80	662.20	662.90	0.002904	2.74	373.96	354.41	0.35
Reach 1	2564	100 Year	991.10	659.53	662.94	662.29	663.03	0.002720	2.76	422.27	369.61	0.34
Reach 1	2564	500 Year	1251.60	659.53	663.20	662.43	663.30	0.002497	2.84	526.80	437.89	0.33
Reach 1	2473	1 year	223.00	659.25	661.53		661.59	0.003326	2.28	122.61	194.73	0.35
Reach 1	2473	2 year	331.00	659.25	661.80		661.85	0.002721	2.23	179.07	229.84	0.32
Reach 1	2473	5 year	497.40	659.25	662.11		662.17	0.002382	2.14	264.03	312.01	0.30
Reach 1	2473	10 Year	599.80	659.25	662.27		662.33	0.002150	2.17	313.11	331.09	0.29
Reach 1	2473	25 Year	734.10	659.25	662.45		662.51	0.001933	2.20	375.19	354.78	0.28
Reach 1	2473	50 Year	868.60	659.25	662.62		662.68	0.001774	2.24	438.08	395.85	0.28
Reach 1	2473	100 Year	991.10	659.25	662.77		662.83	0.001633	2.25	498.58	421.61	0.27
Reach 1	2473	500 Year	1251.60	659.25	663.05		663.12	0.001426	2.28	626.56	474.65	0.26
Reach 1	2405	1 year	223.00	658.94	661.25	660.58	661.33	0.004138	2.39	102.49	146.76	0.39
Reach 1	2405	2 year	331.00	658.94	661.56	660.88	661.64	0.003412	2.47	152.83	179.57	0.36
Reach 1	2405	5 year	497.40	658.94	661.89	661.27	661.98	0.003119	2.65	218.35	219.19	0.36
Reach 1	2405	10 Year	599.80	658.94	662.06	661.40	662.15	0.002949	2.71	255.86	230.96	0.35
Reach 1	2405	25 Year	734.10	658.94	662.25	661.56	662.35	0.002772	2.78	301.37	261.82	0.34
Reach 1	2405	50 Year	868.60	658.94	662.43	661.70	662.53	0.002614	2.82	345.17	295.86	0.34
Reach 1	2405	100 Year	991.10	658.94	662.58	661.75	662.69	0.002503	2.87	383.68	333.49	0.33
Reach 1	2405	500 Year	1251.60	658.94	662.87	661.98	662.99	0.002371	2.97	457.75	420.40	0.33
Reach 1	2307	1 year	349.20	658.00	660.76	660.14	660.90	0.004648	3.16	128.51	142.49	0.43
Reach 1	2307	2 year	517.20	658.00	661.02	660.58	661.19	0.005564	3.67	169.09	181.60	0.48
Reach 1	2307	5 year	783.00	658.00	661.33	660.94	661.53	0.005868	4.06	227.64	220.25	0.50
Reach 1	2307	10 Year	943.50	658.00	661.48	661.13	661.71	0.006015	4.25	258.91	254.81	0.51
Reach 1	2307	25 Year	1152.50	658.00	661.66	661.27	661.91	0.006153	4.46	296.83	313.34	0.52
Reach 1	2307	50 Year	1363.90	658.00	661.84	661.40	662.11	0.006122	4.61	335.95	356.81	0.52
Reach 1	2307	100 Year	1558.40	658.00	661.99	661.51	662.27	0.006132	4.74	369.58	377.39	0.53
Reach 1	2307	500 Year	1969.10	658.00	662.23	661.71	662.57	0.006372	5.05	428.64	410.55	0.55
Reach 1	2195	1 year	349.20	658.00	660.20		660.32	0.005522	3.02	138.68	197.91	0.45
Reach 1	2195	2 year	517.20	658.00	660.44		660.57	0.005297	3.28	187.07	213.19	0.46
Reach 1	2195	5 year	783.00	658.00	660.73		660.89	0.005157	3.63	253.18	233.69	0.46
Reach 1	2195	10 Year	943.50	658.00	660.89		661.06	0.005097	3.80	289.66	244.18	0.47
Reach 1	2195	25 Year	1152.50	658.00	661.06		661.26	0.005085	4.01	334.24	257.92	0.47
Reach 1	2195	50 Year	1363.90	658.00	661.23		661.44	0.005285	4.29	379.05	287.65	0.49
Reach 1	2195	100 Year	1558.40	658.00	661.37		661.60	0.005423	4.51	421.64	319.47	0.50
Reach 1	2195	500 Year	1969.10	658.00	661.63		661.88	0.005324	4.77	510.15	357.56	0.50
Reach 1	2142	1 year	349.20	657.91	659.94		660.03	0.005119	2.67	143.99	180.19	0.43
Reach 1	2142	2 year	517.20	657.91	660.17		660.29	0.005224	3.04	187.78	201.02	0.45
Reach 1	2142	5 year	783.00	657.91	660.45		660.62	0.005343	3.47	249.29	225.23	0.47
Reach 1	2142	10 Year	943.50	657.91	660.60		660.78	0.005417	3.69	283.46	238.30	0.48
Reach 1	2142	25 Year	1152.50	657.91	660.77		660.98	0.005530	3.95	325.83	255.50	0.49
Reach 1	2142	50 Year	1363.90	657.91	660.93		661.16	0.005598	4.18	367.54	271.81	0.50
Reach 1	2142	100 Year	1558.40	657.91	661.06		661.31	0.005645	4.36	404.08	285.01	0.50
Reach 1	2142	500 Year	1969.10	657.91	661.31		661.58	0.005783	4.71	476.24	309.68	0.52
Reach 1	2060	1 year	349.20	657.56	659.54		659.63	0.004730	2.58	150.35	199.11	0.41
Reach 1	2060	2 year	517.20	657.56	659.78		659.88	0.004512	2.84	200.63	221.76	0.42
Reach 1	2060	5 year	783.00	657.56	660.07		660.21	0.004446	3.19	269.20	247.46	0.43
Reach 1	2060	10 Year	943.50	657.56	660.22		660.37	0.004450	3.37	306.63	260.36	0.43
Reach 1	2060	25 Year	1152.50	657.56	660.38		660.56	0.004552	3.60	350.37	275.41	0.44
Reach 1	2060	50 Year	1363.90	657.56	660.53		660.72	0.004723	3.84	392.12	292.65	0.46
Reach 1	2060	100 Year	1558.40	657.56	660.65		660.87	0.004843	4.03	429.48	306.92	0.47
Reach 1	2060	500 Year	1969.10	657.56	660.89		661.13	0.004930	4.34	503.97	327.31	0.48
Reach 1	2002	1 year	349.20	657.38	659.29		659.37	0.004026	2.49	154.61	190.74	0.39
Reach 1	2002	2 year	517.20	657.38	659.53		659.63	0.004195	2.84	203.23	220.00	0.40
Reach 1	2002	5 year	783.00	657.38	659.82		659.95	0.004440	3.28	271.14	256.59	0.43
Reach 1	2002	10 Year	943.50	657.38	659.96		660.11	0.004573	3.50	309.71	277.83	0.44
Reach 1	2002	25 Year	1152.50	657.38	660.12		660.29	0.004644	3.71	355.37	292.37	0.45
Reach 1	2002	50 Year	1363.90	657.38	660.26		660.45	0.004728	3.91	397.41	303.63	0.46
Reach 1	2002	100 Year	1558.40	657.38	660.38		660.59	0.004782	4.07	434.29	312.54	0.46
Reach 1	2002	500 Year	1969.10	657.38	660.61		660.85	0.004884	4.37	508.16	330.12	0.48
Reach 1	1941	1 year	349.20	657.09	658.81		658.99	0.012921	3.44	102.58	153.72	0.65
Reach 1	1941	2 year	517.20	657.09	659.06		659.26	0.011447	3.24	145.16	185.23	0.61
Reach 1	1941	5 year	783.00	657.09	659.36		659.59	0.009926	3.67	207.78	235.04	0.60

HEC-RAS Plan: Existing River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	1941	10 Year	943.50	657.09	659.51		659.75	0.009301	3.85	245.56	260.27	0.59
Reach 1	1941	25 Year	1152.50	657.09	659.69		659.94	0.008675	4.04	293.56	286.25	0.58
Reach 1	1941	50 Year	1363.90	657.09	659.85		660.11	0.008040	4.15	340.25	304.25	0.57
Reach 1	1941	100 Year	1558.40	657.09	659.98		660.25	0.007604	4.25	382.09	319.24	0.56
Reach 1	1941	500 Year	1969.10	657.09	660.24		660.52	0.006993	4.45	467.71	353.25	0.55
Reach 1	1883	1 year	349.20	656.88	658.57		658.63	0.003105	1.96	177.72	197.93	0.33
Reach 1	1883	2 year	517.20	656.88	658.82		658.89	0.003353	2.27	230.09	224.64	0.35
Reach 1	1883	5 year	783.00	656.88	659.12		659.22	0.003596	2.60	302.72	254.68	0.37
Reach 1	1883	10 Year	943.50	656.88	659.27		659.39	0.003695	2.75	342.78	268.78	0.38
Reach 1	1883	25 Year	1152.50	656.88	659.44		659.58	0.003811	2.92	390.80	283.25	0.39
Reach 1	1883	50 Year	1363.90	656.88	659.60		659.76	0.003903	3.07	437.31	297.44	0.40
Reach 1	1883	100 Year	1558.40	656.88	659.74		659.90	0.003997	3.21	477.94	310.36	0.41
Reach 1	1883	500 Year	1969.10	656.88	659.99		660.18	0.004178	3.47	559.05	335.85	0.42
Reach 1	1740	1 year	349.20	656.27	658.10		658.17	0.003871	2.06	166.04	214.00	0.36
Reach 1	1740	2 year	517.20	656.27	658.31		658.41	0.004002	2.39	215.03	239.15	0.38
Reach 1	1740	5 year	783.00	656.27	658.60		658.72	0.004016	2.75	288.19	272.60	0.39
Reach 1	1740	10 Year	943.50	656.27	658.75		658.88	0.004038	2.93	329.01	289.64	0.40
Reach 1	1740	25 Year	1152.50	656.27	658.91		659.06	0.004054	3.13	378.53	308.26	0.41
Reach 1	1740	50 Year	1363.90	656.27	659.07		659.23	0.004058	3.31	427.64	326.40	0.41
Reach 1	1740	100 Year	1558.40	656.27	659.19		659.37	0.004088	3.46	469.76	339.63	0.42
Reach 1	1740	500 Year	1969.10	656.27	659.44		659.64	0.004080	3.72	554.91	363.03	0.43
Reach 1	1613	1 year	349.20	655.00	657.35		657.50	0.007910	3.53	119.11	176.71	0.54
Reach 1	1613	2 year	517.20	655.00	657.58		657.76	0.007410	3.81	162.95	201.15	0.54
Reach 1	1613	5 year	783.00	655.00	657.87		658.08	0.007083	4.17	226.06	235.22	0.54
Reach 1	1613	10 Year	943.50	655.00	658.02		658.24	0.006858	4.33	263.59	254.59	0.54
Reach 1	1613	25 Year	1152.50	655.00	658.19		658.43	0.006785	4.54	307.26	271.52	0.54
Reach 1	1613	50 Year	1363.90	655.00	658.34		658.59	0.006746	4.73	348.53	285.98	0.55
Reach 1	1613	100 Year	1558.40	655.00	658.46		658.74	0.006673	4.87	385.25	296.85	0.55
Reach 1	1613	500 Year	1969.10	655.00	658.71		659.01	0.006563	5.15	461.30	325.83	0.55
Reach 1	1476	1 year	349.20	655.00	656.85	656.35	656.90	0.002603	1.94	196.16	238.36	0.31
Reach 1	1476	2 year	517.20	655.00	657.04	656.50	657.11	0.003040	2.30	243.03	254.18	0.34
Reach 1	1476	5 year	783.00	655.00	657.34	656.71	657.43	0.003054	2.62	323.98	284.02	0.35
Reach 1	1476	10 Year	943.50	655.00	657.50	656.81	657.60	0.003101	2.80	370.91	306.26	0.36
Reach 1	1476	25 Year	1152.50	655.00	657.66	656.93	657.78	0.003144	2.99	423.04	319.06	0.37
Reach 1	1476	50 Year	1363.90	655.00	657.78	657.04	657.92	0.003417	3.23	460.64	326.55	0.39
Reach 1	1476	100 Year	1558.40	655.00	657.93	657.16	658.08	0.003293	3.31	509.64	335.13	0.38
Reach 1	1476	500 Year	1969.10	655.00	658.19	657.35	658.36	0.003267	3.54	598.91	352.17	0.39
Reach 1	1374		Culvert									
Reach 1	1309	1 year	349.20	654.82	656.67	656.32	656.74	0.003528	2.37	167.06	200.43	0.36
Reach 1	1309	2 year	517.20	654.82	656.91	656.46	657.00	0.003519	2.59	216.41	213.94	0.37
Reach 1	1309	5 year	783.00	654.82	657.20	656.65	657.32	0.003641	2.90	283.41	299.57	0.39
Reach 1	1309	10 Year	943.50	654.82	657.35	656.74	657.49	0.003670	3.08	320.87	311.04	0.39
Reach 1	1309	25 Year	1152.50	654.82	657.51	656.88	657.67	0.003819	3.31	362.03	330.29	0.41
Reach 1	1309	50 Year	1363.90	654.82	657.66	656.99	657.85	0.003948	3.52	400.43	341.92	0.42
Reach 1	1309	100 Year	1558.40	654.82	657.79	657.10	657.99	0.004055	3.71	433.83	352.06	0.43
Reach 1	1309	500 Year	1969.10	654.82	658.02	657.32	658.27	0.004314	4.08	497.96	374.07	0.45
Reach 1	1217	1 year	349.20	653.94	656.37	655.69	656.44	0.002929	2.24	181.23	237.80	0.33
Reach 1	1217	2 year	517.20	653.94	656.62	656.10	656.70	0.002958	2.50	242.21	261.06	0.34
Reach 1	1217	5 year	783.00	653.94	656.91	656.35	657.01	0.003100	2.85	322.99	297.23	0.36
Reach 1	1217	10 Year	943.50	653.94	657.04	656.46	657.16	0.003348	3.10	365.30	336.64	0.38
Reach 1	1217	25 Year	1152.50	653.94	657.21	656.58	657.33	0.003365	3.27	419.32	351.18	0.39
Reach 1	1217	50 Year	1363.90	653.94	657.35	656.70	657.50	0.003399	3.43	470.22	366.74	0.39
Reach 1	1217	100 Year	1558.40	653.94	657.48	656.81	657.63	0.003434	3.57	514.69	382.09	0.40
Reach 1	1217	500 Year	1969.10	653.94	657.72	656.94	657.89	0.003481	3.82	602.78	411.68	0.41
Reach 1	1039	1 year	349.20	653.88	655.63		655.78	0.004560	3.44	128.44	184.72	0.53
Reach 1	1039	2 year	517.20	653.88	655.92		656.08	0.003989	3.66	187.63	228.37	0.51
Reach 1	1039	5 year	783.00	653.88	656.27		656.42	0.003373	3.84	294.51	346.29	0.49
Reach 1	1039	10 Year	943.50	653.88	656.47		656.61	0.002778	3.73	368.21	370.43	0.45
Reach 1	1039	25 Year	1152.50	653.88	656.66		656.80	0.002634	3.84	439.30	395.86	0.44
Reach 1	1039	50 Year	1363.90	653.88	656.83		656.97	0.002516	3.93	508.54	418.75	0.44
Reach 1	1039	100 Year	1558.40	653.88	656.97		657.12	0.002444	4.01	567.84	434.93	0.43
Reach 1	1039	500 Year	1969.10	653.88	657.22		657.38	0.002369	4.20	681.71	460.87	0.43
Reach 1	886	1 year	406.00	652.94	655.41		655.47	0.001095	2.04	233.71	212.53	0.27
Reach 1	886	2 year	605.70	652.94	655.62		655.71	0.001526	2.60	281.70	244.56	0.33
Reach 1	886	5 year	924.30	652.94	655.90		656.03	0.002019	3.27	354.31	284.99	0.38
Reach 1	886	10 Year	1117.60	652.94	656.02		656.20	0.002581	3.83	391.89	357.00	0.44
Reach 1	886	25 Year	1368.70	652.94	656.17		656.37	0.002826	4.17	446.36	376.60	0.46
Reach 1	886	50 Year	1621.50	652.94	656.33		656.55	0.002912	4.41	507.36	400.99	0.48
Reach 1	886	100 Year	1850.60	652.94	656.45		656.68	0.003035	4.63	556.85	421.66	0.49

HEC-RAS Plan: Existing River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	886	500 Year	2333.80	652.94	656.67		656.94	0.003241	5.04	653.56	453.16	0.51
Reach 1	749	1 year	406.00	652.06	655.36	653.68	655.39	0.000296	1.35	412.43	368.57	0.15
Reach 1	749	2 year	605.70	652.06	655.56	654.06	655.59	0.000441	1.73	484.55	382.21	0.19
Reach 1	749	5 year	924.30	652.06	655.81	654.46	655.86	0.000636	2.21	583.44	402.84	0.23
Reach 1	749	10 Year	1117.60	652.06	655.92	654.64	655.99	0.000760	2.47	630.28	412.72	0.25
Reach 1	749	25 Year	1368.70	652.06	656.04	654.83	656.12	0.000986	2.89	678.16	452.32	0.28
Reach 1	749	50 Year	1621.50	652.06	656.15	654.89	656.27	0.001241	3.32	735.54	533.05	0.32
Reach 1	749	100 Year	1850.60	652.06	656.26	655.28	656.39	0.001358	3.54	792.95	558.01	0.34
Reach 1	749	500 Year	2333.80	652.06	656.45	655.49	656.60	0.001608	3.99	904.26	613.23	0.37
Reach 1	712	Culvert										
Reach 1	625	1 year	406.00	650.91	653.52	652.75	653.68	0.003161	3.21	136.68	135.10	0.45
Reach 1	625	2 year	605.70	650.91	653.81	653.13	654.02	0.003932	3.81	182.37	185.50	0.51
Reach 1	625	5 year	924.30	650.91	654.12	653.71	654.39	0.004606	4.53	251.05	273.86	0.57
Reach 1	625	10 Year	1117.60	650.91	654.27	653.95	654.57	0.004741	4.82	294.01	306.23	0.58
Reach 1	625	25 Year	1368.70	650.91	654.44	654.20	654.77	0.004877	5.15	348.92	339.70	0.60
Reach 1	625	50 Year	1621.50	650.91	654.60	654.35	654.94	0.004857	5.37	405.30	364.58	0.60
Reach 1	625	100 Year	1850.60	650.91	654.72	654.49	655.09	0.004897	5.58	452.85	387.31	0.61
Reach 1	625	500 Year	2333.80	650.91	654.94	654.71	655.34	0.005121	6.02	540.29	422.99	0.63
Reach 1	563	1 year	406.00	650.84	653.31	652.63	653.47	0.003441	3.29	144.14	201.26	0.47
Reach 1	563	2 year	605.70	650.84	653.60	653.22	653.78	0.003411	3.68	209.90	252.03	0.48
Reach 1	563	5 year	924.30	650.84	653.91	653.57	654.12	0.003623	4.20	296.03	301.22	0.51
Reach 1	563	10 Year	1117.60	650.84	654.06	653.75	654.29	0.003685	4.44	343.22	320.90	0.52
Reach 1	563	25 Year	1368.70	650.84	654.23	653.90	654.48	0.003803	4.73	398.96	348.92	0.53
Reach 1	563	50 Year	1621.50	650.84	654.39	654.04	654.66	0.003771	4.92	457.98	373.73	0.54
Reach 1	563	100 Year	1850.60	650.84	654.52	654.15	654.80	0.003791	5.09	507.43	393.27	0.54
Reach 1	563	500 Year	2333.80	650.84	654.71	654.35	655.04	0.004246	5.63	582.91	422.61	0.58
Reach 1	439	1 year	406.00	650.00	652.88	652.13	653.00	0.003980	2.88	144.13	140.91	0.48
Reach 1	439	2 year	605.70	650.00	653.25	652.58	653.37	0.003057	2.95	240.02	330.30	0.44
Reach 1	439	5 year	924.30	650.00	653.60	653.12	653.73	0.002595	3.15	362.65	377.30	0.42
Reach 1	439	10 Year	1117.60	650.00	653.76	653.26	653.89	0.002563	3.32	422.42	411.67	0.42
Reach 1	439	25 Year	1368.70	650.00	653.89	653.41	654.05	0.002910	3.69	476.64	465.67	0.45
Reach 1	439	50 Year	1621.50	650.00	654.05	653.53	654.23	0.002918	3.89	556.18	553.14	0.46
Reach 1	439	100 Year	1850.60	650.00	654.22	653.62	654.39	0.002613	3.87	647.63	581.48	0.44
Reach 1	439	500 Year	2333.80	650.00	654.36	653.80	654.57	0.003049	4.34	726.67	596.22	0.48
Reach 1	344	1 year	406.00	649.94	652.04	651.81	652.41	0.010197	4.83	84.28	79.71	0.78
Reach 1	344	2 year	605.70	649.94	652.28	652.23	652.82	0.012054	5.93	107.31	112.35	0.87
Reach 1	344	5 year	924.30	649.94	652.78	652.78	653.28	0.008401	6.03	187.77	229.79	0.76
Reach 1	344	10 Year	1117.60	649.94	652.98	652.98	653.47	0.007549	6.12	239.83	268.61	0.74
Reach 1	344	25 Year	1368.70	649.94	653.22	653.22	653.65	0.006223	5.96	329.96	412.68	0.68
Reach 1	344	50 Year	1621.50	649.94	653.30	653.30	653.80	0.007178	6.54	362.32	426.65	0.74
Reach 1	344	100 Year	1850.60	649.94	653.33	653.33	653.94	0.008752	7.29	376.16	445.44	0.81
Reach 1	344	500 Year	2333.80	649.94	653.64	653.64	654.14	0.006766	6.93	516.15	499.14	0.73
Reach 1	170	1 year	406.00	648.87	650.87	650.54	651.01	0.005836	3.02	134.23	148.86	0.56
Reach 1	170	2 year	605.70	648.87	651.12	650.76	651.30	0.005836	3.46	185.49	276.66	0.58
Reach 1	170	5 year	924.30	648.87	651.38	651.13	651.61	0.005831	3.97	262.28	301.25	0.60
Reach 1	170	10 Year	1117.60	648.87	651.51	651.28	651.77	0.005839	4.21	302.98	311.62	0.61
Reach 1	170	25 Year	1368.70	648.87	651.67	651.42	651.95	0.005835	4.48	352.35	323.75	0.62
Reach 1	170	50 Year	1621.50	648.87	651.81	651.55	652.11	0.005832	4.72	398.85	334.24	0.63
Reach 1	170	100 Year	1850.60	648.87	651.93	651.65	652.25	0.005833	4.92	438.80	342.77	0.63
Reach 1	170	500 Year	2333.80	648.87	652.16	651.85	652.53	0.005833	5.28	523.76	376.16	0.65

HEC-RAS Plan: Existing River: River 1 Reach: Reach 1

Reach	River Sta	Profile	E.G. Elev (ft)	W.S. Elev (ft)	Vel Head (ft)	Frctn Loss (ft)	C & E Loss (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Top Width (ft)
Reach 1	1613	1 year	657.50	657.35	0.15	0.58	0.03	2.28	229.39	117.53	176.71
Reach 1	1613	2 year	657.76	657.58	0.18	0.62	0.03	11.20	290.35	215.65	201.15
Reach 1	1613	5 year	658.08	657.87	0.21	0.61	0.03	36.01	377.12	369.87	235.22
Reach 1	1613	10 Year	658.24	658.02	0.22	0.61	0.03	56.32	423.59	463.59	254.59
Reach 1	1613	25 Year	658.43	658.19	0.24	0.61	0.04	88.23	481.20	583.07	271.52
Reach 1	1613	50 Year	658.59	658.34	0.26	0.64	0.03	122.24	535.58	706.07	285.98
Reach 1	1613	100 Year	658.74	658.46	0.27	0.62	0.04	155.73	581.91	820.76	296.85
Reach 1	1613	500 Year	659.01	658.71	0.30	0.61	0.04	217.15	676.65	1075.30	325.83
Reach 1	1476	1 year	656.90	656.85	0.05			150.33	181.03	17.83	238.36
Reach 1	1476	2 year	657.11	657.04	0.07			233.74	248.37	35.08	254.18
Reach 1	1476	5 year	657.43	657.34	0.09			369.83	342.79	70.38	284.02
Reach 1	1476	10 Year	657.60	657.50	0.10			447.14	399.62	96.74	306.26
Reach 1	1476	25 Year	657.78	657.66	0.12			558.77	463.43	130.30	319.06
Reach 1	1476	50 Year	657.92	657.78	0.14			670.43	529.64	163.82	326.55
Reach 1	1476	100 Year	658.08	657.93	0.15			778.10	580.44	199.87	335.13
Reach 1	1476	500 Year	658.36	658.19	0.17			999.91	690.30	278.89	352.17
Reach 1	1374		Culvert								
Reach 1	1309	1 year	656.74	656.67	0.07	0.30	0.00	162.94	186.26		200.43
Reach 1	1309	2 year	657.00	656.91	0.09	0.30	0.00	275.75	241.45		213.94
Reach 1	1309	5 year	657.32	657.20	0.12	0.31	0.01	455.73	324.34	2.94	299.57
Reach 1	1309	10 Year	657.49	657.35	0.14	0.32	0.01	560.41	372.80	10.29	311.04
Reach 1	1309	25 Year	657.67	657.51	0.16	0.33	0.01	694.97	435.13	22.40	330.29
Reach 1	1309	50 Year	657.85	657.66	0.19	0.34	0.01	830.76	496.19	36.95	341.92
Reach 1	1309	100 Year	657.99	657.79	0.21	0.34	0.02	954.86	551.51	52.03	352.06
Reach 1	1309	500 Year	658.27	658.02	0.25	0.36	0.02	1213.71	667.75	87.63	374.07
Reach 1	1217	1 year	656.44	656.37	0.07	0.65	0.01	38.01	279.26	31.93	237.80
Reach 1	1217	2 year	656.70	656.62	0.08	0.61	0.01	92.29	366.92	57.99	261.06
Reach 1	1217	5 year	657.01	656.91	0.10	0.58	0.01	188.93	491.92	102.15	297.23
Reach 1	1217	10 Year	657.16	657.04	0.12	0.55	0.00	239.76	572.25	131.49	336.64
Reach 1	1217	25 Year	657.33	657.21	0.13	0.53	0.00	336.05	650.37	166.08	351.18
Reach 1	1217	50 Year	657.50	657.35	0.14	0.52	0.00	438.73	727.56	197.61	366.74
Reach 1	1217	100 Year	657.63	657.48	0.15	0.51	0.00	534.79	796.71	226.90	382.09
Reach 1	1217	500 Year	657.89	657.72	0.18	0.51	0.00	737.95	933.53	297.62	411.68
Reach 1	886	1 year	655.47	655.41	0.06	0.07	0.01	83.14	320.01	2.85	212.53
Reach 1	886	2 year	655.71	655.62	0.09	0.10	0.02	139.23	456.21	10.26	244.56
Reach 1	886	5 year	656.03	655.90	0.13	0.14	0.02	238.66	652.41	33.23	284.99
Reach 1	886	10 Year	656.20	656.02	0.18	0.17	0.03	258.51	806.65	52.44	357.00
Reach 1	886	25 Year	656.37	656.17	0.20	0.21	0.03	350.48	934.16	84.06	376.60
Reach 1	886	50 Year	656.55	656.33	0.22	0.25	0.03	448.68	1049.16	123.66	400.99
Reach 1	886	100 Year	656.68	656.45	0.24	0.27	0.03	535.86	1152.73	162.01	421.66
Reach 1	886	500 Year	656.94	656.67	0.27	0.30	0.03	731.78	1352.46	249.55	453.16
Reach 1	749	1 year	655.39	655.36	0.02			72.11	292.30	41.59	368.57
Reach 1	749	2 year	655.59	655.56	0.03			123.35	402.94	79.41	382.21
Reach 1	749	5 year	655.86	655.81	0.05			212.71	561.54	150.05	402.84
Reach 1	749	10 Year	655.99	655.92	0.07			269.33	653.88	194.39	412.72
Reach 1	749	25 Year	656.12	656.04	0.09			335.72	790.55	242.43	452.32
Reach 1	749	50 Year	656.27	656.15	0.11			367.91	941.56	312.03	533.05
Reach 1	749	100 Year	656.39	656.26	0.13			442.47	1037.86	370.27	558.01
Reach 1	749	500 Year	656.60	656.45	0.16			591.08	1235.09	507.63	613.23
Reach 1	712		Culvert								
Reach 1	625	1 year	653.68	653.52	0.15	0.20	0.00		392.37	13.63	135.10
Reach 1	625	2 year	654.02	653.81	0.21	0.23	0.01		556.27	49.43	185.50
Reach 1	625	5 year	654.39	654.12	0.28	0.25	0.02	3.00	780.94	140.37	273.86
Reach 1	625	10 Year	654.57	654.27	0.30	0.25	0.02	12.94	895.18	209.48	306.23
Reach 1	625	25 Year	654.77	654.44	0.33	0.26	0.02	37.36	1032.39	298.95	339.70
Reach 1	625	50 Year	654.94	654.60	0.35	0.26	0.02	73.06	1152.79	395.65	364.58
Reach 1	625	100 Year	655.09	654.72	0.37	0.26	0.03	109.51	1258.70	482.38	387.31
Reach 1	625	500 Year	655.34	654.94	0.41	0.28	0.02	195.08	1471.35	667.38	422.99

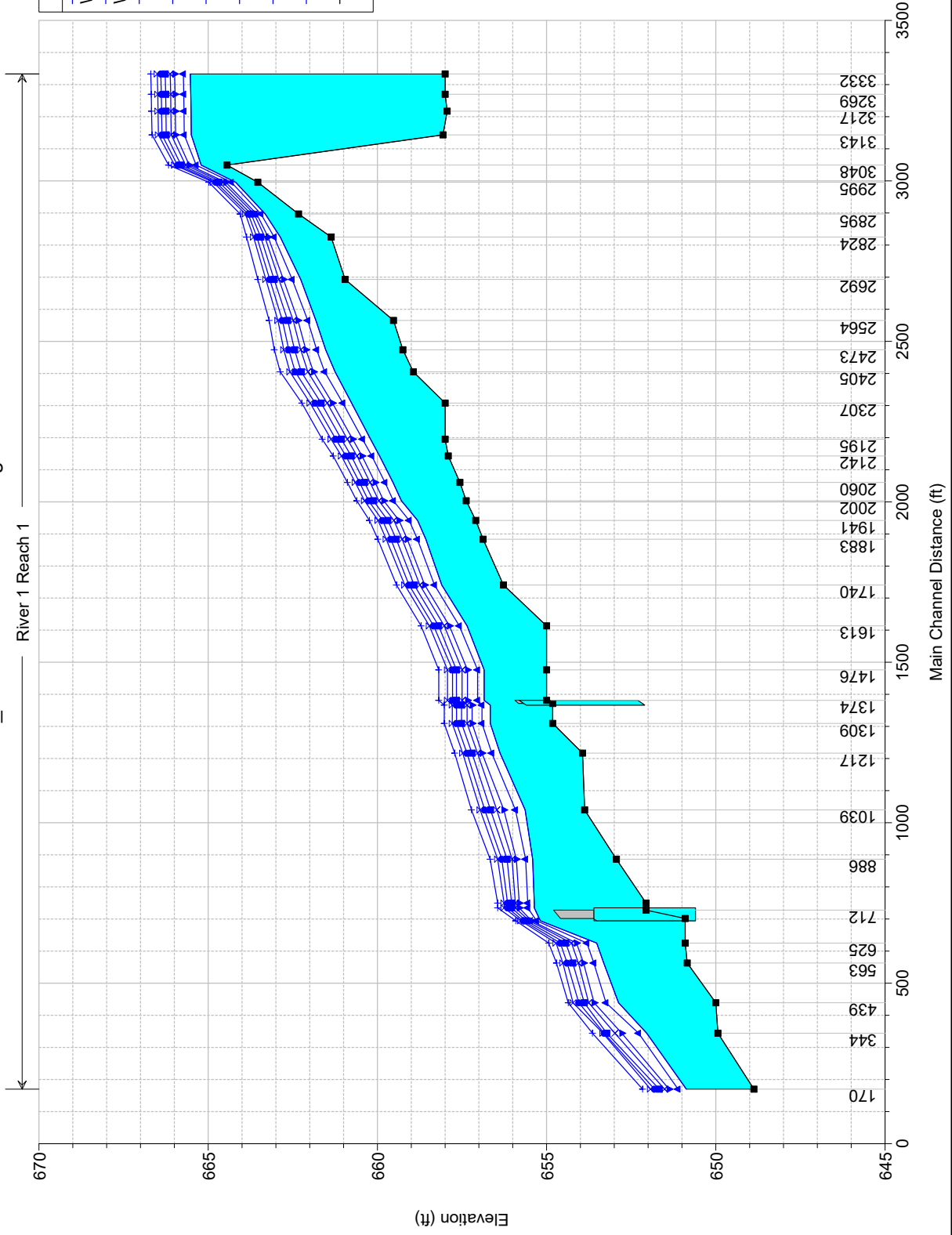
HEC-RAS Plan: Existing River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	E.G. Elev	W.S. Elev	Vel Head	Frctn Loss	C & E Loss	Q Left	Q Channel	Q Right	Top Width
			(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(ft)
Reach 1	563	1 year	653.47	653.31	0.16	0.46	0.01	0.93	378.63	26.44	201.26
Reach 1	563	2 year	653.78	653.60	0.18	0.40	0.02	6.96	504.69	94.05	252.03
Reach 1	563	5 year	654.12	653.91	0.22	0.37	0.03	24.51	674.78	225.02	301.22
Reach 1	563	10 Year	654.29	654.06	0.23	0.37	0.03	36.60	763.93	317.07	320.90
Reach 1	563	25 Year	654.48	654.23	0.25	0.40	0.03	53.58	873.59	441.53	348.92
Reach 1	563	50 Year	654.66	654.39	0.27	0.40	0.03	79.79	969.70	572.01	373.73
Reach 1	563	100 Year	654.80	654.52	0.28	0.38	0.03	108.25	1053.99	688.36	393.27
Reach 1	563	500 Year	655.04	654.71	0.33	0.43	0.04	169.47	1244.93	919.40	422.61

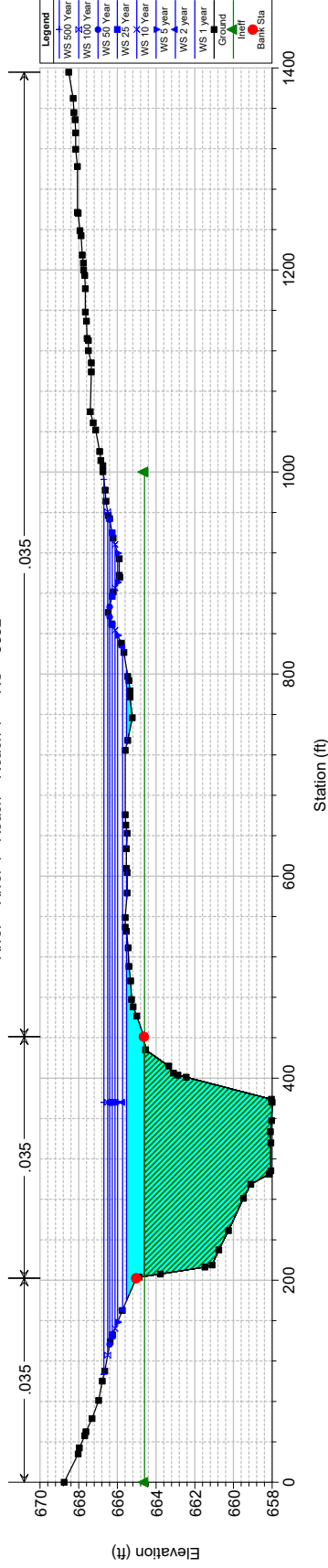
22008_WOODS Plan: Existing 3/16/2022

River 1 Reach 1

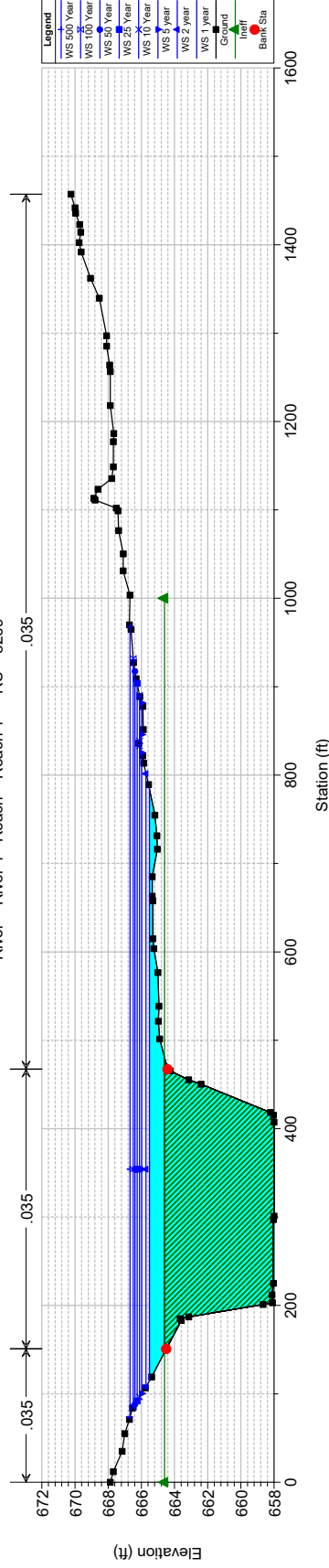
Legend	
WS 500 Year	—
WS 100 Year	×
WS 50 Year	•
WS 25 Year	■
WS 10 Year	×
WS 5 year	▲
WS 2 year	▼
WS 1 year	■
Ground	—



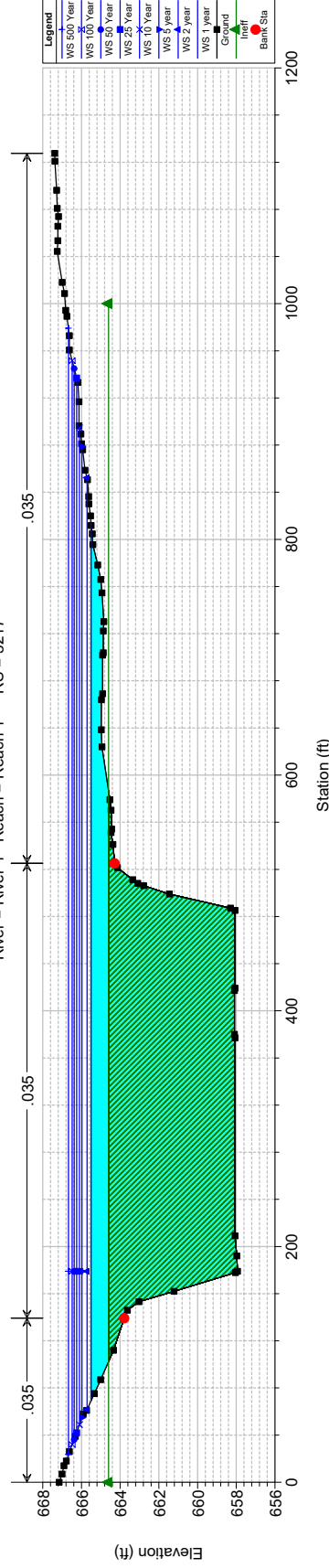
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 3332



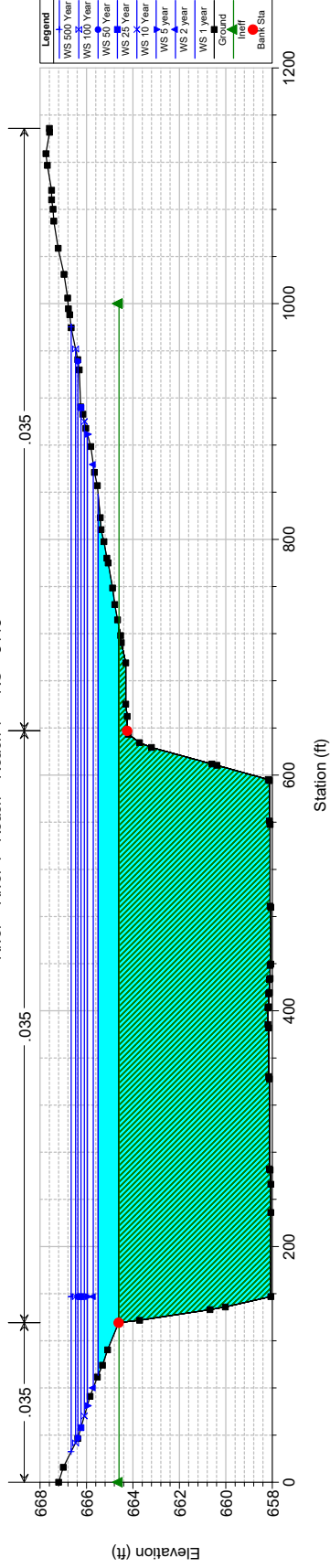
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 3269



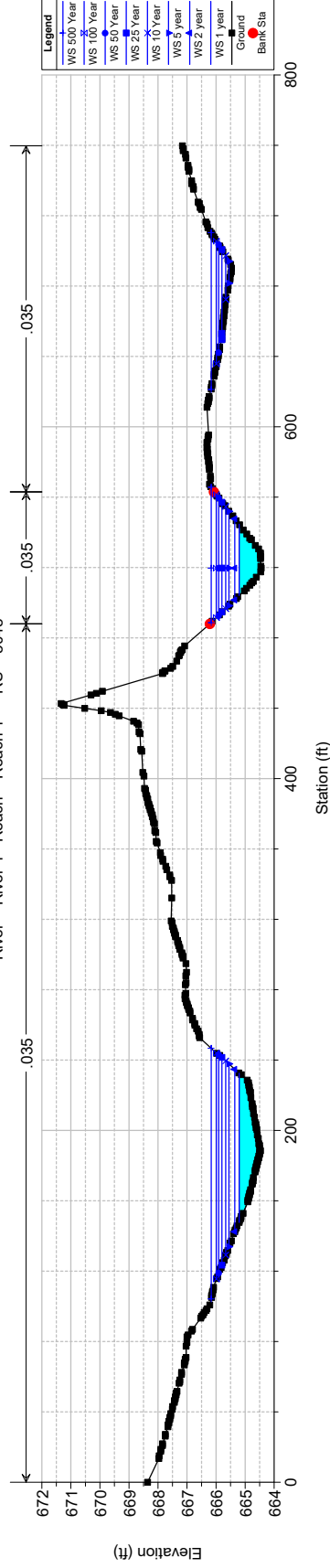
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 3217



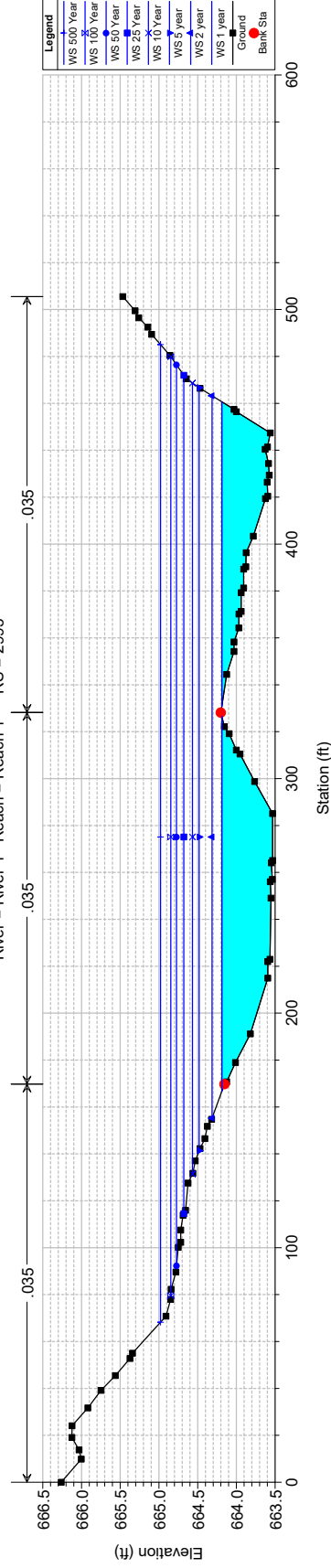
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 3143



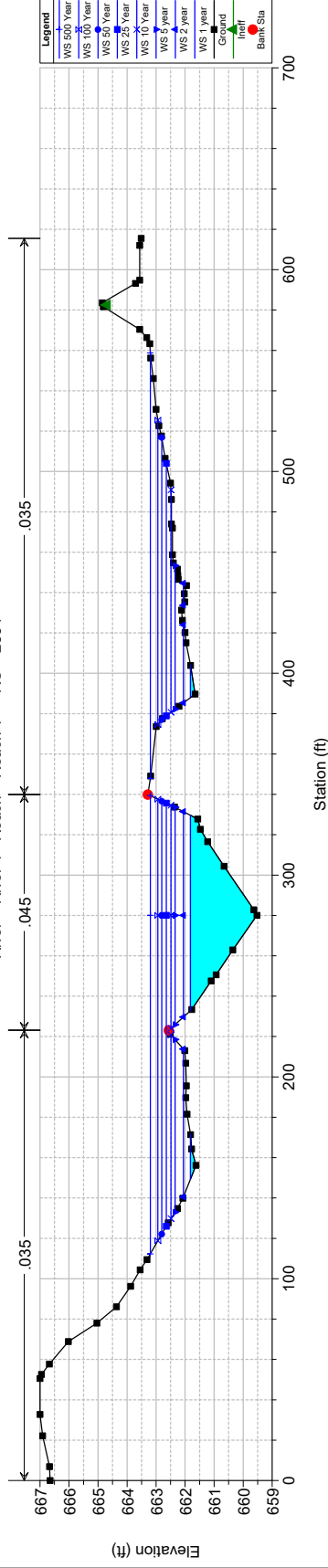
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 3048



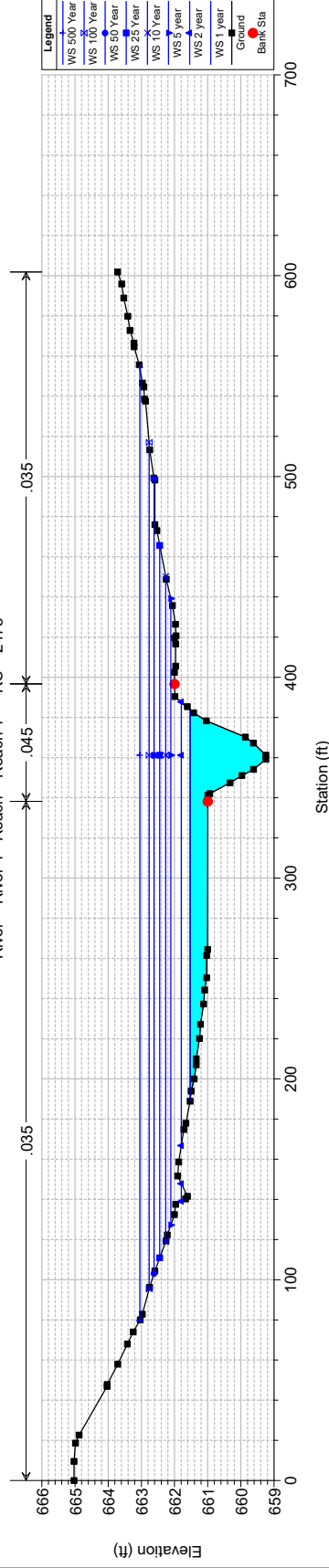
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2995



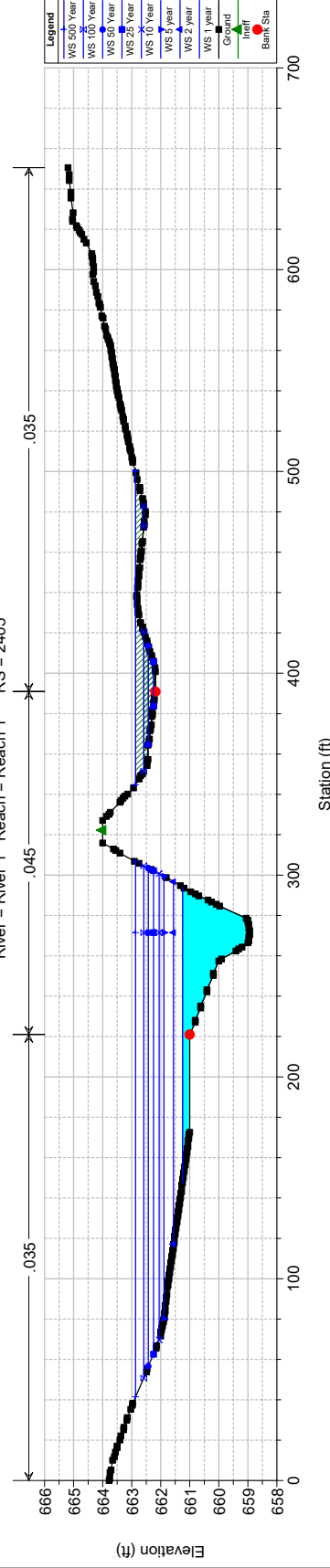
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2564



22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2473

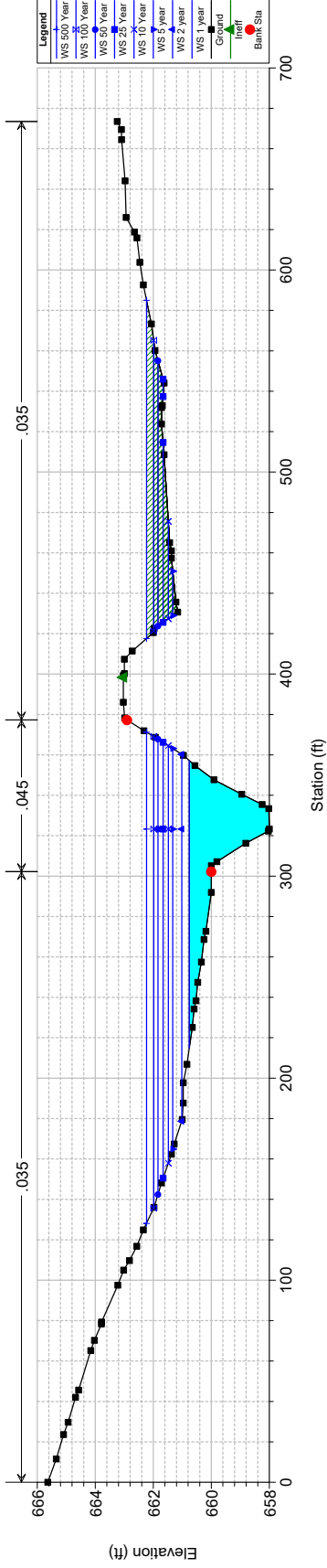


22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2405



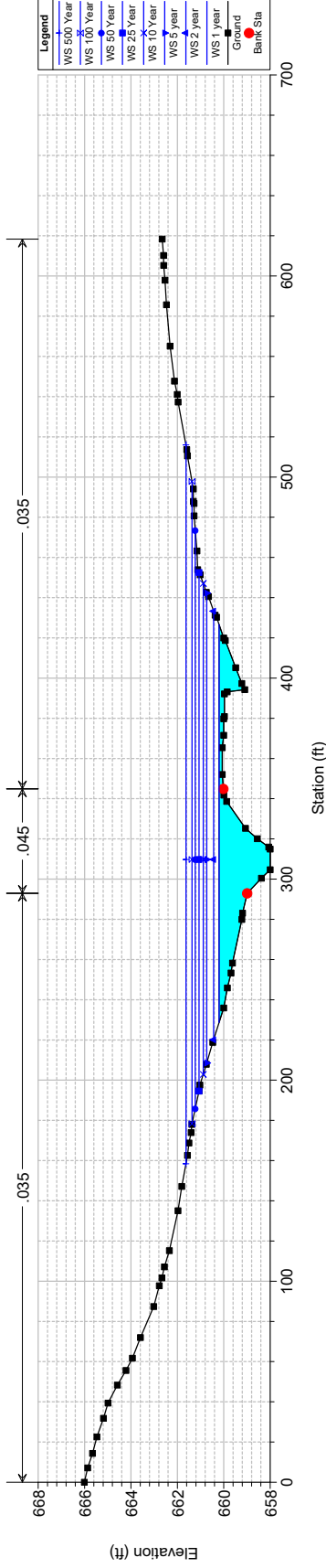
22008_WOODS Plan: Existing 3/16/2022

River = River 1 Reach = Reach 1 RS = 2307



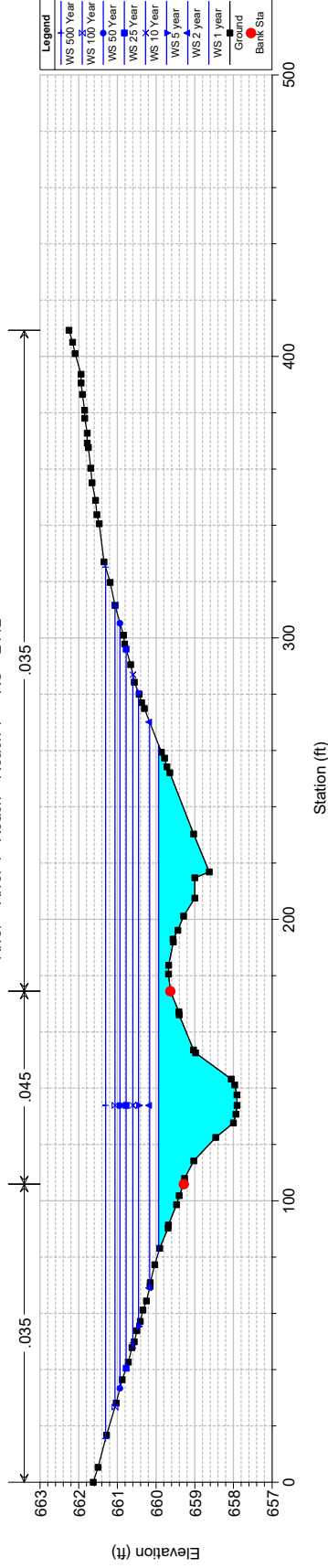
22008_WOODS Plan: Existing 3/16/2022

River = River 1 Reach = Reach 1 RS = 2195

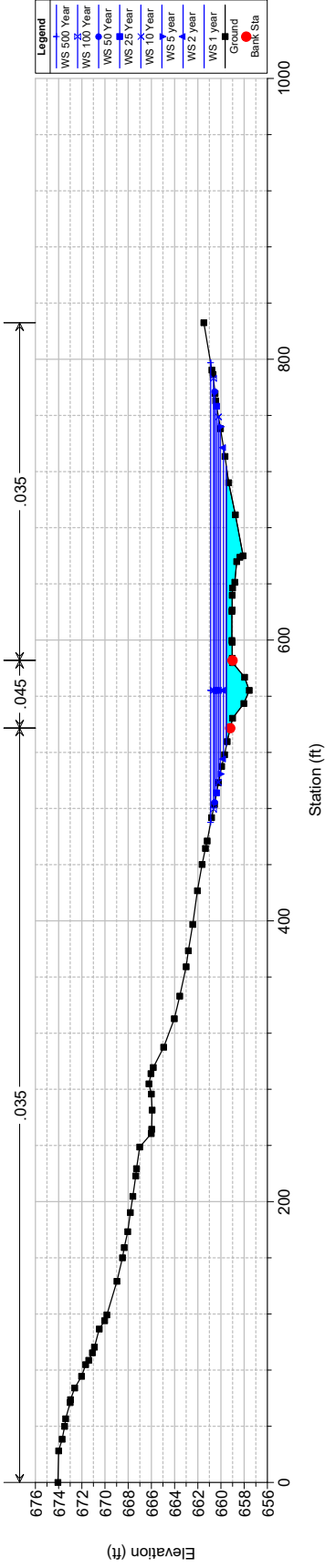


22008_WOODS Plan: Existing 3/16/2022

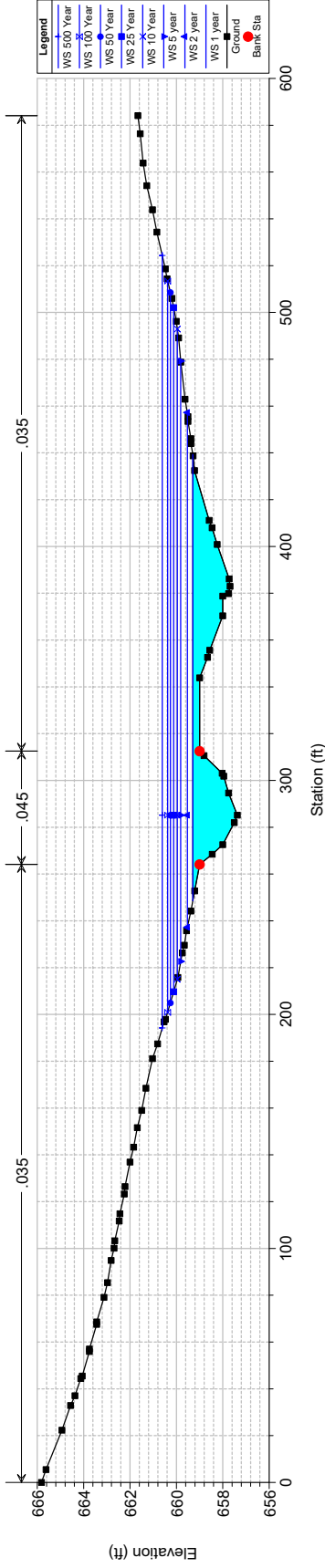
River = River 1 Reach = Reach 1 RS = 2142



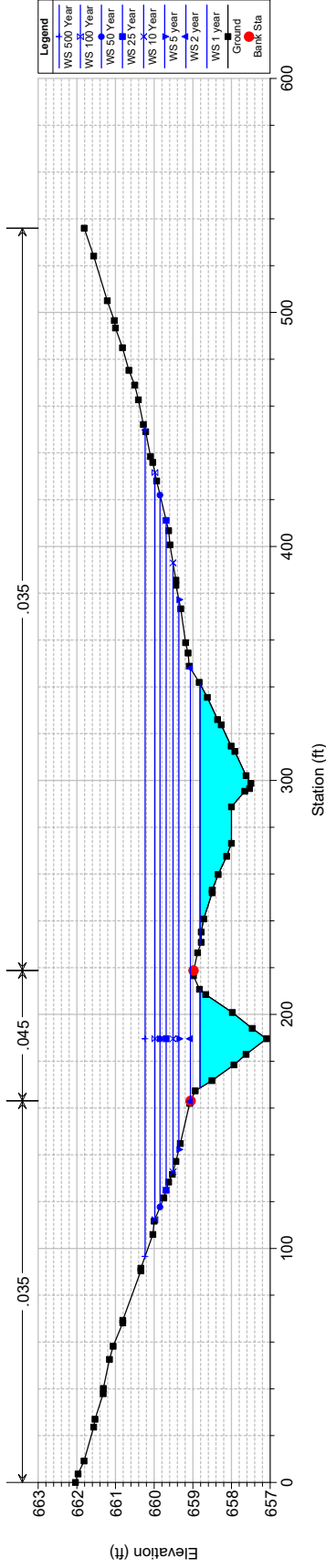
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2060



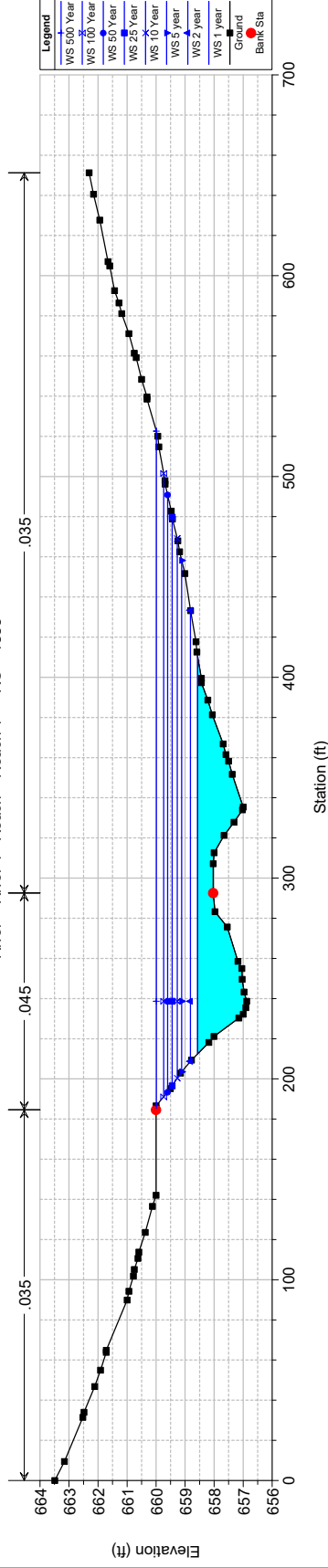
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 2002



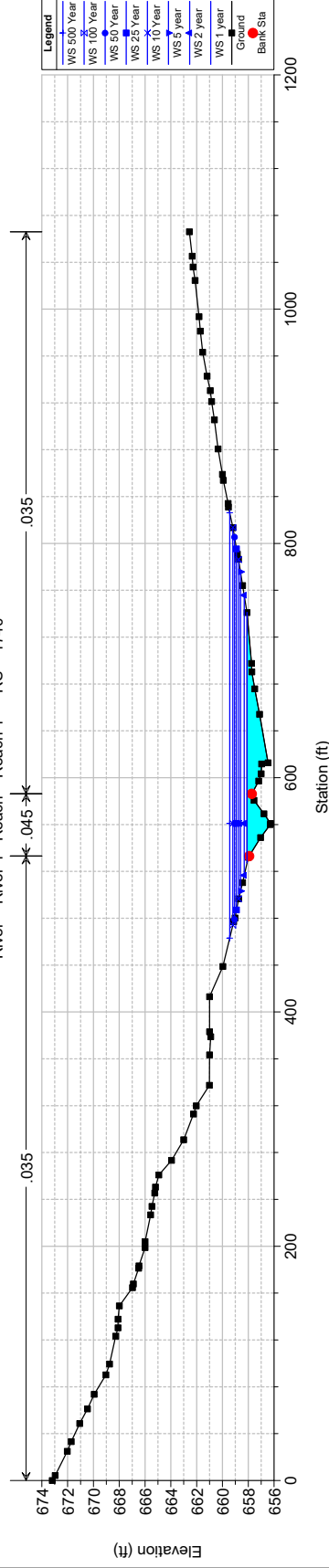
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1941



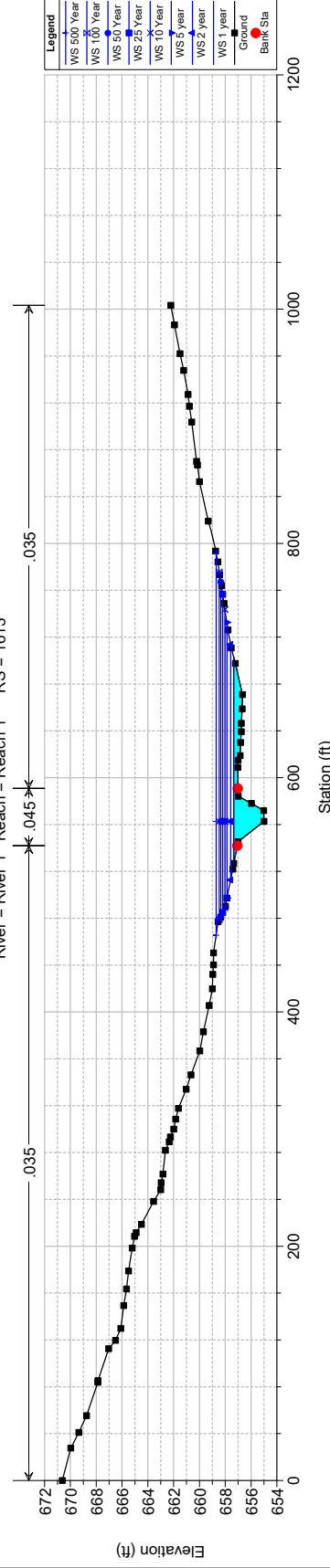
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1883



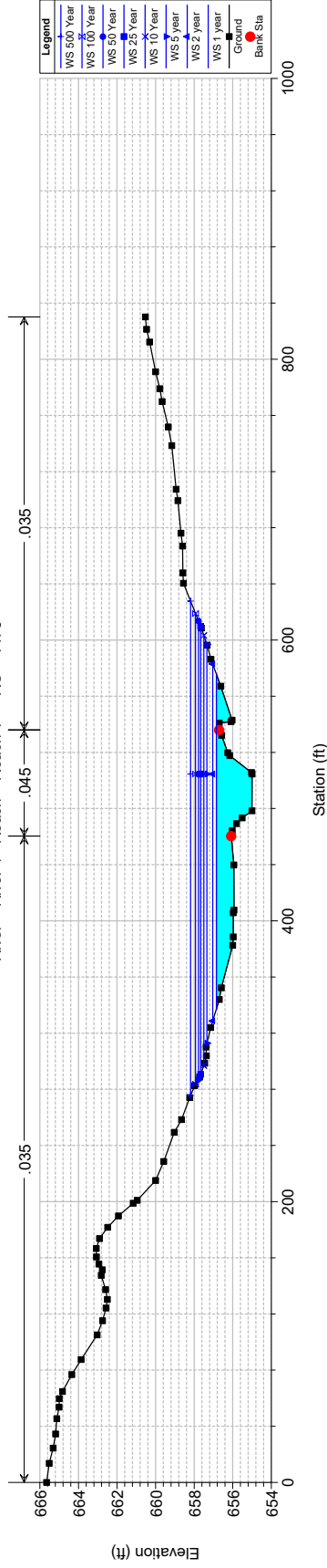
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1740



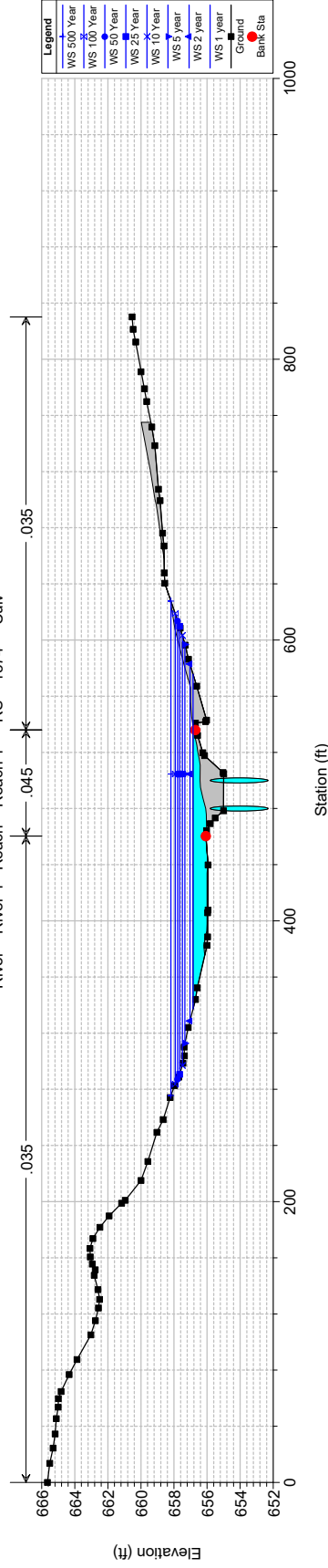
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1613



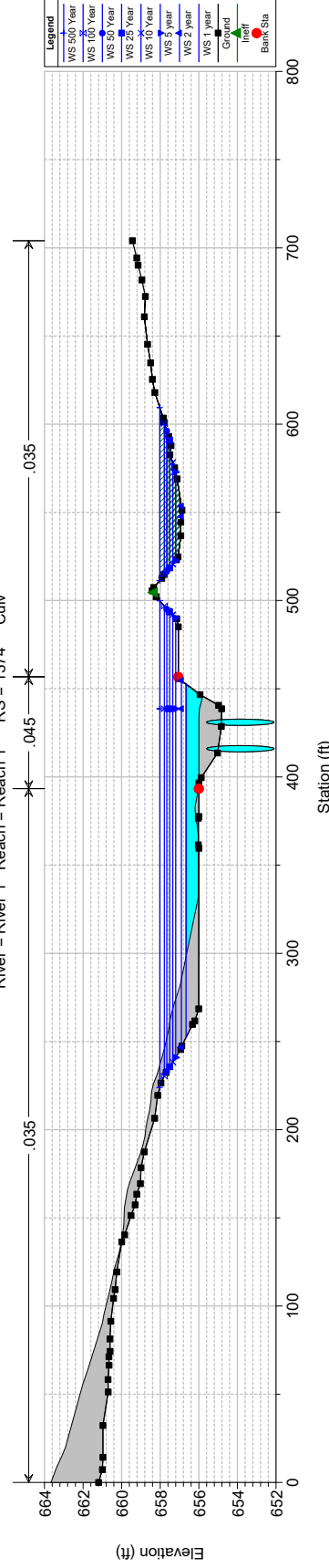
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1476



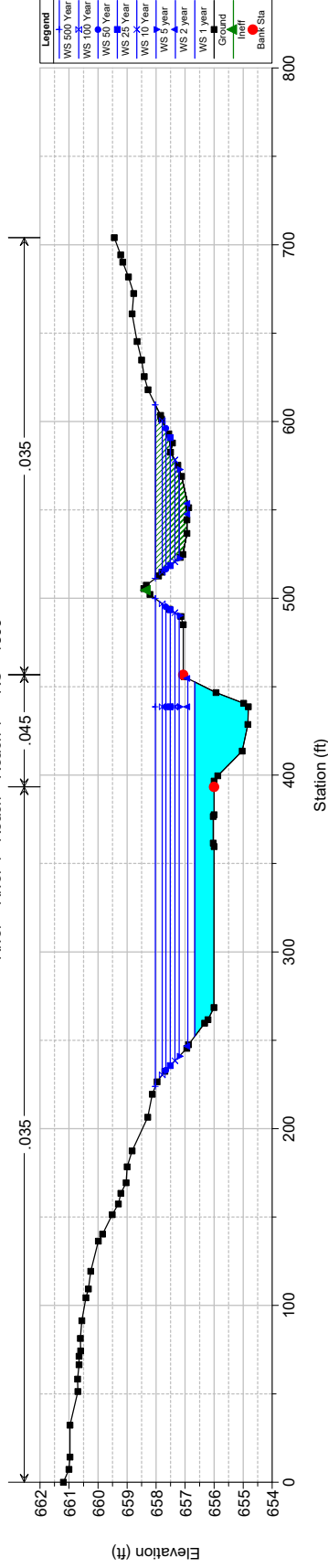
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1374 Culv



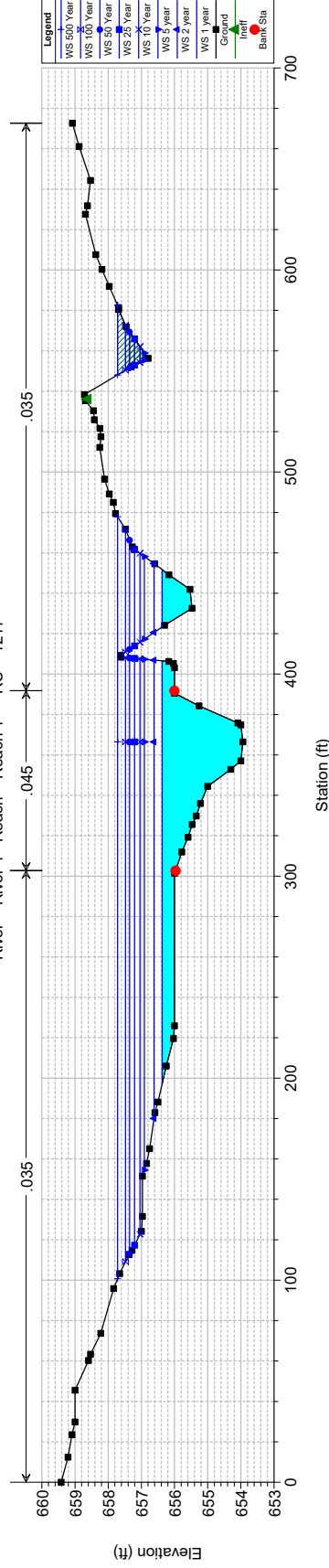
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1374 Culv



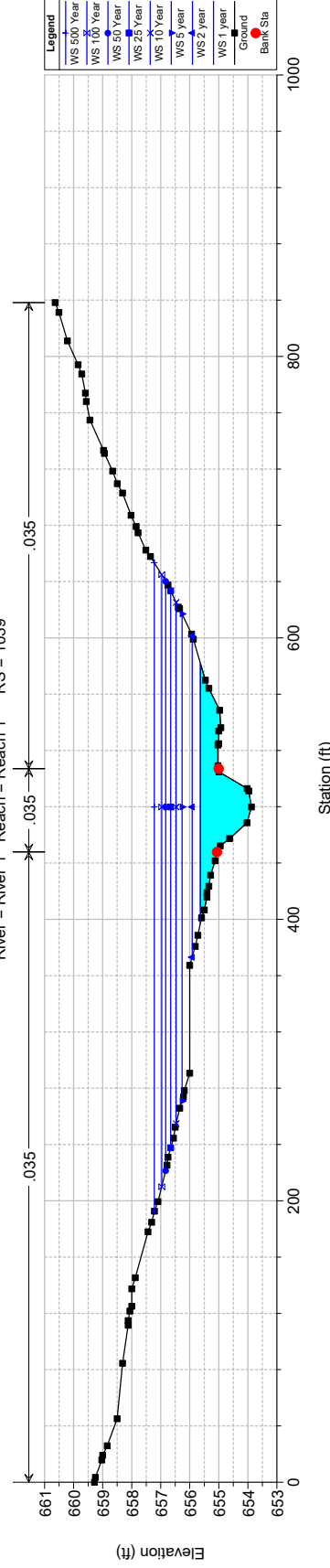
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1309



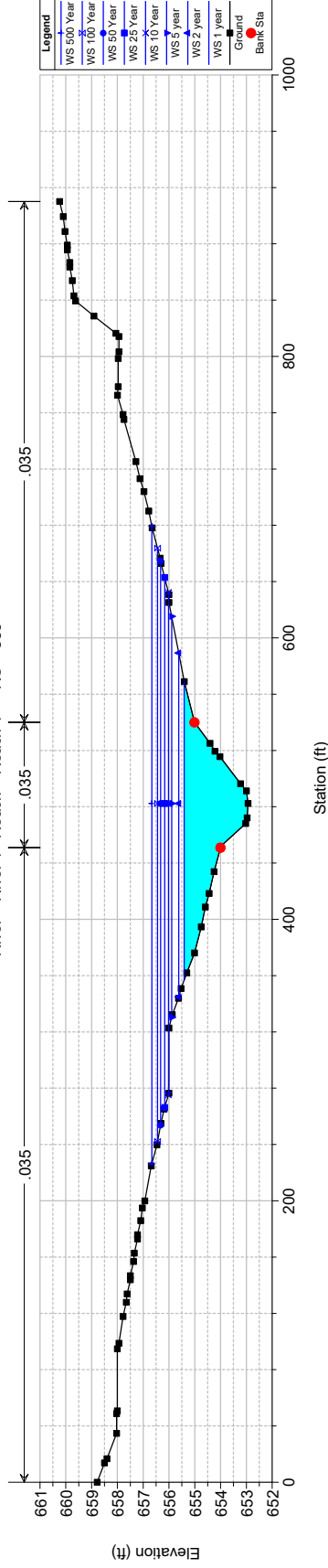
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1217



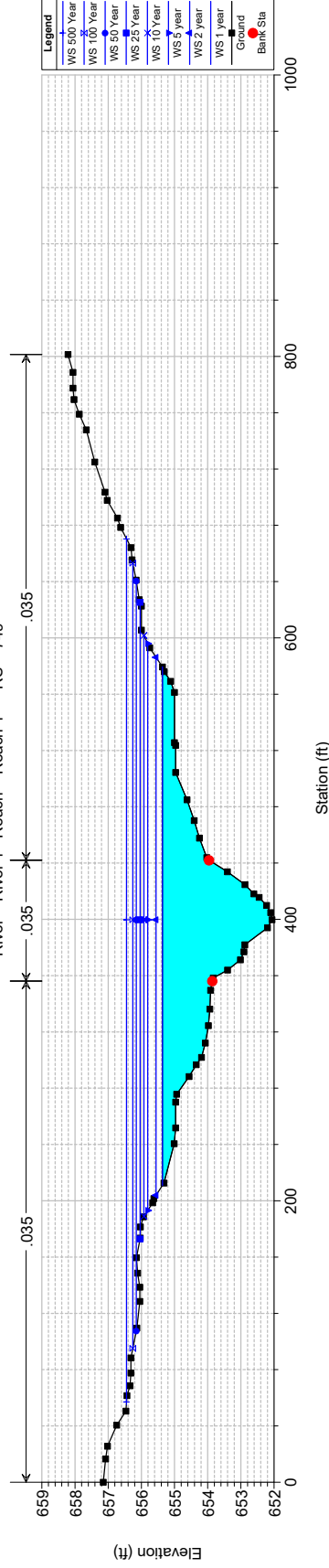
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 1039



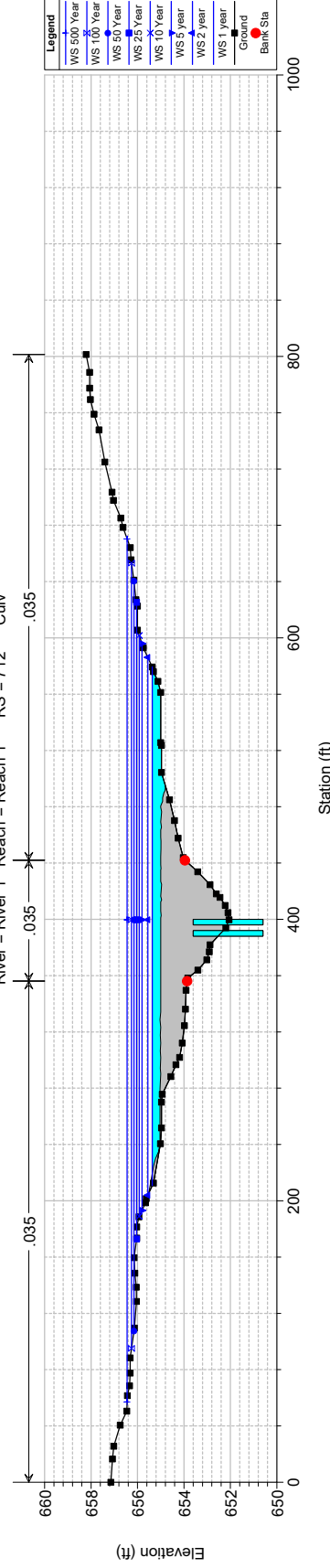
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 886



