AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
September 02, 2015 – 10:00 AM

1. Call to Order

2. **PUD 91 – "The Village at Twin Creek" – AAB Engineering, LLC.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 6 acres in part of the W/2 of the W/2 of Section 31, T18N, R14E.
   Property Located: 11625 S. Mingo Rd.

3. **Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a Preliminary Plat and a Final Plat for "Chateau Villas," approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

4. **BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a PUD Detailed Site Plan and building plans for "Chateau Villas," a Use Unit 8 multifamily residential and commercial development for approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

5. Old Business

6. New Business

7. Adjournment

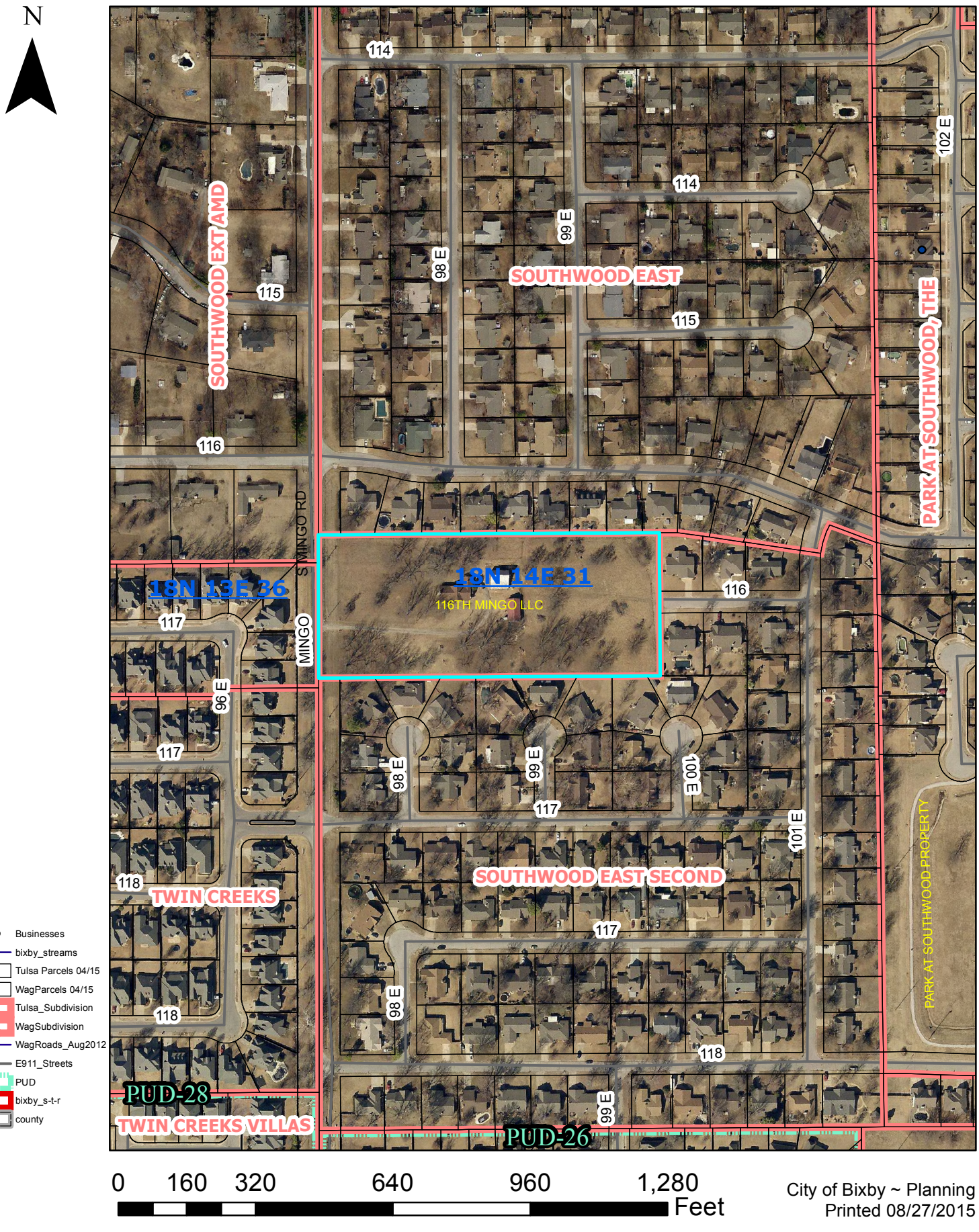
Posted By: _____

Date: _____

Time: _____

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

PUD 91 – "The Village at Twin Creek" – AAB Engineering, LLC



City of Bixby ~ Planning
Printed 08/27/2015

The Village at Twin Creeks

Planned Unit Development No. XX
Zoning Case BZ-XXX
August 21, 2015

Owner:
116th & Mingo, LLC
11831 E 121st
Broken Arrow, OK 74011

Prepared By:

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

The Village at Twin Creeks is a proposed gated residential community along the east side of South Mingo Road at approximately 116th Place South in the City of Bixby, Oklahoma. Exhibit A shows the surrounding areas of the PUD. The PUD is a Planned Unit Development overlay of an existing AG zoned parcel; see Exhibit E for existing zoning map. This PUD is in conjunction with a zoning change to RS-2. The project will be developed along RS-2 bulk and area requirements except as modified by this PUD. The majority of the existing site is vacant land with the exception of a single story residential house along with two metal sheds located in the middle of the site which will be razed and replaced with the proposed RS-2 residential uses. The PUD is an approximately 6 acre development and has one Development Area with two Reserve Areas as shown on Exhibit B. One reserve will consist of a private gated street with the other reserve containing the wet detention facility. The legal description for the PUD is shown on Exhibit F.

The gated access with private streets will create the exclusive feel the developers are intending for this project. A maximum of 22 lots is proposed for this PUD along with a wet detention facility that will serve as an amenity to the development. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Standards

Gross Land Area	261,361 sq. ft.	6.00 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Ordinance within the RS-2 district, including all uses customarily accessary thereto.

Minimum Lot Width	60 ft.
