NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or before Friday, February 27, 2026 at 4:00 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL – 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 5, 2026
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF FEBRUARY 19, 2026
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: **PC 26-**05
Consider a request by Southern Nazarene University, Applicant and Property Owner, to rezone Sixteen properties from R-1 (Single-Family Residential) to E-I (Educational Institutional).

LEGAL DESCRIPTION AND PROPERTIES:

1. 4312 N. College Ave.
    a. Legal description: The North 2.6 feet of Lot Two (2) and all of Lot Three (3) in Block Two (2) in NORTHSIDE ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
2. 4314 N. College Ave.
    a. Legal description: Lot FOUR (4) of Block TWO (2), in NORTH SIDE ADDITION, to Bethany, Oklahoma County, Oklahoma according to the recorded plat thereof
3. 4302 N. Peniel Ave.
    a. Legal description: The South 45 feet of Lot Six (6), Block Four (4), Davis Addition to the City of Bethany, Oklahoma County, Oklahoma
4. 4304 N. Peniel Ave.
    a. Legal description: The North 27 ½ feet of Lot 'SIX (6) and the South 22 ½ feet of Lot SEVEN (7), of Block FOUR (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof

5. 4305 N. Donald Ave.
    a. Legal description: The South 1 foot of Lot Two (2) and the North 60 feet of Lot Three (3), of Block Four (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
6. 4307 N. Donald Ave.
    a. Legal description: The North FIFTY (50) feet of the South FIFTY-INE (51) feet of Lot TWO (2), in Block (4) of DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
7. 4010 N. Redmond Ave.
    a. Legal description: The South Sixty (60) feet of the North One-Hundred Twenty-one and Sixty-six hundredths, (121.66) feet of the West One-Hundred fifty (150) feet of Block Fifteen (15) COCKRELL PLACE ADDITION, Bethany, Oklahoma County, being a subdivision of the SE/4 of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, according to the recorded plat thereof
8. 4012 N. Redmond Ave.
    a. Legal description: the North 61.66 feet of the West 150 feet only of Block Fifteen (15), in Cockrell Place, in Oklahoma County, Oklahoma, according to the recorded plat thereof
9. 4108 N. Redmond Ave.
    a. Legal description: Part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Said part being more particularly described as follows: Beginning at a point 59 feet South of the Northwest corner of said Block Ten (10); Thence East 166 feet; Thence South 50 feet; Thence West 166 feet; Thence North 50 feet to the Point of Place of Beginning
10. 4200 N. Redmond Ave.
    a. Legal description: The West 100 feet of the South 60 feet of the North 203 feet of Block Seven (7), COCKRELL PLACE ADDITION, being a sub-division of a part of the Southeast Quarter (SE/4), of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the recorded plat thereof
11. 4206 N. Redmond Ave.
    a. Legal description: The West Half (W/2) of the South Fifty (50) feet of the North Ninety-three (93) feet of Block Seven (7), in COCKRELL PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof
12. 4208 N. Redmond Ave.
    a. Legal description: The South 32 feet of the West Half (w/2) of Block Two (2) and the North 43 feet of the West Half (W/2) of Block Seven (7) in COCKRELL PLACE, an Addition in Oklahoma County, Oklahoma, as shown by the recorded plat thereof
13. 6300 NW 41st Street
    a. Legal description: Part of Blocks Seven (7) and Ten (10), in COCKRELL PLACE ADDITION, a subdivision of part of the North Half (N1/2) of the Southeast Quarter (SE/4) of Section 16, Township 12 North, Range 4 West of the Indian Meridian, more particularly described as follows: Beginning at a

point 243 feet South and 30 feet West of the Northeast Corner of Said Block 7; Thence South 100 feet; Thence West 73 feet; Thence North 100 feet; Thence East 73 feet to the point or place of beginning, Oklahoma County, Oklahoma, according to the recorded plat thereof

14. 6302 NW 41st Street

    a. Legal description: A part of Blocks Seven (7) and ten (10), in COCKRELL PLACE, a subdivision of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 103 feet West of the NE/Corner of Block 7, thence South 100 feet; thence West 73 feet; thence North 100 feet; thence East 73 feet to the point of beginning,

15. 6305 NW 41st Street

    a. Legal description: East Seventy-six (76) feet of the West One Hundred Seventy-Six (176) feet of the South Sixty (60) feet of the North Two Hundred three (203) feet of Block Seven (7), in COCKRELL PLACE to Oklahoma County, Oklahoma, according to the recorded plat thereof

16. 4105 N. Wheeler Ave.

    a. Legal description: A part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof; more particularly described as follows: Beginning at a point 259 feet North and 30 feet West of the Southeast corner of said Block 1O; thence West 146 feet; thence North 52 feet; thence East 146 feet; thence South 52 feet to the Point of Beginning **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)**

ITEM 2: **PC 26-06**

Consider a request by Box Law Group, PLLC, on behalf of the Applicant and John Thephahanh, Property Owner, to rezone 2200 N Flamingo Ave from E-I (Educational Institutional) to PUD (Planned Unit Development.

LEGAL DESCRIPTION: UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W OF NE/C NW/4 TH W150FT S321.51FT NELY ALONG A CURVE 137.50FT E15FT N300FT TO BEG PLUS A TR BEG 180FT W & 220FT S OF NE/C NW4 TH W215FT SWLY233.78FT SELY ALONG A CURVE 210.71FT SELY ALONG A REVERSE CURVE 172.32FT NELY126.42FT NELY ALONG A CURVE 119.02FT N321.51FT TO BEG EX A TR BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)**

ITEM 3: **PC 26-09**

Consider a final plat request from Loyd Spaugy, Agent for Owner Pelham Partners, LLC and Michael Love, Property Owner to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave.

LEGAL DESCRIPTION: Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof.
(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 17, 2026.)

NEW BUSINESS

ADJOURMENT UNTIL MARCH 19, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2026

MEMBERS PRESENT:	Justin Peck, Chair James Clemmer, Vice-Chair Sam Thurman Robert Helton Steve Marx Ron Crouch Arvel Williams
MEMBERS ABSENT:	Jennifer Edmonson
STAFF PRESENT:	Ray Jones, City Attorney Brett Crecelius, Comm. Dev. Director Raquelynne Diaz, Comm. Dev. Associate Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, February 13, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Arvel Williams to approve the February 5, 2026 Planning and Zoning Minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

ITEM 1: PC 26-07
Hold public hearing to discuss the potential I-L rezoning on the Rockwell corridor between NW 50th St., and NW 63rd St.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to discuss the potential I-L rezoning on the Rockwell corridor between NW 50th St., and NW 63rd St. to see if this is something we want to pursue or not. We received information from the last meeting (2/5/2026) that Wiley Post Airport will be building on and leasing portions of land at the airport property. He talked about the cost benefit analysis that was presented at the last meeting.

Ray Jones, City Attorney spoke about the comprehensive plan as it relates to I-L, Industrial Light and mixed-uses along the Rockwell corridor between NW 50th and NW 63rd.

Mr. Anthony Werner, resident of 7002 NW 57th St. asked if the properties purchased by the City of Bethany or big businesses will be helping people find another home.

Ray Jones, City Attorney explained this is not a plan for the City of Bethany to purchase any property. He explained if there was a zoning change made, whomever is currently using the property would continue to use the property. It would just have a change in the uses that would be authorized in the future. If there was a residential property that was in this area, you can continue to use property as residential property until property is sold or transferred to another property owner.

Linda Massey, resident of 7013 NW 61st Ter. asked if zoning is changed to industrial and our house burns down will we be able to rebuild.

Brett Crecelius, Comm. Dev. Director stated that depending how much is damaged, you would be able to put back the same size building but would not be able to add any additional square footage.

Linda Massey, resident of 7013 NW 61st Ter. asked if I wanted to sell my house, would I be able to sell to another residential person.

Ray Jones, City Attorney explained you can sell your property to anyone. But if property has been zoned to industrial or some other category, the developer that comes in wants to change anything about the property like demolish the house and do something different they would have to conform to whatever the zoning is.

Ms. Massey, resident of 7013 NW 61st St. expressed concern with the children in the area.

Commissioner Williams asked about the current airport properties that is available.

Brett Crecelius, Comm. Dev. Director explained it became known at out last meeting that Wiley Post Airport is opening up some of their land (approx.. 230 acres) for aviation uses, light use industrial etc.

Commissioner Marx asked if any developers are inquiring about property zoned I-L, Industrial Light in Bethany.

Brett Crecelius, Comm. Dev. Director stated we have people asking what I-L land is available in Bethany, not necessarily the Rockwell corridor.

Commissioner Helton read some of the uses that are allowed in I-L that would create a lot of noise. He asked if the Airport has responded to our meetings.

Brett Crecelius, Comm. Dev. Director stated we have not received any comments from them.

Mr. Price resident of 6907 NW 50th St. asked what school is close to this area.

Someone said there is Capps School.

Mr. Price, resident of 6907 NW 50th St. said that school is on NW 63rd Street in Warr Acres.

Ray Jones, City Attorney said it is not necessarily a school located within the Bethany City limits that prohibits these certain businesses. There is a distance requirement.

Motion was made by Ron Crouch, seconded by James Clemmer to open public comment again. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

Mr. Price, resident of 6907 NW 50th St. concerned about the water in the area with I-L Industrial Light use.

Motion was made by Robert Helton, seconded by Sam Thurman to open public comment again. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

Eric Jones w/ U-Store at 5920 N. Rockwell Ave. concerned with water and sewer issues. If we allow I-L in this area, what does that do to an already failing infrastructure.

Commissioner Williams said several years ago there were several public meetings about the comprehensive plan. People gave their opinions. It is now time to review the comprehensive plan again, and I-L is what we came up with since the Comm. Dev. Department has been receiving inquiries about I-L zoning.

Ms. Decamp, resident of 7009 NW 59th expressed concern about the nature of businesses Bethany is wanting to attract and traffic issues, and the children in the area.

Mr. Werner, resident of 7002 NW 57th St. concerned about flooding problems coming from the businesses along N. Rockwell Ave. I have a 1952 house with a floor furnace that I cannot use because of flooding issues.

Justin Peck, Chair explained to the audience that if this area should be rezoned, every time someone comes in that wants to do something new would have to come through staff and the

Planning and Zoning Commission, and City Council with setbacks, drainage, and water studies information.

Brett Crecelius, Comm. Dev. Director said any development that comes forward regardless of I-L, commercial or housing plans will have to be submitted and reviewed by Community Development Dept. and City Engineer.

ITEM 2: **PC 26-03**

Consider a rezoning request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner to rezone 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00˚03'20" E along the east line of said SE/4 a distance of a 620.00 feet; Thence S89˚29'48"W a distance of 345.00 feet to the point of beginning, Thence continuing S89˚29'48"W a distance of 565.20 feet; Thence N00˚06'31"W a distance of 702.90 feet; Thence N89˚27'47E a distance of 462.22 feet; Thence S00˚03'20"E a distance of 250.00 feet; Thence N89˚29'48"E (N89˚14'40"E measured) a distance of 105.00 feet; Thence S00˚03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026).**

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. He presented the surrounding zoning characteristics. The average lot on a PUD is 4800 square feet which is over the minimum lot size in R-2. There will be only nine lots in this development that will not meet the 4800 square feet. So, they are asking for a little PUD flexibility.

Mr. Eric with Silva Development representing West Oak Bethany LP spoke to the Planning Commission. He said property is zoned R-2 and we can build duplexes however during our do diligence process, we came across a fuel tank, so it really limited the space that we can develop and shrunk the number of lots we can build. We are asking for a variance for eight of the lots to be a little smaller that the minimum lot size that is required. The smallest lot will be about 7,500 sq. ft.

Commissioner Helton mentioned a battery had exploded on oil rig next to tonight's property. He noticed the only exit from property is close to that spot. How will you be able to exit property?

Mr. Eric with Silva Development representing West Oak Bethany LP explained the exit will be to the north of that area. Each unit will be sprinkler protected.

Justin Peck, Chair asked where is the detention pond located.

Mr. Eric with Silva Development representing West Oak Bethany LP stated detention pond will be on the southwest corner of the site.

Commissioner Williams asked about drainage

Unknown, Engineer for Applicant stated there is an existing pond that drains directly onto our property which goes into the proposed detention pond in southwest corner of our property. There is an outfall pipe on the southside that dumps on our property. We are collecting that and passing it on through.

Brett Crecelius, Comm. Dev. Director stated this item is for rezoning the property. The next action item will be the preliminary plat.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Ron Crouch, Steve Marx. NAY- Robert Helton, Arvel Williams. ABSTAIN- None. The motion carried 5-2-0.

ITEM 3: **PC 26-04**
Consider a preliminary plat request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner 500 feet west of N. Rockwell along NW 27th Street.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00˚03'20" E along the east line of said SE/4 a distance of 620.00 feet; Thence S89˚29'48"W a distance of 345.00 feet to the point of beginning, Thence continuing S89˚29. "W a distance of 565.20 feet; Thence N00˚06'31"W a distance of 702.90 feet; Thence N89˚27'47E a distance of 462.22 feet; Thence S00˚03'20"E a distance of 250.00 feet; Thence N89˚29'48"E (N89˚14'40"E measured) a distance of 105.00 feet; Thence S00˚03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026.)**

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. Teim Engineering and the Bethany Fire Marshall have approved the preliminary plat. Water and sewer is available to the site. The site plan has been approved by both the City Inspector and Bethany Fire Marshall.

Commissioner Marx asked about a traffic study.

Brett Crecelius, Comm. Dev. Director said no traffic study was done.

After some questions about widening NW 27th Street, the applicant representative said they will be doing a half-street improvement on NW 27th St.

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the preliminary plat request 500 feet west of N. Rockwell along NW 27th Street. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- Arvel Williams. The motion carried 5-1-1.

ITEM 4: PC 26-10

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave., (Lots 17, 18, and 32).

LEGAL DESCRIPTION: Unpltd. Pt. Sec. 9, 12N, 4W, NW4, SW4, SE4.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider three house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 17,18, and 32). They are going to be moving a lot of these homes, so applicant asked that we approve a blanket permit application.

Ray Jones, City Attorney said he does not recommend approving a blanket permit until applicant gives a definite date of completion because this can go on indefinitely. When applicant gives a completion date, then we can look at a blanket permit.

Motion was made by Ron Crouch, seconded by James Clemmer to recommend approving the house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave., (Lots 17, 18, and 32). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

NEW BUSINESS

Commissioner Helton asked about reviewing permitted uses in the tables.

Brett Crecelius, Comm. Dev. Director we can put that item on a future agenda.

Motion was made by Ron Crouch, seconded by James Clemmer to adjourn. The motion carried unanimously 7 0.

City of Bethany

Planning & Zoning Staff Report

March 5th, 2026

Case Number: PC 26-05

Request: Consider a request by Southern Nazarene University, Applicant and Property Owner, to rezone Sixteen properties from R-1 (Single-Family Residential) to E-I (Educational Institutional).

Current Zoning: R-1 (Single Family Residential)

Proposed Zoning: E-I (Educational Institutional)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential) & E-I (Educational Institutional)
South	R-1 (Single- Family Residential), E-I (Educational Institutional) & C-G (Commercial General)
East	R-1 (Single- Family Residential) & E-I (Educational Institutional)
West	R-1 (Single- Family Residential) & E-I (Educational Institutional)

Table 1

Zoning Characteristics

	R-1	E-I
Use	Single-Family Dwelling	Educational- Institutional
Minimum Lot Area	6,000 square feet	None
Lot area (minimum) per dwelling unit	6,000 square feet	None
Intensity of use	1 dwelling per lot	None
Height (maximum) feet	35 feet or 2-1/2 stories	None

Table 2

Total Lot Characteristics:

Setbacks	R-1	E-I
Front	25 feet	25 feet
Rear	20 feet	15 feet
Side (Interior lots)	10 feet on one side, 5 feet on the other	15 feet
Side (Corner lots) &	25 feet	25 feet

Background:

The applicant is requesting a rezone for sixteen (16) properties to match the zoning of their campus for long term plans, and for more consistent zoning on the properties owned. The properties consist of 16 lots composing total acreage of 2.964 approximately 129,111.84 sq.ft.

Analysis:

In their application Southern Nazarene University notes that the changes are for the purpose of consolidating and enclosing properties owned by the University into the comprehensive plan of development in furtherance of the University's educational purposes, such as learning centers or residential living and to work to ensure the safety of students and staff who use or will use the properties in connection with their role as a University.

All the properties in the rezone request are currently owned by SNU and are zoned Single-Family Residential (R-1). The comprehensive plan highlights several city successes that have helped catalyze continued development and growth, including the contributions of Bethany's higher-education institutions. It further notes that Southern Nazarene University has ongoing and planned expansions, with projects expected to double the size of existing facilities and add new student housing. These efforts align with the comprehensive plan's broader goal for Bethany to invest in its future by fostering a thriving economy supported by diverse employment, development, and mixed-use opportunities. This approach positions the city to address needs related to commercial growth, new housing, educational facilities, and other local institutions. Additionally, Chapter 5 of the Comprehensive Plan, Figure 5-1, identifies this area as a planned project within Southern Nazarene University.

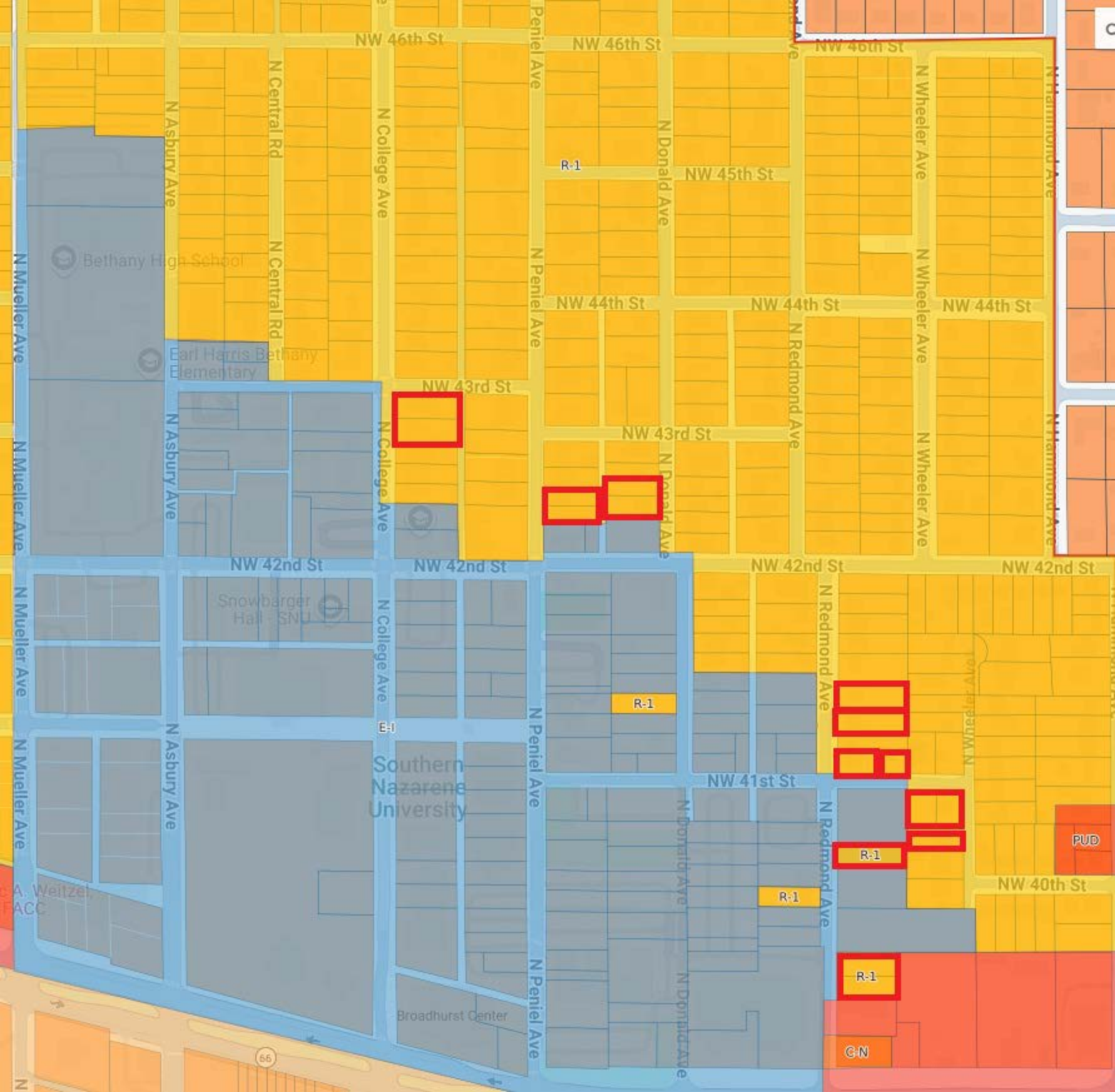
* The zoning map currently shows two properties as R-1; however, these parcels were rezoned to E-I in 2025 under a previous SNU application. The map has not yet been

updated to reflect this change because the City's updated GIS contract is not yet in effect.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on March 17, 2026, and a decision whether to approve or deny this change will be made.

Attachments:

- Zoning Map
- Aerial Photograph
- Application & Certified Owners List
- Public Notification


NW 46th St
NW 46th St
NW 46th St
N Asbury Ave
N Central Rd
N College Ave
N Peniel Ave
N Donald Ave
N Wheeler Ave
N Hammond Ave
R-1
NW 45th St
Bethany High School
N Mueller Ave
Earl Harris Bethany Elementary
NW 44th St
NW 44th St
NW 44th St
N Redmond Ave
NW 43rd St
NW 43rd St
NW 42nd St
NW 42nd St
NW 42nd St
NW 42nd St
Snowbarger Hall - SNU
R-1
E-I
Southern Nazarene University
NW 41st St
NW Prairie Ave
PUD
R-1
R-1
NW 40th St
A. Weitzel FACC
R-1
Broadhurst Center
C-N
55

NW 46th St
N Asbury Ave
N Poniel Ave
N Donald Ave
N Redmond Ave
N Hammond Ave
N Wheeler Ave
Bethany Public Middle School
NW 44th St
NW 43rd St
NW 43rd St
NW 42nd St
Bethany School District
Southern Nazarene University
NW 41st St
N Donald Ave
N Poniel Ave
N Redmond Ave
N Wheeler Ave
N Hammond Ave
NW 39th Expressway St
NW 39th Expressway St
NW 39th Expy

JAN 21 2026
By:
RECEIVED
JAN 21 2026

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Southern Nazarene University Phone #: 405-491-6306
   Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
2. Record Property Owner(s): Southern Nazarene University Phone #: 405-491-6306
   Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
3. Request rezoning from: R-1, Residential
   To: E-I, Education
4. Street address or location: see attachment
5. Legal description (attach if necessary): see attachment
6. Area of property (sq. ft.): approximately 129111.84 sq. ft; approximately 2.964 acres
7. The application shall be accompanied by the following:
   a. Filing Fee.
   b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
   c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: _____
   Signature of Property Owner: _____

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):
see attached

Present Designation: R-1, Residential

Requested to be changed to: E-I, Educational

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

The changes requested herein are for the purpose of consolidating and enclosing properties owned by the University into the comprehensive plan of development in furtherance of the University's educational purposes, such as learning centers or residential living and to work to ensure the safety of students and staff who use or will use the properties in connection with their role at the University.

(attach additional sheets, maps, etc., if necessary)

Applicant: Southern Nazarene Univesrity

Address: 6729 NW 39th Expressway, Bethany, OK 73008

Phone: 405-491-6306

Signature:

SNU REZONING APPLICATION

addresses, legal descriptions, and area of property

1. Street address or location: 4312 N. College Ave.
    a. Legal description: The North 2.6 feet of Lot Two (2) and all of Lot Three (3) in Block Two (2) in NORTHSIDE ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.2277 acres; approximately 9,918.612 sq. ft.

2. Street address or location: 4314 N. College Ave.
    a. Legal description: Lot FOUR (4) of Block TWO (2), in NORTH SIDE ADDITION, to Bethany, Oklahoma County, Oklahoma according to the recorded plat thereof
    b. Area of property (sq ft): 0.2388 acres; approximately 10,402.218 sq. ft.

3. Street address or location: 4302 N. Peniel Ave.
    a. Legal description: The South 45 feet of Lot Six (6), Block Four (4), Davis Addition to the City of Bethany, Oklahoma County, Oklahoma
    b. Area of property (sq ft): 0.1395 acres; approximately 6,076.62 sq. ft

4. Street address or location: 4304 N. Peniel Ave.
    a. Legal description: The North 27 ½ feet of Lot SIX (6) and the South 22 ½ feet of Lot SEVEN (7), of Block FOUR (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1519 acres; approximately 6,616.764 sq. ft

5. Street address or location: 4305 N. Donald Ave.
    a. Legal description: The South 1 foot of Lot Two (2) and the North 60 feet of Lot Three (3), of Block Four (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1890 acres; approximately 8,232.84 sq. ft.

6. Street address or location: 4307 N. Donald Ave.
    a. Legal description: The North FIFTY (50) feet of the South FIFTY-INE (51) feet of Lot TWO (2), in Block FOUR ($) of DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1550 acres; approximately 6,751.8 sq. ft.

7. Street address or location: 4010 N. Redmond Ave.
    a. Legal description: The South Sixty (60) feet of the North One-Hundred Twenty-one and Sixty-six hundredths, (121.66) feet of the West One-Hundred fifty (150) feet of Block Fifteen (15) COCKRELL PLACE ADDITION, Bethany, Oklahoma County, being a subdivision of the SE/4 of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, according to the recorded plat thereof
    b. Area of property (sq ft): 0.2066 acres; approximately 8,999.496 sq. ft.

8. Street address or location: 4012 N. Redmond Ave.
    a. Legal description: the North 61.66 feet of the West 150 feet only of Block Fifteen (15), in Cockrell Place, in Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.2135 acres; approximately 9,300.06 sq. ft.

9. Street address or location: 4108 N. Redmond Ave.
    a. Legal description: Part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Said part being more particularly described as follows: Beginning at a point 59 feet South of the Northwest corner of said Block Ten (10); Thence East 166 feet; Thence South 50 feet; Thence West 166 feet; Thence North 50 feet to the Point of Place of Beginning
    b. Area of property (sq ft): 0.1905 acres; approximately 8,298.18 sq. ft.

10. Street address or location: 4200 N. Redmond Ave.
    a. Legal description: The West 100 feet of the South 60 feet of the North 203 feet of Block Seven (7), COCKRELL PLACE ADDITION, being a sub-division of a part of the Southeast Quarter (SE/4), of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1377 acres; approximately 5,998.212 sq. ft

11. Street address or location: 4206 N. Redmond Ave.
    a. Legal description: The West Half (W/2) of the South Fifty (50) feet of the North Ninety-three (93) feet of Block Seven (7), in COCKRELL PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.2020 acres; approximately 8,799.12 sq. ft.

12. Street address or location: 4208 N. Redmond Ave.
    a. Legal description: The South 32 feet of the West Half (w/2) of Block Two (2) and the North 43 feet of the West Half (W/2) of Block Seven (7) in COCKRELL PLACE, an Addition in Oklahoma County, Oklahoma, as shown by the recorded plat thereof
    b. Area of property (sq ft): 0.3030 acres; approximately 13,198.68 sq. ft.

13. Street address or location: 6300 NW 41st Street
    a. Legal description: Part of Blocks Seven (7) and Ten (10), in COCKRELL PLACE ADDITION, a subdivision of part of the North Half (N1/2) of the Southeast Quarter (SE/4) of Section 16, Township 12 North, Range 4 West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 30 feet West of the Northeast Corner of Said Block 7; Thence South 100 feet; Thence West 73 feet; Thence North 100 feet; Thence East 73 feet to the point or place of beginning, Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1676 acres; approximately 7,300.656 sq. ft.

14. Street address or location: 6302 NW 41st Street
    a. Legal description: A part of Blocks Seven (7) and ten (10), in COCKRELL PLACE, a subdivision of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 103 feet West of the NE/Corner of Block 7, thence South 100 feet; thence West 73 feet; thence North 100 feet; thence East 73 feet to the point of beginning,
    b. Area of property (sq ft): 0.1676 acres; approximately 7,300.656 sq. ft.

15. Street address or location: 6305 NW 41st Street
    a. Legal description: East Seventy-six (76) feet of the West One Hundred Seventy-Six (176) feet of the South Sixty (60) feet of the North Two Hundred three (203) feet of Block Seven (7), in COCKRELL PLACE to Oklahoma County, Oklahoma, according to the recorded plat thereof
    b. Area of property (sq ft): 0.1041 acres; approximately 4,534.596 sq. ft.

16. Street address or location: 4105 N. Wheeler Ave.
    a. Legal description: A part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof; more particularly described as follows: Beginning at a point 259 feet North and 30 feet West of the Southeast corner of said Block 10; thence West 146 feet; thence North 52 feet; thence East 146 feet; thence South 52 feet to the Point of Beginning
    b. Area of property (sq ft): 0.1695 acres; approximately 7,383.42 sq. ft.

Total acreage = 2.9640

Total approximate sq. ft. = 129,111.84

#8. 4012 N. Redmond

#7. 4010 N. Redmond

Larry Stein
Oklahoma County
Office

RECEIVED
JAN 21 2026

Ownership Radius Report

This Non-Official Report is for Account Numbers R171263300 and R171263025 is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

Northwest 41st Street
Northwest 41st Street
Northwest 41st Street
OKLAHOMA AVENUE
HAMMOND AVENUE
North Donald Avenue
North Redmond Avenue
North Wheeler Avenue
N.W. FIRST STREET
N.W. 39TH STREET EXPRESSWAY
US Historic 66;OK 66
Hadley Hall
A.M. Hills
EXEMPT
5
6
10
11
14
15
16

Oklahoma County Assessor's
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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171263700	SAFARI DEAN	POURSAEID FAITH	No Data	2120 NW 157TH TER	EDMOND	OK	73013-1730	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLK 15 BEG 32.5FT N OF SW/C N78FT E138FT S78FT W138FT TO BEG	6329 NW 39TH EXPY BETHANY
R171262860	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	014	000	COCKRELL PLACE ADD BLK 014 BEG 200FT S OF NW/C TH E150FT N50FT E26FT S TO S LINE BLK 14 TH W176FT TH N TO BEG EX S27.5FT OF W176FT	6433 NW 39TH EXPY BETHANY
R171263950	MILLER ROY N JR & KIMBERLEY I	No Data	No Data	4008 N REDMOND AVE	BETHANY	OK	73008-2838	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 N50FT OF S210FT W150FT BLK 15 PLUS N49.5FT OF S160FT W150FTBLK 15	4008 N REDMOND AVE BETHANY
R171263025	SOUTHERN NAZARENE UNIVERSITY	AN OKLAHOMA CORPORATION	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 S60FT OF N121.66FT OF W150FT	4010 N REDMOND AVE BETHANY
R171263300	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 N61.66FT OF W150FT	4012 N REDMOND AVE BETHANY
R171264400	SMILIN R REALTY LLC	No Data	No Data	11701 HACKNEY LN	YUKON	OK	73099	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD BLK 000 LOT 000 S112FT OF W10FT BLK 9 EX N3FT PLUS BEG 32.5FT N OF SW/C OF BLK 16 TH E100FT N291.91FT W100FT S TO BEG & A PT OF BLK 16 BEG 152FT W & 32.5FT N OF SE/C OF BLK 16 TH N291.91FT TO N LINE OF SD BLK TH W100FT S291.91FT E100FT TO BEG	6229 NW 39TH EXPY BETHANY
R171262900	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	014	000	COCKRELL PLACE ADD 014 000 BEG 20FT E OF NW/C BLK 14 TH E156FT S50FT W156FT N50FT TO BEG	4012 N DONALD BETHANY
R171262870	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S12FT E/2 BLK 11 & E/2 BLK 14 EX S27.5FT PLUS W/2 OF S50FT N100FT BLK 14 & S50FT OF N150FT W176FT BLK 14 & PT W/2 BLK 14BEG 150FT S OF NW/C BLK 14 TH E150FT S50FT W150FT N50FT TO BEG	6401 NW 39TH EXPY BETHANY
R171262780	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E OF SW/C TH E156FT N34FT W156FT S34FT TO BEG	4014 N DONALD BETHANY
R171262740	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 13 1/2FT N SE/C BLK 11 W158FT N50FT E158FT S50FT TO BEG	4101 N REDMOND AVE BETHANY

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R171262640	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171271050	BALTAZAR MARY ANN	No Data	No Data	6213 NW 40TH ST	BETHANY	OK	73008-2814	COCKRELL PLACE RESUB	009	006	COCKRELL PLACE RESUB 009 006 W50FT	6213 NW 40TH ST BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	ATTN: DONALD BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLKS 7 & 10 BEG 243FT S OF NW/C OF BLK 7 S142FT E166FT S50FT E10FT N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R171263600	VALLA LLC	No Data	No Data	4400 BRADEN CT	OKLAHOMA CITY	OK	73120	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG NE/C LOT 15 TH S295.53FT TH W133.79FT TH N170.8FT TH N126.09FT TH E131.11FT TO BEG	6301 NW 39TH EXPY BETHANY
R171263605	FBL HOLDINGS LLC	No Data	No Data	2330 N HARRISON	SHAWNEE	OK	74804	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG 150FT E OF NW/C LOT 15 TH E70.32FT TH S126.09FT TH S170.8FT TH W8.63FT TH N145FT TH W59FT TH N152.62FT TO BEG CONT .28 ACRS MORE OR LESS	No Data
R171263005	FBL HOLDINGS LLC	No Data	No Data	2330 N HARRISON ST	SHAWNEE	OK	74804-3135	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 S177.50FT OF E59FT W209FT & E12FT OF S110.50FT W150FT OF BLK 15 EX S32.50FT	6315 NW 39TH EXPY BETHANY

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R171262790	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 34.5FT N OF SW/C BLK 11 E164FT N75FT W164FT S75FT TO BEG	4016 N DONALD AVE BETHANY
R171262690	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 S109FT OF BLK 10	4100 N REDMOND AVE BETHANY
R171262760	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 63.5FT N OF SE/C TH W158FT TH N50FT TH E158FT TH S50FT TO BEG	4103 N REDMOND AVE BETHANY
R171272955	HRH ENTERPRISES INC	No Data	No Data	PO BOX 23013	OKLAHOMA CITY	OK	73123-2013	COCKRELL PLACE RESUB	009	007	COCKRELL PLACE RESUB 009 007 W50FT	6212 NW 40TH ST BETHANY
R171273000	DAVIS RUSSELL W	No Data	No Data	10225 W HEFNER RD	YUKON	OK	73099-8243	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E4.7FT LOT 7 & W45.3FT LOT 8	6210 NW 40TH ST BETHANY
R171262830	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT N OF SW/C BLK 11 E164FT N54.5FT W164FT S54.5FT	4100 N DONALD BETHANY
R171262770	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 PT OF BLK 11BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG	4105 N REDMOND AVE BETHANY
R171262670	TRIMBLE SHERRIELL J	No Data	No Data	4101 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 PT BLK 10 COCKRELL PLACE BEG AT A PT 109FT N & 30FT W OF SE/C SD BLK 10 TH W146FT N75F E146FT S75FT TO BEG	4101 N WHEELER AVE BETHANY
R171262800	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT S OF NW/C BLK 11 S54.5FT E164FT N54.5FT W164FT TO BEG	4102 N DONALD BETHANY
R171262700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 109FT N OF SW COR BLK 10 E176FT N109FT W176FT S109FT	4104 N REDMOND AVE BETHANY
R171262720	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 104.5FT S OF NE/C BLK 11 W164FT S59FT E164FT N59FT TO BEG	4107 N REDMOND AVE BETHANY
R171262660	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY

#9.
4108 N.
Redmond

Larry Stein
Oklahoma County
Office

Ownership Radius Report

This Non-Official Report is for Account Number R171262680 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

OKLAHOMA AVENUE
Northwest 41st Street
DONALD STREET
North Donald Avenue
North Redmond Avenue
North Wheeler Avenue
HAMMOND AVENUE
North Hammond Avenue
N W. FIRST STREET
Northwest 40th Street
166.5'
186.6'
143.5'
176'
139.96'
110'
299.92'
151.92'
352'
202'
200'
150'
14
15
16

Oklahoma County Assessor's
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R171273055	HOUSETREK OK LLC	No Data	No Data	967 E PARKCENTER BLVD, Unit 1019	BOISE	ID	83706	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E8.7FT LOT 8 & W41.3FT LOT 9	6208 NW 40TH ST BETHANY
R171262830	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT N OF SW/C BLK 11 E164FT N54.5FT W164FT S54.5FT	4100 N DONALD BETHANY
R171262770	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 PT OF BLK 11BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG	4105 N REDMOND AVE BETHANY
R171262670	TRIMBLE SHERRIELL J	No Data	No Data	4101 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 PT BLK 10 COCKRELL PLACE BEG AT A PT 109FT N & 30FT W OF SE/C SD BLK 10 TH W146FT N75F E146FT S75FT TO BEG	4101 N WHEELER AVE BETHANY
R171262800	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT S OF NW/C BLK 11 S54.5FT E164FT N54.5FT W164FT TO BEG	4102 N DONALD BETHANY
R171262700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 109FT N OF SW COR BLK 10 E176FT N109FT W176FT S109FT	4104 N REDMOND AVE BETHANY
R171262720	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 104.5FT S OF NE/C BLK 11 W164FT S59FT E164FT N59FT TO BEG	4107 N REDMOND AVE BETHANY
R171262660	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY
R171262810	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 54.5FT S OF NW/C BLK 11 S54.5FT E176FT N54.5FT W176FT TO BEG SUBJ TO EASMENTS OF RECORD	4104 N DONALD BETHANY
R171262640	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171271050	BALTAZAR MARY ANN	No Data	No Data	6213 NW 40TH ST	BETHANY	OK	73008-2814	COCKRELL PLACE RESUB	009	006	COCKRELL PLACE RESUB 009 006 W50FT	6213 NW 40TH ST BETHANY

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R171271040	THE DEJAGER FAMILY LIMITED PARTNERSHIP IV	No Data	No Data	8033 NW 16TH ST	OKLAHOMA CITY	OK	73127	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W45.3FT LOT 5 & E4.7FT LOT 6	6211 NW 40TH ST BETHANY
R171271030	HERRING MARK	HERRING MELINDA	No Data	3100 NW 73RD ST	OKLAHOMA CITY	OK	73116	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W41.3FT LOT 4 & E8.7FT LOT 5	6209 NW 40TH ST BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	ATTN: DONALD BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R171262820	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E OF NW/C BLK 11 TH E164FT S54.5FT W164FT N54.5FT	4106 N DONALD BETHANY
R171262582	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S56.67FT OF W155FT	4200 N WHEELER AVE BETHANY
R171262415	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLKS 7 & 10 BEG AT A PL 243FT S & 30FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6300 NW 41ST ST BETHANY
R170724850	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	002	EAST SIDE ADDITION 005 002	4110 N DONALD BETHANY
R171262405	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT BLKS 7 & 10 BEG 243FT S & 103FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6302 NW 41ST ST BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	001	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLKS 7 & 10 BEG 243FT S OF NW/C OF BLK 7 S142FT E166FT S50FT E10FT N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R171262592	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N56.66FT OF S113.33FT OF W155FT	4202 N WHEELER AVE BETHANY
R171262595	GALLEGOS ROSALVA	GARCIA VICTOR	No Data	4204 N WHEELER AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 W155FT OF N56.67FT OF S170FT	4204 N WHEELER AVE BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 4	4201 N REDMOND AVE BETHANY
R171262575	SOUTHERN NAZARENE UNIVERSITY	No Data	C/O JACK H PETTY	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 E76FT OF W176FT OF S60FT OF N203FT	6305 NW 41ST ST BETHANY
R171262576	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W100FT OF S60FT OF N203FT	4200 N REDMOND AVE BETHANY

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R171262607	KEESEE MARY E	No Data	No Data	4206 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT OF BLK 8 BEG 12FT E & 104.67FT S OF NW/C E&W 143FT AND N&S 52.33FT	4206 N WHEELER AVE BETHANY
R170724100	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 W50FT LOTS 3 & 4	6405 NW 41ST ST BETHANY
R170724270	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E35.5FT LOTS 5 & 6 EXEMPT	6415 NW 41ST ST BETHANY
R170724110	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 3	4203 N REDMOND AVE BETHANY
R171262570	R & S PROPERTIES LLC	No Data	No Data	4000 NW 48TH ST	OKLAHOMA CITY	OK	73112	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 93FT S & 20FT W OF NE/C FOR BEG TH W86FT S110FT E86FT N110FT TO BEG	6301 NW 41ST ST BETHANY
R171262578	JOHNSON MINDI MARIE	No Data	No Data	6303 NW 41ST ST	BETHANY	OK	73008	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 203FT S & 176FT E OF NW/C BLK 7 TH N110FT E70FT S110FT W70FT TO BEG	6303 NW 41ST ST BETHANY
R171262565	NATE PROPERTIES LLC	No Data	No Data	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 S50FT OF N143FT OF W176FT	4204 N REDMOND AVE BETHANY
R171262572	JOHNSON CLARA LU BRASHER	No Data	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 PT BLK DES AS BEG AT PT 43F S AND 20FT W OF NE/C BLK 7 TH W156FT TH S50FT TH E156FT TH N50FT TO BEG	4207 N WHEELER AVE BETHANY
R171262580	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W 1/2 OF S50FT OF N93FT	4206 N REDMOND AVE BETHANY
R170723950	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 S25FT OF LOT 1 & ALL LOT 2 & BEG 12FT N OF SE/C OF LOT 2 THE2FT N15FT W2FT S15FT TO BEG	4205 N REDMOND AVE BETHANY
R171263600	VALLA LLC	No Data	No Data	4400 BRADEN CT	OKLAHOMA CITY	OK	73120	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG NE/C LOT 15 TH S295.53FT TH W133.79FT TH N170.8FT TH N126.09FT TH E131.11FT TO BEG	6301 NW 39TH EXPY BETHANY
R171263605	FBL HOLDINGS LLC	No Data	No Data	2330 N HARRISON	SHAWNEE	OK	74804	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG 150FT E OF NW/C LOT 15 TH E70.32FT TH S126.09FT TH S170.8FT TH W8.63FT TH N145FT TH W59FT TH N152.62FT TO BEG CONT .28 ACRS MORE OR LESS	No Data

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171263025	SOUTHERN NAZARENE UNIVERSITY	AN OKLAHOMA CORPORATION	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 S60FT OF N121.66FT OF W150FT	4010 N REDMOND AVE BETHANY
R171263300	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 N61.66FT OF W150FT	4012 N REDMOND AVE BETHANY
R171264400	SMILIN R REALTY LLC	No Data	No Data	11701 HACKNEY LN	YUKON	OK	73099	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD BLK 000 LOT 000 S112FT OF W10FT BLK 9 EX N3FT PLUS BEG 32.5FT N OF SW/C OF BLK 16 TH E100FT N291.91FT W100FT S TO BEG & A PT OF BLK 16 BEG 152FT W & 32.5FT N OF SE/C OF BLK 16 TH N291.91FT TO N LINE OF SD BLK TH W100FT S291.91FT E100FT TO BEG	6229 NW 39TH EXPY BETHANY
R171262870	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S12FT E/2 BLK 11 & E/2 BLK 14 EX S27.5FT PLUS W/2 OF S50FT N100FT BLK 14 & S50FT OF N150FT W176FT BLK 14 & PT W/2 BLK 14BEG 150FT S OF NW/C BLK 14 TH E150FT S50FT W150FT N50FT TO BEG	6401 NW 39TH EXPY BETHANY
R171262780	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E OF SW/C TH E156FT N34FT W156FT S34FT TO BEG	4014 N DONALD BETHANY
R171262740	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 13 1/2FT N SE/C BLK 11 W158FT N50FT E158FT S50FT TO BEG	4101 N REDMOND AVE BETHANY
R171262790	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E & 34.5FT N OF SW/C BLK 11 E164FT N75FT W164FT S75FT TO BEG	4016 N DONALD AVE BETHANY
R171262690	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 S109FT OF BLK 10	4100 N REDMOND AVE BETHANY
R171262760	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 63.5FT N OF SE/C TH W158FT TH N50FT TH E158FT TH S50FT TO BEG	4103 N REDMOND AVE BETHANY
R171272955	HRH ENTERPRISES INC	No Data	No Data	PO BOX 23013	OKLAHOMA CITY	OK	73123-2013	COCKRELL PLACE RESUB	009	007	COCKRELL PLACE RESUB 009 007 W50FT	6212 NW 40TH ST BETHANY
R171273000	DAVIS RUSSELL W	No Data	No Data	10225 W HEFNER RD	YUKON	OK	73099-8243	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E4.7FT LOT 7 & W45.3FT LOT 8	6210 NW 40TH ST BETHANY

#10. 4200 N. Redmond

#15. 6305 NW 41st

Larry Stein
Oklahoma County
Office

RECEIVED
JAN 21 2026

Ownership Radius Report

This Non-Official Report is for Account Numbers R171262576 and R171262575is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

DONALD STREET
OKLAHOMA AVENUE
HAMMOND AVENUE
N.W. FIRST STREET
Northwest 41st Street
North Donald Avenue
North Redmond Avenue
North Wheeler Avenue
North Hammond Avenue
North Penn Avenue

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R171262250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S32FT OF W 1/2 BLK 2 & W 1/2 OF N43FT OF BLK 7	4208 N REDMOND AVE BETHANY
R171262525	JOHNSON CLARA L	JOHNSON JACK	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 E 1/2 OF N50FT OF S57FT	4211 N WHEELER AVE BETHANY
R170720655	SOUTHERN NAZARENE UNIVERSITY	C/O PHIL WHITE	No Data	6729 NW EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	001	007	EAST SIDE ADDITION 001 007 N50FT OF S56FT	4208 N DONALD AVE BETHANY
R170720450	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	000	000	EAST SIDE ADDITION 000 000 N28FT LOT 1 BLK 4 & LOT 6 BLK 1	4209 N REDMOND AVE BETHANY
R171260305	WALSTAD KENT LEE	WALSTAD KIRSTEN ANN	No Data	4212 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLK 1 BEG SW/C BLK 1 TH N87FT E201.70FT SELY87.06FT W206FT TO BEG SUBJ TO RD ESMT ON W	4212 N WHEELER AVE BETHANY
R171261850	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF E 1/2 OF N270FT	4213 N WHEELER AVE BETHANY
R171261700	SCHLICHER GARY BENJAMM	No Data	No Data	4210 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 W176FT OF S75FT OF N295FT	4210 N REDMOND AVE BETHANY
R170720300	NANTZE JEFFREY A & JONATHAN D TRS	REDMOND TRUST	No Data	7513 NW 38TH ST	BETHANY	OK	73008-3240	EAST SIDE ADDITION	001	005	EAST SIDE ADDITION 001 005	4211 N REDMOND AVE BETHANY
R171261200	FALLON HEATHER B	No Data	No Data	4212 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 BEG 170FT S OF NW/C E176FT S50FT W176FT N50FT	4212 N REDMOND AVE BETHANY
R170720250	MELMAN BENJAMIN	MELMAN CORRIE	No Data	4213 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	001	004	EAST SIDE ADDITION 001 004	4213 N REDMOND AVE BETHANY
R171260320	CITY OF BETHANY	No Data	No Data	PO BOX 219	BETHANY	OK	73008	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 W12FT OF S157FT BLK 1	0 UNKNOWN BETHANY
R171262150	RAY STEVENS INC	No Data	No Data	3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116-2011	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 PT BLK BEG 170FT S OF NE/C SD BLK 2 FOR BEG W176FT S50FT E176FT N50FT TO BEG	4215 N WHEELER AVE BETHANY

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R170724280	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	006	EAST SIDE ADDITION 004 006 W108FT	4202 N DONALD BETHANY
R170724270	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E35.5FT LOTS 5 & 6 EXEMPT	6415 NW 41ST ST BETHANY
R170724110	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 3	4203 N REDMOND AVE BETHANY
R171262570	R & S PROPERTIES LLC	No Data	No Data	4000 NW 48TH ST	OKLAHOMA CITY	OK	73112	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 93FT S & 20FT W OF NE/C FOR BEG TH W86FT S110FT E86FT N110FT TO BEG	6301 NW 41ST ST BETHANY
R171262578	JOHNSON MINDI MARIE	No Data	No Data	6303 NW 41ST ST	BETHANY	OK	73008	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 203FT S & 176FT E OF NW/C BLK 7 TH N110FT E70FT S110FT W70FT TO BEG	6303 NW 41ST ST BETHANY
R171262565	NATE PROPERTIES LLC	No Data	No Data	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 S50FT OF N143FT OF W176FT	4204 N REDMOND AVE BETHANY
R171262597	MICHAEL CECIL R	MICHAEL SHELLY JO	No Data	1166 MOOSE RD	YUKON	OK	73099	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD BLK 008 LOT 000 PT OF BLK 8 BEG 12FT E & 52.34FT S OF NW/C TH E143FT S52.33FT W143FT N52.33FT TO BEG	4208 N WHEELER AVE BETHANY
R170724400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	007	EAST SIDE ADDITION 004 007	4204 N DONALD AVE BETHANY
R171262572	JOHNSON CLARA LU BRASHER	No Data	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 PT BLK DES AS BEG AT PT 43F S AND 20FT W OF NE/C BLK 7 TH W156FT TH S50FT TH E156FT TH N50FT TO BEG	4207 N WHEELER AVE BETHANY
R171262580	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W 1/2 OF S50FT OF N93FT	4206 N REDMOND AVE BETHANY
R170723950	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 S25FT OF LOT 1 & ALL LOT 2 & BEG 12FT N OF SE/C OF LOT 2 THE2FT N15FT W2FT S15FT TO BEG	4205 N REDMOND AVE BETHANY
R171262602	REDWINE KATHERINE NICOLE	No Data	No Data	4210 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT BLK 8 BEG 12FT E OF NW/C TH E143FT S52.34FT W143FT N52.34FT TO BEG	4210 N WHEELER AVE BETHANY
R171262500	BRASHER MILTONETTE	No Data	No Data	4209 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S7FT OF E 1/2 OF BLK 2 E 1/2 OF N43FT OF BLK 7	4209 N WHEELER AVE BETHANY
R170724550	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 69TH EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	000	000	EAST SIDE ADDITION 000 000 S6FT LOT 7 BLK 1 & ALL LOT 8 BLK 4	4206 N DONALD AVE BETHANY

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R171262582	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S56.67FT OF W155FT	4200 N WHEELER AVE BETHANY
R171262415	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLKS 7 & 10 BEG AT A PL 243FT S & 30FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6300 NW 41ST ST BETHANY
R170724850	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	002	EAST SIDE ADDITION 005 002	4110 N DONALD BETHANY
R171262405	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT BLKS 7 & 10 BEG 243FT S & 103FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6302 NW 41ST ST BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	001	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLKS 7 & 10 BEG 243FT S OF NW/C OF BLK 7 S142FT E166FT S50FT E10FT N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R171262592	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N56.66FT OF S113.33FT OF W155FT	4202 N WHEELER AVE BETHANY
R171260910	RAMPERSAD RAYMOND	No Data	No Data	8516 NW 82ND ST	OKLAHOMA CITY	OK	73132-4117	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF N170FT OF W176FT	4216 N REDMOND AVE BETHANY
R171262595	GALLEGOS ROSALVA	GARCIA VICTOR	No Data	4204 N WHEELER AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 W155FT OF N56.67FT OF S170FT	4204 N WHEELER AVE BETHANY
R170724250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	004	005	EAST SIDE ADDITION 004 005 W108FT	4200 N DONALD BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 4	4201 N REDMOND AVE BETHANY
R171262575	SOUTHERN NAZARENE UNIVERSITY	No Data	C/O JACK H PETTY	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 E76FT OF W176FT OF S60FT OF N203FT	6305 NW 41ST ST BETHANY
R171262576	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W100FT OF S60FT OF N203FT	4200 N REDMOND AVE BETHANY
R171262607	KEESEE MARY E	No Data	No Data	4206 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT OF BLK 8 BEG 12FT E & 104.67FT S OF NW/C E&W 143FT AND N&S 52.33FT	4206 N WHEELER AVE BETHANY
R170724100	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 W50FT LOTS 3 & 4	6405 NW 41ST ST BETHANY

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171262770	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 PT OF BLK 11BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG	4105 N REDMOND AVE BETHANY
R171262670	TRIMBLE SHERRIELL J	No Data	No Data	4101 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 PT BLK 10 COCKRELL PLACE BEG AT A PT 109FT N & 30FT W OF SE/C SD BLK 10 TH W146FT N75F E146FT S75FT TO BEG	4101 N WHEELER AVE BETHANY
R171262700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 109FT N OF SW COR BLK 10 E176FT N109FT W176FT S109FT	4104 N REDMOND AVE BETHANY
R171262720	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 104.5FT S OF NE/C BLK 11 W164FT S59FT E164FT N59FT TO BEG	4107 N REDMOND AVE BETHANY
R171262660	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY
R171262810	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 54.5FT S OF NW/C BLK 11 S54.5FT E176FT N54.5FT W176FT TO BEG SUBJ TO EASMENTS OF RECORD	4104 N DONALD BETHANY
R171262640	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171271050	BALTAZAR MARY ANN	No Data	No Data	6213 NW 40TH ST	BETHANY	OK	73008-2814	COCKRELL PLACE RESUB	009	006	COCKRELL PLACE RESUB 009 006 W50FT	6213 NW 40TH ST BETHANY
R171271040	THE DEJAGER FAMILY LIMITED PARTNERSHIP IV	No Data	No Data	8033 NW 16TH ST	OKLAHOMA CITY	OK	73127	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W45.3FT LOT 5 & E4.7FT LOT 6	6211 NW 40TH ST BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	ATTN: DONALD BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R171262820	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 20FT E OF NW/C BLK 11 TH E164FT S54.5FT W164FT N54.5FT	4106 N DONALD BETHANY

#11. 4206 N. Redmond

#12. 4208 N. Redmond

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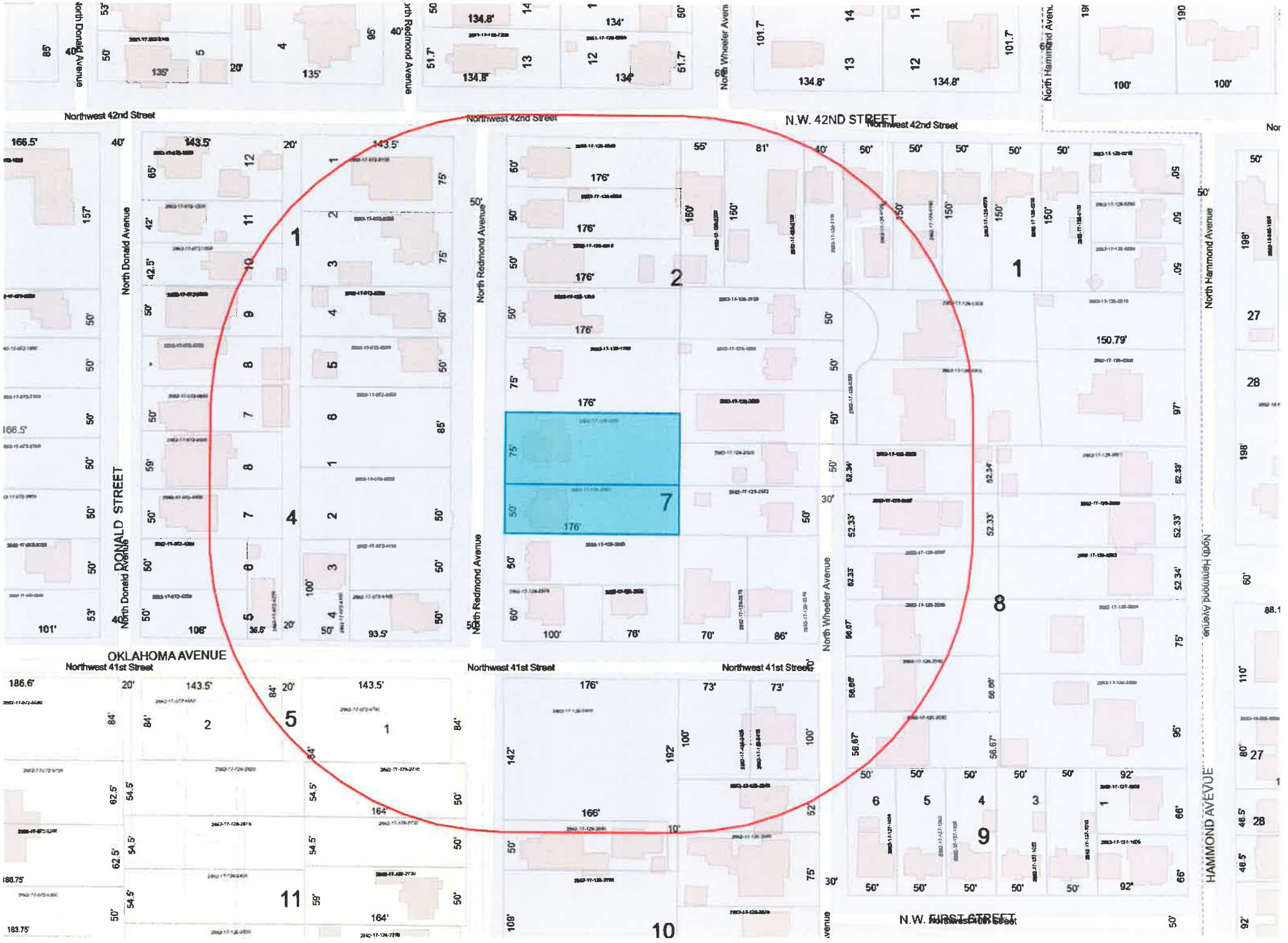
Ownership Radius Report

This Non-Official Report is for Account Numbers R171262580 and R171262580 is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.


Northwest 42nd Street
N.W. 42ND STREET
North Donald Avenue
North Redmond Avenue
North Wheeler Avenue
North Hammond Avenue
DONALD STREET
OKLAHOMA AVENUE
Northwest 41st Street
HAMMOND AVENUE
N.W. FIRST STREET

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R170724550	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 69TH EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	000	000	EAST SIDE ADDITION 000 000 S6FT LOT 7 BLK 1 & ALL LOT 8 BLK 4	4206 N DONALD AVE BETHANY
R171262250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S32FT OF W 1/2 BLK 2 & W 1/2 OF N43FT OF BLK 7	4208 N REDMOND AVE BETHANY
R171262525	JOHNSON CLARA L	JOHNSON JACK	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 E 1/2 OF N50FT OF S57FT	4211 N WHEELER AVE BETHANY
R170720655	SOUTHERN NAZARENE UNIVERSITY	C/O PHIL WHITE	No Data	6729 NW EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	001	007	EAST SIDE ADDITION 001 007 N50FT OF S56FT	4208 N DONALD AVE BETHANY
R170720450	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	000	000	EAST SIDE ADDITION 000 000 N28FT LOT 1 BLK 4 & LOT 6 BLK 1	4209 N REDMOND AVE BETHANY
R171260305	WALSTAD KENT LEE	WALSTAD KIRSTEN ANN	No Data	4212 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLK 1 BEG SW/C BLK 1 TH N87FT E201.70FT SELY87.06FT W206FT TO BEG SUBJ TO RD ESMT ON W	4212 N WHEELER AVE BETHANY
R171261850	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF E 1/2 OF N270FT	4213 N WHEELER AVE BETHANY
R171261700	SCHLICHER GARY BENJAMM	No Data	No Data	4210 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 W176FT OF S75FT OF N295FT	4210 N REDMOND AVE BETHANY
R170720750	SANCHEZ JORGE VICENTE MENDOZA	GARCIA LAURA JUDITH SOTO	REYES FERNANDA GETSEMANI	4210 N DONALD	BETHANY	OK	73008	EAST SIDE ADDITION	001	008	EAST SIDE ADDITION 001 008	4210 N DONALD AVE BETHANY
R170720300	NANTZE JEFFREY A & JONATHAN D TRS	REDMOND TRUST	No Data	7513 NW 38TH ST	BETHANY	OK	73008-3240	EAST SIDE ADDITION	001	005	EAST SIDE ADDITION 001 005	4211 N REDMOND AVE BETHANY
R171261200	FALLON HEATHER B	No Data	No Data	4212 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 BEG 170FT S OF NW/C E176FT S50FT W176FT N50FT	4212 N REDMOND AVE BETHANY
R170720900	WRIGHT KEITH	WRIGHT SUSIE	WRIGHT KELLY	4212 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	001	009	EAST SIDE ADDITION 001 009	4212 N DONALD AVE BETHANY
R170720250	MELMAN BENJAMIN	MELMAN CORRIE	No Data	4213 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	001	004	EAST SIDE ADDITION 001 004	4213 N REDMOND AVE BETHANY
R171260320	CITY OF BETHANY	No Data	No Data	PO BOX 219	BETHANY	OK	73008	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 W12FT OF S157FT BLK 1	0 UNKNOWN BETHANY
R171260308	RANDELL DONALD RAY & BRENDA JOYCE	No Data	No Data	4214 NW WHEELER AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 PT OF BLK 1 BEG 25FT E & 70.01FT N & 18.57FT NE ON A CURVE FROM SW/C BLK 1 TH NELY ALONG A CURVE .81FT NLY ALONG A CURVE 80.14FT E174.14FT SELY70.13FT W170.12FT TO BEG CONT .2574ACRS MORE OR LESS	4214 N WHEELER AVE BETHANY
R171262150	RAY STEVENS INC	No Data	No Data	3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116-2011	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 PT BLK BEG 170FT S OF NE/C SD BLK 2 FOR BEG W176FT S50FT E176FT N50FT TO BEG	4215 N WHEELER AVE BETHANY

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R171260910	RAMPERSAD RAYMOND	No Data	No Data	8516 NW 82ND ST	OKLAHOMA CITY	OK	73132-4117	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF N170FT OF W176FT	4216 N REDMOND AVE BETHANY
R170720200	SERNA ABREL	No Data	No Data	4217 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	001	000	EAST SIDE ADDITION 001 000 S 1/2 OF LOT 2 & ALL OF LOT 3	4217 N REDMOND AVE BETHANY
R170721200	WHITE JEFFERSON & RONDA	No Data	No Data	4216 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	001	000	EAST SIDE ADDITION 001 000 N7 1/2FT OF LOT 10 & S35FT LOT 11	4216 N DONALD AVE BETHANY
R171260900	FREEMAN CURTIS & SARAH	No Data	No Data	4602 N ROCKWELL AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF N120FT OF W176FT	4218 N REDMOND AVE BETHANY
R171260225	MARTINDALE JONATHAN RYAN	MARTINDALE STEVEN BOOZER	MARTINDALE AMANDA JEAN	3600 LINDA AVE	OKLAHOMA CITY	OK	73112	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 E50FT OF W150FT OF N170FT	6208 NW 42ND ST BETHANY
R171260150	HAHN ROBERT	No Data	No Data	6212 NW 42ND ST	BETHANY	OK	73008-2803	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 E50FT OF W100FT OF N170FT	6210 NW 42ND ST BETHANY
R171260125	HAHN ROBERT	No Data	No Data	6212 NW 42ND ST	BETHANY	OK	73008-2803	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 W50FT OF N170FT	6212 NW 42ND ST BETHANY
R171262110	HAHN ROBERT	No Data	No Data	6212 NW 42ND ST	BETHANY	OK	73008-2803	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 BEG AT NE/C BLK 2 TH W40FT S150FT E40FT N150FT TO BEG	6214 NW 42ND ST BETHANY
R171262100	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 PT OF BLK 2 BEG 40FT W OF NE/C BLK 2 TH S150FT W81FT N150FT E81FT TO BEG SUBJ TO ESMTS OF RECORD	6216 NW 42ND ST BETHANY
R171262200	SPEEGLE MIKE & SHARON REV TRUST	No Data	No Data	5205 NW 120TH ST	OKLAHOMA CITY	OK	73162-1784	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S150FT OF W55FT OF N170FT OF E176FT	6300 NW 42ND ST BETHANY
R171260600	FREEMAN SARAH A & CURTIS	No Data	No Data	4220 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 BEG 20FT S OF NW/C BLK 2 E176FT S50FT W176FT N50FT TO BEG	4220 N REDMOND AVE BETHANY
R170720150	OMAN JONATHAN & ASHLEE DON	No Data	No Data	4219 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	001	000	EAST SIDE ADDITION 001 000 LOT 1 & N 1/2 LOT 2	4219 N REDMOND AVE BETHANY
R171262595	GALLEGOS ROSALVA	GARCIA VICTOR	No Data	4204 N WHEELER AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 W155FT OF N56.67FT OF S170FT	4204 N WHEELER AVE BETHANY
R170724250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	004	005	EAST SIDE ADDITION 004 005 W108FT	4200 N DONALD BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 4	4201 N REDMOND AVE BETHANY
R171262575	SOUTHERN NAZARENE UNIVERSITY	No Data	C/O JACK H PETTY	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 E76FT OF W176FT OF S60FT OF N203FT	6305 NW 41ST ST BETHANY
R171262576	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W100FT OF S60FT OF N203FT	4200 N REDMOND AVE BETHANY
R171262607	KEESEE MARY E	No Data	No Data	4206 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT OF BLK 8 BEG 12FT E & 104.67FT S OF NW/C E&W 143FT AND N&S 52.33FT	4206 N WHEELER AVE BETHANY

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R170724100	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 W50FT LOTS 3 & 4	6405 NW 41ST ST BETHANY
R170724280	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	006	EAST SIDE ADDITION 004 006 W108FT	4202 N DONALD BETHANY
R170724270	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E35.5FT LOTS 5 & 6 EXEMPT	6415 NW 41ST ST BETHANY
R170724110	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 3	4203 N REDMOND AVE BETHANY
R171262570	R & S PROPERTIES LLC	No Data	No Data	4000 NW 48TH ST	OKLAHOMA CITY	OK	73112	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 93FT S & 20FT W OF NE/C FOR BEG TH W86FT S110FT E86FT N110FT TO BEG	6301 NW 41ST ST BETHANY
R171262578	JOHNSON MINDI MARIE	No Data	No Data	6303 NW 41ST ST	BETHANY	OK	73008	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 203FT S & 176FT E OF NW/C BLK 7 TH N110FT E70FT S110FT W70FT TO BEG	6303 NW 41ST ST BETHANY
R171262565	NATE PROPERTIES LLC	No Data	No Data	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 S50FT OF N143FT OF W176FT	4204 N REDMOND AVE BETHANY
R171262597	MICHAEL CECIL R	MICHAEL SHELLY JO	No Data	1166 MOOSE RD	YUKON	OK	73099	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD BLK 008 LOT 000 PT OF BLK 8 BEG 12FT E & 52.34FT S OF NW/C TH E143FT S52.33FT W143FT N52.33FT TO BEG	4208 N WHEELER AVE BETHANY
R170724400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	007	EAST SIDE ADDITION 004 007	4204 N DONALD AVE BETHANY
R171262572	JOHNSON CLARA LU BRASHER	No Data	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 PT BLK DES AS BEG AT PT 43F S AND 20FT W OF NE/C BLK 7 TH W156FT TH S50FT TH E156FT TH N50FT TO BEG	4207 N WHEELER AVE BETHANY
R171262580	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W 1/2 OF S50FT OF N93FT	4206 N REDMOND AVE BETHANY
R170723950	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 S25FT OF LOT 1 & ALL LOT 2 & BEG 12FT N OF SE/C OF LOT 2 THE2FT N15FT W2FT S15FT TO BEG	4205 N REDMOND AVE BETHANY
R171262602	REDWINE KATHERINE NICOLE	No Data	No Data	4210 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT BLK 8 BEG 12FT E OF NW/C TH E143FT S52.34FT W143FT N52.34FT TO BEG	4210 N WHEELER AVE BETHANY
R171262500	BRASHER MILTONETTE	No Data	No Data	4209 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S7FT OF E 1/2 OF BLK 2 E 1/2 OF N43FT OF BLK 7	4209 N WHEELER AVE BETHANY

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171262660	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY
R171262640	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171271050	BALTAZAR MARY ANN	No Data	No Data	6213 NW 40TH ST	BETHANY	OK	73008-2814	COCKRELL PLACE RESUB	009	006	COCKRELL PLACE RESUB 009 006 W50FT	6213 NW 40TH ST BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	ATTN: DONALD BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R171262582	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S56.67FT OF W155FT	4200 N WHEELER AVE BETHANY
R171262415	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLKS 7 & 10 BEG AT A PL 243FT S & 30FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6300 NW 41ST ST BETHANY
R170724850	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	002	EAST SIDE ADDITION 005 002	4110 N DONALD BETHANY
R171262405	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT BLKS 7 & 10 BEG 243FT S & 103FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6302 NW 41ST ST BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	001	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLKS 7 & 10 BEG 243FT S OF NW/C OF BLK 7 S142FT E166FT S50FT E10FT N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R171262592	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N56.66FT OF S113.33FT OF W155FT	4202 N WHEELER AVE BETHANY
R170721050	WHITE JEFFERSON B & RONDA J	No Data	No Data	4214 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	001	010	EAST SIDE ADDITION 001 010 S42 1/2FT	4214 N DONALD AVE BETHANY

Larry Stein
Oklahoma County A
Office

#3. 4302 N. Peniel

#4. 4304 N. Peniel

#6. 4307 N. ~~Peniel~~ Donald

#5. 4305 N. Donald

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Ownership Radius Report

This Official Report is for Account Number **RR170667850 & R170667855 & R170667130 & R170667350** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

NW 43rd St
NW 43rd St
N College Ave
N Peniel Ave
N Donald Ave
N Redmond Ave
NW 42nd St
NW 42nd St
N Donald Ave
N Redmond Ave

Oklahoma County Assessor's
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R170668740	ENGLE MICHAEL	ENGLE AMY KATHLEEN	CULP BOBBIE	4300 N DONALD AVE	BETHANY	OK	73008-2726	DAVIS SUB BETHANY	5	5	DAVIS SUB BETHANY 005 005 S50FT	4300 N DONALD AVE BETHANY
R170961700	MORSCH VICKIE A TRS	MORSCH VICKIE TRUST		14996 W 130TH ST	OLATHE	KS	66062	NORTH SIDE ADDITION	2	5	NORTH SIDE ADDITION BLK 002 LOT 000 S70FT OF LOT 5 EX S10FT	4309 N PENIEL AVE BETHANY
R170665750	SIMMONS DUANE F CO TRS ETAL	SIMMON BONITA REV TRUST		6406 NW 30TH ST	BETHANY	OK	73008-4146	DAVIS SUB BETHANY	3	0	DAVIS SUB BETHANY 003 000 W54.5FT OF LOTS 3 & 4	6503 NW 43RD ST BETHANY
R170665980	CHAPMAN GARY S			1620 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127-3921	DAVIS SUB BETHANY	3	5	DAVIS SUB BETHANY 003 005	4400 N PENIEL AVE BETHANY
R170665760	CLANIN JUSTIN & LAUREN			4401 N DONALD AVE	BETHANY	OK	73008	DAVIS SUB BETHANY	3	0	DAVIS SUB BETHANY 003 000 E80.5FT LOTS 3 & 4	4401 N DONALD AVE BETHANY
R170664370	ADAMS GWEN TRS ETAL	ADAMS VIKI L TRS	ADAMS GWEN FAMILY TRUST	4400 N DONALD AVE	BETHANY	OK	73008-2728	DAVIS SUB BETHANY	2	5	DAVIS SUB BETHANY 002 005 S55FT	4400 N DONALD AVE BETHANY
R170722550	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N57FT OF W166.5FT	4218 N PENIEL AVE BETHANY
R170721800	SOUTHERN NAZARENE UNVERSITY	C/O DR DON BILLINGS		6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N157FT OF E 1/2	4219 N DONALD AVE BETHANY
R170961600	HISLE NATALIE			4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 5 EX S70FT	4311 N PENIEL AVE BETHANY
R170120040	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOTS 1 & 2 EX W70FT EXEMPT	4217 N PENIEL AVE BETHANY
R170664600	CARPENTER DERENCE REESE & JENNIFER SMART			4402 N DONALD AVE	BETHANY	OK	73008-2728	DAVIS SUB BETHANY	2	0	DAVIS SUB BETHANY 002 000 N17.5FT OF LOT 5 & S37 1/2FT LOT 6	4402 N DONALD AVE BETHANY
R170721350	GOODWIN BONNI GEORGEANNE			4218 N DONALD AVE	BETHANY	OK	73008	EAST SIDE ADDITION	1	0	EAST SIDE ADDITION 001 000 N 1/2 LESS S10FT LOT 11 & ALL LOT 12	4218 N DONALD AVE BETHANY
R170666210	GARRISON WILLIAM BRIAN	HAMMONS ASHLEY ELIZABETH		4402 N PENIEL AVE	BETHANY	OK	73008	DAVIS SUB BETHANY	3	6	DAVIS SUB BETHANY 003 006	4402 N PENIEL AVE BETHANY
R170721500	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT OF N107FT OF W 1/2	4216 N PENIEL AVE BETHANY
R170668510	FARROW JONATHAN WADE	FARROW ELIZABETH RACHELLE		4301 N REDMOND AVE	BETHANY	OK	73008-2843	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 LOT 3 EX N50FT & ALL LOT 4	4301 N REDMOND AVE BETHANY
R170668490	HOLT PHILLIP	HOLT JENNIFER		4303 N REDMOND AVE	BETHANY	OK	73008-2843	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 N50FT LOT 3 & S5FT LOT 2	4303 N REDMOND AVE BETHANY
R170668280	WAGONER CORY	WAGONER SARAH		4309 N REDMOND AVE	BETHANY	OK	73008-2843	DAVIS SUB BETHANY	5	1	DAVIS SUB BETHANY 005 001	4309 N REDMOND AVE BETHANY
R170668290	QUALLS KYLE REESE & JACQUELYN L			4305 N REDMOND AVE	BETHANY	OK	73008	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 LOT 2 EX S5FT	4305 N REDMOND AVE BETHANY
R170120050	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 W70FT OF LOTS 1 & 2	6608 NW 42ND ST BETHANY

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170667830	SOUTHERN NAZARENE UNIVERSITY			6729 NW EXPRESSWAY	BETHANY	OK	73008	DAVIS SUB BETHANY	4	5	DAVIS SUB BETHANY 004 005 E35FT	6507 NW 42ND ST BETHANY
R170667820	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 W100FT OF LOT 5	6511 NW 42ND ST BETHANY
R170667360	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 LOT 4 & S12.5FT LOT 3	4301 N DONALD BETHANY
R170667850	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	6	DAVIS SUB BETHANY 004 006 S45FT	4302 N PENIEL AVE BETHANY
R170667350	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 S1FT OF LOT 2 N60FT OF LOT 3	4305 N DONALD AVE BETHANY
R170667855	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 N27FT LOT 6 & S22FT LOT 7	4304 N PENIEL AVE BETHANY
R170667130	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	2	DAVIS SUB BETHANY 004 002 N50FT OF S51FT	4307 N DONALD AVE BETHANY
R170667860	MORADI MORRIS M			4306 N PENIEL AVE	BETHANY	OK	73008-2744	DAVIS SUB BETHANY	4	7	DAVIS SUB BETHANY 004 007 N50FT	4306 N PENIEL AVE BETHANY
R170666950	EVERITT CURTIS W			4309 N DONALD AVE	BETHANY	OK	73008-2725	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 S18.5FT OF LOT 1 & N21.5FT LOT 2	4309 N DONALD AVE BETHANY
R170666900	STIVERS KATRINA			1328 NW 92ND ST	OKLAHOMA CITY	OK	73114	DAVIS SUB BETHANY	4	1	DAVIS SUB BETHANY 004 001 N54FT	4311 N DONALD AVE BETHANY
R170668050	COX STEVEN TRS	COX PAULETTE NARUE TESTAMENTARY TRUST		962 TURKEY HOLLOW TRL	PIEDMONT	OK	73078	DAVIS SUB BETHANY	4	8	DAVIS SUB BETHANY 004 008	4308 N PENIEL AVE BETHANY
R170962050	HISLE NATALIE			4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOTS 8 & 9	6601 NW 42ND ST BETHANY
R170961900	TOMPKINS RONALD S & DARLA			4305 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	7	NORTH SIDE ADDITION 002 007	4305 N PENIEL AVE BETHANY
R170668800	DAWKINS BRETT EMIAN	DAWKINS DIANNE LEE		4302 N DONALD AVE	BETHANY	OK	73008-2726	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 N22 1/2FT OF LOT 5 & S30 1/2FT OF LOT 6	4302 N DONALD AVE BETHANY
R170668970	DANEL JASON			1524 PEMBROKE DR	EDMOND	OK	73003-2759	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 N42FT OF LOT 6	4304 N DONALD AVE BETHANY
R170669200	ESTEP RANDY	ESTEP TERESA		4306 N DONALD AVE	BETHANY	OK	73008-2726	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 S48.5FT OF LOT 7	4306 N DONALD AVE BETHANY
R170669430	SMART KENNETH G & HOLLY J			4310 N DONALD AVE	BETHANY	OK	73008-2726	DAVIS SUB BETHANY	5	0	DAVIS SUB BETHANY 005 000 N24FT LOT 7 & ALL LOT 8	4310 N DONALD AVE BETHANY
R170961800	LAMB JEREMY B & LAURIE ANN			4307 N PENIEL ST	BETHANY	OK	73008	NORTH SIDE ADDITION	2	6	NORTH SIDE ADDITION BLK 002 LOT 000 LOT 6 & S10FT OF LOT 5	4307 N PENIEL AVE BETHANY

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R170664700	WESTMORELAND KELLY P			4404 N DONALD AVE	BETHANY	OK	73008-2728	DAVIS SUB BETHANY	2	0	DAVIS SUB BETHANY 002 000 N35FT LOT 6 & S25FT LOT 7	4404 N DONALD AVE BETHANY
R170664140	HIGGINBOTHAM DANIELLE C	HIGGINBOTHAM JACOB M		9 THAYER RD	COLORADO SPRINGS	CO	80906	DAVIS SUB BETHANY	2	4	DAVIS SUB BETHANY 002 004	4401 N REDMOND AVE BETHANY
R170960900	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 001 N70FT OF S145FT	4304 N COLLEGE AVE BETHANY
R170961000	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 S75FT OF LOT 1	4300 N COLLEGE AVE BETHANY
R170961200	BROWN JAMES R OR JAMI J TRS	BROWN TRUST		6701 STINCHCOMB DR	OKLAHOMA CITY	OK	73132-3712	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 000 BEG 145FT N OF SW/C LOT 1 TH N50FT E160FT S50FT W160FT	4306 N COLLEGE AVE BETHANY
R170721200	WHITE JEFFERSON & RONDA			4216 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	1	0	EAST SIDE ADDITION 001 000 N7 1/2FT OF LOT 10 & S35FT LOT 11	4216 N DONALD AVE BETHANY
R170961100	DIFFEE GAGE CHRISTIAN			4308 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION BLK 002 LOT 000 PT OF LOT 1 BEG 195FT N OF SW/C LT 1 TH N47.5FT E160FT S47.5FT W160FT TO BEG	4308 N COLLEGE AVE BETHANY
R170961300	HUBBERT LISA G	HUBBERT TANNER JAMES		4310 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 N2FT 6IN OF LOT 1 & S47FT 6IN OF LOT 2	4310 N COLLEGE AVE BETHANY
R170721510	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT OF N157FT OF W 1/2	4214 N PENIEL AVE BETHANY
R170665520	CARPENTER DERENCE R & JENNIFER S			4405 N DONALD AVE	BETHANY	OK	73008-2727	DAVIS SUB BETHANY	3	0	DAVIS SUB BETHANY 003 000 S7 1/2FT OF LOT 1 & ALL LOT 2	4405 N DONALD AVE BETHANY
R170961400	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 3 PLUS N2.6FT LOT 2	4312 N COLLEGE AVE BETHANY
R170666440	TRACY PROPERTIES LLC	4406 PENIEL AVE SERIES		6816 S WESTMINSTER RD	OKLAHOMA CITY	OK	73150	DAVIS SUB BETHANY	3	7	DAVIS SUB BETHANY 003 007	4406 N PENIEL AVE BETHANY
R170664000	LYNCH SHANNON E & JOHN D			4403 N REDMOND AVE	BETHANY	OK	73008-2882	DAVIS SUB BETHANY	2	3	DAVIS SUB BETHANY 002 003	4403 N REDMOND AVE BETHANY
R170721050	WHITE JEFFERSON B & RONDA J			4214 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	1	10	EAST SIDE ADDITION 001 010 S42 1/2FT	4214 N DONALD AVE BETHANY
R170120080	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 3 EXEMPT	4211 N PENIEL AVE BETHANY
R170120440	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	12	BETHANY CITY ADD 001 012 EXEMPT	4210 N COLLEGE AVE BETHANY
R170664830	PEREZ YEME			4406 N DONALD AVE	BETHANY	OK	73008-2728	DAVIS SUB BETHANY	2	0	DAVIS SUB BETHANY 002 000 N47 1/2FT OF LOT 7 & S12 1/2FT OF LOT 8	4406 N DONALD AVE BETHANY

#1 4312 N. College Ave

#2 4314 N. College Ave

Larry Stein
Oklahoma County A
Office

RECEIVED
JAN 21 2026
BY:

Ownership Radius Report

This Official Report is for Account Number **R170961400 & R170961500** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

NW 44th St
NW 43rd St
NW 43rd St
NW 43rd St
N Central Rd
N College Ave
N Peniel Ave
NW 42nd St
2864 17 096 3200
0.86 ac

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R170960300	COX WILLIAM E & AMY M			4407 N PENIEL AVE	BETHANY	OK	73008-2745	NORTH SIDE ADDITION	1	0	NORTH SIDE ADDITION 001 000 S52FT OF LOT 2 & N3FT LOT 3	4407 N PENIEL AVE BETHANY
R170962700	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 N42FT OF LOT 6 EX S30FT OF W50FT EXEMPT	4305 N COLLEGE AVE BETHANY
R170845003	PALMER ARTHUR N & FAYE M CO TRS	PALMER REV LIVING TRUST		4403 N COLLEGE AVE	BETHANY	OK	73008	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 PT OF BLK 9 BEG 30FT W OF SE/C BLK 9 TH N152FT W112.5FT S152FT E112.5FT TO BEG EX S102FT	4403 N COLLEGE AVE BETHANY
R170960900	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 001 N70FT OF S145FT	4304 N COLLEGE AVE BETHANY
R170962050	HISLE NATALIE			4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOTS 8 & 9	6601 NW 42ND ST BETHANY
R170960700	LUINSTRA BENNETTE G & JERRY S CO TRS	LUINSTRA FAMILY TRUST		3737 N COLLEGE AVE, Unit 130	BETHANY	OK	73008	NORTH SIDE ADDITION	1	5	NORTH SIDE ADDITION 001 005 S70FT	4404 N COLLEGE AVE BETHANY
R170960200	SPRUILL MELODY	KELLY HARRY & EDITH		4409 N PENIEL AVE	BETHANY	OK	73008-2745	NORTH SIDE ADDITION	1	0	NORTH SIDE ADDITION 001 000 LOT 1 A & N3FT LOT 2	4409 N PENIEL AVE BETHANY
R170845000	BADER SAMUEL A	BADER TEDDY F		2825 S KING ST APT 1002	HONOLULU	HI	96826-3513	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 142.5FT W & 10FT N OF SE/C BLK 9 TH N77FT W112.5FT S77FT E112.5FT TO BEG	4400 N CENTRAL RD BETHANY
R170962800	BETHANY NAZARENE COLLEGE			PO BOX 339	BETHANY	OK	73008	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 S8FT OF E158FT LOT 6 & E158FT OF LOTS 7 & 8 EXEMPT	6705 NW 42ND ST BETHANY
R170842000	HAYES FAMILY TRUST			7536 W FORDSON DR	OKLAHOMA CITY	OK	73127-3240	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 160FT N & 30FT W OF SE/C BLK 9 TH N100FT W112.5FT S100FT E112.5FT TO BEG OR TR 3 OF BLK 9	4405 N COLLEGE AVE BETHANY
R170845020	SWEATT KARI			4404 N CENTRAL RD	BETHANY	OK	73008-2624	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 142.5FT W & 87FT N OF SE/C OF BLK 9 TH N75FT W112.5FT S75FT E112.5FT TO BEG	4404 N CENTRAL RD BETHANY
R170961000	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 S75FT OF LOT 1	4300 N COLLEGE AVE BETHANY
R170668050	COX STEVEN TRS	COX PAULETTE NARUE TESTAMENTARY TRUST		962 TURKEY HOLLOW TRL	PIEDMONT	OK	73078	DAVIS SUB BETHANY	4	8	DAVIS SUB BETHANY 004 008	4308 N PENIEL AVE BETHANY
R170665980	CHAPMAN GARY S			1620 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127-3921	DAVIS SUB BETHANY	3	5	DAVIS SUB BETHANY 003 005	4400 N PENIEL AVE BETHANY
R170666210	GARRISON WILLIAM BRIAN	HAMMONS ASHLEY ELIZABETH		4402 N PENIEL AVE	BETHANY	OK	73008	DAVIS SUB BETHANY	3	6	DAVIS SUB BETHANY 003 006	4402 N PENIEL AVE BETHANY
R170960750	WLZ PROPERTIES LLC			1616 CREEKSIDE DR	CORINTH	TX	76210	NORTH SIDE ADDITION	1	5	NORTH SIDE ADDITION 001 005 N50FT	4406 N COLLEGE AVE BETHANY

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R170960150	MERCER TOM J & SUSAN M CO TRS	MERCER TOM FAMILY TRUST		4501 N PENIEL AVE	BETHANY	OK	73008-2747	NORTH SIDE ADDITION	1	1	NORTH SIDE ADDITION 001 001 S60FT	4501 N PENIEL AVE BETHANY
R170667860	MORADI MORRIS M			4306 N PENIEL AVE	BETHANY	OK	73008-2744	DAVIS SUB BETHANY	4	7	DAVIS SUB BETHANY 004 007 N50FT	4306 N PENIEL AVE BETHANY
R170666440	TRACY PROPERTIES LLC	4406 PENIEL AVE SERIES		6816 S WESTMINSTER RD	OKLAHOMA CITY	OK	73150	DAVIS SUB BETHANY	3	7	DAVIS SUB BETHANY 003 007	4406 N PENIEL AVE BETHANY
R170667855	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 N27FT LOT 6 & S22FT LOT 7	4304 N PENIEL AVE BETHANY
R170841050	BAYLES MELANIE			4406 N CENTRAL RD	BETHANY	OK	73008-2624	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 142.5FT W & 225FT S OF NE/C OF BLK 9 TH W112.5FT S50FT E112.5FT N50FT TO BEG	4406 N CENTRAL RD BETHANY
R170963200	OKLA COUNTY UTILITY	SERVICES AUTHORITY		0	Unknown	NO	0	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 S30FT OF W50FT OF LOT 6 & W50FT OF LOTS 7 & 8 & ALL LOTS 9 & 10 EXEMPT	0 UNKNOWN BETHANY
R170666670	RIOS LUIS & MARIA GRACIELA			4408 N PENIEL AVE	BETHANY	OK	73008-2746	DAVIS SUB BETHANY	3	8	DAVIS SUB BETHANY 003 008	4408 N PENIEL AVE BETHANY
R170667850	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	6	DAVIS SUB BETHANY 004 006 S45FT	4302 N PENIEL AVE BETHANY
R170962300	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 LOTS 1 & 2 & E120FT OF LOTS 16 & 17	6712 NW 43RD ST BETHANY
R170963700	SOUTHERN NAZARENE UNIVERSITY	ATTN DON BILLINGS		6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 E144FT OF LOT 14 & ALL LOT 15	4310 N ASBURY ST BETHANY
R170960800	WENTE KRISTY			4500 N COLLEGE AVE	BETHANY	OK	73008-2639	NORTH SIDE ADDITION	1	6	NORTH SIDE ADDITION 001 006	4500 N COLLEGE AVE BETHANY
R170963200	OKLA COUNTY UTILITY	SERVICES AUTHORITY		0	Unknown	NO	0	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 S30FT OF W50FT OF LOT 6 & W50FT OF LOTS 7 & 8 & ALL LOTS 9 & 10 EXEMPT	0 UNKNOWN BETHANY
R170960100	BMG PROPERTIES LLC			PO BOX 8604	EDMOND	OK	73083-8604	NORTH SIDE ADDITION	1	1	NORTH SIDE ADDITION 001 001 EX S60FT	4503 N PENIEL AVE BETHANY
R170845010	BRASWELL NOEL L & LAURA S TRS	BRASWELL NOEL & LAURA REV TRUST		4501 N COLLEGE AVE	BETHANY	OK	73008-2656	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 30FT W & 100FT S OF NE/C TH W112.5FT S75FT E112.5FT N75FT TO BEG OR TR 2 OF BLK 9	4501 N COLLEGE AVE BETHANY
R170841000	PARSONS JAMES R & ANGELA F			4408 N CENTRAL RD	BETHANY	OK	73008-2624	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 BEG 142.5FT W & 150FT S OF NE/C TH W112.5FT S75FT E112.5FT N75FT TO BEG	4408 N CENTRAL RD BETHANY
R170667820	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 W100FT OF LOT 5	6511 NW 42ND ST BETHANY

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170961300	HUBBERT LISA G	HUBBERT TANNER JAMES		4310 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 N2FT 6IN OF LOT 1 & S47FT 6IN OF LOT 2	4310 N COLLEGE AVE BETHANY
R170961400	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 3 PLUS N2.6FT LOT 2	4312 N COLLEGE AVE BETHANY
R170961500	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	4	NORTH SIDE ADDITION 002 004	4314 N COLLEGE AVE BETHANY
R170961700	MORSCH VICKIE A TRS	MORSCH VICKIE TRUST		14996 W 130TH ST	OLATHE	KS	66062	NORTH SIDE ADDITION	2	5	NORTH SIDE ADDITION BLK 002 LOT 000 S70FT OF LOT 5 EX S10FT	4309 N PENIEL AVE BETHANY
R170961600	HISLE NATALIE			4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 5 EX S70FT	4311 N PENIEL AVE BETHANY
R170961800	LAMB JEREMY B & LAURIE ANN			4307 N PENIEL ST	BETHANY	OK	73008	NORTH SIDE ADDITION	2	6	NORTH SIDE ADDITION BLK 002 LOT 000 LOT 6 & S10FT OF LOT 5	4307 N PENIEL AVE BETHANY
R170960600	WYNN CURTIS L & TONOIA S TRS	C L & T S WYNN LOVING TRUST		5005 N COUNCIL RD	BETHANY	OK	73008-2241	NORTH SIDE ADDITION	1	4	NORTH SIDE ADDITION 001 004 S65FT	4400 N COLLEGE AVE BETHANY
R170960400	AUBREY GAYLAND E TRS ETAL	AUBREY WILDA I LIVING TRUST	GAYLAND & WILDA AUBREY	4401 N PENIEL AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	1	3	NORTH SIDE ADDITION 001 003 S70FT	4401 N PENIEL AVE BETHANY
R170961100	DIFFEE GAGE CHRISTIAN			4308 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION BLK 002 LOT 000 PT OF LOT 1 BEG 195FT N OF SW/C LT 1 TH N47.5FT E160FT S47.5FT W160FT TO BEG	4308 N COLLEGE AVE BETHANY
R170962300	BETHANY NAZARENE COLLEGE			6729 NW 39TH EXPY	BETHANY	OK	73008-2605	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 LOTS 1 & 2 & E120FT OF LOTS 16 & 17	6712 NW 43RD ST BETHANY
R170962500	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	3	NORTH SIDE ADDITION 003 003	4311 N COLLEGE AVE BETHANY
R170962600	SOUTHERN NAZARENE UNIVERSITY			6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 LOTS 4 & 5	4309 N COLLEGE AVE BETHANY
R170845001	PALMER STEPHEN R & ANGELA D			4401 N COLLEGE AVE	BETHANY	OK	73008-2657	STATE SCHOOL LAND ACRES	9	0	STATE SCHOOL LAND ACRES 009 000 PT OF BLK 9 BEG 30FT W OF SE/C BLK 9 TH N152FT W112.5FT S152FT E112.5FT TO BEG EX N50FT	4401 N COLLEGE AVE BETHANY
R170961900	TOMPKINS RONALD S & DARLA			4305 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	7	NORTH SIDE ADDITION 002 007	4305 N PENIEL AVE BETHANY
R170961200	BROWN JAMES R OR JAMI J TRS	BROWN TRUST		6701 STINCHCOMB DR	OKLAHOMA CITY	OK	73132-3712	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 000 BEG 145FT N OF SW/C LOT 1 TH N50FT E160FT S50FT W160FT	4306 N COLLEGE AVE BETHANY
R170960500	ESPINOSA MANUEL S & DEBRA L TRS	ESPINOSA FAMILY REV TRUST		6404 COMMODORE LN	OKLAHOMA CITY	OK	73162	NORTH SIDE ADDITION	1	4	NORTH SIDE ADDITION 001 004 N50FT	4402 N COLLEGE AVE BETHANY

#14.
6302 NW 41st

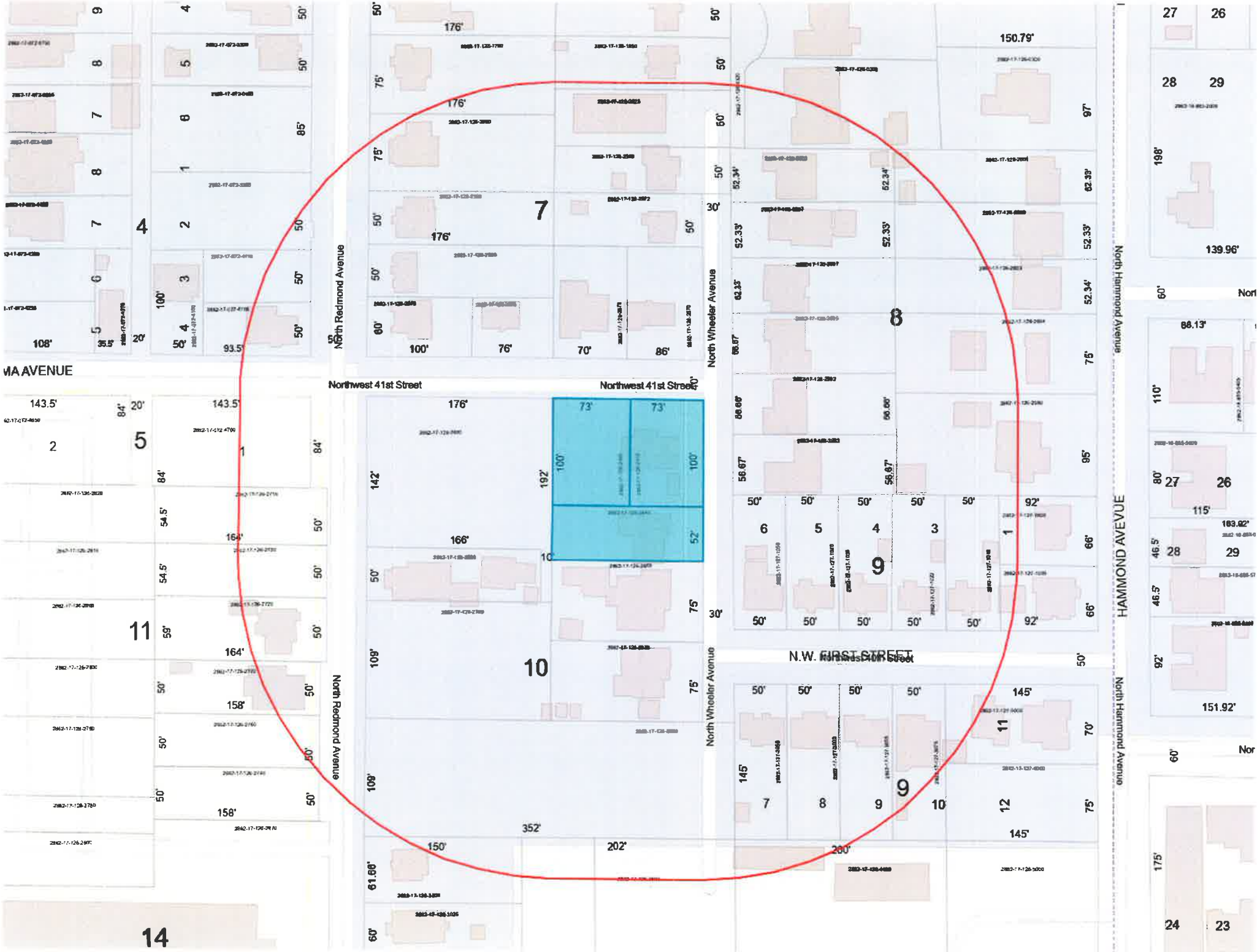
#13.
6300 NW 41st

#16.
4105 N. Wheeler

Larry Stein
Oklahoma County A
Office

Ownership Radius Report

This Non-Official Report is for Account Number R171262405, R171262415 and R171262640 is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.