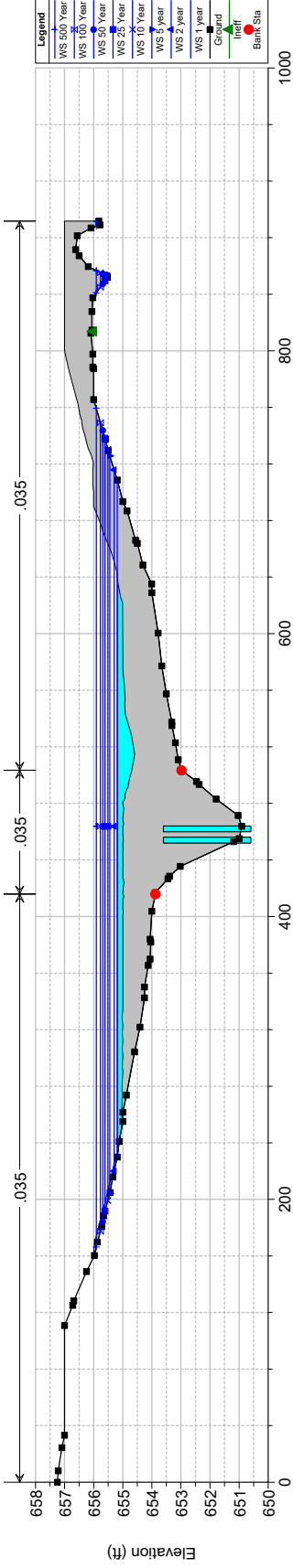
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 749



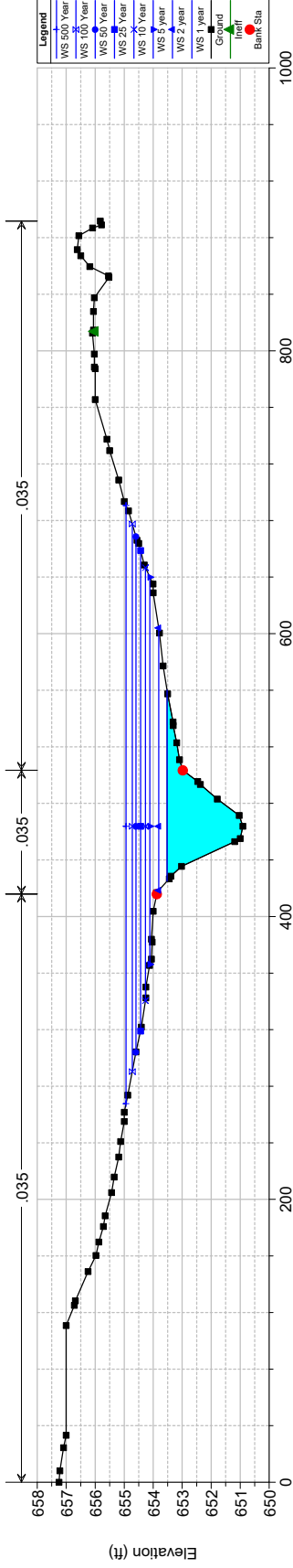
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 712 Culv



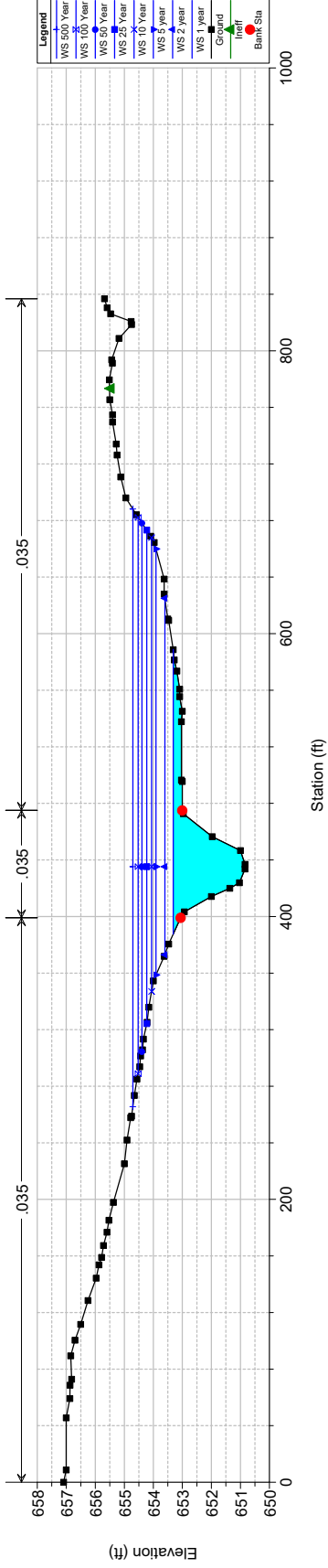
22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 712 Culv



22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 625

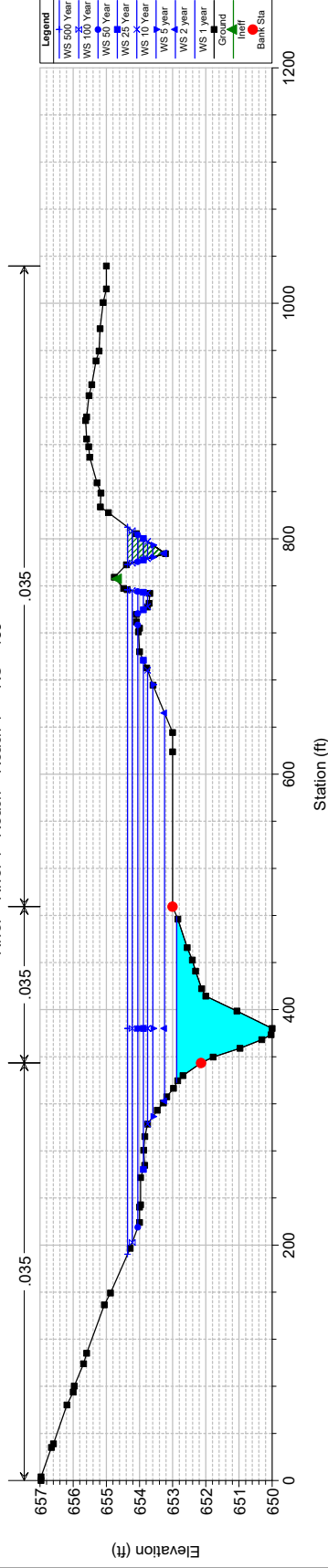


22008_WOODS Plan: Existing 3/16/2022
River = River 1 Reach = Reach 1 RS = 563



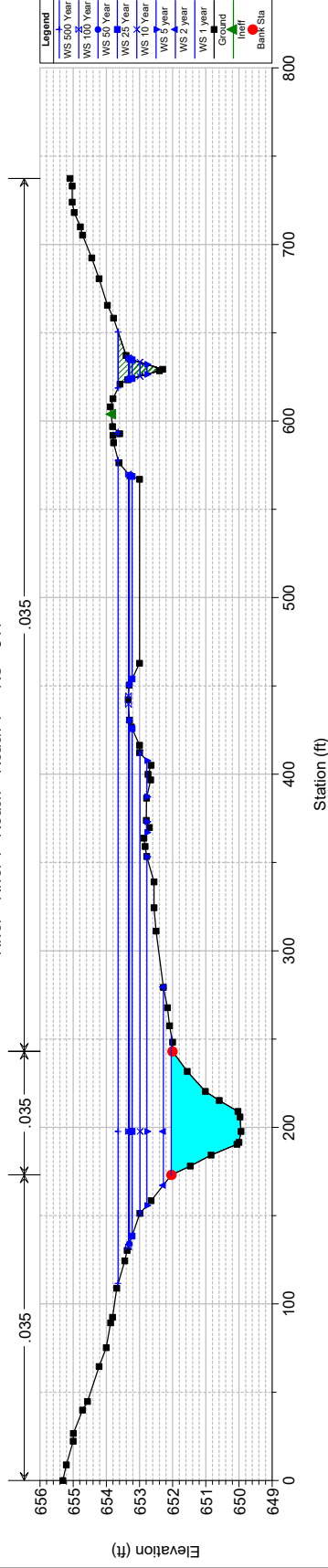
22008_WOODS Plan: Existing 3/16/2022

River = River 1 Reach = Reach 1 RS = 439



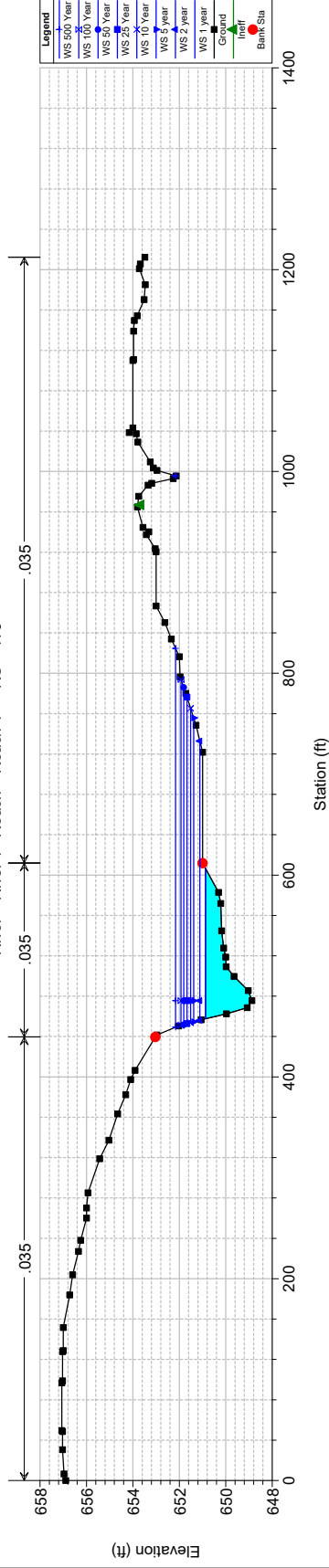
22008_WOODS Plan: Existing 3/16/2022

River = River 1 Reach = Reach 1 RS = 344



22008_WOODS Plan: Existing 3/16/2022

River = River 1 Reach = Reach 1 RS = 170



P – Proposed HEC-RAS Results

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	3332	1 year	225.30	657.97	662.69		662.70	0.000526	0.75	302.41	449.30	0.16
Reach 1	3332	2 year	333.70	657.97	662.84		662.85	0.000603	0.92	368.25	451.68	0.18
Reach 1	3332	5 year	500.10	657.97	663.04		663.05	0.000675	1.11	455.33	455.31	0.19
Reach 1	3332	10 Year	602.80	657.97	663.14		663.16	0.000717	1.21	501.70	458.50	0.20
Reach 1	3332	25 Year	737.20	657.97	663.26		663.29	0.000764	1.32	558.05	464.11	0.21
Reach 1	3332	50 Year	871.80	657.97	663.38		663.41	0.000800	1.43	610.53	467.54	0.22
Reach 1	3332	100 Year	994.20	657.97	663.50		663.53	0.000787	1.49	665.59	470.50	0.22
Reach 1	3332	500 Year	1254.70	657.97	663.90		663.93	0.000563	1.46	853.06	480.29	0.19
Reach 1	3269	1 year	225.30	658.00	662.66		662.67	0.000451	0.68	331.07	502.38	0.15
Reach 1	3269	2 year	333.70	658.00	662.81		662.82	0.000512	0.83	403.82	503.48	0.16
Reach 1	3269	5 year	500.10	658.00	663.00		663.01	0.000564	1.00	500.61	504.94	0.18
Reach 1	3269	10 Year	602.80	658.00	663.10		663.12	0.000594	1.09	551.80	505.71	0.18
Reach 1	3269	25 Year	737.20	658.00	663.22		663.25	0.000625	1.20	613.63	506.76	0.19
Reach 1	3269	50 Year	871.80	658.00	663.34		663.36	0.000651	1.30	670.88	507.79	0.20
Reach 1	3269	100 Year	994.20	658.00	663.46		663.48	0.000635	1.36	732.11	508.73	0.20
Reach 1	3269	500 Year	1254.70	658.00	663.87		663.90	0.000439	1.33	944.71	523.52	0.17
Reach 1	3217	1 year	225.30	654.00	662.64		662.64	0.000507	0.70	320.31	505.69	0.16
Reach 1	3217	2 year	333.70	654.00	662.78		662.79	0.000570	0.85	391.79	507.03	0.17
Reach 1	3217	5 year	500.10	654.00	662.97		662.98	0.000619	1.03	487.83	508.84	0.18
Reach 1	3217	10 Year	602.80	654.00	663.07		663.09	0.000648	1.12	538.64	510.10	0.19
Reach 1	3217	25 Year	737.20	654.00	663.19		663.21	0.000679	1.23	600.12	512.02	0.20
Reach 1	3217	50 Year	871.80	654.00	663.30		663.33	0.000705	1.33	657.28	513.81	0.21
Reach 1	3217	100 Year	994.20	654.00	663.42		663.45	0.000680	1.38	719.90	515.75	0.21
Reach 1	3217	500 Year	1254.70	654.00	663.85		663.87	0.000455	1.34	941.28	529.34	0.18
Reach 1	3143	1 year	225.30	654.00	662.60		662.61	0.000466	0.65	347.17	580.02	0.15
Reach 1	3143	2 year	333.70	654.00	662.74		662.75	0.000514	0.78	427.07	581.41	0.16
Reach 1	3143	5 year	500.10	654.00	662.93		662.94	0.000544	0.93	535.92	583.50	0.17
Reach 1	3143	10 Year	602.80	654.00	663.02		663.04	0.000565	1.02	593.38	584.54	0.18
Reach 1	3143	25 Year	737.20	654.00	663.14		663.16	0.000585	1.11	663.03	585.75	0.18
Reach 1	3143	50 Year	871.80	654.00	663.25		663.28	0.000601	1.20	727.83	586.71	0.19
Reach 1	3143	100 Year	994.20	654.00	663.38		663.40	0.000570	1.24	800.81	587.84	0.19
Reach 1	3143	500 Year	1254.70	654.00	663.82		663.84	0.000358	1.18	1061.07	591.76	0.16
Reach 1	3048	1 year	225.30	662.03	662.31	662.31	662.46	0.026807	2.48	73.38	250.50	0.95
Reach 1	3048	2 year	333.70	662.03	662.40	662.40	662.59	0.024465	2.79	96.31	256.55	0.94
Reach 1	3048	5 year	500.10	662.03	662.51	662.51	662.76	0.024426	3.22	123.95	263.07	0.98
Reach 1	3048	10 Year	602.80	662.03	662.59	662.59	662.86	0.021048	3.10	146.76	273.96	0.91
Reach 1	3048	25 Year	737.20	662.03	662.67	662.67	662.97	0.020233	3.38	168.55	277.38	0.92
Reach 1	3048	50 Year	871.80	662.03	662.74	662.74	663.08	0.019668	3.60	188.98	280.90	0.93
Reach 1	3048	100 Year	994.20	662.03	663.04		663.25	0.007680	2.92	276.01	292.85	0.62
Reach 1	3048	500 Year	1254.70	662.03	663.64		663.76	0.002480	2.40	453.66	303.64	0.38
Reach 1	2995	1 year	225.30	662.13	662.05		662.05	0.000001		1861.14	271.06	0.00
Reach 1	2995	2 year	333.70	662.13	662.11		662.11	0.000001		1876.38	271.75	0.00
Reach 1	2995	5 year	500.10	662.13	662.38		662.38	0.000003	0.02	1952.83	292.80	0.01
Reach 1	2995	10 Year	602.80	662.13	662.54		662.54	0.000004	0.03	1999.99	305.25	0.01
Reach 1	2995	25 Year	737.20	662.13	662.75		662.75	0.000005	0.04	2065.14	320.55	0.01
Reach 1	2995	50 Year	871.80	662.13	662.96		662.96	0.000006	0.06	2134.78	337.49	0.02
Reach 1	2995	100 Year	994.20	662.13	663.18		663.19	0.000008	0.09	2211.56	344.27	0.02
Reach 1	2995	500 Year	1254.70	662.13	663.72		663.72	0.000010	0.14	2402.96	396.23	0.02
Reach 1	2895	1 year	225.30	662.53	662.05		662.05	0.000001		1714.94	253.29	0.00
Reach 1	2895	2 year	333.70	662.53	662.11		662.11	0.000002		1729.14	253.89	0.00
Reach 1	2895	5 year	500.10	662.53	662.38		662.38	0.000003		1798.32	256.78	0.00
Reach 1	2895	10 Year	602.80	662.53	662.54		662.54	0.000004	0.00	1838.91	260.24	0.01
Reach 1	2895	25 Year	737.20	662.53	662.75		662.75	0.000006	0.02	1895.24	280.96	0.01
Reach 1	2895	50 Year	871.80	662.53	662.96		662.96	0.000008	0.04	1958.40	317.26	0.02
Reach 1	2895	100 Year	994.20	662.53	663.18		663.19	0.000009	0.07	2032.73	343.39	0.02
Reach 1	2895	500 Year	1254.70	662.53	663.72		663.72	0.000012	0.14	2232.49	409.29	0.03
Reach 1	2824	1 year	225.30	662.96	662.05		662.05	0.000001		1656.72	261.71	0.00
Reach 1	2824	2 year	333.70	662.96	662.11		662.11	0.000002		1671.41	263.79	0.00
Reach 1	2824	5 year	500.10	662.96	662.38		662.38	0.000003		1744.56	276.02	0.00
Reach 1	2824	10 Year	602.80	662.96	662.54		662.54	0.000005		1788.89	294.43	0.00
Reach 1	2824	25 Year	737.20	662.96	662.75		662.75	0.000006		1855.89	345.91	0.00
Reach 1	2824	50 Year	871.80	662.96	662.96		662.96	0.000008		1935.61	407.44	0.00
Reach 1	2824	100 Year	994.20	662.96	663.18		663.19	0.000016	0.06	2038.27	475.44	0.02
Reach 1	2824	500 Year	1254.70	662.96	663.72		663.72	0.000021	0.15	2304.87	509.93	0.03
Reach 1	2692	1 year	225.30	662.19	662.05		662.05	0.000001		1530.90	283.53	0.00
Reach 1	2692	2 year	333.70	662.19	662.11		662.11	0.000002		1546.93	291.44	0.00
Reach 1	2692	5 year	500.10	662.19	662.38		662.38	0.000006	0.02	1635.02	367.20	0.01
Reach 1	2692	10 Year	602.80	662.19	662.54		662.54	0.000008	0.04	1695.56	404.26	0.02
Reach 1	2692	25 Year	737.20	662.19	662.75		662.75	0.000011	0.07	1783.65	444.89	0.02
Reach 1	2692	50 Year	871.80	662.19	662.96		662.96	0.000014	0.11	1878.18	451.81	0.03

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2692	100 Year	994.20	662.19	663.18		663.18	0.000016	0.13	1981.15	465.22	0.03
Reach 1	2692	500 Year	1254.70	662.19	663.71		663.72	0.000018	0.20	2237.66	496.69	0.03
Reach 1	2564	1 year	225.30	662.08	662.01	662.01	662.05	0.001390		136.48	208.06	0.00
Reach 1	2564	2 year	333.70	662.08	662.01	662.01	662.10	0.003050		136.48	208.06	0.00
Reach 1	2564	5 year	500.10	662.08	662.27	662.01	662.37	0.003117	0.46	198.73	256.87	0.26
Reach 1	2564	10 Year	602.80	662.08	662.43	662.01	662.53	0.002912	0.69	240.31	275.08	0.28
Reach 1	2564	25 Year	737.20	662.08	662.65	662.11	662.73	0.002994	0.95	309.46	338.86	0.31
Reach 1	2564	50 Year	871.80	662.08	662.87	662.19	662.95	0.002285	1.02	387.91	369.02	0.29
Reach 1	2564	100 Year	994.20	662.08	663.10	662.28	663.17	0.001690	1.08	479.11	405.55	0.26
Reach 1	2564	500 Year	1254.70	662.08	663.66	662.42	663.71	0.000872	1.25	715.27	433.73	0.21
Reach 1	2473	1 year	225.30	659.25	661.40		661.52	0.004011	3.10	98.71	179.97	0.49
Reach 1	2473	2 year	333.70	659.25	661.69		661.78	0.002977	2.90	152.84	194.59	0.43
Reach 1	2473	5 year	500.10	659.25	662.02		662.11	0.002586	2.75	220.81	246.18	0.40
Reach 1	2473	10 Year	602.80	659.25	662.20		662.29	0.002245	2.78	267.63	268.64	0.38
Reach 1	2473	25 Year	737.20	659.25	662.44		662.52	0.001830	2.74	333.67	292.66	0.35
Reach 1	2473	50 Year	871.80	659.25	662.71		662.78	0.001391	2.62	416.87	316.61	0.32
Reach 1	2473	100 Year	994.20	659.25	662.98		663.05	0.001052	2.47	505.55	326.70	0.28
Reach 1	2473	500 Year	1254.70	659.25	663.59		663.64	0.000620	2.20	708.85	344.92	0.22
Reach 1	2405	1 year	225.30	658.94	661.13	660.58	661.25	0.003947	2.82	85.17	197.04	0.48
Reach 1	2405	2 year	333.70	658.94	661.45	660.88	661.57	0.003106	2.91	133.78	233.90	0.44
Reach 1	2405	5 year	500.10	658.94	661.81	661.28	661.93	0.002569	3.02	195.27	243.31	0.41
Reach 1	2405	10 Year	602.80	658.94	662.01	661.43	662.13	0.002314	3.05	230.76	247.64	0.40
Reach 1	2405	25 Year	737.20	658.94	662.26	661.58	662.39	0.002032	3.07	276.24	270.33	0.38
Reach 1	2405	50 Year	871.80	658.94	662.56	661.69	662.68	0.001666	2.99	329.94	309.28	0.35
Reach 1	2405	100 Year	994.20	658.94	662.86	661.77	662.96	0.001359	2.89	384.55	323.43	0.32
Reach 1	2405	500 Year	1254.70	658.94	663.49	661.96	663.58	0.000945	2.70	504.71	349.16	0.28
Reach 1	2307	1 year	356.90	658.00	660.63	660.16	660.83	0.004377	3.80	110.10	158.48	0.53
Reach 1	2307	2 year	530.30	658.00	660.92	660.62	661.17	0.004830	4.30	152.19	192.53	0.57
Reach 1	2307	5 year	801.50	658.00	661.35	660.96	661.59	0.004110	4.40	226.11	240.59	0.54
Reach 1	2307	10 Year	968.50	658.00	661.59	661.17	661.82	0.003681	4.38	269.26	273.48	0.52
Reach 1	2307	25 Year	1187.40	658.00	661.88	661.32	662.11	0.003313	4.39	321.43	283.02	0.50
Reach 1	2307	50 Year	1407.30	658.00	662.23	661.46	662.45	0.002658	4.19	388.25	297.52	0.45
Reach 1	2307	100 Year	1608.10	658.00	662.58	661.58	662.78	0.002177	4.00	453.76	311.12	0.42
Reach 1	2307	500 Year	2032.50	658.00	663.35	661.80	663.48	0.001099	3.26	746.97	364.91	0.31
Reach 1	2195	1 year	356.90	658.00	660.33		660.42	0.002615	2.83	163.04	279.22	0.41
Reach 1	2195	2 year	530.30	658.00	660.69		660.79	0.002005	2.87	236.94	295.33	0.37
Reach 1	2195	5 year	801.50	658.00	661.17		661.27	0.001604	2.99	341.50	324.38	0.34
Reach 1	2195	10 Year	968.50	658.00	661.44		661.54	0.001396	3.00	404.17	340.32	0.33
Reach 1	2195	25 Year	1187.40	658.00	661.75		661.86	0.001260	3.07	475.84	345.03	0.32
Reach 1	2195	50 Year	1407.30	658.00	662.14		662.24	0.001014	3.00	567.81	351.58	0.29
Reach 1	2195	100 Year	1608.10	658.00	662.51		662.60	0.000845	2.93	654.21	358.74	0.27
Reach 1	2195	500 Year	2032.50	658.00	663.28		663.38	0.000662	2.95	842.10	373.96	0.25
Reach 1	2142	1 year	356.90	657.91	660.23		660.30	0.001950	2.25	166.88	301.85	0.35
Reach 1	2142	2 year	530.30	657.91	660.59		660.69	0.001783	2.53	218.61	320.93	0.34
Reach 1	2142	5 year	801.50	657.91	661.06		661.18	0.001725	2.93	284.56	352.07	0.35
Reach 1	2142	10 Year	968.50	657.91	661.32		661.46	0.001685	3.12	322.07	360.24	0.36
Reach 1	2142	25 Year	1187.40	657.91	661.60		661.77	0.001698	3.38	364.33	364.81	0.36
Reach 1	2142	50 Year	1407.30	657.91	662.00		662.17	0.001482	3.46	422.12	370.90	0.35
Reach 1	2142	100 Year	1608.10	657.91	662.36		662.54	0.001308	3.50	476.67	376.52	0.33
Reach 1	2142	500 Year	2032.50	657.91	663.14		663.32	0.001026	3.55	595.08	391.61	0.30
Reach 1	2095	1 year	356.90	657.74	659.54	659.54	659.98	0.018567	5.32	67.58	167.46	1.00
Reach 1	2095	2 year	530.30	657.74	659.82	659.82	660.36	0.017839	5.90	90.32	187.23	1.01
Reach 1	2095	5 year	801.50	657.74	660.19	660.19	660.84	0.015570	6.49	124.79	216.38	0.98
Reach 1	2095	10 Year	968.50	657.74	660.36	660.36	661.10	0.015125	6.93	141.77	224.03	0.99
Reach 1	2095	25 Year	1187.40	657.74	660.95	660.57	661.51	0.007492	6.05	199.73	243.00	0.73
Reach 1	2095	50 Year	1407.30	657.74	661.45	660.77	661.96	0.005079	5.75	250.61	303.94	0.63
Reach 1	2095	100 Year	1608.10	657.74	661.88	660.96	662.35	0.003951	5.60	293.83	329.08	0.57
Reach 1	2095	500 Year	2032.50	657.74	662.72	661.32	663.17	0.002729	5.48	379.37	368.74	0.49
Reach 1	2033		Culvert									
Reach 1	1972	1 year	356.90	657.37	659.42		659.56	0.005409	3.13	120.60	222.84	0.55
Reach 1	1972	2 year	530.30	657.37	659.68		659.86	0.005504	3.44	154.89	255.23	0.57
Reach 1	1972	5 year	801.50	657.37	660.00		660.25	0.005770	3.88	199.01	283.95	0.59
Reach 1	1972	10 Year	968.50	657.37	660.16		660.45	0.005977	4.15	222.11	293.95	0.61
Reach 1	1972	25 Year	1187.40	657.37	660.36		660.71	0.005993	4.48	251.75	298.80	0.62
Reach 1	1972	50 Year	1407.30	657.37	660.55		660.94	0.005953	4.81	279.93	303.98	0.63
Reach 1	1972	100 Year	1608.10	657.37	660.71		661.15	0.005908	5.08	304.75	308.38	0.64
Reach 1	1972	500 Year	2032.50	657.37	661.04		661.56	0.005720	5.55	355.53	316.82	0.65
Reach 1	1941	1 year	356.90	657.10	658.95	658.95	659.24	0.015915	4.77	84.72	304.49	0.92

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	1941	2 year	530.30	657.10	659.12	659.12	659.51	0.016700	5.49	107.89	334.26	0.97
Reach 1	1941	5 year	801.50	657.10	659.37	659.37	659.88	0.016012	6.23	142.36	366.15	0.98
Reach 1	1941	10 Year	968.50	657.10	659.52	659.52	660.09	0.015011	6.50	163.72	385.32	0.97
Reach 1	1941	25 Year	1187.40	657.10	659.69	659.69	660.33	0.014533	6.91	188.03	403.75	0.97
Reach 1	1941	50 Year	1407.30	657.10	659.85	659.85	660.57	0.014165	7.27	210.89	421.23	0.97
Reach 1	1941	100 Year	1608.10	657.10	659.98	659.98	660.77	0.013869	7.57	230.82	428.45	0.98
Reach 1	1941	500 Year	2032.50	657.10	660.24	660.24	661.16	0.013628	8.18	268.89	435.28	0.99
Reach 1	1883	1 year	356.90	656.88	658.15	657.80	658.25	0.005384	2.35	137.67	405.46	0.51
Reach 1	1883	2 year	530.30	656.88	658.37	657.98	658.51	0.005046	2.71	179.53	412.51	0.52
Reach 1	1883	5 year	801.50	656.88	658.66	658.25	658.85	0.004906	3.16	234.25	421.60	0.53
Reach 1	1883	10 Year	968.50	656.88	658.82	658.35	659.03	0.004885	3.39	264.01	426.30	0.54
Reach 1	1883	25 Year	1187.40	656.88	659.00	658.50	659.25	0.004908	3.66	299.79	432.34	0.55
Reach 1	1883	50 Year	1407.30	656.88	659.16	658.63	659.45	0.004964	3.91	332.60	437.75	0.56
Reach 1	1883	100 Year	1608.10	656.88	659.30	658.75	659.62	0.004977	4.15	360.31	441.01	0.57
Reach 1	1883	500 Year	2032.50	656.88	659.56	658.97	659.95	0.005071	4.63	413.15	446.97	0.59
Reach 1	1740	1 year	356.90	656.27	657.81		657.85	0.001635	1.41	219.09	375.27	0.29
Reach 1	1740	2 year	530.30	656.27	658.03		658.09	0.001752	1.70	273.70	382.97	0.31
Reach 1	1740	5 year	801.50	656.27	658.33		658.41	0.001866	2.10	347.42	400.68	0.33
Reach 1	1740	10 Year	968.50	656.27	658.48		658.58	0.001912	2.31	389.17	409.71	0.35
Reach 1	1740	25 Year	1187.40	656.27	658.67		658.79	0.001972	2.55	439.87	421.17	0.36
Reach 1	1740	50 Year	1407.30	656.27	658.84		658.97	0.002038	2.77	486.86	431.42	0.37
Reach 1	1740	100 Year	1608.10	656.27	658.98		659.13	0.002084	2.95	528.41	441.66	0.38
Reach 1	1740	500 Year	2032.50	656.27	659.26		659.44	0.002145	3.28	611.29	449.60	0.39
Reach 1	1613	1 year	356.90	655.00	657.24		657.45	0.007359	4.16	114.39	284.31	0.66
Reach 1	1613	2 year	530.30	655.00	657.47		657.69	0.006539	4.40	159.93	301.11	0.64
Reach 1	1613	5 year	801.50	655.00	657.76		658.00	0.005995	4.74	221.17	321.12	0.63
Reach 1	1613	10 Year	968.50	655.00	657.91		658.18	0.005764	4.92	256.09	332.31	0.63
Reach 1	1613	25 Year	1187.40	655.00	658.08		658.37	0.005741	5.19	295.45	341.57	0.64
Reach 1	1613	50 Year	1407.30	655.00	658.23		658.55	0.005749	5.44	331.58	347.24	0.65
Reach 1	1613	100 Year	1608.10	655.00	658.35		658.70	0.005789	5.66	362.15	352.29	0.65
Reach 1	1613	500 Year	2032.50	655.00	658.59		658.99	0.005885	6.09	422.22	363.22	0.67
Reach 1	1476	1 year	356.90	655.00	656.82	656.39	656.89	0.002292	2.29	189.32	235.90	0.37
Reach 1	1476	2 year	530.30	655.00	657.06	656.56	657.14	0.002366	2.62	247.51	257.24	0.39
Reach 1	1476	5 year	801.50	655.00	657.28	656.74	657.40	0.002982	3.24	305.89	278.11	0.44
Reach 1	1476	10 Year	968.50	655.00	657.45	656.85	657.58	0.002930	3.43	356.37	303.11	0.45
Reach 1	1476	25 Year	1187.40	655.00	657.63	657.00	657.78	0.002913	3.64	411.91	317.26	0.45
Reach 1	1476	50 Year	1407.30	655.00	657.78	657.13	657.95	0.002949	3.85	461.14	327.08	0.46
Reach 1	1476	100 Year	1608.10	655.00	657.92	657.21	658.09	0.002948	4.00	505.32	335.05	0.47
Reach 1	1476	500 Year	2032.50	655.00	658.17	657.44	658.37	0.002984	4.31	590.89	349.61	0.48
Reach 1	1374		Culvert									
Reach 1	1309	1 year	356.90	654.81	656.56		656.67	0.004090	3.12	145.94	312.00	0.50
Reach 1	1309	2 year	530.30	654.81	656.81		656.94	0.003828	3.35	196.53	322.11	0.49
Reach 1	1309	5 year	801.50	654.81	657.10		657.26	0.003907	3.71	264.07	407.42	0.51
Reach 1	1309	10 Year	968.50	654.81	657.24		657.42	0.003884	3.92	307.21	423.77	0.51
Reach 1	1309	25 Year	1187.40	654.81	657.41		657.61	0.003867	4.15	359.06	437.21	0.52
Reach 1	1309	50 Year	1407.30	654.81	657.57		657.78	0.003839	4.34	409.54	458.32	0.52
Reach 1	1309	100 Year	1608.10	654.81	657.70		657.93	0.003794	4.49	454.06	469.20	0.53
Reach 1	1309	500 Year	2032.50	654.81	657.95		658.20	0.003742	4.78	554.11	493.24	0.53
Reach 1	1217	1 year	356.90	653.94	656.31		656.39	0.002262	2.44	179.37	447.32	0.37
Reach 1	1217	2 year	530.30	653.94	656.57		656.67	0.002165	2.70	248.47	477.94	0.38
Reach 1	1217	5 year	801.50	653.94	656.86		656.97	0.002332	3.12	329.92	510.14	0.40
Reach 1	1217	10 Year	968.50	653.94	657.00		657.13	0.002464	3.37	373.09	531.23	0.42
Reach 1	1217	25 Year	1187.40	653.94	657.16		657.31	0.002582	3.63	426.69	551.72	0.43
Reach 1	1217	50 Year	1407.30	653.94	657.31		657.47	0.002646	3.84	480.57	572.70	0.44
Reach 1	1217	100 Year	1608.10	653.94	657.44		657.62	0.002699	4.02	528.80	593.55	0.45
Reach 1	1217	500 Year	2032.50	653.94	657.69		657.89	0.002772	4.34	626.74	632.46	0.46
Reach 1	1039	1 year	356.90	653.88	655.64	655.38	655.81	0.004824	3.56	124.26	288.10	0.54
Reach 1	1039	2 year	530.30	653.88	655.93	655.63	656.12	0.004544	3.94	181.64	353.96	0.55
Reach 1	1039	5 year	801.50	653.88	656.27	655.96	656.45	0.003799	4.09	288.67	473.65	0.52
Reach 1	1039	10 Year	968.50	653.88	656.48	656.17	656.63	0.003106	3.95	363.41	502.46	0.47
Reach 1	1039	25 Year	1187.40	653.88	656.67	656.29	656.82	0.002877	4.02	437.63	526.76	0.46
Reach 1	1039	50 Year	1407.30	653.88	656.84	656.38	656.99	0.002741	4.11	507.89	552.04	0.46
Reach 1	1039	100 Year	1608.10	653.88	656.97	656.46	657.14	0.002671	4.21	567.92	573.05	0.45
Reach 1	1039	500 Year	2032.50	653.88	657.24	656.64	657.41	0.002531	4.36	688.25	603.87	0.45
Reach 1	886	1 year	411.70	652.94	655.43	654.44	655.49	0.001075	2.04	238.40	217.84	0.27
Reach 1	886	2 year	613.20	652.94	655.66	654.75	655.74	0.001439	2.56	291.34	249.50	0.32
Reach 1	886	5 year	928.60	652.94	655.90	655.09	656.03	0.002037	3.28	354.77	286.27	0.39
Reach 1	886	10 Year	1123.50	652.94	656.02	655.27	656.20	0.002594	3.84	393.03	357.25	0.44
Reach 1	886	25 Year	1378.50	652.94	656.19	655.46	656.39	0.002727	4.12	455.85	380.04	0.46

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	886	50 Year	1634.60	652.94	656.33	655.65	656.56	0.002915	4.42	511.43	403.78	0.48
Reach 1	886	100 Year	1868.60	652.94	656.45	655.77	656.69	0.003044	4.65	560.03	420.50	0.49
Reach 1	886	500 Year	2362.90	652.94	656.69	655.97	656.96	0.003179	5.02	665.28	456.79	0.51
Reach 1	749	1 year	411.70	652.06	655.39	653.69	655.41	0.000290	1.34	420.73	369.62	0.15
Reach 1	749	2 year	613.20	652.06	655.60	654.08	655.63	0.000415	1.70	500.67	384.78	0.18
Reach 1	749	5 year	928.60	652.06	655.81	654.48	655.86	0.000648	2.22	582.20	403.86	0.23
Reach 1	749	10 Year	1123.50	652.06	655.92	654.65	655.99	0.000771	2.49	629.79	413.09	0.25
Reach 1	749	25 Year	1378.50	652.06	656.06	654.83	656.15	0.000966	2.87	689.70	474.45	0.28
Reach 1	749	50 Year	1634.60	652.06	656.16	654.89	656.27	0.001243	3.32	739.46	532.54	0.32
Reach 1	749	100 Year	1868.60	652.06	656.26	655.29	656.39	0.001386	3.58	793.12	558.45	0.34
Reach 1	749	500 Year	2362.90	652.06	656.47	655.50	656.63	0.001583	3.98	921.29	622.50	0.37
Reach 1	712	Culvert										
Reach 1	625	1 year	411.70	650.91	653.53	652.75	653.69	0.003148	3.21	138.68	137.49	0.45
Reach 1	625	2 year	613.20	650.91	653.82	653.16	654.03	0.003914	3.82	184.82	187.61	0.51
Reach 1	625	5 year	928.60	650.91	654.12	653.71	654.40	0.004542	4.51	253.55	275.57	0.56
Reach 1	625	10 Year	1123.50	650.91	654.28	653.95	654.58	0.004648	4.79	297.74	305.93	0.58
Reach 1	625	25 Year	1378.50	650.91	654.45	654.21	654.78	0.004825	5.14	352.55	340.50	0.60
Reach 1	625	50 Year	1634.60	650.91	654.61	654.34	654.95	0.004821	5.37	409.38	368.07	0.60
Reach 1	625	100 Year	1868.60	650.91	654.74	654.51	655.10	0.004805	5.56	460.29	391.83	0.61
Reach 1	625	500 Year	2362.90	650.91	655.02	654.71	655.39	0.004488	5.75	577.00	440.73	0.60
Reach 1	563	1 year	411.70	650.84	653.33	652.64	653.49	0.003325	3.26	148.53	203.37	0.46
Reach 1	563	2 year	613.20	650.84	653.62	653.23	653.80	0.003393	3.68	212.95	254.71	0.48
Reach 1	563	5 year	928.60	650.84	653.92	653.59	654.13	0.003603	4.20	297.64	300.89	0.51
Reach 1	563	10 Year	1123.50	650.84	654.07	653.77	654.30	0.003664	4.44	345.88	325.28	0.52
Reach 1	563	25 Year	1378.50	650.84	654.24	653.91	654.49	0.003797	4.73	401.59	349.72	0.53
Reach 1	563	50 Year	1634.60	650.84	654.40	654.04	654.67	0.003784	4.93	460.47	374.06	0.54
Reach 1	563	100 Year	1868.60	650.84	654.54	654.16	654.82	0.003768	5.09	513.11	397.42	0.54
Reach 1	563	500 Year	2362.90	650.84	654.84	654.34	655.12	0.003448	5.22	639.69	448.88	0.53
Reach 1	439	1 year	411.70	649.97	652.90	652.18	653.02	0.004043	2.79	147.68	143.15	0.48
Reach 1	439	2 year	613.20	649.97	653.26	652.59	653.38	0.003012	2.85	245.61	333.61	0.43
Reach 1	439	5 year	928.60	649.97	653.60	653.10	653.73	0.002605	3.08	363.53	377.38	0.42
Reach 1	439	10 Year	1123.50	649.97	653.76	653.25	653.90	0.002534	3.23	425.56	413.47	0.42
Reach 1	439	25 Year	1378.50	649.97	653.90	653.40	654.06	0.002813	3.56	482.11	469.11	0.44
Reach 1	439	50 Year	1634.60	649.97	654.06	653.51	654.24	0.002814	3.76	562.07	554.78	0.45
Reach 1	439	100 Year	1868.60	649.97	654.24	653.62	654.41	0.002465	3.71	661.21	583.67	0.43
Reach 1	439	500 Year	2362.90	649.97	654.64	653.82	654.78	0.001782	3.50	887.31	634.84	0.37
Reach 1	344	1 year	411.70	649.94	652.05	651.82	652.42	0.010266	4.87	84.94	82.00	0.78
Reach 1	344	2 year	613.20	649.94	652.29	652.27	652.83	0.012152	5.97	108.16	114.48	0.88
Reach 1	344	5 year	928.60	649.94	652.80	652.80	653.29	0.007998	5.93	193.80	247.89	0.75
Reach 1	344	10 Year	1123.50	649.94	652.99	652.99	653.48	0.007501	6.11	241.75	268.82	0.73
Reach 1	344	25 Year	1378.50	649.94	653.23	653.23	653.65	0.006262	5.98	331.15	412.36	0.68
Reach 1	344	50 Year	1634.60	649.94	653.31	653.31	653.80	0.007133	6.54	366.30	428.93	0.73
Reach 1	344	100 Year	1868.60	649.94	653.31	653.31	653.95	0.009291	7.46	366.93	429.77	0.84
Reach 1	344	500 Year	2362.90	649.94	653.34	653.34	654.32	0.014272	9.30	376.35	449.42	1.04
Reach 1	170	1 year	411.70	648.88	650.88	650.56	651.02	0.005838	3.04	135.50	149.29	0.56
Reach 1	170	2 year	613.20	648.88	651.12	650.76	651.31	0.005834	3.48	187.66	277.99	0.58
Reach 1	170	5 year	928.60	648.88	651.38	651.14	651.61	0.005830	3.97	263.27	301.54	0.60
Reach 1	170	10 Year	1123.50	648.88	651.52	651.28	651.77	0.005838	4.22	304.17	311.56	0.61
Reach 1	170	25 Year	1378.50	648.88	651.67	651.43	651.95	0.005835	4.49	354.06	323.36	0.62
Reach 1	170	50 Year	1634.60	648.88	651.82	651.55	652.12	0.005832	4.73	401.01	334.08	0.63
Reach 1	170	100 Year	1868.60	648.88	651.94	651.65	652.26	0.005833	4.93	441.72	343.11	0.63
Reach 1	170	500 Year	2362.90	648.88	652.18	651.85	652.54	0.005832	5.29	528.70	379.02	0.65

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1

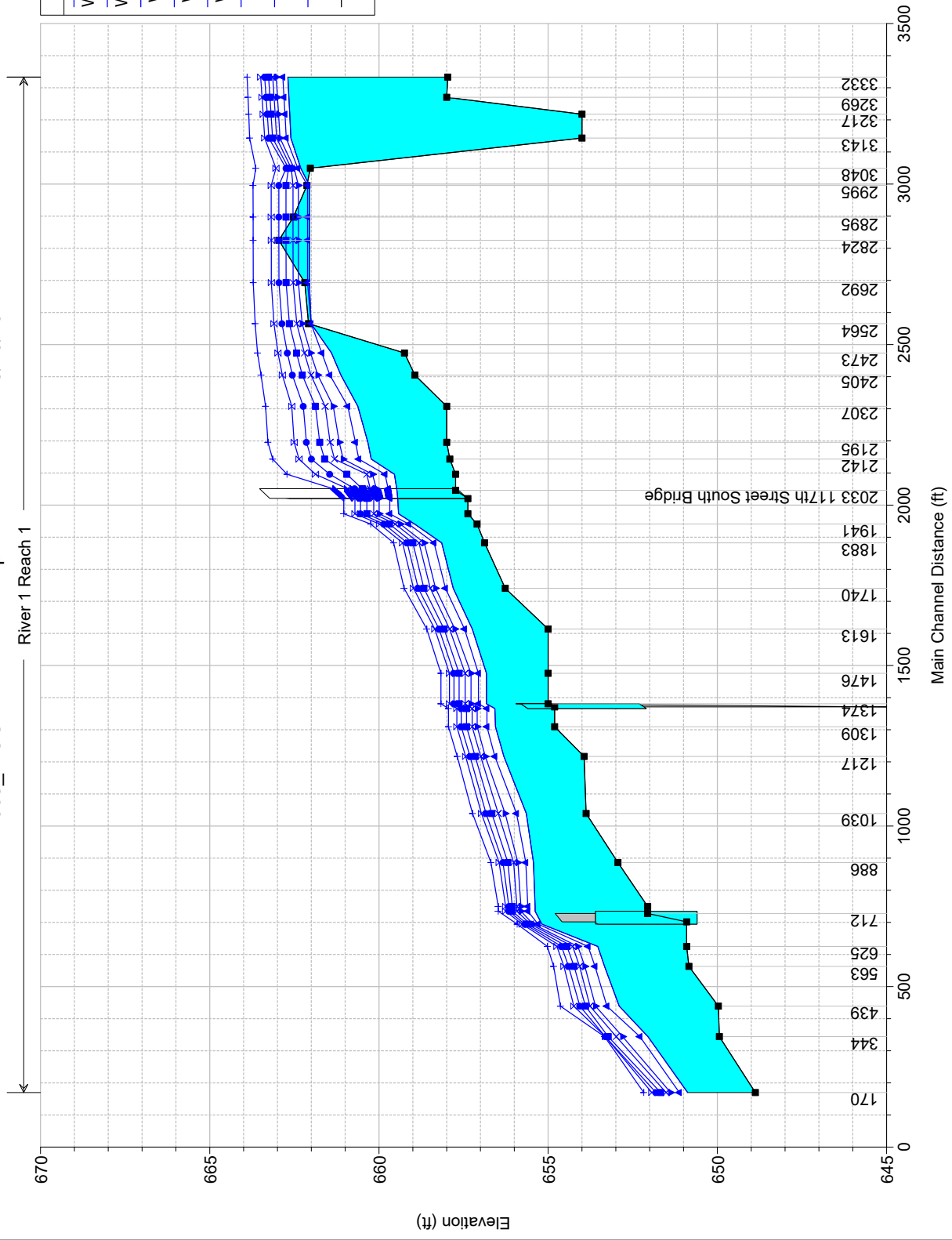
Reach	River Sta	Profile	E.G. Elev (ft)	W.S. Elev (ft)	Vel Head (ft)	Frctn Loss (ft)	C & E Loss (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Top Width (ft)
Reach 1	2142	1 year	660.30	660.23	0.07	0.21	0.11	1.04	262.95	92.91	301.85
Reach 1	2142	2 year	660.69	660.59	0.09	0.19	0.13	3.16	379.36	147.78	320.93
Reach 1	2142	5 year	661.18	661.06	0.13	0.18	0.16	8.16	559.31	234.02	352.07
Reach 1	2142	10 Year	661.46	661.32	0.14	0.18	0.18	12.40	668.61	287.49	360.24
Reach 1	2142	25 Year	661.77	661.60	0.17	0.15	0.12	18.61	811.46	357.33	364.81
Reach 1	2142	50 Year	662.17	662.00	0.18	0.12	0.10	27.61	950.59	429.10	370.90
Reach 1	2142	100 Year	662.54	662.36	0.18	0.10	0.09	37.63	1076.03	494.44	376.52
Reach 1	2142	500 Year	663.32	663.14	0.19	0.07	0.08	63.98	1337.11	631.41	391.61
Reach 1	2095	1 year	659.98	659.54	0.44				352.92	3.98	167.46
Reach 1	2095	2 year	660.36	659.82	0.54				521.53	8.77	187.23
Reach 1	2095	5 year	660.84	660.19	0.65			2.14	783.07	16.29	216.38
Reach 1	2095	10 Year	661.10	660.36	0.74			6.42	941.58	20.50	224.03
Reach 1	2095	25 Year	661.51	660.95	0.56			22.72	1137.44	27.23	243.00
Reach 1	2095	50 Year	661.96	661.45	0.50			35.88	1337.88	33.54	303.94
Reach 1	2095	100 Year	662.35	661.88	0.48			54.58	1514.55	38.97	329.08
Reach 1	2095	500 Year	663.17	662.72	0.45			94.39	1887.84	50.27	368.74
Reach 1	2033		Culvert								
Reach 1	1972	1 year	659.56	659.42	0.14	0.27	0.05		149.89	207.01	222.84
Reach 1	1972	2 year	659.86	659.68	0.18	0.28	0.06		208.96	321.34	255.23
Reach 1	1972	5 year	660.25	660.00	0.25	0.29	0.08		304.98	496.52	283.95
Reach 1	1972	10 Year	660.45	660.16	0.30	0.29	0.08		366.23	602.27	293.95
Reach 1	1972	25 Year	660.71	660.36	0.35	0.28	0.09	0.04	452.48	734.88	298.80
Reach 1	1972	50 Year	660.94	660.55	0.40	0.28	0.10	0.61	542.81	863.88	303.98
Reach 1	1972	100 Year	661.15	660.71	0.44	0.28	0.10	2.23	625.22	980.65	308.38
Reach 1	1972	500 Year	661.56	661.04	0.51	0.27	0.12	8.74	799.25	1224.51	316.82
Reach 1	1941	1 year	659.24	658.95	0.29	0.50	0.09		207.67	149.23	304.49
Reach 1	1941	2 year	659.51	659.12	0.39	0.49	0.13	1.80	288.87	239.63	334.26
Reach 1	1941	5 year	659.88	659.37	0.52	0.48	0.17	11.95	408.14	381.41	366.15
Reach 1	1941	10 Year	660.09	659.52	0.57	0.46	0.18	21.05	478.01	469.44	385.32
Reach 1	1941	25 Year	660.33	659.69	0.64	0.46	0.20	34.17	569.36	583.87	403.75
Reach 1	1941	50 Year	660.57	659.85	0.72	0.46	0.22	49.11	659.72	698.47	421.23
Reach 1	1941	100 Year	660.77	659.98	0.78	0.46	0.23	63.98	741.23	802.89	428.45
Reach 1	1941	500 Year	661.16	660.24	0.92	0.46	0.27	97.62	912.17	1022.72	435.28
Reach 1	1613	1 year	657.45	657.24	0.21	0.52	0.04	0.65	249.71	106.54	284.31
Reach 1	1613	2 year	657.69	657.47	0.22	0.51	0.04	5.50	313.32	211.48	301.11
Reach 1	1613	5 year	658.00	657.76	0.25	0.56	0.04	22.20	403.96	375.34	321.12
Reach 1	1613	10 Year	658.18	657.91	0.26	0.55	0.04	36.67	455.77	476.06	332.31
Reach 1	1613	25 Year	658.37	658.08	0.29	0.55	0.04	60.38	522.93	604.09	341.57
Reach 1	1613	50 Year	658.55	658.23	0.32	0.55	0.05	88.49	587.72	731.09	347.24
Reach 1	1613	100 Year	658.70	658.35	0.35	0.55	0.05	115.77	645.75	846.57	352.29
Reach 1	1613	500 Year	658.99	658.59	0.41	0.56	0.06	176.38	765.26	1090.85	363.22
Reach 1	1476	1 year	656.89	656.82	0.06			134.74	207.26	14.90	235.90
Reach 1	1476	2 year	657.14	657.06	0.08			213.98	284.16	32.15	257.24
Reach 1	1476	5 year	657.40	657.28	0.12			336.45	404.16	60.90	278.11
Reach 1	1476	10 Year	657.58	657.45	0.13			409.18	473.32	86.00	303.11
Reach 1	1476	25 Year	657.78	657.63	0.15			518.01	551.52	117.87	317.26
Reach 1	1476	50 Year	657.95	657.78	0.16			627.74	627.25	152.31	327.08
Reach 1	1476	100 Year	658.09	657.92	0.18			729.42	693.17	185.51	335.05
Reach 1	1476	500 Year	658.37	658.17	0.20			944.99	828.45	259.06	349.61
Reach 1	1374		Culvert								
Reach 1	1309	1 year	656.67	656.56	0.11	0.28	0.01	130.82	226.08		312.00
Reach 1	1309	2 year	656.94	656.81	0.13	0.26	0.01	237.69	292.61		322.11
Reach 1	1309	5 year	657.26	657.10	0.16	0.27	0.01	406.45	391.02	4.03	407.42
Reach 1	1309	10 Year	657.42	657.24	0.18	0.28	0.01	502.51	448.46	17.54	423.77
Reach 1	1309	25 Year	657.61	657.41	0.20	0.29	0.01	624.09	518.92	44.40	437.21
Reach 1	1309	50 Year	657.78	657.57	0.21	0.29	0.02	744.48	586.35	76.47	458.32
Reach 1	1309	100 Year	657.93	657.70	0.23	0.29	0.02	850.60	643.91	113.60	469.20
Reach 1	1309	500 Year	658.20	657.95	0.25	0.30	0.02	1064.69	760.36	207.45	493.24

HEC-RAS Plan: P_Arch_AI River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	E.G. Elev (ft)	W.S. Elev (ft)	Vel Head (ft)	Frctn Loss (ft)	C & E Loss (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Top Width (ft)
Reach 1	1217	1 year	656.39	656.31	0.08	0.57	0.01	43.18	290.68	23.04	447.32
Reach 1	1217	2 year	656.67	656.57	0.09	0.54	0.01	100.20	385.33	44.77	477.94
Reach 1	1217	5 year	656.97	656.86	0.11	0.52	0.01	196.24	524.26	81.00	510.14
Reach 1	1217	10 Year	657.13	657.00	0.13	0.49	0.00	257.41	606.43	104.66	531.23
Reach 1	1217	25 Year	657.31	657.16	0.15	0.48	0.00	345.00	705.49	136.91	551.72
Reach 1	1217	50 Year	657.47	657.31	0.16	0.48	0.00	437.98	799.74	169.58	572.70
Reach 1	1217	100 Year	657.62	657.44	0.18	0.48	0.00	526.08	883.80	198.22	593.55
Reach 1	1217	500 Year	657.89	657.69	0.20	0.47	0.01	713.97	1048.97	269.56	632.46
Reach 1	886	1 year	655.49	655.43	0.06	0.07	0.01	84.86	323.59	3.26	217.84
Reach 1	886	2 year	655.74	655.66	0.08	0.10	0.02	143.92	457.25	12.04	249.50
Reach 1	886	5 year	656.03	655.90	0.13	0.14	0.02	239.75	654.94	33.91	286.27
Reach 1	886	10 Year	656.20	656.02	0.18	0.18	0.03	259.94	809.42	54.15	357.25
Reach 1	886	25 Year	656.39	656.19	0.20	0.21	0.03	357.42	931.85	89.23	380.04
Reach 1	886	50 Year	656.56	656.33	0.22	0.25	0.03	451.74	1054.77	128.09	403.78
Reach 1	886	100 Year	656.69	656.45	0.24	0.27	0.03	543.98	1158.20	166.42	420.50
Reach 1	886	500 Year	656.96	656.69	0.27	0.30	0.03	747.15	1357.31	258.45	456.79
Reach 1	749	1 year	655.41	655.39	0.02			74.61	293.27	43.82	369.62
Reach 1	749	2 year	655.63	655.60	0.03			128.05	400.97	84.19	384.78
Reach 1	749	5 year	655.86	655.81	0.05			213.34	564.92	150.33	403.86
Reach 1	749	10 Year	655.99	655.92	0.07			270.95	657.30	195.25	413.09
Reach 1	749	25 Year	656.15	656.06	0.09			339.64	791.85	247.01	474.45
Reach 1	749	50 Year	656.27	656.16	0.11			372.60	944.77	317.23	532.54
Reach 1	749	100 Year	656.39	656.26	0.13			447.48	1047.42	373.70	558.45
Reach 1	749	500 Year	656.63	656.47	0.15			601.76	1239.83	521.31	622.50
Reach 1	712		Culvert								
Reach 1	625	1 year	653.69	653.53	0.16	0.20	0.00		397.23	14.47	137.49
Reach 1	625	2 year	654.03	653.82	0.21	0.23	0.01		561.70	51.50	187.61
Reach 1	625	5 year	654.40	654.12	0.27	0.25	0.02	3.33	782.01	143.26	275.57
Reach 1	625	10 Year	654.58	654.28	0.30	0.26	0.02	14.12	895.85	213.53	305.93
Reach 1	625	25 Year	654.78	654.45	0.33	0.26	0.02	38.96	1036.25	303.29	340.50
Reach 1	625	50 Year	654.95	654.61	0.35	0.26	0.02	74.48	1158.72	401.40	368.07
Reach 1	625	100 Year	655.10	654.74	0.36	0.26	0.02	113.56	1263.70	491.34	391.83
Reach 1	625	500 Year	655.39	655.02	0.37	0.24	0.03	216.11	1449.54	697.25	440.73
Reach 1	563	1 year	653.49	653.33	0.15	0.45	0.01	1.12	380.54	30.04	203.37
Reach 1	563	2 year	653.80	653.62	0.18	0.40	0.02	7.67	508.77	96.77	254.71
Reach 1	563	5 year	654.13	653.92	0.21	0.38	0.03	24.96	676.02	227.62	300.89
Reach 1	563	10 Year	654.30	654.07	0.23	0.37	0.03	36.09	766.44	320.97	325.28
Reach 1	563	25 Year	654.49	654.24	0.25	0.40	0.03	55.47	877.12	445.91	349.72
Reach 1	563	50 Year	654.67	654.40	0.27	0.40	0.03	82.60	975.23	576.77	374.06
Reach 1	563	100 Year	654.82	654.54	0.28	0.37	0.03	111.19	1059.70	697.71	397.42
Reach 1	563	500 Year	655.12	654.84	0.28	0.30	0.04	198.28	1206.36	958.25	448.88

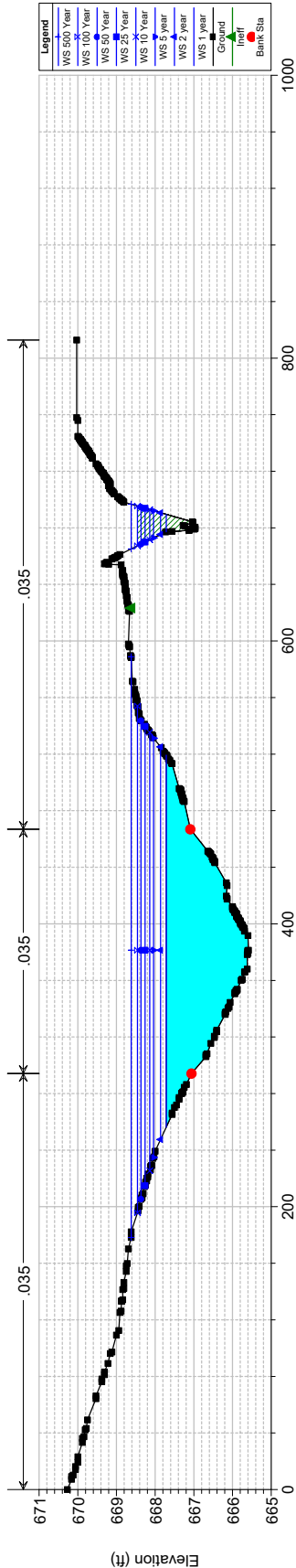
Plan: Proposed Arch Alum 3/16/2022

River 1 Reach 1



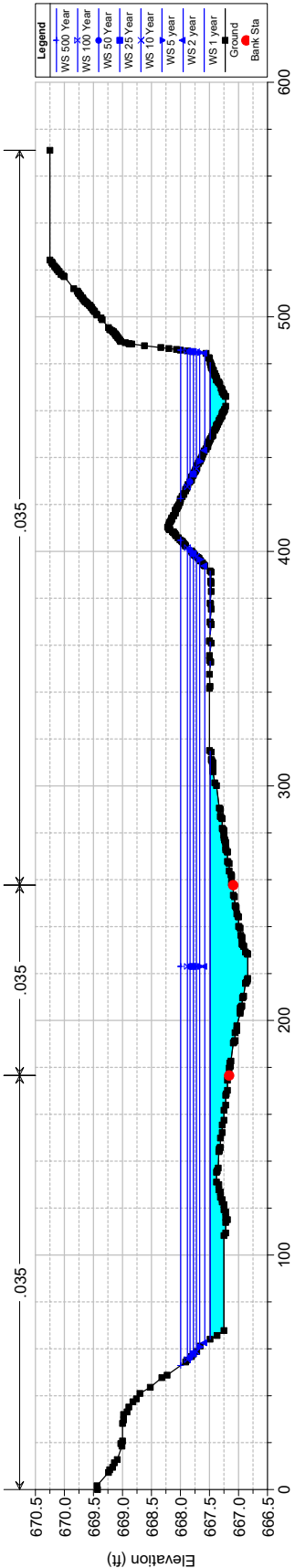
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 3862



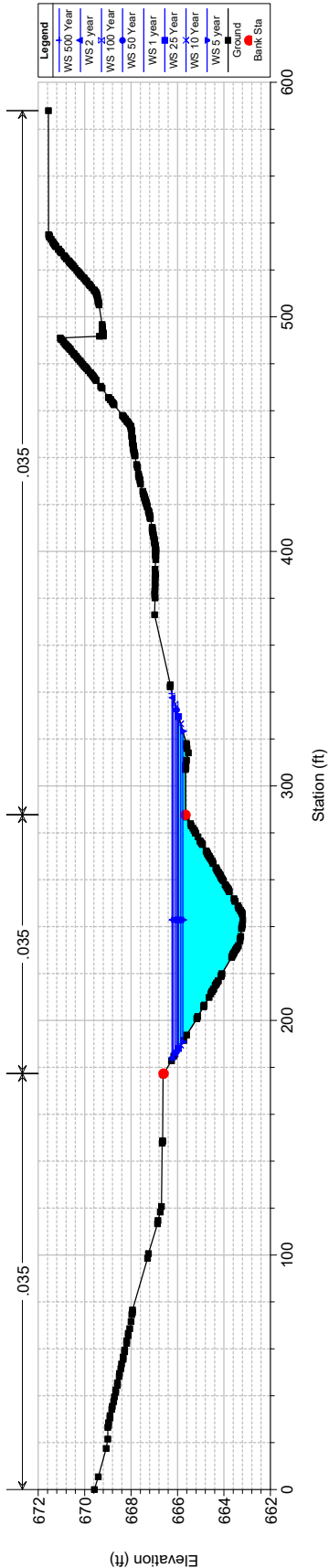
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 3703

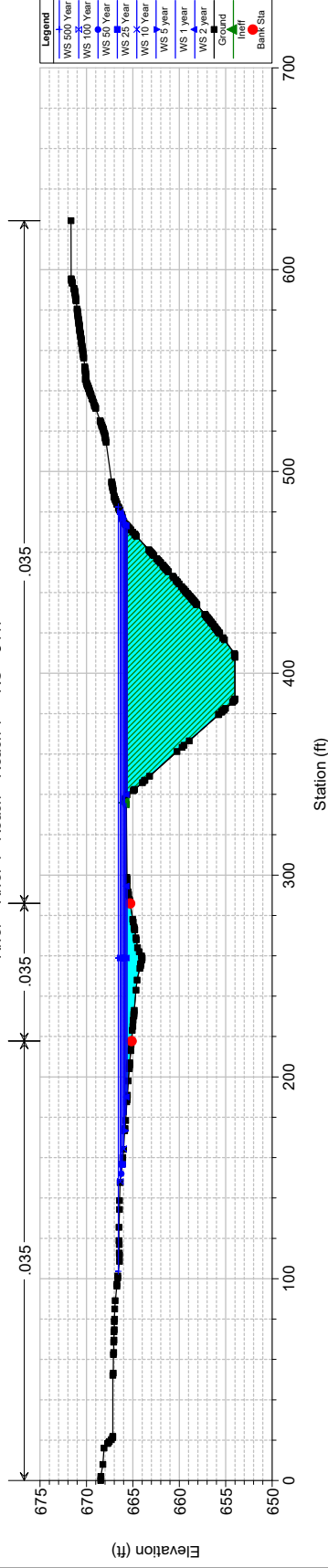


20019 Plan: Proposed Arch Alum 4/4/2022

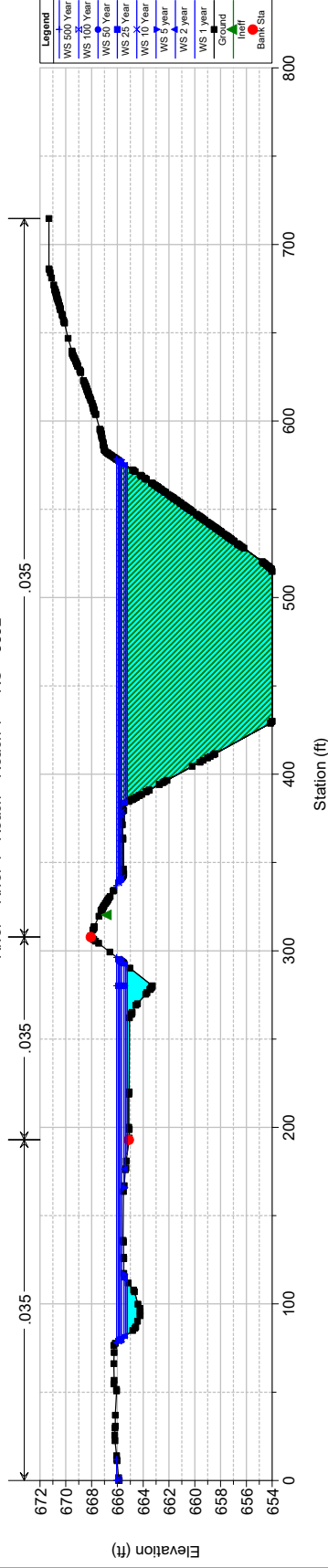
River = River 1 Reach = Reach 1 RS = 3571



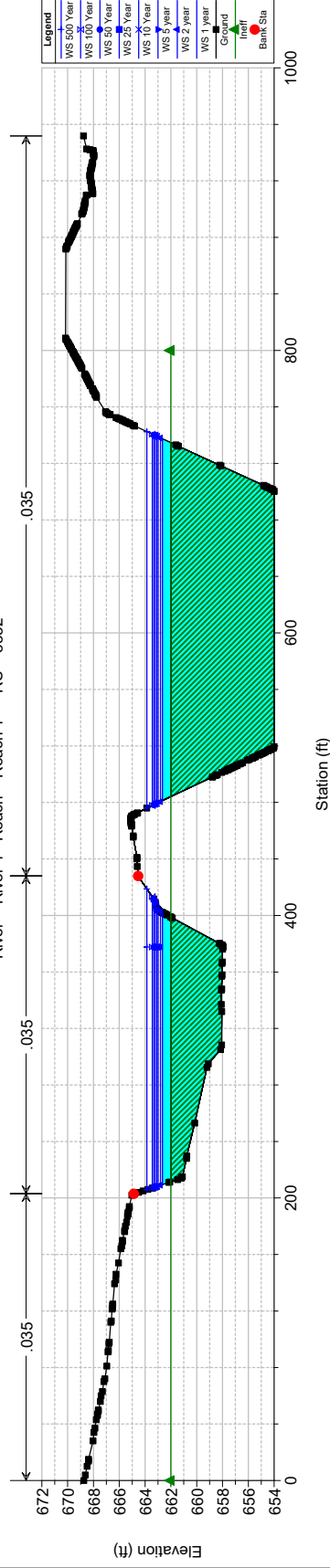
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 3447



20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 3392

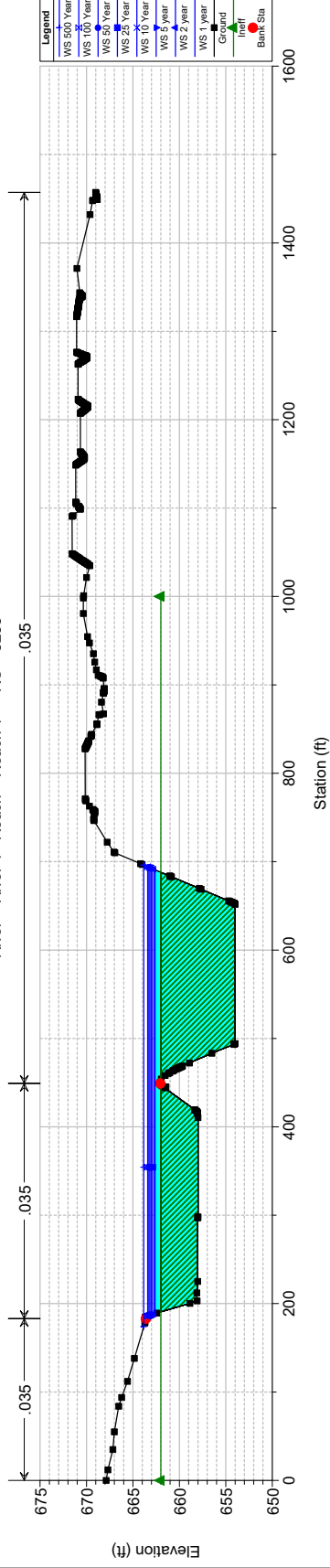


20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 3332



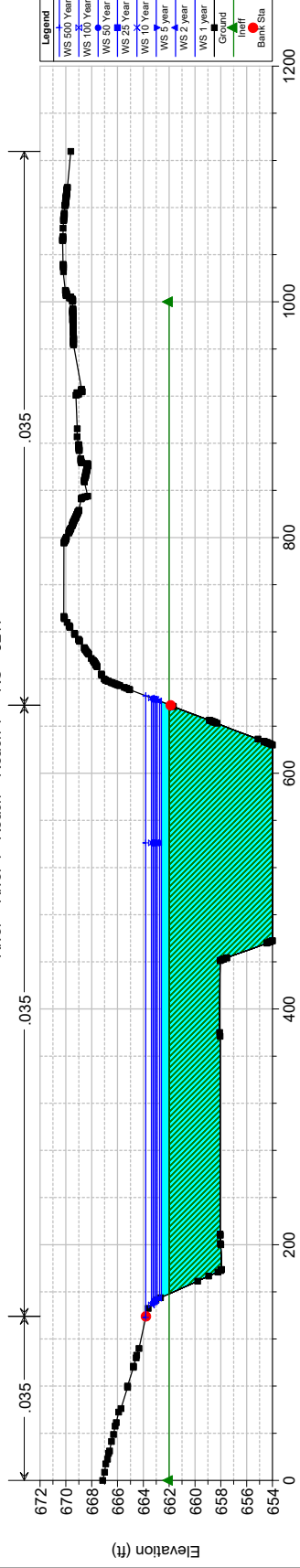
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 3269



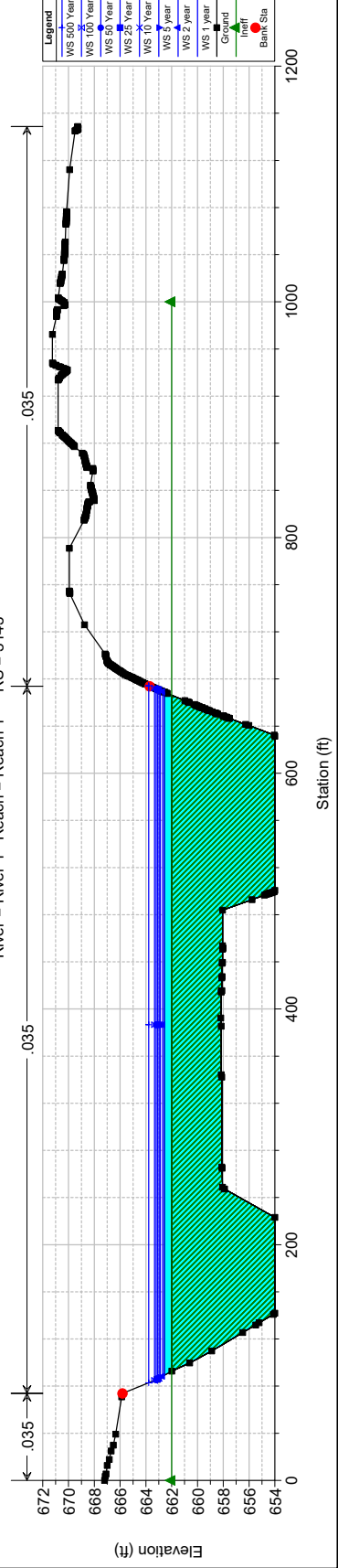
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 3217

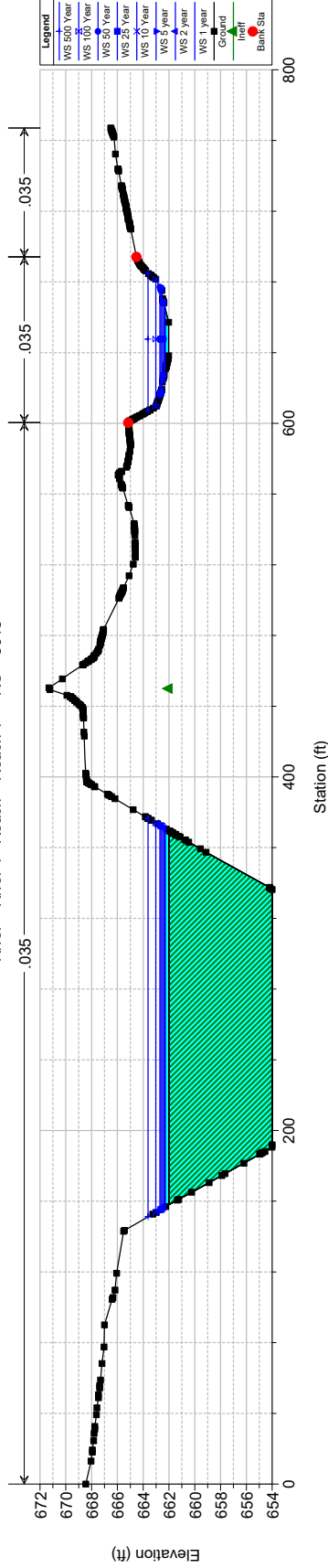


20019 Plan: Proposed Arch Alum 4/4/2022

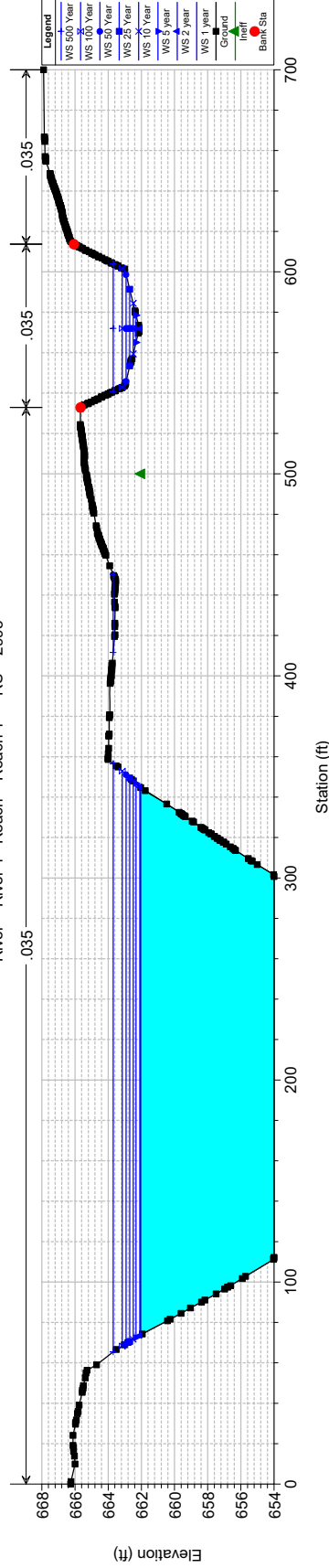
River = River 1 Reach = Reach 1 RS = 3143



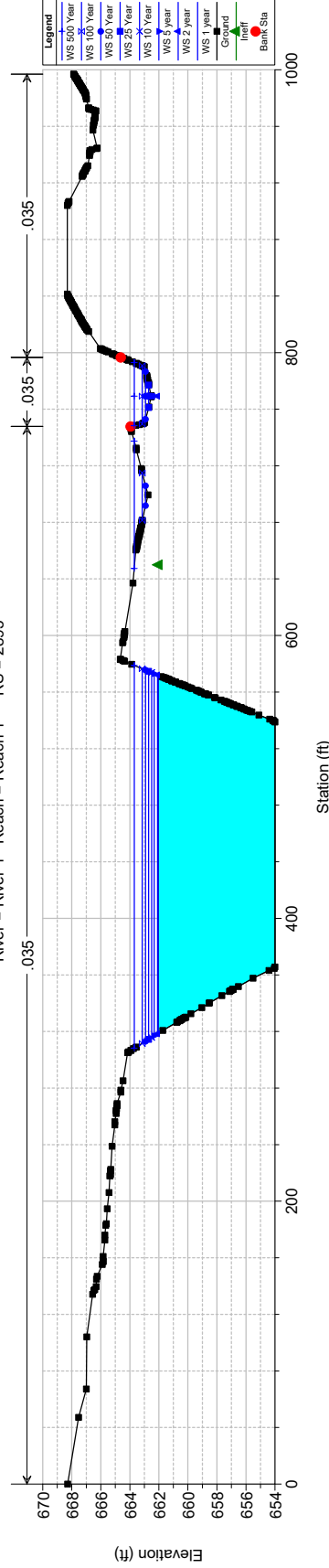
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 3048



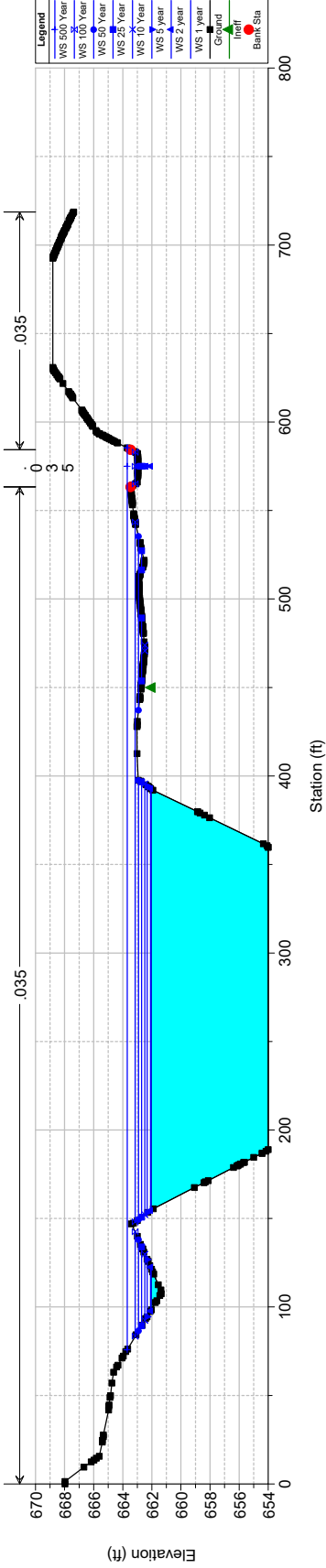
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2995



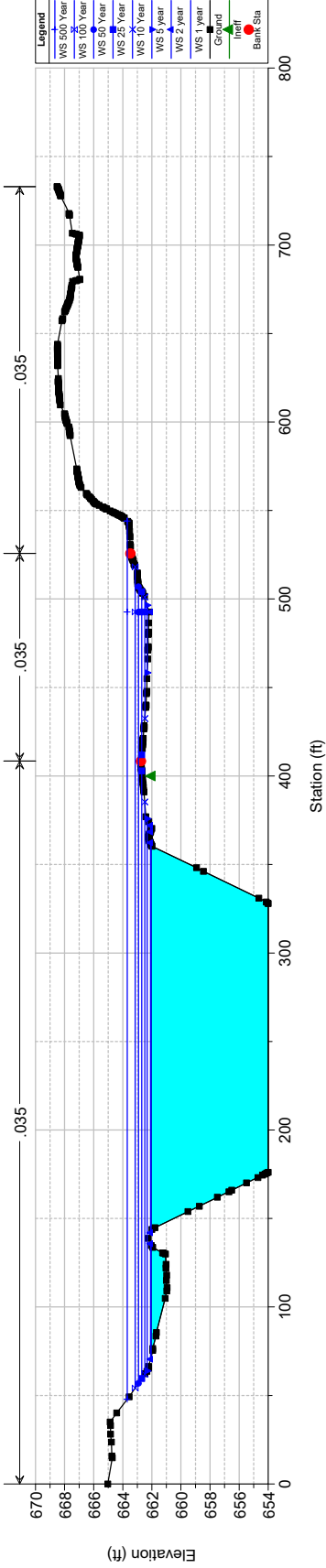
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2895



