TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, November 10, 2022
HP-0405-2022

HP PERMIT NUMBER: HP-0405-2022

PROPERTY ADDRESS: 1747 SOUTH QUINCY AVENUE

DISTRICT: SWAN LAKE

APPLICANT: BHADRI VERDUZCO

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of retaining wall
      Project initiated without an historic preservation permit

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1922
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of retaining wall
      i. During a recent inspection of nearby projects, staff of the Tulsa Preservation Commission
         observed work in progress. A letter of notification was sent to the owner, who responded
         with an application form and documentation. Proposed is the construction of a retaining
         wall along the front of the property adjacent to the sidewalk. Also included in the
         application was the removal of railroad ties, which can be approved by staff. The proposed
         wall is approximately forty inches (3’-4”) above the sidewalk on the north end and slightly
         taller on the south end due to the slope of the sidewalk. Retaining wall blocks and
         concrete cap stones have been used for the wall. This application was forwarded directly
         to the Tulsa Preservation Commission without a review by the Historic Preservation Permit
         Subcommittee.

      ii. Reference: Tulsa Zoning Code
          SECTION 70.070-F  Standards and Review Criteria
          In its review of HP permit applications, the preservation commission must use the
          adopted design guidelines to evaluate the proposed work and must, to the greatest
          extent possible, strive to affect a fair balance between the purposes and intent of HP
          district regulations and the desires and need of the property owner. In addition, the
          preservation commission must consider the following specific factors:
          1. The degree to which the proposed work is consistent with the applicable design
             guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

iii. Reference: *Unified Design Guidelines - Residential Structures*

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

Use the following guidelines as the basis for all exterior work:

A.1.1 Retain and preserve the existing historic architectural elements of your home.

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE**

**G.1 Landscape Features**

G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.

G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.

G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry-stack retaining walls are not allowed
1747 South Quincy Avenue – 1995

1747 South Quincy Avenue – September 2022
Historic Preservation Permit Application Submittal Materials
prepared by Bhadri Verduzco
Owner of home at 1747 S. Quincy Ave.
**Project Description**

**Replacing Railroad Ties with Retaining Wall**

We bought the home in February 2020. At that time the south face of our property (front of the home) had garden beds that lined the sidewalk. The beds were in two tiers and held together by railroad ties (see images). And they ran the entire length of the front of the property. The railroad ties were rotting and crumbling, which was unsightly, unsafe, and could lead to erosion. The railroad ties were held in place by rebar which was extending out of the ties at odd angles. The beds were grown over with grass and clearly hadn’t been maintained in a long time. We knew we had to replace the railroad ties, and decided to build a retaining wall for a few reasons. It’s more permanent. It looks better. It would prevent erosion. It’s safer. It would stop dirt from the garden beds from washing onto the sidewalk.
Photographs of the site
Site Plan Cont.

East Facing View towards house

Birds eye view

North

- retaining wall cap
- retaining wall brick
- sidewalk at 1.1 degree angle
- 3" paver base & sand for leveling
- drain pipe front view
- drain pipe top view
- sloped front lawn meeting retaining wall
- stone backfill covering pipe

- lawn slopes west at 15 degree angle
- sidewalk slopes south at 1.1 degree angle

The drainage pipe will be covered by backfill stones, then soil.
Products

The wall material is Pavestone 4 in. x 11.75 in. x 6.75 in. Trinity Blend Concrete Retaining Wall Block. We chose this block because it was aesthetically pleasing, very strong, affordable, and easy to build with.

The wall backfill is small stones for a combination of strength and drainage.

The wall blocks are secured using Loctite pl 500 10 fl. Oz. Landscape Block Adhesive.

The drainage pipe is produced by Advanced Drainage Systems, Inc. The perforated corrugated drain pipes’ singlewall design provides superior strength while the HDPE construction allows the pipe to be a flexible lightweight solution for drainage projects.

The drainage pipe is wrapped in Southwest Boulder & Stone Heavy-Duty, Commercial Grade Weed Barrier to prevent roots or soil from entering pipe.
Products cont.

Quikrete All-Purpose Sand for leveling retaining wall.

