

OWNER

CLYDESDALE TULSA HOLDINGS, LLC
2727 E. 21ST STREET, STE 200
TULSA, OK 74115
CONTACT: LOU REYNOLDS
PHONE: 918-747-8900
EMAIL: LREYNOLDS@ELLERDETRICH.COM

ENGINEER

Kimley»Horn

1437 SOUTH BOULDER AVE, SUITE 930
TULSA, OK 74119
EMAIL: DEVIN.RANDALL@KIMLEY-HORN.COM
PHONE: 918-380-8868
CONTACT: DEVIN RANDALL

CITY OF TULSA DETAILS

STANDARD	DESCRIPTION
534	10" METER WITH PRESSURE SUSTAINING VALVE AND VAULT
304A	TRENCH DETAIL WATERLINE
305	BEDDING DETAIL FLEXIBLE PIPE
306	TRENCH DETAIL CONSTRUCTION ADJACENT TO ROADWAY
307	BORE/OPEN CUT CONDUIT DETAIL
366	STANDARD DETAIL FOR MANHOLE STEP LOCATION AND INVERT DETAILS
314	STANDARD DETAIL MANHOLE STEPS
331	STANDARD DETAIL PRE-CAST SANITARY SEWER MANHOLES
358	STANDARD DETAIL PRE-CAST SANITARY SEWER MANHOLES
354	STANDARD DETAIL FRAME AND LID FOR 4' I.D. AND LARGER SANITARY MANHOLE

*CONTRACTOR SHALL PROVIDE AND MAINTAIN CONSTRUCTION AS-BUILTS AS PER COT SPEC 334. SAMPLING AND TESTING SHALL BE PER COT SPEC 335.

**ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CITY OF TULSA STANDARDS AND SPECIFICATIONS.

ENGINEER'S STATEMENT
BY MY SIGNATURE ON THESE CONSTRUCTION DOCUMENTS, I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF TULSA GOVERNING THE ITEMS IN THE IDP DESCRIPTION; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THE ABOVE AND FOREGOING PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF TULSA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF TULSA COUNTY. THIS PROJECT COMPLIES WITH ALL OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY(ODEQ) REQUIREMENTS.

IDP DESCRIPTION
THIS IS A SET OF IDP PLANS FOR PROJECT CLYDESDALE LOCATED AT THE NW/4 OF N SHERIDAN RD AND E 76TH ST N IN TULSA COUNTY, OKLAHOMA. THE PROJECT WILL CONSIST OF THE FOLLOWING:

- WATERLINE EXTENSION
- SANITARY SEWER MANHOLE

OWNER'S STATEMENT
I HEREBY CERTIFY TO THE CITY OF TULSA, THAT THE APPROVED PLANS WILL BE IMPLEMENTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.

PROJECT CLYDESDALE
BY: _____

TITLE: _____ DATE: _____

R.O.W. NOTE:
BEFORE BLOCKING ANY LANE OF TRAFFIC, OR BEFORE CUTTING ANY STREET, YOU MUST FIRST COORDINATE WITH TULSA COUNTY.

FLOODPLAIN NOTE:
A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS. MAP NUMBER 40143C0120L WITH A REVISED DATE OF OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE AE WHICH IS CLASSIFIED AS AN AREA WITHIN THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD AND A FEMA SPECIAL FLOOD HAZARD AREA. THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS, PANEL NUMBER 120, WITH EFFECTIVE DATE OF OCTOBER 2012, AND THE PROPERTY DESCRIBED HEREON IS AFFECTED.

TRAFFIC NOTE:
TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIME. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

WASHINGTON COUNTY RWD #3 MASTER SERVICE AGREEMENT: PRIOR TO CITY OF TULSA ISSUING A WATER METER PERMIT, THE MASTER SERVICE AGREEMENT BETWEEN WASHINGTON COUNTY RWD #3 AND THE CITY OF TULSA MUST BE AMENDED TO INCLUDE THE PROPOSED WATER METER VAULTS INCLUDED IN THESE CONSTRUCTION DOCUMENTS. IF THE AMENDMENT TO THE MASTER SERVICE AGREEMENT HAS NOT BEEN FINALIZED, CONTRACTOR MAY NOT PULL WATER METER PERMIT FROM THE CITY OF TULSA.

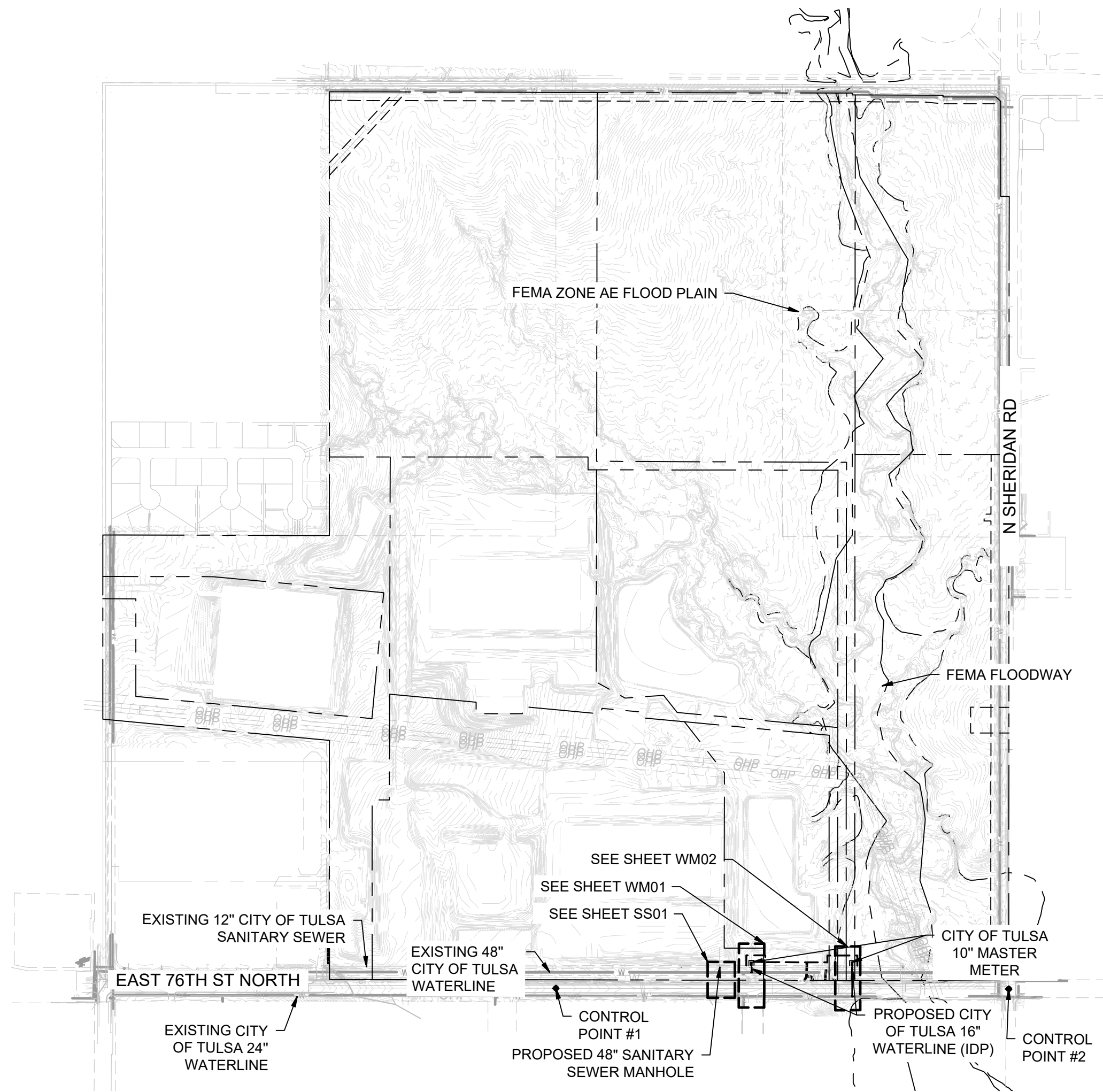
WATER NOTE:
CONNECTIONS TO THE 48-INCH AND 24-INCH CONCRETE PIPES MUST BE MADE BY CITY OF TULSA APPROVED CONTRACTORS. CONTACT WATER DISTRIBUTION AT 918-596-9480 FOR INFORMATION ON THOMPSON PIPE GROUP, RANGELINE GROUP OR OTHER APPROVED INSTALLERS.