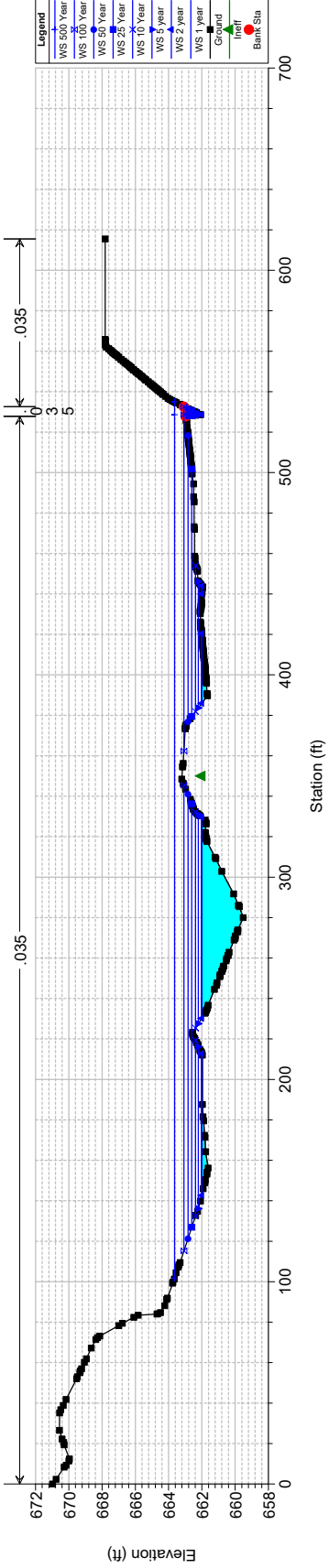
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2824



20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2692

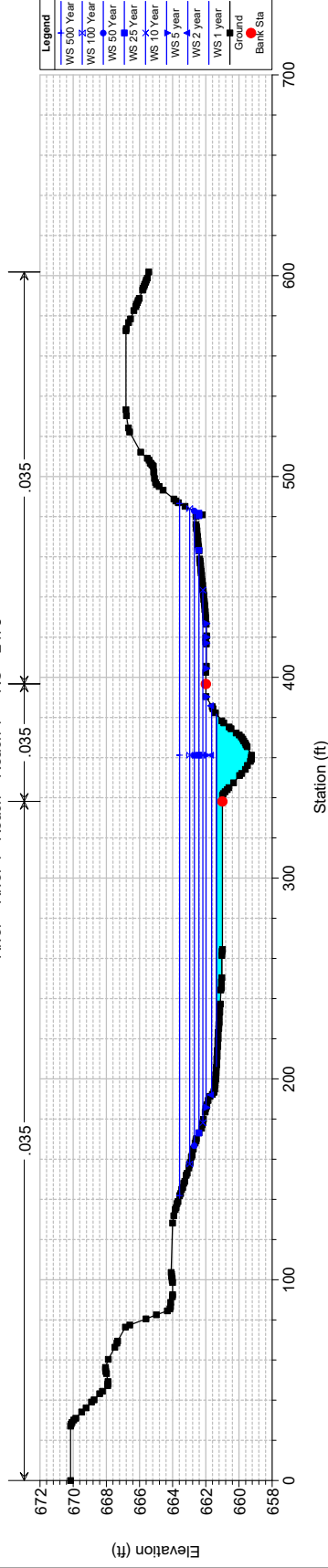


20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2564



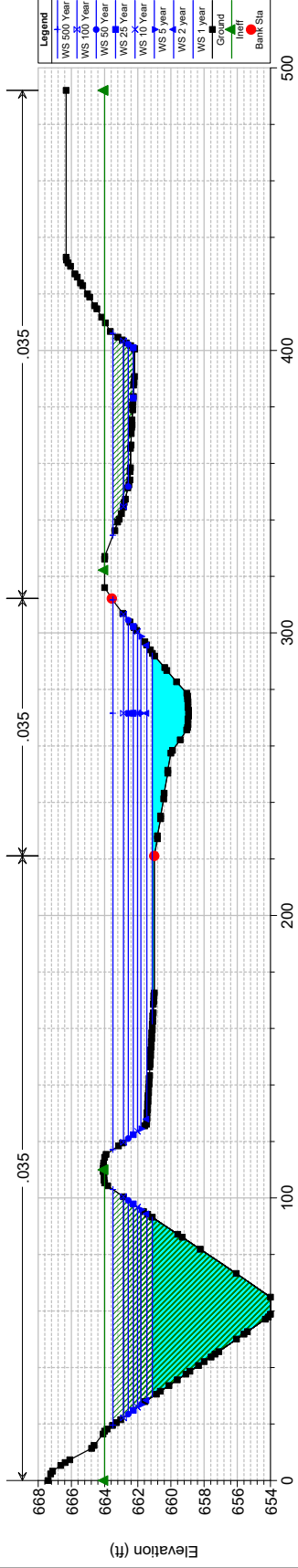
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 2473



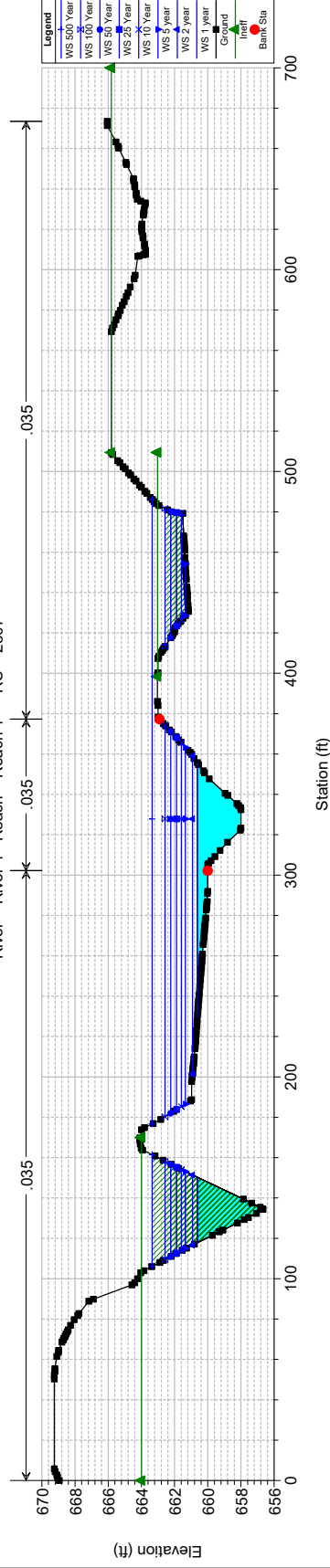
20019 Plan: Proposed Arch Alum 4/4/2022

River = River 1 Reach = Reach 1 RS = 2405

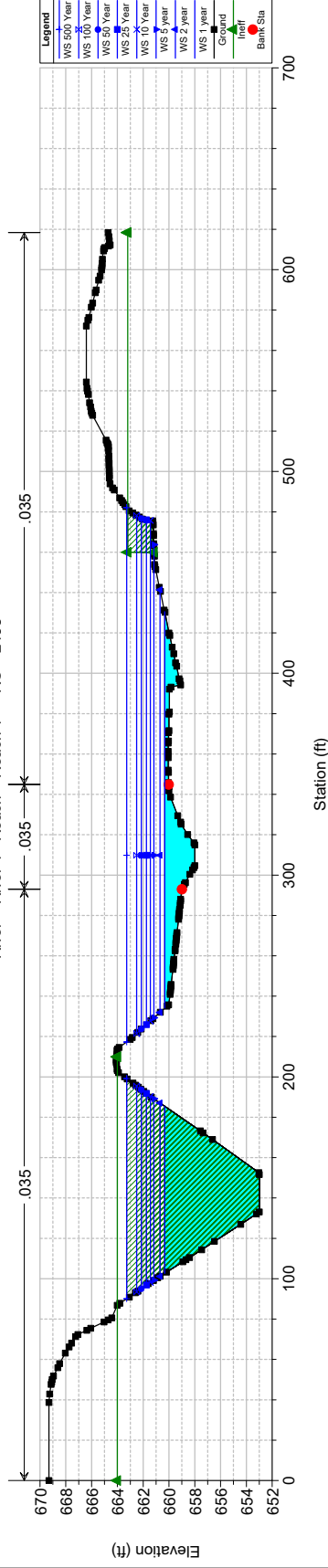


20019 Plan: Proposed Arch Alum 4/4/2022

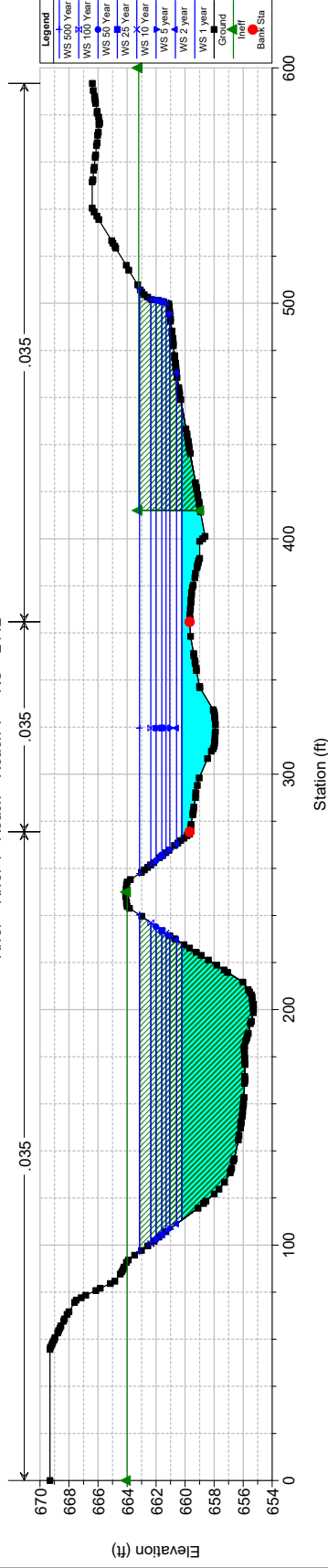
River = River 1 Reach = Reach 1 RS = 2307



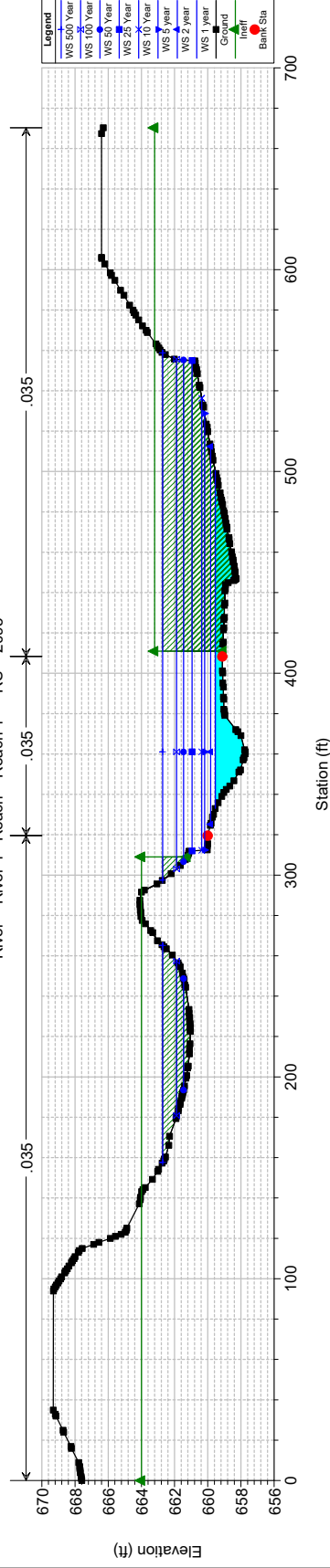
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2195



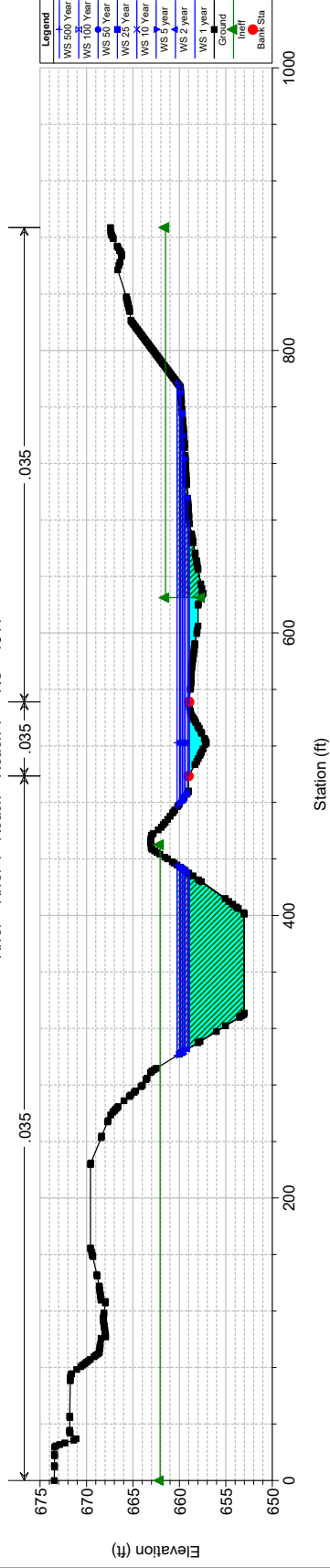
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2142



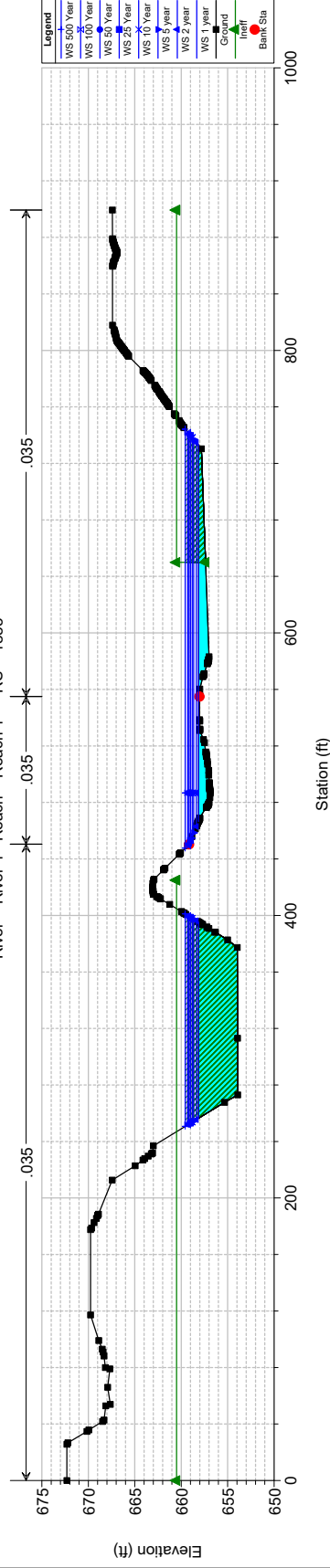
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 2095



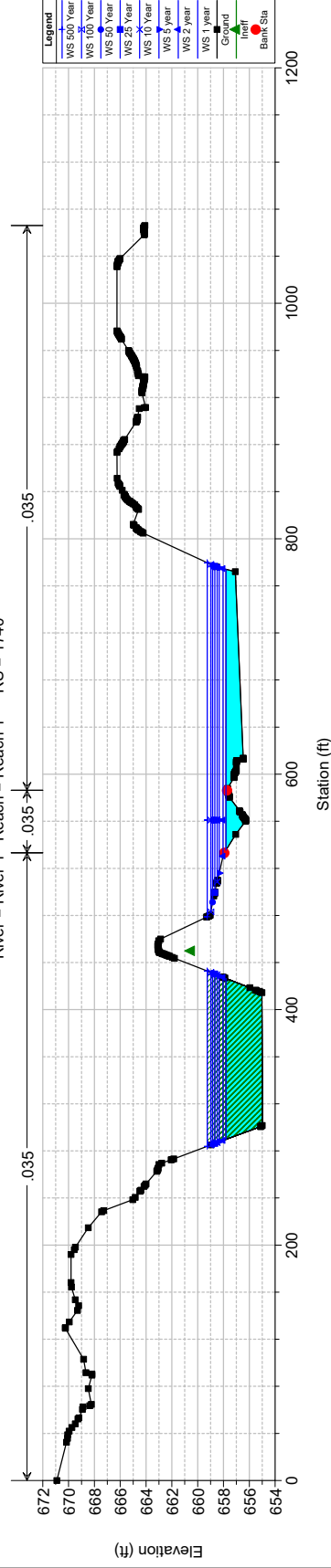
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1941



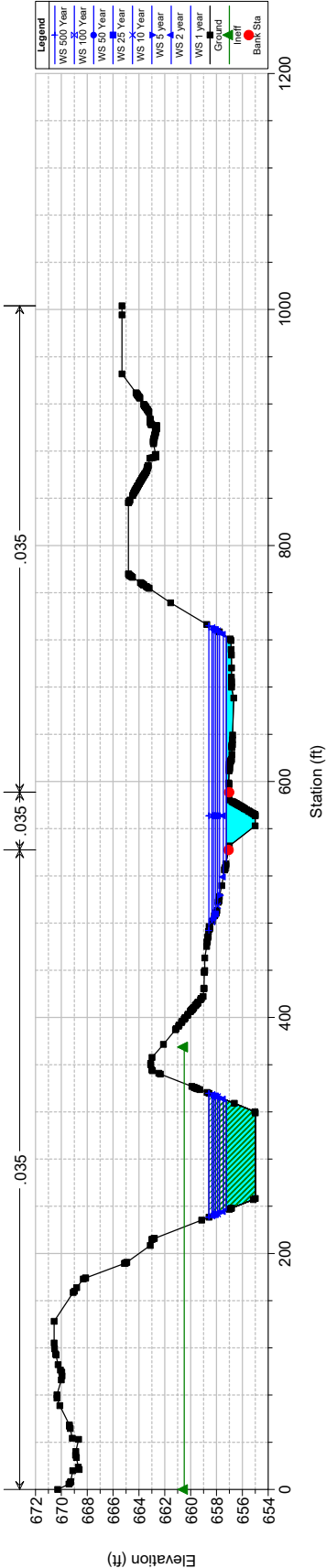
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1883



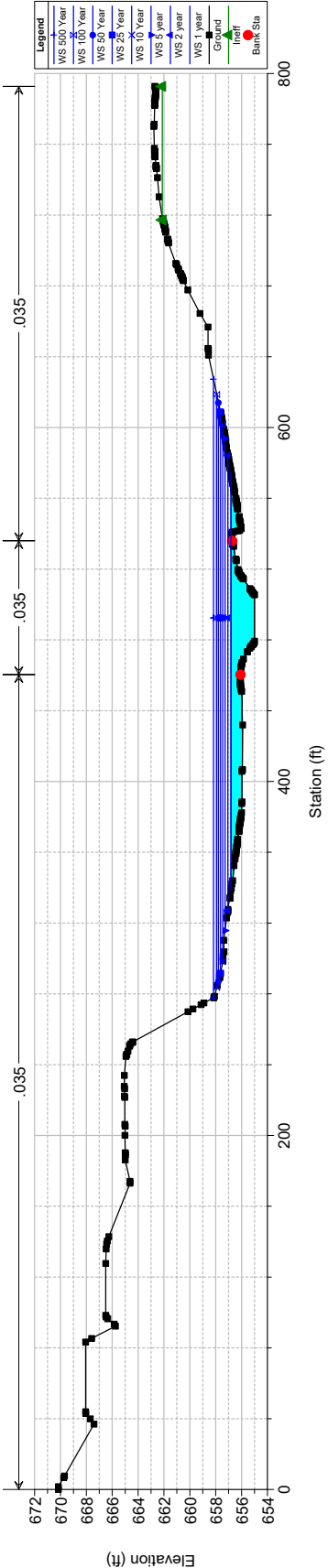
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1740



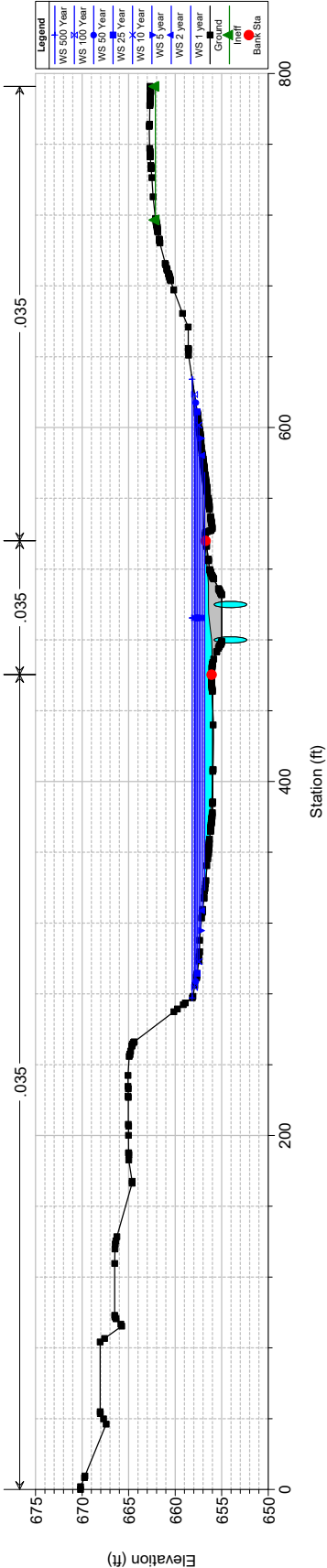
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1613



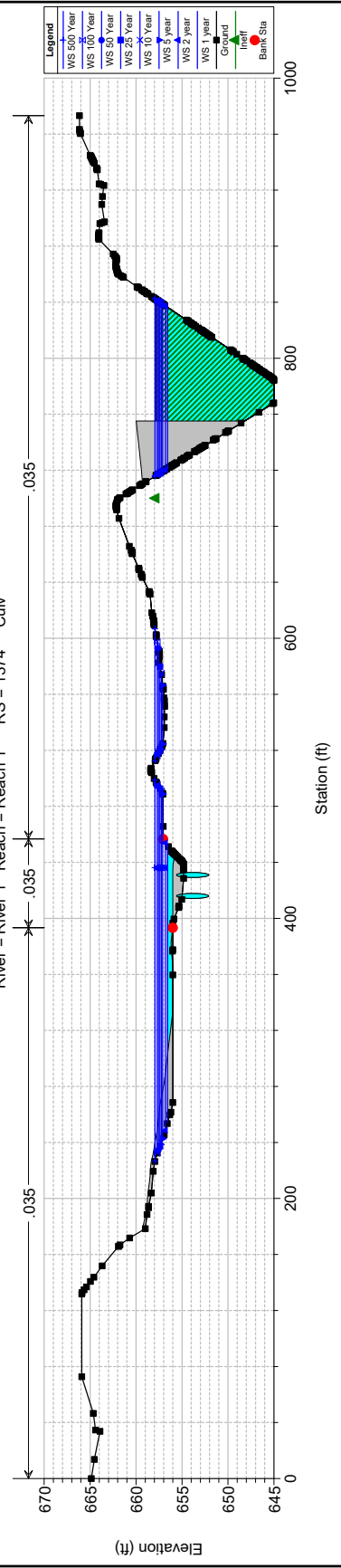
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1476



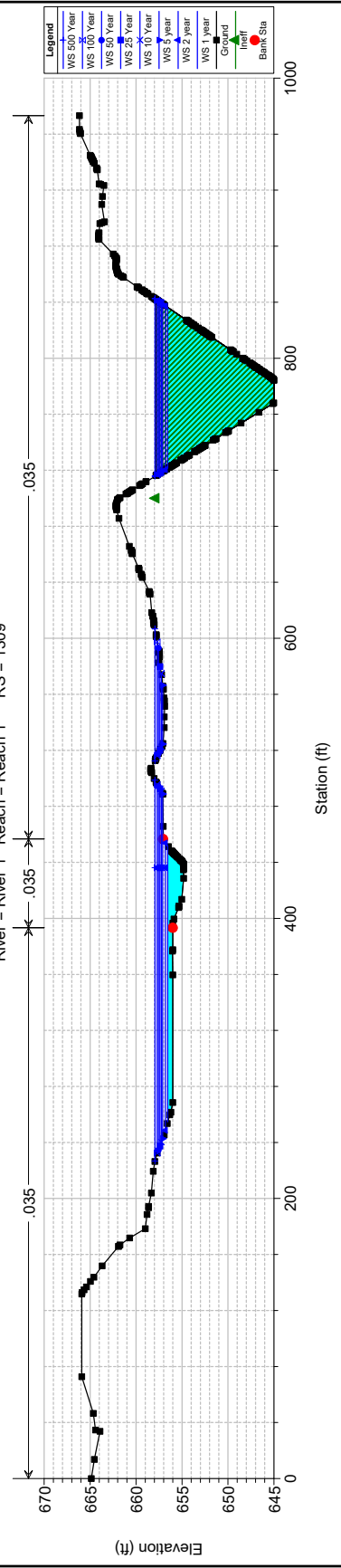
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1374 Culv



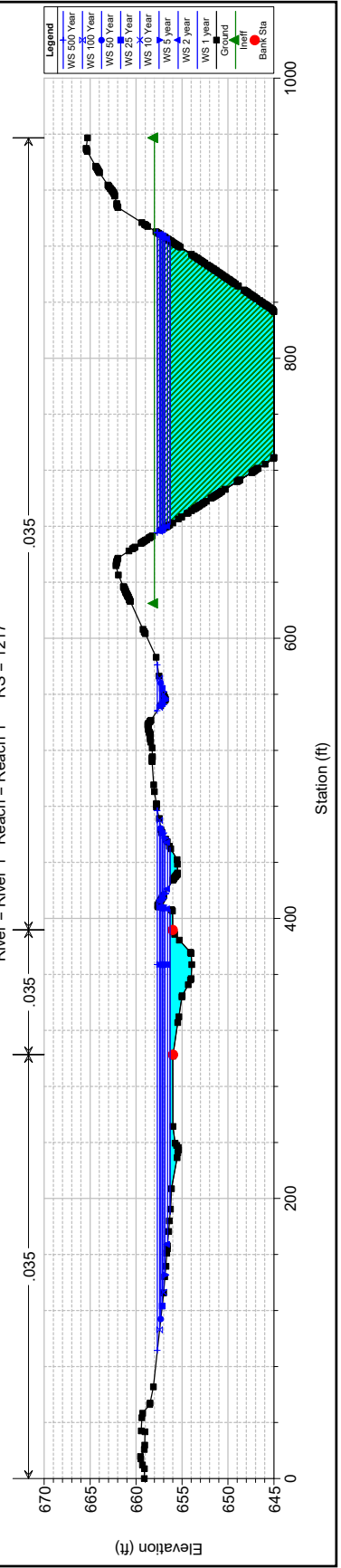
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1374 Culv



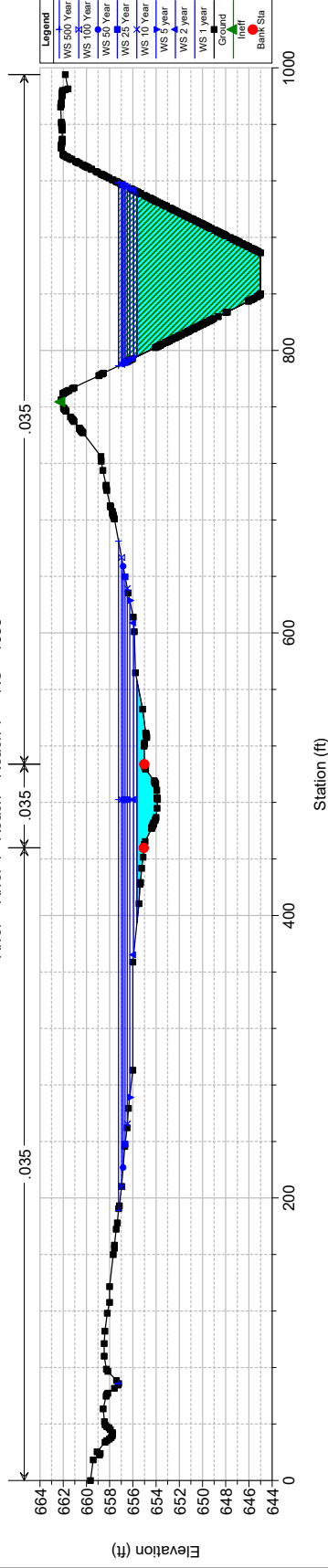
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1309



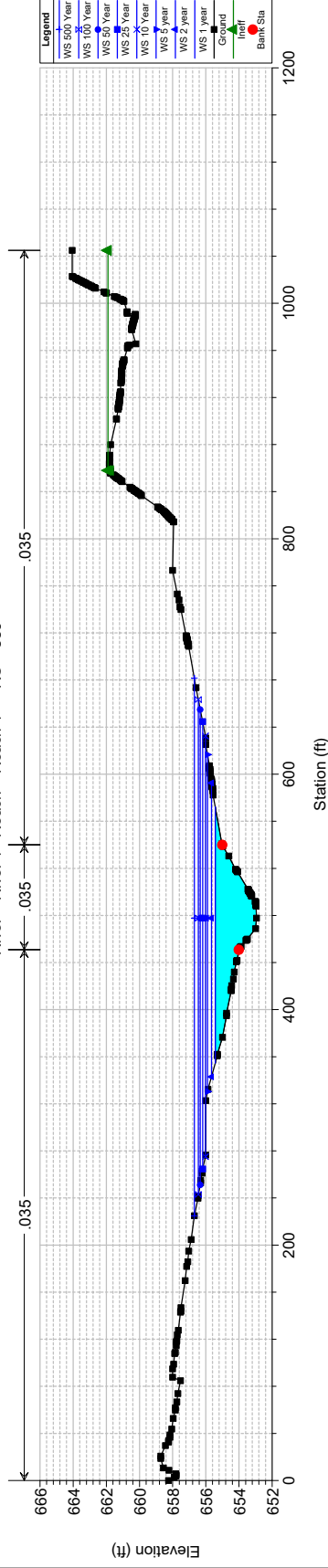
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1217



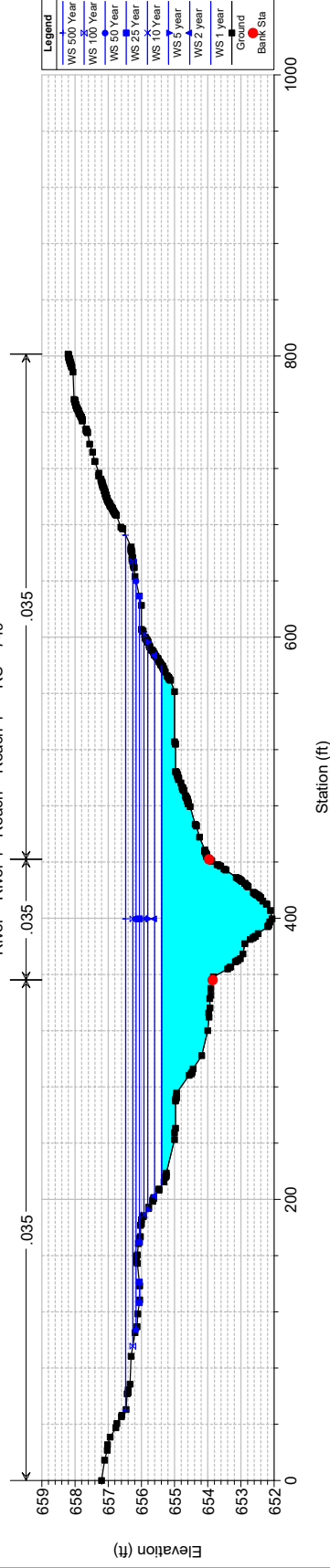
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 1039



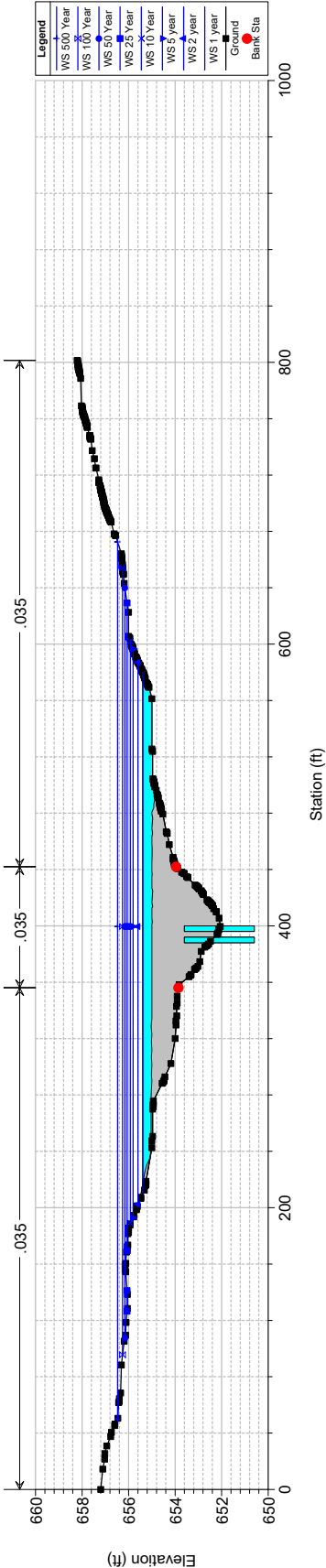
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 886



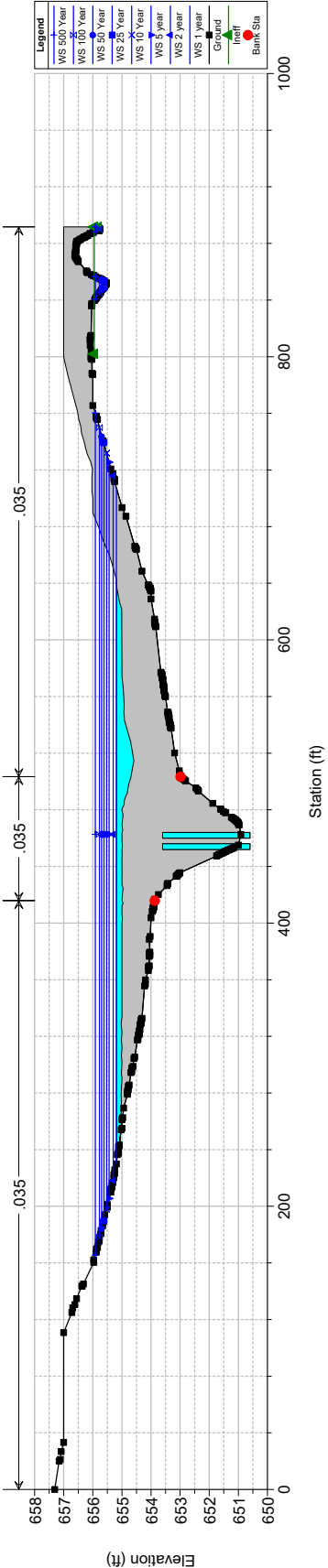
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 749



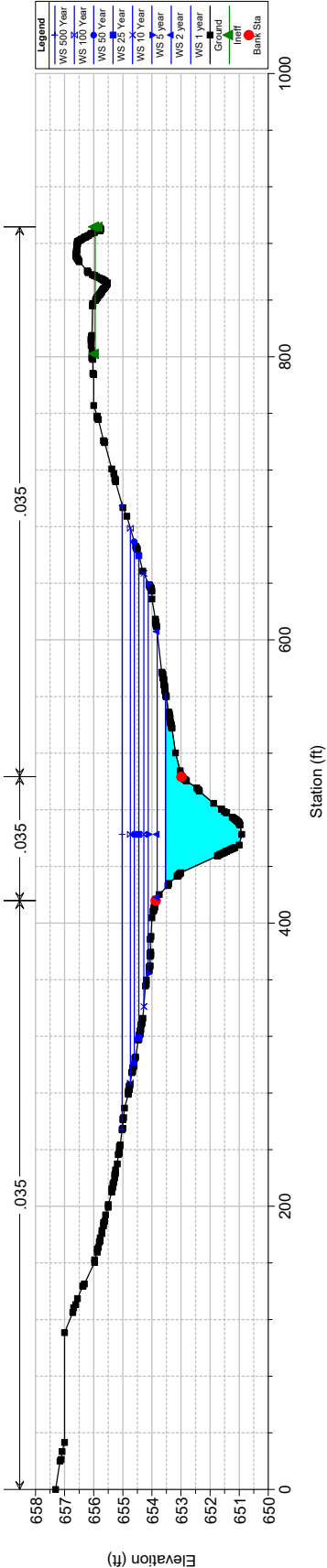
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 712 Culiv



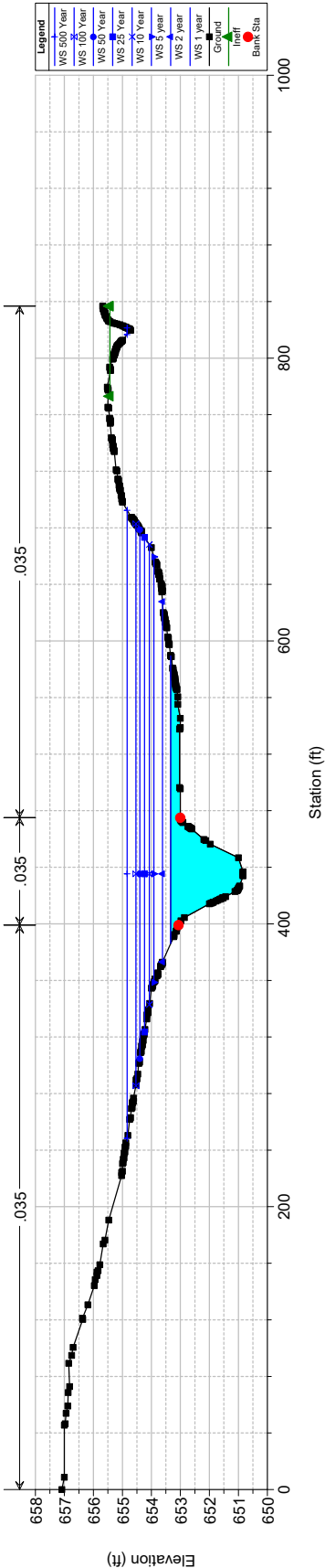
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 712 Culiv



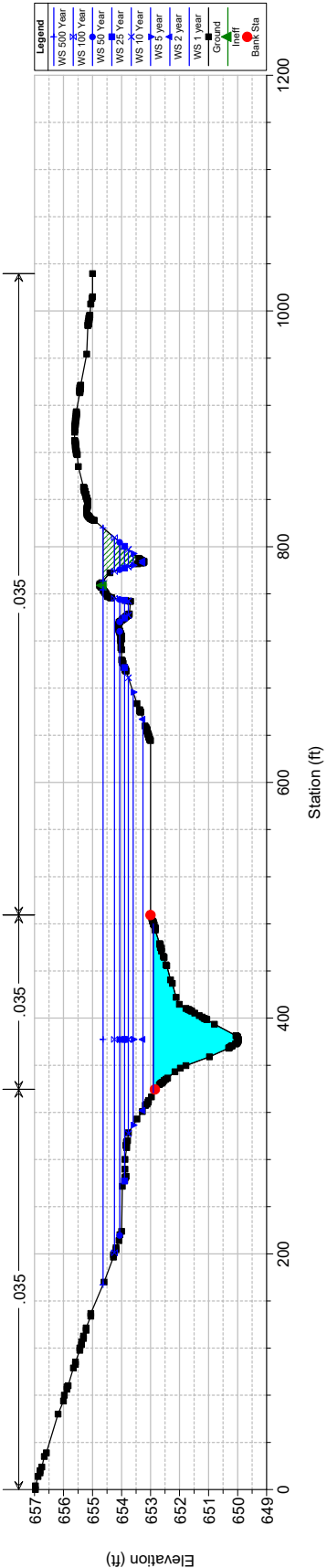
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 625



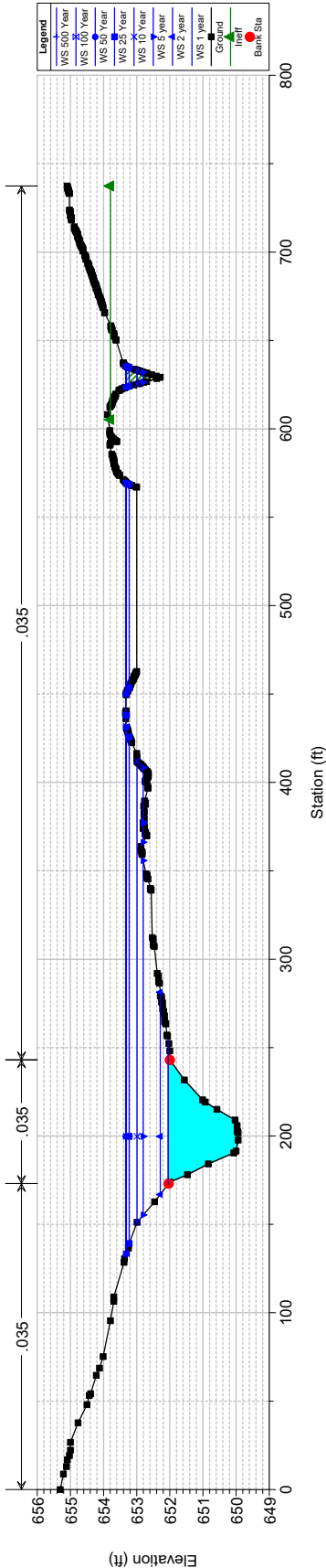
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 563



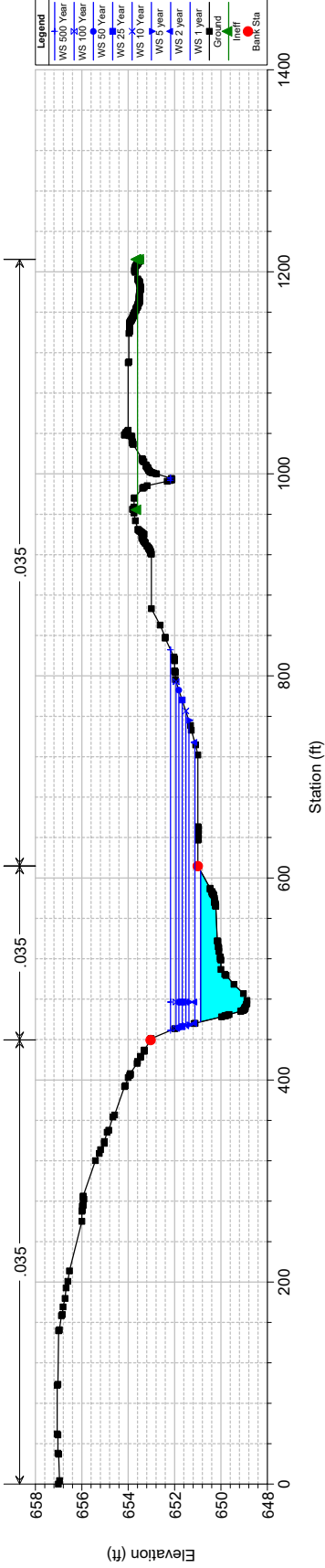
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 439



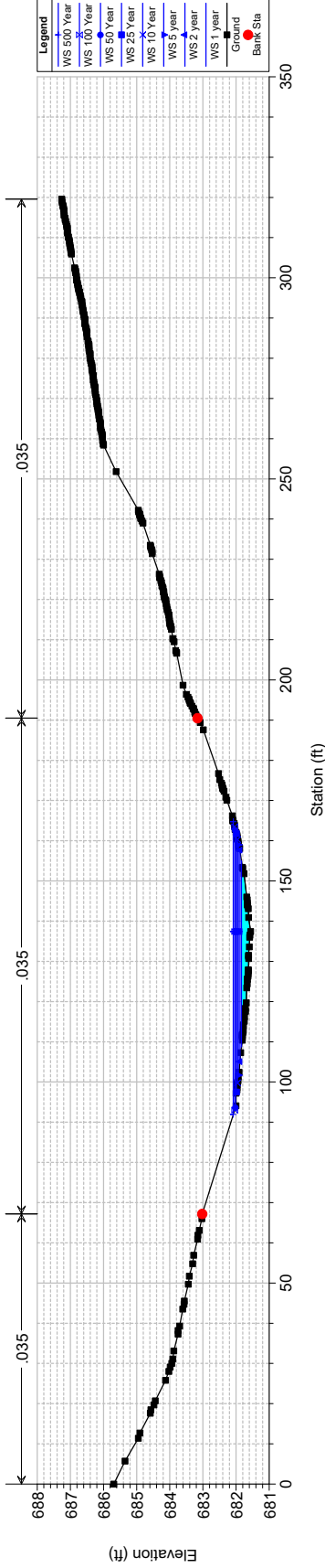
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 344



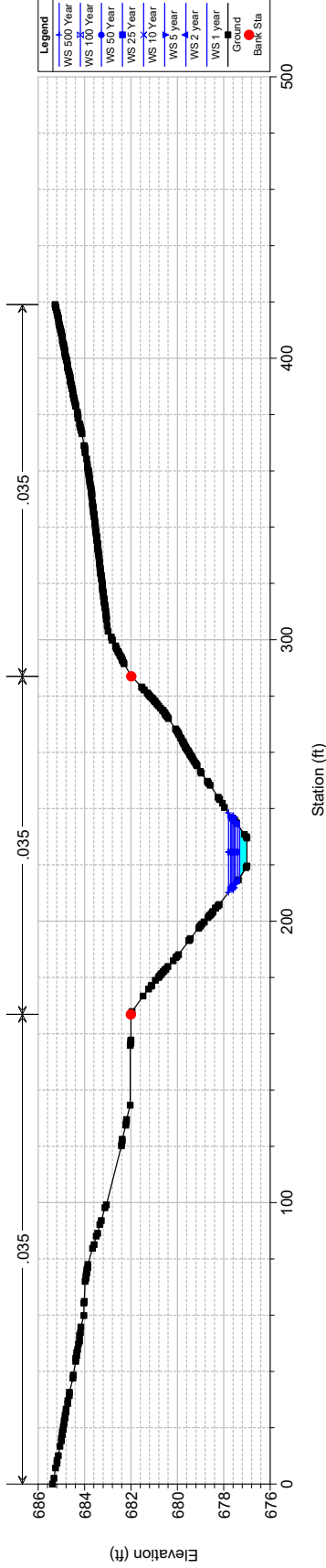
20019 Plan: Proposed Arch Alum 4/4/2022
River = River 1 Reach = Reach 1 RS = 170



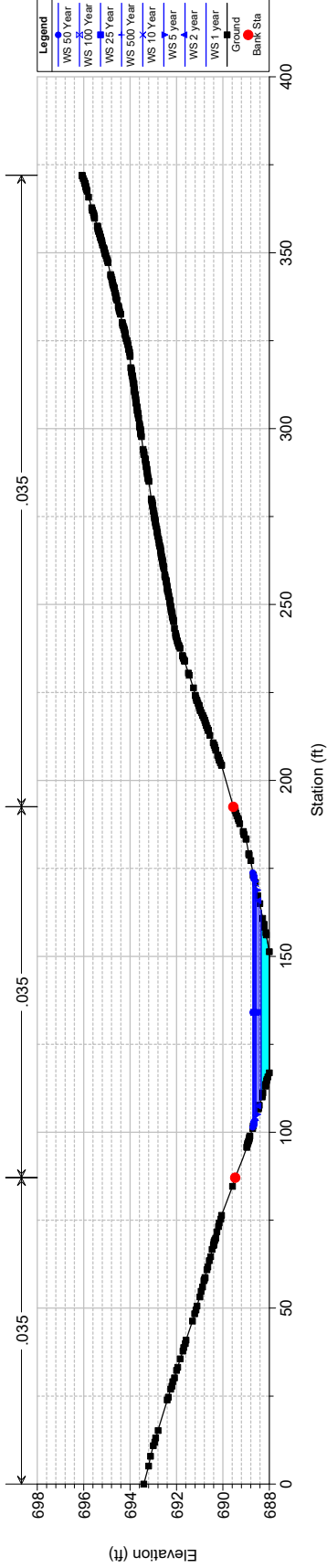
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Fork Reach = 1 RS = 226



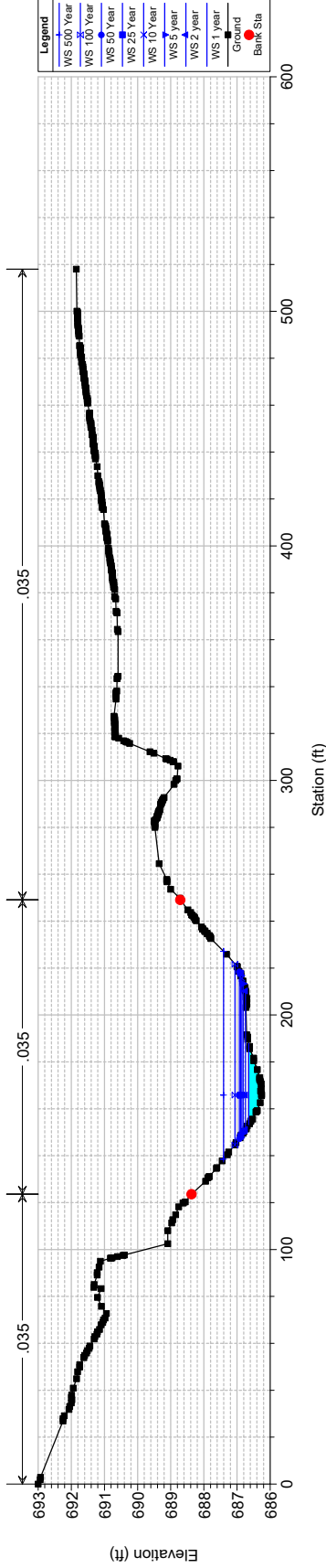
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Fork Reach = 1 RS = 49



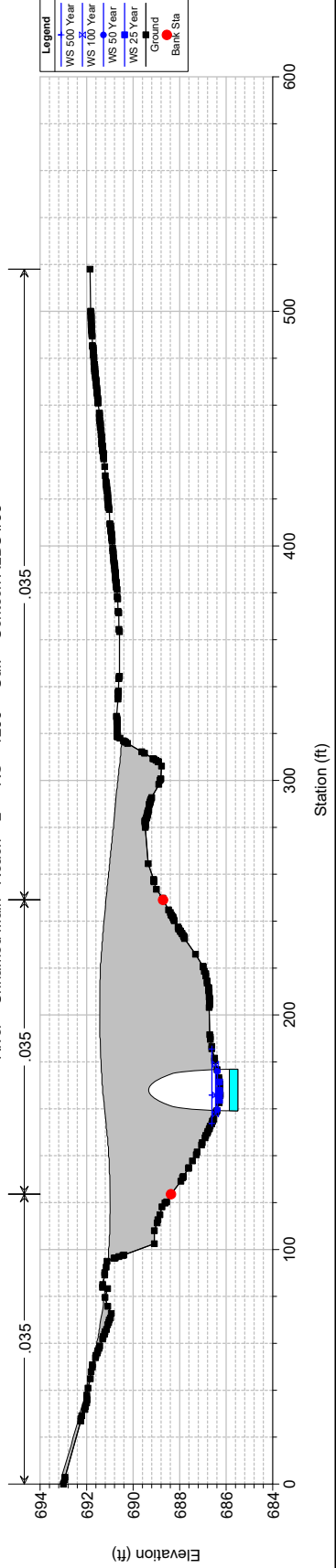
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 1382



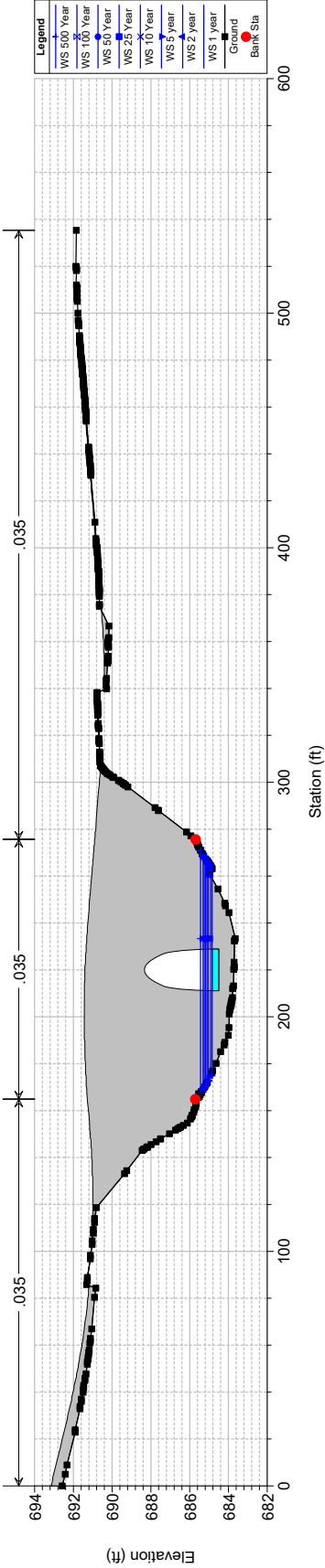
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 1234



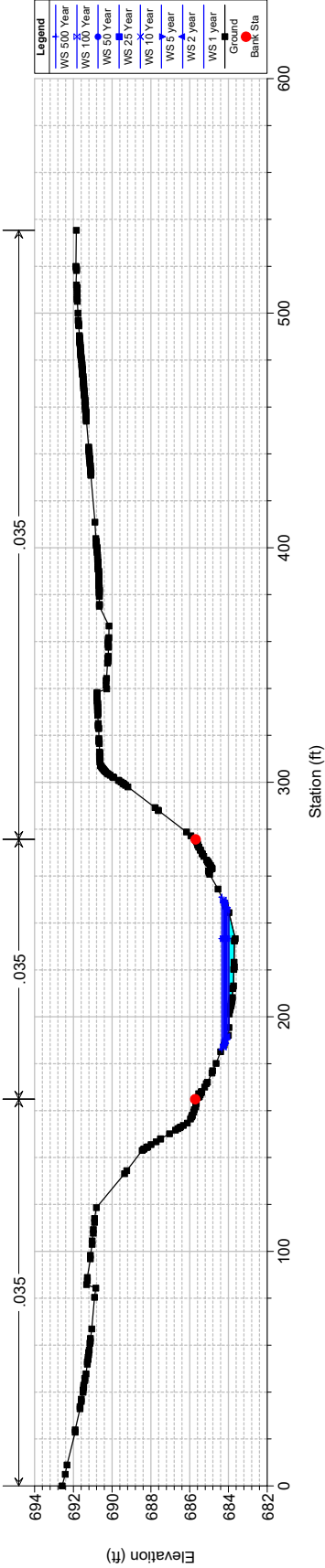
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 Culv Contech ALBC #33



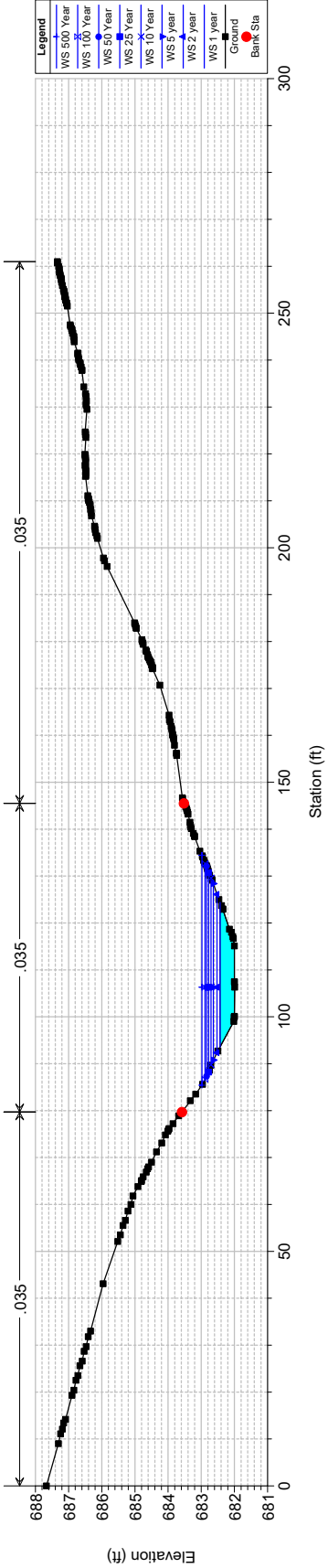
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 1200 Culv Contech ALBC #33



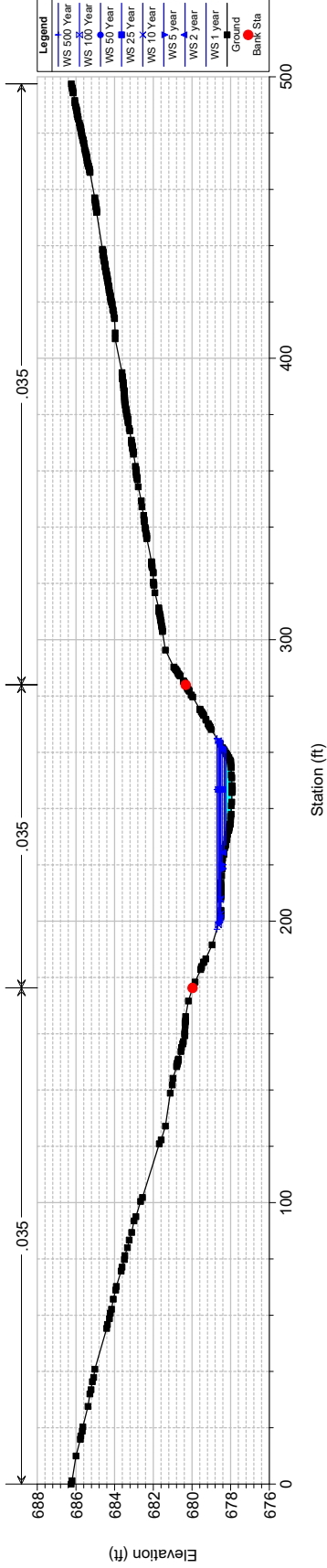
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 1119



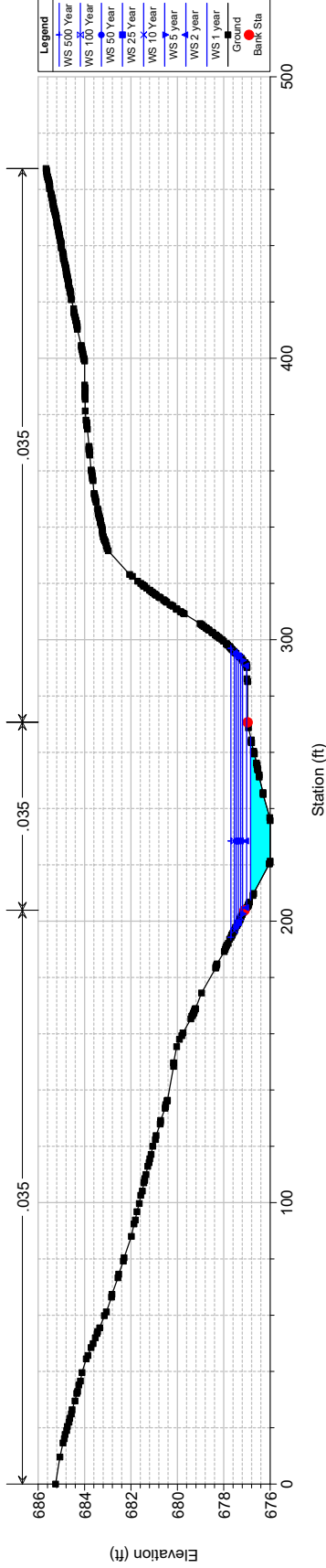
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 1040



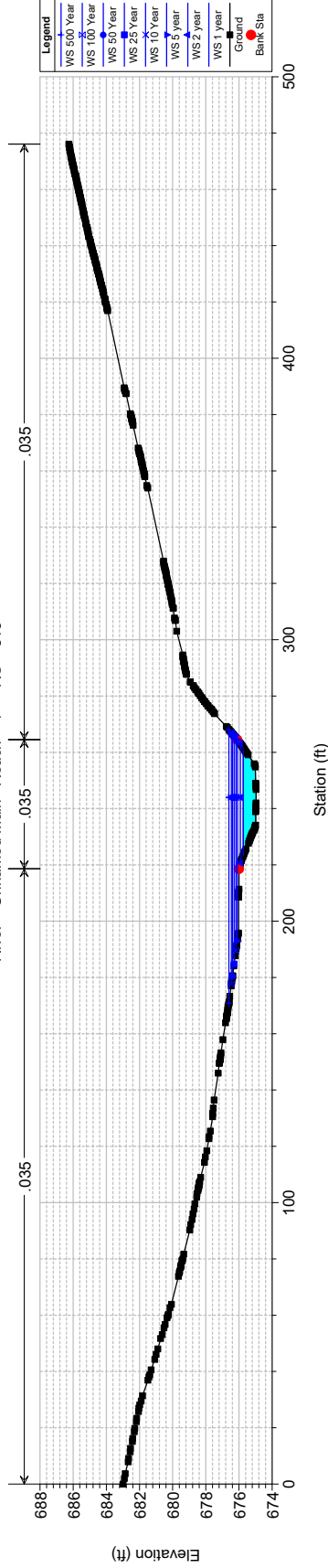
20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 2 RS = 796

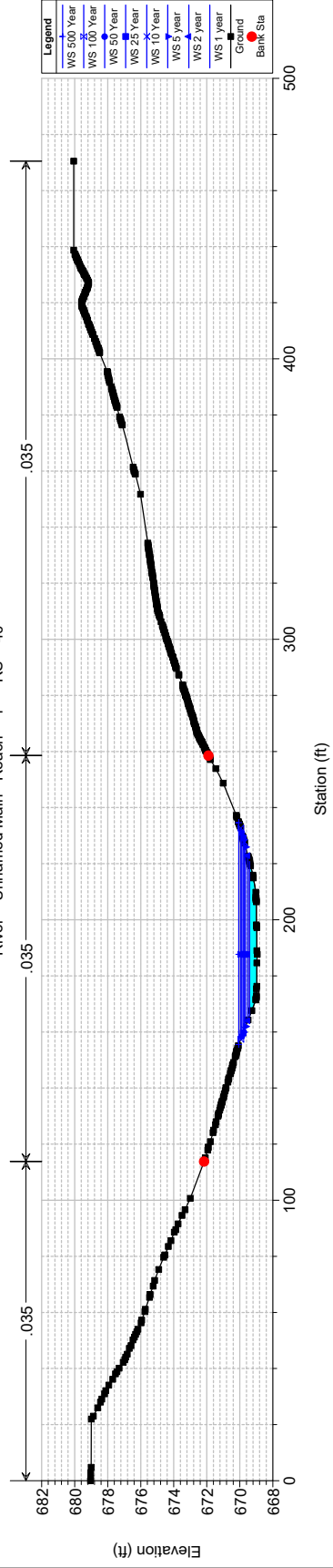
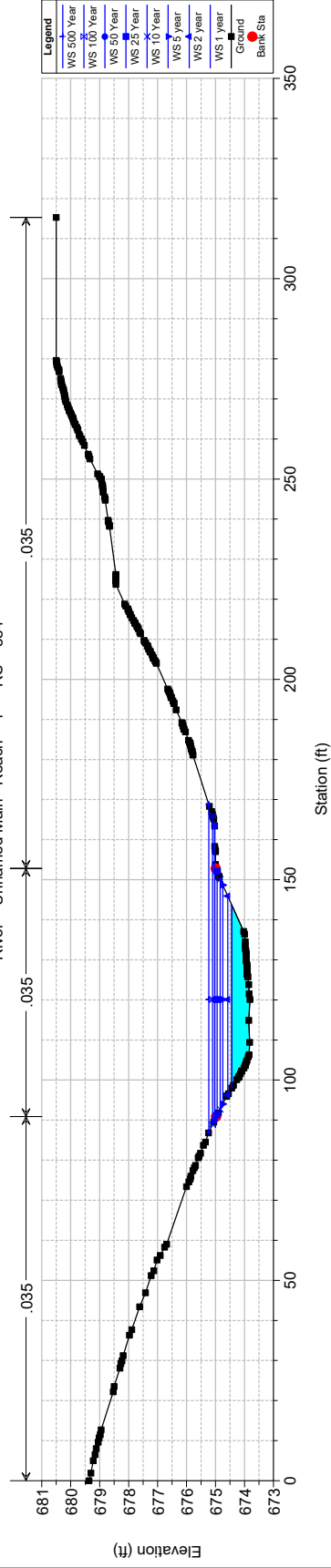


20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 1 RS = 683



20019 Plan: Proposed Arch Alum 4/4/2022
River = Unnamed Main Reach = 1 RS = 519





Q – Floodway Results

HEC-RAS Plan: Ex_FW River: River 1 Reach: Reach 1

Reach	River Sta	Profile	W.S. Elev (ft)	Prof Delta WS (ft)	E.G. Elev (ft)	Top Wthd Act (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Enc Sta L (ft)	Ch Sta L (ft)	Ch Sta R (ft)	Enc Sta R (ft)
Reach 1	3332	100 year	666.50		666.52	834.79	32.39	597.17	361.55		202.02	441.06	
Reach 1	3332	Floodway	667.46	0.96	667.49	239.04		991.10	0.00	202.02	202.02	441.06	441.06
Reach 1	3269	100 year	666.49		666.50	846.75	46.03	594.13	350.94		150.98	467.32	
Reach 1	3269	Floodway	667.46	0.97	667.47	316.34		991.10	0.00	150.98	150.98	467.32	467.32
Reach 1	3217	100 year	666.48		666.49	919.65	81.92	583.93	325.24		139.28	525.16	
Reach 1	3217	Floodway	667.45	0.97	667.47	385.88	0.00	991.10		139.28	139.28	525.16	525.16
Reach 1	3143	100 year	666.47		666.48	928.18	42.94	734.74	213.42		135.38	637.65	
Reach 1	3143	Floodway	667.45	0.98	667.46	502.27		991.10	0.00	135.38	135.38	637.65	637.65
Reach 1	3048	100 year	665.99		666.39	267.89	631.85	316.20	43.05		487.95	563.01	
Reach 1	3048	Floodway	666.86	0.87	667.38	165.00	6.68	799.21	185.21	480.00	487.95	563.01	645.00
Reach 1	2995	100 year	664.85		664.99	400.33	32.01	580.01	379.08		169.79	328.18	
Reach 1	2995	Floodway	665.10	0.26	665.42	158.39	0.00	991.10		169.79	169.79	328.18	328.18
Reach 1	2895	100 year	663.90		664.19	324.33	0.01	791.45	199.65		322.44	573.57	
Reach 1	2895	Floodway	664.88	0.98	665.02	164.00		991.10		350.00	322.44	573.57	514.00
Reach 1	2824	100 year	663.66		663.73	489.58		174.22	816.88		63.07	155.04	
Reach 1	2824	Floodway	664.48	0.82	664.75	154.10		642.24	348.86	65.90	63.07	155.04	220.00
Reach 1	2692	100 year	663.30		663.37	399.04		608.02	383.09		36.20	210.06	
Reach 1	2692	Floodway	664.18	0.88	664.27	219.71		970.46	20.65	36.20	36.20	210.06	268.70
Reach 1	2564	100 year	662.94		663.03	369.61	189.53	641.32	160.26		223.17	339.93	
Reach 1	2564	Floodway	663.91	0.98	664.04	116.76		991.10		223.17	223.17	339.93	339.93
Reach 1	2473	100 year	662.77		662.83	421.61	649.79	288.39	52.92		338.20	396.70	
Reach 1	2473	Floodway	663.60	0.83	663.82	100.00	219.75	668.82	102.54	317.45	338.20	396.70	417.45
Reach 1	2405	100 year	662.58		662.69	253.91	440.87	550.23			221.02	391.00	
Reach 1	2405	Floodway	663.39	0.80	663.61	88.34	0.00	991.10		221.02	221.02	391.00	309.36
Reach 1	2307	100 year	661.99		662.27	233.53	768.59	789.81			302.20	377.30	
Reach 1	2307	Floodway	662.48	0.50	663.06	92.15	356.84	1201.56		279.75	302.20	377.30	371.90
Reach 1	2195	100 year	661.37		661.60	319.47	514.31	593.27	450.82		292.99	344.90	
Reach 1	2195	Floodway	662.10	0.73	662.40	130.00	511.11	728.70	318.60	253.94	292.99	344.90	383.94
Reach 1	2142	100 year	661.06		661.31	285.01	189.85	698.11	670.44		105.91	174.50	
Reach 1	2142	Floodway	661.94	0.88	662.21	135.00	296.82	916.22	345.36	72.71	105.91	174.50	207.71
Reach 1	2060	100 year	660.65		660.87	306.92	94.97	452.46	1010.98		537.30	585.50	
Reach 1	2060	Floodway	661.58	0.92	661.90	135.00	307.10	721.40	529.90	493.90	537.30	585.50	628.90
Reach 1	2002	100 year	660.38		660.59	312.54	114.75	470.03	973.62		264.15	312.52	
Reach 1	2002	Floodway	661.36	0.98	661.67	135.00	335.92	744.98	477.50	220.84	264.15	312.52	355.84
Reach 1	1941	100 year	659.98		660.25	319.24	62.07	426.56	1069.77		163.10	218.80	
Reach 1	1941	Floodway	660.98	1.00	661.38	135.00	283.34	786.75	488.31	123.45	163.10	218.80	258.45
Reach 1	1883	100 year	659.74		659.90	310.36		621.93	936.47		184.60	292.60	
Reach 1	1883	Floodway	660.71	0.98	661.04	135.00	22.04	1352.49	183.88	171.10	184.60	292.60	306.10
Reach 1	1740	100 year	659.19		659.37	339.63	70.73	385.94	1101.73		533.20	586.30	
Reach 1	1740	Floodway	659.92	0.72	660.33	125.00	229.58	716.54	612.28	497.25	533.20	586.30	622.25
Reach 1	1613	100 year	658.46		658.74	296.85	155.73	581.91	820.76		542.00	590.90	
Reach 1	1613	Floodway	659.37	0.90	659.72	125.00	320.63	796.46	441.31	503.95	542.00	590.90	628.95
Reach 1	1476	100 year	657.93		658.08	335.13	778.10	580.44	199.87		460.40	536.00	
Reach 1	1476	Floodway	658.91	0.98	659.19	120.00	289.65	1028.78	239.97	438.20	460.40	536.00	558.20
Reach 1	1374		Culvert										
Reach 1	1309	100 year	657.79		657.99	266.42	954.86	551.51	52.03		393.40	456.80	
Reach 1	1309	Floodway	658.56	0.78	658.96	120.00	389.07	1004.85	164.48	365.10	393.40	456.80	485.10
Reach 1	1217	100 year	657.48		657.63	359.80	534.79	796.71	226.90		302.70	391.80	
Reach 1	1217	Floodway	658.16	0.68	658.49	114.00	112.82	1332.88	112.70	290.25	302.70	391.80	404.25
Reach 1	1039	100 year	656.97		657.12	434.93	465.39	628.76	464.25		447.90	507.10	
Reach 1	1039	Floodway	657.56	0.59	657.88	125.00	283.70	940.50	334.20	415.00	447.90	507.10	540.00
Reach 1	886	100 year	656.45		656.68	421.66	535.86	1152.73	162.01		450.90	540.00	
Reach 1	886	Floodway	657.10	0.65	657.45	117.55	344.28	1506.32		422.45	450.90	540.00	540.00
Reach 1	749	100 year	656.26		656.39	558.01	442.47	1037.86	370.27		356.10	442.00	
Reach 1	749	Floodway	657.09	0.83	657.21	197.00	485.08	1103.50	262.02	288.00	356.10	442.00	485.00

HEC-RAS Plan: Ex_FW River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	W.S. Elev (ft)	Prof Delta WS (ft)	E.G. Elev (ft)	Top Width Act (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Enc Sta L (ft)	Ch Sta L (ft)	Ch Sta R (ft)	Enc Sta R (ft)
Reach 1	712		Culvert										
Reach 1	625	100 year	654.72		655.09	387.31	109.51	1258.70	482.38		415.90	503.40	
Reach 1	625	Floodway	655.60	0.88	655.90	143.75		1390.58	460.02	415.90	415.90	503.40	559.65
Reach 1	563	100 year	654.52		654.80	393.27	108.25	1053.99	688.36		399.14	475.04	
Reach 1	563	Floodway	654.95	0.43	655.64	100.00	91.26	1652.64	106.70	387.09	399.14	475.04	487.09
Reach 1	439	100 year	654.22		654.39	553.86	130.99	1223.60	496.01		354.70	487.50	
Reach 1	439	Floodway	654.42	0.20	654.94	116.70	92.27	1758.33		343.91	354.70	487.50	460.61
Reach 1	344	100 year	653.33		653.94	432.99	55.92	1269.98	524.71		173.10	243.05	
Reach 1	344	Floodway	653.40	0.07	654.26	144.44	49.64	1440.83	360.13	163.64	173.10	243.05	308.08
Reach 1	170	100 year	651.93		652.25	342.77		1477.51	373.09		439.70	611.88	
Reach 1	170	Floodway	652.11	0.18	652.51	196.65		1715.72	134.88	451.14	439.70	611.88	647.79

HEC-RAS Plan: Prop_FW River: River 1 Reach: Reach 1

Reach	River Sta	Profile	W.S. Elev (ft)	Prof Delta WS (ft)	E.G. Elev (ft)	Top Width Act (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Enc Sta L (ft)	Ch Sta L (ft)	Ch Sta R (ft)	Enc Sta R (ft)
Reach 1	3862	100 year	668.46		668.52	358.31	51.72	801.08	69.41		294.20	466.90	
Reach 1	3862	Floodway	668.46	0.00	668.52	358.31	51.72	801.08	69.41		294.20	466.90	
Reach 1	3703	100 year	667.88		668.16	404.11	270.98	368.57	282.65		176.60	257.70	
Reach 1	3703	Floodway	667.88	0.00	668.16	404.11	270.98	368.57	282.65		176.60	257.70	
Reach 1	3571	100 year	666.11		666.50	149.21		886.93	35.27		177.40	287.70	
Reach 1	3571	Floodway	666.11	0.00	666.50	149.21		886.93	35.27		177.40	287.70	
Reach 1	3447	100 year	666.36		666.37	331.96	8.70	40.96	872.53		217.80	286.00	
Reach 1	3447	Floodway	666.36	0.00	666.37	331.96	8.70	40.96	872.53		217.80	286.00	
Reach 1	3392	100 year	665.91		666.32	218.00	328.69	593.51			193.00	307.80	
Reach 1	3392	Floodway	665.91	0.00	666.32	218.00	328.69	593.51			193.00	307.80	
Reach 1	3332	100 year	663.45		663.48	469.25		402.65	519.55		203.02	428.02	
Reach 1	3332	Floodway	664.07	0.63	664.09	479.54		403.30	518.90	207.00	203.02	428.02	740.00
Reach 1	3269	100 year	663.41		663.43	508.35		479.37	442.83		183.00	449.07	
Reach 1	3269	Floodway	664.06	0.65	664.07	507.00		479.10	443.10	186.00	183.00	449.07	693.00
Reach 1	3217	100 year	663.37		663.40	514.98		918.11	4.09		139.28	657.66	
Reach 1	3217	Floodway	664.05	0.68	664.06	508.00		922.20		149.00	139.28	657.66	657.00
Reach 1	3143	100 year	663.33		663.35	587.41		922.20			73.90	673.80	
Reach 1	3143	Floodway	664.04	0.71	664.05	585.20		922.20		85.80	73.90	673.80	671.00
Reach 1	3048	100 year	663.02		663.21	292.43	788.06	134.14			600.40	694.20	
Reach 1	3048	Floodway	663.98	0.96	664.03	300.15	743.66	178.54		154.00	600.40	694.20	681.50
Reach 1	2995	100 year	663.15		663.15	343.50	919.56	2.64			532.90	613.70	
Reach 1	2995	Floodway	664.01	0.86	664.01	448.62	912.35	9.85		70.00	532.90	613.70	602.00
Reach 1	2895	100 year	663.15		663.15	339.46	921.18	1.02			747.80	796.70	
Reach 1	2895	Floodway	664.01	0.86	664.01	436.17	916.32	5.88		312.00	747.80	796.70	791.00
Reach 1	2824	100 year	663.15		663.15	472.52	922.06	0.14			563.34	584.40	
Reach 1	2824	Floodway	664.01	0.86	664.01	437.40	919.68	2.52		147.00	563.34	584.40	584.40
Reach 1	2692	100 year	663.15		663.15	464.01	913.11	9.09			408.40	525.75	
Reach 1	2692	Floodway	664.01	0.86	664.01	400.00	894.71	26.95	0.53	140.00	408.40	525.75	540.00
Reach 1	2564	100 year	663.08		663.14	400.50	919.73	2.47			527.80	532.60	
Reach 1	2564	Floodway	663.70	0.62	663.98	158.00	902.97	18.92	0.31	375.00	527.80	532.60	533.00
Reach 1	2473	100 year	662.97		663.03	326.37	525.22	323.77	73.21		338.20	396.70	
Reach 1	2473	Floodway	663.50	0.53	663.67	122.55	157.04	617.86	147.30	317.45	338.20	396.70	440.00
Reach 1	2405	100 year	662.86		662.96	186.89	347.25	574.95			221.08	312.20	
Reach 1	2405	Floodway	663.35	0.49	663.55	88.34	0.04	922.16		221.02	221.08	312.20	309.36
Reach 1	2307	100 year	662.58		662.78	194.05	776.47	831.63			302.20	377.30	
Reach 1	2307	Floodway	662.69	0.11	663.23	92.15	305.39	1302.71		279.75	302.20	377.30	371.90
Reach 1	2195	100 year	662.51		662.60	238.50	446.40	558.71	602.99		292.99	344.90	
Reach 1	2195	Floodway	662.55	0.04	662.82	120.00	532.73	871.06	204.31	250.00	292.99	344.90	370.00
Reach 1	2142	100 year	662.36		662.54	150.45	37.63	1076.03	494.44		275.55	364.72	
Reach 1	2142	Floodway	662.37	0.01	662.70	107.00	46.74	1463.92	97.44	268.00	275.55	364.72	375.00
Reach 1	2095	100 year	661.88		662.35	102.00	54.58	1514.55	38.97		319.60	408.34	
Reach 1	2095	Floodway	661.98	0.10	662.50	88.30		1608.10		320.00	319.60	408.34	408.30
Reach 1	2033		Culvert										
Reach 1	1972	100 year	660.71		661.15	153.00	2.23	625.22	980.65		308.59	371.70	
Reach 1	1972	Floodway	661.26	0.55	661.81	113.10	6.17	962.08	639.85	306.00	308.59	371.70	419.10
Reach 1	1941	100 year	659.98		660.77	145.91	63.98	741.23	802.89		498.80	551.20	
Reach 1	1941	Floodway	660.44	0.45	661.41	103.80	93.71	1034.18	480.21	487.40	498.80	551.20	591.20
Reach 1	1883	100 year	659.30		659.62	200.65	0.05	708.42	899.63		450.50	555.00	
Reach 1	1883	Floodway	660.28	0.98	660.60	135.00	0.66	1248.79	358.65	450.00	450.50	555.00	585.00
Reach 1	1740	100 year	658.98		659.13	295.07	29.61	295.85	1282.63		533.20	586.30	
Reach 1	1740	Floodway	659.79	0.81	660.13	142.75	160.69	683.35	764.06	497.25	533.20	586.30	640.00
Reach 1	1613	100 year	658.35		658.70	249.36	115.77	645.75	846.57		542.00	590.90	
Reach 1	1613	Floodway	659.11	0.76	659.60	125.00	269.17	950.17	388.76	503.95	542.00	590.90	628.95
Reach 1	1476	100 year	657.92		658.09	335.05	729.42	693.17	185.51		460.40	536.00	
Reach 1	1476	Floodway	658.81	0.89	659.09	130.00	330.79	1069.63	207.68	430.00	460.40	536.00	560.00

HEC-RAS Plan: Prop_FW River: River 1 Reach: Reach 1 (Continued)

Reach	River Sta	Profile	W.S. Elev (ft)	Prof Delta WS (ft)	E.G. Elev (ft)	Top Wdth Act (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Enc Sta L (ft)	Ch Sta L (ft)	Ch Sta R (ft)	Enc Sta R (ft)
Reach 1	1374		Culvert										
Reach 1	1309	100 year	657.70		657.93	344.65	850.60	643.91	113.60		393.40	456.80	
Reach 1	1309	Floodway	658.39	0.69	658.82	130.00	430.89	1055.89	121.32	355.00	393.40	456.80	485.00
Reach 1	1217	100 year	657.44		657.62	381.25	526.08	883.80	198.22		302.70	391.80	
Reach 1	1217	Floodway	658.08	0.64	658.47	114.00	92.29	1424.67	91.14	290.25	302.70	391.80	404.25
Reach 1	1039	100 year	656.97		657.14	445.47	491.12	661.79	455.19		447.90	507.10	
Reach 1	1039	Floodway	657.57	0.60	657.91	125.00	292.42	964.62	351.06	415.00	447.90	507.10	540.00
Reach 1	886	100 year	656.45		656.69	420.50	543.98	1158.20	166.42		450.90	540.00	
Reach 1	886	Floodway	657.13	0.68	657.48	117.55	348.23	1520.37		422.45	450.90	540.00	540.00
Reach 1	749	100 year	656.26		656.39	558.45	447.48	1047.42	373.70		356.10	442.00	
Reach 1	749	Floodway	657.12	0.86	657.24	197.00	491.59	1111.07	265.94	288.00	356.10	442.00	485.00
Reach 1	712		Culvert										
Reach 1	625	100 year	654.74		655.10	391.83	113.56	1263.70	491.34		415.90	503.40	
Reach 1	625	Floodway	655.63	0.89	655.92	143.75		1402.54	466.06	415.90	415.90	503.40	559.65
Reach 1	563	100 year	654.54		654.82	397.42	111.19	1059.70	697.71		399.14	475.04	
Reach 1	563	Floodway	654.97	0.44	655.67	100.00	92.82	1667.50	108.28	387.09	399.14	475.04	487.09
Reach 1	439	100 year	654.24		654.41	555.15	82.74	1281.83	504.03		339.60	487.50	
Reach 1	439	Floodway	654.45	0.20	654.96	116.70		1868.60		343.91	339.60	487.50	460.61
Reach 1	344	100 year	653.31		653.95	417.97	54.24	1288.52	525.84		173.10	243.05	
Reach 1	344	Floodway	653.42	0.11	654.28	144.44	50.78	1449.59	368.23	163.64	173.10	243.05	308.08
Reach 1	170	100 year	651.94		652.26	343.11		1489.34	379.26		439.70	611.88	
Reach 1	170	Floodway	652.11	0.18	652.52	196.65		1730.49	138.12	451.14	439.70	611.88	647.79

R – Construction Plan Sheets



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PLOT DATE:	4/20/22

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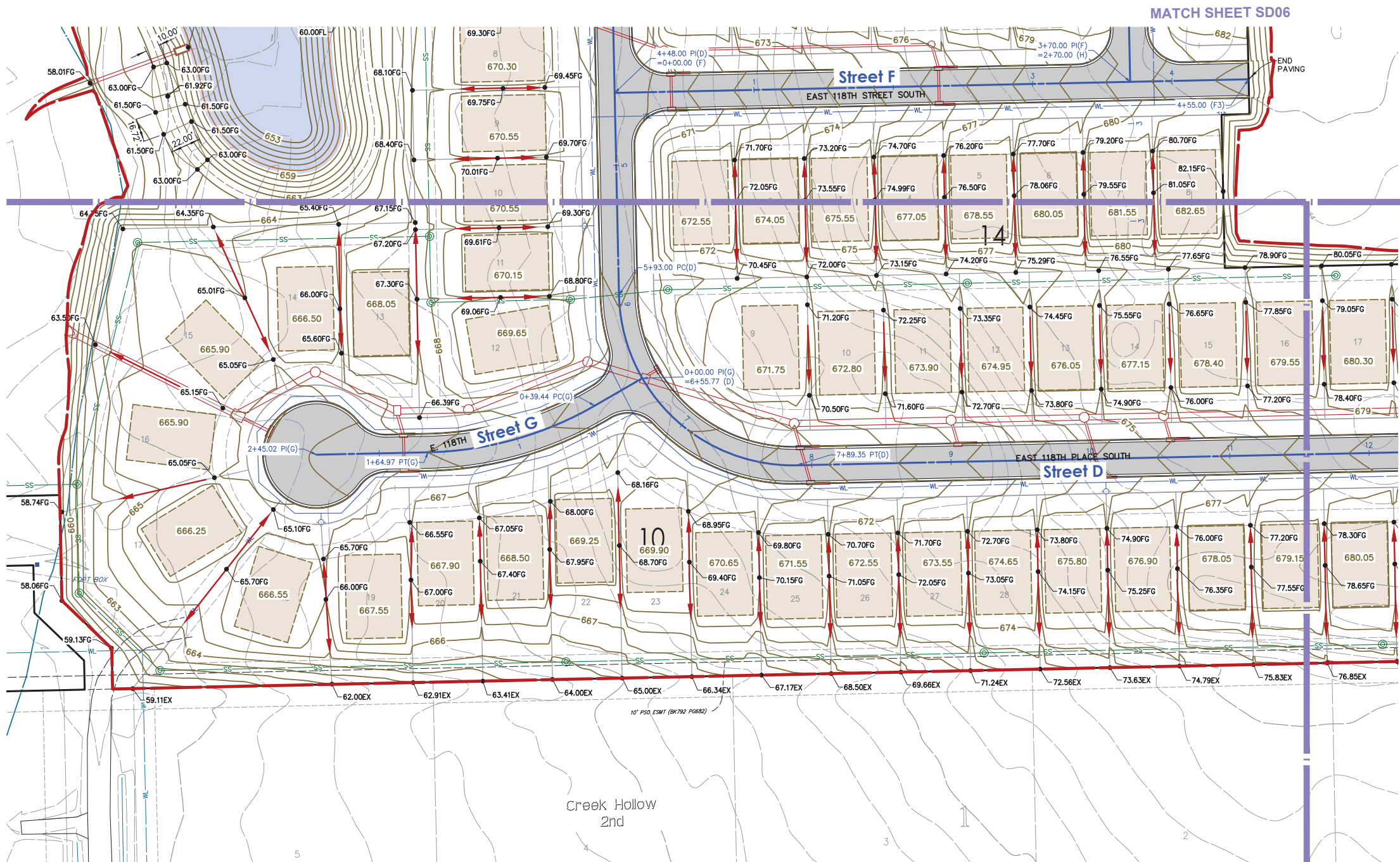
The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 4/20/2022
ATLAS PAGE NO: 000
PLAN SCALE: (H) 1"=40'
(V) N/A

Grading and
Paving Plan
(Midnorth)

SD07



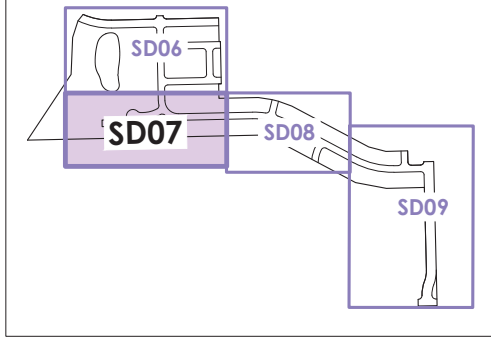
Grading Notes

- ALL GRADING SHALL MEET OR EXCEED THE CITY OF COWETA CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
- TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
- SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
- CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
- UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
- CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
- STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE SUBSURFACE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE

- PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED THEREIN.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL IN-PLACE FINAL TRIM AREAS TO CONDITION PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE PLACED AND ACCEPTED PRIOR TO THE PLACEMENT OF SOD.
 - THE SIDEWALK CONTRACTOR IS RESPONSIBLE FOR ALL REMAINING FINAL TRIM.
 - FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO STORM SEWER MANHOLE LIDS, WATER METER LIDS AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATION.
 - TRANSFORMER PADS AND PEDESTALS ARE TO BE LEVEL AND PLUMB.
 - CARE SHALL BE TAKEN TO ADJUST GAS METERS AND MANIFOLDS SO AS TO APPEAR CORRECTLY POSITIONED.
 - GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS, SHALL ACCEPT THE CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.