Minimum Lot Area	7,500 sf.
Maximum Number of Lots	22
Minimum Setbacks	
Front yards	30 ft.*
Rear yards	25 ft.
Side yard (Both Sides)	5 ft.

*Measured from the edge of Reserve Area 'A'.

Maximum Building Height:	48 ft.

Reserve Area 'A '

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner and their invitees to and from South Mingo Road. Gates, fencing, and landscaping, including all appurtenances incidental thereto, shall be allowed within Reserve Area 'A', provided all such improvements are approved by the City of Bixby prior to installation. Reserve Area 'A' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Reserve Area 'B'

Reserve Area 'B' shall be established by the owner for the construction of a detention facility and open space park. Such park shall be for the sole use and enjoyment of the lot owners with the Village at Twin Creeks and their invitees. All structures or improvements related to the detention function of the facility shall be constructed according to City of Bixby standards. Livability space within Reserve Area 'B' may be allocated to any lot or lots within the subdivision. Reserve Area 'B' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Private Streets

All streets within the PUD will be privately maintained by the Homeowner's Associate. All streets shall be constructed according to the City of Bixby minor residential public street standards provided that a minimum reserve width of 30' will be sufficient along 116th Street South with a minimum radius of 44' for

all cul-de-sacs. Streets shall be constructed with a minimum width of 26' face of curb to face of curb and a minimum radius of 40' within cul-de-sacs. Streets may be gated provided all such gates meet the access requirements of the City of Bixby Fire Marshal.

Drainage & Utilities

The majority of the site drains to the south and west towards the existing bar ditch along South Mingo Road. Detention will be provided with a wet detention facility in the south west portion of the site, which will also serve as an entrance feature to the development. The majority of the water from the development will be routed through the wet detention facility and then discharged to the existing bar ditch. The detention facility will be designed to reduce peak runoff rates to that of pre-developed conditions as required by the City of Bixby Engineering Design Criteria.

An existing 10" waterline runs north and south along the east side of South Mingo Road and an existing 6" waterline runs east and west along the south side of East 116th Place South and dead ends along the eastern property line of the PUD. A waterline extension will be constructed through the development to tie the existing 10" waterline to the existing 6" waterlines to provide fire protection and water service to the development.