Northwest 41st Street
Northwest 41st Street
North Redmond Avenue
North Wheeler Avenue
North Wheeler Avenue
North Redmond Avenue
N.W. FIRST STREET
HAMMOND AVENUE
North Hammond Avenue
North Hammond Avenue
MA AVENUE
7
8
9
10
11
4
5
14
176'
150.79'
143.5'
139.96'
88.13'
183.92'
151.92'
352'
202'
260'
145'
164'
158'
93.5'
108'
100'
76'
70'
86'

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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R171263300	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD 015 000 N61.66FT OF W150FT	4012 N REDMOND AVE BETHANY
R171264400	SMILIN R REALTY LLC	No Data	No Data	11701 HACKNEY LN	YUKON	OK	73099	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD BLK 000 LOT 000 S112FT OF W10FT BLK 9 EX N3FT PLUS BEG 32.5FT N OF SW/C OF BLK 16 TH E100FT N291.91FT W100FT S TO BEG & A PT OF BLK 16 BEG 152FT W & 32.5FT N OF SE/C OF BLK 16 TH N291.91FT TO N LINE OF SD BLK TH W100FT S291.91FT E100FT TO BEG	6229 NW 39TH EXPY BETHANY
R171262740	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 13 1/2FT N SE/C BLK 11 W158FT N50FT E158FT S50FT TO BEG	4101 N REDMOND AVE BETHANY
R171276000	PITCOCK MAY CHRISTYN SUCC CO TRS	DIFFEE VICTOR COURTLAND SUCC CO TRS	DIFFEE VICTOR F REV LIV TRUST	4121 RAMSEY RD	YUKON	OK	73099	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 S75FT OF E19.7FT LOT 10 & ALL LOT 12	4013 N HAMMOND AVE BETHANY
R171262690	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 S109FT OF BLK 10	4100 N REDMOND AVE BETHANY
R171262760	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 10FT W & 63.5FT N OF SE/C TH W158FT TH N50FT TH E158FT TH S50FT TO BEG	4103 N REDMOND AVE BETHANY
R171272955	HRH ENTERPRISES INC	No Data	No Data	PO BOX 23013	OKLAHOMA CITY	OK	73123-2013	COCKRELL PLACE RESUB	009	007	COCKRELL PLACE RESUB 009 007 W50FT	6212 NW 40TH ST BETHANY
R171273000	DAVIS RUSSELL W	No Data	No Data	10225 W HEFNER RD	YUKON	OK	73099-8243	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E4.7FT LOT 7 & W45.3FT LOT 8	6210 NW 40TH ST BETHANY
R171273055	HOUSETREK OK LLC	No Data	No Data	967 E PARKCENTER BLVD, Unit 1019	BOISE	ID	83706	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E8.7FT LOT 8 & W41.3FT LOT 9	6208 NW 40TH ST BETHANY
R171273075	RAMIREZ ILEANA BETZABE	No Data	No Data	6206 NW 40TH ST	BETHANY	OK	73008	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E12.7FT OF LOT 9 & W35.3FT OF LOT 10	6206 NW 40TH ST BETHANY
R171275000	HERNANDEZ ADELMO & VERONICA	No Data	No Data	3911 N GLADE AVE	BETHANY	OK	73008	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 E19.7FT OF N70FT LOT 10 & ALL LOT 11	6204 NW 40TH ST BETHANY
R171262770	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 PT OF BLK 11BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG	4105 N REDMOND AVE BETHANY

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R171262415	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLKS 7 & 10 BEG AT A PL 243FT S & 30FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6300 NW 41ST ST BETHANY
R171262405	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT BLKS 7 & 10 BEG 243FT S & 103FT W OF NE/C BLK 7 TH S100FT W73FT N100FT E73FT TO BEG	6302 NW 41ST ST BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	005	001	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PRT OF BLKS 7 & 10 BEG 243FT S OF NW/C OF BLK 7 S142FT E166FT S50FT E10FT N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R171262590	NEW OKLAHOMA INVESTMENTS LLC	No Data	No Data	4107 N HAMMOND AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S95FT OF E197FT	4107 N HAMMOND AVE BETHANY
R171262592	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N56.66FT OF S113.33FT OF W155FT	4202 N WHEELER AVE BETHANY
R171262595	GALLEGOS ROSALVA	GARCIA VICTOR	No Data	4204 N WHEELER AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 W155FT OF N56.67FT OF S170FT	4204 N WHEELER AVE BETHANY
R171262604	SHERER LARRY JOE	No Data	No Data	4111 N HAMMOND AVE	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N75FT OF E197FT OF S170FT	4111 N HAMMOND AVE BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 4	4201 N REDMOND AVE BETHANY
R171262575	SOUTHERN NAZARENE UNIVERSITY	No Data	C/O JACK H PETTY	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 E76FT OF W176FT OF S60FT OF N203FT	6305 NW 41ST ST BETHANY
R171262576	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W100FT OF S60FT OF N203FT	4200 N REDMOND AVE BETHANY
R171262607	KEESEE MARY E	No Data	No Data	4206 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT OF BLK 8 BEG 12FT E & 104.67FT S OF NW/C E&W 143FT AND N&S 52.33FT	4206 N WHEELER AVE BETHANY
R171262603	NANTZE JEFFREY A TRS	NANTZE JONATHAN D TRS	REDMOND TRUST	7513 NW 38TH ST	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S52.34FT OF N157FT OF E197FT	4115 N HAMMOND AVE BETHANY
R170724110	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 E93.5FT LOT 3	4203 N REDMOND AVE BETHANY
R171262570	R & S PROPERTIES LLC	No Data	No Data	4000 NW 48TH ST	OKLAHOMA CITY	OK	73112	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 93FT S & 20FT W OF NE/C FOR BEG TH W86FT S110FT E86FT N110FT TO BEG	6301 NW 41ST ST BETHANY

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R171262578	JOHNSON MINDI MARIE	No Data	No Data	6303 NW 41ST ST	BETHANY	OK	73008	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 BEG 203FT S & 176FT E OF NW/C BLK 7 TH N110FT E70FT S110FT W70FT TO BEG	6303 NW 41ST ST BETHANY
R171262565	NATE PROPERTIES LLC	No Data	No Data	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 S50FT OF N143FT OF W176FT	4204 N REDMOND AVE BETHANY
R171262597	MICHAEL CECIL R	MICHAEL SHELLY JO	No Data	1166 MOOSE RD	YUKON	OK	73099	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD BLK 008 LOT 000 PT OF BLK 8 BEG 12FT E & 52.34FT S OF NW/C TH E143FT S52.33FT W143FT N52.33FT TO BEG	4208 N WHEELER AVE BETHANY
R171262600	NANTZE JEFFREY A TRS	NANTZE JONATHAN D TRS	REDMOND TRUST	7513 NW 38TH ST	BETHANY	OK	73008	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S52.33FT OF N104.66FT OF E197FT	4119 N HAMMOND AVE BETHANY
R171262572	JOHNSON CLARA LU BRASHER	No Data	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 PT BLK DES AS BEG AT PT 43F S AND 20FT W OF NE/C BLK 7 TH W156FT TH S50FT TH E156FT TH N50FT TO BEG	4207 N WHEELER AVE BETHANY
R171262580	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	007	000	COCKRELL PLACE ADD 007 000 W 1/2 OF S50FT OF N93FT	4206 N REDMOND AVE BETHANY
R170723950	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	004	000	EAST SIDE ADDITION 004 000 S25FT OF LOT 1 & ALL LOT 2 & BEG 12FT N OF SE/C OF LOT 2 THE2FT N15FT W2FT S15FT TO BEG	4205 N REDMOND AVE BETHANY
R171262601	PETERS ELIZABETH	No Data	No Data	4203 N HAMMOND AVE	BETHANY	OK	73008-2922	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 N52.33FT OF E197FT	4203 N HAMMOND AVE BETHANY
R171262602	REDWINE KATHERINE NICOLE	No Data	No Data	4210 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 PT BLK 8 BEG 12FT E OF NW/C TH E143FT S52.34FT W143FT N52.34FT TO BEG	4210 N WHEELER AVE BETHANY
R171262500	BRASHER MILTONETTE	No Data	No Data	4209 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S7FT OF E 1/2 OF BLK 2 E 1/2 OF N43FT OF BLK 7	4209 N WHEELER AVE BETHANY
R171262250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 S32FT OF W 1/2 BLK 2 & W 1/2 OF N43FT OF BLK 7	4208 N REDMOND AVE BETHANY
R171262525	JOHNSON CLARA L	JOHNSON JACK	No Data	4211 N WHEELER AVE	BETHANY	OK	73008-2854	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 E 1/2 OF N50FT OF S57FT	4211 N WHEELER AVE BETHANY
R171260305	WALSTAD KENT LEE	WALSTAD KIRSTEN ANN	No Data	4212 N WHEELER AVE	BETHANY	OK	73008-2855	COCKRELL PLACE ADD	000	000	COCKRELL PLACE ADD 000 000 PT OF BLK 1 BEG SW/C BLK 1 TH N87FT E201.70FT SELY87.06FT W206FT TO BEG SUBJ TO RD ESMT ON W	4212 N WHEELER AVE BETHANY
R171261850	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 S50FT OF E 1/2 OF N270FT	4213 N WHEELER AVE BETHANY
R171261700	SCHLICHER GARY BENJAMM	No Data	No Data	4210 N REDMOND AVE	BETHANY	OK	73008-2842	COCKRELL PLACE ADD	002	000	COCKRELL PLACE ADD 002 000 W176FT OF S75FT OF N295FT	4210 N REDMOND AVE BETHANY

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R171260320	CITY OF BETHANY	No Data	No Data	PO BOX 219	BETHANY	OK	73008	COCKRELL PLACE ADD	001	000	COCKRELL PLACE ADD 001 000 W12FT OF S157FT BLK 1	0 UNKNOWN BETHANY
R171263600	VALLA LLC	No Data	No Data	4400 BRADEN CT	OKLAHOMA CITY	OK	73120	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG NE/C LOT 15 TH S295.53FT TH W133.79FT TH N170.8FT TH N126.09FT TH E131.11FT TO BEG	6301 NW 39TH EXPY BETHANY
R171263605	FBL HOLDINGS LLC	No Data	No Data	2330 N HARRISON	SHAWNEE	OK	74804	COCKRELL PLACE ADD	015	000	COCKRELL PLACE ADD PT LOT 15 BEG 150FT E OF NW/C LOT 15 TH E70.32FT TH S126.09FT TH S170.8FT TH W8.63FT TH N145FT TH W59FT TH N152.62FT TO BEG CONT .28 ACRS MORE OR LESS	No Data

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R171262670	TRIMBLE SHERRIELL J	No Data	No Data	4101 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 PT BLK 10 COCKRELL PLACE BEG AT A PT 109FT N & 30FT W OF SE/C SD BLK 10 TH W146FT N75F E146FT S75FT TO BEG	4101 N WHEELER AVE BETHANY
R171262700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 109FT N OF SW COR BLK 10 E176FT N109FT W176FT S109FT	4104 N REDMOND AVE BETHANY
R171262720	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 104.5FT S OF NE/C BLK 11 W164FT S59FT E164FT N59FT TO BEG	4107 N REDMOND AVE BETHANY
R171271005	GARCIA RODRIGUEZ SERGIO E	No Data	No Data	4101 N HAMMOND AVE	BETHANY	OK	73008-2911	COCKRELL PLACE RESUB	009	002	COCKRELL PLACE RESUB 009 002 E92FT	4101 N HAMMOND AVE BETHANY
R171262660	GUZMAN MARTIN & BLANCA	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY
R171262640	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	010	000	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171271050	BALTAZAR MARY ANN	No Data	No Data	6213 NW 40TH ST	BETHANY	OK	73008-2814	COCKRELL PLACE RESUB	009	006	COCKRELL PLACE RESUB 009 006 W50FT	6213 NW 40TH ST BETHANY
R171271040	THE DEJAGER FAMILY LIMITED PARTNERSHIP IV	No Data	No Data	8033 NW 16TH ST	OKLAHOMA CITY	OK	73127	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W45.3FT LOT 5 & E4.7FT LOT 6	6211 NW 40TH ST BETHANY
R171271000	LHK LEGACY 2 LLC	No Data	No Data	6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118-7425	COCKRELL PLACE RESUB	009	001	COCKRELL PLACE RESUB 009 001 E92FT	4105 N HAMMOND AVE BETHANY
R171271030	HERRING MARK	HERRING MELINDA	No Data	3100 NW 73RD ST	OKLAHOMA CITY	OK	73116	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W41.3FT LOT 4 & E8.7FT LOT 5	6209 NW 40TH ST BETHANY
R171271010	PM BROTHERS PROPERTIES LLC	No Data	No Data	2632 AMANTE CT	EDMOND	OK	73034-2451	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W32.3FT LOTS 1 & 2 & E17.7FT LOT 3	6205 NW 40TH ST BETHANY
R171271022	GRIMES BC TRS	GRIMES BOBBY C REV LIV TRUST	No Data	6145 SUN BLVD #401	ST PETERSBURG	FL	33715	COCKRELL PLACE RESUB	009	000	COCKRELL PLACE RESUB 009 000 W37.3FT LOT 3 & E12.7FT LOT 4	6207 NW 40TH ST BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	ATTN: DONALD BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	011	000	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R171262582	MCANALLY PROPERTIES LLC	No Data	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	008	000	COCKRELL PLACE ADD 008 000 S56.67FT OF W155FT	4200 N WHEELER AVE BETHANY

CITY OF BETHANY

405-789-2146

***** R E P R I N T R E C E I P T *****

REC#: 01401825 1/21/2026 2:58 PM
OPER: jh TERM: 006
REF#: 8805

TRAN: 540.0000 COMM DEV RECEIPTS
CK#8805-REZONE
6729 NW 39TH EXP
010-39010
MISCELLANEOUS REVEN 1,064.00CR

TENDERED: 1,064.00 CHECK
APPLIED: 1,064.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

NOTICE OF PUBLIC HEARING

On March 5th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will, during its regular session, hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request by Southern Nazarene University, Applicant and Property Owner, to rezone Sixteen properties from R-1 (Single-Family Residential) to E-I (Educational Institutional).

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 17, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

Legal Description and Properties:

1. 4312 N. College Ave.
    a. Legal description: The North 2.6 feet of Lot Two (2) and all of Lot Three (3) in Block Two (2) in NORTHSIDE ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
2. 4314 N. College Ave.
    a. Legal description: Lot FOUR (4) of Block TWO (2), in NORTH SIDE ADDITION, to Bethany, Oklahoma County, Oklahoma according to the recorded plat thereof
3. 4302 N. Peniel Ave.
    a. Legal description: The South 45 feet of Lot Six (6), Block Four (4), Davis Addition to the City of Bethany, Oklahoma County, Oklahoma
4. 4304 N. Peniel Ave.
    a. Legal description: The North 27 ½ feet of Lot 'SIX (6) and the South 22 ½ feet of Lot SEVEN (7), of Block FOUR (4), in DAVIS ADDITION, to

Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof

5. 4305 N. Donald Ave.
    a. Legal description: The South 1 foot of Lot Two (2) and the North 60 feet of Lot Three (3), of Block Four (4), in DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
6. 4307 N. Donald Ave.
    a. Legal description: The North FIFTY (50) feet of the South FIFTY-INE (51) feet of Lot TWO (2), in Block (4) of DAVIS ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof
7. 401O N. Redmond Ave.
    a. Legal description: The South Sixty (60) feet of the North One-Hundred Twenty-one and Sixty-six hundredths, (121.66) feet of the West One-Hundred fifty (150) feet of Block Fifteen (15) COCKRELL PLACE ADDITION, Bethany, Oklahoma County, being a subdivision of the SE/4 of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, according to the recorded plat thereof
8. 4012 N. Redmond Ave.
    a. Legal description: the North 61.66 feet of the West 150 feet only of Block Fifteen (15), in Cockrell Place, in Oklahoma County, Oklahoma, according to the recorded plat thereof
9. 4108 N. Redmond Ave.
    a. Legal description: Part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Said part being more particularly described as follows: Beginning at a point 59 feet South of the Northwest corner of said Block Ten (10); Thence East 166 feet; Thence South 50 feet; Thence West 166 feet; Thence North 50 feet to the Point of Place of Beginning
10. 4200 N. Redmond Ave.
    a. Legal description: The West 100 feet of the South 60 feet of the North 203 feet of Block Seven (7), COCKRELL PLACE ADDITION, being a sub-division of a part of the Southeast Quarter (SE/4), of Section Sixteen (16),

Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the recorded plat thereof

11. 4206 N. Redmond Ave.

    a. Legal description: The West Half (W/2) of the South Fifty (50) feet of the North Ninety-three (93) feet of Block Seven (7), in COCKRELL PLACE, Oklahoma County, Oklahoma, according to the recorded plat thereof

12. 4208 N. Redmond Ave.

    a. Legal description: The South 32 feet of the West Half (w/2) of Block Two (2) and the North 43 feet of the West Half (W/2) of Block Seven (7) in COCKRELL PLACE, an Addition in Oklahoma County, Oklahoma, as shown by the recorded plat thereof

13. 6300 NW 41st Street

    a. Legal description: Part of Blocks Seven (7) and Ten (10), in COCKRELL PLACE ADDITION, a subdivision of part of the North Half (N1/2) of the Southeast Quarter (SE/4) of Section 16, Township 12 North, Range 4 West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 30 feet West of the Northeast Corner of Said Block 7; Thence South 100 feet; Thence West 73 feet; Thence North 100 feet; Thence East 73 feet to the point or place of beginning, Oklahoma County, Oklahoma, according to the recorded plat thereof

14. 6302 NW 41st Street

    a. Legal description: A part of Blocks Seven (7) and ten (10), in COCKRELL PLACE, a subdivision of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows: Beginning at a point 243 feet South and 103 feet West of the NE/Corner of Block 7, thence South 100 feet; thence West 73 feet; thence North 100 feet; thence East 73 feet to the point of beginning,

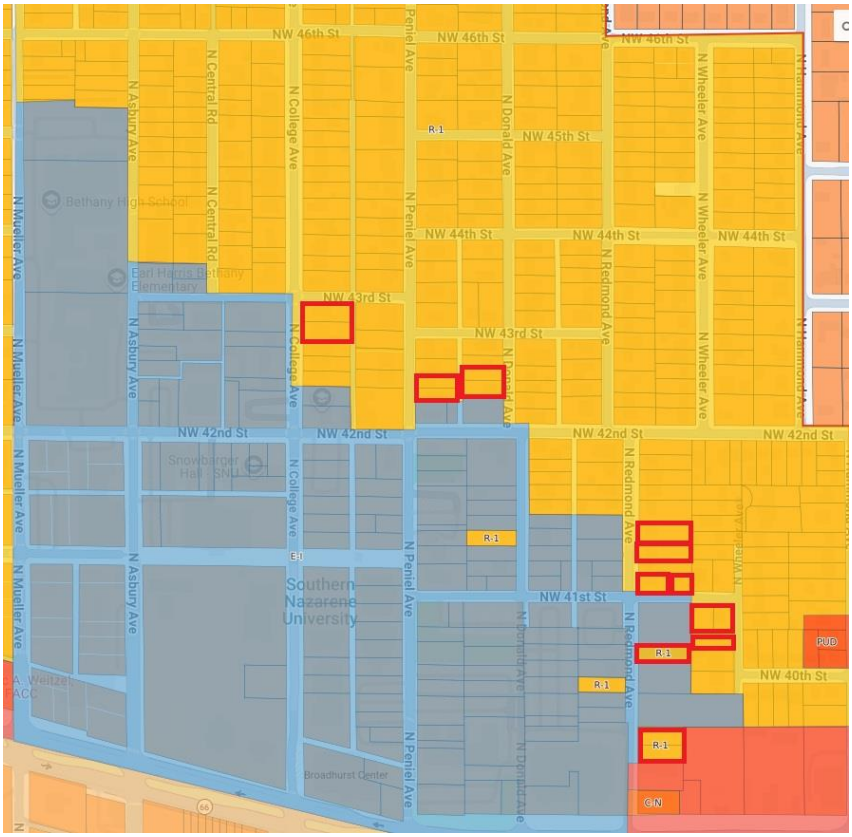
15. 6305 NW 41st Street

    a. Legal description: East Seventy-six (76) feet of the West One Hundred Seventy-Six (176) feet of the South Sixty (60) feet of the North Two

Hundred three (203) feet of Block Seven (7), in COCKRELL PLACE to Oklahoma County, Oklahoma, according to the recorded plat thereof

16. 4105 N. Wheeler Ave.

a. Legal description: A part of Block TEN (10), in COCKRELL PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof; more particularly described as follows: Beginning at a point 259 feet North and 30 feet West of the Southeast corner of said Block 1O; thence West 146 feet; thence North 52 feet; thence East 146 feet; thence South 52 feet to the Point of Beginning



Department of Planning & Community Development

February 9th, 2026

NOTICE OF HEARING **PLANNING & ZONING**
COMMISSION

AND CITY COUNCIL

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

SECRETARY
PLANNING AND ZONING COMMISSION

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: 26-05

2. Location of Property: *See attached list

3. Legal Description: *See attached list

4. Present Zoning: R-1 (Residential Single-family)

5. Proposed Zoning: E-I (Educational Institutional)

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on March 5th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**

2. The City Council Hearing will be held on March 17th, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.

Zoning Change Information

D. Legal Description

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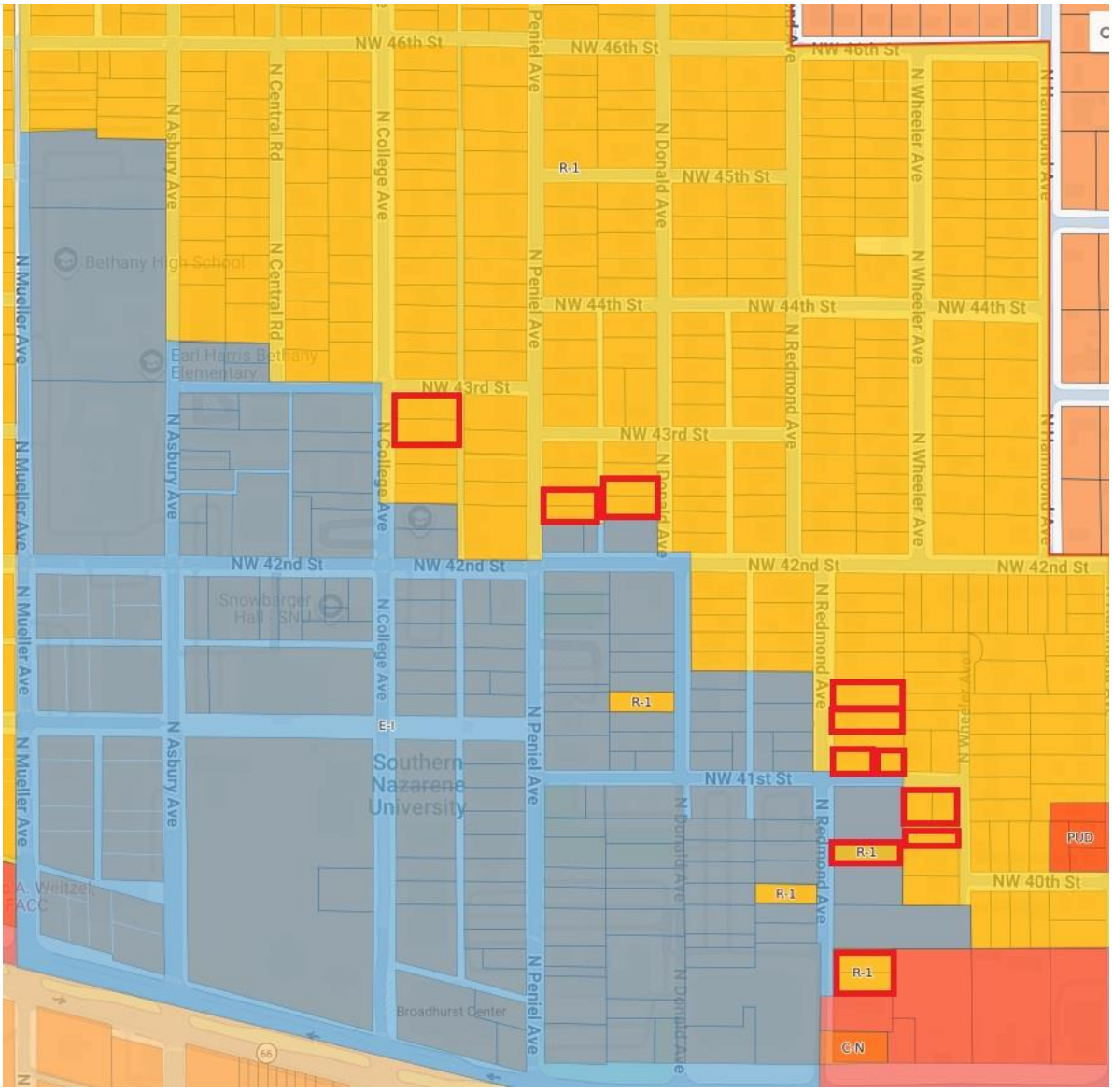
(SEE LOCATION MAP ON BACK
OF THIS PAGE

E. Map


NW 46th St
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NW 44th St
NW 43rd St
NW 42nd St
NW 41st St
NW 40th St
N Mueller Ave
N Asbury Ave
N Central Rd
N College Ave
N Peniel Ave
N Donald Ave
N Redmond Ave
N Wheeler Ave
N Hammond Ave
Bethany High School
Earl Harris Bethany Elementary
Snowbarger Hall - SNU
Southern Nazarene University
Broadhurst Center
R-1
E-1
PUD
C-N

CITY OF BETHANY

405-789-2146

***** R E P R I N T R E C E I P T *****

REC#: 01401825 1/21/2026 2:58 PM
OPER: jh TERM: 006
REF#: 8805

TRAN: 540.0000 COMM DEV RECEIPTS
CK#8805-REZONE
6729 NW 39TH EXP
010-39010
MISCELLANEOUS REVEN 1,064.00CR

TENDERED: 1,064.00 CHECK
APPLIED: 1,064.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

City of Bethany

Planning & Zoning Staff Report

March 5th, 2026

Case Number: PC 26-06

Request: Consider a request by Box Law Group, PLLC, on behalf of the Applicant and John Thephahanh, Property Owner, to rezone 2200 N Flamingo Ave from E-I (Educational Institutional) to PUD (Planned Unit Development).

Current Zoning: E-I (Educational Institutional)

Proposed Zoning: PUD (Planned Unit Development)

Surrounding Zoning:

Direction	Zoning
North	C-G (Commercial General)
South	R-1 (Single- Family Residential) & E-I (Educational Institutional)
East	E-I (Educational Institutional)
West	E-I (Educational Institutional)

Table 1

Setbacks	R-M	PUD
Front	25 feet	(North) 10 feet
Side Interior Lots (Minimum)	25 feet	(East) 10 feet
Side Streets and Corner lots (Minimum)	25 feet	(West) 20 feet
Rear	25 feet	(South)10 feet

Table 2 Setbacks

Background:

The applicant seeks to rezone the property to a PUD to develop the site into a multi-family residential community consisting of 11 duplexes. Each building will have an approximate footprint of 1,760 square feet. The property is currently an undeveloped lot totaling approximately 2.02 acres, or 87,991.2 square feet.

Analysis:

In their application, the applicant notes the comprehensive plan amendment is intended to create a transitional buffer between the existing single-family residential

neighborhood and the more intense multi-family and commercial uses adjacent to the subject property. The design statement further notes that the use and development standards of the R-M Residential Multiple-Family District will govern the PUD.
Special setback regulations for the PUD.
North: 10 feet
South: 10 feet
East: 10 feet
West: 20 feet
The site is surrounded by a mix of zoning districts, including Commercial General to the north, Educational Institutional to the east and west, and Single-Family Residential to the south, along with the adjacent Don Brown Park. Any future development must ensure that no portion of the project encroaches upon the public parkland.

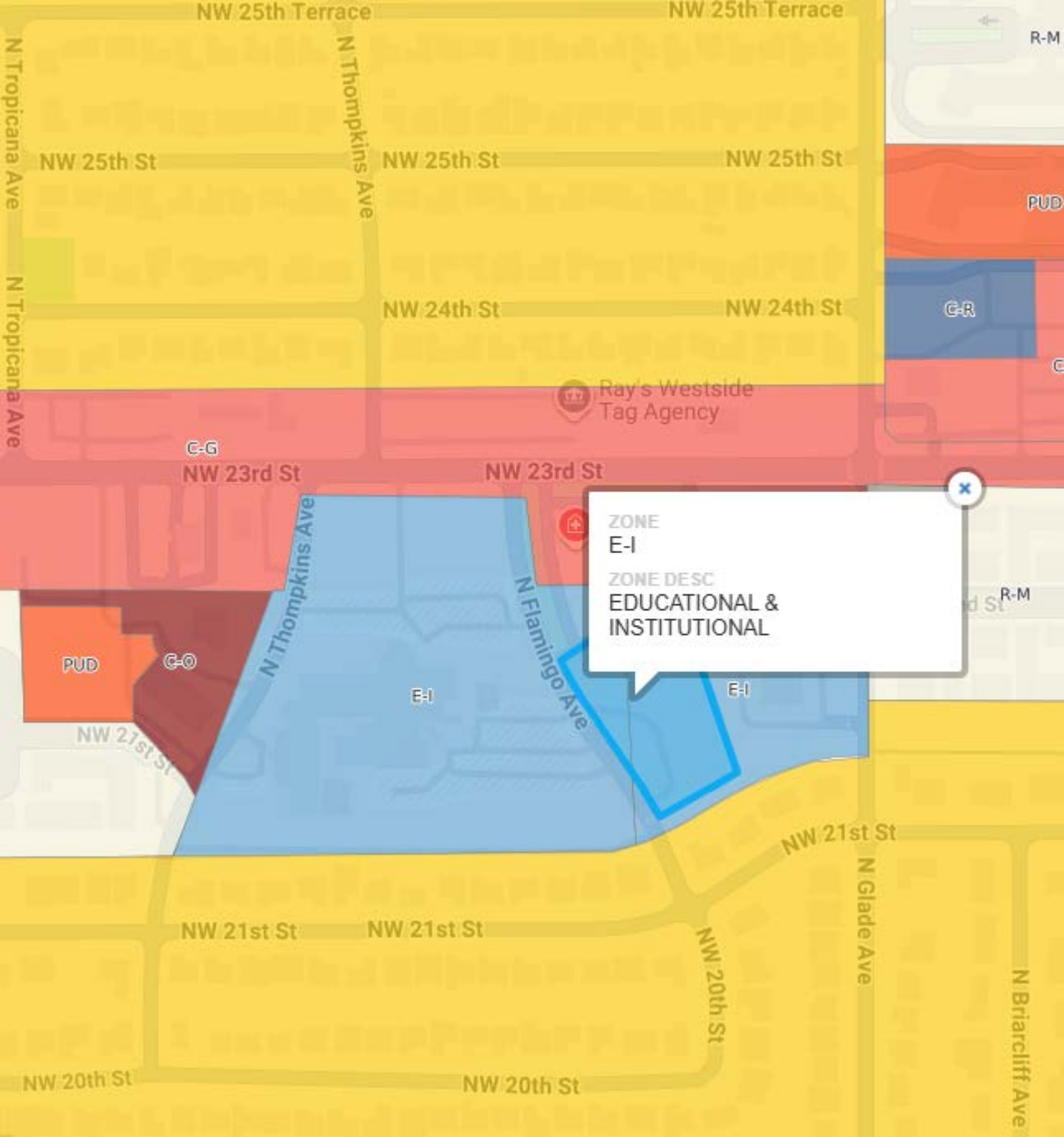
The surrounding area includes a variety of higher-density residential zoning districts, such as nearby Residential Multiple-Family areas containing existing apartment developments, as well as an established PUD with quadplexes. The comprehensive plan states that the City of Bethany can utilize PUD provisions to promote mixed-use development. It also identifies a lack of "middle-scale" housing options such as duplexes, townhomes, garden apartments, and condominiums. The proposed rezoning and development align with these comprehensive plan goals by supporting the types of housing.

If the property is rezoned, all building plans must be submitted to City staff for review and approval prior to the issuance of any building permits. This review will ensure compliance with all applicable code requirements and verify that no portion of the development encroaches upon the adjacent public parkland.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request.

Attachments:

- Zoning Map
- Aerial Photograph
- Water and Sewer Atlas
- Application & Certified Owners List
- Public Notification


NW 25th Terrace
NW 25th Terrace
N Tropicana Ave
N Thompkins Ave
NW 25th St
NW 25th St
NW 25th St
R-M
PUD
G-R
NW 24th St
NW 24th St
N Tropicana Ave
Ray's Westside Tag Agency
C-G
NW 23rd St
NW 23rd St
ZONE
E-I
ZONE DESC
EDUCATIONAL & INSTITUTIONAL
R-M
N Thompkins Ave
N Flamingo Ave
PUD
C-O
E-I
E-I
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NW 20th St
N Briarcliff Ave
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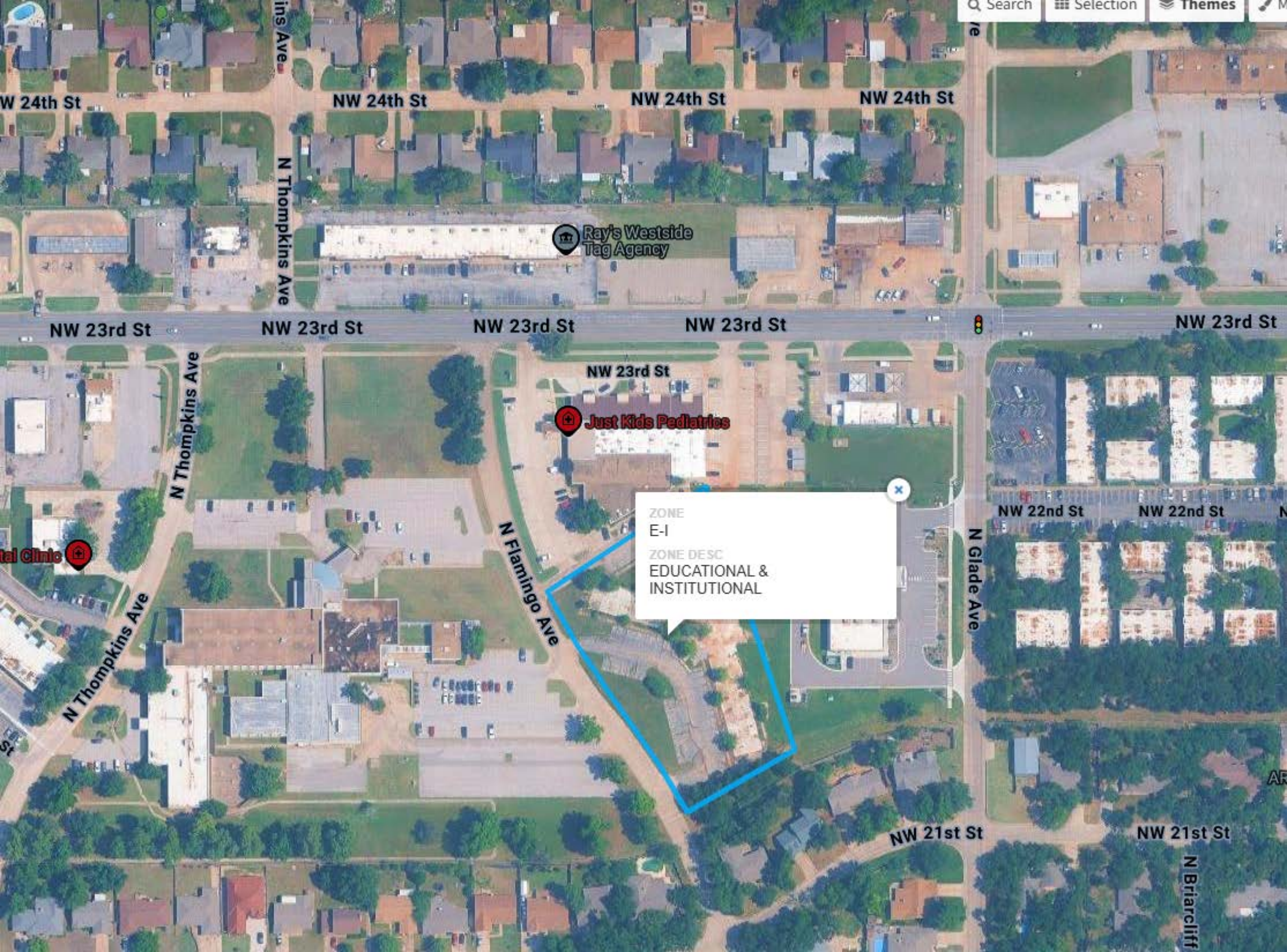
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Ray's Westside Tag Agency
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NW 23rd St
NW 23rd St
NW 23rd St
N Thompkins Ave
Just Kids Pediatrics
ZONE
E-I
ZONE DESC
EDUCATIONAL & INSTITUTIONAL
N Flamingo Ave
N Glade Ave
NW 22nd St
NW 22nd St
N Thompkins Ave
NW 21st St
NW 21st St
N Briarcliff

City of Bethany

A great place to live, work, shop, and grow a business!

PACKET A

REZONING PROCEDURE

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.

2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).

3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.

4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **$150.00.** Agricultural rezoning- **$438.00;** R-1 rezoning - **$625.00 + $13/ac;** R-2 rezoning- **$813.00 + $13/ac;** R-M rezoning - **$1,000.00 + $13/ac;** C-O and C-R rezoning - **$625.00 + $13/ac;** C-G, C-H, E-I and I-L rezoning - **$875.00 + $13/ac;** I-H rezoning - **$1,250.00 + $13/ac;** PUD rezoning - **$1,500.00 + $19/ac.**

5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.

6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.

7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

PO Box 219 • 6700 NW 36th St
Bethany OK 73008 • (405) 789-6005 • FAX (405) 789-6093
www.cityofbethany.org

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.

9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.

10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.

11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.

12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Box Law Group, PLLC, on behalf of Applicant Phone#:. 405-652-0099

   Address: 525 NW 11th St., Ste. 205

2. Record Property Owner(s): John Thaphachanh Phone#: 405-370-0845

   Address: 3700 N Council Rd.

3. Request rezoning from: E-1

   To: PUD

4. Street address or location: 2200 N Flamingo Ave.

5. Legal description (attach if necessary): Attached.

6. Area of property (sq. ft.): 2 acres MOL

7. The application shall be accompanied by the following:
   a. Filing Fee.
   b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
   c. Application for amendment of Comprehensive Plan (if applicable).

8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

9. Signature of Applicant: David Box

   Signature of Property Owner: See attached Letter of Authorization

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

Approximately 2 acres at 2200 N Flamingo Ave. (site plan attached)

Present Designation: Public/Institutional

Requested to be changed to: Multi-Family Residential

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): The Comprehensive Plan calls for a need in "middle scale" housing, citing that Bethany has a large supply of single-family homes and multi-family apartment but lacks a variety of other housing types such as duplexes, townhomes, garden apartments, or condominiums. The proposed development would consist of a duplexes that are in conformance with the density cap under the Comprehensive Plan. The proposed application is near other Mult-Family designated property, as well as single-family residential development to the south and commerical development to the north. The proposed application and Comprehensive Plan Amendment would allow for a buffer between the existing single-family and more intense multi-family and commercial abutting the subject property.

(attach additional sheets, maps, etc., if necessary)

Applicant: Box Law Group, PLLC, on behalf of Applicant
Address: 525 NW 11th St., Ste. 205
Phone: 405-652-0099
Signature: David Box

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;

2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;

3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;

4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;

5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.

2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.

3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.

4. Achieve a continuity of function and design within the development and in relation to surrounding areas.

5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.

6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.

6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;

7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereina£ter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;

8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.

9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will a£fect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

THE CITY OF BETHANY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-____

MASTER DESIGN STATEMENT FOR

Flamingo Square

January 19, 2026
January 23, 2026

PREPARED FOR:

Jay London Homes
550 NE 24th St.
Newcastle, OK 73065
(405) 494-0204
jaylondonhomes@gmail.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 ..... INTRODUCTION

The Planned Unit Development (PUD) of Flamingo Square, consisting of approximately 2 acres, is located within the Northwest Quarter (NW/4) of Section 29, Township 12 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 ..... LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 ..... OWNER/DEVELOPER

The owner of this property is John Thaphachanh. The developer of this property is Jay London Homes.

SECTION 4.0 ..... SITE AND SURROUNDING AREA

The subject property is presently zoned for E-1 Educational & Institutional. Surrounding properties are zoned and used for:

North: E-1 and C-G District and used for commercial development.
East: E-1 District and used for commercial development.
South: R-1 District and used for residential development.
West: E-1 District and used for commercial development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 .....PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a townhome development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 ..... STREETS

The nearest street to the north is NW 23rd St. The nearest street to the east is N Glade Ave. The nearest street to the south is NW 21st St. The nearest street to the west is N Flamingo Ave.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the Bethany Fire Department located at 3919 N Rockwell Ave. It is approximately 1.8 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Bethany's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Bethany Municipal Code, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-M Residential Multiple Family District shall govern this PUD, except as herein modified.

All uses within the R-M District shall be permitted, except that it shall be limited to 11 duplexes and there shall be a maximum of 22 dwelling units within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% LP Smart Cedar texture compositied siding or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Bethany's Landscaping Ordinance in place at the time of development.

9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with the Bethany Municipal Code.

9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Bethany Subdivision Regulations, as amended.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with the Bethany Municipal Code.

9.7 ..... DUMPSTER REGULATIONS

Dumpsters, if any, shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 25 feet from all property lines adjacent to residential zoning district or use.

9.8 ..... ACCESS REGULATIONS

Access may be taken from the private drive as shown on Exhibit B and N Flamingo Ave.

9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the Bethany Municipal Code.

9.10 ..... SIGNAGE REGULATIONS

Per Code.

9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have architectural style shingles or better.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Setback regulations shall be as follows as measured from the PUD boundary line to the nearest building line:

North: 10 feet
South: 10 feet
East: 10 feet
West: 20 feet

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Bethany Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such

as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 ..... DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 ..... EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description
Exhibit B - Conceptual Master Development Plan

Exhibit A: Legal Description

A tract of land located in the NE/4 of the NW/4 of Section 29, Township 12 North, Range 4 West of the Indian Base and Meridian, Oklahoma County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said NE/4 of the NW/4;

Thence S00°10'35"E along the East line thereof, a distance of 220.00 feet;

Thence S89°29'14"W parallel to the North line of said NE/4 of the NW/4, a distance of 395.00 feet to the Point of Beginning;

Thence S57°31'32"W, a distance of 233.78 feet;

Thence Southeasterly on a curve to the left having a radius of 745.06 feet, an arc length of 210.71 feet and a chord bearing S32°24'59"E, a distance of 210.01 feet;

Thence Southeasterly on a curve to the right having a radius of 737.73 feet, an arc length of 172.32 feet and a chord bearing S32°24'59"E, a distance of 171.93 feet;

Thence N54°23'10"E, a distance of 126.42 feet;

Thence Northeasterly along a curve to the right having a radius of 414.74 feet, an arc length of 30.78 feet and a chord bearing N56°28'47"E, a distance of 30.77 feet;

Thence N20°49'50"W, a distance of 382.35 feet to the Point of Beginning.

Exhibit A: Legal Description

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Thence N20°49'50"W, a distance of 382.35 feet to the Point of Beginning.

20240830011147O7 B: 15851 P: 1981
08/30/2024 11:50:32 AM Pgs: 2
Fee: $20.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

Mail tax statement to:
Grantee
John Thaphachanh
3700 N. Council Road
Bethany, OK 73008

Rec. & Ret. to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Rymar Investments, LLC (the "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto **John Thaphachanh** (the "Grantee"), ** certain tract of real property situated in Oklahoma County, Oklahoma, described as follows, to wit:

** whose address is 3700 N. Council Road, Bethany, OK 73008

See exhibit "A" attached hereto.

NOTE: Deed is being filed to correct and clarify legal description of Deed at Book 15464, Page 1927, and Book 15709, Page 1050.

together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's successors and assigns forever.

EXECUTED and delivered this 28th day of August, 2024

Colleen Marotta, manager
Colleen Marotta, Manager

ACKNOWLEDGEMENT

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of August, 2024, personally appeared Colleen Moratta, Manager of Rymar Investments, LLC, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that s/he executed the same as her/his free and voluntarily act and deed for the uses and purposes set forth therein.

Given under my hand and seal of office the day and year at above written.

Notary ~~Public~~ Rita Khoury

My commission expires: July 31, 2025

RITA KHOURY
Notary Public - Arizona
Maricopa County
Commission # 609208
My Comm. Expires Jul 31, 2025

EXEMPT DOCUMENT STAMPS TAX OS TITLE 68
ARTICLE 32 SECTION 3202 PARAGRAPH 3

2304-CCC3-61

Exhibit "A"

Tract "B":
A tract of land located in the NE/4 of the NW/4 of Section 29, Township 12 North, Range 4 West of the Indian Base and Meridian, Oklahoma County, State of Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said NE/4 of the NW/4; Thence S 00°10'35" E along the East line thereof, a distance of 220.00 feet; Thence S 89°29'14" W parallel to the North line of said NE/4 of the NW/4, a distance of 395.00 feet to the point of beginning; Thence S 57°31'32" W, a distance of 233.78 feet; Thence Southeasterly on a curve to the LEFT having a radius of 745.06 feet, an arc length of 210.71 feet and a chord bearing S 32°24'59" E, a distance of 210.01 feet; Thence Southeasterly on a curve to the RIGHT having a radius of 737.73 feet, an arc length of 172.32 feet and a chord bearing S 32°24'59" E, a distance of 171.93 feet; Thence N 54°23'10" E, a distance of 126.42 feet; Thence Northeasterly along a curve to the RIGHT having a radius of 414.74 feet, an arc length of 30.78 feet and a chord bearing N 56°28'47" E, a distance of 30.77 feet; Thence N 20°49'50" W, a distance of 382.35 feet to the point of beginning.

RE:2304-0003-61

EXHIBIT ONLY

2400 FLAMINGO

LETTER OF AUTHORIZATION

I, John Thaphachanh or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: _____
Signature

JOHN THEPHACHANH
Type/Print Name

Title: Owner
Manager / Proprietor

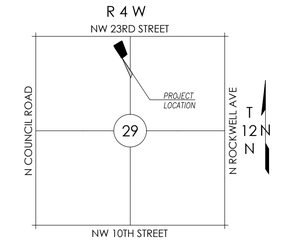
Date: 1/15/2026
MM/DD/YYYY

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET

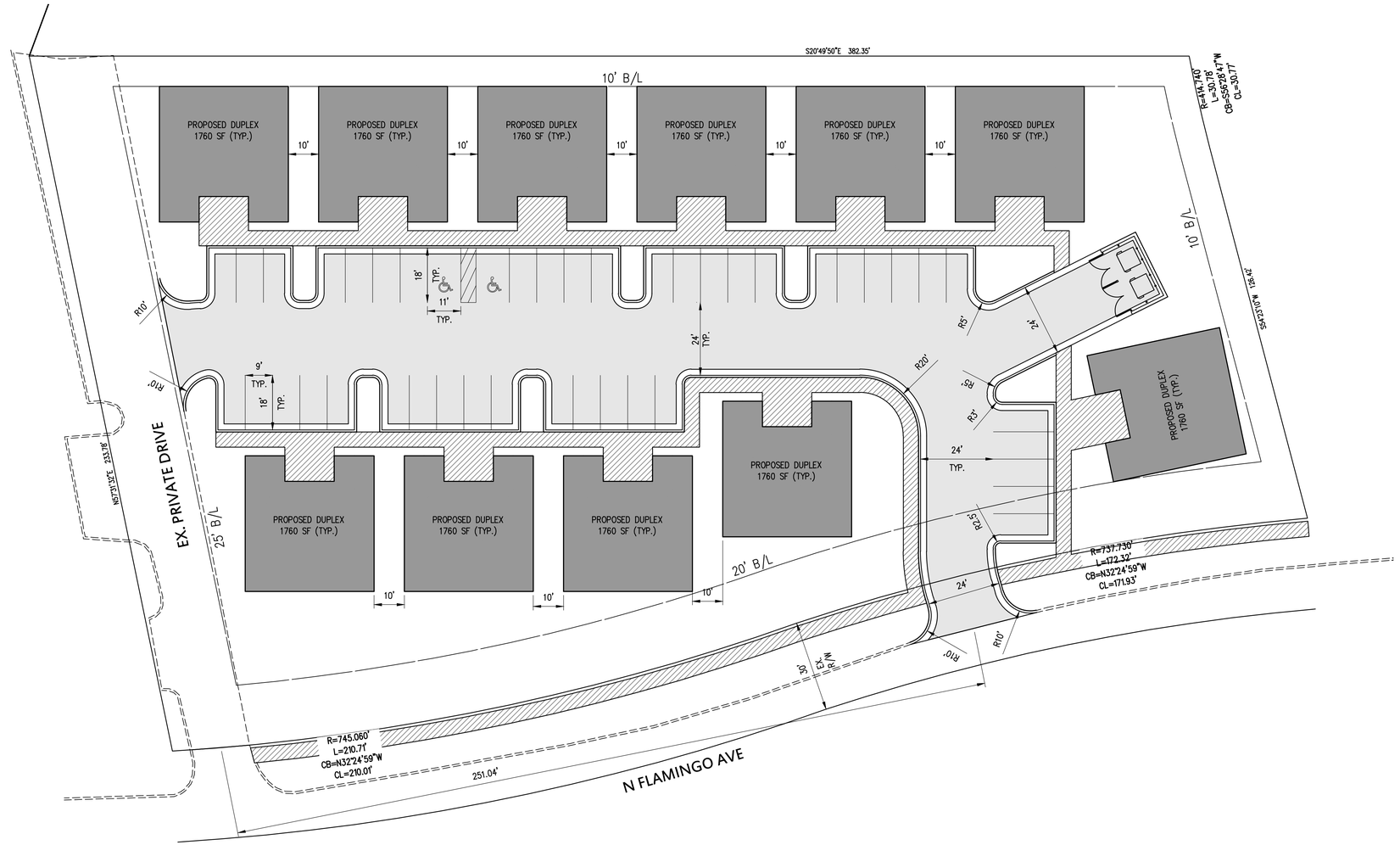
0 20 40

MASTER DEVELOPMENT PLAN
OF
FLAMINGO SQUARE
A PART OF SECTION 29, T12N, R4W
BETHANY, OKLAHOMA COUNTY, OKLAHOMA



VICINITY MAP

SCALE: 1"=2000'



NOTE - EXISTING ROAD CURBS AND CENTERLINES SHOWN ARE APPROXIMATE

OWNER/DEVELOPER

JAY LONDON HOMES, LLC
PO Box 1237
Newcastle, OK 73065
(405) 443-8606

LEGAL DESCRIPTION

A tract of land located in the NE/4 of the NW/4 of Section 29, Township 12 North, Range 4 West of the Indian Base and Meridian, Oklahoma County, State of Oklahoma, being more particularly described as follows:

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Thence N20°49'50"W, a distance of 382.35 feet to the Point of Beginning.

MASTER DEVELOPMENT PLAN FLAMINGO SQUARE	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 Crafton Tull architecture | engineering | surveying 405.787.6270 t 405.787.6276 f www.craftontull.com CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2026	SHEET NO.: 1 OF 1 DATE: 1/14/2026 PROJECT NO.: 26600200

DRAWING: C:\26600200_FLAMINGO\CIVIL & PLANNING\DESIGN\DWG\MDP\26600200_FLAMINGO_MDP.DWG

CERTIFICATE OF BONDED ABSTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 7, 2026 at 7:30 AM

First American Title Insurance Company

By: Steven Jakowski
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2972425-OK99

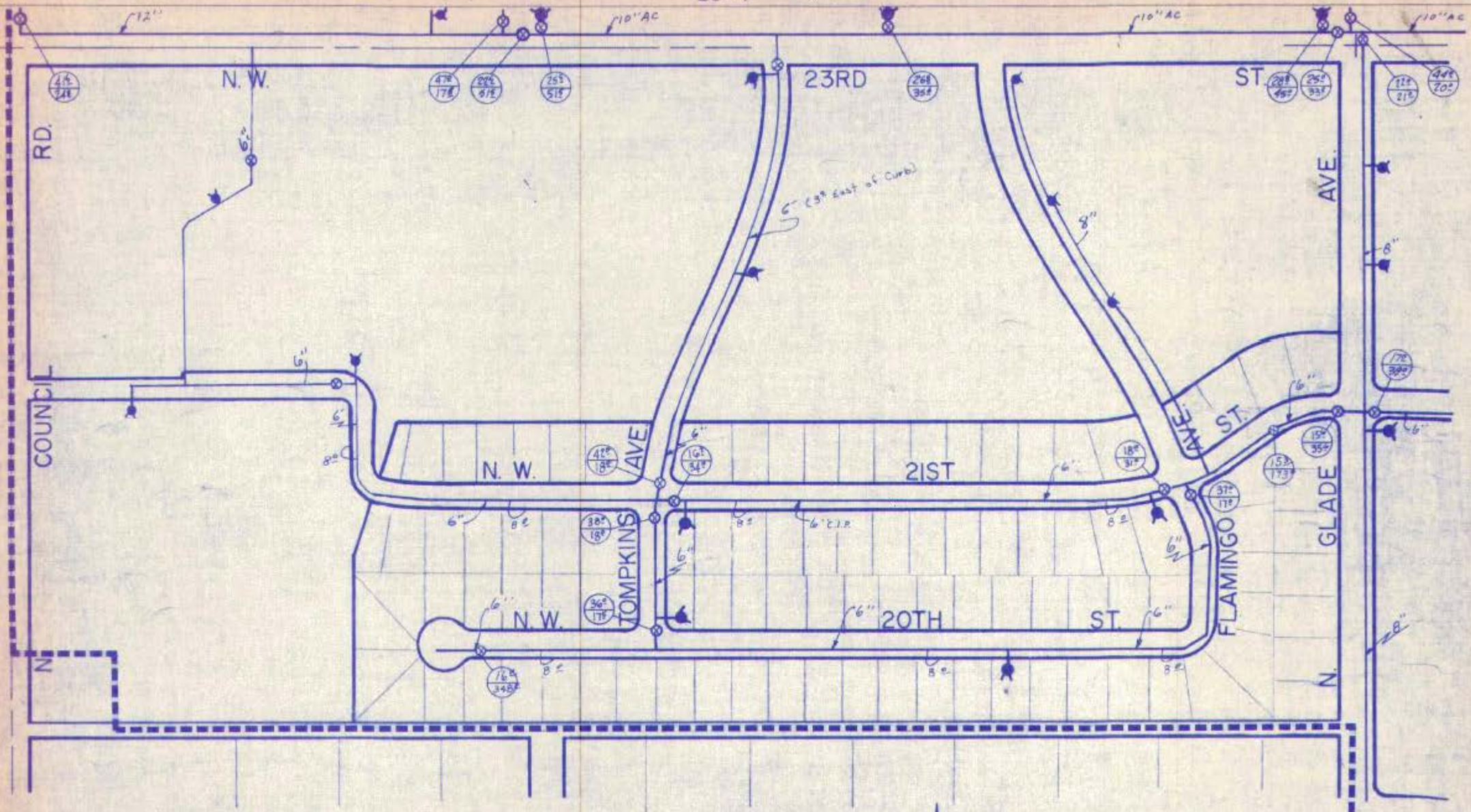
OWNERSHIP REPORT
ORDER 2972425-OK99

EFFECTIVE DATE: JANUARY 7, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2916	R173800901	THAPHACHANH JOHN		3700 N COUNCIL RD	BETHANY	OK	73008-3130	UNPLTD PT SEC 29 12N 4W	0	0	UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W OF NE/C NW/4 TH W150FT S321.51FT NELY ALONG A CURVE 137.50FT E15FT N300FT TO BEG PLUS A TR BEG 180FT W & 220FT S OF NE/C NW4 TH W215FT SWLY233.78FT SELY ALONG A CURVE 210.71FT SELY ALONG A REVERSE CURVE 172.32FT NELY126.42FT NELY ALONG A CURVE 119.02FT N321.51FT TO BEG EX A TR BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG (SUBJECT PROPERTY)	2200 N FLAMINGO AVE BETHANY
2879	R173961000	GULLEY INVESTMENT PROPERTIES LLC		7501 NW 23RD ST	BETHANY	OK	73008-4941	DEVILLE PARK 5TH	0	0	DEVILLE PARK 5TH 000 000 E193FT OF W600FT OF BLK 1	0 UNKNOWN BETHANY
2879	R173961002	KD INVESTMENT GROUP LLC		PO BOX 893044	OKLAHOMA CITY	OK	73189	DEVILLE PARK 5TH	0	0	DEVILLE PARK 5TH 000 000 W407FT OF BLK 1	7601 NW 23RD ST BETHANY
2879	R173961003	BALENSEIFEN MARK		1103 E FOREMAN RD	YUKON	OK	73099	DEVILLE PARK 5TH	0	0	DEVILLE PARK 5TH 000 000 E135FT OF W735FT OF BLK 1	7505 NW 23RD ST BETHANY
2879	R173931040	B M WESTERN OAKS LLC		5014 16TH AVE UNIT 231	BROOKLYN	NY	11204	DON BROWNS WESTERN OAKS 3RD	2	1	DON BROWNS WESTERN OAKS 3RD 002 001	7402 NW 23RD ST BETHANY
2913	R173931050	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	DON BROWNS WESTERN OAKS 3RD	2	2	DON BROWNS WESTERN OAKS 3RD 002 002 EXEMPT	0 UNKNOWN BETHANY
2913	R173944000	WELLS JAMES		7413 NW 21ST ST	BETHANY	OK	73008-5640	DON BROWN WESTERN OAKS SEC 4	0	4	DON BROWN WESTERN OAKS SEC 4 000 004	7413 NW 21ST ST BETHANY

2916	R173800890	BENSASSI MOHAMMED	HARROUDI MOHAMED	7500 NW 23RD ST	BETHANY	OK	73008-4942	UNPLTD PT SEC 29 12N 4W	0	0	UNPLTD PT SEC 29 12N 4W 000 000 PT NW4 SEC 29 12N 4W BEG NE/C OF NW4 TH S220FT W230FT N220FT E230FT TO BEG TR 8 SUBJ TO ESMTS OF RECORD	7500 NW 23RD ST BETHANY
2916	R173800903	PCD BETHANY REAL ESTATE LLC		211 COMMERCE CT	POTTSTOWN	PA	19464	UNPLTD PT SEC 29 12N 4W	0	0	UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG	UNKNOWN
2916	R173800910	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	UNPLTD PT SEC 29 12N 4W	0	0	UNPLTD PT SEC 29 12N 4W 000 000 PT OF NW4 SEC 29 12N 4W BEG 685FT W OF NE/C OF NW4 S50FT SLY 533.35FT SELY 198.69FT SWLY 134.18FT W735FT WLY 89.33FT NELY ON A CURVE 747.33FT N50FT E400FT TO BEG KNOWN AS TR 3 EXEMPT	7600 NW 23RD ST BETHANY
2916	R173800915	AKY PRESTIGE WORLDWIDE LLC		PO BOX 891625	OKLAHOMA CITY	OK	73189	UNPLTD PT SEC 29 12N 4W	0	0	UNPLTD PT SEC 29 12N 4W BLK 000 LOT 000 PT NW4 SEC 29 12N 4W BEG 230FT W & 50FT S OF NE/C NW4 TH S170FT W165FT SWLY 233.7FT NLY ON A CURVE 276.13FT NELY ALONG A CURVE 40.14FT E399.27FT TO BEG OR TR 10	7530 NW 23RD ST BETHANY
2916	R173831000	FEARING WILLIAM R F & KELLI M		7501 NW 21ST ST	BETHANY	OK	73008-5409	DEVILLE PARK 3RD	1	1	DEVILLE PARK 3RD 001 001	7501 NW 21ST ST BETHANY
2916	R173831010	TEIRA ALEJANDRO		PO BOX 265	BETHANY	OK	73008-0265	DEVILLE PARK 3RD	1	2	DEVILLE PARK 3RD 001 002	7505 NW 21ST ST BETHANY
2916	R173831020	STREET MASON STEVEN		7509 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	1	0	DEVILLE PARK 3RD 001 000 ALL OF LOT 3 & E11FT OF LOT 4	7509 NW 21ST ST BETHANY
2916	R173831030	BURHART NEVIN DALE & BURHART JANICE ESTHER TRS	BURHART EVIN & JAN EMILY TRUST	7513 NW 21ST ST	BETHANY	OK	73008-5409	DEVILLE PARK 3RD	1	0	DEVILLE PARK 3RD 001 000 ALL OF LOT 4 EX E11FT	7513 NW 21ST ST BETHANY
2916	R173831040	MCGUIRE WYATT ALLEN		200 E 10TH ST	EDMOND	OK	73034	DEVILLE PARK 3RD	2	1	DEVILLE PARK 3RD 002 001	7601 NW 21ST ST BETHANY

2916	R173831055	GRAHAM LOUANNA KRISTI	DANIELS KAMU DIA	7605 NW 21ST ST	BETHANY	OK	73008-5411	DEVILLE PARK 3RD	2	2	DEVILLE PARK 3RD 002 002	7605 NW 21ST ST BETHANY
2916	R173831060	SANTIZO NILSETH EUNICE CIFUENTES		7609 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	2	3	DEVILLE PARK 3RD 002 003	7609 NW 21ST ST BETHANY
2916	R173831070	ESTRADA GILBERTO MAGANA		7613 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	2	4	DEVILLE PARK 3RD 002 004	7613 NW 21ST ST BETHANY
2916	R173831080	KINSEL JAYNA M		7617 NW 21ST ST	BETHANY	OK	73008-5411	DEVILLE PARK 3RD	2	5	DEVILLE PARK 3RD 002 005	7617 NW 21ST ST BETHANY
2916	R173831380	ELLIS THEODORE A		7600 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	5	1	DEVILLE PARK 3RD 005 001	7600 NW 21ST ST BETHANY
2916	R173831390	BLOOMER DENNIS & BETTY E TRS	BLOOMER FAMILY REV TRUST	7604 NW 21ST ST	BETHANY	OK	73008-5412	DEVILLE PARK 3RD	5	0	DEVILLE PARK 3RD 005 000 ALL LOT 2 EX W9FT	7604 NW 21ST ST BETHANY
2916	R173831400	HADICK BRAHK C		7608 NW 21ST ST	BETHANY	OK	73008-5412	DEVILLE PARK 3RD	5	0	DEVILLE PARK 3RD 005 000 W9FT OF LOT 2 & LOT 3 EX W15FT	7608 NW 21ST ST BETHANY
2916	R173831410	KUSS KRISTOPHER J	KUSS DANYELLE M	7612 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	5	0	DEVILLE PARK 3RD 005 000 W15FT OF LOT 3 & E55FT OF LOT 4	7612 NW 21ST ST BETHANY
2916	R173831710	ELLINGTON CHARLES F		2113 N GLADE AVE	BETHANY	OK	73008-5425	DEVILLE PARK 3RD	6	0	DEVILLE PARK 3RD 006 000 N60FT OF LOT 6	2113 N GLADE AVE BETHANY
2916	R173831720	LUBINSKI JOHN TRS	LUBINSKI JOHN REV TRUST	2119 N GLADE AVE	BETHANY	OK	73008-5425	DEVILLE PARK 3RD	6	7	DEVILLE PARK 3RD 006 007	2119 N GLADE AVE BETHANY
2916	R173831730	MARTIN ERIC D & ASHLEY N		7508 NW 21ST ST	BETHANY	OK	73008	DEVILLE PARK 3RD	6	8	DEVILLE PARK 3RD 006 008	7508 NW 21ST ST BETHANY
2916	R173831740	CHILDERS AMBER D		2112 N FLAMINGO AVE	BETHANY	OK	73008	DEVILLE PARK 3RD	6	9	DEVILLE PARK 3RD 006 009	2112 N FLAMINGO AVE BETHANY


N. W.
RD.
COUNCIL
N.
23RD
ST
AVE.
N. W.
21ST
AVE
TOMPKINS
N. W.
20TH
ST.
FLAMINGO
GLADE
AVE.
ST.
12"
10" AC
10" AC
10" AC
6" (3' East of Curb)
8"
6"
6"
6"
6"
6"
6"
6"
6"
6"
6"
8"
8"
8

N.W. 23RD. ST.

COUNCIL AVE.

GLADE AVE.

TOMPKINS AVE.

FLAMINGO AVE.

O.F.M.

Lift Station

N.W. 21ST ST.

N.W. 20TH ST.

TOMPKINS

FLAMINGO

N.

N.

29-8

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SCALE 1"= 200'

29-1

Department of Planning & Community Development

February 9th, 2026

NOTICE OF HEARING **PLANNING & ZONING COMMISSION**

AND CITY COUNCIL

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

A. Rezoning Proposal

1. Case No.: 26-06

2. Location of Property: 2200 N Flamingo Ave

3. Legal Description: UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W OF NE/C NW/4 TH W150FT S321.51FT NELY ALONG A CURVE 137.50FT E15FT N300FT TO BEG PLUS A TR BEG 180FT W & 220FT S OF NE/C NW4 TH W215FT SWLY233.78FT SELY ALONG A CURVE 210.71FT SELY ALONG A REVERSE CURVE 172.32FT NELY126.42FT NELY ALONG A CURVE 119.02FT N321.51FT TO BEG EX A TR BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG

4. Present Zoning: E-I (Educational Institutional)

5. Proposed Zoning: PUD (Planned Unit Development)

B. Hearing Schedule

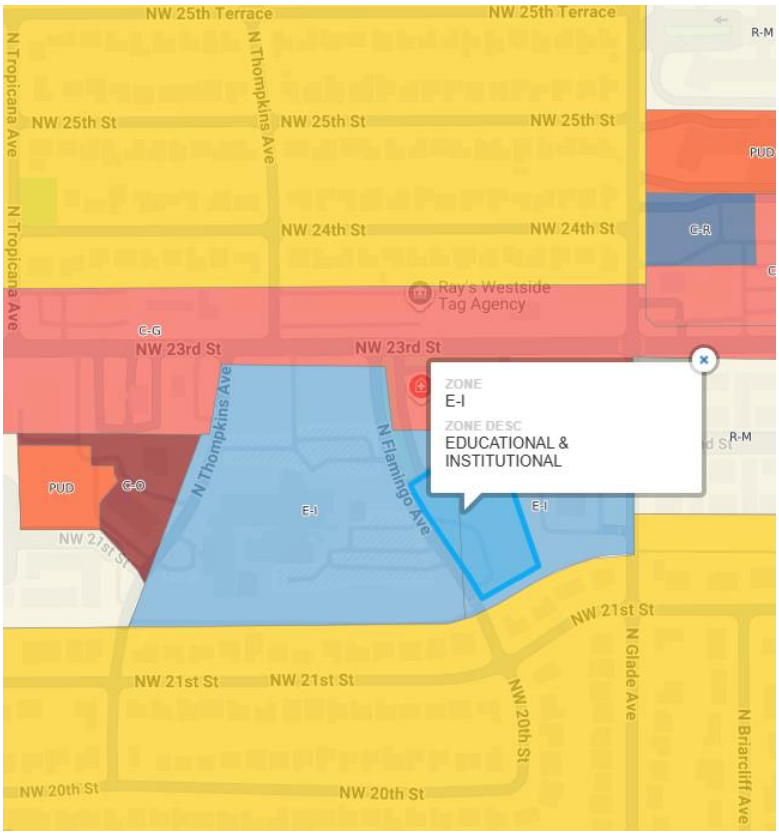
1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on March 5th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**

2. The City Council Hearing will be held on March 17th, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.

E. Map


NW 25th Terrace
NW 25th Terrace
N Tropicana Ave
N Thompkins Ave
NW 25th St
NW 25th St
NW 25th St
R-M
PUD
C-R
NW 24th St
NW 24th St
Ray's Westside Tag Agency
C-G
NW 23rd St
NW 23rd St
ZONE
E-I
ZONE DESC
EDUCATIONAL & INSTITUTIONAL
N Tropicana Ave
N Thompkins Ave
N Flamingo Ave
R-M
PUD
C-O
E-I
E-I
NW 21st St
NW 21st St
NW 21st St
NW 21st St
N Glade Ave
NW 20th St
N Briarcliff Ave
NW 20th St
NW 20th St

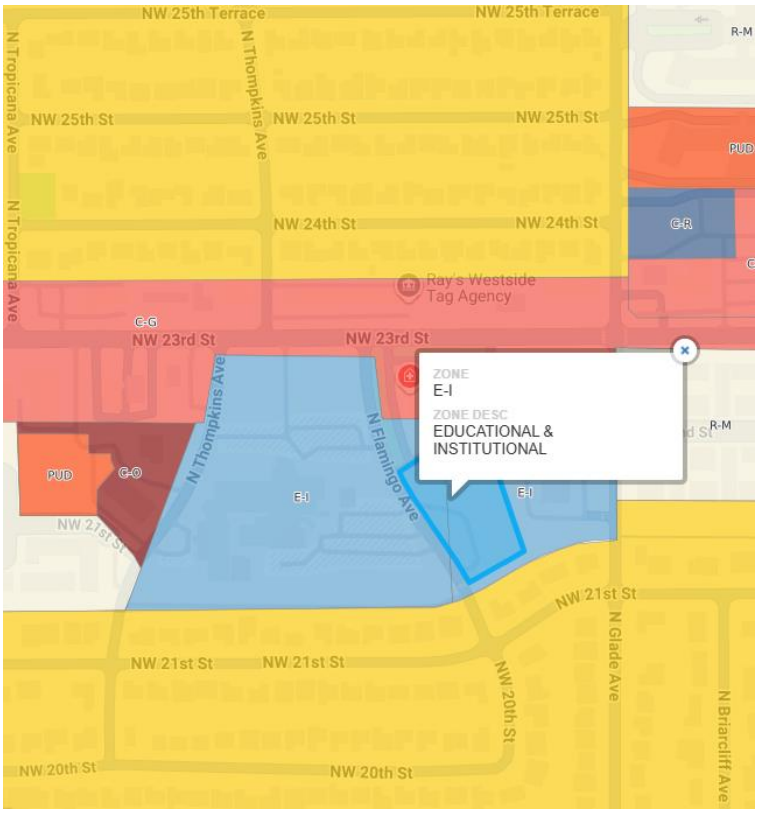
NOTICE OF PUBLIC HEARING

On March 5th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will, during its regular session, hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request by Box Law Group, PLLC, on behalf of the Applicant and John Thephahanh, Property Owner, to rezone 2200 N Flamingo Ave from E-I (Educational Institutional) to PUD (Planned Unit Development.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 17, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

Legal Description and Properties: UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W OF NE/C NW/4 TH W150FT S321.51FT NELY ALONG A CURVE 137.50FT E15FT N300FT TO BEG PLUS A TR BEG 180FT W & 220FT S OF NE/C NW4 TH W215FT SWLY233.78FT SELY ALONG A CURVE 210.71FT SELY ALONG A REVERSE CURVE 172.32FT NELY126.42FT NELY ALONG A CURVE 119.02FT N321.51FT TO BEG EX A TR BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG


NW 25th Terrace
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NW 25th St
R-M
PUD
G-R
NW 24th St
NW 24th St
N Tropicana Ave
Ray's Westside Tag Agency
C-G
NW 23rd St
NW 23rd St
ZONE
E-I
ZONE DESC
EDUCATIONAL & INSTITUTIONAL
N Thompkins Ave
N Flamingo Ave
R-M
PUD
C-O
E-I
E-I
NW 21st St
NW 21st St
NW 21st St
N Glade Ave
NW 20th St
N Briarcliff Ave
NW 20th St
NW 20th St

***** R E P R I N T R E C E I P T *****

REC#: 01402813 1/27/2026 2:23 PM
OPER: kp TERM: 003
REF#: 1391

TRAN: 540.0000 COMM DEV RECEIPTS
REZONING PUD 2200 N FLAMINGO A
LONDON INVEST LLC CK #1391
010-39010
MISCELLANEOUS REVEN 1,683.00CR

TENDERED: 1,688.00 CHECK
APPLIED: 1,688.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

City of Bethany

Planning & Zoning Staff Report

March 5th, 2026

CASE NO: PC 26-09

Request: Consider a final plat request from Loyd Spaugy, Agent for Owner Pelham Partners, LLC and Michael Love, Property Owner, to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave.
Legal Description: Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof.

Current Zoning: Planned Unit Development (PUD)

Surrounding Zoning:

Direction	Zoning
North	R-1(Single- Family Residential) & R-M (Residential Multiple Family)
South	R-2 (Residential Two-family) &C-G (Commercial General
East	R-1(Single- Family Residential) & R-M (Residential Multiple Family)
West	E-I (Educational- Institutional) & PUD (Planned Unit Development)

Table 1

Characteristics	
Total Area	*7.58 acres*
Number of lots	*25*
Water	*2" water line East side of N. Divis and a 8" water line west side of N. Rockwell Ave. A prop 6" water line NW 39th St.*
Sewer	8" sanitary sewer line southside of NW 39th St. and an 8" sanitary sewer line west of N. Rockwell Ave. 8" sewer line West side of N. Divis Ave.

***Background*:**

The applicant is requesting approval of their final plat request from the property located NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Ave. to subdivide the property into 25 Duplexes. The surrounding area consists of mixed zoning classifications, including to the west of the site is an established PUD known as Bethany Village Duplexes, which includes 27 duplex units, as well as R-M, R-2, and C-G districts.

***Analysis*:**

All necessary documents and plans have been submitted for review, and feedback has been provided by city staff and engineers. Letter of comments from TEIM is included in the packet.

The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided. No off-site parking will be permitted along N. Donna Ave., the developer will install five "No Parking" signs along this roadway, with three signs located on the east side of N. Donna Avenue and two on the west side. Detention will be required to manage stormwater runoff, and the developer will construct a detention basin with an outlet structure designed to accommodate up to a 100-year storm event. In addition, per the city engineers' requirements, they will be extending the water line to the north side of the street on NW 39th street. As well the roadway will be concrete, and a sidewalk will be installed on each lot.

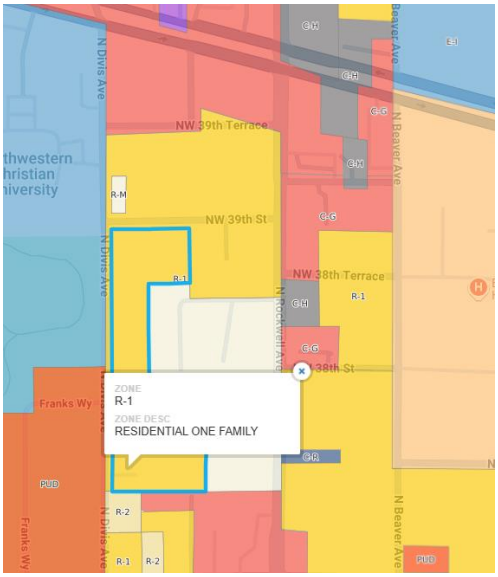
As mentioned, the necessary documents have been provided which include construction schedule, transmittal letter for offsite improvements, paving & drainage plans, sanitary & water plans, hydraulic analysis report, and their drainage report. All engineering comments were provided to the applicant and have since been fully addressed. All documents are included in the packet except for the drainage report and hydraulic report due to their file size. Both reports have been reviewed and approved by the city engineers. If any commissioner would like to review either report, staff will make them available upon request.

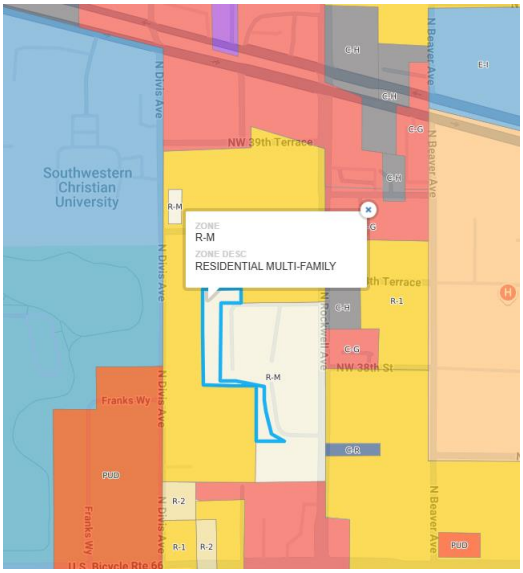
Additionally, the Fire Department has reviewed the proposed design and has approved it as compliant with applicable fire safety codes.

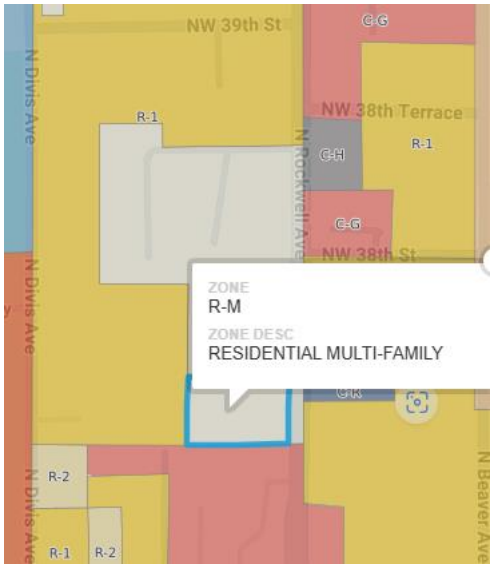
***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for their final plat.

***Attachments*:**

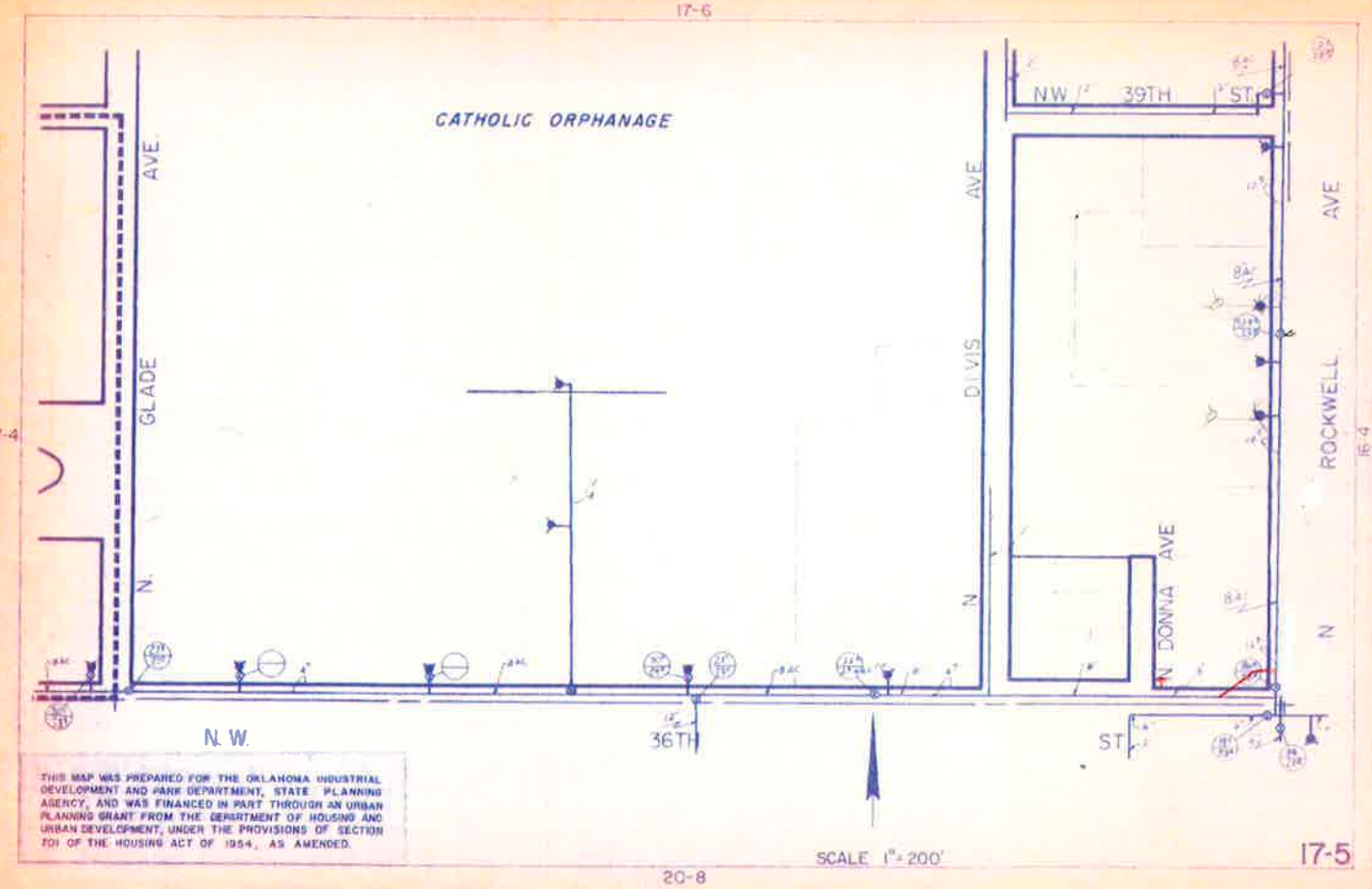
- Zoning Map
- Aerial Photographs
- Water and Sewer Atlases
- Application Documents
- TEIMS Letter
- Certified Owners List
- Public Notification


NW 39th Terrace
NW 39th St
NW 38th Terrace
N Divis Ave
N Beaver Ave
R-M
R-1
R-2
C-H
C-G
C-R
PUD
ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY

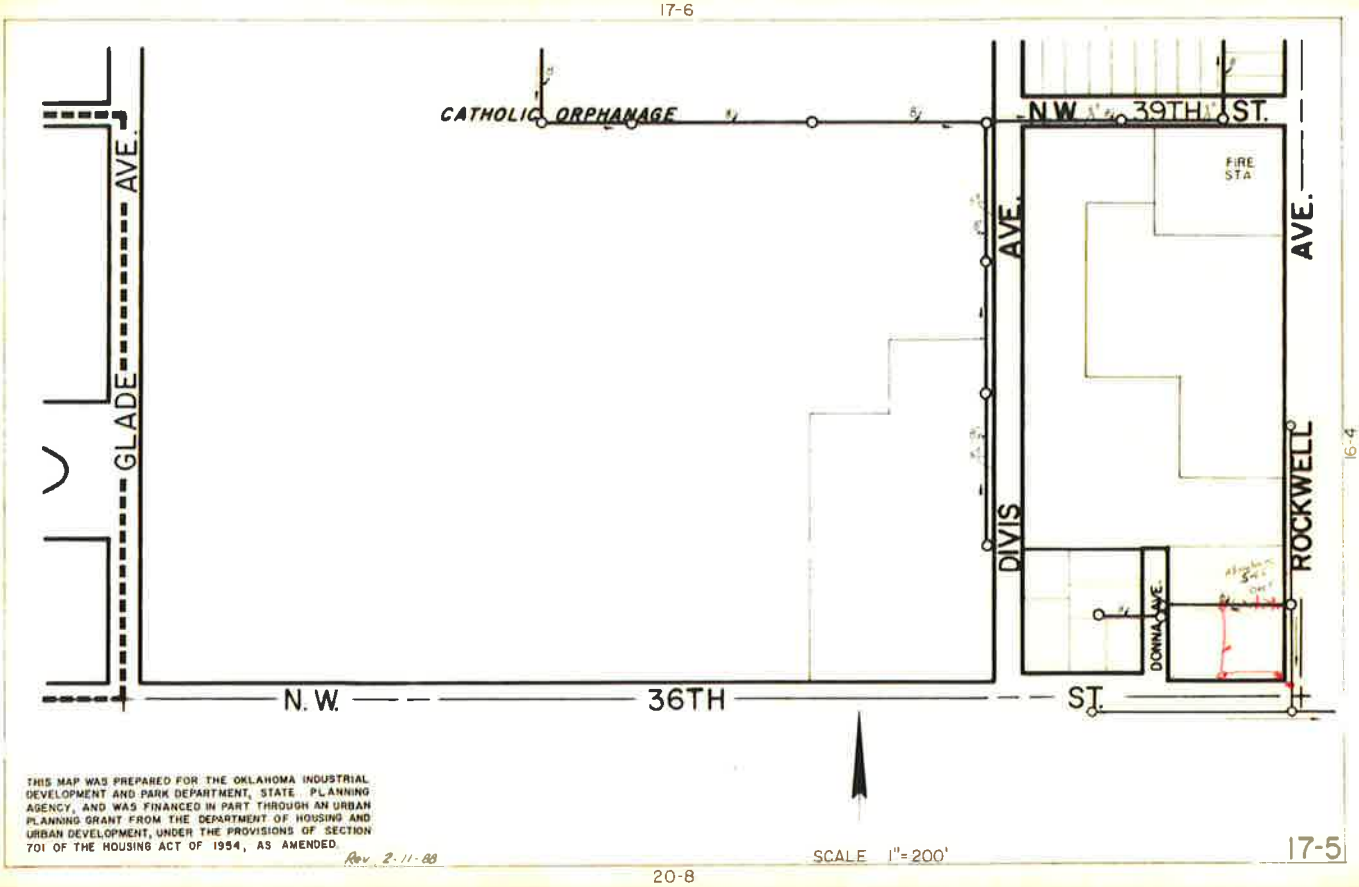

Southwestern
Christian
University
NW 39th Terrace
N Divis Ave
N Beaver Ave
R-M
R-1
R-2
C-H
C-G
C-R
PUD
ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY


NW 39th St
NW 38th Terrace
NW 38th St
N Divis Ave
N Rockwell Ave
N Beaver Ave
R-1
R-2
C-H
C-G
C-R
ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY

NW 39th St
NW 39th St
NW 39th St
N Divis Ave
N Rockwell Ave
NW 38th Ter
NW 38th St
Franks Wy
N Divis Ave
N Rockwell Ave
Crayon Kids Learning Academy LLP
ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY
N Divis Ave
N Rockwell Ave
Franks Wy
Crayon Kids Learning Academy LLP
N Rockwell Ave
University
NW 39th St
N Divis Ave
N Rockwell Ave
BFC Ballfields
Franks Wy
N Divis Ave
Franks Wy
N Divis Ave
U.S. Bicycle Rte 66



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



17-4

16-4

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-11-68

SCALE 1"=200'

PACKET C
SUBDIVISION PROCEDURE

STEP ONE

Pre-application meeting with Community Development staff. Obtain a copy of Subdivision Ordinance (Section 154.01 - 154.79). Commence the preparation of a preliminary plat.

STEP TWO

A. Submission of a preliminary plat application including:

1. Application form filled out.
2. Payment of an application fee and Notice of Hearing fee.

less than 10 acres	**$1,000.00**
10-40 acres	**$1,250.00**
more than 40 acres	**$1,563.00**
Notice of Hearing Fee	**$ 150.00**

3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of the property. This must be a current list and must be prepared and certified by a bonded abstractor or the County Assessor of Oklahoma County.

4. Attach ten (10) copies of the preliminary plat.

B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.

C. The Planning and Zoning Commission will review the preliminary plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.

D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

STEP THREE

A. Submission of a final plat application includes:

   a. Payment of an application fee of **$625.00**.
   b. Attach five (5) copies of the final plat.
   c. Attach seven (7) sets of construction plans for public improvements.
   d. Attach a transmittal letter indicating any proposed off-site improvements.
   e. Attach an engineer's itemized estimate of the cost of each public improvement.
   f. Attach a construction program detailing the timing of the installation of each public improvement.

B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.

C. The Planning and Zoning Commission will review the final plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.

D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

SUBDIVISION APPLICATION

Final Plat

Name of proposed subdivision: Bethany Fields

Location: NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Avenue.

Legal Description (type here or attach to application): See attached Legal.

Total area of property: 7.58± Acres

Number of lot(s) created: 25 Lots

Current Zoning: PUD, Planned Unit Development

Current Comprehensive Plan designation: Hospitals, Universities, Schools, and Churches

Name/Address/Phone/Fax of Engineer: Loyd Spaugy, E.I. Crafton Tull & Associates

300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 (405) 787-6270 Email: loyd.spaugy@craftontull.com

Name/Address/Phone/Fax of Surveyor: Lee Allen Schroeder, PLS 1502 Crafton Tull & Associates

300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 (405) 787-6270 Email: lee.schroeder@craftontull.com

Applicant(s) Name (print name): Loyd Spaugy, Agent for Owner Pelham Partners, LLC.

Address: 300 Pointe Parkway Blvd. Yukon, Oklahoma 73099

Phone # (daytime): (405) 787-6270 Email: Loyd.spaugy@craftontull.com Fax #:

Applicant(s) Signature: Michael Love

Property Owner(s) Name (print name): Michael Love, Manager Pelham Partners, LLC.

Property Owner(s) Signature: Michael Love

Address: 16200 Sonoma Park Drive Edmond, OK 73013

Phone # (daytime): michael@ccdcproperties.com Fax #: _____

2025091201130913 B: 16225 P: 1897
09/12/2025 11:39:38 AM Pgs: 6
Fee: $28.00 Doc Stamp: $787.50
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bethany First Church of the Nazarene** party of the first part, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Pelham Partners LLC

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered September 11, 2025.

Bethany First Church of the Nazarene

BY: _____
Rick Harvey
Senior Pastor/Authorized Signer

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA

ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of September, 2025 personally appeared Rick Harvey, to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Authorized Signer, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

ALISON STAFFORD NOTARY PUBLIC STATE OF OKLAHOMA # 18004671 EXP. 08/02/26

_____
Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Pelham Partners LLC
3800 N Divis Ave
Bethany, OK 73008

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710102501367
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

EXHIBIT "A"

Legal Description

For Tax Map ID(s): 172620800

Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof;

Less and Except:

A tract of land being a part of Lots Two (2), Three (3), and Four (4), in FOREST HIGHLANDS, an addition to Oklahoma County, Oklahoma, according to the plat recorded in Book 16 of Plats, Page 91, and being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 4; THENCE South 00°18'32" East, along the east line of said Lot 4, a distance of 250.00 feet; THENCE South 89°25'17" West, parallel with the north line of said Lot 4, a distance of 17.00 feet to the POINT OF BEGINNING;

THENCE South 00°18'32" East, parallel with the east line of said Lots 4, 3, and 2, a distance of 545.00 feet; THENCE South 89°25'17" West, parallel with the north line of said Lot 4, a distance of 115.28 feet; THENCE North 59°50'27" West a distance of 55.40 feet; THENCE North 12°26'53" West a distance of 93.46 feet; THENCE North 08°27'35" West a distance of 46.85 feet; THENCE North 03°10'34" West a distance of 54.41 feet; THENCE North 79°29'20" West a distance of 116.16 feet; THENCE South 89°25'17" West a distance of 57.51 feet; THENCE North 00°18'32" West, parallel with the east line of said Lots 2, 3, and 4, a distance of 302.11 feet; THENCE North 89°25'17" East a distance of 363.66 feet to the POINT OF BEGINNING.

Less and Except:

A part of Lot Four (4) in FOREST HIGHLANDS ADDITION, an addition in Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northeast corner of said Lot 4; thence south along the East line of said Lot 4 a distance of 250 feet; thence west and parallel with the North line of said Lot 4 a distance of 300.07 feet; thence north and parallel with the East line of said Lot 4 a distance of 250 feet; thence east along the North line of said Lot 4, a distance of 300.07 feet to the point or place of beginning.

CERTIFICATE OF AUTHORITY
ON BEHALF OF
BETHANY FIRST CHURCH OF THE NAZARENE

This **Certificate of Authority** is executed on this 10th day of September, 2025, by the undersigned, who are duly acting officers of **Bethany First Church of the Nazarene**, an Oklahoma not for profit corporation (the "Church").

RECITALS

WHEREAS, the Church is the owner of certain real property located in Oklahoma County, Oklahoma, more particularly described in the Exhibit attached (the "Property");

WHEREAS, the Church desires to sell and convey the Property, and the transaction requires the execution and delivery of deeds, closing statements, settlement statements, affidavits, and such other documents customarily executed in connection with the sale of real property;

WHEREAS, pursuant to Paragraph 102.3 of the Manual of the Church of the Nazarene (the "Manual"), it is provided that:

"The pastor and the secretary of the church board shall be the president and secretary of the church, incorporated or not incorporated, and shall execute and sign all conveyances of real estate, mortgages, releases of mortgages, contracts, and other legal documents of the church not otherwise provided for in the Manual."

WHEREAS, Rick Harvey is the duly appointed and acting Senior Pastor of the Church and, pursuant to Paragraph 102.3 of the Manual, serves as the President of the Church; and

WHEREAS, the undersigned hereby certify and confirm that, under the Manual and applicable Church governance, Rick Harvey is duly authorized and empowered to execute and deliver any and all documents necessary to consummate the sale of the Property on behalf of the Church.

CERTIFICATION

NOW, THEREFORE, the undersigned hereby certify that:

1. Authority of Pastor/President.
   Pursuant to Paragraph 102.3 of the Manual of the Church of the Nazarene, Rick Harvey, as Senior Pastor and President of the Church, has full power and authority to execute and deliver, on behalf of the Church, all documents necessary or incidental to the sale, transfer, and conveyance of the Property.

2. Binding Effect.
   Any and all documents executed by Rick Harvey in connection with the closing of the sale of the Property shall be binding upon the Church to the same extent as if executed by the full Church Board.

3. Reliance by Third Parties.
   All third parties, including the buyer, the title company, and any lenders or escrow agents, are entitled to rely upon this Certificate as conclusive evidence of Rick Harvey's authority to act on behalf of the Church in connection with the sale of the Property.

EXECUTED this 10th day of September, 2025.

BETHANY FIRST CHURCH OF THE NAZARENE

By: _____
Rick Harvey, Senior Pastor / President

By: _____
Secretary of the Church Board

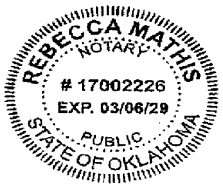
NOTARY ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

On this 10th day of September, before me, the undersigned Notary Public in and for said State, personally appeared Rick Harvey, known to me to be the Senior Pastor and President of Bethany First Church of the Nazarene, and Rickey D. Rains, known to me to be the Secretary of the Church Board, and they acknowledged that they executed the foregoing instrument on behalf of the Church and by its authority.

Notary Public Rebecca Mathis

My Commission No.: 17002226
My Commission Expires: 03/06/2029



OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned J. Michael Love (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Pelham Partners LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

   No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity — Date 9/11/25

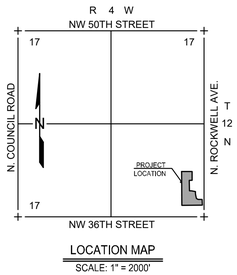
The foregoing instrument was subscribed and sworn to before me this 11 day of September 20 25 by J. Michael Love, Manager.

NOTARY PUBLIC

My Commission Expires: 5/3/26
My Commission No.: 18004517

STATE OF OKLAHOMA
ALLISON STAFFORD
NOTARY PUBLIC
18004517
EXP: 05/03/26

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Pelham Partners, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Pelham Partners, LLC

_____
Michael Love, Manager

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared Michael Love, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

_____
NOTARY PUBLIC, # 23001735

LEGAL DESCRIPTION

A tract of land situated wholly within Lots 2, 3, and 4 of FOREST HIGHLANDS, according to the plat filed of record in Book 16, Page 91 and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 4; thence
S 00°18'37" E, along the East line of said Lot 4, 250.00 feet; thence
S 89°25'12" W, 300.07 feet to the POINT OF BEGINNING of the herein described tract: thence

S 89°25'12" W, 80.66 feet; thence
S 00°18'37" E, 302.11 feet; thence
N 89°25'12" E, 57.51 feet; thence
S 79°29'25" E, 116.16 feet; thence
S 03°10'39" E, 54.41 feet; thence
S 08°27'40" E, 46.85 feet; thence
S 12°26'58" E, 93.46 feet; thence
S 59°50'32" E, 55.41 feet; thence
N 89°25'12" E, 115.28 feet; thence
S 00°18'37" E, 165.00 feet to the South line of said Lot 2; thence
S 89°25'12" W, along said South line, 578.32 feet to the Southwest corner thereof; thence
N 00°18'37" W, along the West line of said Lots 2, 3, and 4, 960.00 feet to the Northwest corner of said Lot 4; thence with said Lot 4,the following two (2) courses:

1. N 89°25'12" E, 295.32 feet; thence
2. S 00°18'37" E, 250.00 feet to the POINT OF BEGINNING and containing 330,253 square feet or 7.58 acres, within the metes recited hereon.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

_____
LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

_____
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____ , Planning Director of the City of Bethany, do certify that the Bethany Planning Commission duly approved this plat on the _____ day of _____, _____.

_____
PLANNING DIRECTOR

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Pelham Partners, LLC, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____.

CHICAGO TITLE OKLAHOMA, CO.

_____
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of _____, OKLAHOMA, this _____ day of _____, _____.

_____
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of BETHANY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of BETHANY, OKLAHOMA, this _____ day of _____, _____.

ATTEST:

_____
CITY CLERK

_____
MAYOR

CERTIFICATE OF CITY CLERK

I,_____, City Clerk of the CITY of BETHANY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, _____.