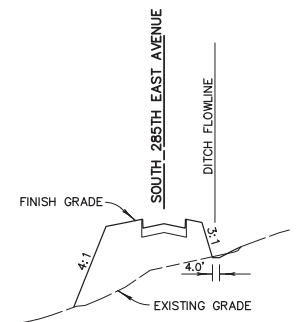
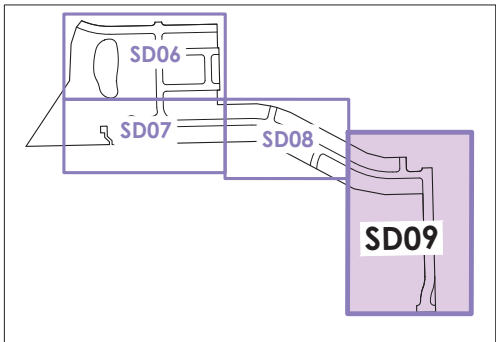
- PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
- CORRECTIVE MEASURES DIRECTED BY THE ENGINEER MAY INCLUDE COMPLETE REMOVAL AND REPLACEMENT AT NO COST TO OWNER IN CASES OF POOR WORKMANSHIP OR UNSATISFACTORY IN-PLACE CONDITIONS.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
- CONTRACTOR SHALL BE OBLIGATED TO KEEP DUST AT A MINIMUM AS REQUIRED BY CITY ENGINEER.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST ARE MADE TO THE CITY TO THIS REGARD.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENT AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.
- SITE GRADING IS EXPECTED TO BE PERFORMED IN A MANNER CONSISTENT WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) PREVIOUSLY SUBMITTED FOR THIS PROJECT.

Key Map



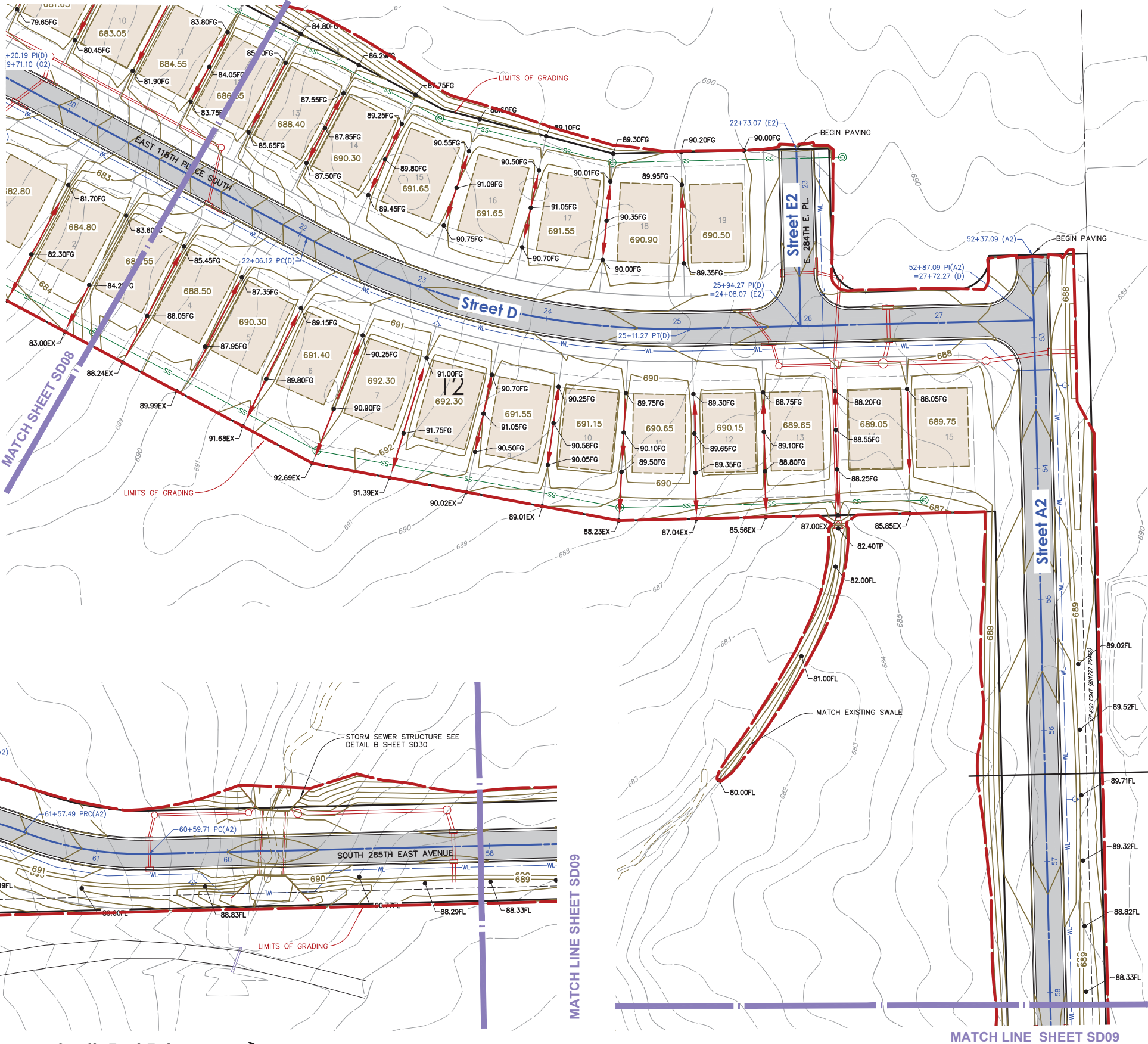
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Key Map



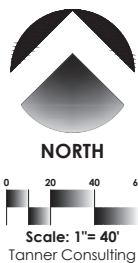
B Paving Cross Section

Scale: N/A



A South East Entrance

Scale: 1" = 40'



Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.

ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.

ELEVATION = 660.43 (NAVD 88)

Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".

ELEVATION = 659.30 (NAVD 88)

Legend

- BW BASE OF WALL FINISH GRADE
- CTRN CURB TRANSITION
- EP EDGE OF PAVING
- EX EXISTING GROUND
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- FP FINISH PAD
- GU GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVING
- TR TOP OF RIM
- TS TOP OF SIDEWALK OR STEP
- TW TOP OF WALL FINISH GRADE



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The Woods Blocks 10-17

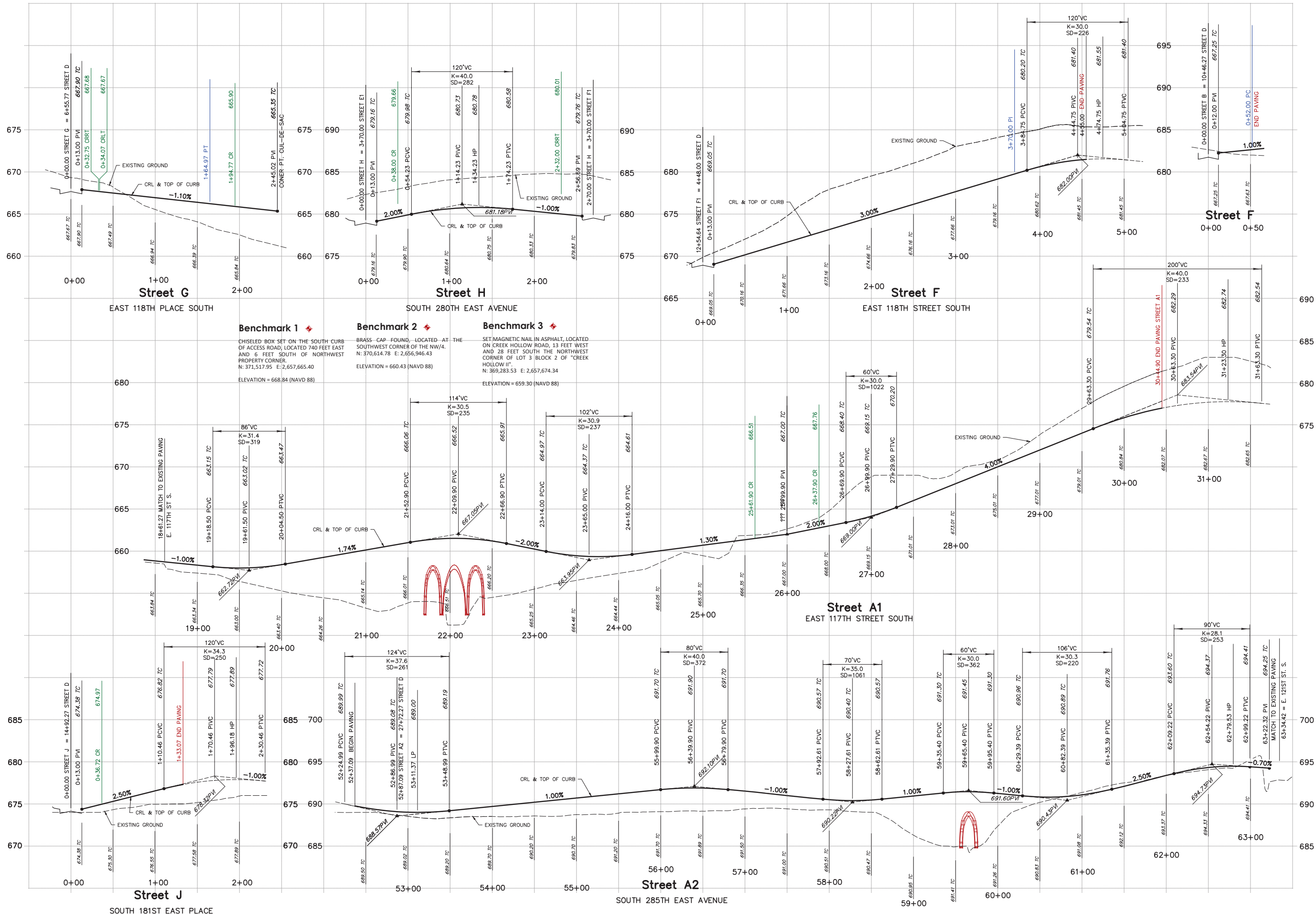
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PLAN SCALE: (H) 1"=40'
(V) N/A

Grading And
Paving Plan
(Southeast)

SD09



Benchmark 1 ♦
CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2 ♦
BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4. N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

Benchmark 3 ♦
SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)



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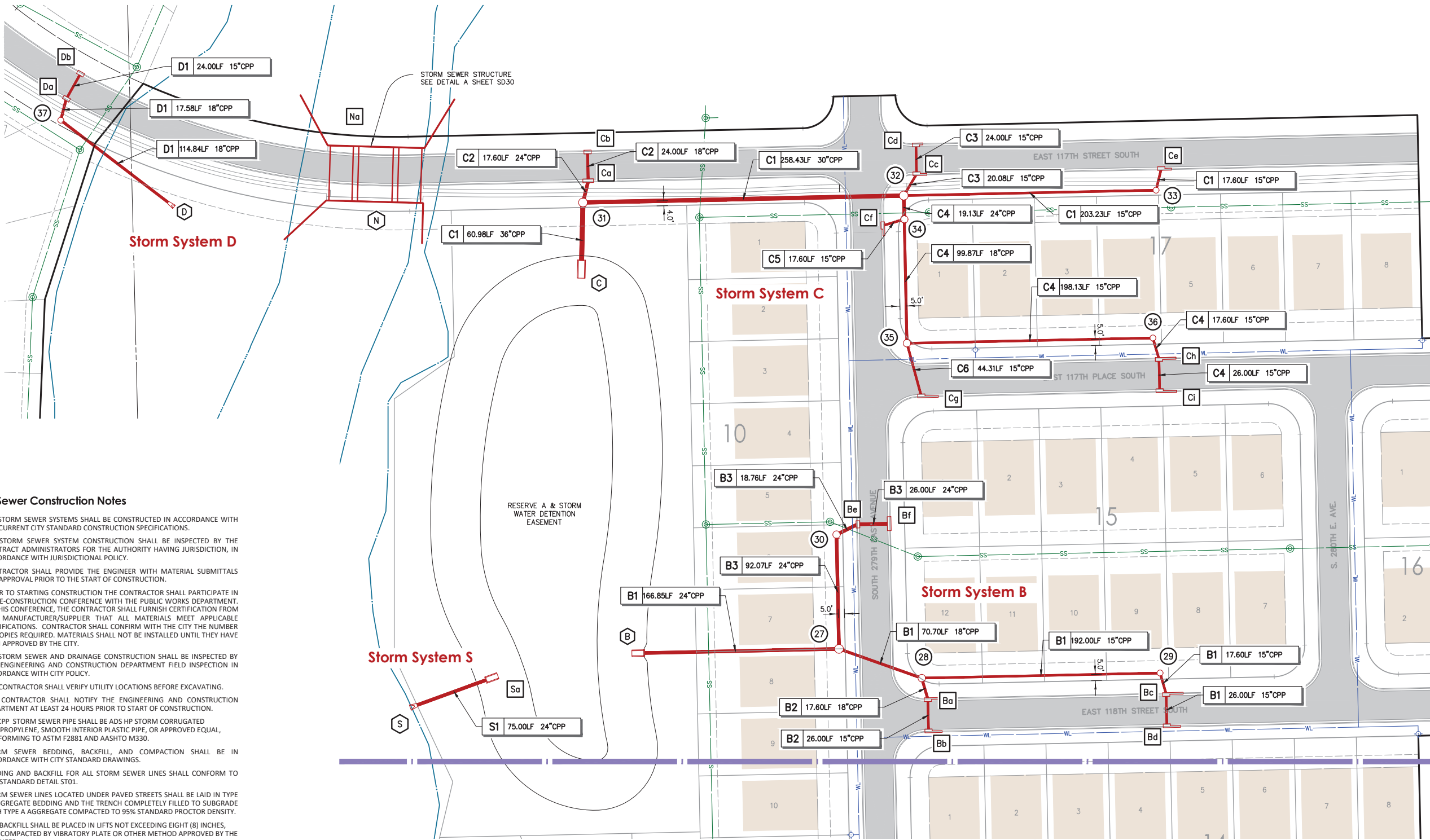
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PROJECT: 22008
ISSUE DATE: 4/20/2022
ATLAS PAGE NO: 000
PLAN SCALE: (H) 1"=50'
(V) 1"=5'
Paving Profiles (A1,A2,B,F,G,H,J)
SD10
10 OF 47

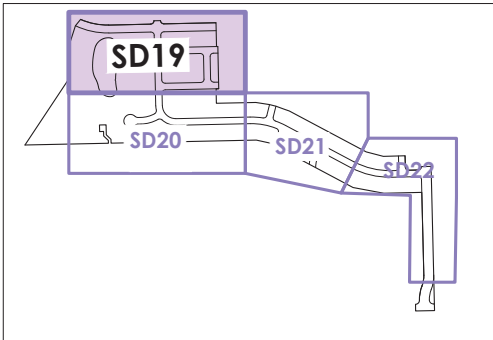


Storm Sewer Construction Notes

- 5.1 ALL STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- 5.2 ALL STORM SEWER SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CONTRACT ADMINISTRATORS FOR THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH JURISDICTIONAL POLICY.
- 5.3 CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MATERIAL SUBMITTALS FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- 5.4 PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE PUBLIC WORKS DEPARTMENT. AT THIS CONFERENCE, THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER/SUPPLIER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. CONTRACTOR SHALL CONFIRM WITH THE CITY THE NUMBER OF COPIES REQUIRED. MATERIALS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE CITY.
- 5.5 ALL STORM SEWER AND DRAINAGE CONSTRUCTION SHALL BE INSPECTED BY THE ENGINEERING AND CONSTRUCTION DEPARTMENT FIELD INSPECTION IN ACCORDANCE WITH CITY POLICY.
- 5.6 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
- 5.7 THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 5.8 ALL CPP STORM SEWER PIPE SHALL BE ADS HP STORM CORRUGATED POLYPROPYLENE, SMOOTH INTERIOR PLASTIC PIPE, OR APPROVED EQUAL, CONFORMING TO ASTM F2881 AND AASHTO M330.
- 5.09 STORM SEWER BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
- 5.10 BEDDING AND BACKFILL FOR ALL STORM SEWER LINES SHALL CONFORM TO CITY STANDARD DETAIL ST01.
- 5.11 STORM SEWER LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BEDDING AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 5.12 PIPE BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, AND COMPACTED BY VIBRATORY PLATE OR OTHER METHOD APPROVED BY THE ENGINEER.
- 5.13 PAVING SUBGRADE SHALL BE RESTORED TO PROPER GRADE (+ OR - 0.1 FT) AND DENSITY AFTER PIPE IS BACKFILLED.
- 5.14 ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.
- 5.15 THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- 5.16 VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.
- 5.17 CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.

Key Map



Storm Legend

LINE LABEL	PIPE LENGTH	PIPE SIZE/TYPE
A	00.00LF	18"RCP
SYMBOL	EXISTING	PROPOSED
INLET	a	a
JUNCTION	1	1
OUTLET	A	A
CPP	HP STORM POLYPROPYLENE PIPE	
HDPE	HIGH DENSITY POLYETHYLENE PIPE	
HEP	HORIZONTAL ELIPTICAL PIPE	
PVC	POLYVINYL CHLORIDE PIPE	
RCB	REINFORCED CONCRETE BOX	
RCP	REINFORCED CONCRETE PIPE	

Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40

ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
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ELEVATION = 660.43 (NAVD 88)

Benchmark 3

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N: 369,283.53 E: 2,657,674.34

ELEVATION = 659.30 (NAVD 88)



NORTH
Scale: 1"= 40'
Tanner Consulting



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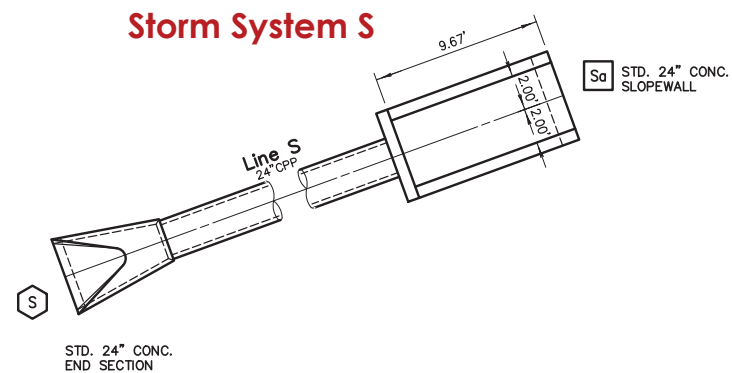
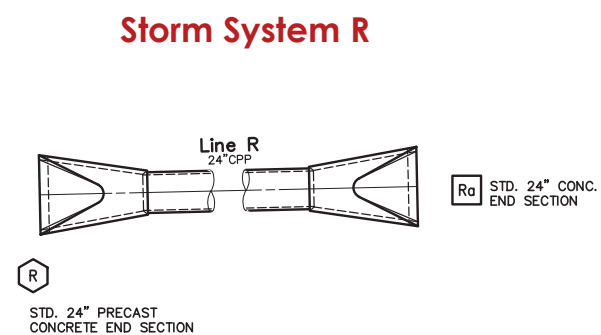
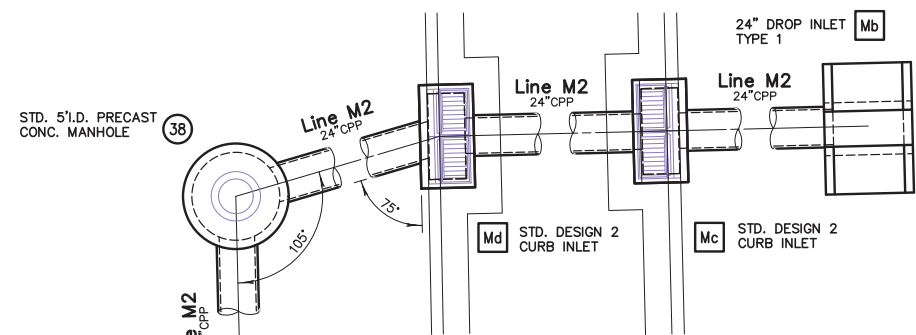
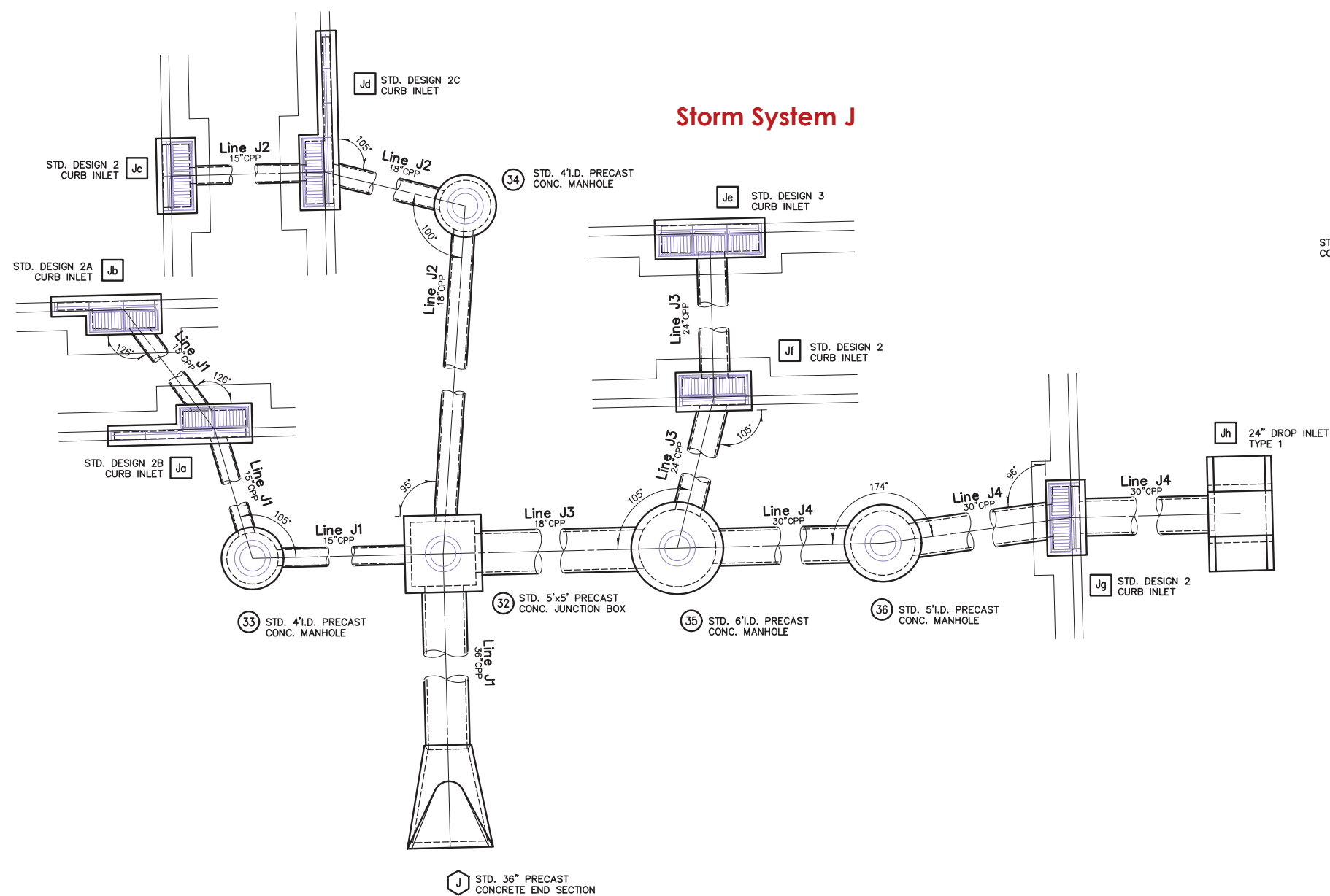
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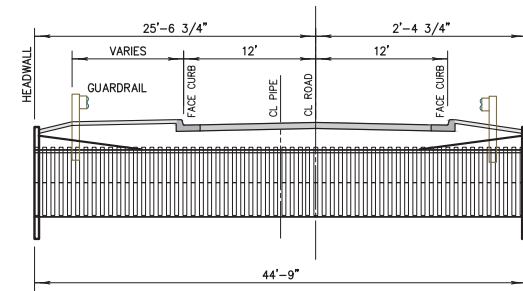
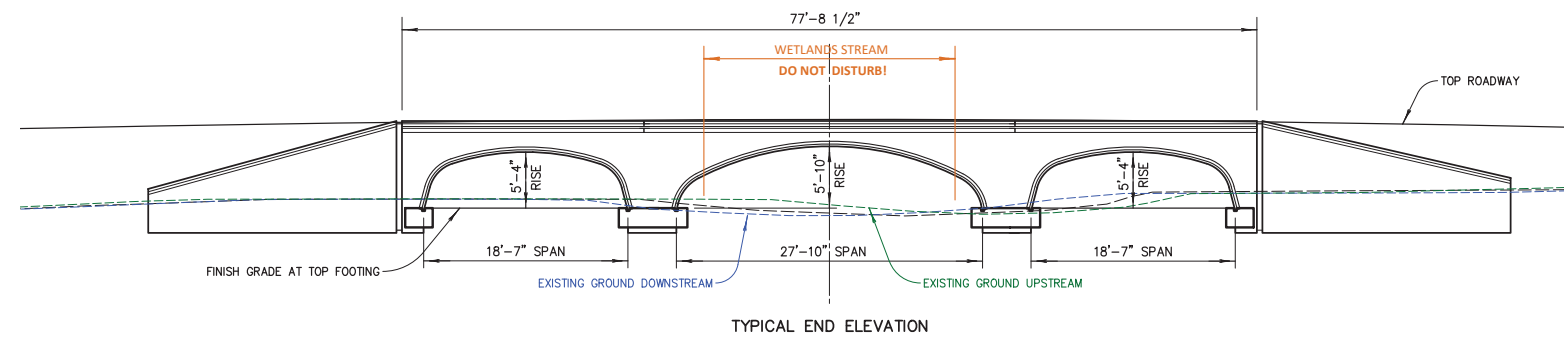
PLAN SCALE: (H) 1"=40'

(V) N/A

Storm Sewer Plan
(Northwest)

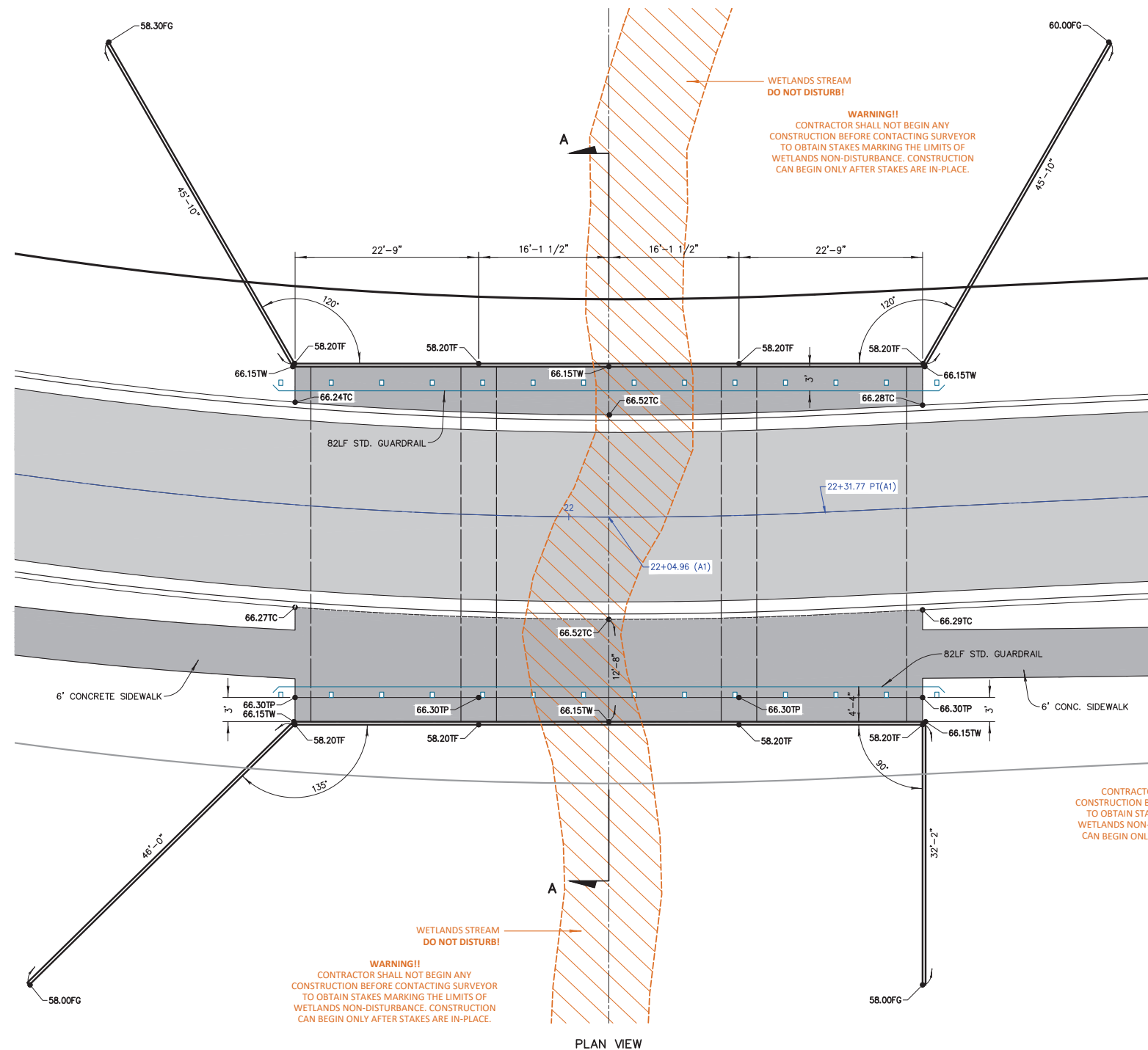
SD19





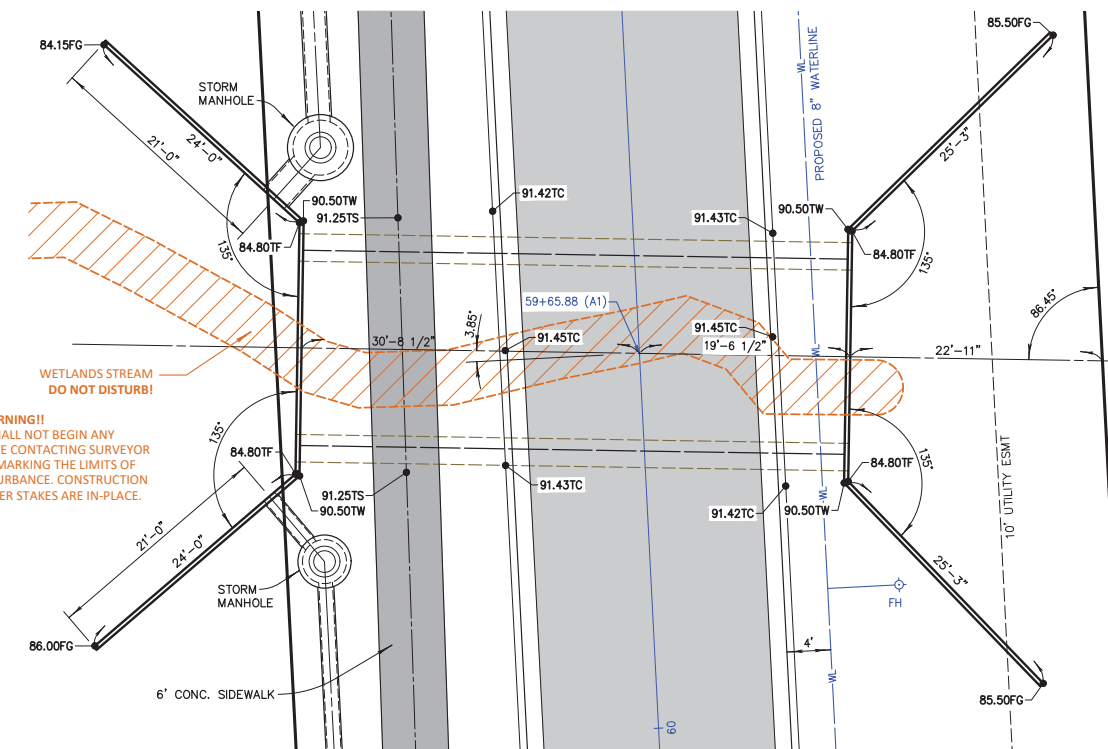
Legend

BW	BASE OF WALL FINISH GRADE
EX	EXISTING GROUND
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TF	TOP OF FOOTING
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE



— WETLANDS STREAM
DO NOT DISTURB!

WARNING!!
CONTRACTOR SHALL NOT BEGIN ANY
CONSTRUCTION BEFORE CONTACTING SURVEYOR
TO OBTAIN STAKES MARKING THE LIMITS OF
WETLANDS NON-DISTURBANCE. CONSTRUCTION
CAN BEGIN ONLY AFTER STAKES ARE IN-PLACE.



WARNING!!
CONTRACTOR SHALL NOT BEGIN ANY
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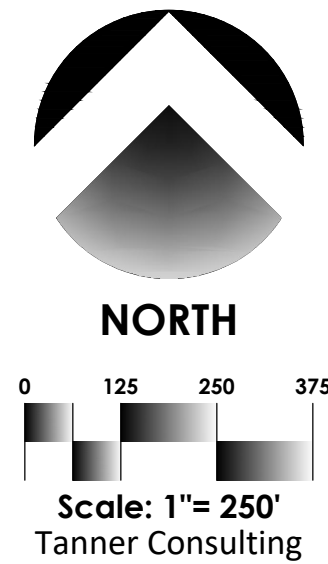
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ISSUE DATE: 4/20/2022
ATLAS PAGE NO: 000

PLAN SCALE: (H) 1"=8'
(V) N/A

Aluminum Box Culvert Details

SD30

30 OF 47



OWNER:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RAUSCHCOLEMAN.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

Site and Utility Construction Plans

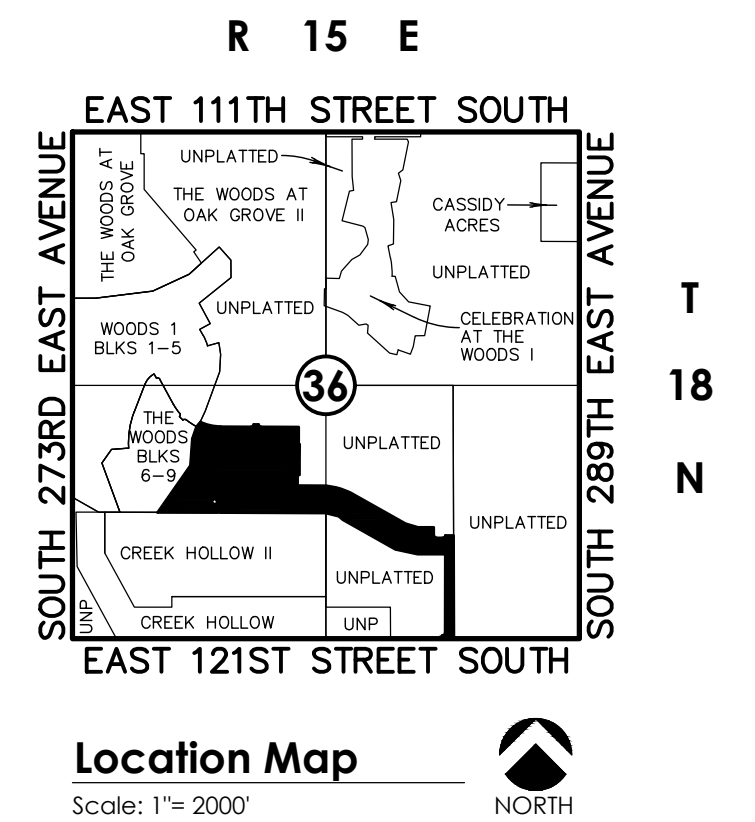
PUD-R 13-02

The Woods BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



General Notes

- 1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC AND AUGMENTED BY USGS LIDAR CONTOUR TOPOGRAPHY.
- 1.2 VERTICAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993), OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501, U.S. SURVEY FEET.
- 1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN CITY OF COWETA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
- 1.4 WHEREVER THE WORD "RWD#5" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN WAGONER COUNTY RURAL WATER DISTRICT #5 UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
- 1.5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- 1.6 THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 1.7 ONE-TIME CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER. ANY RESTAKING WILL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- 1.8 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN COWETA RIGHT-OF-WAY. PLEASE CALL 918-486-0189 FOR PERMIT INFORMATION.

Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)



Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)



Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)

Contact List

TANNER CONSULTING, LLC
JUSTIN MORGAN
5323 SOUTH LEWIS AVE
TULSA, OK 74105
PHONE: (918) 745-9929

CITY OF COWETA
MARK SEIBOLD
310 SOUTH BROADWAY
COWETA, OK 74429
PHONE: (918) 486-2189

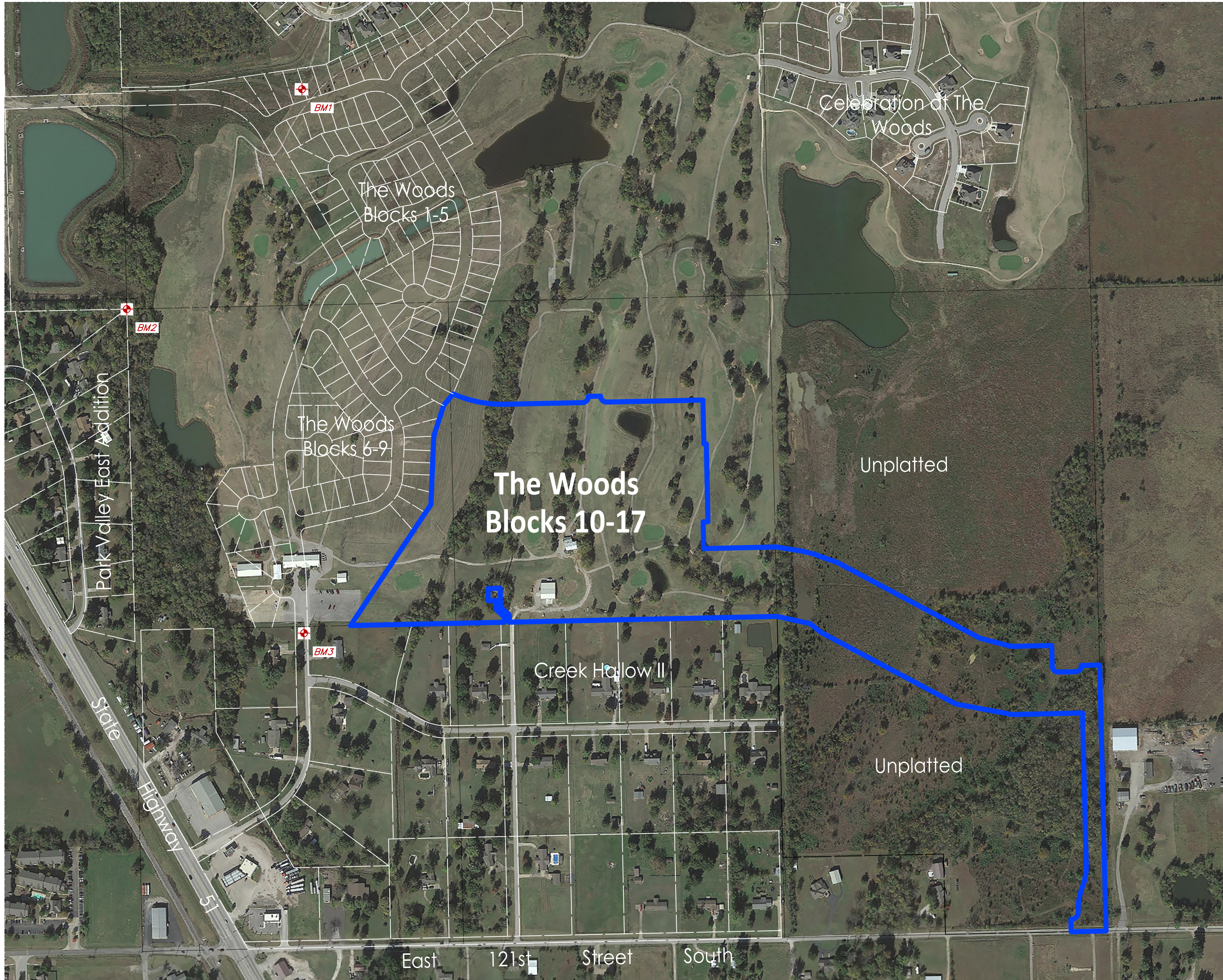
AEP/PSO
STEVE WILLIAMS
5224 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 599-6509

OKLAHOMA NATURAL GAS
KYMBERLY CUDE
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 831-8251

WINDSTREAM
JOHNNIE PATTON
1814 WEST TACOMA STREET
BROKEN ARROW, OK 74012
PHONE: (918) 451-3463

COX COMMUNICATIONS
CHRIS LONG
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4665

WAGONER COUNTY RWD#5
SEAN GARRISON
15078 S. 305TH EAST AVENUE.
COWETA, OK 74429
PHONE: (918) 486-5458



Storm Sewer Index

SD01 - OVERALL COVER SHEET
SD02 - BOUNDARY AND EXISTING TOPOGRAPHY
SD03 - DIMENSIONED SITE PLAN (NORTH)
SD04 - DIMENSIONED SITE PLAN (SOUTH)
SD05 - EROSION CONTROL PLAN
SD06 - GRADING AND PAVING PLAN (NORTHWEST)
SD07 - GRADING AND PAVING PLAN (MIDNORTH)
SD08 - GRADING AND PAVING PLAN (MIDEAST)
SD09 - GRADING AND PAVING PLAN (SOUTHEAST)
SD10 - PAVING PROFILES (A1,A2,B,F,G,H,I)
SD11 - PAVING PROFILES (D,E1,E2,O1,O2)
SD12 - PAVING INTERSECTION DETAILS
SD13 - PAVING INTERSECTION DETAILS
SD14 - SIDEWALK & RAMP SCHEMATIC
SD15 - SITE DETAILS AND PAVING NOTES
SD16 - DRAINAGE AREA MAP
SD17 - RATIONAL METHOD SUMMARY TABLE
SD18 - PIPE SUMMARY TABLE
SD19 - STORM SEWER PLAN (NORTHWEST)
SD20 - STORM SEWER PLAN (MIDNORTH)
SD21 - STORM SEWER PLAN (MIDEAST)
SD22 - STORM SEWER PLAN (SOUTHEAST)
SD23 - STORM SEWER PROFILES (LINES A1-A6,M1,T1)
SD24 - STORM SEWER PROFILES (LINES A7-C2)
SD25 - STORM SEWER PROFILES (LINES C3-M3,S1)
SD26 - STORM SEWER ALIGNMENT DETAILS (B,C,D)
SD27 - STORM SEWER ALIGNMENT DETAILS (A)
SD28 - STORM SEWER ALIGNMENT DETAILS (A)
SD29 - STORM SEWER ALIGNMENT DETAILS (J,M,R,S)
SD30 - ALUMINUM BOX CULVERT DETAILS

Sanitary Sewer Index

SS01 - SANITARY SEWER COVER SHEET
SS02 - SANITARY SEWER PLAN (SOUTHWEST)
SS03 - SANITARY SEWER PLAN (NORTH)
SS04 - SANITARY SEWER PLAN (SOUTHEAST)
SS05 - SANITARY SEWER PROFILES
SS06 - SANITARY SEWER PROFILES
SS07 - SANITARY SEWER PROFILES
SS08 - SANITARY SEWER DETAILS
SS09 - SANITARY SEWER DETAILS

Waterline Index

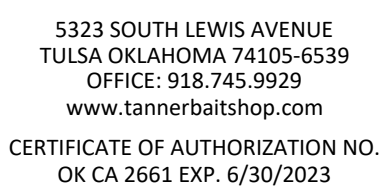
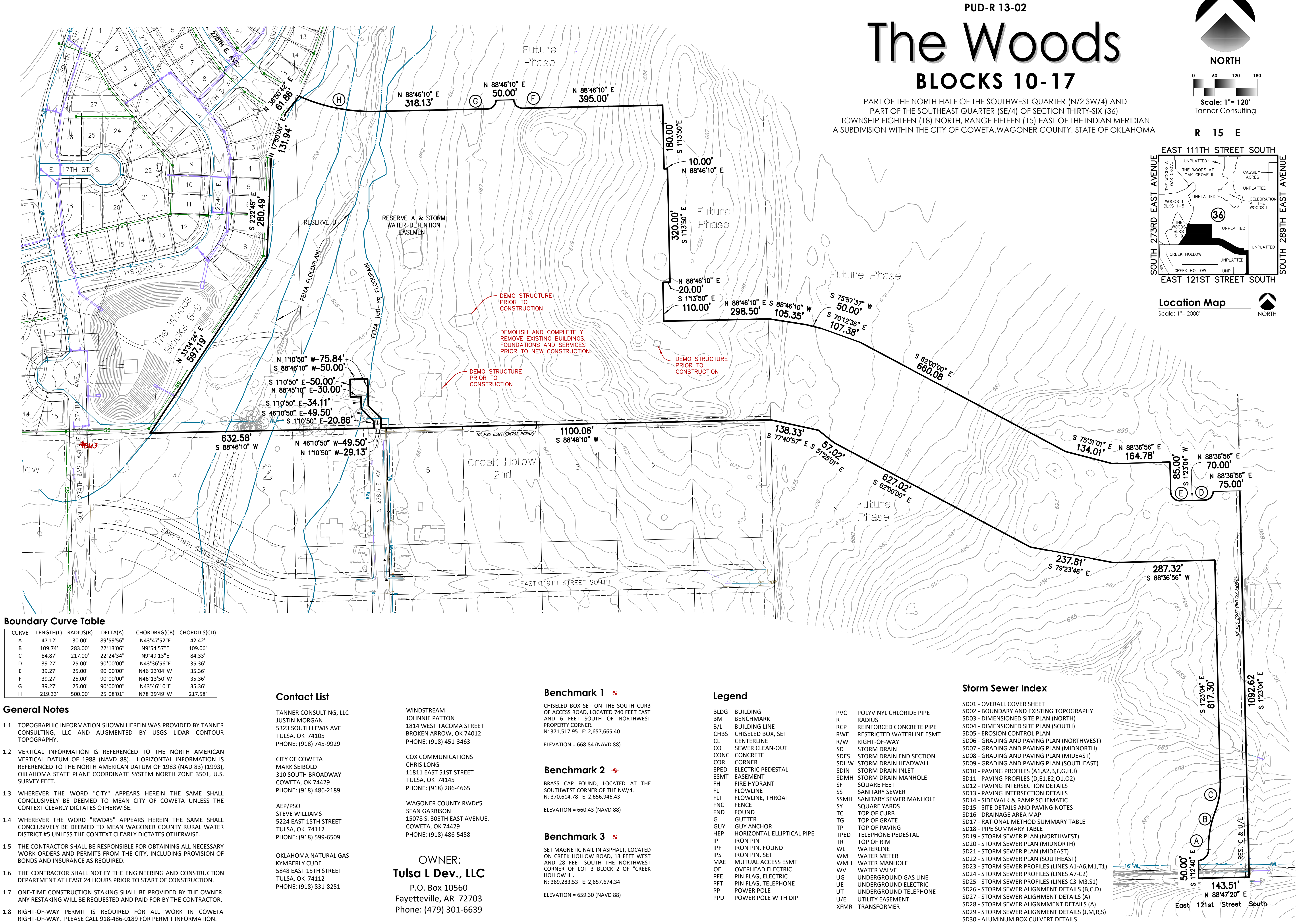
WL01 - WATERLINE COVER SHEET
WL02 - WATERLINE PLAN (NORTHWEST)
WL03 - WATERLINE PLAN (SOUTHWEST)
WL04 - WATERLINE PLAN (MID-EAST)
WL05 - WATERLINE PLAN (SOUTHEAST)
WL06 - WATERLINE PROFILES (LINES A,B,D,E,F,G,H,I)
WL07 - WATERLINE PROFILES (LINE C)
WL08 - WATERLINE DETAIL SHEET

ODOT Details

R-22 - WHEEL CHAIR RAMPS
R-23 - TACTILE WARNING DEVICES
R-31 - SLOPED CONCRETE END SECTIONS
R-36 - STANDARD MEDIAN DRAINS (18" TO 36" PIPES)
R-39 - CURB INLETS
R-40 - STORM SEWER INLET FRAMES (CURB INLETS)
R-41 - CAST IRON GRATES (CURB INLETS)
R-42 - MANHOLE FRAME AND COVER
R-43 - MANHOLE JUNCTION BOXES
R-44 - PRECAST ROUND MANHOLE
R-49 - STANDARD PIPE BEDDING



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DATE	REVISION
4/20/22	1ST SUBMITTAL
5/25/22	2ND SUBMITTAL
6/6/22	BID SET
7/14/22	3RD SUBMITTAL
7/14/22	PLOT DATE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

The Woods Blocks 10-17
Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=120'
(V) N/A

Boundary and Existing Topography

SD02
2 OF 47

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBCRG(CB)	CHORDDIS(CD)
1	114.21'	292.00'	22°24'34"	N9°49'13"E	113.48'
2	80.61'	208.00'	22°12'17"	N9°55'22"E	80.11'
3	47.14'	30.00'	90°01'53"	N46°11'43"W	42.44'
4	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
5	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
6	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'
7	39.27'	25.00'	90°00'00"	N46°23'04"W	35.36'
8	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
9	317.97'	620.00'	29°23'04"	N76°41'32"W	314.50'
10	292.33'	570.00'	29°23'04"	N76°41'32"W	289.14'
11	39.27'	25.00'	90°00'00"	N73°00'00"E	35.36'
12	104.03'	214.56'	27°46'47"	N14°06'36"E	103.01'
13	102.55'	264.56'	22°12'33"	N16°53'43"E	101.91'
14	39.27'	25.00'	90°00'00"	N17°00'00"W	35.36'
15	102.24'	281.13'	20°50'13"	N17°34'53"E	101.68'
16	88.18'	331.13'	15°15'29"	N19°56'48"E	87.92'
17	41.72'	25.00'	95°37'00"	N20°13'58"W	37.05'
18	86.12'	550.00'	8°58'18"	N66°29'09"W	86.03'
19	202.36'	500.00'	23°11'21"	N79°38'09"W	200.99'
20	37.09'	25.00'	85°00'41"	N28°27'57"W	33.78'
21	37.09'	25.00'	85°00'41"	N56°32'44"E	33.78'

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBCRG(CB)	CHORDDIS(CD)
A	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
B	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
C	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'
D	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
E	39.27'	25.00'	90°00'00"	N46°23'04"W	35.36'

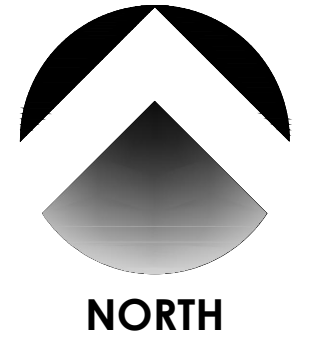
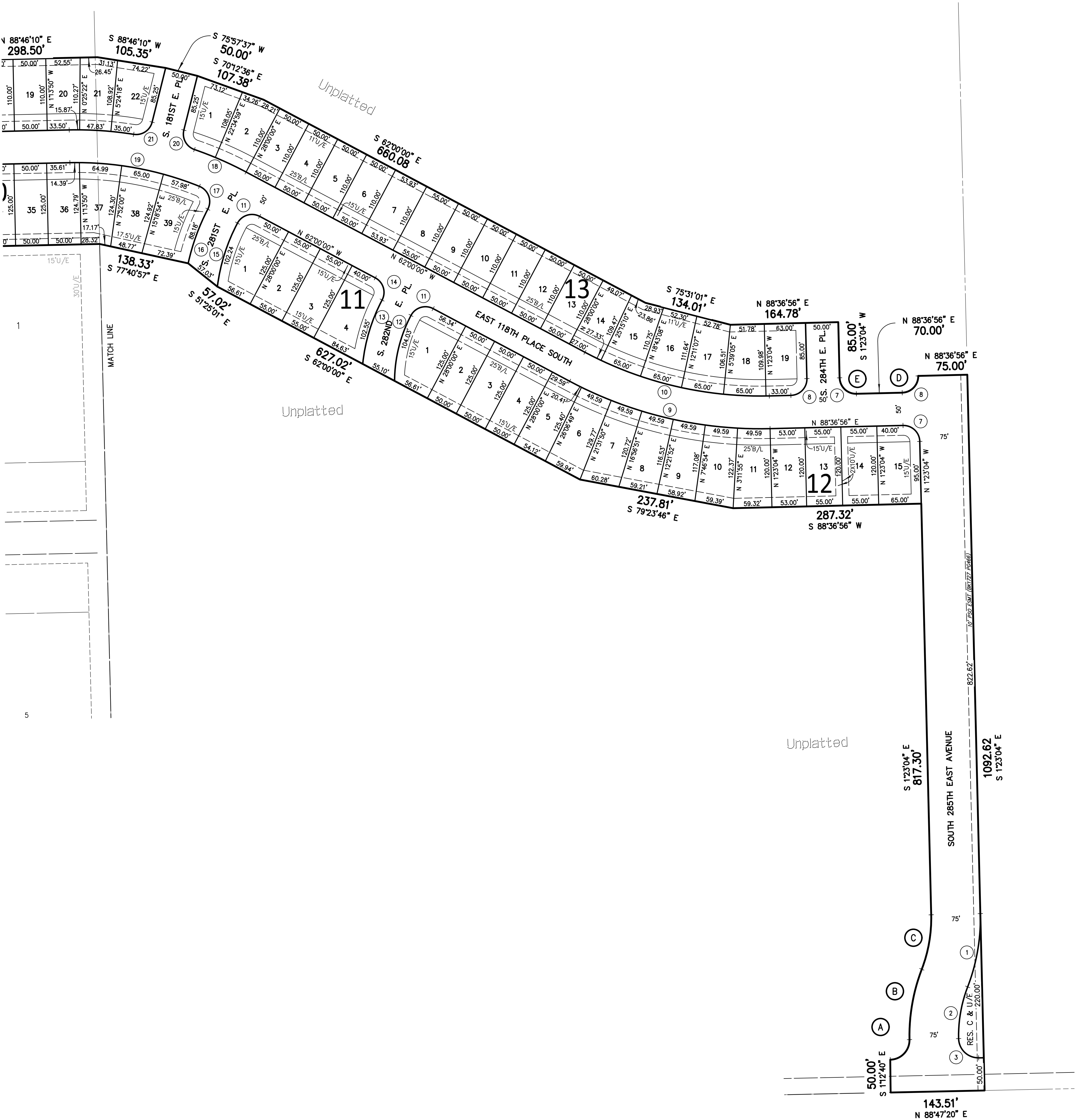
Boundary Description

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID N/2 SW/4, SAID POINT BEING THE SOUTHEAST CORNER OF "THE WOODS BLOCKS 6-9", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. ____); THENCE ALONG THE EAST LINE OF SAID SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 33°34'24" EAST FOR A DISTANCE OF 597.19 FEET; THENCE NORTH 2°22'45" EAST FOR A DISTANCE OF 280.49 FEET; THENCE NORTH 17°50'00" EAST FOR A DISTANCE OF 131.94 FEET TO THE NORTHEAST CORNER OF LOT TWO (2), BLOCK SEVEN (7) OF SAID SUBDIVISION, SAID POINT ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF "THE WOODS BLOCKS 1-5", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. ____); THENCE NORTH 38°50'42" EAST AND ALONG THE EAST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 61.86 FEET TO THE SOUTHEAST CORNER OF LOT FIFTEEN (15), BLOCK FIVE (5) THEREOF; THENCE SOUTHEASTERLY ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 66°05'49" EAST, A CENTRAL ANGLE OF 25°08'01", WITH A CHORD BEARING AND DISTANCE OF SOUTH 78°39'49" EAST FOR 217.58 FEET, FOR AN ARC DISTANCE OF 219.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 318.13 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°46'10" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°13'50" EAST, A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF SOUTH 46°13'50" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 395.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 180.00 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 88°46'10" WEST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 1°13'50" EAST FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 88°46'10" EAST FOR A DISTANCE OF 298.50 FEET; THENCE SOUTH 81°04'24" EAST FOR A DISTANCE OF 105.35 FEET; THENCE SOUTH 75°57'37" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 70°12'36" EAST FOR A DISTANCE OF 107.38 FEET; THENCE SOUTH 62°00'00" EAST FOR A DISTANCE OF 660.08 FEET; THENCE SOUTH 75°31'01" EAST FOR A DISTANCE OF 134.01 FEET; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 164.78 FEET; THENCE SOUTH 1°23'04" EAST FOR A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF SOUTH 46°23'04" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°36'56" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 88°36'56" EAST FOR A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4); THENCE SOUTH 1°23'04" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1092.62 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°47'20" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SE/4, FOR A DISTANCE OF 105.24 FEET; THENCE NORTH 1°12'40" WEST AND PERPENDICULAR TO SAID SOUTH LINE, FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°47'20" EAST, A CENTRAL ANGLE OF 90°10'25", WITH A CHORD BEARING AND DISTANCE OF NORTH 43°42'08" EAST FOR 42.49 FEET, FOR AN ARC DISTANCE OF 47.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°23'04" WEST AND PARALLEL WITH SAID EAST LINE, FOR A DISTANCE OF 817.30 FEET; THENCE SOUTH 88°36'56" WEST FOR A DISTANCE OF 287.32 FEET; THENCE NORTH 79°23'46" WEST FOR A DISTANCE OF 237.81 FEET; THENCE NORTH 62°00'00" WEST FOR A DISTANCE OF 627.02 FEET; THENCE NORTH 51°23'51" WEST FOR A DISTANCE OF 57.03 FEET; THENCE NORTH 77°40'57" WEST FOR A DISTANCE OF 138.33 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1100.06 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 29.13 FEET; THENCE NORTH 46°10'50" WEST FOR A DISTANCE OF 49.50 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 75.84 FEET; THENCE SOUTH 88°46'10" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'10" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 34.11 FEET; THENCE SOUTH 46°10'50" EAST FOR A DISTANCE OF 49.50 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 20.86 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE, FOR A DISTANCE OF 632.58 FEET TO THE POINT OF BEGINNING;

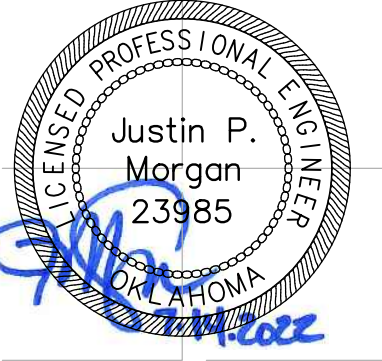
SAID TRACT CONTAINING 1,618,933 SQUARE FEET OR 37.166 ACRES.



Scale: 1"= 80'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY GOVERNMENT
GOV'T	LIMITS OF NO ACCESS
LNA	OVERLAND DRAINAGE EASEMENT
ODE	RESERVE
RES.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED



CERTIFICATE OF AUTHORIZATION NO. OK CA 2661 EXP. 6/30/2023



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MILESTONE	DATE
1ST SUBMITTAL	4/20/22
2ND SUBMITTAL	5/25/22
BID SET	6/6/22
3RD SUBMITTAL	7/14/22
PLOT DATE:	7/14/22

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.T. 2009 EDITION).

