AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
January 02, 2014 – 10:00 AM

1. Call to Order

2. **PUD 70 – Encore on Memorial – Major Amendment # 1.** Discussion and review of Major Amendment # 1 to PUD 70 for approximately 15 acres located in the E/2 of Section 02, T17N, R13E, which amendment proposes to allow a Use Unit 21 sign within the Development Area B right-of-way for 126th St. S., provide development standards for same, and make certain other amendments.
   Property located: West of the intersection of 126th St. S. and Memorial Dr., including Lot 1, Block 1, *Encore on Memorial*.

3. **Preliminary Plat – "Quail Creek Office Park" – Tanner Consulting, LLC.** Discussion and review of a Preliminary Plat and certain Modifications/Waivers for "Quail Creek Office Park" for approximately 5.976 acres in part of the E/2 of Section 02, T17N, R13E.
   Property Located: South and west of the intersection of 121st St. S. and Memorial Dr.

4. **BSP 2013-06 – "Covenant Place of Tulsa" – Tanner Consulting, LLC (PUD 76).** Discussion and review of a PUD Detailed Site Plan and building plans for "Covenant Place of Bixby," a Use Unit 8 assisted living facility development for approximately 11.636 acres consisting of Lot 2, Block 1, *Scenic Village Park*.
   Property Located: 7300 E. 121st Pl. S.

5. Old Business

6. New Business

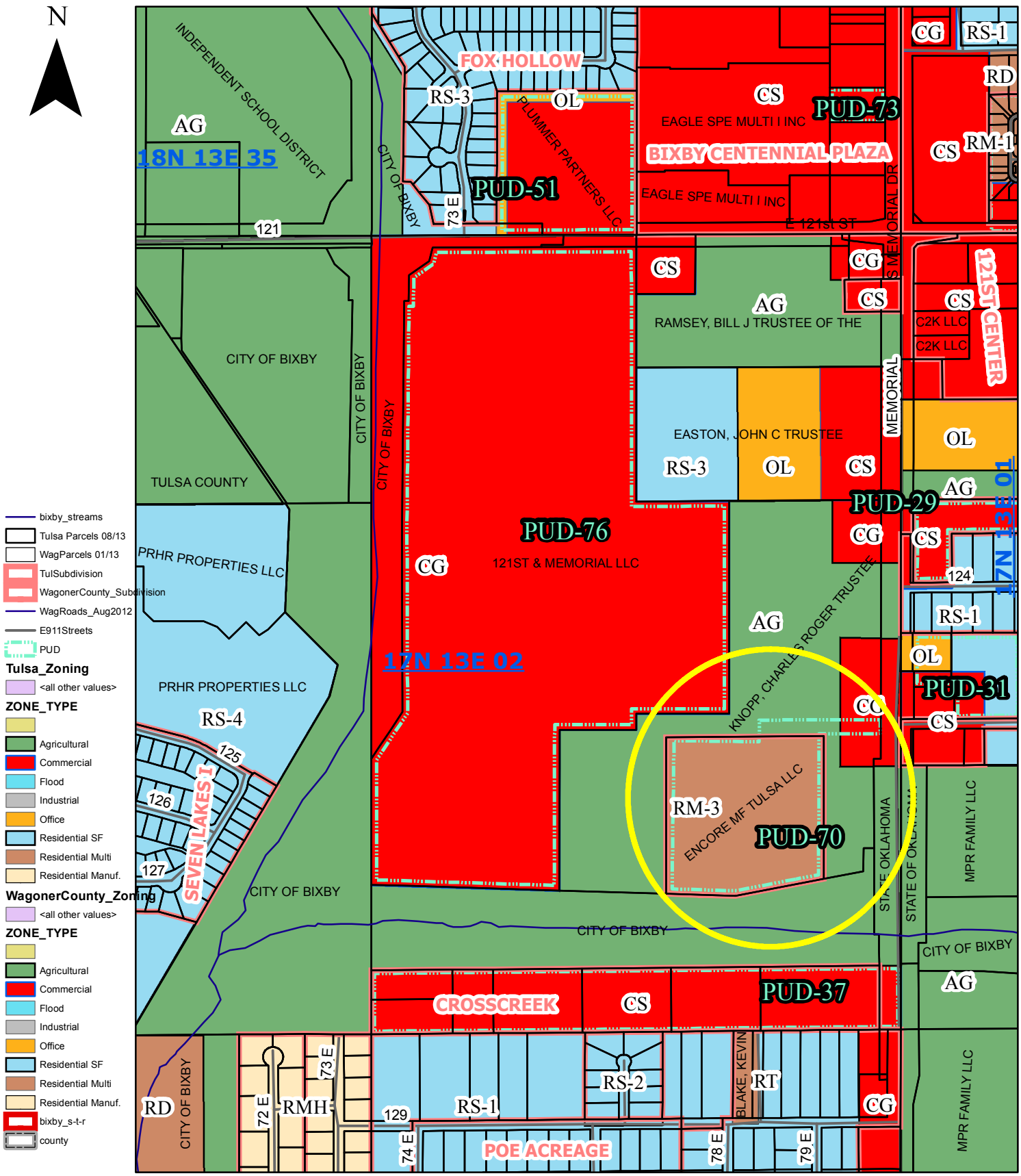
7. Adjournment

Posted By: _____

Date: _____

Time: _____

PUD 70 – Encore on Memorial – Major Amendment # 1



City of Bixby ~ Planning
Printed 12/26/2013

KHOURY ENGINEERING, INC.
CIVIL ENGINEERING • LAND DEVELOPMENT

CITY OF BIXBY
918-366-4430

REC#: 01120097 12/11/2013 1:57 PM
OPER: LN TERM: 013
REF#: 0988

TRAN: 108.0000 ZONING
PUD70
ZONING PERMITS (PLA 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-
CHANGE: 0.00

December 10, 2013

Mr. Erik Enyart, AICP
City Planner- City of Bixby
P.O. Box 70
Bixby, OK 74008

Re: Encore on Memorial - Major Amendment to PUD-70
7860 E. 126th Street South, Bixby, OK 74008

Dear Mr. Enyart

We are requesting a major amendment to the original Encore on Memorial PUD-70. A complete application and fee is attached to support our request.

The PUD major amendment includes revising the "Development Standards" section of the original PUD as follows:

1- Add "Development Area B" with the following development standards: It is permitted to install One (1) Use Unit 21 double sided ground sign in the E. 126th Street right-of-way, with a maximum height of 8 feet and a display surface area of 50 square feet (each side), to advertise the multifamily use in Development Area A only. The sign will be subject to the City Council granting a sign easement in accordance with the development agreement.

We appreciate the City consideration and support of the above PUD amendment request. We'll pleased to provide any additional information related to this application if requested.

Please review the attached document and contact me at (918) 712-8768 if you have any questions.

Sincerely,

Malek Elkhoury, PE
Civil Engineer

Post Office Box 52231, Tulsa, OK 74152 918.712.8768 voice 918.712.1069 fax kenginc@khouryeng.com

City of Bixby
Application for PUD

Applicant: KHOURY ENGINEERING, INC.
Address: 1435 E. 41ST STREET, TULSA, OK 74105
Telephone: 918-712-8768 *Cell Phone:* 918 640-1727 *Email:* KENGINC@KHOURYENG.COM

Property Owner: ENCORE MULTI-FAMILY, LLC If different from Applicant, does owner consent? YES
Property Address: 7860 E. 126th Street South, Bixby, OK 74008
Existing Zoning: PUD-70 *Requested Zoning:* N/A *Existing Use:* MULTI-FAMILY
Proposed Use: ADD A MONUMENT SIGN IN DEVELOPEMENT AREA 'B' *Use Unit #:* 21

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

LOT 1, BLOCK 1 ENCORE ON MEMORIAL, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT, DOC. # 6380.

Does Record Owner consent to the filing of this application? [X] YES [ ] NO
If Applicant is other than Owner, indicate interest: ENGINEER FOR THE OWNER
Is subject tract located in the 100 year floodplain? [ ] YES [X] NO
Are 5 copies of the PUD text and exhibits package attached? [ ] YES [X] NO

Application for: [ ] PUD [X] Major Amendment [ ] Minor Amendment [ ] Abandonment

BILL ADVERTISING CHARGES TO: PAT IVIE (ENCORE MULTI-FAMILY, LLC)
(NAME)
5005 LBJ FREEWAY, SUITE 1200 (ADDRESS) DALLAS, TX 75244 (CITY) 214-259-7038 (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: _____ Date: 12/10/2013

APPLICANT – DO NOT WRITE BELOW THIS LINE

PUD 70 Date Received 12/11/2013 Received By Enyart Receipt # 01120097
Planning Commission Date 01/21/2013 City Council Date _____

_____ Sign(s) at $ 50.00 each = $ _____; Postage $ _____; Total Sign + postage $ 280.00

FEES:	PUD TYPE	ACREAGE	BASE FEE	ADD.	TOTAL

PC Action _____ City Council Action _____

DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

A
MEDIAN ID X 1 (D/F)

FOURCE
COMMUNICATIONS

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JOB NO.
EE-712-1

Encore Memorial
Encore Enterprises
Bixby, Oklahoma

APPROVAL

Signature

Date

Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

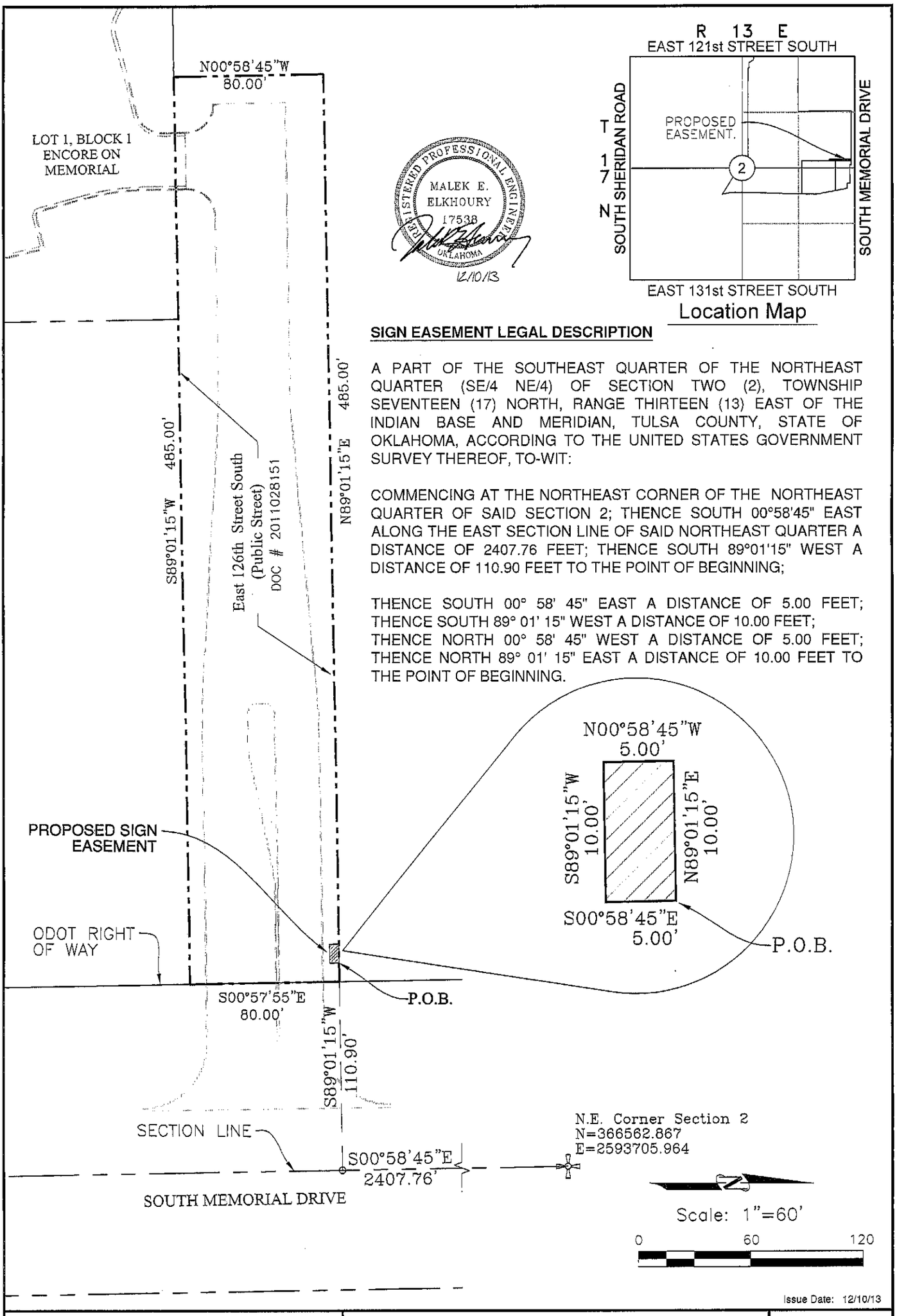
Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS
SAM