_____
CITY CLERK

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

Owner's Notary Seal — JESSICA MURPHY NOTARY #23001735 EXP. 02/06/27 PUBLIC STATE OF OKLAHOMA

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

Land Surveyor's Seal — LICENSED PROFESSIONAL LAND SURVEYOR LEE ALLEN SCHROEDER 1502 OKLAHOMA

Surveyor's Notary Seal — DEBRA MACK NOTARY #03005138 EXP. 03/28/27 PUBLIC STATE OF OKLAHOMA

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

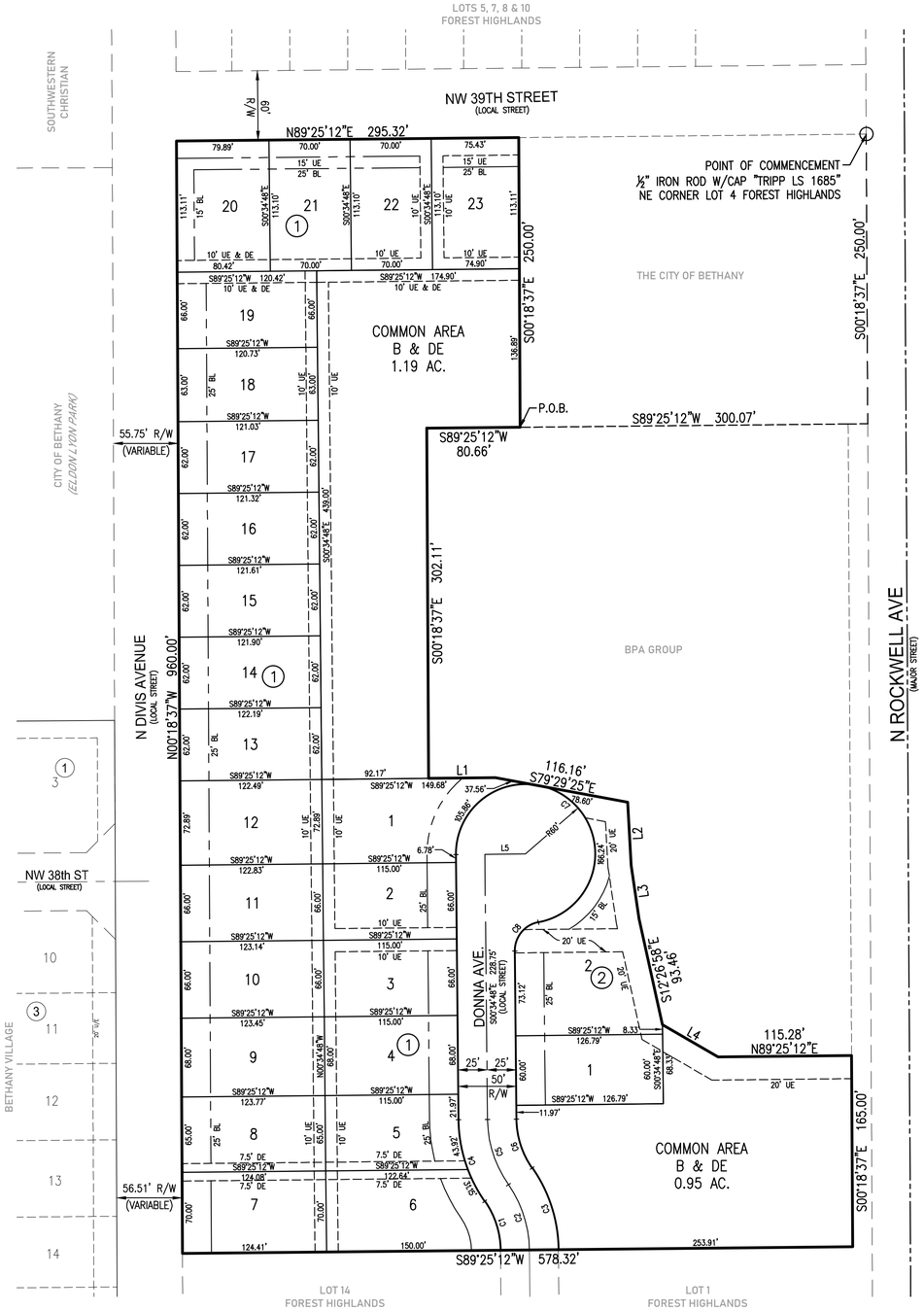
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

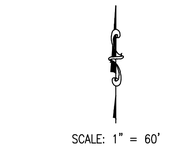
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

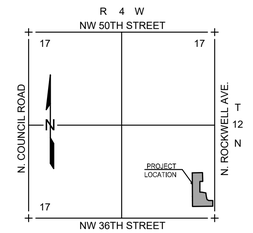
DRAWING: S:\PROJ\BETHANY\FIELDS\BUNDY\FINAL PLAT\FINAL PLAT.DWG
PRINTED: 2/28/2026 10:29:11 AM

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA





BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 12, T12N, R4W, I.M. (N00°18'33"W)



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.51'	N89° 25' 12"E
L2	54.41'	S03° 10' 39"E
L3	46.85'	S08° 27' 40"E
L4	55.41'	S59° 50' 32"E
L5	35.00'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.04'	75.00'	034°24'41"	N17° 47' 09"W	44.37'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C3	75.07'	125.00'	034°24'41"	N17° 47' 09"W	73.95'
C4	75.07'	125.00'	034°24'41"	S17° 47' 09"E	73.95'
C5	60.06'	100.00'	034°24'41"	S17° 47' 09"E	59.16'
C6	45.04'	75.00'	034°24'41"	S17° 47' 09"E	44.37'
C7	272.10'	60.00'	259°50'09"	N50° 39' 44"W	92.04'
C8	34.83'	25.00'	079°50'09"	S39° 20' 16"W	32.08'

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

DRAWING: G:\2025\256_BETHANY\FIELDS\SURVEY\CIVIL\FINAL PLAT\FINAL PLAT.DWG
PLOTTED: Feb 28, 2026 @ 11:13 AM by Jeremy Hogan

Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099

405.787.6270

February 28, 2026

Brett Crecelius
Community Development Director
6700 NW 36th
Bethany, OK 73008

RE: Response to City Engineers Comments for Bethany Fields Residential Development

Dear Mr. Crecelius,

The above referenced plans are being resubmitted to address the following deficiencies noted for the proposed Bethany Fields Residential Development:

FINAL PLAT

1. There is one call out that needs changed from 10' UE to 20' UE adjacent to Lot 2 Block 2.
   Response: The callout has been updated to 20' UE
2. Change 10' UE need to add DE around lots 19,20,21 and 22 Lot 1. See paving and drainage comments.
   Response: The appropriate callouts have been updated to correspond with the revised storm drainage design.

DRAINAGE REPORT

1. Paragraph 3.3, last sentence 22.10 does not match 23.10 in Table 1.2
   Response: All tables have been reviewed and updated to reflect the revised design values.
2. Paragraph 4.2.1 will need updated to add curb inlets on Divis and a drainage pipe to the east. The flume opening will not accept the runoff flowing in the new gutter on Divis, ie water does not turn 90 degrees. The existing opening from the existing parking lot was able to block flow with a partial curb to force water to the east through the ball field property. We recommend upsizing the inlet to ensure the stormwater is captured with no bypass.
   An additional inlet just south of NW 39th street on Divis will need to have an inlet added and pipe to the proposed detention pond A in the sump. Existing conditions in this area had a flume opening in the parking lot and the water flowed through the ball fields. See paving and drainage comments.
   Response: Per discussion with Robbie Williams via phone on Friday, a curb inlet with flume connection to Pond A has been added due to the existing sump condition and relatively small contributing drainage area. Per the Teams meeting, Street inlets have been added and sized assuming 70% inlet efficiency. An 18-inch RCP has been designed to connect to the proposed storm system on N. Donna Avenue. Refer to the Storm Plans for additional details.
3. Drainage Map C-107 – DA 1 should be extended further to the west to encompass the entire lots on the west side of Divis in analyzing the inlets to be installed in comment 2 above.

300 Pointe Parkway Blvd
Yukon, OK 73099

405.787.6270

Response: Drainage boundaries have been revised on all drainage maps to reflect half-lot drainage toward Divis Street.

PAVING AND DRAINAGE PLANS

1. See attached sheet C-104 with comments. At two locations inlets need installed.
   Response: See response to Drainage Report Comment No. 2.
2. See attached sheet C202 with comments. Street inlet and not flume opening.
   Response: See response to Drainage Report Comment No. 2.

SANITARY SEWER PLANS

1. Sheet C-201 – change sand backfill to Type "A" Aggregate Base.
   Response: Notes have been revised to remove duplicate references and to replace sand backfill with Type "A" Aggregate Base.
2. Update topo for storm sewer changes and addition of storm sewer line. Also, for water change on NW 39th street.
   Response: Sanitary Sewer Plans have been updated to reflect the revised storm sewer design and waterline modifications.

WATERLINE PLANS

1. Defer location of fire hydrants to Fire Chief.
   Response: Received a phone call from Raquelynne on 2/27/2026 indicating that the Fire Marshal has no additional comments, provided the development adheres to the approved Preliminary Plat layout.
2. Sheet C-103 – Water General Note 41 – delete sand use Type "A" Aggregate Base.
   Response: Notes have been revised to remove duplicate references and replace sand backfill with Type "A" Aggregate Base.
3. See sheet C-103 for comments on extending waterline on the north side of NW 39th and adding 2 additional valves across from Bethany Village.
   Response: Line C has been relocated to the north side of NW 39th Street per discussion with the City and City Engineer. Two gate valves are proposed on Line C and are positioned near lot lines to avoid driveway conflicts. Refer to the Watermain Plans for additional detail.

WATERLINE HYDRALIC ANALYSIS FOR WATERLINE

1. The waterline hydraulic analysis was reviewed, and it is acceptable to submit to ODEQ with the engineering report when the permit to construct is submitted.
   Response: The hydraulic analysis has been updated and resubmitted to reflect the revised watermain configuration.

Please let us know if any additional information is required.

Respectfully,

Loyd Leon Spaugy III, P.E.

CITY OF BETHANY
PUBLIC WORKS AUTHORITY

SUMMARY OF QUANTITIES

ITEM #	ITEM	UNIT	QUANTITY	AS-BUILT
	PAVING QUANTITIES (PUBLIC)			
1.	6" PC CONCRETE	S.Y.	1870	
2.	6" STABILIZED BASE	S.Y.	1965	
3.	6"x2' BARRIER CURB AND GUTTER	L.F.	890	
4.	'W' & 'V' CURB MARKINGS	EA.	50	
5.	5' SIDEWALK (ALONG COMMON AREAS)	L.F.	106	
6.	6' SIDEWALK (ALONG SECTION LINE ROAD)	L.F.	170	
7.	SAWCUT EXISTING PAVING	L.F.	20	
8.	ADA RAMP	EA.	2	
9.	ADA FLUME CROSSING	EA.	1	
10.	REMOVAL OF EXISTING PAVING (NW 36TH ST. ROW)	S.Y.	20	
	PAVING QUANTITIES (DIVIS AVE. CURB INSTALLMENT)			
1.	SAWCUT EXISTING PAVING	L.F.	957	
2.	REMOVAL OF EXISTING PAVING (DIVIS AVE.)	S.Y.	85	
3.	6" STABILIZED BASE	S.Y.	270	
4.	6"x2' BARRIER CURB AND GUTTER	L.F.	957	
	STORM SEWER QUANTITIES (PUBLIC)			
1.	D-2-1 CURB INLET	EA.	3	
2.	36"x23" RCAP F.E.S	EA.	1	
3.	18" RCP	L.F.	273	
4.	29"x18" ARCP	L.F.	26	
5.	36"x23" ARCP	L.F.	40	
6.	5' (I.D) MANHOLE	EA.	1	
7.	POND A OUTLET STRUCTURE	L.S.	1	
8.	POND B OUTLET STRUCTURE	L.S.	1	
9.	POND B EMERGY. OUTLET STRUCTURE	S.Y.	16	
10.	EX. AREA INLET MODIFICATION	L.S.	1	
11.	4.0'x10.0' FLUME TRANSITION	L.F.	15	
12.	4.0'x0.5' CONCRETE FLUME	L.F.	149	
13.	2' WIDE TRICKLE CHANNEL	L.F.	846	
14.	BOLLARD	EA.	2	
15.	3' CUT OFF WALL	EA.	5	
16.	CRUSHED ROCK BEDDING	C.Y.	110	
17.	TYPE 'A' AGGREGATE (UNDER ROADWAY)	S.Y.	2	
18.	12" RIP RAP w/ FILTER FABRIC MAT	S.Y.	30	
19.	FLUME BARRIER	EA.	1	
	EROSION CONTROL QUANTITIES (BY DEVELOPER)			
1.	TEMP. CONSTRUCTION DRIVE	L.S.	1	
2.	SILT FENCE	L.F.	1770	
3.	18" SLAB SOD ALONG CURBS, LANE WIDENING & FLUME	S.Y.	2360	
4.	18" SLAB SOD FOR DETENTION POND & AREA INLET	S.Y.	8800	
5.	ROCK BAG BARRIERS	EA.	3	
6.	CONCRETE WASH OUT	EA.	1	

PAVING & DRAINAGE PLANS
FOR

BETHANY FIELDS

A PART OF THE SE/4, SECTION 17, T12N, R4W, I.M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA
LANE MILES: 0.15

BENCHMARK :

FOUND MAG NAIL w/WASHER "CA 1484"
SOUTHEAST CORNER, SE/4 OF SECTION 17,
T12N, R4W, I.M.

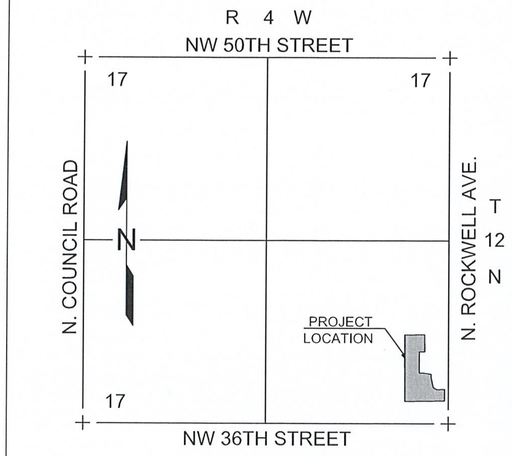
NORTHING: 185,084.3640
EASTING: 2,076,654.9490
TR = 1317.74

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

DRAWING: C:\25612100_BETHANY FIELDS\CONSTRUCTION\CIVIL\DRAWING\COVER\PAVING.DWG
LAYOUT: C-001 | XREF: | XREF: | XREF: | XREF: | XREF: | XREF:
LAST PLOTTED BY: LOYD SPAUGY, 3/1/2026 | 08:37 AM | PLOTTED BY: | VALID ON HARD COPY ONLY



LOCATION MAP

SCALE: 1" = 1000'

The City of
BETHANY, OKLAHOMA

AMANDA SANDOVAL, MAYOR
ELIZABETH GRAY, CITY MANAGER

COUNCIL MEMBERS:

CHRIS POWELL	Ward 1	KATHY LARSEN	Ward 3
PETER PLANK	Ward 1	CHANDRA FORD	Ward 3
BURT FALKNER	Ward 2	BRIAN MAGIROWSKY	Ward 4
KEN SMART	Ward 2	AJA TRIANA	Ward 4

SHEET INDEX

SHEET NO.	DESCRIPTION
C-001	COVER
C-101 ~ C-102	FINAL PLAT
C-103	OVERALL PAVING PLAN
C-104	CURB WIDENING PLAN
C-105	HISTORIC - DRAINAGE MAP
C-106	DEVELOPED - DRAINAGE MAP
C-108	GRADING PLAN
C-109	ADA SIDEWALK PLAN
C-201	DONNA AVENUE
C-202	STORM SEWER A
C-203	POND A
C-204	POND B
C-205	POND B EMERGENCY WEIR
C-501	EROSION CONTROL NOTES & DETAILS
C-205	EROSION CONTROL PLAN

ONE CALL UTILITY LOCATION NUMBER

840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

DETAILS

D-010	STORM WATER EROSION AND SEDIMENT PROCEDURES
D-101	STANDARD STORM SEWER INLETS DESIGN 2 INLET WITH CAST STEEL HOODS
D-107	STORM SEWER INLET GRATE DESIGN #1 - #6 & #7
D-108	BICYCLE SAFE GRATE
D-109	CURB / CATCH BASIN INLET FRAME DETAILS
D-200C	P.C. CONCRETE PAVING SPECIAL DETAILS
D-200D	LONGITUDINAL, EXPANSION AND CONTRACTION JOINTS DETAILS
D-300	STANDARD TYPICAL SECTIONS DRIVEWAY DETAILS
D-408	STANDARD PREFABRICATED CULVERT SECTIONS
D-500	STANDARD TYPICAL SECTIONS MISCELLANEOUS DETAILS
D-501	STANDARD CHANNEL LINER & FLUME DETAILS
D-700-A-E	ADA CURB RAMP DETAILS
D-800	STANDARD REPAIR DETAILS

REVIEWED BY:

_____ DATE

_____ DATE

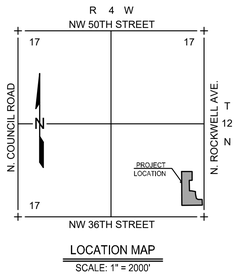
3/1/2026

LOYD LEON SPAUGY III, P.E. No. 36875

LOYD LEON SPAUGY III 36875 LICENSED PROFESSIONAL ENGINEER OKLAHOMA

JOB NO. 25612100 PROJECT NO. _____ BETHANY FIELDS

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Pelham Partners, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Pelham Partners, LLC

_____
Michael Love, Manager

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared Michael Love, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

_____
NOTARY PUBLIC, # 23001735

LEGAL DESCRIPTION

A tract of land situated wholly within Lots 2, 3, and 4 of FOREST HIGHLANDS, according to the plat filed of record in Book 16, Page 91 and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 4; thence
S 00°18'37" E, along the East line of said Lot 4, 250.00 feet; thence
S 89°25'12" W, 300.07 feet to the POINT OF BEGINNING of the herein described tract: thence

S 89°25'12" W, 80.66 feet; thence
S 00°18'37" E, 302.11 feet; thence
N 89°25'12" E, 57.51 feet; thence
S 79°29'25" E, 116.16 feet; thence
S 03°10'39" E, 54.41 feet; thence
S 08°27'40" E, 46.85 feet; thence
S 12°26'58" E, 93.46 feet; thence
S 59°50'32" E, 55.41 feet; thence
N 89°25'12" E, 115.28 feet; thence
S 00°18'37" E, 165.00 feet to the South line of said Lot 2; thence
S 89°25'12" W, along said South line, 578.32 feet to the Southwest corner thereof; thence
N 00°18'37" W, along the West line of said Lots 2, 3, and 4, 960.00 feet to the Northwest corner of said Lot 4; thence with said Lot 4,the following two (2) courses:

1. N 89°25'12" E, 295.32 feet; thence
2. S 00°18'37" E, 250.00 feet to the POINT OF BEGINNING and containing 330,253 square feet or 7.58 acres, within the metes recited hereon.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

_____
LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

_____
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____ , Planning Director of the City of Bethany, do certify that the Bethany Planning Commission duly approved this plat on the _____ day of _____, _____.

_____
PLANNING DIRECTOR

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Pelham Partners, LLC, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____.

CHICAGO TITLE OKLAHOMA, CO.

_____
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of _____, OKLAHOMA, this _____ day of _____, _____.

_____
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of BETHANY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of BETHANY, OKLAHOMA, this _____ day of _____, _____.

ATTEST:

_____
CITY CLERK

_____
MAYOR

CERTIFICATE OF CITY CLERK

I,_____, City Clerk of the CITY of BETHANY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, _____.

_____
CITY CLERK

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

Owner's Notary Seal — JESSICA MURPHY NOTARY #23001735 EXP. 02/06/27 PUBLIC STATE OF OKLAHOMA

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

Land Surveyor's Seal — LICENSED PROFESSIONAL LAND SURVEYOR LEE ALLEN SCHROEDER 1502 OKLAHOMA

Surveyor's Notary Seal — DEBRA MACK NOTARY #03005138 EXP. 03/28/27 PUBLIC STATE OF OKLAHOMA

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

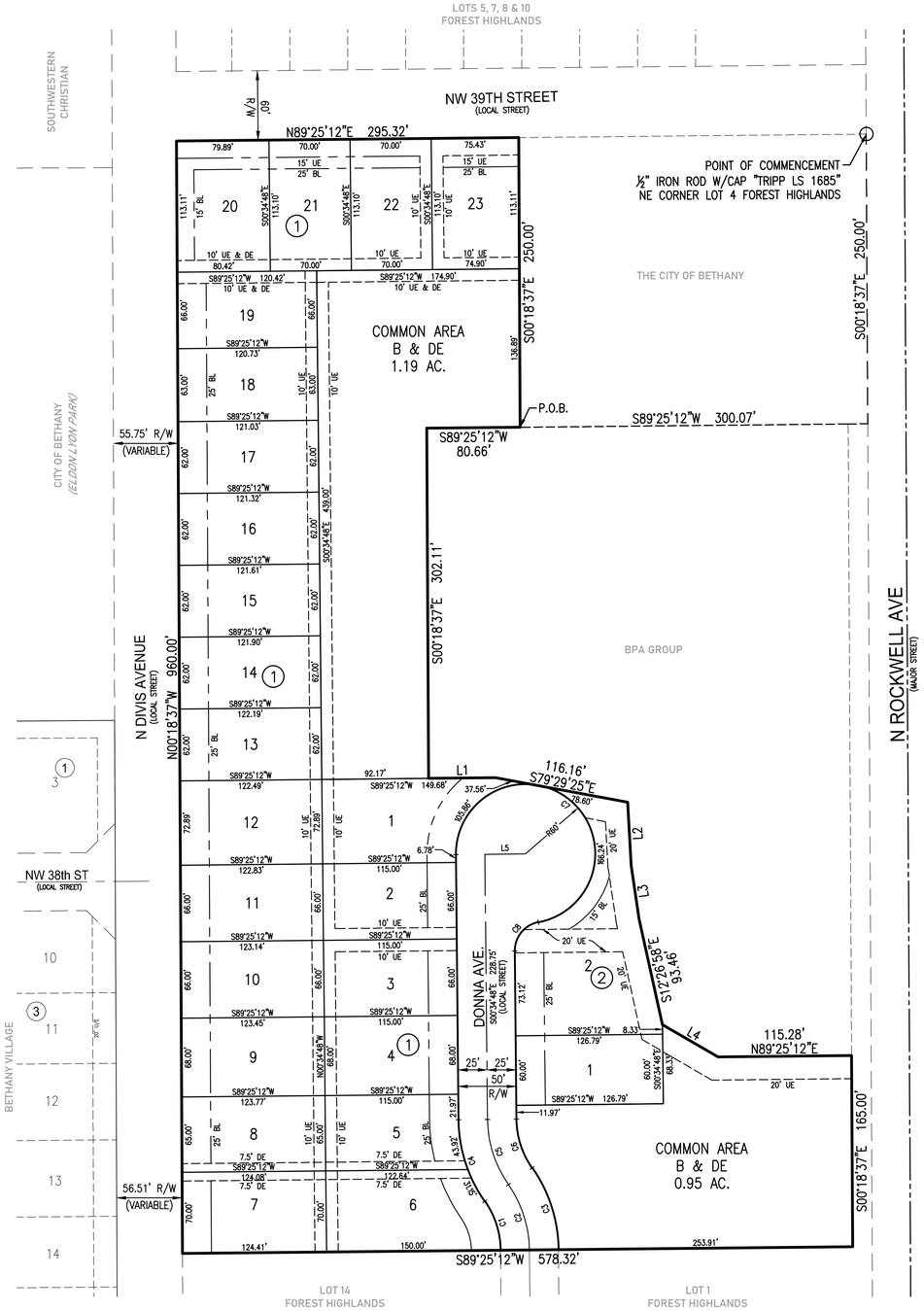
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

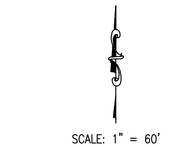
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

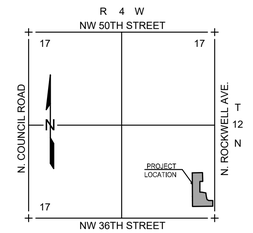
DRAWING: S:\PROJ\BETHANY\FIELDS\BUNDY\FINAL PLAT\FINAL PLAT.DWG
PRINTED: 2/28/2026 10:29:11 AM

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA





BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 12, T12N, R4W, I.M. (N00°18'33"W)



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.51'	N89° 25' 12"E
L2	54.41'	S03° 10' 39"E
L3	46.85'	S08° 27' 40"E
L4	55.41'	S59° 50' 32"E
L5	35.00'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.04'	75.00'	034°24'41"	N17° 47' 09"W	44.37'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C3	75.07'	125.00'	034°24'41"	N17° 47' 09"W	73.95'
C4	75.07'	125.00'	034°24'41"	S17° 47' 09"E	73.95'
C5	60.06'	100.00'	034°24'41"	S17° 47' 09"E	59.16'
C6	45.04'	75.00'	034°24'41"	S17° 47' 09"E	44.37'
C7	272.10'	60.00'	259°50'09"	N50° 39' 44"W	92.04'
C8	34.83'	25.00'	079°50'09"	S39° 20' 16"W	32.08'

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
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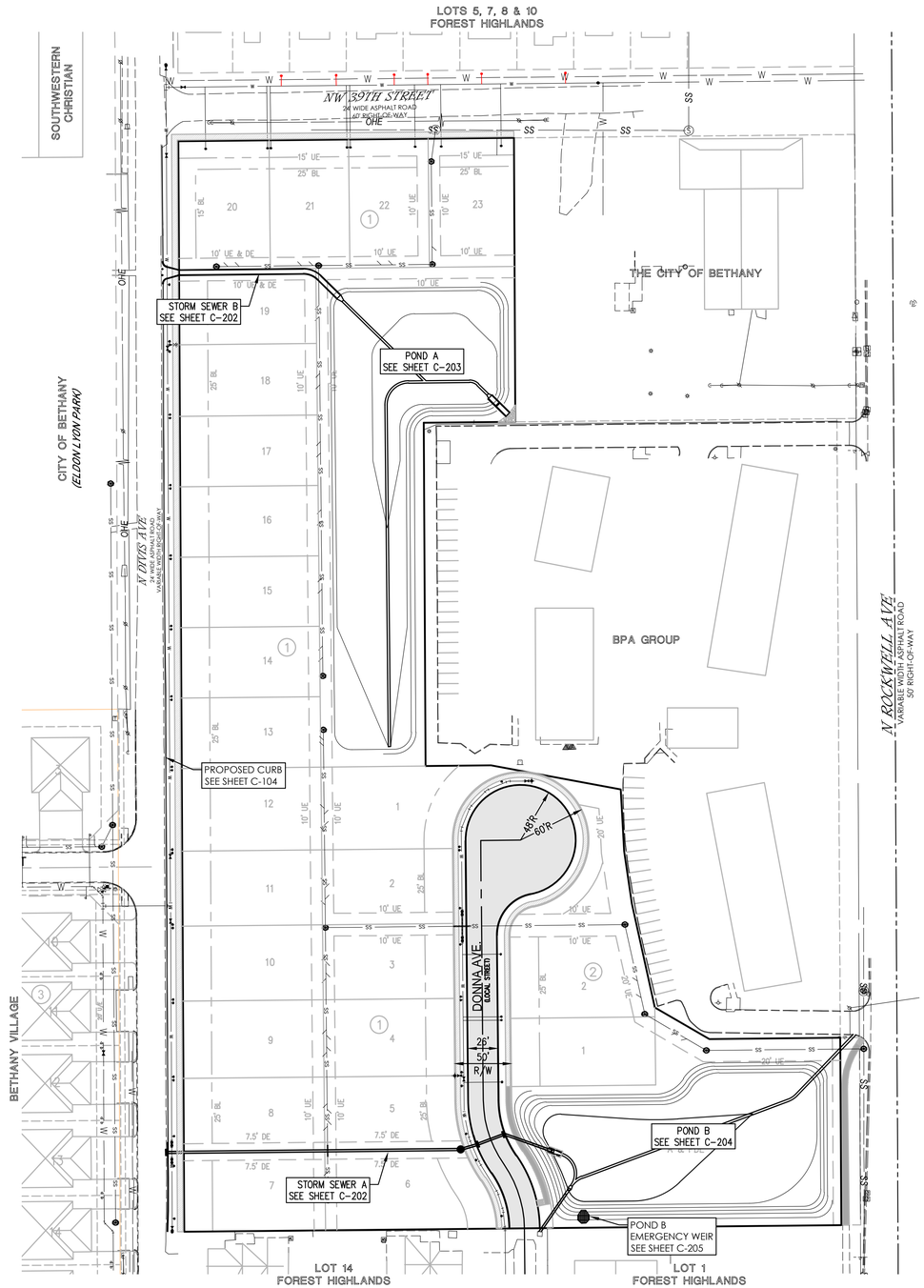
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

DRAWING: G:\2025\256_BETHANY\FIELDS\SURVEY\CIVIL\FINAL PLAT\FINAL PLAT.DWG
PLOTTED: Feb 28, 2026 @ 11:13 AM by Jeremy Hogan



PAVING AND STORM SEWER - GENERAL NOTES

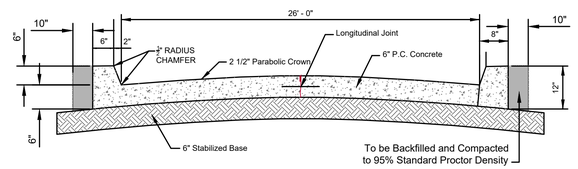
1. ALL CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH OKLAHOMA CITY'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS".
2. ALL FILL AREAS INDICATED SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION IN ACCORDANCE WITH PART II & PART III OF OKLAHOMA CITY'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS." TEST REPORTS WILL BE SUBMITTED TO THE OKLAHOMA CITY FIELD ENGINEER'S OFFICE.
3. ALL WORK CLASSIFIED AS A "PAY ITEM" SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION, THE COST OF WHICH SHALL BE INCLUDED IN THE COST OF OTHER BID ITEMS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND MUST HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOWLINE ELEVATIONS OF ALL WATER LINES, SANITARY SEWERS, STORM DRAINS, DRAINAGE STRUCTURES, AND SURFACE DRAINAGE COURSES PRIOR TO LAYING ANY NEW PIPE. THE CONTRACTOR MUST CALL OKIE AT (405) 840-5032 TO HAVE ALL PUBLIC UTILITIES (WATER AND SANITARY SEWER LINES) AND FRANCHISED UTILITIES (ELECTRIC LINES, TELEPHONE CABLES, FIBER OPTIC LINES, CABLE TELEVISION, GAS LINES, OIL PIPELINES AND TRAFFIC SIGNAL CONDUIT) LOCATED AT LEAST TOW (2) DAYS PRIOR TO STARTING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION: DAMAGE TO ANY UTILITIES OR STRUCTURES DURING EXCAVATION AND CONSTRUCTION OF PROPOSED PAVING & STORM SEWER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. TRENCHING WILL BE BACKFILLED WITH TYPE 'A' AGGREGATE UNDER ALL PAVED AREAS AND 1' ABOVE THE PIPE FOR PLASTIC PIPE IN ALL UNPAVED AREAS. THE CONTRACTOR SHALL BE PAID FOR THE CALCULATED QUANTITY OF AGGREGATE REQUIRED TO BACKFILL TRENCHES AS ESTABLISHED BY THE CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS FOR TRENCH WIDTH. IF THE CONTRACTOR OVER CUTS THE TRENCH, THE ADDITIONAL AGGREGATE WILL BE TREATED AS INCIDENTAL CONSTRUCTION AND WILL BE AT THE CONTRACTOR'S EXPENSE.
6. RCP WITH O-RINGS AND HP (HIGH PERFORMANCE POLYPROPYLENE PIPE) WITH GASKETS SHALL BE INSTALLED UNDER STREETS AND ROADWAYS, NEXT TO CURBS AND BETWEEN HOUSES. ALL JOINTS ON ECP, RCB, AND HP SHALL BE WRAPPED WITH A (2) FOOT WIDE FILTER FABRIC STRIP AROUND THE JOINT AND OVERLAPPING TWO (2) FEET.
7. ALL STORM SEWER CURB INLETS THAT ARE NOT LOCATED IN A SUMP CONDITION SHALL HAVE ANY ADDITIONAL HOODS LOCATED UPSTREAM FROM THE GRATES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
9. EXCAVATION FOR CONSTRUCTION OF STREETS SHALL BE INCLUDED IN THE COST OF OTHER BID ITEMS. EARTHWORK SHALL CONSIST OF EXCAVATION TO SUBGRADE AND BACKFILL OF CURB AFTER CONSTRUCTION: SIDESLOPE FROM BACK OF CURB TO EXISTING GROUND NOT TO EXCEED 4:1. ALL BACKFILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND SUBGRADE TO BE COMPACTED AS SPECIFIED IN GENERAL NOTE#2.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.

ADA NOTES

1. ALL AMERICANS WITH DISABILITIES ACT (ADA)/SIDEWALK IMPROVEMENTS MUST MEET CURRENT ADA REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND/OR REPAIR OF ALL EXISTING ADA IMPROVEMENTS DAMAGED OR DISTURBED DURING CONSTRUCTION.

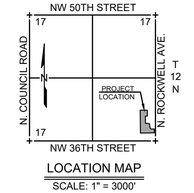
EROSION CONTROL NOTES

1. LIST EROSION CONTROL QUANTITIES AND WHO WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGE DUE TO CONSTRUCTION.
3. A COPY OF THE EROSION CONTROL SITE PLAN MUST ALWAYS BE ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
4. BLOCK OFF ACCESS OR ADD CONSTRUCTION ENTRANCE.
5. A MINIMUM OF 18" OF SOD IS REQUIRED ALONG ALL CURBS AND FLUMES.



TYPICAL SECTION
26' P.C. CONCRETE PAVING
(STABILIZED BASE)

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

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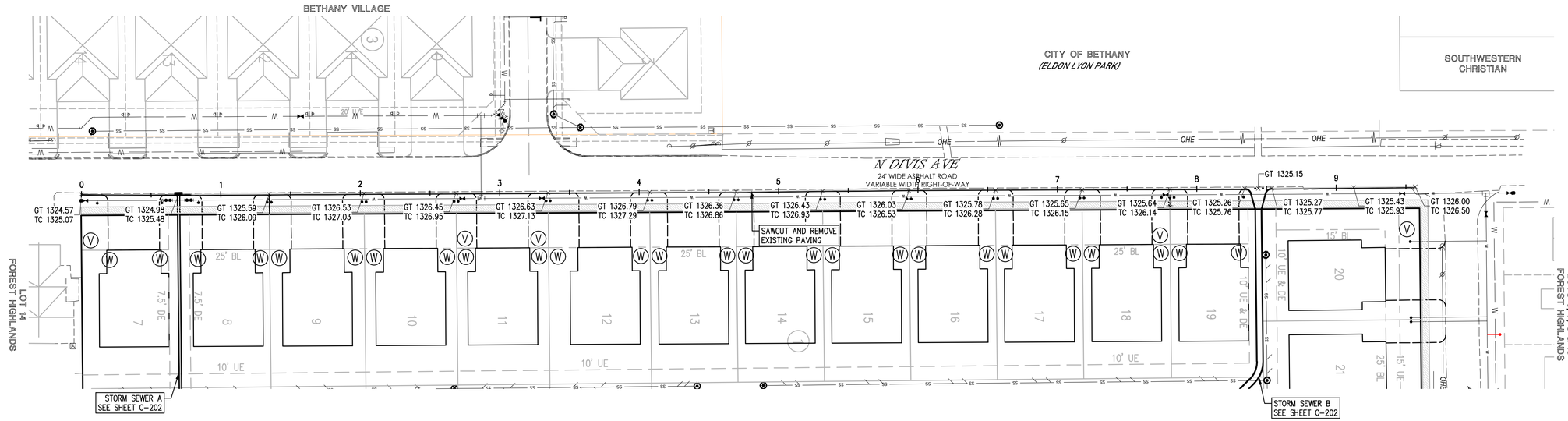
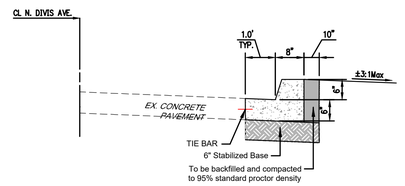
OVERALL PAVING PLAN

C-103

DRAWING D:\25612100\BETHANY\ENGINEERING\STRUCTURE\DWG\SDV\BSHN.DWG
LAYOUT: C-103 PLOT: 2/5/2026 11:07 AM PLOTTED BY: CHAD MADDUX (HARD COPY)





N. DIVIS AVE
(EAST HALF)
1.0' CONCRETE CURB INSTALLATION
(STABILIZED SOIL BASE)

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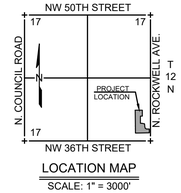

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
40' 0 40'

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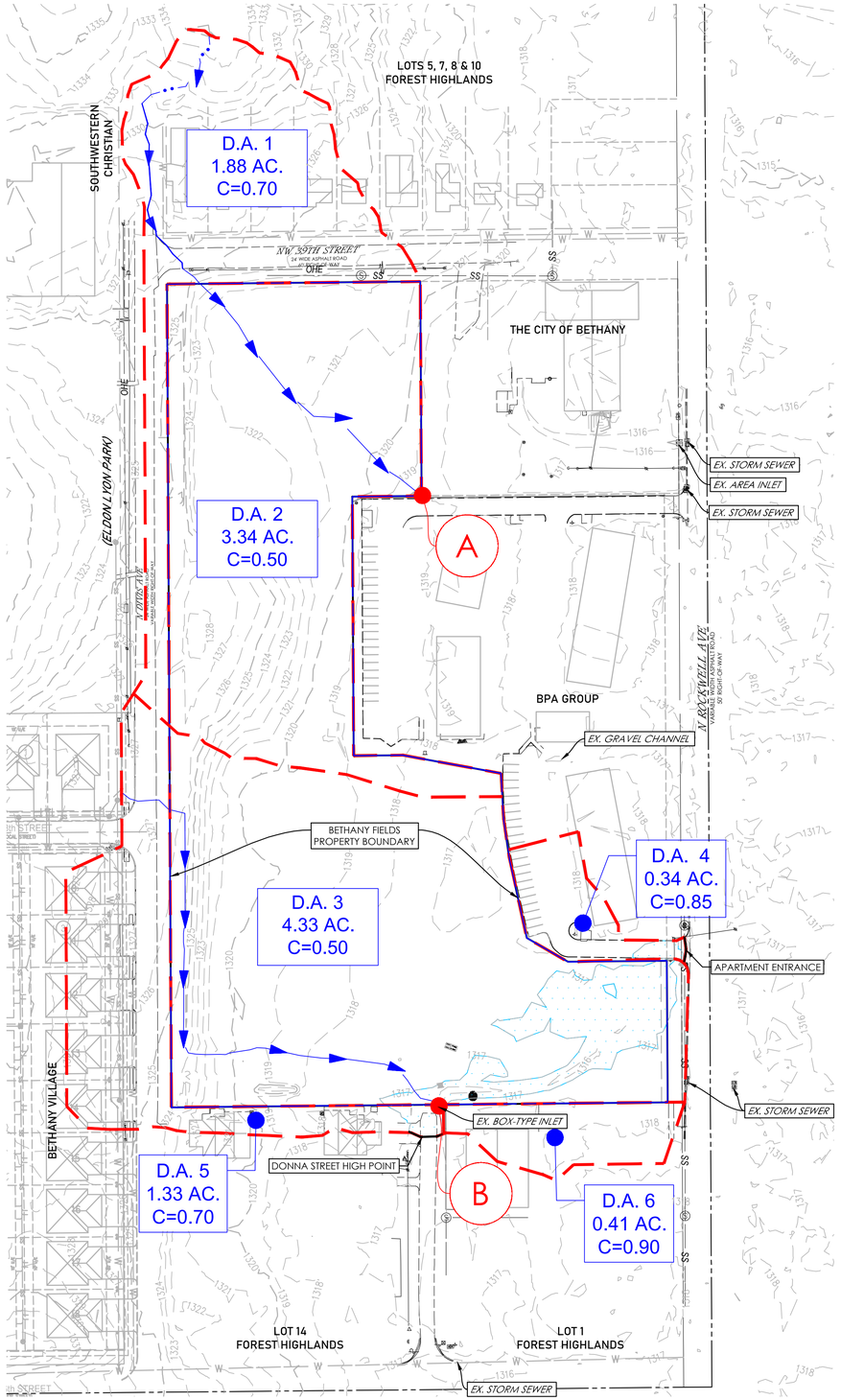
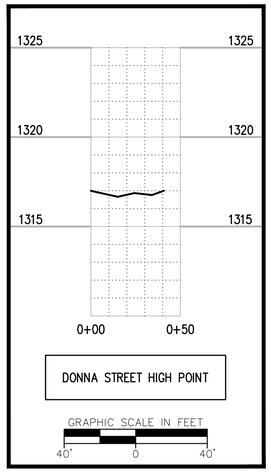
CURB WIDENING PLAN

C-104

DRAWING ID: 25612100_BETHANYFIELDS-CONTRACTDOCUMENTS.DWG (CONSTRUCTION DRAWING)
PLOTTED BY: LOYD SPAUGY AT 2026-02-06 11:54:47 PLOTTED ON: TOM YABE (TOM YABE-HP OFFICEJET PRO 8730)





LEGEND

- EXISTING CONTOURS
- EXISTING DRAINAGE AREAS
- PROPOSED FLOW PATH (OVERLAND)
- PROPOSED FLOW PATH (CHANNEL)
- EX. 100YR FLOOD CONDITIONS (PER DRAINAGE STUDY)
- PROPOSED DRAINAGE POINT

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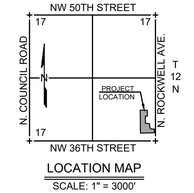
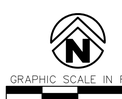


LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan



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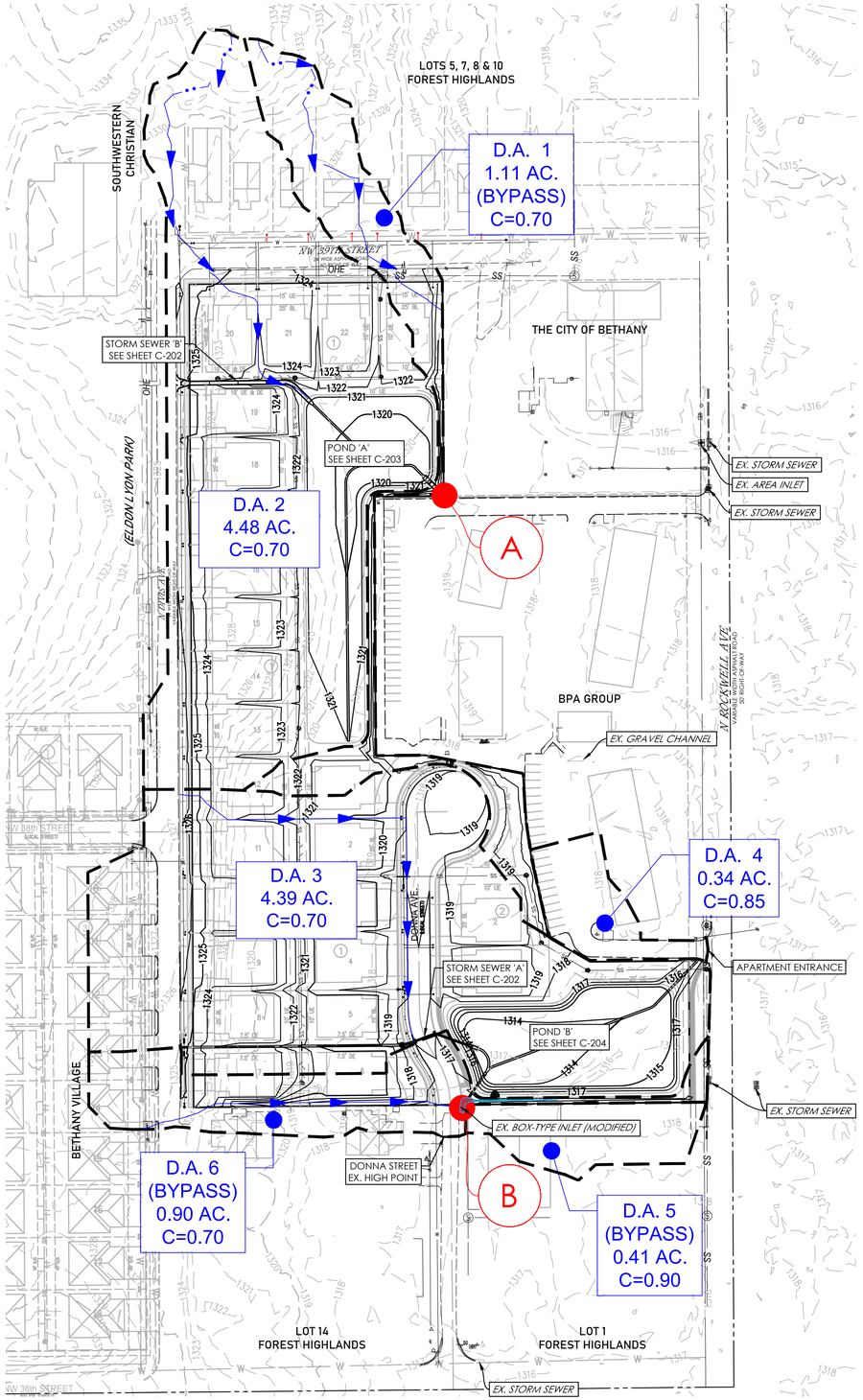
HISTORIC - DRAINAGE MAP

C-105



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING DRAINAGE AREAS
- PROPOSED DRAINAGE AREAS
- PROPOSED FLOW PATH (OVERLAND)
- PROPOSED FLOW PATH (CHANNEL)
- 100YR FLOOD CONDITIONS (PER DRAINAGE STUDY)
- PROPOSED DRAINAGE POINT

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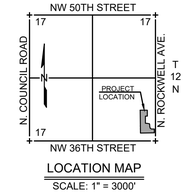

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
80' 0 80'

No.	Description	Date

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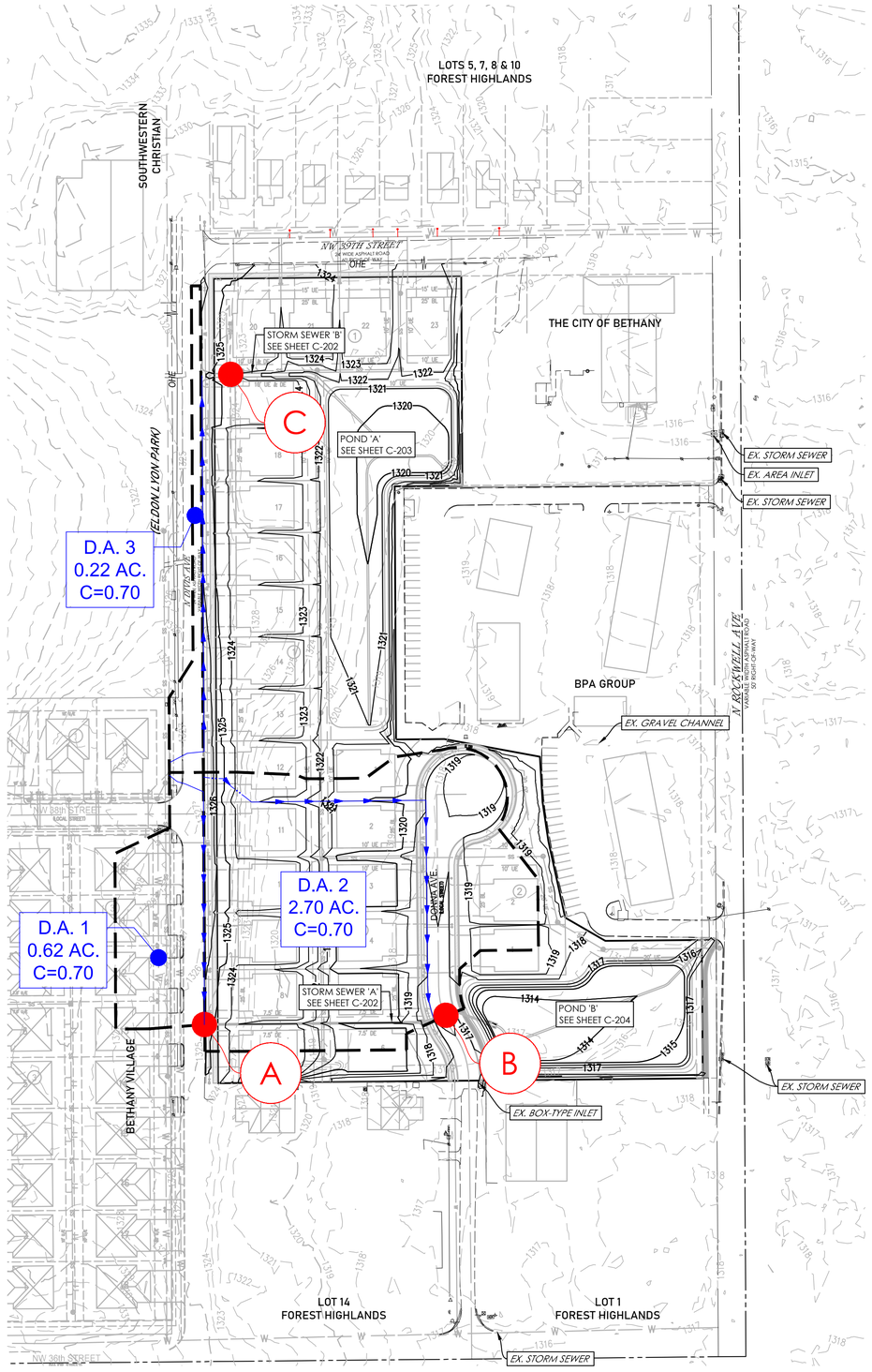
DEVELOPED - DRAINAGE MAP

C-106



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED DRAINAGE AREAS
- PROPOSED FLOW PATH (OVERLAND)
- PROPOSED FLOW PATH (CHANNEL)
- PROPOSED DRAINAGE POINT

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R 4 W
NW 50TH STREET
17 17
N. COUNCIL ROAD
N. ROCKWELL AVE.
T 12 N
PROJECT LOCATION
17 17
NW 36TH STREET

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
80' 0 80'

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DRAINAGE MAP

C-107

DRAWING CC:\2021\25_BETHANY\FIELDS\WORK\CIVIL\PE\DWG\DRAINAGE MAP.DWG
LAYOUT: C-107 (PLAN) - JP:\2021\11\15 AM PLOTTED BY: LOYD LEON SPAUGY III

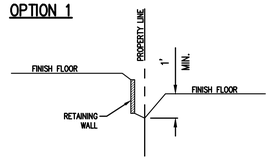
LEGEND

—— 1250 ——	EXISTING INDEX CONTOURS
——1250——	PROPOSED INDEX CONTOURS
- - - - - -	LIMITS OF GRADING
PAD=	REQUIRED PAD ELEVATION

GENERAL NOTES

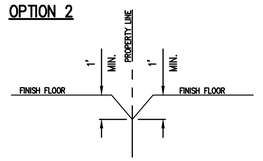
1. EXCEPT AS NOTED, BUILDING PAD GRADING TO BE PERFORMED BY HOUSE CONTRACTOR AFTER COMPLETION OF SUBDIVISION IMPROVEMENTS. PAD GRADING IS REQUIRED ON ALL LOTS SHOWING PAD ELEVATIONS. STRIP GRADING IS ALLOWED ON ALL REMAINING LOTS WITHOUT REQUIRED PAD ELEVATIONS.
2. ALL FINISH FLOOR ELEVATION SHALL BE MINIMUM OF 8" ABOVE THE HIGHEST GRADE ADJACENT TO BUILDING PAD. SEE CURRENT BUILDING CODE. FLOOR ELEVATIONS SHOWN ARE BASED ON THE MINIMUM FRONT SETBACK. ALL GRADING TYPE A & B LOT FINISH FLOORS SHALL BE AT LEAST 1.0 FT ABOVE THE ROAD CROWN ALONG LOT FRONTAGE
3. DRIVEWAY SLOPE BREAKS SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF +/– 14% WITHOUT A PROPER VERTICAL CURVE.
4. MEANDER SWALES AROUND SPECIMEN TREES AND DO NOT DISTURB WETLAND VEGETATION.
5. GRADING OF STREETS IN FUTURE SECTIONS ARE TO REMAIN A MINIMUM OF 0.30' ABOVE PROPOSED PAVING CROWN. GRADE TC AS SHOWN ON PLAN.
6. AREAS EXPOSED BY EXCAVATION OR STRIPPING SHALL BE SCARIFIED TO MINIMUM DEPTH OF 8–INCHES AND COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557 AT MOISTURE CONTENT OF NOT LESS THAN 1 PERCENT BELOW AND NOT MORE THAN 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.
7. ALL FILLS ON THIS PROJECT, INCLUDING ON LOTS, ARE TO BE CONTROLLED FILLS, AND SHALL BE PLACED IN LIFTS OR LAYERS NOT TO EXCEED 8–INCHES LOOSE MEASURE AND COMPACTED TO MINIMUM DENSITY OF NOT LESS 95 PERCENT OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557, AT MOISTURE CONTENT OF NOT LESS THAN 1 PERCENT BELOW AND NOT MORE THAN 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.
8. FIELD DENSITY TESTS FOR ALL FILL AREAS WILL BE PERFORMED BY THE CONTRACTOR'S INDEPENDENT TESTING LABORATORY. FIELD DENSITY TESTING FREQUENCY IN CUT AREAS SHALL INCLUDE NOT LESS THAN 1 COMPACTION TEST FOR EVERY 10,000 SQ. FT., OR PER CITY REQUIREMENTS. FIELD DENSITY TESTING FREQUENCY IN FILL AREAS SHALL INCLUDE NOT LESS THAN 1 COMPACTION TEST FOR EVERY 10,000 SQ. FT. FOR EACH 8–INCH LIFT, MEASURED LOOSE, OR PER CITY REQUIREMENTS.
9. CORRECTIVE MEASURES FOR NON–COMPLYING COMPACTION SHALL CONSIST OF REMOVAL AND RE–COMPACTION OF DEFICIENT AREAS UNTIL PROPER COMPACTION IS OBTAINED AT NO ADDITIONAL EXPENSE TO OWNER.

OPTION 1

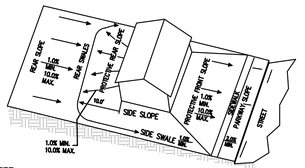


LOT GRADING
MIN. LONGITUDINAL GRADE = 1.00%

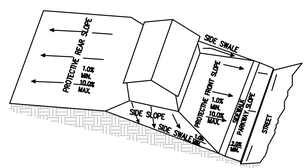
OPTION 2



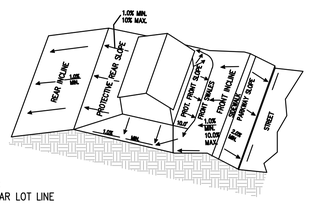
LOT GRADING
MIN. LONGITUDINAL GRADE = 1.00%



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE TO FRONT AND REAR LOT LINE

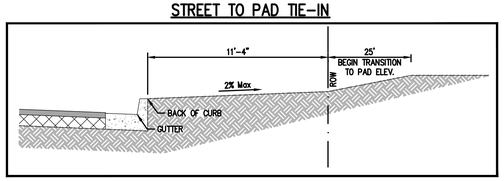


LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

GENERAL NOTES

1. EXCEPT AS NOTED, BUILDING PAD GRADING TO BE PERFORMED BY HOUSE CONTRACTOR AFTER COMPLETION OF SUBDIVISION IMPROVEMENTS.
2. ALL FINISH FLOOR ELEVATION SHALL BE MINIMUM OF 8" ABOVE THE HIGHEST GRADE ADJACENT TO BUILDING PAD. SEE CURRENT BUILDING CODE. FLOOR ELEVATIONS SHOWN ARE BASED ON THE MINIMUM FRONT SETBACK. ALL GRADING TYPE A & B LOT FINISH FLOORS SHALL BE AT LEAST 1.0 FT ABOVE THE ROAD CROWN ALONG LOT FRONTAGE.
3. DRIVEWAY SLOPES BREAKS SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF +/– 14% WITHOUT A PROPER VERTICAL CURVE.
4. MEANDER SWALES AROUND SPECIMEN TREES AND DO NOT DISTURB WETLAND VEGETATION.

STREET TO PAD TIE–IN



TYPICAL FHA/VA THREE DIMENSIONAL GRADING PLAN

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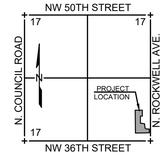

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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QC by: MARK LOVE
QC Date:

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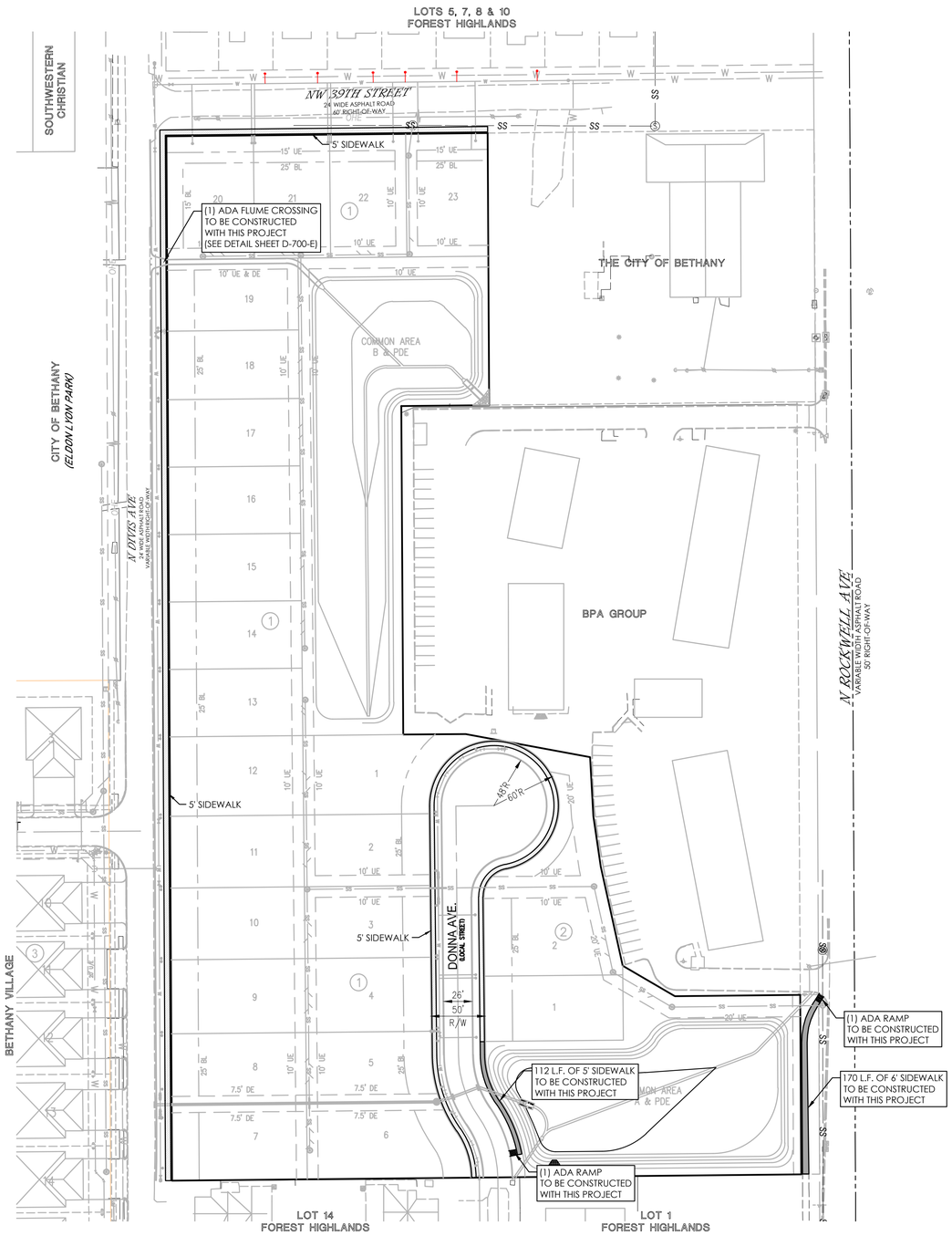
GRADING PLAN

C-108



SIDEWALK INFORMATION TABLE	
ADA COMPLIANT RAMPS	2
ADA FLUME CROSSING	1
6' SIDEWALK ALONG SECTION LINE ROAD (L.F.)	170
5' SIDEWALK ALONG COMMON AREA (L.F.)	112

LEGEND

- EXISTING SIDEWALK
- EXISTING SIDEWALK ALONG COMMON AREAS AND/OR ARTERIAL STREETS
- PROPOSED SIDEWALK (BY OTHERS)
- PROPOSED SIDEWALK (TO BE CONSTRUCTED W/ THIS PROJECT)
- ADA HANDICAP RAMP

NOTES:

1. ALL SIDEWALKS WILL BE BUILT IN COMPLIANCE WITH ADA STANDARDS.

2. REFER TO DETAILS D-700-C, AND D-700-D, "ADA CURB RAMP DETAILS" ALONG WITH 700-E FOR "ADA SIDEWALK AND CURB RAMP AT FLUME DETAILS" CONSTRUCTION STANDARDS AND NOTES.

3. SIDEWALK, DRIVEWAY, AND CURB RAMP WILL BE CONSTRUCTED ON ALL LOCAL AND COLLECTOR STREET FRONTAGES FOR EACH LOT PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

4. MAX CROSS SLOPE ALONG PEDESTRIAN ROUTE MUST NOT BE GREATER THAN 2%.

5. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL NOT STRIPE CROSSWALKS AS SHOWN ON THE PLANS OR AS REFERENCED BY STANDARD DETAIL DRAWINGS CONTAINED WITHIN THIS PLAN SET.

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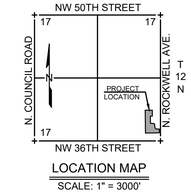

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

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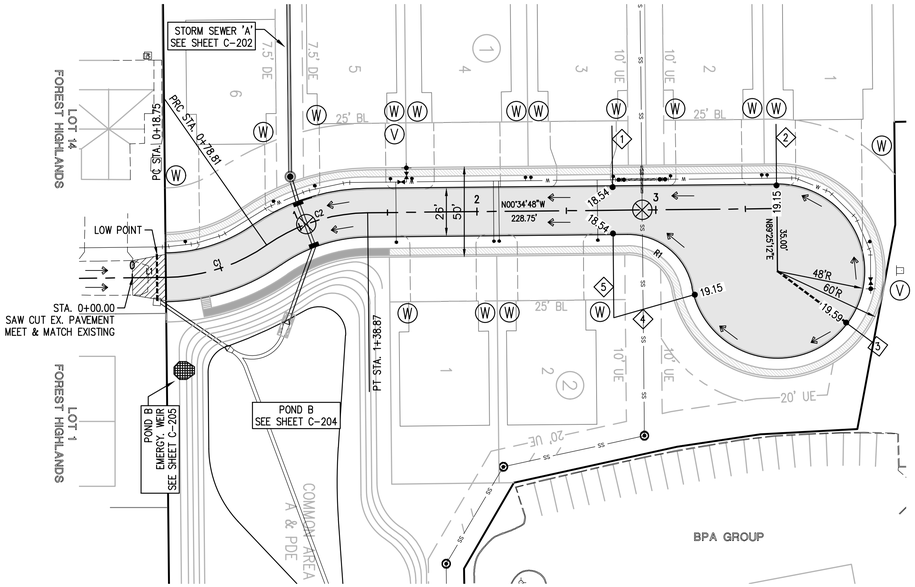
ADA SIDEWALK PLAN

C-109

DRAWING G:\26121\2_BETHANY\FIELDS\PHASE\CIVIL\REVIZED\ADA SIDEWALK.DWG
PLOTTED BY: LOYD SPAUGY 2/2/2026 11:15:21 AM | PLOTTED BY: LOYD SPAUGY (LAND PLANNING COPY)



1. STA. 2+83.95 LT = STA. 2+83.95 ℄ & RT 13' LT
2. STA. 3+67.62 LT = STA. 3+67.62 ℄ 13' LT, PC LT
3. STA. 4+76.46 LT 48' RT, PCC LT HIGH POINT
4. STA. 5+85.30 LT = STA. 3+20.37 ℄ & RT 47.63' RT, PRC LT
5. STA. 6+36.85 LT = STA. 2+83.95 ℄ & RT 13' RT, PT LT

NOTES:
SEE PLAN VIEW
FOR SPOT ELEVATIONS.

FILL COMPACTED TO 95%
STANDARD PROCTOR DENSITY

LINE TABLE (CENTERLINE)

LINE #	LENGTH	DIRECTION
L1	18.75	N0° 34' 48"W

CURVE TABLE (CENTERLINE)

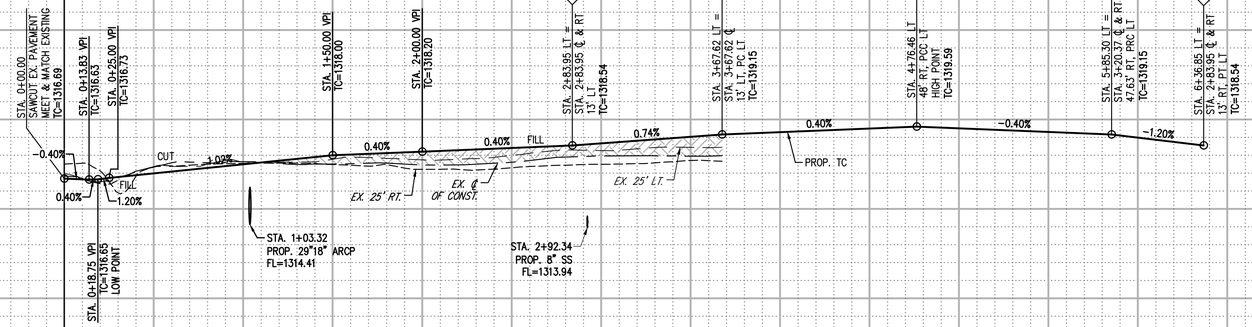
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'

GRAPHIC SCALE IN FEET
40' 0 40'

DONNA AVENUE PLAN

CURVE #	LENGTH	RADIUS	DELTA
R1	61.31'	47.00'	74°44'33"

LEGEND
- OMIT CROWN
- (V) WATER VALVE CURB MARKING
- (W) WATER SERVICE CURB MARKING
- (⊗) UTILITY CROSSING (SEE PROFILE)
- WATER LINE —W—
- SANITARY SEWER LINE —SS—
- PROP TC —
- EX. ℄ OF CONST. – – – –
- EX. 25' L.T. — — — —
- EX. 25' RT. – – – –



DONNA AVENUE PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'

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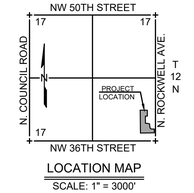
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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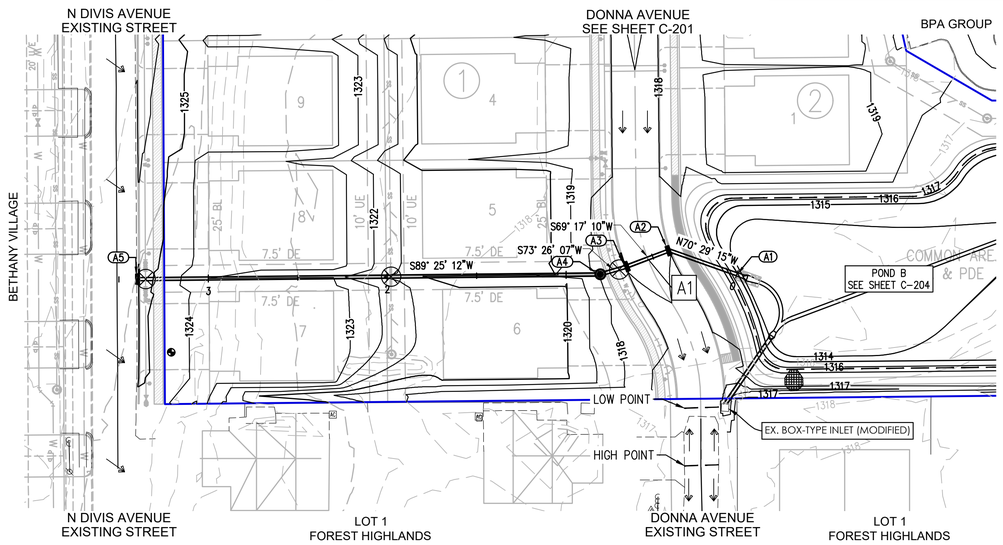
DONNA AVENUE

C-201

24/HVMDC/25/25612100/ENGINEERING/PLOTS/CTJ PLOT LOWER.DWG
LAYOUT: C-201 DONNA AVENUE PLAN & PROFILE
PLOTTED BY: LOYD SPAUGY III @ 2026/1/30 8:40 AM PLOTTED BY: LOYD SPAUGY III @ 2026/1/30 8:40 AM



(A5) STA. 3+39.00
END 18" RCP
CONST. (1) D-2-1 CURB INLET
TC=1325.48
FL 18" RCP=1319.99

(A3) STA. 0+66.00
END 29" x 18" RCAP
CONST. D-2-1 CURB INLET
BEGIN 4.0'x0.5' CONC. FLUME (BOC)
TC & FL FLUME=1317.53
FL 29" x 18" RCAP=1314.53
FL 18" RCP=1314.53

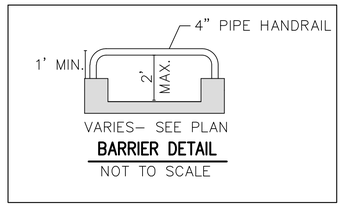
(A4) STA. 0+81.00
CONST. 5' DIA. MH
TR=1318.45
FL 18" RCP=1314.84
FL 18" RCP=1314.84

(A1) STA. 0+00.00
CONST. (1) 36" x 23" RCAP FES (8')
CONST. (1) 3' CUT OFF WALL
BEGIN 36" x 23" RCAP
MEET & MATCH TRICKLE CHANNEL
TF=1315.67
FL 36" x 23" RCAP FES=1313.45
FL 36" x 23" RCAP=1313.50

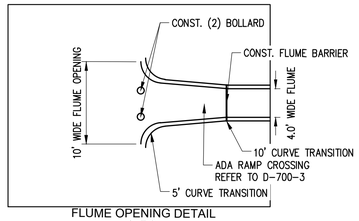
(A2) STA. 0+40.00
END 36" x 23" RCAP
CONST. D-2-1 CURB INLET
BEGIN 29" x 18" RCAP
TC=1317.53
FL 36" x 23" RCAP=1313.90
FL 29" x 18" RCAP=1314.27

GRAPHIC SCALE IN FEET
40' 0 40'

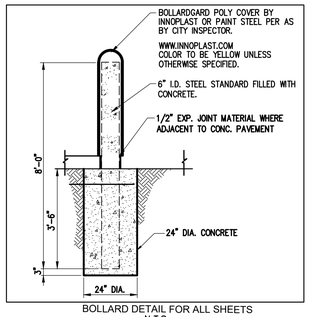
STORM SEWER "A & B" PLAN



BARRIER DETAIL
NOT TO SCALE

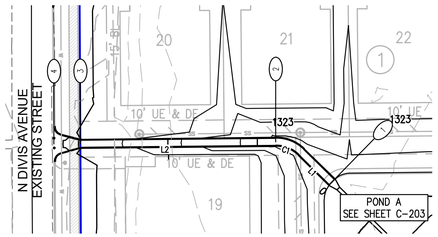


FLUME OPENING DETAIL
N.T.S



BOLLARD DETAIL FOR ALL SHEETS
N.T.S.

A1 STA. 0+53.00 ℄ STS A =
STA. 1+03.73 ℄ DONNA AVENUE



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.94'	N45° 34' 48"W
L2	123.98'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71'	20.00'	45°00'00"	N68° 04' 48"W	15.31'

1. STA. 0+00.00
CONST. 3' CUT OFF WALL
BEGIN 4.0'x0.5' CONC. FLUME
FL=1321.00

2. STA. 0+39.65
CONT. CONC. FLUME
FL=1321.40

3. STA. 1+48.90
END 4.0'x0.5 CONC. FLUME
CONST. FLUME BARRIER
BEGIN 4.0'x0.5' TO 10.0'x0.5'
CONC. FLUME TRANSITION
FL=1324.70

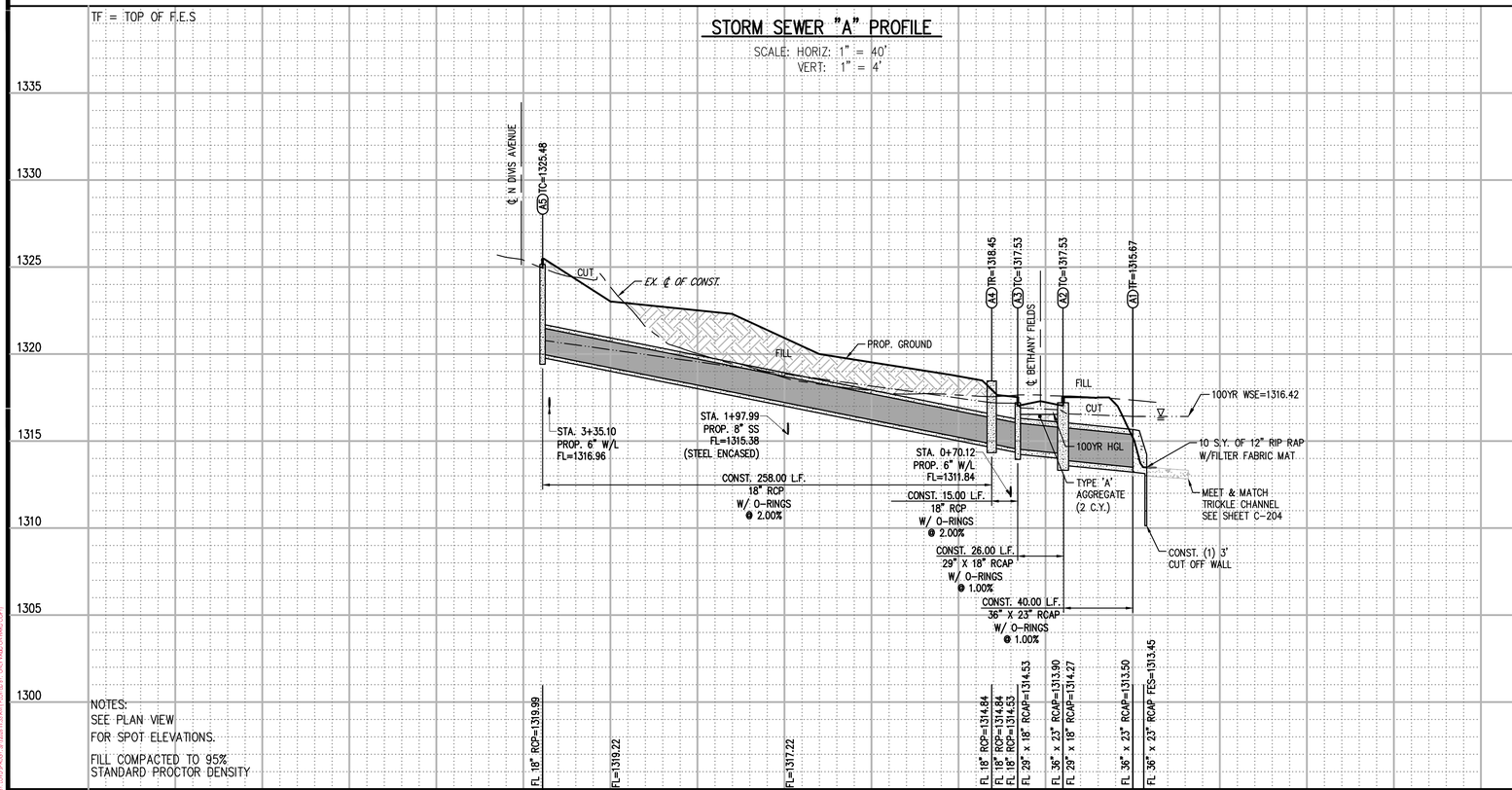
4. STA. 1+63.63
END 4.0'x0.5' TO 10.0'x0.5'
CONC. FLUME TRANSITION
CONST. (2) BOLLARDS
FL=1325.15

LEGEND
UTILITY CROSSING (SEE PROFILE)
SANITARY SEWER LINE — SS —
PROP GROUND
EX. ℄ OF CONST. – – – – –

STORM SEWER "A" PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'

TF = TOP OF F.E.S

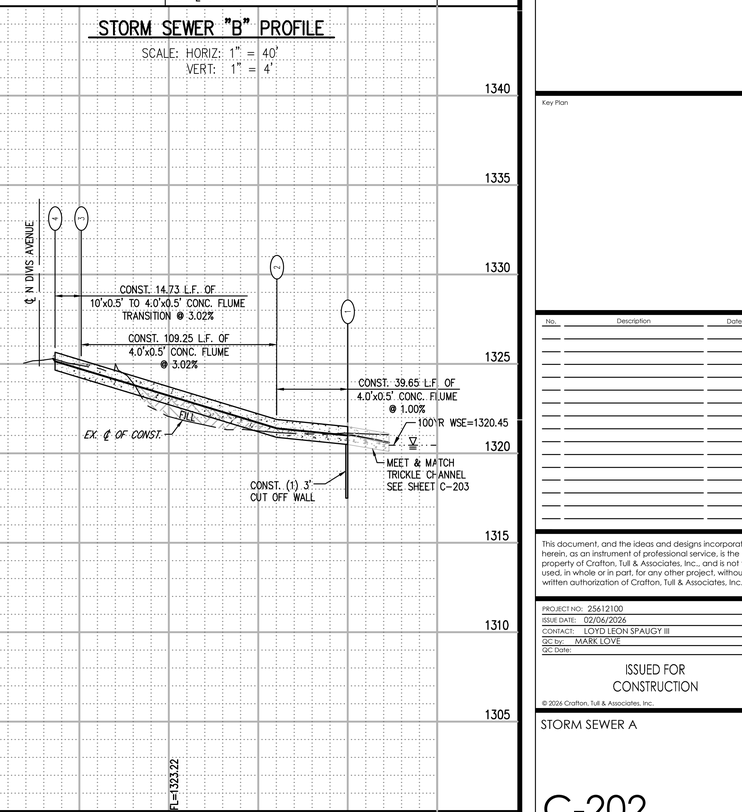


NOTES:
SEE PLAN VIEW
FOR SPOT ELEVATIONS.

FILL COMPACTED TO 95%
STANDARD PROCTOR DENSITY

STORM SEWER "B" PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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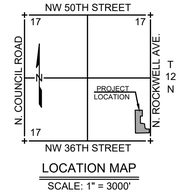

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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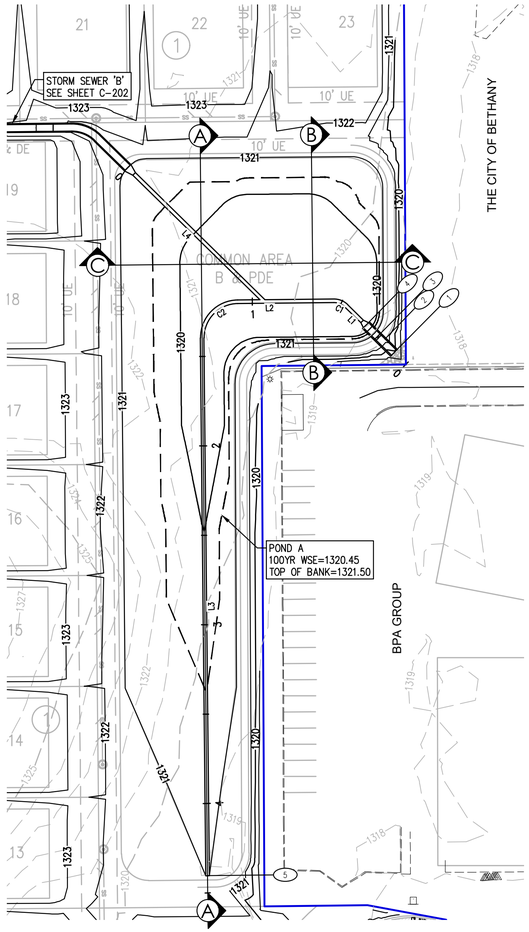
STORM SEWER A

C-202

J:\PROJECTS\25612100_BETHANY FIELDS\ARCHITECTURE\CIVIL\PHOTOSHOP\LOWER LEVEL PLAN & PROFILE 02-06-2026.DWG
PLOTTED BY LOYD SPAUGY III ON 02/06/2026 AT 2:57 PM by LOYD.SPAUGY@CRAFTONTULL.COM

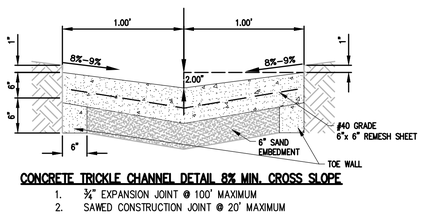


GRAPHIC SCALE IN FEET
40' 0 40'

POND "A" PLAN

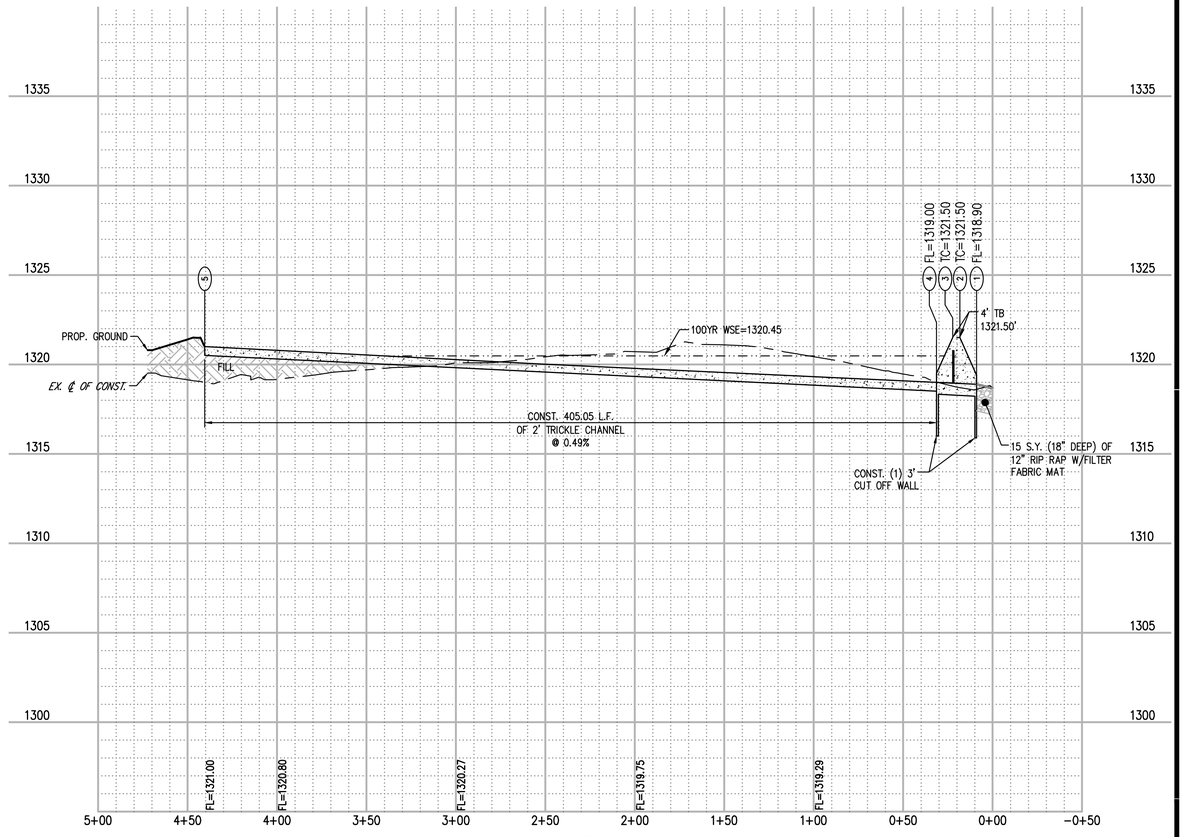
LEGEND
- UTILITY CROSSING (SEE PROFILE)
- PROP GROUND
- *EX. ℄ OF CONST.*

1. STA. 0+00.00
   PLACE 15 S.Y. OF 12" RIP-RAP W/ FILTER FABRIC MAT (18" DEEP)
   BEGIN 4' WIDE WEIR W/ 0.5' CURB
   BEGIN 0.5' TO 2.1' TC TRANSITION
   CONST. 3' CUT OFF WALL
   TC=1319.40
   FL=1318.90
2. STA. 0+09.00
   CONT. 4' WIDE WEIR
   END 0.5' TO 2.1' TC TRANSITION
   TC=1321.50
   FL=1318.94
3. STA. 0+13.00
   CONT. 4' WIDE WEIR
   BEGIN 2.5' TO 0.5' TC TRANSITION
   CONST WEIR OPENING
   TC=1321.50
   FL=1318.96
4. STA. 0+22.00
   END 4' WIDE WEIR W/ 0.5' CURB
   END 2.5' TO 0.5' TC TRANSITION
   BEGIN 2' WIDE TRICKLE CHANNEL
   TC=1319.50
   FL=1319.00
5. STA. 4+30.46
   END 2' WIDE TRICKLE CHANNEL
   FL=1321.00



CONCRETE TRICKLE CHANNEL DETAIL 8% MIN. CROSS SLOPE

1. ¾" EXPANSION JOINT @ 100' MAXIMUM
2. SAWED CONSTRUCTION JOINT @ 20' MAXIMUM

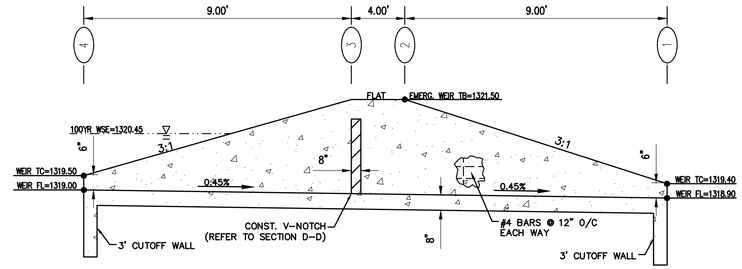


POND "A" PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'

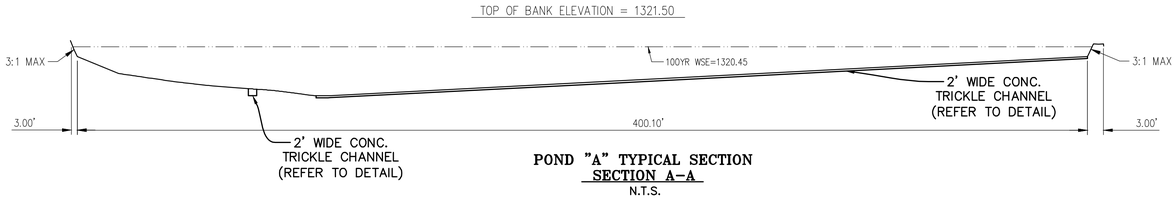
PARCEL LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	15.31'	N45° 26' 43"W	(186145.478,2076294.131)	(186156.219,2076283.222)
L2	53.74'	S89° 25' 12"W	(186159.093,2076276.105)	(186158.549,2076222.363)
L3	300.11'	S0° 34' 48"E	(186138.347,2076202.567)	(185838.256,2076205.605)
L4	106.92'	N45° 34' 48"W	(186158.701,2076237.335)	(186233.535,2076160.970)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD LENGTH	START POINT	END POINT
C1	7.88'	10.00'	7.68'	(186156.219,2076283.222)	(186159.093,2076276.105)
C2	31.42'	20.00'	28.28'	(186158.549,2076222.363)	(186138.347,2076202.567)

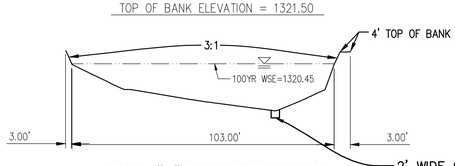


DETENTION OUTLET

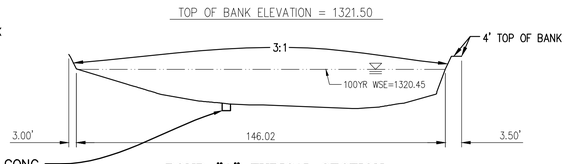
NTS



POND "A" TYPICAL SECTION
SECTION A-A
N.T.S.



POND "A" TYPICAL SECTION
SECTION B-B
N.T.S.



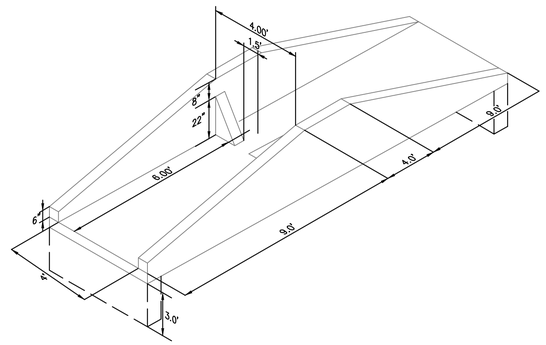
POND "A" TYPICAL SECTION
SECTION C-C
N.T.S.

PROVIDE 3/4" CHAMFER
ON ALL EXPOSED EDGES

REINFORCEMENT:
PROVIDE #4 BARS @ 12" O.C. EACH WAY

SECTION D-D

NTS



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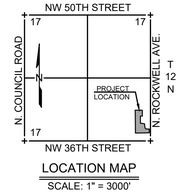

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

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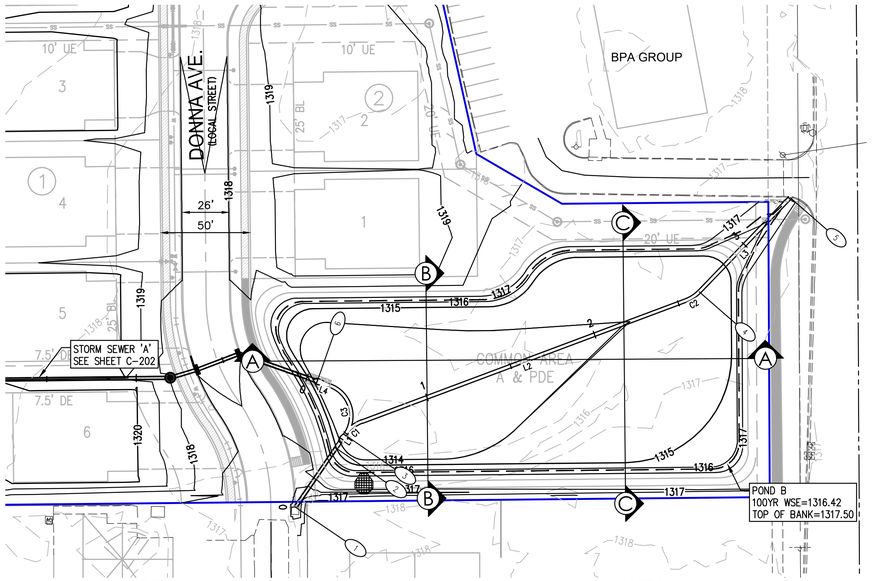
POND A

C-203

DRAWING CUSER:JR.SHAFFER.ID:/DATA/STRUCTURE DWG/1PVD7DRAWING
LAST SAVED BY CADD STAFF AT 2026-02-06 11:13:47 AM
PLOTTED BY CADD STAFF AT 2026-02-06 11:14:07 AM ON XHMD1 FOR

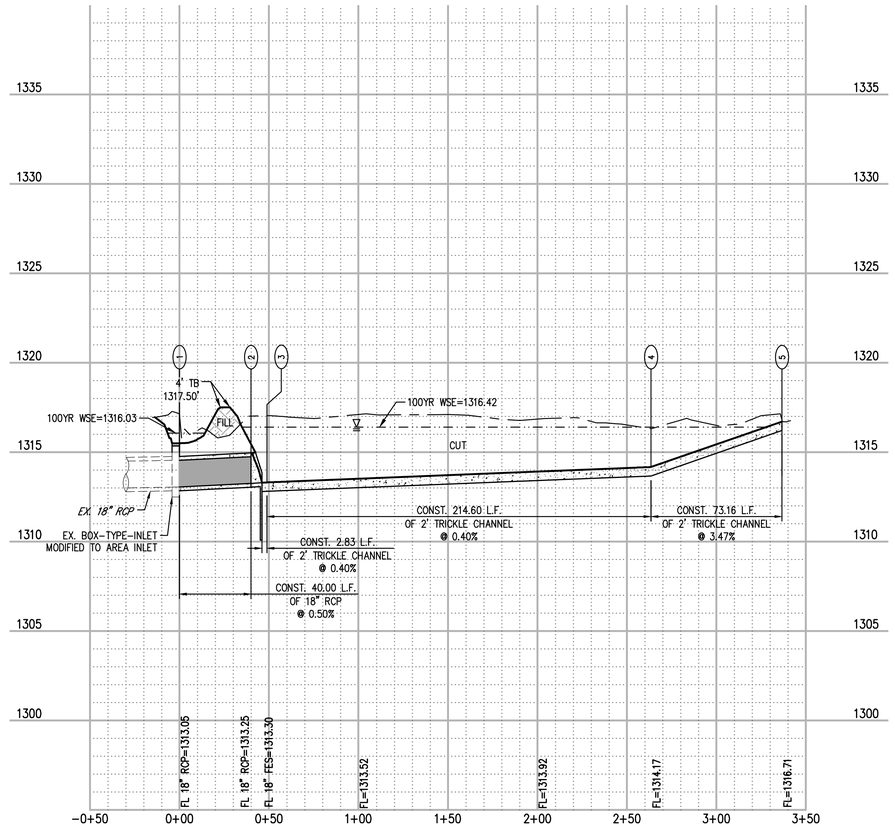


1. STA. 0+00.00
   MODIFY EX. AREA INLET TO GRATES (REFER TO DETAIL)
   TIE 18" RCP TO AREA INLET
   BEGIN 18" RCP
   FL=1313.05
2. STA. 0+40.00
   END 18" RCP
   CONST. (1) 18" RCP FES (6.08')
   CONST. 3' CUT OFF WALL
   BEGIN 2' WIDE TRICKLE CHANNEL
   FL=1313.25
3. STA. 0+48.91
   CONT. 2' WIDE TRICKLE CHANNEL
   BEGIN SPLIT CHANNEL TO STS A
   FL=1313.30
4. STA. 2+63.51
   CONT. 2' WIDE TRICKLE CHANNEL
   FL=1313.92
5. STA. 3+36.67
   END 2' WIDE TRICKLE CHANNEL
   TIE TO EXISTING CURB OPENING
   FL=1316.71
6. STA. 0+88.70
   END 2' WIDE TRICKLE CHANNEL
   FL=1313.45

GRAPHIC SCALE IN FEET
40' 0 40'

1250 EXISTING CONTOURS
1250 PROPOSED CONTOURS

POND "B" PLAN

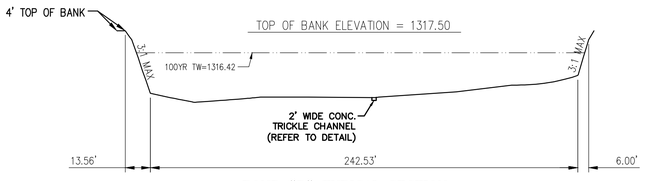


POND "B" PROFILE

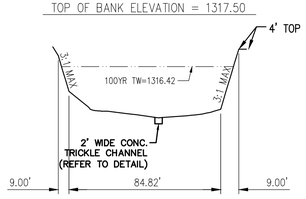
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'

PARCEL LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	2.83'	N34° 25' 00"E	(185448.679,2076364.174)	(185451.017,2076365.776)
L2	193.88'	N69° 29' 52"E	(185458.446,2076375.270)	(185526.352,2076556.871)
L3	73.16'	N43° 57' 19"E	(185531.036,2076563.832)	(185583.704,2076614.614)
L4	7.37'	N70° 29' 15"W	(185478.604,2076357.246)	(185481.066,2076350.299)

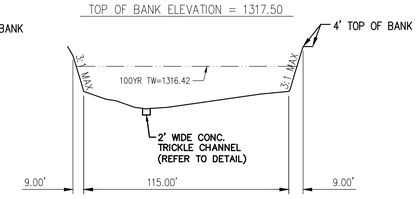
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD LENGTH	START POINT	END POINT
C1	12.25'	20.00'	12.06'	(185451.017,2076365.776)	(185458.446,2076375.270)
C2	8.47'	18.06'	8.39'	(185526.352,2076556.871)	(185531.036,2076563.832)
C3	32.42'	18.01'	28.22'	(185451.911,2076366.388)	(185478.604,2076357.246)



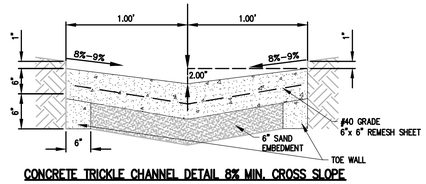
POND "B" TYPICAL SECTION
SECTION A-A
N.T.S.



POND "B" TYPICAL SECTION
SECTION B-B
N.T.S.

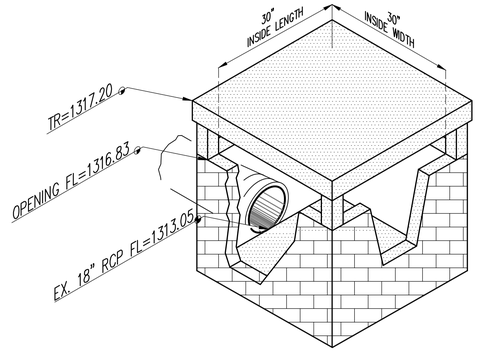


POND "B" TYPICAL SECTION
SECTION C-C
N.T.S.



CONCRETE TRICKLE CHANNEL DETAIL 8% MIN. CROSS SLOPE

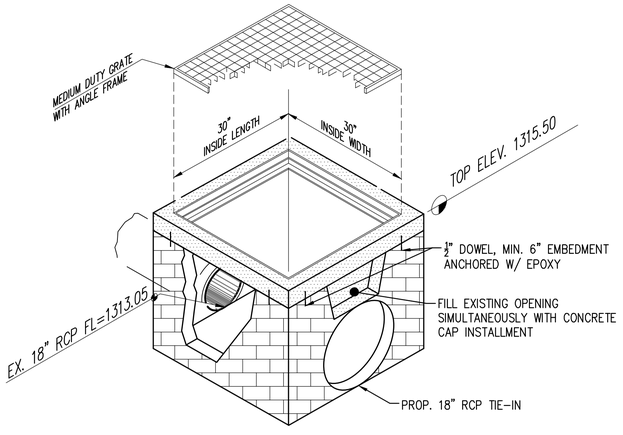
1. ¾" EXPANSION JOINT @ 100' MAXIMUM
2. SAWED CONSTRUCTION JOINT @ 20' MAXIMUM



EX. AREA INLET
N.T.S

NOTE:

CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.



MODIFIED AREA INLET
N.T.S

NOTE:

CONTRACTOR SHALL REMOVE EXISTING AREA INLET COVER AND SAW-CUT EXISTING STRUCTURE TO ELEVATION 1315.00' TO ALLOW FOR A 6-INCH-THICK CAST-IN-PLACE CONCRETE CAP TO ACCEPT GRATES.

