

GENERAL NOTES

- BOUNDARY INFORMATION PER ALTA/ACSM LAND TITLE SURVEY BY TULSA ENGINEERING & PLANNING ASSOCIATES, INC. DATED JULY 16, 2014. TOPOGRAPHIC INFORMATION PER RECORD INFORMATION PROVIDED BY THE CITY OF TULSA, OKLAHOMA.
- UNDERGROUND FACILITIES, STRUCTURES & UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES & UTILITIES MUST BE CONSIDERED APPROXIMATE; AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF SIMON PROPERTY GROUP. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
- NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
- ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.

FLOOD NOTE:

The surveyed property is located within an area having a Zone Designation X (Areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), in Flood Insurance Rate Map No. 40145C0304, with a revised date of October 16, 2012, for Community No. 405381, in Tulsa County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which the surveyed property is situated. The City of Tulsa Regulatory Floodplain Map Atlas, panel 48, available at <http://www.cityoftulsa.org> on 07/08/2014, indicates that a portion of the surveyed property is located in the regulatory floodplain. The approximate location of the floodplain has been scaled and traced from the Regulatory Floodplain Map Atlas and is shown hereon. No field survey work was performed to determine these zones.

ZONING NOTE:

The surveyed property is zoned "CO", Corridor District, "CS", Commercial Shopping Center District and "OL", Office Low Intensity District, as per the Digital Zoning Map for Tulsa County and Cities in Tulsa County, prepared by Indian Nations Council of Governments, available at <http://www.tmapc.org> on 07/08/2014. Said tract contains 2,672,765 square feet or 61,358.2 acres. The Conceptual Site Plan approval allows up to: Office and shopping center use= 522,610 square feet Hotel/motel use= 493,186 square feet Office and warehouse use= 193,188 square feet Maximum building coverage= 30% of net lot area

SITE COVERAGE INFORMATION:

TOTAL SITE AREA = 2,672,765 SF (61.36 AC.)
TOTAL PROPOSED IMPERVIOUS AREA = 1,781,000 SF (36.40± AC.)
PERCENT IMPERVIOUS = ±66.6%

SITE INFO:

TOTAL SITE = 61.36 AC. ± (2,672,765 s.f.)
PROP. ZONING = "CO" CORRIDOR DISTRICT
MAX BUILDING COVERAGE = 30%

DETENTION INFORMATION:

THE FOLLOWING REQUIREMENTS ARE PER THE CITY OF TULSA "STORMWATER MANAGEMENT CRITERIA MANUAL" REVISED 7-28-14.

SCS UNIT HYDROGRAPH METHOD

TYPE II STORM DISTRIBUTION - 24-HOUR DURATION
2-YR, 5-YR, 10-YR, 25-YR, 50-YR, 100-YR FLOOD EVENTS.
ZERO-INCREASE IN PEAK FLOW

DESIGN RAINFALL DEPTHS:	RETURN PERIOD	24-HOUR RAINFALL DEPTH
	2-YEAR	3.43"
	5-YEAR	4.98"
	10-YEAR	6.04"
	25-YEAR	7.00"
	50-YEAR	7.78"
	100-YEAR	8.75"
	500-YEAR	11.50"

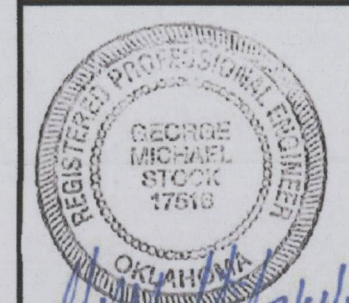
PREPARED FOR:
PREMIUM OUTLETS - SIMON PROPERTY GROUP, INC.
60 COLUMBIA ROAD, BLDG 'B' 3RD FLOOR
MORRISTOWN, NEW JERSEY 07960
PHONE: (973) 364-6516

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

TULSA PREMIUM OUTLETS

NE CORNER OF US-75 AND WEST 61ST STREET
TULSA, OKLAHOMA



GEORGE M. STOCK E-17516
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 2476

REVISIONS:

- 2014-11-05 - LAYOUT SHIFT FOR UTILITIES
- 2014-11-17 - REVISED FIRE ACCESS AND OFF-SITE UTILITY
- 2015-02-04 - ZONING AND CORRIDOR PLAN SUBMITTAL

DRAWN BY:	CHECKED BY:
J.M.B.	G.M.S.
DATE:	JOB NO:
10/01/2014	214-5328
CITY PROJ. #	BASE MAP #
P	
T.C. H&T #	H&T S&P #
DRAWN #	
OK-XXXXXXX	

PRELIMINARY SITE
PLAN

SHEET NO.:

C1.0

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