PLAT BOUNDARY NOTE:

PROJECT CLYDESDALE FINAL PLAT WAS RECORDED WITH TULSA COUNTY ON 3/20/2026. THE DOCUMENT # FOR THE RECORDED FINAL PLAT IS 7228.

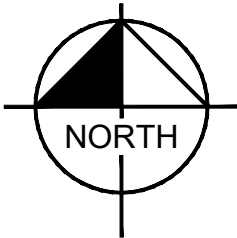
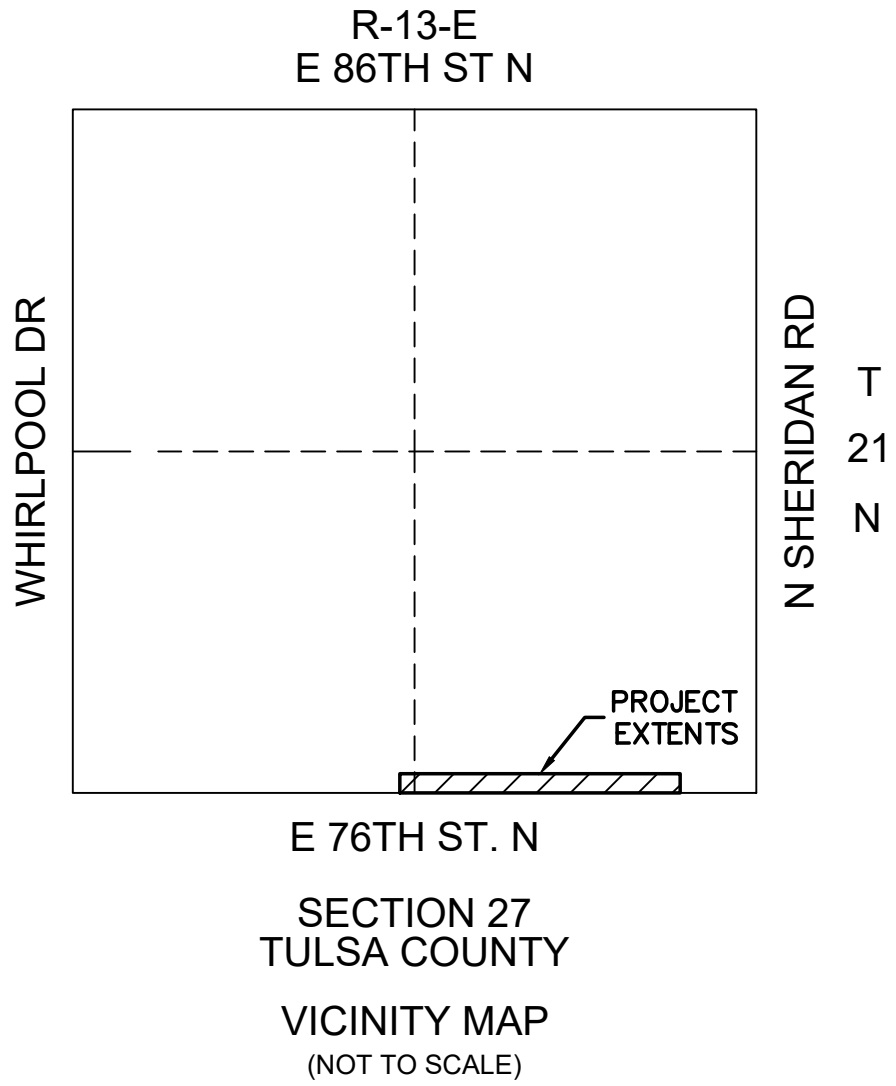
CONSTRUCTION PLANS
FOR
PROJECT CLYDESDALE

IDP #228249-2025
EAST 76TH STREET NORTH
TULSA COUNTY, OKLAHOMA
74073



PROJECT LOCATION SECTION 27, T-21N, R-13E, TULSA COUNTY
SUBDIVISION: UNPLATTED (91327)
LEGAL: S/2 SEC LESS SW SW & LESS S50 THEREOF FOR RD & LESS E50 N300 S350 SE SE & LESS BEG 1322.32N SWC TH N246.67 ELY1329.29 S125.19 W1323.44 POB & W/2 NE LESS N60 THEREOF FOR RD & SE NE & SE SE NW SEC 27 21 13 397.643 ACS
ATLAS PAGE: 1077 AND 950

MAY 2026



ITEMIZED IDP DESCRIPTION			
SPEC. NO.	ITEM DESCRIPTION	UNIT	QUANTITY
COT 312	16 INCH DIP, CL50 POLYETHYLENE WRAPPED (RJ)	LF	178
COT 312	24 INCH DIP, CL50 POLYETHYLENE WRAPPED (RJ)	LF	5
COT 534	10" METER WITH PRESSURE SUSTAINING VALVE AND VAULT	EA	2
COT 361	24"X24" INLINE TEE	EA	1
COT 312	24"X16" REDUCER	EA	1
COT 312	16"X10" REDUCER	EA	2
COT 312	JACK AND BORE 30" 1/2" STEEL CASING	LF	79
COT 361	48"X16" TAPPING SLEEVE AND VALVE	EA	1
COT 312	16" DIP 45° BEND (RJ)	EA	6
COT 368	4' I.D. MANHOLE	EA	1

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
GE01	COVER SHEET
GE02	LOTS AND EASEMENTS- OVERALL
WM01	DWTR-IDP-1 PLAN AND PROFILE
WM02	DWTR-IDP-2 PLAN AND PROFILE
SS01	SSWR-IDP PLAN AND PROFILE
EC01	EROSION CONTROL PLAN

DATUM
HORIZONTAL
NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501
VERTICAL
NAVD 88

CONTROL POINT #1		CONTROL POINT #2	
ELEVATION	683.38 (NAVD 1988)	ELEVATION	617.62 (NAVD 1988)
MONUMENT	¾" REBAR	MONUMENT	MAGNAIL
LOCATION	N: 466707.64 E: 2581682.53	LOCATION	N: 466816.88 E: 2580975.73



Know what's below.
Call before you dig.