The Woods Blocks 10-17

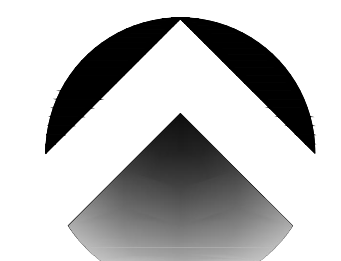
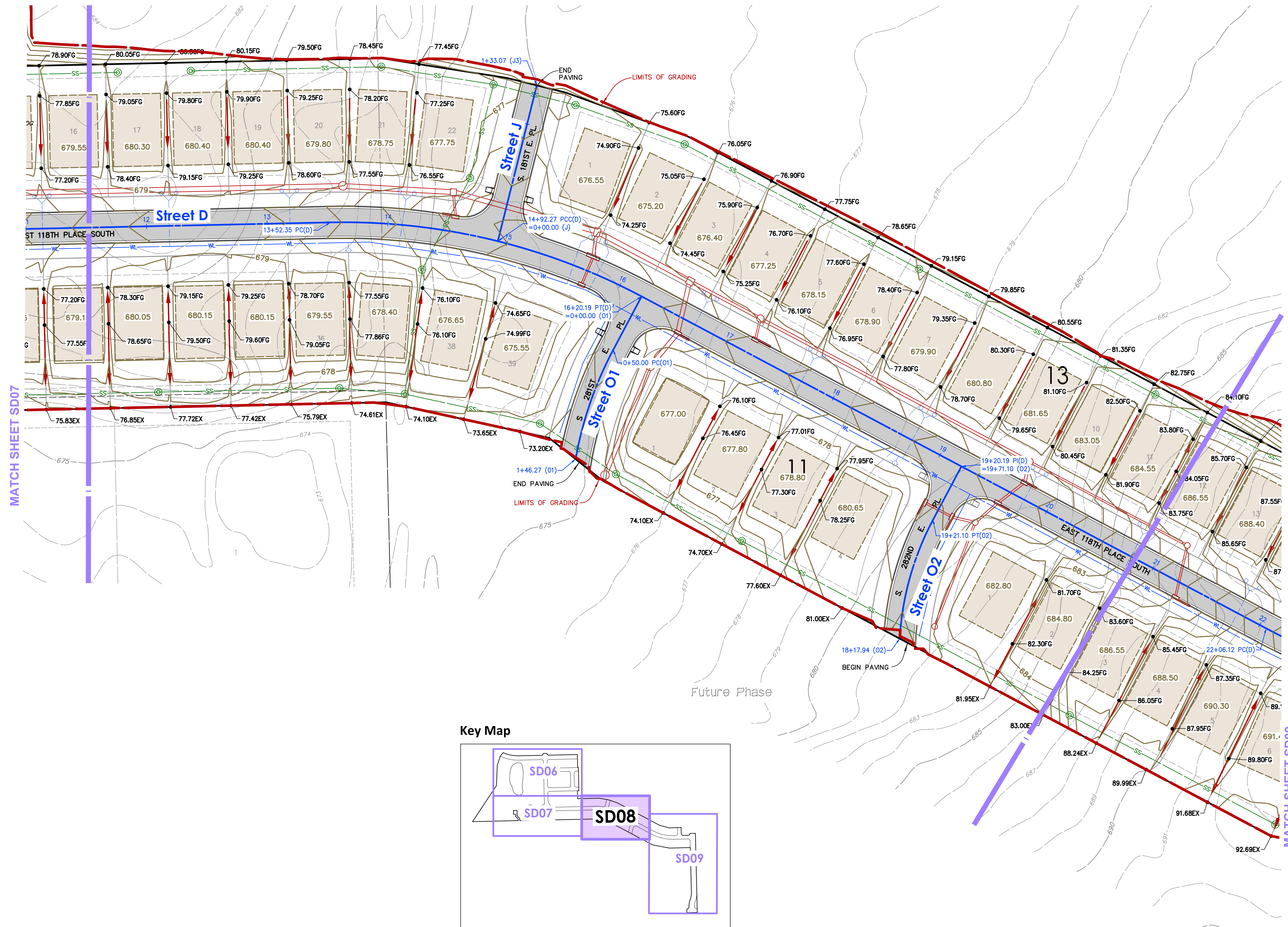
Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=80'
(V) N/A

Dimensioned
Site Plan
(South)

SD04



Benchmark 1

ELEVATION = 668.84 (NAVD 88)

ELEVATION = 660.43 (NAVD 88)

Legend



MILESTONE	DATE
1ST SUBMITTAL	4/20/22
2ND SUBMITTAL	5/25/22
BID SET	6/6/22
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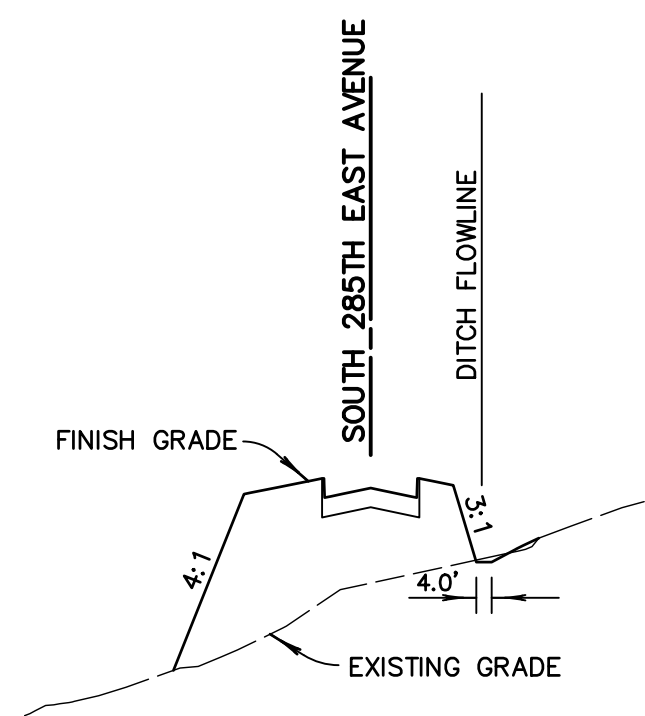
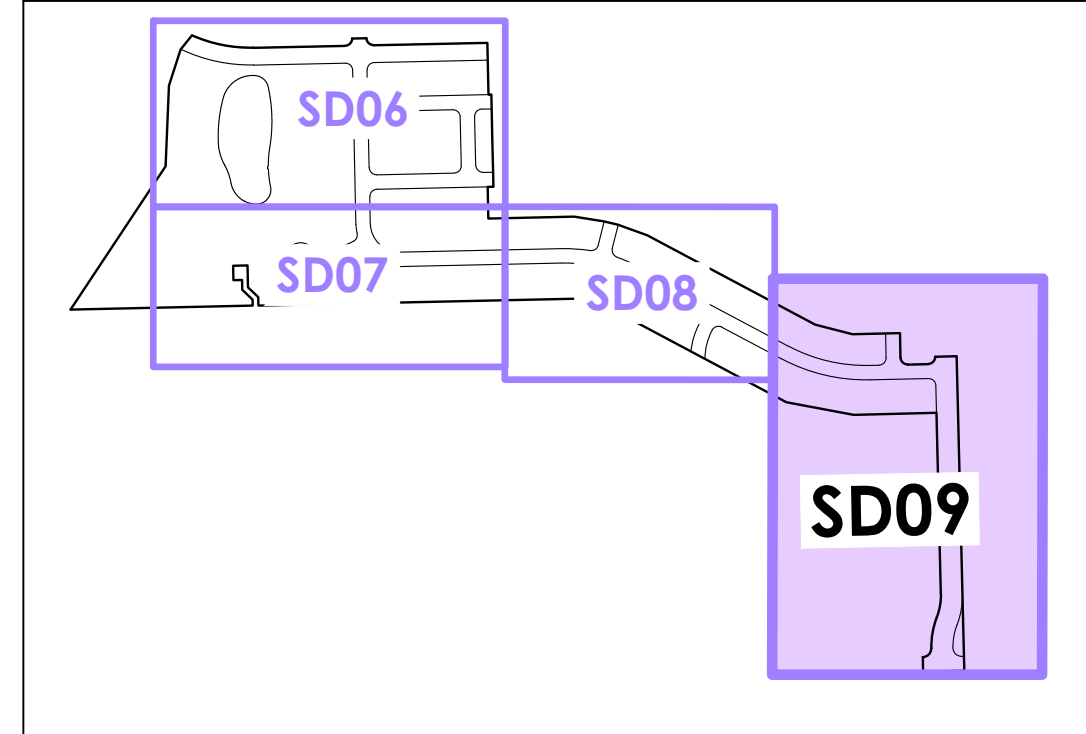
ALL CONSTRUCTION TO BE IN STRICT
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(INCLUDING O.D.O.T. 2009 EDITION)

The Woods Blocks 10-17

PROJECT: 22008
ISSUE DATE: 7/14/2022

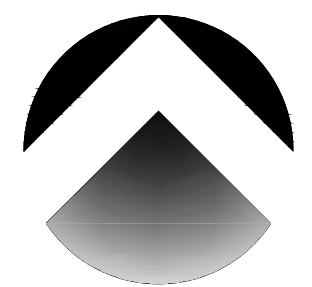
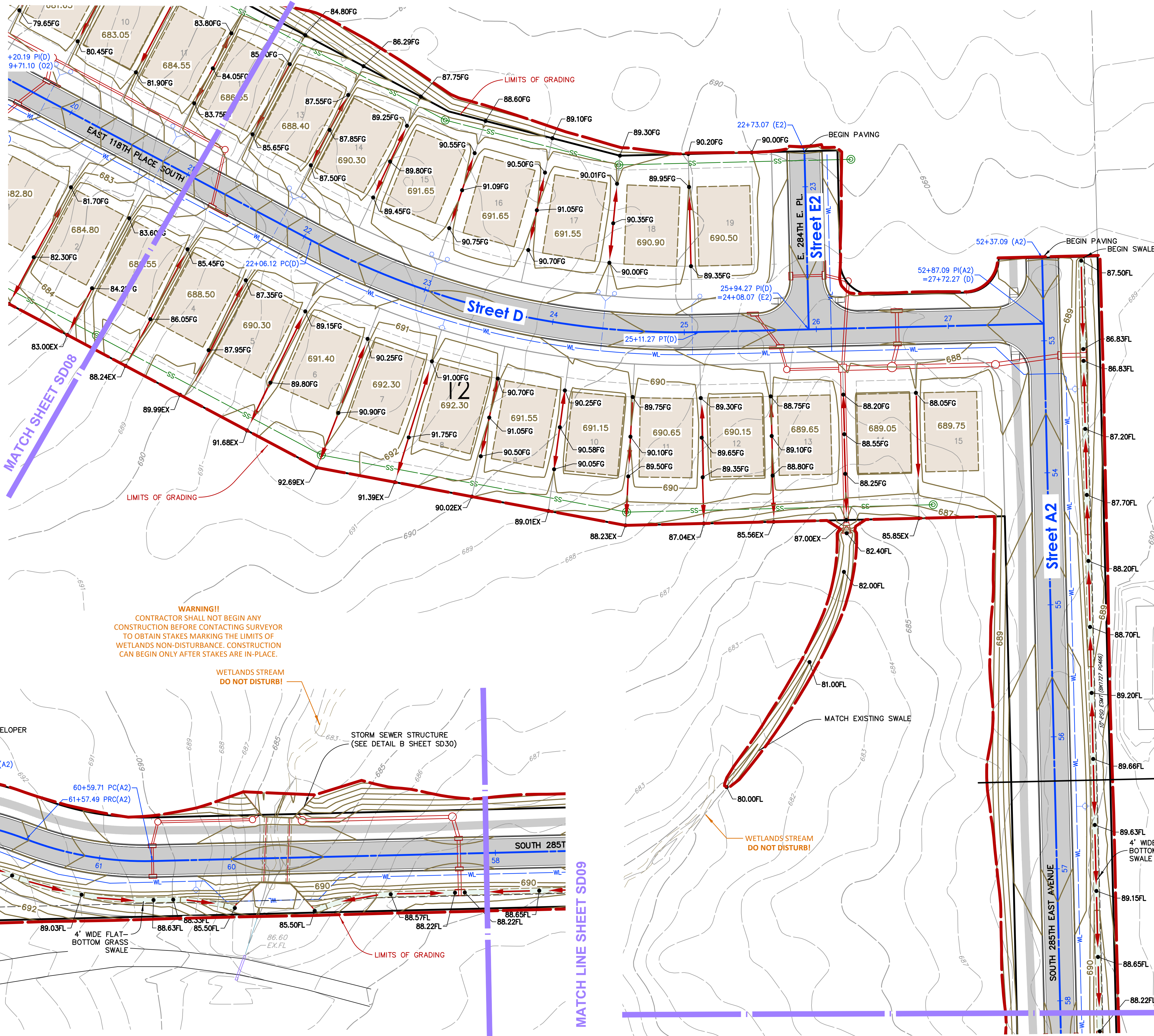
Grading And Paving Plan (Mideast)

Key Map



B Paving Cross Section

Scale: N/A



Scale: 1"= 40'
Tanner Consulting

Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40

ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43

ELEVATION = 660.43 (NAVD 88)

Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34

ELEVATION = 659.30 (NAVD 88)

Legend

- BW BASE OF WALL FINISH GRADE
- CTRN CURB TRANSITION
- EP EDGE OF PAVING
- EX EXISTING GROUND
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- FP FINISH PAD
- GU GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVING
- TR TOP OF RIM
- TS TOP OF SIDEWALK OR STEP
- TV TOP OF WALL FINISH GRADE

A South East Entrance

Scale: 1"= 40'



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7/14/22	PLOT DATE

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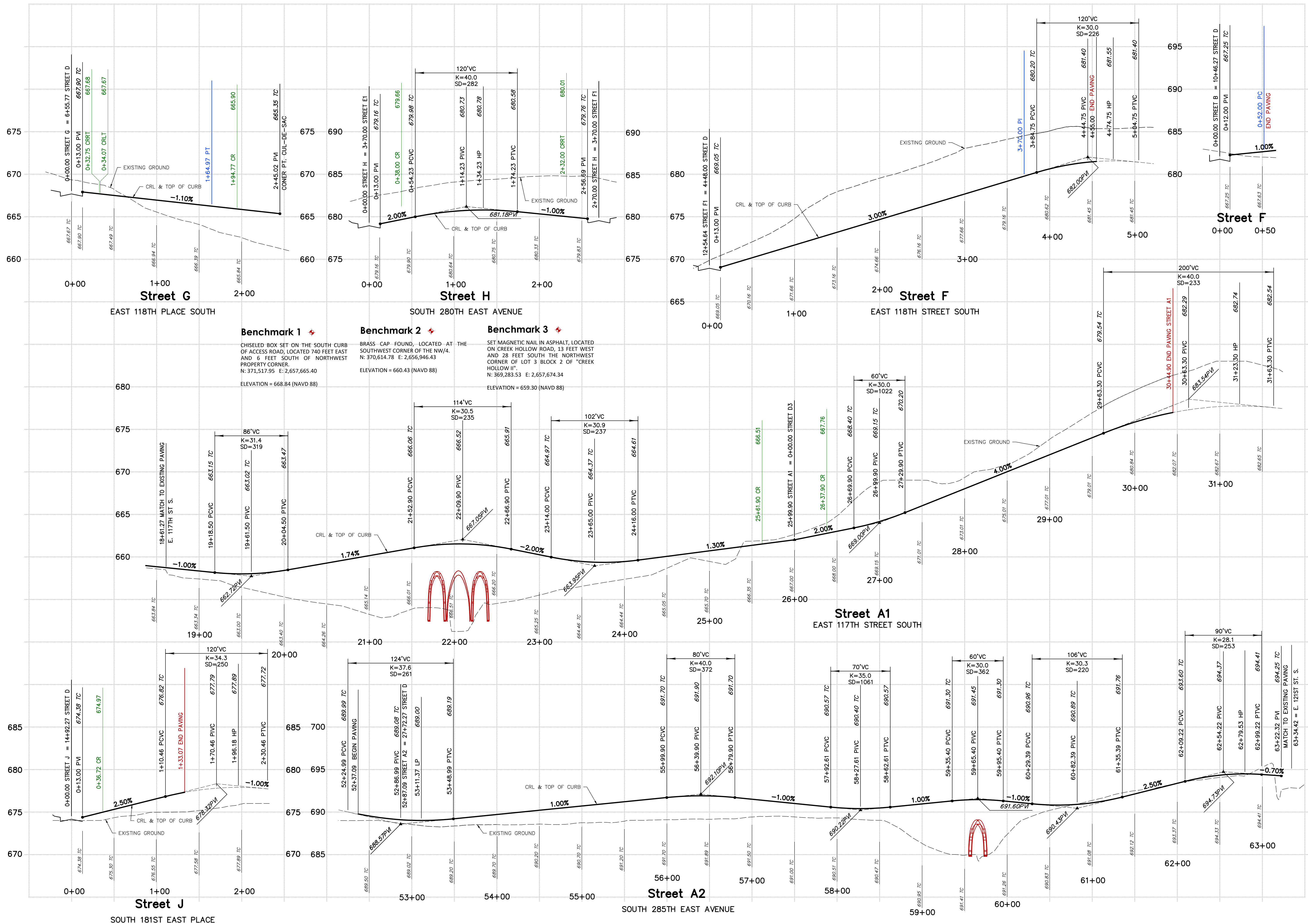
The Woods Blocks 10-17
Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

Grading And
Paving Plan
(Southeast)

SD09



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(INCLUDING O.D.O.T. 2009 EDITION

The Woods Blocks 10-17

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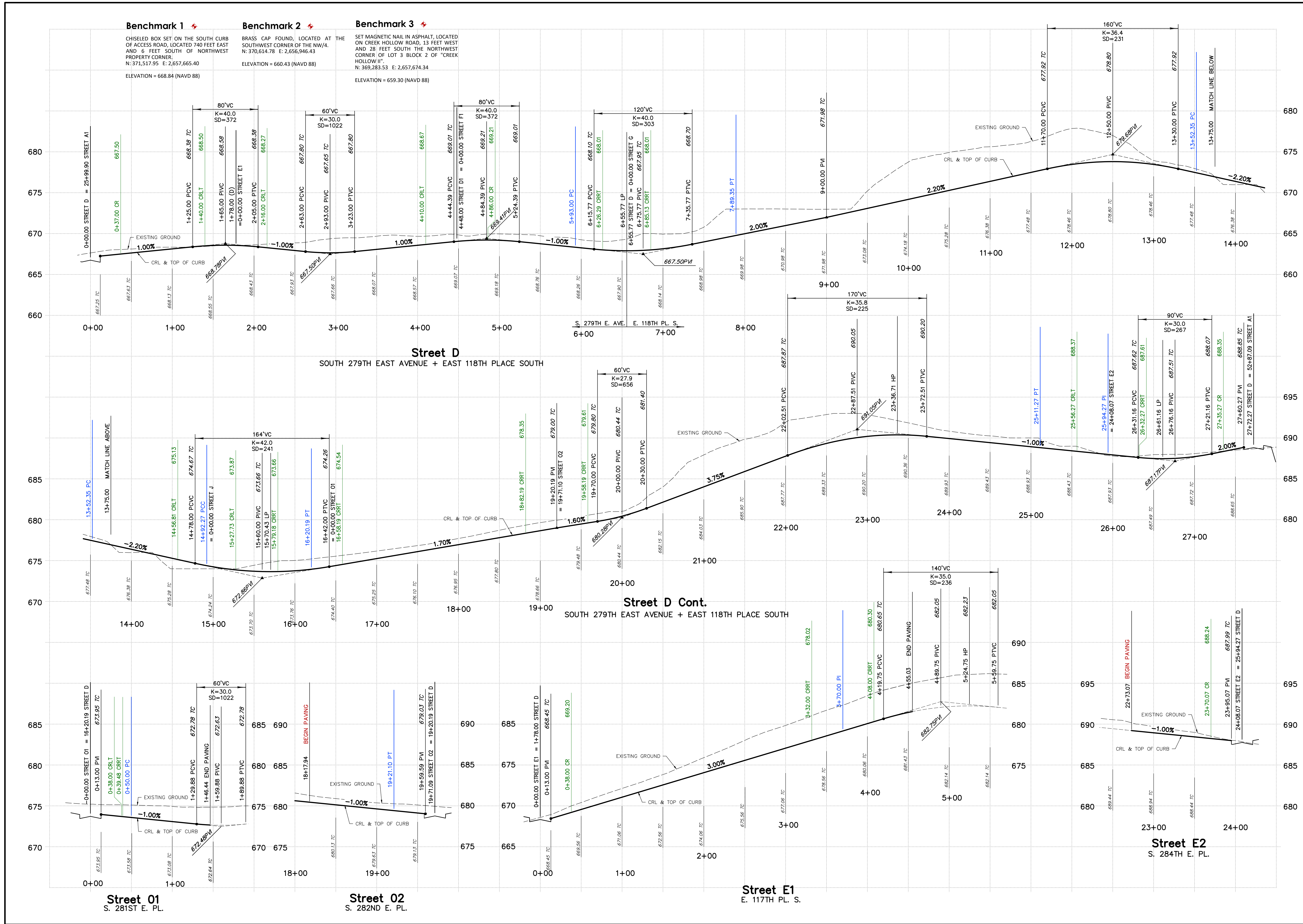
PROJECT: 2200
ISSUE DATE: 7/14/202

Paving Profiles
(A1,A2,B,F,G,H)

SD10

10 OF 41

P:\2022\22008\Civil\Drawings\22008SWP.DWG, SD11, 7/15/2022 8:35:00 AM, LPATTERSON, H, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2023



PROFESSIONAL ENGINEER
Justin P. Morgan
23985
OKLAHOMA
2022

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PLOT DATE: 7/14/22

PROJECT: 22008

ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=50'

(V) 1"=5'

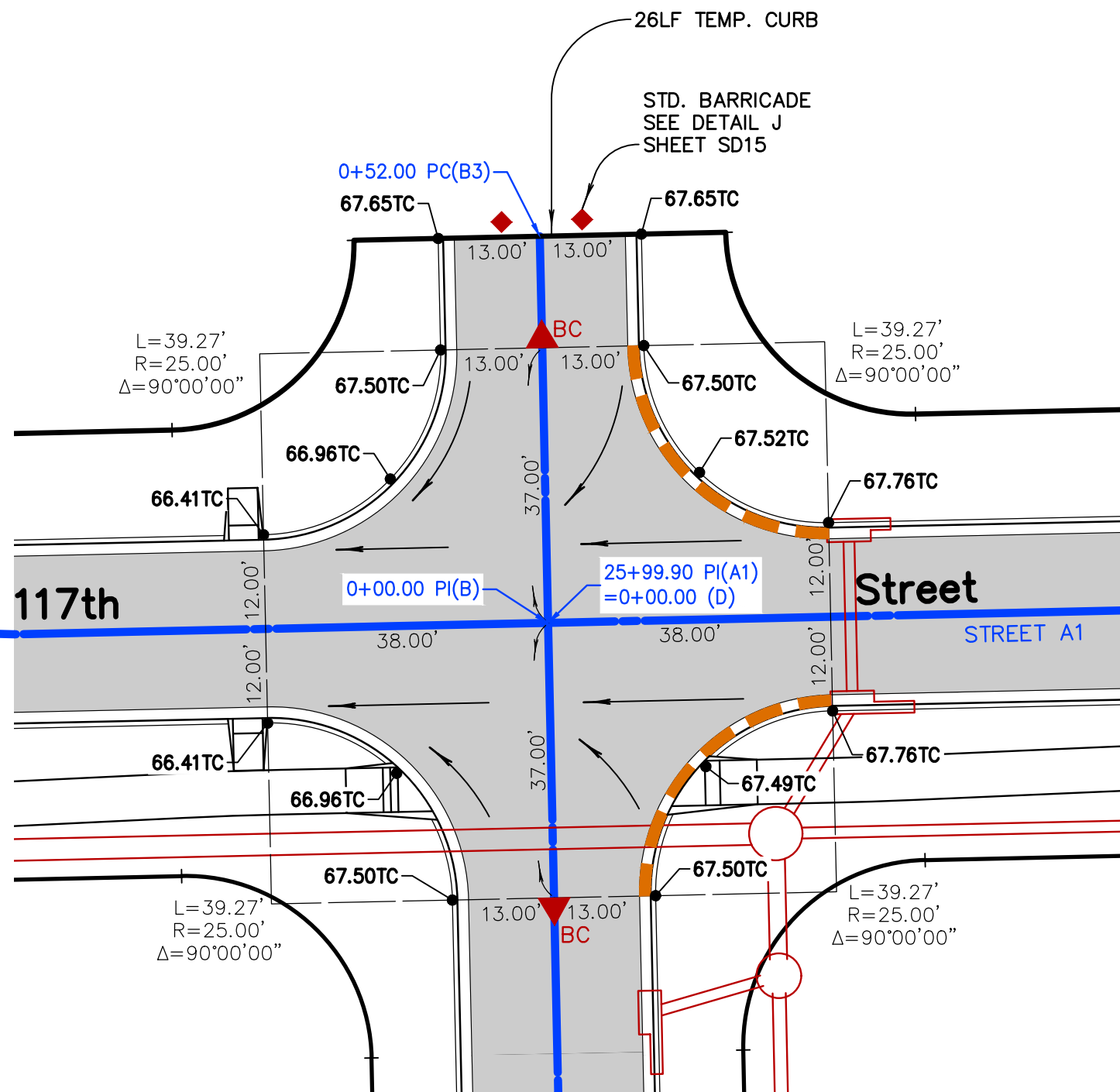
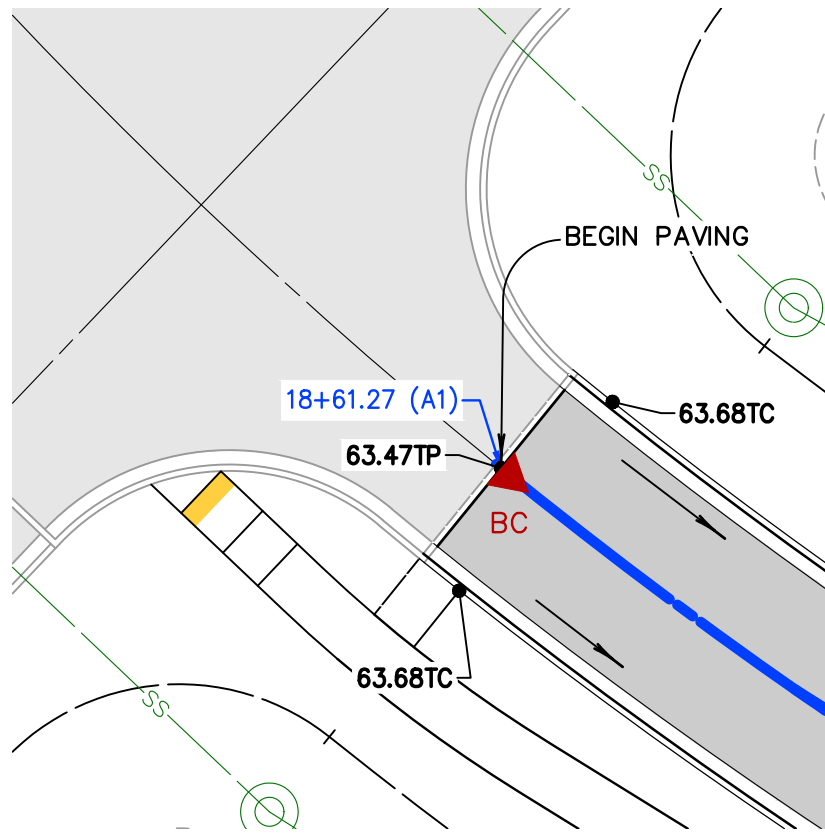
Paving Profiles
(D,E1,E2,O1,O2)

SD11

11 OF 47

The Woods Blocks 10-17

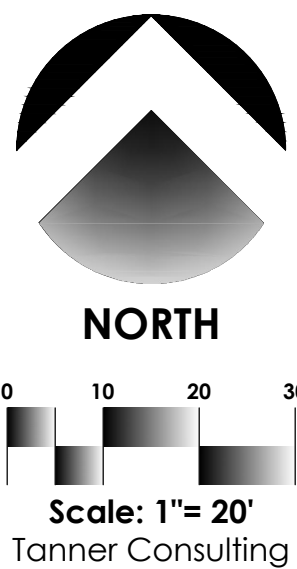
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T-18-N-R-15-E Coweta, OK



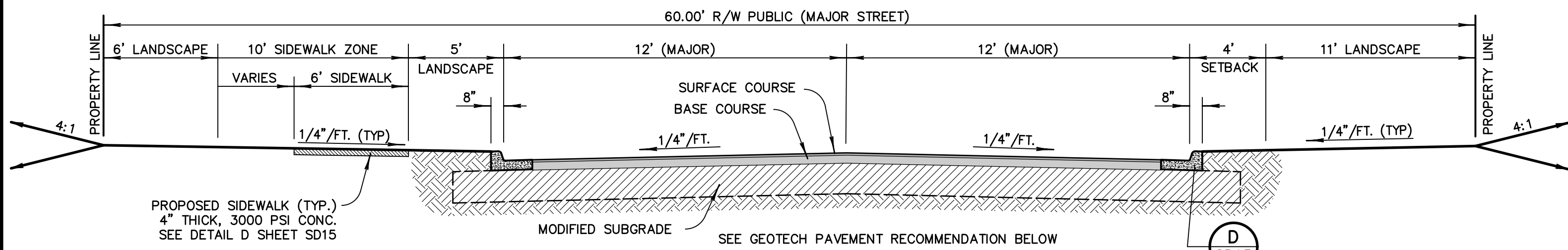
Benchmark 1
CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2
BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

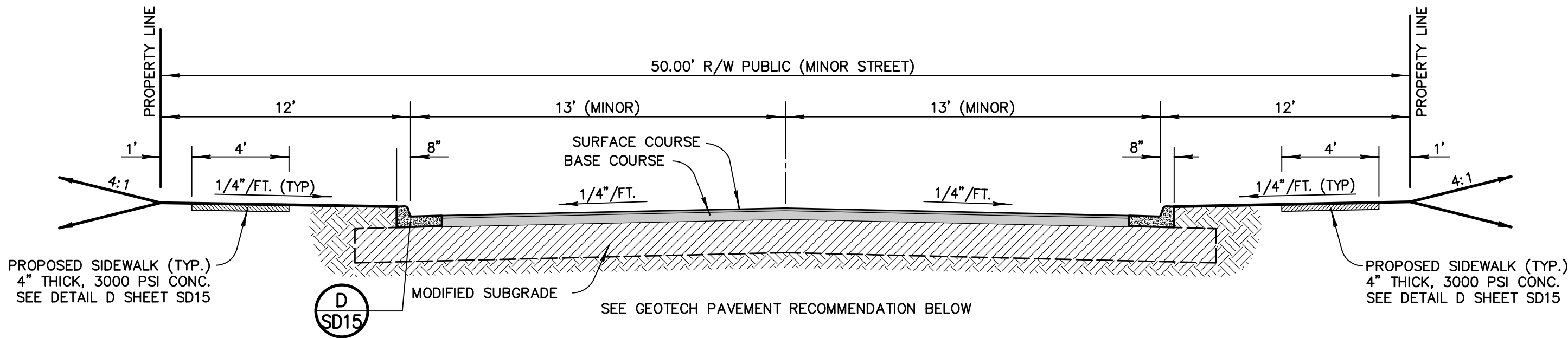
Benchmark 3
SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)



- Legend**
- Δ DELTA (CENTRAL ANGLE)
 - CTRN CURB TRANSITION
 - EP EDGE OF PAVING
 - EX EXISTING GROUND
 - FG FINISH GRADE
 - FL FLOWLINE
 - GU GUTTER
 - HP HIGH POINT
 - L LENGTH
 - PC POINT OF CURVATURE
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENCY
 - R RADIUS
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TP TOP OF PAVING
 - TR TOP OF RIM
 - REVERSE GUTTER
 - BC BEGIN CROWN
 - EC END CROWN



B Special Collector Street Paving Section
Scale: NONE

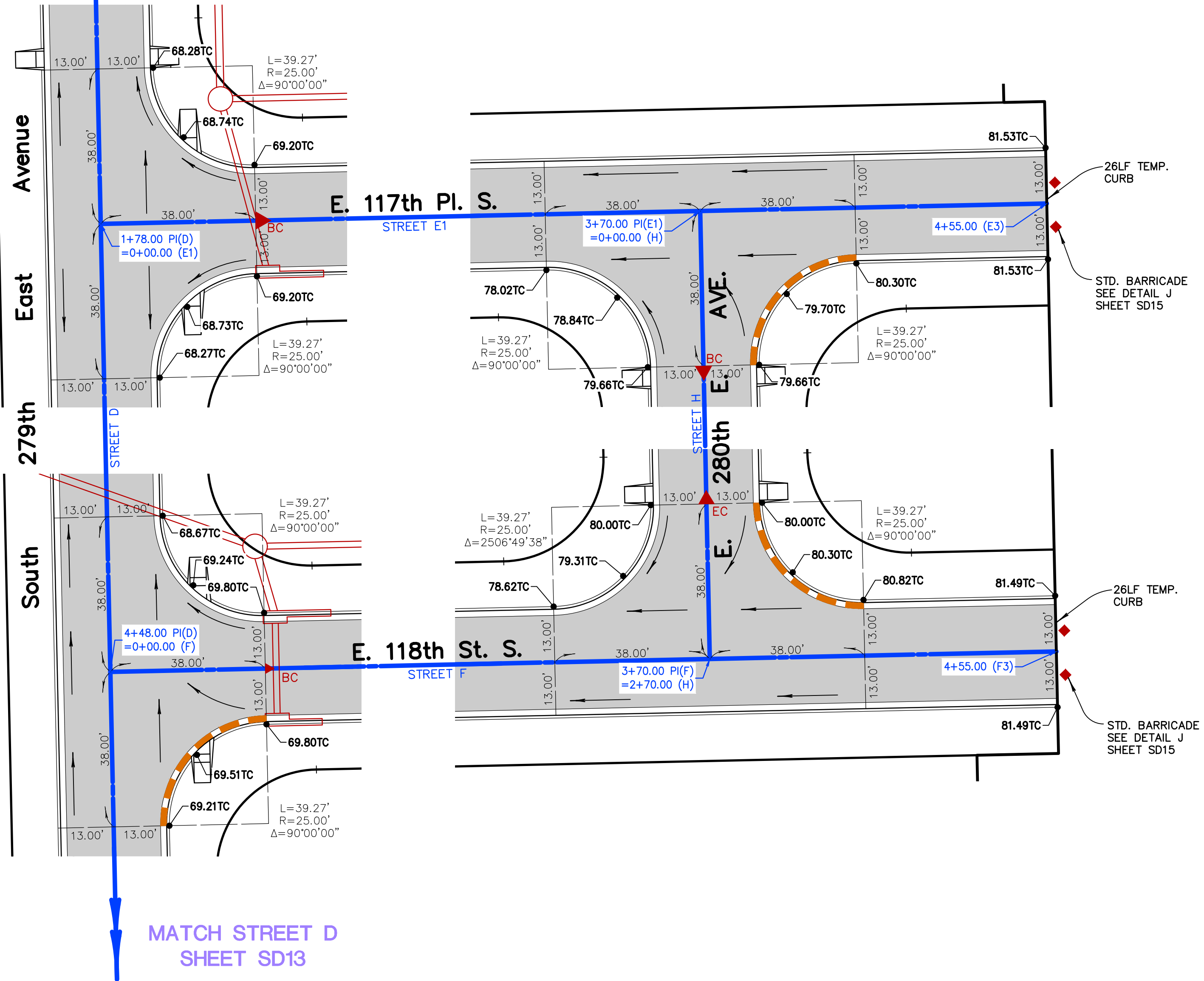


A Typical Residential Street Paving Section w/ Sidewalks
Scale: NONE

Geotech Pavement Recommendation

TAKEN FROM REPORT OF GEOTECHNICAL EXPLORATION FOR "THE WOODS GOLF COURSE", LOCATED IN COWETA, OKLAHOMA, BY MTA ENGINEERS, INC., LITTLE ROCK, ARKANSAS, DATED 8/4/2020.

(ASPHALTIC CONCRETE OVER COMPACTED SUBGRADE) 2" ODOT TYPE "B" ASPHALT 4.5" ODOT TYPE "A" ASPHALT 8" MODIFIED SUBGRADE



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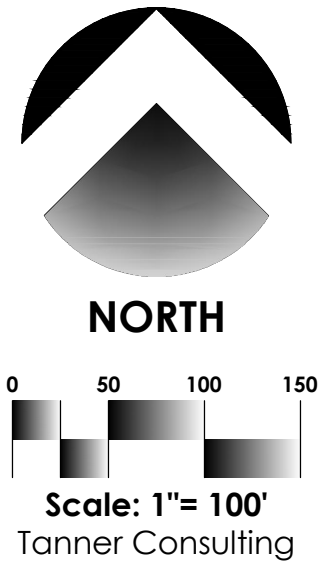
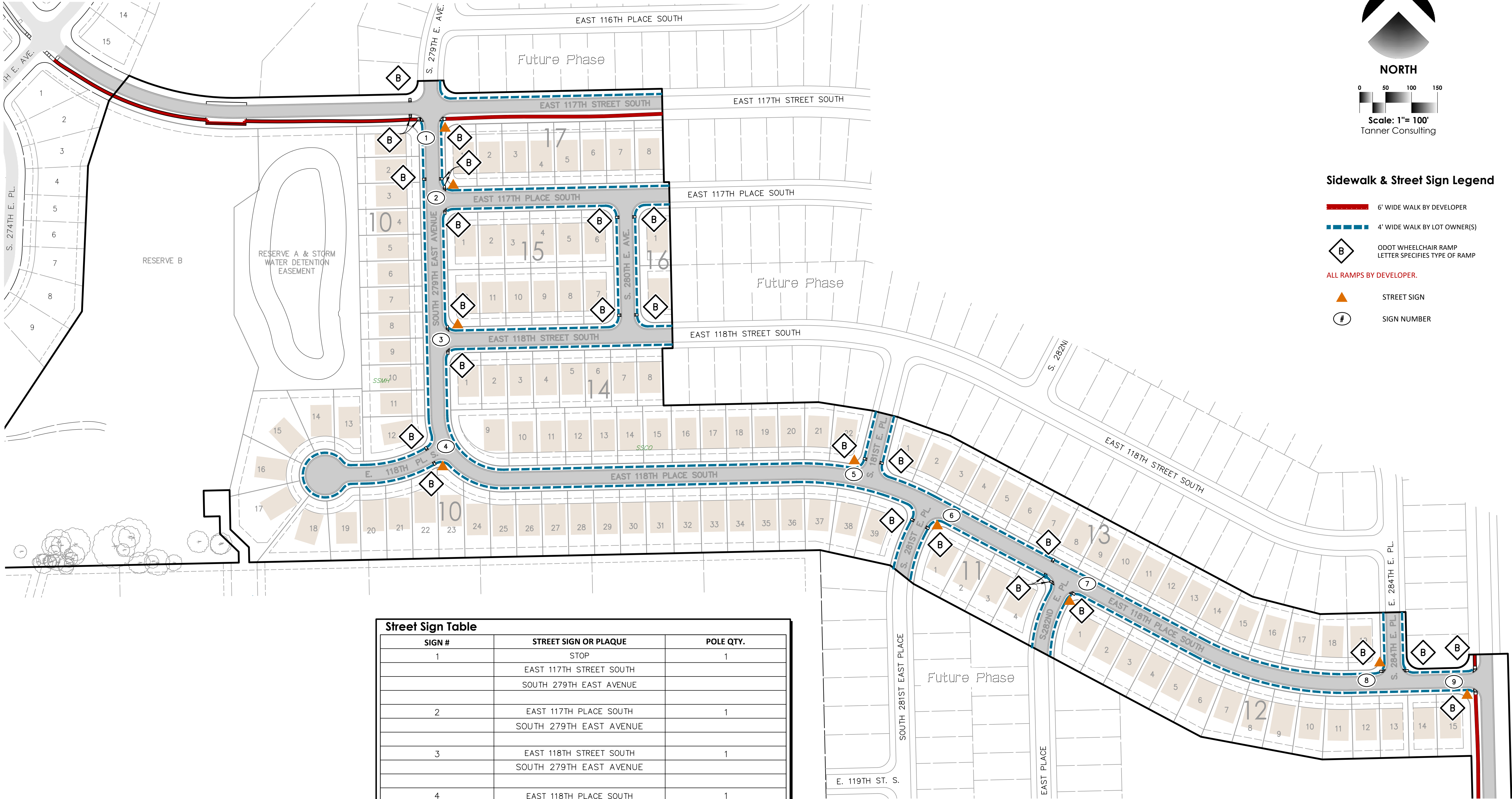
The Woods Blocks 10-17
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PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=20'
(V) N/A

Paving Intersection Details

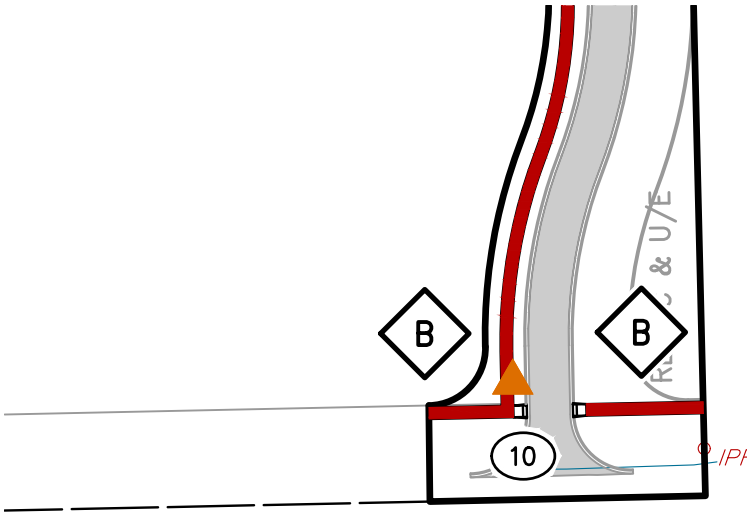
SD12
12 OF 47



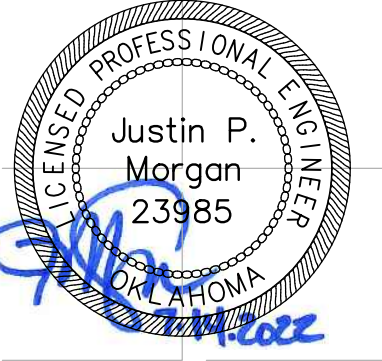
Sidewalk & Street Sign Legend

- 6' WIDE WALK BY DEVELOPER
- 4' WIDE WALK BY LOT OWNER(S)
- ODOT WHEELCHAIR RAMP LETTER SPECIFIES TYPE OF RAMP
- ALL RAMP BY DEVELOPER.
- STREET SIGN
- SIGN NUMBER

Street Sign Table		
SIGN #	STREET SIGN OR PLAQUE	POLE QTY.
1	STOP EAST 117TH STREET SOUTH SOUTH 279TH EAST AVENUE	1
2	EAST 117TH PLACE SOUTH SOUTH 279TH EAST AVENUE	1
3	EAST 118TH STREET SOUTH SOUTH 279TH EAST AVENUE	1
4	EAST 118TH PLACE SOUTH SOUTH 279TH EAST AVENUE	1
5	SOUTH 181ST EAST PLACE EAST 118TH PLACE SOUTH	1
6	SOUTH 281ST EAST PLACE EAST 118TH PLACE SOUTH	1
7	SOUTH 282ND EAST PLACE EAST 118TH PLACE SOUTH	1
8	SOUTH 284TH EAST PLACE EAST 118TH PLACE SOUTH	1
9	STOP SOUTH 285TH EAST AVENUE EAST 118TH PLACE SOUTH	1
10	STOP SOUTH 285TH EAST AVENUE EAST 121ST STREET SOUTH	1



East 121st Street South



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The Woods Blocks 10-17

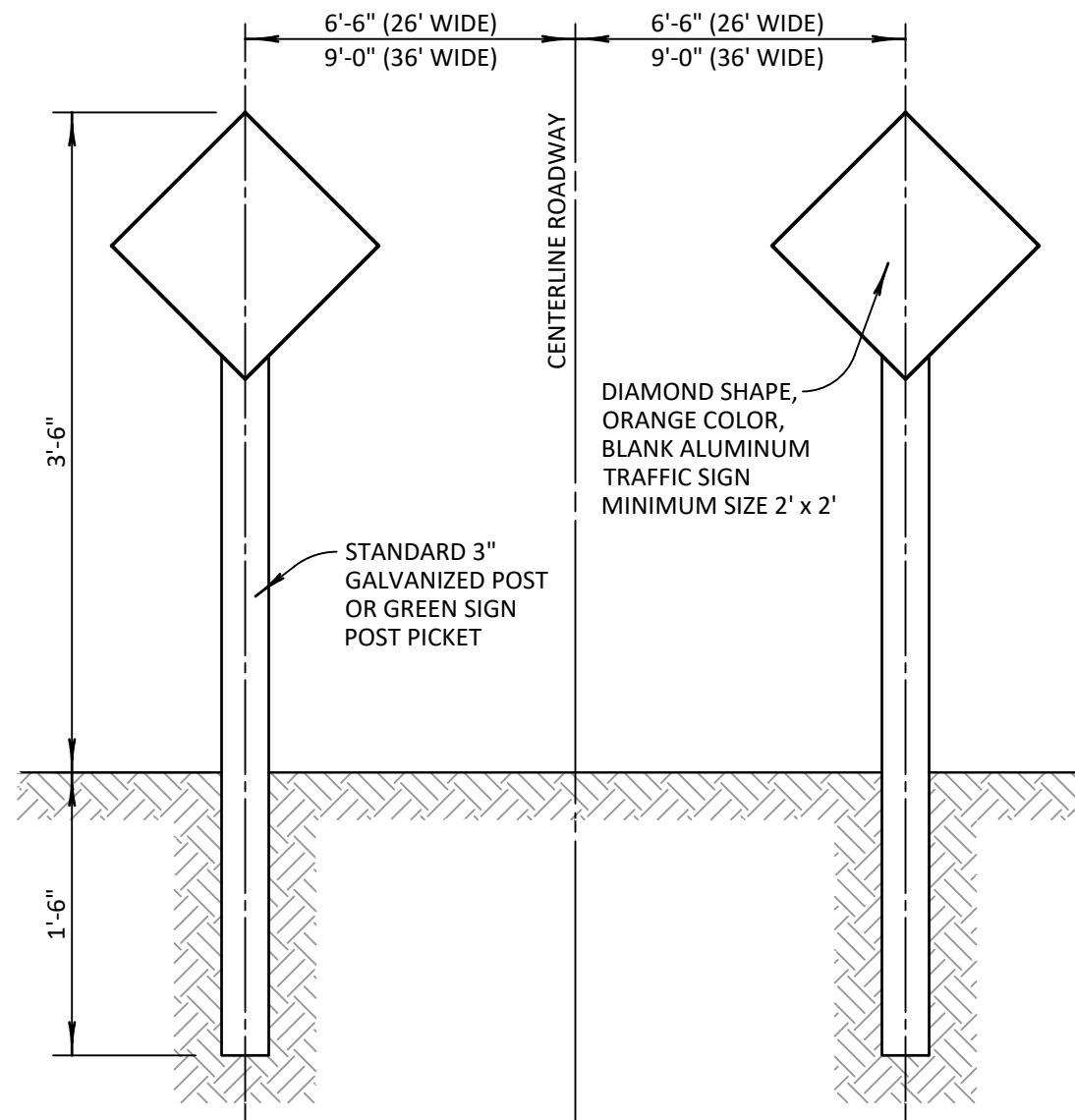
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PLAN SCALE: (H) 1" = 100'
(V) N/A

Sidewalk & Ramp Schematic

SD14

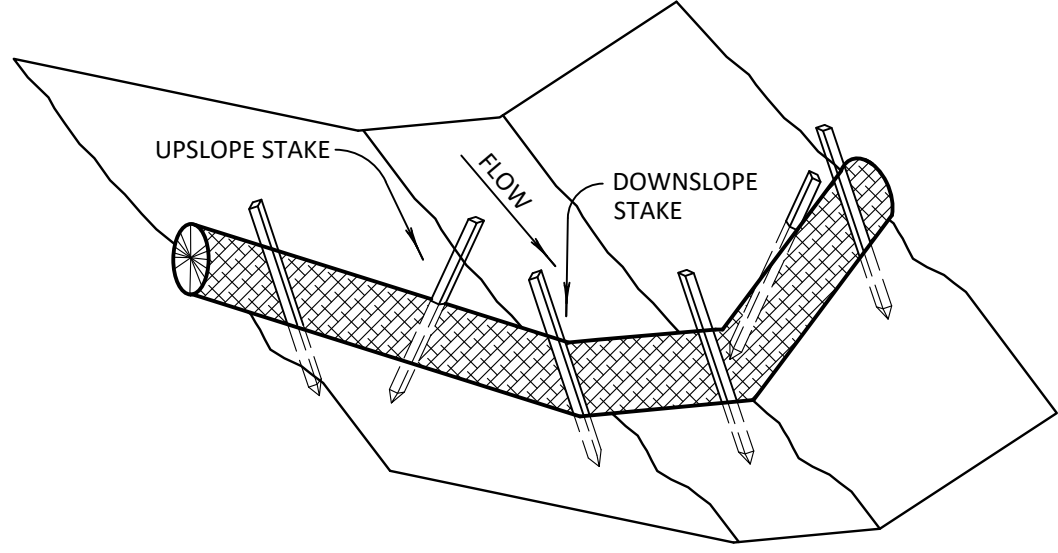


J Standard Barricade Detail

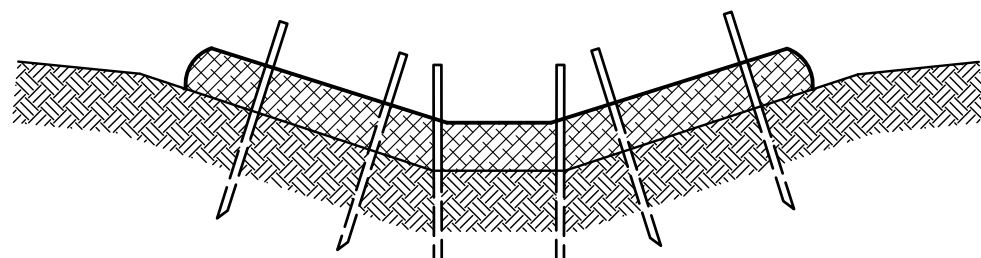
Scale: NONE



STAKING SECTION



ISOMETRIC VIEW

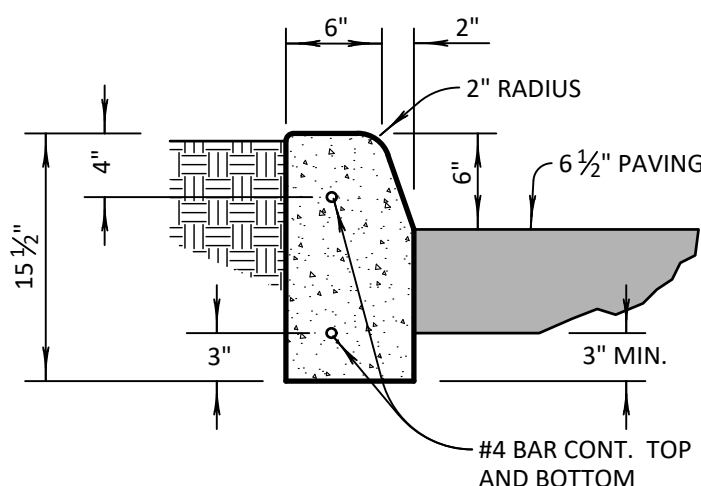


DITCH SECTION

- ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
- USE 2 FT. WOODEN STAKES WITH A 2 IN. BY 2 IN. NOMINAL CROSS SECTION.
- INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.

K Wattle Check Dam Detail

Scale: NONE

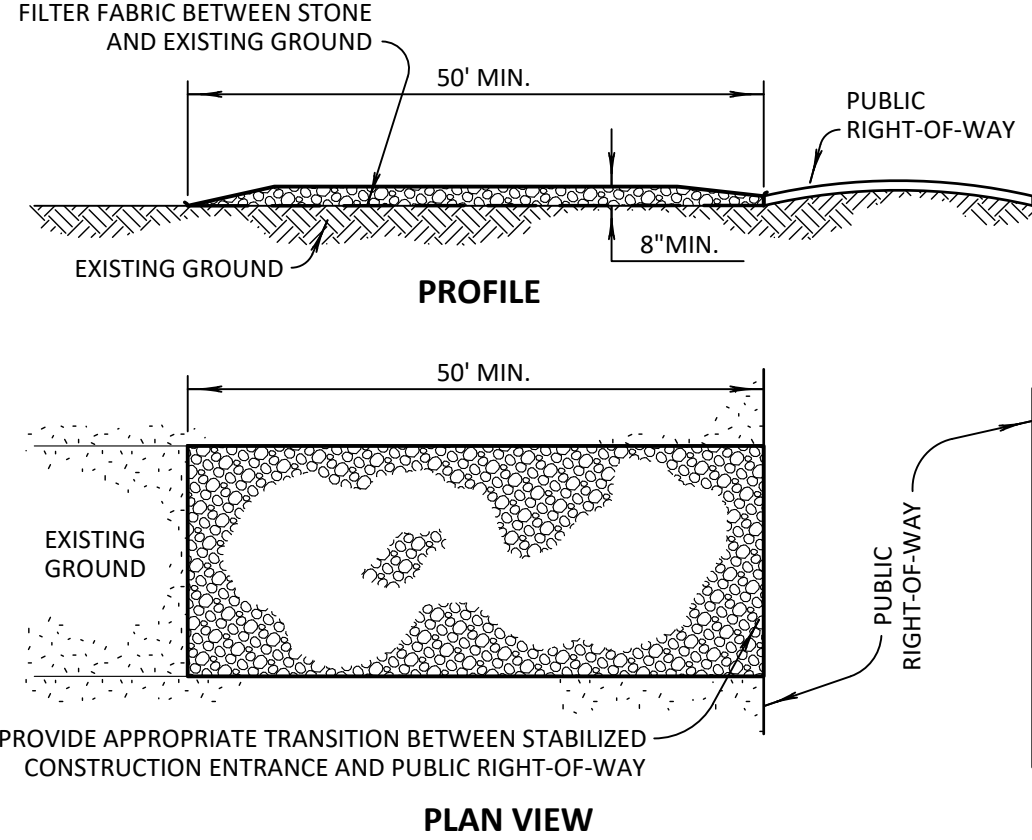


NOTES:

- BOTTOM OF CURB TO BE SET ON COMPACTED SOIL.
- BROOM FINISH ALL EXPOSED CONCRETE SURFACES.
- PROVIDE 1/2" EXPANSION JOINTS AT 25'-0" MAX. AND AT BC, EC CURVES, TARGETS AND CORNERS.

M Temporary Curb Detail

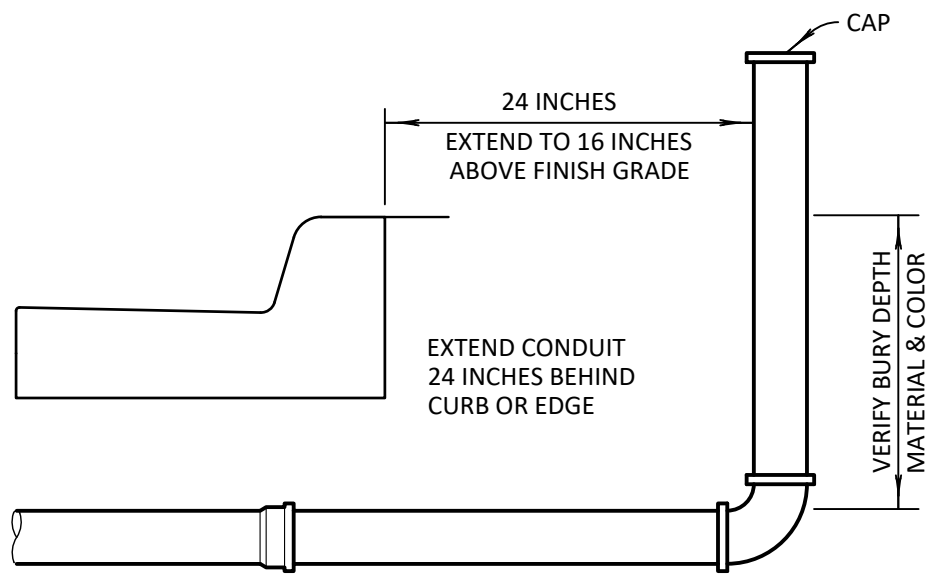
Scale: NONE



- STONE SIZE AASHTO DESIGNATION M43, SIZE NO.2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT(8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.

H Construction Entrance Detail

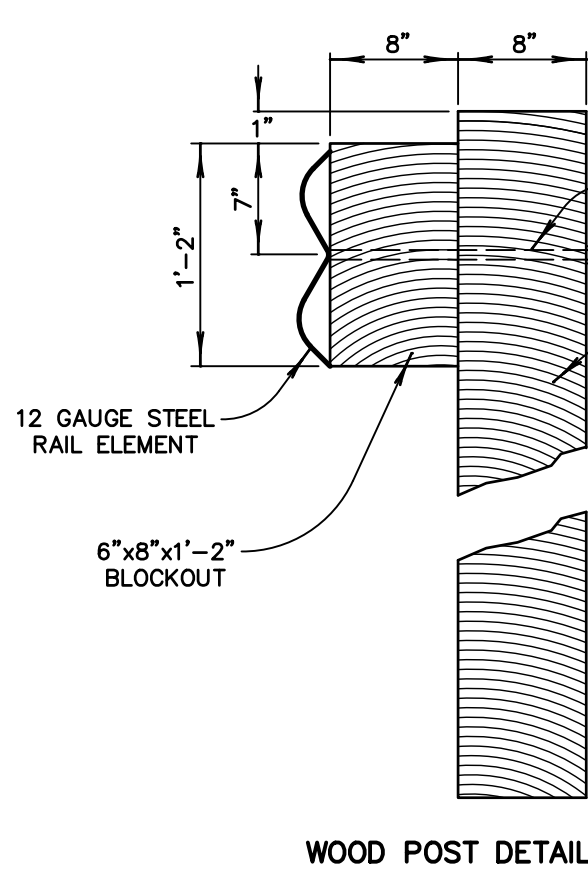
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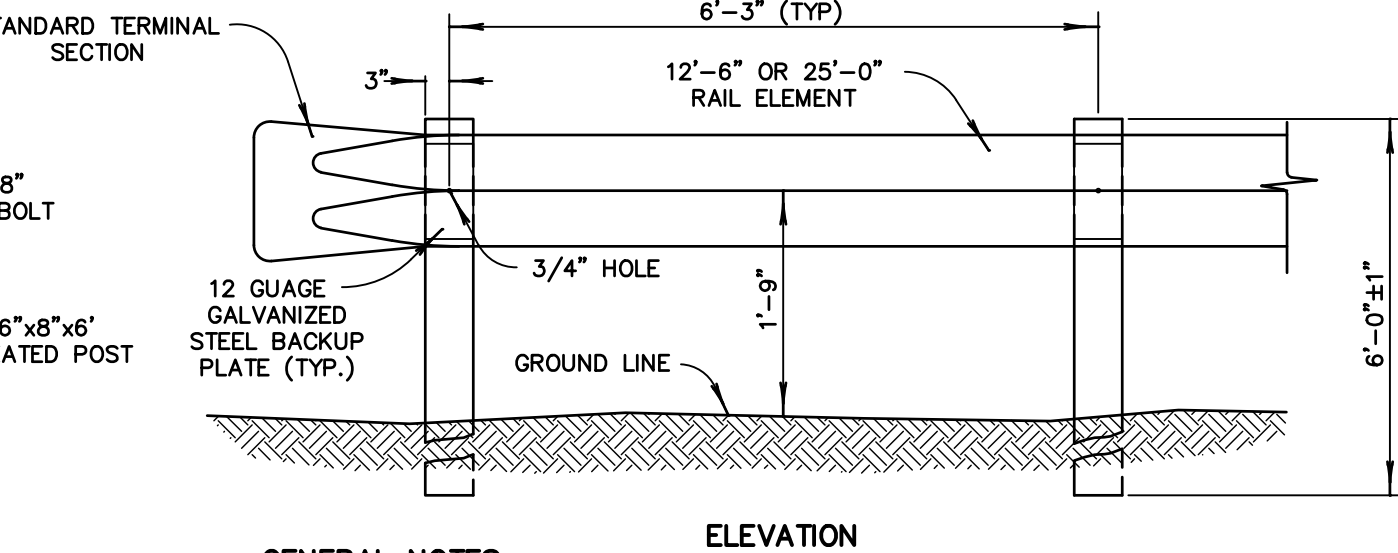
ELECTRICAL CONDUIT FOR PSO TO BE 4" GRAY SCHEDULE 40 PVC.
TELEPHONE CONDUIT FOR SWB TO BE 4" WHITE SDR 35 PVC.
CABLE TELEVISION CONDUIT FOR TC1 TO BE 4" WHITE SDR 35 PVC.

I Conduit Under Paving Detail

Scale: NONE



WOOD POST DETAIL

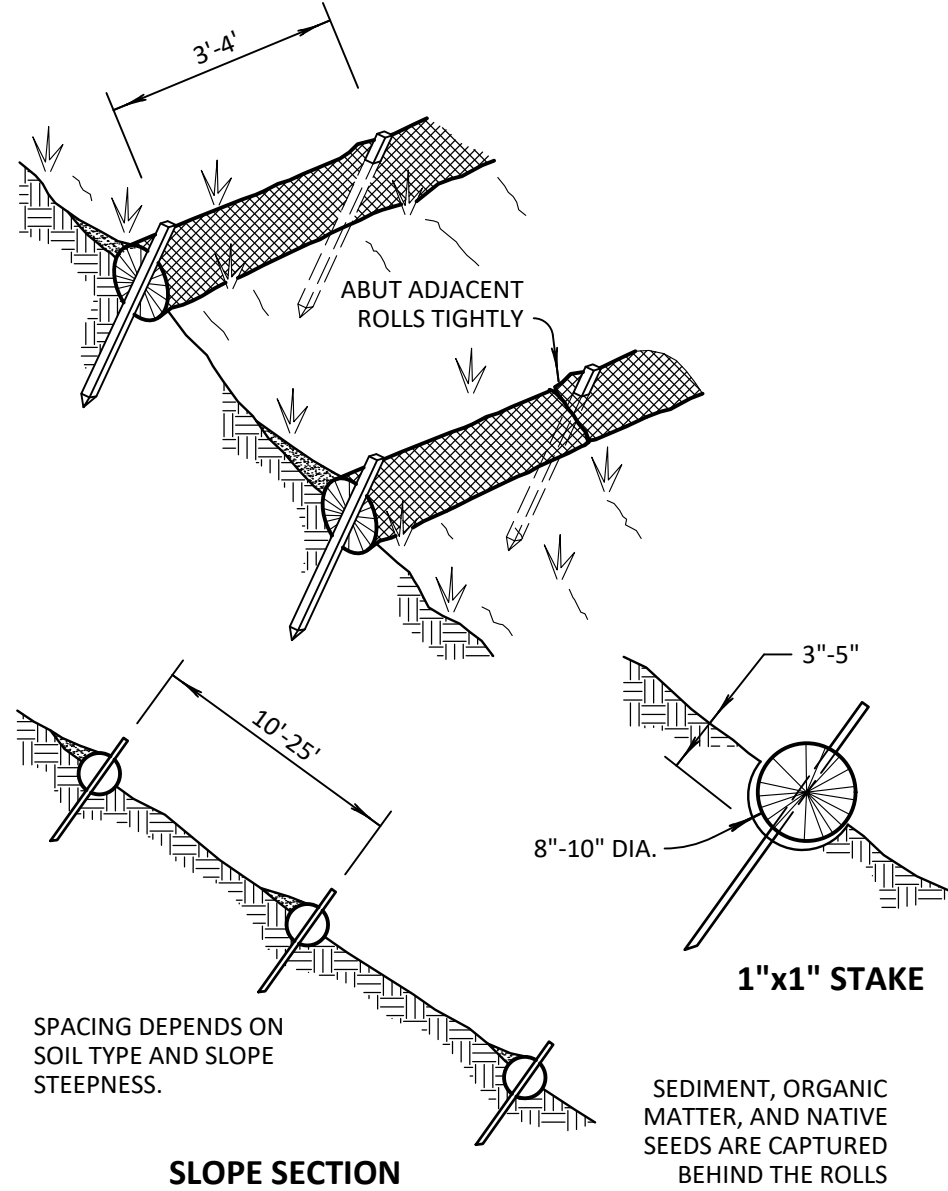


GENERAL NOTES:

- ALL HOLES IN WOOD TO BE 3/4 INCH IN DIAMETER AND DRILLED AS SHOWN ON THE LONGITUDINAL CENTER OF THE 6 INCH FACE AND TREATED WITH AN APPROVED PRESERVATIVE.
- GUARD RAIL SHALL BE LAPPED IN THE DIRECTION OF NEAREST TRAFFIC AT ALL LOCATIONS WHERE SPLICES OCCUR.
- POST BOLT TO BE 5/8"-11 UNC-24x18" LG. BUTTON HEAD OVAL WITH SHOULDER.
- USE RECTANGULAR BEAM WASHER 1 3/4" LG.x0.187" WITH 11/16"x1" SLOTTED HOLE TO ATTACH RAIL TO SPACER BLOCK AND POST.

L Guard Rail Detail

Scale: NONE

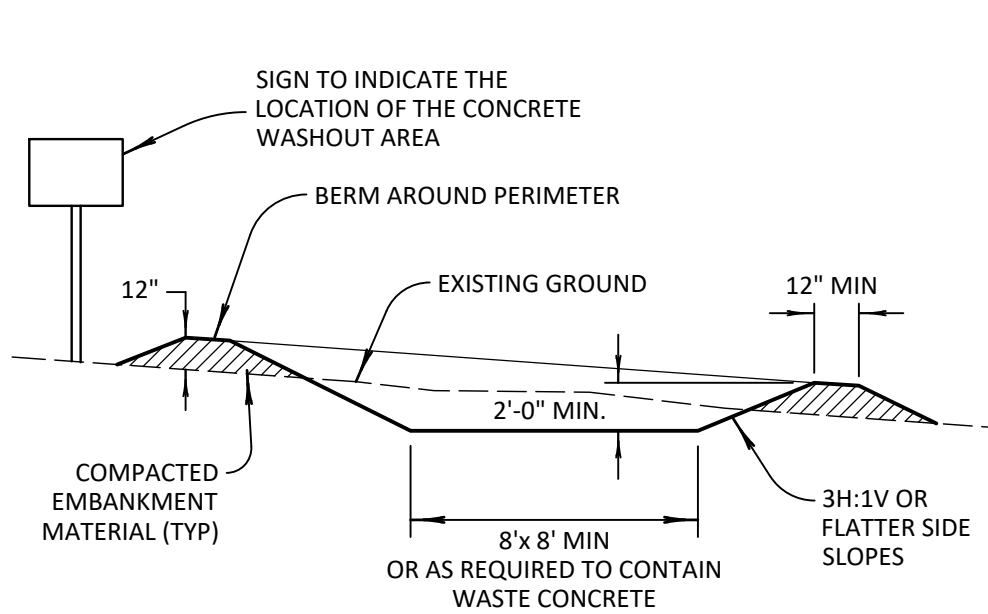


SLOPE SECTION

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" DEEP, DUG ON CONTOUR.
- RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

F Straw Wattle Detail

Scale: NONE

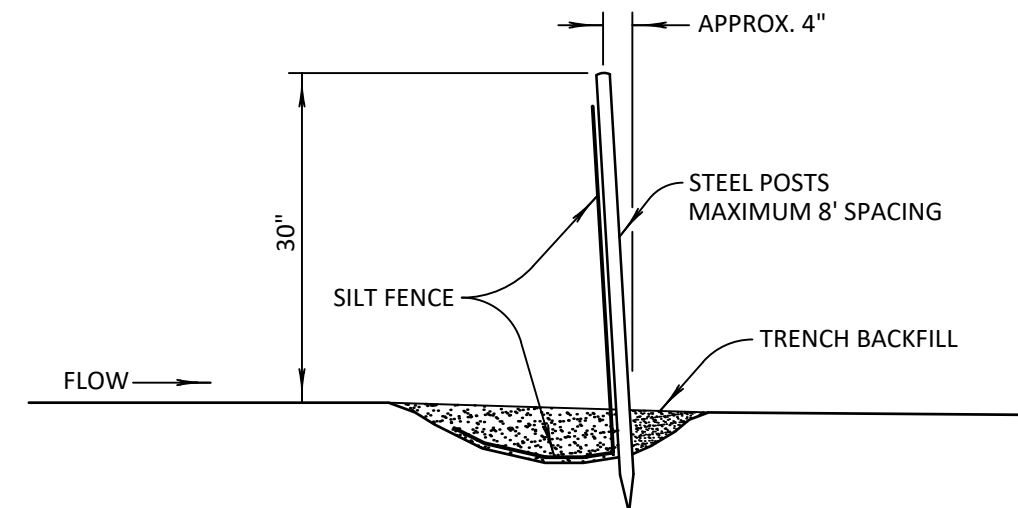


NOTES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

G Concrete Washout Area Detail

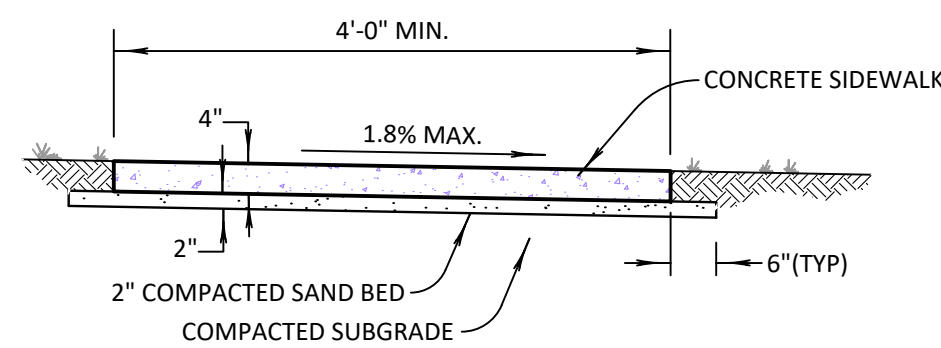
Scale: NONE



- POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
- THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
- SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
- INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
- TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

E Silt Fence Detail

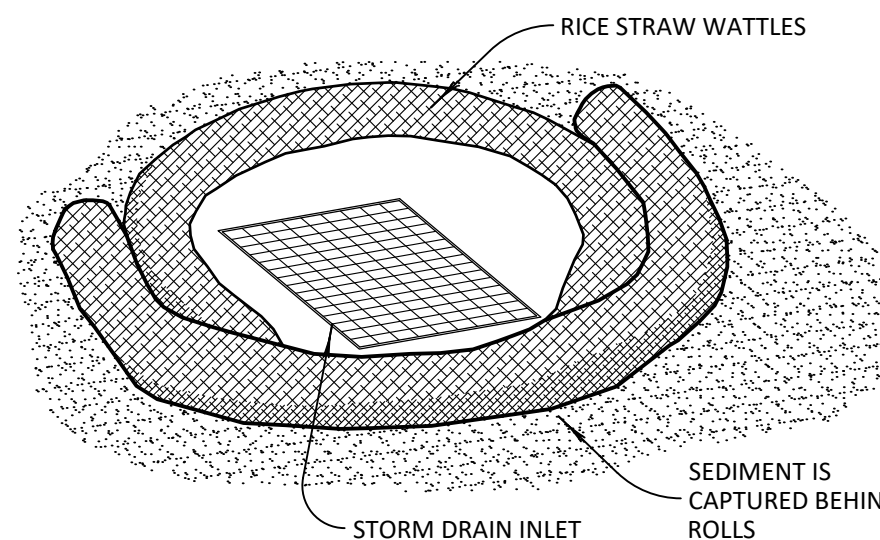
Scale: NONE



MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 40 FEET.
CONCRETE FOR SIDEWALK SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL BE AIR-ENTRAINED AT SIX PERCENT (6%) ±1%.

D Concrete Sidewalk Detail

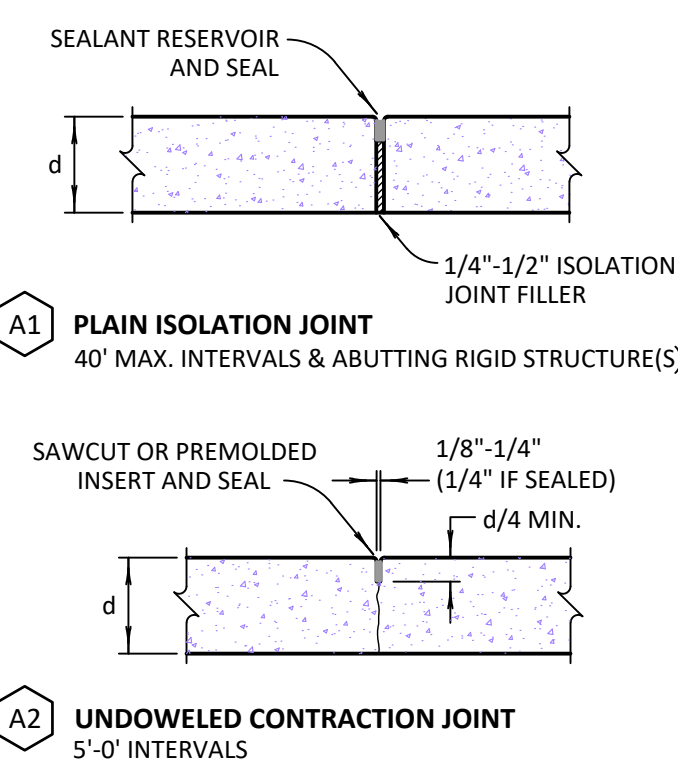
Scale: NONE



- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FIBER ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.

C Straw Inlet Control Filter

Scale: NONE



A1

PLAIN ISOLATION JOINT
40' MAX. INTERVALS & ABUTTING RIGID STRUCTURE(S)

SAWCUT OR PREMOLDED
INSERT AND SEAL

A2

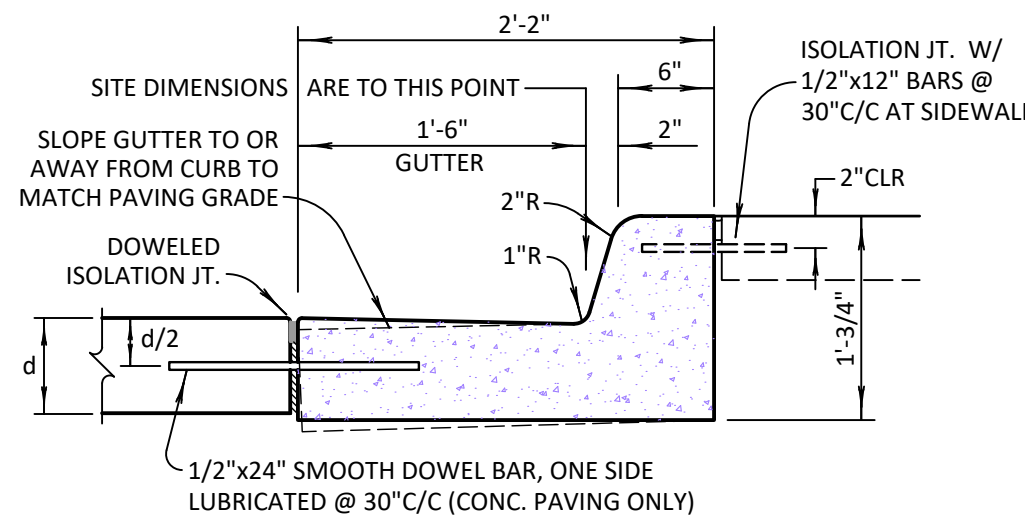
UNDOWELED CONTRACTION JOINT
5'-0' INTERVALS

B Sidewalk Joint Details

Scale: NONE

Paving Notes

- THE PAVING CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND COMPACTED ACCORDING TO THE PLANS AND SPECIFICATIONS.
- SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
- PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UNACCEPTABLE SUBGRADE AT ALL UTILITY, CABLE OR CONDUIT CROSSINGS.
- PAVING CONTRACTOR SHALL INSPECT SUBGRADE PRIOR TO COMMENCING WORK; AND, SHALL REPAIR AREAS WHERE GRADE VARIES MORE THAN 0.1 FEET, WHERE DENSITY IS LESS THAN 95% STANDARD PROCTOR OR WHERE SUBGRADE DRAINAGE IS INADEQUATE, AT THE UNIT PRICE BID FOR FINE GRADING IN THE PROPOSAL. SUBGRADE MODIFICATIONS, WHERE REQUIRED, SHALL NOT COMMENCE UNTIL SUBGRADE REPAIRS HAVE BEEN ACCEPTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
- SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADES SHALL BE BLUE TOP AND FINE GRADE, LIME OR FLY ASH TREAT AND STABILIZE, AND THEN FINAL FINE GRADING.
- COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF ONCE EVERY 4,500 SQUARE FEET FOR EACH EIGHT (8) INCH LIFT OF MATERIAL.
- SUBGRADES SHALL BE PROOFROLLED IF THE STABILITY OF THE MATERIAL IS QUESTIONED. ALSO, THE SUBGRADE EXPOSED AFTER STRIPPING AND COMPLETING ANY CUTS SHALL BE PROOFROLLED ACCORDING TO THE GEOTECHNICAL REPORT.
- PORTLAND CEMENT CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI, A SLUMP OF NOT MORE THAN 3", AND SHALL CONTAIN SIX PERCENT (6%) AIR + OR - 1%.
- ASPHALTIC CONCRETE SHALL HAVE DENSITY OF NOT LESS THAN 94% AND NOT MORE THAN 96%, AND HVEEM STABILITY OF NOT LESS THAN 40%.
- THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE:
 - FIELD DENSITY TESTS OF EMBANKMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.
 - PLASTICITY TESTS OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE ENGINEER.
 - MOISTURE DENSITY CURVES FOR MATERIAL TO BE USED FOR EMBANKMENT OR SUBGRADE CONSTRUCTION.
 - MIX DESIGNS FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.
 - AGGREGATE GRADATION TESTS.
 - STABILITY, DENSITY, BITUMEN CONTENT AND GRADATION TESTS OF ASPHALTIC CONCRETE EVERY 200 TONS OR DAILY WHICHEVER IS LESS.
 - COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY-EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED FOR EVERY 100 CUBIC YARDS PLACED.
 - ONE CORE SAMPLE, AT A LOCATION SPECIFIED BY THE INSPECTOR FOR EVERY 8,000 SQUARE FEET OF PAVEMENT.
- THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. COPIES OF MATERIAL CERTIFICATION SHALL BE FURNISHED TO THE DEVELOPER PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.
- THE PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO GRADE AFTER PAVING HAS BEEN COMPLETED.
- PAVEMENT STRIPING SHALL BE CONTRACTOR GRADE ACRYLIC STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE CAPABLE OF APPLYING AN EVEN COATING AT THE MANUFACTURER'S RECOMMENDED THICKNESS IN AN EVEN WIDTH ACROSS THE STRIPE. MARKING PAINT SHALL BE APPLIED STRAIGHT AND EVEN AT A RATE OF ONE(1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR(4) INCH WIDE STRIPES (OR TO MFG. SPECIFICATION). APPLY MARKING PAINT IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE FIFTY(50) DEGREES F. OR ABOVE (OR MFG. SPECIFICATION) AND ARE ANTICIPATED TO REMAIN ABOVE FIFTY(50) DEGREES F. FOR FOUR(4) HOURS AFTER COMPLETING APPLICATION.



NOTE: SAWCUT CONTRACTION JOINTS AT 15 FT. MAX SPACING. CONSTRUCT DOWELED ISOLATION JOINTS AT ALL POINTS OF CURVE NOT TO EXCEED 90 FT. MAX. SPACING.

CONCRETE FOR CURB & GUTTER SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI AND SHALL BE AIR-ENTRAINED AT SIX PERCENT (6%) ±1%.