CONTRACTOR SHALL DOWEL 1/2-INCH REINFORCING STEEL AT 12 INCHES ON CENTER, MIN. 6" DEEP INTO EXISTING STRUCTURE AND ANCHOR WITH APPROVED EPOXY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

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QC Date:

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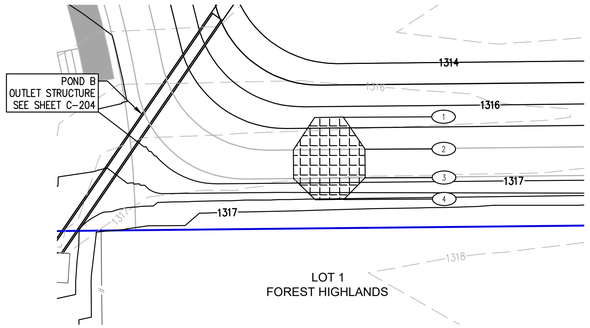
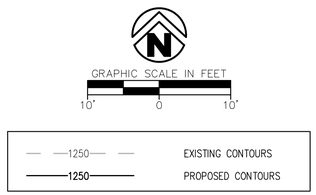
POND B

C-204

DWG NAME: O:\2612\100_SURVEY\PRELIM\DWG\PRELIM\POND B.DWG
LAST SAVED BY: MARK LOVE 2/6/2026 1:19 PM
PLOTTED BY: LOYD SPAUGY III 2/6/2026 1:19 PM PLOTTED AT: 1" = 1' ON A HALF SHEET (24.00 X 18.00)



LOT 1
FOREST HIGHLANDS



(1) STA. 0+00.00
BEGIN PLACEMENT OF 16 S.Y. OF FLEXA-MAT
BEGIN 0.0' TO 2.5'TB TRANSITION
FL WEIR=1316.50

(2) STA. 0+04.50
CONT. PLACEMENT OF 16 S.Y. OF FLEXA-MAT
END 0.0' TO 2.5'TB TRANSITION
TB WEIR=1317.50

(3) STA. 0+08.50
CONT. PLACEMENT OF 16 S.Y. OF FLEXA-MAT
BEGIN 2.5' TO 0.0' TRANSITION
TB WEIR=1317.50

(3) STA. 0+12.00
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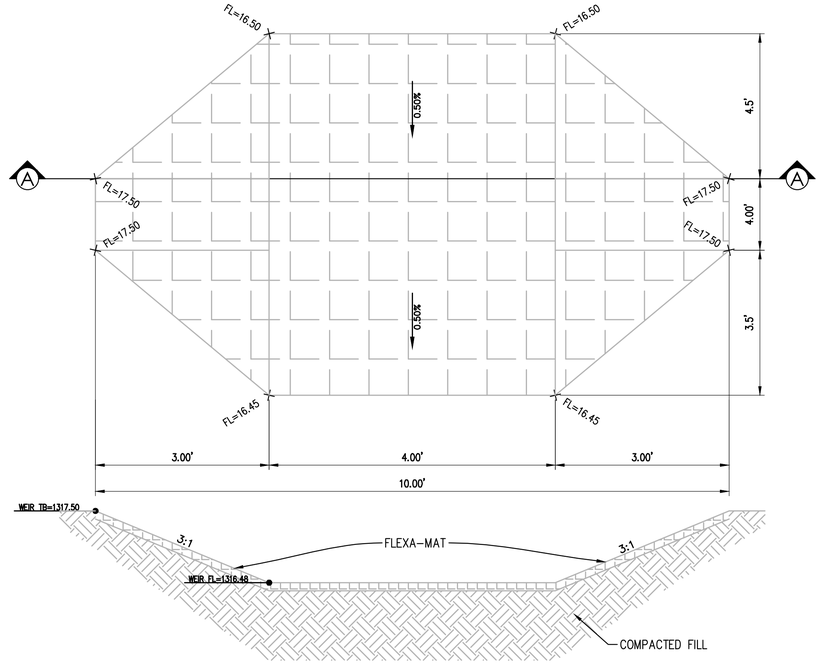
FL WEIR=1316.45



EMERGENCY OUTLET
SECTION A-A
NTS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
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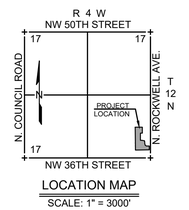
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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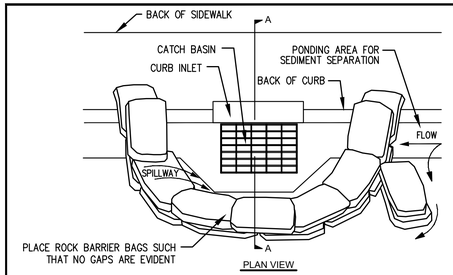
POND B EMERGENCY WEIR

C-205

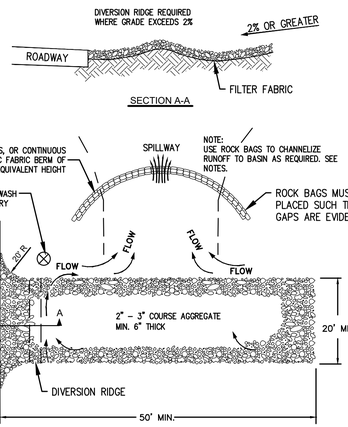
DRAWING CLEAR SIZE: 24"x36" DRAWING PLOTTED ON: 24"x36" (ARCH D) SHEET
PLOTTED BY: LOYD SPAUGY AT 2026.0205 8:59:54 AM PLOTTED FROM: TXDOT MASTER DRAWING.CTB



NOTES:

1. ALL ROCK BAG BARRIERS MUST AGREE WITH THE NOTES ON PREVIOUS PAGE.
2. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
3. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
4. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
5. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

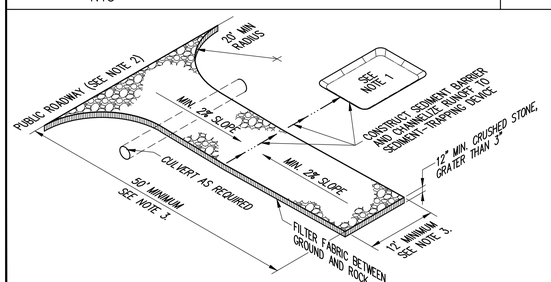
ROCK CHECK DAM
NTS



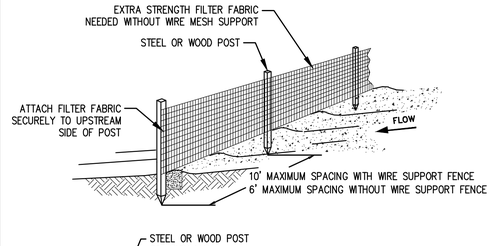
NOTES:

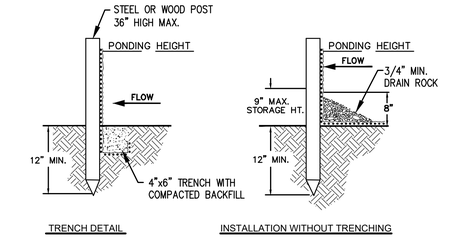
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT. SEE NOTES ERO-03.

ROCK CONSTRUCTION ENTRANCE DETAIL
NTS



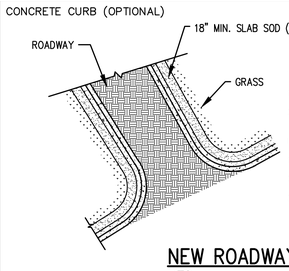
STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS





NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE INSTALLATION DETAILS
NTS



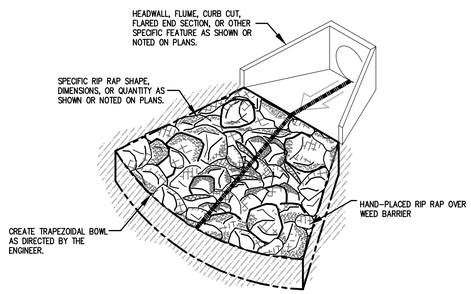
TEMPORARY EROSION CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

PERMANENT EROSION CONTROL

1. SLAB SOD TO BE INSTALLED ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.
2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES
3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

NEW ROADWAY
NTS



NOTES:
1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
6. CREATE TRAPEZOIDAL BOWL AS DIRECTED BY THE ENGINEER.
7. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

RIP-RAP SLOPE PROTECTION
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF OKLAHOMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

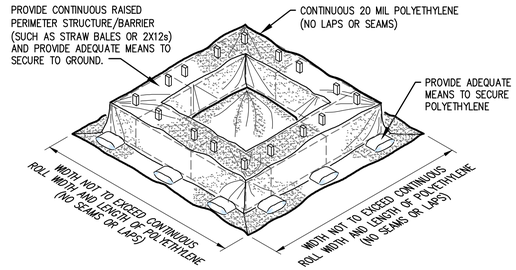
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY	
IMPERVIOUS AREA	0.38
SEEDED AREA	7.82
TOTAL DISTURBED	8.20

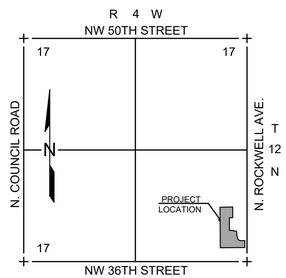
DEVELOPER/OWNER:
CCDC, INC.
16200 SONOMA PARK DRIVE
EDMOND, OK
73103
EMAIL: michael@ccdcproperties.com

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
FOUND MAG NAIL w/WASHER "CA 1484" SOUTHEAST CORNER, SE/4 OF SECTION 17, T12N, R4W, I.M.
NORTHING: 185,084.3640 EASTING: 2,076,654.9490 TR = 1317.74

USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
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CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL NOTES & DETAILS

C-501

DRAWING ID: 25612100_BETHANY FIELDS\PLANS\PLOT\CIVIL\ECP01 EROSION CONTROL.DWG
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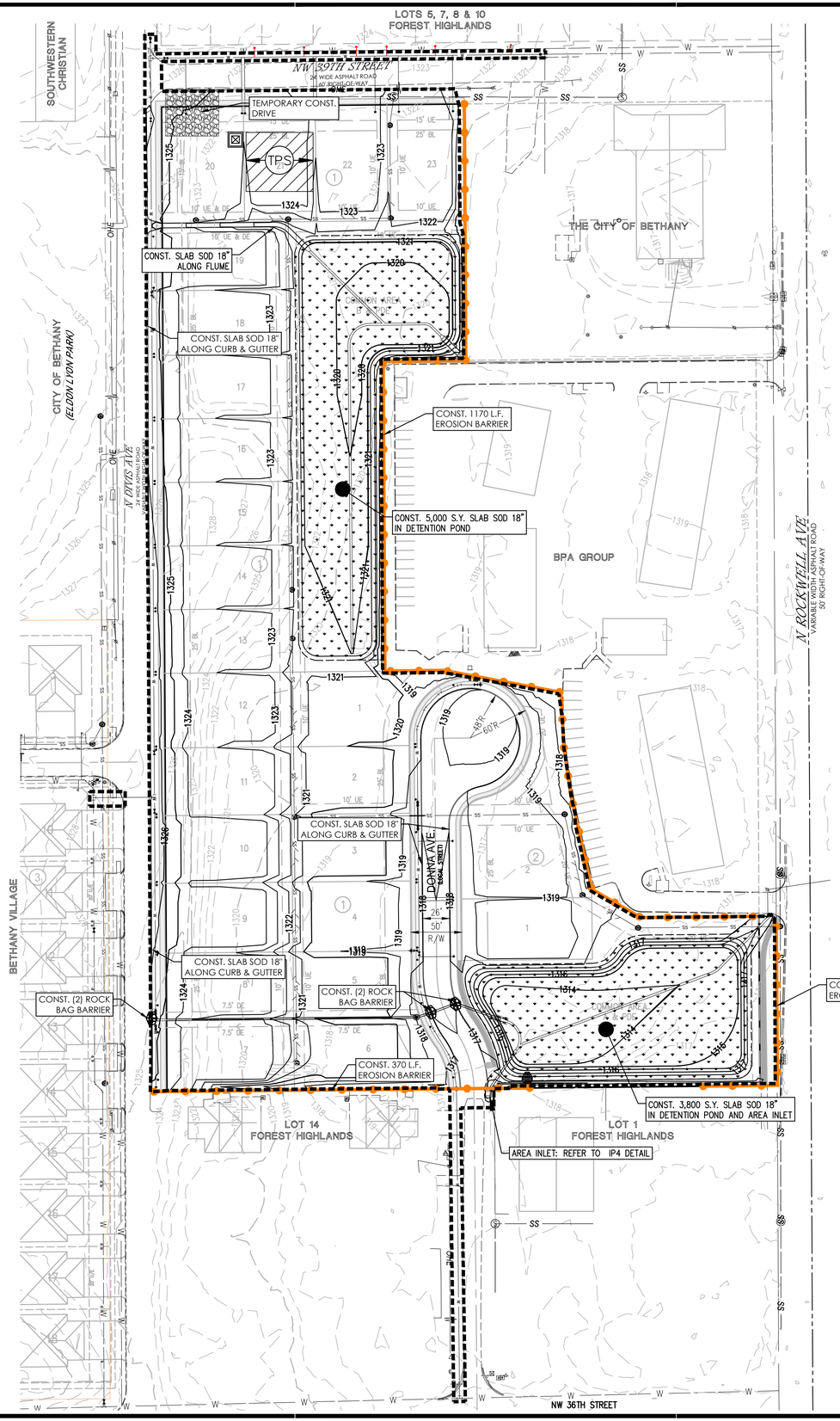
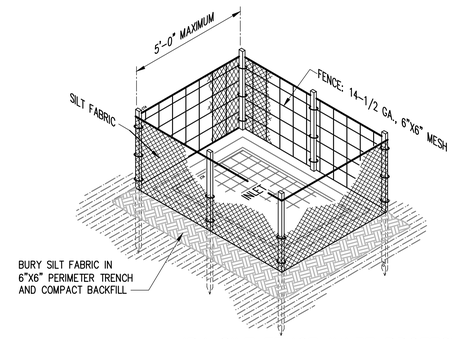
PLOTTED BY: LOYD LEON SPAUGY III ON 2/6/2026 3:58:01 PM





SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS

LEGEND

- TEMPORARY PARKING AND STORAGE
- ROCK BAG BARRIERS
- TEMPORARY STONE CONSTRUCTION EXIT
- EROSION BARRIER
- LIMITS OF DISTURBANCE
- CONCRETE WASH-OUT BASIN

NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, ROCK BAGS, TRIANGULAR SILT DIKE OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO APPLICABLE SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF OKLAHOMA CITY.
2. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL INSTALL THE SILT SCREENING, AS SHOWN OR ANY OTHER EROSION & SILTATION MEASURES NECESSARY TO STOP ANY SEDIMENT PRODUCED DURING SOIL DISTURBING ACTIVITIES.
3. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES. THE CONTRACTOR WILL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING AND SILT DISTURBANCE ACTIVITIES AND OF THE INSTALLATION OF ALL MANAGEMENT PRACTICES OR CONTROL MEASURES.
4. FOLLOWING THE COMPLETION OF THE CONSTRUCTION ALL DISTURBED SOIL WILL BE RESTORED BY APPROPRIATE METHODS (i.e. SODDING, SPRIGGING AND/OR SEEDING OF GRASS) TAKING CARE TO STABILIZE SLOPES TO THEIR FINAL GRADE. ALL TEMPORARY CONTROL MEASURES WILL BE REMOVED.
5. THE CONTRACTOR SHALL CONSTRUCT CONSTRUCTION ENTRANCE'S AT LOCATION SHOWN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND/OR LAWS PERTAINING TO EROSION AND SILTATION CONTROL AS THEY APPLY TO THE PAVING AND DRAINAGE PROJECT.
8. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON THE SITE AT ALL TIMES AND AVAILABLE TO THE INSPECTOR UPON REQUEST.
9. 18" SOD ALONG ALL CURB & GUTTER.

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
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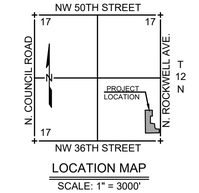
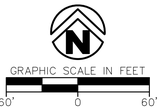


LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan



No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL PLAN

C-205

STORM WATER MANAGEMENT
EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES

The following are requirements to be followed by the Contractor during all phases of the project. Please note that this construction will be accomplished under the provisions of the National Pollutant Discharge Elimination System (NPDES) of the U.S. Environmental Protection Agency (EPA). A Storm Water Pollution Prevention Plan (SWP3) must be prepared for this project in conformance with EPA regulations (Code of Federal Regulations (CFR) 40, Part 122) and Oklahoma Department of Environmental □uality (ODE□) General Permit (OKR-10). The Contractor will be responsible for compliance with the OPDES permit and the SWP3, as well as with all provisions of the plans and specifications. It will also be the Contractor's responsibility to prevent soil or sediment loss from the construction site. The Contractor shall not leave the site until all erosion control, sediment control, and storm water management practices are in place; have been inspected and found satisfactory; and all temporary practices have been properly removed.

STORM WATER MANAGEMENT

The project must be designed to provide positive post-construction control of storm water runoff from the site □using gutters, curbs, inlets, piping, and outlets to the receiving stream□. The erosion and sediment control measures discussed below will also provide some temporary storm water controls. During the course of construction, the contractor will install and maintain storm water controls in the sequence specified herein to provide comprehensive management of storm water for a project of this nature.

EROSION AND SEDIMENT CONTROL

The project must be designed to minimize adverse off-site effects of soil erosion and resulting sediment loss through the use of proper construction techniques; and by installing both temporary and permanent management practices. All soil-disturbing activities performed by the Contractor will be accomplished in such manner as to prevent loss of sediment from the construction site during rainfall events. To accomplish this, the following specific steps will be taken during construction:

1 Immediately after mobilization but prior to initiation any soil-disturbing activities, the Contractor will install all specified perimeter controls on the site. These practices have been designed to trap all sediment produced during soil-disturbing activities, and to prevent off-site damage. It is recognized that some site preparation may be required to properly install these practices.

2 The recommended sequence for the installation and removal of erosion and sediment control measures is as follows:
perimeter control measures (silt barriers and fencing) installed at designated areas; cleaning of street during construction; site grading (including temporary slope stabilization) as needed; installation of utilities; building construction; paving; final grading; installation of sod or vegetative materials; building construction; paving; final grading; installation of sod or vegetative materials; removal of temporary practices and perimeter controls; and site cleanup.

3 During all soil-disturbing activities, the Contractor will take appropriate steps using accepted construction methods to minimize exposure of unprotected soil and other construction materials to rainfall. Particular care must be exercised when dealing with topsoil stockpiles, fill material, or soil on slopes. The Contractor will maintain a date log of all soil disturbance activities or major grading operations, and of all management practice or control measure installations.

4 If, during the course of construction, any area of soil (including stockpiles) remains exposed for more than fourteen calendar days without suitable erosion control, then temporary stabilization measures should be installed unless soil-disturbing activities are planned on such areas within an additional seven calendar days. Suitable temporary stabilization measures are perimeter controls and silt barriers (such as rock bags, sand bags, and silt fencing) along all side-slope and down-slope borders of the disturbed area. Note that perimeter controls alone may not be successful; movement of large amounts of sediment produced by heavy rain on exposed soil could overwhelm such measures.

5 At the Contractor's discretion, additional temporary erosion control practices (such as rock bags, sand bag barriers, and silt fences) may be installed along any down-slope of side-slope perimeter of a soil-disturbed area to prevent sediment movement. Anchored erosion control matting, mulches, or other acceptable methods may also be installed to stabilize any unprotected slopes during construction, and hold them to the appropriate grade.

As site conditions warrant, the Contractor may also choose to modify the type or arrangement of specified practices to improve their effectiveness. As with any other project changes, the Contractor must present all proposed modifications to the Project Engineer for approval prior to installation.

6 The Contractor will inspect all specified practices at least once every fourteen calendar days, and after all rainfall events to insure that each specified practice remains intact. Any damage noted during such inspections shall be repaired promptly to restore the practice to original specifications. The Contractor will be responsible for maintenance of all erosion and sediment control practices as specified in the plans, i including periodic regrading, and final grading after removal of all such practices.

7 When water is used for dust control or to promote vegetation, the Contractor will prevent the escape of this water and any sediment it may carry from the construction site.

8 Care must be exercised to prevent excessive off-site tracking of mud or sediment by construction vehicles. In addition to the specified gravel entrance, properly graveled transition areas should be established at all temporary site exits to assist in mud removal from departing vehicles. The Contractor shall be responsible for cleaning the street daily, or as directed by the City, when mud is tracked onto the street from the construction site.

9 During the site cleanup prior to the possession date, each temporary practice will be completely removed and the area finished to the appropriate post-project condition. This involves final grading, and installation of sod or grass seed on all bare soil areas. A minimum vegetation density of seventy percent, or an equivalent sediment stabilization measure (geotextiles, mulches, or gabions), is required until vegetation is established.

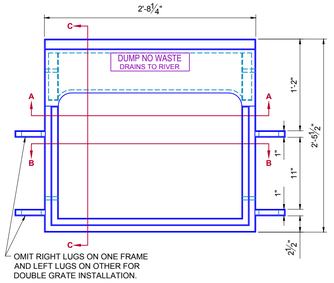
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER DATE: 01-30-13
DRAWN: VSC
DATE: 01-30-13

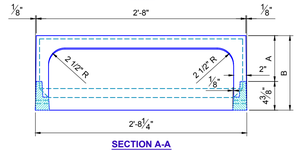
STORM WATER EROSION AND SEDIMENT CONTROL PROCEDURES

Drawing Number
D-010

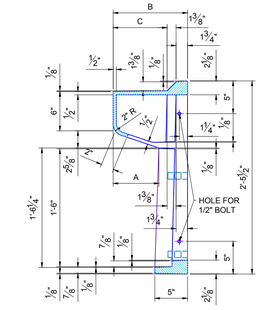
E:/CITY/ACAD2000-STD/D-010.DWG VSC 01-29-13



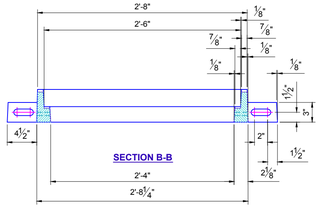
PLAN



SECTION A-A

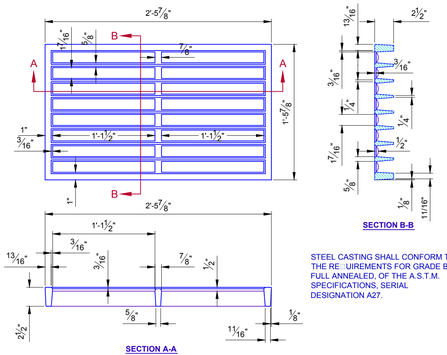


SECTION C-C



SECTION B-B

#1 CAST IRON STORM SEWER INLET FRAME WITH CURB INLET HOOD



SECTION A-A

SECTION B-B

STEEL CASTING SHALL CONFORM TO THE RE□UIREMENTS FOR GRADE B - 2, FULL ANNEALED, OF THE A.S.T.M. SPECIFICATIONS, SERIAL DESIGNATION A27.

STORM SEWER INLET CAST IN STEEL GRATING TYPE - B

BRICK OPTION IN PLACE OF CONCRETE HOLD INSIDE DIMENSION GIVEN FOR CONCRETE 6" P.C. CONCRETE FLOOR & 8" BRICK WALLS					
MIN. □UANTITIES RE□'D.	2 - 0	2 - 1	2 - 2	2 - 3	2 - 4
BRICK (1/2" JOINTS)	445	725	995	1250	1495
1 : 2 MORTAR C.Y.	0.32	0.53	0.72	0.95	1.09
3500 CONCRETE C.Y.	0.4	0.60	0.80	1.00	1.20

CAST IRON INLET NUMBER			
#	#1 INLET	TYPE B GRATE	#2 INLET
2 - 0	2	2	
2 - 1	2	2	2
2 - 2	2	2	4
2 - 3	2	2	6
2 - 4	2	2	8

GENERAL NOTES:

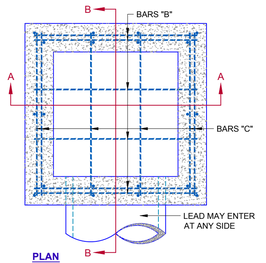
CASTING SHALL CONFORM TO THE A.S.T.M. SPECIFICATIONS FOR GRAY-IRON CASTINGS, SERIAL DESIGNATION A-48-29.

NO WORDING OR MARKING OF ANY KIND OTHER THAN THOSE SHOWN ON THE PLANS WILL BE PERMITTED ON THESE CASTINGS.

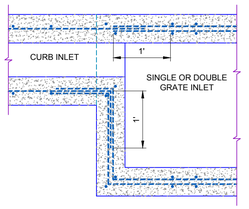
ALL BOLT RE□UIREMENTS FOR THESE STRUCTURES WALL BE MACHINE BOLTS.

QUANTITIES FOR CURB INLETS		
	CLASS A CONC.	STEEL
ONE CURB INLET	0.20	26
TWO CURB INLET	0.43	44
THREE CURB INLET	0.69	62
FOUR CURB INLET	0.95	80

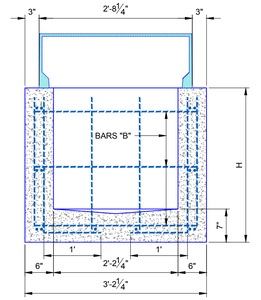
CURB INLETS SHALL BE PLACED ON UPSTREAM SIDE OF GRATE INLETS UNLESS OTHERWISE SPECIFIED. CONCRETE TROUGH FOR CURB INLETS AND CONCRETE STORM SEWER INLETS SHALL BE CONSTRUCTED AS ONE UNIT.



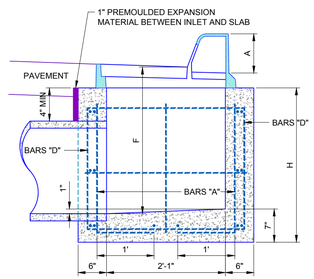
PLAN



DETAIL SHOWING COMBINATION OF CURB AND INLETS

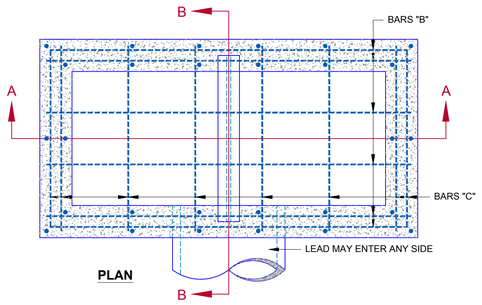


SECTION A-A



SECTION B-B

#2 CAST IRON STORM SEWER CURB INLET HOOD



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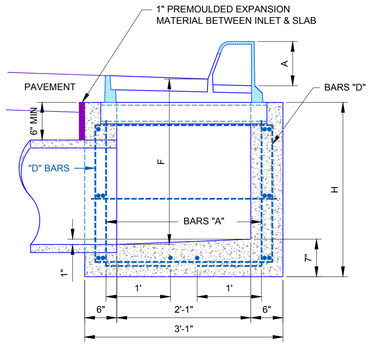
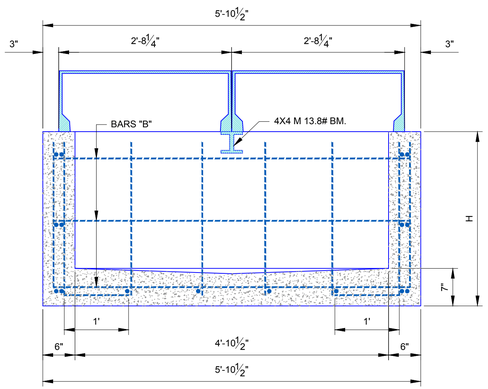


SECTION B-B

#2 CAST IRON STORM SEWER INLET FRAME WITH CURB INLET



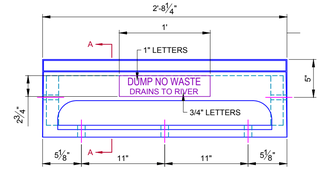
SECTION A-A

VARIABLE DIMENSION FOR ALL CURB CASTINGS			
	A	B	C
6" CURB FACE	7"	11 3/8"	8 1/4"
8" CURB FACE	9"	13 3/8"	10 1/4"

BAR LIST & QUANTITIES FOR DOUBLE GRATE & CURB INLET							
SIZE OF LEAD	H MINIMUM		F MINIMUM		CLASS A CONC. C.Y.	REINF. STL. LBS.	
18"	2' - 8 1/2"		2.57 FT.		1.02	137	
24"	3' - 3"		3.11 FT.		1.18	147	
30"	3' - 9 1/2"		3.66 FT.		1.34	180	
LEAD	PER ADDITIONAL FOOT OF DEPTH				BARS A (MIN.)		
	CONC. C.Y.		CONC. C.Y.		SIZE	#	
18"	0.295		□19.0		1/2" ϕ x (H+8")	14	
18"					1/2" ϕ x (H+8")	14	
18"					1/2" ϕ x (H+8")	14	
LEAD	BARS B		BARS C		BARS D (MIN.)		
	SIZE	#	SIZE	#	SIZE	#	
18"	1/2" ϕ x 5' - 6"	14	1/2" ϕ x 2' - 9"	16	1/2" ϕ x (H+4")	14	
18"	1/2" ϕ x 5' - 6"	14	1/2" ϕ x 2' - 9"	16	1/2" ϕ x (H+4")	14	
18"	1/2" ϕ x 5' - 6"	18	1/2" ϕ x 2' - 9"	20	1/2" ϕ x (H+4")	14	

□HORIZONTAL BARS ARE APPROXIMATELY 12" CENTERS. WHEN ADDITIONAL BARS ARE RE□UIRED DUE TO INCREASE OF DEPTH OF INLET 22.5 LBS OF REINFORCING STEEL IS TO BE ADDED FOR EACH SET OF BARS.

NOTE:
ALL COST OF 4 X 4 M 13.8 #BM SUPPORTS FOR GRATE FRAME TO BE INCLUDED IN THE PRICE OF BID FOR INLET FRAMES AND GRATES.



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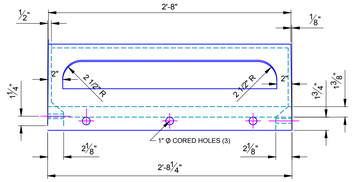
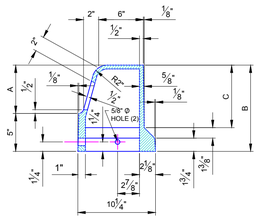
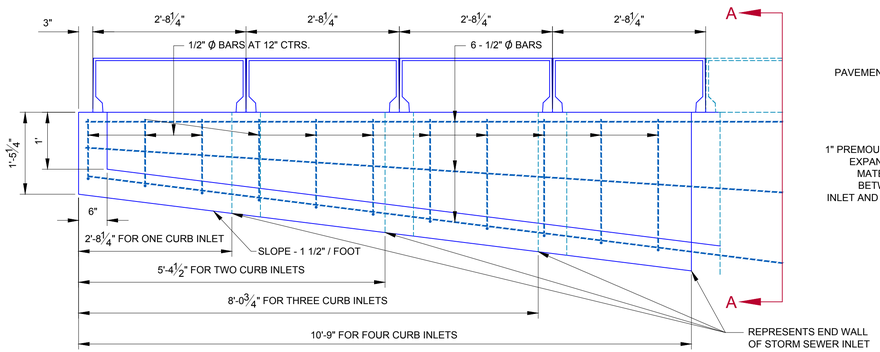


ELEVATION



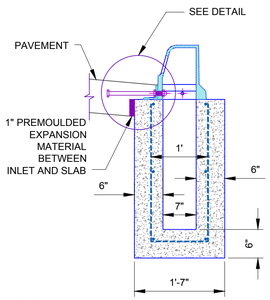
SECTION A-A

#2 CAST IRON STORM SEWER CURB INLET HOOD

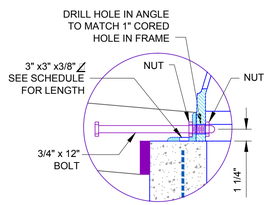


#4 CAST IRON STORM SEWER INLET FRAME WITH CURB INLET

ELEVATION



SECTION A-A



DETAIL OF CONNECTING ANGLE IRON & CAST IRON CURB

NOTE: ANGLE IRON TO BE BOLTED TO CURB WITH 3 (3/4" x 12") MACHINE BOLTS IN EACH CURB SECTION.

□UANTITIES OF ANGLE IRON FOR CURB INLETS		
INLET #	# PIECES	LENGTH OF 3" x 3" ∠
2 - 0		
2 - 1	1	5' - 1 5/8"
2 - 2	1	10' - 6 1/8"
2 - 3	1	15' - 10 5/8"
2 - 4	2	10' - 6 1/8"

BAR LIST AND QUANTITIES FOR SINGLE GRATE AND CURB INLETS														
SIZE OF LEAD	H (MIN.)	F (MIN.)	CLASS A CONC. C.Y.	REINF. STL. LBS.	PER ADDITIONAL FOOT OF DEPTH		BARS A (MIN.)		BARS B		BARS C		BARS D (MIN.)	
					CONC. C.Y.	VERT. STL.-- LBS.	SIZE	#	SIZE	#	SIZE	#	SIZE	#
15"	2' - 3 1/4"	2.14 FT.	0.54	86	0.20	□13.6	1/2" ϕ x (H+8")	10	1/2' ϕ x 2' - 10"	14	1/2' ϕ x 2' - 9"	14	1/2" ϕ x (H+4")	10
18"	2' - 6 1/2"	2.14 FT.	0.59	90			1/2" ϕ x (H+8")	10	1/2' ϕ x 2' - 10"	14	1/2' ϕ x 2' - 9"	14	1/2" ϕ x (H+4")	10
24"	3' - 1"	2.95 FT.	0.70	97			1/2" ϕ x (H+8")	10	1/2' ϕ x 2' - 10"	14	1/2' ϕ x 2' - 9"	14	1/2" ϕ x (H+4")	10

□HORIZONTAL BARS ARE APPROXAMENTALY 12" CENTERS WHEN ADDITIONAL BARS ARE RE□UIRED DUE TO INCREASE OF DEPTH OF INLET. 15.2 LBS. OF REINFORCING STEEL IS TO BE ADDED FOR EACH ADDITIONAL SET OF BARS.

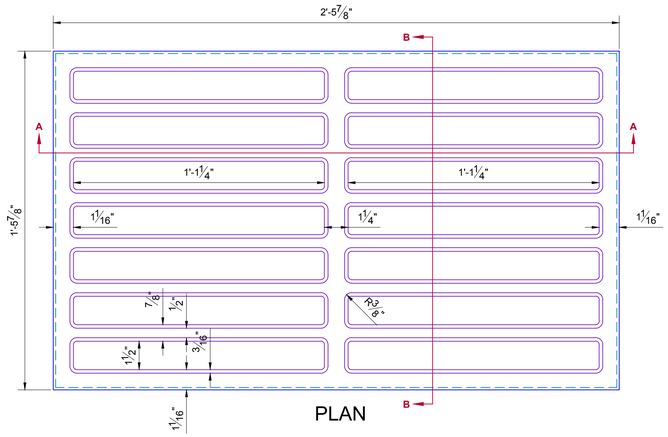
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 01-30-13
DRAWN: VSC — DATE: 01-30-13

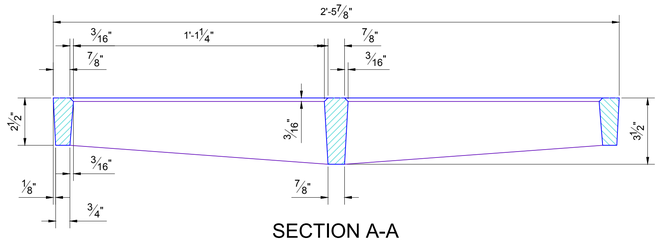
STANDARD STORM SEWER INLETS DESIGN 2 INLET WITH CAST STEEL HOODS

Drawing Number
D-101

E:/CITY/ACAD2000-STD/D-101.DWG VSC 01-30-13



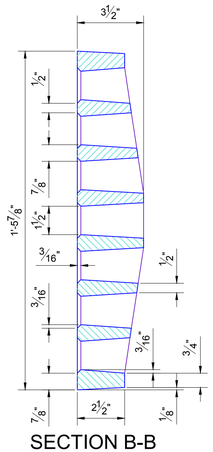
PLAN



SECTION A-A

STORM SEWER INLET GRATING

DETAIL OF TYPE "A" GRATING



SECTION B-B

CASTING WEIGHTS

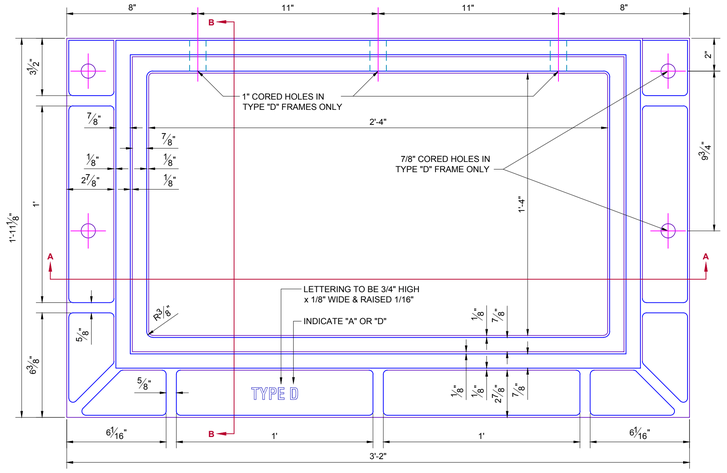
THE AVERAGE WEIGHT OF CASTINGS FURNISHED WILL NOT BE LESS THAN 98% OF WEIGHTS SHOWN BELOW.

WEIGHTS OF INDIVIDUAL CASTINGS SHALL NOT BE LESS THAN 95% OF WEIGHTS SHOWN BELOW.

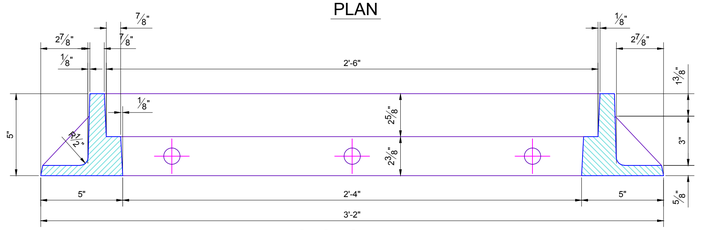
TYPE A FRAMES ONLY 250 LBS.
TYPE B FRAMES ONLY 195 LBS.
TYPE C FRAMES ONLY 210 LBS.
TYPE A GRATES ONLY 145 LBS.

NOTE

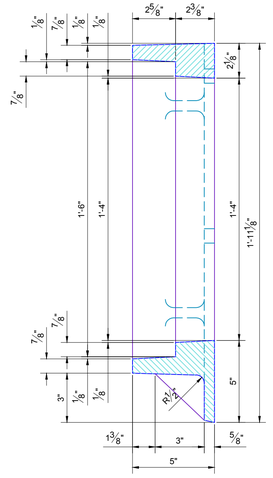
GRATING SHALL CONFORM TO THE A.S.T.M. SPECIFICATIONS FOR GRAY IRON CASTINGS SERIAL DESIGNATION A-48-29.



PLAN



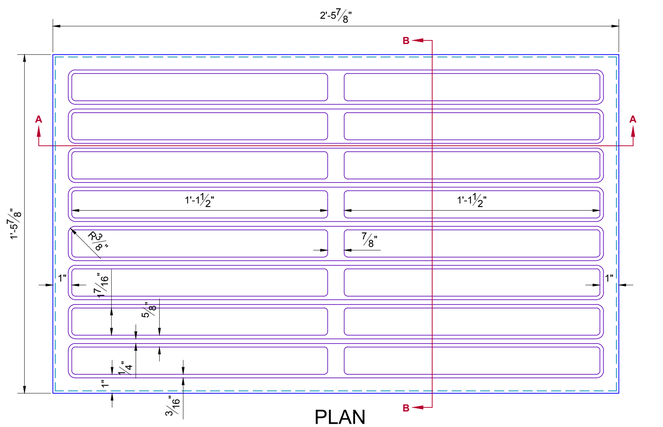
SECTION A-A



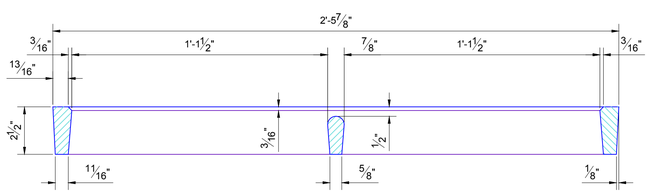
SECTION B-B

STORM SEWER INLET FRAME

TYPE "D" & TYPE "A"



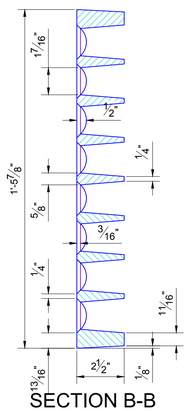
PLAN



SECTION A-A

STORM SEWER INLET GRATING

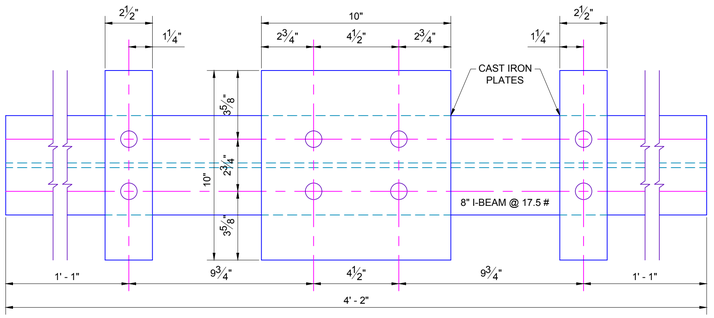
DETAIL OF TYPE "B" GRATING



SECTION B-B

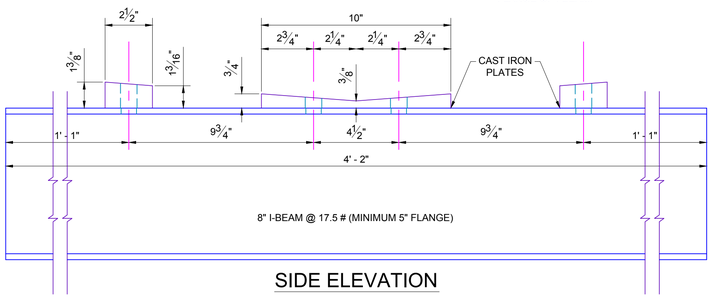
NOTE

GRATING SHALL CONFORM TO THE A.S.T.M. SPECIFICATIONS FOR STEEL CASTINGS SERIAL DESIGNATION A-27-24.
CASTINGS SHALL BE CL "B" HARD STEEL.

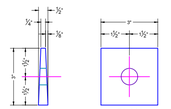


PLAN

7/8" CORED HOLES IN C.I. PLATES AND 13/13" PUNCHED OR DRILLED HOLES IN FLANGE OF I-BEAM.



SIDE ELEVATION



CAST IRON FILLER PLATE
FOR USE ON TYPE "D" FRAMES

GENERAL NOTES:

1. CASTINGS SHALL CONFORM TO THE A.S.T.M. SPECIFICATIONS FOR GRAY IRON CASTINGS. SERIAL DESIGNATION # A-48-29.
2. NO WORDING OR MARKINGS OF ANY KIND OTHER THAN THOSE SHOWN ON THE PLANS WILL BE PERMITTED ON THESE CASTINGS.
3. TYPE "A" FRAMES DO NOT RE: UIRE APPURTENANCES OF ANY KIND.
4. TYPE "D" FRAMES RE: UIRE THREE 3/4" x 6" MACHINE BOLTS WITH NUTS AND THREE CAST IRON FILLER PLATES WITH EACH DOUBLE FRAME.
5. THE NUMBER OF I-BEAM SUPPORTS RE: UIRED FOR INLET DESIGN #7 IS ONE LESS THAN THE NUMBER OF DOUBLE FRAMES SPECIFIED. FOUR 3/4" x 2 1/2" AND FOUR 3/4" x 3 1/2" MACHINE BOLTS WITH NUTS ARE RE: UIRED FOR EACH I-BEAM SUPPORT.
6. TYPE "A" GRATE IS FOR INLET DESIGN #1. TYPE "D" GRATE IS FOR INLET DESIGN # 6 & 7.

DETAILS OF I-BEAM SUPPORT

FOR INLET #7 ONLY

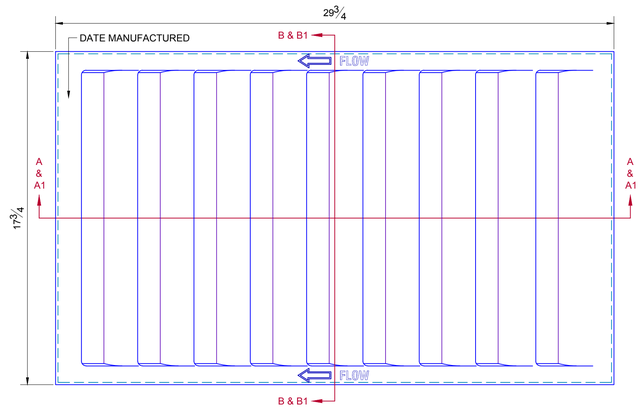
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 01-31-13
DRAWN: VSC — DATE: 01-31-13

STORM SEWER INLET GRATE DESIGN #1 - #6 & #7

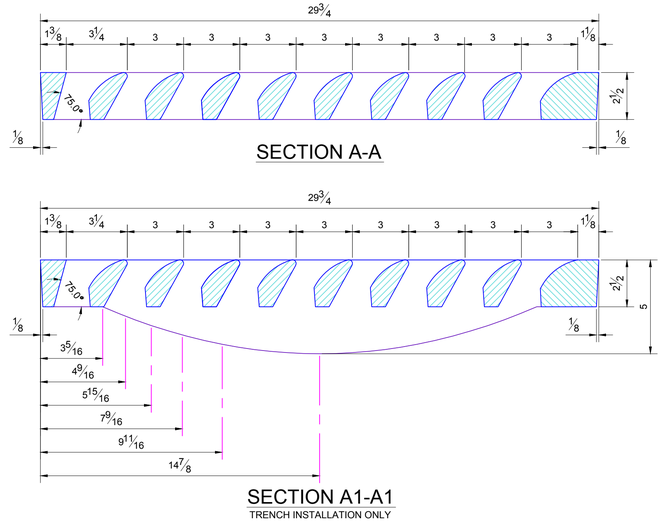
Drawing Number
D-107

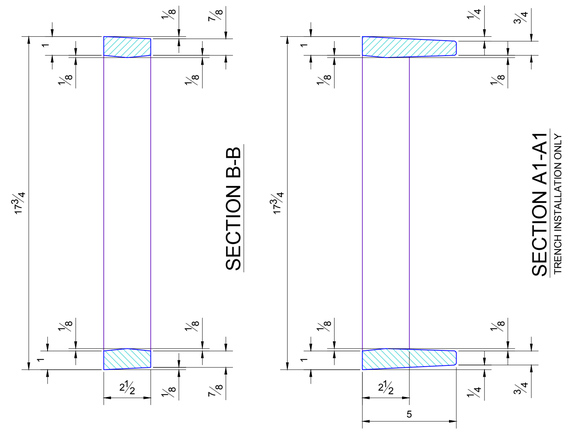
E:/CITY/ACAD2000-STD/D-107.DWG VSC 01-31-13

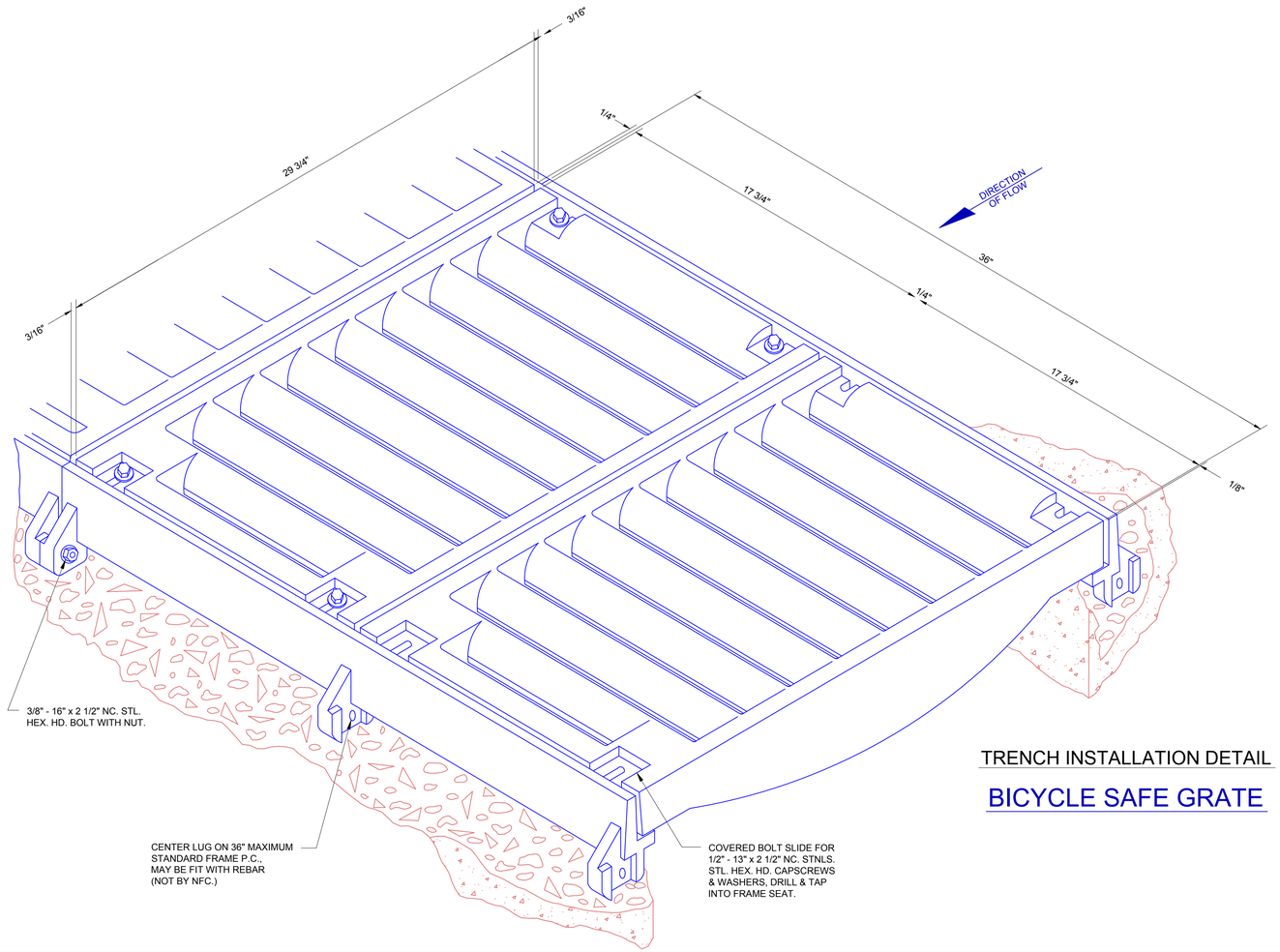


PLAN

BICYCLE SAFE GRATE

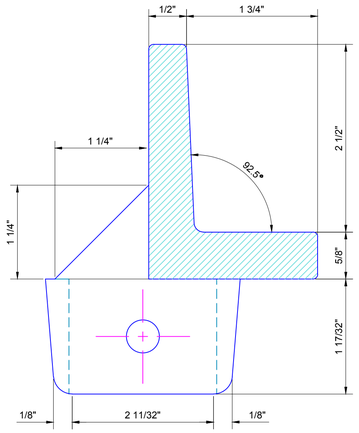






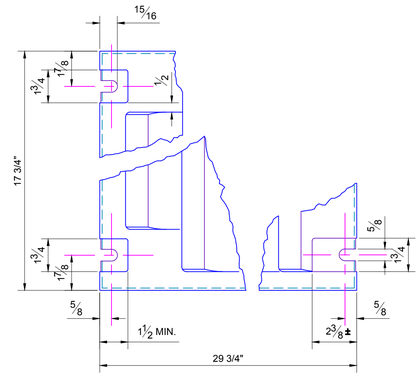
TRENCH INSTALLATION DETAIL

BICYCLE SAFE GRATE



SECTION THRU TYPE "X" FRAME

TRENCH INSTALLATION ONLY
4 X SCALE



BOLT SLOT DETAIL

TRENCH INSTALLATION ONLY

NOTES:

1. ALL CONSTRUCTION METHODS & MATERIAL RE□UIREMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS.
2. SHARP EDGES RESULTING EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
3. GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
4. CAST GRATES SHALL BE OF DUCTILE IRON CONTAINING THE RE□UIREMENTS OF ASTM A-536, GRADE 65-45-12, OR OF GRAY IRON CONFORMING TO THE RE□UIREMENTS OF AASHTO M-105 (OR ASTM - A-480, CASE 35B.)
5. FERROUS CASTINGS SHALL BE OF UNIFORM □UALITY, FREE OF BLOWHOLES, POROSITY, HARDSPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS.
6. CASTINGS SHALL BE SMOOTH & WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING.
7. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN; COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
8. ALL LETTERING SHALL BE RECESSED 1/16". REFERENCE NF-29927M NF-21808, & ORIGINAL REFERENCE 2669.

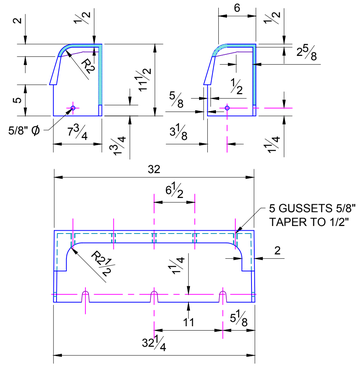
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 02-01-13
DRAWN: VSC — DATE: 02-01-13

BICYCLE SAFE GRATE

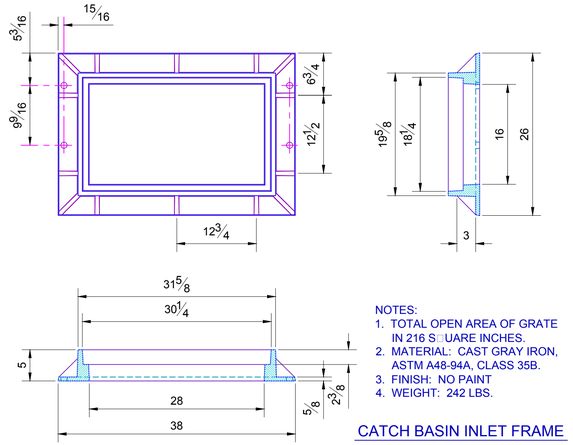
Drawing Number
D-108

E:/CITYACAD2000-STD/D-108.DWG VSC 02-01-13



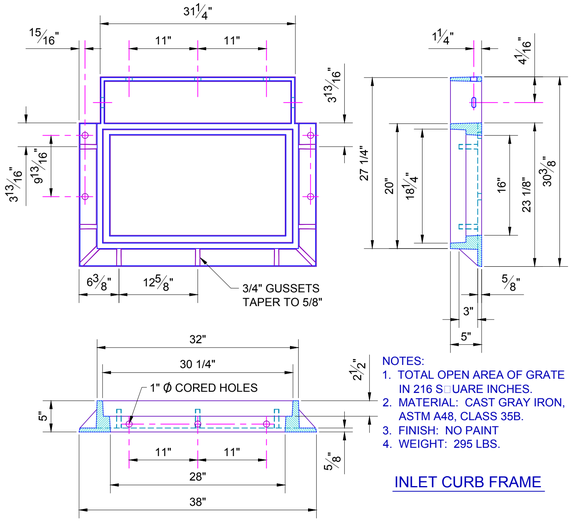
NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B
2. FINISH: NO PAINT
3. WEIGHT: 105 LBS.

BARRIER CURB 11 1/2"



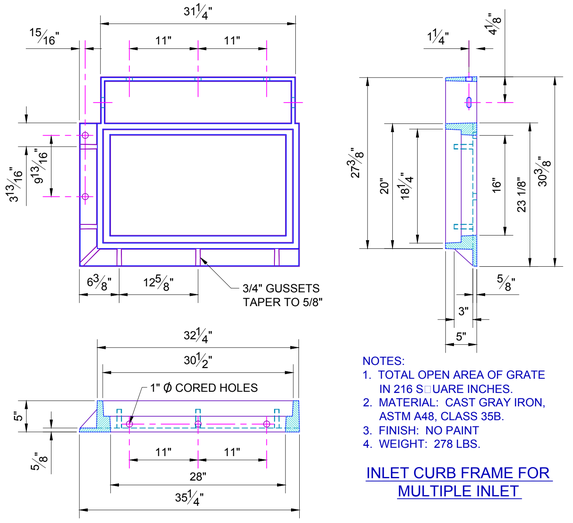
NOTES:
1. TOTAL OPEN AREA OF GRATE IN 216 S□UARE INCHES.
2. MATERIAL: CAST GRAY IRON, ASTM A48-94A, CLASS 35B.
3. FINISH: NO PAINT
4. WEIGHT: 242 LBS.

CATCH BASIN INLET FRAME



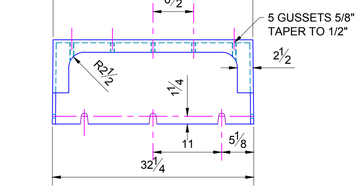
NOTES:
1. TOTAL OPEN AREA OF GRATE IN 216 S□UARE INCHES.
2. MATERIAL: CAST GRAY IRON, ASTM A48, CLASS 35B.
3. FINISH: NO PAINT
4. WEIGHT: 295 LBS.

INLET CURB FRAME



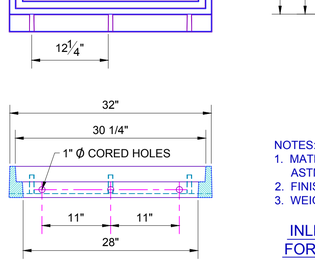
NOTES:
1. TOTAL OPEN AREA OF GRATE IN 216 S□UARE INCHES.
2. MATERIAL: CAST GRAY IRON, ASTM A48, CLASS 35B.
3. FINISH: NO PAINT
4. WEIGHT: 278 LBS.

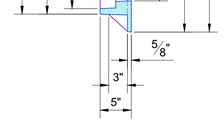
INLET CURB FRAME FOR MULTIPLE INLET



NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B
2. FINISH: NO PAINT
3. WEIGHT: 112 LBS.

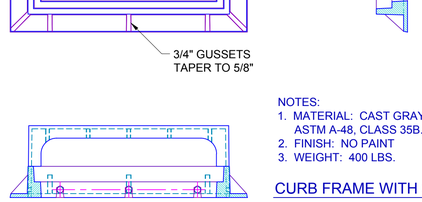
BARRIER CURB 13 1/2"





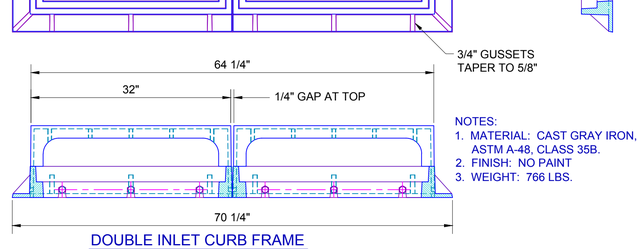
NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B.
2. FINISH: NO PAINT
3. WEIGHT: 261 LBS.

INLET CURB FRAME FOR MULTIPAL INLET



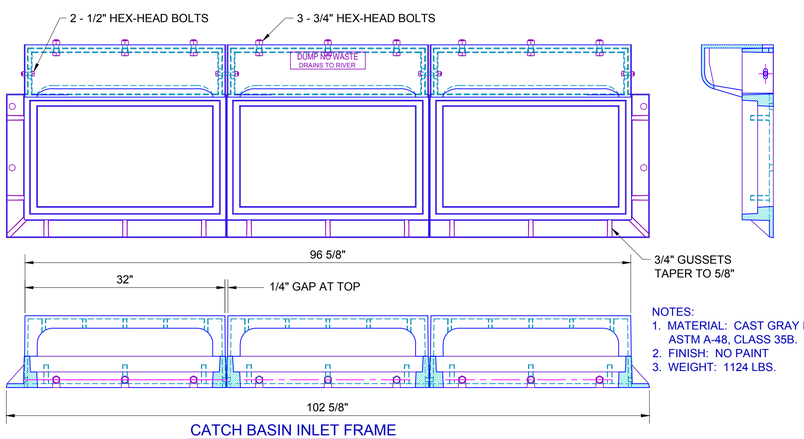
NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B.
2. FINISH: NO PAINT
3. WEIGHT: 400 LBS.

CURB FRAME WITH CURB



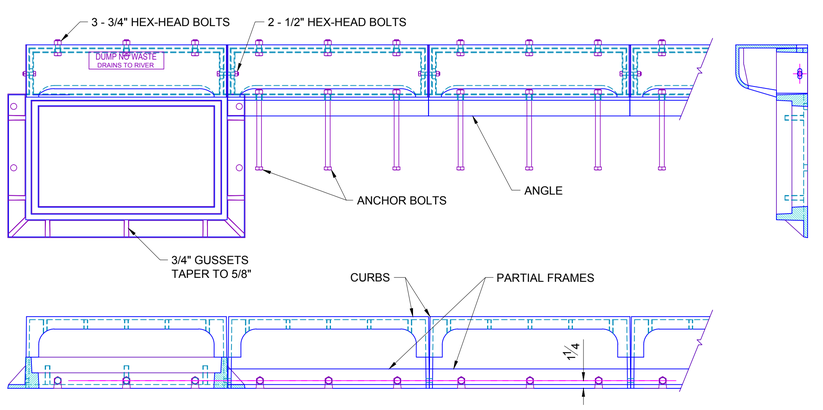
NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B.
2. FINISH: NO PAINT
3. WEIGHT: 766 LBS.

DOUBLE INLET CURB FRAME



NOTES:
1. MATERIAL: CAST GRAY IRON, ASTM A-48, CLASS 35B.
2. FINISH: NO PAINT
3. WEIGHT: 1124 LBS.

CATCH BASIN INLET FRAME



ONE CURB FRAME WITH MULTIPLE CURB INLETS

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 02-01-13
DRAWN: VSC — DATE: 02-01-13

CURB / CATCH BASIN INLET FRAME DETAILS

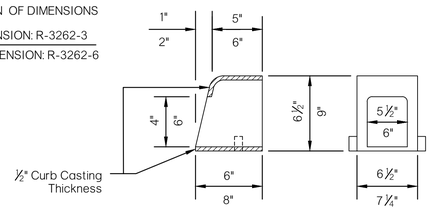
Drawing Number
D-109

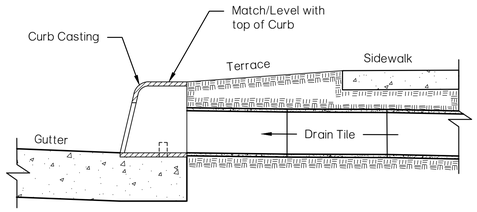
E:/CITY/ACAD2000-STD/D-109.DWG VSC 02-01-13

EXPLANATION OF DIMENSIONS

TOP DIMENSION: R-3262-3

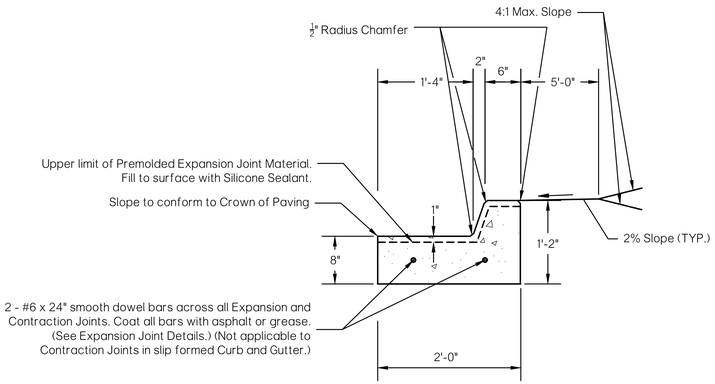
BOTTOM DIMENSION: R-3262-6





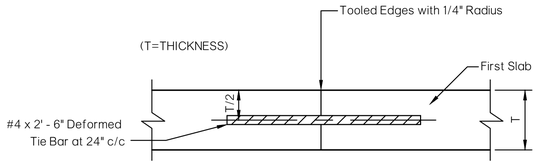
STORM WATER CURB OPENINGS

NEENAH R-3262-3 & R-3262-6



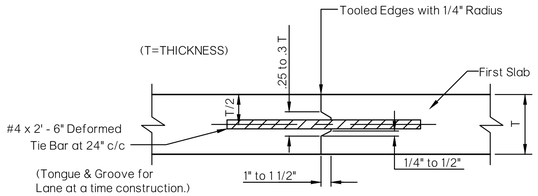
NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing not applicable to slip formed Curb and Gutter.)

CONCRETE CURB & GUTTER DETAIL FOR DOWNTOWN



STANDARD TIED CONSTRUCTION JOINT

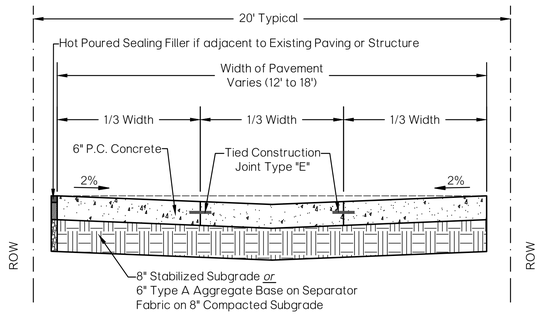
TYPE "E"



NOTE: Tongue & Groove shall be allowed, as approved by the City Engineer, when traffic is to be maintained during construction.

ALTERNATE TIED CONSTRUCTION JOINT

TYPE "E"



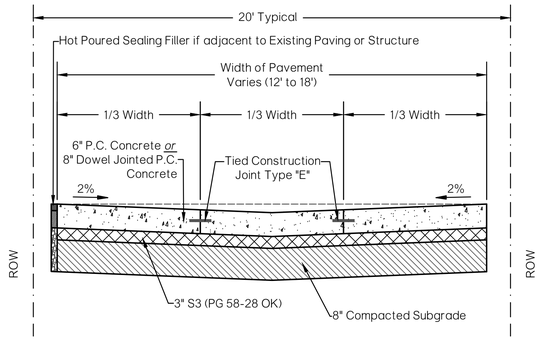
TYPICAL SECTION

P.C. CONCRETE ALLEY PAVING

LOCAL RESIDENTIAL

• 230 •

NOTE: Transverse Joints at 10' MAX.



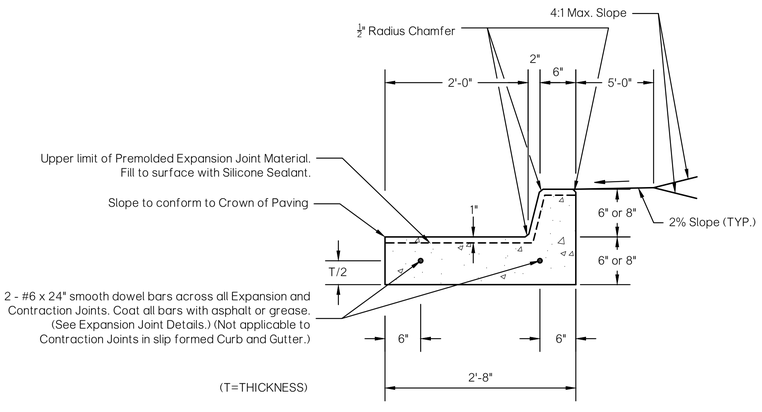
TYPICAL SECTION

P.C. CONCRETE ALLEY PAVING

COMMERCIAL/INDUSTRIAL

• 231 •

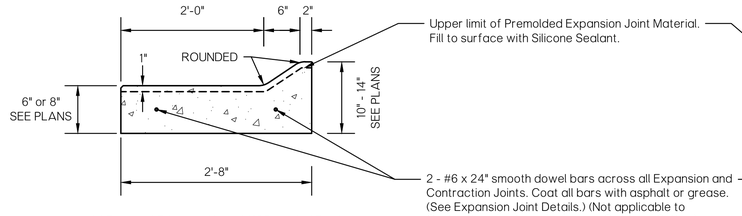
NOTE: Transverse Joints at 10' MAX.



NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing not applicable to slip formed Curb and Gutter.)

BARRIER CURB & GUTTER DETAIL

(TYPE 1)

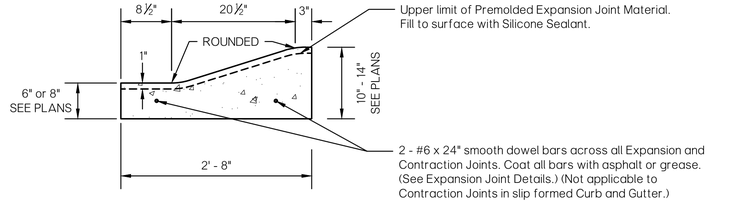


All Exposed Edges to Have 3/8" Rounded Finish

MOUNTABLE CURB & GUTTER DETAIL

(TYPE 2)

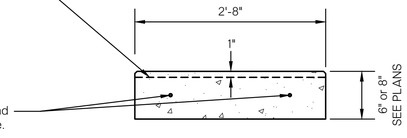
* For use in residential street only, unless otherwise approved by City Engineer.



SPECIAL MOUNTABLE CURB & GUTTER DETAIL

(TYPE 3)

* For use in residential street only, unless otherwise approved by City Engineer.



All Exposed Edges to Have 3/8" Rounded Finish

RIBBON CURB DETAIL

(TYPE 4)

* For use in residential street only.

CURBS FOR P.C. CONCRETE PAVEMENT NOTE:

1. #4 Tiebars 2'-0" long are required at 24" centers if Curb & Gutter not cast integrally with the P.C. Concrete street pavement. Longitudinal Construction Joints on Local and Collector streets may, with the approval of the City Engineer, be Butt Type Joints with Tiebars.

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: DATE: 6/22/2023
ERIC J. WENGER, P.E.
CITY ENGINEER

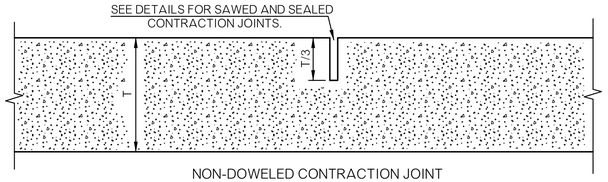
DRAWN: OKC-PW-SRB

DATE: 3/9/2023

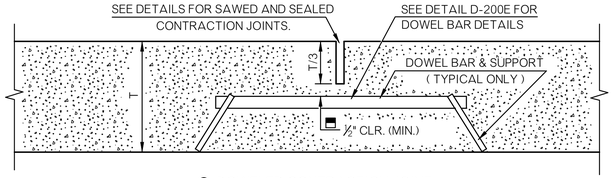
P.C. CONCRETE PAVING SPECIAL DETAILS

Detail Number

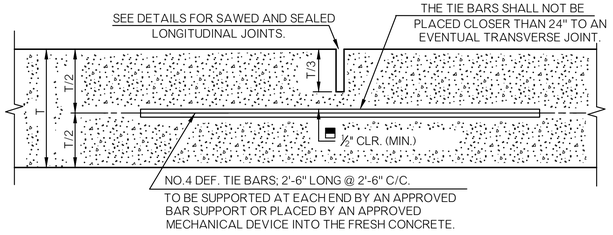
D-200C



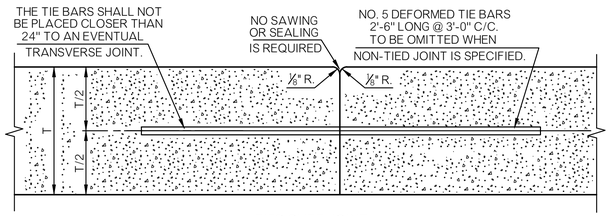
NON-DOWELED CONTRACTION JOINT



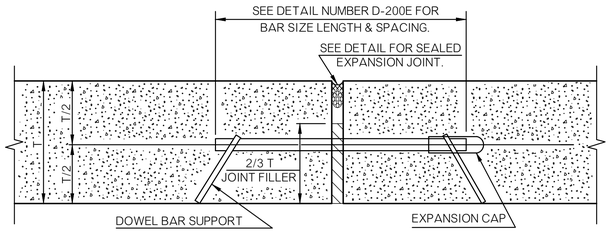
◒ DOWELED CONTRACTION JOINT



LONGITUDINAL JOINT

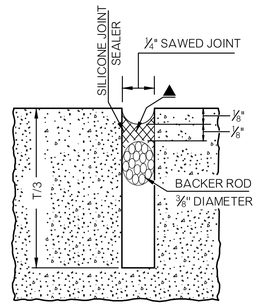


TIED BUTT JOINT
LONGITUDINAL CONSTRUCTION JOINT

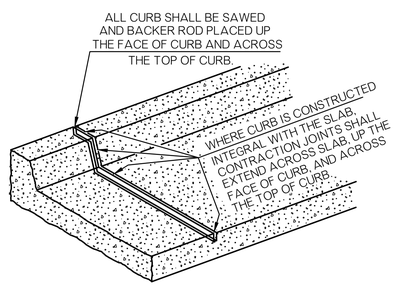


EXPANSION JOINT / ISOLATION JOINT ■

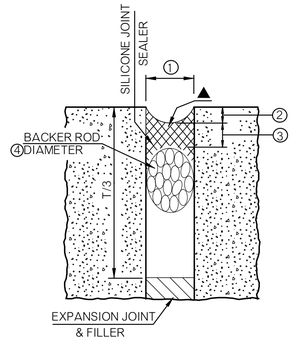
■ OMIT DOWEL BARS, CAPS & SUPPORTS FOR ISOLATION JOINTS
SEE STANDARD DRAWING NUMBER D-200E, LOAD TRANSFER UNITS,
FOR DETAILS OF ALTERNATE TYPES OF DOWEL BAR SUPPORTS.



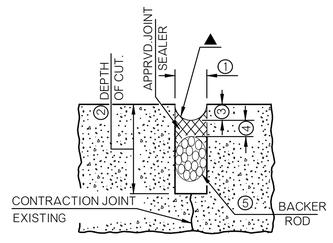
ALTERNATE DETAILS
SAWED AND SEALED CONTRACTION,
AND LONGITUDINAL JOINTS



CONTRACTION JOINT WITH
INTEGRAL CURB



SEALED EXPANSION JOINT



JOINT REHABILITATION DETAILS

JOINT REHABILITATION TREATMENT TABLE				
JOINT WIDTH ①	DEPTH OF CUT ②	SEALANT RECESS DEPTH ③	SEALANT THICKNESS ④	BACKER ROD DIAMETER ⑤
INCHES	INCHES	INCHES	INCHES	INCHES
¼"	1⅛"	⅛" (MIN.)	¼"	⅜"
⅜"	1¼"	⅛" (MIN.)	⅜"	½"
½"	1 ¾"	⅛" (MIN.)	½"	⅝"
¾"	1 ¾"	⅛" (MIN.)	¾"	⅞"
⅞"	1 ¾"	⅛" (MIN.)	⅞"	1"
1"	2"	—	—	1⅛"
OVER 1"	OVER 2"	—	—	1¼" +

JOINT REHABILITATION - POLYMER SEALANT

JOINT REHABILITATION TREATMENT TABLE				
JOINT WIDTH ①	DEPTH OF CUT ②	SEALANT RECESS DEPTH ③	SILICONE SEALANT THICKNESS ④	BACKER ROD DIAMETER ⑤
INCHES	INCHES	INCHES	INCHES	INCHES
¾"	1¼"	¼"	3⁄16"	½"
½"	1 ¾"	¼"	¼"	⅝"
¾"	1 ¾"	¼"	⅜"	⅞"
⅞"	1 ¾"	½"	7⁄16"	1"
1"	2"	½"	½"	1⅛"
OVER 1"	OVER 2"	½"	½"	1¼"

JOINT REHABILTIATION - SILICONE SEALANT

EXPANSION JOINT / ISOLATION JOINT TREATMENT TABLE			
JOINT WIDTH ①	SEALANT RECESS DEPTH ②	SILICONE SEALANT THICKNESS ③	BACKER ROD DIAMETER ④
INCHES	INCHES	INCHES	INCHES
½"	¼"	¼"	⅝"
¾"	¼"	⅜"	⅞"
1"	⅜"	½"	1¼"
1½"	½"	½"	2"
2"	½"	¾"	2½"

DETAILS FOR SEALED
EXPANSION / ISOLATION JOINT

EXPANSION OR ISOLATION JOINT WIDTH SHALL BE 1/2", UNLESS OTHERWISE SPECIFIED ON THE PLANS. TABLE VALUES, AS SHOWN THIS TABLE , SHALL BE USED IN THOSE SPECIFIED CASES.

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE OKC STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ONLY SILICONE SEALANT MEETING REQUIREMENTS OF THE OKC STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL BE ACCEPTABLE FOR USE.
3. ALL JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE OKC STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS. WATER FLUSHING AND AIR CLEANING OF JOINT SHALL BE IN ONLY ONE DIRECTION-FORWARD. SANDBLASTING SHALL BE PERFORMED IN TWO PASSES, ONE FOR EACH FACE OF THE JOINT.
4. THE SHAPE FACTOR COMBINED WITH JOINT CLEANNESS IS THE CRITICAL COMBINATION NECESSARY TO GUARANTEE DESIRED BONDING AND FUNCTION OF SEALED JOINTS. NO TOLERANCE EXCEPT THOSE SHOWN HERE WILL BE ALLOWED.

▲ 5. THE JOINT SHAPE FACTOR IS DEFINED AS THE FINAL PRESSED SHAPE OF THE SILICONE MATERIAL. THE TOOLING OPERATION WILL FIRMLY PRESS THE FRESHLY APPLIED MATERIAL INTIMATELY AGAINST THE CUT SIDES OF THE RECESS AND THE BACKER ROD SURFACES. THE ROUNDED SHAPE ON TOP AND BOTTOM OF THE SILICONE ALLOWS THE SEALANT TO PROPERLY FLEX BUT MAINTAIN ADHERANCE TO THE PAVING.

◒ 6. ON JOINTED PORTLAND CEMENT CONCRETE PAVEMENTS, DOWELLED CONTRACTION JOINTS SHALL BE USED ON DRIVING LANES ONLY. CONCRETE SHOULDERS SHALL NOT BE DOWELLED UNLESS SPECIFIED ON THE PLANS.

7. LONGITUDINAL JOINTS BETWEEN PAVEMENT AND TIED CONCRETE SHOULDERS SHALL NOT BE SAWED OR SEALED UNLESS OTHERWISE SHOWN ON THE PLANS.

⬒ 8. ON ALL SAWED JOINTS, THE KERF DEPTH SHALL CLEAR DOWEL BARS, TIE BARS AND/OR REINFORCING STEEL BY A MINIMUM OF 1/2".

9. CONTRACTION JOINTS IN JOINTED P. C. PAVEMENT SHALL BE AT APPROXIMATELY 15'-0" CENTERS, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

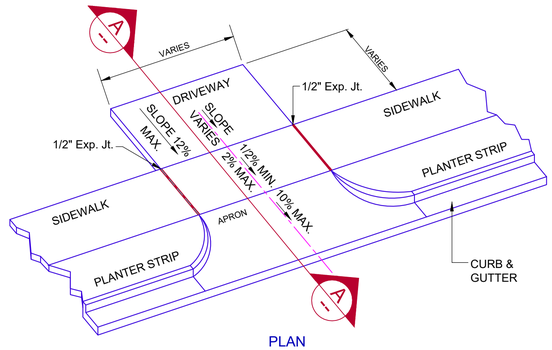
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E.
CITY ENGINEER
DATE: 6/22/2023

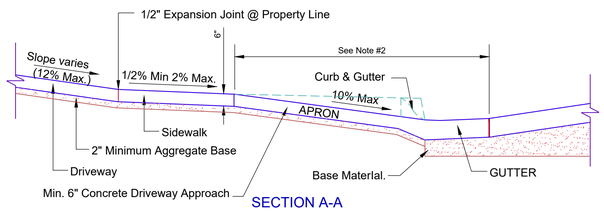
DRAWN: OKC-PW-SRB
DATE: 3/9/2023

LONGITUDINAL, EXPANSION AND CONTRACTION JOINTS DETAILS

Detail Number
D-200D



PLAN



SECTION A-A

NOTES:

1. A 5' - 0" minimum radius is approved for one & two family residences not abutting a limited access or major street. All other Driveways will have a 10' 0 " minimum radius.

2. The Driveway Contractor shall saw cut & remove the complete Curb and Gutter section. Saw cuts shall be 2" or 1/3 the depth of the gutter, whichever is greater. Saw cuts shall include the top & face of curb as well as the gutter. Saw cuts shall be made prior to the removal of concrete.

3. If a gutter holds water prior to any construction by driveway Contractor, he should notify the City Engineer of the situation before doing any work. The completed driveway work will not be accepted if the gutter holds water due to poor construction by the Contractor.

4. It is recognized that this driveway detail will not cover every possible situation encountered in construction. Additional expansion joints will be required as needed.

5. Clean and seal all joints and saw cuts in accordance with standard specifications.

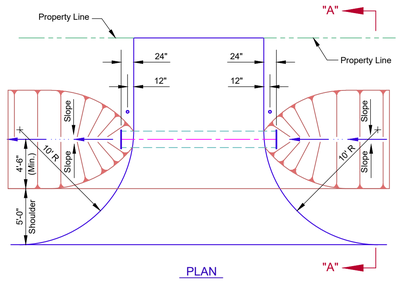
6. Longitudinal Joint required for drives 16' wide & greater. Saw cut 2" deep and fill with silicone sealant. Transverse Joints Required at 15' Maximum Spacing.

7. Do not turn radius in front of adjacent property without written permission from adjacent property owner.

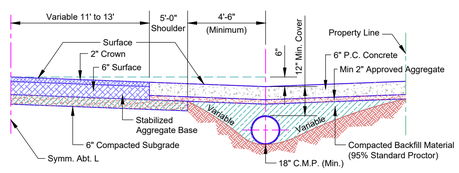
8. Commercial an industrial driveway approaches may be thicker or approved by the City Engineer.

DRIVEWAY DETAILS

•310•



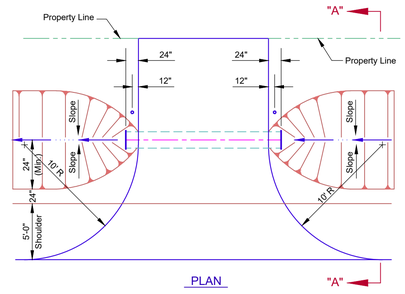
PLAN



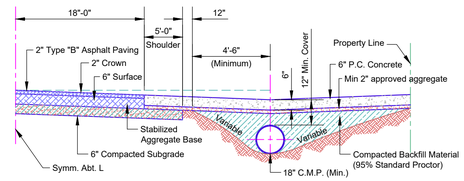
SECTION "A - A"

DRIVEWAY DETAILS FOR RURAL ESTATES DEVELOPMENT

• 320 •



PLAN

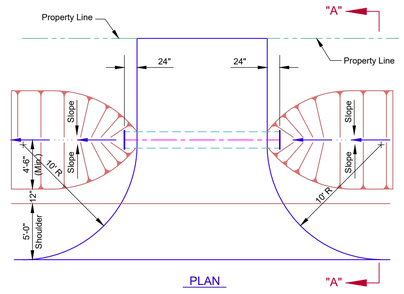


SECTION "A - A"

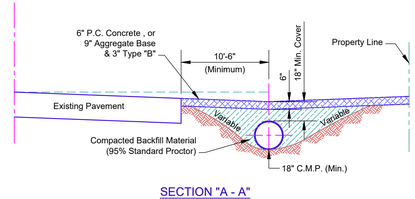
DRIVEWAY DETAILS FOR AGRICUTURAL ESTATES

R -1 ZONING

• 330 •



PLAN



SECTION "A - A"

TO BE REMOVED IMMEADENTLY UPON COMPLETION OF DRILLING OPERATIONS

TEMPORARY DRIVEWAY DETAILS

FOR OIL FIELD DEVELOPMENT ACCESS

• 340 •

The City of Oklahoma City
Public Works Department
Engineering Division

DATE: 02-05-13

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER

DRAWN: VSC

DATE: 02-05-13

STANDARD TYPICAL SECTIONS DRIVEWAY DETAILS

Drawing Number

D-300

REVISION 3-2017

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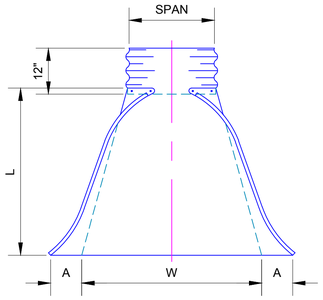
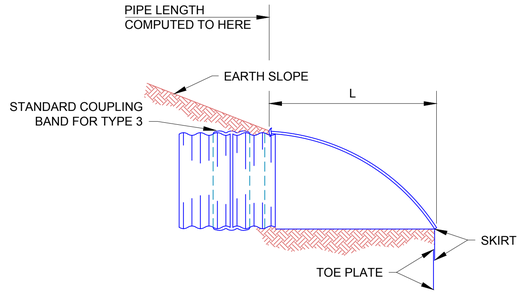
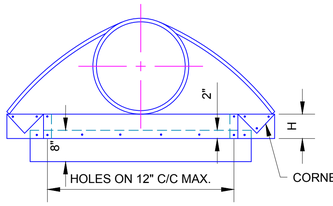


PLAN VIEW

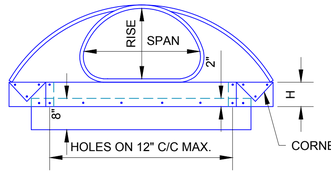


SIDE VIEW



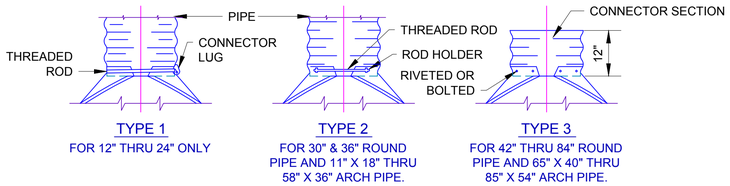
END VIEW
ROUND METAL PIPE END SECTION

DIMENSIONS OF END SECTION FOR ROUND METAL PIPE								
SPAN	GA.	A ± 1	B (MAX.)	H ± 1	L ± 1/2	W ± 2	APPROX. SLOPE	SPAN
IN.		IN.	IN.	IN.	IN.	IN.		IN.
18	16	8	10	6	31	36	2 1/2 : 1	1
24	16	10	13	6	41	48	2 1/2 : 1	1
30	14	12	16	8	51	60	2 1/2 : 1	1
36	14	14	19	9	60	72	2 1/2 : 1	2
42	12	16	22	11	69	84	2 1/2 : 1	2
48	12	18	27	12	78	90	2 1/4 : 1	2



END VIEW
ARCH METAL PIPE END SECTION

DIMENSIONS OF END SECTION FOR METAL PIPE ARCH									
SPAN	RISE	GA.	A ± 1	B (MAX.)	H ± 1	L ± 1/2	W ± 2	APPROX. SLOPE	SPAN
IN.	IN.		IN.	IN.	IN.	IN.	IN.		IN.
22	13	16	7	10	6	23	36	2 1/2 : 1	1
29	18	16	9	14	6	32	48	2 1/2 : 1	1
43	22	14	10	16	8	39	60	2 1/2 : 1	1
36	27	14	12	18	8	46	75	2 1/2 : 1	1
50	31	12	13	21	9	53	85	2 1/2 : 1	2
58	36	12	18	26	12	63	90	2 1/4 : 1	2
65	40	12	18	30	12	70	102	2 1/2 : 1	2
72	44	12	18	33	12	77	114	2 1/4 : 1	3

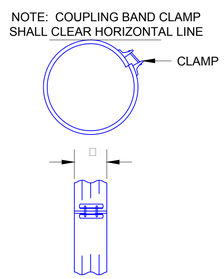


TYPE 1
FOR 12" THRU 24" ONLY

TYPE 2
FOR 30" & 36" ROUND PIPE AND 11" X 18" THRU 58" X 36" ARCH PIPE.

TYPE 3
FOR 42" THRU 84" ROUND PIPE AND 65" X 40" THRU 85" X 54" ARCH PIPE.

TYPICAL METAL END SECTION CONNECTIONS



STANDARD COUPLING BAND
□ 7" FOR UP TO 36" DIAMETER, 12" FOR 36" DIAMETER AND UP.

GENERAL NOTES FOR METAL END SECTIONS:

1. WHEN PREFABRICATED END SECTIONS ARE OPTIONAL, THEY SHALL BE OF THE SAME MATERIALS AS THAT OF THE PIPE, WHICH THEY ARE INSTALLED.

2. FOR MATERIAL OF ALUMINUM ALLOY END SECTION, SEE SUBSECTION 726.65 OF THE CURRENT OKLAHOMA STANDARD SPECIFICATIONS.

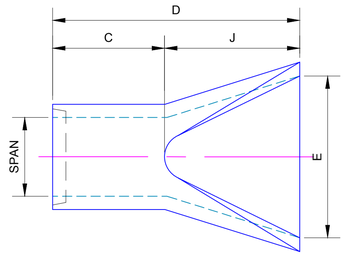
3. FOR MATERIALS OF GALVANIZED METAL END SECTION, SEE SUBSECTION 726.17 OF THE CURRENT OKLAHOMA STANDARD SPECIFICATIONS.

4. CONNECTOR SECTION, CORNER PLATE AND TOE PLATE TO BE OF THE SAME GAGE & MATERIAL AS THE SKIRT AND SHALL BE INCLUDED IN THE BID FOR END SECTION.

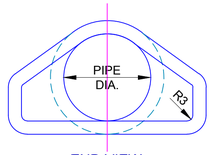
5. TOE PLATES WILL BE RE□UIRED FOR ALL METAL END SECTIONS UNLESS SOLID ROCK IS ENCOUNTERED. HOLES IN TOE PLATE ARE TO BE PUNCHED TO MATCH HOLES IN SKIRT LIP. 3/8" BOLTS TO BE FURNISHED. LENGTH TO TOE PLATES FOR ROUND PIPE SECTION IS W + 10" TO 12" TO 30" DIAMETER PIPE, W + 22" FOR 36" TO 48" DIAMETER PIPE. LENGTH OF TOE PLATES FOR ARCH PIPE END SECTION IS W + 10" FOR A RISE OF 11" TO 27" AND W + 18 FOR A RISE OF 31" TO 44".

6. IF TYPE 3 END SECTION IS USED AS OPTIONAL PIPE, THE LENGTH OF PIPE IS TO BE REDUCED BY 12" FOR EACH END SECTION.

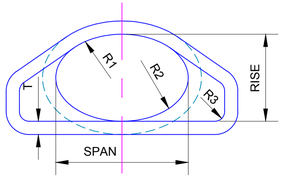
7. ANY STRUCTURAL EXCAVATION RE□UIRED FOR INSTALLATION OF PREFABRICATED END SECTIONS SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.



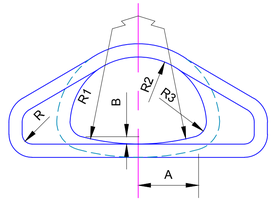
PLAN VIEW



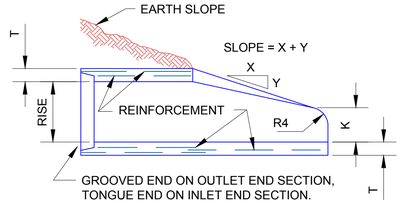
END VIEW
ARCH METAL PIPE END SECTION



END VIEW
ELIPTICAL CONCRETE PIPE END SECTION



END VIEW
ARCH CONCRETE PIPE END SECTION



LONGITUDINAL SECTION

DIMENSIONS OF PRECAST END SECTION FOR PIPES										
SPAN	K	J	C	D	E	T	R3	R4	R5	SLOPE
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	
18	9	27	46	73	36	2 1/2	3	3	6	3 TO 1
24	8 1/2	43 1/2	30	73 1/2	48	3	3	3	7	3 TO 1
30	12	54	19 3/4	73 3/4	60	3 1/2	3	3	8	3 TO 1
36	15	63	34 3/4	73 3/4	72	4	3	3	10 1/2	3 TO 1
42	21	63	35	98	78	4 1/2	3	3	10 1/2	3 TO 1
48	24	72	26	98	84	5	6	6	14	3 TO 1

DIMENSIONS OF PRE-CAST END SECTIONS FOR ELLIPTICAL PIPES													
SPAN	RISE	R1	R2	R3	R4	R5	T	K	J	C	D	E	SLOPE
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	
23	14	6	20	3	3		2 3/4	8	27	45	72	36	3 TO 1
30	19	8 1/4	26 1/4	3	3	7	3 1/4	8 1/2	39	33	72	48	3 TO 1
34	22	9 1/4	29 17/32	3	3	8	3 1/2	9	46	26	72	54	3 TO 1
38	24	10 1/4	32 3/4	3	3	9	3 3/4	9 1/2	54	18	72	60	3 TO 1
42	27	11 7/16	36 3/16	3	3	10 1/2	3 3/4	10 3/8	57	15	72	66	3 TO 1
45	29	12 1/4	39 1/4	3	3	12	4 1/2	11 1/4	60	36	96	72	3 TO 1
49	32	13 9/16	42 21/32	3	3	12 1/2	4 3/4	12	60	36	96	75	3 TO 1
53	34	14 3/4	46	6	6	13	5	15 3/4	60	36	96	78	3 TO 1
60	38	16 1/2	51 3/4	6	6	14	5 1/2	21	60	36	96	84	3 TO 1
68	43	18 21/32	58 13/32	6	6	16	6	25 1/2	60	36	96	90	3 TO 1

DIMENSIONS OF PRE-CAST END SECTION FOR ARCH-PIPES																
SPAN	RISE	A	B	R	R1	R2	R3	R4	R5	T	K	J	C	D	E	SLOPE
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	
28 1/2	18	10 7/8	3 3/4	3	40 11/16	14 3/4	4 5/8	3	7	3 1/2	8 1/2	39	33	72	48	3 TO 1
36 1/4	22 1/2	13 5/8	3 13/16	3	51	18 3/4	6 1/8	3	8	4	9 1/2	50	46	96	60	3 TO 1
43 3/4	26 5/8	17 1/8	4 1/8	6	62	22 1/2	6 1/2	3	10 1/2	4 1/2	11 1/8	60	36	96	72	3 TO 1
51 1/8	31 1/16	20	5 1/16	6	73	26 1/4	7 3/4	3	12 1/2	4 1/2	15 13/16	60	36	96	78	3 TO 1
58 1/2	36	22 3/4	6	6	84	30	8 7/8	3	14	5	21	60	36	96	84	3 TO 1
65	40	25	6 3/4	6	92 1/2	33 1/2	10	6	16	5 1/2	25 1/2	60	36	96	90	3 TO 1
73	45	28 1/2	7 1/2	6	105	37 1/2	11 1/16	6		6	31	60	36	96	96	3 TO 1

BASIS OF PAYMENT FOR METAL END SECTIONS:

GALVANIZED METAL END SECTION - ROUND EA.
GALVANIZED METAL END SECTION - ARCH EA.

WHEN USED AS OPTIONAL END SECTION BETWEEN METAL, ALUMINUM ALLOY & CONCRETE, THE BASIS OF PAYMENT SHALL BE:

SP. PREFABRICATED CULVERT END SECTION - ROUND EA.
SP. PREFABRICATED CULVERT END SECTION - ARCH EA.

GENERAL NOTES FOR PRECAST END SECTIONS:

1. WHEN PREFABRICATED END SECTIONS ARE OPTIONAL, THEY SHALL BE OF THE SAME MATERIALS AS THAT OF THE PIPE, WHICH THEY ARE INSTALLED.

2. DIMENSIONS SHOWN FOR PREFABRICATED END SECTIONS ARE SUBJECT TO MANUFACTURES TOLERANCES.

3. ANY STRUCTURAL EXCAVATION RE□UIRED FOR INSTALLATION OF PREFABRICATED END SECTIONS SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.

BASIS OF PAYMENT FOR PRECAST END SECTIONS:

PRECAST CONCRETE CULVERT END SECTION - ROUNDED EA.
PRECAST CONCRETE CULVERT END SECTION - ELLIPTICAL EA.
PRECAST CONCRETE CULVERT END SECTION - ARCH EA.

□IF ELIPTICAL CONCRETE IS USED, THE ELIPTICAL CONCRETE END SECTION SHALL BE USED.

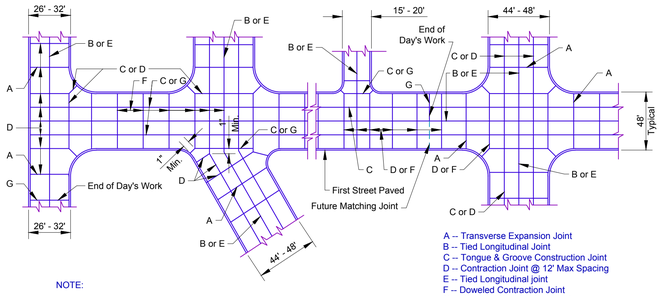
The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 02-06-13
DRAWN: VSC — DATE: 02-06-13

STANDARD PREFABRICATED CULVERT SECTIONS

Drawing Number
D-408

E:/CITY/ACAD2000-STD/D-408.DWG VSC 02-06-13

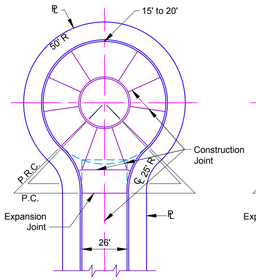


NOTE:

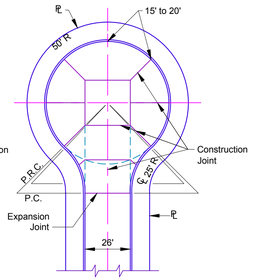
Use Type E Tied Joint Where Curb and Gutter Are Poured Separately Form The Paving

A -- Transverse Expansion Joint
B -- Tied Longitudinal Joint
C -- Tongue & Groove Construction Joint
D -- Contraction Joint @ 12' Max Spacing
E -- Tied Longitudinal joint
F -- Doweled Contraction Joint
G -- Doweled Construction Joint

JOINT LAYOUT DETAILS

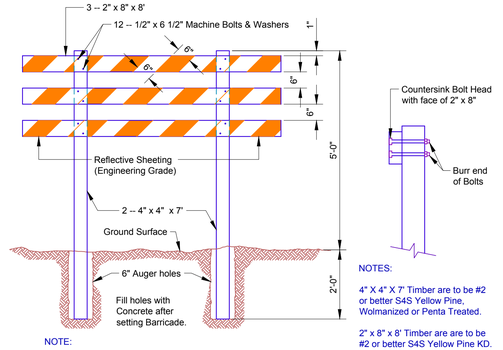


STANDARD CUL-DE-SAC, 38' R
•OPEN CENTER•



STANDARD CUL-DE-SAC, 38' R

JOINT LAYOUT DETAILS



NOTE:

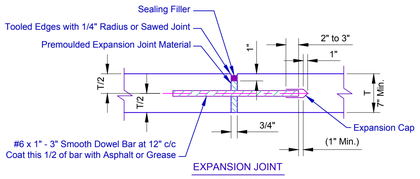
Markings for Barricade Rails are to be Orange and White. Markings are to be 6" wide and attached at 45°angles as set forth in the latest edition of the Uniform Traffic Control Devices Manual

NOTES:

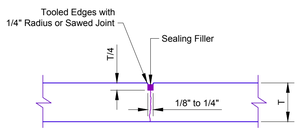
4" X 4" X 7' Timber are to be #2 or better S4S Yellow Pine, Wolmanized or Penta Treated.