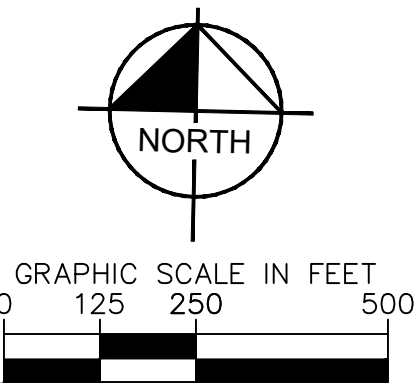
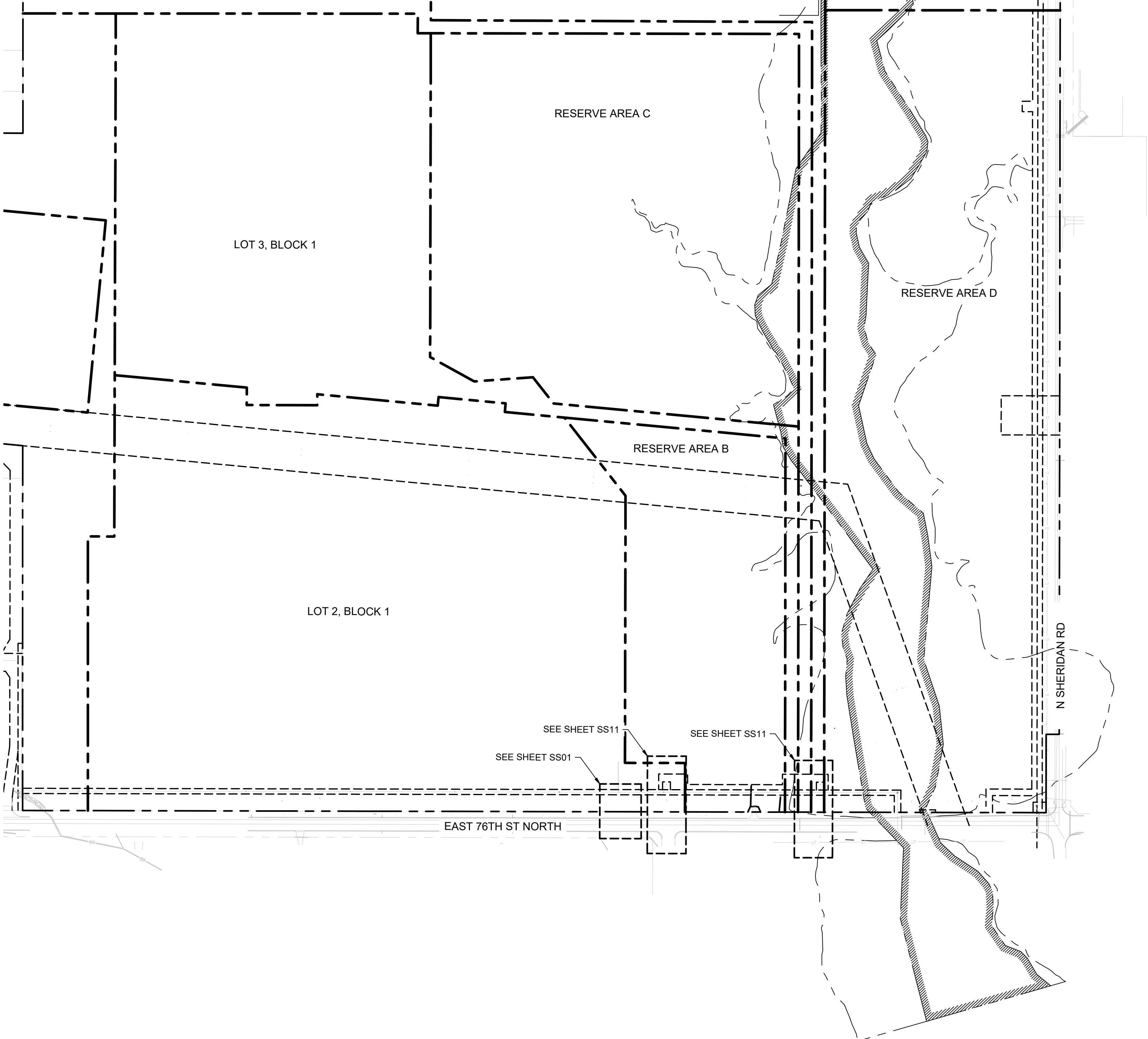
UTILITY COORDINATION BOX

TITLE	NUMBER	CONTACT
UTILITY COORDINATION SUPERVISOR	918-596-2578	GARY MCLENDON
INFRASTRUCTURE DEVELOPMENT MANAGER	918-596-7285	MICHAEL LING, P.E.

APPROVED FOR IDP PERMIT ONLY

Michael Ling, PE _____ Date
Infrastructure Development Manager
City of Tulsa

GE01



DATUM
HORIZONTAL NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501
VERTICAL NAVD 88

CONTROL POINT #1	
ELEVATION	683.38 (NAVD 1988)
MONUMENT	5/8" REBAR
LOCATION	N: 466707.64 E: 2581682.53

CONTROL POINT #2	
ELEVATION	617.62 (NAVD 1988)
MONUMENT	MAGNAIL
LOCATION	N: 466816.88 E: 2580975.73

BACKFLOW PREVENTER TABLE					
SERVICE MH #	LOT/BLOCK #	PAD FFE	U/S TR	D/S TR	BACKFLOW PREVENTER REQUIRED?
PR-MH-12	LOT 2, BLOCK 1	657.5, 640	637.90	624	NO

FLOW CALCULATION TABLE				
SERVICE LINE	LOT/BLOCK #	ACRES	DESIGN FLOW	ORDINANCE FLOW
PR-MH-12	LOT 2, BLOCK 1	73.4	0.63	0.49

SEPARATE INSTRUMENT EASEMENT					
EASEMENT	TYPE	OWNER	SHEET #	BK	PG
CITY OF TULSA WATER EASEMENT	WATER	CLYDESDALE TULSA HOLDINGS, LLC	WM01		
CITY OF TULSA WATER EASEMENT	WATER	CLYDESDALE TULSA HOLDINGS, LLC	WM02		

LEGAL DESCRIPTION NOTE:

PROJECT CLYDESDALE FINAL PLAT WAS RECORDED WITH
TULSA COUNTY ON 3/20/2026. THE DOCUMENT # FOR THE
RECORDED FINAL PLAT IS 7228.



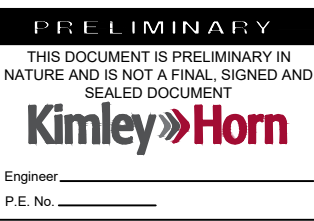
**Know what's below.
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APPROVED FOR IDP PERMIT ONLY

Michael Ling, PE
Infrastructure Development Manager
City of Tulsa

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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1437 SOUTH BOULDER AVE, SUITE 930 TULSA, OK 74119
PHONE: 918-380-8868 FIRM NO. 2740; EXP. JUNE 30, 2027
WWW.KIMLEY-HORN.COM