An existing 8" sanitary sewer line is located along the southern property line of the PUD. A line will be extended off this existing line and ran along the north side of Reserve A to serve the site as required by the City of Bixby. The sanitary sewer line will service along the front of the proposed lots due to topographic constraints.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by wavier during the plating and site plan process. See attached Exhibit C for the conceptual improvements plan.

Access and Circulation

All streets within the development will be private and will largely conform the with the attached conceptual site plan. The primary entry to the subdivision will be derived from South Mingo Road as shown. A secondary "crash gate" access will be provided at the eastern end of the property where the existing 116th Place South currently dead ends. This will provide two points of access to the development as required by the City of Bixby Fire Marshal. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal.

In keeping with the character of the development desired by the owner, sidewalks will not be constructed within the development. This will not reduce or eliminate any master planned pedestrian connectivity within the surrounding developments since no sidewalks currently extend to any portion of the property. Sidewalks will similarly not be constructed along Mingo since this is one of the last tracts with frontage left to development and not sidewalks have been constructed along Mingo Road to date.

Screening Walls and Fences

Interior fencing and/or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fencing along Mingo Road shall be 6' feet in height and consist of wood, masonry or wrought iron material or a combination thereof.

Architectural Requirements

All homes constructed within the PUD shall have a minimum square footage of 2,400 square feet with a minimum first floor square footage of 2,000 square feet. All homes shall be constructed of 100% masonry (stucco, stone, or brick) to the first floor top plate, excluding windows, covered porches, and patios.

Environmental Analysis

The site generally slopes from the north to south with minimal fall form the east to west along the southern boundary. The Tulsa County Soils survey defines the onsite soils as Okay Loam of varying grades. These soils are typically well drained and provide little issue to construction of a project as proposed. A geotechnical engineer has been contracted to perform a preliminary soils analysis but the results are not yet complete.

The attached Exhibit D depicts an aerial of the existing site as well as topography.

Site Plan Review

No building permit shall be issued until a site plan is submitted to and approved by the Bixby Planning Commission in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met prior to site plan approval. The final plat serve as this site plan.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

Development Construction is expected to begin in late fall or early winter.

Exhibit A

Surrounding Areas
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'

LOCATION MAP
SCALE: 1"=2000'

BEFORE YOU DIG CALL OKIE

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

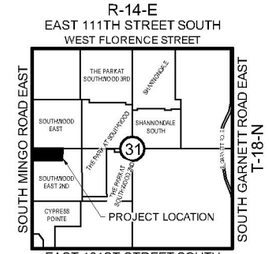
PLOT DATE: Fri, 21 Aug 2015 File: P:\1662.31\VILLAGE AT TWIN CREEKS\TWIN CREEKS.DWG

Exhibit B

Conceptual Site Plan
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

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OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