DATE
01/22/13

SHEET TITLE
ADDITIONAL ENTRY SIGNAGE

SHEET NO.
AES.01.00



Location Map

REGISTERED PROFESSIONAL ENGINEER
MALEK E. ELKHOURY
17538
OKLAHOMA
12/10/13

SIGN EASEMENT LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°58'45" EAST ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2407.76 FEET; THENCE SOUTH 89°01'15" WEST A DISTANCE OF 110.90 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 58' 45" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 89° 01' 15" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 00° 58' 45" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 89° 01' 15" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Issue Date: 12/10/13

Khoury Engineering, Inc.
Civil Engineering – Land Development

1435 East 41st Street
Tulsa, OK 74105
CA #3751, Renewal 06-30-15

Tel 918.712.8768
Fax 918.712.1069

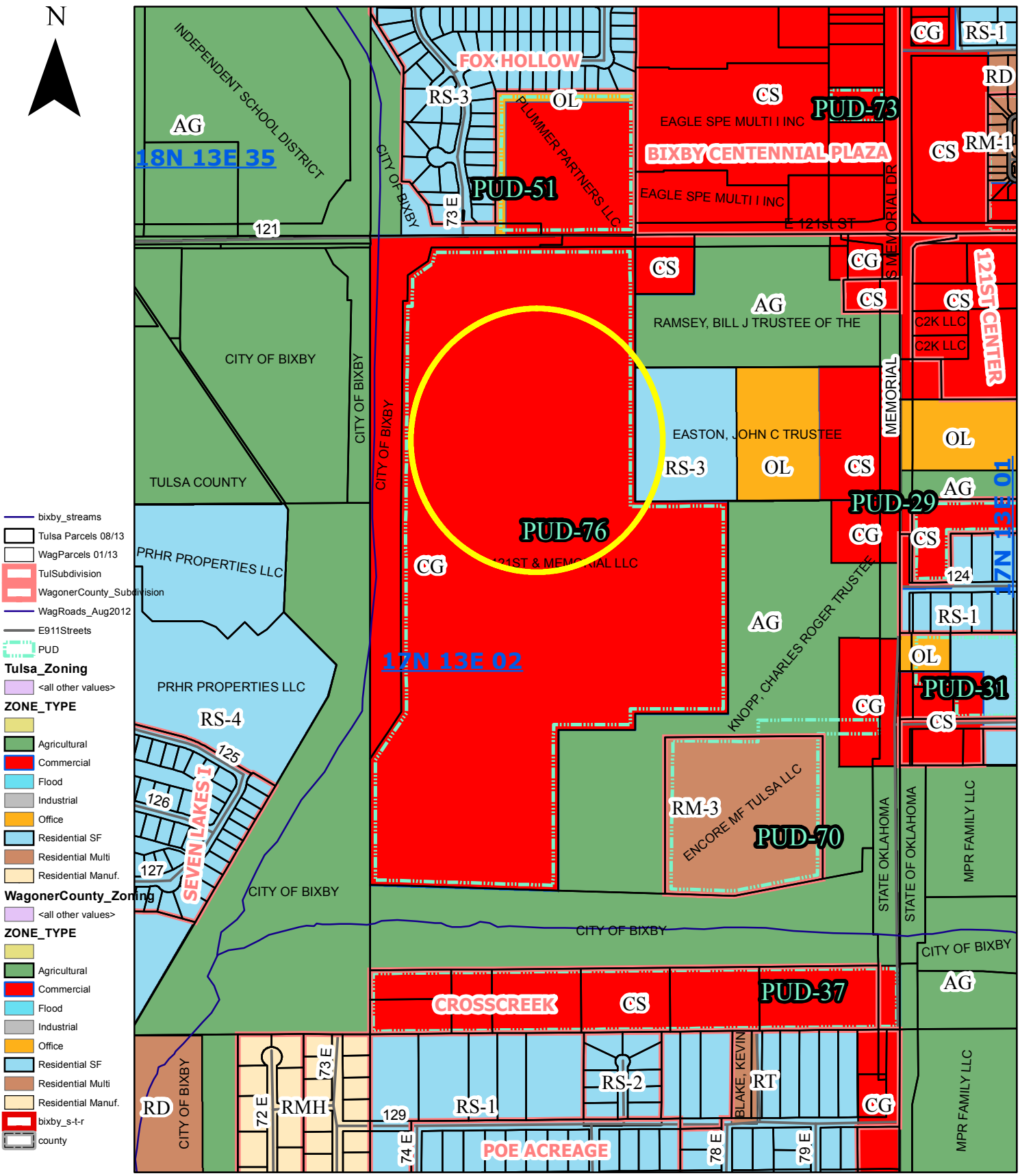
ENCORE ON MEMORIAL
7920 EAST 126th STREET SOUTH
CITY OF BIXBY - TULSA COUNTY - OKLAHOMA

SIGN EASEMENT

EXHIBIT No.

A

Preliminary Plat – "Quail Creek Office Park" – Tanner Consulting, LLC



City of Bixby ~ Planning
Printed 12/26/2013

PRELIMINARY PLAT
PUD #76
MINOR AMENDMENT 1

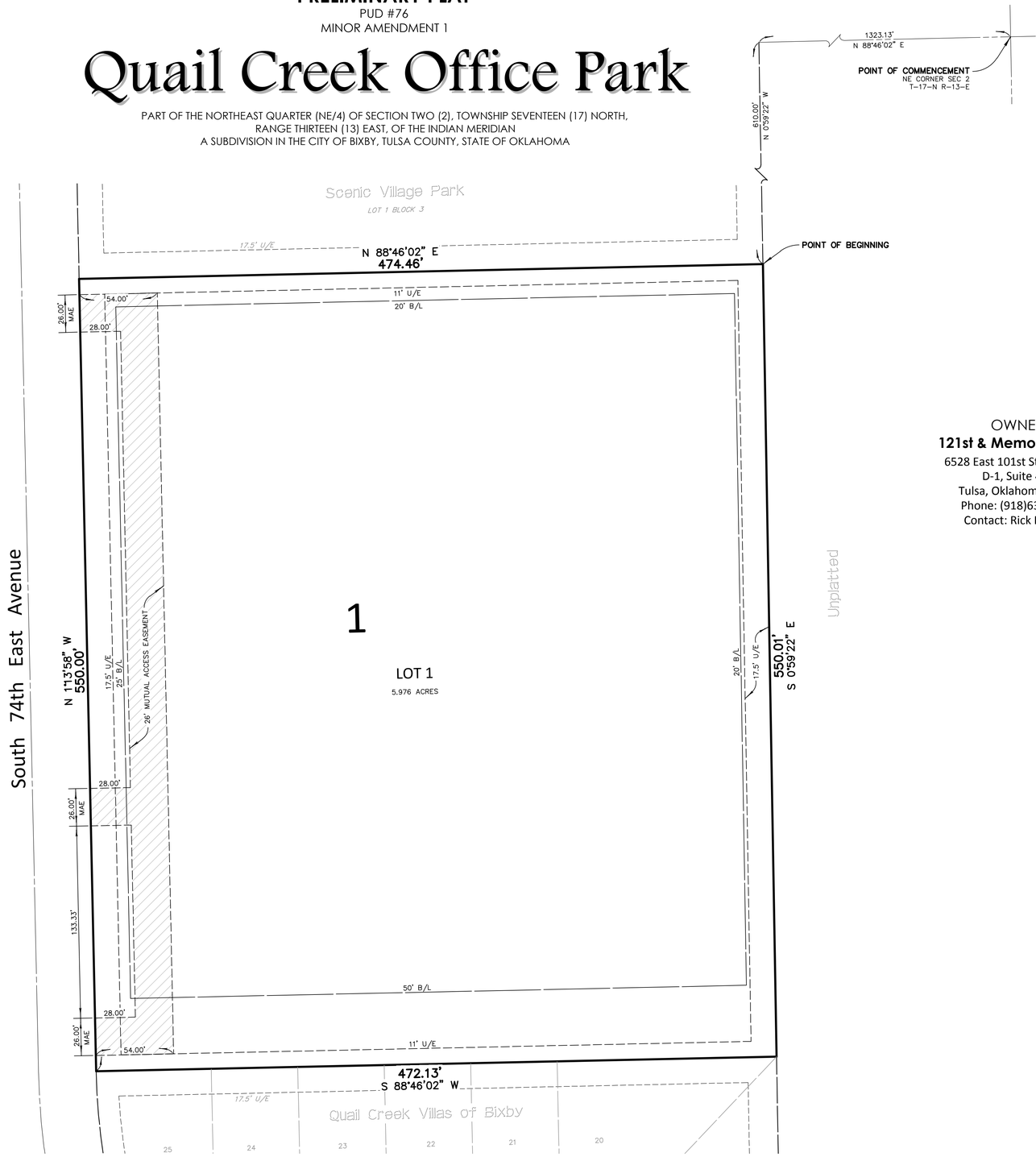
Quail Creek Office Park

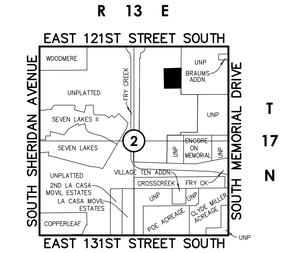
PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

NORTH

0 20 40 60
Scale: 1"= 40'
Tanner Consulting

B/L = BUILDING LINE
L/B = LANDSCAPE BUFFER
MAE = MUTUAL ACCESS EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
U/E = UTILITY EASEMENT





Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 5.976 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
4. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

OWNER:
121st & Memorial, L.L.C.
6528 East 101st Street South
D-1, Suite 409
Tulsa, Oklahoma 74133
Phone: (918)638-3003
Contact: Rick Dodson

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2015
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on _____

_____
MAYOR–VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

_____
CITY MANAGER–CITY CLERK

DATE OF PREPARATION: DECEMBER 23, 2013

PRELIMINARY PLAT

PUD #76

MINOR AMENDMENT 1

Quail Creek Office Park

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
FOR SCENIC VILLAGE PARK

KNOW ALL MEN BY THESE PRESENTS:
121st & MEMORIAL L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, (HEREINAFTER THE "OWNER"), IS THE OWNER OF THE FOLLOWING-DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°46'02" WEST AND ALONG THE NORTH LINE OF THE NE/4, FOR A DISTANCE OF 1323.13 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE SOUTH 0°59'22" EAST AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, FOR A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°59'22" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 550.01 FEET TO A POINT; THENCE SOUTH 88°46'02" WEST FOR A DISTANCE OF 472.13 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE; THENCE NORTH 88°46'02" EAST AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE, FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 88°46'02" EAST FOR A DISTANCE OF 474.46 FEET TO THE POINT OF BEGINNING ;

SAID TRACT CONTAINING 260,314 SQUARE FEET, OR 5.976 ACRES.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 1 (1) LOT IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "QUAIL CREEK OFFICE PARK" A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "QUAIL CREEK OFFICE PARK").