2" x 8" x 8' Timber are are to be #2 or better S4S Yellow Pine KD.

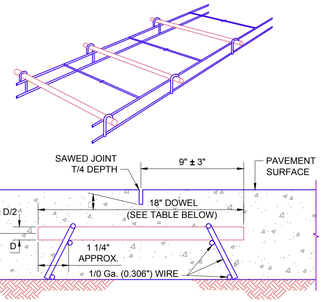
STANDARD REFLECTOR TYPE BARRICADE



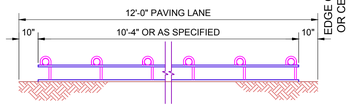
EXPANSION JOINT
TYPE "A"



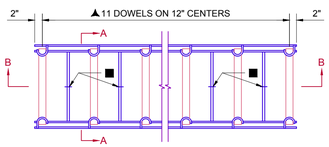
CONTRACTION JOINT
TYPE "D" (ALT. TYPE "F")



SECTION A-A



SECTION B-B



PLAN VIEW

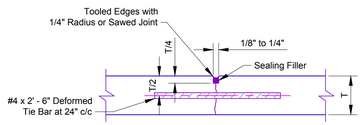
DOWEL BARS ▲ SPACING & SIZE DATA			
(T) SLAB DEPTH	DOWEL DIA.	TOTAL DOWEL LENGTH	C/C DOWEL SPACING
7"	1"	15"	12"
8" - 11"	1 1/4"	18"	12"
12" - 16"	1 1/2"	18"	12"

■ SPACER: FOUR EA. 7 GAGE (0.177") WIRES PER UNIT, NOTCHED @ MIDPOINT OF WIRE SPACER IN FIELD AFTER PLACEMENT REGULAR DOWELS GREASED

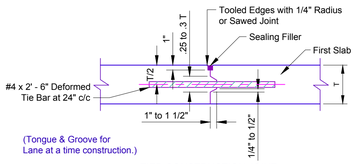
DOWELED CONTRACTION JOINT DETAILS
TYPE "F" (ALT TYPE "D")

NOTES:
Type "F" to be used for continuous pours only.
Do not use for headers at days end stopping point.

No Dowell Joints Where Slab Thickness is Less Then 7"

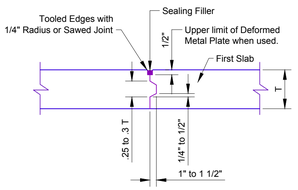


TIED JOINT
TYPE "B"

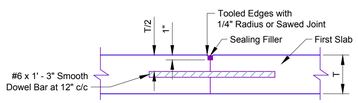


(Tongue & Groove for Lane at a time construction.)

TIED CONSTRUCTION JOINT
TYPE "E"



TONGUE & GROOVE CONSTRUCTION
TYPE "C"

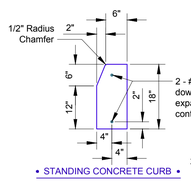


DOWLED CONSTRUCTION JOINT
TYPE "G"

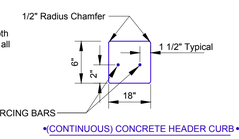
NOTES:

Smooth Dowel Bars across Expansion Joints shall be provided with Expansion Caps, and coated with Asphalt or Grease, (Type A & G).

Grooves in Joints may be formed by: (1) temporary embedment of a suitable Mandrel, (2) installation of a thin strip of premoulded Joint Filler Material, (3) sawing the Pavement.

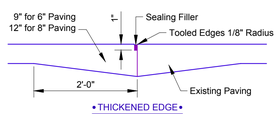


• STANDING CONCRETE CURB •



•(CONTINUOUS) CONCRETE HEADER CURB•

MISCELLANEOUS DETAILS

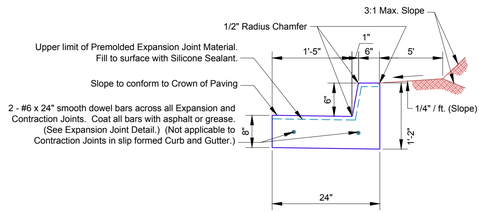


• THICKENED EDGE •

	Up to 32' (Residential Streets)	Greater Then 32' (Thoroughfare Streets)
A	6"	8"
B	6"	8"

NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing, not applicable to slip formed Curb and Gutter.)

CONCRETE CURB & GUTTER DETAIL (BARRIER CURB)



NOTE: Maximum spacing of 1/2" Expansion Joints to be 100' c/c with Contraction Joints 15' - 20' apart to match Driveway Returns. (Expansion Joint spacing, not applicable to slip formed Curb and Gutter.)

CONCRETE CURB & GUTTER DETAIL FOR DOWNTOWN

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. MENGER, P.E. CITY ENGINEER
DATE: 02-07-13

DRAWN: TVN

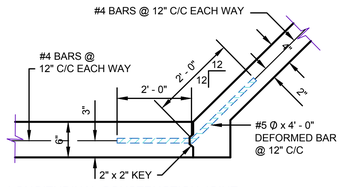
DATE: 03-21-17

STANDARD TYPICAL SECTIONS MISCELLANEOUS DETAILS

Drawing Number
D-500

REVISION 3-2017

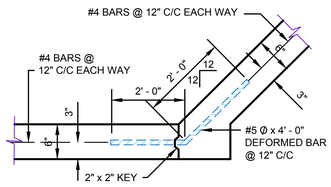
C:\TMNW\Drawing\Hangar 8\STANDARD\D-500-REVISION3-17.dwg, 3/27/2017 8:33:00 AM, DWG To PDF.pc3



LONGITUDINAL CONSTRUCTION JOINT

FOR 6" BOTTOM & 4" SIDE WALLS
4" WALLS FOR DEPTH OF 0' TO 5'
WALL DETAIL "A"

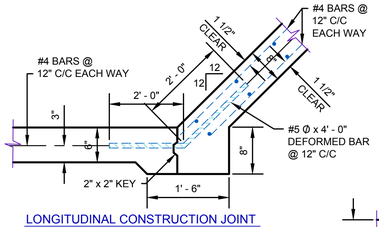
CONCRETE CHANNEL LINER JOINT DETAIL



LONGITUDINAL CONSTRUCTION JOINT

FOR 6" BOTTOM & 4" SIDE WALLS
6" WALLS FOR DEPTH OF 0' TO 5'
WALL DETAIL "B"

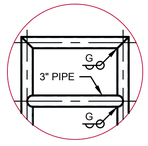
CONCRETE CHANNEL LINER JOINT DETAIL



LONGITUDINAL CONSTRUCTION JOINT

FOR 6" BOTTOM & 6" SIDE WALLS
8" WALLS FOR 2/3 THE WALL HEIGHT ABOVE 5'
WALL DETAIL "C"

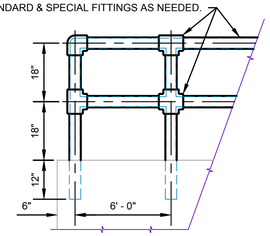
CONCRETE CHANNEL LINER JOINT DETAIL



ALTERNATE DETAIL

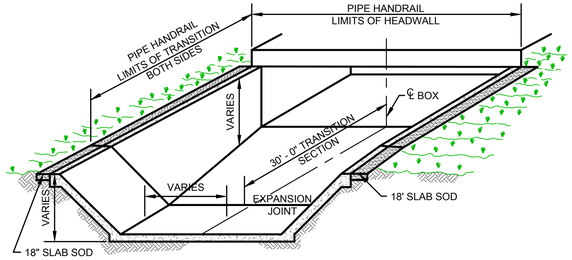
(USUING WELD CONNECTIONS ON PIPE HANDRAILS)

3" I.D. GALV. STEEL PIPE WITH PLAIN GALV. FITTINGS.
USE STANDARD & SPECIAL FITTINGS AS NEEDED.



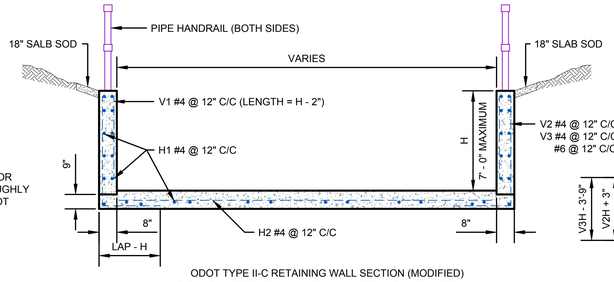
PIPE HANDRAIL DETAIL

HANDRAIL NOTES: WELD CONNECTIONS MAY BE USED FOR PIPE HANDRAIL. WELD CONNECTIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE SCALE, GROUND SMOOTH & SPOT POINTED WITH TWO COATS OF ALUMINUM PAINT.



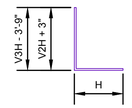
30' TRANSITION TO R.C. BOXES
VERTICAL 1:1 SIDE SLOPE

CONCRETE CHANNEL LINER JOINT DETAIL

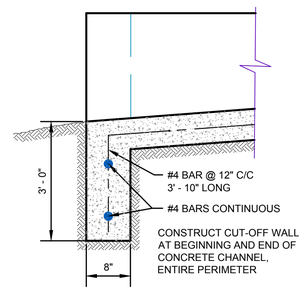


ODOT TYPE II-C RETAINING WALL SECTION (MODIFIED)

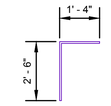
CONCRETE CHANNEL LINER JOINT DETAIL



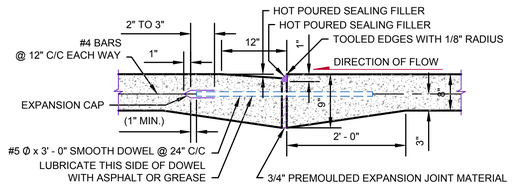
BAR BENDING DIAGRAM



CUT-OFF WALL DETAIL

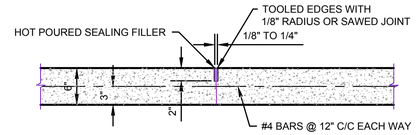


TYPICAL #4 BAR
(FOR CUT-OFF WALL)



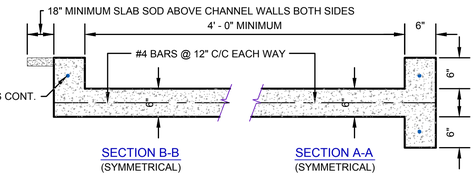
TYPICAL TRANSVERSE EXPANSION JOINT

SPACED AT 100 FOOT C/C MAXIMUM



CONTRACTION JOINT

SPACED AT 20 FOOT C/C
(ALSO USE JOINT LONGITUDINALLY AT CENTERLINE OF CHANNEL
FOR BOTTOM WIDTHS OF 12 FOOT AND OVER)

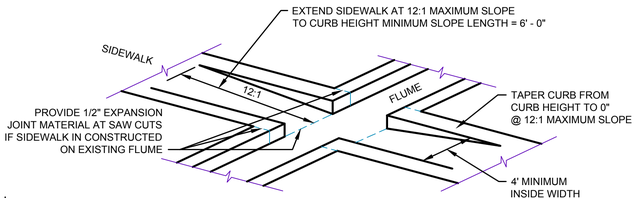


CONSTRUCTION JOINT

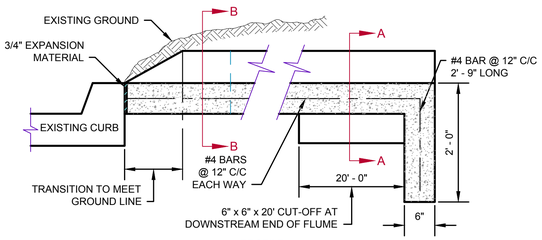
SPACED AT 20 FOOT C/C
(ALSO USE JOINT LONGITUDINALLY AT CENTERLINE OF CHANNEL
FOR BOTTOMS OF 12 FOOT AND OVER)

LONGITUDINAL CONSTRUCTION JOINT

THROUGH TRANSITION SECTION



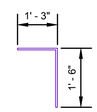
SIDEWALK RAMP AT FLUME CROSSING



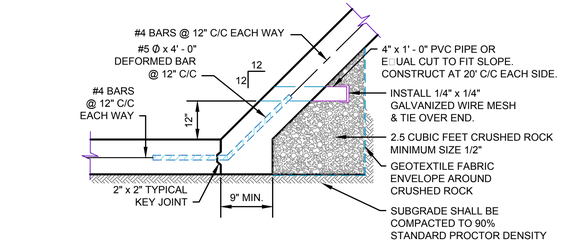
PROFILE

CONCRETE FLUME DETAIL

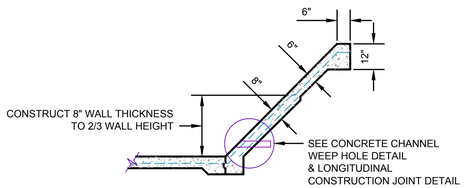
NOTE: 3/4" EXPANSION JOINT @ 100' MAXIMUM
SAWED CONSTRUCTION JOINT @ 20' MAXIMUM



TYPICAL #4 BAR
(FOR CONCRETE FLUME)



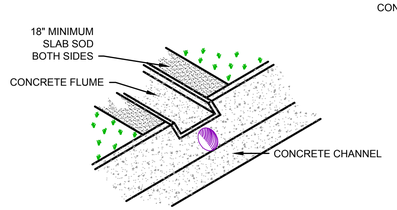
TYPICAL CONCRETE CHANNEL LINER DETAIL



CONCRETE CHANNEL LINER JOINT DETAIL

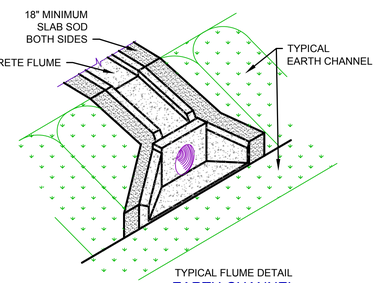
FOR WALL HEIGHT ABOVE 5'

CONCRETE CHANNEL WEEP HOLE DETAIL



TYPICAL FLUME DETAIL

CONCRETE CHANNEL



TYPICAL FLUME DETAIL

EARTH CHANNEL

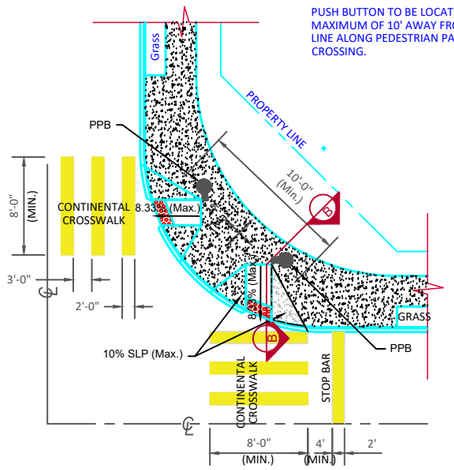
OKLAHOMA CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD CHANNEL LINER & FLUME DETAILS

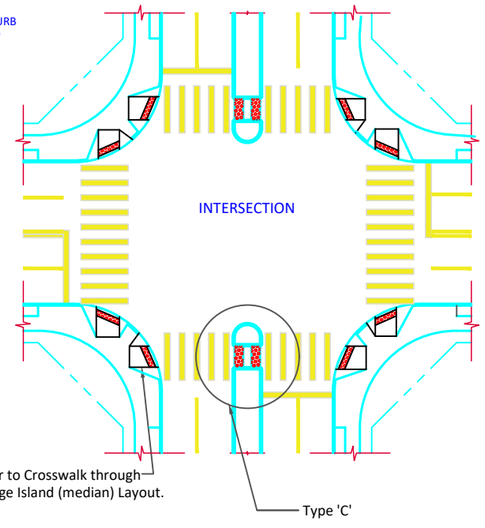
APPROVED BY:
PAUL T. GRUM, P.E.
CITY ENGINEER
DATE: 7-11-01

DRAWN:	DATE:	DWG. N0.
V.S.C.	06/27/01	D-501

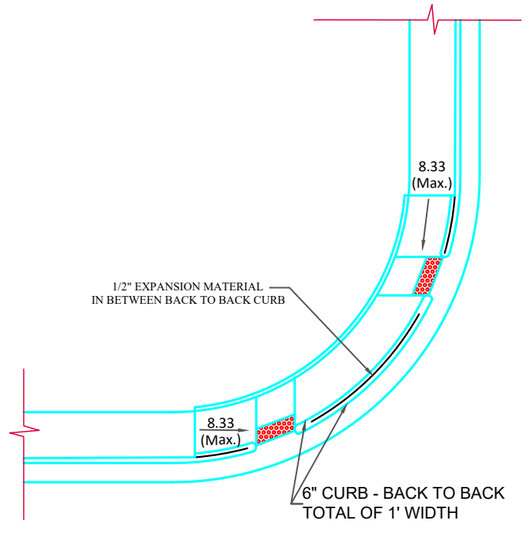
E:/CITY/ACAD2000-STD/D-501.DWG VSC 06/27/01



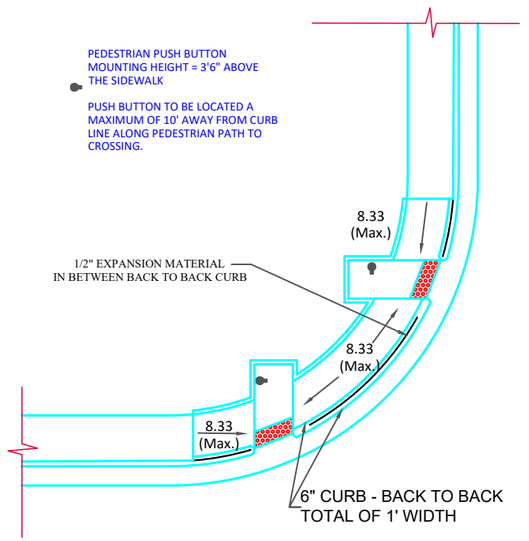
CURB RAMP TYPE "A"



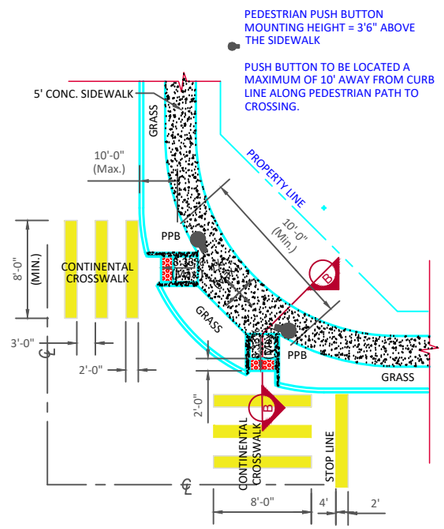
INTERSECTION WITH REFUGE ISLANDS LAYOUT



BACK OF CURB RAMP WITHOUT PEDESTRIAN PUSH BUTTON TYPE "G"

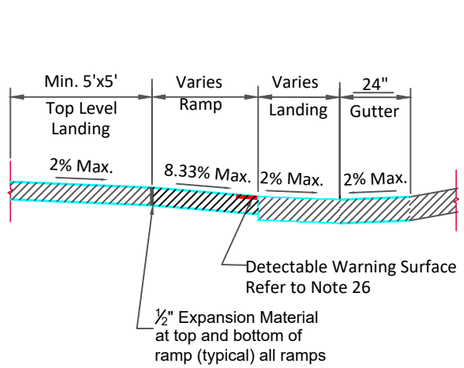


BACK OF CURB RAMP WITH PEDESTRIAN PUSH BUTTON TYPE "G"

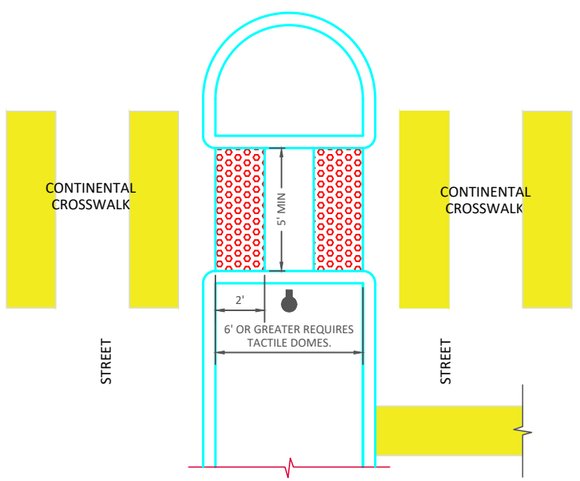


CURB RAMP TYPE "B"

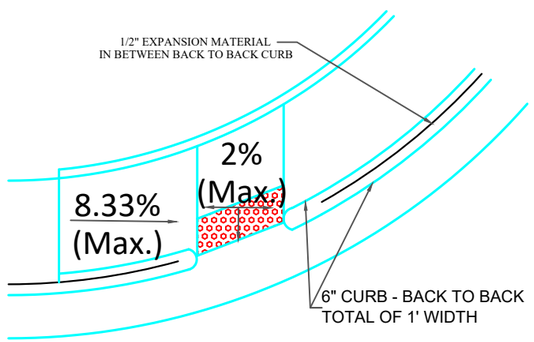
See Detail 1 & Detail 2 (Sheet B)



SECTION B-B



STANDARD CROSSWALK THROUGH MEDIAN LAYOUT TYPE "C"



DETAIL OF TYPE "G" RAMP

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER
DATE 6/22/2023
VSC
DRAWN:
DATE:

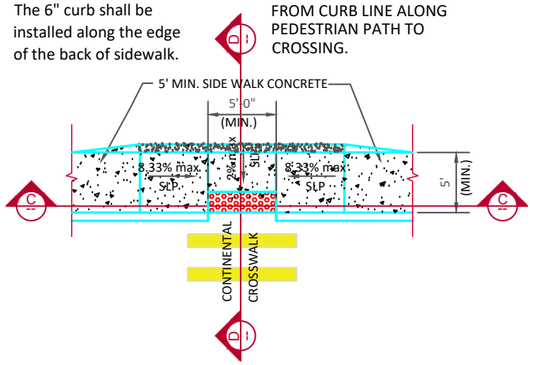
ADA CURB RAMP DETAILS ARTERIAL STREETS

Drawing Number
D-700
A

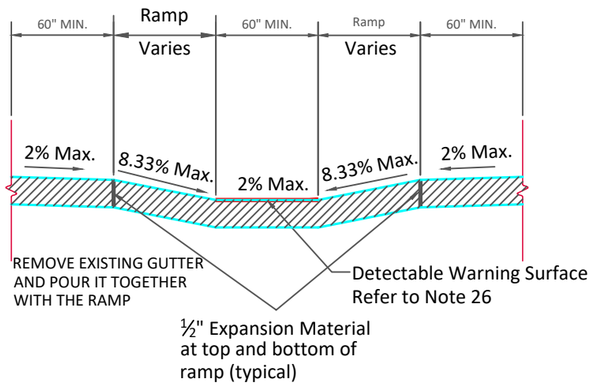
Curb-Ramp shall be used on narrow sidewalk or at mid block locations when standard curb ramp lay-out is not feasible. The 6" curb shall be installed along the edge of the back of sidewalk.

PEDESTRIAN PUSH BUTTON MOUNTING HEIGHT = 3'6" ABOVE THE SIDEWALK

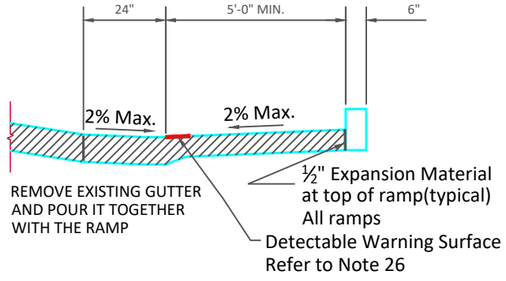
PUSH BUTTON TO BE LOCATED A MAXIMUM OF 10' AWAY FROM CURB LINE ALONG PEDESTRIAN PATH TO CROSSING.



PARALLEL CURB RAMP TYPE "D"

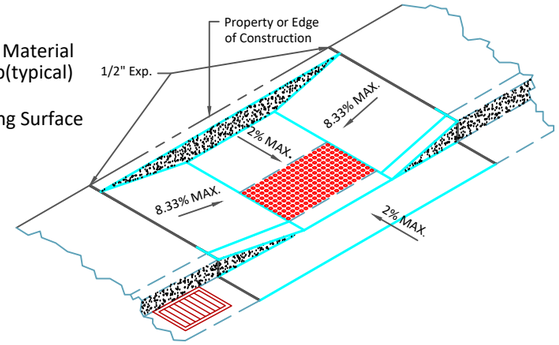


SECTION C-C



SECTION D-D

See Detail 2 for Isometric View

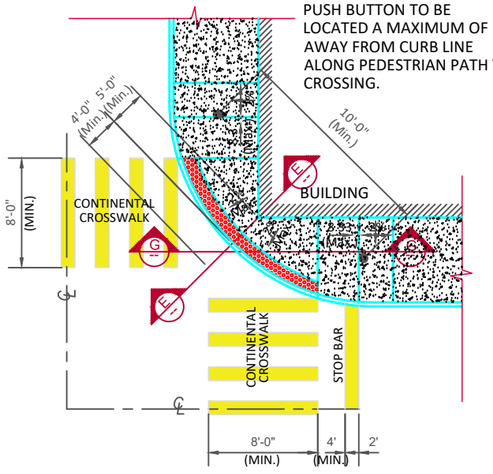


DETAIL 2 TYPE D

Isometric

PEDESTRIAN PUSH BUTTON MOUNTING HEIGHT = 3'6" ABOVE THE SIDEWALK

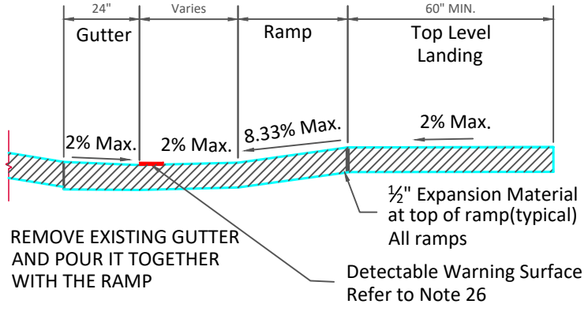
PUSH BUTTON TO BE LOCATED A MAXIMUM OF 10' AWAY FROM CURB LINE ALONG PEDESTRIAN PATH TO CROSSING.



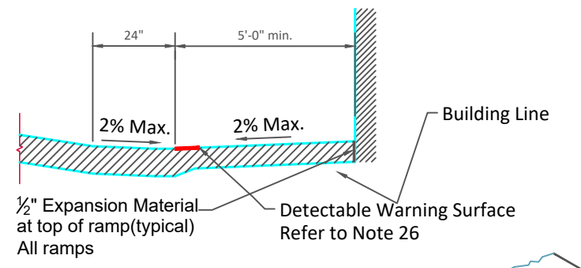
RADIUS CURB RAMP TYPE "E"

See Detail 3 for Isometric View

Written approval by the City Engineer is required.

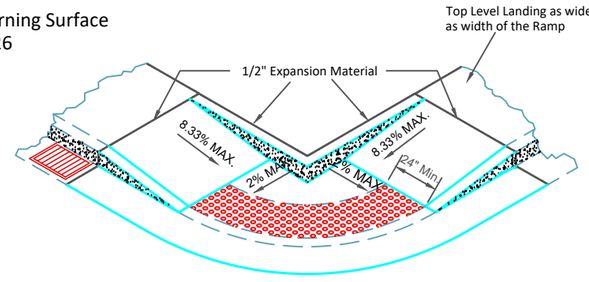


SECTION G-G TYPE "E"



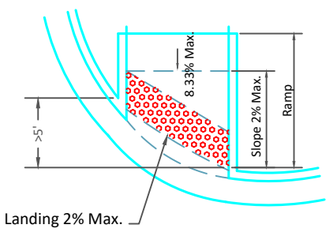
SECTION E-E TYPE "E"

See Detail 3 for Isometric View



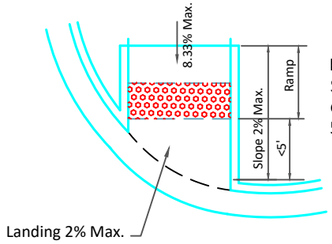
DETAIL 3 TYPE E

Isometric



Place Detectable Warning Surface on bottom landing if landing is more than 5' deep at any point.

DETAIL 1



Place Detectable Warning Surface on the bottom if both levels of grade break are less than 5' from back of curb

DETAIL 2

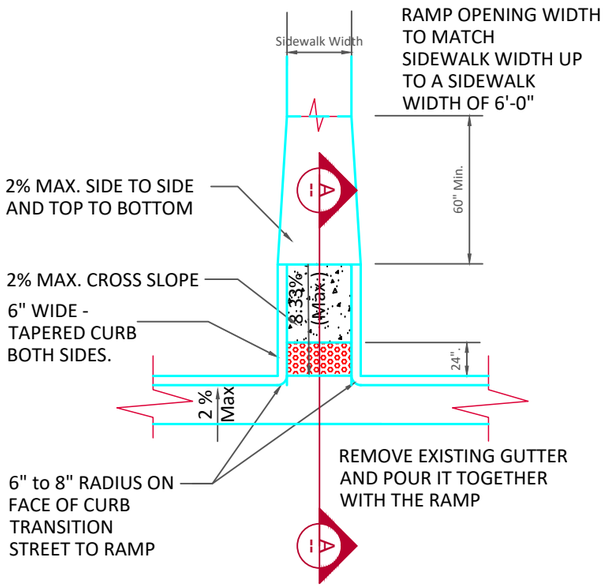
The City of Oklahoma City
Public Works Department
Engineering Division

DATE: 6/22/2023
APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER
VSC
DRAWN:
DATE:

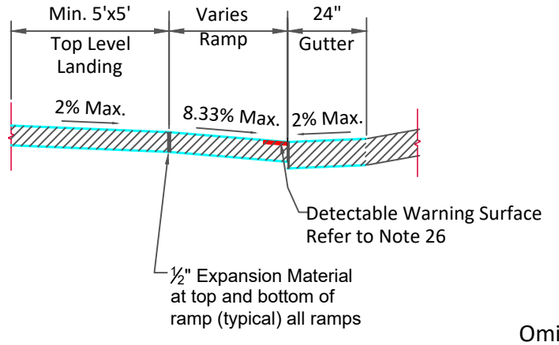
ADA CURB RAMP DETAILS ARTERIAL STREETS

Drawing Number D-700

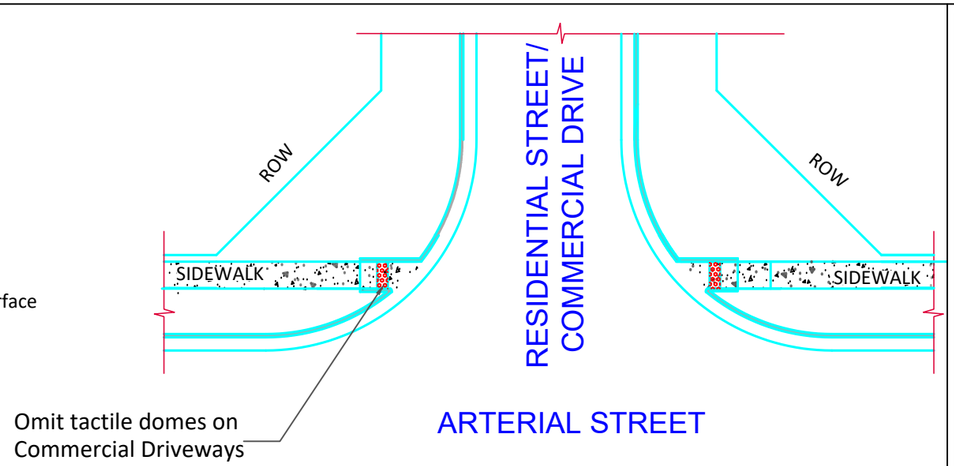
B



METHOD OF TRANSITIONING A RAMP WITH DIE OUT CURBS

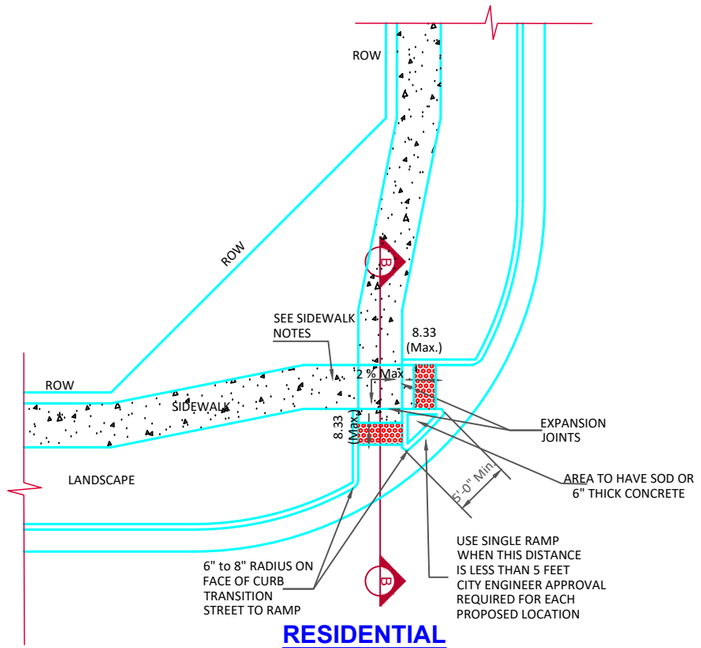


SECTION A-A

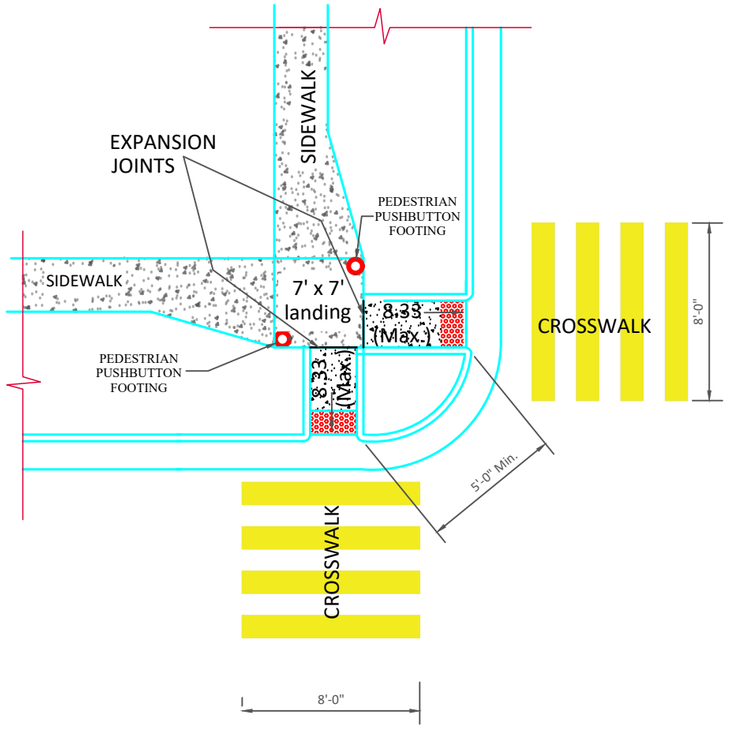


ARTERIAL STREET

ARTERIAL / MINOR STREET RAMPS (OR COMMERCIAL DRIVES)



RESIDENTIAL CURB RAMP TYPE "F"

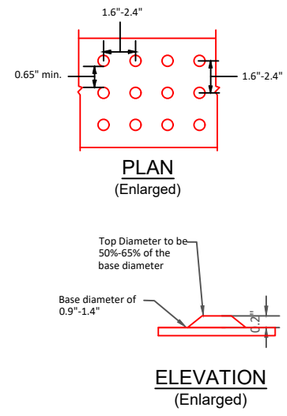


SHARED LANDING AT SIGNALIZED INTERSECTIONS

DETAIL 1

Detectable Warning Surface Specifications:

- Must provide a Visual Contrast.
- Raised Tactile surfaces used for way finding.
- Detectable Warning Surface shall be installed in a manner such that the domes are parallel to the direction of pedestrian travel.
- Install the Detectable Warning Surface beginning at back of curb.



DETECTABLE WARNING SURFACE PATTERN LAYOUT

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER
DATE: 6/22/2023
DRAWN: VSC
DATE:

ADA CURB RAMP DETAILS RESIDENTIAL STREETS COMMERCIAL DRIVES

Drawing Number
D-700
C

Sidewalk Notes:

1. All work must meet current Americans with Disabilities Act (ADA) requirements.

2. Minimum sidewalk width shall be as follows: residential, 5'-0" at curb, 4'-0" at property line; commercial, 6'-0" at curb, 5'-0" at property line.

3. Sidewalk cross slope shall be a maximum of 2% and a minimum of 1/2% cross slope.

4. Whenever the width of the sidewalk is less than 5'-0", a 5' x 5' passing area with a maximum 2% slope and minimum 1/2% slope in any direction at intervals of 200' shall be installed.

5. Whenever changing direction in a sidewalk, install a 5' x 5' passing area with maximum 2% slope and minimum 1/2% slope in any direction.

6. Objects such as tree branches, signs, water fountains, etc. shall not protrude into the sidewalk more than 4" at the heights between 27" and 80".

7. Sidewalk shall be constructed of 4" thick concrete with medium broom finish on top of 2" of 1.5" crusher run, ⅜" rock screenings, 1.5" clean recycled concrete or approved equal. Developers of Residential Neighborhoods are allowed the usage of 2" of sand instead of the required crusher run.

8. All obstructions into the walk, such as power poles, hydrants, sign posts, etc. must have at least 48" of clear travel space around the obstruction.

9. Sidewalk running grade shall not exceed 5% unless the sidewalk is contained in the R-O-W and then cannot exceed the general grade established for the adjacent street.

General Notes:

10. Any deviation from the standard curb-ramp plans shall be approved by the City Engineer or his designee on a case by case basis.

11. The standard curb-ramp drawings supersede all previous drawings and shall be a part of the new curb ramp standard drawings.

12. All alternate ramps shall be approved by the City Engineer or his designee prior to construction.

13. Seal all sawed joints on sidewalks, landings and ramps. Width of expansion joint shall be ½"

Pedestrian Signals Notes:

14. Push button must be located adjacent to and accessible from a landing.

15. A clear space of 30" x 48" minimum dimension must be next to the push button.

16. Maximum reach to a push button can not exceed 10".

Curb Ramp Notes:

17. A curb ramp is defined as the entire concrete surface which includes the ramp and flared sides. The minimum 4' wide center portion, including the Detectable Warning Surface, shall have a sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of ¼" per 10 foot straight edge maximum.

18. The ramp center line and path of travel should be parallel to the sidewalk whenever possible. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.

19. Curb Ramps shall not exceed 15' in length unless otherwise directed by the City Engineer.

20. Existing utility boxes and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the accessible pathway.

21. The surface of the curb ramp and Detectable Warning Surface material shall be stable, firm and slip resistant. The concrete curb ramp surface shall be medium broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.

22. A level landing 5'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp. A clear space of a minimum of 30" wide x 48" deep shall be provided at pedestrian push buttons at signalized crossings. This space may be contained in the landing.

23. Existing vertical utility poles or street light poles may be incorporated into the flared sides, if necessary. The vertical obstruction shall be a minimum of 6"away from edge of the ramp. Pedestrian crosswalks push button poles, fire department call boxes and other poles with activated devices, may not be placed in the curb-ramp at any time. No new vertical obstructions may be located in the curb ramp or the accessible pathway.

24. Ramp opening shall be the same width as the sidewalk up to 6'-0" wide.

25. Curb Ramp shall be constructed with 8" thick concrete at collector and arterial streets; and with 6" thick concrete at residential streets. All on top of 2" of 1.5"crusher run, ⅜" rock screenings, 1.5" recycled concrete or approved equal. The 6" thick concrete will extend the maximum length of 6' from the face of curb and the 8" thick concrete will extend the maximum length of 8' from the face of curb. The remainder of the ramp will be constructed of 4" thick concrete and paid as sidewalk. All landings and incidental connections will be paid as sidewalk and will be constructed of 4" thick concrete. A 6" concrete curb will be constructed on each side of the ramp where 1:10 concrete slopes are not used.

26. For new construction all Detectable Warning Surfaces are to be set in concrete. Surface applied domes require special written approval by the City Engineer.

27. Curb ramp pay items shall only be used at street intersections, signalized driveways or alleys with tactile domes.

28. Where feasible, ramps shall align in such a way that the pedestrian travel path shall provide a direct path to corresponding ramp. Ramps that require pedestrians to change direction of travel in the street or driveway shall require City Engineer approval.

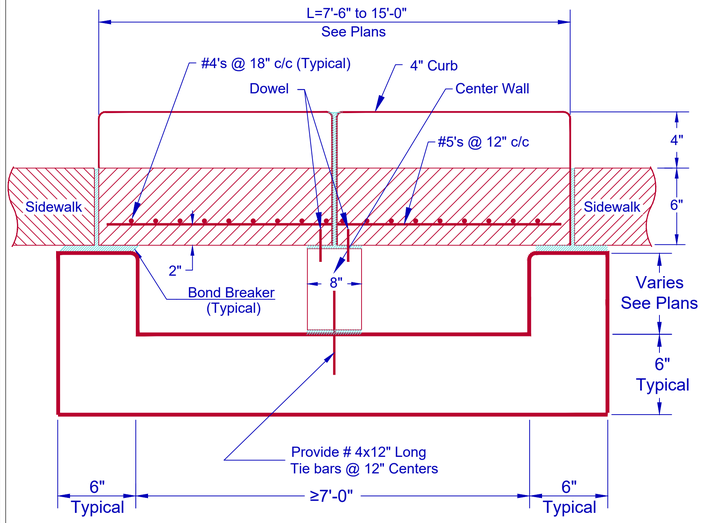
29. Where a ramp ties into an existing curb and gutter, the entire curb and gutter shall be removed and replaced extending 2 feet past the width of the ramp on each side.

The City of Oklahoma City
Public Works Department
Engineering Division

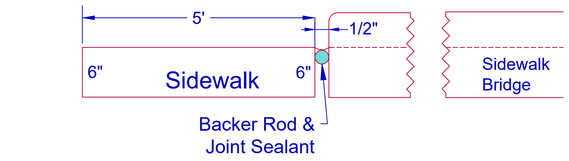
APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 6/22/2023
DRAWN: VSC
DATE:

ADA CURB RAMP DETAILS

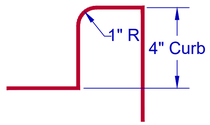
Drawing Number
D-700
D



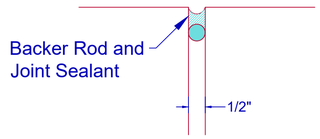
Section A-A for 7'-0" or greater span length



Detail 1



Detail 2

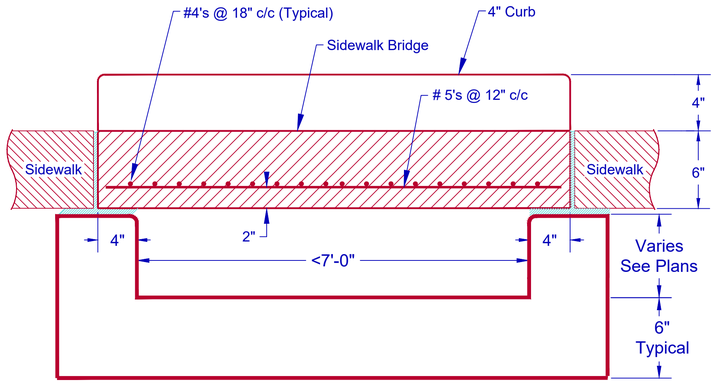


Seal from top of curbs down face of curbs and across full width of walkway

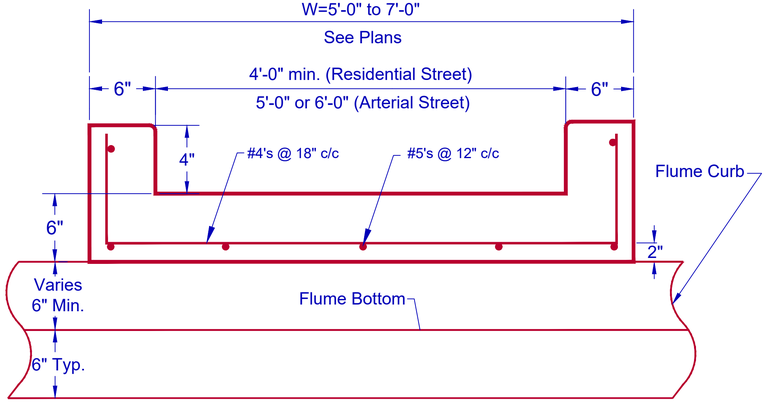
Detail 3

Sidewalk Bridge Notes:

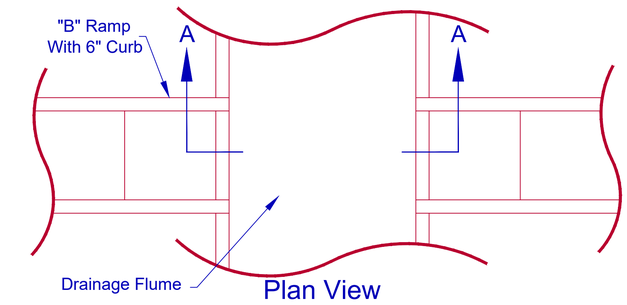
1. The width of the sidewalk bridge must be at least as wide as the adjacent sidewalk.
2. # 5 bars must extend to within 1 1/2" of the end forms.
3. Flume crossing with sidewalk bridges having a walking path greater than 5' wide require a separate design
4. Flume crossing with a dimension of 18" or greater from flume surface to the walkway surface will require pedestrian guardrail.
5. 3/4" chamfer (typical) required on all exposed edges.



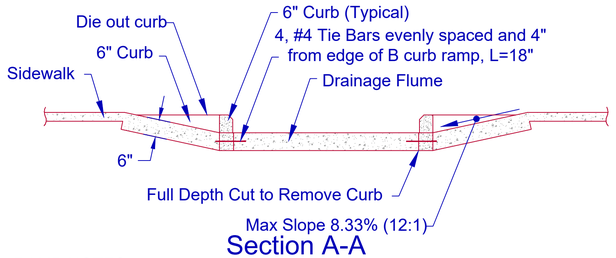
Section A-A for less 7'-0" span length



Section B-B



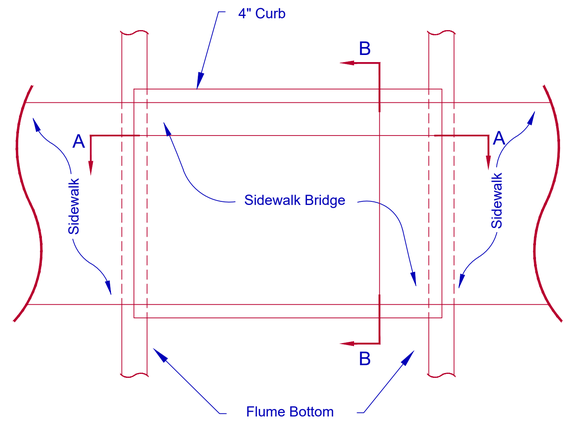
Plan View



Section A-A

RAMP NOTES:

1. In most cases, to be constructed as shown above unless grade or other factors require the construction of a sidewalk bridge.
2. If flume grade is more than 2%, then bottom of flume must be reconstructed so the longitudinal grade is 2% or less to meet ADA requirements for sidewalk cross slope. The transition on each side of sidewalk in bottom of flume must be at least 2' wide and a maximum grade equal to 2x the longitudinal flume grade.



Plan View

Sidewalk at Flume Crossing

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY: ERIC J. WENGER, P.E. CITY ENGINEER — DATE: 02-26-20

DRAWN: TVN

DATE: 02-26-20

ADA SIDEWALK AND CURB RAMP AT FLUME DETAILS

Drawing Number
D-700E

D-700C-2020

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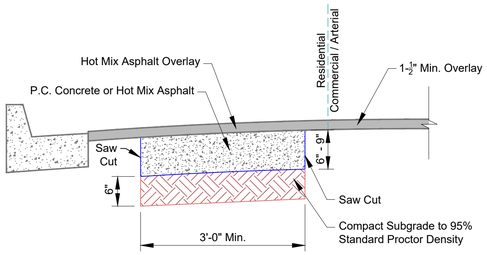
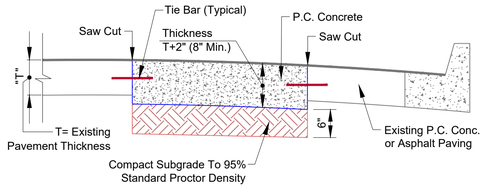
ACTIVE RESURFACING PROJECTS
PAVEMENT REPAIR DETAILS
HOT MIX ASPHALT (HMA) OVERLAY



NOTES:

1. Pavement repairs includes removal of Asphalt or P.C. Concrete Pavement depending on existing conditions, saw cut should be included in price.
2. Hot Mix Asphalt shall meet density specification

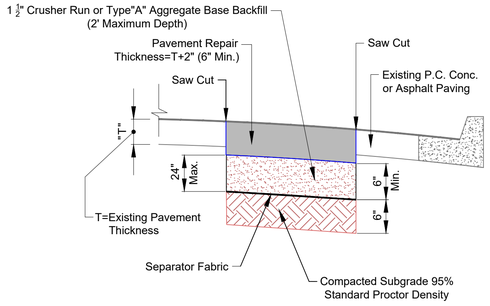
PAVEMENT REPAIR DETAILS



NOTES:

1. Remove existing concrete paving, to be included in price. Partial panel replacement not permitted, saw cut should be included in price.
2. When utility trench is the reason for pavement repair, see typical permanent repair section for details on reinforcing steel, backfill material, and trench width, etc.
3. Tie bars to be 1" dia. deformed bars (1 ½" dia. for pavement 8" thick and greater) 18" length and spaced at 18" centers. Anchored with epoxy.
4. For Transverse joints, use smooth bars with same dimensions as shown above. Only One end anchored with epoxy.
5. Concrete panel to be double sawed 6" apart to protect the pavement edge during excavation.
6. Use black colored concrete when repairing asphalt paving. Use Soloman Color's Color #920 and apply at 25 lbs per 2 CY of concrete.

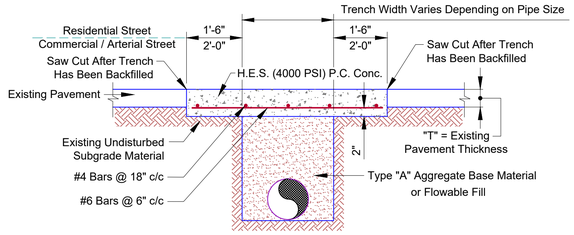
EXISTING ASPHALT OR CONCRETE
BASE REPAIR DETAIL



NOTE:

1. Excavation and aggregate base backfill begins at the bottom of the existing pavement and extends downward to a maximum depth of 2 feet.
2. The contractor shall not begin the backfill operation until measurement of the excavation has been made and agreed upon by the engineer and the contractor.
3. Backfill material will be placed in lifts not to exceed six inches (6") and compacted to 95% Standard Proctor Density.
4. Subgrade compaction saw cut and separator fabric will not be paid for separately. Include cost in price bid for other items of work.
5. Use black colored concrete when repairing asphalt paving. Use Soloman Color's Color #920 and apply at 25 lbs per 2 CY of concrete.

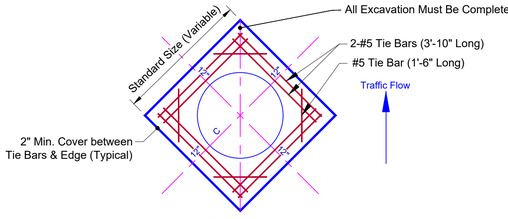
UTILITY PAVEMENT CUT AND PERMANENT TRENCH REPAIR
TYPICAL REPAIR SECTION FOR CITY STREET

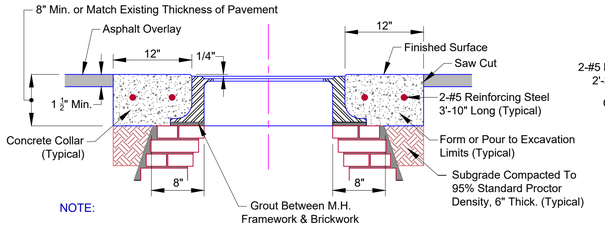


NOTES:

1. Aggregate base to be compacted 95% Standard Proctor Density in 6" lifts.
2. The City Engineer may require full P.C. Concrete panel replacement depending on street location and functional classification.
3. Thickness of repair shall be "T" + 2", but shall not be less than 10 inches.
4. The cost of saw cut, removal, rebar and placement of compacted back fill to be included in price bid per square yard of repair unless otherwise stated in the contract documents.
5. Use black colored concrete when repairing asphalt paving. Use Soloman Color's Color #920 and apply at 25 lbs per 2 CY of concrete.

ADJUSTMENT OF MANHOLE TO GRADE

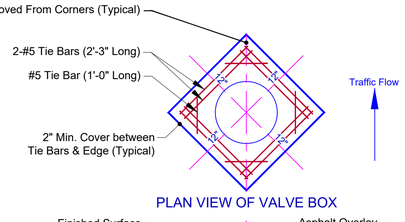


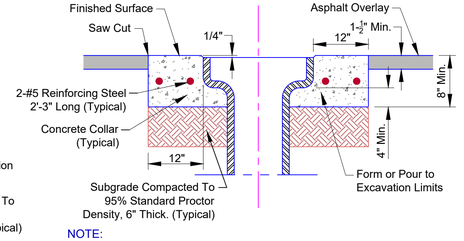


NOTE:

1. The manhole frame shall be set to grade and concrete collar poured after surfacing operations. Existing ring and lid must be replaced with Deeter Foundry, Inc., shown on drawing number 1197-0110 and 1197-2100 respectively, or approved equal. The top of the ring and lid must match exactly the existing pavement grade, both longitudinally and transversely.
2. Concrete collar shall be H.E.S. Class AA 4000 PSI P.C. Concrete (3000 PSI in 24 hours). Concrete must be thoroughly vibrated. Contractor must call for inspection for verification of structure & dimensions before placing concrete.
3. The work shall be protected by barriers and lights meeting MUTCD and shall not be removed for a period of 24 hours after the pour is made.
4. Subgrade outside the limits of the manhole cone, must be compacted with mechanical compactor such as the "Wacker Packer" before placing concrete. The subgrade must be firm and unyielding.
5. All excavation at the corners of the concrete collar must be removed so that it is a minimum of 8" thick for the full extent of the collar.
6. Place one #5 reinforcing steel diagonal at each corner 4" from the edge of the manhole ring.

ADJUSTMENT OF VALVE BOX TO GRADE

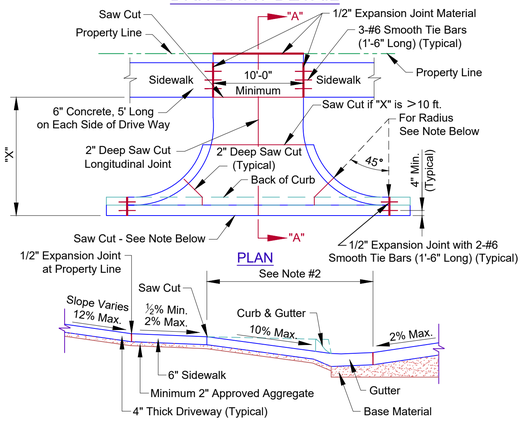




NOTE:

1. The valve box shall be set to grade and concrete collar poured after resurfacing operations. The top of the valve box must match exactly the existing pavement grade, both longitudinally and transversely.
2. Concrete base shall be H.E.S. Class AA 4000 PSI P.C. Concrete (3000 PSI in 24 hours). Concrete must be thoroughly vibrated. Contractor must call for inspection for verification of structure & dimensions before placing concrete.
3. The work shall be protected by barriers and lights meeting MUTCD and shall not be removed for a period of 24 hours after the pour is made.
4. Subgrade outside the limits of the manhole cone, must be compacted with mechanical compactor such as the "Wacker Packer" before placing concrete. The subgrade must be firm and unyielding.
5. All excavation at the corners of the concrete collar must be removed so that it is a minimum of 8" thick for the full extent of the collar.
6. Place one #5 reinforcing steel diagonal at each corner 4" from the edge of the manhole ring.

DRIVEWAY DETAIL

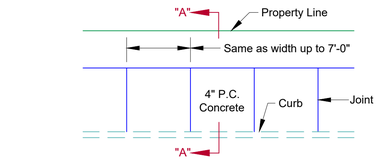


SECTION "A - A"

NOTES:

1. A 5' - 0" minimum radius is approved for one & two family residences not abutting a limited access or major street. All other Driveways will have a 10' - 0" minimum radius.
2. The Driveway Contractor shall saw cut & remove the complete Curb and Gutter section. Saw cuts shall be 2" or 1/3 the depth of the gutter, whichever is greater, include the top & face of curb as well as the gutter, be made prior to the removal of concrete, and be full depth for removal and 2" or 1/3 the depth for crack control, whichever is greater.
3. If a gutter holds water prior to any construction by driveway Contractor, he should notify the City Engineer of the situation before doing any work. The completed driveway work will not be accepted if the gutter holds water due to poor construction by the Contractor.
4. It is recognized that this driveway detail will not cover every possible situation encountered in construction. Additional expansion joints will be required as needed.
5. Clean and seal all joints and saw cuts in accordance with standard specifications.
6. Longitudinal and Transverse Joints, required for drives greater than 12' wide. Saw cut 2" or 1/3 depth and fill with silicone sealant.
7. Do not turn radius in front of adjacent property without written permission from adjacent property owner.
8. When connecting a new sidewalk to an existing steep driveway, which cannot be made ADA compliant, the transition panel on each side of the driveway shall not be more than 5' in length, unless approved by the engineer.
9. For a residential or commercial structure located below street level, the high point of the sidewalk where it crosses the driveway shall be at least 6" above the street gutter elevation.

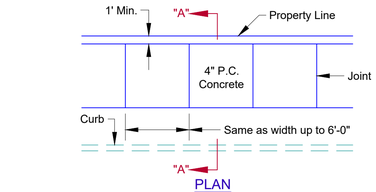
DETAILS FOR SIDEWALK
LOCATED AT CURB



NOTES:

1. 1/2" x 4" premolded expansion material around Power Poles or other structures in walk, with at least 36" of clear travel space.
2. Expansion joints maximum distance = 100', use 1/2" x 4" premolded expansion material.
3. Transverse contraction joints maximum distance = 5', saw cut or Tool 1 ¼" deep.
4. Saw cut joints within 24 hours or 12 hours if temperature is above 85°F.
5. Use 1/2" x 4" premolded expansion joint behind curb or attached to curb.
6. Medium broom finish (transverse).
7. Use edger tool on all edges.

DETAILS FOR SIDEWALK
LOCATED AWAY FROM CURB



NOTES:

1. Place 1/2" premolded expansion material around Power Poles or other structures in walk, with at least 36" of clear travel space.
2. Expansion joints maximum distance = 100', use 1/2" x 4" premolded expansion material.
3. Transverse Contraction joints maximum distance = 5', saw cut or tool 1-½" deep.
4. Saw cut joints within 24 hours or 12 hours if temperature is above 85°F.
5. Medium broom finish (transverse).
6. Use edger tool on all edges.

The City of Oklahoma City
Public Works Department
Engineering Division

APPROVED BY:
ERIC J. WENGER, P.E.
CITY ENGINEER
DATE: 6/22/2023

DRAWN: TVN

DATE: 5-18-22

STANDARD DETAILS

Drawing Number

D-800

CITY OF BETHANY
PUBLIC WORKS AUTHORITY

SUMMARY OF QUANTITIES

ITEM #	ITEM	UNIT	QUANTITY	AS-BUILT
1.	8" PVC SANITARY SEWER PIPE (SDR-35)	L.F.	1630	
2.	MANHOLE - COMPLETE 0-6' DEEP	EA.	11	
3.	EXTRA DEPTH MANHOLE WALL	V.F.	13	
4.	SADDLE MANHOLE	EA.	1	
5.	4" ON 8" WYE	EA.	49	
6.	4" ON 1/8° BEND	EA.	50	
7.	4" ON 8" WYE SADDLE	EA.	1	
8.	4" RISER PIPE	L.F.	382	
9.	STEEL ENCASEMENT FOR 8" MAIN	L.F.	30	
10.	0' - 6' TRENCH	L.F.	757	
11.	6' - 8' TRENCH	L.F.	796	
12.	8' - 10' TRENCH	L.F.	77	
13.	CRUSHED ROCK BEDDING	C.Y.	285	
14.	TYPE 'A' AGGREGATE (UNDER ROADWAY)	C.Y.	14	
15.	LEAKAGE TESTING	L.S.	1	
16.	DEFLECTION TEST	L.S.	1	
17.	MANHOLE TESTING	L.S.	1	

EROSION CONTROL QUANTITIES (BY DEVELOPER)

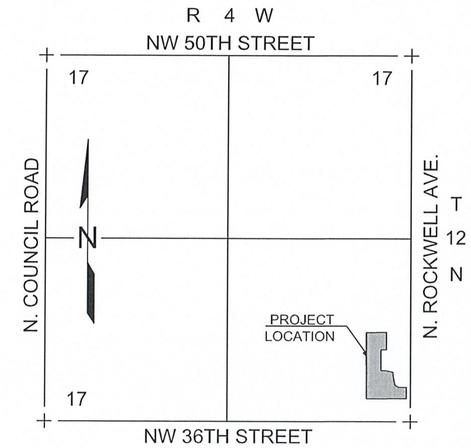
1.	TEMP. CONSTRUCTION DRIVE	L.S.	1	
2.	SILT FENCE	L.F.	1770	
3.	18" SLAB SOD ALONG CURBS, LANE WIDENING & FLUME	S.Y.	2360	
4.	18" SLAB SOD FOR DETENTION POND & AREA INLET	S.Y.	8800	
5.	ROCK BAG BARRIERS	EA.	3	
6.	CONCRETE WASH OUT	EA.	1	

THE CITY OF BETHANY
GULFSTREAM AEROSPACE
Build a better Bethany
66 1910
OKLAHOMA
INTERNATIONAL EXECUTIVE OFFICES PENTECOSTAL HOLINESS CHURCH
SOUTHERN NAZARENE UNIVERSITY
IN GOD WE TRUST

SANITARY SEWER PLANS
FOR

BETHANY FIELDS

A PART OF THE SE/4, SECTION 17, T12N, R4W, I.M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 1000'

The City of
BETHANY, OKLAHOMA

AMANDA SANDOVAL, MAYOR
ELIZABETH GRAY, CITY MANAGER

COUNCIL MEMBERS:

CHRIS POWELL	Ward 1	KATHY LARSEN	Ward 3
PETER PLANK	Ward 1	CHANDRA FORD	Ward 3
BURT FALKNER	Ward 2	BRIAN MAGIROWSKY	Ward 4
KEN SMART	Ward 2	AJA TRIANA	Ward 4

SHEET INDEX

SHEET NO.	DESCRIPTION
C-001	COVER
C-101 ~ C-102	FINAL PLAT
C-103	OVERALL SANITARY SEWER PLAN
C-201	SANITARY SEWER LINE A
C-202	SANITARY SEWER LINE B
C-203	SANITARY SEWER LINE C & D
C-501	EROSION CONTROL NOTES & DETAILS
C-205	EROSION CONTROL PLAN

ONE CALL UTILITY LOCATION NUMBER

840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

REVIEWED BY:

_____ DATE

_____ DATE

3/1/2026
LOYD LEON SPAUGY III, P.E. No. 36875

OKLAHOMA PROFESSIONAL ENGINEER
LOYD LEON SPAUGY III
36875
OKLAHOMA

STANDARD DETAILS

SHEET NO.	DESCRIPTION
S-STD-01	SANITARY SEWER STANDARD DETAILS
S-STD-02	SANITARY SEWER STANDARD DETAILS
S-STD-03	SANITARY SEWER STANDARD DETAILS
S-STD-04	SANITARY SEWER STANDARD DETAILS

BENCHMARK :

FOUND MAG NAIL w/WASHER "CA 1484"
SOUTHEAST CORNER, SE/4 OF SECTION 17,
T12N, R4W, I.M.

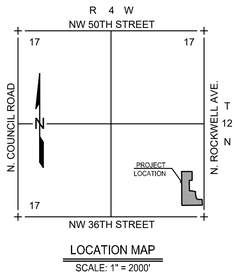
NORTHING: 185,084.3640
EASTING: 2,076,654.9490
TR = 1317.74

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION
CA 973 (PE/LS) EXPIRES 6/30/2026

DRAWING: C:\SURVEY\BETHANY FIELDS\SHEETS\BETHANY FIELDS COVER SHEET.DWG
LAYOUT: --- LAST SAVED: 1/27/2026 11:13:12 AM BY: LOYD SPAUGY
LAST PLOTTED: 1/27/2026 11:13:12 AM BY: LOYD SPAUGY
PLOTTED BY: LOYD SPAUGY, III

JOB NO. 25612100 PROJECT NO. _____ BETHANY FIELDS

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Pelham Partners, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Pelham Partners, LLC

_____
Michael Love, Manager

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared Michael Love, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

_____
NOTARY PUBLIC, # 23001735

LEGAL DESCRIPTION

A tract of land situated wholly within Lots 2, 3, and 4 of FOREST HIGHLANDS, according to the plat filed of record in Book 16, Page 91 and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 4; thence
S 00°18'37" E, along the East line of said Lot 4, 250.00 feet; thence
S 89°25'12" W, 300.07 feet to the POINT OF BEGINNING of the herein described tract: thence

S 89°25'12" W, 80.66 feet; thence
S 00°18'37" E, 302.11 feet; thence
N 89°25'12" E, 57.51 feet; thence
S 79°29'25" E, 116.16 feet; thence
S 03°10'39" E, 54.41 feet; thence
S 08°27'40" E, 46.85 feet; thence
S 12°26'58" E, 93.46 feet; thence
S 59°50'32" E, 55.41 feet; thence
N 89°25'12" E, 115.28 feet; thence
S 00°18'37" E, 165.00 feet to the South line of said Lot 2; thence
S 89°25'12" W, along said South line, 578.32 feet to the Southwest corner thereof; thence
N 00°18'37" W, along the West line of said Lots 2, 3, and 4, 960.00 feet to the Northwest corner of said Lot 4; thence with said Lot 4,the following two (2) courses:

1. N 89°25'12" E, 295.32 feet; thence
2. S 00°18'37" E, 250.00 feet to the POINT OF BEGINNING and containing 330,253 square feet or 7.58 acres, within the metes recited hereon.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

_____
LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

_____
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____ , Planning Director of the City of Bethany, do certify that the Bethany Planning Commission duly approved this plat on the _____ day of _____, _____.

_____
PLANNING DIRECTOR

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Pelham Partners, LLC, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____.

CHICAGO TITLE OKLAHOMA, CO.

_____
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of _____, OKLAHOMA, this _____ day of _____, _____.

_____
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of BETHANY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of BETHANY, OKLAHOMA, this _____ day of _____, _____.

ATTEST:

_____
CITY CLERK

_____
MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of BETHANY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, _____.

_____
CITY CLERK

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

Owner's Notary Seal — JESSICA MURPHY NOTARY #23001735 EXP. 02/06/27 PUBLIC STATE OF OKLAHOMA

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

Land Surveyor's Seal — LICENSED PROFESSIONAL LAND SURVEYOR LEE ALLEN SCHROEDER 1502 OKLAHOMA

Surveyor's Notary Seal — DEBRA MACK NOTARY #03005138 EXP. 03/28/27 PUBLIC STATE OF OKLAHOMA

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

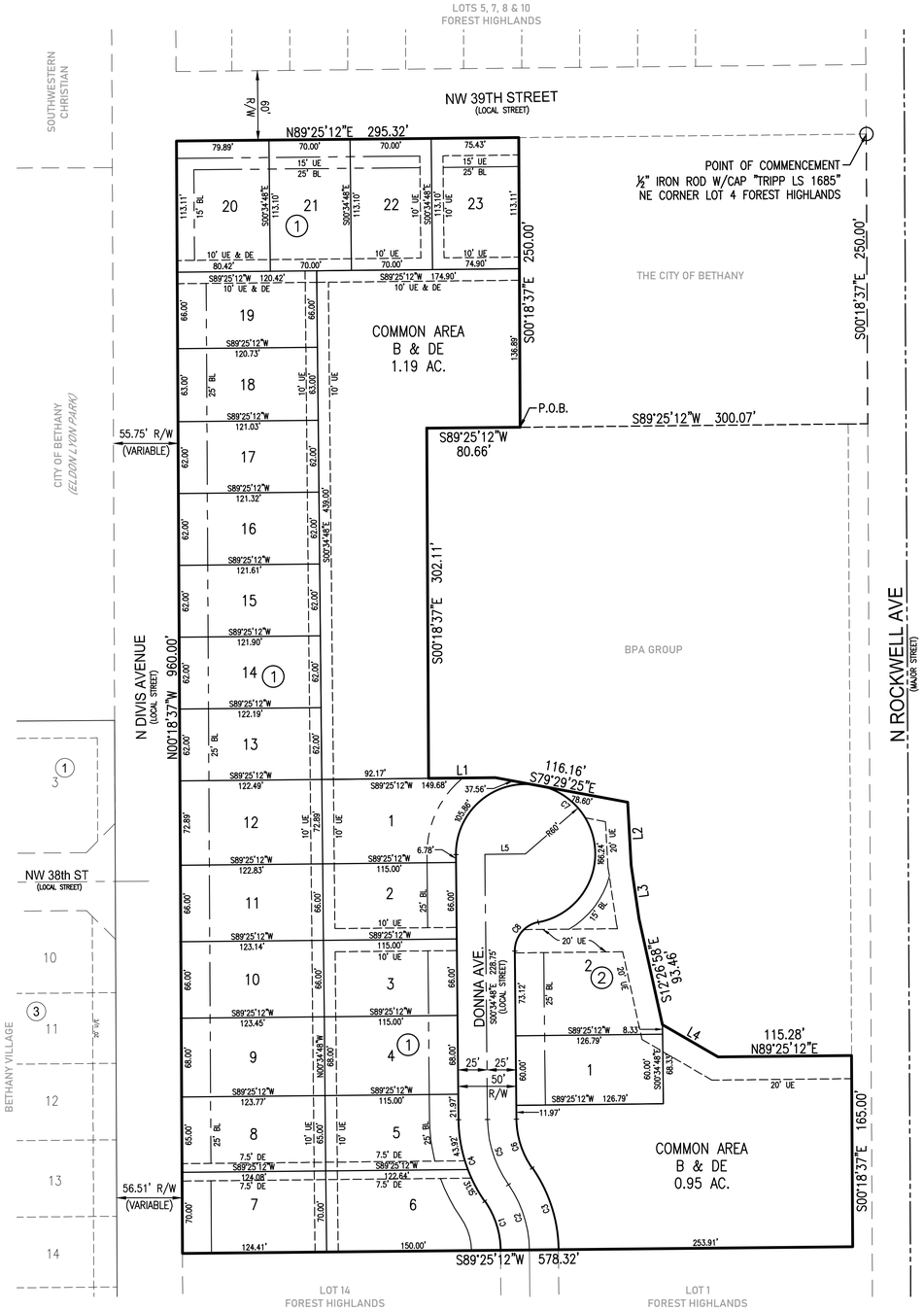
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

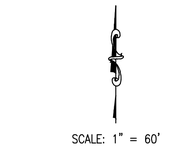
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

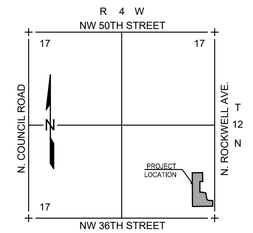
DRAWING: G:\PROJ\BETHANY FIELDS\BETHANY FIELDS\FINAL PLAT\FINAL PLAT.DWG
PRINTED: 02/28/2026 10:58:11 AM

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA





BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 12, T12N, R4W, I.M. (N00°18'33"W)



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.51'	N89° 25' 12"E
L2	54.41'	S03° 10' 39"E
L3	46.85'	S08° 27' 40"E
L4	55.41'	S59° 50' 32"E
L5	35.00'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.04'	75.00'	034°24'41"	N17° 47' 09"W	44.37'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C3	75.07'	125.00'	034°24'41"	N17° 47' 09"W	73.95'
C4	75.07'	125.00'	034°24'41"	S17° 47' 09"E	73.95'
C5	60.06'	100.00'	034°24'41"	S17° 47' 09"E	59.16'
C6	45.04'	75.00'	034°24'41"	S17° 47' 09"E	44.37'
C7	272.10'	60.00'	259°50'09"	N50° 39' 44"W	92.04'
C8	34.83'	25.00'	079°50'09"	S39° 20' 16"W	32.08'

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
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FINAL PLAT
BETHANY FIELDS

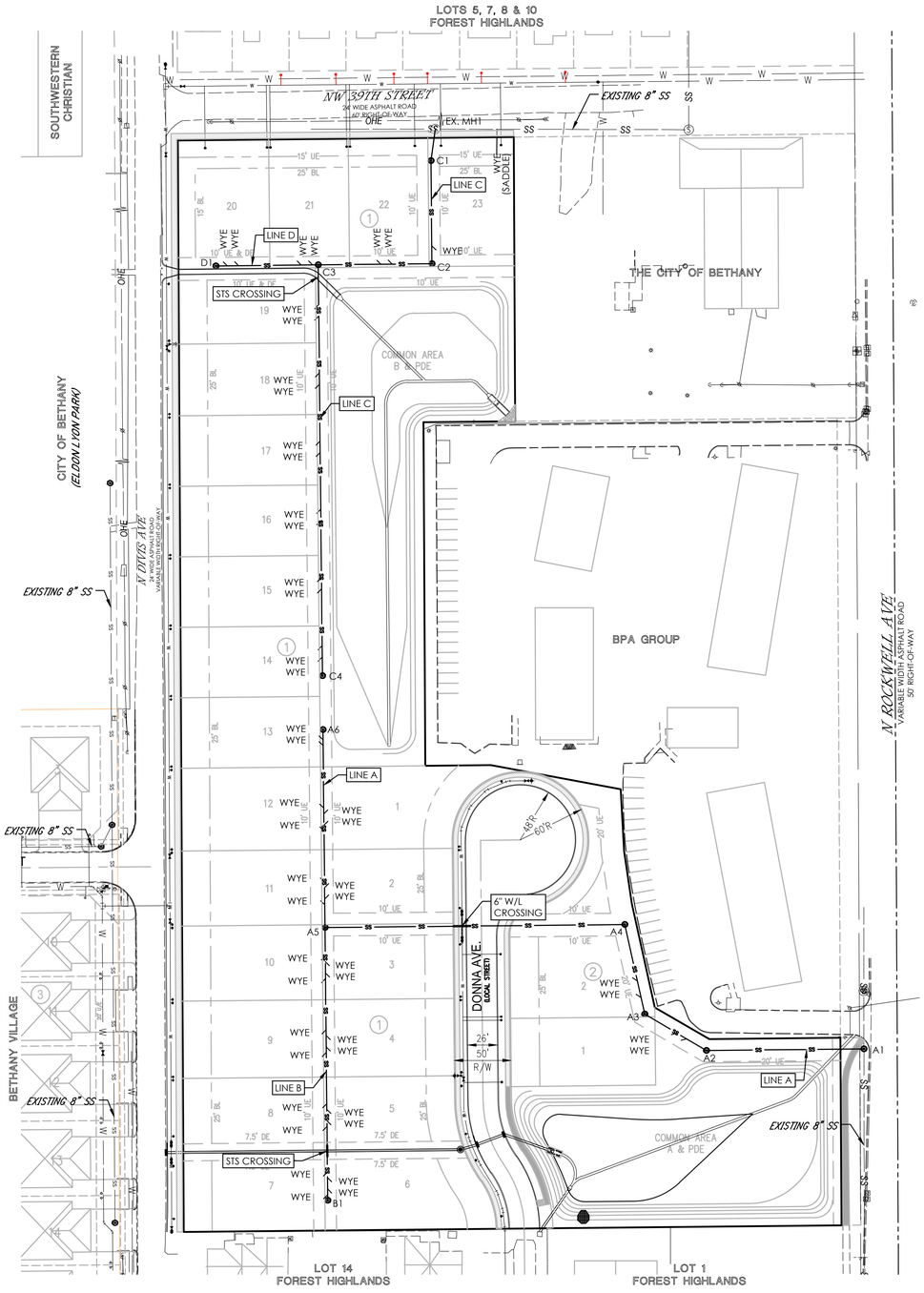
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

DRAWING: G:\2025\256_BETHANY\FIELDS\SURVEY\CIVIL\FINAL PLAT\FINAL PLAT.DWG
PLOTTED: Feb 27, 2026 - 10:54 AM



GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS AND TITLE 252 OKLAHOMA ADMINISTRATIVE CODES. OKLAHOMA CITY STANDARDS CAN BE FOUND AT: CITY OF OKLAHOMA CITY STANDARDS & SPECIFICATIONS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH SURFACE AND SUB-SURFACE CONDITIONS. THE BASE BID AS SHOWN IN THE PROPOSAL SHALL INCLUDE COSTS FOR UNCLASSIFIED EXCAVATING OF EARTH AND ROCK, FOR DE-WATERING AND STABILIZING UNSUITABLE SOILS SUCH AS QUICKSAND OR OTHER UNSUITABLE MATERIALS AND FOR ANY OTHER HAZARD THAT MAY BE ENCOUNTERED.
3. THE CONTRACTOR SHALL SATISFY HIMSELF CONCERNING THE ACCURACY OF ALL MEASUREMENTS BEFORE CONSTRUCTING ANY PERMANENT STRUCTURE.
4. CONTRACTOR SHALL "CALL OKIE" AT 811 STATEWIDE OR 1-800-654-8249 OUT-OF-STATE FOR INFORMATION ON UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MAY REQUEST SUBSTITUTION OF ALTERNATE METHODS OF CONSTRUCTION FROM THAT CALLED FOR, SUBJECT TO APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL THEN BE PAID THE LESSOR OF THE SUM OF THE ASSOCIATED BID ITEMS FOR THE RESPECTIVE ALTERNATIVE METHODS.
6. WORK THAT DOES NOT HAVE A PAY ITEM WILL BE CONSIDERED INCIDENTAL WITH THE COST INCLUDED IN OTHER PAY ITEMS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
7. CRUSHED ROCK SHALL BE USED ONLY FOR BEDDING OF ALL PIPES. LOCATIONS WHERE CRUSHED ROCK IS USED MUST BE SHOWN ON THE WYE SHEETS. CRUSHED ROCK TICKETS SHALL BE TURNED IN TO CRAFTON TULL IN ORDER TO RECEIVE PAYMENT. THE MAXIMUM PAY QUANTITY FOR CRUSHED ROCK IS THAT QUANTITY REQUIRED TO FILL A NEAT MINIMUM WIDTH DITCH, LISTED IN THE TRENCH WIDTH TABLE, FROM 6" BELOW THE FLOWLINE OF THE PIPE TO 6" ABOVE THE TOP OF THE PIPE.
8. TYPE 'A' AGGREGATE SHALLED BE PLACED IN ALL DITCHES UP TO GROUND LEVEL WHERE LINES CROSS UNDER PROPOSED OR EXISTING PAVING. SAND BACKFILL SHALL BE COMPACTED BY WATER CONSOLIDATION. THE MAXIMUM PAY QUANTITY FOR TYPE 'A' AGGREGATE IS THAT QUANTITY REQUIRED TO FILL A NEAT MINIMUM WIDTH DITCH, LISTED IN THE TRENCH WIDTH DETAIL, FROM THE FLOWLINE OF THE PIPE TO THE PAVEMENT SUBGRADE ELEVATION TO 5' BACK OF CURB ON EACH SIDE OF THE STREET. ANY ADDITIONAL SAND REQUIREMENTS ARE CONSIDERED INCIDENTAL IN ORDER TO RECEIVE PAYMENT FOR SAND, THE DELIVERY TICKETS MUST BE ATTACHED TO THE INVOICE FORWARDED TO CRAFTON TULL FOR REVIEW.
9. ALL SANITARY SEWER TRENCHES BETWEEN LOTS AND IN STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS FOR SANITARY SEWERS.
10. MANHOLE TOP OF RIM ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONSTRUCT MANHOLES WITH NECESSARY HEIGHT TO LEAVE THE RIM 0.50 FEET ABOVE THE FINISHED GRADE OR 3" ABOVE THE TOP OF CURB.
11. ALL WORK AND/OR MATERIALS NOT CLASSIFIED AS A "CONTRACT PAY ITEM" SHALL BE CONSIDERED INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
12. ALL FILL AREAS TO BE 90% SPD AND SHALL BE PLACED AND COMPACTED IN SIX (6") INCH LIFTS FOR HAND-TAMPERED EQUIPMENT AND THIRTY (30") INCH LIFTS FOR SELF-PROPELLED OR POWER-DRIVEN EQUIPMENT TO THE FOLLOWING MINIMUM PERCENT OF STANDARD PROCTOR DENSITY OR RELATIVE DENSITY AS DETERMINED BY ASTM D-698, ``TESTS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES'', AND ASTM D-2049, ``TESTS FOR RELATIVE DENSITY OF COHESIONLESS SOILS'', RESPECTIVELY. ASTM D-698 TEST SHALL BE CONDUCTED ON COHESIVE OR FINE-GRAINED SOILS, WHERE ASTM TEST D-2049 SHALL BE PERFORMED ON COHESIONLESS (GRANULAR) SOILS. COHESIVE BACKFILL MATERIAL SHALL REACH THE INDICATED COMPACTION LEVELS AT PLUS OR MINUS (±) THREE (3%) PERCENT OF OPTIMUM MOISTURE CONTENT. THE LIFT THICKNESS SHALL BE REDUCED, IF NECESSARY, TO MEET THE COMPACTION REQUIREMENTS SPECIFIED HEREIN
13. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.
14. ALL SANITARY SEWER BY-PASS LINES SHALL BE FREE FROM ANY LEAKS AS TO ELIMINATE CONTAMINATION DURING BY-PASS OPERATIONS.
15. A OKR10 IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITY CAN BEGIN.
16. FINAL CLEAN UP: UPON COMPLETION OF THE WORK AND BEFORE ACCEPTANCE AND FINAL PAYMENT WILL BE MADE, THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL MACHINERY AND EQUIPMENT, AND ANY SURPLUS AND DISCARD MATERIALS, RUBBISH, TEMPORARY STRUCTURES AND STUMPS OR PORTIONS OF TREES. MATERIAL CLEARED FROM THE SITE MUST BE DISPOSED OF SATISFACTORILY.
17. FINAL GRADING MUST BE COMPLETED PRIOR TO THE INSTALLATION OF SANITARY SEWER.
18. 63 OKLAHOMA STATUTE ANNOTATED 63§ 981: ACTIVITY WITHIN SIX FEET OF HIGH VOLTAGE OVERHEAD LINE OR CONDUCTOR PROHIBITED: NO PERSON, FIRM, CORPORATION OR ASSOCIATION SHALL, INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE AND NO PERSON AS AN AGENT OR EMPLOYEE OF ANY PERSON, FIRM, CORPORATION OR ASSOCIATION, SHALL PERFORM OR PERMIT ANY AGENT OR EMPLOYEE TO PERFORM ANY FUNCTION OR ACTIVITY UPON ANY LAND, BUILDING, HIGHWAY, OR OTHER PREMISES, WHEN IT IS POSSIBLE DURING THE PERFORMANCE OF SUCH ACTIVITY FOR ANY PERSON OR EMPLOYEE ENGAGED IN PERFORMING WORK CONNECTED WITH OR RELATED TO SUCH FUNCTION OR ACTIVITY TO MOVE TO OR TO BE PLACED IN A POSITION WITHIN SIX (6) FEET OF ANY HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR, OR WHEN IT IS POSSIBLE FOR ANY PART OF ANY TOOL, EQUIPMENT, MACHINERY OR MATERIAL TO BE USED BY ANY SUCH PERSON OR EMPLOYEE TO BE BROUGHT WITHIN SIX (6) FEET OF ANY SUCH OVERHEAD HIGH VOLTAGE LINE OR CONDUCTOR THROUGH ANY LATERAL, VERTICAL OR SWINGING MOTION DURING THE PERFORMANCE OF SUCH FUNCTION OR ACTIVITY.
19. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OKLAHOMA CITY, OKLAHOMA AND TITLE 252 OKLAHOMA ADMINISTRATIVE CODES. CHAPTER 656 CONSTRUCTION STANDARDS:

19.1. IN ACCORDANCE WITH OAC 252:656:5-3(a), ALL PIPE, MATERIALS AND CONSTRUCTIONS MUST BE IN ACCORDANCE WITH CITY OF OKLAHOMA CITY STANDARDS SPECIFICATIONS IN SECTION 600.02.

19.2. IN ACCORDANCE WITH OAC 252:656:5-3(b), BEDDING MATERIAL WILL BE PER CITY OF OKLAHOMA CITY STANDARD & SPECIFICATION FOR CONSTRUCTION IN SECTION 601.02.02.

19.3. IN ACCORDANCE WITH OAC 252:656:5-3(c), BACKFILL MATERIAL AND PLACEMENT WILL BE PER CITY OF OKLAHOMA CITY STANDARD & SPECIFICATION IN 601.03.02.

19.4. IN ACCORDANCE WITH OAC 252:656:5-3(d), BRICKS AND/OR CONCRETE BLOCKS WILL NOT BE APPROVED FOR MANHOLE CONSTRUCTION.

19.5. METAL TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH OAC 252:656-5-4(a). SEE SECTION 502.02.C.4 IN THE CITY OF OKLAHOMA CITY STANDARD AND SPECIFICATIONS.

19.6. TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH OAC 252:656-5-4(b)
- 19.6.1. THE WIDTH OF THE TRENCH SHALL BE AMPLE TO ALLOW THE PIPE TO BE LAID AND JOINED PROPERLY AND TO ALLOW THE BACKFILL TO BE PLACED AND COMPACTED AS NEEDED.
- 19.6.2. TRENCH SIDES SHALL BE KEPT AS NEARLY VERTICAL AS POSSIBLE. WHEN WIDER TRENCHES ARE DUG, APPROPRIATE BEDDING CLASS AND PIPE STRENGTH SHALL BE USED.
- 19.6.3. PROVIDE A MINIMUM CLEARANCE OF 4 INCHES BETWEEN ALL PIPE AND ANY LARGE STONES, LEDGE ROCK, OR BOULDERS.
- 19.6.4. EXCEPT FOR DUCTILE IRON PIPE, PROVIDE 30 INCHES OF SOIL COVER AS PROTECTION FROM TRAFFIC LOAD DAMAGE TO THE PIPE.

19.7. SEWER MAIN SEPARATION SHALL CONFORM TO OAC 252:656-5-4(c)
- **19.7.1. HORIZONTAL SEPARATION**
- 19.7.1.1. 50 FEET FROM PETROLEUM PRODUCT TANKS UNLESS CONSTRUCTED OF DUCTILE IRON PIPE WHICH SHALL BE NO CLOSER THAN 10 FEET (JOINT MATERIAL SHALL BE RESISTANT TO PETROLEUM PRODUCTS;
- 19.7.1.2. 300 FEET FROM A PUBLIC WATER SUPPLY WELL;
- 19.7.1.3. 50 FEET FROM A PRIVATE WATER WELL;
- 19.7.1.4. 10 FEET FROM ANY EXISTING OR PROPOSED WATER MAIN; AND 5 FEET FROM ELECTRICAL LINES AND PETROLEUM LINES.
- **19.7.2. VERTICAL SEPARATION:** SANITARY SEWERS AND SEWER SERVICE LINES SHALL CROSS AT LEAST 24 INCHES ABOVE OR BELOW WATER MAINS, AND THE CROSSING SECTION CENTERED SO THAT THE JOINTS WILL BE AS FAR AS POSSIBLE FOR THE WATER MAIN.
- **19.7.3. SPECIAL CONDITIONS:** WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED IN (1) AND (2) OF THIS SUBSECTION, DESIGN AND CONSTRUCT THE SANITARY SEWER EQUAL TO WATER PIPE, AND PRESSURE TEST IT TO ASSURE WATER TIGHTNESS OF JOINTS ADJACENT TO THE WATER LINE PRIOR TO BACKFILLING.
- **19.7.4. PROHIBITION AGAINST SEWER AND WATER LINES I**. SANITARY SEWER AND SEWER SERVICE LINES SHALL NOT BE LAID IN THE SAME TRENCH AS WATER MAINS AND/OR WATER SERVICE LINES

19.8. MANHOLE LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH ASTM STANDARDS AND IN ACCORDANCE WITH ODEQ OAC 252:656-5-4(g)(7). TESTING PROCEDURES SHALL CONFORM TO ASTM C1244.

19.9. DEFLECTION TEST SHALL CONFORM TO OAC 252:656-5-5(a). DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. DEFLECTION MUST NOT EXCEED 5%. TEST MUST BE RUN USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF INSIDE DIAMETER OF THE PIPE TAKING INTO ACCOUNT MANUFACTURING TOLERANCES. TESTS MUST BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM STANDARDS. TESTING PROCEDURES SHALL CONFORM TO ASTM D-3034.

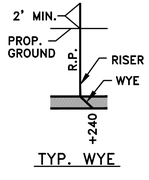
19.10. LEAKAGE TEST SHALL CONFORM TO OAC 252:656-5-5(b). LEAKAGE INWARD OR OUTWARD MUST NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH ASTM STANDARDS. TESTING PROCEDURES SHALL CONFORM TO UNI-BELL UNI-B-6-98 OR ASTM F1417.

EROSION CONTROL NOTES

1. ALL LAND DISTURBING ACTIVITIES INSIDE CITY OF BETHANY LIMITS MUST OBTAIN A LAND DISTURBING ACTIVITY PERMIT WITH STORM WATER QUALITY MANAGEMENT DIVISION. ADDITIONALLY, CONSTRUCTION ACTIVITIES THAT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE, OR LESS THAN ONE (1) ACRE IF THEY ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT TOTALS AT LEAST ONE (1) ACRE, MUST OBTAIN AUTHORIZATION TO DISCHARGE STORMWATER UNDER THE STATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY OPDES CONSTRUCTION GENERAL PERMIT OKR10.
2. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES.
4. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, PERMITTEE MUST STABILIZE THE ENTIRE SITE BY PLANTING, GROWING AND ESTABLISHING A UNIFORM PERENNIAL VEGETATIVE COVER UNTIL A DENSITY OF AT LEAST 70 PERCENT OF THE NATIVE BACKGROUND COVER HAS BEEN ESTABLISHED FOR ALL UNPAVED AREAS.

36. ALL SANITARY SEWER BYPASS LINES SHALL BE FREE FROM ANY LEAKS AS TO ELIMINATE CONTAMINATION DURING BY-PASS OPERATIONS.

STRUCTURE TABLE				
STRUCTURE NAME:	DETAILS:	NORTHING	EASTING	VERTICAL FOOT
EX MH 1	TR=1323.18 ℄ S=1313.83	186380.5470	2076246.1750	9.35'
MH A1	TR=1318.03 ℄ W=1312.31	185571.5811	2076623.0354	5.72'
MH A2	TR=1318.38 ℄ NW=1312.86 ℄ E=1312.86	185570.1783	2076484.4739	5.52'
MH A3	TR=1318.89 ℄ N=1313.12 ℄ SE=1313.12	185602.1253	2076430.2759	5.77'
MH A4	TR=1318.97 ℄ W=1313.44 ℄ S=1313.44	185680.9609	2076412.8714	5.53'
MH A5	TR=1321.96 ℄ N=1314.49 ℄ S=1314.59 ℄ E=1314.49	185678.2915	2076149.1969	7.47'
MH A6	TR=1322.50 ℄ S=1315.19	185852.3792	2076147.4345	7.31'
MH B1	TR=1321.91 ℄ N=1315.55	185438.3038	2076151.6266	6.36'
MH C1	TR=1323.15 ℄ S=1313.97 ℄ N=1313.97	186352.7587	2076242.3746	9.18'
MH C2	TR=1322.49 ℄ W=1314.42 ℄ N=1314.42	186262.1594	2076243.2918	8.07'
MH C3	TR=1322.84 ℄ S=1314.92 ℄ W=1315.02 ℄ E=1314.92	186261.1471	2076143.2961	7.92'
MH C4	TR=1322.58 ℄ N=1316.73	185899.8173	2076146.9542	6.35'
MH D1	TR=1325.04 ℄ E=1315.47	186260.2360	2076053.3007	9.57'



TYP. WYE

NOTE: ALL WYES ARE 8"X4" WITH 4"X1/8" BENDS UNLESS NOTED OTHERWISE. LENGTH OF RISER PIPE AS SHOWN.

LEGEND

"A1"	MANHOLE A1
WYE	SANITARY SEWER WYE

NOTE:
ALL PROPOSED SANITARY SEWER LINES TO BE 8".

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CA 973 (PE/LS) EXPIRES 6/30/2026

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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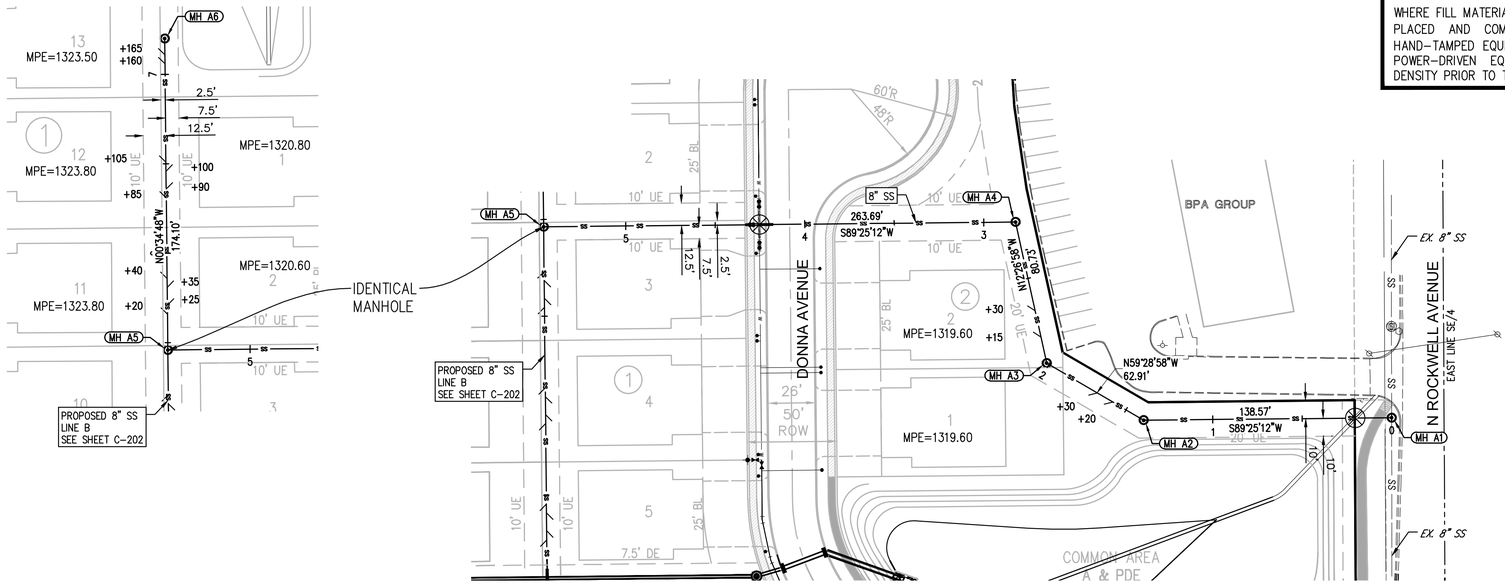
OVERALL SANITARY SEWER PLAN

C-103

NOTE:

WHERE FILL MATERIAL IS INDICATED SUCH MATERIAL SHALL BE PLACED AND COMPACTED IN SIX (6) INCH LIFTS FOR HAND-TAMPED EQUIPMENT AND THIRTY (30) INCH LIFTS FOR POWER-DRIVEN EQUIPMENT TO 95% STANDARD PROCTOR DENSITY PRIOR TO TRENCHING.