Pavestone 2 in. x 12 in. x 8 in. Concrete Wall Cap

Pavestone 0.5 cu. ft. Paver Base to create a solid foundation the retaining wall.
Material Explanation

The materials we propose for this project relate well to other properties on our same street. There are many retaining walls of varying materials including pavestone, concrete, dry stone, and stone & mortar. Here are example photos of a wall at 1716 S. Quincy Avenue, a few houses down from ours, that also uses pavestone:

1716 S. Quincy Avenue
Material Explanation cont.

The materials also relate well to other retaining walls in our neighborhood. Here are other homes nearby with pavestone retaining walls.

1521 E. 21st Street
Material Explanation cont.

The materials also relate well to other retaining walls in our neighborhood. Here are other homes nearby with pavestone retaining walls.

1580 Swan Drive
Material Explanation cont.

The materials also relate well to other retaining walls in our neighborhood. Here are other homes nearby with pavestone retaining walls.
Material Explanation cont.

The materials also relate well to other retaining walls in our neighborhood. Here are other homes nearby with pavestone retaining walls.

1343 E 19th St
Material Explanation cont.

The materials also relate well to other retaining walls in our neighborhood. Here are other homes nearby with pavestone retaining walls.
GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this January 21st, 2020 between Chien-Yu Lin, a single person party of the first part, and Bhadri Verduzco and Bethanie Verduzco, as husband and wife parties of the second part with right of survivorship as hereinafter set out.

WITNESSETH: That in consideration of the sum of Ten and no/100 --- ($10.00) ----- dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, said party of the first part does, by these presents grant, bargain, sell and convey unto Bhadri Verduzco and Bethanie Verduzco, as husband and wife, as joint tenants, and not as tenants in common, on the death of one of the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

The South Forty-eight (48) feet of the West One hundred seven (107) feet of Lot Nine (9), Block Twenty-six (26), PARK PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party of the first part, his heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, he is lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that party grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said party of the first part, his heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.
PROPERTY DESCRIPTION

PORTIONS OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 13 EAST
TULSA COUNTY, OKLAHOMA
1747 SOUTH QUINCY AVENUE
TULSA, OK 74120
BHADRI VERDUZCO &
BETHANIE VERDUZCO

PATRIOT
Survey
Heritage Matters

TRACT DESCRIPTION
South 48 feet of the West 107 feet of Lot Nine (9), Block Twenty-Six (26), PARK
PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to
the recorded Plat thereof.

TITLE INFORMATION
Old Republic National Title Insurance Company, effective December 17, 2019.
Commitment No. 19–2933. Easements noted on Schedule B, Sec. II: per Plat — no
easements noted on Plat. Book 382, Page 123 — no specific location. Book 5420,
2012041991 — non survey related. No additional easements noted.

SURVEYOR CERTIFICATION
I certify that the above inspection report shows the improvements, other than fences, as located on the premises
described, that they are entirely within the described tract boundaries are based upon physical features, there are no
significant encroachments, except as indicated, that the above report shows all recorded plat and other such
maps as have been delivered and furnished to me by the owner, that the report was prepared for identification purposes
only for the mortgagee and is NOT A LAND OR PROPERTY LINE SURVEY. That NO CORNERS WERE SET and IT IS NOT TO BE
RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES. No liability is assumed herein
for future landowners or lending institutions. This Certification IS NOT TRANSFERABLE. If the Surveyor’s Seal and signature
are not in color, this is an unauthorized copy. FEDERAL COPYRIGHT LAWS APPLY.

DAVID L. M. LOY
11/9/2019
DATE

BEFORE YOU DIG... CALL OKIE
800-522-OIKE (6543)

PATRIOT
Survey
P. O. Box 966, Jenks OK 74037
1-833-752-8833
CA 8225, Eff. to 6-30-2021

Job: # 3001 - Buyer - VERDUZCO

PAGE 1 OF 1
**TULSA PRESERVATION COMMISSION**

**STAFF REPORT**
Thursday, November 10, 2022
HP-0407-2022

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**HP PERMIT NUMBER:** HP-0407-2022

**PROPERTY ADDRESS:** 1616 SOUTH QUINCY AVENUE

**DISTRICT:** SWAN LAKE

**APPLICANT:** EAGLE EYE CONSTRUCTION

**REPRESENTATIVE:** BRAD BANKS

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**A. CASE ITEM FOR CONSIDERATION**