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS.

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

B. WATER SANITARY SEWER AND STORM SEWER SERVICE.

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER, SANITARY SEWER MAINS AND STORM SEWER MAINS LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN OR STORM SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER, SANITARY SEWER MAIN OR STORM SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER MAIN AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE.

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY ALONG EAST 121ST STREET SOUTH AND ALONG THE EAST PROPERTY LINE OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE PROPERLY PERMITTED LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

SECTION II. PLANNED UNIT DEVELOPMENT

WHEREAS, SCENIC VILLAGE PARK WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 76) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. 76 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON FEBRUARY 27, 2013, AND APPROVED BY THE BIXBY CITY COUNCIL ON MARCH 25, 2013, AND

WHEREAS, PUD NO. 76 MAJOR AMENDMENT NO. 1 WAS SUBMITTED AND WAS AFFIRMATELY RECOMMENDED FOR APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 30, 2013, AND WAS APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 14, 2013, AND

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

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, IT'S SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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

A. DEVELOPMENT STANDARDS

DEVELOPMENT AREA "F"

GROSS LAND AREA:	6.481 AC
NET LAND AREA:	5.976 AC
PERMITTED USES:	USES PERMITTED AS A MATTER OF RIGHT IN THE CG ZONING DISTRICT, AND OFFICE/WAREHOUSING AS SET FORTH WITHIN USE UNIT 23 WAREHOUSING AND WHOLESALING, AND CUSTOMARY ACCESSORY USE, PROVIDED HOWEVER USES SET FORTH IN USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES SHALL BE EXCLUDED.
MAXIMUM FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	40 FT.
MINIMUM SETBACKS:	
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	25 FT.
FROM RESIDENTIAL DEVELOPMENT AREAS:	50 FT.
FROM OTHER BOUNDARIES:	20 FT.
MINIMUM LANDSCAPING:	10% OF NET LOT AREA
MINIMUM OFF-STREET PARKING:	AS REQUIRED WITHIN THE APPLICABLE USE UNIT.
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN A CS DISTRICT.

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. RESTRICTED USES

ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6) ARE HEREBY EXCLUDED FROM ANY DEVELOPMENT AREA WITHIN PUD 76.

2. LANDSCAPING AND SCREENING

LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 12 LANDSCAPE REQUIREMENTS OF THE BIXBY ZONING CODE, EXCEPT AS HEREINAFTER MODIFIED. WITHIN DEVELOPMENT AREAS PERMITTING RETAIL USE, THE LANDSCAPING FOR A MIXED USE BUILDING WHICH CONTAINS BOTH RETAIL AND OFFICE TENANTS SHALL BE 10%. IN ADDITION TO THE REQUIREMENTS OF CHAPTER 12 OF THE BIXBY ZONING CODE, PERIMETER LANDSCAPING SHALL INCLUDE PLANT MATERIALS DESIGNED TO ACHIEVE AN ATTRACTIVE STREET VIEW. REASONABLE EFFORTS SHALL BE MADE TO PRESERVE EXISTING MATURE TREES. EACH MATURE TREE WHICH IS IN A REQUIRED STREET YARD AND WHICH IS REMOVED FOR THE PURPOSE OF PROVIDING PARKING FOR MULTIFAMILY DWELLINGS OR COMMERCIAL ESTABLISHMENTS SHALL BE REPLACED WITHIN THE AFFECTED LOT OR LOTS AT A TWO TO ONE (2:1) RATIO IN ACCORDANCE WITH CHAPTER 12 OF THE BIXBY ZONING CODE. A SCREENING FENCE NOT LESS THAN 6 FEET IN HEIGHT AND A LANDSCAPED AREA OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE MAINTAINED ALONG THE BOUNDARIES OF COMMERCIAL AREAS ADJOINING RESIDENTIAL DEVELOPMENT OR A RESIDENTIAL ZONING DISTRICT, PROVIDED HOWEVER, IF AN ADJOINING RESIDENTIAL DISTRICT IS UNDEVELOPED OR USED FOR NONRESIDENTIAL PURPOSES, REQUIRED SCREENING MAY BE DEFERRED UNTIL RESIDENTIAL DEVELOPMENT OCCURS.

3. LIGHTING

EXTERIOR LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD. LIGHTING SHALL BE DESIGNED SO THAT THE LIGHT PRODUCING ELEMENT OF THE SHIELDED FIXTURE SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT AREA.

4. OFF STREET PARKING

THE LIMITATION ESTABLISHING A MAXIMUM NUMBER OF PARKING SPACES AS SET FORTH WITHIN PARAGRAPH H, SECTION 11-10-2 MAY BE MODIFIED BY THE BIXBY PLANNING COMMISSION PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN.

5. ACCESS AND CIRCULATION

THE PRINCIPAL ACCESS IS TO BE DERIVED FROM AN INTERIOR PUBLIC COLLECTOR STREET, SOUTH 74TH EAST AVENUE, TO BE CONSTRUCTED THAT CONNECTS TO THE TWO ARTERIAL STREETS. THE CONNECTION OF THE TWO ARTERIALS IS A REQUIREMENT. THERE IS AN AREA OUTSIDE THE AREA OF PUD NO.76 WHICH IS PROPOSED FOR A SEGMENT OF THE COLLECTOR STREET BUT WITHIN WHICH, REQUIRED RIGHT OF WAY DOES NOT PRESENTLY EXIST. THE OWNER OF THE AREA REQUIRED FOR RIGHT OF WAY IS UNDER CONTRACT THAT THE REQUIRED RIGHT OF WAY WILL BE DEDICATED. THE COLLECTOR STREET WILL REQUIRE A RIGHT OF WAY WIDTH OF 80 FEET AND A PAVING WIDTH OF 38 FEET, PROVIDED HOWEVER A PAVING WIDTH OF 38 FEET SHALL REQUIRE A WAIVER BY THE BIXBY CITY COUNCIL OF THE BIXBY SUBDIVISION REGULATIONS. INTERIOR PUBLIC AND/OR PRIVATE MINOR STREET SYSTEMS AND MUTUAL ACCESS EASEMENTS WILL BE ESTABLISHED AS NEEDED. NEW PUBLIC STREET CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE GEOMETRIC STREET STANDARDS OF THE CITY OF BIXBY.

SIDEWALKS ALONG THE INTERIOR STREETS AND ALONG 121ST STREET SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS INCLUDING A MINIMUM WIDTH OF FOUR FEET AND ADA COMPLIANCE. WITHIN DEVELOPMENT AREAS B AND C, PEDESTRIAN ACCESS FROM RESIDENTIAL AREAS MAY BE PROVIDED TO THE ADJOINING FRY DITCH.

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

6. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE, PROVIDED HOWEVER, PRIOR TO INSTALLATION; A DETAILED SIGN PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION. SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN SCENIC VILLAGE PARK, BUT SHALL REQUIRE A DETAILED SIGN PLAN SUBMITTED TO AN APPROVED BY THE BIXBY PLANNING COMMISSION.

BUSINESS SIGNS SHALL BE LIMITED AS FOLLOWS:

1. WALL OR CANOPY SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE BUILDING WALL OR CANOPY TO WHICH AFFIXED.
2. A PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 121ST STREET, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA.
3. WITHIN EACH LOT, A GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT AND 75 SQUARE FEET OF DISPLAY SURFACE AREA.

7. UTILITIES AND DRAINAGE

UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMARY EXTENSION. FEE-IN-LIEU OF STORM WATER DETENTION FACILITIES WILL BE PROVIDED.

8. PARCELIZATION

AFTER INITIAL PLATTING SETTING FORTH PERMITTED USES AND THE ALLOCATION OF COMMERCIAL FLOOR AREA OR RESIDENTIAL DENSITY, DIVISION OF PLATTED LOTS MAY OCCUR BY APPROVED LOT SPLIT APPLICATION AND SUBJECT TO THE APPROVAL BY THE BIXBY PLANNING COMMISSION OF PROPOSED FLOOR AREA OR RESIDENTIAL DENSITY ALLOCATIONS AND CONFIRMATION OF THE EXISTENCE OF ANY NECESSARY CROSS PARKING AND MUTUAL ACCESS EASEMENTS.

9. TRANSFER OF ALLOCATED FLOOR AREA

AN INITIAL TRANSFER OF 65 DWELLING UNITS FROM DEVELOPMENT AREA C TO DEVELOPMENT AREA H IS HEREIN ESTABLISHED. ALLOCATED COMMERCIAL OR RESIDENTIAL DENSITY MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE ALLOCATED, PROVIDED HOWEVER, THE ALLOCATION SHALL NOT EXCEED 15 % OF THE INITIAL ALLOCATION TO THE LOT TO WHICH THE TRANSFER OF FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE MADE. ALLOCATION EXCEEDING 15% SHALL REQUIRE AN APPLICATION FOR MINOR AMENDMENT TO BE REVIEWED AND APPROVED BY THE BIXBY PLANNING COMMISSION.

10. DETAILED SITE PLAN REVIEW

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS THAT DO NOT INCLUDE MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL ISSUE FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

11. PLATTING REQUIREMENT

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES, AND NO BUILDING PERMIT SHALL ISSUE UNTIL THE DEVELOPMENT PHASE FOR WHICH A PERMIT IS SOUGHT HAS BEEN INCLUDED WITHIN A SUBDIVISION PLAT SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AND THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PLANNED UNIT DEVELOPMENT AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

12. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHALL, CITY ENGINEER AND CITY ATTORNEY SHALL BE MET.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT.

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

B. DURATION.

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT.

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE RESTRICTIONS AND COVENANTS WITHIN SECTION II SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) TO CONFORM TO AMENDMENTS TO BULK AND AREA REQUIREMENTS THAT MAY BE SUBSEQUENTLY APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, PURSUANT TO ITS REVIEW OF A MINOR AMENDMENT PROCESSED IN ACCORDANCE WITH THE PROVISIONS OF THE BIXBY ZONING CODE AND A FILING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE TULSA COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY.

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS EXECUTED THIS INSTRUMENT THIS ___DAY OF _____ 2013.

121ST & MEMORIAL, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
RICHARD DODSON, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,2014, BY RICHARD DODSON, MANAGER OF 121ST & MEMORIAL, L.L.C.