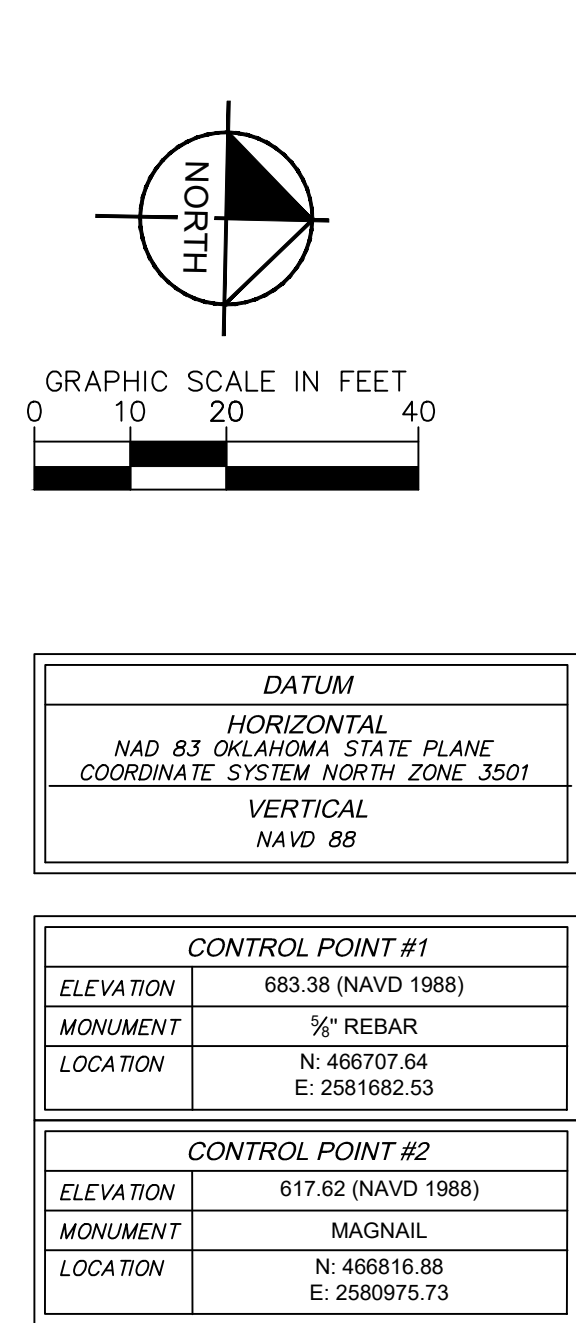
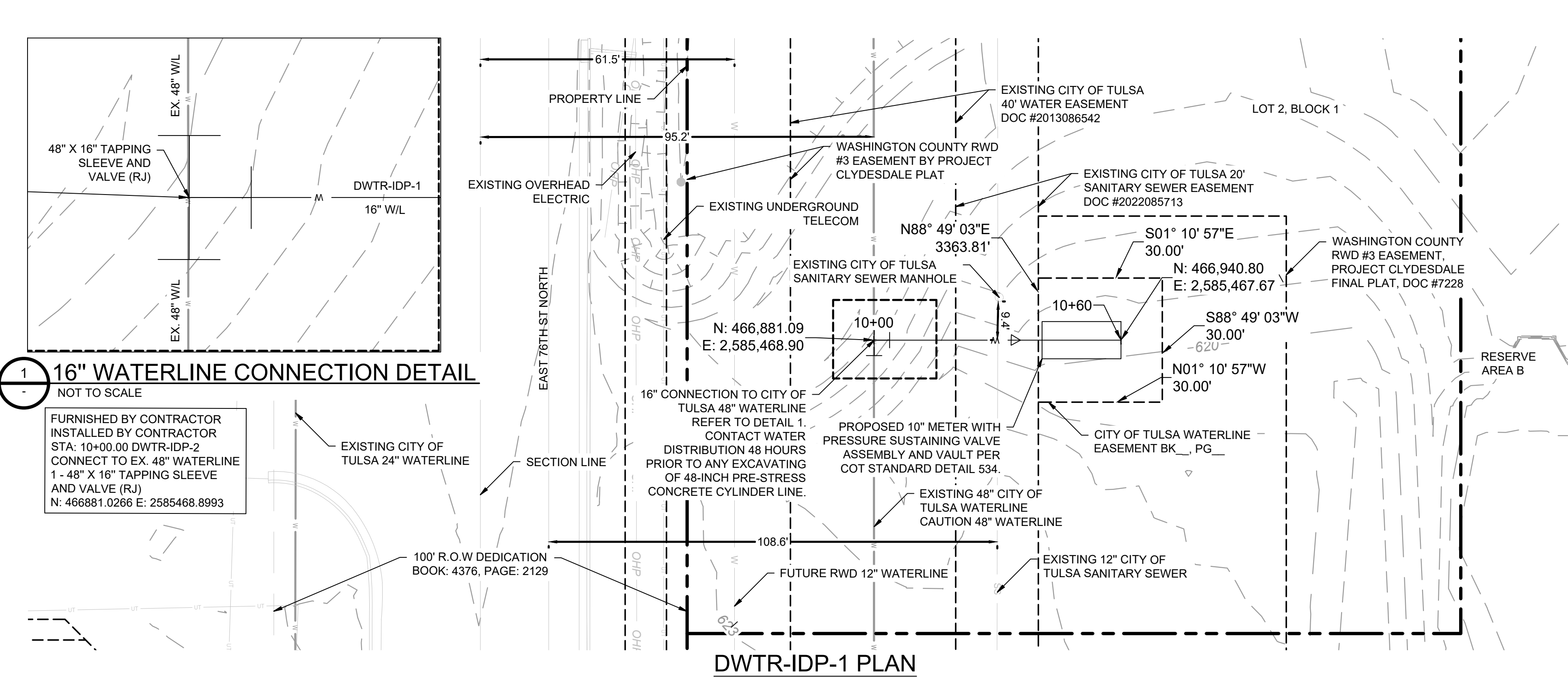
KHA PROJECT CLYDESDALE	DATE APRIL 2026	SCALE: AS SHOWN	DESIGNED BY: DR	DRAWN BY: DB	CHECKED BY: DR
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PROJECT CLYDESDALE