A Integral Conc. Curb & Gutter

Scale: NONE



CERTIFICATE OF AUTHORIZATION NO. OK CA 2661 EXP. 6/30/2023



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T-18-N R-15-E Coweta, OK

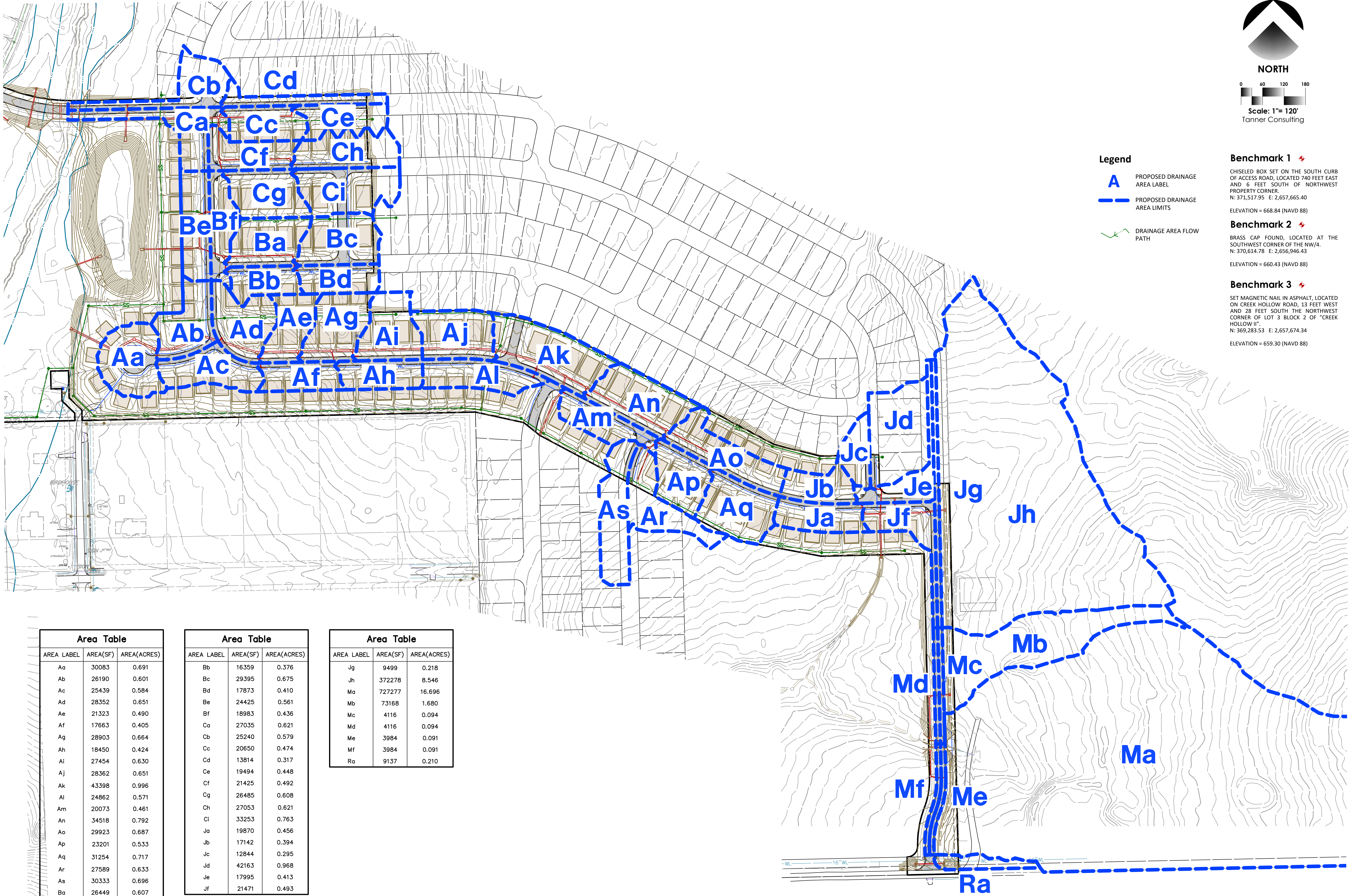
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) N/A
(V) N/A

Site Details And Paving Notes

SD15

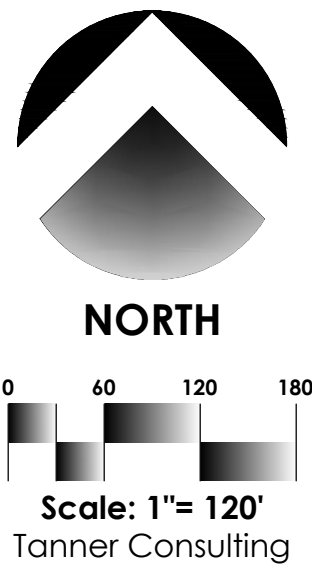
15 OF 47



Area Table		
AREA LABEL	AREA(SF)	AREA(ACRES)
Aa	30083	0.691
Ab	26190	0.601
Ac	25439	0.584
Ad	28352	0.651
Ae	21323	0.490
Af	17663	0.405
Ag	28903	0.664
Ah	18450	0.424
Ai	27454	0.630
Aj	28362	0.651
Ak	43398	0.996
Al	24862	0.571
Am	20073	0.461
An	34518	0.792
Ao	29923	0.687
Ap	23201	0.533
Aq	31254	0.717
Ar	27589	0.633
As	30333	0.696
Ba	26449	0.607

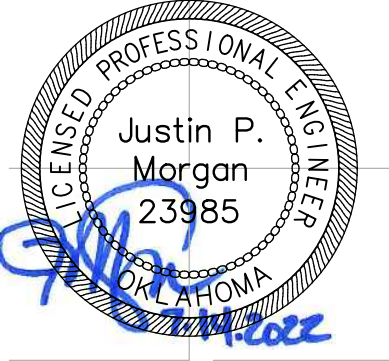
Area Table		
AREA LABEL	AREA(SF)	AREA(ACRES)
Bb	16359	0.376
Bc	29395	0.675
Bd	17873	0.410
Be	24425	0.561
Bf	18983	0.436
Ca	27035	0.621
Cb	25240	0.579
Cc	20650	0.474
Cd	13814	0.317
Ce	19494	0.448
Cf	21425	0.492
Cg	26485	0.608
Ch	27053	0.621
Ci	33253	0.763
Ja	19870	0.456
Jb	17142	0.394
Jc	12844	0.295
Jd	42163	0.968
Je	17995	0.413
Jf	21471	0.493

Area Table		
AREA LABEL	AREA(SF)	AREA(ACRES)
Jg	9499	0.218
Jh	372278	8.546
Ma	727277	16.696
Mb	73168	1.680
Mc	4116	0.094
Md	4116	0.094
Me	3984	0.091
Mf	3984	0.091
Ra	9137	0.210



- Legend**
- A** PROPOSED DRAINAGE AREA LABEL
 - PROPOSED DRAINAGE AREA LIMITS
 - DRAINAGE AREA FLOW PATH

- Benchmark 1**
- CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)
- Benchmark 2**
- BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)
- Benchmark 3**
- SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)



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1	2
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T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=120'
(V) N/A

Drainage Area Map

Rational Method Summary Table																		
AREA BASIN	D.A. (ACRES)	C	REACH (FEET)	SURFACE TYPE	AVG. SLOPE (%)	AVG. VELOCITY (FPS)	TIME (MIN)	LOCAL I100 (IN/HR)	LOCAL FLOW Q100 (CFS)	TOTAL FLOW TO INLET (CFS)	INTERCEPT FLOW (CFS)	BYPASS FLOW (CFS)	BYPASS TO INLET	LONGI-TUDINAL SLOPE (%)	CLOGGING FACTOR (%OPEN)	DEPTH (FEET)	INLET LABEL	INLET DESIGN
Aa	0.69	0.68	190	GRASS/PAVED	1.3	1.5	2.5	11.7	5.6	6.9	6.9	-	SUMP	-	30.0	0.41	Aa	STD. DESIGN 3 CURB INLET
Ab	0.60	0.60	373	GRASS/PAVED	1.1	1.8	4.0	11.1	4.0	4.0	2.8	1.3	Aa	1.1	-	0.21	Ab	STD. DESIGN 2D CURB INLET
Ac	0.58	0.79	337	GRASS/PAVED	1.2	1.9	4.0	11.1	5.2	6.4	4.3	2.2	SUMP	1.1	-	0.26	Ac	STD. DESIGN 2E CURB INLET
Ad	0.65	0.56	288	GRASS/PAVED	2.0	1.5	3.6	11.3	4.1	6.0	6.0	-	SUMP	-	30.0	0.46	Ad	STD. DESIGN 2 CURB INLET
Ae	0.49	0.63	225	GRASS/PAVED	2.1	1.8	2.5	11.7	3.6	5.9	3.9	2.0	Ad	2.0	-	0.22	Ae	STD. DESIGN 2F CURB INLET
Af	0.41	0.72	275	GRASS/PAVED	2.0	2.4	2.5	11.7	3.4	4.6	3.2	1.3	Ac	2.0	-	0.20	Af	STD. DESIGN 2F CURB INLET
Ag	0.66	0.64	287	GRASS/PAVED	3.6	2.2	2.3	11.8	5.0	6.4	4.1	2.3	Ae	2.2	-	0.22	Ag	STD. DESIGN 2F CURB INLET
Ah	0.42	0.74	267	GRASS/PAVED	1.9	2.3	2.5	11.7	3.7	3.7	2.6	1.1	Af	2.2	-	0.18	Ah	STD. DESIGN 2E CURB INLET
Ai	0.63	0.62	297	GRASS/PAVED	2.2	2.0	3.1	11.4	4.5	4.5	3.2	1.3	Ag	2.2	-	0.20	Ai	STD. DESIGN 2F CURB INLET
Aj	0.65	0.62	303	GRASS/PAVED	1.6	1.9	3.8	11.2	4.6	4.6	3.0	1.5	Ak	2.2	-	0.20	Aj	STD. DESIGN 2E CURB INLET
Ak	1.00	0.60	267	GRASS/PAVED	1.2	1.5	3.8	11.2	6.7	10.9	10.9	-	SUMP	-	30.0	0.48	Ak	STD. DESIGN 4 CURB INLET
Al	0.57	0.67	359	GRASS/PAVED	1.7	2.3	3.3	11.4	4.4	4.4	4.4	-	SUMP	-	30.0	0.37	Al	STD. DESIGN 2 CURB INLET
Am	0.46	0.67	222	GRASS/PAVED	1.7	2.0	2.4	11.8	3.7	8.5	5.2	3.2	Au	1.7	-	0.26	Am	STD. DESIGN 2F CURB INLET
An	0.79	0.63	368	GRASS/PAVED	1.6	2.0	4.2	11.0	5.6	7.4	4.8	2.6	Ak	1.7	-	0.25	An	STD. DESIGN 2F CURB INLET
Ao	0.69	0.69	380	GRASS/PAVED	3.0	3.1	2.8	11.6	5.5	5.5	3.6	1.9	An	1.6	-	0.23	Ao	STD. DESIGN 2E CURB INLET
Ap	0.53	0.59	286	GRASS/PAVED	3.0	2.5	2.1	11.9	3.8	5.5	3.6	1.9	Am	1.6	-	0.23	Ap	STD. DESIGN 2E CURB INLET
Aq	0.72	0.60	286	GRASS/PAVED	2.3	2.5	2.9	11.6	5.0	5.0	3.3	1.7	Ap	3.7	-	0.19	Aq	STD. DESIGN 2F CURB INLET
Ar	0.63	0.46	442	GRASS/PAVED	2.7	1.8	4.2	11.0	3.2	4.4	3.2	1.2	Am	1.0	-	0.23	Ar	STD. DESIGN 2E CURB INLET
As	0.70	0.66	421	GRASS/PAVED	1.8	2.4	3.6	11.3	5.2	5.2	3.7	1.5	Am	1.0	-	0.24	As	STD. DESIGN 2E CURB INLET
Ba	0.61	0.67	281	GRASS/PAVED	2.5	2.5	2.9	11.6	4.7	6.5	4.0	2.4	Bf	3.0	-	0.21	Ba	STD. DESIGN 2F CURB INLET
Bb	0.38	0.74	251	GRASS/PAVED	2.6	2.7	2.2	11.8	3.3	4.5	2.9	1.6	Bf	3.0	-	0.18	Bb	STD. DESIGN 2E CURB INLET
Bc	0.68	0.66	342	GRASS/PAVED	2.2	2.3	3.5	11.3	5.1	5.1	3.4	1.7	Ba	3.0	-	0.19	Bc	STD. DESIGN 2F CURB INLET
Bd	0.41	0.75	262	GRASS/PAVED	2.4	2.6	2.4	11.7	3.6	3.6	2.5	1.2	Bb	3.0	-	0.17	Bd	STD. DESIGN 2E CURB INLET
Be	0.56	0.71	210	GRASS/PAVED	1.0	1.5	2.7	11.6	4.7	4.7	4.7	-	SUMP	-	30.0	0.39	Be	STD. DESIGN 2 CURB INLET
Bf	0.44	0.60	127	GRASS/PAVED	4.1	2.0	1.1	12.0	3.2	10.1	10.1	-	SUMP	-	30.0	0.45	Bf	STD. DESIGN 4 CURB INLET
Ca	0.62	0.66	393	GRASS/PAVED	1.3	2.0	3.9	11.1	4.6	8.0	8.0	-	SUMP	-	30.0	0.45	Ca	STD. DESIGN 3 CURB INLET
Cb	0.58	0.67	335	GRASS/PAVED	1.4	2.0	3.4	11.4	4.4	5.3	5.3	-	SUMP	-	30.0	0.42	Cb	STD. DESIGN 2 CURB INLET
Cc	0.47	0.54	257	GRASS/PAVED	3.2	2.6	2.1	11.9	3.1	4.0	2.6	1.4	Ca	2.0	-	0.19	Cc	STD. DESIGN 2D CURB INLET
Cd	0.32	0.67	469	GRASS/PAVED	3.2	3.5	2.4	11.8	2.5	2.5	1.7	0.8	Cb	2.0	-	0.16	Cd	STD. DESIGN 2C CURB INLET
Ce	0.45	0.53	331	GRASS/PAVED	2.7	2.8	2.9	11.5	2.8	2.8	1.9	0.9	Cc	4.0	-	0.15	Ce	STD. DESIGN 2D CURB INLET
Cf	0.49	0.71	391	GRASS/PAVED	2.2	2.6	3.1	11.5	4.0	5.8	3.7	2.1	Ca	1.0	-	0.25	Cf	STD. DESIGN 2D CURB INLET
Cg	0.61	0.67	306	GRASS/PAVED	2.4	2.3	3.4	11.3	4.7	6.8	4.2	2.6	Bf	3.0	-	0.22	Cg	STD. DESIGN 2F CURB INLET
Ch	0.62	0.72	322	GRASS/PAVED	2.6	2.8	2.4	11.7	5.3	5.3	3.5	1.8	Cf	3.0	-	0.20	Ch	STD. DESIGN 2F CURB INLET
Ci	0.76	0.69	362	GRASS/PAVED	2.3	2.6	3.5	11.3	6.0	6.0	3.8	2.2	Cg	3.0	-	0.21	Ci	STD. DESIGN 2F CURB INLET
Da	0.62	0.60	316	PAVED	1.3	2.2	2.4	11.8	4.4	4.4	4.4	-	SUMP	-	30.0	0.38	Da	STD. DESIGN 2 CURB INLET
Db	0.47	0.68	258	GRASS/PAVED	1.1	1.7	3.0	11.5	3.7	3.7	3.7	-	SUMP	-	30.0	0.34	Db	STD. DESIGN 2 CURB INLET
Ja	0.46	0.73	266	GRASS/PAVED	1.1	1.7	3.1	11.5	3.9	3.9	2.7	1.2	I,Jf	1.0	-	0.21	Ja	STD. DESIGN 2D CURB INLET
Jb	0.39	0.69	239	GRASS/PAVED	1.1	1.7	2.8	11.6	3.2	3.2	2.1	1.0	I,Je	1.0	-	0.20	Jb	STD. DESIGN 2C CURB INLET
Jc	0.30	0.60	199	GRASS/PAVED	1.3	1.9	1.8	12.0	2.1	2.1	1.4	0.7	I,Je	1.0	-	0.17	Jc	STD. DESIGN 2B CURB INLET
Jd	0.97	0.61	407	GRASS/PAVED	1.8	1.7	4.1	11.1	6.6	6.6	4.4	2.2	I,Je	1.0	-	0.26	Jd	STD. DESIGN 2E CURB INLET
Je	0.41	0.73	482	PAVED	2.0	2.8	2.9	11.5	3.5	7.5	7.5	-	SUMP	-	30.0	0.43	Je	STD. DESIGN 3 CURB INLET
Jf	0.49	0.74	173	GRASS/PAVED	1.3	1.2	2.8	11.6	4.3	5.4	5.4	-	SUMP	-	30.0	0.43	Jf	STD. DESIGN 2 CURB INLET
Jg	0.22	0.96	433	PAVED	1.8	2.7	2.7	11.6	2.5	2.5	2.5	-	SUMP	-	30.0	0.26	Jg	STD. DESIGN 2 CURB INLET
Jh	8.55	0.27	806	FALLOW/WTRWAY	2.4	0.8	10.0	9.0	20.9	20.9	20.9	-	SUMP	-	-	0.91	Jh	STD. 24" DROP INLET
Ma	16.70	0.60	1260	FALLOW/PAVED	3.7	0.9	10.0	9.0	90.9	90.9	90.9	-	SUMP	-	-	-	Ma	STD. DESIGN 2 CURB INLET
Mb	1.68	0.77	779	FALLOW/WTRWAY	2.6	0.8	10.0	9.0	11.7	11.7	11.7	-	SUMP	-	-	0.62	Mb	STD. 24" DROP INLET
Mc	0.09	0.97	172	PAVED	0.9	1.9	1.5	12.1	1.0	1.0	1.0	-	SUMP	-	30.0	0.16	Mc	STD. DESIGN 2 CURB INLET
Md	0.09	0.97	172	PAVED	0.9	1.9	1.5	12.1	1.0	1.0	1.0	-	SUMP	-	30.0	0.16	Md	STD. DESIGN 2 CURB INLET
Me	0.10	0.97	245	PAVED	1.8	2.6	1.5	12.1	1.1	1.1	1.1	-	SUMP	-	30.0	0.17	Me	STD. DESIGN 2 CURB INLET
Mf	0.10	0.97	245	PAVED	1.8	2.6	1.6	12.1	1.1	1.1	1.1	-	SUMP	-	30.0	0.17	Mf	STD. DESIGN 2 CURB INLET
Ra	0.21	0.60	259	WATERWAY	4.8	3.3	1.3	12.1	1.5	1.5	1.5	-	SUMP	-	-	-	Ra	STD. 24" END SECTION



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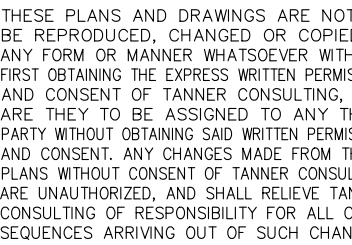
PLAN SCALE: (H) N/A
(V) N/A

Rational Method Summary Table

SD17
17 OF 47



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The Woods Blocks 10-17

PROJECT: 2200
ISSUE DATE: 7/14/202

PLAN SCALE: (H) N/A
(V) N/A

Pipe Summary Table

SD18
18 OF 4

LINE	PIPE RUN		SIZE (IN)	LENGTH (FT)	SLOPE (%)	MANNING'S N	CAPACITY (CFS)	FLOW Q100 (CFS)	VELOCITY V100 (FPS)	HGL OUT (FT)	EGL OUT (FT)
	FROM	TO									
A1	OUTLET A	JUNCTION 1	48" CPP	135.5	0.50	0.012	110.1	99.4	9.9	660.92	662.45
	JUNCTION 1	JUNCTION 2	48" CPP	64.8	0.44	0.012	103.7	94.2	9.3	662.61	663.49
	JUNCTION 2	JUNCTION 3	48" CPP	64.6	0.45	0.012	103.9	94.7	9.4	663.26	664.14
	JUNCTION 3	JUNCTION 4	48" CPP	51.6	0.50	0.012	110.0	89.0	9.7	663.81	664.59
	JUNCTION 4	JUNCTION 5	48" CPP	92.1	0.50	0.012	110.1	89.7	9.8	664.17	664.96
	JUNCTION 5	JUNCTION 6	48" CPP	40.9	0.50	0.012	109.9	89.9	9.8	664.87	665.67
	JUNCTION 6	JUNCTION 7	48" CPP	113.2	0.50	0.012	110.0	85.6	9.7	665.29	666.01
	JUNCTION 7	JUNCTION 8	48" CPP	113.2	0.40	0.012	98.4	80.4	8.7	665.99	666.63
	JUNCTION 8	JUNCTION 9	42" CPP	95.5	0.65	0.012	87.9	77.4	10.3	666.45	667.46
	JUNCTION 9	JUNCTION 10	42" CPP	57.0	0.65	0.012	87.8	75.5	10.3	667.19	668.14
	JUNCTION 10	JUNCTION 11	42" CPP	310.2	0.60	0.012	84.4	74.6	9.9	667.70	668.63
	JUNCTION 11	JUNCTION 12	42" CPP	91.6	0.60	0.012	84.5	75.2	9.9	669.39	670.33
	JUNCTION 12	JUNCTION 13	42" CPP	123.1	0.60	0.012	84.4	73.2	9.9	670.15	671.05
	JUNCTION 13	JUNCTION 14	42" CPP	87.3	0.40	0.012	69.0	59.8	8.1	671.02	671.63
	JUNCTION 14	JUNCTION 15	24" CPP	66.3	1.00	0.012	24.5	23.6	8.9	671.59	672.47
	JUNCTION 15	JUNCTION 16	24" CPP	252.5	2.20	0.012	36.4	19.1	11.7	672.42	673.00
	JUNCTION 16	JUNCTION 17	15" CPP	148.0	3.50	0.012	13.1	3.3	8.9	675.71	675.84
	JUNCTION 17	INLET Aq	15" CPP	44.5	1.75	0.012	9.3	3.3	6.9	680.69	680.88
A2	JUNCTION 1	INLET Aa	18" CPP	26.5	1.00	0.012	11.4	6.9	6.7	662.61	662.85
A3	JUNCTION 3	INLET Ab	18" CPP	17.6	1.25	0.012	12.7	7.0	7.4	663.81	664.05
	INLET Ab	INLET Ac	15" CPP	26.0	1.25	0.012	7.8	4.3	6.5	663.94	664.12
A4	JUNCTION 6	INLET Ad	15" CPP	13.0	4.00	0.012	14.0	6.0	11.0	665.29	665.66
A5	JUNCTION 7	INLET Ae	15" CPP	17.6	4.50	0.012	14.8	7.2	12.0	665.99	666.52
	INLET Ae	INLET Af	15" CPP	27.0	3.95	0.012	13.9	3.2	9.2	666.31	666.42
A6	JUNCTION 8	INLET Ag	15" CPP	17.6	4.00	0.012	14.0	4.1	9.9	667.43	668.49
A7	JUNCTION 9	INLET Ah	15" CPP	44.5	4.00	0.012	14.0	2.6	8.7	668.44	669.55
A8	JUNCTION 10	INLET Ai	15" CPP	17.6	4.05	0.012	14.1	3.2	9.3	670.69	671.65
A9	JUNCTION 12	INLET Aj	15" CPP	20.0	4.00	0.012	14.0	3.0	9.1	670.33	671.31
A10	JUNCTION 13	INLET Ak	24" CPP	20.7	2.85	0.012	41.4	15.3	12.2	671.02	671.39
	INLET Ak	INLET Al	15" CPP	26.0	2.00	0.012	9.9	4.4	7.8	671.20	671.39
A11	JUNCTION 14	INLET Am	36" CPP	44.5	0.40	0.012	45.7	37.6	7.2	671.59	672.03
	INLET Am	JUNCTION 21	36" CPP	35.4	0.30	0.012	39.5	33.1	6.3	671.82	672.16
	JUNCTION 21	JUNCTION 22	36" CPP	97.8	0.30	0.012	39.6	33.7	6.3	671.98	672.33
A12	JUNCTION 15	INLET An	15" CPP	17.6	4.00	0.012	14.0	4.8	10.3	672.42	672.66
	JUNCTION 16	INLET Ao	24" CPP	17.6	2.00	0.012	34.7	16.0	10.8	675.71	676.14
A13	INLET Ao	INLET Ap	18" CPP	28.6	1.50	0.012	13.9	12.6	8.9	675.88	677.00
	INLET Ap	JUNCTION 18	18" CPP	24.3	1.50	0.012	13.9	9.3	8.4	676.61	677.04
	JUNCTION 18	JUNCTION 19	15" CPP	92.5	1.50	0.012	8.6	2.6	6.1	676.89	676.96
A14	JUNCTION 18	INLET Ar	18" CPP	19.6	0.50	0.012	8.1	6.8	5.1	676.89	677.14
	INLET Ar	INLET As	15" CPP	26.0	0.40	0.012	4.4	3.7	4.0	677.00	677.15
	OUTLET B	JUNCTION 27	24" CPP	166.9	1.63	0.012	31.3	26.1	11.1	661.41	663.30
B1	JUNCTION 27	JUNCTION 28	18" CPP	70.7	2.78	0.012	19.0	12.3	11.4	665.52	666.28
	JUNCTION 28	JUNCTION 29	15" CPP	192.0	2.50	0.012	11.1	5.8	9.1	666.94	667.28
	JUNCTION 29	INLET Bc	15" CPP	17.6	2.50	0.012	11.1	5.8	9.1	671.52	671.86
	INLET Bc	INLET Bd	15" CPP	26.0	1.85	0.012	8.8	2.5	6.5	671.77	671.84
	JUNCTION 28	INLET Ba	18" CPP	17.6	1.00	0.012	11.4	6.9	6.7	666.94	667.17
B2	INLET Ba	INLET Bb	15" CPP	26.0	0.75	0.012	5.6	2.9	4.9	667.06	667.15



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CERTIFICATE OF AUTHORIZATION NO.
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PLOT DATE:	7/14/22		

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The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

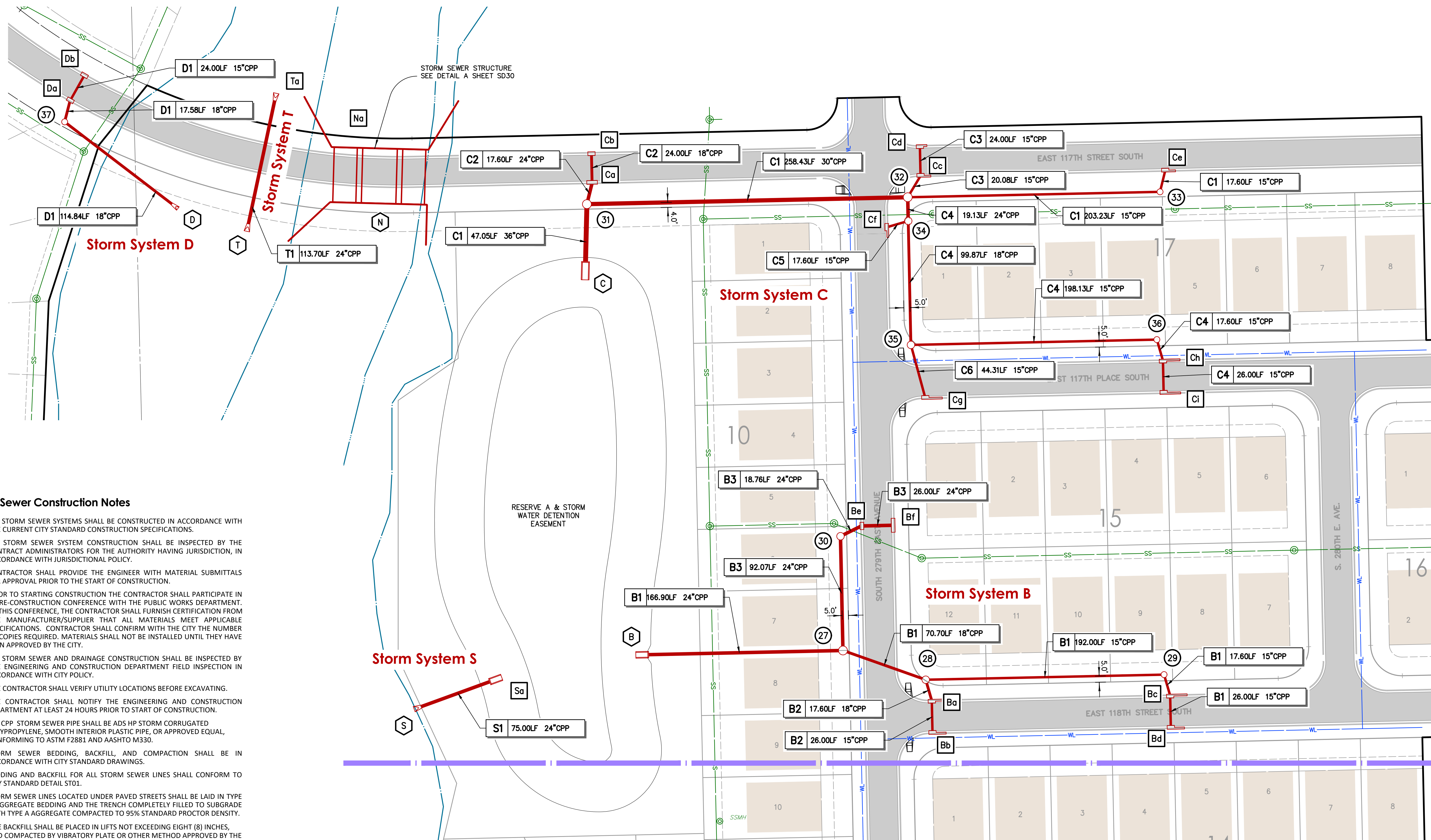
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

Storm Sewer Plan (Northwest)

SD19

19 OF 47



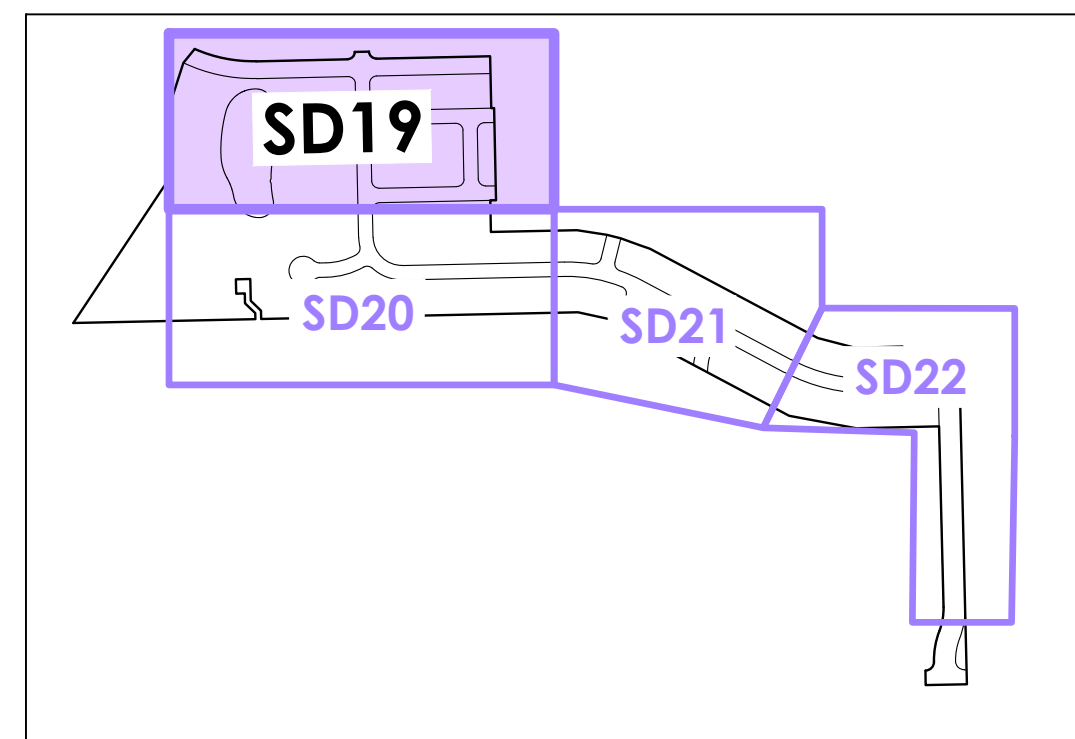
MATCH SHEET SD20

Storm Sewer Construction Notes

- ALL STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL STORM SEWER SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CONTRACT ADMINISTRATORS FOR THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH JURISDICTIONAL POLICY.
- CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MATERIAL SUBMITTALS FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE PUBLIC WORKS DEPARTMENT. AT THIS CONFERENCE, THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER/SUPPLIER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. CONTRACTOR SHALL CONFIRM WITH THE CITY THE NUMBER OF COPIES REQUIRED. MATERIALS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE CITY.
- ALL STORM SEWER AND DRAINAGE CONSTRUCTION SHALL BE INSPECTED BY THE ENGINEERING AND CONSTRUCTION DEPARTMENT FIELD INSPECTION IN ACCORDANCE WITH CITY POLICY.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL CPP STORM SEWER PIPE SHALL BE ADS HP STORM CORRUGATED POLYPROPYLENE, SMOOTH INTERIOR PLASTIC PIPE, OR APPROVED EQUAL, CONFORMING TO ASTM F2881 AND AASHTO M330.
- STORM SEWER BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
- BEDDING AND BACKFILL FOR ALL STORM SEWER LINES SHALL CONFORM TO CITY STANDARD DETAIL S101.
- STORM SEWER LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BEDDING AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- PIPE BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, AND COMPACTED BY VIBRATORY PLATE OR OTHER METHOD APPROVED BY THE ENGINEER.
- PAVING SUBGRADE SHALL BE RESTORED TO PROPER GRADE (+ OR - 0.1 FT) AND DENSITY AFTER PIPE IS BACKFILLED.
- ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.
- THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.
- CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

NOTE: ALL STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED HEREIN.

Key Map



Storm Legend

LINE LABEL	PIPE LENGTH	PIPE SIZE/TYPE
A	00.00LF	18"RCP
SYMBOL	EXISTING	PROPOSED
INLET		
JUNCTION		
OUTLET		
CPP	HP STORM POLYPROPYLENE PIPE	
HDPE	HIGH DENSITY POLYETHYLENE PIPE	
HEP	HORIZONTAL ELLIPTICAL PIPE	
PVC	POLYVINYL CHLORIDE PIPE	
RCB	REINFORCED CONCRETE BOX	
RCP	REINFORCED CONCRETE PIPE	

Benchmark 1

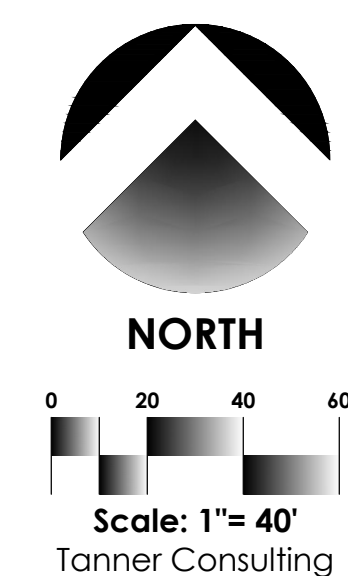
CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)





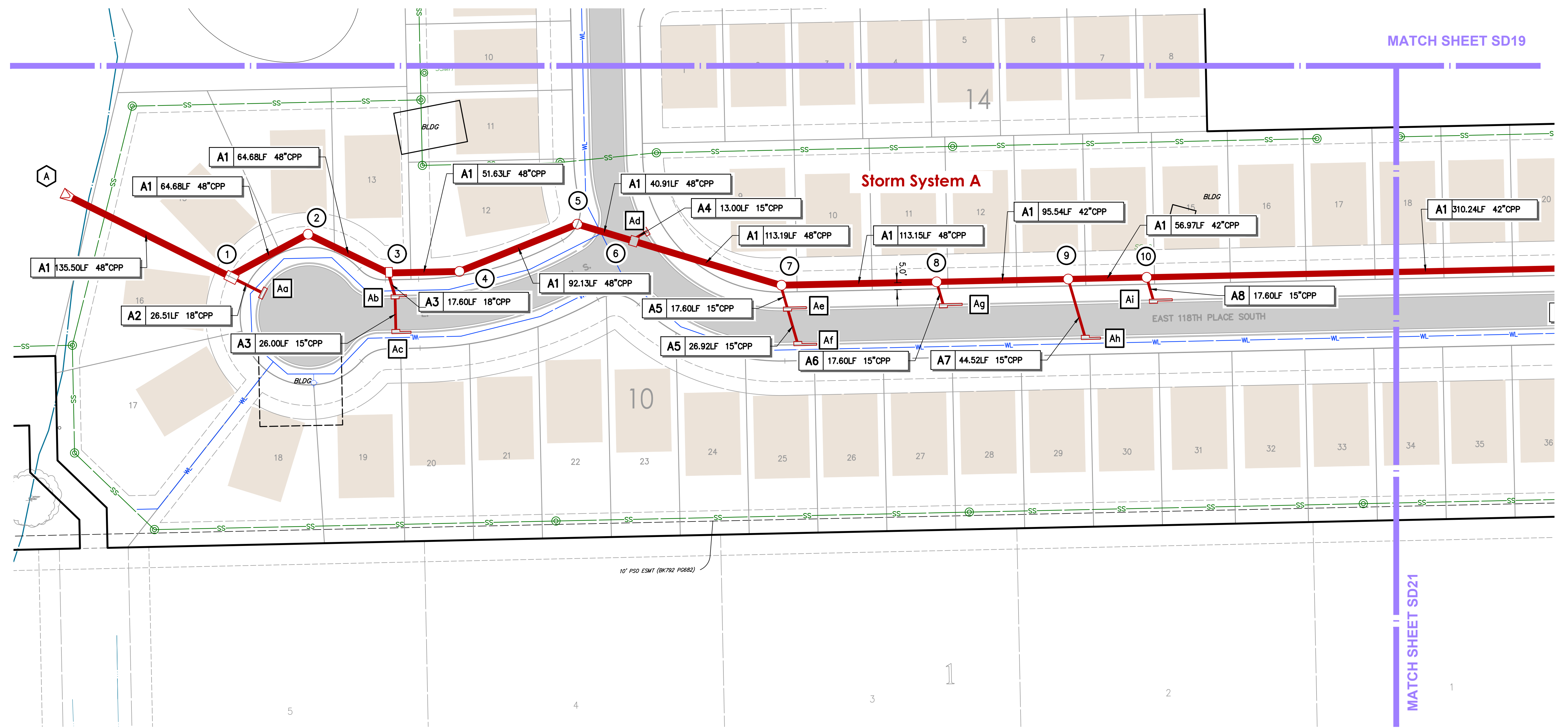
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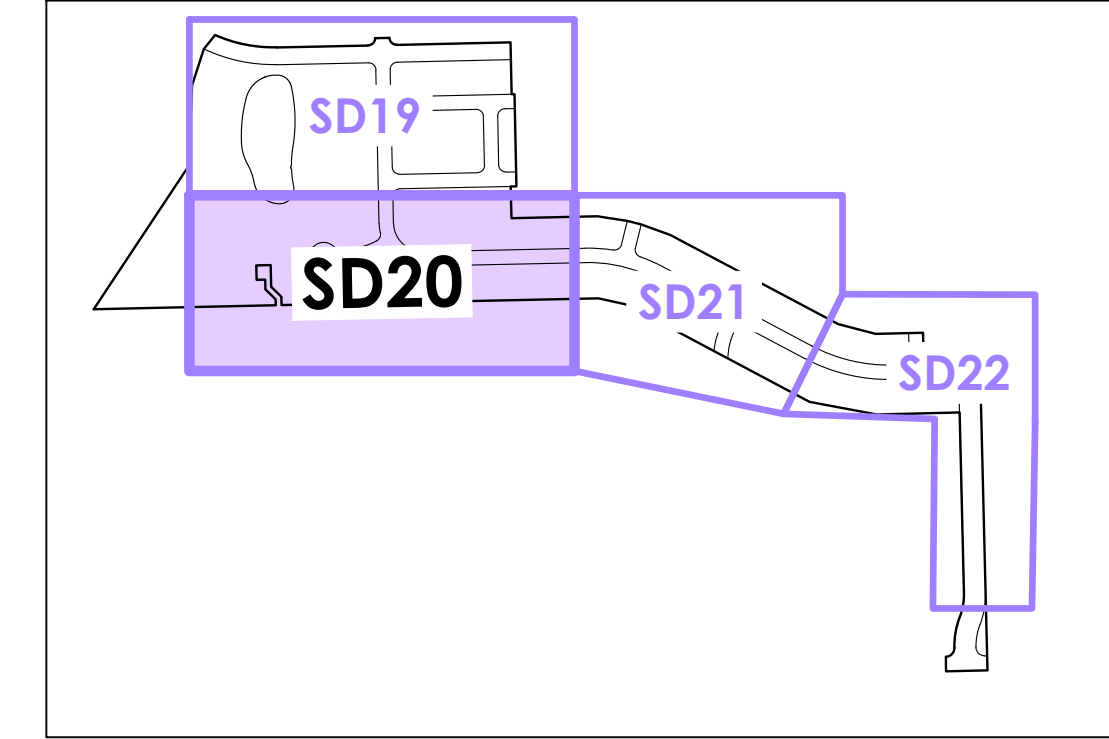
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Key Map



Storm Legend

LINE LABEL		PIPE LENGTH			
A		00.00LF 18"RCP			
PIPE SIZE/TYPE					
SYMBOL		EXISTING		PROPOSED	
□ INLET		a		a	
⊙ JUNCTION		1		1	
⤵ OUTLET		A		A	
CPP	HP STORM POLYPROPYLENE PIPE				
HDPE	HIGH DENSITY POLYETHYLENE PIPE				
HEP	HORIZONTAL ELLIPTICAL PIPE				
PVC	POLYVINYL CHLORIDE PIPE				
RCB	REINFORCED CONCRETE BOX				
RCP	REINFORCED CONCRETE PIPE				

Benchmark 1

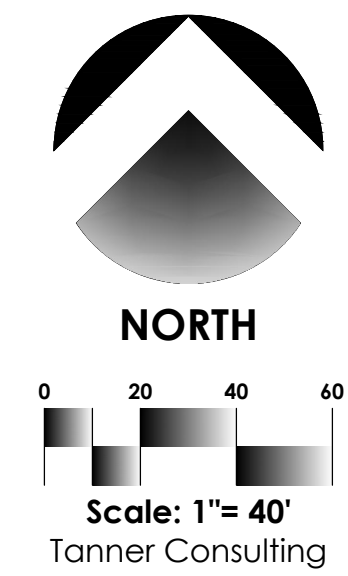
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Benchmark 3

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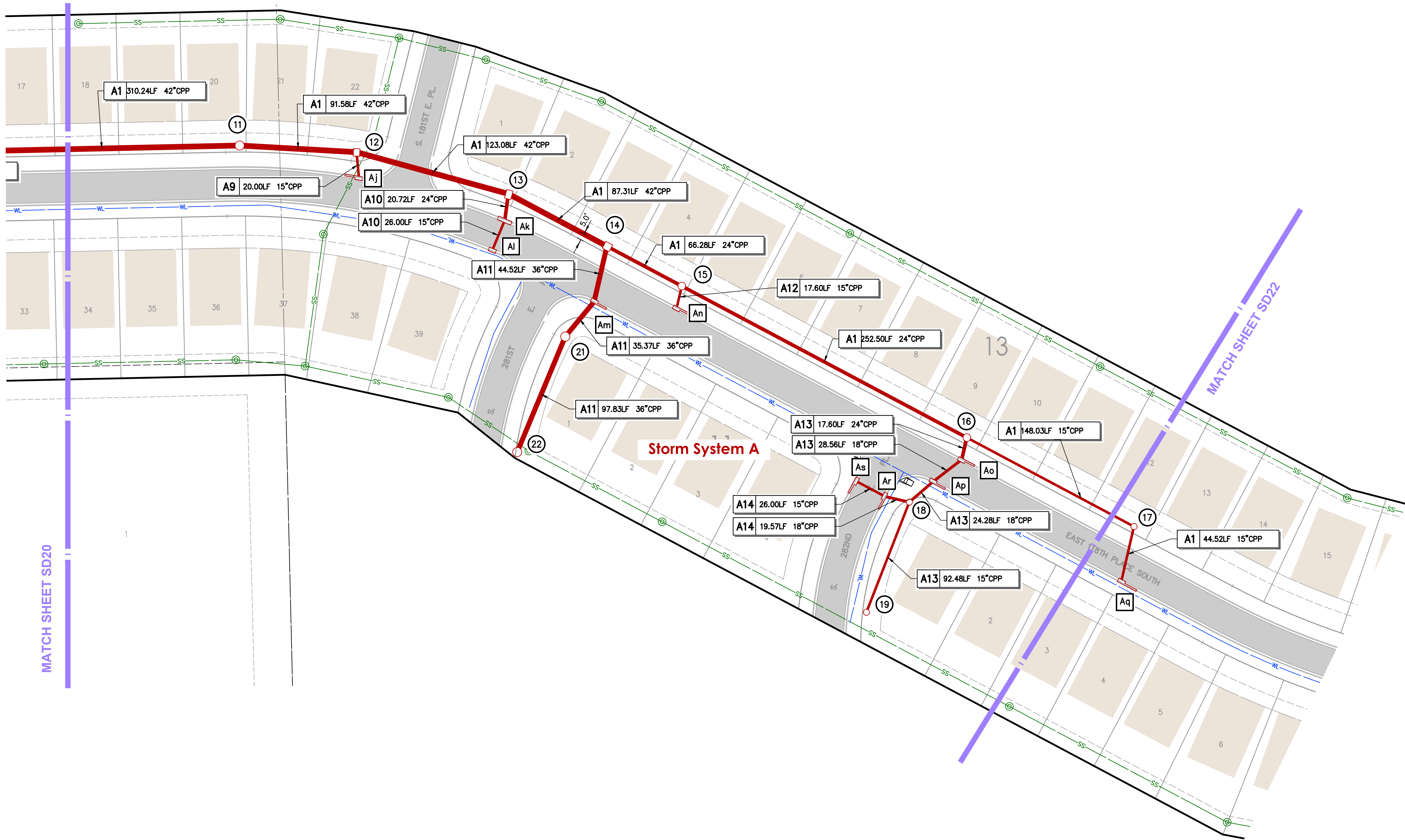
The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

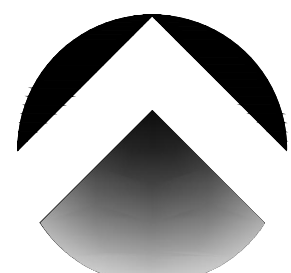
PLAN SCALE: (H) 1" = 40'
(V) N/A

Storm Sewer Plan (Midnorth)



MATCH SHEET SD20

MATCH SHEET SD22



NORTH
Scale: 1"= 40'
Tanner Consulting

Benchmark 1

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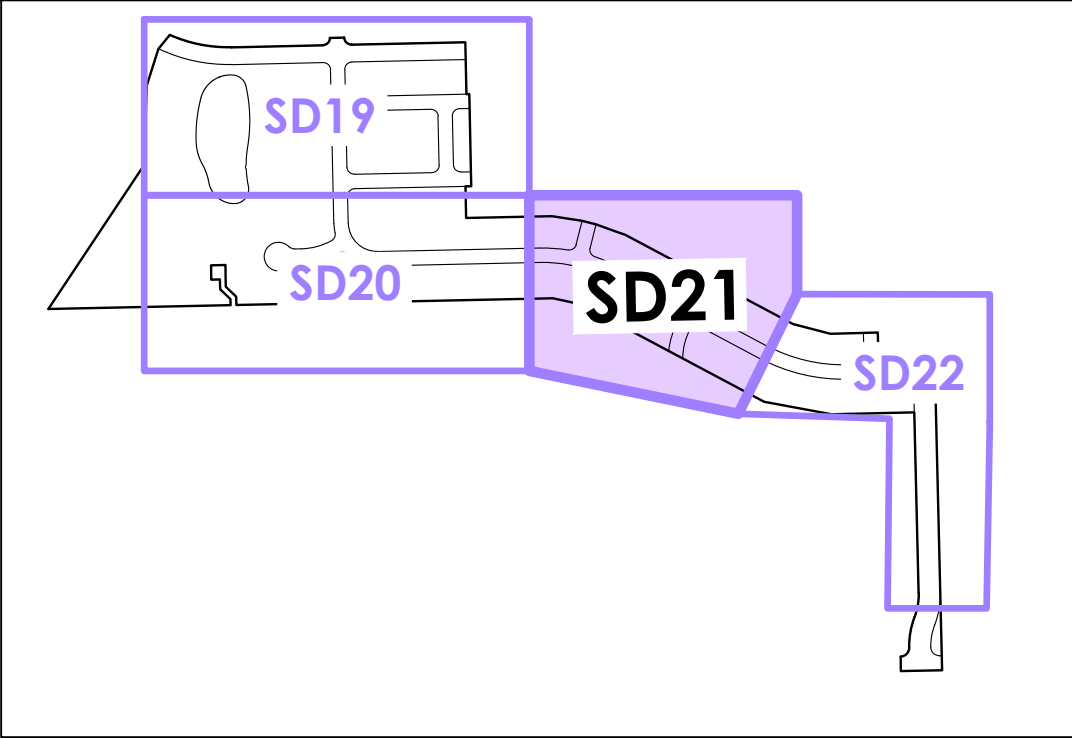
Storm Legend

LINE LABEL: A, PIPE LENGTH: 00.00LF, PIPE SIZE/TYPE: 18"RCP

SYMBOL	EXISTING	PROPOSED
INLET	a	a
JUNCTION	I	I
OUTLET	A	A

CPP: HP STORM POLYPROPYLENE PIPE
HDPE: HIGH DENSITY POLYETHYLENE PIPE
HEP: HORIZONTAL ELLIPTICAL PIPE
PVC: POLYVINYL CHLORIDE PIPE
RCB: REINFORCED CONCRETE BOX
RCP: REINFORCED CONCRETE PIPE

Key Map



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MILESTONE			DATE
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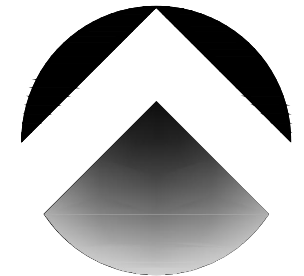
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PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

Storm Sewer
Plan (Midcast)

SD21



NORTH
Scale: 1"= 40'
Tanner Consulting

Benchmark 1

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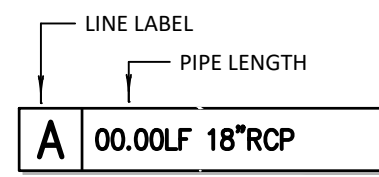
ELEVATION = 660.43 (NAVD 88)

Benchmark 3

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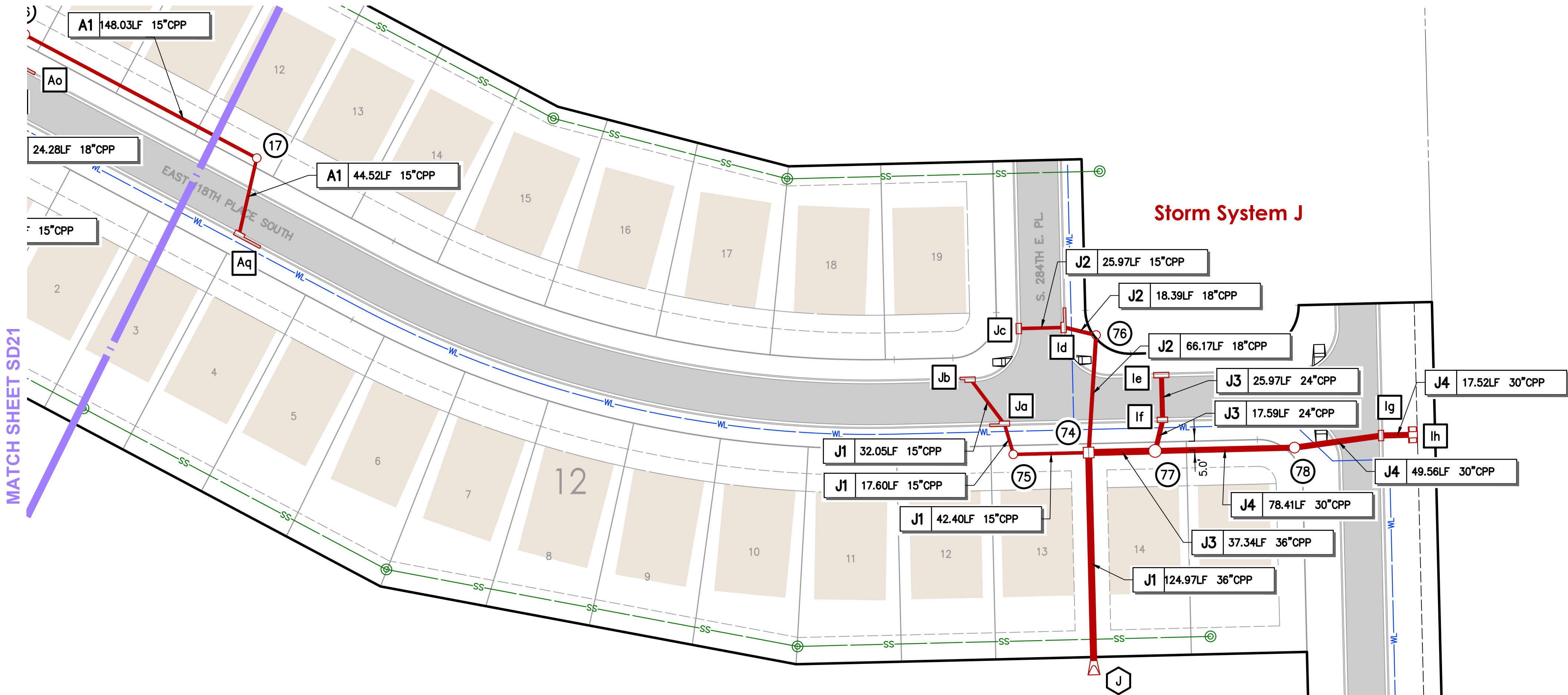
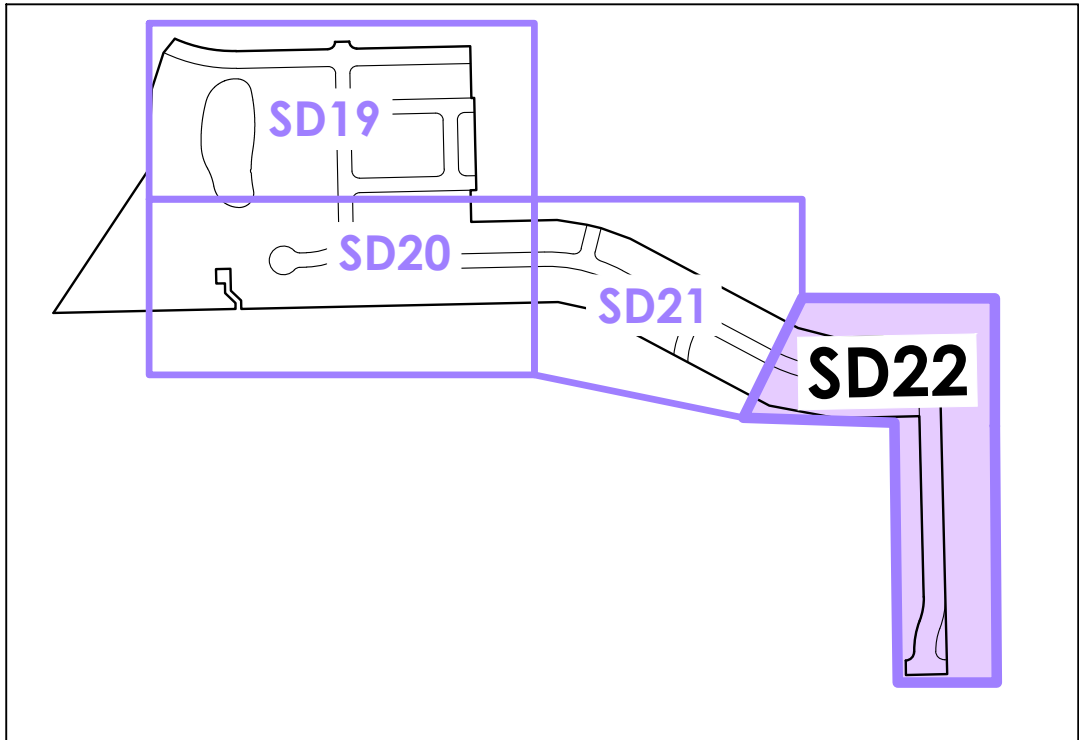
Storm Legend



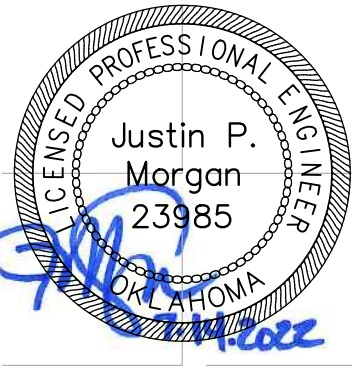
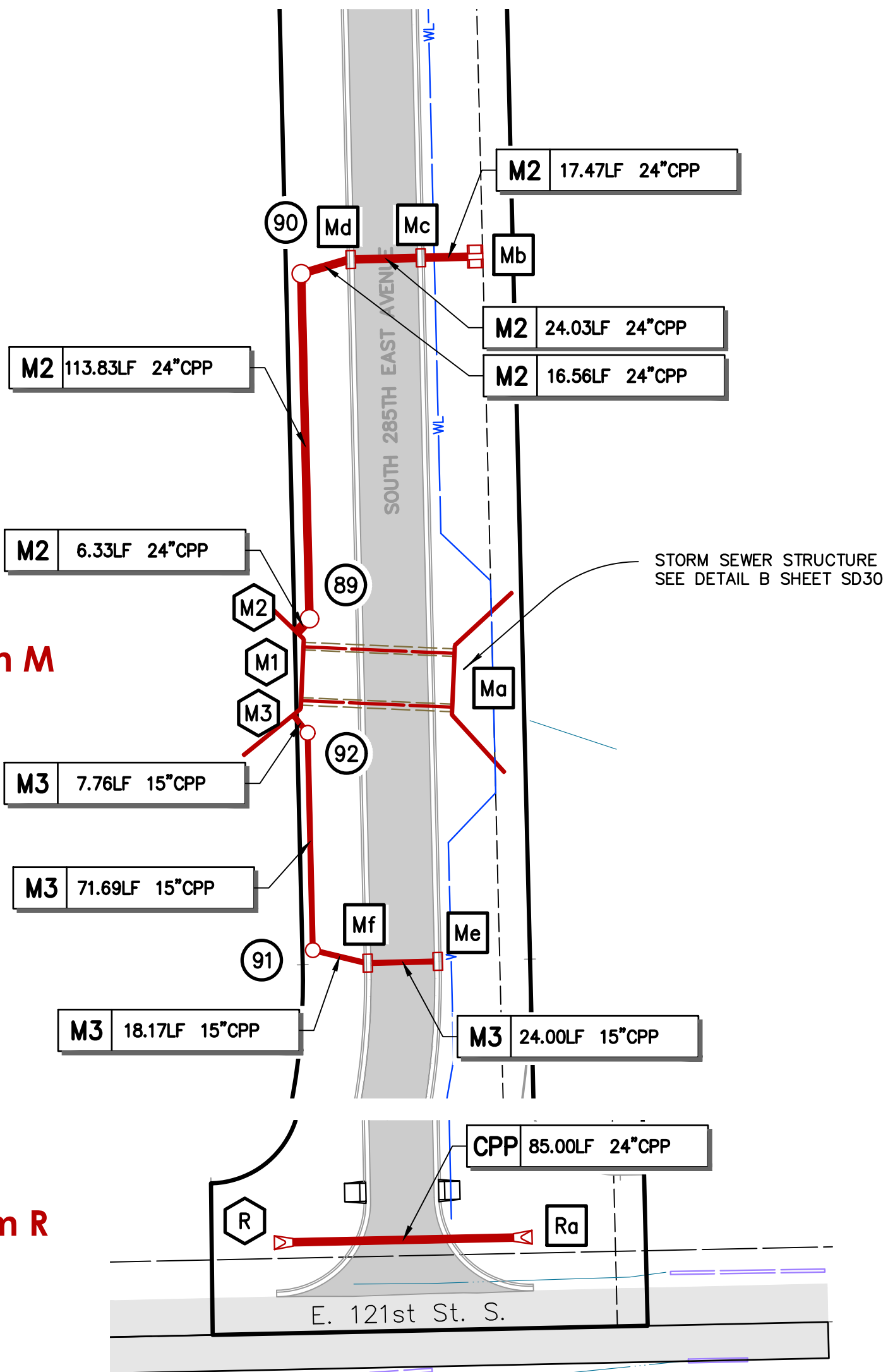
SYMBOL	EXISTING	PROPOSED
INLET		
JUNCTION		
OUTLET		

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HDPE	HIGH DENSITY POLYETHYLENE PIPE
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Key Map



Storm System M



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ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

Storm Sewer Plan
(Southeast)

SD22



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1	2	3	4	5	6	7	8	9	10	11	12	13
1ST SUBMITTAL	4/20/22	2ND SUBMITTAL	5/25/22	BID SET	6/6/22	3RD SUBMITTAL	7/14/22					
PLOT DATE:		7/14/22										

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The Woods Blocks 10-17

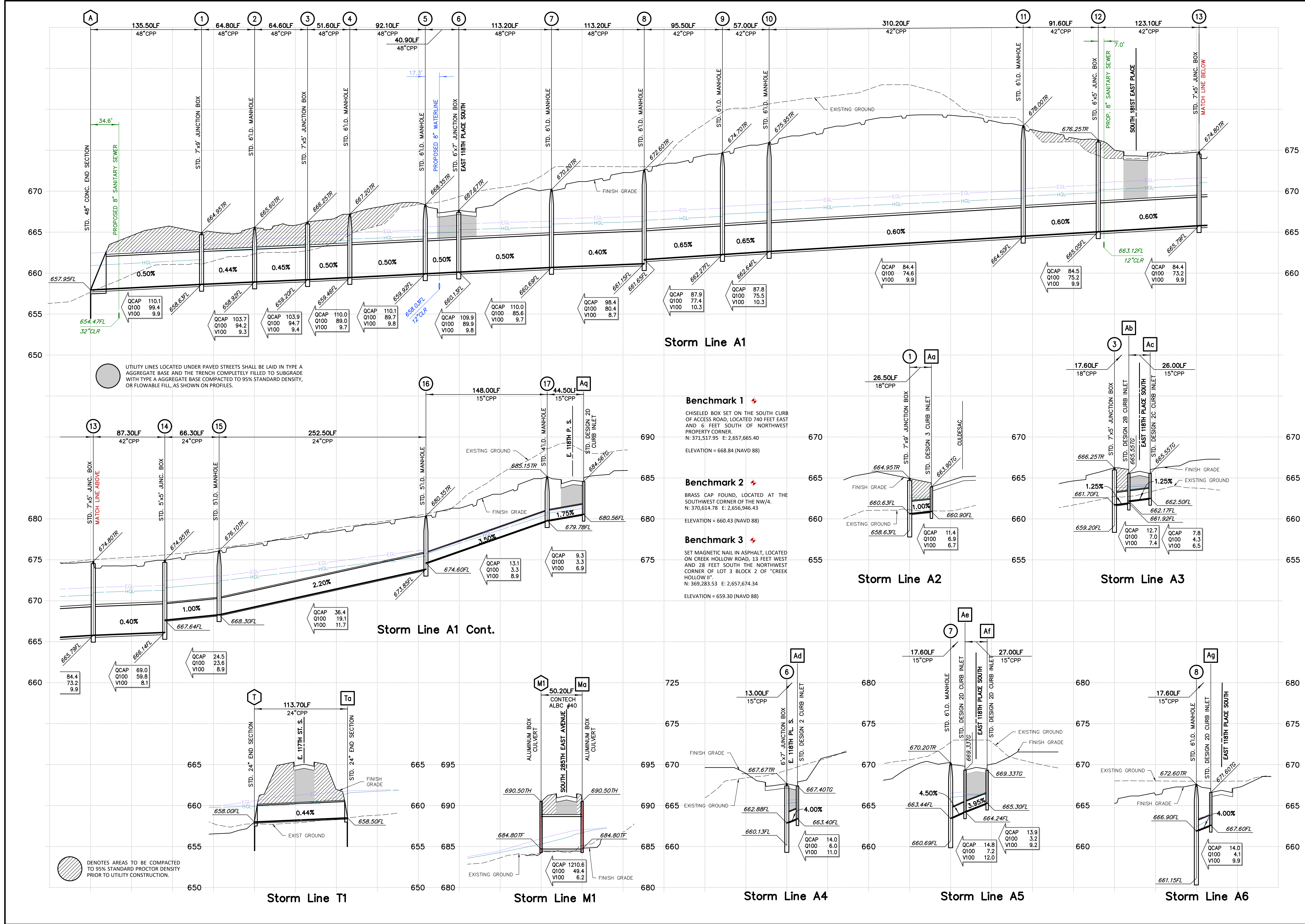
Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Storm Sewer Profiles (Lines A1-A6, M1, T1)

SD23





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3RD SUBMITTAL	7/14/22		

PLOT DATE: 7/14/22

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The Woods Blocks 10-17

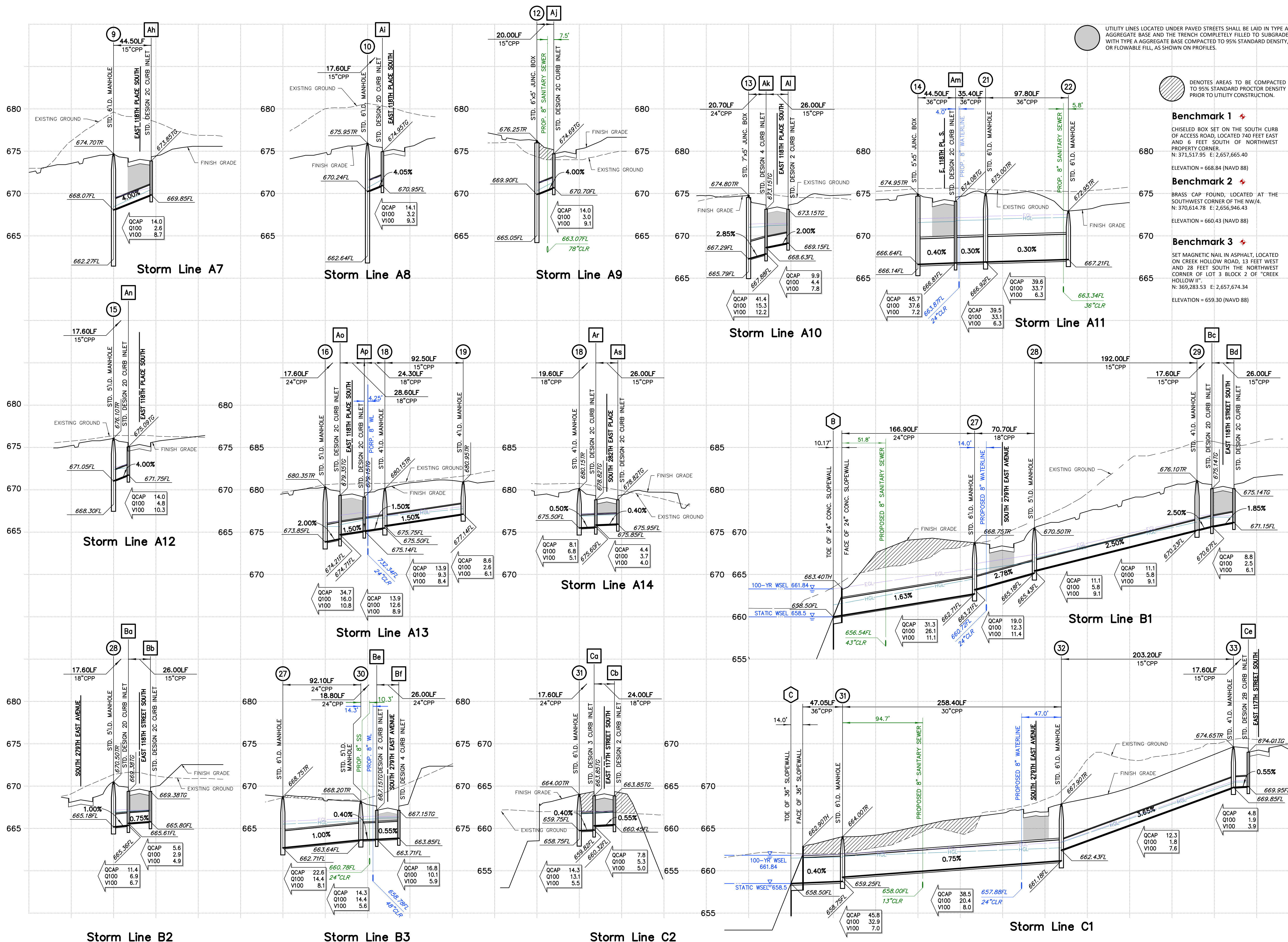
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PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Storm Sewer Profiles (Lines A7-C2)

SD24





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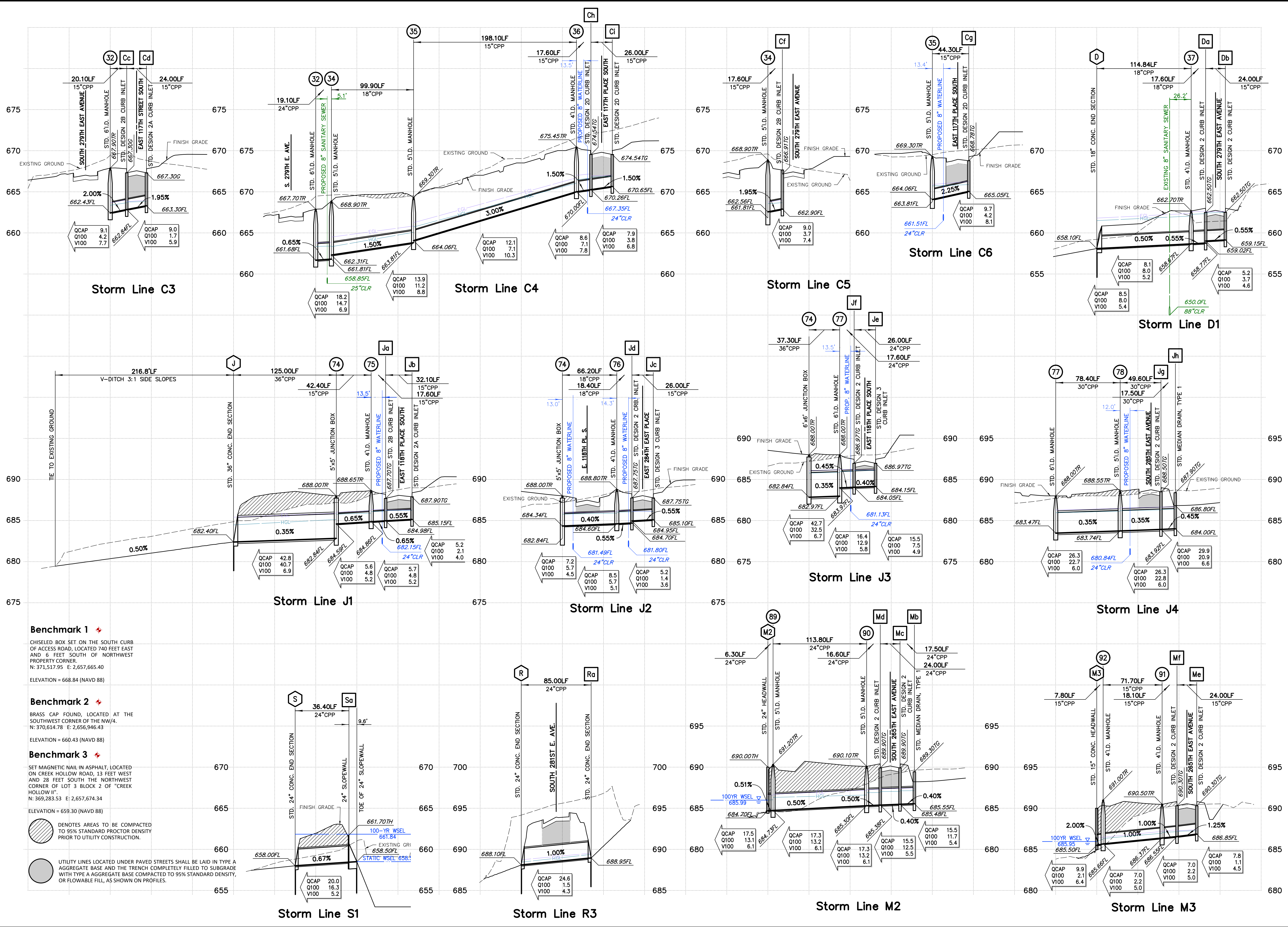
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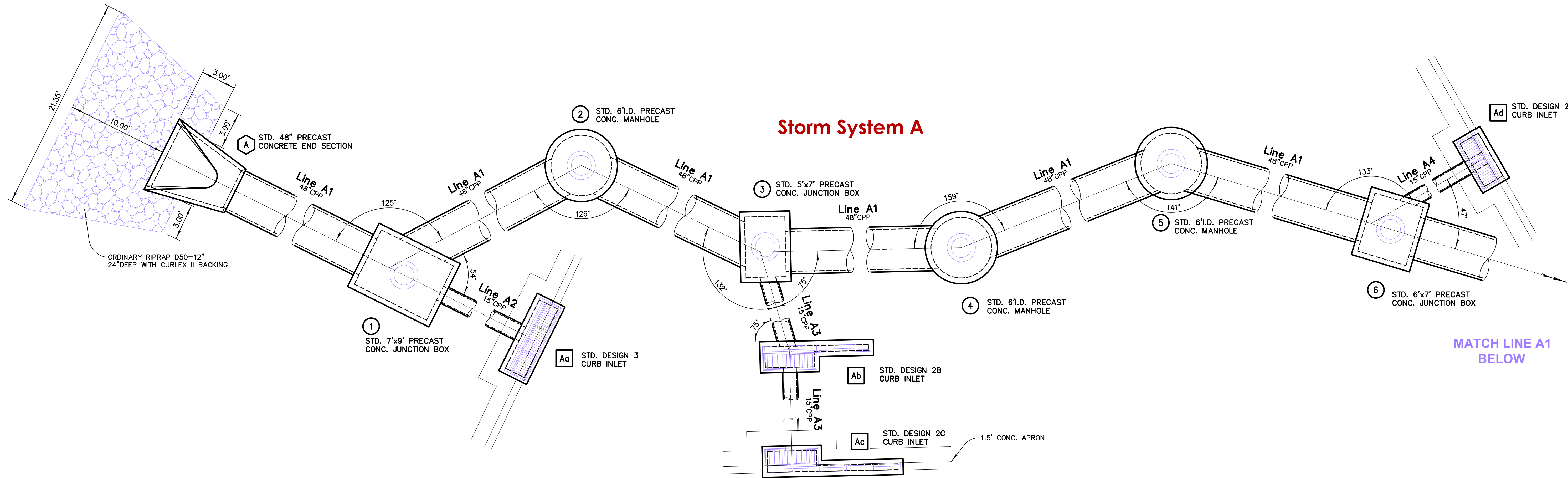
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

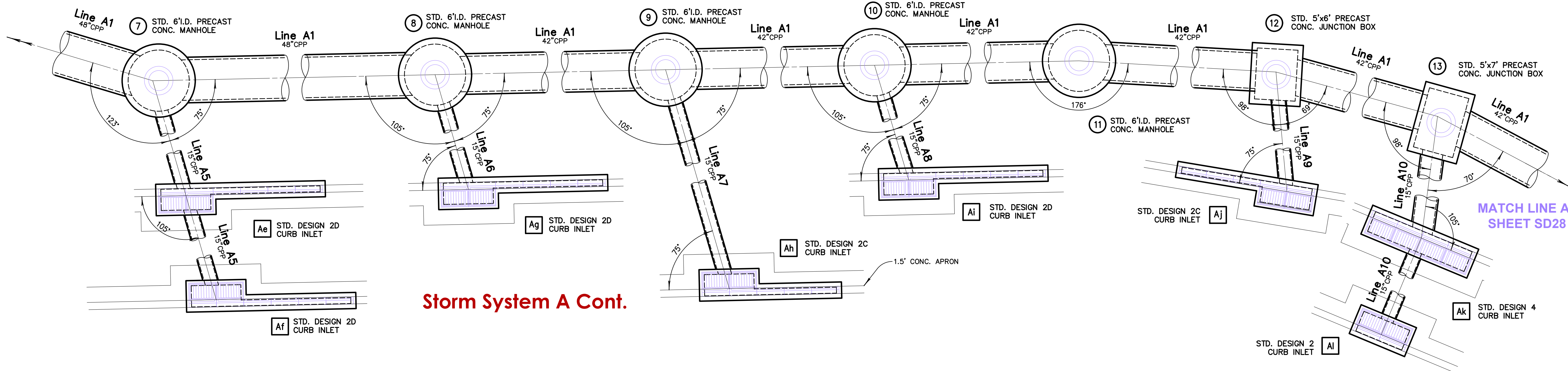
Storm Sewer Profiles (Lines C3-M3, S1)

SD25





MATCH LINE A1
ABOVE



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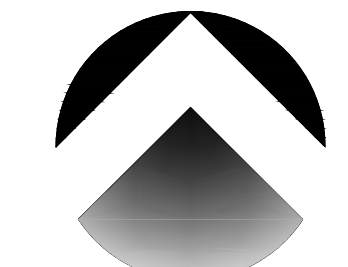
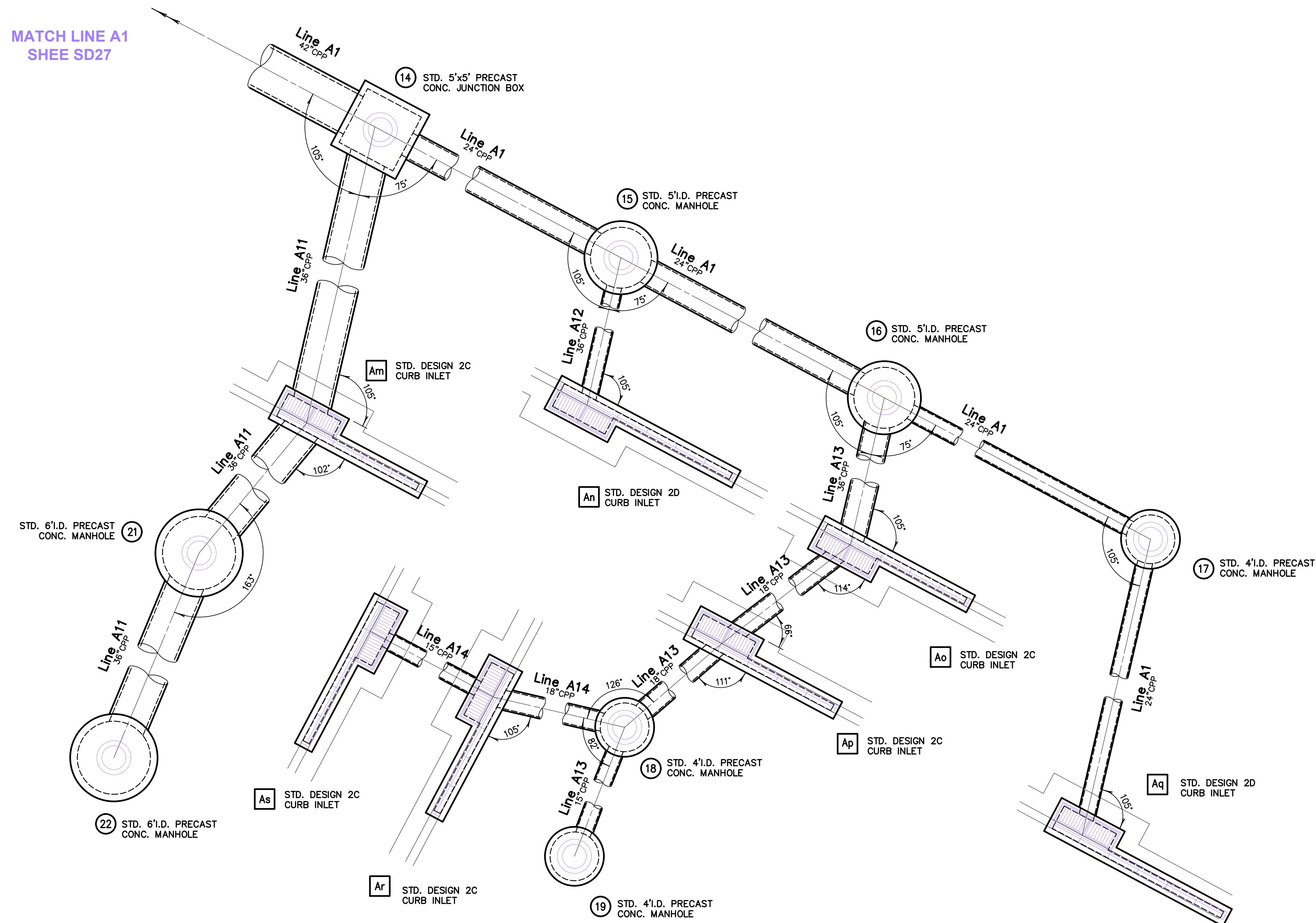
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=5'
(V) N/A

**Storm Sewer
Alignment
Details (A)**

SD27

27 OF 47



NORTH



Scale: 1"= 5'

Tanner Consulting



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PLAN SCALE: (H) 1"=5'
(V) N/A

Storm Sewer Alignment Details (A)

SD28



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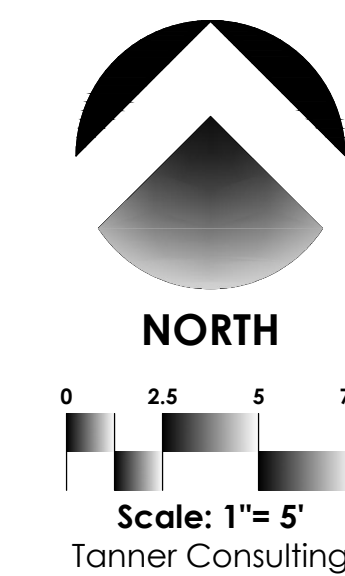
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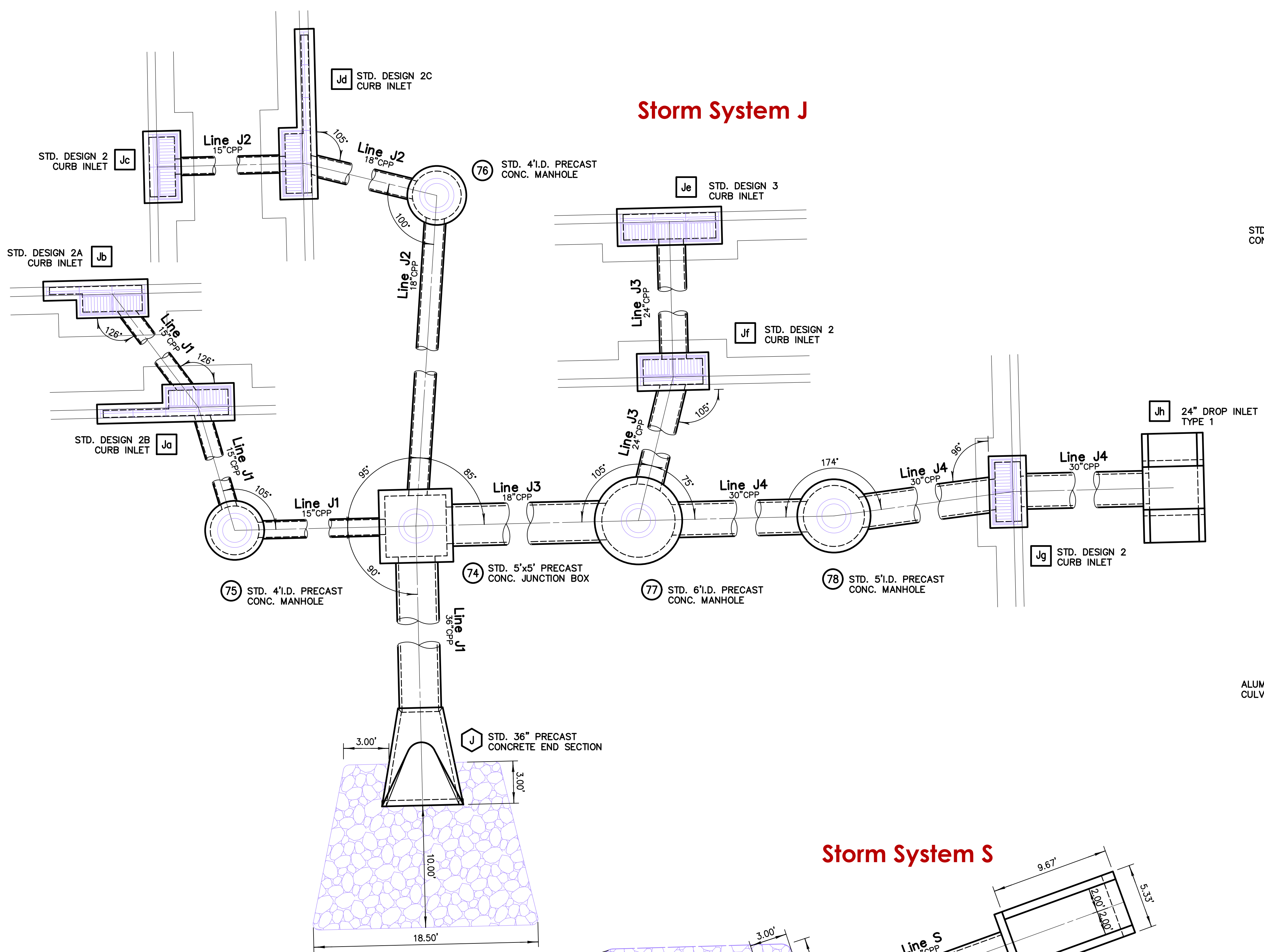
PLAN SCALE: (H) 1"=5'
(V) N/A

Storm Sewer Alignment Details (J,M,R,S)