_____ _____
MY COMMISSION EXPIRES NOTARY

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SCENIC VILLAGE PARK", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

_____
DAN E. TANNER
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

REGISTERED PROFESSIONAL LAND SURVEYOR
DAN EDWIN TANNER
1435
OKLAHOMA

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON _____DAY OF_____ _, 2014, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES NOTARY

DATE OF PREPARATION: DECEMBER 23, 2013

CONCEPTUAL UTILITY PLAN

PUD #76

MINOR AMENDMENT 1

Quail Creek Office Park

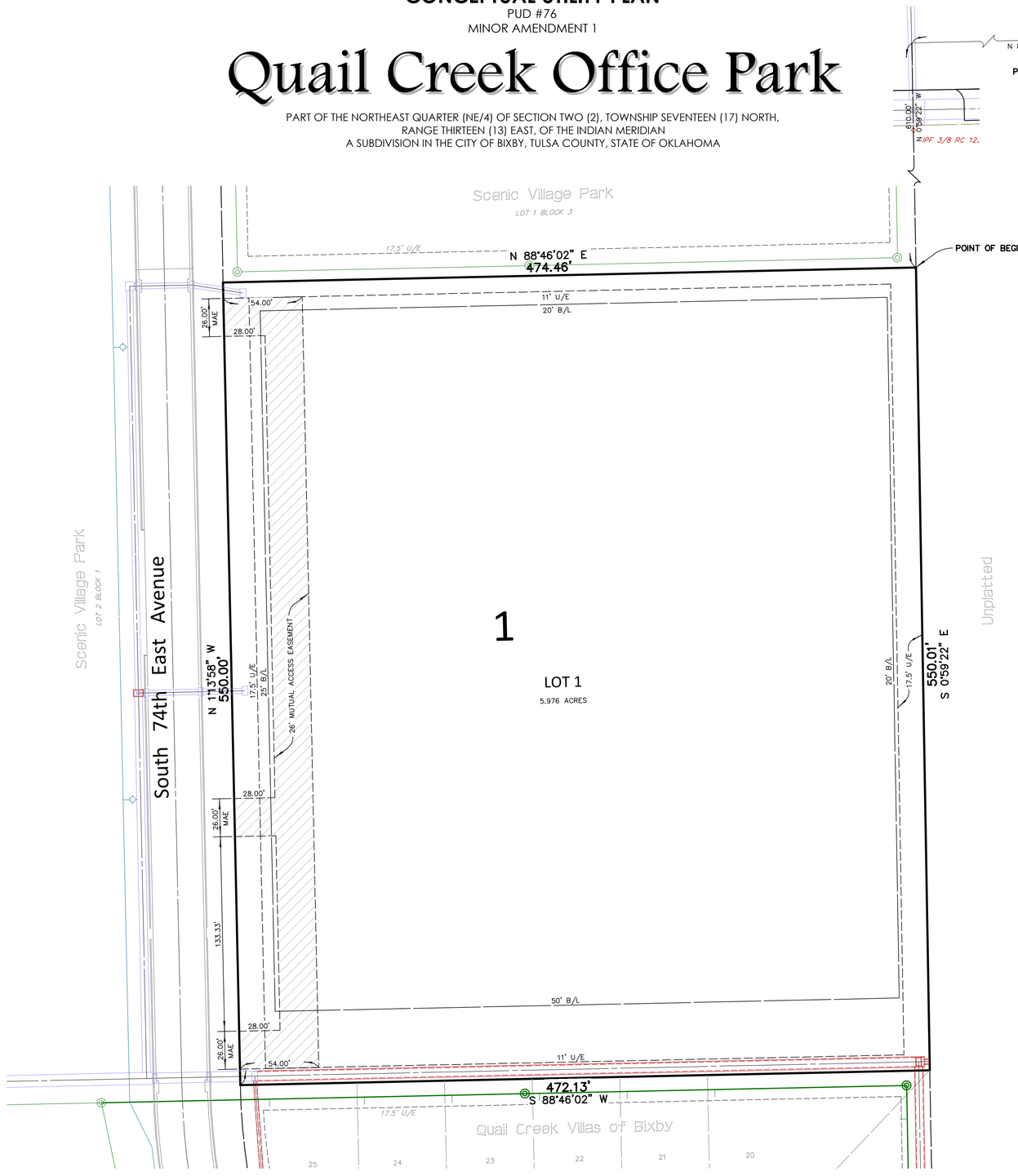
PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

NORTH

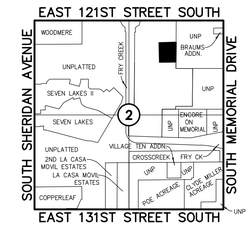
0 20 40 60

Scale: 1"= 40'
Tanner Consulting

B/L = BUILDING LINE
L/B = LANDSCAPE BUFFER
MAE = MUTUAL ACCESS EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
U/E = UTILITY EASEMENT



R 13 E



Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 5.976 ACRES

Notes:

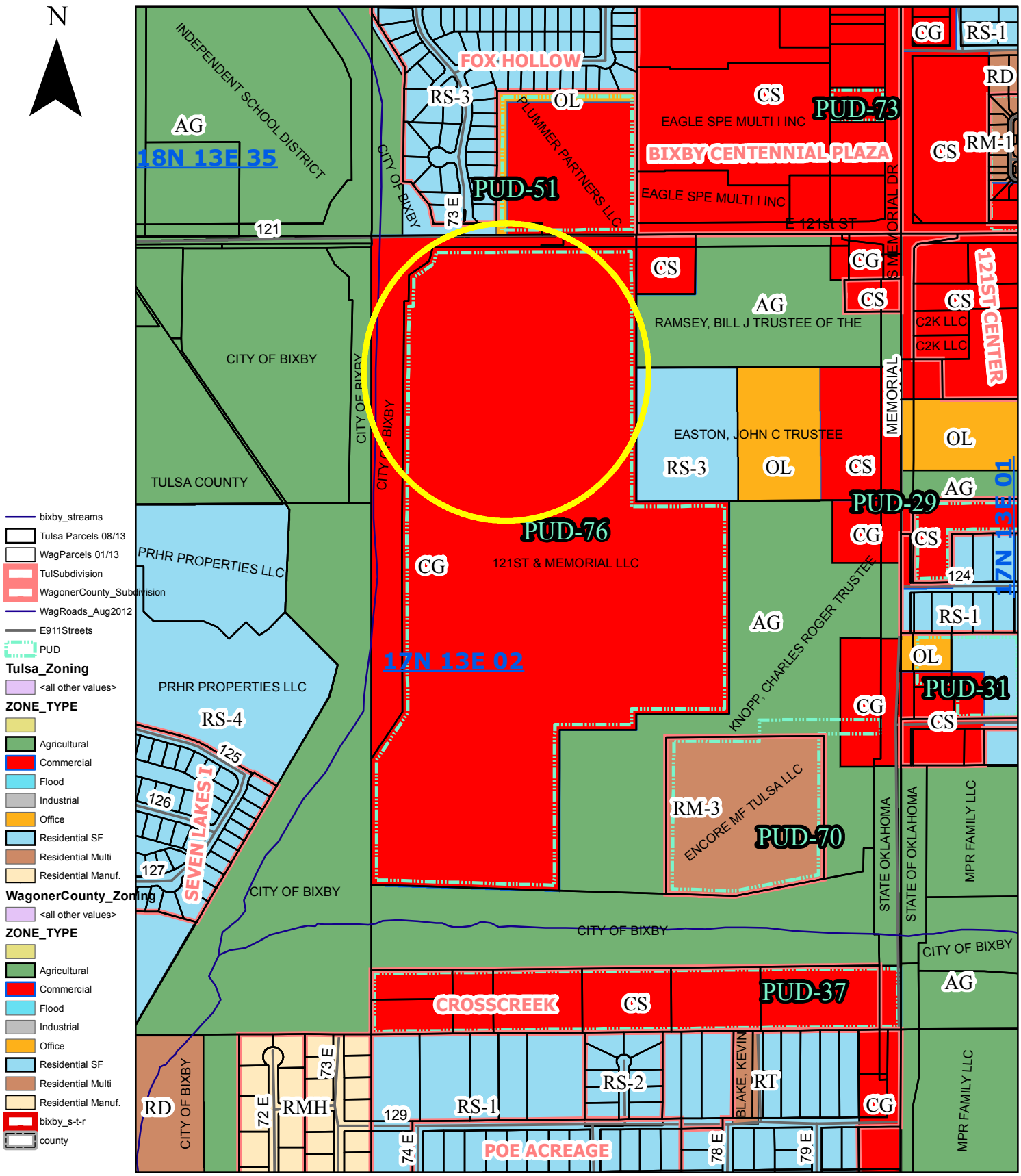
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
4. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

OWNER:
121st & Memorial, L.L.C.
6528 East 101st Street South
D-1, Suite 409
Tulsa, Oklahoma 74133
Phone: (918)638-3003
Contact: Rick Dodson

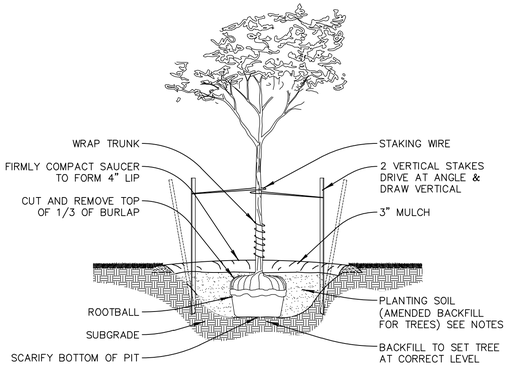
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2015
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

DATE OF PREPARATION: DECEMBER 23, 2013

BSP 2013-06 – "Covenant Place of Tulsa" – Tanner Consulting, LLC



City of Bixby ~ Planning
Printed 12/26/2013



PER BIXBY ZONING CODE 11-12-3.C.7 MINIMUM TREE SIZES AT TIME OF PLANTING SHALL BE AS FOLLOWS:

A. ORNAMENTAL TREES SHALL NOT BE LESS THAN SIX FEET (6') IN HEIGHT AND ONE INCH (1") IN CALIPER;

B. CONIFERS/EVERGREEN TREES, SUCH AS PINE, SPRUCE OR CEDAR, SHALL NOT BE LESS THAN FIVE FEET (5') IN HEIGHT; AND

C. CANOPY TREES SHALL NOT BE LESS THAN EIGHT FEET (8') IN HEIGHT AND TWO INCHES (2") IN CALIPER.

A Deciduous Tree Planting Detail

Scale: NONE

PUD No. 76 Development Area B Site Data:

GROSS LAND AREA ____ 12.611 ACRES

NET LAND AREA ____ 11.636 ACRES

PERMITTED USES: LIFE CARE RETIREMENT CENTER AS SET FORTH WITHIN USE UNIT 8 MULTI-FAMILY DWELLING AND SIMILAR USES AND CUSTOMARY ACCESSORY USES. OTHER USES WITHIN USE UNIT 8 ARE EXCLUDED.

EXISTING IMPERVIOUS AREA ____ (0%) 0 SF

PROPOSED IMPERVIOUS AREA ____ (33%) 164,806 SF

INCREASE IN IMPERVIOUS AREA ____ (33%) 164,806 SF

MAXIMUM INDEPENDENT LIVING DWELLING UNITS / PROVIDED ____ 91DUS/46

MAXIMUM ASSISTED LIVING DWELLING UNITS / PROVIDED ____ 39 DUS/34

SKILLED NURSING BEDS / PROVIDED ____ 41 BEDS/38

MAXIMUM FLOOR AREA / PROVIDED ____ 160,000 SF

MAXIMUM STORIES ____ 2*

*ARCHITECTURAL FEATURES MAY EXTEND A MAXIMUM OF 25' ABOVE THE SECOND STORY.

MINIMUM YARDS AND BUILDING SETBACKS:

FROM MINOR STREET RIGHT-OF-WAY / PROVIDED ____ 20 FT.

FROM COLLECTOR STREET RIGHT-OF-WAY / PROVIDED ____ 25 FT.

FROM WEST BOUNDARY / PROVIDED ____ 17.5 FT.

FROM SOUTH BOUNDARY / PROVIDED ____ 11 FT.

FROM OTHER BOUNDARIES / PROVIDED ____ 20 FT.

MINIMUM LIVABILITY SPACE PER DWELLING UNIT / PROVIDED ____ 440 SF / 51,820 SF
(OPEN SPACE NOT ALLOCATED TO PARKING OR DRIVES)

BUILDING DESIGN REQUIREMENTS:
THE EXTERIOR WALLS OF BUILDINGS SHALL HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 25%, EXCLUDING WINDOWS AND DOORS.