LOTS AND
EASEMENTS -
OVERALL

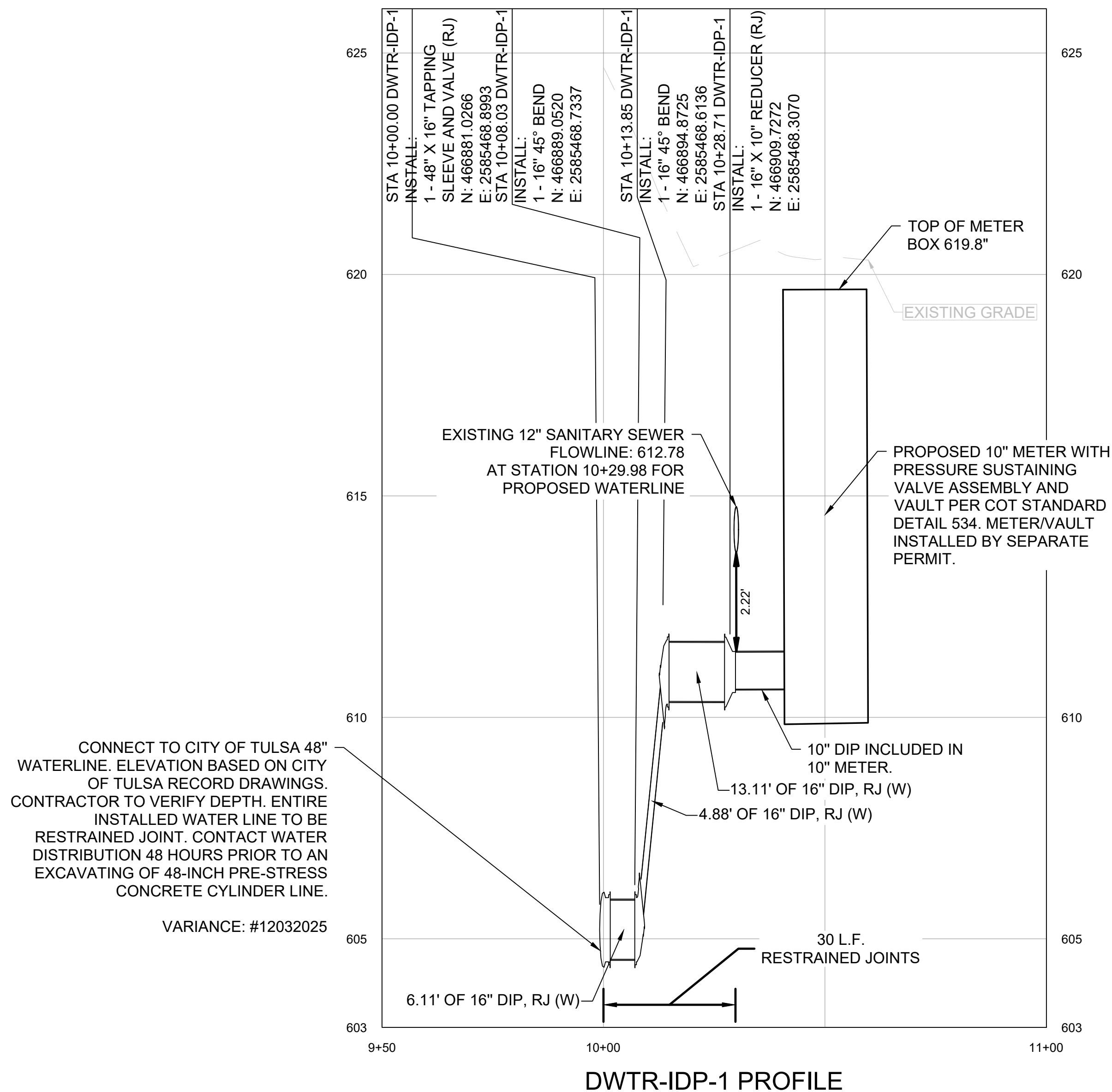
SHEET NUMBER

GE02



- # WATERLINE NOTES:
1. TESTING, CHLORINATING AND FLUSHING NOTIONS PERFORMED IN ACCORDANCE WITH GENERAL SPECIFICATIONS SECTION 109.3.
 2. TESTING AND CHLORINATION TO BE PERFORMED BY CITY OF TULSA.
 3. NO WATER SERVICE CONNECTIONS WILL BE ALLOWED UNDER IDP SCOPE OF WORK.
 4. WATER OPERATIONS SHALL OPERATE ALL VALVES ON TRANSMISSION MAINS (16" AND LARGER), CONTRACTOR SHALL OPERATE ALL VALVES ON DISTRIBUTION MAINS (SMALLER THAN 16"). THE COORDINATION OF FIELD ENGINEERING AND WATER OPERATIONS AND IN THE PRESENCE OF A FIELD ENGINEERING INSPECTOR.
 - 4.1. ATTEMPTS WILL BE MADE WITH ASSISTANCE FROM THE CONTRACTOR TO NOTIFY ALL AFFECTED CUSTOMERS 48 HOURS IN ADVANCE. PARTICULARLY IF COMMERCIAL OR INDUSTRIAL CUSTOMERS ARE INVOLVED. PRIOR TO SHUTDOWN, FIELD ENGINEERING WILL NOTIFY WATER OPERATIONS, AT 918-596-9488, GIVING AN ESTIMATED DOWNTIME. WATER OPERATIONS WILL NOTIFY THE FIRE DEPARTMENT OF ALL FIRE HYDRANTS OUT OF SERVICE AND WHEN THEY ARE BACK IN SERVICE, BY STREET ADDRESS OR INTERSECTION.
 - 4.2. WHERE COMMERCIAL, INDUSTRIAL, OR CRITICAL CUSTOMERS ARE AFFECTED, AND FOR ALL MAINS 16 INCH AND LARGER IN SIZE, FIELD ENGINEERING WILL REQUEST WATER OPERATIONS TO SHUT DOWN THE MAIN. THERE WILL BE A MINIMUM OF 48 HOURS NOTICE TO THE AFFECTED CUSTOMERS. ALL WATER LINES SHOWN TO BE RESTRAINED JOINT.

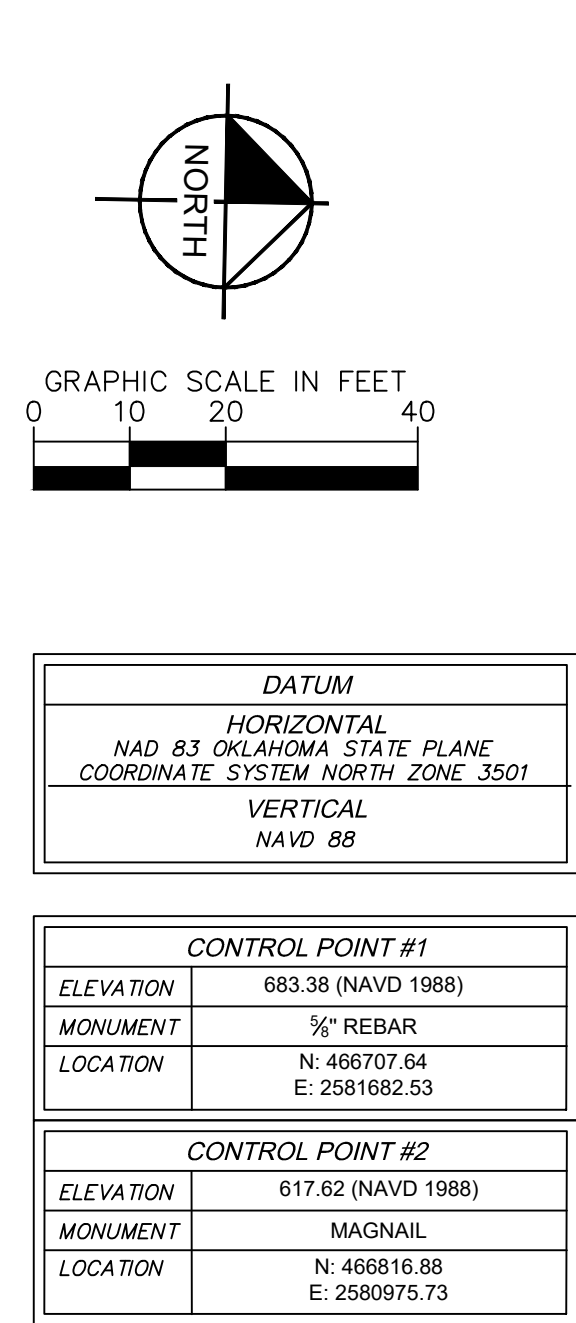
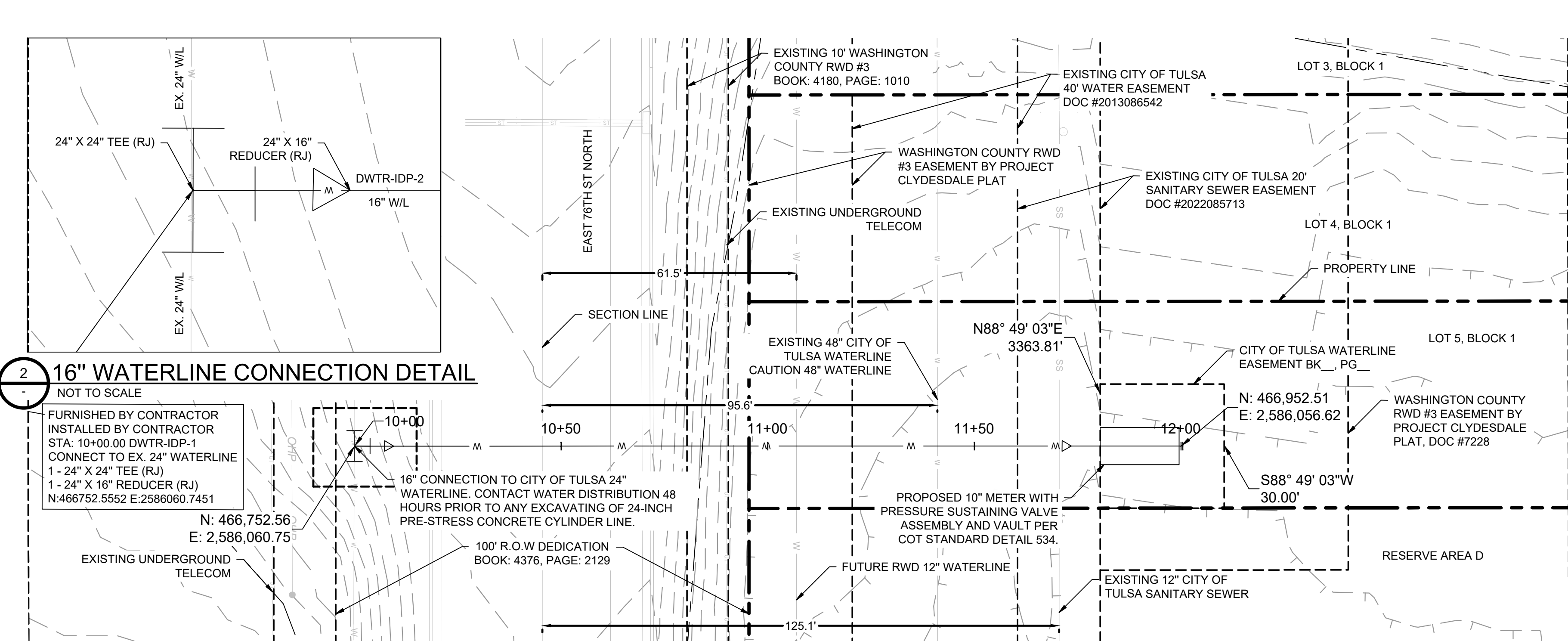
SUMMARY OF WATERLINE QUANTITIES				
ITEM	SPEC. NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COT 312	16 INCH DIP, CL50 POLYETHYLENE WRAPPED (RJ)	LF	24
4	COT 534	10" METER WITH PRESSURE SUSTAINING VALVE AND VAULT	EA	1
5	COT 361	48"X16" TAPPING SLEEVE AND VALVE	EA	1
7	COT 312	16"X10" REDUCER	EA	1
8	COT 312	16" DIP 45° BEND (RJ)	EA	2