GRAPHIC SCALE IN FEET
40' 0 40'

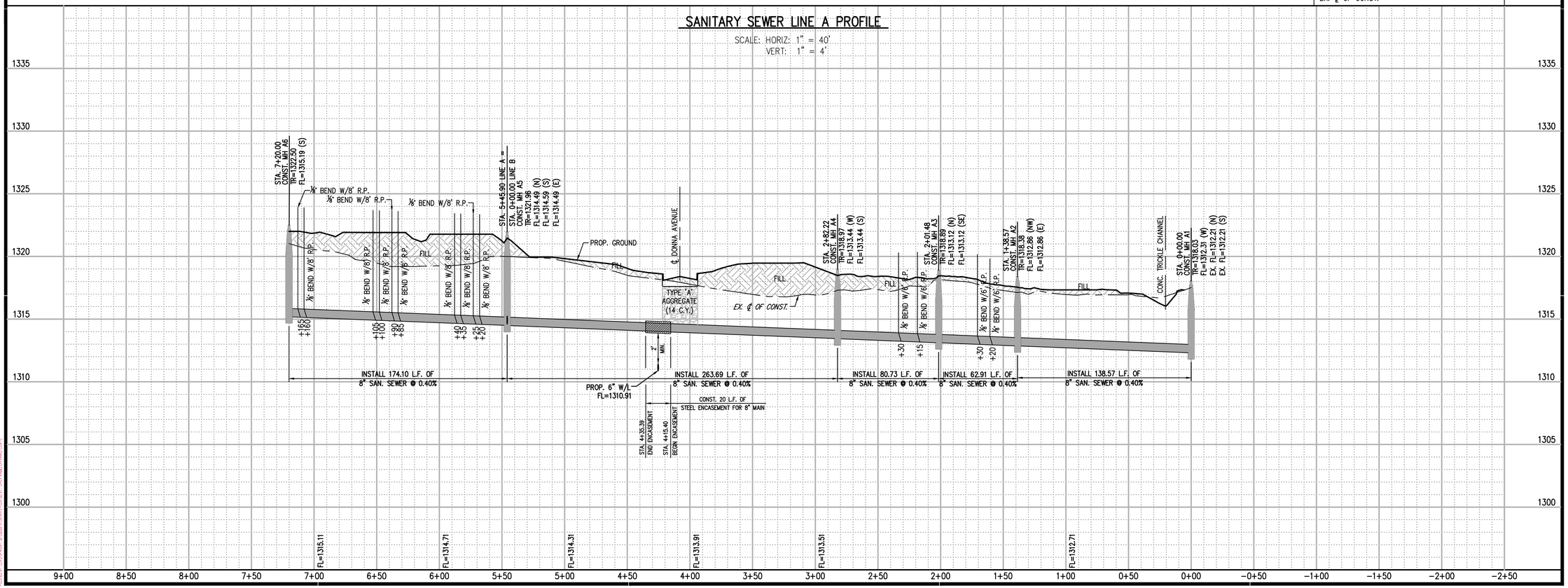
SANITARY SEWER LINE A PLAN

LEGEND

UTILITY CROSSING (SEE PROFILE)	⊗
MPE =	MINIMUM PAD ELEVATION
SANITARY SEWER LINE	SS
PROP GROUND	
EX. ℄ OF CONST.	

SANITARY SEWER LINE A PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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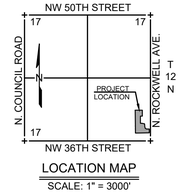

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

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SANITARY SEWER LINE A

C-201

J:\PROJECTS\25612100_BETHANYFIELDS\ARCHITECTURE\CIVIL\DWG\PLOTSHEETS\SANITARY SEWER LINE A.DWG
PLOTTED BY: LOYD SPAUGY III @ 2026-02-06 10:40 AM

NOTE:

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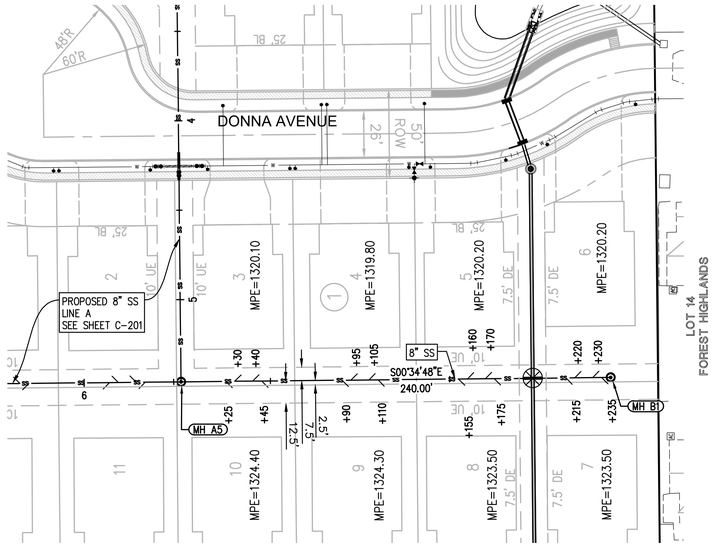


GRAPHIC SCALE IN FEET
40' 0 40'

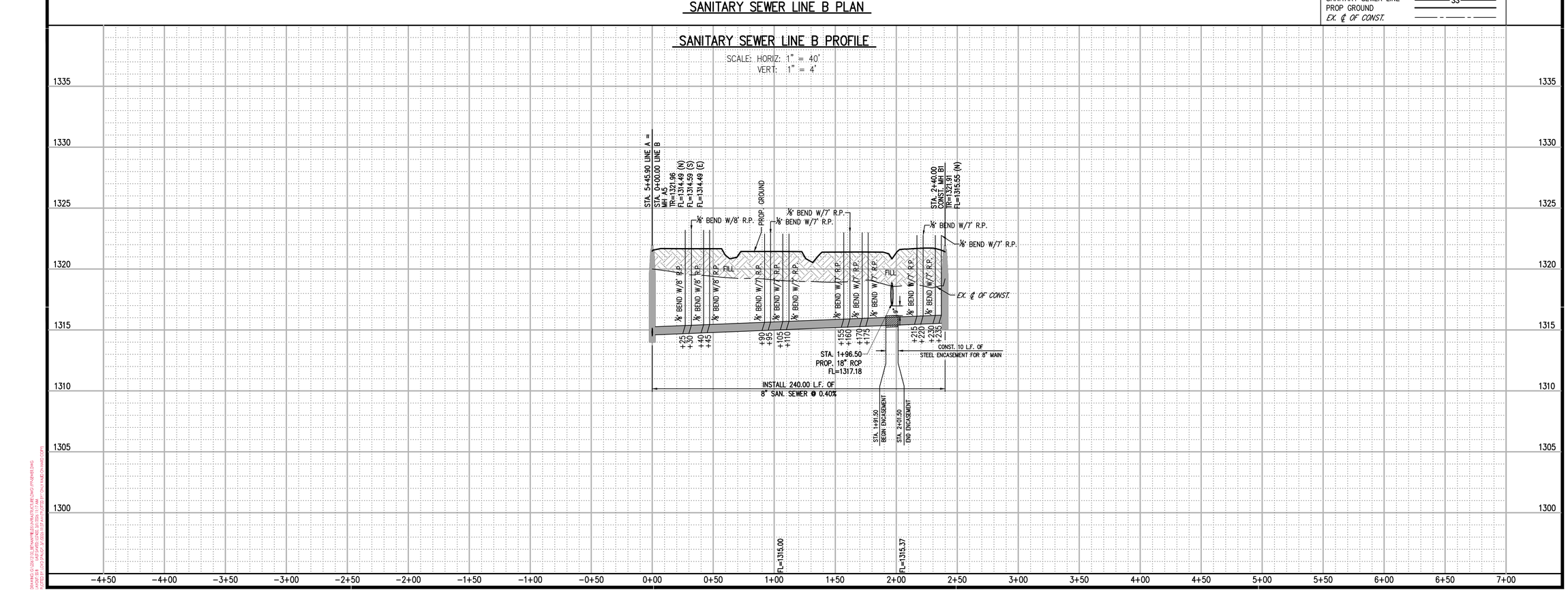
SANITARY SEWER LINE B PLAN

LEGEND

UTILITY CROSSING (SEE PROFILE)	⊗
MPE =	MINIMUM PAD ELEVATION
SANITARY SEWER LINE	——SS——
PROP GROUND	———
EX. ℄ OF CONST.	—— - —— - ——

SANITARY SEWER LINE B PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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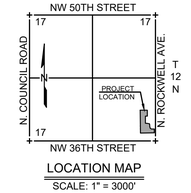

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

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SANITARY SEWER LINE B

C-202

NOTE:

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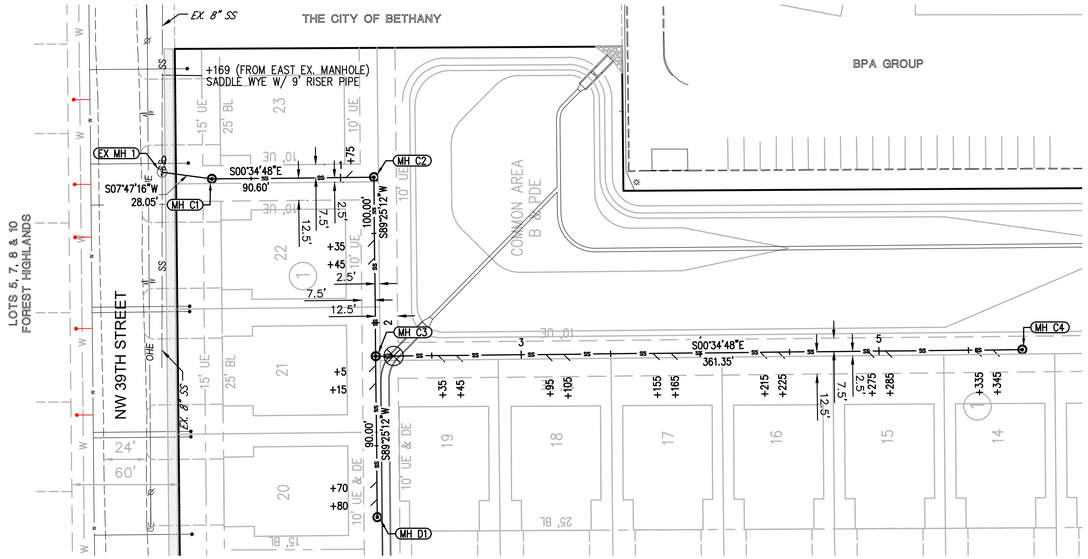


GRAPHIC SCALE IN FEET

40' 0 40'

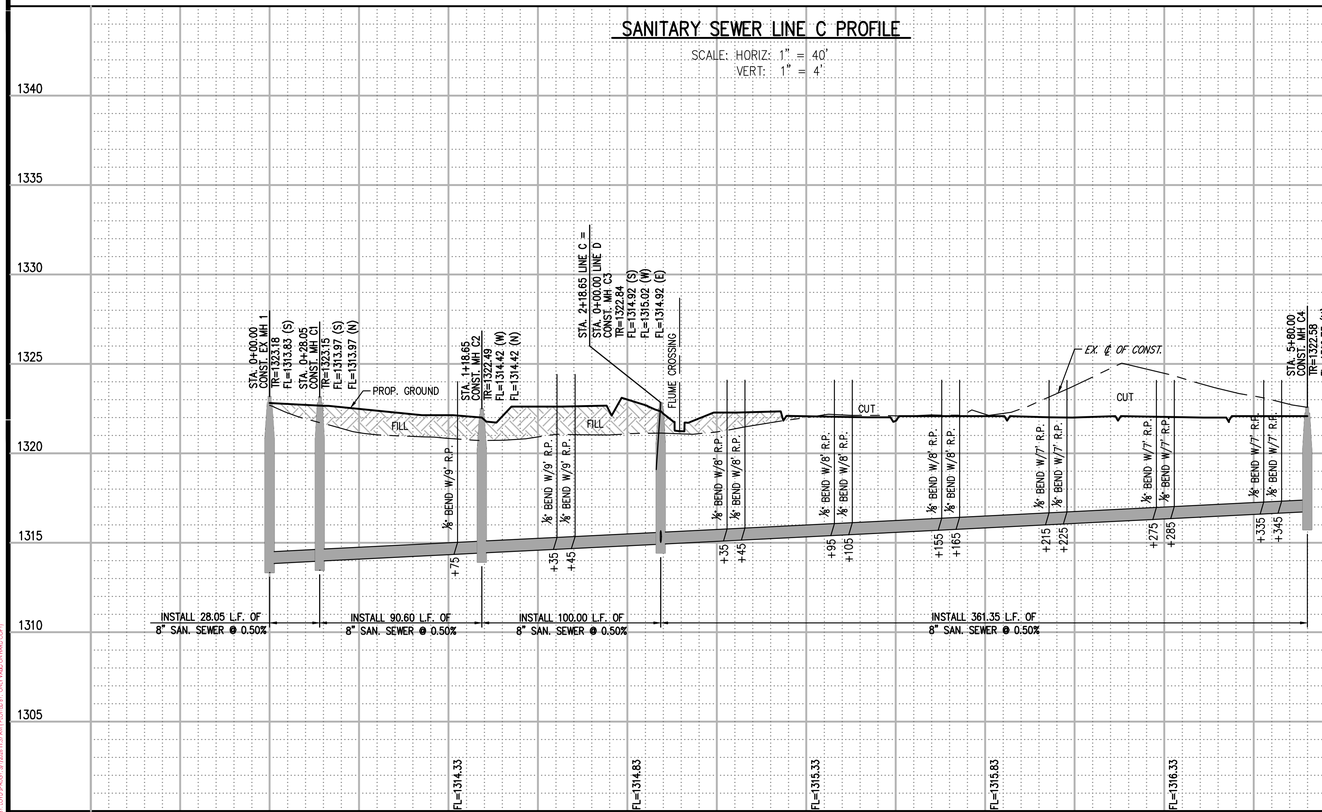
SANITARY SEWER LINE C & D PLAN

LEGEND

UTILITY CROSSING (SEE PROFILE)	⊗
MPE =	MINIMUM PAD ELEVATION
SANITARY SEWER LINE	——SS——
PROP GROUND	———
EX. ℄ OF CONST.	—— - —— - ——

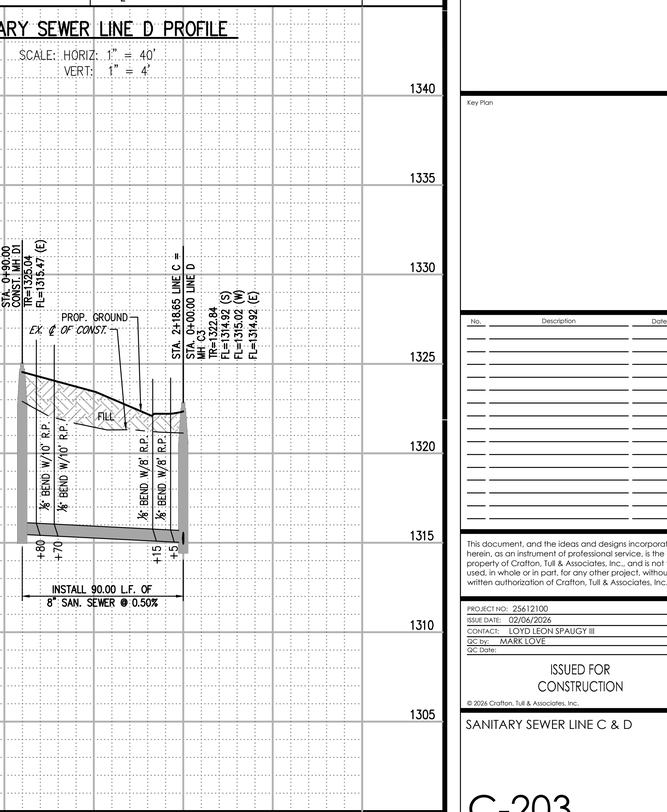
SANITARY SEWER LINE C PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



SANITARY SEWER LINE D PROFILE

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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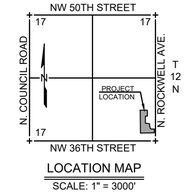

LOCATION MAP
SCALE: 1" = 3000'

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Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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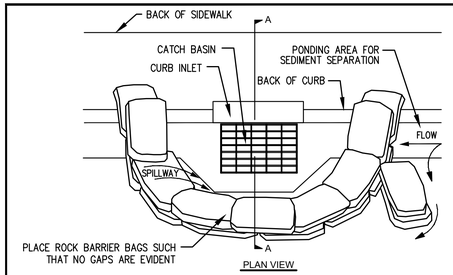
SANITARY SEWER LINE C & D

C-203

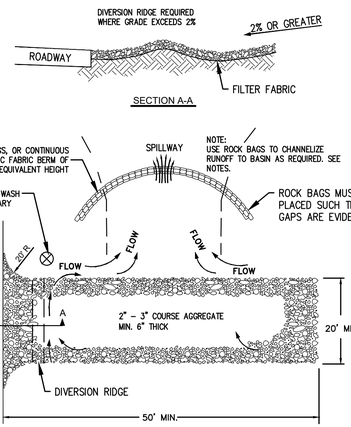
2614 MCS 0 1/2 01 - J:\DEPARTMENTS\INFRASTRUCTURE\CIVIL\PROJECTS\BETHANY FIELDS\CIVIL\SHEETS\C-203 SANITARY SEWER LINE C & D.DWG
LAST MODIFIED BY LOYD SPAUGY AT 2026-02-06 11:37:14 AM
PLOTTED BY LOYD SPAUGY AT 2026-02-06 11:37:14 AM ON A FULL BOARD



NOTES:

1. ALL ROCK BAG BARRIERS MUST AGREE WITH THE NOTES ON PREVIOUS PAGE.
2. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
3. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
4. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
5. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

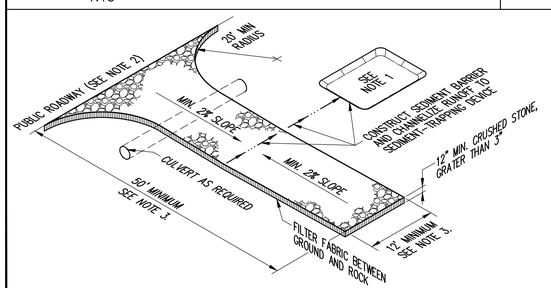
ROCK CHECK DAM
NTS



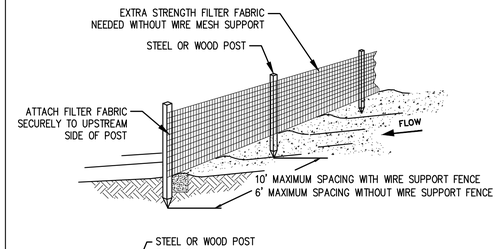
NOTES:

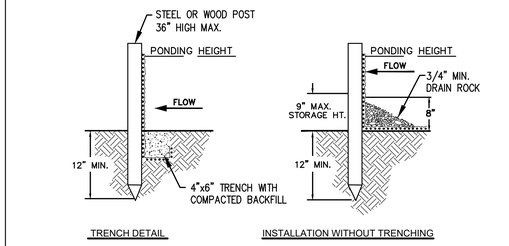
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT. SEE NOTES ERO-03.

ROCK CONSTRUCTION ENTRANCE DETAIL
NTS



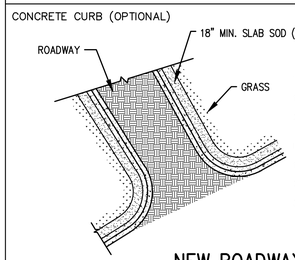
STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS





NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE INSTALLATION DETAILS
NTS



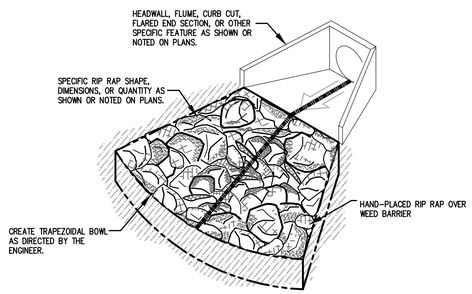
TEMPORARY EROSION CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

PERMANENT EROSION CONTROL

1. SLAB SOD TO BE INSTALLED ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.
2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES
3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

NEW ROADWAY
NTS



NOTES:
1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
6. CREATE TRAPEZOIDAL BOWL AS DIRECTED BY THE ENGINEER.
7. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

RIP-RAP SLOPE PROTECTION
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF OKLAHOMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

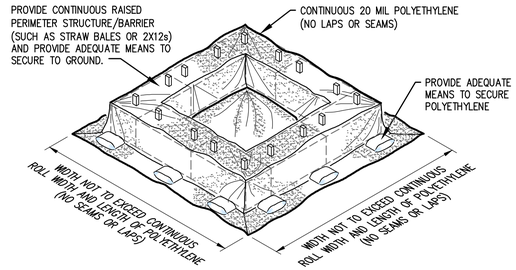
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY	
IMPERVIOUS AREA	0.38
SEEDED AREA	7.82
TOTAL DISTURBED	8.20

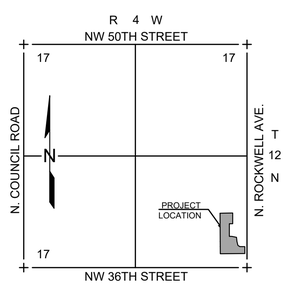
DEVELOPER/OWNER:
CCDC, INC.
16200 SONOMA PARK DRIVE
EDMOND, OK
73103
EMAIL: michael@ccdcproperties.com

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

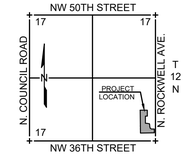
T.B.M.
FOUND MAG NAIL w/WASHER "CA 1484" SOUTHEAST CORNER, SE/4 OF SECTION 17, T12N, R4W, I.M.
NORTHING: 185,084.3640 EASTING: 2,076,654.9490 TR = 1317.74

USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL NOTES & DETAILS

C-501

DRAWING G:\2021\25_BETHANY\FIELDS\PATENT\CUTLER\CIVIL\EROSION CONTROL.DWG
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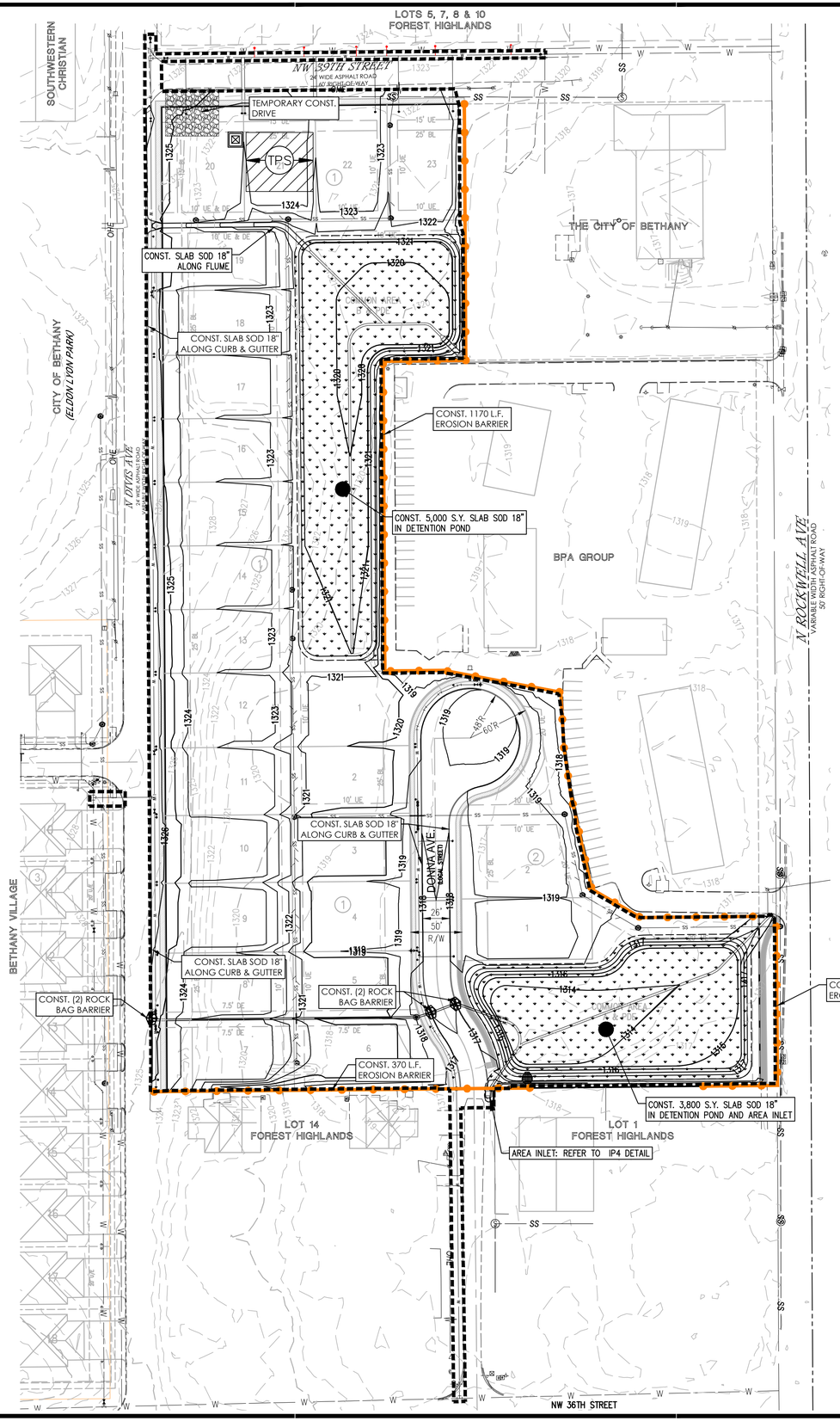

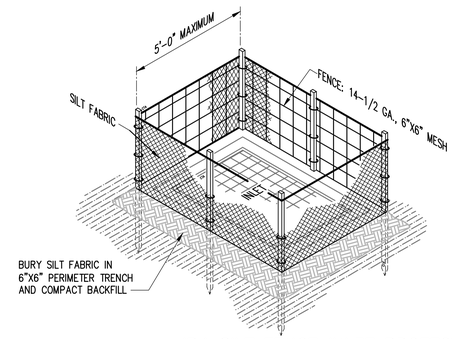

SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS

LEGEND

- TPS — TEMPORARY PARKING AND STORAGE
- ROCK BAG BARRIERS
- TEMPORARY STONE CONSTRUCTION EXIT
- EROSION BARRIER
- LIMITS OF DISTURBANCE
- CONCRETE WASH-OUT BASIN

NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, ROCK BAGS, TRIANGULAR SILT DIKE OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO APPLICABLE SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF OKLAHOMA CITY.
2. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL INSTALL THE SILT SCREENING, AS SHOWN OR ANY OTHER EROSION & SILTATION MEASURES NECESSARY TO STOP ANY SEDIMENT PRODUCED DURING SOIL DISTURBING ACTIVITIES.
3. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES. THE CONTRACTOR WILL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING AND SILT DISTURBANCE ACTIVITIES AND OF THE INSTALLATION OF ALL MANAGEMENT PRACTICES OR CONTROL MEASURES.
4. FOLLOWING THE COMPLETION OF THE CONSTRUCTION ALL DISTURBED SOIL WILL BE RESTORED BY APPROPRIATE METHODS (i.e. SODDING, SPRIGGING AND/OR SEEDING OF GRASS) TAKING CARE TO STABILIZE SLOPES TO THEIR FINAL GRADE. ALL TEMPORARY CONTROL MEASURES WILL BE REMOVED.
5. THE CONTRACTOR SHALL CONSTRUCT CONSTRUCTION ENTRANCE'S AT LOCATION SHOWN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND/OR LAWS PERTAINING TO EROSION AND SILTATION CONTROL AS THEY APPLY TO THE PAVING AND DRAINAGE PROJECT.
8. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON THE SITE AT ALL TIMES AND AVAILABLE TO THE INSPECTOR UPON REQUEST.
9. 18" SOD ALONG ALL CURB & GUTTER.

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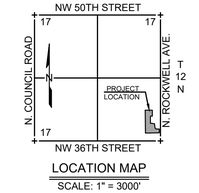
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL PLAN

C-205

SANITARY SEWER STANDARD DETAIL

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S.35 STEEL CARRIER PIPE SIZES MAXIMUM SPAN LENGTH 3/13/2014

SANITARY SEWER DETAILS INDEX OF DRAWINGS

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-00

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS AN INCIDENTAL AND NOT PAID FOR DIRECTLY.
3. ALL EXCAVATION UNDER EXISTING PAVEMENT SHALL BE BACKFILLED WITH CRUSHER RUN ROCK. ALL EXCAVATION UNDER FUTURE PAVEMENT SHALL BE BACKFILLED WITH SAND.
4. PIPE LEAKAGE TESTS SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE OKLAHOMA CITY SEWER REQUIREMENTS. LEAKAGE SHALL NOT EXCEED 50 GALLONS PER INCH OF NORMAL PIPE PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
5. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF MORE THAN FIVE (5%) PERCENT. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL AND MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO NINETY-FIVE (95%) PERCENT OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
6. POLYVINYL CHLORIDE (PVC) PIPES SHALL CONFORM TO ASTM F-794 FOR OPEN PROFILE PIPE AND ASTM F-1803 FOR CLOSED PROFILE PIPE. REGARDLESS OF SIZE, OPEN PROFILE WALL PIPE WILL BE ALLOWED ONLY ON SECTIONS OF PIPE WHERE THERE ARE NO APPARENT SERVICE CONNECTIONS.
7. SPECIAL SANITARY SEWER PIPE SHALL BE REQUIRED TO SATISFY MINIMUM HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS FROM WATERLINES, WELLS AND PETROLEUM STORAGE TANKS, AS ESTABLISHED BY THE OKLAHOMA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ).
8. SPECIAL PVC PIPE SHALL CONFORM TO ASTM D-2241 AND SDR 32.5 FOR SIZES FOUR (4") INCHES TO THIRTY-SIX (36") INCHES, OR AWWA C-900 AND AWWA C-905; WITH A MINIMUM DR RATING OF DR18 FOR PIPE SIZES FOUR (4") INCHES TO TWELVE (12") INCHES AND A MINIMUM DR RATING OF DR32.5 FOR PIPE SIZES GREATER THAN TWELVE (12") INCHES.
9. DUCTILE IRON PIPE (DIP) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-151.
   - 9.1. EXTERIOR COATING -- THE EXTERIOR SURFACES OF DUCTILE IRON PIPE, SPECIFICATIONS AND FITTINGS SHALL BE COATED WITH AN ASPHALTIC COATING IN ACCORDANCE WITH ASTM A746, SECTION 6.1; OF AWWA E-151. THE COATING SHALL HAVE A MINIMUM THICKNESS OF ONE (1) MIL.
   - 9.2. INTERIOR COATING -- INTERIOR SURFACES OF PIPE AND FITTINGS SHALL BE LINED WITH FORTY (40) MILLS OF VIRGIN POLYETHYLENE COMPLYING WITH ASTM D-1248 OR MADISON POLYETHYLENE LINING, CORPORATE II TX-5 MINUTE NUMBER 17115, MANUFACTURED BY MADISON CHEMICALS, INC., CANADA, OR APPROVED EQUAL. THE LINING MATERIALS SHALL BE COMPOUNDED WITH A MINIMUM OF TWO (2%) PERCENT CARBON BLACK TO RESIST ULTRA VIOLATE RAYS.
   - 9.3. THICKNESS -- UNLESS OTHERWISE SPECIFIED, DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS IN THE FOLLOWING TABLE AS SHOWN IN DETAIL S-02.

GENERAL CONSTRUCTION NOTES 1 of 2

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-01

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

DIP PIPE THICKNESS REQUIRMENTS

DEPTH of COVER (feet)	≤10'		>10' or ≤15'		>15' or ≤20'		>20' or ≤25'		>25' or ≤30'	
Pipe Nominal Thickness (inches)	Nominal Thickness (inches)	Standard Pressure Class AWWA C-151	Nominal Thickness (inches)	Standard Pressure Class AWWA C-151	Nominal Thickness (inches)	Standard Pressure Class AWWA C-151	Nominal Thickness (inches)	Standard Pressure Class AWWA C-151	Nominal Thickness (inches)	Standard Pressure Class AWWA C-151
3	0.25	350	0.25	350	0.25	350	0.25	350	0.25	350
4	0.25	350	0.25	350	0.25	350	0.25	350	0.25	350
6	0.25	350	0.25	350	0.25	350	0.25	350	0.25	350
8	0.25	350	0.25	350	0.25	350	0.25	350	0.25	350
10	0.26	350	0.26	350	0.26	350	0.26	350	0.26	350
12	0.28	350	0.28	350	0.28	350	0.28	350	0.28	350
18	0.31	250	0.31	250	0.31	300	0.31	250	0.34	300
24	0.33	200	0.33	200	0.33	300	0.38	200	0.38	300
30	0.34	150	0.34	150	0.34	250	0.42	150	0.45	300
36	0.39	150	0.39	150	0.39	250	0.47	150	0.56	300
42	0.41	150	0.41	150	0.41	250	0.52	150	0.65	300
48	0.46	150	0.46	150	0.46	300	0.64	150	0.70	350
54	0.51	150	0.51	150	0.51	300	0.72	150	0.79	350
60	0.54	150	0.54	150	0.54	300	0.76	150	0.83	350
64	0.56	150	0.56	150	0.56	300	0.80	150	0.87	350

GENERAL CONSTRUCTION NOTES 2 of 2

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-02

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. HIGHWAYS

MINIMUM PIPE CLASSES FOR DIAMETER TWENTY FOUR INCHES (24") TO ONE HUNDRED TWO INCHES (102") MEETING THE REQUIREMENTS OF ASTM C-76 SHALL BE AS FOLLOWS:

MAXIMUM DEPTH OF COVER (FT)	MINIMUM CLASS
10	III
15	IV
25	V

FOR MAXIMUM DEPTH OF COVER THIRTY FEET (30') PIPES RANGING FROM TWENTY FOUR INCHES (24") TO FIFTY FOUR INCHES (54") IN DIAMETER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ASTM C-655 AND SHALL HAVE THE FOLLOWING MINIMUM THREE-EDGE BEARING STRENGTH FOR 0.01 INCH CRACK (D0.01) IN POUNDS PER LINEAL FOOT PER FOOT OF INSIDE DIAMETER.

PIPE NOMINAL SIZE (INCHES)	$D_{0.01}$ (LB/LINEAL FT./FT. OF INSIDE Ø)
24	3200
27	3050
30	3050
33	3475
36	3475
42	3450
48	3300
54	3125

PIPES RANGING IN DIA. FROM SIXTY INCHES (60") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS V FOR A MINIMUM DEPTH OF COVER OF THIRTY FEET (30') WHEN MANUFACTURED IN ACCORDANCE WITH ASTM C-76.

2. RAILROADS

MINIMUM PIPE CLASSES FOR E-80 RAILROAD LIVE LOAD FOR PIPE SIZE TWENTY FOUR INCHES (24") TO ONE HUNDRED TWO INCHES (102") IN DIA. MEETING THE REQUIREMENTS OF ASTM C-76, OR ASTM C-655 SHALL BE AS FOLLOWS:

A. MAXIMUM DEPTH OF COVER TEN FEET (10')-- DIA. TWENTY FOUR INCHES (24") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS VI.

B. MAXIMUM DEPTH OF COVER FIFTEEN FEET (15') DIA. TWENTY FOUR INCHES (24") TO FORTY TWO INCHES (42") SHALL BE CLASS V AND DIA. FORTY EIGHT INCHES (48") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS VI

C. MAXIMUM DEPTH OF COVER TWENTY FEET (20')-- DIA. TWENTY FOUR INCHES (24") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS V.

D. MAXIMUM DEPTH OF COVER TWENTY FIVE FEET (25') DIA. TWENTY FOUR INCHES (24") SHALL HAVE D0.01 OF THIRTY ONE HUNDRED POUNDS/LINEAL FOOT PER FOOT OF INSIDE DIA. (3100 LB/LF). DIAMETERS TWENTY SEVEN INCHES (27") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS V.

E. MAXIMUM DEPTH OF COVER THIRTY FEET(30') -- DIA. TWENTY FOUR INCHES (24") TO SIXTY INCHES (60") SHALL HAVE THE FOLLOWING D0.01

PIPE NOMINAL SIZE (INCHES)	$D_{0.01}$ (LB/LINEAL FT./FT. OF INSIDE Ø)
24	3300
27	3125
30	3150
33	3575
36	3575
42	3550
48	3400
54	3225
60	3100

DIAMETERS TWENTY FOUR INCHES (24") TO ONE HUNDRED TWO INCHES (102") SHALL BE CLASS V.

REINFORCED CONCRETE PIPE MINIMUM DESIGN

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-03

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

VITRIFIED CLAY PIPE (VCP) MINIMUM PIPE DESIGN ASTM C-700

PIPE NOMINAL SIZE (INCHES)	MINIMUM THREE-EDGE BEARING STRENGTH (LB/FT)	MAXIMUM DEPTH OF COVER (FT)
4	2000	25
6	2000	25
8	2200	20
10	2400	18
12	2600	16
15	2900	15
18	3300	14
21	3850	14
24	4400	14
27	4700	13
30	5000	13
33	5500	13
36	6000	13
39	6500	13
42	7000	12

VITRIFIED CLAY PIPE DESIGN

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-04

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. GENERAL -- WHEN CALLED FOR ON THE PLANS OR SPECIFIED, MANHOLES SHALL BE TESTED, BEFORE ACCEPTANCE, BY EITHER PERFORMING EXFILTRATION OR VACUUM TEST. THE ENGINEER SHALL DETERMINE WHICH TEST SHALL BE PERFORMED.
2. EXFILTRATION TEST -- ALL INCOMING AND OUTGOING LINES (INCLUDING SERVICES) SHALL BE PLUGGED AND THE MANHOLE FILLED WITH WATER UP TO THE BOTTOM OF THE MANHOLE RING. IF THE WATER LOSS EXCEEDS THE MAXIMUM ALLOWABLE AS SHOWN, THE MANHOLE SHALL BE CONSIDERED TO HAVE FAILED THE TEST. THE CONTRACTOR SHALL DRAIN, PERFORM THE NECESSARY REPAIRS AS DIRECTED BY THE ENGINEER, AND THEN RESET THE MANHOLE UNTIL IT PASSES, ALL AT NO ADDITIONAL COST TO THE CITY.

Manhole Depth (feet)	Maximum Allowable Water Loss
≤ 8	One (1") inch over Five (5) minutes
≥ 8	One - Eighth (1/8") inch per vertical foot of depth over five (5) minutes

3. VACUUM TESTING -- ALL INCOMING AND OUTGOING SEWER AND SERVICE LINES SHALL BE PLUGGED. THE PLUGS RESTRAINED AND THE VACUUM TESTER HEAD PLACED ON THE MANHOLE RING AND SEALED. A VACUUM OF TEN (10") INCHES Hg (MERCURY) SHALL THEN BE DRAWN ON THE MANHOLE AND THE TIME MEASURES FOR THE VACUUM TO DROP TO NINE (9") INCHES Hg. THE TIME MEASURED SHALL BE NOT LESS THAN THAT SHOWN ON THE FOLLOWING TABLE.

Manhole Internal Diameter (feet)	Time Measured (seconds)
4	60
5	60
6	60
7	70

MANHOLE TESTING

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-05

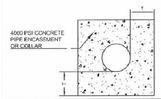
OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

TRENCH WIDTH TABLE

PIPE NOMINAL SIZE (IN.)	MIN. TRENCH WIDTH (FT.)	MAX TRENCH WIDTH (FT.)
4 to 12	3.00	5.00
15	3.25	5.00
18	3.50	5.00
21	3.75	5.25
24	4.00	6.00
27	4.25	6.25
30	4.50	6.75
33	4.75	8.25
36	5.25	9.00
42	6.25	9.50
48	7.00	11.00
54	8.00	11.50
60	9.00	12.00
66	9.75	13.00
72	10.50	13.00
78	10.50	13.50
84	11.00	14.00
90	11.50	14.50
96	12.00	15.00
102	12.50	15.50

PIPE ENCASEMENT AND COLLAR DETAIL



NOMINAL DIAMETER (IN.)	T (IN.)
≤ 18"	6"
> 18" & ≤ 30"	8"
> 30" & ≤ 42"	10"
> 42"	12"

NOTE: For Collars the concrete encasement shall be placed to a minimum of twelve (12") inches on either side of the joint.

EMBEDMENT MATERIAL

EMBEDMENT MATERIAL IS THE MATERIAL TO BE PLACED FROM A MINIMUM OF SIX-INCHES (6") BELOW THE BOTTOM OF THE PIPE TO THE SPRINGLINE (HALF THE PIPE DIAMETER) OR TO A MINIMUM OF SIX-INCHES (6") ABOVE THE TOP OF THE PIPE FOR RIGID AND FLEXIBLE PIPES, RESPECTIVELY. THE REMAINING TO BE PLACED OVER THE EMBEDMENT MATERIAL WILL BE CONSIDERED BACKFILL.

MINIMUM MATERIAL REQUIREMENTS

1. GENERAL

EMBEDMENT MATERIAL FOR ALL RIGID AND FLEXIBLE PIPES SHALL BE CRUSHED ROCK MEETING THE REQUIREMENTS EITHER OF ASTM D-2321, CLASS 1A, OR ASTM C-33, NO. 57 OR 67 IN GRADATIONS SHOWN BELOW.

NOMINAL SIEVE REQUIREMENT	PERCENT PASSING		
	ASTM D-2321 CLASS 1A	ASTM C-33 NO.57	ASTM C-33 NO. 67
1½ IN.	100%	100%	-
1 INCH	-	95 TO 100%	100%
¾ INCH	-	-	90 TO 100%
½ INCH	-	25 TO 60%	-
⅜ INCH	-	-	20 TO 55%
NO. 4	≤ 10%	0 TO 10%	0 TO 10%
NO. 8	-	0 TO 5%	0 TO 5%
NO. 200	≤ 5%	-	-

2. COMPACTION REQUIREMENTS

ALL EMBEDMENT MATERIAL SHALL BE PLACED AND COMPACTED IN SIX INCH (6") LIFTS TO THE FOLLOWING MINIMUM PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D-698, "TESTS FOR MOISTURE DENSITY RELATIONS OF SOIL - AGGREGATE MIXTURES" AND ASTM D-2049, "TEST FOR RELATED DENSITY OF COHESIONLESS SOILS", RESPECTIVELY.

COMPACTION TEST	COMPACTION REQUIREMENT
STANDARD PROCTOR DENSITY	95%
RELATIVE DENSITY	75%

3. COMPACTION METHODS

ALL EMBEDMENT MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE METHODS DESCRIBED IN PART "3" OF "BACKFILLING REQUIREMENTS"

EMBEDMENT MATERIAL & TRENCH WIDTH TABLE

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-06

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. DESCRIPTION

BACKFILL IS THAT PORTION OF THE TOTAL TRENCH BACKFILL DOWN TO BUT NOT INCLUDING THE PIPE EMBEDMENT MATERIAL. THE BACKFILL SHALL BE ONLY MATERIAL APPROVED BY THE ENGINEER CONSISTING OF LOOSE EARTH FREE OF CLODS, STONES, ORGANIC MATTER, DEBRIS OR OTHER OBJECTIONABLE MATERIAL. ALL BACKFILLING SHALL BE DONE IN SUCH A MANNER AS NOT TO DISTURB OR DAMAGE THE PIPE OR STRUCTURES OVER OR AGAINST WHICH IT IS BEING PLACED. ANY PIPE OR STRUCTURE DAMAGED OR MOVED FROM ITS PROPER LINE OR GRADE DURING BACKFILLING OPERATIONS SHALL BE OPENED UP AND REPAIRED AND THEN REBACKFILLED AS HEREIN SPECIFIED.THE PLACING OF BACKFILL MATERIAL SHALL NOT BEGIN UNTIL APPROVAL FOR SO DOING HAS BEEN GIVEN BY THE ENGINEER, BUT BACKFILLING ABOUT STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE DONE IMMEDIATELY WHEN SO ORDERED BY THE ENGINEER. THE TOP SURFACE OR OTHER MATERIAL IS REMOVED AND PILED SEPARATELY. SUCH MATERIAL SHALL BE CAREFULLY REPLACED IN A MANNER APPROVED BY THE ENGINEER. THE TOP TWELVE INCHES (12") OF BACKFILL MATERIAL SHALL BE OF AS GOOD OR BETTER QUALITY AS THE ORIGINAL TOP SOIL WHICH WAS REMOVED.

2. COMPACTION REQUIREMENTS

ALL BACKFILL SHALL BE PLACED AND COMPACTED IN SIX INCH (6") LIFTS OR HAND-TAMPED EQUIPMENT AND THIRTY INCH (30") LIFTS FOR SELF-PROPELLED OR POWER DRIVEN EQUIPMENT TO THE FOLLOWING MINIMUM PERCENT OF STANDARD PROCTOR DENSITY OR RELATED DENSITY AS DETERMINED BY ASTM D-698, "TESTS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL AGGREGATE MIXTURES", AND ASTM D-2049, "TEST FOR RELATIVE DENSITY OF COHESIONLESS SOILS", RESPECTIVELY. ASTM D-2049 SHALL BE PERFORMED ON COHESIONLESS (GRANULAR) SOILS. COHESIVE BACKFILL MATERIAL SHALL REACH THE INDICATED COMPACTION LEVELS AT PLUS OR MINUS THREE PERCENT (3%) OF OPTIMUM MOISTURE CONTENT. THE LIFT THICKNESS SHALL BE REDUCED, IF NECESSARY, TO MEET THE COMPACTION REQUIREMENTS SPECIFIED HEREIN:

GENERAL LOCATION	PERCENT COMPACTION	
	STANDARD PROCTOR DENSITY ASTM D-698	RELATIVE DENSITY TEST ASTM - 2049
UNDER TRAFFIC AREA OR IMPROVED EXISTING SURFACES	95	75
URBAN & RESIDENTIAL AREAS	90	70
UNDEVELOPED & OTHER AREAS	85	70

BACKFILLING REQUIREMENTS 1 of 2

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-07

OKLAHOMA CITY UTILITIES DEPARTMENT

The City of Oklahoma City
Utilities Department
Engineering Division

NO.	DATE	DESCRIPTION

SANITARY SEWER STANDARD DETAILS

DATE: 03/14/14
DRAWN BY: JDS
CHECKED BY: MWS/EJW

SCALE: AS SHOWN

SHEET NUMBER S-STD-01

PLOTTED: Friday, March 28, 2014
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\SEWER\WORKING\SAN-SEW-STNDS-2014-SIGNED.DWG

SANITARY SEWER STANDARD DETAIL

3. COMPACTION METHODS

COMPACTION METHODS MAY VARY DEPENDING ON THE MATERIAL OR AS APPROVED BY THE ENGINEER

A. COHESIVE MATERIALS
COMPACTION OF COHESIVE MATERIALS MAY BE OBTAINED BY USE OF IMPACT TYPE EQUIPMENT IN CONFINED AREAS, PNEUMATIC TAMPERS AND ENGINE DRIVEN RAMMERS MAY ALSO BE USED. IN RELATIVELY NARROW TRENCHES, SELF-PROPELLED RAMMERS MAY BE USED. IN WIDE TRENCHES, SHEEPSFOOT ROLLERS MAY BE USED.

B. COHESIONLESS MATERIALS
COHESIONLESS MATERIALS ARE GRANULAR MATERIALS CLASSIFIED AS NON-PLASTIC. IN GENERAL, VIBRATORY EQUIPMENT MAY BE USED FOR PROPER COMPACTION. IN CONFINED AREAS, VIBRATORY PLATES MAY BE USED. FOR WIDER TRENCHES, VIBRATORY ROLLERS MAY BE USED.

C. FLOODING OR JETTING
WHEN APPROVED BY THE ENGINEER, MATERIALS MAY ALSO BE COMPACTED OR SETTLED BY FLOODING WHERE ADEQUATE QUANTITIES OF WATER ARE AVAILABLE FROM THE CITY'S WATER SYSTEM, PRIVATELY OWNED PONDS, CREEKS OR OTHER SOURCES LOCATED WITHIN THREE HUNDRED FEET (300') OF THE TRENCH. WATER SHALL BE USED TO PRODUCE A SEMI-FLUID MASS ALONG AND OUT OF THE TRENCH AT STREAM CROSSINGS OR OTHER PLACES OF ABRUPT CHANGES IN GROUND PROFILE. THE CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS WITH THE CITY FOR THE PURCHASE OF WATER FROM THE CITY WATER MAINS, AND WITH OWNERS OF WATER PROCURED FROM PRIVATELY OWNED WATER SOURCES. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED TO THE CONTRACTOR FOR SETTLING THE BACKFILL BY JETTING. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR TRENCH EXCAVATION AND BACKFILL OR OTHER PAY ITEMS THE CONTRACTOR MAY ELECT.

4. COMPACTION REQUIREMENTS

ALL BACKFILL SHALL BE TESTED BY AN APPROVED LABORATORY FOR COMPLIANCE OF THE COMPACTION REQUIREMENTS.

5. SURFACE RESTORATION

UPON COMPLETION OF BACKFILLING PROCEDURES, THE CONTRACTOR SHALL REPLACE ALL SURFACE MATERIALS AND SHALL RESTORE PAVING, CURBING, SIDEWALKS, GUTTERS, SHRUBBERY, FENCES, SOD AND OTHER SURFACES DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION BEFORE WORK BEGAN.

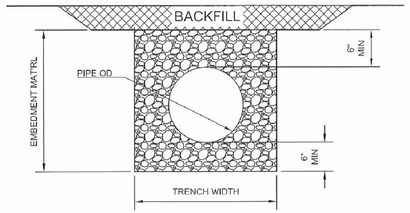
BACKFILLING REQUIREMENTS 2 of 2

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-08
03/13/14					

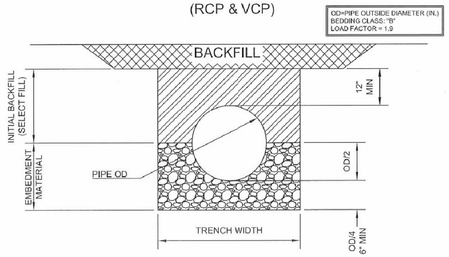
OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL
(DIP, HDPE, PVC & RFP)



RIGID PIPE INSTALLATION DETAIL
(RCP & VCP)

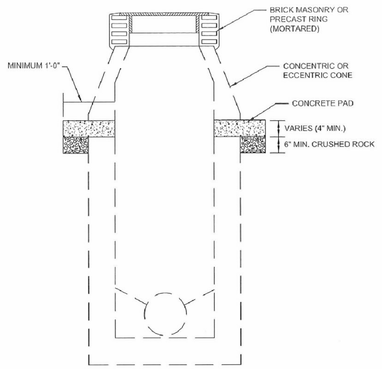


PIPE INSTALLATION DETAILS

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-09
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



NOTES:

1. CAST-IN-PLACE NON-REINFORCED CONCRETE AND BRICK MANHOLES
1.1. THE EXISTING CONE AND WALL, IF NECESSARY, SHALL BE REMOVED TO A LEVEL WHICH WILL ALLOW INSTALLATION OF NEW CONE TO THE PROPER GRADE. THE EXPOSED CUT-OFF SURFACES OF THE EXISTING MANHOLE WALL SHALL BE CLEANED BY REMOVING LOOSE MATERIAL AND WETTED, PRIOR TO CONSTRUCTION OF CONCRETE PAD. ALL LOOSE BACKFILL AROUND THE MANHOLE WALL SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED ROCK. THE NEW CONCRETE PAD SHALL BE CONSTRUCTED, AND A NEW CONE SHALL BE FORMED OR PLACED TO THE PROPER GRADE USING FIFTEEN THOUSAND (1500 PSI) POUNDS PER SQUARE INCH MORTAR.

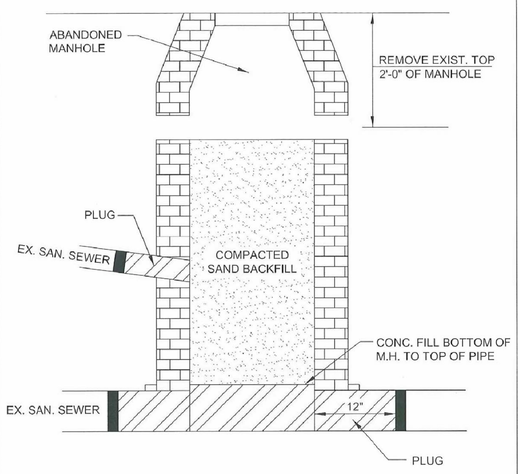
2. PRECAST REINFORCED CONCRETE MANHOLES
2.1. PRECAST SECTIONS SHALL BE REMOVED TO A LEVEL WHERE THE NEW CONE CON BE INSTALLED TO THE DESIRED GRADE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE STANDARD DETAIL FOR PRECAST MANHOLE CONES. A NEW RUBBER GASKET SHALL BE USED TO SEAL EACH SECTION.

REBUILDING MANHOLES STANDARD DETAIL

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-10
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



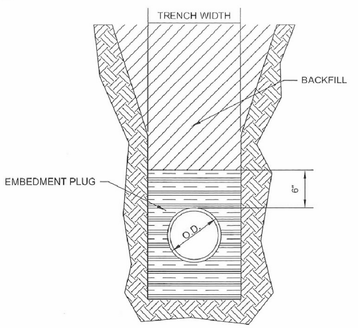
NOTE: SALVAGED MATERIALS, INCLUDING RING AND COVER SHALL BE DELIVERED TO THE LINE MAINTENANCE DIVISION OF THE WATER AND WASTEWATER UTILITIES DEPARTMENT.

ABANDONING MANHOLES STANDARD DETAIL

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-11
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



NOTES:

TWO TYPES OF EMBEDMENT PLUGS MAY BE USED, AT THE CONTRACTORS OPTION, AS FOLLOWS:

1. CLAY PLUGS
1.1. THE EMBEDMENT AND BACKFILL MATERIAL SHALL BE SELECT CLAY SEPARATED FROM EXCAVATED MATERIAL AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE FREE OF CLODS, CLUMPS, DEBRIS, ORGANIC MATERIAL AND STONES. ALL CLAY PLUG MATERIAL SHALL BE COMPACTED TO A MINIMUM OF NINETY (90%) PERCENT OF STANDARD PROCTOR DENSITY (ASTM D-698) AT PLUS OR MINUS THREE (3%) PERCENT OF OPTIMUM MOISTURE CONTENT.

2. FLOWABLE FILL PLUGS
2.1. FLOWABLE FILL PLUGS SHALL CONSIST OF A PORTLAND CEMENT GROUT HAVING A MINIMUM TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF FIVE HUNDRED (500 PSI) POUNDS PER SQUARE INCH.

EMBEDMENT PLUG

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-12
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. MANHOLES SHALL BE CONSTRUCTED AS SPECIFIED IN ASTM C-478.

2. THE MINIMUM WALL THICKNESS IS SPECIFIED IN THE FOLLOWING TABLE AND SHALL NOT BE LESS THAN ONE-TWELTH (1/12) OF THE INTERNAL DIAMETER OF THE LARGEST CONE OR RISER OR FIVE-INCHES (5") WHICHEVER IS GREATER.

MANHOLE INTERNAL DIAMETER (FEET)	MINIMUM WALL THICKNESS (INCHES)
4	5
5	5
6	6
7	7
8	8

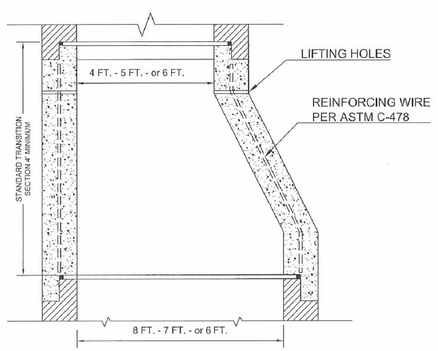
3. MINIMUM DEPTH OF MANHOLE TO BE 6'-0".

4. ALL LIFTING HOLES PROVIDED IN EACH SECTION SHALL BE REPAIRED WITH A MIXTURE OF CEMENT & SAND GROUT FIRMLY PACKED INTO ENTIRE ORIFICE.

5. ALL INSIDES SURFACES OF PRECAST MANHOLES SHALL BE COATED WITH A DRY FILM THICKNESS OF NOT LESS THAN EIGHT (8) MILS OF TNEMEC SERIES 69 HI-BUILD EPOXOLINE II, OR APPROVED EQUAL.

6. WHEN DIRECTED BY THE ENGINEER, A SET OF THREE (3) CYLINDERS, THREE-INCHES (3") IN DIAMETER SHALL BE CUT FROM RANDOMLY SELECTED MANHOLES AND TESTED FOR COMPRESSIVE STRENGTH.

7. ACCEPTANCE OF THE MANHOLE STRUCTURE SHALL BE BASED ON THE CONFORMANCE AND PERFORMANCE OF MATERIALS REQUIRED IN ASTM C-478 AND THE ENGINEER'S INSPECTION OF THE INSTALLED PRODUCT.



PRECAST REINFORCED CONCRETE MANHOLE TRANSITION SECTION

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-13
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

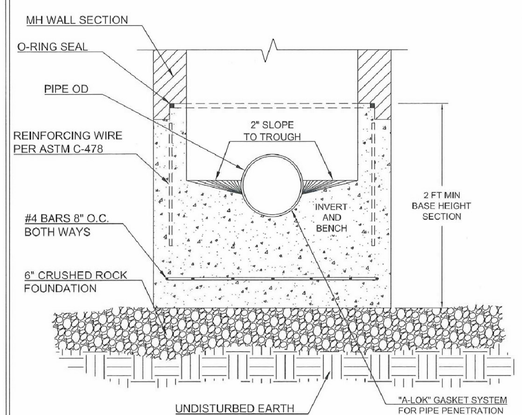
NOTE:

1. ALL CONCRETE FOR MANHOLE STRUCTURE AND BASE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI

2. PRECAST MANHOLES SHALL BE CONSTRUCTED AS PER ASTM C-478

3. ALL INSIDE SURFACES OF PRECAST MANHOLES SHALL BE COATED WITH A DRY FILM THICKNESS OF NOT LESS THAN EIGHT (8) MILS OF TNEMEC SERIES 69 HI-BUILD EPOXOLINE II, OR APPROVED EQUAL.

4. MINIMUM DEPTH OF MANHOLE TO BE 6'-0".



REINFORCED CONCRETE PRECAST MANHOLE BASE SECTION

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-14
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. MANHOLES SHALL BE CONSTRUCTED AS SPECIFIED IN ASTM C-478

2. THE MINIMUM WALL THICKNESS IS SPECIFIED IN THE FOLLOWING TABLE AND SHALL NOT BE LESS THAN ONE-TWELTH (1/12) OF THE INTERNAL DIAMETER OF THE LARGEST CONE OR RISER OF FIVE-INCHES (5") WHICHEVER IS GREATER.

MANHOLE INTERNAL DIAMETER (FEET)	MINIMUM WALL THICKNESS (INCHES)
4	5
5	5
6	6
7	7
8	8

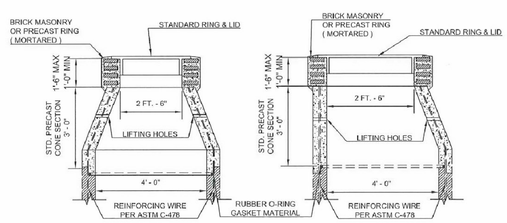
3. MINIMUM DEPTH OF MANHOLE TO BE 6'-0".

4. ALL LIFTING HOLES PROVIDED IN EACH SECTION SHALL BE REPAIRED WITH A MIXTURE OF CEMENT & SAND GROUT FIRMLY PACKED INTO ENTIRE ORIFICE.

5. ALL INSIDE SURFACES OF PRECAST MANHOLES SHALL BE COATED WITH A DRY FILM THICKNESS OF NOT LESS THAN EIGHT (8) MILS OF TNEMEC SERIES 69 HI-BUILD EPOXOLINE II, OR APPROVED EQUAL

6. WHEN DIRECTED BY THE ENGINEER, A SET OF THREE (3) CYLINDERS, THREE-INCHES (3") IN DIAMETER SHALL BE CUT FROM RANDOMLY SELECTED MANHOLES AND TESTED FOR COMPRESSIVE STRENGTH.

7. ACCEPTANCE OF THE MANHOLE STRUCTURE SHALL BE BASED ON THE CONFORMANCE AND PERFORMANCE OF MATERIALS REQUIRED IN ASTM C-478 AND THE ENGINEER'S INSPECTION OF THE INSTALLED PRODUCT.



REINFORCED CONCRETE PRECAST 4 FT DIAMETER MANHOLE CONE

DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER	DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR	DATE: 3/14/14	S-15
03/13/14					

OKLAHOMA CITY UTILITIES DEPARTMENT

The City of Oklahoma City
Utilities Department
Engineering Division

NO.	DATE	DESCRIPTION

SANITARY SEWER STANDARD DETAILS

DATE: 03/14/14
DRAWN BY: JDS
CHECKED BY: MWS/EJW

SCALE: AS SHOWN

SHEET NUMBER
S-STD-02

PLOTTED: Friday, March 28, 2014 3:10:47 PM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\SEWER\WORKING\SAN-SEW-STNDS-2014-SIGNED.DWG

SANITARY SEWER STANDARD DETAIL

1. MANHOLES SHALL BE CONSTRUCTED AS SPECIFIED IN ASTM C-478
2. THE MINIMUM WALL THICKNESS IS SPECIFIED IN THE FOLLOWING TABLE AND SHALL NOT BE LESS THAN ONE-TWELTH (1/12) OF THE INTERNAL DIAMETER OF THE LARGEST CONE OR RISER OR FIVE-INCHES (5") WHICHEVER IS GREATER.

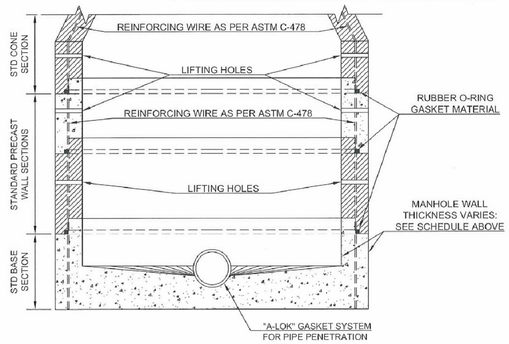
MANHOLE INTERNAL DIAMETER (FEET)	MINIMUM WALL THICKNESS (INCHES)
4	5
5	5
6	6
7	7
8	8

3. ALL LIFTING HOLES PROVIDED IN EACH SECTION SHALL BE REPAIRED WITH A MIXTURE OF CEMENT AND SAND GROUT FIRMLY PACKED INTO ENTIRE ORIFICE.

4. ALL INSIDE SURFACES OF PRECAST MANHOLES SHALL BE COATED WITH A DRY FILM THICKNESS OF NOT LESS THAN EIGHT (8) MILS OF TNEMEC SERIES 69 HI-BUILD EPOXOLINE II, OR APPROVED EQUAL.

5. WHEN DIRECTED BY THE ENGINEER, A SET OF THREE (3) CYLINDERS, THREE-INCHES (3") IN DIAMETER SHALL BE CUT FROM RANDOMLY SELECTED MANHOLES AND TESTED FOR COMPRESSIVE STRENGTH.

6. ACCEPTANCE OF THE MANHOLE STRUCTURE SHALL BE BASED ON THE CONFORMANCE AND PERFORMANCE OF MATERIALS REQUIRED IN ASTM C-478 AND THE ENGINEER'S INSPECTION OF THE INSTALLED PRODUCT.



PRECAST MANHOLE WALL DETAIL

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-16

OKLAHOMA CITY UTILITIES DEPARTMENT

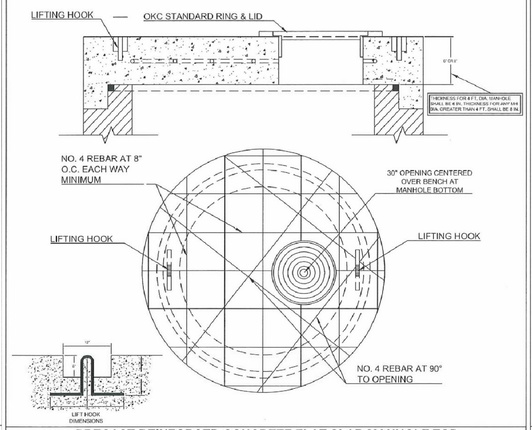
SANITARY SEWER STANDARD DETAIL

1. MANHOLE TOPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 LIFTING HOOKS SHALL BE CONSTRUCTED AS PER MANUFACTURERS RECOMMENDATION.

2. ALL INSIDE SURFACES OF PRECAST FLAT TOP SHALL BE COATED WITH A DRY FILM THICKNESS OF NOT LESS THAN EIGHT (8) MILS OF TNEMEC 69 HI-BUILD EPOXOLINE II, OR APPROVED EQUAL.

3. WHEN DIRECTED BY THE ENGINEER, A SET OF THREE (3) CYLINDERS, THREE-INCHES (3") IN DIAMETER SHALL BE CUT FROM RANDOMLY SELECTED MANHOLE TOPS AND TESTED FOR A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.

4. ACCEPTANCE OF THE MANHOLE TOP STRUCTURE SHALL BE BASED ON THE CONFORMANCE AND PERFORMANCE OF MATERIALS REQUIRED IN ASTM C-478 AND THE ENGINEER'S INSPECTION OF THE INSTALLED PRODUCT.

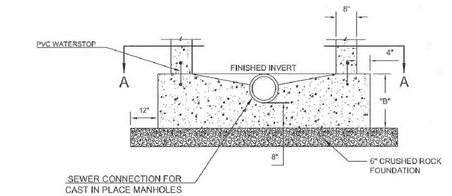


PRECAST REINFORCED CONCRETE FLAT SLAB MANHOLE TOP

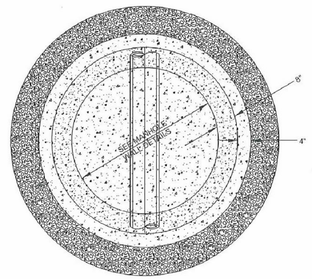
03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-17

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



SCHEDULE OF THICKNESS	
PIPE DIAMETER	"B"
8"	1' - 8"
10"	1' - 10"
12"	2' - 1"
15"	2' - 4"
18"	2' - 8"
21"	3' - 0"
24"	3' - 3"



SECTION A-A

CAST-IN-PLACE CONCRETE MANHOLE BASE SECTION

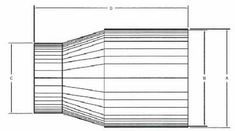
03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-18

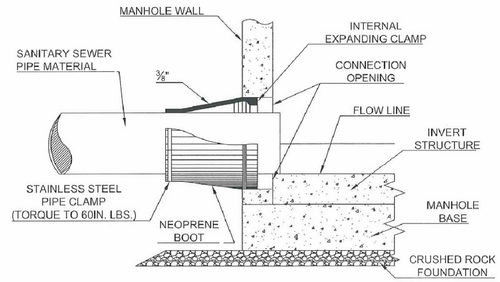
OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

NOTE"
1. ALL PIPE CLAMPS SHALL BE STAINLESS STEEL
2. NEOPRENE EPDM BLENDED COMPOUND BOOT SHALL MEET ASTM C-923

SUGGESTED PIPE O.D. RANGE (IN.)	HOLE & BOOT DIAMETER DIMENSIONS			
	A	B	C	D
3 1/2" - 4 1/2"	7"	6 3/8"	4 1/4"	6"
5 1/2" - 7"	12"	10 1/4"	6 1/2"	8"
7" - 8 1/2"	12"	10 1/4"	8"	8"
8 1/4" - 9 1/2"	12"	10 1/4"	9 1/4"	8"
9 1/2" - 11"	16"	14 1/4"	10 1/2"	8"
10 1/4" - 12"	16"	14 1/4"	12"	8"
12" - 13 1/2"	16"	14 1/4"	13 1/2"	8"
14 1/2" - 16 1/2"	20"	18 1/4"	15 3/4"	8"
15 1/2" - 17 1/2"	20"	18 1/4"	17"	8"
18 1/2" - 21 1/2"	24"	22 1/4"	20 3/4"	8"





MANHOLE PIPE CONNECTION FOR CAST IN PLACE MANHOLES

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-19

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

1. GENERAL -- Cast iron rings, tops, covers, grating and all cast iron fitting shall be sound, true to form and thickness, and neatly finished and shall fit together in a satisfactory manner. Castings shall be clean, uniform and whole without blow or sand holes, deposit, hard spots, shrinkage distortion or any other surface defects which would impair serviceability. Casting surfaces shall be smooth and well-cleaned by shot blasting or other approved cleaning method. Plugging or filling holes or other defects shall not be permitted. Parting fins and pouring gates shall be removed. Sharp edges resulting from fabrication shall be dulled by acceptable method to ensure safety in handling. Casting shall conform to the requirements of the Standard Specification for Grey Iron Fittings ASTM A-48, Class "30 B" for rings and "35 B" for covers and the approved Standard Details for Manhole Rings and Covers.

   All rings and covers shall be accurately and carefully placed. All rings shall be beaded in a substantial layer of mortar, shall have a full bearing and shall be set to the exact grade. Unless other wise shown, top of covers shall be flush with or slightly above the surrounding surface. When each cover is placed in any position on the ring, the side play shall not exceed one-eighth (1/8") inch in any direction.

2. RINGS -- Rings may be manufactured in accordance with the Standard Detail for Reversible Manhole Rings.

3. COVERS --
   A GENERAL -- Manhole covers may be manufactured in accordance with the appriolate Standard Details for Vented of Non-Vented Covers.
   B COATING -- When called for on the plans or specified, the underside of all manhole covers shall be given one (1) coat of asphalt varnish after visual inspection and approval on the job site.
   C APPLICATION -- All lids (covers) in street right-of-way shall be non-vented and include rainguard inflow protectors.

4. CASTING WEIGHTS -- The minimum weight of casting will be not less than shown below:

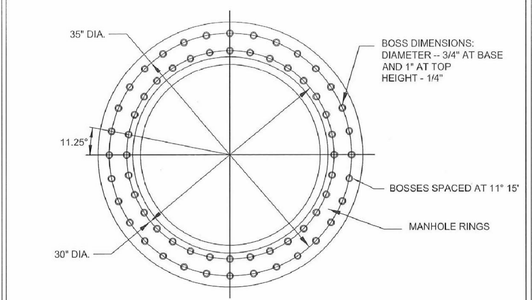
Ring Only	200 LBS
Cover Only	150 LBS
Totals	350 LBS

MANHOLE LID / RING GENERAL NOTES

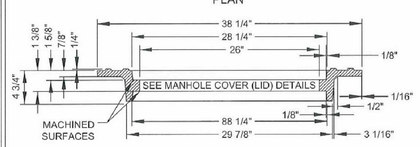
03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-20

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



PLAN



SECTION
AS SHOWN FOR OUT OF PAVING INSTALLATION
REVISED FOR IN PAVING INSTALLATION

GENERAL NOTES:

1. FINISH EXCESS IRON AND FINS; MACHINE SEATING SURFACES FLAT TO NOTE DIMENSIONS.
2. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE IN INCHES.

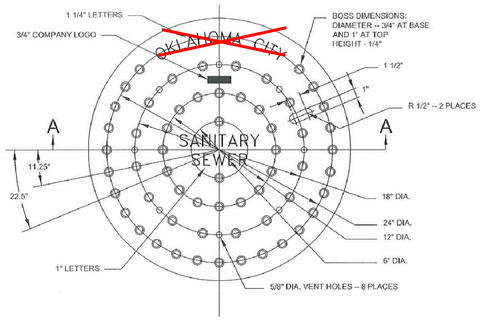
REVERSIBLE MANHOLE RING

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-21

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

CONCTRACTOR TO USE CITY OF BETHANYS MANHOLE COVER



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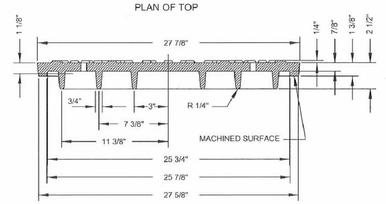


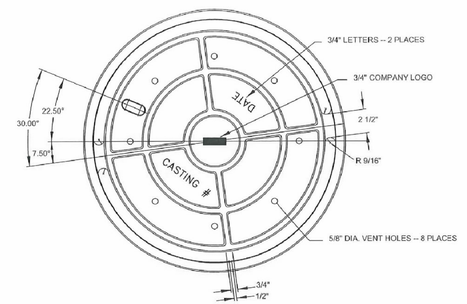
SECTION A-A

VENTED MANHOLE COVER 1 of 2

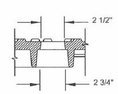
03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-22

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



PLAN OF UNDERSIDE



SECTION THRU
PICK SLOT

GENERAL NOTES:

1. FINISH EXCESS IRON AND FINS; MACHINE SEATING SURFACES FLAT TO NOTE DIMENSIONS.
2. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE IN INCHES.

VENTED MANHOLE COVER 2 of 2

03/13/14 DATE | APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE: | APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14 | S-23

OKLAHOMA CITY UTILITIES DEPARTMENT

The City of Oklahoma City
Utilities Department
Engineering Division

NO.	DATE	DESCRIPTION

SANITARY SEWER STANDARD DETAILS

DATE: 03/14/14
DRAWN BY: JDS
CHECKED BY: MWS/EJW

SCALE: AS SHOWN

SHEET NUMBER S-STD-03

PLOTTED: Friday, March 28, 2014 3:10:52 PM
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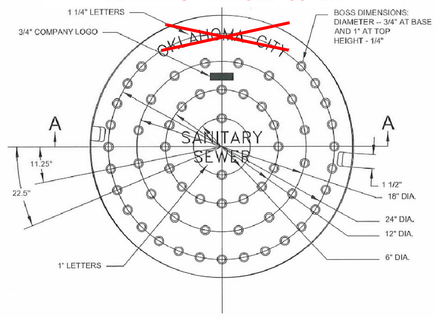
SAN-SEW-STNDS-2014-SIGNED.DWG

SANITARY SEWER STANDARD DETAIL

CONCTRACTOR TO USE CITY OF BETHANYS MANHOLE COVER



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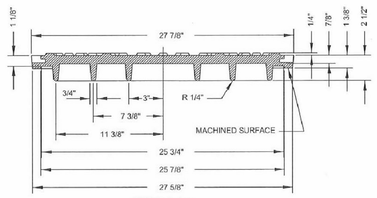


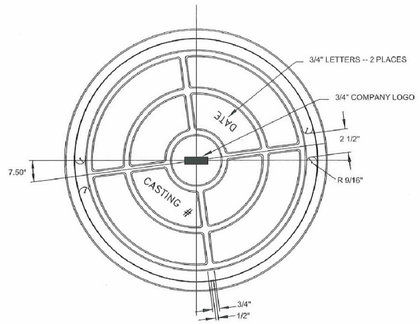
SECTION A-A

NON-VENTED MANHOLE COVER — 1 of 2

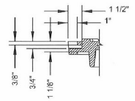
03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-24

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



PLAN OF UNDERSIDE



SECTION THRU PICK SLOT

GENERAL NOTES:

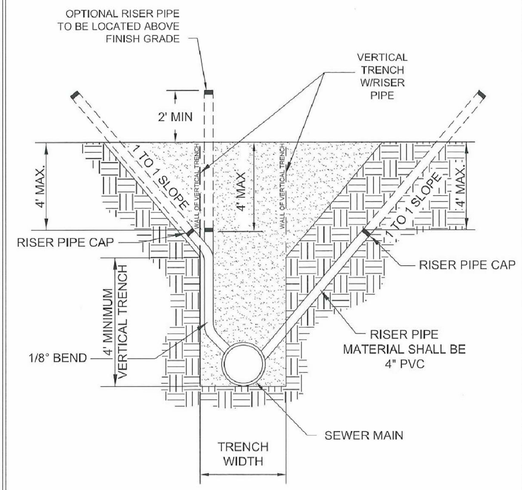
1. FINISH EXCESS IRON AND FINS; MACHINE SEATING SURFACES FLAT TO NOTE DIMENSIONS.
2. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE IN INCHES.

NON-VENTED MANHOLE COVER — 2 of 2

03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-25

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL



SERVICE CONNECTION INSTALLATION

03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-26

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

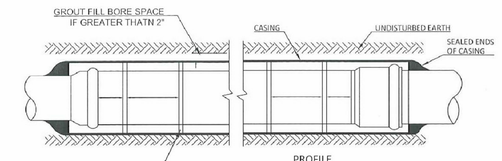
1. EXTERNAL CONNECTIONS FOR NEW CONSTRUCTION
   a. WYE BRANCHES --
      For new construction there shall be installed wye branches of size and type shown on the plans with six (6") inch openings at locations shown on the plans or as described by the Engineer.
   b. ELECTRO FUSION BONDED SADDLES --
      For new construction using "Trenchless Construction" technology with HDPE pipe, service connections shall be installed with an electro fusion bonded saddle.
2. EXTERNAL CONNECTION TO EXISTING MAIN -- Connections to existing main may be accomplished as follows:
   a. SADDLES -- Connections may be made by excavating the existing main and cutting a hole using approved equipment and installing a saddle. Sewer service connections constructed with saddles shall include straps, a one-eighth (1/8") degree bend, and a closure piece. when existing main has been rehabilitated by trenchless method of construction, the saddle connection shall be made to the pipe/or liner.
   b. TEES -- Connections maybe made by removing a section of existing pipe and installing a wye branch. Fittings and closure assembly shall be used to make the connection and shall be supplied in a normal diameter or six (6") inches. The external connection shall be considered complete when backfilling and surface restoration is complete. Service connections constructed with wye branches shall include a on-eighth (1/8") degree bend, elbow, and when required, a closure piece.
3. RISER
   a. INSTALLATION -- The pipe may be installed in one of four ways shown on "Service Connection Details." Vertical installation is only approved if approved by the City Engineer.
   b. SIZE AND MATERIAL -- The riser pipe shall be four inch (4") PVC.
4. LOCATOR TAPE -- A locator tape, green in color stating "CAUTION -- SANITARY SEWER RISER BURIED BELOW" shall be attached to the sanitary sewer riser and extended to a minimum of two (2') feet above the ground, the tape shall be three (3") inch wide DuraTac as manufactured by THOR Enterprises, Inc., of Sun Prairie, Wisconsin or approved equal.

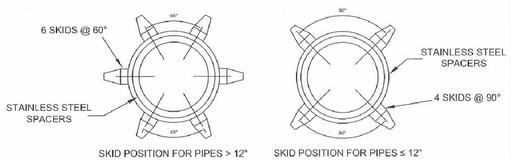
SERVICE CONNECTION INSTALLATION

03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-27

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL





SECTION

NOTES:

PLUGGED PIPE ENDS

OPTION A - GROUT -- both ends of the casing pipe shall be plugged with a grout or concrete having a minimum compressive strength of twenty-five hundred (2500 psi) pounds per square inch or grouted masonry. Each plug shall be a minimum length of eighteen (18) inches. The grouting pressure shall be in accordance with the pipe manufacture's recommendations.

OPTION B - SEALS -- both ends shall be sealed with neoprene rubber seals with stainless steel bandings.

BORE AND ENCASEMENT DETAIL — 1 of 2

03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-28

OKLAHOMA CITY UTILITIES DEPARTMENT

SANITARY SEWER STANDARD DETAIL

2. CASING PIPE SIZE -- Steel casing pipe shall have the following suggested minimum diameters:

PIPE NOMINAL SIZE (inches)	SUGGESTED CASING PIPE INSIDE DIAMETER (inches)
4	8 to 10
6	10 to 12
8	14 to 16
10	16 to 18
12	18 to 20
15	20 to 22
18	24 to 26
24	31 to 33
27	33 to 36
30	36 to 42
36	42 to 48
42	54 to 60
48	60 to 66

3. CASING PIPE THICKNESS -- Steel casing pipe shall have the following minimum thickness(es), in inches, for the indicated maximum depth of cover(s), in feet or as required by the railroad at the time of construction:

OUTSIDE DIAMETER (INCHES)	UNDER HIGHWAY		UNDER RAILROAD		
	WALL THICKNESS (INCHES)	MAXIMUM COVER (FEET)	BNSF (UNCOATED) WALL THICKNESS (INCHES)	UNION PACIFIC WALL THICKNESS (INCHES	MAXIMUM COVER (FEET)
≤ 12	0.1880	30	0.2500	0.2500	30
16	0.2500	30	0.3125	0.3125	30
18	0.2500	30	0.3125	0.3125	30
20	0.2500	30	0.3750	0.3750	30
24	0.2500	30	0.4375	0.4375	30
30	0.3220	30	0.5000	0.5000	30
36	0.3750	30	0.5625	0.5625	30
42	0.3750	25	0.5625	0.5625	30
48	0.4380	25	0.6250	0.6250	25
54	0.4380	25	OVER 48" MUST BE APPROVED BY BNSF RR	OVER 48" MUST BE APPROVED BY U.P.R.R.CO.	20
60	0.4380	25			20
66	0.4380	20			20

4. CASING MATERIAL -- Steel casing pipe shall conform with ASTM A-139, Standard Specification for Electric-Fusion (ARC)-Welced Steel Pipe (NPS4 and over). The steel material shall be new, smooth wall, carbon steel, Grade B, with a minimum tensile strength, and minimum thrity-five-thousand (35,000 psi) pounds per square inch yield strength.

BORE AND ENCASEMENT DETAIL — 2 of 2

03/13/14 DATE	APPROVED BY: ERIC J. WENGER, P.E., CITY ENGINEER DATE:	APPROVED BY: MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR DATE: 3/14/14	S-29

OKLAHOMA CITY UTILITIES DEPARTMENT

The City of Oklahoma City
Utilities Department
Engineering Division

NO.	DATE	DESCRIPTION

SANITARY SEWER STANDARD DETAILS

DATE:	03/14/14
DRAWN BY:	JDS
CHECKED BY:	MWS/EJW

SCALE: AS SHOWN

SHEET NUMBER S-STD-04

PLOTTED: Friday, March 28, 2014 3:10:57 PM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\SEWER\WORKING\SAN-SEW-STNDS-2014-SIGNED.DWG

CITY OF BETHANY
PUBLIC WORKS AUTHORITY

SUMMARY OF QUANTITIES

ITEM #	ITEM	UNIT	QUANTITY	AS-BUILT
1.	6" WATER LINE (C-900 PVC)	L.F.	2215	
2.	BORE AND STEEL ENCASEMENT FOR 6" MAIN	L.F.	30	
3.	STEEL ENCASEMENT FOR 6" MAIN	L.F.	15	
4.	BORE FOR 6" MAIN	L.F.	80	
5.	SAND EMBEDMENT	C.Y.	355	
6.	FIRE HYDRANT	EA.	3	
7.	FIRE HYDRANT RISER	EA.	3	
8.	6"x6" TEE	EA.	4	
9.	6" GATE VALVE & BOX	EA.	11	
10.	6"x45° VERTICAL BEND w/ M.J.R.	EA.	8	
11.	6"x22-1/2° BEND w/ M.J.R.	EA.	4	
12.	6"x11-1/4° BEND w/ M.J.R.	EA.	6	
13.	6"x6" TAPPING SLEEVE (M.J.)	EA.	1	
14.	8"x6" TAPPING SLEEVE (M.J.)	EA.	1	
15.	6" TAPPING VALVE & BOX	EA.	2	
16.	6" PLUG W/ 2" BLOWOFF	EA.	2	
17.	REMOVE 6" PLUG W/ 2" BLOWOFF	EA.	1	
18.	6" SOLID SLEEVE	EA.	1	
19.	WET CONNECTION	EA.	1	
20.	REMOVE & REPLACE ASPHALT	S.Y.	41	
21.	REMOVE & REPLACE GRAVEL	S.Y.	14	
22.	REMOVE & REPLACE CURB AND GUTTER	L.F.	8	
23.	1" SSS	EA.	38	
24.	1" SLS	EA.	4	
25.	1" SLS BY BORE	EA.	8	
26.	TIE EXISTING METERS TO NEW MAIN WITH 1" SERVICES	EA.	6	
27.	TESTING AND DISINFECTING	L.S.	1	

EROSION CONTROL QUANTITIES (BY DEVELOPER)

1.	TEMP. CONSTRUCTION DRIVE	L.S.	1	
2.	SILT FENCE	L.F.	1770	
3.	18" SLAB SOD ALONG CURBS, LANE WIDENING & FLUME	S.Y.	2360	
4.	18" SLAB SOD FOR DETENTION POND & AREA INLET	S.Y.	8800	
5.	ROCK BAG BARRIERS	EA.	3	
6.	CONCRETE WASH OUT	EA.	1	

WATER LINE PLANS
FOR

BETHANY FIELDS

A PART OF THE SE/4, SECTION 17, T12N, R4W, I.M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

BENCHMARK :

FOUND MAG NAIL w/WASHER "CA 1484"
SOUTHEAST CORNER, SE/4 OF SECTION 17,
T12N, R4W, I.M.

NORTHING: 185,084.3640
EASTING: 2,076,654.9490
TR = 1317.74

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

DRAWING: O:\25612100_BETHANYFIELDS\WATER\CIVIL\DWG\COVER-WATER.DWG
LAST PLOTTED BY LOYD SPAUGY, 1/1/2026 11:18:55 AM PLOTTED BY VALID DWG/PDF COPY ONLY

STANDARD DETAILS

SHEET NO.	DESCRIPTION
W-STD-01	WATER STANDARD DETAILS
W-STD-02	WATER STANDARD DETAILS
W-STD-03	WATER STANDARD DETAILS
W-STD-04	WATER STANDARD DETAILS
509.A	THRUST RESTRAINTS
509.B	THRUST RESTRAINTS

R 4 W
NW 50TH STREET
17 17
N. COUNCIL ROAD
N. ROCKWELL AVE.
T 12 N
PROJECT LOCATION
17 17
NW 36TH STREET

LOCATION MAP
SCALE: 1" = 1000'

The City of
BETHANY, OKLAHOMA

AMANDA SANDOVAL, MAYOR
ELIZABETH GRAY, CITY MANAGER

COUNCIL MEMBERS:

CHRIS POWELL	Ward 1	KATHY LARSEN	Ward 3
PETER PLANK	Ward 1	CHANDRA FORD	Ward 3
BURT FALKNER	Ward 2	BRIAN MAGIROWSKY	Ward 4
KEN SMART	Ward 2	AJA TRIANA	Ward 4

SHEET INDEX

SHEET NO.	DESCRIPTION
C-001	COVER
C-101 ~ C-102	FINAL PLAT
C-103	OVERALL WATERLINE PLAN
C-201	WATER LINE A
C-202	WATER LINE B & D
C-203	WATER LINE C
C-501	EROSION CONTROL NOTES & DETAILS
C-205	EROSION CONTROL PLAN

ONE CALL UTILITY LOCATION NUMBER

840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

REVIEWED BY:

_____ DATE _____

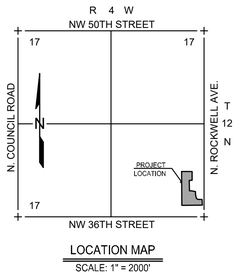
_____ DATE _____

LOYD LEON SPAUGY III, P.E. No. 36875 — 3/1/2026

LICENSED PROFESSIONAL ENGINEER — LOYD LEON SPAUGY III — 36875 — OKLAHOMA

JOB NO. 25612100 PROJECT NO. _____ BETHANY FIELDS

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Pelham Partners, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Pelham Partners, LLC

_____
Michael Love, Manager

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared Michael Love, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

_____
NOTARY PUBLIC, # 23001735

LEGAL DESCRIPTION

A tract of land situated wholly within Lots 2, 3, and 4 of FOREST HIGHLANDS, according to the plat filed of record in Book 16, Page 91 and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 4; thence
S 00°18'37" E, along the East line of said Lot 4, 250.00 feet; thence
S 89°25'12" W, 300.07 feet to the POINT OF BEGINNING of the herein described tract: thence

S 89°25'12" W, 80.66 feet; thence
S 00°18'37" E, 302.11 feet; thence
N 89°25'12" E, 57.51 feet; thence
S 79°29'25" E, 116.16 feet; thence
S 03°10'39" E, 54.41 feet; thence
S 08°27'40" E, 46.85 feet; thence
S 12°26'58" E, 93.46 feet; thence
S 59°50'32" E, 55.41 feet; thence
N 89°25'12" E, 115.28 feet; thence
S 00°18'37" E, 165.00 feet to the South line of said Lot 2; thence
S 89°25'12" W, along said South line, 578.32 feet to the Southwest corner thereof; thence
N 00°18'37" W, along the West line of said Lots 2, 3, and 4, 960.00 feet to the Northwest corner of said Lot 4; thence with said Lot 4,the following two (2) courses:

1. N 89°25'12" E, 295.32 feet; thence
2. S 00°18'37" E, 250.00 feet to the POINT OF BEGINNING and containing 330,253 square feet or 7.58 acres, within the metes recited hereon.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

_____
LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

_____
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____ , Planning Director of the City of Bethany, do certify that the Bethany Planning Commission duly approved this plat on the _____ day of _____, _____.

_____
PLANNING DIRECTOR

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Pelham Partners, LLC, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____.

CHICAGO TITLE OKLAHOMA, CO.

_____
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of _____, OKLAHOMA, this _____ day of _____, _____.

_____
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of BETHANY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of BETHANY, OKLAHOMA, this _____ day of _____, _____.

ATTEST:

_____
CITY CLERK

_____
MAYOR

CERTIFICATE OF CITY CLERK

I,_____, City Clerk of the CITY of BETHANY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, _____.

_____
CITY CLERK

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

Owner's Notary Seal — JESSICA MURPHY NOTARY #23001735 EXP. 02/06/27 PUBLIC STATE OF OKLAHOMA

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

Land Surveyor's Seal — PROFESSIONAL LAND SURVEYOR LICENSED LEE ALLEN SCHROEDER 1502 OKLAHOMA

Surveyor's Notary Seal — DEBRA MACK NOTARY #03005138 EXP. 03/28/27 PUBLIC STATE OF OKLAHOMA

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

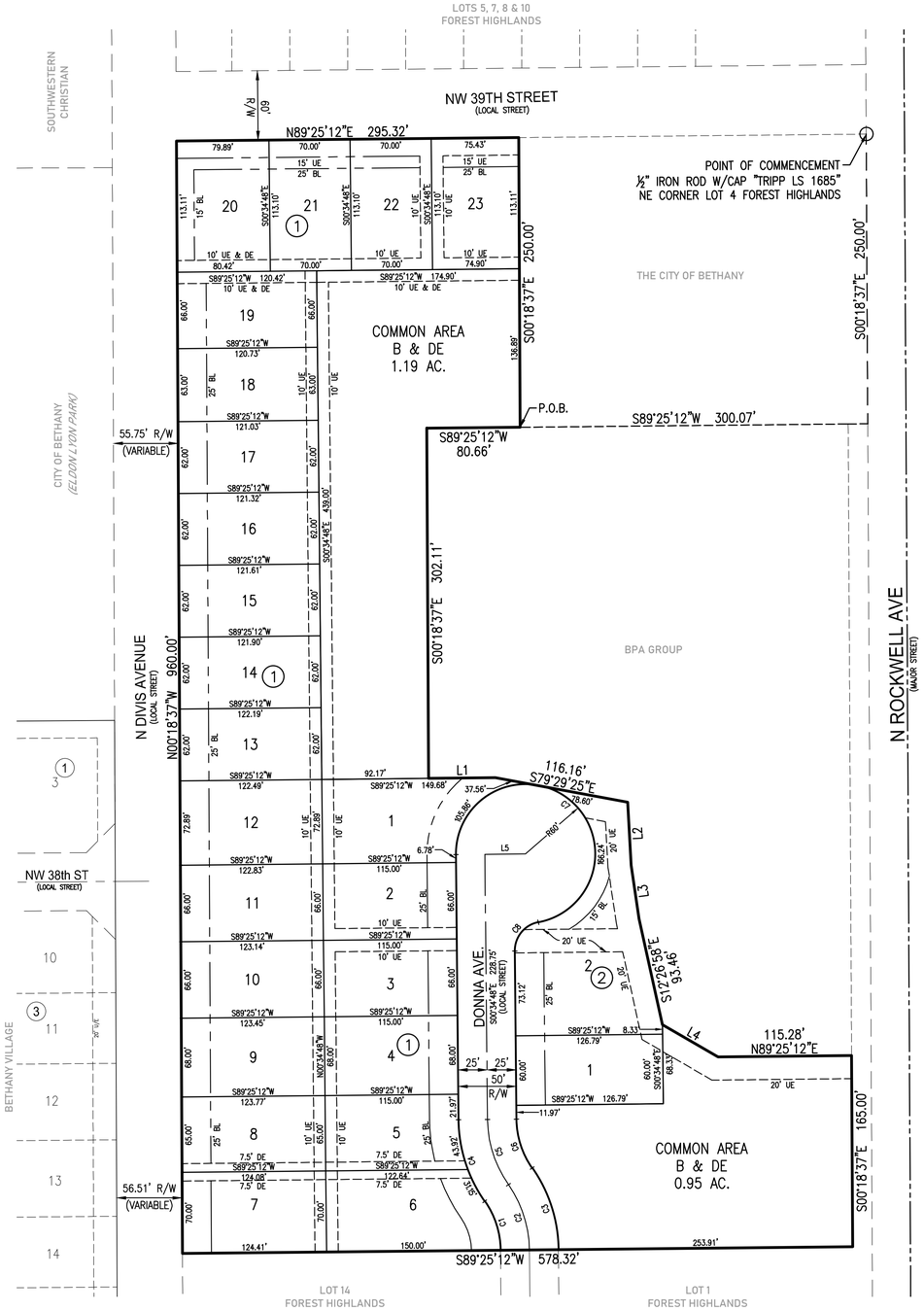
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

DRAWING: S:\25\25612100_BETHANY FIELDS\SURVEY\OFFICIAL PLAT\FINAL PLAT.DWG
PRINTED: 2/28/2026 10:39:11 AM

FINAL PLAT
OF
BETHANY FIELDS
A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

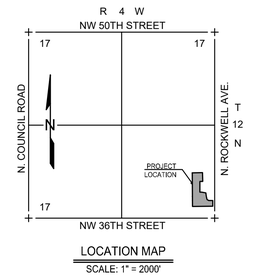


SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

60 0 60

BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 12, T12N, R4W, I.M. (N00°18'33"W)



LOCATION MAP

SCALE: 1" = 2000'

LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.51'	N89° 25' 12"E
L2	54.41'	S03° 10' 39"E
L3	46.85'	S08° 27' 40"E
L4	55.41'	S59° 50' 32"E
L5	35.00'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.04'	75.00'	034°24'41"	N17° 47' 09"W	44.37'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C3	75.07'	125.00'	034°24'41"	N17° 47' 09"W	73.95'
C4	75.07'	125.00'	034°24'41"	S17° 47' 09"E	73.95'
C5	60.06'	100.00'	034°24'41"	S17° 47' 09"E	59.16'
C6	45.04'	75.00'	034°24'41"	S17° 47' 09"E	44.37'
C7	272.10'	60.00'	259°50'09"	N50° 39' 44"W	92.04'
C8	34.83'	25.00'	079°50'09"	S39° 20' 16"W	32.08'

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
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FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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405.787.6270 t 405.787.6276 f
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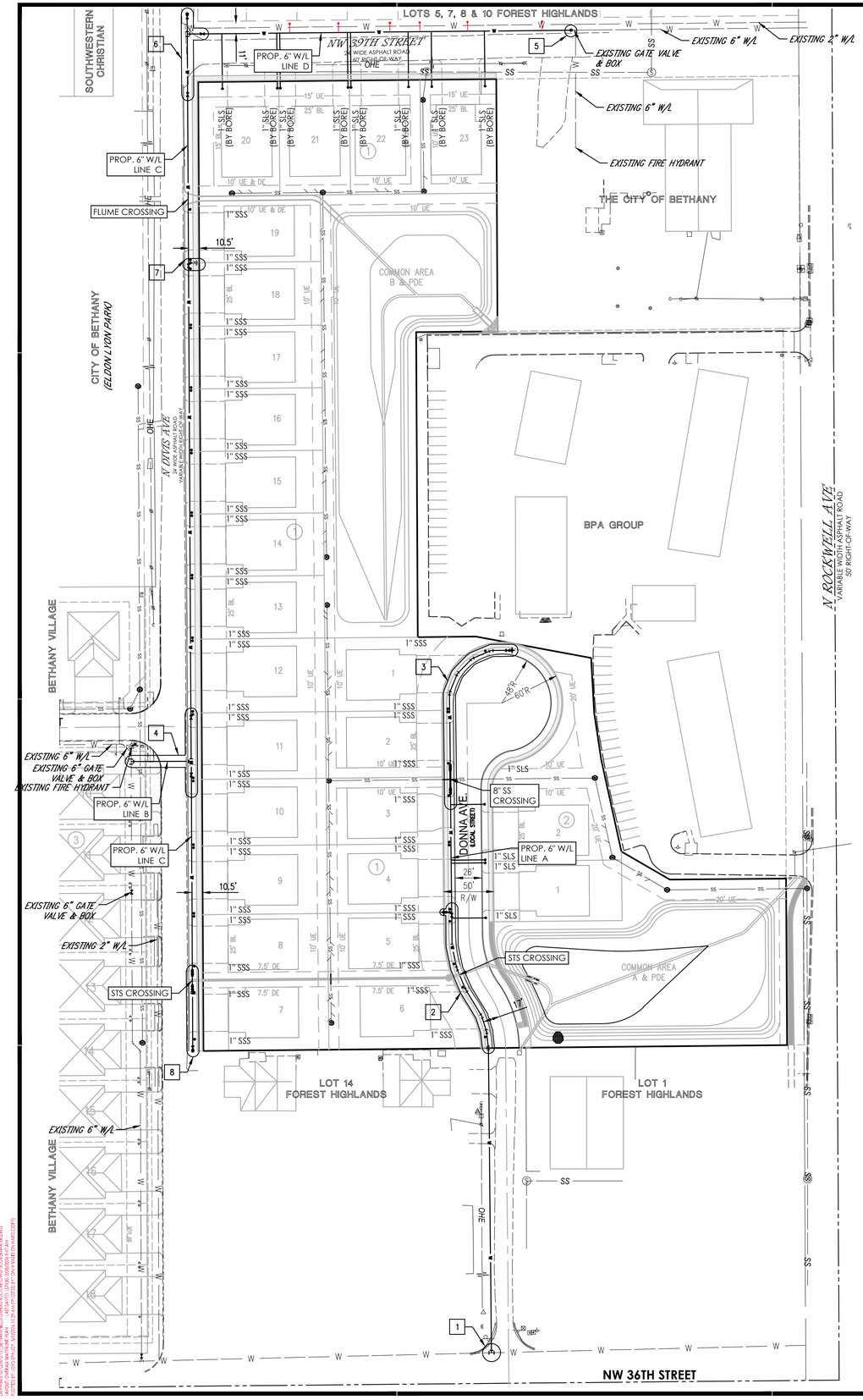
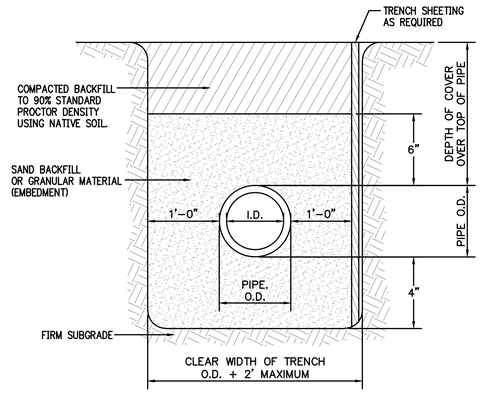
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 02/28/26
PROJECT NO.: 25612100

DRAWING: G:\2561\06_BETHANY\FIELDS\SURVEY\CIVIL\FINAL PLAT\FINAL PLAT.DWG
PLOTTED: Feb 27, 2026 @ 10:18 AM by Jeremy Hall



1. (1) 8"x6" TAPPING SLEEVE
   (1) 6" TAPPING VALVE & BOX
2. (1) FIRE HYDRANT
   (1) FIRE HYDRANT RISER
   (1) 6"x6" TEE
   (2) 6" GATE VALVE & BOX
   (6) 6"x11¼° BEND W/ M.J.R.
3. (1) FIRE HYDRANT
   (1) FIRE HYDRANT RISER
   (1) 6" GATE VALVE & BOX
   (4) 6"x22½° BEND W/ M.J.R.
   (4) 6"x45° VERTICAL BEND W/ M.J.R.
4. (1) 6"x6" TAPPING SLEEVE
   (1) 6" TAPPING VALVE & BOX
   (1) 6"x6" TEE
   (2) 6" GATE VALVE & BOX
5. (1) REMOVE 6" PLUG
   (1) 6" SOLID SLEEVE
   (1) WET CONNECTION
6. (1) 6" PLUG W/ 2" BLOWOFF
   (1) 6"x6" TEE
   (3) 6" GATE VALVE & BOX
7. (1) FIRE HYDRANT
   (1) FIRE HYDRANT RISER
   (1) 6"x6" TEE
   (2) 6" GATE VALVE & BOX
8. (1) 6" PLUG W/ 2" BLOWOFF
   (1) 6" GATE VALVE & BOX
   (4) 6"x45° VERTICAL BEND W/ M.J.R



FITTINGS – FITTINGS FOR USE WITH PVC PIPE SHALL CONFORM TO PROVISIONS OF AWWA C-100/A21.10 AND SHALL BE SHORT-BODIED STYLE.