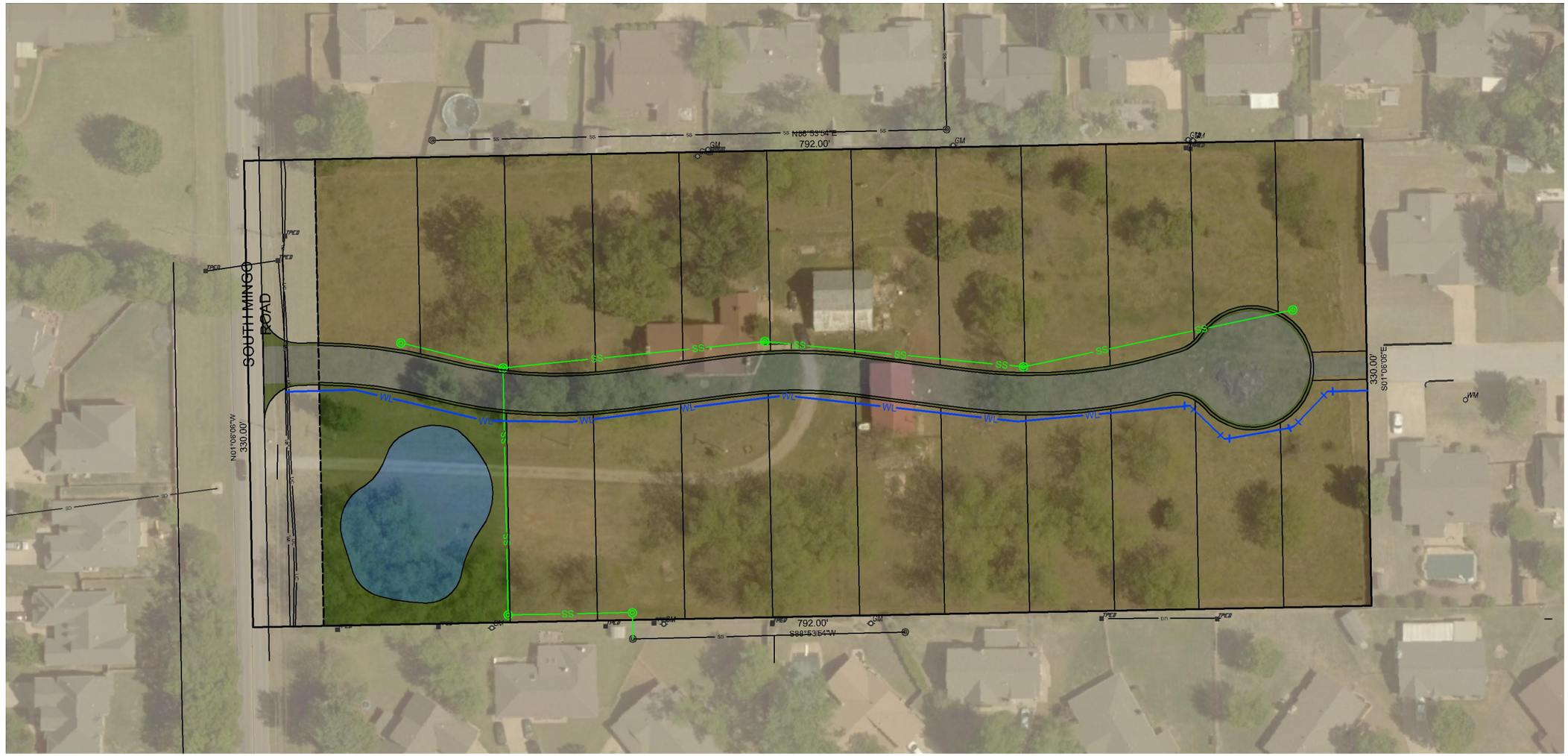
PLOT DATE: Fri, 27-May-2016 FILE: P:\AAB\2-VILLAGE AT TWIN CREEKS\TWIN CREEK 2ND

Exhibit C

Conceptual Utilities Plan
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

LEGEND

SS — PROFOSED SANITARY SEWER LINE

WL — PROFOSED WATER LINE

BEFORE YOU DIG
811
OKIE811.COM
CALL OKIE

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Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Fri, 14 Aug 2015 F:\E-P-W\EXHIBITS\VILLAGE AT TWIN CREEKS\TWIN CREEK.DWG

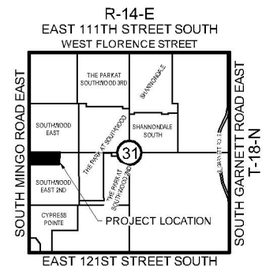
0 20 40 80

DRAWING SCALE: 1"= 40'

Exhibit D

Existing Topo and Aerial
for

Village at Twin Creeks



LOCATION MAP
SCALE: 1"=2000'

AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

BEFORE YOU DIG
811 OKIE811.COM
CALL OKIE

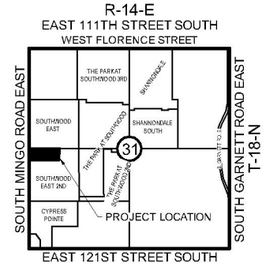
PLOT DATE: Fri, 21 Aug 2015 File: P:\1918.31\VILLAGE AT TWIN CREEKS\TWIN CREEK.DWG

Exhibit E

Existing Zoning
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

BEFORE YOU DIG CALL OKIE

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Fri, 17 Aug 2016 FILE P:\NEW VILLAGE AT TWIN CREEKS\TWIN CREEK.DWG