MINIMUM OFF-STREET PARKING:

INDEPENDENT LIVING PARKING / REQUIRED ____ 0.75 SPACES PER DU/ 35 SPACES

ASSISTED LIVING PARKING / REQUIRED ____ 0.50 SPACES PER DU /17 SPACES

SKILLED NURSING BEDS PARKING / REQUIRED ____ 0.35 SPACES PER BED / 14 SPACES

TOTAL REQUIRED PARKING / PROVIDED (EXCLUDING GARAGE PARKING) ____ 66 SPACES / 88 SPACES

OTHER BULK AND AREA REQUIREMENTS ____ AS REQUIRED WITHIN A RM-2 DISTRICT

TOTAL TRACT LANDSCAPED AREA (15%) / PROVIDED ____ 76,033 SF / 346,544 SF

NUMBER OF TREES REQUIRED FOR PARKING (1/10 SPACES) / PROVIDED ____ 9 / 16

LANDSCAPE STREET YARD PER STREET FRONTAGE

MINIMUM REQUIRED LANDSCAPED AREA (15%) / PROVIDED ____ 4,022 SF / 26,812 SF

NUMBER OF TREES REQUIRED IN THE STREET (1/1000 SF) / PROVIDED ____ 27 / 27

SEE DETAIL LANDSCAPE PLANS TO BE PREPARED BY OTHERS FOR TREE TYPES, SIZES AND EXACT LOCATIONS. TREES SHOWN HEREON ARE TO DEMONSTRATE THE NUMBER OF TREES REQUIRED TO MEET CODE. THE DETAILED LANDSCAPE PLAN TO BE PREPARED BY OTHERS SHALL ADDRESS PROXIMITY OF TREES TO PARKING SPACES.

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE, PROVIDED HOWEVER, PRIOR TO INSTALLATION;A DETAILED SIGN PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION. SIGNS IDENTIFYING THE INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN SCENIC VILLAGE PARK, BUT SHALL REQUIRE A DETAILED SIGN PLAN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

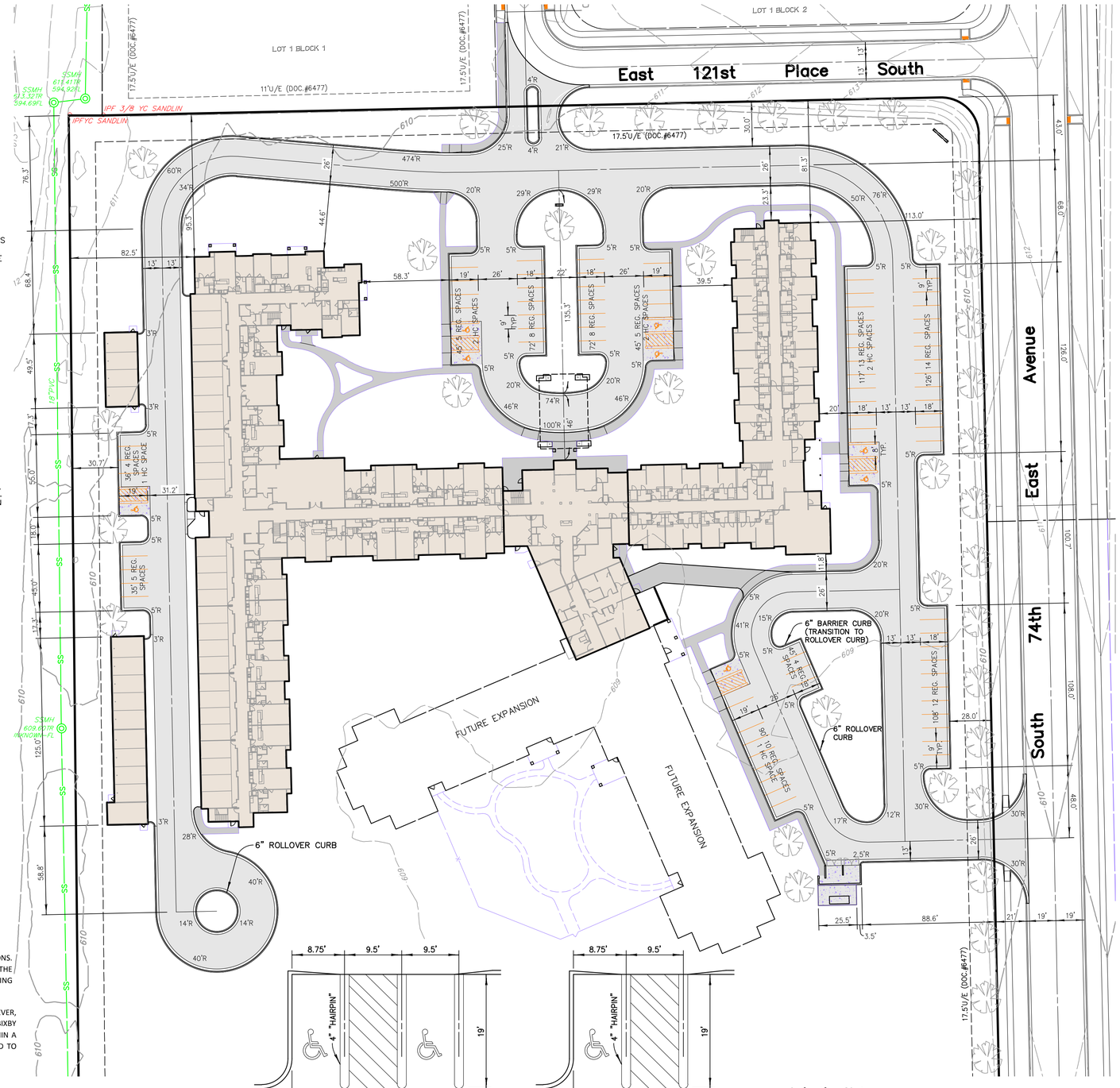
BUSINESS SIGNS SHALL BE LIMITED AS FOLLOWED:

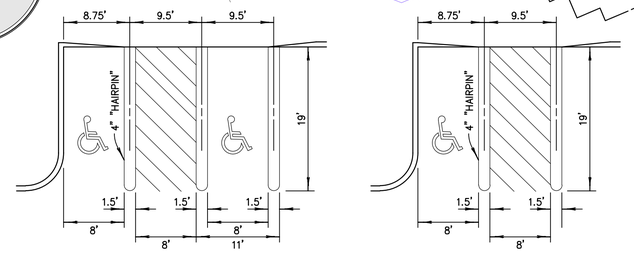
WALL OR CANOPY SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE BUILDING WALL OR CANOPY TO WHICH AFFIXED.

A PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 121ST STREET, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA.

WITHIN EACH LOT, A GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT AND 75 SQUARE FEET OF DISPLAY SURFACE AREA.

ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB OR FACE OF BUILDING.





B Handicap Parking Details

Scale: NONE

PER ADA STANDARDS AND THE CITY OF BIXBY ZONING CODE STANDARDS PER SECTION 11-10-4.C FIGURE 3.

Irrigation Note

AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS. THE LANDSCAPE CONTRACTOR WILL INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS AND TURF AREAS, INCLUDING THE STREET RIGHT-OF-WAYS. TURF AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.

Curb

ALL CURBS TO BE 6" BARRIER CURBS UNLESS OTHERWISE NOTED.

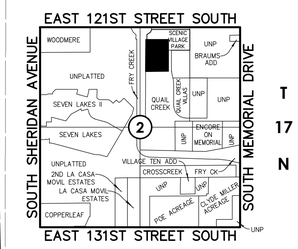
NORTH

0 20 40 60

Scale: 1"= 40'

Tanner Consulting

R 13 E



T 17 N

Location Map

Scale: 1"= 2000'

NORTH

Legend

C&G	CURB & GUTTER
CONC	CONCRETE
CHBS	CHISELED BOX SET
CHXF	CHISELED X FOUND
CVF	CHISELED V FOUND
D/E	DRAINAGE EASEMENT
DS	DOWNSPOUT
ESMT	EASEMENT
FH	FIRE HYDRANT
GUY	GUY ANCHOR
IPF	IRON PIN FOUND
IPFYC	IRON PIN FOUND, YELLOW CAP
OE	OVERHEAD ELECTRIC
PP	POWER POLE
R	RADIUS
ROW	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
U/E	UTILITY EASEMENT
XFMR	TRANSFORMER

Legal Description

ALL OF LOT TWO (2), BLOCK ONE (1), "SCENIC VILLAGE PARK", AN ADDITION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6477).

Benchmark 1

CHISELED BOX ON BASE OF FLASHING SCHOOL ZONE SIGN, ON THE NORTH SIDE OF E. 121ST ST. S., ~160 FEET EAST OF THE FRY DITCH BRIDGE.
(366551.62N, 2591351.76E)

ELEVATION = 617.38 (NAVD 88)

Benchmark 2

CHISELED BOX ON WEST END OF SOUTHERNMOST HEADWALL AT THE TURN-IN TO "EASTON SOD FARM", ON THE WEST SIDE OF SOUTH MEMORIAL ROAD.
(365368.69N, 2593646.02E)

ELEVATION = 610.64 (NAVD 88)

Benchmark 3

CHISELED BOX ON WEST END OF NORTHERNMOST HEADWALL AT THE NORTHWEST CORNER OF THE INTER-SECTION OF EAST 126TH STREET SOUTH AND SOUTH MEMORIAL ROAD.
(364150.04N, 2593666.26E)

ELEVATION = 610.80 (NAVD 88)

REGISTERED PROFESSIONAL ENGINEER
DAN EDWIN TANNER
13090
OKLAHOMA
12-23-2013

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Civil Engineering
Land Surveying
Architecture
Interior Design

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FAX (918)745-9969
www.tannerconsulting-llc.com

CERTIFICATE OF AUTHORIZATION NO. CA 2661 EXP. 6/30/2015

BEFORE YOU DIG CALL OKIE 1-800-522-6543

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MILESTONE	DATE
PLOT DATE: 12/26/13	

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

Covenant Place of Tulsa

7300 East 121st Place South
Bixby, Tulsa County, Oklahoma

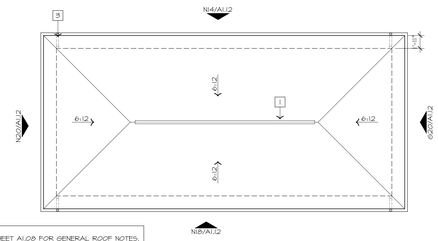
PROJECT: 13020
ISSUE DATE: 12/23/2013
ATLAS PAGE NO:
PLAN SCALE: (H) 1"=40'
(V) N/A

Detail Site Plan

SD02

OF 14

P:\2013\13020\CIVIL\SHEETS\13020DSP.DWG, SD02, 12/26/2013 10:24:09 AM, JMORGAN, 1:1, TANNER CONSULTING, L.L.C. OK CA 2661 Exp 6/30/2015

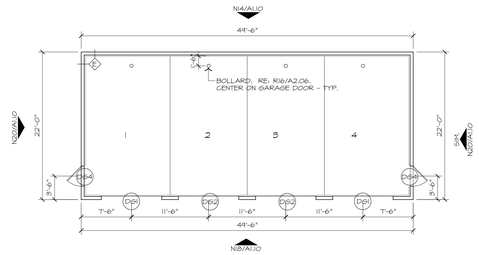


NOTE:
RE: SHEET A1.08 FOR GENERAL ROOF NOTES.

G20 ROOF PLAN
1/8" = 1'-0"

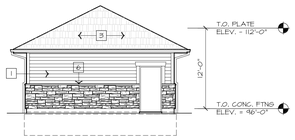
ROOF PLAN NOTES:

1. CONT. RIDGE VENT, RE: SPECS.
2. PRE-FIN. MTL. GUTTER, RE: SPECS.
3. PRE-FIN. MTL. DOWNSPOUT, RE: SPECS.

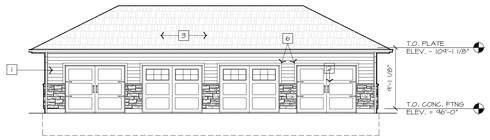


G14 FLOOR PLAN
1/8" = 1'-0"

NOTE:
SEE SITE PLAN FOR LOCATION, ORIENTATION, AND CONC. CONTINUATION.