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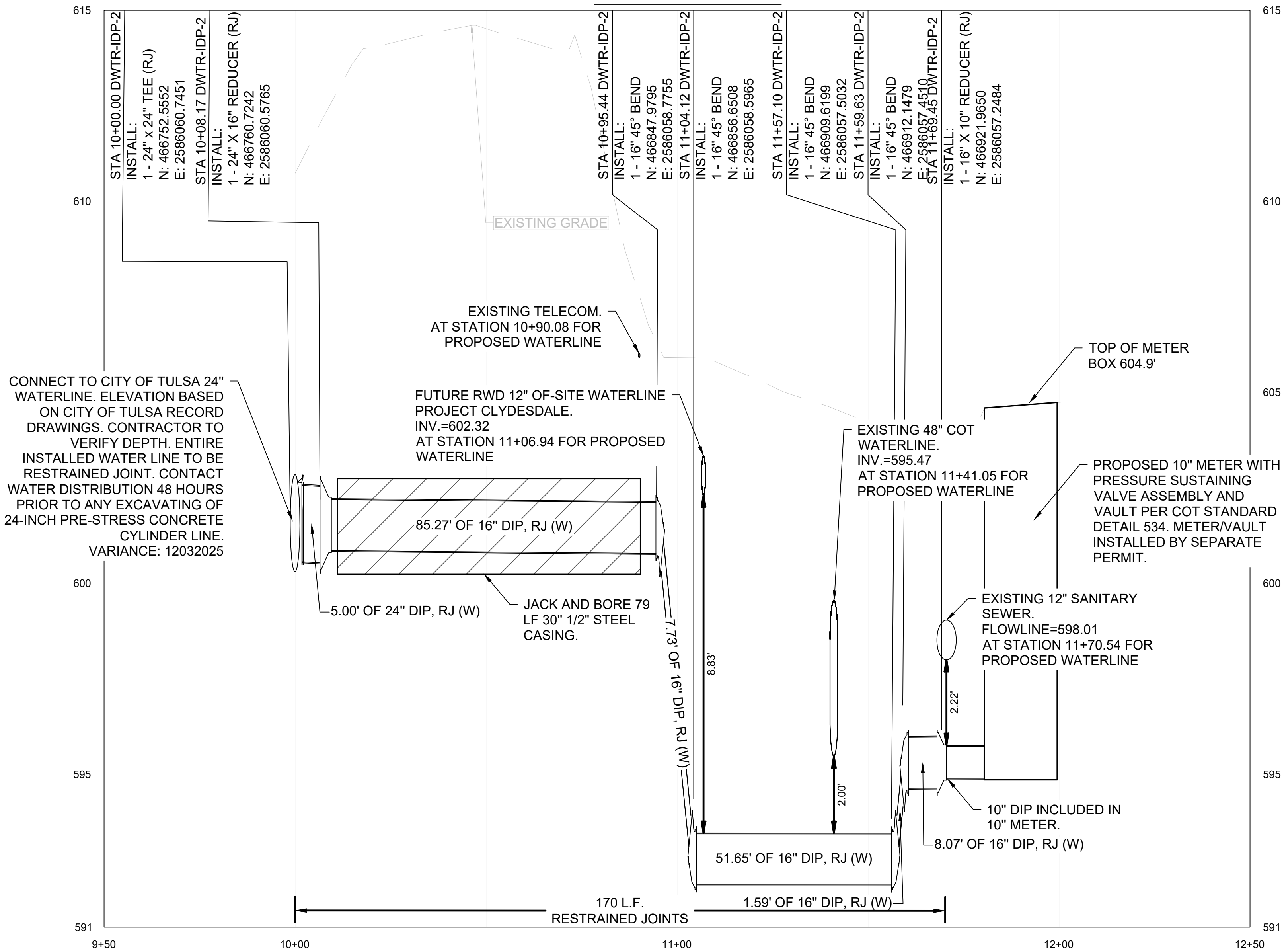
Michael Ling, PE Date _____
Infrastructure Development Manager
City of Tulsa

DWTR-IDP-1 PLAN AND PROFILE	PROJECT CLYDESDALE	KHA PROJECT	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1437 SOUTH BOULDER AVE. SUITE 930 TULSA, OK 74119 PHONE: 918-380-8868 FIRM NO. 2740 EXP. JUNE 30, 2027 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
		CLYDESDALE					
		DATE					
		APRIL 2026					
		SCALE: AS SHOWN					
		DESIGNED BY: DR					
		DRAWN BY: DB					
		CHECKED BY: DR					
SHEET NUMBER	WM01						



SUMMARY OF WATERLINE QUANTITIES				
ITEM	SPEC. NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COT 312	16 INCH DIP, CL50 POLYETHYLENE WRAPPED (RJ)	LF	154
2	COT 312	24 INCH DIP, CL50 POLYETHYLENE WRAPPED (RJ)	LF	5
4	COT 534	10" METER WITH PRESSURE SUSTAINING VALVE AND VAULT	EA	1
5	COT 361	24"X24" INLINE TEE	EA	1
6	COT 312	24"X16" REDUCER	EA	1
7	COT 312	16"X10" REDUCER	EA	1
8	COT 312	JACK AND BORE 30" 1/2" STEEL CASING	LF	79
9	COT 312	16" DIP 45° BEND (RJ)	EA	4