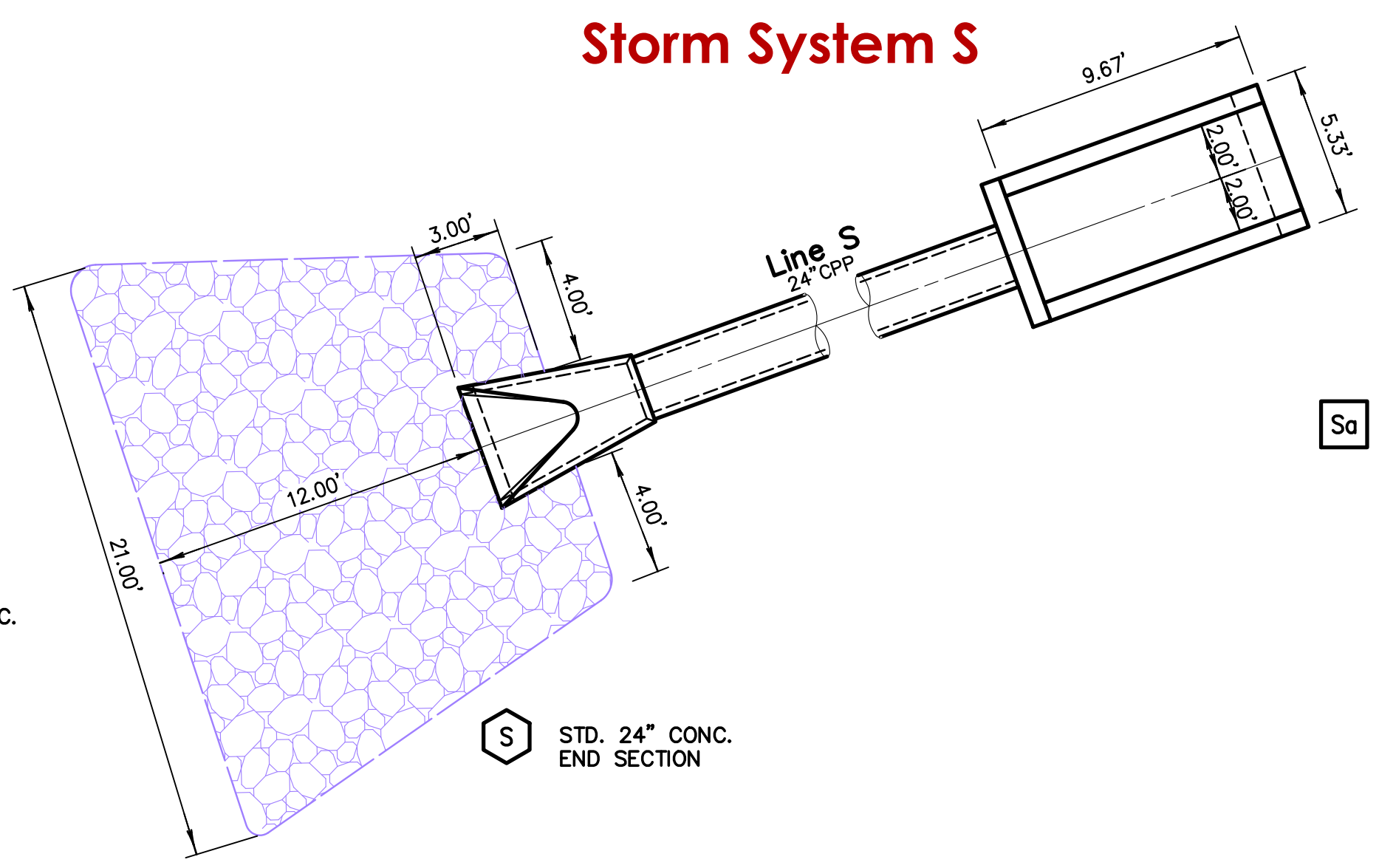
SD29



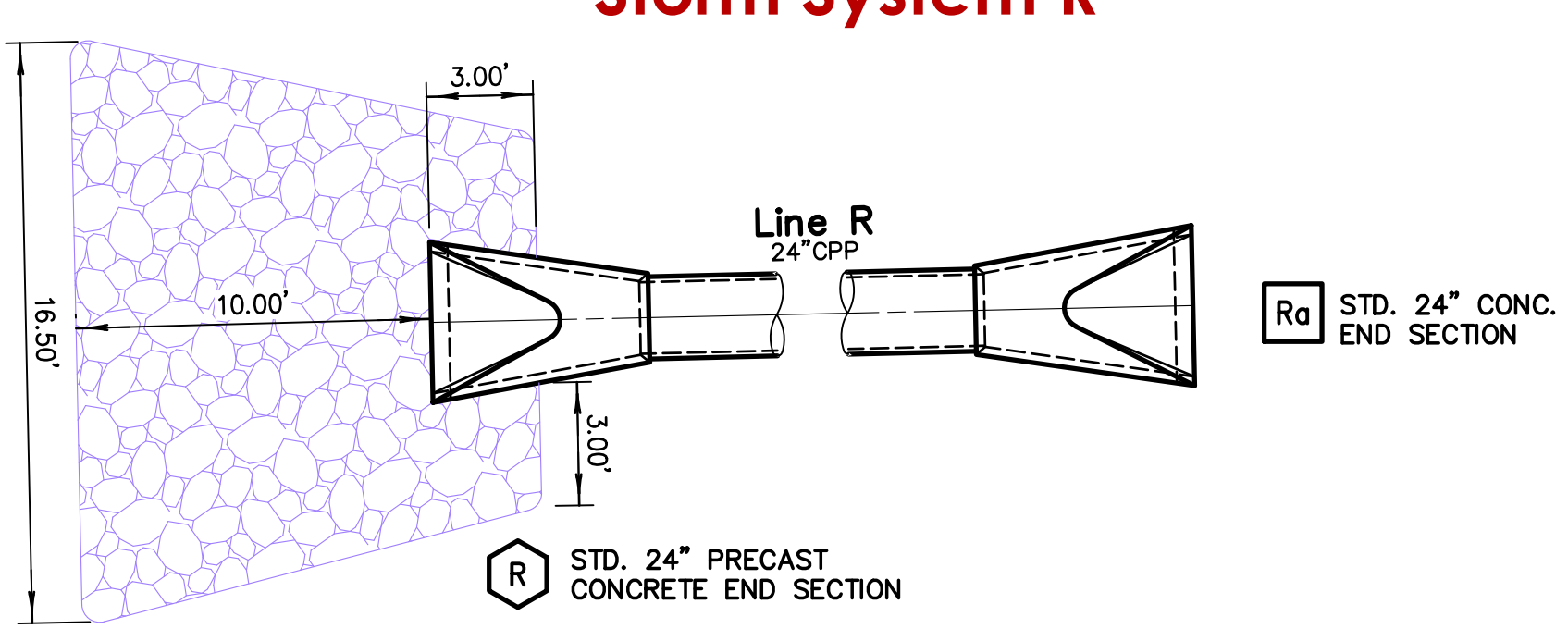
Storm System J



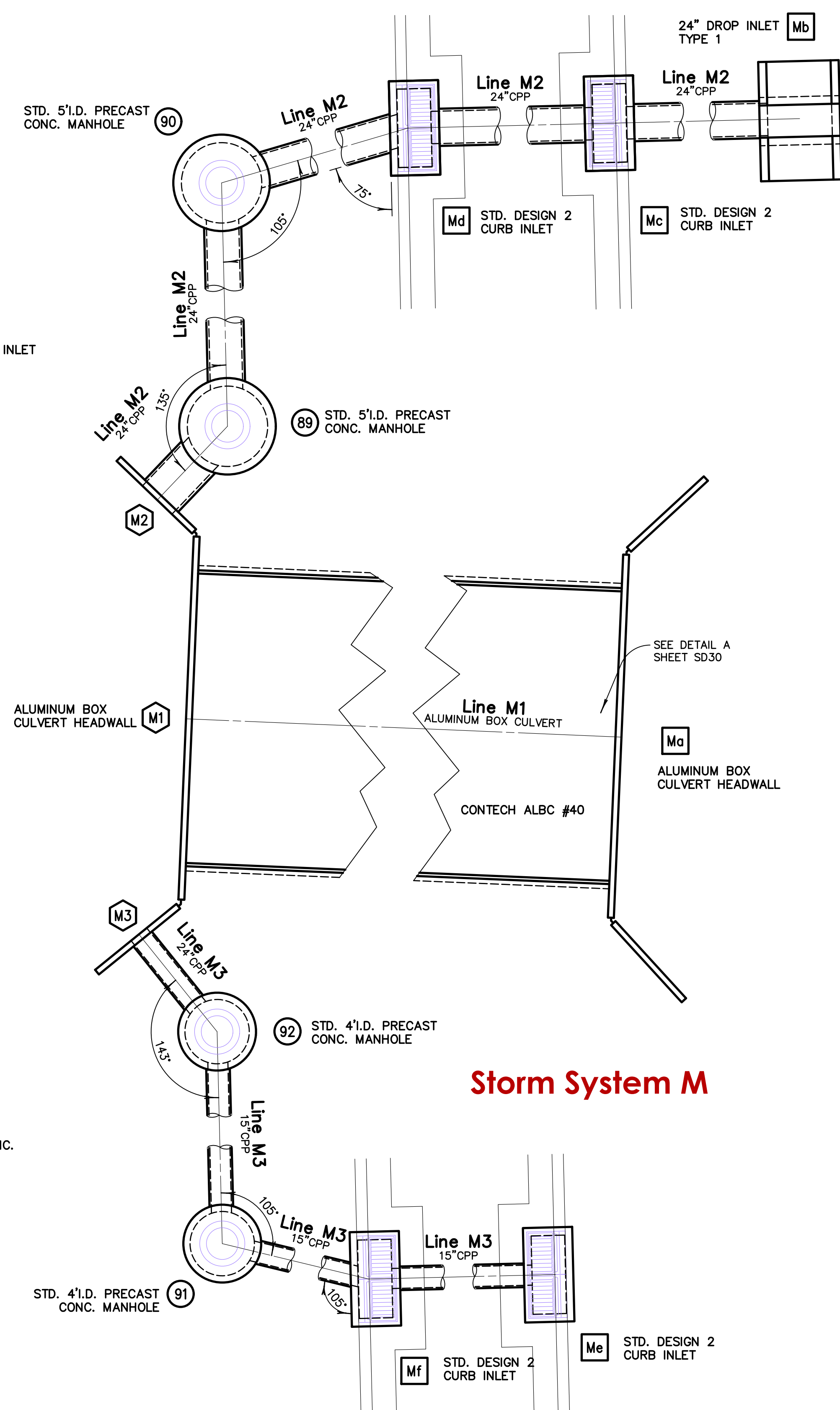
Storm System S

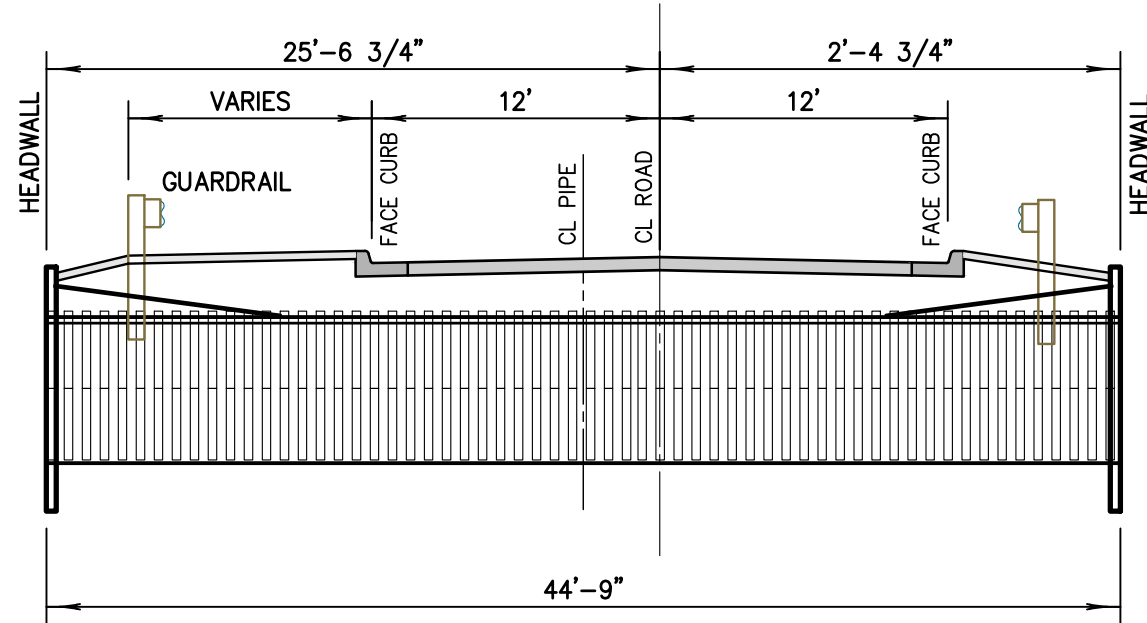
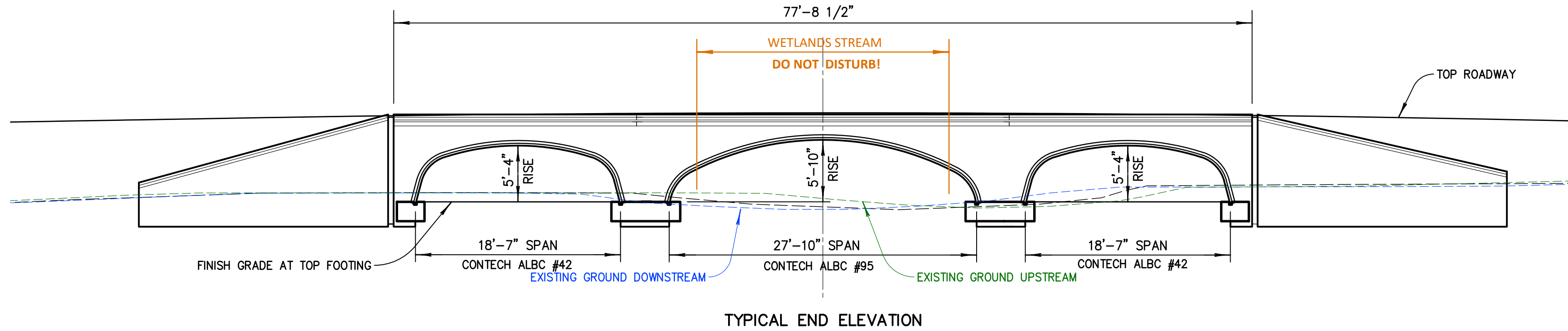


Storm System R



Storm System M

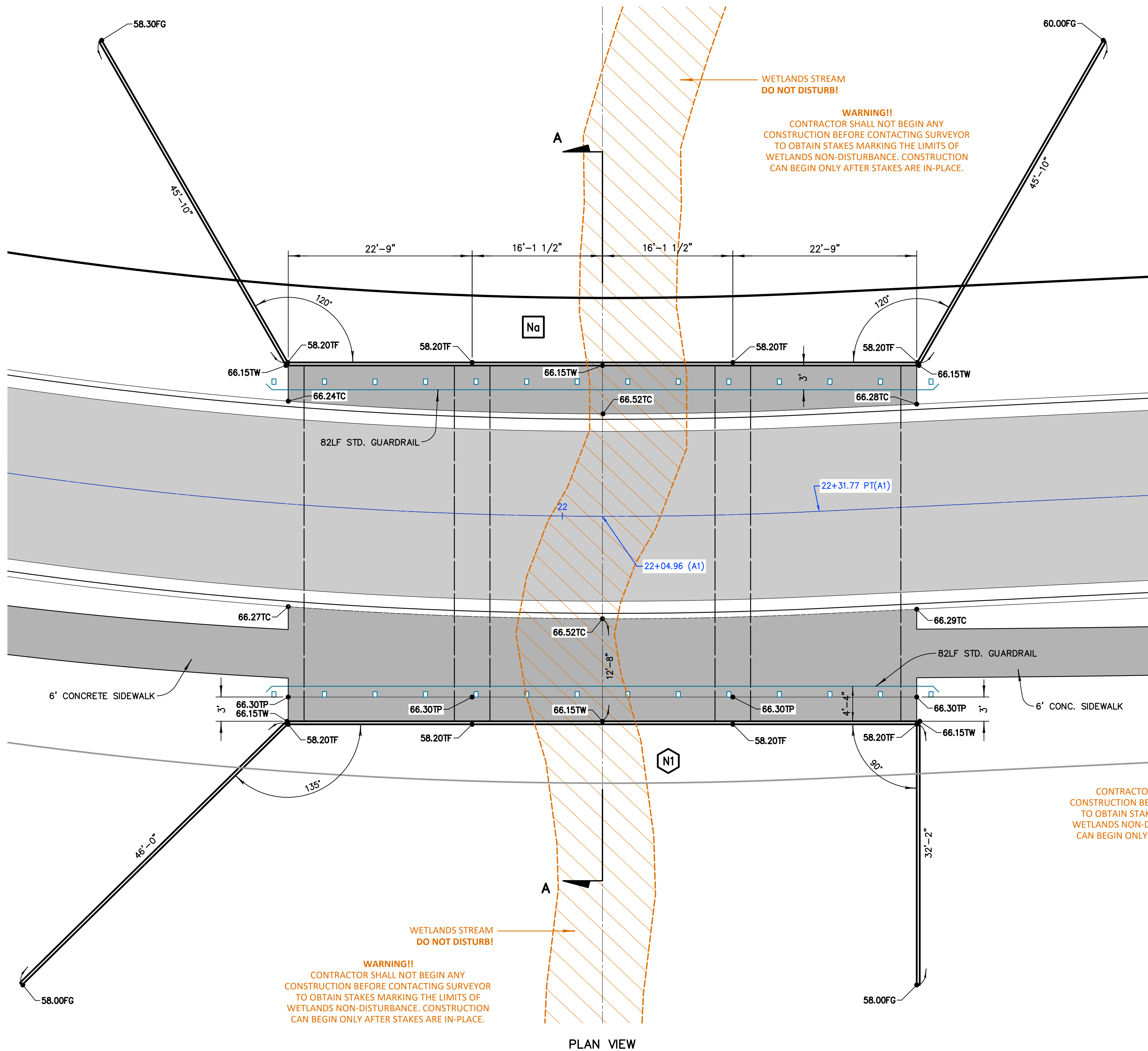




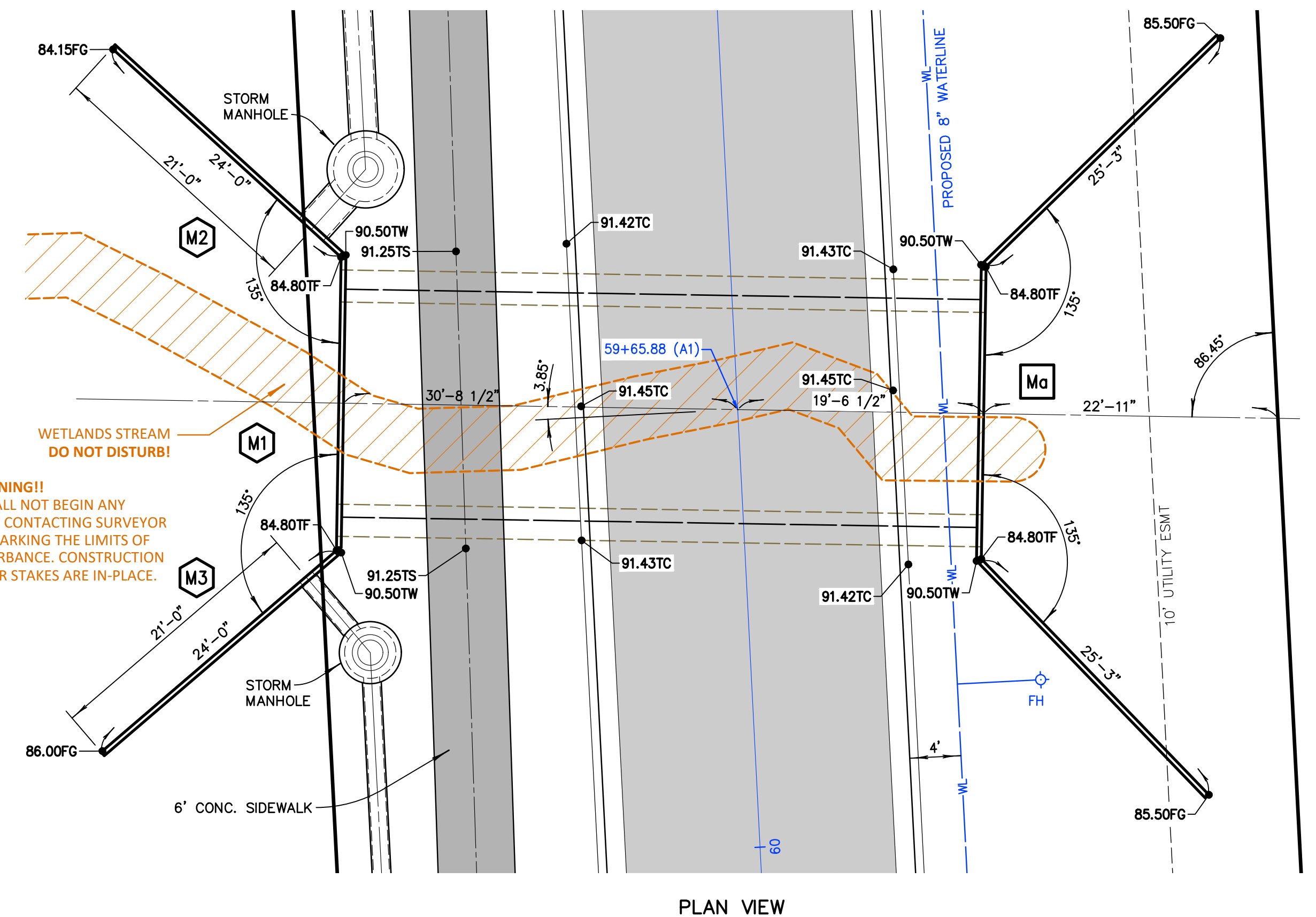
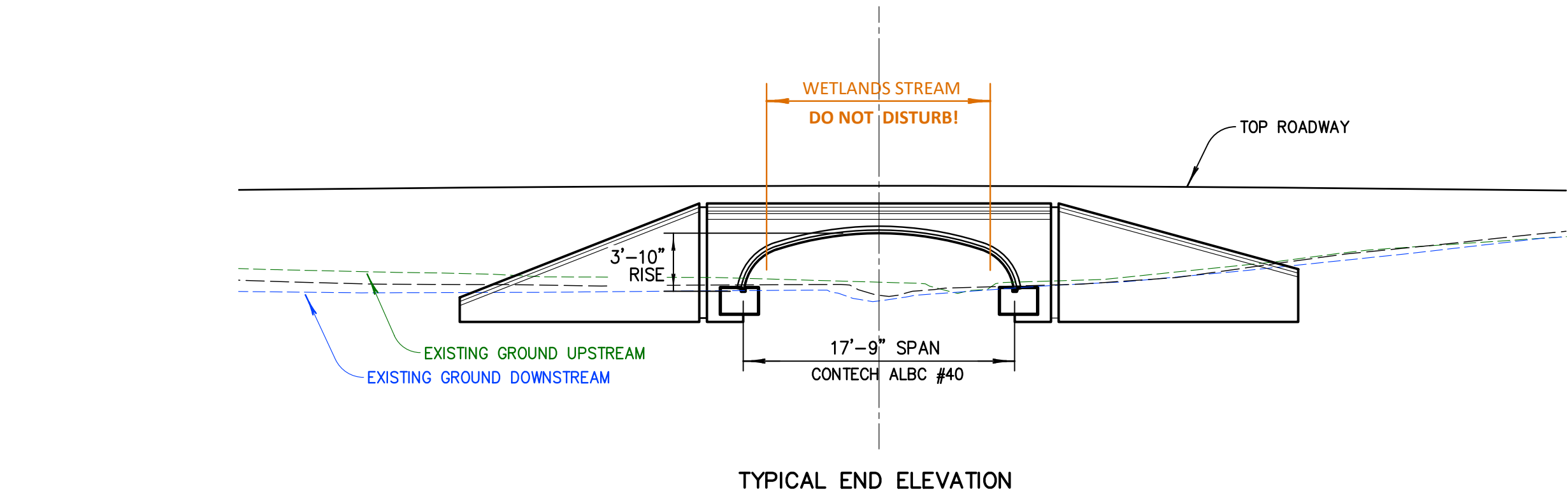
Legend

BW	BASE OF WALL FINISH GRADE
EX	EXISTING GROUND
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TF	TOP OF FOOTING
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

FOR FINAL DETAILS FOR ARCH STRUCTURE SHOWN HEREON, REFER TO DRAWINGS AND SPECIFICATIONS BY CONTECH ENGINEERED SOLUTIONS, CONTACT: SARAH KELLERT, P.E. (918 706-7792).



A Street A Station 22+04.96 Aluminum Box Culvert Details
Scale: 1" = 8'



B Street A Station 59+65.88 Aluminum Box Culvert Details
Scale: 1" = 8'



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The Woods Blocks 10-17

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PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=8'
(V) N/A

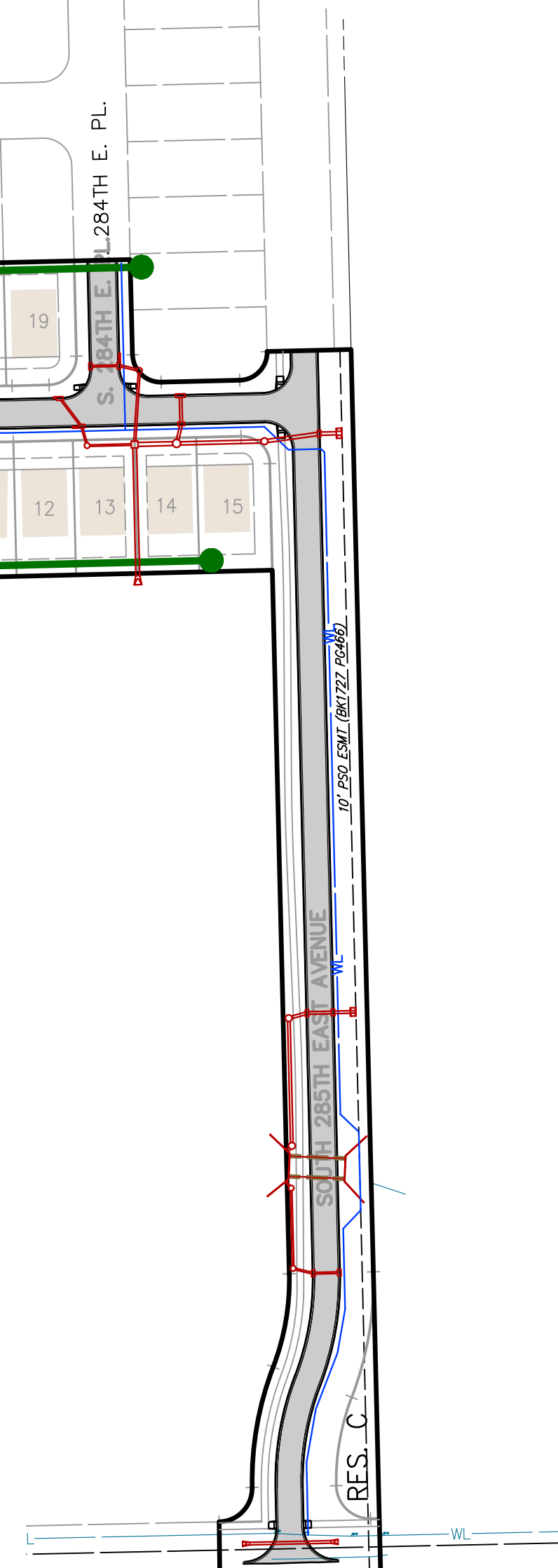
Aluminum Box Culvert Details

SD30

31 OF 41

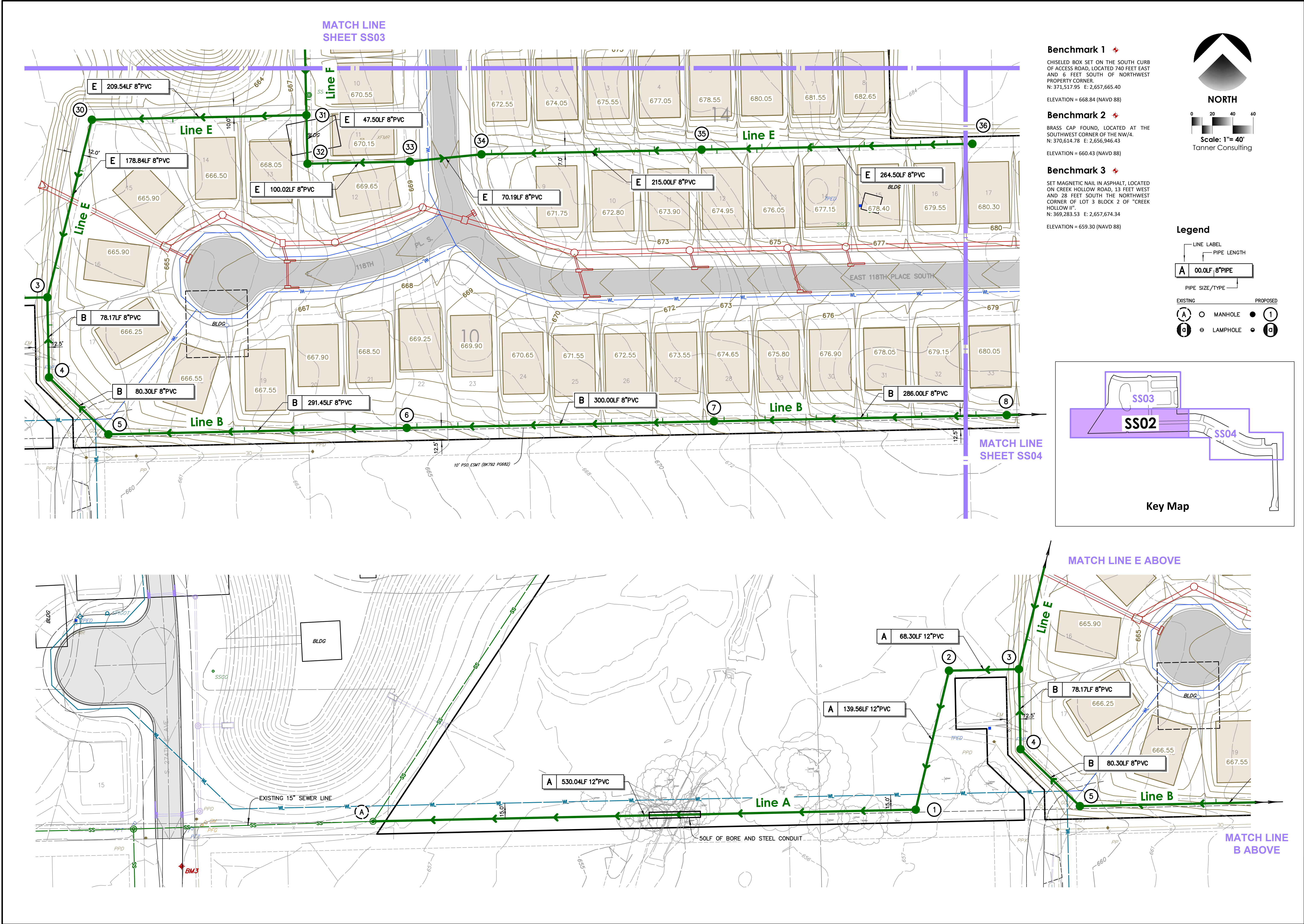


NORTH CAROLINA STATE UNIVERSITY



SS01 - SANITARY SEWER COVER SHEET
SS02 - SANITARY SEWER PLAN (SOUTHWEST)
SS03 - SANITARY SEWER PLAN (NORTH)
SS04 - SANITARY SEWER PLAN (SOUTHEAST)
SS05 - SANITARY SEWER PROFILES
SS06 - SANITARY SEWER PROFILES
SS07 - SANITARY SEWER PROFILES
SS08 - SANITARY SEWER DETAILS
SS09 - SANITARY SEWER DETAILS

P:\2022\22008\DWG\SS02.dwg, SS02, 7/16/2022 8:42:51 AM, LPATTERSON, H., TANNER CONSULTING, LLC, OK, CA 2661 EXP 6/30/2023



PROFESSIONAL ENGINEER
Justin P. Morgan
23985
OKLAHOMA
2022

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CALL 811
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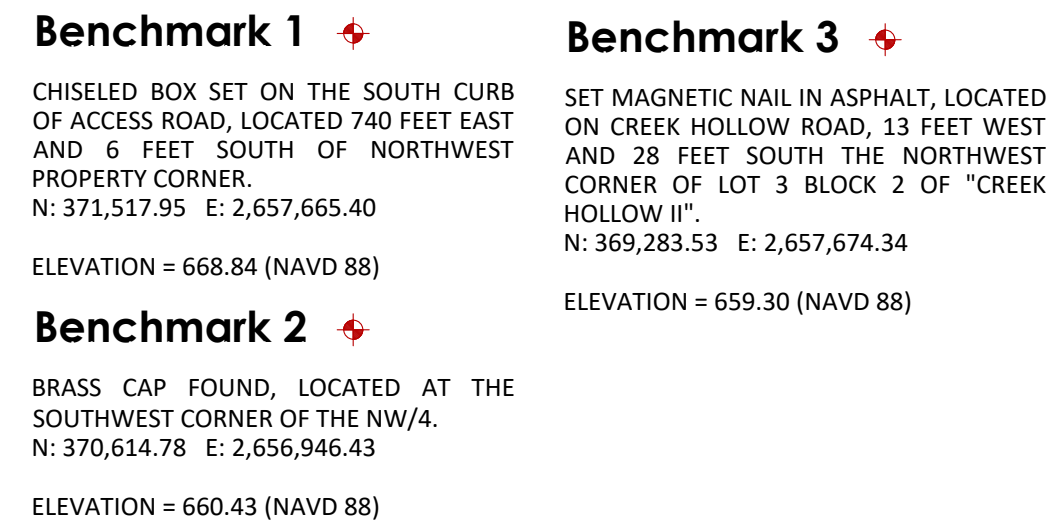
PLAN SCALE: (H) 1"=40'

(V) N/A

Sanitary Sewer Plan
(Southwest)

SS02

32 OF 47





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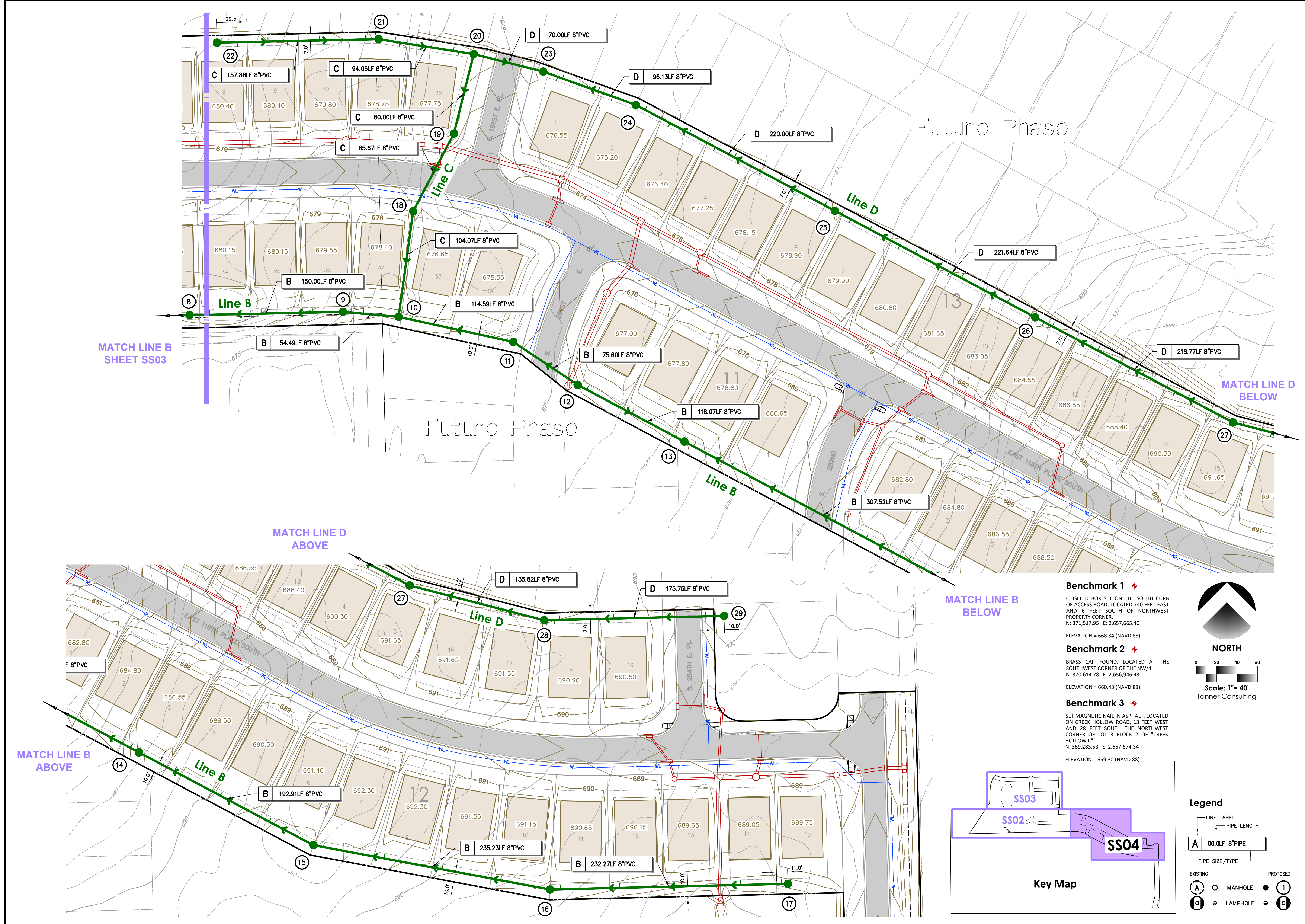
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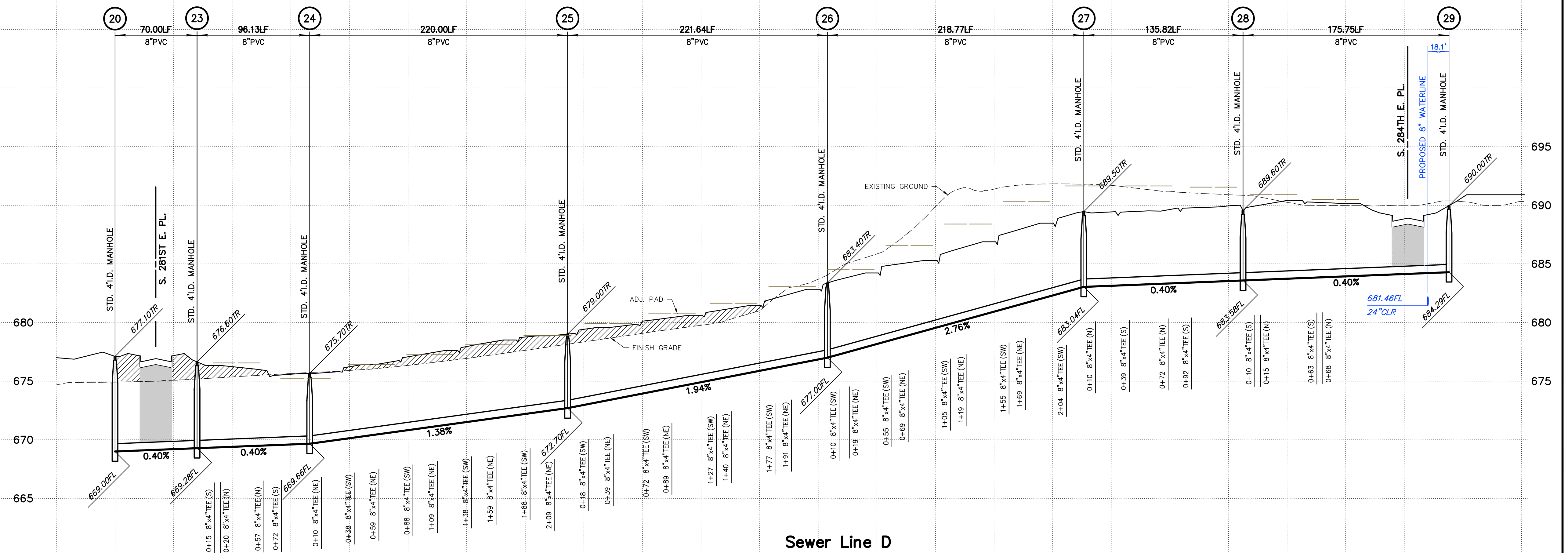
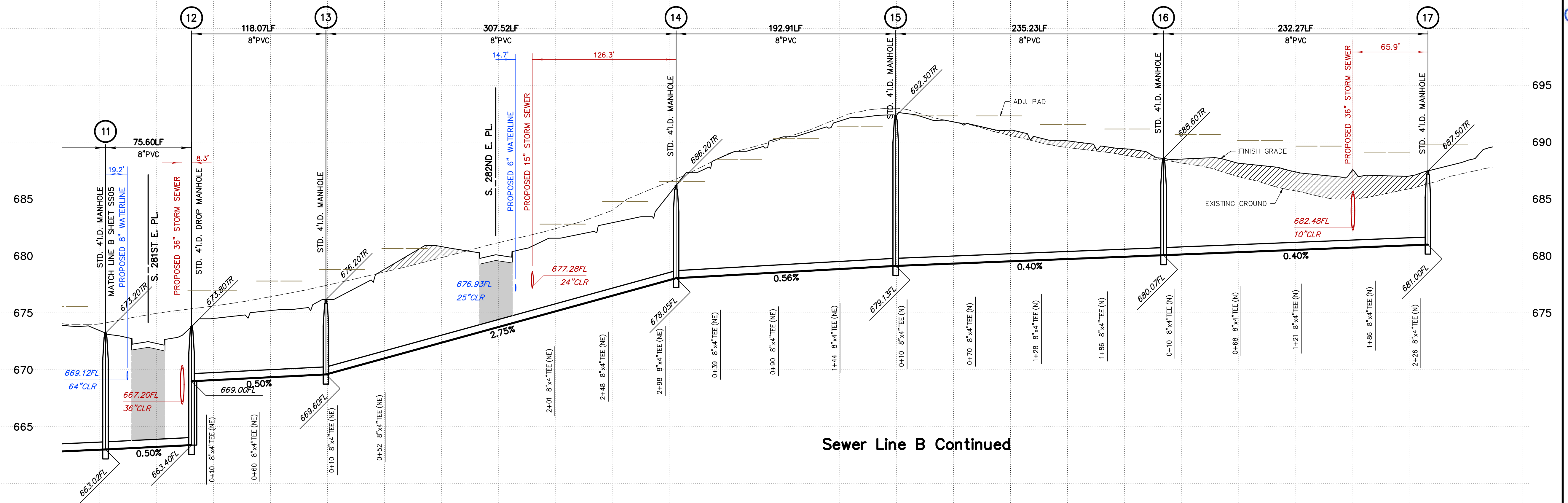
PLAN SCALE: (H) 1"=40'
(V) N/A

Sanitary Sewer Plan (Southeast)

SS04

34 OF 47





Benchmark 1 

CHISELED BOX SET ON THE SOUTH CURB
OF ACCESS ROAD, LOCATED 740 FEET EAST
AND 6 FEET SOUTH OF NORTHWEST
PROPERTY CORNER.

N: 371,517.95 E: 2,657,665.40

ELEVATION = 668.84 (NAVD 88)

Benchmark 2 

BRASS CAP FOUND, LOCATED AT THE
SOUTHWEST CORNER OF THE NW/4.

N: 370,614.78 E: 2,656,946.43

ELEVATION = 660.43 (NAVD 88)

Benchmark 3 

SET MAGNETIC NAIL IN ASPHALT, LOCATED
ON CREEK HOLLOW ROAD, 13 FEET WEST
AND 28 FEET SOUTH THE NORTHWEST
CORNER OF LOT 3 BLOCK 2 OF "CREEK
HOLLOW II".

N: 369,283.53 E: 2,657,674.34

ELEVATION = 659.30 (NAVD 88)

 DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.

UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.



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The Woods Blocks 10-17

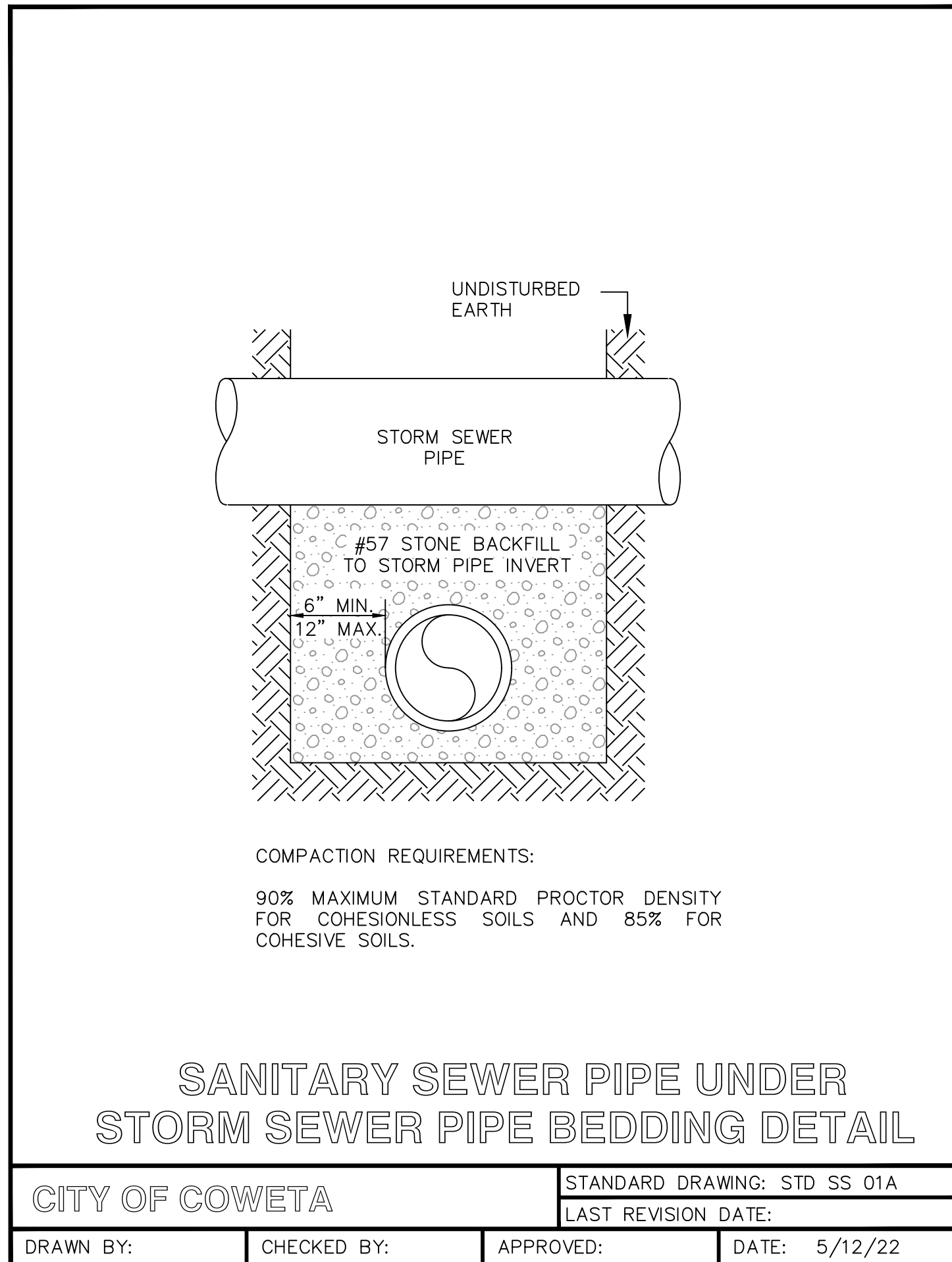
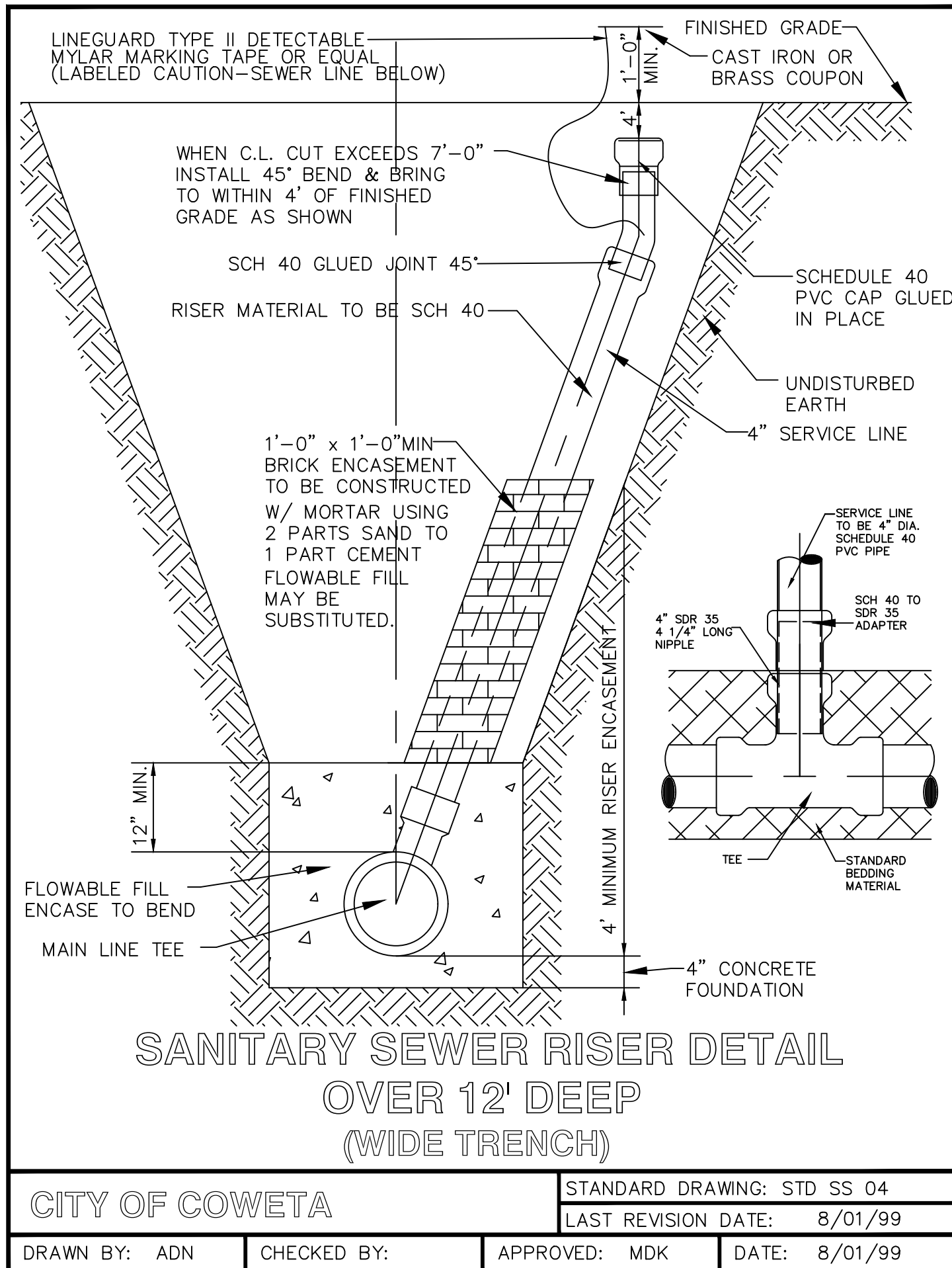
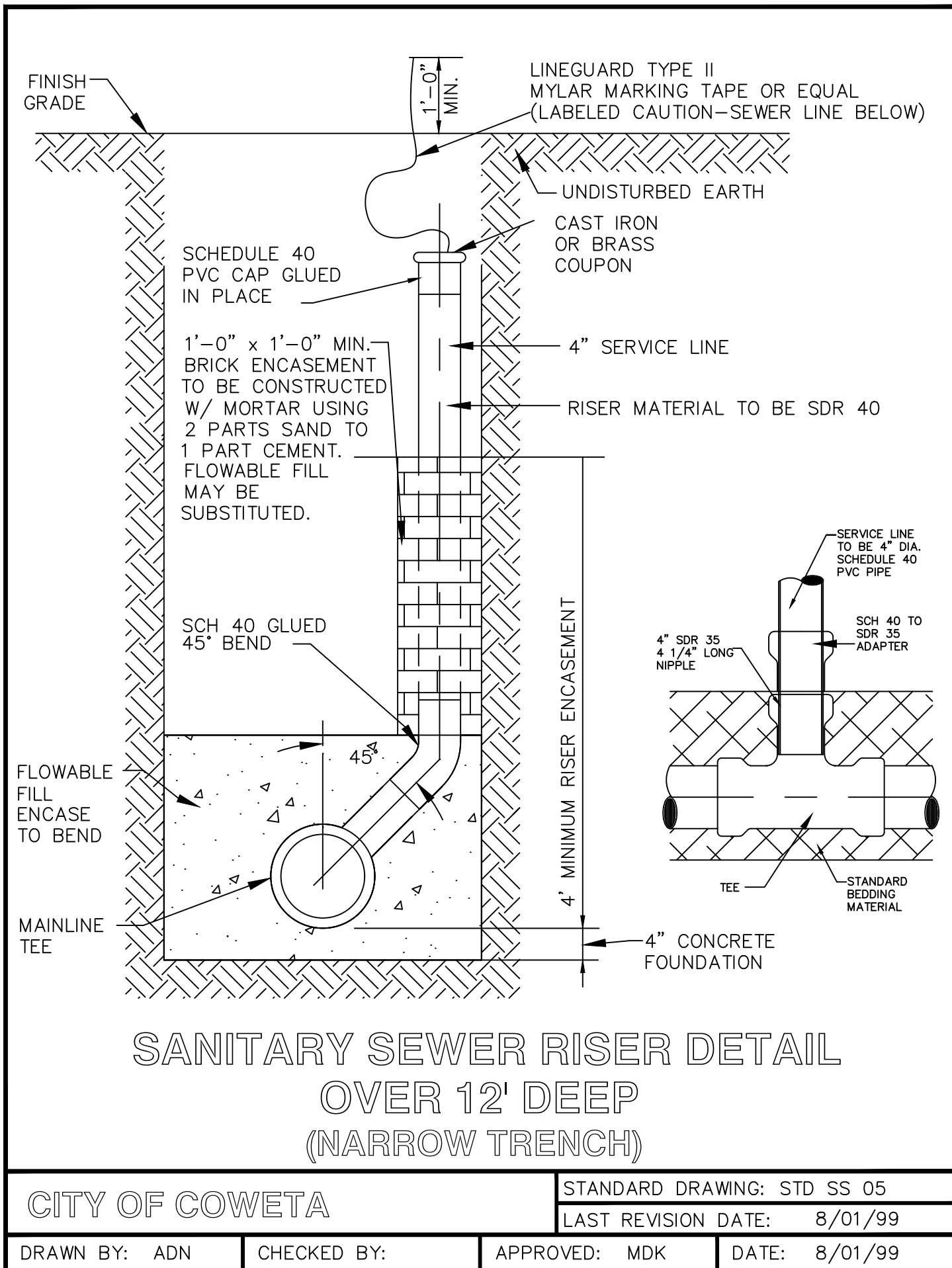
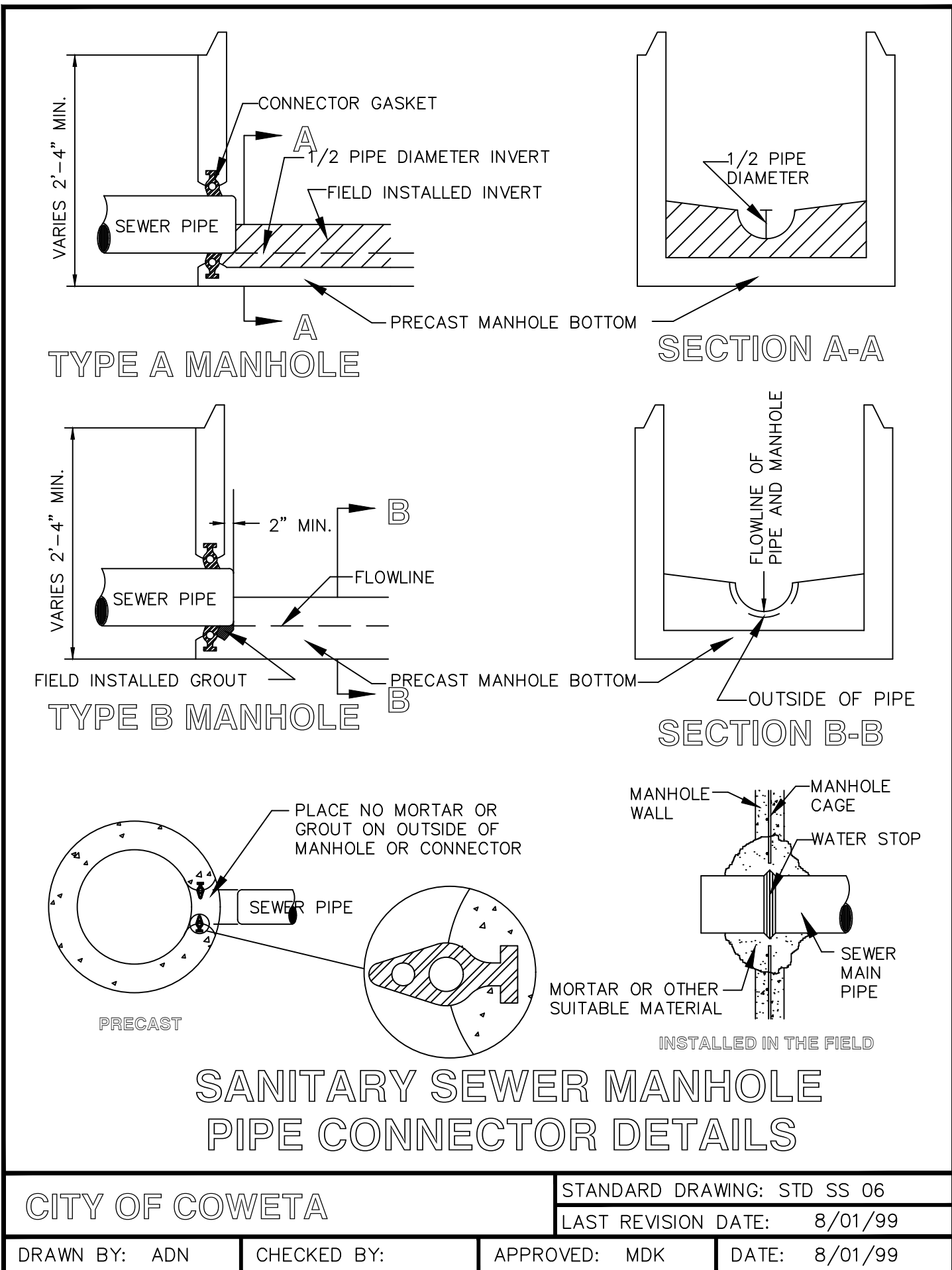
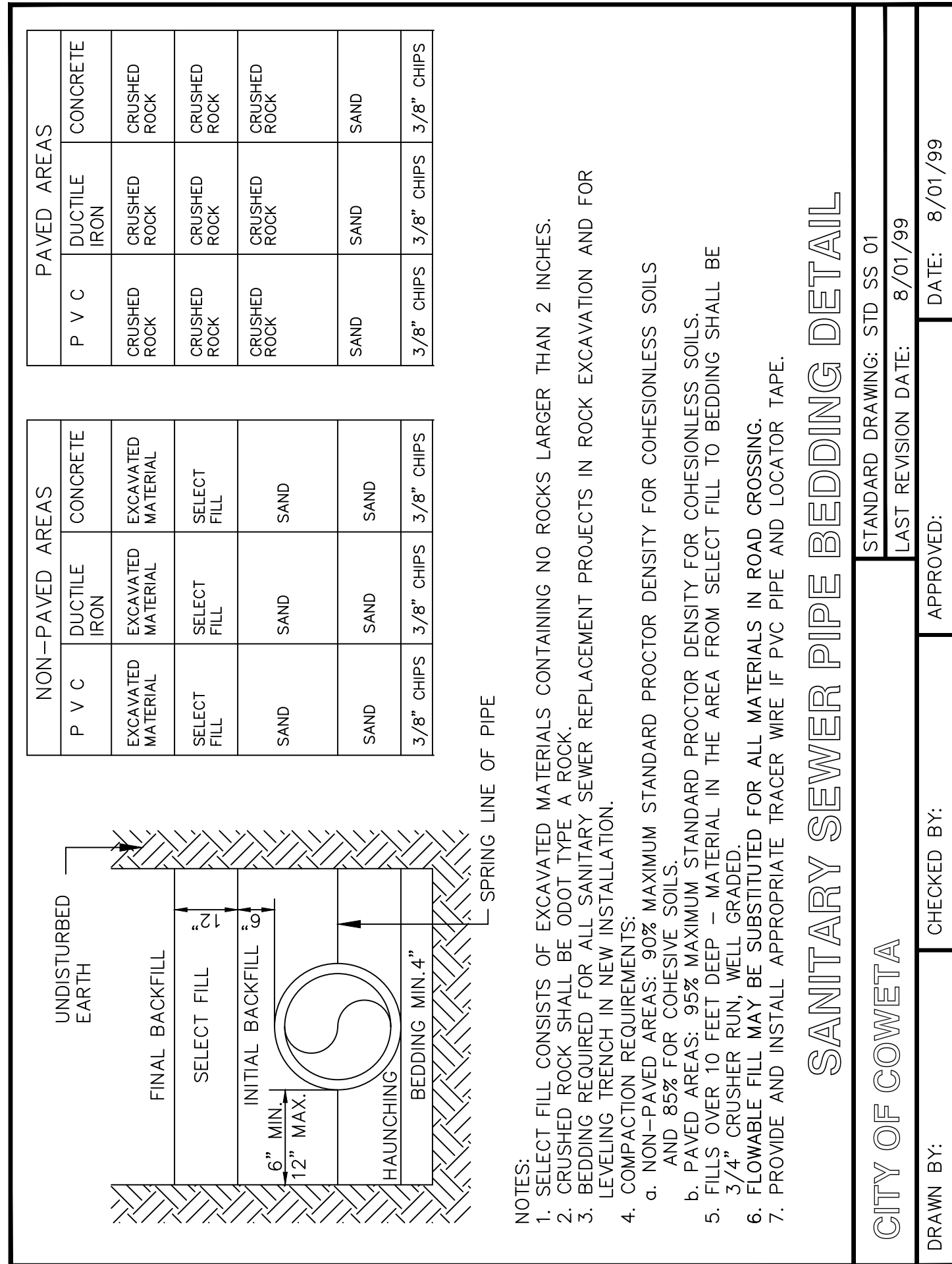
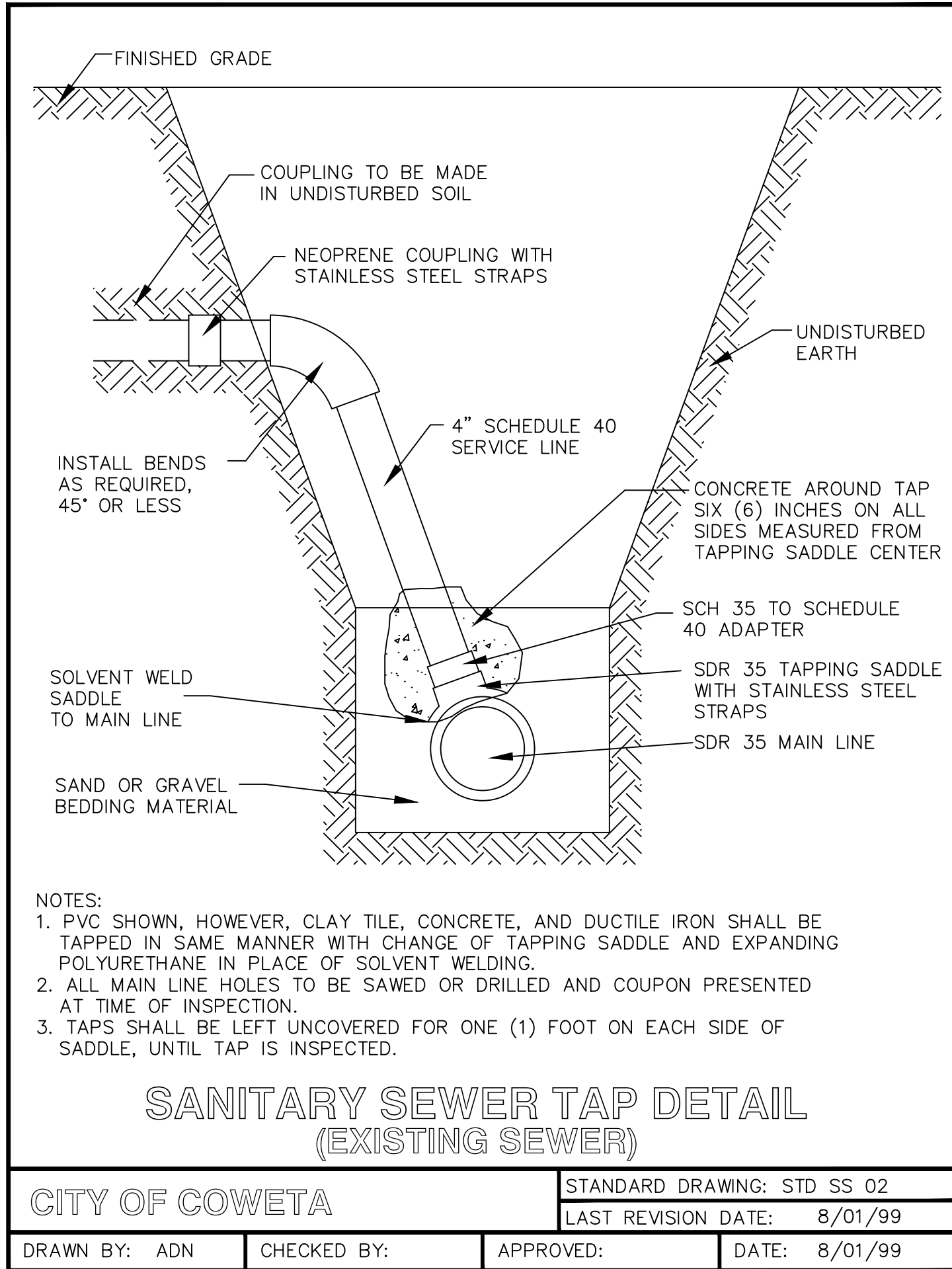
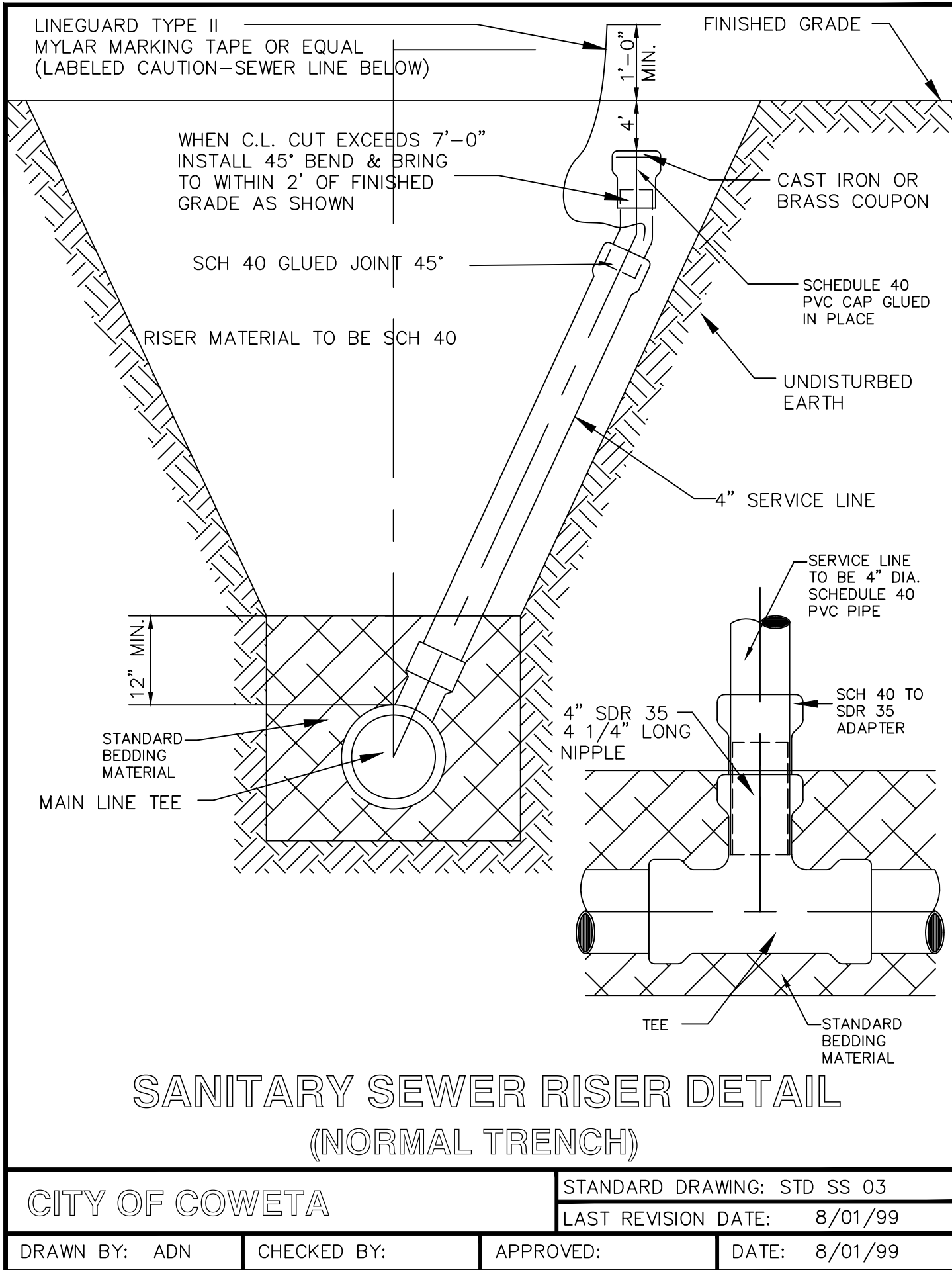
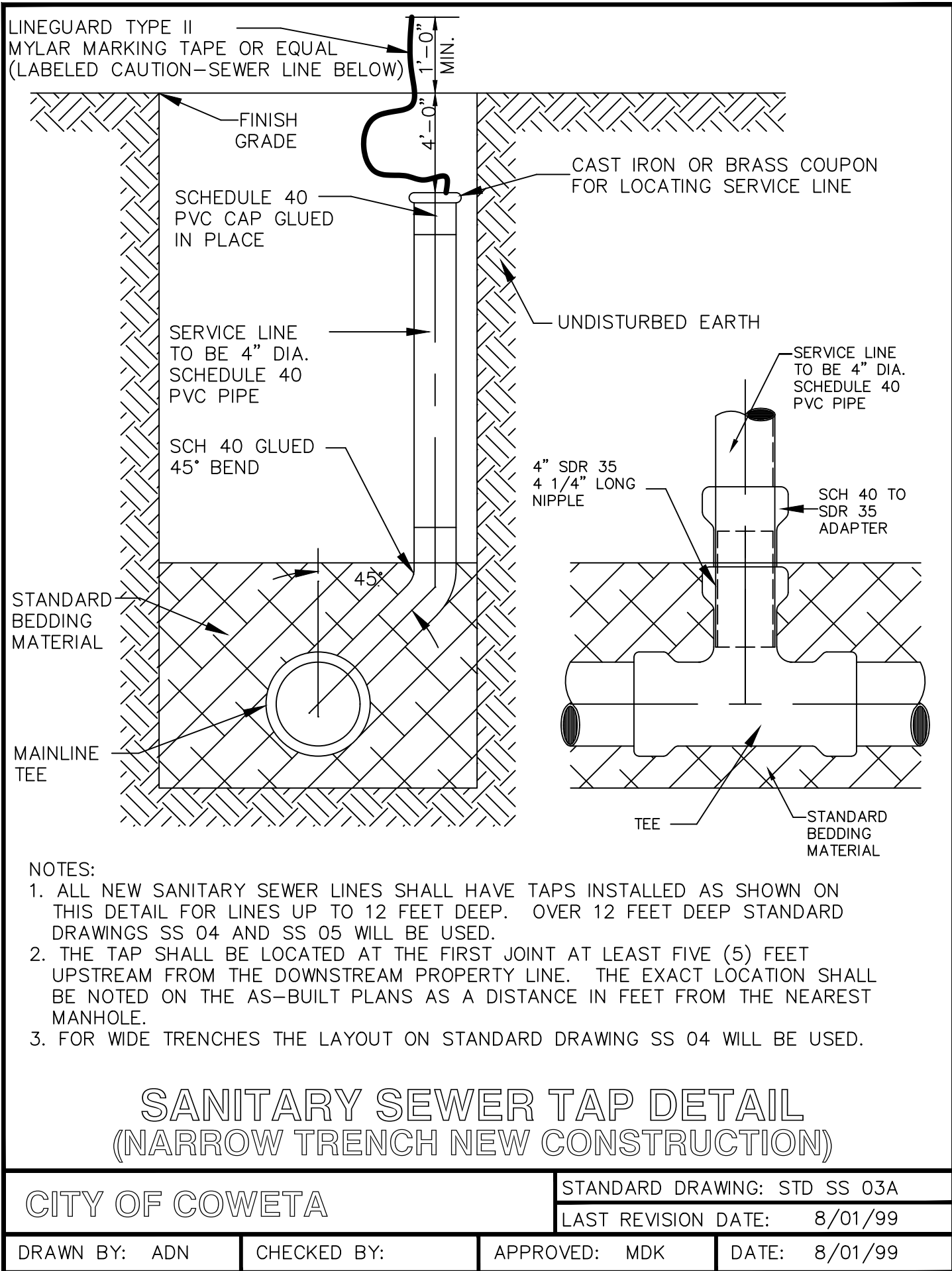
Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Sanitary Sewer Profiles

SS06



Tanner Consulting LLC

CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP: 6/30/2023



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DATE	REVISION
4/20/22	1
5/25/22	2
6/6/22	3
7/14/22	4

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.T. 2009 EDITION).

The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

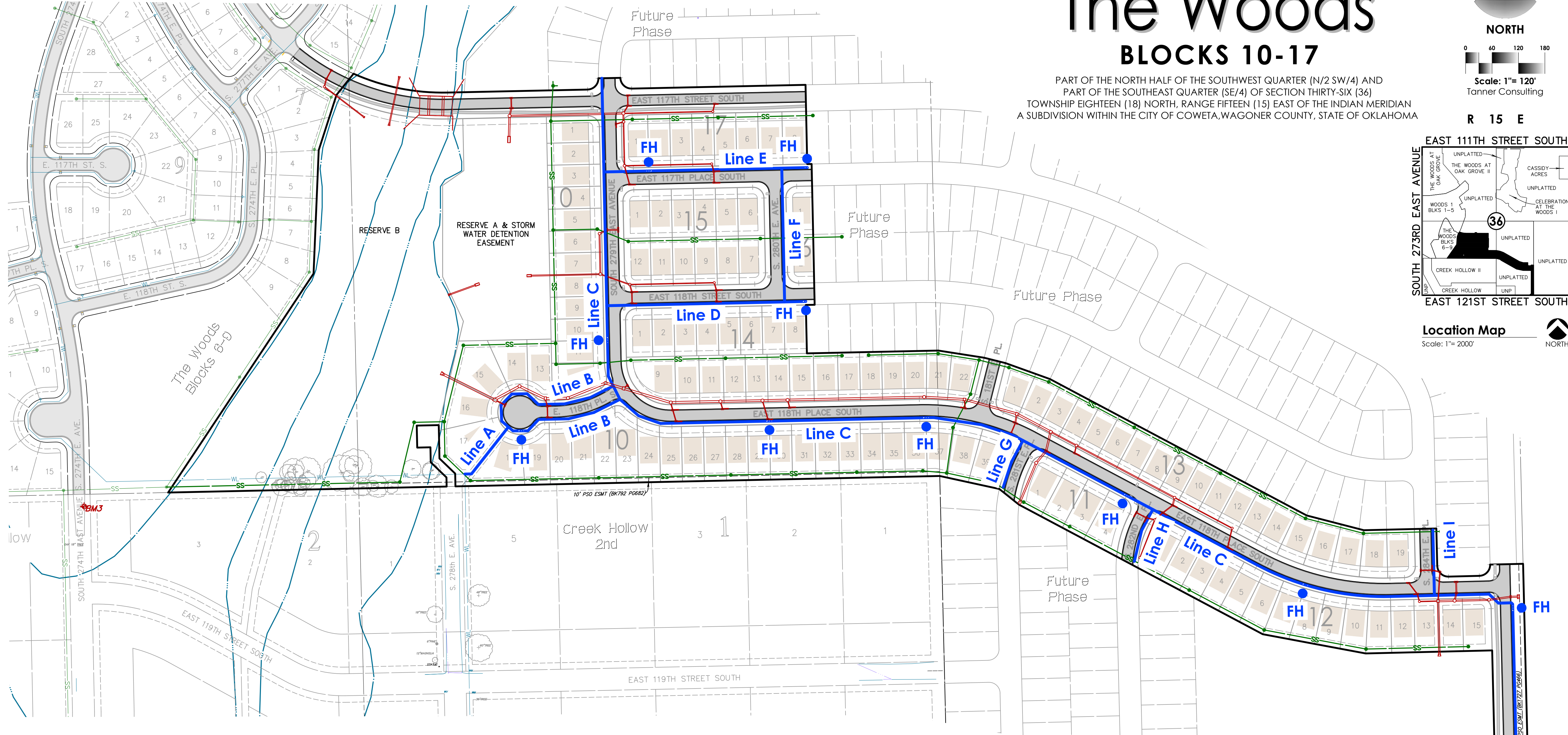
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) N/A
(V) N/A

Sanitary Sewer Details

SS08

P:\2022\22008\Civil\Sheets\22008WL01.dwg, WL01, 7/15/2022 8:43:52 AM, LATTERSON, L, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2023

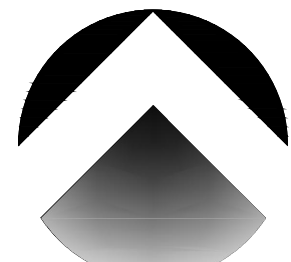


PUD-R 13-02

The Woods

BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



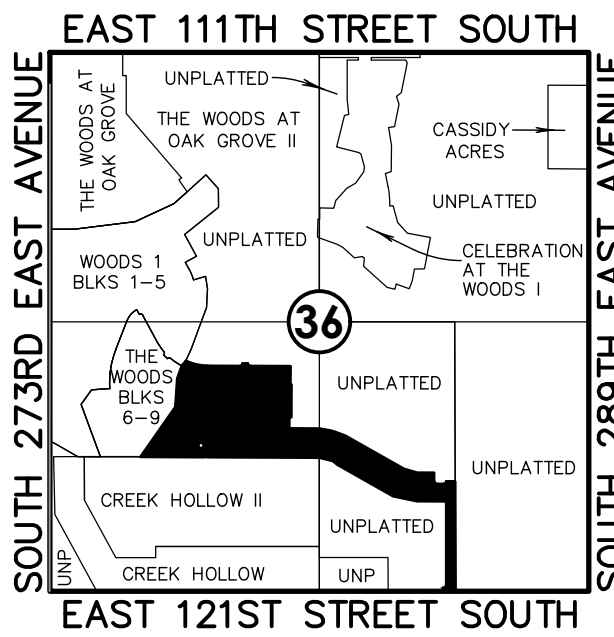
NORTH

0 60 120 180

Scale: 1"= 120'

Tanner Consulting

R 15 E



Location Map

Scale: 1"= 2000'



NORTH



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DATE	REVISION
4/20/22	1ST SUBMITTAL
6/6/22	BID SET
7/14/22	APPROVED SET
7/14/22	PLOT DATE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT WAGONER COUNTY RWD#5 STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

General Notes

- TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC AND AUGMENTED BY USGS LIDAR CONTOUR TOPOGRAPHY.
- VERTICAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993), OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501, U.S. SURVEY FEET.
- WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN CITY OF COWETA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
- WHEREVER THE WORD "RWD#5" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN WAGONER COUNTY RURAL WATER DISTRICT #5 UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- ONE-TIME CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER. ANY RESTAKING WILL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN COWETA RIGHT-OF-WAY. PLEASE CALL 918-486-0189 FOR PERMIT INFORMATION.