N20 ELEVATION
1/8" = 1'-0"

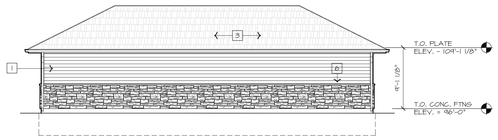


N18 ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES:

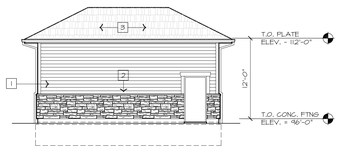
1. LAP SIDING. 6" EXPOSURE - TYP.
2. 6" TRIM - TYP.
3. ASPHALT SHINGLES W/ CONT. RIDGE VENT. - TYP.
4. 8" TRIM.
5. PRE-FIN. MTL. GUTTER / DOWNSPOUT.
6. 4" TRIM - TYP.

NOTE:
RE: SHEET A2.01 FOR APPLICABLE ELEVAION NOTES NOT SHOWN.



N14 ELEVATION
1/8" = 1'-0"

G20 ELEVATION
1/8" = 1'-0"

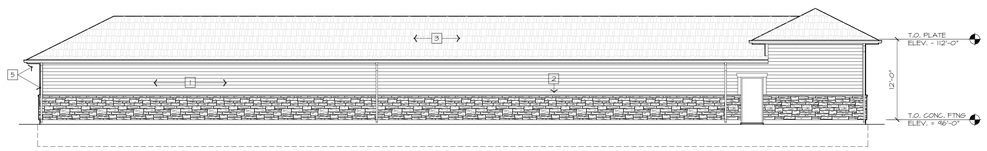


G18 ELEVATION
1/8" = 1'-0"

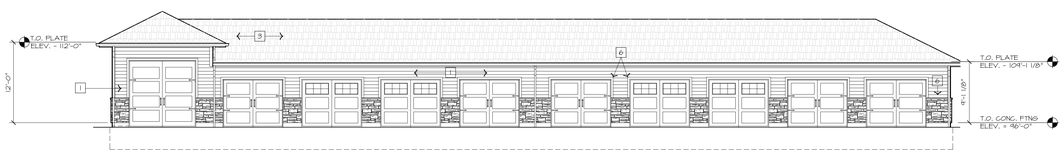
ELEVATION KEYNOTES:

1. LAP SIDING. 6" EXPOSURE - TYP.
2. 6" TRIM - TYP.
3. ASPHALT SHINGLES W/ CONT. RIDGE VENT. - TYP.
4. 8" TRIM.
5. PRE-FIN. MTL. GUTTER / DOWNSPOUT.
6. 4" TRIM - TYP.

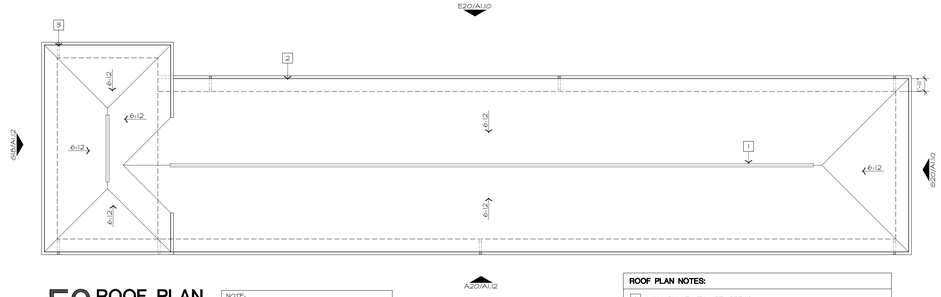
NOTE:
RE: SHEET A2.01 FOR APPLICABLE ELEVAION NOTES NOT SHOWN.



E20 ELEVATION
1/8" = 1'-0"



A20 ELEVATION
1/8" = 1'-0"

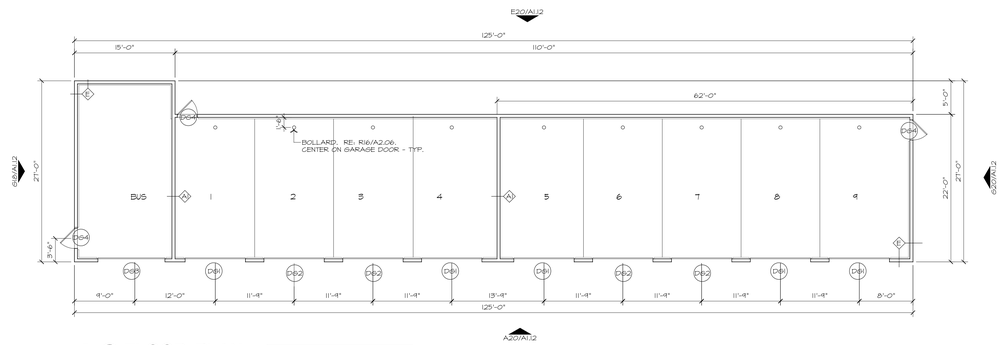


F6 ROOF PLAN
1/8" = 1'-0"

NOTE:
RE: SHEET A1.08 FOR GENERAL ROOF NOTES.

ROOF PLAN NOTES:

1. CONT. RIDGE VENT, RE: SPECS.
2. PRE-FIN. MTL. GUTTER, RE: SPECS.
3. PRE-FIN. MTL. DOWNSPOUT, RE: SPECS.



A6 FLOOR PLAN
1/8" = 1'-0"

NOTE:
SEE SITE PLAN FOR LOCATION, ORIENTATION, AND CONC. CONTINUATION.

JOB NUMBER
0000
ISSUE DATE
00 / 00 / 00
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RRA, INC. © 2013

Certificate of Authority #02603
Expiration: June 30, 2015

STATE OF OKLAHOMA
RONALD E. REID
1984
KANSAS CITY, MO
LICENSED ARCHITECT

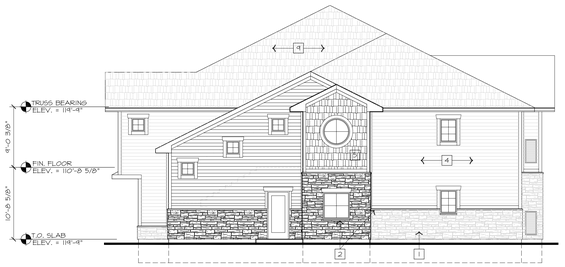
COVENANT PLACE OF BIXBY
7300 East 121st Place South
Bixby, Oklahoma 74008

SCENIC DEVELOPMENT, LLC

ARCHITECTURE · CONSULTING · PLANNING · LANDSCAPE ARCHITECTURE · INTERIOR DESIGN
Ron Reid Associates, P.C. · 38 Westwoods Drive, Suite B · Liberty, Missouri 64068 · P : 816.792.3800 F : 816.792.3804
RonReid ASSOCIATES

DETACHED GARAGES

A1.10



Q20 SOUTH ELEVATION - ILU WING
1/8" = 1'-0"

Q15 NORTH ELEVATION - ILU WING
1/8" = 1'-0"

M20 NORTH ELEVATION - V.C. & ALU WING
1/8" = 1'-0"

ELEVATION KEYNOTES:

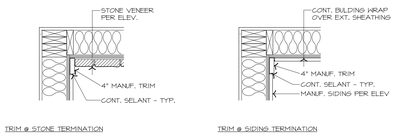
1. MANUFACTURED STONE VENEER.
2. MANUFACTURED STONE WATERTABLE SILL.
3. MANUFACTURED STONE LINTEL.
4. MANUFACTURED LAP SIDING
5. MANUFACTURED SHINGLE SIDING.
6. 6" MANUFACTURED TRIM.
7. 8" MANUFACTURED TRIM.
8. 4" MANUFACTURED TRIM.
9. ASPHALT SHINGLES W/ CONT. RIDGE VENT. - TYP.
10. NOT USED.
11. PRE-FIN. THRU-WALL PTAC GRILLE. MATCH ADJACENT FINISH.
12. PRE-FIN. MTL. GUTTER & DOWNSPOUT.

TYP. ELEVATION NOTES:

1. PAINT ALL TRIM.
2. PAINT SIDING AS INDICATED ON DRAWINGS.
3. PROVIDE 6" MANUF. TRIM AROUND ALL CIRCULAR WINDOWS.
4. PROVIDE 4" TRIM ON RETURN WALLS @ INSIDE CORNERS.
5. PAINT ALL UNDER EAVE SOFFITS.

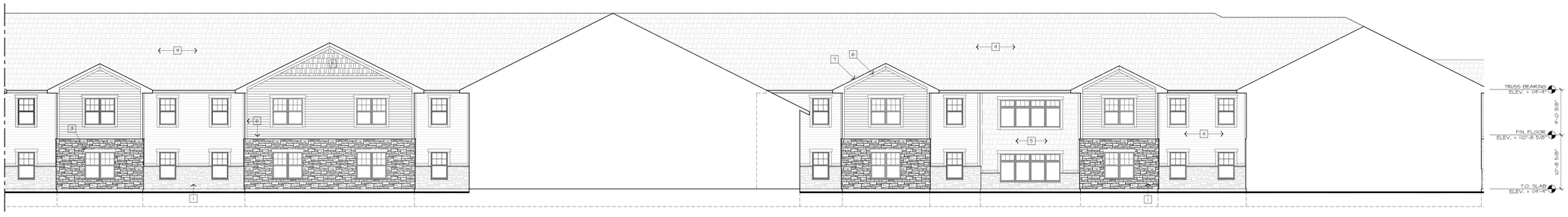
H20 WEST ELEVATION - ILU WING
1/8" = 1'-0"

E20 EAST ELEVATION - ILU WING
1/8" = 1'-0"



N20 TYP. TRIM @ INSIDE CORNERS
1" = 1'-0"

E6 WEST ELEVATION - ILU WING
1/8" = 1'-0"



A20 EAST ELEVATION - ILU WING
1/8" = 1'-0"

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RonReid ASSOCIATES

EXTERIOR ELEVATIONS

A2.01

Q20 SOUTH ELEVATION - ILU WING
1/8" = 1'-0"

Q8 NORTH ELEVATION - ILU WING
1/8" = 1'-0"

M20 EAST ELEVATION - ALU WING
1/8" = 1'-0"

ELEVATION KEYNOTES:

1. MANUFACTURED STONE VENEER.
2. MANUFACTURED STONE WATERTABLE SILL.
3. MANUFACTURED STONE LINTEL.
4. MANUFACTURED LAP SIDING
5. MANUFACTURED SHINGLE SIDING.
6. 6" MANUFACTURED TRIM.
7. 8" MANUFACTURED TRIM.
8. 4" MANUFACTURED TRIM.
9. ASPHALT SHINGLES W/ CONT. RIDGE VENT. - TYP.
10. NOT USED.
11. PRE-FIN. THRU-WALL PTAC GRILLE. MATCH ADJACENT FINISH.
12. PRE-FIN. MTL. GUTTER & DOWNSPOUT.

TYP. ELEVATION NOTES:

1. PAINT ALL TRIM.
2. PAINT SIDING AS INDICATED ON DRAWINGS.
3. PROVIDE 6" MANUF. TRIM AROUND ALL CIRCULAR WINDOWS.
4. PROVIDE 4" TRIM ON RETURN WALLS @ INSIDE CORNERS.
5. PAINT ALL UNDER EAVE SOFFITS.