PVC PIPE NOM. DIA. < 12"
TYPICAL BEDDING & TRENCH DETAIL FOR PVC PIPE
NOT TO SCALE

WATER GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF TITLE 252, CHAPTER 626 PUBLIC WATER SUPPLY CONSTRUCTION STANDARDS OKLAHOMA ADMINISTRATIVE CODES AND TO OKLAHOMA CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL WORK NOT CLASSIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION. COST OF WHICH SHOULD BE INCLUDED IN THE COST OF OTHER PAY ITEMS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL LANDSCAPING IN AS GOOD OR BETTER CONDITION AS EXISTING LANDSCAPING.
4. STANDARDS (OAC 252:626-19-1(a)) - ALL MATERIALS, INCLUDING PIPING, FITTINGS, VALVES, FIRE HYDRANTS, GASKETS, PACKING AND OTHER JOINT MATERIALS SHALL MEET THE LATEST SPECIFICATIONS ISSUED BY THE AWWA, ASTM, ANSI, NSF, OR THE FEDERAL GOVERNMENT.
5. GATE VALVES SHALL CONFORM TO AWWA C509 OR C515. FIRE HYDRANTS SHALL CONFORM TO AWWA C502. INSTALLATION SHALL COMPLY WITH CITY OF OKLAHOMA CITY STANDARDS AND APPLICABLE AWWA REQUIREMENTS.
6. INSTALLATION OF WATER MAINS - PER OAC 252:626-19-2(a) SPECIFICATIONS FOR THE INSTALLATION OF THE WATER LINE PIPE SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
7. PRESSURE TEST (OAC 252:626-19-2(e) TEST THE INSTALLED PIPE FOR LEAKAGE IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS. LEAKAGE MUST NOT EXCEED 10 GAL/INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT 150 PSI TESTING PRESSURE.
8. DISINFECTION (OAC 252:626-19-2 (f) DISINFECT ALL WATERLINES ACCORDING TO AWWA STANDARD SPECIFICATIONS. OBTAIN SAFE BACTERIOLOGICAL SAMPLES ON TWO CONSECUTIVE DAYS BEFORE PLACING THE WATERLINE INTO SERVICE.
9. SEPARATION OF WATER MAINS AND SEWERS (OAC 252:626-19-2(h)
   9.1 HORIZONTAL SEPARATION
   A. MEASURE THE SEPARATION DISTANCE EDGE TO EDGE.
   B. LOCATE WATER MAINS AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINES.
   C. LOCATE WATER MAINS AT LEAST 5 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES, AND OTHER BURIED UTILITY LINES.
   D. LOCATE CAST IRON WATERLINES AT LEAST 10 FEET FROM ANY GASOLINE STORAGE TANK AND LINES AND PVC WATER LINES AT LEAST 50 FEET HORIZONTALLY FROM ANY GASOLINE STORAGE TANK AND LINES.
   E. LOCATE WATERLINES AT LEAST 15 FEET FROM ALL PARTS OF SEPTIC TANKS AND ABSORPTION FIELDS, OR OTHER SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   9.2 VERTICAL SEPARATION
   F. MEASURE THE SEPARATION DISTANCE FROM EDGE TO EDGE.
   G. LAY WATERLINES CROSSING SEWER LINES TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 24 INCHES BETWEEN THE WATER MAIN AND THE SEWER LINE. ARRANGE THE PIPING SO THAT JOINTS IN A 20- FOOT LENGTH OF PVC OR 18-FOOT LENGTH OF CAST IRON SEWER PIPE WILL BE EQUIDISTANT FROM THE WATER MAIN. WHERE A WATER MAIN CROSSES UNDER A SEWER, PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
   H. MAINTAIN A 2-FOOT VERTICAL SEPARATION BETWEEN WATERLINES AND ANY EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES, AND OTHER BURIED UTILITY LINES.
   9.3 SPECIAL CONDITIONS. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED IN (3.1.) AND (3.2.) OF THESE GENERAL NOTES, DESIGN AND CONSTRUCT THE OTHER LINE EQUAL TO WATER PIPE, AND PRESSURE TEST IT TO ASSURE WATER TIGHTNESS OF JOINTS ADJACENT TO THE WATER LINE PRIOR TO BACKFILLING.
10. IN ACCORDANCE WITH ODEQ REGULATIONS, THE CITY PROVIDES WATER AT A MINIMUM PRESSURE OF 25 psi. THE DEVELOPER IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTION OF ALL FIXTURES TO PROVIDE ADEQUATE DOMESTIC AND FIRE PROTECTION UNDER MINIMUM PRESSURE CONDITIONS. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY FAILURE OF DOMESTIC AND FIRE PROTECTION SYSTEMS WHICH REQUIRE WATER PRESSURE IN EXCESS OF 25 psi.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.
12. FIRE HYDRANT (OAC 252:626-19-3(b)(6)), THE LOWEST OUTLET SHALL BE INSTALLED NO LESS THAT 19 INCHES (24" MAX IN CITY OF BETHANY) ABOVE THE SURROUNDING GRADE AND THE OPERATING NUT HIGHER THAN 4 FEET ABOVE GRADE.
13. THE CONTRACTOR SHALL DISPOSE OF WATER FLUSHED FROM THE LINES TO A LOCATION APPROVED BY THE ENGINEER. IN NO CASE SHALL THE WATER BE FLUSHED ONTO THE PAVING SUBGRADE. THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BEFORE FLUSHING WATER LINE TO MINIMIZE EROSION AND TO REMAIN IN COMPLIANCE WITH LOCAL AND FEDERAL N.P.D.E.S. PERMIT REQUIREMENTS.
14. A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITY CAN BEGIN.
15. A NOTICE OF INTENT (NOI) SHOULD BE SUBMITTED 30 DAYS PRIOR TO THE INITIAL DISTURBANCE OF SOILS.
16. PIPE – PVC PRESSURE PIPE SHALL BE AWWA C-900, PRESSURE CLASS 200 AND WITH A MINIMUM DIMENSION RATIO OF FOURTEEN (DR-14).
17. FITTINGS – FITTINGS SHALL BE MECHANICAL JOINT TYPE AS SPECIFIED UNDER DUCTILE IRON FITTINGS. ALL FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT TUBING WITH A THICKNESS OF 8 MIL.
18. TRACER WIRE (CONDUCTOR) – INSTALL ONE (1) STRAND OF NUMBER TWELVE (12) GAUGE COPPER TRACER WIRE ALONG TOP OF ALL PVC PIPING. BRING TO TOP OF GROUND AND ANCHOR ALL PROPOSED VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES AND BACK TO THE NEAREST EXISTING GATE VALVE.
19. JOINT RESTRAINTS – THE JOINTS SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINT FOR AWWA C-900. JOINT RESTRAINTS SHALL BE MANUFACTURED BY EBBA IRON SALES, INC. OR UNI-FLANGE BY THE FORD METER BOX CO., INC., OR APPROVED EQUAL.
20. WATER SERVICE CONNECTIONS – WATER SERVICE CONNECTIONS SHALL BE STAINLESS STEEL SADDLE AND GASKET.
21. PIPE BEDDING – SEE DETAIL THIS PAGE.
22. FINAL GRADING MUST BE COMPLETE PRIOR TO THE INSTALLATION OF WATER AND SANITARY SEWER MAINS.
23. 63 OKLAHOMA STATUTE ANNOTATED 63§ 981: ACTIVITY WITHIN SIX FEET OF HIGH VOLTAGE OVERHEAD LINE OR CONDUCTOR PROHIBITED.
24. NO PERSON, FIRM, CORPORATION OR ASSOCIATION SHALL, INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE AND NO PERSON AS AN AGENT OR EMPLOYEE OF ANY PERSON, FIRM, CORPORATION OR ASSOCIATION, SHALL PERFORM OR PERMIT ANY AGENT OR EMPLOYEE TO PERFORM ANY FUNCTION OR ACTIVITY UPON ANY LAND, BUILDING, HIGHWAY, OR OTHER PREMISES, WHEN IT IS POSSIBLE DURING THE PERFORMANCE OF SUCH ACTIVITY FOR ANY PERSON OR EMPLOYEE ENGAGED IN PERFORMING WORK CONNECTED WITH OR RELATED TO SUCH FUNCTION OR ACTIVITY TO MOVE TO OR TO BE PLACED IN A POSITION WITHIN SIX (6) FEET OF ANY HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR, OR WHEN IT IS POSSIBLE FOR ANY PART OF ANY TOOL, EQUIPMENT, MACHINERY OR MATERIAL TO BE USED BY ANY SUCH PERSON OR EMPLOYEE TO BE BROUGHT WITHIN SIX (6) FEET OF ANY SUCH OVERHEAD HIGH VOLTAGE LINE OR CONDUCTOR THROUGH ANY LATERAL, VERTICAL OR SWINGING MOTION DURING THE PERFORMANCE OF SUCH FUNCTION OR ACTIVITY.
25. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND DEPTHS PRIOR TO CONSTRUCTION BY MEANS OF UTILITY SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL PRIVATE & PUBLIC UTILITIES DAMAGED DURING CONSTRUCTION.
26. ALL SERVICES ARE TO BE CONNECTED TO EXISTING METER WITH MATERIAL PER CURRENT CITY OF OKLAHOMA CITY SPECIFICATIONS FROM PROPOSED WATER MAIN.
27. STANDARD DEPTH OF COVER SHALL BE A MINIMUM OF 4.0 FEET. MINIMUM DEPTH OF 5.0 FEET REQUIRE ALONG SECTION ROADS.
28. ALL CROSSINGS AND PROPOSED TIE-IN LOCATIONS SHALL BE EXCAVATED AHEAD OF CONSTRUCTION TO VERIFY THE FLOWLINE OF EXISTING WATER MAINS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION STAKING. THE STAKING MUST BE DONE BY AN OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO DRAIN AS GOOD OR BETTER THAN EXISTING CONDITIONS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GPS "AS-BUILT" SURVEY, FOLLOWING THE INSTALLATION OF WATER MAINS, FOR EVERY 100' ALONG THE ALIGNMENT OF THE PROJECT, COORDINATES OF THE VALVES, FIRE HYDRANTS, EXISTING WATER METERS, AND SIMILAR APPURTENANCES. THIS TASK MUST BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR. DATA SUBMITTED SHALL BE TIED TO OKLAHOMA STATE PLANE COORDINATE SYSTEM.
32. WATER METERS AND FIRE HYDRANTS MUST SIT WITHIN THE ROW OR UTILITY EASEMENT LOCATED IN A GRASSY AREA OUTSIDE OF PAVING FOR SIDEWALKS, STREETS, & DRIVEWAYS.
33. TYPE 'A' AGGREGATE BACKFILL SHALL BE PLACED IN ALL TRENCHES UP TO GROUND LEVEL WHERE LINES CROSS UNDER PROPOSED OR EXISTING PAVING. TYPE 'A' AGGREGATE BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS. THE MAXIMUM PAY QUANTITY FOR TYPE 'A' AGGREGATE BACKFILL IS THAT QUANTITY REQUIRED TO FILL A NEAT MINIMUM WIDTH DITCH, LISTED IN THE TRENCH WIDTH DETAIL, FROM THE FLOWLINE OF THE PIPE TO THE PAVEMENT SUBGRADE ELEVATION TO 5' BACK OF CURB ON EACH SIDE OF THE STREET. ANY ADDITIONAL TYPE 'A' AGGREGATE REQUIREMENTS ARE CONSIDERED INCIDENTAL.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, BOTH UNDERGROUND & OVERHEAD, EITHER PUBLIC OR PRIVATE, AS TO THEIR ACTUAL LOCATION PRIOR TO COMMENCING CONSTRUCTION.

EROSION CONTROL NOTES

1. LIST EROSION CONTROL QUANTITIES AND WHO WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROLS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
3. A COPY OF THE EROSION CONTROL SITE PLAN MUST ALWAYS BE ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
4. BLOCK OFF ACCESS OR ADD CONSTRUCTION ENTRANCE.
5. A MINIMUM OF 18" OF SOD IS REQUIRED ALONG ALL CURBS & FLUMES.
6. THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BEFORE FLUSHING WATERLINE TO MINIMIZE EROSION AND TO REMAIN IN COMPLIANCE WITH STORM WATER QUALITY REQUIREMENTS.

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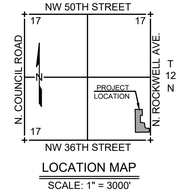
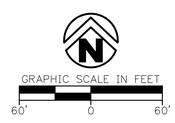


LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan



No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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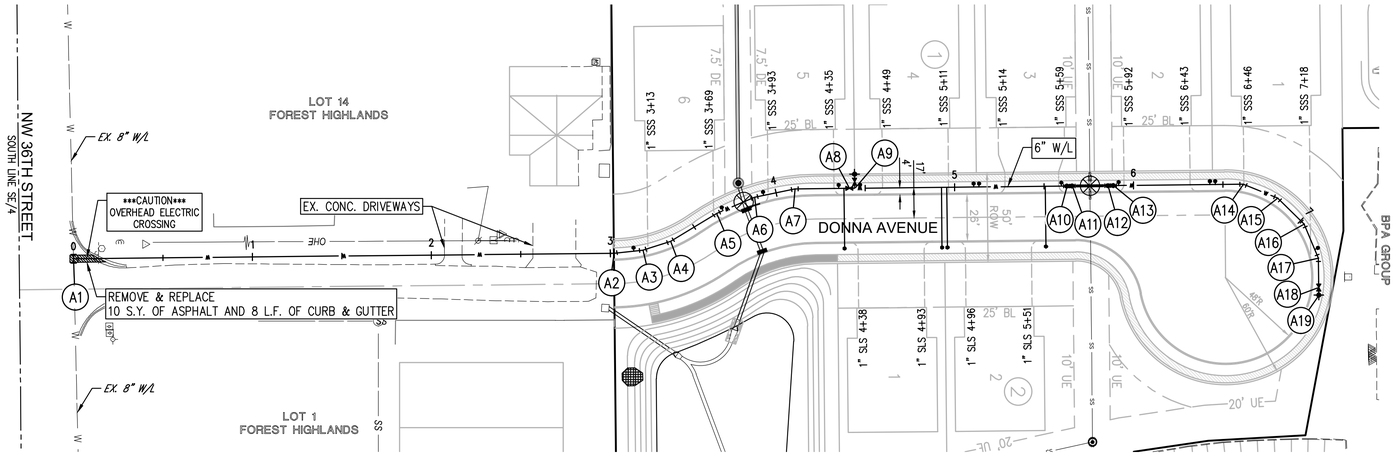
OVERALL WATERLINE PLAN

C-103



NOTE:

WHERE FILL MATERIAL IS INDICATED SUCH MATERIAL SHALL BE PLACED AND COMPACTED IN SIX (6) INCH LIFTS FOR HAND-TAMPED EQUIPMENT AND THIRTY (30) INCH LIFTS FOR POWER-DRIVEN EQUIPMENT TO 95% STANDARD PROCTOR DENSITY PRIOR TO TRENCHING.

(A1) STA: 0+00.00 CONST.
(1) 8"x6" TAPPING SLEEVE
(1) 6" TAPPING VALVE & BOX
NORTHING: 185111.4313
EASTING: 2076310.4438
FL=1311.85

(A2) STA: 3+01.96 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1311.96

(A3) STA: 3+18.23 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1311.87

(A4) STA: 3+34.50 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1311.83

(A5) STA: 3+64.57 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1311.74

(A6) STA: 3+87.62 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1311.88

(A7) STA: 4+10.67 CONST.
(1) 6"x11.25° BEND W/ M.J.R.
FL=1312.73

(A8) STA: 4+41.16 CONST.
(1) 6" GATE VALVE
FL=1313.43

(A9) STA: 4+44.16 CONST.
(1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
(1) 6"x6" TEE
(1) 6" GATE VALVE & BOX
FL=1313.46

(A10) STA: 5+62.66 CONST.
(1) 6"x45° BEND VERT. BEND W/ M.J.R.
FL=1313.91

(A11) STA: 5+65.66 CONST.
(1) 6"x45° BEND VERT. BEND W/ M.J.R.
FL=1310.91

(A12) STA: 5+85.66 CONST.
(1) 6"x45° BEND VERT. BEND W/ M.J.R.
FL=1310.91

(A13) STA: 5+88.66 CONST.
(1) 6"x45° BEND VERT. BEND W/ M.J.R.
FL=1313.91

(A14) STA: 6+61.29 CONST.
(1) 6"x22.5° BEND W/ M.J.R.
FL=1314.31

(A15) STA: 6+81.97 CONST.
(1) 6"x22.5° BEND W/ M.J.R.
FL=1314.38

(A16) STA: 7+02.66 CONST.
(1) 6"x22.5° BEND W/ M.J.R.
FL=1314.47

(A17) STA: 7+23.35 CONST.
(1) 6"x22.5° BEND W/ M.J.R.
FL=1314.45

(A18) STA: 7+39.80 CONST.
(1) 6" GATE VALVE
FL=1314.52

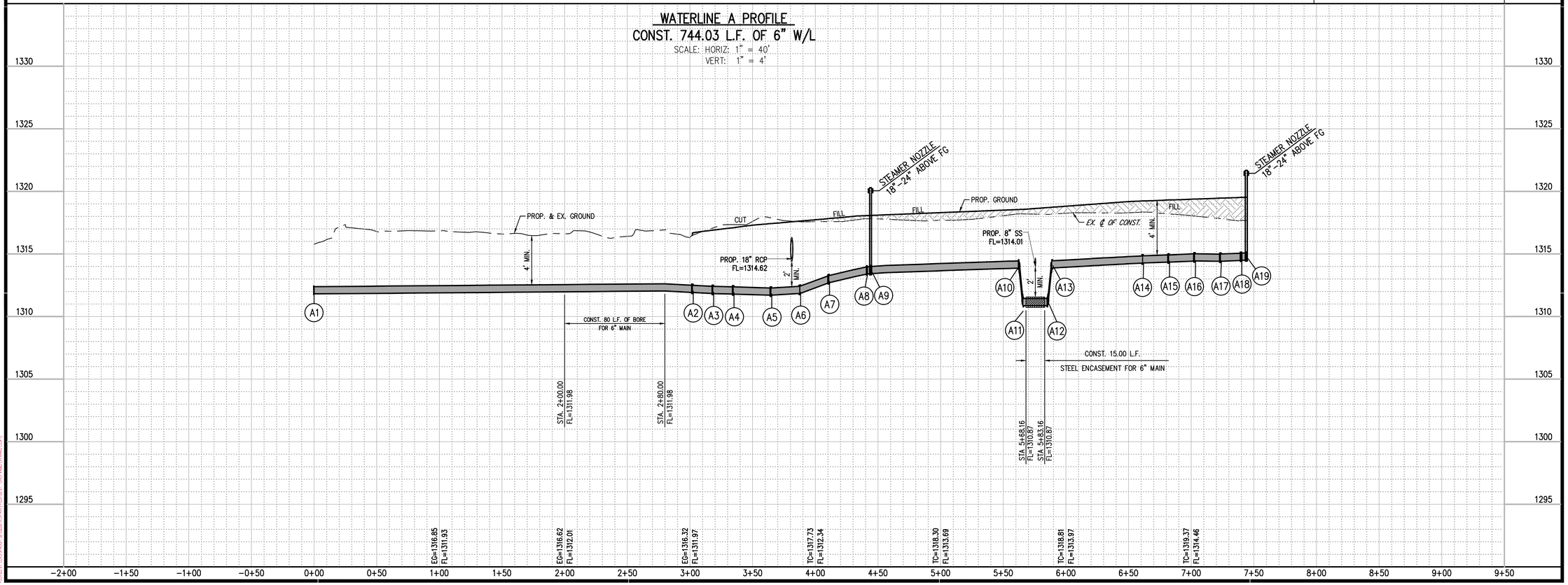
(A19) STA: 7+44.03 CONST.
(1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
FL=1314.54

GRAPHIC SCALE IN FEET
40' 0 40'

WATERLINE A PLAN

LEGEND
UTILITY CROSSING (SEE PROFILE)
SANITARY SEWER LINE — SS —
PROP GROUND
EX. ℄ OF CONST.

WATERLINE A PROFILE
CONST. 744.03 L.F. OF 6" W/L
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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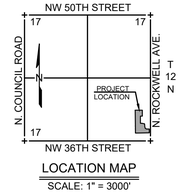

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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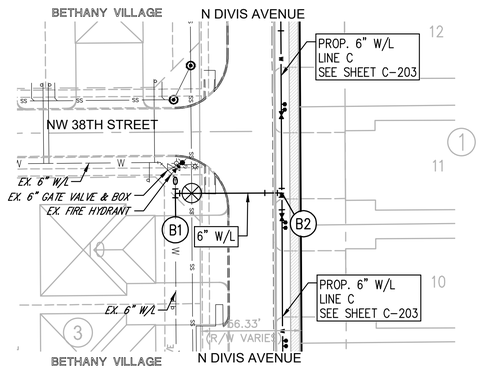
WATER LINE A

C-201

DRAWING G:\2025\25612100\WATER\CTLINE\DWG\PWWATER.DWG
LAYOUT: C-201 PLOTTED: 2/6/2026 11:19 AM PLOTTED BY: CHUCK HAID ON HAIDS COMPUTER

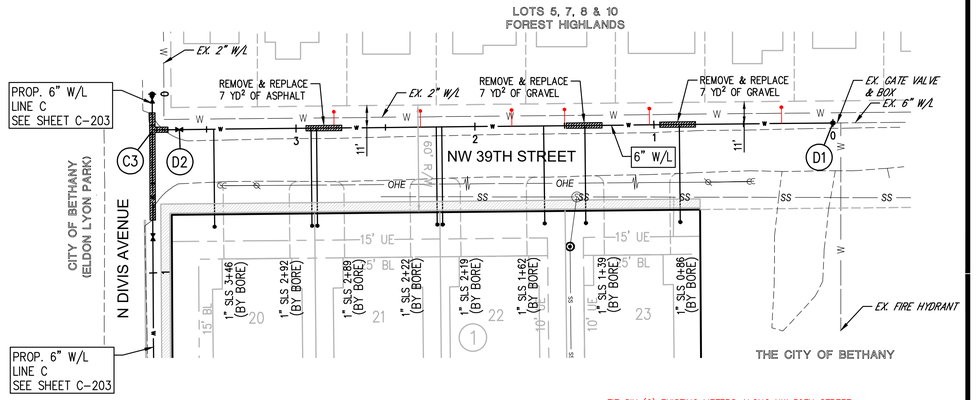
NOTE:

WHERE FILL MATERIAL IS INDICATED SUCH MATERIAL SHALL BE PLACED AND COMPACTED IN SIX (6) INCH LIFTS FOR HAND-TAMPED EQUIPMENT AND THIRTY (30) INCH LIFTS FOR POWER-DRIVEN EQUIPMENT TO 95% STANDARD PROCTOR DENSITY PRIOR TO TRENCHING.



B1 STA: 0+00.00 CONST.
(1) 6"x6" TAPPING SLEEVE
(1) 6" TAPPING VALVE & BOX
NORTHING: 185697.2175
EASTING: 2075953.3824
FL=1321.89

B2 STA: 0+59.52 LINE B =
STA: 7+40.57 LINE C
CONST. (1) 6"x6" TEE
FL=1321.71



D1 STA: 0+00.00 CONST.
(1) REMOVE 6" PLUG
(1) 6" SOLID SLEEVE
(1) WET CONNECTION
FL=1316.32

TIE SIX (6) EXISTING METERS ALONG NW 39TH STREET TO PROPOSED MAIN WITH 1" SERVICE LINES

D2 STA: 3+65.29 CONST.
(1) 6" GATE VALVE
FL=1322.01

C3 STA: 0+20.00 LINE C =
STA: 3+80.29 LINE D
(1) 6"x6" TEE
FL=1322.25

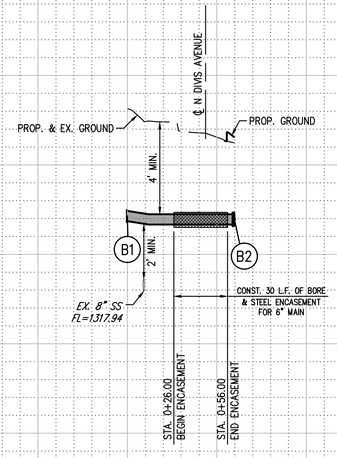
GRAPHIC SCALE IN FEET
40' 0 40'

WATERLINE B & D PLAN

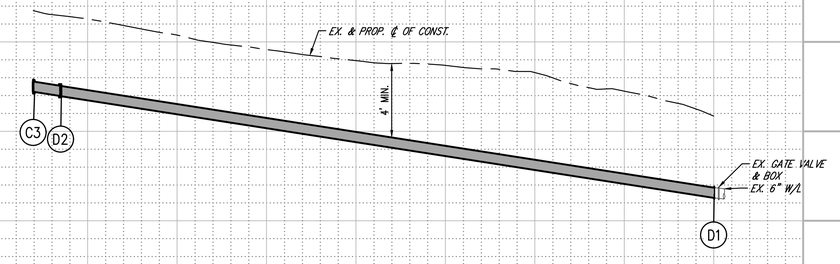
LEGEND

UTILITY CROSSING (SEE PROFILE)	⊗
SANITARY SEWER LINE	——SS——
PROP GROUND	———
EX. ℄ OF CONST.	—— – —— – ——

WATERLINE B PROFILE
CONST. 59.52 L.F. OF 6" W/L
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



WATERLINE D PROFILE
CONST. 380.29 L.F. OF 6" W/L
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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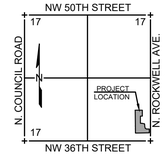
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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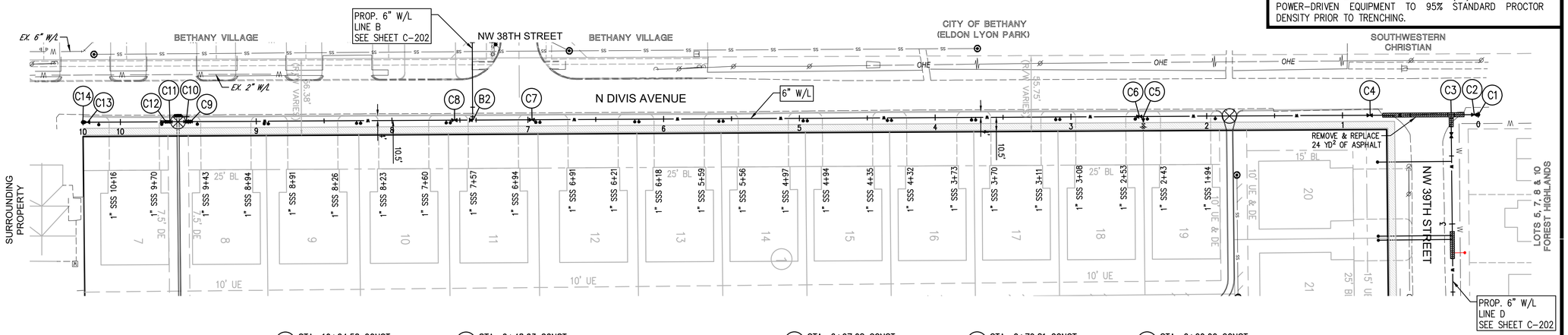
WATER LINE B & D

C-202

DRAWING G:\2561\25612100_BETHANY\ENGR\PLANS\TECH\C202.DWG LAYOUT: C-202 PLOTTED: 2/6/2026 11:39 AM BY: LOYD LEON SPAUGY III
ATTENTION: CONTRACTOR: DO NOT SCALE PLANS. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ACTIONS INCLUDING SAFETY CONDITIONS RELATED TO CONSTRUCTION. ENGINEER'S REVIEW SHALL NOT INCLUDE REVIEW OF THE ADEQUACY OF ANY SAFETY CONDITIONS RELATED TO CONSTRUCTION. CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY USE HARD DIMENSIONS GIVEN. CONTRACTOR SHALL USE ONLY THE LATEST REVISED DRAWINGS. CONTRACTOR SHALL NOT USE ANY OUTDATED DRAWINGS. CONTRACTOR SHALL NOT USE ANY UNSIGNED OR UNSEALED DRAWINGS. CONTRACTOR SHALL NOT USE ANY DRAWINGS THAT ARE NOT MARKED FOR CONSTRUCTION. CONTRACTOR SHALL NOT USE ANY DRAWINGS THAT ARE NOT MARKED AS "ISSUED FOR CONSTRUCTION". CONTRACTOR SHALL NOT USE ANY DRAWINGS THAT ARE NOT MARKED AS "APPROVED FOR CONSTRUCTION". CONTRACTOR SHALL NOT USE ANY DRAWINGS THAT ARE NOT MARKED AS "APPROVED FOR CONSTRUCTION". CONTRACTOR SHALL NOT USE ANY DRAWINGS THAT ARE NOT MARKED AS "APPROVED FOR CONSTRUCTION".

NOTE:

WHERE FILL MATERIAL IS INDICATED SUCH MATERIAL SHALL BE PLACED AND COMPACTED IN SIX (6) INCH LIFTS FOR HAND-TAMPED EQUIPMENT AND THIRTY (30) INCH LIFTS FOR POWER-DRIVEN EQUIPMENT TO 95% STANDARD PROCTOR DENSITY PRIOR TO TRENCHING.



C13 STA: 10+24.58 CONST.
(1) 6" GATE VALVE
FL=1319.76

C14 STA: 10+27.58 CONST.
(1) 6" PLUG W/ 2" BLOWOFF
FL=1319.75

C9 STA: 9+48.63 CONST.
(1) 6" 45° BEND VERT. BEND W/ M.J.R.
FL=1319.96

C10 STA: 9+51.63 CONST.
(1) 6" 45° BEND VERT. BEND W/ M.J.R.
FL=1316.96

C11 STA: 9+63.63 CONST.
(1) 6" 45° BEND VERT. BEND W/ M.J.R.
FL=1316.96

C12 STA: 9+66.63 CONST.
(1) 6" 45° BEND VERT. BEND W/ M.J.R.
FL=1319.96

C7 STA: 6+97.08 CONST.
(1) 6" GATE VALVE
FL=1321.60

B2 STA: 0+59.52 LINE B =
STA: 7+40.57 LINE C
(1) 6"x6" TEE
FL=1321.71

C8 STA: 7+54.08 CONST.
(1) 6" GATE VALVE
FL=1321.59

C4 STA: 0+79.81 CONST.
(1) 6" GATE VALVE
FL=1321.13

C5 STA: 2+46.69 CONST.
(1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
(1) 6"x6" TEE
(1) 6" GATE VALVE & BOX
FL=1320.60

C6 STA: 2+49.69 CONST.
(1) 6" GATE VALVE
FL=1320.61

C1 STA: 0+00.00 CONST.
(1) 6" PLUG W/ 2" BLOWOFF
FL=1322.78

C2 STA: 0+03.09 CONST.
(1) 6" GATE VALVE
FL=1322.70

C3 STA: 0+20.00 LINE C =
STA: 3+80.29 LINE D
CONST. (1) 6"x6" TEE
FL=1322.25

GRAPHIC SCALE IN FEET
40' 0 40'

WATERLINE C PLAN

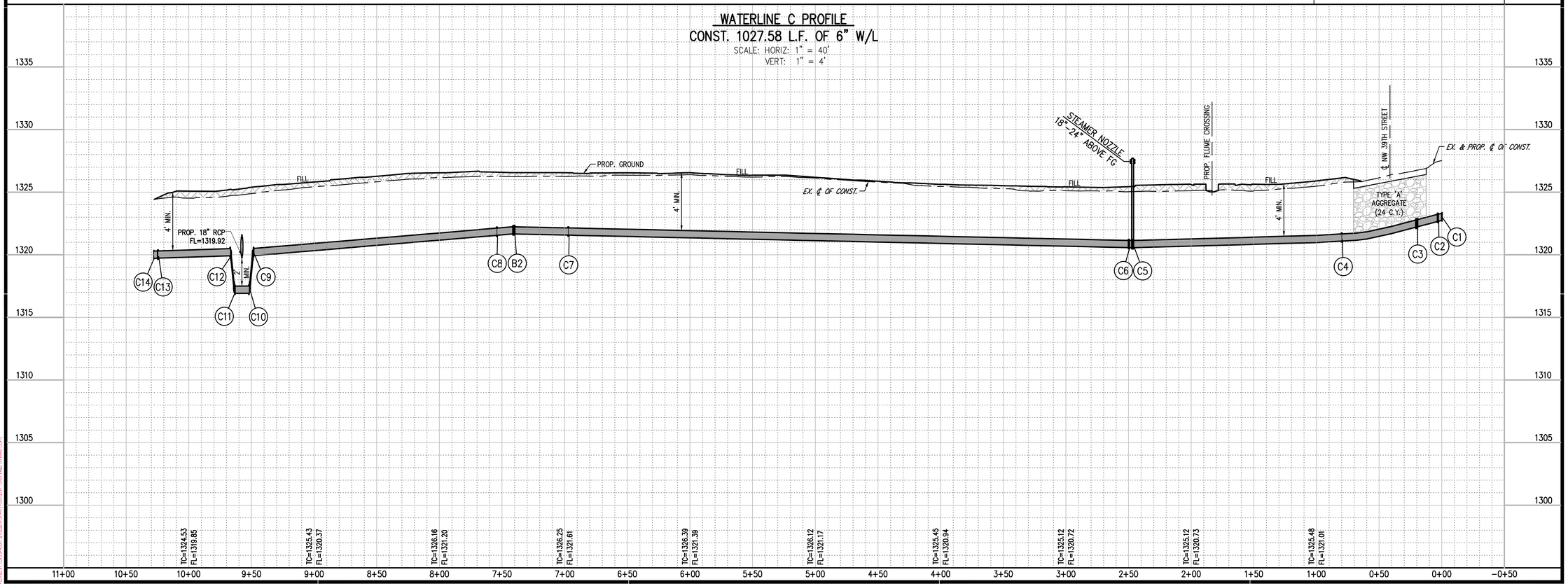
LEGEND

UTILITY CROSSING (SEE PROFILE)	⊗
SANITARY SEWER LINE	SS
PROP GROUND	
EX. 'C' OF CONST.	

WATERLINE C PROFILE

CONST. 1027.58 L.F. OF 6" W/L

SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



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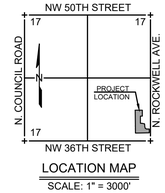

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS

CIT OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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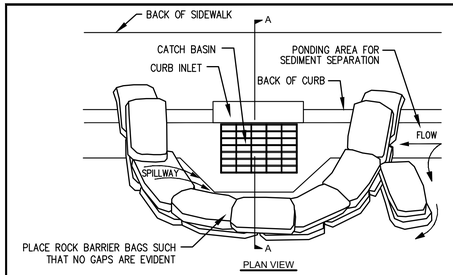
WATER LINE C

C-203

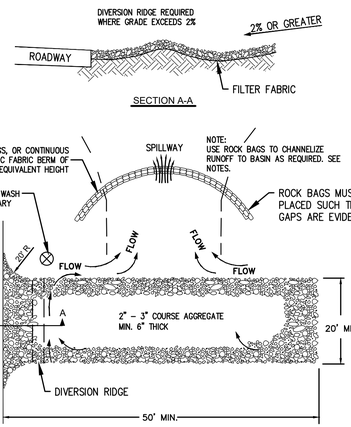
DRAWING G:\2561\2100_BETHANY\PLANS\ENGINEERING\CONSTRUCTION\C-203.DWG 2/6/2026 7:37:29 AM LOYD SPAUGY III



NOTES:

1. ALL ROCK BAG BARRIERS MUST AGREE WITH THE NOTES ON PREVIOUS PAGE.
2. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
3. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
4. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
5. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

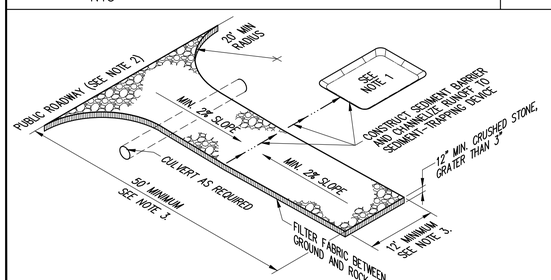
ROCK CHECK DAM
NTS



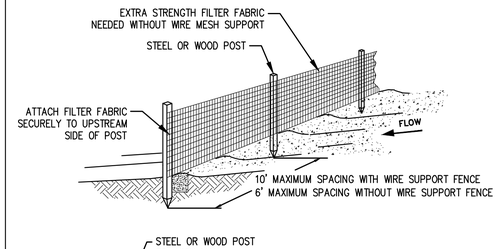
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT. SEE NOTES ERO-03.

ROCK CONSTRUCTION ENTRANCE DETAIL
NTS



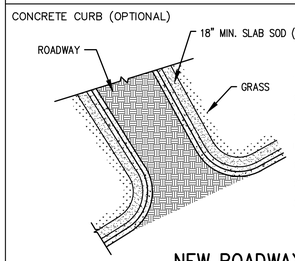
STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS



NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE INSTALLATION DETAILS
NTS



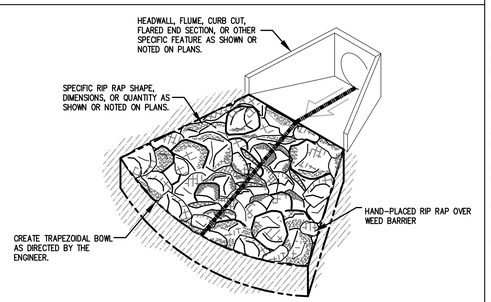
TEMPORARY EROSION CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

PERMANENT EROSION CONTROL

1. SLAB SOD TO BE INSTALLED ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.
2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES
3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

NEW ROADWAY
NTS



NOTES:

1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
6. CREATE TRAPEZOIDAL BOWL AS DIRECTED BY THE ENGINEER.
7. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

RIP-RAP SLOPE PROTECTION
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF OKLAHOMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

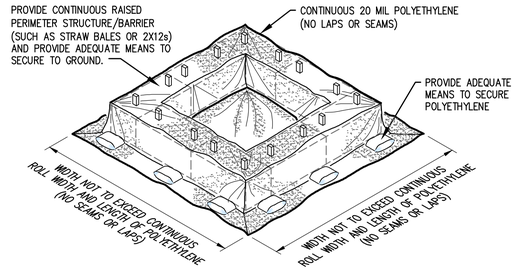
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY	
IMPERVIOUS AREA	0.38
SEEDED AREA	7.82
TOTAL DISTURBED	8.20

DEVELOPER/OWNER:
CCDC, INC.
16200 SONOMA PARK DRIVE
EDMOND, OK
73103

EMAIL: michael@ccdcproperties.com

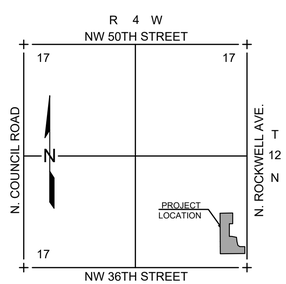
SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.

FOUND MAG NAIL w/WASHER "CA 1484" SOUTHEAST CORNER, SE/4 OF SECTION 17, T12N, R4W, I.M.
NORTHING: 185,084.3640 EASTING: 2,076,654.9490 TR = 1317.74

USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
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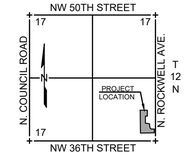

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL NOTES & DETAILS

C-501

DRAWING G:\2021\25_BETHANY\FIELDS\PATENT\CIVIL\DWG\EROSION CONTROL.DWG
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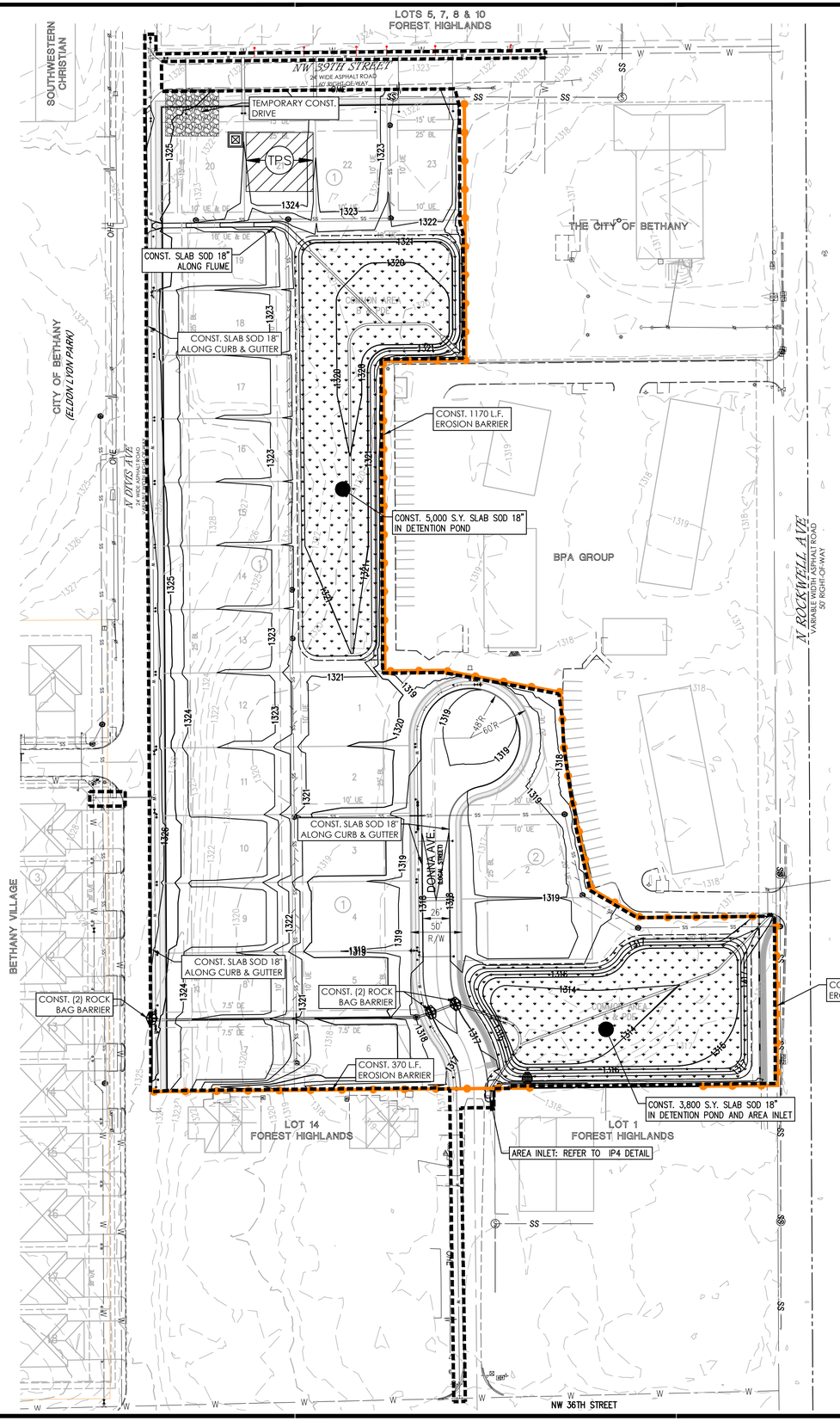
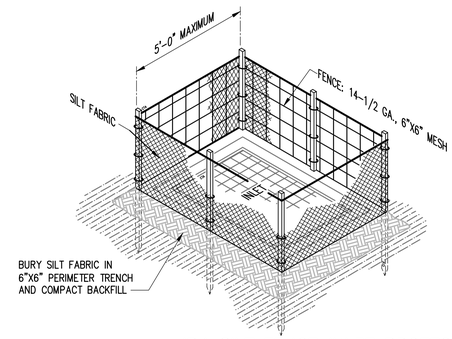




SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS

LEGEND

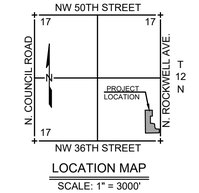
- TPS — TEMPORARY PARKING AND STORAGE
- ROCK BAG BARRIERS
- TEMPORARY STONE CONSTRUCTION EXIT
- EROSION BARRIER
- LIMITS OF DISTURBANCE
- CONCRETE WASH-OUT BASIN

NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, ROCK BAGS, TRIANGULAR SILT DIKE OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO APPLICABLE SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF OKLAHOMA CITY.
2. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL INSTALL THE SILT SCREENING, AS SHOWN OR ANY OTHER EROSION & SILTATION MEASURES NECESSARY TO STOP ANY SEDIMENT PRODUCED DURING SOIL DISTURBING ACTIVITIES.
3. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES. THE CONTRACTOR WILL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING AND SILT DISTURBANCE ACTIVITIES AND OF THE INSTALLATION OF ALL MANAGEMENT PRACTICES OR CONTROL MEASURES.
4. FOLLOWING THE COMPLETION OF THE CONSTRUCTION ALL DISTURBED SOIL WILL BE RESTORED BY APPROPRIATE METHODS (i.e. SODDING, SPRIGGING AND/OR SEEDING OF GRASS) TAKING CARE TO STABILIZE SLOPES TO THEIR FINAL GRADE. ALL TEMPORARY CONTROL MEASURES WILL BE REMOVED.
5. THE CONTRACTOR SHALL CONSTRUCT CONSTRUCTION ENTRANCE'S AT LOCATION SHOWN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND/OR LAWS PERTAINING TO EROSION AND SILTATION CONTROL AS THEY APPLY TO THE PAVING AND DRAINAGE PROJECT.
8. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON THE SITE AT ALL TIMES AND AVAILABLE TO THE INSPECTOR UPON REQUEST.
9. 18" SOD ALONG ALL CURB & GUTTER.

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CIT OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

ISSUED FOR CONSTRUCTION

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EROSION CONTROL PLAN

C-205

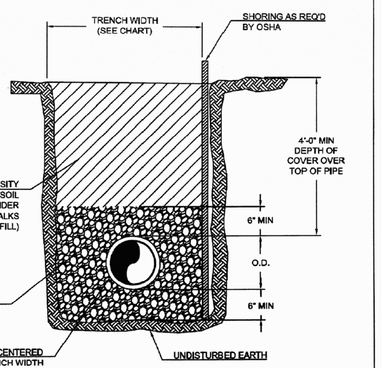
PLOTTED: Tuesday, August 26, 2014 10:15:27 AM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\WATER\FINAL SHEETS\WAT-STD-DET-2014-SIGNED.DWG

OKLAHOMA CITY UTILITIES DEPARTMENT

WATER STANDARD DETAIL

BEDDING & TRENCHING DETAILS - STEEL PIPE

Pipe Nominal Size (Inches)	Minimum Trench Width (Feet)	Maximum Trench Width (Feet)
48	7.00	10.00
54	8.00	10.50
60	9.00	11.00
64	9.75	11.50
66	9.75	11.50
72	10.50	12.00
78	10.50	12.50
84	11.00	13.00
90	11.50	13.50



STEEL PIPE ≥ 48"

NOTE:
1. EMBEDMENT MATERIAL TO BE FREE FROM REFUSE, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-04

WATER STANDARD DETAIL

WATER STANDARD DETAIL INDEX

DRAWING NUMBER		ISSUED DATE
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W-02	BEDDING & TRENCHING DETAILS - DIP < 12"	6/13/14
W-03	BEDDING & TRENCHING DETAILS - DIP > 12"	6/13/14
W-04	BEDDING & TRENCHING DETAILS - STEEL PIPE	6/13/14
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W-07	FIRE HYDRANT INSTALLATION ON EXISTING MAIN - PAGE 1 OF 2	6/13/14
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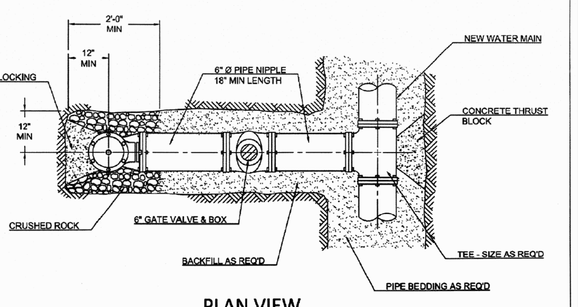
ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-00

WATER STANDARD DETAIL

FIRE HYDRANT INSTALLATION ON NEW MAIN — 1 OF 2



PLAN VIEW

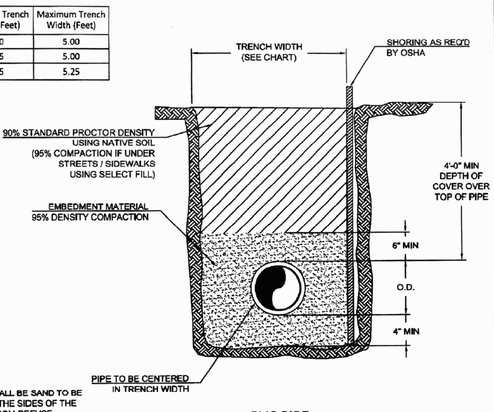
NOTES:
1. HYDRANT COLOR IS AS FOLLOWS:
   (a) "INTERNATIONAL ORANGE" (SW 4081) FOR PUBLIC
   (b) "SAFETY RED" (SW 4082) FOR PRIVATE
2. SEE DETAIL W-43 & W-44 FOR THRUST BLOCK SIZING.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-05

WATER STANDARD DETAIL

BEDDING & TRENCHING DETAILS - PVC PIPE

Pipe Nominal Size (Inches)	Minimum Trench Width (Feet)	Maximum Trench Width (Feet)
≤ 12	3.00	5.00
16	3.25	5.00
20	3.75	5.25



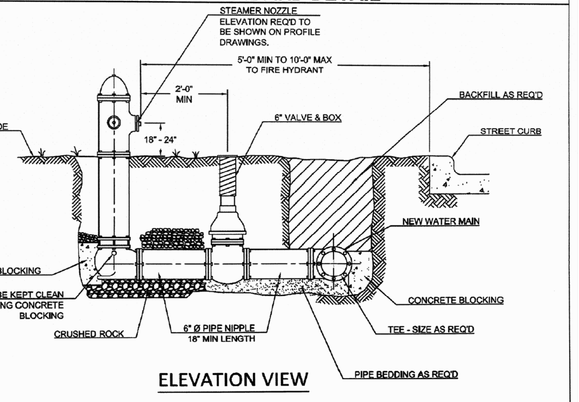
PVC PIPE

NOTES:
1. EMBEDMENT MATERIAL SHALL BE SAND TO BE READILY WORKED UNDER THE SIDES OF THE PIPE. IT SHALL BE FREE FROM REFUSE, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES.
2. SEE DETAIL W-13 FOR TRACER WIRE INSTALLATION.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-01

WATER STANDARD DETAIL

FIRE HYDRANT INSTALLATION ON NEW MAIN — 2 OF 2



ELEVATION VIEW

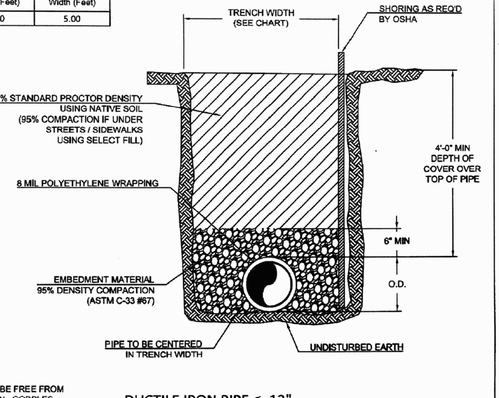
NOTES:
1. HYDRANT COLOR IS AS FOLLOWS:
   (a) "INTERNATIONAL ORANGE" (SW 4081) FOR PUBLIC
   (b) "SAFETY RED" (SW 4082) FOR PRIVATE
2. SEE DETAIL W-43 & W-44 FOR THRUST BLOCK SIZING.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-06

WATER STANDARD DETAIL

BEDDING & TRENCHING DETAILS - DIP < 12"

Pipe Nominal Size (Inches)	Minimum Trench Width (Feet)	Maximum Trench Width (Feet)
≤ 12	3.00	5.00



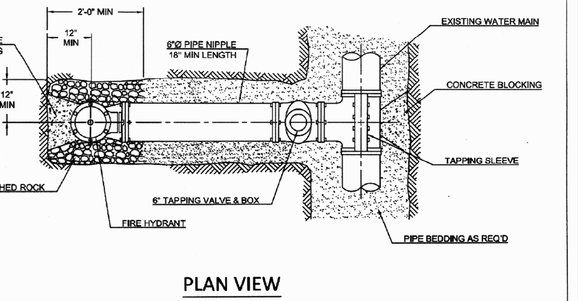
DUCTILE IRON PIPE ≤ 12"

NOTE:
1. EMBEDMENT MATERIAL TO BE FREE FROM REFUSE, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-02

WATER STANDARD DETAIL

FIRE HYDRANT INSTALLATION ON EXISTING MAIN — 1 OF 2



PLAN VIEW

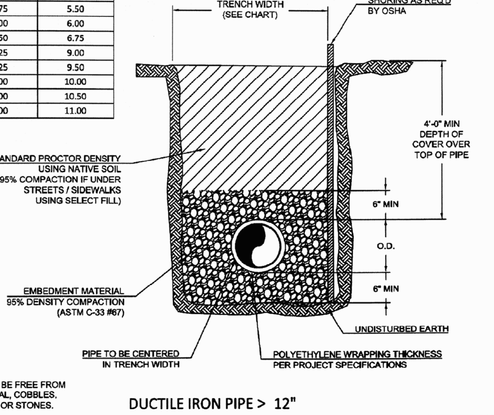
NOTES:
1. HYDRANT COLOR IS AS FOLLOWS:
   (a) "INTERNATIONAL ORANGE" (SW 4081) FOR PUBLIC
   (b) "SAFETY RED" (SW 4082) FOR PRIVATE
2. SEE DETAIL W-43 & W-44 FOR THRUST BLOCK SIZING.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-07

WATER STANDARD DETAIL

BEDDING & TRENCHING DETAILS - DIP > 12"

Pipe Nominal Size (Inches)	Minimum Trench Width (Feet)	Maximum Trench Width (Feet)
16	3.25	5.00
20	3.75	5.50
24	4.00	6.00
30	4.50	6.75
36	5.25	9.00
42	6.25	9.50
48	7.00	10.00
54	8.00	10.50
60	9.00	11.00



DUCTILE IRON PIPE > 12"

NOTE:
1. EMBEDMENT MATERIAL TO BE FREE FROM REFUSE, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES.

ERIC A. WARNER, P.E., CITY ENGINEER — DATE: 06/13/14
MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR — DATE: 6/13/14
W-03

SHEET NUMBER: W-STD-01
SCALE: AS SHOWN
DRAWN BY: MWS/EJW — DATE: 08/07/14
CHECKED BY: JDS

WATER STANDARD DETAILS

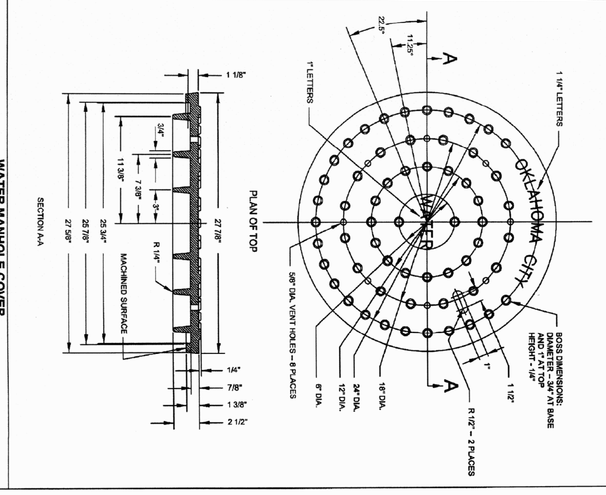
NO.	DATE	DESCRIPTION

The City of Oklahoma City
Utilities Department
Engineering Division

PLOTTED: Tuesday, August 26, 2014 10:17:15 AM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\WATER\FINAL SHEETS\WAT-STD-DET-2014-SIGNED.DWG

WATER STANDARD DETAIL

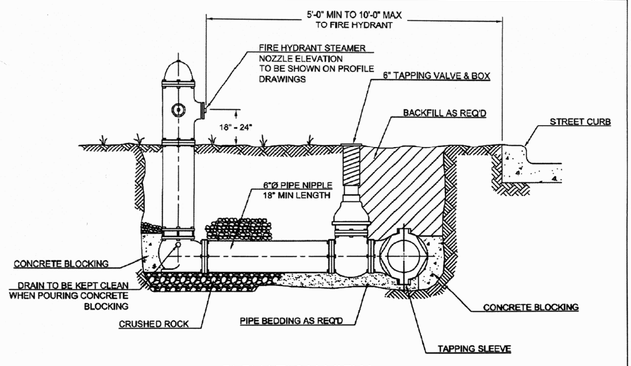
WATER MANHOLE COVER



APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-12

WATER STANDARD DETAIL

FIRE HYDRANT INSTALLATION ON EXISTING MAIN



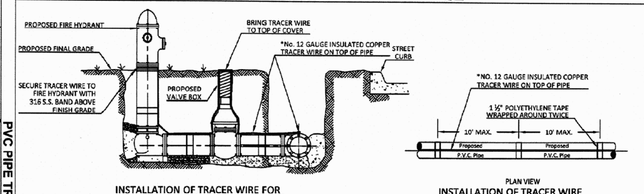
ELEVATION VIEW

NOTES:
1. HYDRANT COLOR IS AS FOLLOWS:
   (a) "INTERNATIONAL ORANGE" (SW 4081) FOR PUBLIC
   (b) "SAFETY RED" (SW 4082) FOR PRIVATE
2. SEE DETAIL W-43 & W-44 FOR THRUST BLOCK SIZING.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

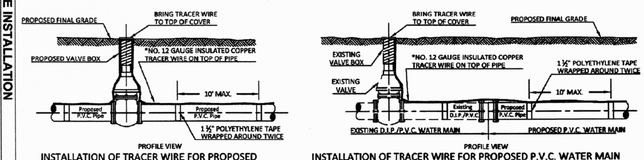
APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-08 2 OF 2

WATER STANDARD DETAIL

PVC PIPE TRACER WIRE INSTALLATION



* NO. 12 GAUGE COPPER TRACER WIRE SHALL HAVE THERMOPLASTIC INSULATION/NYLON SHEATH. ABRASION, HEAT, MOISTURE, OIL & GASOLINE RESISTANT.

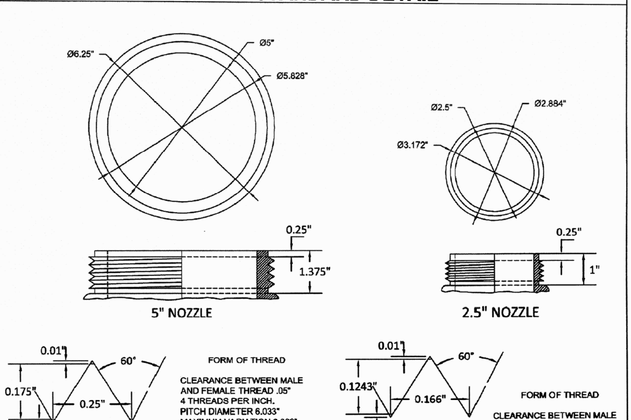


NOTES:
1. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.
2. WHEN EXISTING DIP/PVC MAIN IS TO BE EXTENDED WITH A PVC MAIN, THE CONTRACTOR SHALL EXCAVATE ALONG THE TOP OF EXISTING MAIN TO THE NEAREST EXISTING VALVE AND INSTALL A TRACER WIRE ON TOP OF EXISTING PING, AS SHOWN IN DETAIL.

APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-13

WATER STANDARD DETAIL

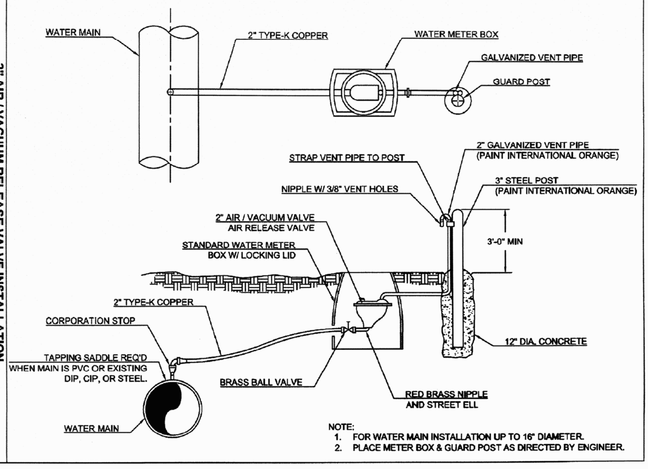
FIRE HYDRANT NOZZLES THREAD DETAILS



APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-09

WATER STANDARD DETAIL

2" AIR / VACUUM RELEASE VALVE INSTALLATION

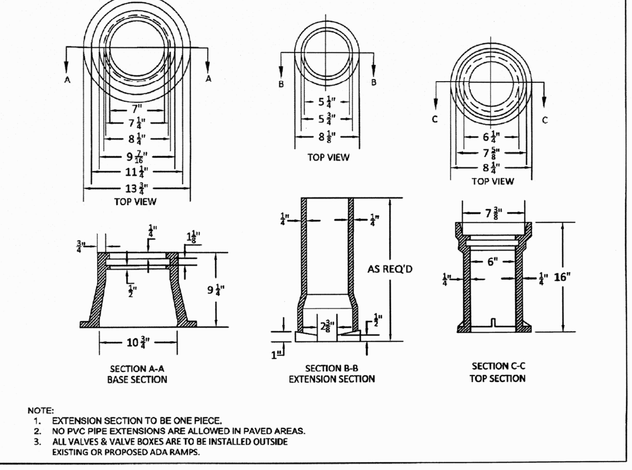


NOTE:
1. FOR WATER MAIN INSTALLATION UP TO 16" DIAMETER.
2. PLACE METER BOX & GUARD POST AS DIRECTED BY ENGINEER.

APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-14

WATER STANDARD DETAIL

CAST IRON VALVE BOX, LID & EXTENSION

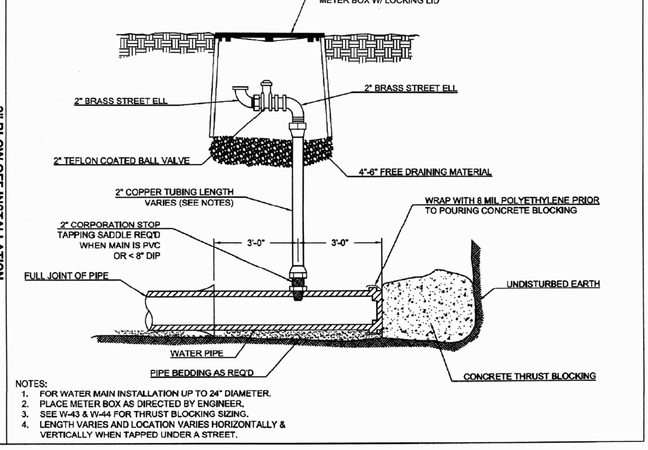


NOTE:
1. EXTENSION SECTION TO BE ONE PIECE.
2. NO PVC PIPE EXTENSIONS ARE ALLOWED IN PAVED AREAS.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-10 1 OF 2

WATER STANDARD DETAIL

2" BLOW OFF INSTALLATION

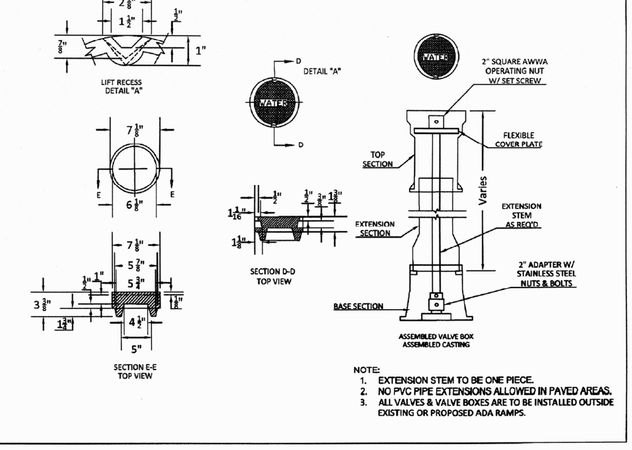


NOTES:
1. FOR WATER MAIN INSTALLATION UP TO 24" DIAMETER.
2. PLACE METER BOX AS DIRECTED BY ENGINEER.
3. SEE W-43 & W-44 FOR THRUST BLOCKING SIZING.
4. LENGTH VARIES AND LOCATION VARIES HORIZONTALLY & VERTICALLY WHEN TAPPED UNDER A STREET.

APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-15

WATER STANDARD DETAIL

CAST IRON VALVE BOX, LID & EXTENSION



NOTE:
1. EXTENSION STEM TO BE ONE PIECE.
2. NO PVC PIPE EXTENSIONS ALLOWED IN PAVED AREAS.
3. ALL VALVES & VALVE BOXES ARE TO BE INSTALLED OUTSIDE EXISTING OR PROPOSED ADA RAMPS.

APPROVED BY:	ERIC J. WINGER, P.E., CITY ENGINEER
DATE:	06/13/14
APPROVED BY:	MARSHA W. SLAUGHTER, P.E., UTILITIES DIRECTOR
DATE:	6/11/14
	W-11 2 OF 2

SHEET NUMBER: W-STD-02

SCALE: AS SHOWN

DRAWN BY: MWS/EJW — DATE: 08/07/14
CHECKED BY: JDS — DATE:

WATER STANDARD DETAILS

NO.	DATE	DESCRIPTION

The City of Oklahoma City
Utilities Department
Engineering Division

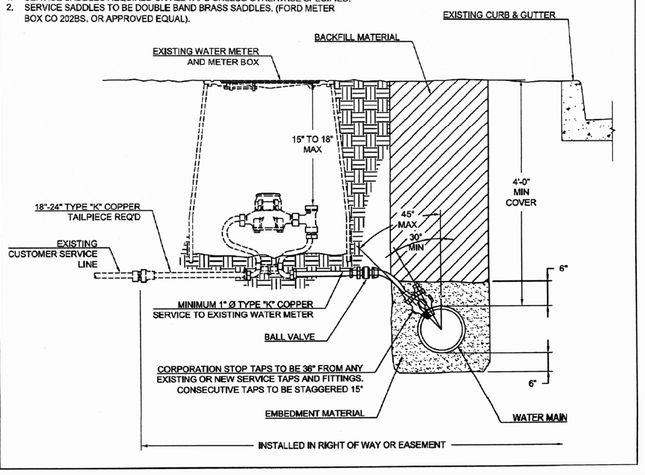
PLOTTED: Tuesday, August 26, 2014 10:19:03 AM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\WATER\FINAL SHEETS\WAT-STD-DET-2014-SIGNED.DWG

WATER STANDARD DETAIL

SINGLE SHORT SERVICE REPLACEMENT

W-20

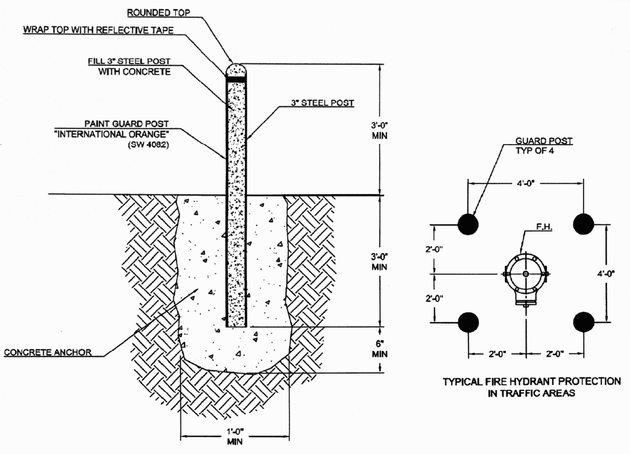
NOTE:
1. SERVICE SADDLES REQUIRED ON ALL TAPS UNLESS OTHERWISE SPECIFIED.
2. SERVICE SADDLES TO BE DOUBLE BAND BRASS SADDLES. (FORD METER BOX CO 202BS. OR APPROVED EQUAL).



WATER STANDARD DETAIL

GUARD POST INSTALLATION DETAIL

W-16



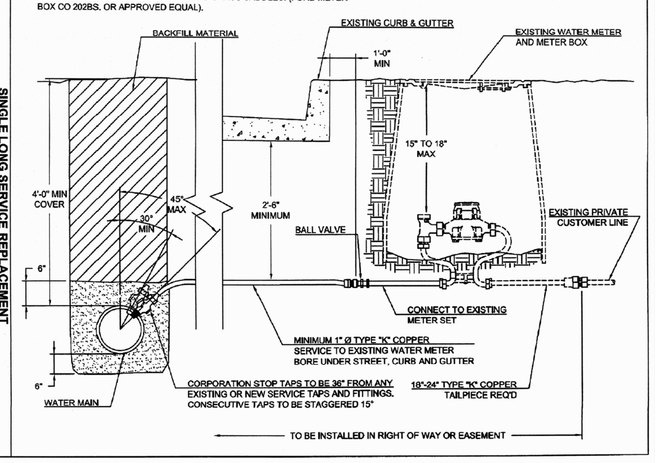
TYPICAL FIRE HYDRANT PROTECTION IN TRAFFIC AREAS

WATER STANDARD DETAIL

SINGLE LONG SERVICE REPLACEMENT

W-21

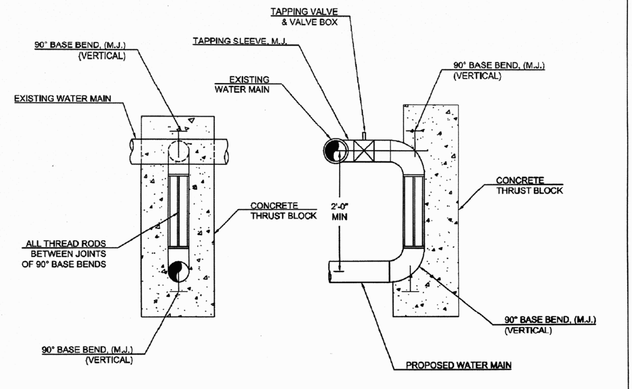
NOTE:
1. SERVICE SADDLES REQUIRED ON ALL TAPS UNLESS OTHERWISE SPECIFIED.
2. SERVICE SADDLES TO BE DOUBLE BAND BRASS SADDLES. (FORD METER BOX CO 202BS. OR APPROVED EQUAL).



WATER STANDARD DETAIL

REVERSE TAP INSTALLATION

W-17



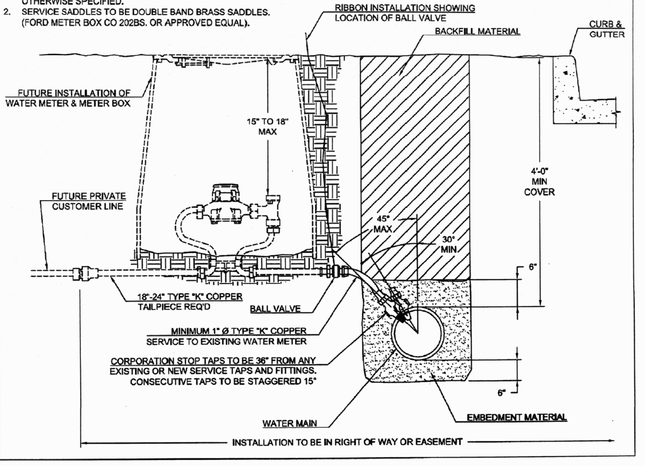
NOTE:
RESTRAIN JOINT SYSTEM OPTIONS:
(A) MEGA-LUG TYPE JOINT RESTRAINT SYSTEM ON ALL JOINTS.
(B) STAINLESS STEEL ALL THREAD RODS B/W 90° VERTICAL BASE BENDS.

WATER STANDARD DETAIL

SINGLE SHORT SERVICE NEW INSTALLATION

W-22

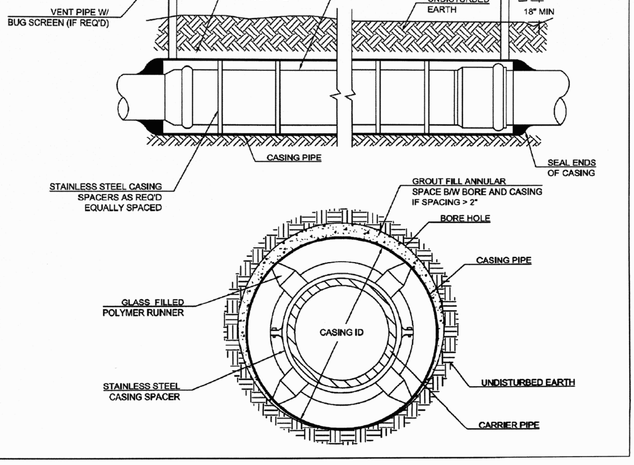
NOTE:
1. SERVICE SADDLES REQUIRED ON ALL TAPS UNLESS OTHERWISE SPECIFIED.
2. SERVICE SADDLES TO BE DOUBLE BAND BRASS SADDLES. (FORD METER BOX CO 202BS. OR APPROVED EQUAL).



WATER STANDARD DETAIL

PIPE BORING AND CASING INSTALLATION

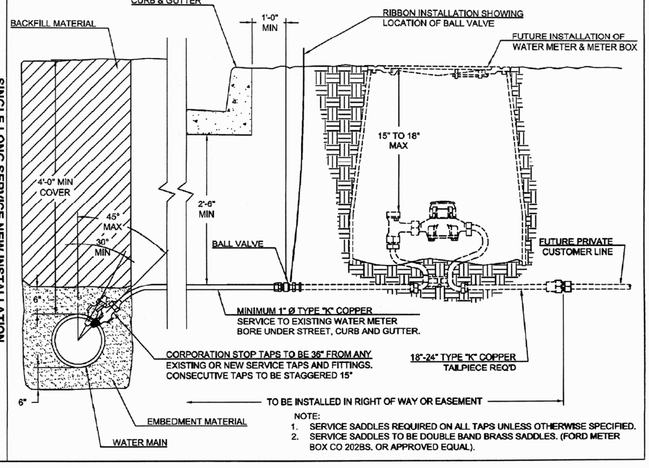
W-18 1 OF 2



WATER STANDARD DETAIL

SINGLE LONG SERVICE NEW INSTALLATION

W-23



NOTE:
1. SERVICE SADDLES REQUIRED ON ALL TAPS UNLESS OTHERWISE SPECIFIED.
2. SERVICE SADDLES TO BE DOUBLE BAND BRASS SADDLES. (FORD METER BOX CO 202BS. OR APPROVED EQUAL).

WATER STANDARD DETAIL

PIPE BORING AND CASING INSTALLATION

W-19 2 OF 2

NOTE:

SEALED CASING ENDS - NEOPRENE RUBBER END SEALS SECURED WITH 316 STAINLESS STEEL BANDING REQUIRED

PLUGGED PIPE ENDS - BOTH ENDS OF THE CASING PIPE SHALL BE PLUGGED WITH A NON-SHRINK GROUT OR CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI OR GROUTED MASONRY. EACH PLUG SHALL BE A MINIMUM LENGTH OF 18", GROUTING PRESSURE SHALL NOT EXCEED THE PIPE MANUFACTURER'S RECOMMENDATIONS.

VENT PIPES - VENT PIPES SHALL BE INSTALLED ON BOTH ENDS OF CASING FOR BORINGS THAT CROSS ODOT ROADS AND RAILROAD CROSSINGS. VENTS SHALL BE 2" DIA FOR CASING SIZES =< 30-IN. VENTS SHALL BE 4" DIA FOR CASING SIZES > 30-IN. VENTS SHALL HAVE A 90 DEG BEND TO POINT TOWARDS THE GROUND AND SHALL BE PAINTED INTERNATIONAL ORANGE. BUG SCREEN SHALL BE INCLUDED ON THE OPEN END OF VENT PIPE.

CASING PIPE SIZE - STEEL CASING PIPE SHALL HAVE THE FOLLOWING MINIMUM DIAMETERS: SEE TABLE 1

CASING PIPE THICKNESS - STEEL CASING PIPE SHALL HAVE THE FOLLOWING MINIMUM THICKNESS(ES), IN INCHES, FOR THE INDICATED MAXIMUM DEPTH OF COVER(S), IN FEET: SEE TABLE 2

CASING MATERIAL - STEEL CASING PIPE SHALL CONFORM WITH ASTM A-139, STANDARD SPECIFICATION FOR ELECTRIC-FUSION (ARC) - WELDED STEEL PIPE (NPS4 AND OVER). THE STEEL MATERIAL SHALL BE NEW, SMOOTH WALL, CARBON STEEL, GRADE B, WITH A MINIMUM TENSILE STRENGTH AND MINIMUM THIRTY-FIVE-THOUSAND (35,000 PSI) POUNDS PER SQUARE INCH YIELD STRENGTH

TABLE 1
RECOMMENDED CASING SIZING

PIPE NOMINAL SIZE (INCHES)	SUGGESTED CASING PIPE INSIDE DIAMETER (INCHES)	PIPE NOMINAL SIZE (INCHES)	SUGGESTED CASING PIPE INSIDE DIAMETER (INCHES)
4	8 TO 10	20	28 TO 30
6	10 TO 12	24	31 TO 33
8	14 TO 16	30	36 TO 42
10	16 TO 18	36	42 TO 48
12	18 TO 20	42	54 TO 60
16	20 TO 22	48	60 TO 66
18	24 TO 26		

TABLE 2
CASING PIPE THICKNESS

Outside Diameter (Inches)	Under Highway		Under Railroad		
	Wall Thickness (Inches)	Maximum Cover (Feet)	BNSF (Uncoated) Wall Thickness (Inches)	Union Pacific Wall Thickness (Inches)	Maximum Cover (Feet)
≤ 12	0.1880	30	0.2500	0.2500	30
16	0.2500	30	0.3125	0.3125	30
18	0.2500	30	0.3125	0.3125	30
20	0.2500	30	0.3750	0.3750	30
24	0.2500	30	0.4375	0.4375	30
30	0.3220	30	0.5000	0.5000	30
36	0.3750	30	0.5625	0.5625	30
42	0.3750	25	0.5625	0.5625	30
48	0.4380	25	0.6250	0.6250	25

SHEET NUMBER: W-STD-03

SCALE: AS SHOWN

DRAWN BY: MWS/EJW — DATE: 08/07/14
CHECKED BY: JDS

WATER STANDARD DETAILS

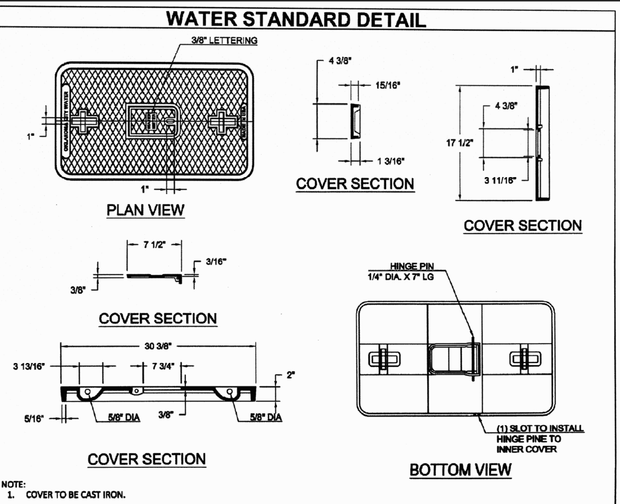
NO.	DATE	DESCRIPTION

The City of Oklahoma City
Utilities Department
Engineering Division

PLOTTED: Tuesday, August 26, 2014 10:20:53 AM
FILE PATH: Z:\STANDARD DETAILS & WATER METER SPECIFICATIONS\UPDATED STANDARD DETAILS 2014\WATER\FINAL SHEETS\WAT-STD-DET-2014-SIGNED.DWG

WATER STANDARD DETAIL

METER BOX LID FOR PAVED AREAS - 1-1/2" & 2"

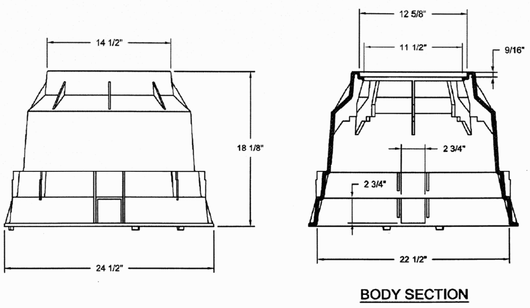


NOTE:
1. COVER TO BE CAST IRON.

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-28

WATER STANDARD DETAIL

METER BOX FOR GRASSY AREAS

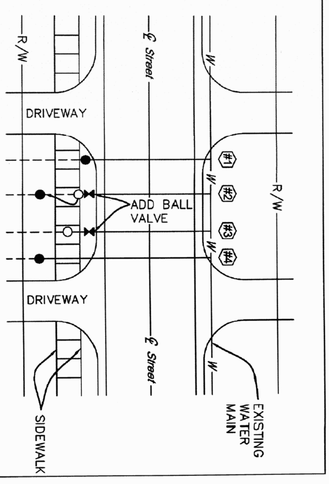


TYPICAL SPECIFICATIONS:
THE METER BOX SHALL BE HIGH-DENSITY POLYETHYLENE OF ONE-PIECE MOLDED CONSTRUCTION FOR DURABILITY AND IMPACT STRENGTH AND SHALL HAVE A WALL THICKNESS OF NO LESS THAN 0.375 INCHES. THE METER BOX SHALL BE IN CONFORMANCE WITH ASTM C857, WUC 3.6, AND SHALL BE PEDESTRIAN RATED. METER BOX SHALL BE INSTALL IN GRASSY AREAS ONLY IN RIGHT-OF-WAY. METER BOX TO BE CARSON W2200-18 OR APPROVED EQUAL.

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-24 — 1 OF 2

WATER STANDARD DETAIL

METER RELOCATION FOR STREET RESURFACING, SIDEWALKS, & ADA RAMPS



R1 METER FALLS BETWEEN CURB AND PROPOSED SIDEWALK.
- NO ACTION REQUIRED.

R2 METER FALLS PARTIALLY WITHIN PROPOSED SIDEWALK OR WHEN THE OUTSIDE OF THE METER LID IS WITHIN 6" OF THE THE SIDEWALK EDGE.
- CUT EXISTING SERVICE LINE AND INSTALL BALL VALVE 1'-0" BACK OF CURB.
- EXTEND COPPER SERVICE LINE AND RELOCATE METER WITH NEW TILE BEHIND SIDEWALK.
- RECONNECT NEW COPPER SERVICE LINE TO CUSTOMER'S EXISTING SERVICE LINE, WITHIN CITY RIGHT OF WAY OR EASEMENT.

R3 METER FALLS WITHIN TILE CENTER AREA OF PROPOSED SIDEWALK OR ADA RAMP, NOT WITHIN 6" OF SIDEWALK EDGE.
- REPLACE EXISTING METER TILE WITH APPROVED TRAFFIC RATED TILE.

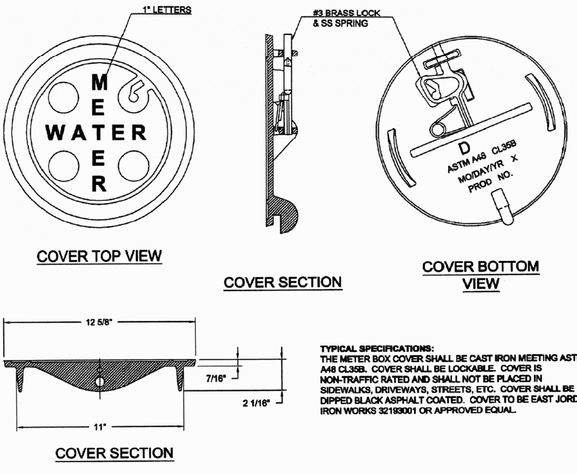
R4 METER FALLS ON CUSTOMER'S SIDE OF PROPOSED SIDEWALK.
- NO RELOCATION REQUIRED.

DOMESTIC METER RELOCATION RECOMMENDATIONS ARE TO BOTH OWNER AND SHORT SERVICES. SHORT SERVICES ARE ANY NEW COPPER SERVICE LINE FROM THE SERVICE SADDLE AT THE WATER MAIN TO THE METER LOCATION WITHOUT THE BALL VALVE INSTALLATION REQUIREMENT.

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-29

WATER STANDARD DETAIL

METER BOX FOR GRASSY AREAS

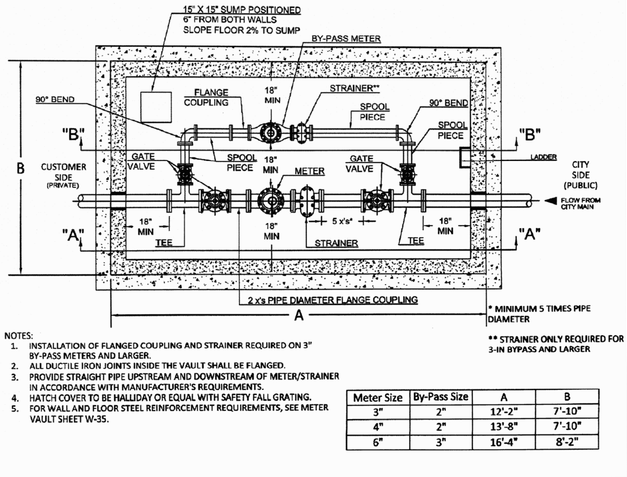


TYPICAL SPECIFICATIONS:
THE METER BOX COVER SHALL BE CAST IRON MEETING ASTM A48 CL35B. COVER SHALL BE LOCKABLE. COVER IS NON-TRAFFIC RATED AND SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, STREETS, ETC. COVER SHALL BE DIPPED BLACK ASPHALT COATED. COVER TO BE EAST JORDAN IRON WORKS 32193001 OR APPROVED EQUAL.

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-25 — 1 OF 2

WATER STANDARD DETAIL

WATER METER VAULT INSTALLATION



NOTES:
1. INSTALLATION OF FLANGED COUPLING AND STRAINER REQUIRED ON 3" BY-PASS METERS AND LARGER.
2. ALL DUCTILE IRON JOINTS INSIDE THE VAULT SHALL BE FLANGED.
3. PROVIDE STRAIGHT PIPE UPSTREAM AND DOWNSTREAM OF METER/STRAINER IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. HATCH COVER TO BE HALLIDAY OR EQUAL WITH SAFETY FALL GRATING.
5. FOR WALL AND FLOOR STEEL REINFORCEMENT REQUIREMENTS, SEE METER VAULT SHEET W-35.

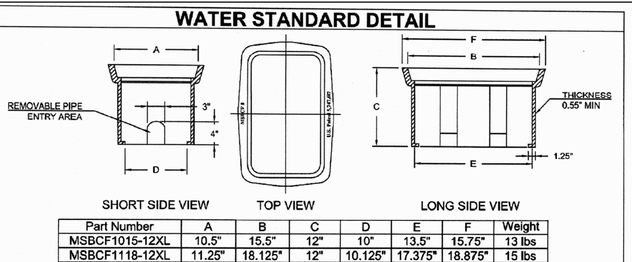
** STRAINER ONLY REQUIRED FOR 3-IN BYPASS AND LARGER

Meter Size	By-Pass Size	A	B
3"	2"	12'-2"	7'-10"
4"	2"	13'-8"	7'-10"
6"	3"	16'-4"	8'-2"

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-30 — 1 OF 6

WATER STANDARD DETAIL

METER BOX FOR PAVED AREAS



Part Number	A	B	C	D	E	F	Weight
MSBCF1015-12XL	10.5"	15.5"	12"	10"	13.5"	15.75"	13 lbs
MSBCF1118-12XL	11.25"	18.125"	12"	10.125"	17.375"	18.875"	15 lbs
MSBCF1118-18XL	11.25"	18.125"	18"	10.125"	17.375"	18.875"	19.5 lbs
MSBCF1324-12XL	13.75"	23.1875"	12"	12.125"	21.5"	23.125"	18 lbs
MSBCF1324-18XL	13.75"	23.1875"	18"	12.125"	21.5"	23.125"	22.5 lbs
MSBCF1527-18XL	15.75"	26.875"	18"	13.5"	25"	27.25"	24 lbs
MSBCF1730-18XL	17.625"	30.5"	18"	16"	28.75"	30.75"	27 lbs

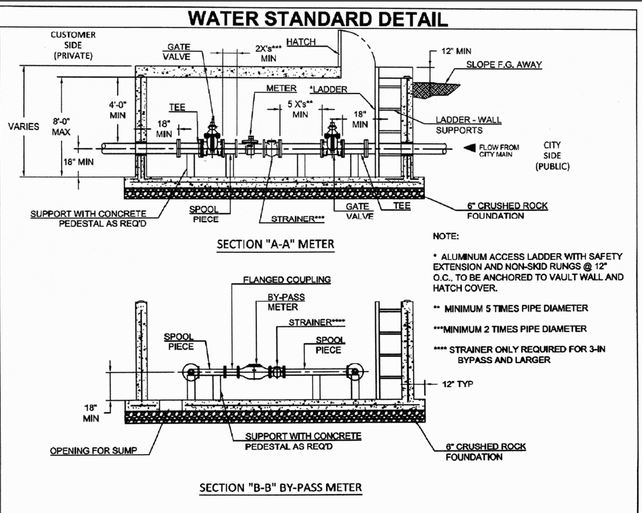
All dimensions and weights are nominal and subject to changes without notice

TYPICAL SPECIFICATIONS:
THE METER BOX SHALL BE HIGH-DENSITY POLYETHYLENE OF ONE-PIECE MOLDED CONSTRUCTION FOR DURABILITY AND IMPACT STRENGTH AND SHALL HAVE A WALL THICKNESS OF NO LESS THAN .550". THE METER BOX, WITH A DUCTILE IRON COVER INSTALLED, SHALL BE ABLE TO BEAR A 20,000 LB. LOAD IN A WHEEL LOAD (H-20) STYLE TEST. METER BOX SHALL BE ABLE TO WITHSTAND A 200 LB. SIDE LOAD APPLIED WITH A 4"X4" PLATE 1" DOWN FOR THE TOP CENTER OF THE BOX, WITHOUT DEFLECTING MORE THAN 1". THE METER BOX SHALL BE BLACK ON THE EXTERIOR TO PREVENT UV DEGRADATION. THE BOX SHALL BE DESIGNED IN SUCH A WAY AS TO HAVE AN INTEGRAL FLANGE, NO MORE THAN 3" FROM THE TOP, TO SUPPORT THE BOX IN CONCRETE, PAVING OR SOIL, AND A BOTTOM FLANGE A MINIMUM OF 1" WIDE TO HELP RETARD SETTLING. THE BOX SHALL HAVE REMOVABLE PRE-CUT PIPE ENTRY AREAS, 3" WIDE X 4" HIGH, LOCATED ON THE CENTER OF EACH END (SHORT SIDE) OF THE BOX FOR SINGLE METER INSTALLATIONS, AND A 3 PRE-CUT PIPE ENTRY AREAS (SINGLE IN, DUAL OUT) FOR DUAL METER INSTALLATIONS. THE BOX SHALL BE DESIGNED IN SUCH A WAY AS TO BE SECURELY STACKABLE, AND SHALL BE AVAILABLE IN 12" AND 18" HEIGHTS AS INSTALLATION CONDITIONS MAY REQUIRE. THE BOX SHALL WEIGH NO MORE THAN LISTED WEIGHT FOR EACH METER SIZE FOR SAFETY AND EASE OF HANDLING, TRANSPORT AND INSTALLATION. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ABOVE DRAWING (S) FOR THE APPROPRIATE SIZE METER. THE METER BOX SHALL BE MSBCF-XL AS MANUFACTURED BY MID-STATES PLASTICS INC, OR EQUAL.

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-26

WATER STANDARD DETAIL

WATER METER VAULT INSTALLATION

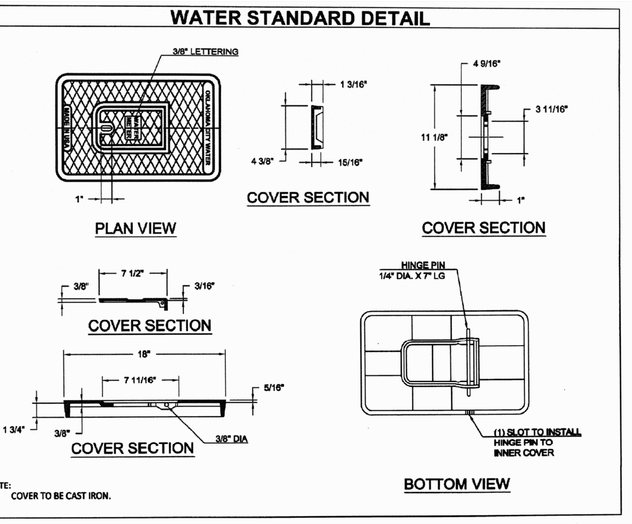


NOTE:
* ALUMINUM ACCESS LADDER WITH SAFETY EXTENSION AND NON-SKID RUNGS @ 12" O.C., TO BE ANCHORED TO VAULT WALL AND HATCH COVER.
** MINIMUM 5 TIMES PIPE DIAMETER
***MINIMUM 2 TIMES PIPE DIAMETER
**** STRAINER ONLY REQUIRED FOR 3-IN BYPASS AND LARGER

APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-31 — 2 OF 6

WATER STANDARD DETAIL

METER BOX LID FOR PAVED AREAS - 5/8" & 1"



NOTE:
1. COVER TO BE CAST IRON.

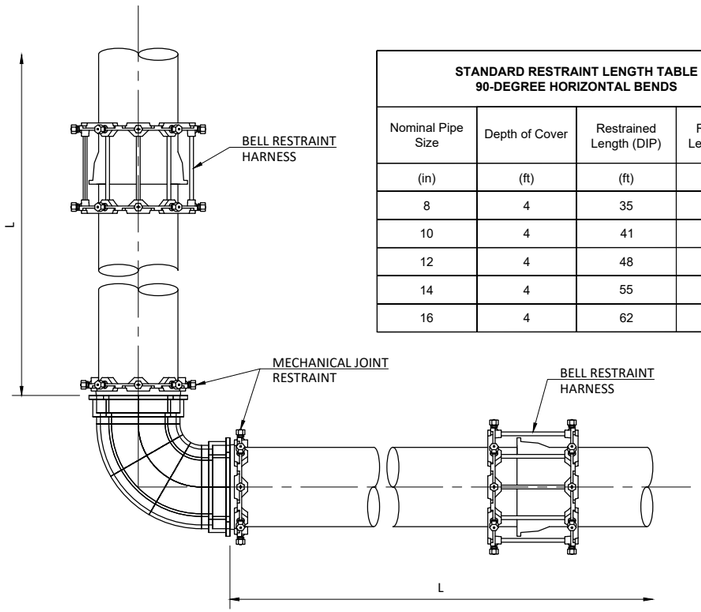
APPROVED BY: ERIC J. WERNER, P.E. - CITY ENGINEER — DATE: 06/13/14
APPROVED BY: MARSHA W. SLAUGHTER, P.E. - UTILITIES DIRECTOR — DATE: 6/1/14
ORLAHOMA CITY UTILITIES DEPARTMENT
W-27

SHEET NUMBER	SCALE:	DATE:	
W-STD-04	AS SHOWN	DRAWN BY:	08/07/14
		CHECKED BY:	MW/SEJW

WATER STANDARD DETAILS

NO.	DATE	DESCRIPTION

The City of Oklahoma City
Utilities Department
Engineering Division

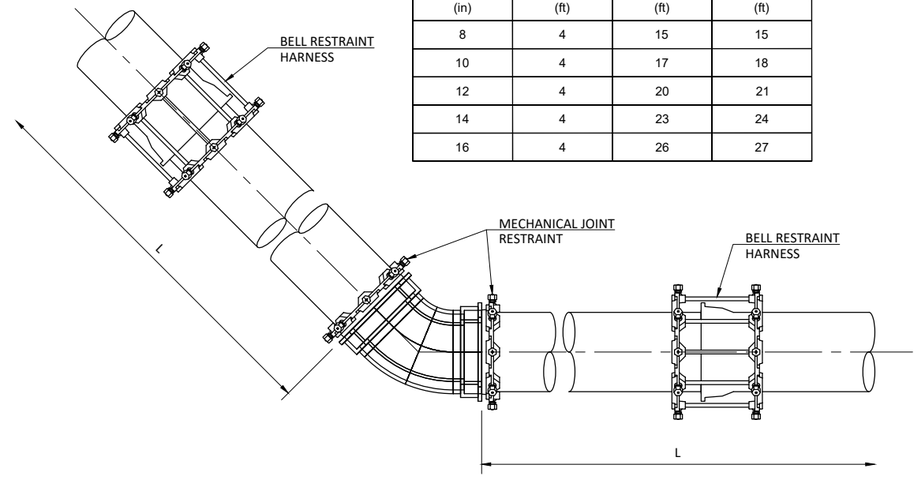


STANDARD RESTRAINT LENGTH TABLE 90-DEGREE HORIZONTAL BENDS			
Nominal Pipe Size	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(ft)	(ft)	(ft)
8	4	35	36
10	4	41	42
12	4	48	50
14	4	55	58
16	4	62	64

PLAN VIEW

01 / 509 RESTRAINING 90° BEND

Scale: N.T.S.