- # WATERLINE NOTES:
1. TESTING, CHLORINATING AND FLUSHING NOTES PERFORMED IN ACCORDANCE WITH GENERAL SPECIFICATIONS, SECTION 109.3
 2. TESTING AND CHLORINATION TO BE PERFORMED BY CITY OF TULSA.
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 - 4.1. ATTEMPTS WILL BE MADE WITH ASSISTANCE FROM THE CONTRACTOR TO NOTIFY ALL AFFECTED CUSTOMERS 48 HOURS IN ADVANCE, PARTICULARLY IF COMMERCIAL OR INDUSTRIAL CUSTOMERS ARE INVOLVED. PRIOR TO SHUTDOWN, FIELD ENGINEERING WILL NOTIFY WATER OPERATIONS, AT 9:15AM, OF THE MAIN, THERMAL AND WATER DOWNTIME. WATER OPERATIONS WILL NOTIFY THE FIRE DEPARTMENT OF ALL FIRE HYDRANTS OUT OF SERVICE AND WHEN THEY ARE BACK IN SERVICE, BY STREET ADDRESS OR INTERSECTION.
 - 4.2. WHERE COMMERCIAL, INDUSTRIAL, OR CRITICAL CUSTOMERS ARE AFFECTED, AND FOR ALL LINES 16 INCH AND LARGER IN SIZE, FIELD ENGINEERING WILL REQUEST WATER OPERATIONS TO SIGNIFY THE MAIN, THERMAL, AND WATER DOWNTIME TO 48 HOURS NOTICE TO WATER OPERATIONS.
 5. ALL WATER LINES SHOWN TO BE RESTRAINED JOINT.

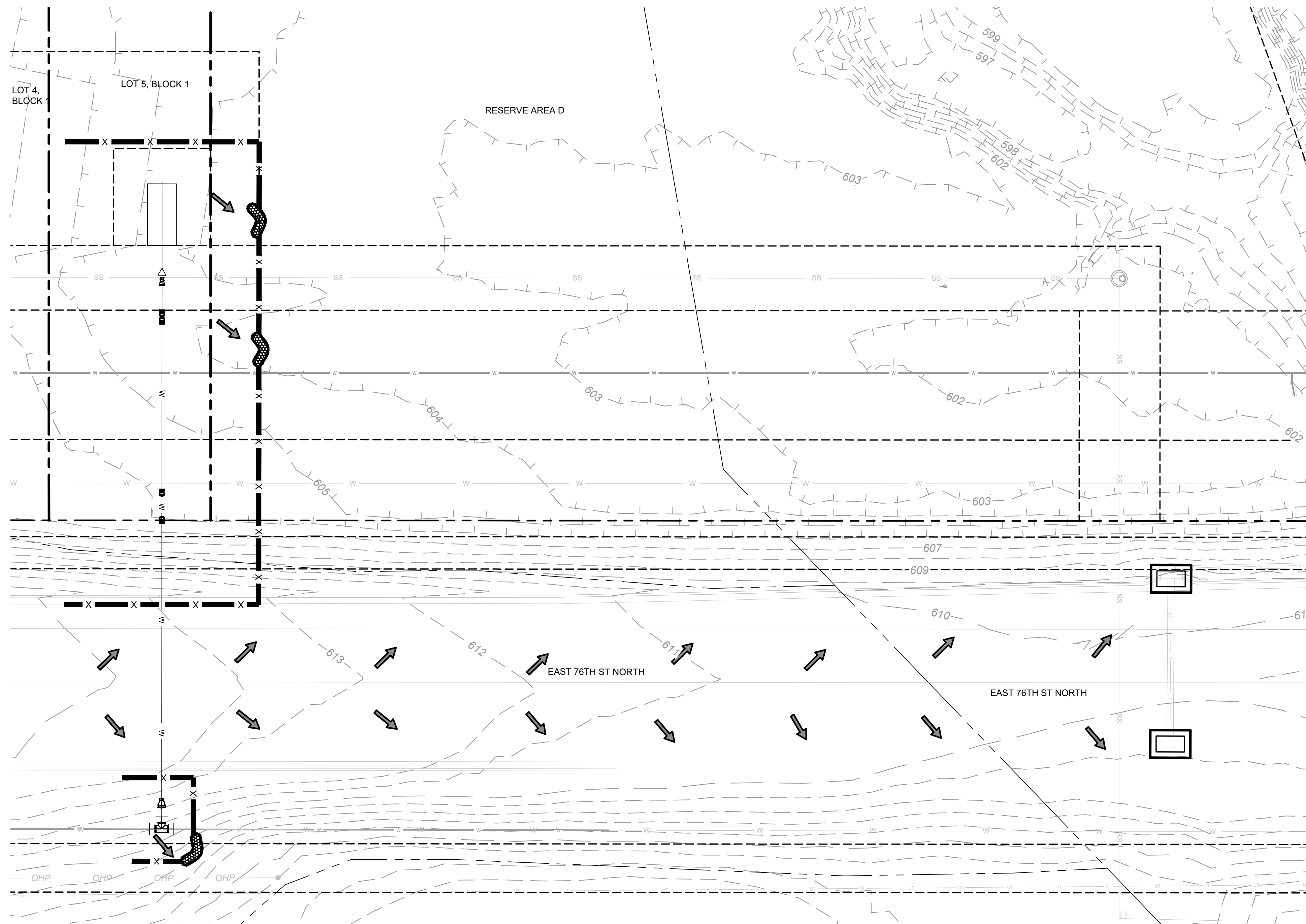


**Know what's below.
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Michael Ling, PE Date
Infrastructure Development Manager
City of Tulsa

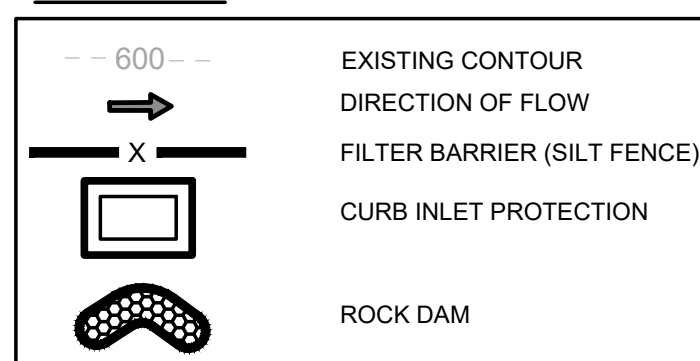
SHEET NUMBER	DWTR-IDP-2 PLAN AND PROFILE	PROJECT CLYDESDALE	<table><tr><td>KHA PROJECT</td><td>DATE</td><td>SCALE</td><td>DESIGNED BY:</td><td>DRAWN BY:</td><td>CHECKED BY:</td></tr><tr><td>CLYDESDALE</td><td>APRIL 2026</td><td>AS SHOWN</td><td>DR</td><td>DB</td><td>DR</td></tr></table>	KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	CLYDESDALE	APRIL 2026	AS SHOWN	DR	DB	DR	PRELIMINARY THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT Kimley»Horn Engineer: _____ P.E. No. _____ © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1437 SOUTH BROADWAY, SUITE 800, TULSA, OK 74119 PHONE: 918-360-8868 FAX: 918-360-8869 WWW.KIMLEY-HORN.COM Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1437 SOUTH BROADWAY, SUITE 800, TULSA, OK 74119 PHONE: 918-360-8868 FAX: 918-360-8869 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
				KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:											
CLYDESDALE	APRIL 2026	AS SHOWN	DR	DB	DR															
WM02																				