H20 NORTH ELEVATION - ALU WING
1/8" = 1'-0"

H16 WEST ELEVATION - ALU WING
1/8" = 1'-0"

E20 EAST ELEVATION - ILU WING
1/8" = 1'-0"

E15 SOUTH ELEVATION - ILU WING
1/8" = 1'-0"

A16 SOUTH ELEVATION - V.C. & ALU WING
1/8" = 1'-0"

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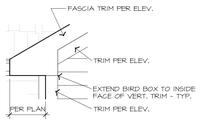
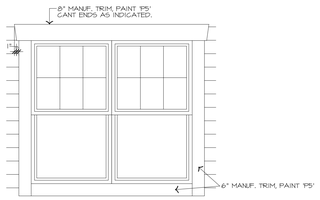
RonReid ASSOCIATES

EXTERIOR ELEVATIONS

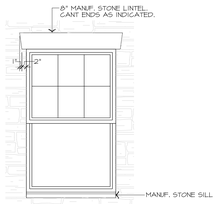
A2.02



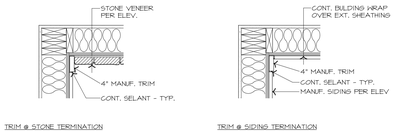
R20 EAVE DETAIL
1/4" = 1'-0"



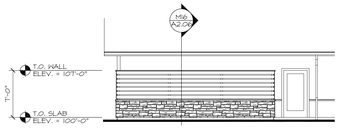
P20 TYP. WIND. TRIM @ SIDING
1/2" = 1'-0"



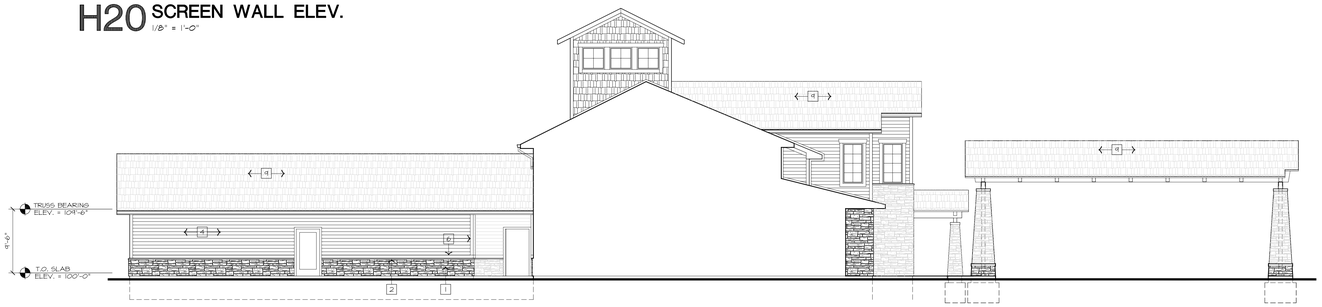
P17 TYP. WIND. TRIM @ STONE
1/2" = 1'-0"



P14 TYP. TRIM @ INSIDE CORNERS
1" = 1'-0"

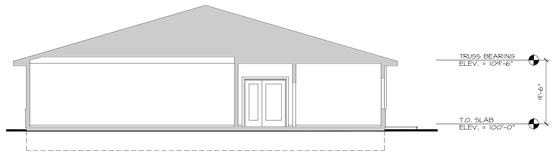


H20 SCREEN WALL ELEV.
1/8" = 1'-0"

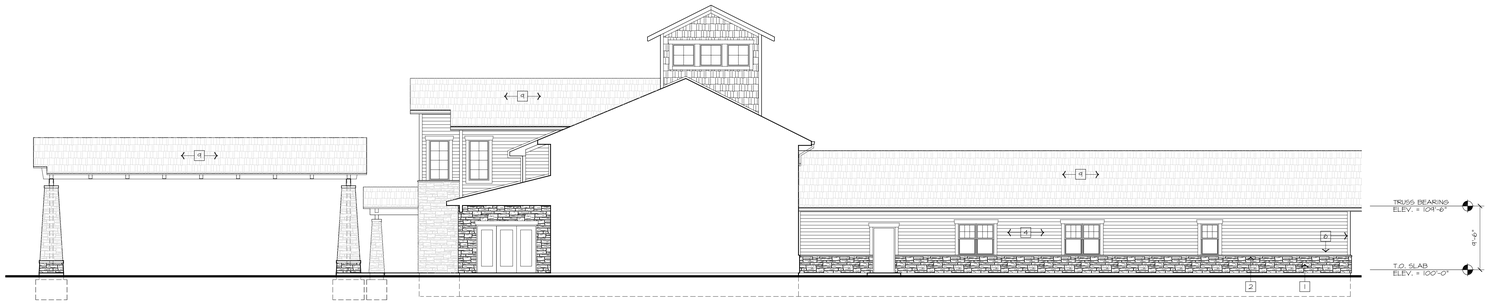


NOTE:
SCREEN WALL NOT SHOWN.
REF. PW.A2.03 FOR SCREEN WALL.

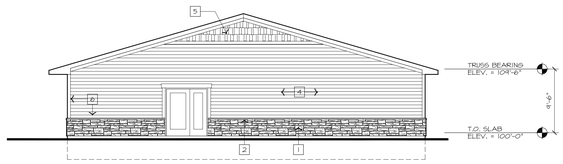
E20 EAST ELEVATION - VILLAGE CENTER
1/8" = 1'-0"



E6 BULDING SECTION - VILLAGE CENTER
1/8" = 1'-0"



A20 WEST ELEVATION - VILLAGE CENTER
1/8" = 1'-0"



A6 SOUTH ELEVATION - VILLAGE CENTER
1/8" = 1'-0"

ELEVATION KEYNOTES:

1. MANUFACTURED STONE VENEER.
2. MANUFACTURED STONE WATERTABLE SILL.
3. MANUFACTURED STONE LINTEL.
4. MANUFACTURED LAP SIDING
5. MANUFACTURED SHINGLE SIDING.
6. 6" MANUFACTURED TRIM.
7. 8" MANUFACTURED TRIM.
8. 4" MANUFACTURED TRIM.
9. ASPHALT SHINGLES W/ CONT. RIDGE VENT. - TYP.
10. NOT USED.
11. PRE-FIN. THRU-WALL PTAC GRILLE. MATCH ADJACENT FINISH.
12. PRE-FIN. MTL. GUTTER & DOWNSPOUT.

TYP. ELEVATION NOTES:

1. PAINT ALL TRIM.
2. PAINT SIDING AS INDICATED ON DRAWINGS.
3. PROVIDE 6" MANUF. TRIM AROUND ALL CIRCULAR WINDOWS.
4. PROVIDE 4" TRIM ON RETURN WALLS @ INSIDE CORNERS.
5. PAINT ALL UNDER EAVE SOFFITS.

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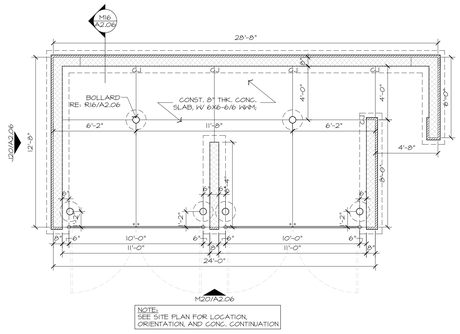
RonReid ASSOCIATES

EXTERIOR ELEVATIONS

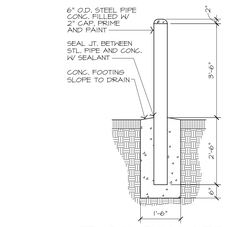
A2.03



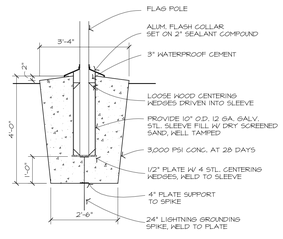
NOTE:
SEE SITE PLAN FOR LOCATION, ORIENTATION, AND CONC. CONTINUATION.

P20 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

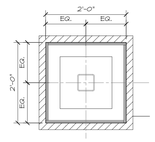
NORTH



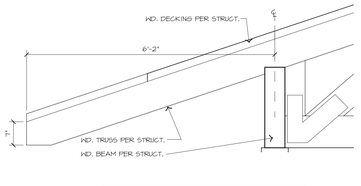
R16 BOLLARD
1/2" = 1'-0"



R14 FLAG POLE BASE
1/2" = 1'-0"

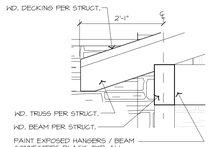


R10 COLUMN DETAIL
3/4" = 1'-0"



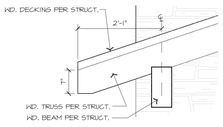
NOTES:
1. ALL GUSSET PLATES / HANGERS TO BE BLACK - TYP.
2. PRE-FIN (STAINED) WOOD TRUSS & DECKING - TYP.

Q8 DETAIL
3/4" = 1'-0"



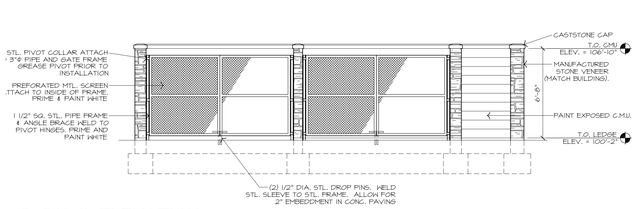
NOTES:
1. ALL GUSSET PLATES / HANGERS TO BE BLACK - TYP.
2. PRE-FIN (STAINED) WOOD TRUSS & DECKING - TYP.

Q6 DETAIL
3/4" = 1'-0"

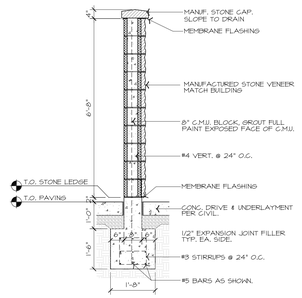


NOTES:
1. ALL GUSSET PLATES / HANGERS TO BE BLACK - TYP.
2. PRE-FIN (STAINED) WOOD TRUSS & DECKING - TYP.

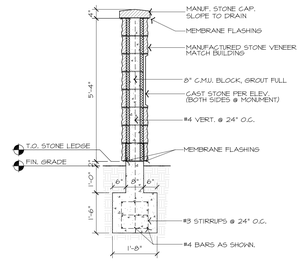
Q3 DETAIL
3/4" = 1'-0"



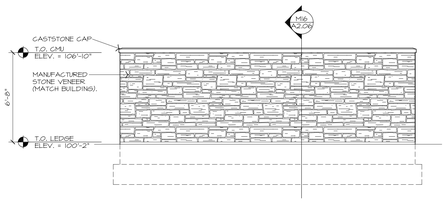
M20 ELEVATION
1/4" = 1'-0"



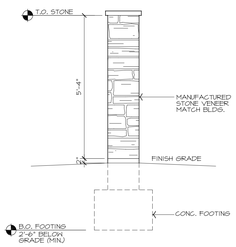
M16 SECTION @ TRASH
1/2" = 1'-0"



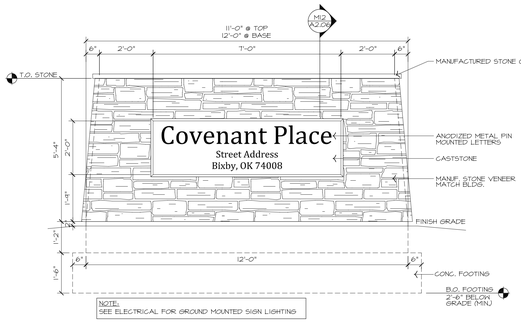
M12 SECTION @ SIGN
1/2" = 1'-0"



J20 ELEVATION
1/4" = 1'-0"

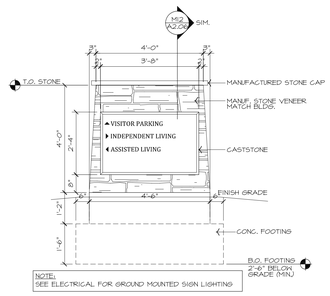


H16 MONUMENT SIGN
1/2" = 1'-0"