Contact List

TANNER CONSULTING, LLC
JUSTIN MORGAN
5323 SOUTH LEWIS AVE
TULSA, OK 74105
PHONE: (918) 745-9929

CITY OF COWETA
MARK SEIBOLD
310 SOUTH BROADWAY
COWETA, OK 74429
PHONE: (918) 486-2189

AEP/PSO
STEVE WILLIAMS
5224 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 599-6509

OKLAHOMA NATURAL GAS
KIMBERLY CUDE
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 831-8251

WINDSTREAM
JOHNNIE PATTON
1814 WEST TACOMA STREET
BROKEN ARROW, OK 74012
PHONE: (918) 451-3463

COX COMMUNICATIONS
CHRIS LONG
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4665

WAGONER COUNTY RWD#5
SEAN GARRISON
15078 S. 305TH EAST AVENUE
COWETA, OK 74429
PHONE: (918) 486-5458

Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)

Legend

BLDG BUILDING
BM BENCHMARK
B/L BUILDING LINE
CHBS CHISELED BOX, SET
CL CENTERLINE
CO SEWER CLEAN-OUT
CONC CONCRETE
COR CORNER
EPED ELECTRIC PEDESTAL
ESMT EASEMENT
FH FIRE HYDRANT
FLT FLOWLINE, THROAT
FNC FENCE
FND FOUND
G GUTTER
GUY GUY ANCHOR
HEP HORIZONTAL ELLIPTICAL PIPE
IP IRON PIN
IPF IRON PIN, FOUND
IPS IRON PIN, SET
MAE MUTUAL ACCESS ESMT
OE OVERHEAD ELECTRIC
PFE PIN FLAG, ELECTRIC
PFT PIN FLAG, TELEPHONE
PP POWER POLE
PPD POWER POLE WITH DIP

PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RCP REINFORCED CONCRETE PIPE
RWE RESTRICTED WATERLINE ESMT
R/W RIGHT-OF-WAY
SD STORM DRAIN
SDES STORM DRAIN END SECTION
SDHW STORM DRAIN HEADWALL
SDIN STORM DRAIN INLET
SDMH STORM DRAIN MANHOLE
SF SQUARE FEET
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
SY SQUARE YARDS
TC TOP OF CURB
TG TOP OF GRATE
TP TOP OF PAVING
TPED TELEPHONE PEDESTAL
TR TOP OF RIM
WL WATERLINE
WM WATER METER
WMH WATER MANHOLE
WV WATER VALVE
UG UNDERGROUND GAS LINE
UE UNDERGROUND ELECTRIC
UT UNDERGROUND TELEPHONE
U/E UTILITY EASEMENT
XFMR TRANSFORMER

OWNER:
Tulsa L Dev., LLC
P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639

Waterline Index

SHEET NUMBER - NAME
WL01 - WATERLINE COVER SHEET
WL02 - WATERLINE PLAN (NORTHWEST)
WL03 - WATERLINE PLAN (SOUTHWEST)
WL04 - WATERLINE PLAN (MID-EAST)
WL05 - WATERLINE PLAN (SOUTHEAST)
WL06 - WATERLINE PROFILES (LINES A,B,D,E,F,G,H,I)
WL07 - WATERLINE PROFILES (LINE C)
WL08 - WATERLINE DETAIL SHEET

The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=120'
(V) N/A

Waterline Cover Sheet

WL01

40 OF 47



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BID SET	6/6/22
APPROVED SET	7/14/22
PLOT DATE:	7/14/22

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The Woods Blocks 10-17

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T-18-N R-15-E Coweta, OK

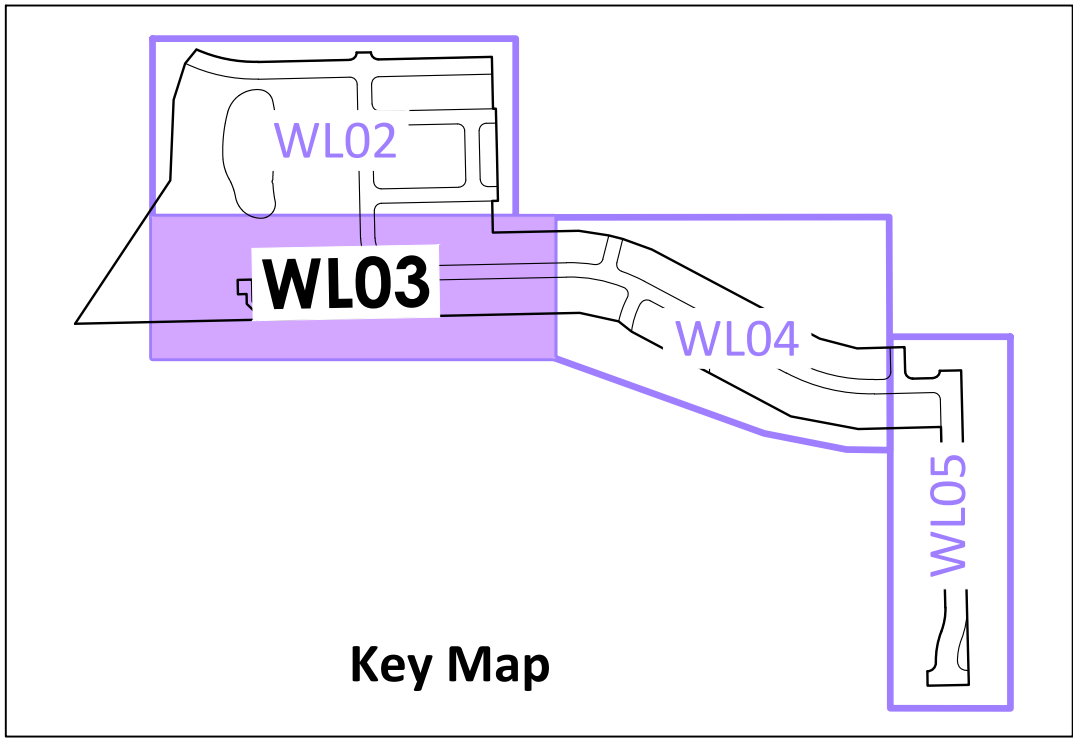
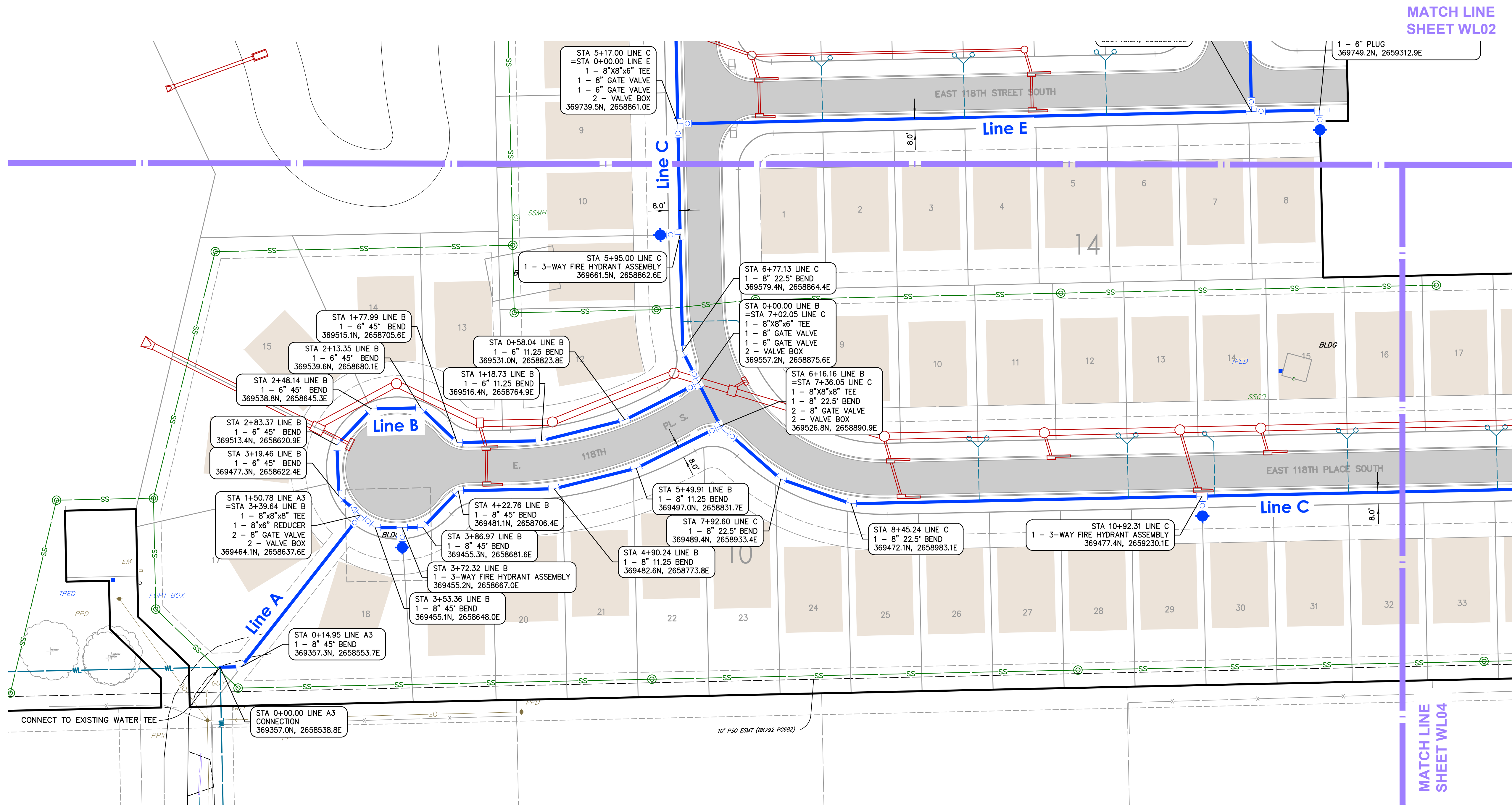
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

Waterline Plan
(Southwest)

WL03

42 OF 47



Benchmark 1

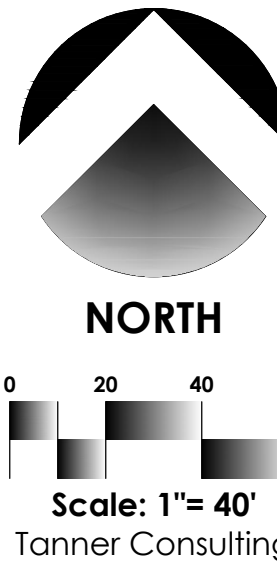
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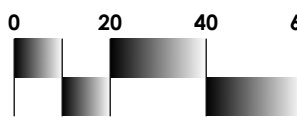
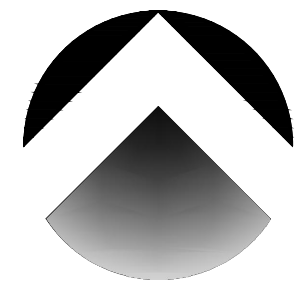
Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

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SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
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ELEVATION = 659.30 (NAVD 88)





Scale: 1"= 40'
Tanner Consulting

Benchmark 1

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1	2
1ST SUBMITTAL	4/20/22
BID SET	6/6/22
APPROVED SET	7/14/22
PLOT DATE:	7/14/22

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The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

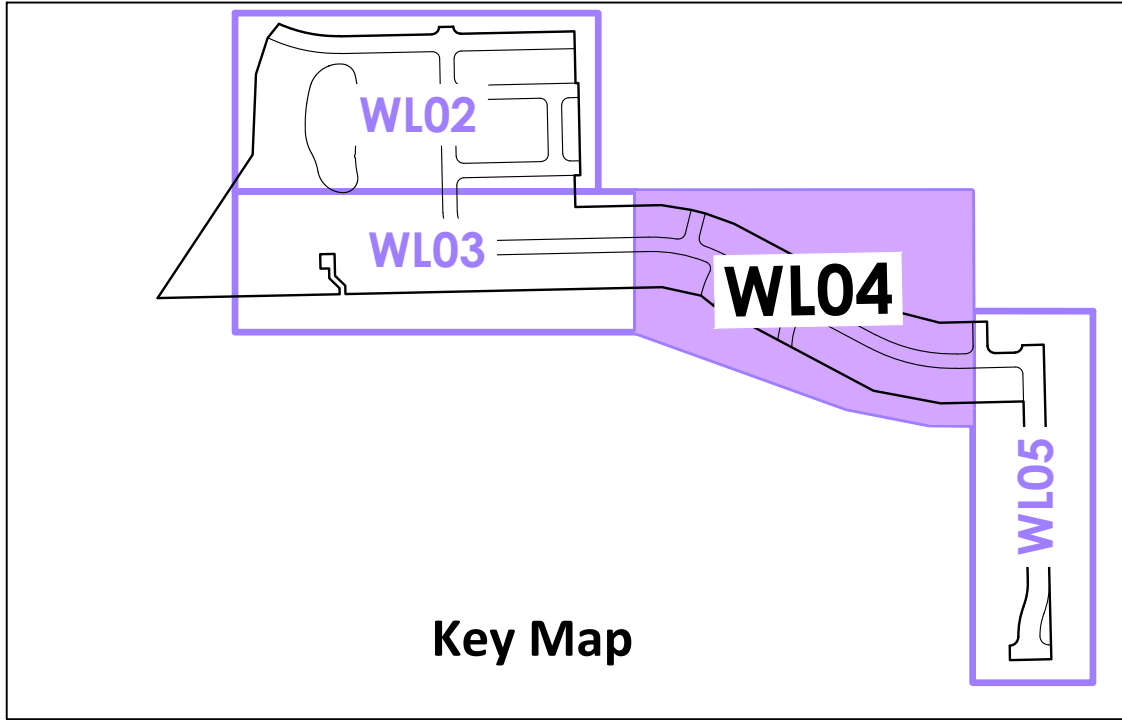
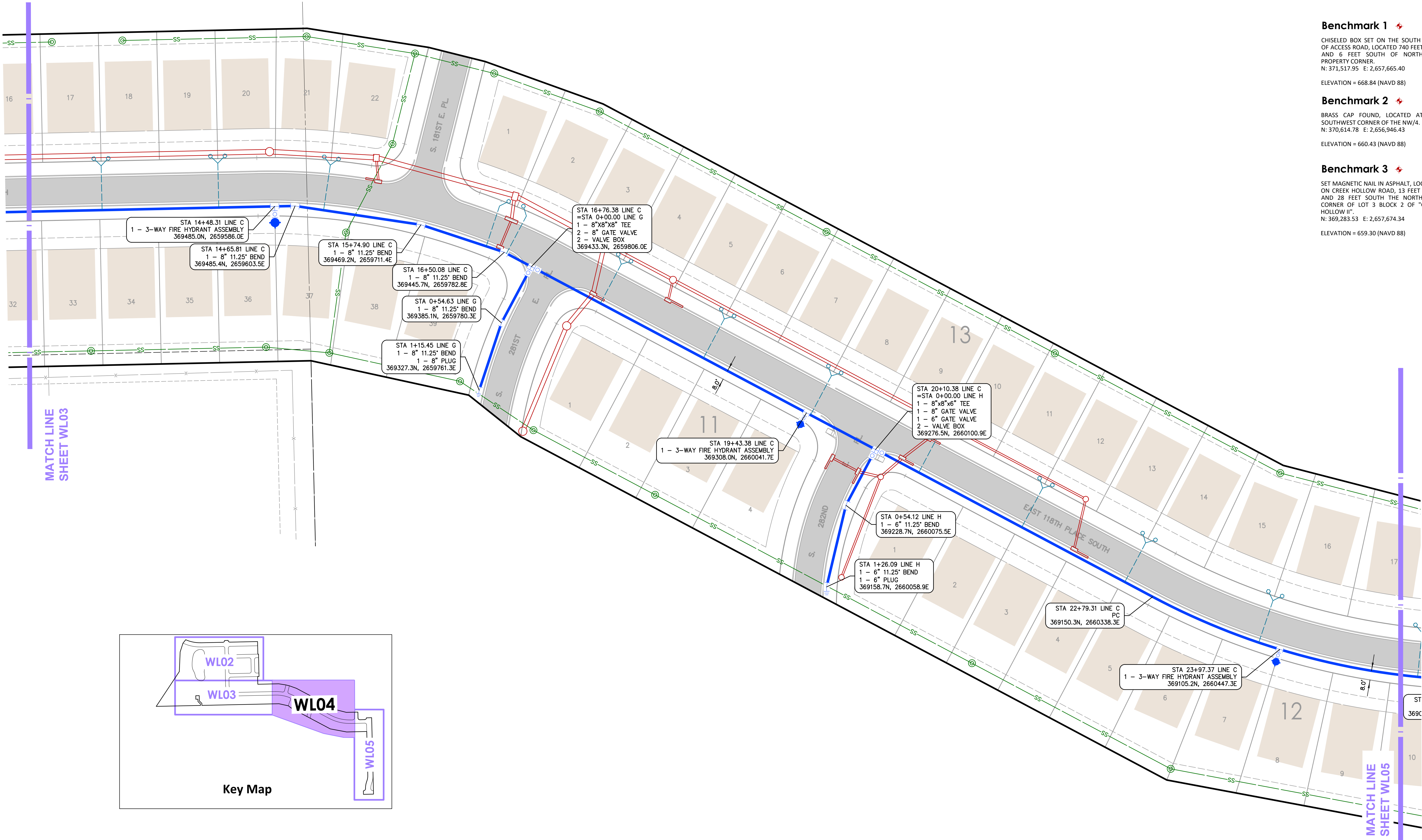
PROJECT: 22008
ISSUE DATE: 7/14/2022

PLAN SCALE: (H) 1"=40'
(V) N/A

**Waterline Plan
(Mid-east)**

WL04

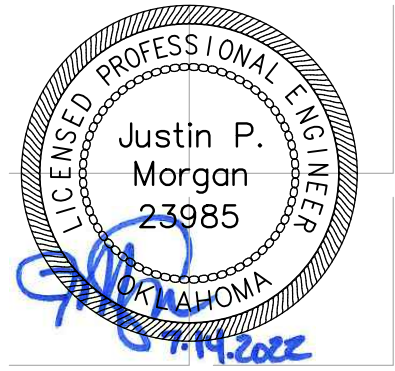
43 OF 47



Key Map

MATCH LINE
SHEET WL03

MATCH LINE
SHEET WL05



Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
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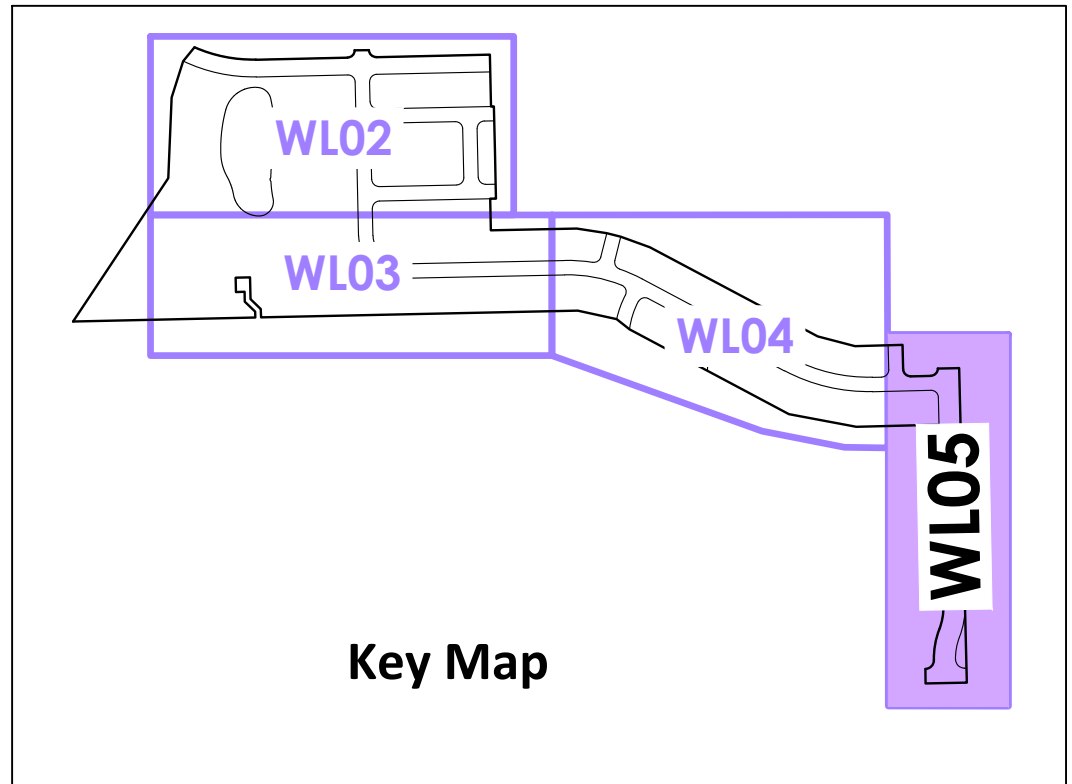
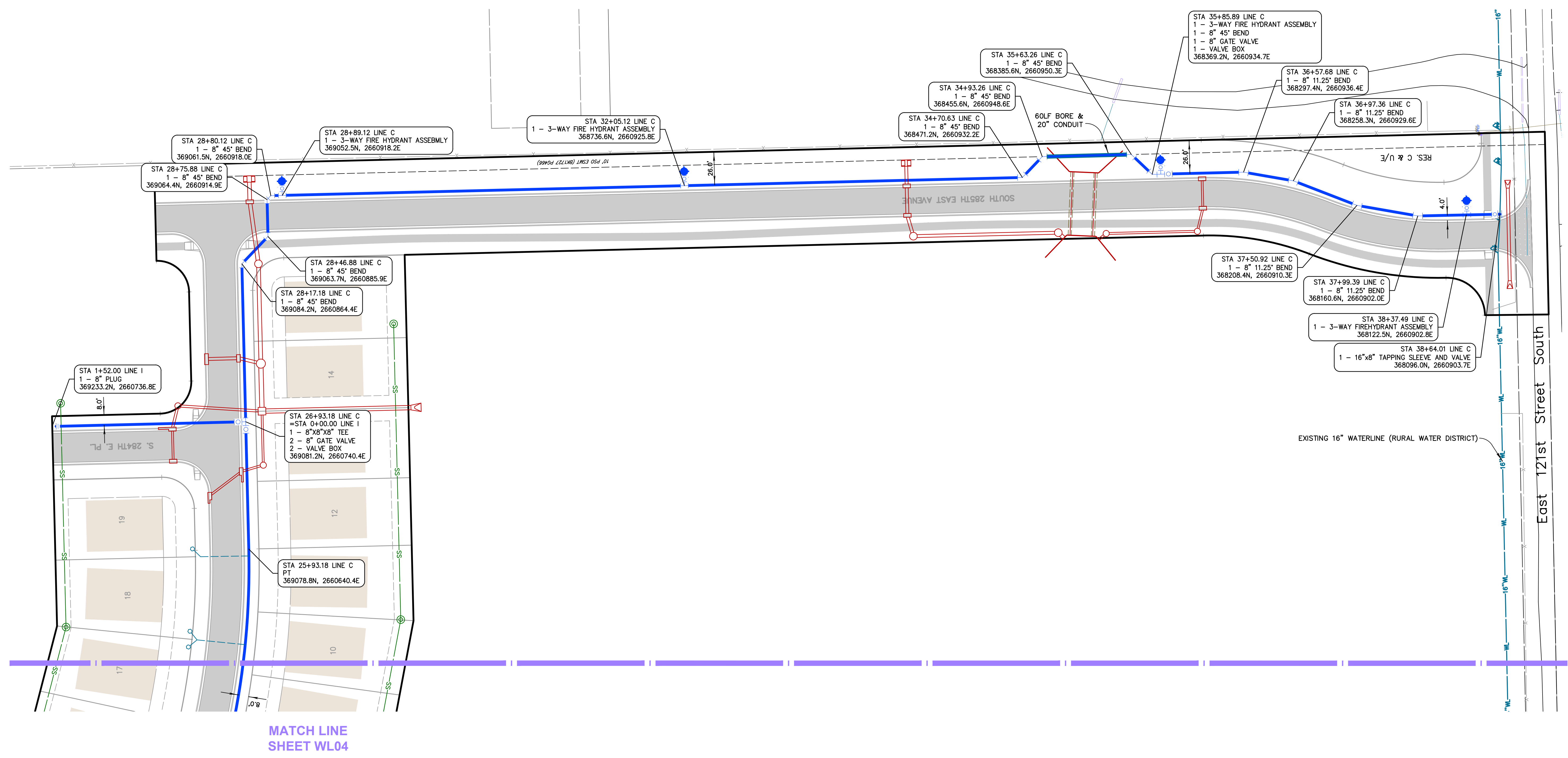
The Woods Blocks 10-17

Part of the N/2 SW/4 and Part of the SE/4 of Section 36
T-18-N R-15-E Coweta, OK

PROJECT: 22008
ISSUE DATE: 7/14/2022
PLAN SCALE: (H) 1"=40'
(V) N/A

Waterline Plan (Southeast)

WL05
44 OF 47



Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
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ELEVATION = 659.30 (NAVD 88)

NORTH

Scale: 1"= 40'
Tanner Consulting

P:\2022\22008\Civil\Sheets\22008WLP.DWG, WL05, 7/15/2022 8:44:21 AM, LUTTERSON, L.H., TANNER CONSULTING, LLC, OK, CA 2661 EXP: 6/30/2023



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-03
Date: 15 May 2023

BACKGROUND

Applicant

First United Methodist Church is seeking to amend the zoning map. The request is to rezone from the Residential Single-Family (RS-3) to General Commercial (CG) district.

Case Facts

- The property is located at 102 South Bristow Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is currently zoned Residential Single-Family (RS-3).
- Surrounding land use is Residential Single-Family (RS-3) and Office and Institutional (O).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for medium-intensity Commercial use.

Existing Land Use	Existing Zoning
Church	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential and Office Use	RS-3 and O
East: Office and Institutional	O
South: Residential and Office Use	RS-3 and O
West: Residential	RS-3

- Lot 25, Block 53, a replat of Lots 13-24, New Coweta, Wagoner County, State of Oklahoma, according to the duly recorded plat thereof

Pertinent Zoning Code

Section 2210 Policy on Zoning Map Amendments

- It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:
Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

- A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.
- Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, staff must find that, If implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Section 2230.4 Planning Commission Action on Zoning Map Amendments

- After notice and public hearing, the Planning Commission shall vote to:
 - (a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
 - (b) Recommend to the City Council that the application be denied.

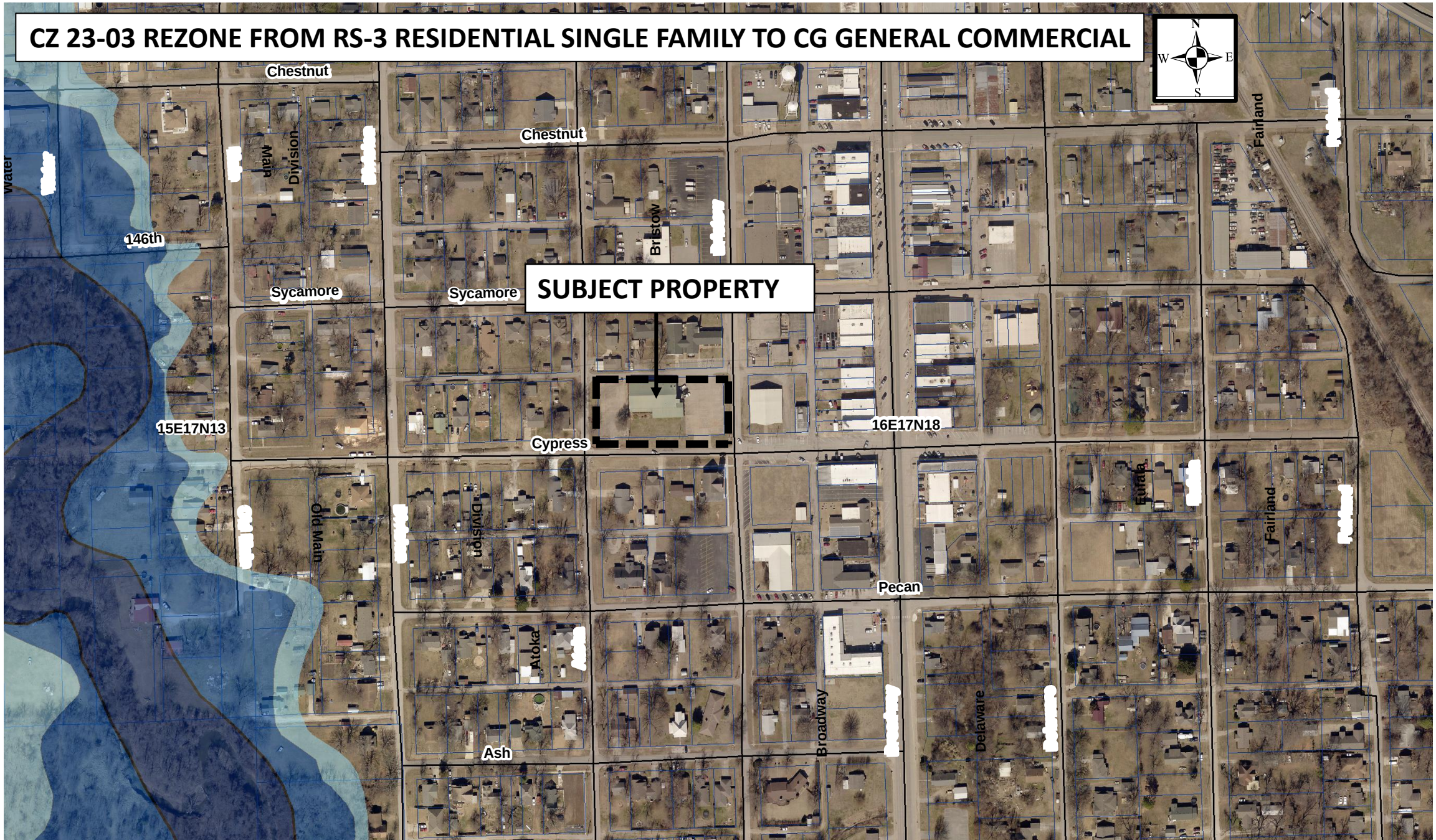
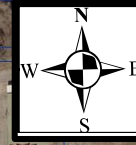
PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends approval of the rezone request.

ATTACHMENTS

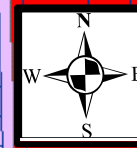
1. Aerial Map
2. Zoning Map

CZ 23-03 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO CG GENERAL COMMERCIAL



SUBJECT PROPERTY

CZ 23-03 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO CG GENERAL COMMERCIAL



SUBJECT PROPERTY



Legend

ZONE_TYPE

- CG General Commercial
- CH High Intensity Commercial
- O Office and Institutional
- RD Residential Two Family
- RS-3 Residential Single Family

Division

Sycamore

Sycamore

RD

Broadway

Delaware

15E17N13
RS-3

16E17N18

RS-3

Cypress

Atoka

Bristow

CH

RS-3

Division

Pecan

CG



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-04
Date: 15 May 2023

BACKGROUND

Applicant

The Wagoner County Economic Development Authority, property owner, is seeking to amend the zoning map. The request is to rezone from a Light Industrial (IL) district to a General Commercial (CG) district.

Case Facts

- The property is located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, on the West side of 305th East Avenue, between East 151st and East 161st Street South.
- The property is currently zoned Light Industrial (IL).
- Surrounding land use is Light Industrial (IL), Residential Single-Family (RS-1) and Agriculture (AG).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for low intensity Industrial use.

Existing Land Use	Existing Zoning
Vacant	IL
Surrounding Land Use	Surrounding Zoning
North: Vacant	IL
East: Agricultural	AG
South: Agricultural	AG
West: Residential	RS-1

- Legal description: A portion of the East Half of the Northeast Quarter of Section 19, Township 17 N, Range 16 E of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma, more particularly described as follows;
Commencing at the Northeast corner of said Northeast Quarter; Thence S00°12'43"W along the East line of said Northeast Quarter, a distance of 1344.59 feet, to the point of beginning; Thence N89°52'54"W a distance of 370 feet; Thence N44°57'52"W a distance of 29.85 feet, to a point on the South line of the Northeast Quarter of said Northeast Quarter; Thence N89°59'57"W, along said South line a distance of 571.83 feet; Thence S16°34'22"E a distance of 324.66 feet; Thence S73°25'33"W a distance of 298.26 feet to a point on the Easterly right-of-way line a distance of 966.24 feet to a point on the South line of said Northeast Quarter; Thence S89°59'33"E along the South line of said Northeast Quarter a distance of 876.60 feet, to the Southeast corner of said

Northeast Quarter; Thence N00°12'46"E along the East line of said Northeast Quarter a distance of 1300.83 feet to the point of beginning.

Said tract contains 1,303,928.21 square feet, or 29.93 Acres.

Pertinent Zoning Code

Section 2210 Policy on Zoning Map Amendments

- It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:
Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.
- A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.
- Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, staff must find that, If implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Section 2230.4 Planning Commission Action on Zoning Map Amendments

- After notice and public hearing, the Planning Commission shall vote to:
 - (a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
 - (b) Recommend to the City Council that the application be denied.

DISCUSSION

The above-mentioned property has a proposed land use of low intensity Industrial use as outlined by the Comprehensive Plan and Proposed Land Use 2020-2030 Map. Due to the parcel's location, access for industrial traffic is extremely limited, inhibiting the development of the property for industrial uses. While this amendment to the zoning map is not consistent with the Comprehensive Plan and Proposed Land Use Map, it is a lower intensity than originally proposed. The proposed use for this property under the CG zoning designation is for a travel park with a six-month occupation limit.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Based on the property's location, current zoning, location adjacent to major modes of transportation, and relatively few nearby residences, staff recommends approval of the rezone request from Light Industrial (IL) to General Commercial (CG).

ATTACHMENTS

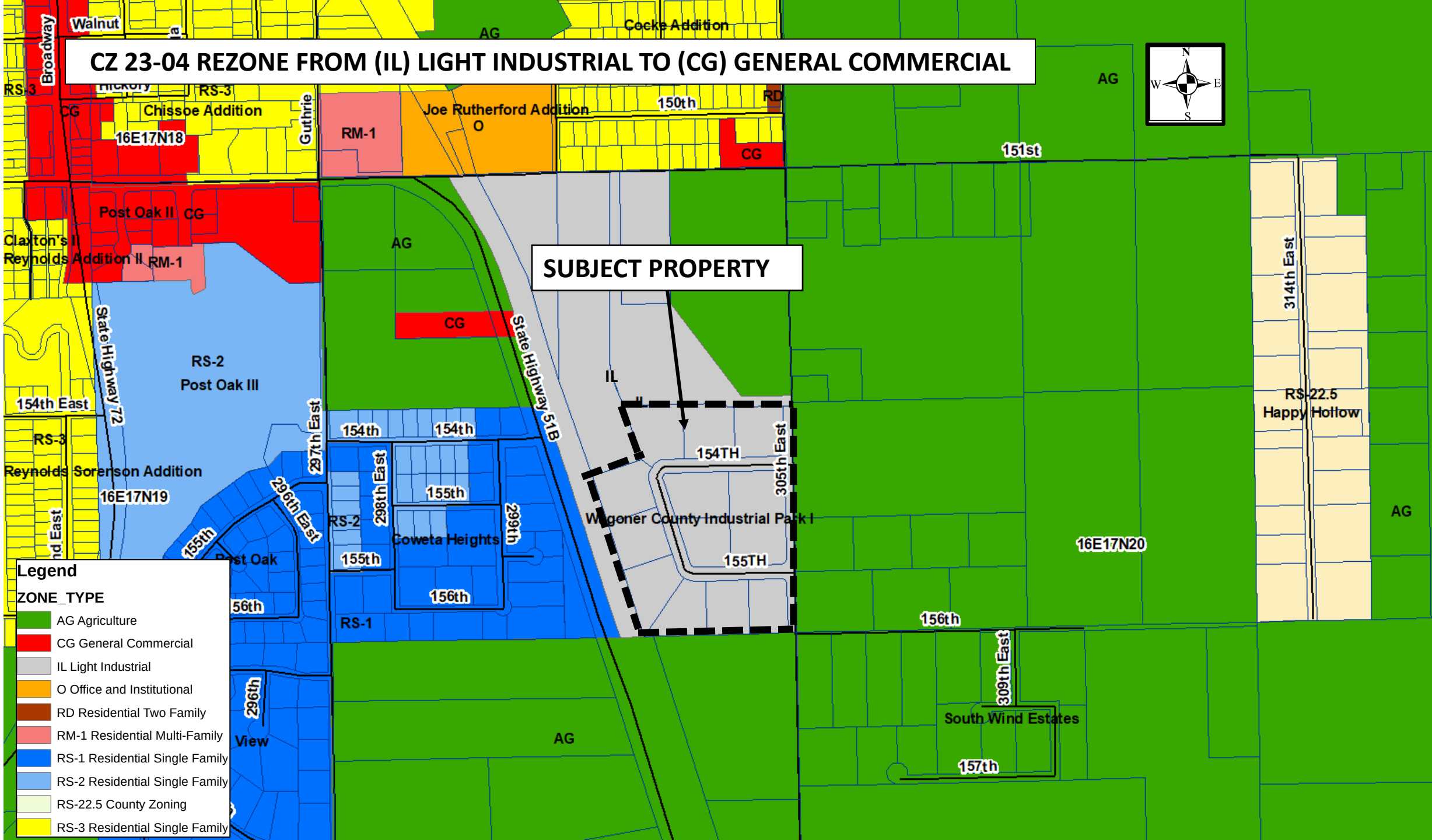
1. Location Map
2. Zoning Map
3. Existing Conditions Plan

CZ 23-04 REZONE FROM (IL) LIGHT INDUSTRIAL TO (CG) GENERAL COMMERCIAL



SUBJECT PROPERTY

Legend	
ZONE_TYPE	
	AG Agriculture
	CG General Commercial
	IL Light Industrial
	O Office and Institutional
	RD Residential Two Family
	RM-1 Residential Multi-Family
	RS-1 Residential Single Family
	RS-2 Residential Single Family
	RS-22.5 County Zoning
	RS-3 Residential Single Family



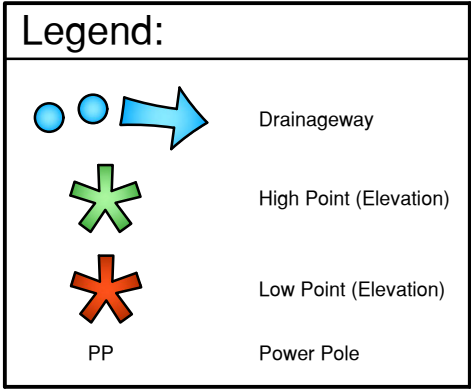
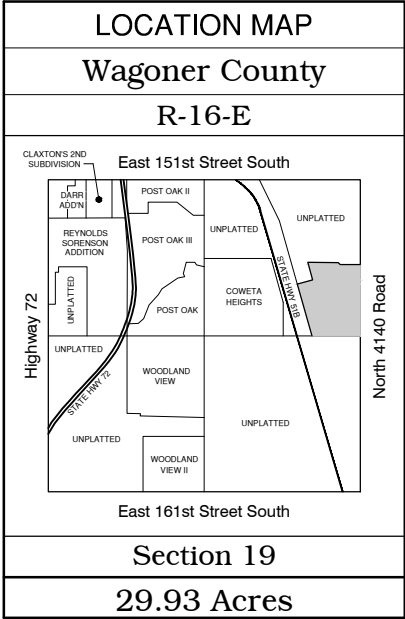
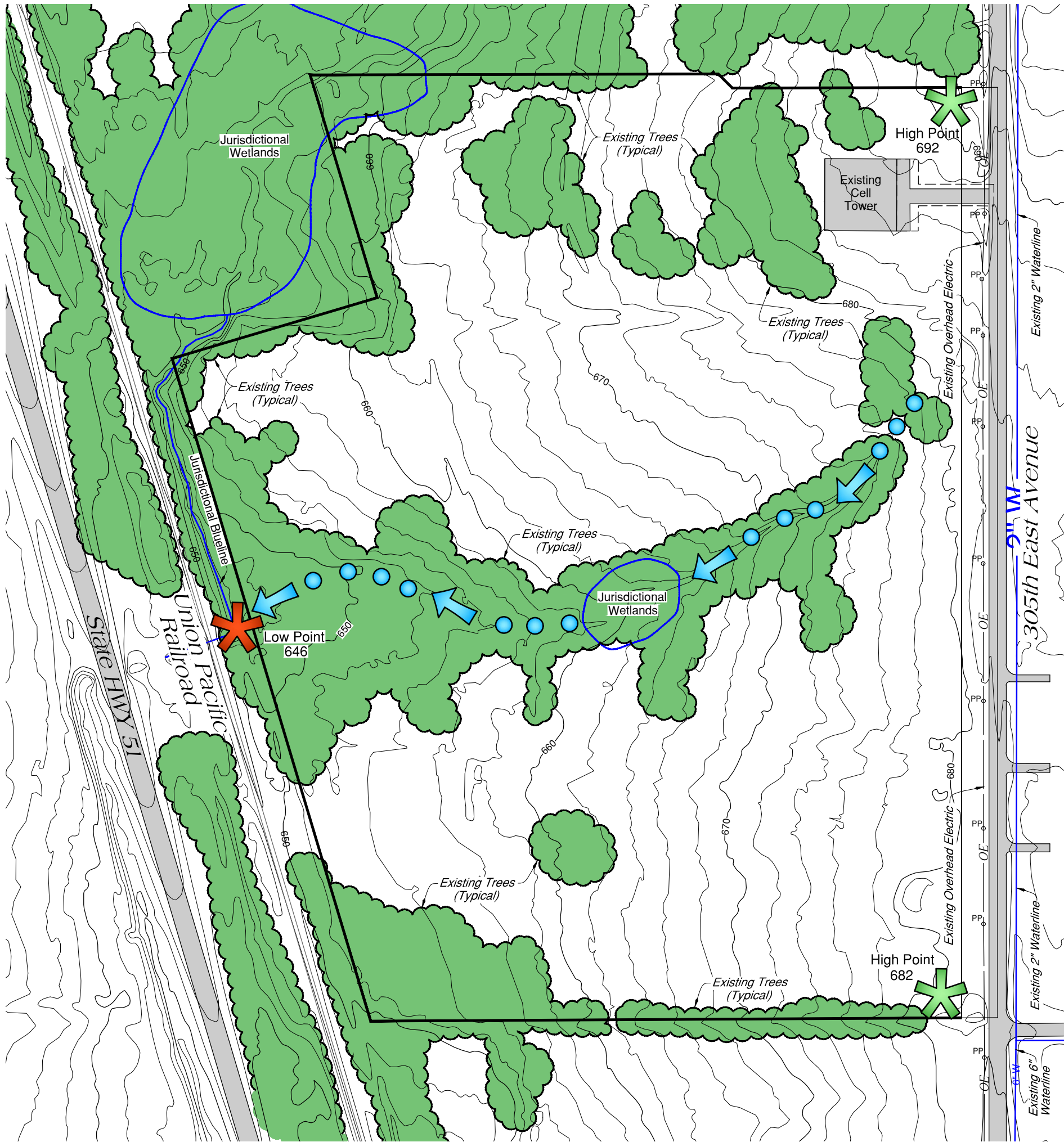
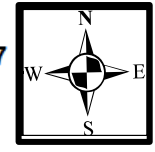


EXHIBIT 'B'

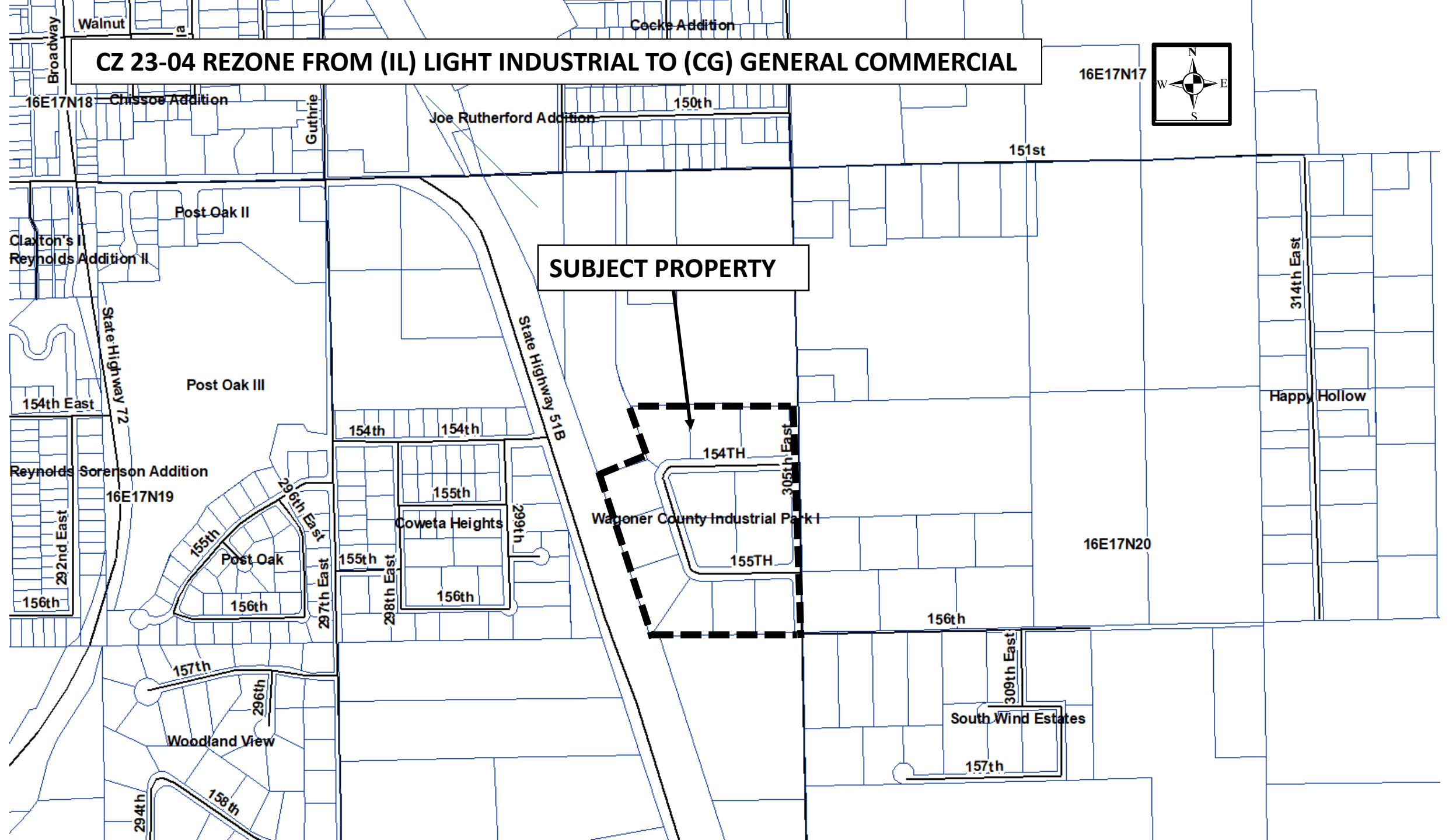
Koweta Crossing

Existing Conditions Plan

CZ 23-04 REZONE FROM (IL) LIGHT INDUSTRIAL TO (CG) GENERAL COMMERCIAL



SUBJECT PROPERTY





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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-05 SUP
Date: 05-15- 2023

BACKGROUND

Applicant

The Wagoner County Economic Development Authority requests to establish, via CZ 23-05 SUP, a Specific Use Permit for overnight camping for Recreational Vehicle (RV Park).

1) SECTION 1140 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

(w) overnight camping for Recreational Vehicle.

Case Facts

- The property is located on the West side of 305th East Avenue, between East 151st and East 161st Street South, Coweta, OK, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is zoned Light Industrial (IL) pending rezone approval to General Commercial (CG).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for low intensity Industrial use.

Existing Land Use	Existing Zoning
Vacant	IL
Surrounding Land Use	Surrounding Zoning
North: Light Industrial	IL
East: Agricultural	AG
South: Agricultural	AG
West: Residential	RS-1

- Legal description: A portion of the East Half of the Northeast Quarter of Section 19, Township 17 N, Range 16 E of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma, more particularly described as follows;
Commencing at the Northeast corner of said Northeast Quarter; Thence S00°12'43"W along the East line of said Northeast Quarter, a distance of 1344.59 feet, to the point of beginning; Thence N89°52'54"W a distance of 370 feet; Thence N44°57'52"W a distance of 29.85 feet, to a point

on the South line of the Northeast Quarter of said Northeast Quarter; Thence N89°59'57"W, along said South line a distance of 571.83 feet; Thence S16°34'22"E a distance of 324.66 feet; Thence S73°25'33"W a distance of 298.26 feet to a point on the Easterly right-of-way line a distance of 966.24 feet to a point on the South line of said Northeast Quarter; Thence S89°59'33"E along the South line of said Northeast Quarter a distance of 876.60 feet, to the Southeast corner of said Northeast Quarter; Thence N00°12'46"E along the East line of said Northeast Quarter a distance of 1300.83 feet to the point of beginning.
Said tract contains 1,303,928.21 square feet, or 29.93 Acres.

Pertinent Code

SECTION 2601 PURPOSES

- The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

SECTION 2602 CONDITIONS FOR APPROVAL

- A. Plans and Data to be Submitted

Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific Use Permit, the Planning Commission will establish the requirements necessary for consideration of the application.

- B. Planning Commission Requirements

The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning bonding, insurance, setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.

- F. Time Limits for Implementation

If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

DISCUSSION

The above-mentioned property has a proposed land use of low intensity Industrial use as outlined by the Comprehensive Plan and Proposed Land Use 2020-2030 Map. Due to the parcel's location, access for

industrial traffic is extremely limited, inhibiting the development of the property for industrial uses. Pending case number CZ 23-04 to rezone the property to a General Commercial (CG) district, the intended use under the Specific Use Permit is allowed. The intended development is bordered by Highway 51B and the Union Pacific Railroad, parcels zoned Light Industrial (IL) and parcels zoned for Agricultural use in Wagoner County. The Future Land Use and City Limits maps, which are part of the Comprehensive Plan approved by the City Council, indicate that there are no plans to annex or undergo City development beyond this parcel.

PLANNING COMMISSION ACTION

The Planning Commission can make a recommendation of approval, approval with condition, or denial of the request to the Coweta City Council to establish a Specific Use Permit, CZ 23-05 SUP, for overnight camping for Recreational Vehicle (RV Park)

Based on the property's location, surrounding land use, and planned growth of the City of Coweta as set out in the Comprehensive Plan, staff recommends approval of the request, to establish a Specific Use Permit, CZ 23-05 SUP, for overnight camping for Recreational Vehicle (RV Park) under the following conditions:

- The RV travel park shall implement and enforce a 6-month per year occupation limit for customers (i.e., Occupants of the park shall only be allowed to stay on the premises for a maximum of 6 months out of any 12 months.).
- All lighting shall be downward and inward facing toward the property such that the such that neighboring properties are protected from light pollution.
- A screening fence is installed in accordance with Section 250 of the City of Coweta Zoning Code.

ATTACHMENTS

1. Surrounding Zoning and Land Use Plan
2. Specific Use Permit (SUP)
3. Conceptual Site Plan
4. Lighting and Entry Gate Examples
5. Existing Conditions Plan

Specific Use Permit No. CZ 23-05 SUP

Indian Island Travel Oasis

Coweta, Oklahoma



Tulsa Engineering & Planning Associates

9810 East 42nd Street, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

April 3, 2023

TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept.....	1
II. Statistical Summary:	2
III. Development Standards - Single-Family Residential:	2
IV. Amenities:	2
V. Landscaping and Open Space	3
VI. Conditions and Restriction.....	3

Exhibit 'A' - Conceptual Site Plan

Exhibit 'B' - Existing Conditions Plan

Exhibit 'C' - Surrounding Zoning and Land Use Plan

Exhibit 'D' – Lighting and Entry Gate Photograph Examples

I. DEVELOPMENT CONCEPT:

Indian Island Travel Oasis is a proposed upscale RV Travel Park development, submitted as a Specific Use Permit under the proposed Commercial General (CG) zoning district, pursuant to the provisions of the City of Coweta Zoning Code. The site consists of 29.93 acres, located on the west side of 305th East Avenue, roughly mid-mile between East 151st and 161st Streets South. The site is bounded on the north by undeveloped Industrial Light (IL) zoned land in the City of Coweta and undeveloped Agriculture (AG) zoned land in Wagoner County, approximately 100 feet north of the project site. To the east, across 305th East Avenue, is undeveloped AG zoned Wagoner County land, to the south is undeveloped AG zoned Wagoner County land and to the west is the Union Pacific Railroad and State Highway 51B.

The project site slopes from east to west, in such a way that the site does not drain onto the adjoining north or south properties, the site's centrally located drainage area drains west to the railroad and State Highway 51B. The site's highest points in elevation are located in the northeast and southeast corners of the site, while the site's lowest point in elevation is located in the central portion of the western boundary line. There is no on-site 100-year floodplain, but there is a small centrally located, jurisdictional wetland area, which will become a part of the project's open space area. The site has large areas of mature trees, which are intended to be maintained as much as possible, since they provide a very valuable amenity to the project. Care is to be taken when locating utilities and infrastructure in order to maintain the integrity of the existing tree masses. These tree masses will aid in providing a visual screen and buffer to the all of the adjoining properties. The soil types for the project are typical for the area and should create no unusual developmental problems. The site has few encumbrances and is an excellent choice for a project of this type.

The project site currently has an underlying zoning of Light Industrial (IL) and is the site of the vacated Wagoner County Industrial Park. Submitted concurrently with this SUP application is a zoning request to rezone the property to Commercial General (CG). The purpose for the down zoning from the IL to the CG District is to allow for the property to be utilized for an upscale RV Travel Park, which is only allowed via the Specific Use Permit process in the CG zoning district. The site location for this less intense zoning and land use works very well for the proposed use and has excellent accessibility. Indian Island Travel Oasis will be served by two gated access points, one on the north end of the site fronting 305th East Avenue and one on the south end, which will be an exit only access point. The northern entry will be the main entry into the development and will feature keycard access, security cameras, a guard from 6:00pm-8:00 am and a staffed rental office.

Indian Island Travel Oasis is proposing a maximum of 337 RV Travel Spaces and will feature a number of amenities and security features. Stormwater detention will be handled by an onsite wet detention facility, located in the west central portion of the site. This wet detention facility will also serve as a valuable open space amenity that will be stocked with fish, feature two fishing docks and have a trail system located around the pond. In addition to the wet detention pond, additional amenities that

Indian Island Travel Oasis will be offering are a community center/clubhouse, community heated pool, large playground area by the community center, dog park, trail system and community wide WIFI service. See “Section IV. Amenities” for more details about the amenity offerings.

The Indian Island Travel Oasis development will be developed in accordance with “Chapter 26 Specific Use Permits” of the City of Coweta Zoning Code and the Use and Development Regulations of the CG Zoning Districts.

II. STATISTICAL SUMMARY:

Total Project Area	29.93 Acres (Gross) 28.44 Acres (Net)
Total Number of RV Travel Spaces	337
Total Open Space/Park Area	7.01 Acres (25.0%)

III. DEVELOPMENT STANDARDS

Permitted Uses:	Permitted by Specific Use Permit - overnight camping for recreational vehicles and uses permitted by right in the CG Zoning District.
Bulk and Area Requirements	As established in the CG Zoning District

IV. AMENITIES

- Community Center: Kitchen area, small café, weight room, bathroom facilities with lockable pay per use showers, small changing rooms, rentable activity area for small family events, 2 small pay per use offices
- Community heated pool
- Playground
- Wet detention/fishing pond with dock(s). The required detention pond will act as a stocked fishing pond for use by residents, no swimming will be allowed. There will be a water fountain in the pond to aerate the water.
- Trail system
- Dog Park
- Front gate rental office and store with basic sundries. Pay per use laundry machines, propane fill-ups, automated ice machine, ATM Machine
- Storage lockers: 28 storage garages for rent for internal customers only. Not open to the public and fenced off from main road, accessed from inside the park.
- Community WIFI service

V. LANDSCAPING AND OPEN SPACE:

Landscaping shall be provided in accordance with "Chapter 24 Landscape Requirements" of the City of Coweta Zoning Code. There will be a 10' Perimeter Landscape Buffer located along the 305th East Avenue frontage and the southern boundary of the property, with one tree per 50 linear feet of frontage being provided. Trees may be grouped or planted individually. Any landscape material that fails shall be replaced in accordance with the criteria contained in "Chapter 24 Landscape Requirements" of the City of Coweta Zoning Code. All fencing shall be constructed with poles and bracing located on the interior side of the fence, with metal poles being required for durability and longevity. The interior side of the fence will face into the development, with the "good side" facing the adjoining street and properties. All perimeter fencing shall be installed by the Developer.

VI. CONDITIONS AND REDSTRICTIONS

6.1 Gated Entries & Security:

- The main entry (north) and the secondary entry (south), are to be gated, with the secondary gate for exit only. South gate is for ease of exit, as well as providing the required emergency/fire access
- Keycard access with smart phone APP control
- Time stamped traffic record of enter and exit activity via security cameras
- Entry and exit high resolution AI license plate reading cameras
- Cameras in critical areas throughout the park
- Guard at main entrance 6pm-8am (7 days a week)
- Staffed rental office at main entrance 8am – 5pm (7 days a week)
- 6pm to 6am - roaming security guard on site

6.2 Fencing:

The entire property will be surrounded by a 6' opaque, wooden privacy fence, with masonry columns every 50', for park security. All poles and bracing are to be located on the interior side of the fence. All fencing shall be installed by the Developer, with all perimeter fencing being owned and maintained by the property owners' association.

6.3 Lighting:

All street lighting will be low impact, downward facing lighting with a maximum height of 6 feet. Lighting will be focused on the internal streets and drives surface.

6.4 Signage:

- Signs at main gate with park name and contact information.

- Signs at all common areas clearly posted with park rules
- Signage at parking spots throughout identifying spots clearly (no parking on streets)

6.5 Trash and Waste Disposal:

- Waste roll-off containers in 6 locations in the park with pick up by a professional waste company. Developer to work with City to find a suitable plan that works for the existing trash pickup service.
- Additional smaller trash bins throughout the common areas, which will be serviced by grounds keepers.

6.6 Customer rules and basic regulations:

- 6-month maximum stay per calendar year.
- Security deposit of \$200 required, non-refundable if there are any violations of the park rules
- Minimum age for leasing a space is 21 Years
- Maximum number of guests allowed per rental spot will be 6
- One additional vehicle permitted per spot
- No outside activities/noise allowed after 10:30 pm (Quiet time)

6.7 Pets:

- Customers may bring common household pets, such as dogs and cats, to the campground. No other animals, livestock, poultry, reptiles, insects or exotic pets are permitted.
- There will be a \$10 per day, \$50 per week, \$100 per month fee for pets.
- All pets must be registered with the office and vaccination records must be available upon request, and all pets must wear a collar identifying the owner and phone number.
- Pets must be kept on a leash at all times and under the control of their owner.
- Pets must not be left tied or otherwise unattended at any time.
- For the protection of, and in consideration to other persons, noisy, aggressive, vicious or unruly pets are not allowed. Persons who are unable to control their pets must remove them from the campground, or the animal may be taken to/by local animal control authorities. Management reserves the right to not lease, and evict any customers due to their pets, regardless of breeds.
- The owner of any pet is responsible for any injuries or damages caused by their pets. In addition, the owner of any pet that causes injury or damages to another is expected to resolve the issue directly with the injured party. Koweta Krossing, L.L.C. is not responsible for any injuries or damages caused by pets.
- Guests are responsible for their pets and should “clean up” after them. All pet droppings must be properly disposed of in a trash receptacle.

- Pets are not permitted in the public buildings or amenity areas, including but not limited to the bathrooms, clubhouse and swimming pool. Unleashed Pets are restricted to the dedicated fenced in Dog Park area next to the community center.

6.8 Safety Guidelines:

- RV Travel Sites should be clean and neat, free of fire hazards and clutter.
- Customers shall not make any alteration to the electric, water or sewer connections provided by the resort.
- Customers should adhere to specific legal requirements when connecting to sewer, water and electric services at the resort.
- Customers should be able to move their vehicle very quickly in case of emergency.
- No extra air conditioners, wires, hoses, or cords are allowed except through the OEM port.

6.9 Tarps, Tents, Shade Structures, Other Structures:

- NO Tents or loose hanging tarps
- Manager can approve more substantial, semi-permanent shade structures, in accordance with the individual property guidelines.
- Only form-fitting bike/car covers are allowed. Carports are prohibited.
- Use of a tarp to cover any part of your RV or campsite is prohibited.
- Exterior furnishings should be appropriate for outdoor use. Indoor furnishings, including but not limited to, sofas, chairs, refrigerators, freezers and kitchen tables are not allowed outside your vehicle.
- Flags and signs that display political candidates or contain vulgarity or profanity are not allowed to be displayed at your site or throughout the resort. Customers in violation of this policy will be asked to remove their flag/sign and if they refuse to do so, will be asked to vacate the property. American Flags and other officially recognized countries official flags are permitted. Management reserves the sole right to restrict use of any and all flags, and or displays and or signage.

6.10 Noxious Activities

- No illegal, noxious or offensive activities shall be conducted at any site, including those that are or could become an unreasonable annoyance or nuisance to neighboring sites.
- Abusive or disruptive behavior, whether directed at management, staff or other persons, will not be tolerated.
- Smoking is not permitted in any of the on-site buildings, including restrooms, pool areas and rental units. Smoking material must be extinguished in an appropriate fire container.
- The open consumption of alcoholic beverages is discouraged in the family areas of the campground. Where permitted, alcoholic beverages must be

kept in a concealed container. Under no circumstances will minors, as determined by state and local law, be served or allowed to consume alcoholic beverages at the campground/resort.

6.11 Disorderly Persons

- The following are grounds for reservation termination and removal from the property: loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the campground or another person, drunken disorderly conduct, failing to follow rules, failing to follow directions of the property staff, threatening or abusive behavior, or any other conduct that is not the type of behavior that is expected at a family resort.

6.12 Damage

- Customers are responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor, or pets. We reserve the right to charge guests accordingly for any damage they cause to the grounds and/or resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.).

6.13 RV Condition requirement:

- Less than 10 years old. In certain cases, management reserves the right to accept older vehicles on a case by case basis.
- Vehicles must have an active Tag.
- Overall, the RV should look and function as it was originally designed. While we can't provide a list including every possible scenario, following are a few examples that should be helpful:
- Doors, shrouds, panels, windows and coverings, etc. should be intact and not unsightly.
- Exterior should be not unsightly, and should be free of obvious, poorly-repaired damages.
- Tarps cannot be used for weatherproofing and awnings should be in good condition.
- Air conditioning units should not be added through the walls or windows unless previously approved.
- All hoses, wires, etc. should route through ports as originally designed.
- Exterior should be free of duct tape, repair tape, excessive caulk, etc.
- Isolated minor issues are generally acceptable, provided multiple issues aren't combined to substantially deteriorate the appearance of an RV:
- Minor body damage which has been properly repaired but is still visible.
- Fading of decals and/or paint.
- Minor window cracking, although replacements should be scheduled.

- Damage from traveling that has just happened, especially if you have a repair plan.

6.14 RV Certification:

RVs should have RVIA certification. RVIA certification states the rig complies with certain fire codes, which are important for the safety of our guests. Occasionally, exceptions can be granted by Resort Management on a case-by-case basis for non-RVIA rigs which seem to conform to safe requirements and are of a design and style compatible with the park.

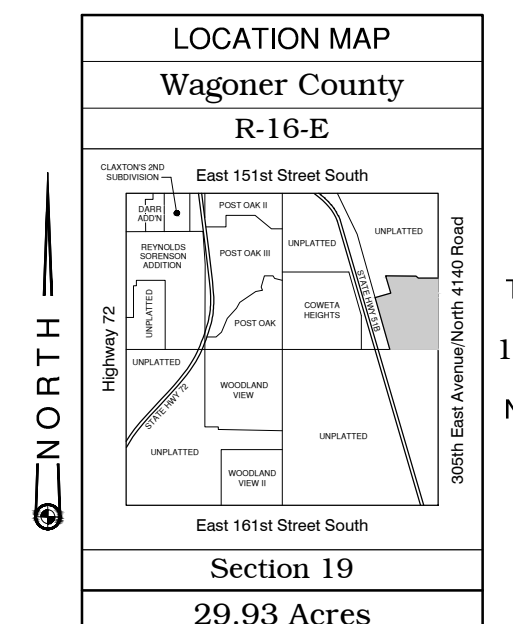
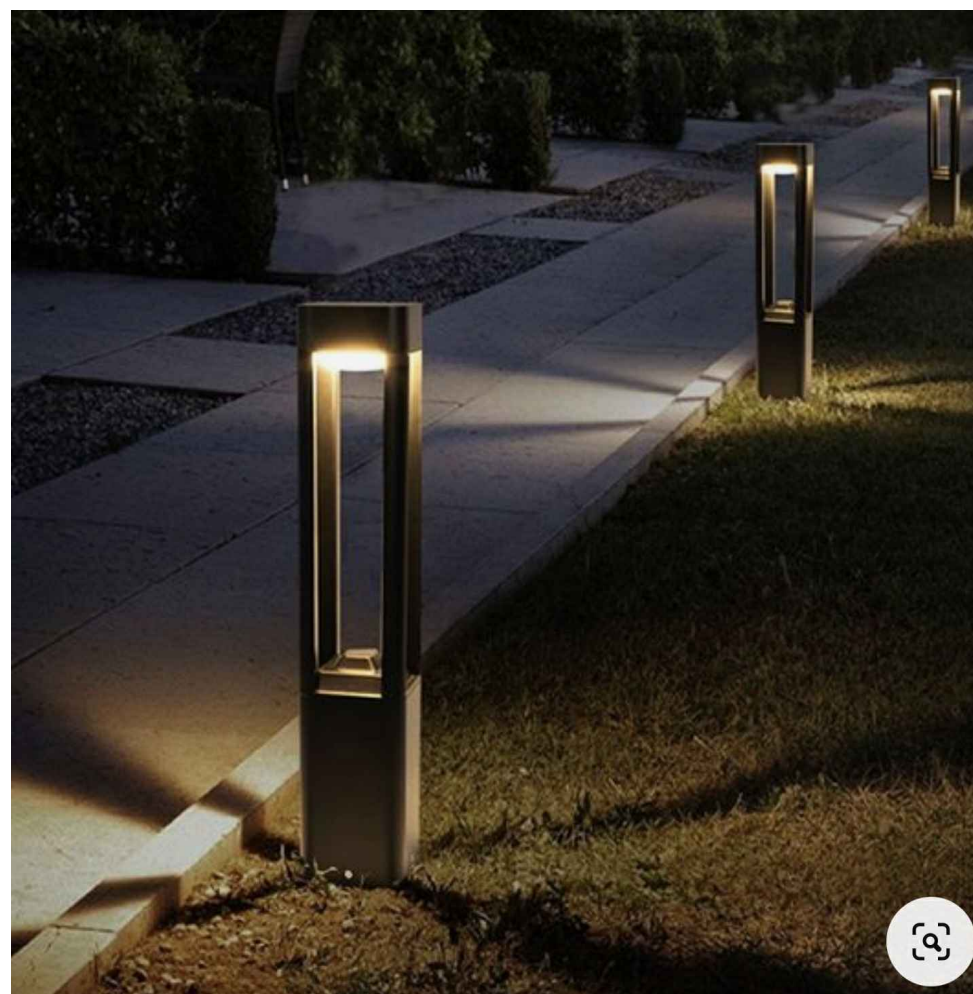


EXHIBIT 'D'

Indian Island
Travel Oasis

Lighting and Entry Gate Photograph Examples

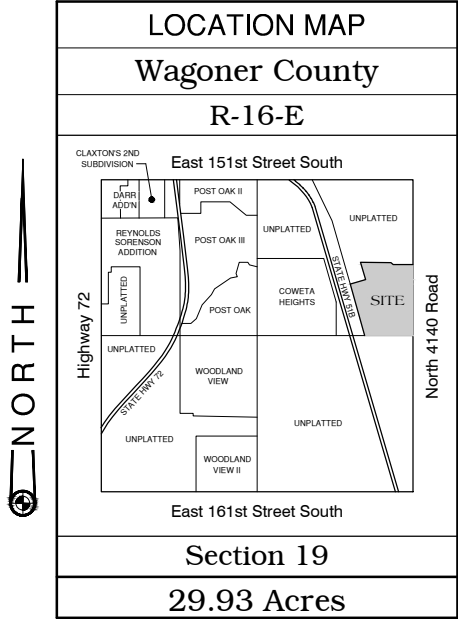
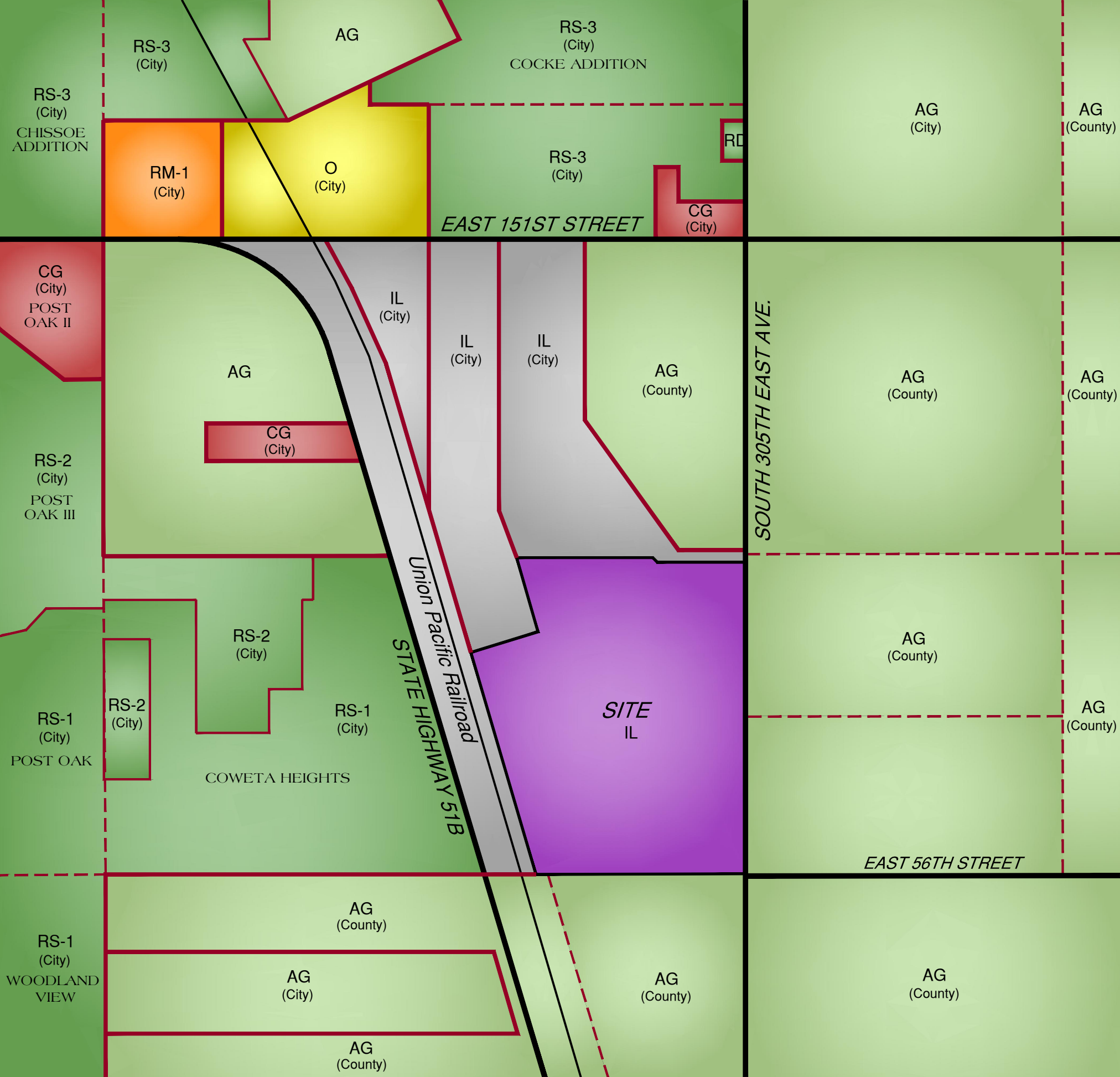
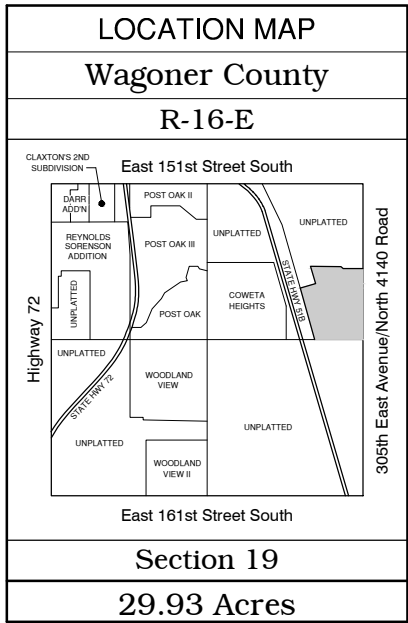


EXHIBIT 'C'

Indian Island Travel Oasis

Surrounding Zoning
and Land Use Plan



Data Summary	
Total Project Area	29.93 Acres (Gross)
	28.44 Acres (Net)
Total # of RV Travel Spaces	337
25' x 50' Spaces	28
25' x 55' Spaces	70
25' x 60' Spaces	203
25' x 65' Spaces	36
Total Open Space Area	7.01 Acres (25.0%/Net)



EXHIBIT 'A'

Indian Island Travel Oasis

Conceptual Site Plan

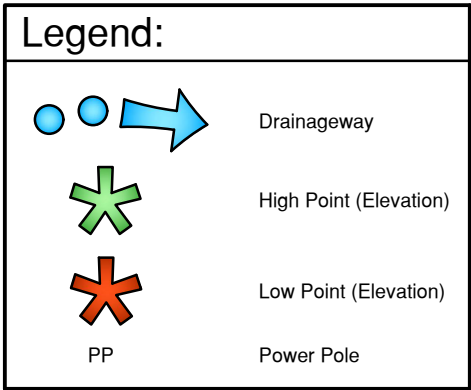
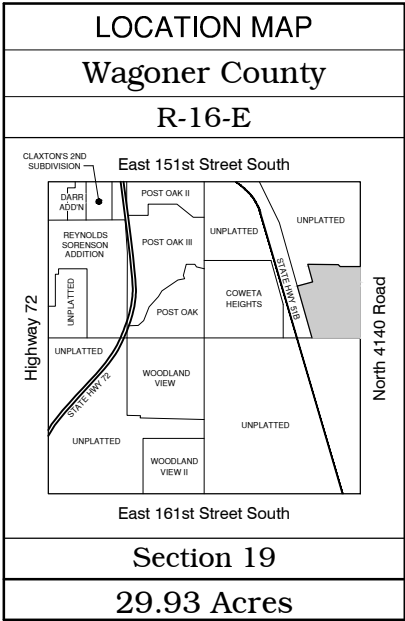
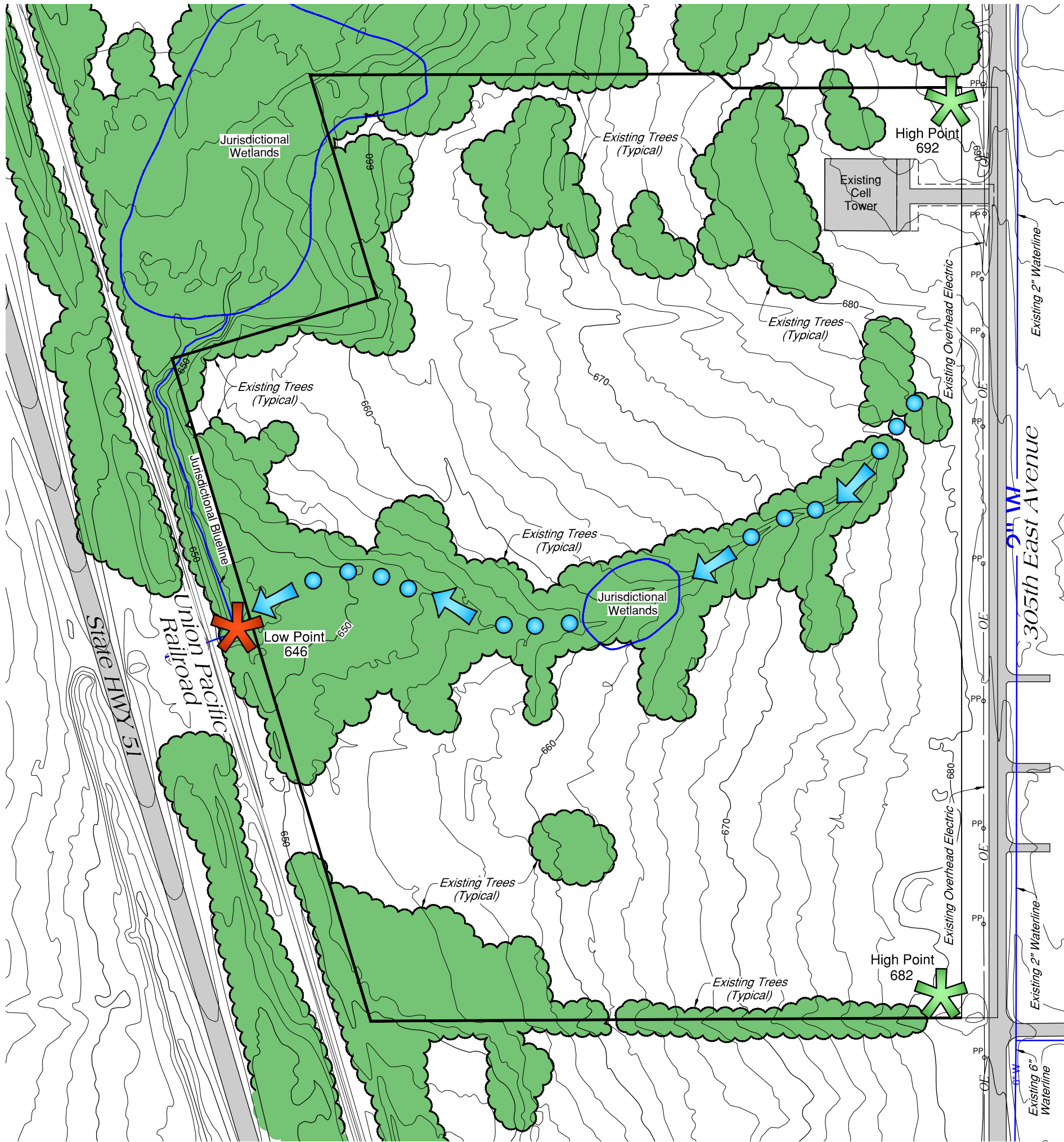


EXHIBIT 'B'
Indian Island
Travel Oasis
Existing Conditions Plan



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Mémorandum

To: Chairperson, Members of the Planning Commission
From: Roger Kolman, City Manager
Re: Proposed Amendment Section 240.3
Date: 5/15/2023

BACKGROUND

The Coweta Zoning Code, at Section 240.3 regulates the use of gravel for off-street parking in the R districts. The lack of clarity in the current regulations has resulted in questions about applicability to commercial districts, and as to when and where the gravel drives are allowed. To address these issues, Staff has discussed a proposed amendment that would:

- Remove from the zoning code certain language that conflicts with language in the City Code.
- Clarify that the purpose of the parking requirements is the keep mud, dirt, gravel, etc. off of the public streets and out of the storm water systems.
- Reclarify that off-street parking must follow the all-weather asphalt or concrete material requirements of Chapter 17 and Chapter 23 of the zoning code.
- Allow, in certain circumstances, in the residential districts, the use of pervious pavement or gravel/rock for off-street supplemental parking.
 - Property has an existing home in a residential district
 - Property does not meet the minimum off-street parking requirements of the code, or has an approved ancillary use requiring additional off-street parking
 - Pervious pavement systems may be used in place of impervious systems
 - Gravel/rock must be installed on a compacted subsurface.
 - Vehicles parked on gravel/rock must cross a minimum of five (5) feet of all-weather surface before entering a public roadway
 - Gravel/rock parking areas must be bordered on all sides with systems designed to contain the gravel/rock
- All systems must be maintained in a neat and orderly manner in compliance with other city ordinances

STAFF RECOMMENDATION

N/A.

ATTACHMENTS

Zoning Code Section 240.3

Current Zoning Code Section 240.3

240.3 Use of Yards

(a) No inoperative motor vehicles shall be parked or stored within the front or exterior side yard in an R district. No vehicle and/or recreational vehicles including RV's, Boats, boat trailers, and other recreational trailer's shall be parked except on a hard surface area constructed of an all-weather material. Gravel may be used in R Districts for recreational vehicles. The gravel parking space must be maintained in good condition and remain dust-free in compliance with 240.3 (b).

(b) When an existing home (as of the date of adoption of this ordinance) has no garage or a one-car garage, one gravel parking space may be located on the property. Access to such designated parking space shall be by way of the property's paved driveway. The gravel parking space must be maintained in good condition and remain dust-free as determined by city code enforcement officer or the property owner shall return such area to a landscaped area/grass, or an all weather hard surface. Designed parking spaces will be subject to the following conditions:

- (1) Permit must be applied for and approved before the work is done.
- (2) The majority of the front yard must be landscaped/grass.
- (3) Gravel parking space must be installed in a way to prevent gravel run-off to the street i.e. border space with large rocks, bricks, etc.