1 DWTR-IDP-2 EROSION CONTROL

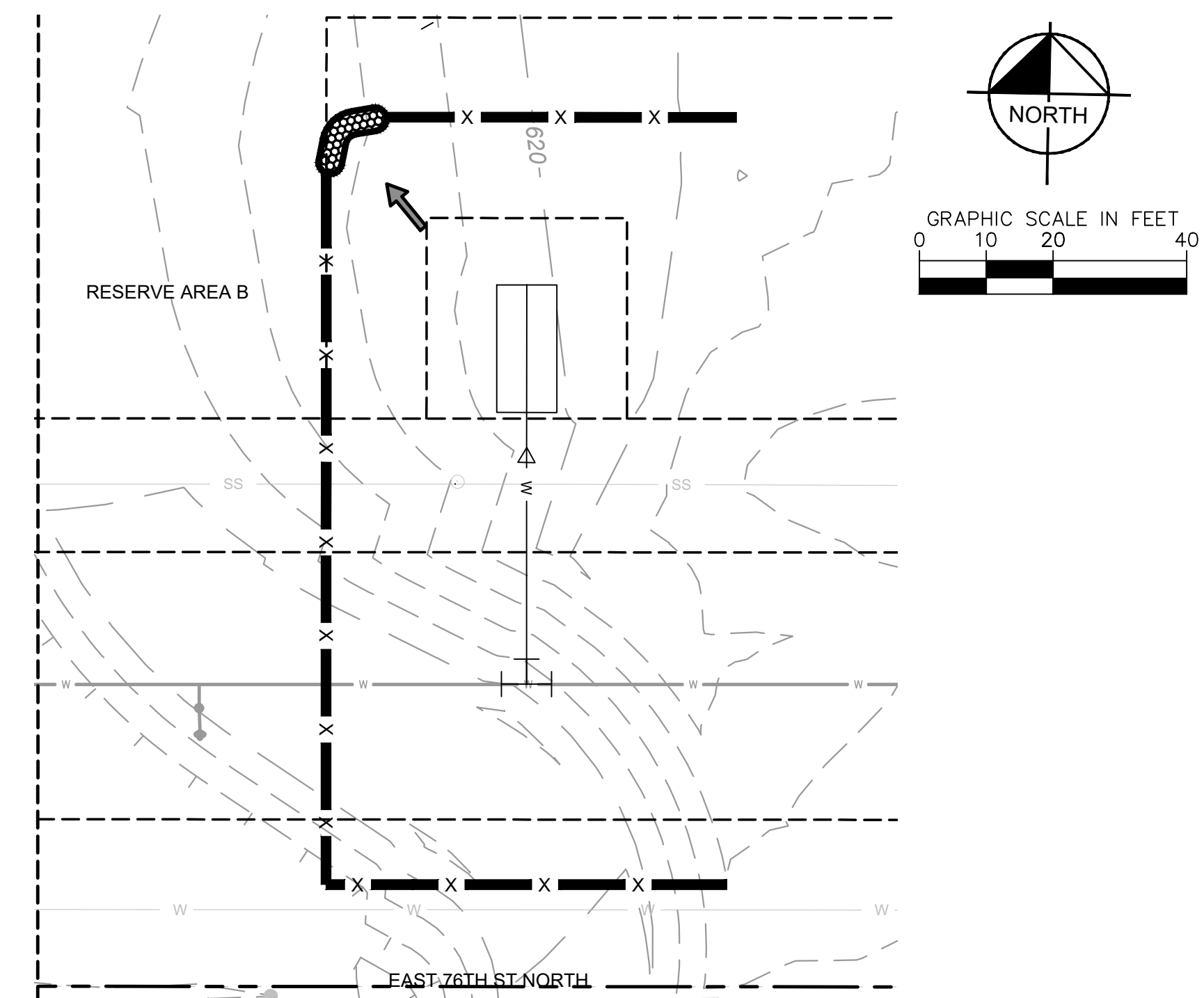
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LEGEND



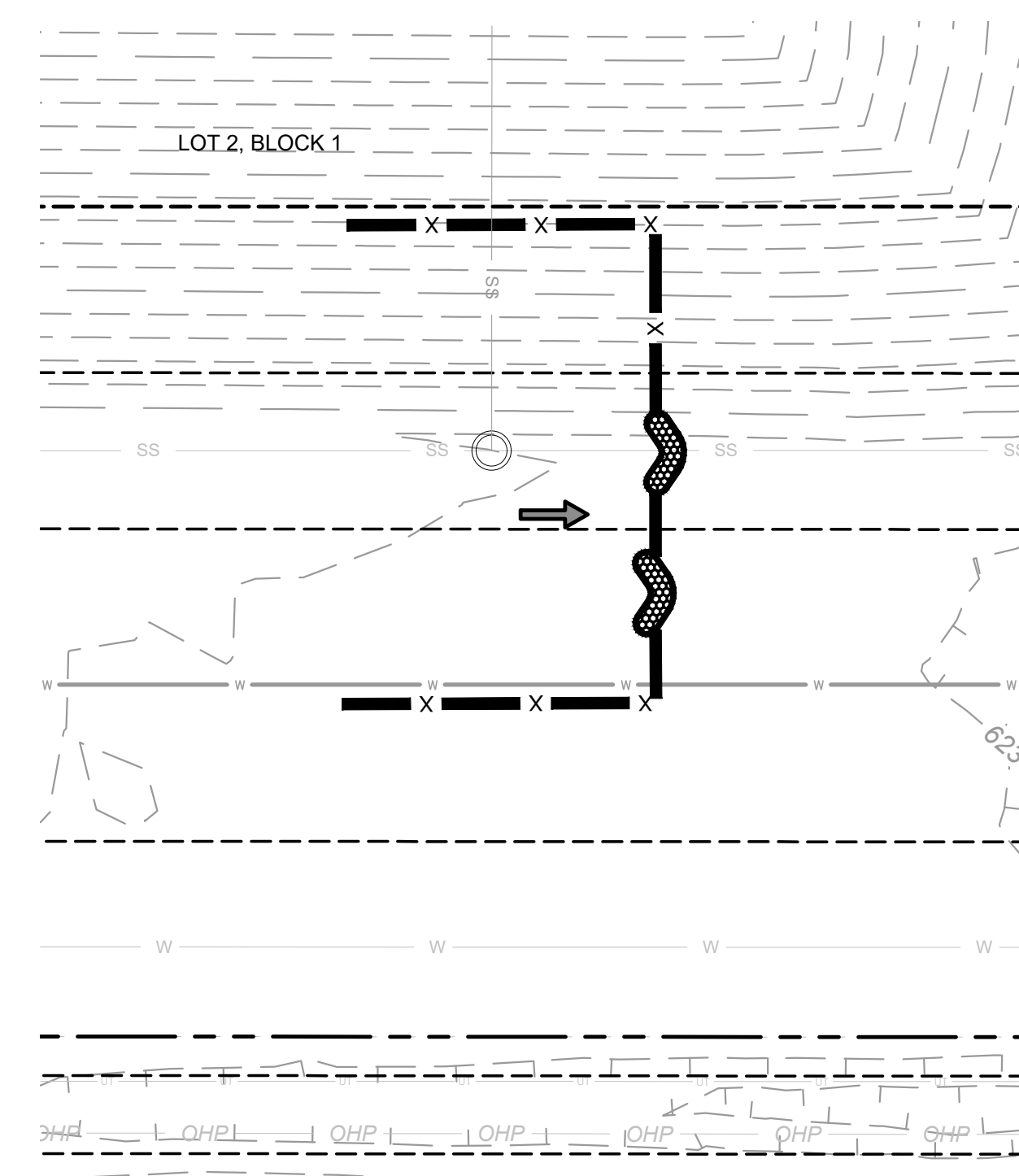
EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER TULSA COUNTY REGULATIONS.
2. EROSION CONTROL MEASURES FOR THE SANITARY SEWER EXTENSION IS SHOWN ON THE SANITARY SEWER PLAN SHEETS.



2 DWTR-IDP-1 EROSION CONTROL

SCALE 1:20



3 SSWR-IDP PROPOSED MANHOLE EROSION CONTROL

SCALE 1:20



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

[illegible]