1. Replacement and expansion of driveway
2. Replacement of retaining wall blocks with concrete curb along south side of driveway
   
   *Project completed without an historic preservation permit*

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**B. BACKGROUND**

**DATE OF CONSTRUCTION:** CA. 1928

**ZONED HISTORIC PRESERVATION:** 1994

**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

**CONTRIBUTING STRUCTURE:** YES

**PREVIOUS ACTIONS:**

COA – May 13, 2004 – TPC APPROVAL

Construction of fence

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**HP-0366-2022 – JUNE 28, 2022 – TPC APPROVAL**

Replacement of siding
Replacement of trim

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**HP-0366-2022 – JUNE 28, 2022 – STAFF APPROVAL**

Repair and replacement in-kind of damaged fascia and soffit

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**C. ISSUES AND CONSIDERATIONS**

1. Replacement and expansion of driveway
2. Replacement of retaining wall blocks with concrete curb along south side of driveway
   
   i. During an inspection of a recently completed project at the site, staff of the Tulsa Preservation Commission observed work in progress. A letter of notification was sent to the owner, and the applicant responded with an application form and documentation. Proposed is the replacement and expansion of the driveway with a curb along the south side. Also included in the application was the replacement in-kind of the walkway in the front yard and the steps on the north side of the porch, both of which can be approved by staff. The driveway has been widened from eight feet (8'-0") to twelve feet (12'-0"), and the apron between the street and sidewalk has been widened from ten feet (10'-0") to twelve feet (12'-0"). A curb has been constructed along the south side of the driveway,
where retaining wall blocks previously were present. The curb resembles the curb present in the survey photo of the residence from 1995. This application has been forwarded to the Tulsa Preservation Commission without a review by the Historic Preservation Permit Subcommittee.

ii. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: *Unified Design Guidelines - Residential Structures*

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

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A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE**

**G.1 Landscape Features**

G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.

G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.

G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry-stack retaining walls are not allowed
**G.2 Paving**

G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.

G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.

G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.

G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:

1. Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.

2. The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.

3. When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.

1616 South Quincy Avenue – 1995
ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION
Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.

Replace broken/cracked driveway and widen from 8 ft to 12 ft. Significant damage to driveway over time has led to water infiltration under driveway slab which has led to additional moisture saturation around basement level.

PROJECT CHECKLIST

✓ Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. No external storage account invitations.

✓ Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.

✓ Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.

NA Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction

NA Window Survey Form for proposed window repair or replacement (see Attachment B)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

NA Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater

NA Architectural rendering (optional)

NA Legal description of the property as recorded on the deed

NA Location of all existing and proposed structure(s), with front and side setback distances indicated

NA Percentage of slope on lot

NA Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated

NA An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

NA Floor plan to scale with dimensions required for additions and new construction

ATTACHMENT B: WINDOW SURVEY FORM (if applicable - see Window Repair and Replacement Guide)

175 E. 2nd Street Suite 570, Tulsa, OK 74103 Office 918.576.5687 tulsapreservationcommission.org
City of Tulsa
175 E 2nd St., Suite #450
Tulsa, OK 74103
(918) 596-9456

Permit
Expiration: 01/31/2023
Issue Date: 09/16/2022

City of Tulsa
175 E 2nd St., Suite #450
Tulsa, OK 74103
(918) 596-9456

Permit NO.: ROWSR-127106-2022
Permit Type: Sidewalk/Driveway (Residential)
Work Classification: Non-Arterial
Permit Status: Complete

Location Address          Parcel Number
1616 S QUINCY AVE E, Tulsa, OK 74120          30800930711500

Contacts
Eagle Eye Construction(Use)          Applicant
3402 E 40TH S Tulsa, Tulsa, OK 74135
(918)327-2013          brad@eeconstructioninc.com

Description: Widen driveway to 12ft. Driveway/Sidewalk. NO STAMPED/COLORED/DECORATIVE DESIGNED CONCRETE OR PERMEABLE MATERIALS IN THE RIGHT OF WAY. All sidewalk and driveway work in the street Rights of Way shall be done in strict accordance with the current City of Tulsa Standards and Specifications. Must schedule with Jason 918-519-8776 24HRS BEFORE starting job.