STANDARD RESTRAINT LENGTH TABLE 45-DEGREE HORIZONTAL BENDS			
Nominal Pipe Size	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(ft)	(ft)	(ft)
8	4	15	15
10	4	17	18
12	4	20	21
14	4	23	24
16	4	26	27

PLAN VIEW

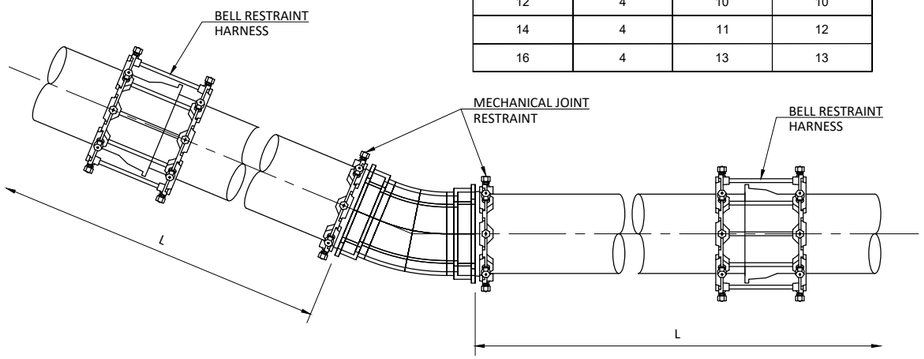
02 / 509 RESTRAINING 45° BEND

Scale: N.T.S.

GENERAL NOTES

1. CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MECHANICAL JOINT RESTRAINTS AND BELL RESTRAINT HARNESSES.

STANDARD RESTRAINT LENGTH TABLE 22.5-DEGREE HORIZONTAL BENDS			
Nominal Pipe Size	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(ft)	(ft)	(ft)
8	4	7	7
10	4	9	9
12	4	10	10
14	4	11	12
16	4	13	13

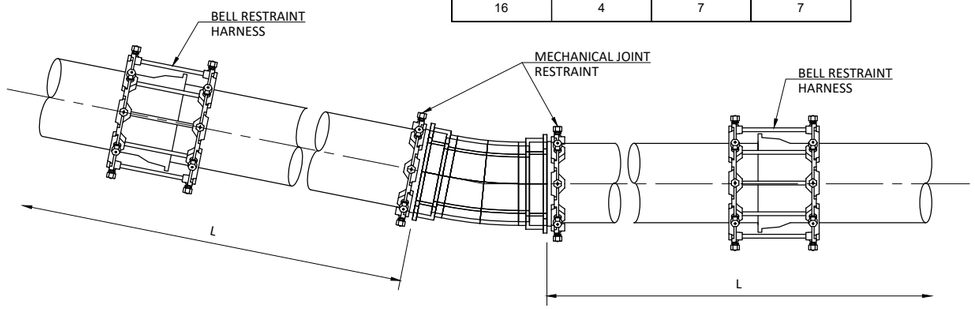


PLAN VIEW

03 / 509 RESTRAINING 22 1/2° BEND

Scale: N.T.S.

STANDARD RESTRAINT LENGTH TABLE 11.25-DEGREE HORIZONTAL BENDS			
Nominal Pipe Size	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(ft)	(ft)	(ft)
8	4	4	4
10	4	5	5
12	4	5	5
14	4	6	6
16	4	7	7



PLAN VIEW

04 / 509 RESTRAINING 11 1/4° BEND

Scale: N.T.S.

The City of Oklahoma City
Utilities Department
Engineering Division

APPROVED BY:

DEBORAH K. MILLER, P.E., INTERIM CITY ENGINEER — DATE: 10/16/2023

CHRIS BROWNING, GENERAL MANAGER — DATE: 10/10/2023

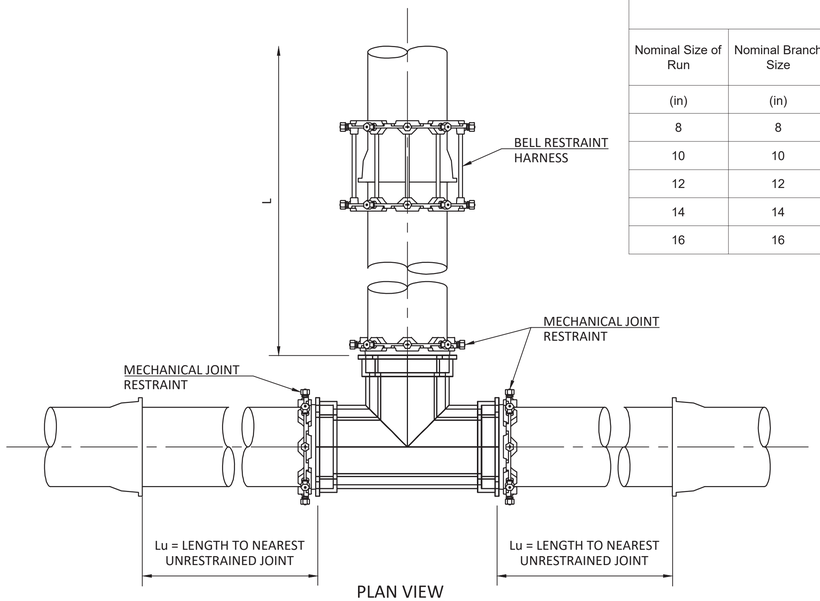
WILL HUGGINS, P.E., DEPUTY DIRECTOR UTILITIES ENGINEERING — DATE: 10/10/2023

WATER STANDARD DETAILS
THRUST RESTRAINTS
DETAILS 509.01 TO 509.04

509.A

STANDARD RESTRAINT LENGTH TABLE
TEES

Nominal Size of Run	Nominal Branch Size	Depth of Cover	Restrained Length (DIP) (2)	Restrained Length (PVC) (2)
(in)	(in)	(ft)	(ft)	(ft)
8	8	4	L = 89 - (4.80 * Lu)	L = 97 - (5.21 * Lu)
10	10	4	L = 107 - (4.84 * Lu)	L = 117 - (5.27 * Lu)
12	12	4	L = 126 - (4.88 * Lu)	L = 138 - (5.31 * Lu)
14	14	4	L = 144 - (4.93 * Lu)	L = 161 - (5.33 * Lu)
16	16	4	L = 163 - (4.94 * Lu)	L = 178 - (5.40 * Lu)



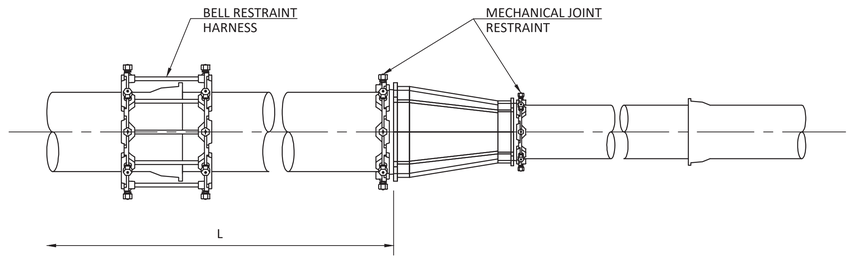
PLAN VIEW

05 / 509 RESTRAINING TEE BEND

Scale: N.T.S.

STANDARD RESTRAINT LENGTH TABLE
REDUCERS

Nominal Pipe Size	Minimum Nominal Size of Reducer	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(in)	(ft)	(ft)	(ft)
8	6	4	38	41
10	8	4	36	39
12	8	4	67	73
14	12	4	37	41
16	12	4	69	75



PLAN VIEW

06 / 509 RESTRAINING REDUCER FITTING

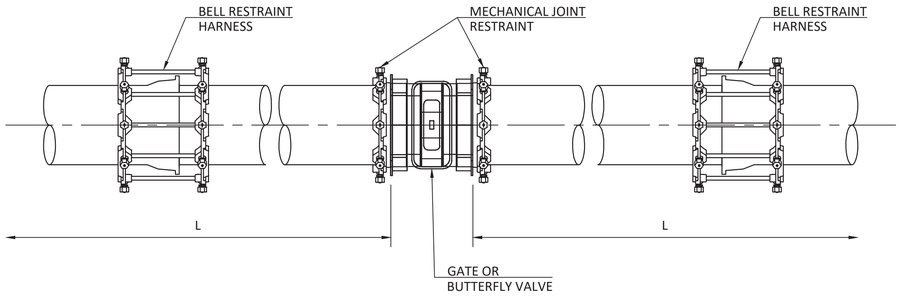
Scale: N.T.S.

GENERAL NOTES

1. CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MECHANICAL JOINT RESTRAINTS AND BELL RESTRAINT HARNESSES
2. IF CALCULATION YIELDS NEGATIVE VALUE, NO RESTRAINED LENGTH IS REQUIRED ALONG THE BRANCH

STANDARD RESTRAINT LENGTH TABLE
VALVES

Nominal Pipe Size	Depth of Cover	Restrained Length (DIP)	Restrained Length (PVC)
(in)	(ft)	(ft)	(ft)
8	4	89	97
10	4	107	116
12	4	126	137
14	4	144	160
16	4	162	177



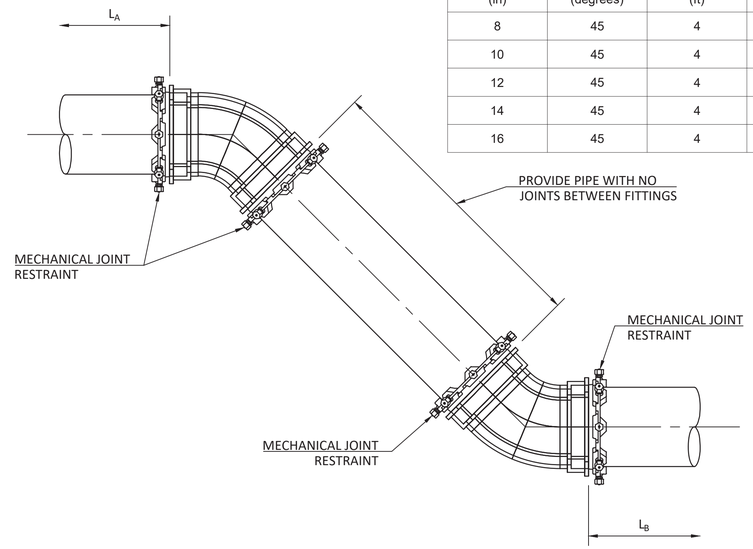
PLAN VIEW

07 / 509 RESTRAINING VALVE CONNECTION

Scale: N.T.S.

STANDARD RESTRAINT LENGTH TABLE
VERTICAL OFFSET BENDS

Nominal Pipe Size	Angle of Bend	Depth of Cover (Upper)	Depth of Cover (Lower)	Restrained Length L_A (Upper) (DIP)	Restrained Length L_B (Lower) (DIP)	Restrained Length L_A (Upper) (PVC)	Restrained Length L_B (Lower) (PVC)
(in)	(degrees)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
8	45	4	8	37	8	40	8
10	45	4	8	45	9	48	10
12	45	4	8	52	11	57	11
14	45	4	8	60	12	67	13
16	45	4	8	67	14	74	14



PROFILE VIEW

08 / 509 RESTRAINING HORIZONTAL OR VERTICAL OFFSET

Scale: N.T.S.

The City of Oklahoma City
Utilities Department
Engineering Division

APPROVED BY:

DEBORAH K. MILLER, P.E., CITY ENGINEER — DATE: 02/20/2024

CHRIS BROWNING, GENERAL MANAGER — DATE: 02/20/2024

WILL HUGGINS, P.E., DEPUTY DIRECTOR UTILITIES ENGINEERING — DATE: 02/20/2024

WATER STANDARD DETAILS
THRUST RESTRAINTS
DETAILS 509.05 TO 509.08

509.B

TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

March 2, 2026

To: Brett Crecelius

From: Robbie Williams

Subject: Submittal No. 2 (Final Submittal)
Bethany Fields
Final Plat
Drainage Report
Paving and Drainage Plans
Sanitary Sewer Plans
Waterline Plans
Hydraulic Analysis for Waterline

We have reviewed the above information and our comments are as follows:

FINAL PLAT

1. We have reviewed the final plat and our comments have been addressed.

DRAINAGE REPORT

1. We have reviewed the drainage report dated March 1, 2026, and recommend approval.

PAVING AND DRAINAGE PLANS

1. We have reviewed the plans dated March 1, 2026, and recommend approval.
2. We will need contractors' contract with price to determine inspection fees and TEIM will issue the work order and TEIM will inspect the public improvements.

SANITAR SEWER PLANS

1. We have reviewed the plans dated March 1, 2026, and recommend approval.
2. Plans need submitted to ODEQ for a permit to construct.
3. We will need contractors' contract with price to determine inspection fees and TEIM will issue the work order and TEIM will inspect the public improvements.

WATERLINE PLANS

1. We have reviewed the plans dated March 1, 2026, and recommend approval.
2. Plans need submitted to ODEQ for a permit to construct.
3. We will need contractors' contract with price to determine inspection fees and TEIM will issue the work order and TEIM will inspect the public improvements.

WATERLINE HYDRALIC ANALYSIS FOR WATERLINE

1. The waterline hydraulic analysis was reviewed, and it is acceptable to submit to ODEQ with the engineering report when the permit to construct is submitted.

Let me know if you need additional information.

TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

February 24, 2026

To: Brett Crecelius

From: Robbie Williams

Subject: Bethany Fields
Final Plat
Drainage Report
Paving and Drainage Plans
Sanitary Sewer Plans
Waterline Plans
Hydraulic Analysis for Waterline

We have reviewed the above information and our comments are as follows:

FINAL PLAT

1. There is one call out that needs changed from 10' UE to 20' UE adjacent to Lot 2 Block 2.
2. Change 10' UE need to add DE around lots 19,20,21 and 22 Lot 1. See paving and drainage comments.
3. Final Plat is attached with comments.

DRAINAGE REPORT

1. Paragraph 3.3, last sentence 22.10 does not match 23.10 in Table 1.2
2. Paragraph 4.2.1 will need updated to add curb inlets on Divis and a drainage pipe to the east. The flume opening will not accept the runoff flowing in the new gutter on Divis, ie water does not turn 90 degrees. The existing opening from the existing parking lot was able to block flow with a partial curb to force water to the east through the ball field property. We recommend upsizing the inlet to ensure the stormwater is captured with no bypass.
   An additional inlet just south of NW 39th street on Divis will need to have an inlet added and pipe to the proposed detention pond A in the sump. Existing conditions in this area had a flume opening in the parking lot and the water flowed through the ball fields. See paving and drainage comments.
3. Drainage Map C-107 – DA 1 should be extended further to the west to encompass the entire lots on the west side of Divis in analyzing the inlets to be installed in comment 2 above.

PAVING AND DRAINAGE PLANS

1. See attached sheet C-104 with comments. At two locations inlets need installed.
2. See attached sheet C202 with comments. Street inlet and not flume opening.

SANITAR SEWER PLANS

1. Sheet C-201 – change sand backfill to Type “A” Aggregate Base.
2. Update topo for storm sewer changes and addition of storm sewer line. Also, for water change on NW 39th street.

WATERLINE PLANS

1. Defer location of fire hydrants to Fire Chief.
2. Sheet C-103 – Water General Note 41 – delete sand use Type “A” Aggregate Base.
3. See sheet C-103 for comments on extending waterline on the north side of NW 39th and adding 2 additional valves across from Bethany Village.

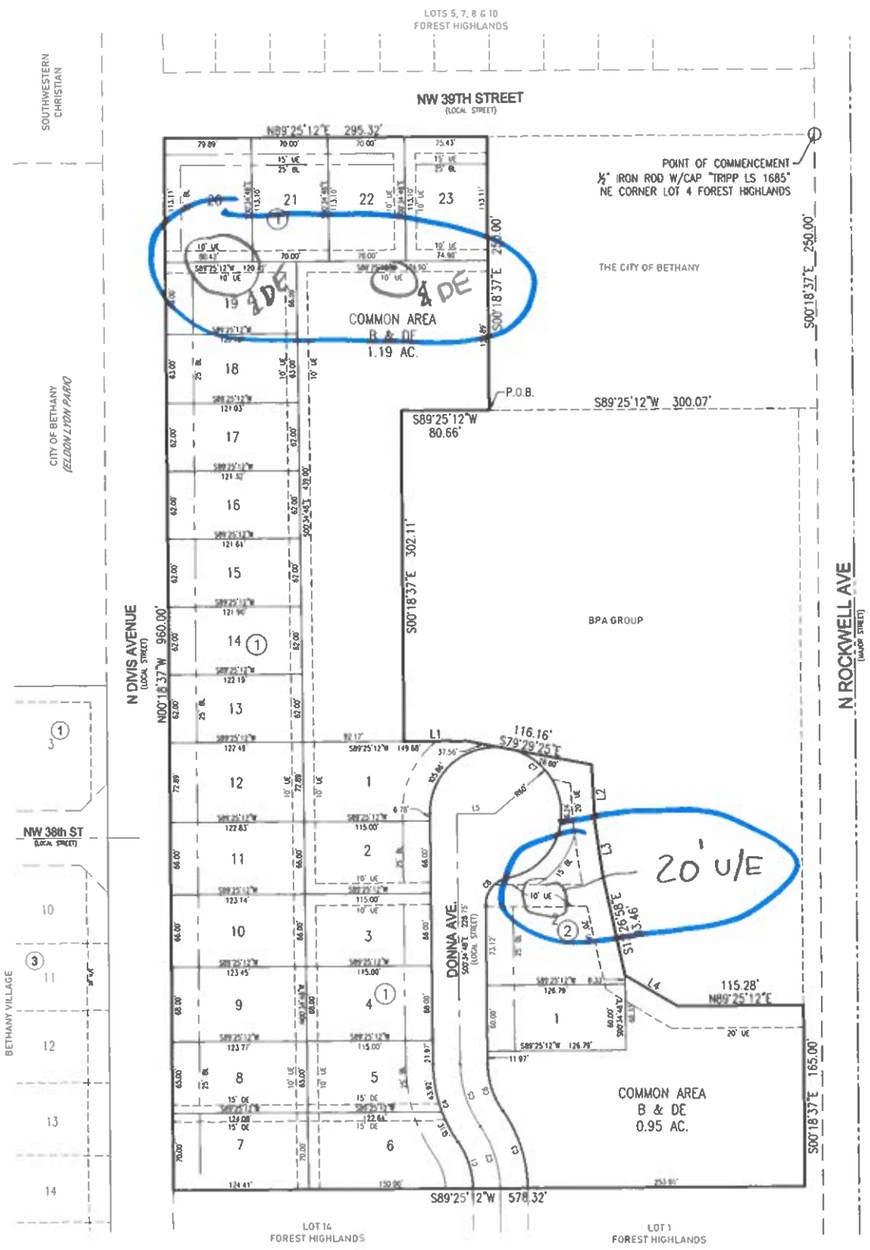
WATERLINE HYDRALIC ANALYSIS FOR WATERLINE

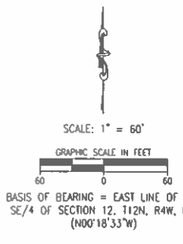
1. The waterline hydraulic analysis was reviewed, and it is acceptable to submit to ODEQ with the engineering report when the permit to construct is submitted.

Let me know if you need additional information.

FINAL PLAT
OF
BETHANY FIELDS

A PART OF THE SE/4 OF SECTION 17, T12N, R4W, I.,M.
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA





BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 12, T12N, R4W, I.M. (N00°18'33"W)

LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.51'	N89° 25' 12"E
L2	54.41'	S03° 10' 39"E
L3	48.85'	S08° 27' 40"E
L4	55.41'	S59° 50' 32"E
L5	35.00'	S89° 25' 12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.04'	75.00'	034°24'41"	N17° 47' 09"W	44.37'
C2	60.06'	100.00'	034°24'41"	N17° 47' 09"W	59.16'
C3	75.07'	125.00'	034°24'41"	N17° 47' 09"W	73.95'
C4	75.07'	125.00'	034°24'41"	S17° 47' 09"E	73.95'
C5	60.06'	100.00'	034°24'41"	S17° 47' 09"E	59.16'
C6	45.04'	75.00'	034°24'41"	S17° 47' 09"E	44.37'
C7	272.10'	60.00'	259°50'09"	N50° 39' 44"W	92.04'
C8	34.83'	25.00'	079°50'09"	S39° 20' 16"W	32.08'

LEGEND

P.O.B	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

FINAL PLAT
BETHANY FIELDS

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405 787 6270 t 405 787 6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA 973 EXPIRES JUNE 30, 2026

SHEET NO.: 2 OF 2
DATE: 01/16/26
PROJECT NO.: 25612100

Add inlet/grates this water will not turn 90° into flume opening.

Add Inet/Grates and Pipe to pond

Location is a sump

EXISTING CUT IN PACKING TO DRAIN TO B BALL Fields

36455

TEIM PLAN STA For Reivew only.

42+95

~640'

BETHANY VILLAGE

CITY OF BETHANY
(ELDON LYON PARK)

SOUTHWESTERN CHRISTIAN

N DIVIS AVE
24' WIDE ASPHALT ROAD
VARIABLE WIDTH RIGHT-OF-WAY

SAWCUT AND REMOVE EXISTING PAVING

TC 1324.98 GT 1324.48 | TC 1325.06 GT 1324.56 | TC 1324.57 GT 1324.07 | TC 1325.59 GT 1325.09 | TC 1326.53 GT 1326.03 | TC 1326.45 GT 1325.95 | TC 1326.63 GT 1326.13 | TC 1326.79 GT 1326.29 | TC 1326.36 GT 1325.86 | TC 1326.43 GT 1325.93 | TC 1326.03 GT 1325.53 | TC 1325.78 GT 1325.28 | TC 1325.65 GT 1325.15 | TC 1325.64 GT 1325.14 | TC 1325.27 GT 1324.77 | TC 1325.43 GT 1324.93 | TC 1326.00 GT 1325.50

LOT 14 FOREST HIGHLANDS

LOTS 6, 7, 8 & 10 FOREST HIGHLANDS

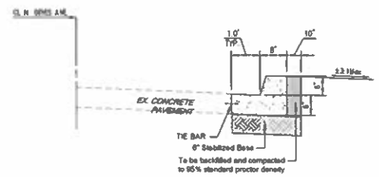
NW 39th

UE & DE

Add storm sewer to pond

1"=90' half size

Provide Stationing



N. DIVIS AVE
(EAST HALF)
1.0' CONCRETE CURB INSTALLATION
(STABILIZED SOIL BASE)

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORITY NO.
CA 972 (PE/LS) EXPIRES: 6/30/2026

R 4 W
NW 50TH STREET
17 17
N COUNCIL ROAD
N ROCKWELL AVE
T 12 N
PROJECT LOCATION
17 17
NW 36TH STREET
LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

GRAPHIC SCALE IN FEET
40' 0 40'

No.	Description	Date

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PROJECT NO: 25612100
DATE: 02/06/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

PRELIMINARY PLANS

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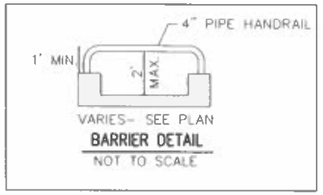
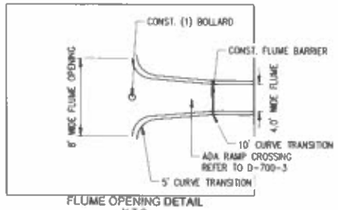
CURB WIDENING PLAN

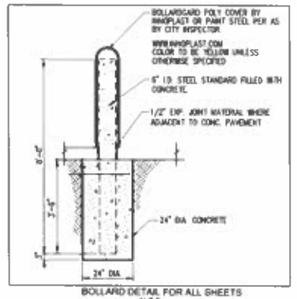
C-104



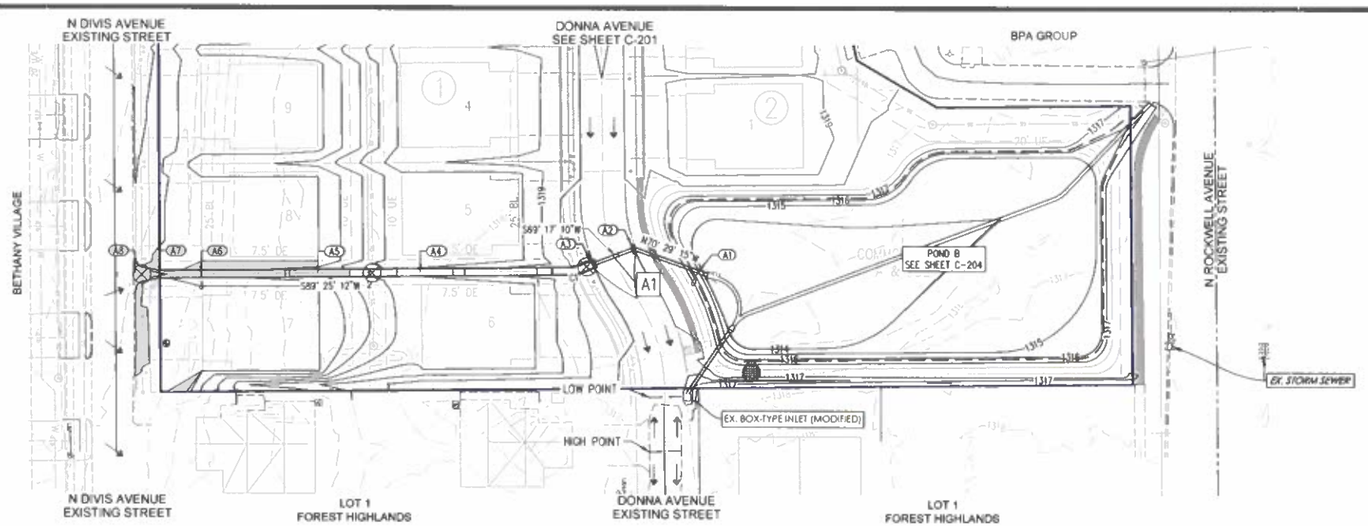
BARRIER DETAIL
NOT TO SCALE



FLUME OPENING DETAIL
N.T.S



BOLLARD DETAIL FOR ALL SHEETS
N.T.S.



A1 STA. 0+53.00 ℄ STS A =
STA. 1+03.73 ℄ DONNA AVENUE

A6 STA. 3+00.13
FLUME VPI
FL=1323.00

A7 STA. 3+24.64
END 4.0'x0.5' CONC. FLUME
CONST. (1) FLUME BARRIER
BEGIN 4.0' TO 8.0' FLUME TRANSITION
FL=1324.26

A8 STA. 3+39.05
END 4.0' TO 8.0' FLUME TRANSITION
CONST. (1) BOLLARD
GT & FL=1324.98

A3 STA. 0+66.00
END 29" x 18" RCAP
CONST. D-2-1 CURB INLET
BEGIN 4.0'x0.5' CONC. FLUME (BOC)
TC & FL FLUME=1317.53
FL 29" x 18" RCAP=1314.53

A4 STA. 1+69.73
FLUME VPI
FL=1319.50

A5 STA. 2+30.70
FLUME VPI
FL=1321.67

A2 STA. 0+40.00
END 36" x 23" RCAP
CONST. D-2-1 CURB INLET
BEGIN 29" x 18" RCAP
TC=1317.53
FL 36" x 23" RCAP=1313.90
FL 29" x 18" RCAP=1314.27

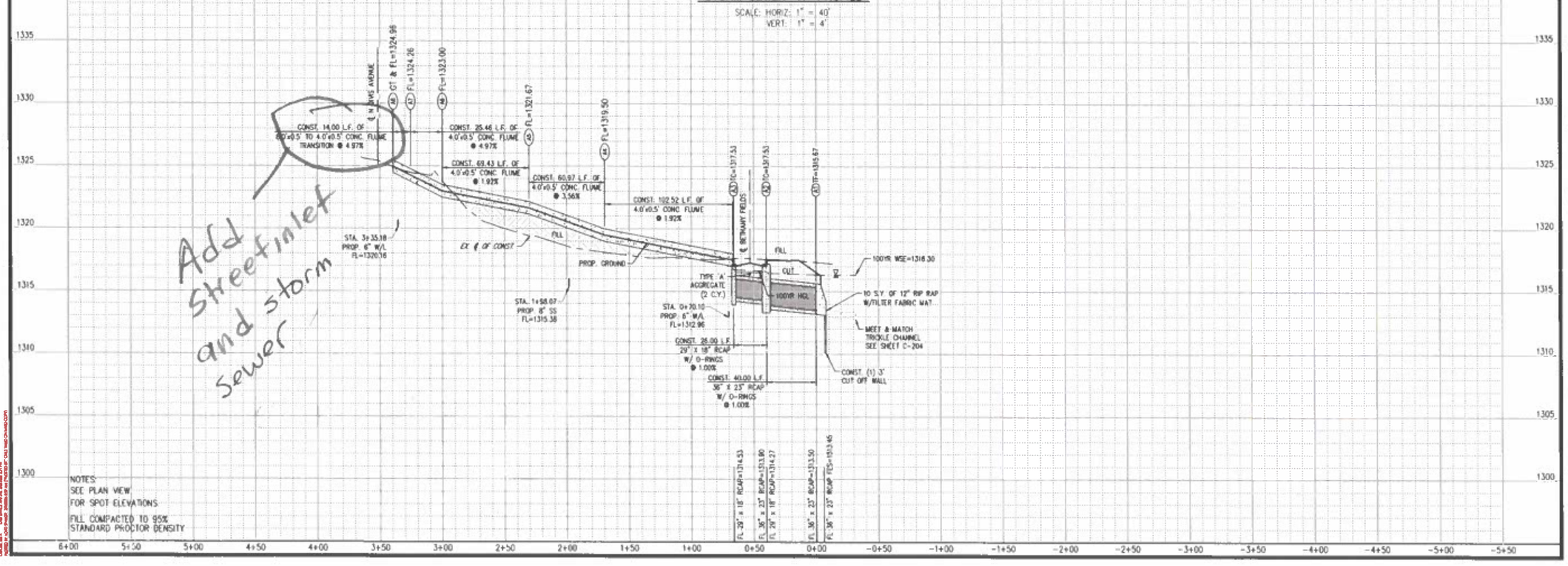
A1 STA. 0+00.00
CONST. (1) 36" x 23" RCAP FES (8')
CONST. (1) 3' CUT OFF WALL
BEGIN 36" x 23" RCAP
MEET & MATCH TRICKLE CHANNEL
TF=1315.67
FL 36" x 23" RCAP FES=1313.45
FL 36" x 23" RCAP=1313.50

GRAPHIC SCALE IN FEET
40' 0 40'

STORM SEWER "A" PLAN

LEGEND	
UTILITY CROSSING (SEE PROFILE)	⊗
SANITARY SEWER LINE	SS
PROP. GROUND	
EX. ℄ OF CONST.	

STORM SEWER "A" PROFILE
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'



Add Streetinlet and storm Sewer

NOTES:
SEE PLAN VIEW
FOR SPOT ELEVATIONS

FILL COMPACTED TO 95%
STANDARD PROCTOR DENSITY

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 T 405.787.6276 f
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CERTIFICATE OF AUTHORIZATION
CA 973 (PLES EXPIRES 6/30/2026)

LOCATION MAP
SCALE: 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 25612100
ISSUE DATE: 02/06/2026
CONTRACT: LOYD LEON SPAUGY III
QC by: MARK LOVE
QC Date:

PRELIMINARY PLANS

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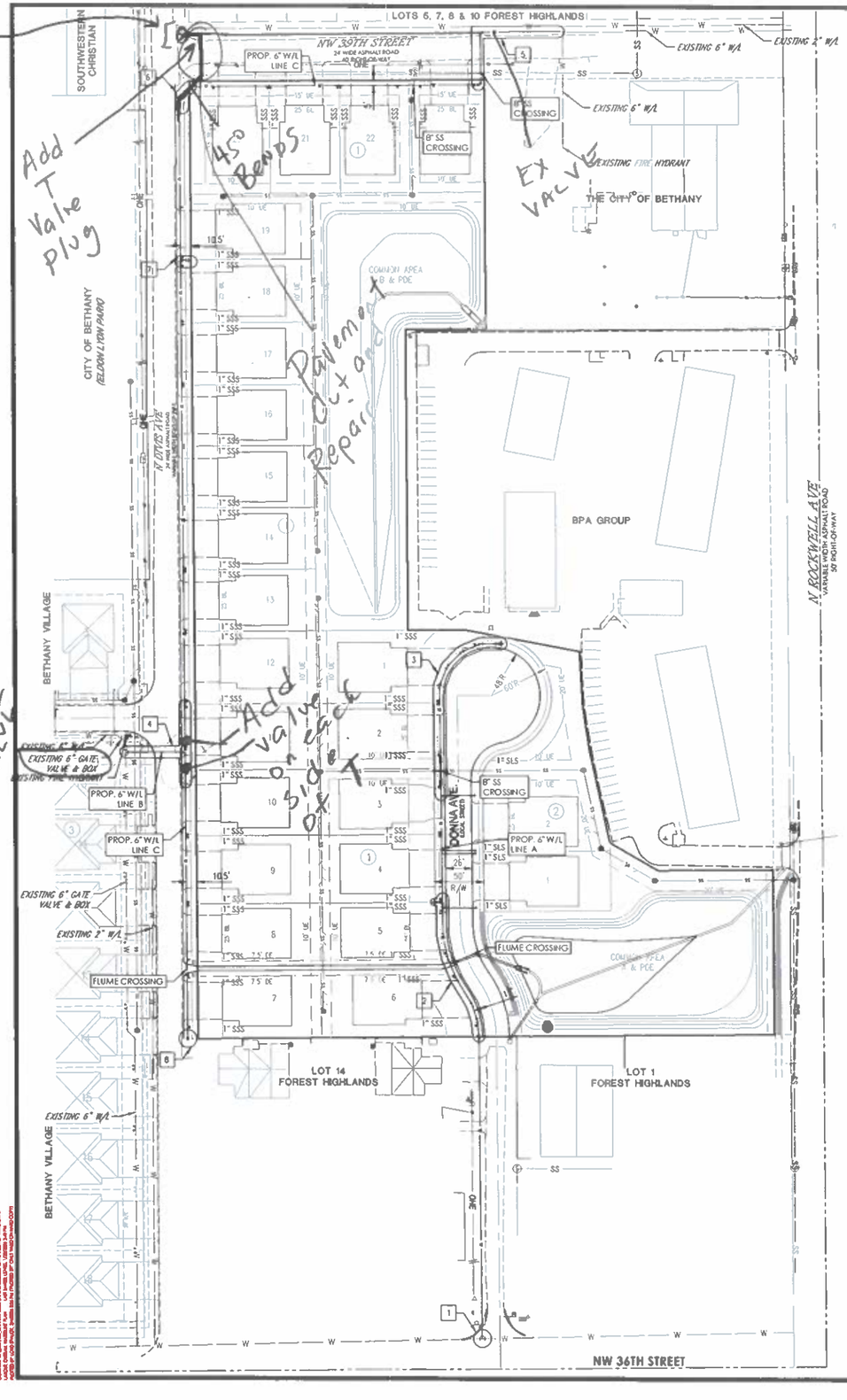
STORM SEWER A

C-202

Make this work so in future City can tie on and go north outside of pavement in future.



[1] (1) 8"x6" TAPPING SLEEVE
(1) 6" TAPPING VALVE & BOX

[2] (1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
(1) 6"x6" TEE
(2) 6" GATE VALVE & BOX
(6) 6"x11¼° BEND W/ M.J.R.

[3] (1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
(1) 6" GATE VALVE & BOX
(4) 6"x22½° BEND W/ M.J.R.
(4) 6"x45° VERTICAL BEND W/ M.J.R.

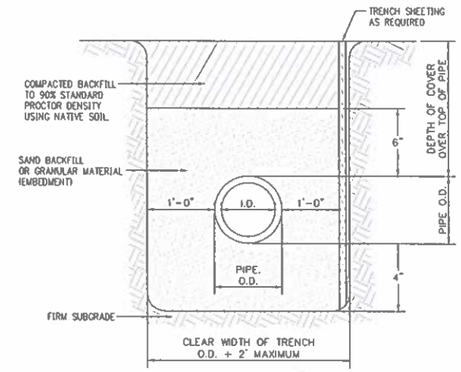
[4] (1) 6"x6" TAPPING SLEEVE
(1) 6" TAPPING VALVE & BOX
(1) 6"x6" TEE
(2) 6" GATE VALVE & BOX

[5] (1) REMOVE 6" PLUG
(1) 6" SOLID SLEEVE
(1) WET CONNECTION
(1) 6" GATE VALVE & BOX
(2) 6"x90° BEND W/ M.J.R.

[6] (2) 6"x45° BEND W/ M.J.R.

[7] (1) FIRE HYDRANT
(1) FIRE HYDRANT RISER
(1) 6"x6" TEE
(2) 6" GATE VALVE & BOX

[8] (1) 6" PLUG W/ 2" BLOWOFF



FITTINGS – FITTINGS FOR USE WITH PVC PIPE SHALL CONFORM TO PROVISIONS OF AWWA C-100/A21.10 AND SHALL BE SHORT-BODIED STYLE.

PVC PIPE NOM. DIA. ≤ 12"
TYPICAL BEDDING &
TRENCH DETAIL FOR PVC PIPE
NOT TO SCALE

WATER GENERAL NOTES

1 ALL CONSTRUCTION SHALL CONFORM TO OKLAHOMA CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

2 ALL CONSTRUCTION SHALL CONFORM TO TITLE 252 OKLAHOMA ADMINISTRATIVE CODES

3 ALL WORK NOT CLASSIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION COST OF WHICH SHOULD BE INCLUDED IN THE COST OF OTHER PAY ITEMS

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL LANDSCAPING IN AS GOOD OR BETTER CONDITION AS EXISTING LANDSCAPING

5 ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF TITLE 252, CHAPTER 626 PUBLIC WATER SUPPLY CONSTRUCTION STANDARDS OKLAHOMA ADMINISTRATIVE CODES

6 PRESSURE TEST (OAC 252:626-19-2(e) TEST THE INSTALLED PIPE FOR LEAKAGE IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS LEAKAGE MUST NOT EXCEED 10 GALLONS IN DIAMETER PER MILE OF PIPE PER 24 HOURS AT 150 PSI TESTING PRESSURE

7 DISINFECTION (OAC 252:626-19-2 (f) DISINFECT ALL WATERLINES ACCORDING TO AWWA STANDARD SPECIFICATIONS OBTAIN SAFE BACTERIOLOGICAL SAMPLES ON TWO CONSECUTIVE DAYS BEFORE PLACING THE WATERLINE INTO SERVICE

8 SEPARATION OF WATER MAINS AND SEWERS (OAC 252:626-19-2(h)

9 (1) HORIZONTAL SEPARATION
A MEASURE THE SEPARATION DISTANCE EDGE TO EDGE
B LOCATE WATER MAINS AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINES
C LOCATE WATER MAINS AT LEAST 5 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES, AND OTHER BURIED UTILITY LINES
D LOCATE CAST IRON WATERLINES AT LEAST 10 FEET FROM ANY GASOLINE STORAGE TANK AND LINES AND PVC WATER LINES AT LEAST 50 FEET HORIZONTALLY FROM ANY GASOLINE STORAGE TANK AND LINES
E LOCATE WATERLINES AT LEAST 15 FEET FROM ALL PARTS OF SEPTIC TANKS AND ABSORPTION FIELDS, OR OTHER SEWAGE TREATMENT AND DISPOSAL SYSTEMS
F (2) VERTICAL SEPARATION
G MEASURE THE SEPARATION DISTANCE FROM EDGE TO EDGE
H LAY WATERLINES CROSSING SEWER LINES TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 24 INCHES BETWEEN THE WATER MAIN AND THE SEWER LINE, ARRANGE THE PIPING SO THAT JOINTS IN A 20-FOOT LENGTH OF PVC OR 18-FOOT LENGTH OF CAST IRON SEWER PIPE WILL BE EQUIDISTANT FROM THE WATER MAIN WHERE A WATER MAIN CROSSES UNDER A SEWER, PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN
I MAINTAIN A 2-FOOT VERTICAL SEPARATION BETWEEN WATERLINES AND ANY EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES, AND OTHER BURIED UTILITY LINES

13 (3) SPECIAL CONDITIONS WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED IN (1) AND (2) OF THESE GENERAL NOTES, DESIGN AND CONSTRUCT THE OTHER LINE EQUAL TO WATER PIPE, AND PRESSURE TEST IT TO ASSURE WATER TIGHTNESS OF JOINTS ADJACENT TO THE WATER LINE PRIOR TO BACKFILLING

14 IN ACCORDANCE WITH ODEQ REGULATIONS, THE CITY PROVIDES WATER AT A MINIMUM PRESSURE OF 25 psi THE DEVELOPER IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTION OF ALL FIXTURES TO PROVIDE ADEQUATE DOMESTIC AND FIRE PROTECTION UNDER MINIMUM PRESSURE CONDITIONS THE DEVELOPER WILL BE RESPONSIBLE FOR ANY FAILURE OF DOMESTIC AND FIRE PROTECTION SYSTEMS WHICH REQUIRE WATER PRESSURE IN EXCESS OF 25 psi

15 THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION

16 FIRE HYDRANT (OAC 252:626-19-3(b)(6)), THE LOWEST OUTLET SHALL BE INSTALLED NO LESS THAT 19 INCHES (24" MAX IN CITY OF BETHANY) ABOVE THE SURROUNDING GRADE AND THE OPERATING NUT HIGHER THAN 4 FEET ABOVE GRADE

17 THE CONTRACTOR SHALL DISPOSE OF WATER FLUSHED FROM THE LINES TO A LOCATION APPROVED BY THE ENGINEER IN NO CASE SHALL THE WATER BE FLUSHED ONTO THE PAVING SUBGRADE THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BEFORE FLUSHING WATER LINE TO MINIMIZE EROSION AND TO REMAIN IN COMPLIANCE WITH LOCAL AND FEDERAL N P D E S PERMIT REQUIREMENTS

18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION

19 A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST

20 A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITY CAN BEGIN

21 A NOTICE OF INTENT (NOI) SHOULD BE SUBMITTED 30 DAYS PRIOR TO THE INITIAL DISTURBANCE OF SOILS

22 PIPE – PVC PRESSURE PIPE SHALL BE AWWA C-900, PRESSURE CLASS 200 AND WITH A MINIMUM DIMENSION RATIO OF FOURTEEN (DR-14)

23 FITTINGS – FITTINGS SHALL BE MECHANICAL JOINT TYPE AS SPECIFIED UNDER DUCTILE IRON FITTINGS ALL FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT TUBING WITH A THICKNESS OF 8 MIL

24 TRACER WIRE (CONDUCTOR) – INSTALL ONE (1) STRAND OF NUMBER TWELVE (12) GAUGE COPPER TRACER WIRE ALONG TOP OF ALL PVC PIPING BRING TO TOP OF GROUND AND ANCHOR ALL PROPOSED VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES AND BACK TO THE NEAREST EXISTING GATE VALVE

25 JOINT RESTRAINTS – THE JOINTS SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINT FOR AWWA C-900 JOINT RESTRAINTS SHALL BE MANUFACTURED BY EBBA IRON SALES, INC OR UNI-FLANGE BY THE FORD METER BOX CO , INC OR APPROVED EQUAL

26 WATER SERVICE CONNECTIONS – WATER SERVICE CONNECTIONS SHALL BE STAINLESS STEEL SADDLE AND GASKET

27 PIPE BEDDING – SEE DETAIL THIS PAGE

28 FINAL GRADING MUST BE COMPLETE PRIOR TO THE INSTALLATION OF WATER AND SANITARY SEWER MAINS

29 63 OKLAHOMA STATUTE ANNOTATED 636 981 ACTIVITY WITHIN SIX FEET OF HIGH VOLTAGE OVERHEAD LINE OR CONDUCTOR PROHIBITED
NO PERSON, FIRM, CORPORATION OR ASSOCIATION SHALL, INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE, AND NO PERSON AS AN AGENT OR EMPLOYEE OF ANY PERSON, FIRM, CORPORATION OR ASSOCIATION, SHALL PERFORM OR PERMIT ANY AGENT OR EMPLOYEE TO PERFORM ANY FUNCTION OR ACTIVITY UPON ANY LAND, BUILDING, HIGHWAY, OR OTHER PREMISES, WHEN IT IS POSSIBLE DURING THE PERFORMANCE OF SUCH ACTIVITY FOR ANY PERSON OR EMPLOYEE ENGAGED IN PERFORMING WORK CONNECTED WITH OR RELATED TO SUCH FUNCTION OR ACTIVITY TO MOVE TO OR TO BE PLACED IN A POSITION WITHIN SIX (6) FEET OF ANY HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR, OR WHEN IT IS POSSIBLE FOR ANY PART OF ANY TOOL, EQUIPMENT, MACHINERY OR MATERIAL TO BE USED BY ANY SUCH PERSON OR EMPLOYEE TO BE BROUGHT WITHIN SIX (6) FEET OF ANY SUCH OVERHEAD HIGH VOLTAGE LINE OR CONDUCTOR THROUGH ANY LATERAL, VERTICAL OR SWINGING MOTION DURING THE PERFORMANCE OF SUCH FUNCTION OR ACTIVITY

30 THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND DEPTHS PRIOR TO CONSTRUCTION BY MEANS OF UTILITY SURVEY THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL PRIVATE & PUBLIC UTILITIES DAMAGED DURING CONSTRUCTION

31 ALL SERVICES ARE TO BE CONNECTED TO EXISTING METER WITH MATERIAL PER CURRENT CITY OF OKLAHOMA CITY SPECIFICATIONS FROM PROPOSED WATER MAIN

32 STANDARD DEPTH OF COVER SHALL BE A MINIMUM OF 4 0 FEET MINIMUM DEPTH OF 5 0 FEET REQUIRE ALONG SECTION ROADS

33 ALL CROSSINGS AND PROPOSED TIE-IN LOCATIONS SHALL BE EXCAVATED AHEAD OF CONSTRUCTION TO VERIFY THE FLOWLINE OF EXISTING WATER MAINS

34 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION STAKING THE STAKING MUST BE DONE BY AN OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR

35 HYDRANTS SHALL CONFORM TO AWWA STANDARD C502, LATEST REVISION & MEET CURRENT CITY OF OKLAHOMA CITY SPECIFICATIONS

36 ALL VERTICAL AND HORIZONTAL FITTINGS REQUIRE MECHANICAL JOINT RESTRAINTS PER CITY OF OKLAHOMA CITY SPECIFICATIONS

37 THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO DRAIN AS GOOD OR BETTER THAN EXISTING CONDITIONS

38 WHEN PVC PIPE IS SPECIFIED AND USED ON THIS PROJECT, CONTRACTOR SHALL INSTALL ONE STRAND OF NO 12 GAUGE COPPER TRACER WIRE ALONG TOP OF ALL PVC PIPES BRING THE TRACER WIRE TO TOP OF GROUND AND ANCHOR AT ALL VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES

39 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GPS "AS-BUILT" SURVEY, FOLLOWING THE INSTALLATION OF WATER MAINS, FOR EVERY 100' ALONG THE ALIGNMENT OF THE PROJECT, COORDINATES OF THE VALVES, FIRE HYDRANTS, EXISTING WATER METERS, AND SIMILAR APPURTENANCES THIS TASK MUST BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR DATA SUBMITTED SHALL BE TIED TO OKLAHOMA STATE PLANE COORDINATE SYSTEM

40 WATER METERS AND FIRE HYDRANTS MUST SIT WITHIN THE ROW OR UTILITY EASEMENT LOCATED IN A GRASSY AREA OUTSIDE OF PAVING FOR SIDEWALKS, STREETS, & DRIVEWAYS

41 SAND BACKFILL SHALL BE PLACED IN ALL TRENCHES UP TO GROUND LEVEL WHERE LINES CROSS UNDER PROPOSED OR EXISTING PAVING TYPE 'A' AGGREGATE BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS THE MAXIMUM PAY QUANTITY FOR TYPE 'A' AGGREGATE BACKFILL IS THAT QUANTITY REQUIRED TO FILL A NEAT MINIMUM WIDTH DITCH, LISTED IN THE TRENCH WIDTH DETAIL, FROM THE FLOWLINE OF THE PIPE TO THE PAVEMENT SUBGRADE ELEVATION TO 5' BACK OF CURB ON EACH SIDE OF THE STREET ANY ADDITIONAL TYPE 'A' AGGREGATE REQUIREMENTS ARE CONSIDERED INCIDENTAL

42 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, BOTH UNDERGROUND & OVERHEAD, EITHER PUBLIC OR PRIVATE, AS TO THEIR ACTUAL LOCATION PRIOR TO COMMENCING CONSTRUCTION

EROSION CONTROL NOTES

1 LIST EROSION CONTROL QUANTITIES AND WHO WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROLS

2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION

3 A COPY OF THE EROSION CONTROL SITE PLAN MUST ALWAYS BE ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST

4 BLOCK OFF ACCESS OR ADD CONSTRUCTION ENTRANCE

5 A MINIMUM OF 18" OF SOD IS REQUIRED ALONG ALL CURBS & FLUMES

6 THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BEFORE FLUSHING WATERLINE TO MINIMIZE EROSION AND TO REMAIN IN COMPLIANCE WITH STORM WATER QUALITY REQUIREMENTS

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Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405 787 6270 | 405 787 6276 1
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LOCATION OF AUTHORIZATION
CA 973 (PLAN TYPE) OF (AUTHOR)

LOCATION MAP
SCALE 1" = 3000'

BETHANY FIELDS
CITY OF BETHANY, OKLAHOMA

Key Plan

GRAPHIC SCALE IN FEET
60' 0 60'

No.	Description	Date

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PROJECT NO: 256121.00
ISSUE DATE: 01/30/2026
CONTACT: LOYD LEON SPAUGY III
QC by: MARK COVE
QC Date:

PRELIMINARY PLANS

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OVERALL WATERLINE PLAN

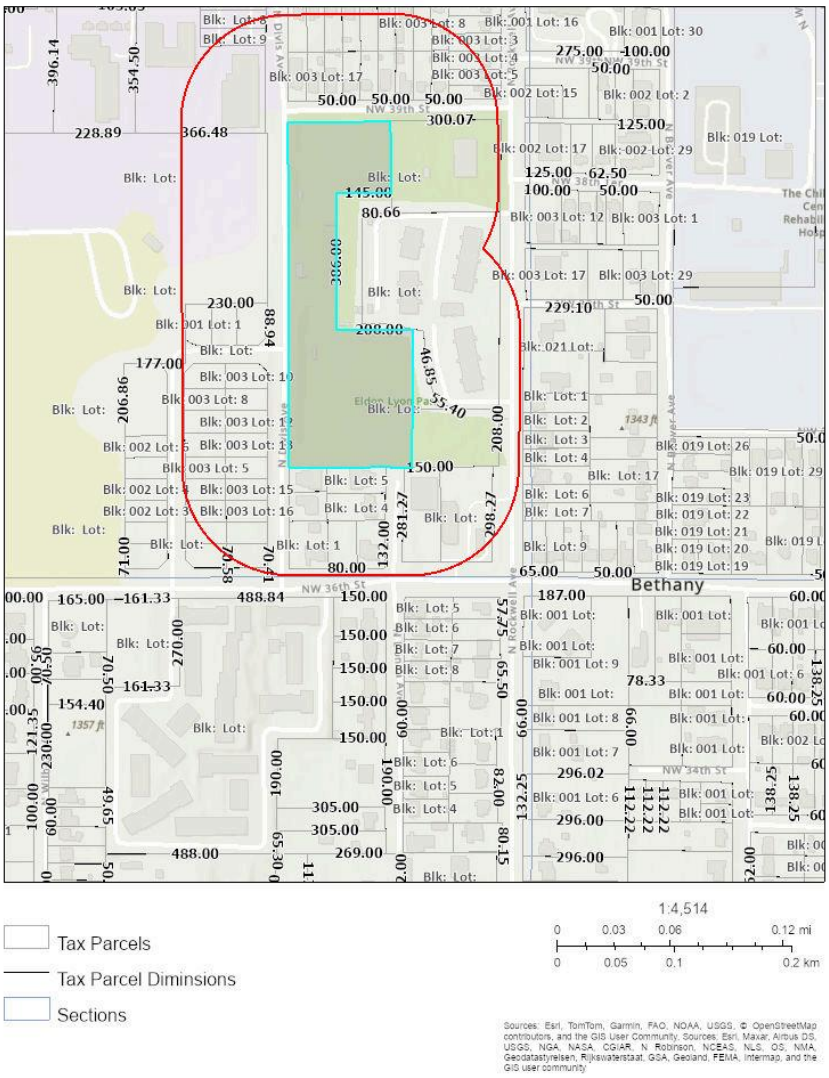
C-103

00' RR1726208 0

Area of Interest (AOI) Information

Area : 1,353,657. 5 ft²

Oct 23 2025 15:59:02 Central Daylight Time



ummary

Nam	ount	Area(ft²)	Length(ft)
Radius Report	62	1,145,383.54	N/A

Radius Report

	accountno	name	name	name3	ma ngaddress1
1	R173406250	SAKURA PRO ERTIES LLC			15412 COLONIA BELLA DR
2	R219451090	YUAN JIAN WEI & SHOU LUNG HUANG FAMILY TRUST			32857 REGENTS BLVD
3	R173580800	SOUTHWESTERN CHRISTIAN	UNIVERSITY INC		7210 NW 39TH EXPY
4	R173406275	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
5	R173406500	BARTEE ENTERPRISES LLC	TILLETT ANDREA L		4806 N ASBURY AVE
6	R219451100	YUAN JIAN WEI & SHOU LUNG HUANG FAMILY TRUST			32857 REGENTS BLVD
7	R173406300	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
8	R173406600	BARTEE ENTERPRISES LLC	TILLETT LIONEL E & ANDREA TRUST		4806 N ASBURY AVE
9	R173406350	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
10	R173406375	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
11	R173406650	WEST WELBARN WAYNE	WEST STANLEY LYNN	WEST JEFFREY ALLEN	7108 NW 39TH TER
12	R173406780	RYAN KENA SUE	RYAN JERRY RAYMOND	PARKER REGINA MARIE	12109 NW 137TH ST
13	R173406770	J & K FINE PROPERTIES VI LLC			12824 ST ANDREWS DR
14	R173406725	CUNKLE KENDRA			7110 NW 39TH TER
15	R173406760	WALLACE CAROL SUE ETAL	LENTZ GERTRUDE E	RANDALL JEFFREY LYNN	7114 NW 39TH TER
16	R173406750	OBIL PROPERTIES LLC			2904 N DIVIS AVE
17	R173406790	VARGAS JAVIER FARIAS	OVIEDO KAREEN VALENTINA GUZMAN		7120 NW 39TH TER
18	R219451110	JSSB LLC			3101 LAKESHIRE RIDGE WAY
19	R173580900	SOUTHWESTERN CHRISTIAN	UNIVERSITY INC		7210 NW 39TH EXPY
20	R219451260	YUAN KEVIN			8217 57TH PL NE
21	R173407510	BIZAL RODNEY D			7119 NW 39TH ST
22	R173407525	RANDALL DONALD RAY			7113 NW 39TH ST
23	R173407515	MERRELL CHARLES M & CAROLYN S			7211 NW 32ND ST
24	R173407520	WISE DELINDA O GOGGIN			7115 NW 39TH ST
25	R173407530	COOK RHEA ANN RANDALL	RANDALL DONALD R		7111 NW 39TH ST
26	R173408000	PALMER ASA ALLEN ETAL	LENTZ GERTRUDE E	RANDALL JEFFREY LYNN	7109 NW 39TH ST
27	R173408100	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
28	R219451120	JSSB LLC			3101 LAKESHIRE RIDGE WAY
29	R173408110	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
30	R219451130	JSSB LLC			3101 LAKESHIRE RIDGE WAY
31	R219451160	JSFM LLC			22495 LINDY TER
32	R219451250	YUAN RICHARD			4744 CABELLO ST
33	R219451240	JSSB LLC			3101 LAKESHIRE RIDGE WAY
34	R219451230	JSSB LLC			3101 LAKESHIRE RIDGE WAY
35	R219451220	JSSB LLC			3101 LAKESHIRE RIDGE WAY
36	R219451190	JSSB LLC			3101 LAKESHIRE RIDGE WAY

7	R173407500	BR SU AN			7121 NW 39TH ST
38	R172631100	JCC ENTERPRISES OF OKLAHOMA LLC			2420 N EAGLE LN
39	R219451140	JSSB LLC			3101 LAKESHIRE RIDGE WAY
40	R219451150	JSSB LLC			3101 LAKESHIRE RIDGE WAY
41	R219451210	JSSB LLC			3101 LAKESHIRE RIDGE WAY
42	R219451200	JSSB LLC			3101 LAKESHIRE RIDGE WAY
43	R219451170	JSFM LLC			22495 LINDY TER
44	R219451180	JSFM LLC			22495 LINDY TER
45	R219451010	B & C PROPERTY INVESTMENTS LLC			13540 NW 142ND ST
46	R219451000	JSFM LLC			22495 LINDY TER
47	R172631050	YOUNG CHANDLER	HALL HU TER		3706 N DIVIS AVE
48	R219451020	PROGRESSIVE BUSINESS GROUP LLC			3398 E PLUM ST
49	R172631040	BODE DOROTHY JUNE TRS	BODE DOROTHY JU E LIVING TRUST		7115 NW 36TH ST
50	R172631020	KANELOPOULOS GEORGE J JR & GINA M			5471 EMI RD
51	R172631080	LANDERS KARIN & JAMES			5020 NW 62ND TER
52	R172631060	SARRINGTON RANDY J & TILDA J			3705 N DONNA AVE
53	R172631000	KANELOPOULOS GEORGE JR	KANELOPOULOS GINA		5471 EMI RD
54	R172620400	HERNANDEZ PLACENCIA HAIRO A	HERNANDEZ JESSICA CHRYSTAL		1950 SEGOVIA CIR
55	R172620450	7 ELEVEN INCORPORATED			2021 S MACARTHUR BLVD
56	R172620800	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
57	R172620910	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
58	R173829020	SOUTHWESTERN CHRISTIAN	UNIVERSITY INC		7210 NW 39TH EXPY
59	R172620905	CITY OF BETHANY			PO BOX 219
60	R173829010	CITY OF BETHANY			PO BOX 219
61	R172620900	BPA GROUP			PO BOX 1451
62	R172620850	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD

	city	state	ipc de	ck	t	egal	Area(ft²)
1	EDMOND	OK	73013	003	000	OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 2 & N10FT LOT 3	39.23
2	UNION CITY	CA	94587-5410	003	001	BETHANY VILLAGE BLK 003 LOT 001	593.70
3	BETHANY	OK	73008-0340	000	008	PLAINVIEW BETHANY 000 008	1,369.62
4	EDMOND	OK	73013	003	000	OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 3 & N10FT LOT 4	1,943.22
5	BETHANY	OK	73008	003	007	OAK HILL SUB FOREST HGHLND 003 007	3,385.59
6	UNION CITY	CA	94587-5410	003	002	BETHANY VILLAGE BLK 003 LOT 002	3,676.84
7	EDMOND	OK	73013	003	000	OAK HILL SUB FOREST HGHLND 003 000 S40FT OF LOT 4 & N10FT OF LOT 5	4,097.35
8	BETHANY	OK	73008-2620	003	008	OAK HILL SUB FOREST HGHLND 003 008	4,458.24
9	EDMOND	OK	73013	003	000	OAK HILL SUB FOREST HGHLND 003 000 S40FT LOT 5 & N5FT LOT 6	4,921.08
10	EDMOND	OK	73013	003	006	OAK HILL SUB FOREST HGHLND 003 006 S45FT	4,958.00
11	BETHANY	OK	73008-3261	003	009	OAK HILL SUB FOREST HGHLND 003 009	5,040.71
12	PIEDMONT	OK	73078	003	014	OAK HILL SUB FOREST HGHLND 003 014	5,214.32
13	OKLAHOMA CITY	OK	73120	003	013	OAK HILL SUB FOREST HGHLND 003 013	5,225.96
14	BETHANY	OK	73008	003	010	OAK HILL SUB FOREST HGHLND 003 010	5,231.34
15	BETHANY	OK	73008	003	012	OAK HILL SUB FOREST HGHLND 003 012	5,240.81
16	BETHANY	OK	73008	003	011	OAK HILL SUB FOREST HGHLND 003 011	5,241.60
17	BETHANY	OK	73008-3261	003	015	OAK HILL SUB FOREST HGHLND 003 015	5,476.48
18	EDMOND	OK	73034	003	003	BETHANY VILLAGE BLK 003 LOT 003	5,802.63
19	BETHANY	OK	73008-0340	000	009	PLAINVIEW BETHANY 000 009	5,899.59
20	MARYSVILLE	WA	98270-4522	003	018	BETHANY VILLAGE BLK 003 LOT 018	6,753.72

21	BETHANY	OK	73008-3258	003	017	OAK HILL SUB FOREST HGHLND 003 017	6,754.61
22	BETHANY	OK	73008-3258	003	020	OAK HILL SUB FOREST HGHLND 003 020	6,758.05
23	BETHANY	OK	73008-3803	003	018	OAK HILL SUB FOREST HGHLND 003 018	6,758.81
24	BETHANY	OK	73008-3258	003	019	OAK HILL SUB FOREST HGHLND 003 019	6,766.17
25	BETHANY	OK	73008-3258	003	021	OAK HILL SUB FOREST HGHLND 003 021	6,770.42
26	BETHANY	OK	73008	003	022	OAK HILL SUB FOREST HGHLND 003 022	6,788.33
27	EDMOND	OK	73013	003	023	OAK HILL SUB FOREST HGHLND 003 023	6,807.75
28	EDMOND	OK	73034	003	004	BETHANY VILLAGE BLK 003 LOT 004	6,809.01
29	EDMOND	OK	73013	003	024	OAK HILL SUB FOREST HGHLND 003 024	6,827.35
30	EDMOND	OK	73034	003	005	BETHANY VILLAGE BLK 003 LOT 005	6,874.99
31	EDMOND	OK	73025	003	008	BETHANY VILLAGE BLK 003 LOT 008	6,916.19
32	UNION CITY	CA	94587-4750	003	017	BETHANY VILLAGE BLK 003 LOT 017	6,922.16
33	EDMOND	OK	73034	003	016	BETHANY VILLAGE BLK 003 LOT 016	6,950.00
34	EDMOND	OK	73034	003	015	BETHANY VILLAGE BLK 003 LOT 015	6,977.87
35	EDMOND	OK	73034	003	014	BETHANY VILLAGE BLK 003 LOT 014	7,003.77
36	EDMOND	OK	73034	003	011	BETHANY VILLAGE BLK 003 LOT 011	7,053.30
37	BETHANY	OK	73008	003	016	OAK HILL SUB FOREST HGHLND 003 016	7,147.15
38	OKLAHOMA CITY	OK	73127	000	000	ENGLISH ACRES 000 000 LOT 6 LESS S36.17FT	7,189.58
39	EDMOND	OK	73034	003	006	BETHANY VILLAGE BLK 003 LOT 006	7,452.12
40	EDMOND	OK	73034	003	007	BETHANY VILLAGE BLK 003 LOT 007	7,467.93
41	EDMOND	OK	73034	003	013	BETHANY VILLAGE BLK 003 LOT 013	7,598.23
42	EDMOND	OK	73034	003	012	BETHANY VILLAGE BLK 003 LOT 012	7,615.13
43	EDMOND	OK	73025	003	009	BETHANY VILLAGE BLK 003 LOT 009	7,798.79

44	EDMOND	OK	73025	003	010	BETHANY VILLAGE BLK 003 LOT 010	7,965.42
45	YUKON	OK	73099-8229	001	002	BETHANY VILLAGE BLK 001 LOT 002	8,096.61
46	EDMOND	OK	73025	001	001	BETHANY VILLAGE BLK 001 LOT 001	8,290.15
47	BETHANY	OK	73008	000	000	ENGLISH ACRES 000 000 S36.17FT OF LOT 6 & N43.46FT OF LOT 1	8,720.37
48	GILBERT	AZ	85298-0100	001	003	BETHANY VILLAGE BLK 001 LOT 003	9,679.53
49	BETHANY	OK	73008-3248	000	003	ENGLISH ACRES 000 003	10,554.86
50	KOLOA	HI	96756-9710	000	002	ENGLISH ACRES 000 002	10,779.72
51	OKLAHOMA CITY	OK	73122	000	005	ENGLISH ACRES 000 005	11,885.46
52	BETHANY	OK	73008-3256	000	004	ENGLISH ACRES 000 004	12,254.00
53	KOLOA	HI	96756-9710	000	000	ENGLISH ACRES 000 000 LOT 1 LESS N43.46FT	14,322.98
54	EDMOND	OK	73034-2522	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1(AKA LOT 1) BEG 17FT N & 167FT W OF SE/C BLK 1 TH N281.33FT W105FT S281.27FT E105FT TO BEG SUBJ TO ESMTS OF RECORD	27,460.29
55	OKLAHOMA CITY	OK	73128-1699	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1 BEG 17FT N & 17FT W OF SE/C TH W150FT N281.33FTE150 FT S281.27FT TO BEG SUBJ TO ESMTS OF RECORD	36,152.74
56	OKLAHOMA CITY	OK	73118-4218	002	000	FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT	39,442.71
57	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG	43,393.36

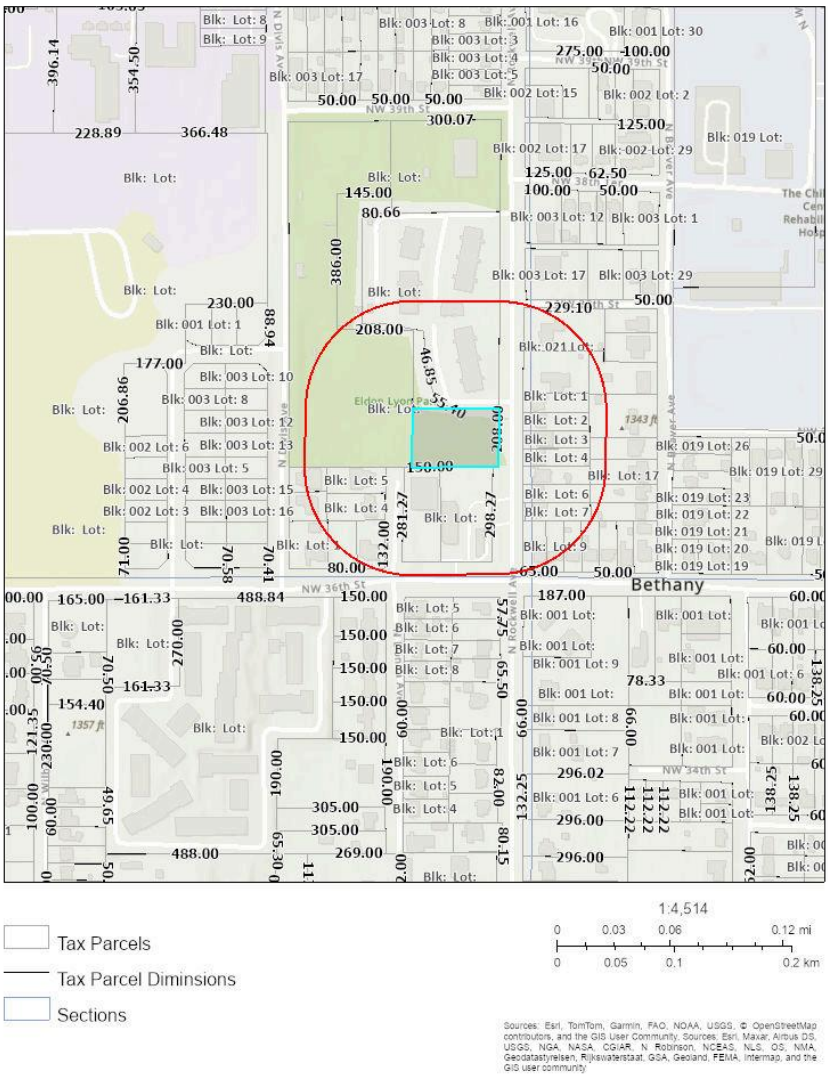
58	BETHANY	OK	73008-0340	000	000	UNPLTD PT SEC 17 12N 4W 000 000 PT SE4 SEC 17 12N 4W BEG AT SE/C PLAINVIEW ADDN TH SLY244.30FT W366.48FT N354.50FT W105.05FT N495.33FT TO S R/W 39TH STEXPWY TH SELY293.57FT S532.33FT E180FT TO BEG CONT 5.5155ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	51,647.93
59	BETHANY	OK	73008	000	000	FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT W300.07FT N250FT E300.07FT TO BEG KNOWN AS TR # 3 EXEMPT	76,673.10
60	BETHANY	OK	73008	000	000	UNPLTD PT SEC 17 12N 4W 000 000 PT OF SE4 17 12 4W BEG 30FT E & 33FT N OF SW/C OF SE4 TH N1163.74FT E140.30FT N300.13FT SWLY 138.73FT N617.61FT SELY 864.52FT S559.02FT E1105.93FT S469.28FT W230FT S160FT W177FT S600.01FT W1510.25 TO BEG EXEMPT	116,321.42
61	BETHANY	OK	73008	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 17FT W OF NE/C OF LOT 4 TH S545FT W115.28FT NW55.40FT NW93.46FT NWLY46.85FT NWLY54.41FT NW116.16FT W57.51FT N302.11FT E363.66FT TO BEG	163,601.26
62	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT	241,563.93

300' R172620800

Area of Interest (AOI) Information

Area : 564,782.17 ft²

Oct 23 2025 16:00:34 Central Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Radius Report	33	484,439.71	N/A

Radius Report

#	accountno	name1	name2	name3	mailingaddress1
1	R170150850	CITY OF BETHANY			PO BOX 219
2	R172631000	KANELOPOULOS GEORGE JR	KANELOPOULOS GINA		5471 EMI RD
3	R170151200	HODGE JAMES L	HODGE JANELLE ALLISON		7013 NW 36TH ST
4	R170151600	DELAO MAGDALENO MAURICIO			3705 N BEAVER AVE
5	R170151700	CHILDRENS CENTER INC			6800 NW 39TH EXPY
6	R170152100	J & P UNITED LLC		C/O PAUL & JANA MOTLEY	3131 N EAGLE LN
7	R170151800	J & P UNITED LLC			3131 N EAGLE LN
8	R170151100	LONG ELIZABETH KIM DANIELS			PO BOX 309
9	R172631050	YOUNG CHANDLER	HALL HUNTER		3706 N DIVIS AVE
10	R170129380	ALLEN DALE G & HELEN J			3807 N BEAVER AVE
11	R172631100	JCC ENTERPRISES OF OKLAHOMA LLC			2420 N EAGLE LN
12	R170151000	KRATZ DAVID J & JEANNE M			3700 N ROCKWELL AVE
13	R170152150	SCHLEGEL BENJAMIN	CHRISMAN VICTORIA		3801 N BEAVER AVE
14	R172631020	KANELOPOULOS GEORGE J JR & GINA M			5471 EMI RD
15	R170150900	KRATZ DAVID J & JEANNE M			3700 N ROCKWELL AVE
16	R170150300	JDP LLC RIKER SUBDIVISION SERIES			10912 NW 26TH ST
17	R170150400	BTM PROPERTIES LLC			14520 CHAMBERY CT
18	R170150500	NGUYEN TO VAN	ANH NGUYEN LONG		3710 N ROCKWELL AVE
19	R170150700	BREWER & ASSOCIATES PROPERTY LLC			1530 SW 119TH ST, Unit 103
20	R170150800	THORESON DONALD MELVIN			3704 N ROCKWELL AVE
21	R170150600	BYNUM OLIVE JEWEL TRS	BYNUM OLIVE JEWEL LIVING TRUST		3708 N ROCKWELL AVE
22	R170150200	GENERATIONAL INVESTMENT PROPERTIES LLC	C/O BRIAN DICKEY		211 NW 67TH ST
23	R172631040	BODE DOROTHY JUNE TRS	BODE DOROTHY JUNE LIVING TRUST		7115 NW 36TH ST
24	R172631080	LANDERS KARIN & JAMES			5020 NW 62ND TER
25	R172631060	SARRINGTON RANDY J & TILDA J			3705 N DONNA AVE
26	R172620910	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
27	R170129400	SHORT JANET			3810 N ROCKWELL AVE
28	R170129382	GUTIERREZ VELASCO FRANCISCO J	RUIZ DIAZ AMICELI Y		3806 N ROCKWELL AVE
29	R172620400	HERNANDEZ PLACENCIA HAIRO A	HERNANDEZ JESSICA CHRYSTAL		1950 SEGOVIA CIR
30	R172620450	7 ELEVEN INCORPORATED			2021 S MACARTHUR BLVD
31	R172620800	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
32	R172620900	BPA GROUP			PO BOX 1451
33	R172620850	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD

#	city	state	zipcode	block	lot	legal	Area(ft²)
1	BETHANY	OK	73008	000	000	RIKER SUB BLK 20 000 000 W7FT OF LOT 7 EXEMPT	352.43
2	KOLOA	HI	96756-9710	000	000	ENGLISH ACRES 000 000 LOT 1 LESS N43.46FT	454.48
3	BETHANY	OK	73008	000	000	RIKER SUB BLK 20 000 000 LOT 11 EX S7FT	501.32
4	BETHANY	OK	73008-3331	000	015	RIKER SUB BLK 20 000 015	706.80
5	BETHANY	OK	73008-2513	000	016	RIKER SUB BLK 20 000 016	1,639.35
6	BETHANY	OK	73008	000	000	RIKER SUB BLK 20 000 000 N30FT LOT 18 & S30FT LOT 19	2,717.13
7	BETHANY	OK	73008	000	000	RIKER SUB BLK 20 000 000 LOT 17 & S20FT LOT 18	2,998.09
8	CHANDLER	OK	74834	000	010	RIKER SUB BLK 20 000 010	3,099.71
9	BETHANY	OK	73008	000	000	ENGLISH ACRES 000 000 S36.17FT OF LOT 6 & N43.46FT OF LOT 1	3,390.30
10	BETHANY	OK	73088	021	000	BETHANY CITY ADD 021 000 S92FT OF E189.55FT EX N30FT OF E150FT PLUS N28.5FT LOT 19 RIKER SUB BLK 20	3,442.05
11	OKLAHOMA CITY	OK	73127	000	000	ENGLISH ACRES 000 000 LOT 6 LESS S36.17FT	4,035.12
12	BETHANY	OK	73008-3349	000	000	RIKER SUB BLK 20 000 000 LOT 9 EX S7FT	5,031.88
13	BETHANY	OK	73008	000	019	RIKER SUB BLK 20 BLK 000 LOT 000 LOT 19 EX N28FT & EX S30FT	5,683.60
14	KOLOA	HI	96756-9710	000	002	ENGLISH ACRES 000 002	6,295.29
15	BETHANY	OK	73008-3349	000	008	RIKER SUB BLK 20 000 008	8,609.19
16	YUKON	OK	73099	000	002	RIKER SUB BLK 20 000 002 S50FT	9,218.83
17	YUKON	OK	73099	000	003	RIKER SUB BLK 20 000 003	9,358.38
18	BETHANY	OK	73008	000	004	RIKER SUB BLK 20 000 004	9,398.95
19	OKLAHOMA CITY	OK	73170	000	006	RIKER SUB BLK 20 000 006	9,477.88
20	BETHANY	OK	73008	000	000	RIKER SUB BLK 20 000 000 LOT 7 EX W7FT	9,513.11
21	BETHANY	OK	73008-3349	000	005	RIKER SUB BLK 20 000 005	9,514.08
22	OKLAHOMA CITY	OK	73116-8247	000	000	RIKER SUB BLK 20 000 000 S36.24FT LOT 1 EX W7FT & N14.24FT LOT 2 EX W7FT	9,846.62
23	BETHANY	OK	73008-3248	000	003	ENGLISH ACRES 000 003	10,049.46

24	OKLAHOMA CITY	OK	73122	000	005	ENGLISH ACRES 000 005	11,885.46
25	BETHANY	OK	73008-3256	000	004	ENGLISH ACRES 000 004	12,254.00
26	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG	13,698.72
27	BETHANY	OK	73008	021	000	BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT	14,946.95
28	BETHANY	OK	73008	021	000	BETHANY CITY ADD 021 000 N28FT LOT 1 RIKERS SUB & S92FT OF W189.55FT BLK 21	21,899.97
29	EDMOND	OK	73034-2522	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1(AKA LOT 1) BEG 17FT N & 167FT W OF SE/C BLK 1 TH N281.33FT W105FT S281.27FT E105FT TO BEG SUBJ TO ESMTS OF RECORD	27,460.29
30	OKLAHOMA CITY	OK	73128-1699	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1 BEG 17FT N & 17FT W OF SE/C TH W150FT N281.33FTE150 FT S281.27FT TO BEG SUBJ TO ESMTS OF RECORD	38,459.37
31	OKLAHOMA CITY	OK	73118-4218	002	000	FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT	39,442.71
32	BETHANY	OK	73008	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 17FT W OF NE/C OF LOT 4 TH S545FT W115.28FT NW55.40FT NW93.46FT NWLY46.85FT NWLY54.41FT NW116.16FT W57.51FT N302.11FT E363.66FT TO BEG	70,300.78

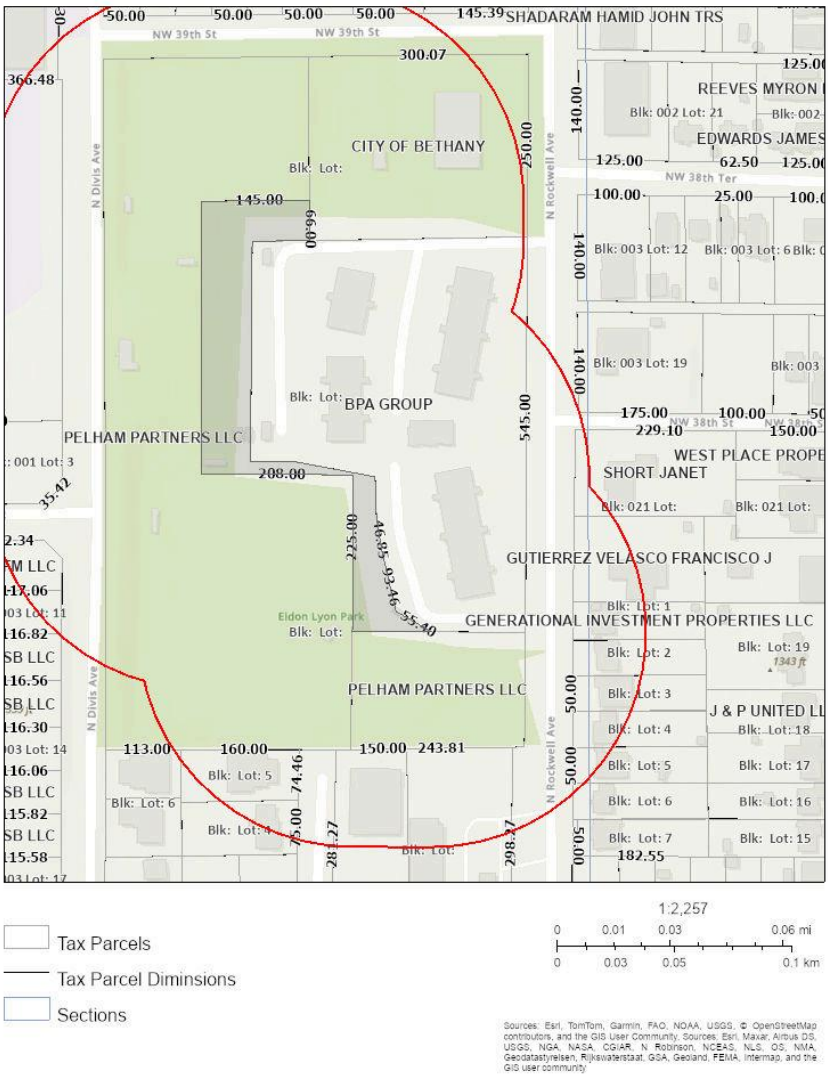
33	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT	108,757.42

300' Radius Report 710512502423

Area of Interest (AOI) Information

Area : 854,259.04 ft²

Oct 23 2025 14:46:40 Central Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Radius Report	35	716,454.75	N/A

Radius Report

#	accountno	name1	name2	name3	mailingaddress1
1	R170307000	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY
2	R219451200	JSSB LLC			3101 LAKESHIRE RIDGE WAY
3	R172631100	JCC ENTERPRISES OF OKLAHOMA LLC			2420 N EAGLE LN
4	R170150700	BREWER & ASSOCIATES PROPERTY LLC			1530 SW 119TH ST, Unit 103
5	R173408110	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
6	R173407500	BROWN SUSAN			7121 NW 39TH ST
7	R173408100	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR
8	R173829020	SOUTHWESTERN CHRISTIAN	UNIVERSITY INC		7210 NW 39TH EXPY
9	R173407510	BIZAL RODNEY D			7119 NW 39TH ST
10	R170150600	BYNUM OLIVE JEWEL TRS	BYNUM OLIVE JEWEL LIVING TRUST		3708 N ROCKWELL AVE
11	R173408000	PALMER ASA ALLEN ETAL	LENTZ GERTRUDE E	RANDALL JEFFREY LYNN	7109 NW 39TH ST
12	R219451190	JSSB LLC			3101 LAKESHIRE RIDGE WAY
13	R173407515	MERRELL CHARLES M & CAROLYN S			7211 NW 32ND ST
14	R219451010	B & C PROPERTY INVESTMENTS LLC			13540 NW 142ND ST
15	R173407520	WISE DELINDA O GOGGIN			7115 NW 39TH ST
16	R173407530	COOK RHEA ANN RANDALL	RANDALL DONALD R		7111 NW 39TH ST
17	R173407525	RANDALL DONALD RAY			7113 NW 39TH ST
18	R170129400	SHORT JANET			3810 N ROCKWELL AVE
19	R172631060	SARRINGTON RANDY J & TILDA J			3705 N DONNA AVE
20	R170150500	NGUYEN TO VAN	ANH NGUYEN LONG		3710 N ROCKWELL AVE
21	R170150400	BTM PROPERTIES LLC			14520 CHAMBERY CT
22	R219451180	JSFM LLC			22495 LINDY TER
23	R170150300	JDP LLC RIKER SUBDIVISION SERIES			10912 NW 26TH ST
24	R170150200	GENERATIONAL INVESTMENT PROPERTIES LLC	C/O BRIAN DICKEY		211 NW 67TH ST
25	R170129382	GUTIERREZ VELASCO FRANCISCO J	RUIZ DIAZ AMICELI Y		3806 N ROCKWELL AVE
26	R219451020	PROGRESSIVE BUSINESS GROUP LLC			3398 E PLUM ST
27	R172631080	LANDERS KARIN & JAMES			5020 NW 62ND TER
28	R172620400	HERNANDEZ PLACENCIA HAIRO A	HERNANDEZ JESSICA CHRYSTAL		1950 SEGOVIA CIR
29	R172620450	7 ELEVEN INCORPORATED			2021 S MACARTHUR BLVD
30	R172620800	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
31	R172620910	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD
32	R173829010	CITY OF BETHANY			PO BOX 219
33	R172620905	CITY OF BETHANY			PO BOX 219
34	R172620900	BPA GROUP			PO BOX 1451
35	R172620850	PELHAM PARTNERS LLC			5400 N CLASSEN BLVD

#	city	state	zipcode	block	lot	legal	Area(ft²)
1	BETHANY	OK	73008-2513	003	000	ROBERTS SUB BLK 21 003 000 LOTS 16 THRU 22	1.18
2	EDMOND	OK	73034	003	012	BETHANY VILLAGE BLK 003 LOT 012	5.51
3	OKLAHOMA CITY	OK	73127	000	000	ENGLISH ACRES 000 000 LOT 6 LESS S36.17FT	78.42
4	OKLAHOMA CITY	OK	73170	000	006	RIKER SUB BLK 20 000 006	115.00
5	EDMOND	OK	73013	003	024	OAK HILL SUB FOREST HGHLND 003 024	366.39
6	BETHANY	OK	73008	003	016	OAK HILL SUB FOREST HGHLND 003 016	1,024.93
7	EDMOND	OK	73013	003	023	OAK HILL SUB FOREST HGHLND 003 023	1,340.70
8	BETHANY	OK	73008-0340	000	000	UNPLTD PT SEC 17 12N 4W 000 000 PT SE4 SEC 17 12N 4W BEG AT SE/C PLAINVIEW ADDN TH SLY244.30FT W366.48FT N354.50FT W105.05FT N495.33FT TO S R/W 39TH STEXPWY TH SELY293.57FT S532.33FT E180FT TO BEG CONT 5.5155ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	1,361.09
9	BETHANY	OK	73008-3258	003	017	OAK HILL SUB FOREST HGHLND 003 017	1,726.68
10	BETHANY	OK	73008-3349	000	005	RIKER SUB BLK 20 000 005	1,860.22
11	BETHANY	OK	73008	003	022	OAK HILL SUB FOREST HGHLND 003 022	1,882.80
12	EDMOND	OK	73034	003	011	BETHANY VILLAGE BLK 003 LOT 011	1,910.05
13	BETHANY	OK	73008-3803	003	018	OAK HILL SUB FOREST HGHLND 003 018	2,012.60
14	YUKON	OK	73099-8229	001	002	BETHANY VILLAGE BLK 001 LOT 002	2,029.12
15	BETHANY	OK	73008-3258	003	019	OAK HILL SUB FOREST HGHLND 003 019	2,044.85
16	BETHANY	OK	73008-3258	003	021	OAK HILL SUB FOREST HGHLND 003 021	2,046.32
17	BETHANY	OK	73008-3258	003	020	OAK HILL SUB FOREST HGHLND 003 020	2,047.33

18	BETHANY	OK	73008	021	000	BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT	2,965.16
19	BETHANY	OK	73008-3256	000	004	ENGLISH ACRES 000 004	3,418.34
20	BETHANY	OK	73008	000	004	RIKER SUB BLK 20 000 004	3,475.15
21	YUKON	OK	73099	000	003	RIKER SUB BLK 20 000 003	4,473.08
22	EDMOND	OK	73025	003	010	BETHANY VILLAGE BLK 003 LOT 010	4,915.91
23	YUKON	OK	73099	000	002	RIKER SUB BLK 20 000 002 S50FT	4,954.09
24	OKLAHOMA CITY	OK	73116-8247	000	000	RIKER SUB BLK 20 000 000 S36.24FT LOT 1 EX W7FT & N14.24FT LOT 2 EX W7FT	5,380.44
25	BETHANY	OK	73008	021	000	BETHANY CITY ADD 021 000 N28FT LOT 1 RIKERS SUB & S92FT OF W189.55FT BLK 21	9,677.81
26	GILBERT	AZ	85298-0100	001	003	BETHANY VILLAGE BLK 001 LOT 003	9,679.53
27	OKLAHOMA CITY	OK	73122	000	005	ENGLISH ACRES 000 005	10,375.19
28	EDMOND	OK	73034-2522	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1(AKA LOT 1) BEG 17FT N & 167FT W OF SE/C BLK 1 TH N281.33FT W105FT S281.27FT E105FT TO BEG SUBJ TO ESMTS OF RECORD	13,796.05
29	OKLAHOMA CITY	OK	73128-1699	000	000	FORREST HIGHLAND 000 000 PT OF BLK 1 BEG 17FT N & 17FT W OF SE/C TH W150FT N281.33FTE150 FT S281.27FT TO BEG SUBJ TO ESMTS OF RECORD	19,399.72
30	OKLAHOMA CITY	OK	73118-4218	002	000	FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT	39,442.71

31	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG	43,393.36
32	BETHANY	OK	73008	000	000	UNPLTD PT SEC 17 12N 4W 000 000 PT OF SE4 17 12 4W BEG 30FT E & 33FT N OF SW/C OF SE4 TH N1163.74FT E140.30FT N300.13FT SWLY 138.73FT N617.61FT SELY 864.52FT S559.02FT E1105.93FT S469.28FT W230FT S160FT W177FT S600.01FT W1510.25 TO BEG EXEMPT	47,050.61
33	BETHANY	OK	73008	000	000	FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT W300.07FT N250FT E300.07FT TO BEG KNOWN AS TR # 3 EXEMPT	71,797.55
34	BETHANY	OK	73008	000	000	FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 17FT W OF NE/C OF LOT 4 TH S545FT W115.28FT NW55.40FT NW93.46FT NWLY46.85FT NWLY54.41FT NW116.16FT W57.51FT N302.11FT E363.66FT TO BEG	166,170.81
35	OKLAHOMA CITY	OK	73118-4218	000	000	FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT	234,236.06

NOTICE OF PUBLIC HEARING

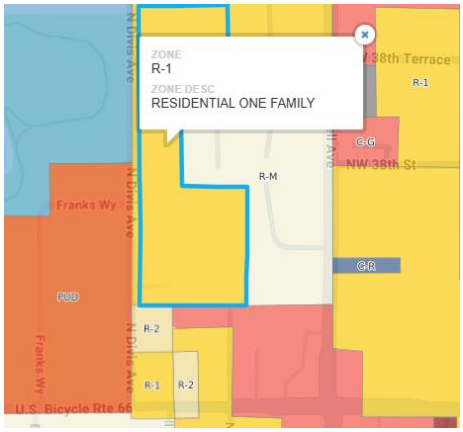
On March 5th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a final plat request from Loyd Spaugy, Agent for Owner Pelham Partners, LLC and Michael Love, Property Owner to subdivide 7.58 acres into 25 lots located NW of the intersection of N. Rockwell Ave. and NW 36th Street and East Divis Ave.

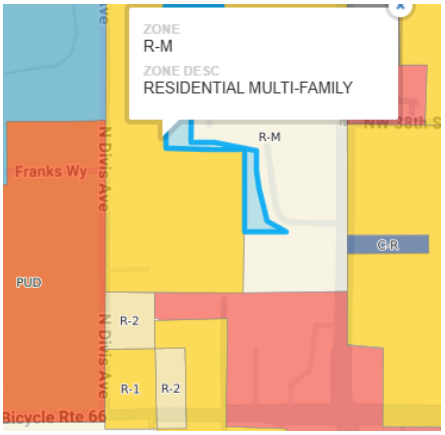
Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 17th, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing. A rezone and preliminary plat were previously approved by the City Council (**PC 25-13 and PC 25-22**).

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof.


ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY
NW 38th Terrace
R-1
C-G
NW 38th St
R-M
Franks Wy
N Divis Ave
C-R
PUD
R-2
R-1
R-2
U.S. Bicycle Rte 66


ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY
R-M
Franks Wy
N Divis Ave
C-R
PUD
R-2
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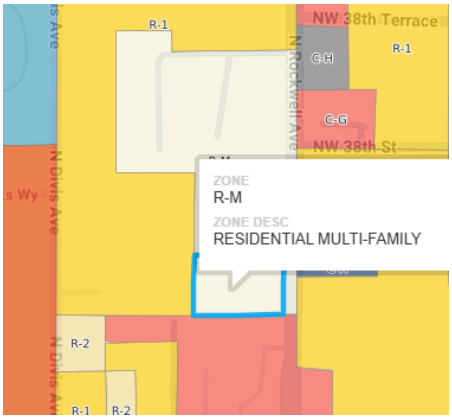
R-2
Bicycle Rte 66


R-1
NW 38th Terrace
R-1
C-H
N Rockwell Ave
C-G
NW 38th St
ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY
N Divis Ave
R-2
R-1
R-2

BETHANY
Oklahoma

Department of Planning & Community Development

February 13th, 2026

NOTICE OF HEARING

PLANNING & ZONING COMMISSION
AND CITY COUNCIL

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development Department to subdivide their property. All subdivision applications within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing. A rezone and preliminary plat were previously approved by the City Council (**PC 25-13 and PC 25-22**).

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

If you have any questions regarding this notice, please contact the Community Development Director at (405) 789-6005.

SECRETARY
PLANNING AND ZONING COMMISSION

PLAT APPROVAL INFORMATION

A. Platting Proposal

1. Case No.: PC 26-09

2. Location of Property: NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Ave.

3.Legal Description: Lots Two (2), Three (3) and Four (4), in FOREST HIGHLANDS, an addition in Oklahoma County, Oklahoma according to the recorded plat thereof;

4. Name of Applicant: Loyd Spaugy

5. Name of Subdivision: Bethany Fields

6. Number of lots proposed: 25

7. Present Zoning: PUD (Planned Unit Development)

8. Preliminary or Final Plat?: Final

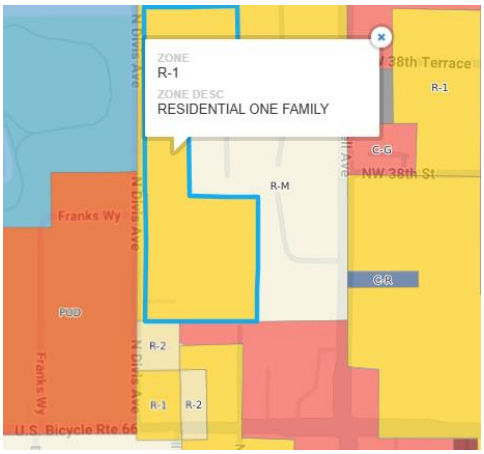
B. Hearing Schedule

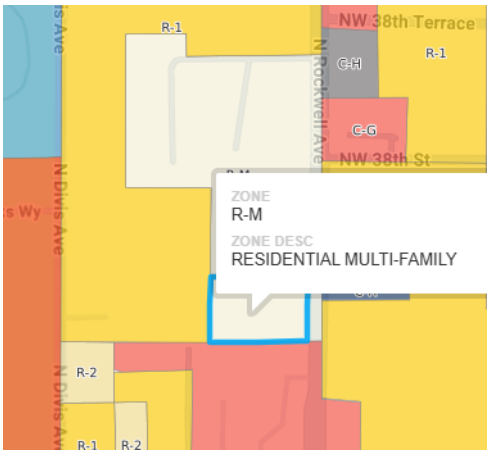
1. The Planning and Zoning Commission hearing on the final plat will be held on March 5th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the final plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

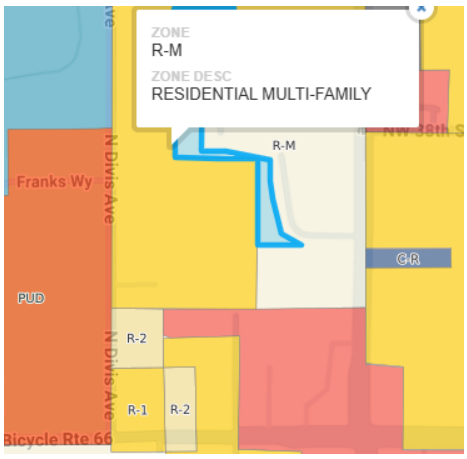
2. The City Council hearing on the final plat will be held on March 17th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the final plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.


ZONE
R-1
ZONE DESC
RESIDENTIAL ONE FAMILY
NW 38th Terrace
NW 38th St
R-1
C-G
R-M
C-R
Franks Wy
N Divis Ave
PUD
R-2
R-1
R-2
U.S. Bicycle Rte 66


R-1
NW 38th Terrace
R-1
C-H
C-G
NW 38th St
N Rockwell Ave
ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY
N Divis Ave
R-2
R-1
R-2


ZONE
R-M
ZONE DESC
RESIDENTIAL MULTI-FAMILY
R-M
Franks Wy
N Divis Ave
C-R
PUD
R-2
R-1
R-2
Bicycle Rte 66

CITY OF BETHANY
405-789-2146
***** R E P R I N T R E C E I P T *****

REC#: 01406064 2/10/2026 10:35 AM
OPER: ao TERM: 013
REF#: 1419

TRAN: 540.0000 COMM DEV RECEIPTS
FINAL PLOT BETHANY FIELDS
010-39010
MISCELLANEOUS REVEN 625.00CR

TENDERED: 625.00 CHECK
APPLIED: 625.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

***** R E P R I N T R E C E I P T *****

REC#: 01408717 2/20/2026 1:00 PM
OPER: ao TERM: 003
REF#: 1441

TRAN: 540.0000 COMM DEV RECEIPTS
BETHANY. FIELDS PUBLIC HEARING
FEE.
010-39010
MISCELLANEOUS REVEN 150.00CR

TENDERED: 150.00 CHECK
APPLIED: 150.00-

CHANGE: 0.00

*** 2026 BIG TRASH PICK UP***
MARCH 2ND, CITY CREWS WILL START ON THE
NORTH SIDE OF TOWN AND WORK SOUTH. ITEMS
SHOULD BE OUT BY 6 AM MARCH 2ND.