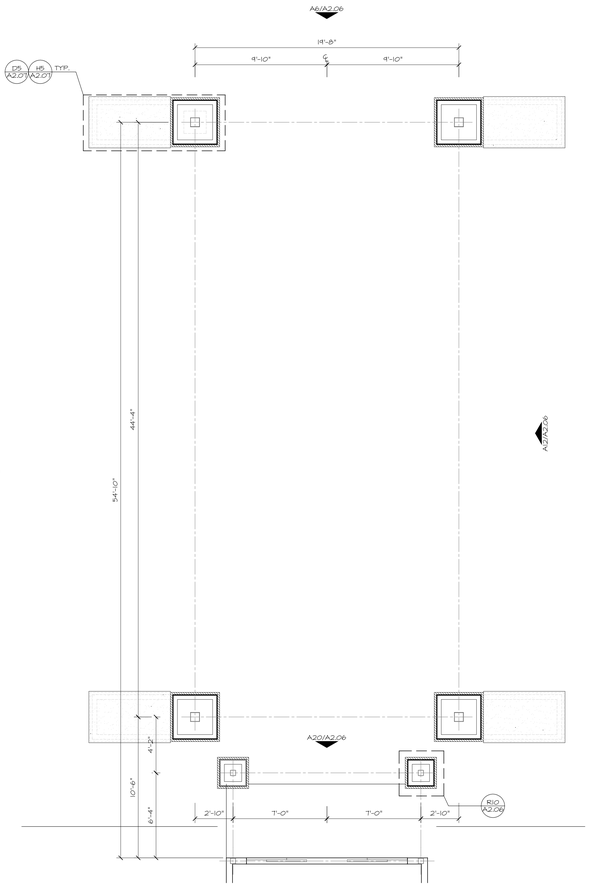
NOTE:
SEE ELECTRICAL FOR GROUND MOUNTED SIGN LIGHTING

H14 MONUMENT SIGN
1/2" = 1'-0"



NOTE:
SEE ELECTRICAL FOR GROUND MOUNTED SIGN LIGHTING

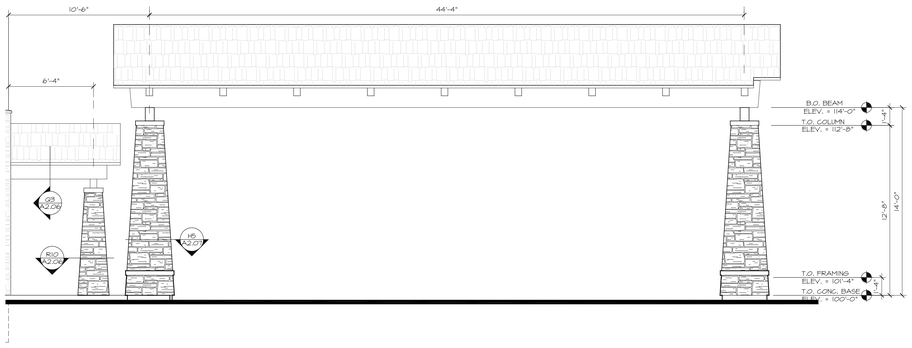
H10 DIRECTIONAL SIGN
1/2" = 1'-0"



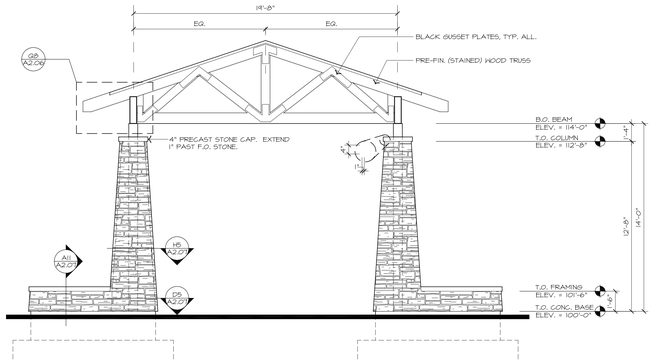
E6 PORTE-COCHERE PLAN
1/4" = 1'-0"

NORTH

A20 ENTRY ELEVATION
1/4" = 1'-0"



A12 PORTE-COCHERE ELEVATION
1/4" = 1'-0"



A6 PORTE-COCHERE ELEVATION
1/4" = 1'-0"

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Expiration: June 30, 2015

STATE OF OKLAHOMA
RONALD E. REID
1984
KANSAS CITY, MO
LICENSED ARCHITECT

COVENANT PLACE OF BIXBY
7300 East 121st Place South
Bixby, Oklahoma 74008

SCENIC DEVELOPMENT, LLC

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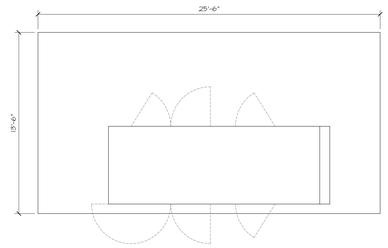
Ron Reid Associates, P.C. · 38 Westwoods Drive, Suite B · Liberty, Missouri 64068 · P : 816.792.3800 F : 816.792.3804
RonReid ASSOCIATES

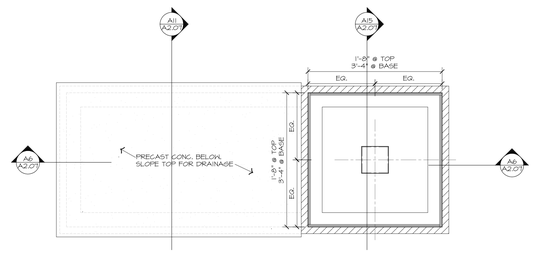
PORTE-COCHERE TRASH & MONUMNET SIGN DETAILS

A2.06

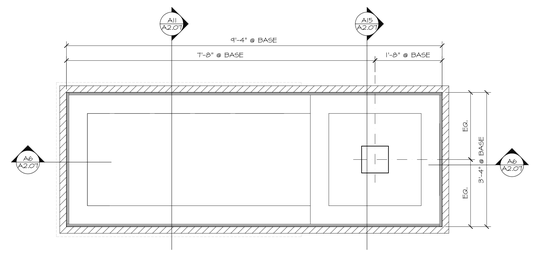


Q4 GENERATOR PAD PLAN
1/4" = 1'-0"

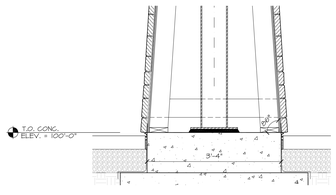
NORTH



H5 COLUMN PLAN
1/4" = 1'-0"

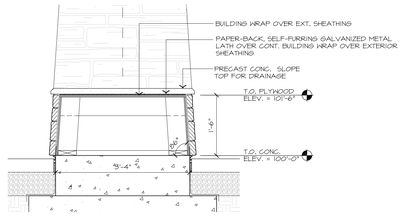


D5 COLUMN PLAN
1/4" = 1'-0"



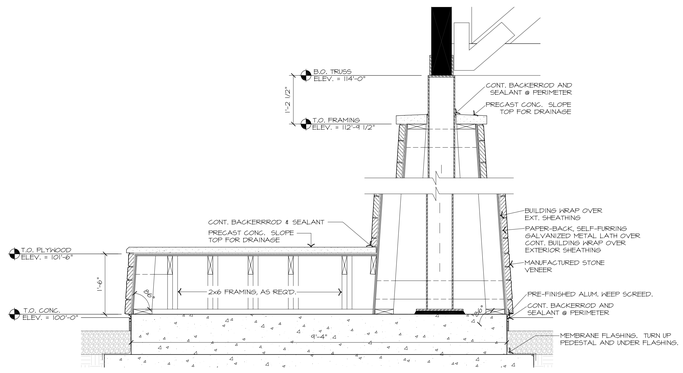
NOTES:
RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.

A15 SECTION @ COLUMN
1/4" = 1'-0"



NOTES:
RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.

A11 SECTION @ COLUMN
1/4" = 1'-0"



A6 SECTION @ COLUMN
1/4" = 1'-0"

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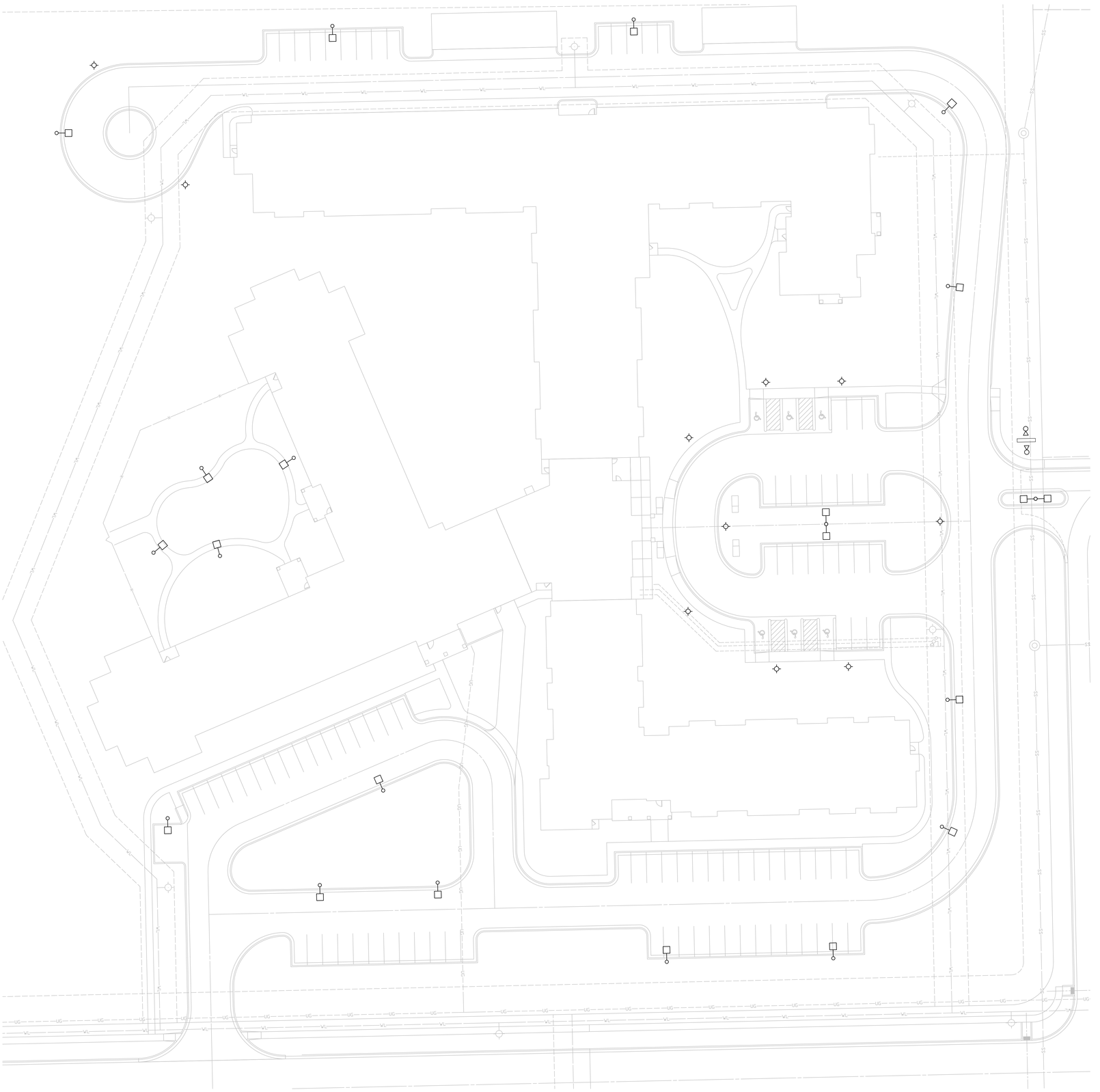
RonReid ASSOCIATES

PORTE-COCHERE DETAILS

A2.07

□□13:131□1:131□1:d□□□11/20/2013:3:1□1□□M□□□□



SITE LIGHTING PLAN

ME1

RonReid ASSOCIATES

C.C.R.C. OF BIXBY

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Bixby, Oklahoma 74008

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REGISTERED PROFESSIONAL ENGINEER
FREDDIE L. MALICOAT
17945
OKLAHOMA
11-20-13
FREDDIE L. MALICOAT - ENGINEER
ON FILE

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