Inspection Requests:
For Building/Trades: (918) 596-9656
For Right Of Way: (918) 596-9630

Valuation: $0.00
Total Sq Feet: 0.00

Inspections:
Inspection Type              IVR
Sidewalk/Driveway Site 1802
Final Sidewalk/Driveway 1801

Fees
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Issued By: Jerry Dailey
Date: September 16, 2022

Authorized Signature
Date: November 04, 2022
Permit Number: ROWSR-127106-2022

Type: Sidewalk/Driveway: Non-Arterial (Residential)

Status: Complete

Project Name:

IVR Number: 227839

Applied Date: 08/24/2022

District: Council District 4

Assigned To: Dailey, Jerry

Issue Date: 09/16/2022

Finalized Date: 10/28/2022

Expire Date: 01/31/2023

Description: Widen driveway to 12ft. Driveway/Sidewalk. NO STAMPED/COLORED/DECORATIVE DESIGNED CONCRETE OR PERMEABLE MATERIALS IN THE RIGHT OF WAY. All sidewalk and driveway work in the street Rights of Way shall be done in strict accordance with the current City of Tulsa Standards and Specifications. Must schedule with Jason 918-519-8776 24HRS BEFORE starting job.

Summary

Progress

100% Completed

Completed

In Progress

Not Started

Workflow

- Issue Permit (D) - Passed
- Confirm application complete - Passed: 08/29/2022
- Zoning Review (Residential) - Passed: 09/13/2022
- Sidewalk/Driveway Review - Passed: 09/16/2022
- Fees Paid - Passed: 09/16/2022
- Sidewalk/Driveway Site - Passed: 09/23/2022
- Final Sidewalk/Driveway - Passed: 10/28/2022

Available Actions

No Actions
Excavator Information
EAGLE EYE CONSTRUCTION, INC.
3602 E. 40TH ST.
TULSA, OK 74135
Phone: (918) 277-3137
Contact: BRADLEY BANKS
Contact Phone: (918) 327-2013
Contact Email: BRAD@EECONSTRUCTIONINC.COM

Geographic Location
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Work Information
State: OK  County: TULSA  Race: TULSA
Work Date: September 07, 2022 8:00 AM
Done For: MEGAN SHERILL
Street: 1616 S QUINCY AVE E
Cross Streets: PEORIA & 15TH STREET
Extent: 2 WEEKS
Job Number:

Work Type: Driveway
Explosives: False
Directional Boring: False
Wheelins: False
Multiple Tickets: False
Access Issues: False

Driving Directions
15:33:29 - DRIVEWAY -- FROM INTERSECTION OF PEORIA & 15TH, GO EAST ON 15TH 0.14 MILES. TURN SOUTH ONTO QUINCY AVE AND PROCEED 0.13 MILES. HOUSE ON WEST SIDE OF QUINCY.

Locate Area
LOCATE ALL UTILITIES ON PROPERTY.

Remarks
REPLACING ALL DRIVEWAYS AND SIDEWALK FRONT AND BACK. WIDENING DRIVEWAY ADDITIONAL 4FT, REPLACING PORTION OF APPROACH AT STREET. PLEASE MARK ALL UTILITIES FRONT AND BACK.

Grids
13U119N075W

Utilities Notified and Positive Response Status
Response Status As Of Monday, September 05, 2022 4:17 PM
*The following facility operators have been notified of this locate request. Per the amended section 142, 6.B of the law, each operator of underground facilities shall provide a Positive Response to the notification center (i.e. OKIE811) via our Portal prior to the expiration of the required notice period. Facility operators may also provide additional information that, provided here, Facility operators listed on this ticket that are not in compliance with this updated law piece should still respond by marking the approximate location of the underground facility or communicating to the excavator if they do not have facilities within the proposed area of excavation. An excavator must check for positive response at the notification center prior to excavating or demolishing to ensure that all operators have responded and that all facilities that may be affected by the proposed excavation or demolition have been marked. Positive response does not relieve the excavator of their responsibility to use care when digging around underground facilities.

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Parcel: 30800-93-07-11500
Subdivision: Orcutt Addn
Lot: 4
Block: 10 & 10' vac alley
Section: 07
Township: 19
Range: 13

Submitted by:
Eagle Eye Construction, Inc.
918-327-2013
brad@eeconstructioninc.com

Project Details:
Replace existing 8ft wide driveway with new 12ft wide driveway and replace front sidewalk to existing dimensions