Exhibit F

Legal Description
for

Village at Twin Creeks

A TRACT OF LAND IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

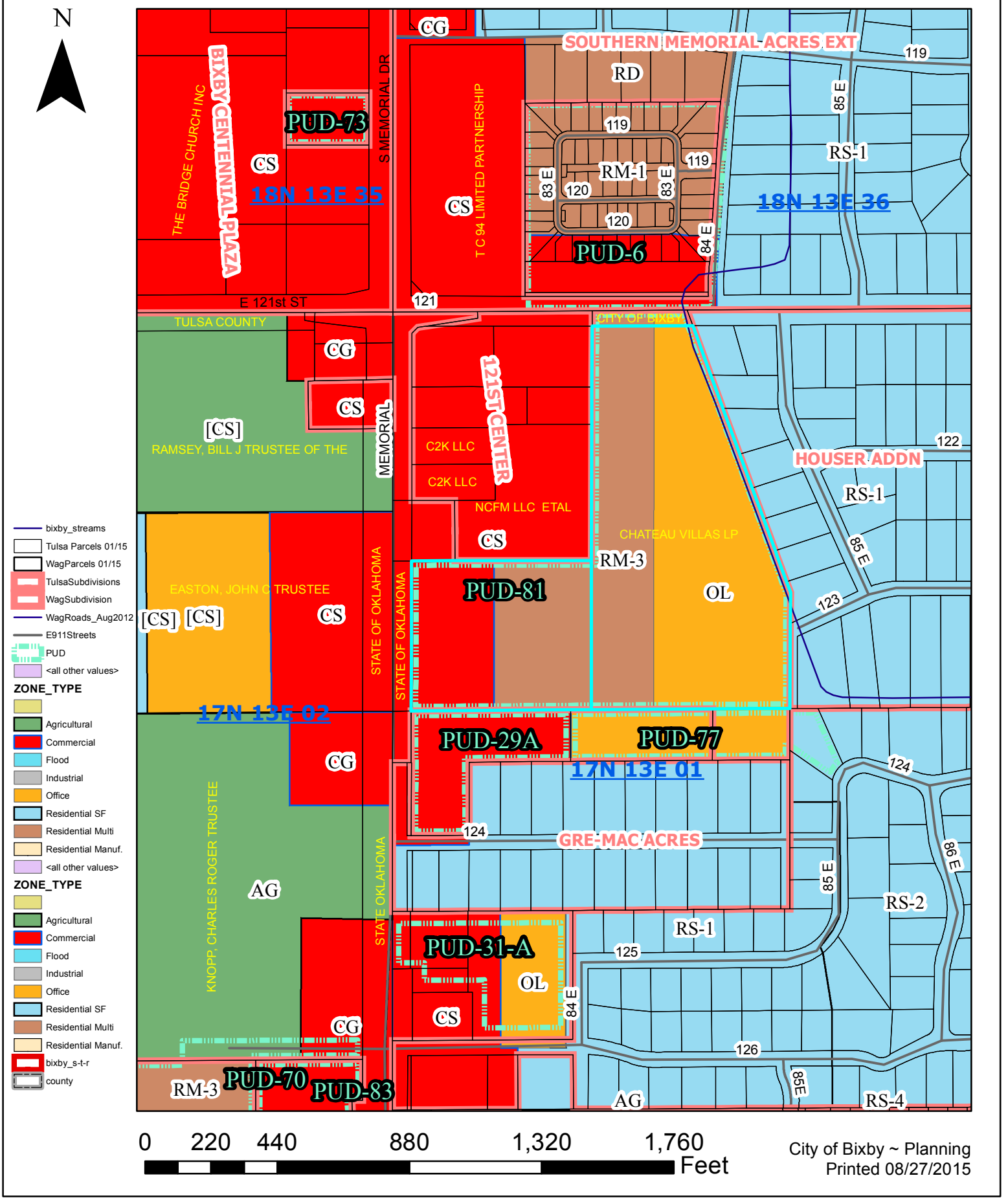
BEGINNING AT A POINT ON THE WEST LINE OF SECTION THIRTY-ONE (31), TWENTY-FIVE HUNDRED SEVENTY-EIGHT AND SEVENTY-EIGHT HUNDREDTHS (2578.78) FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION THIRTY~ONE (31); THENCE EASTERLY A DISTANCE OF SEVEN HUNDRED NINETY-TWO (792) FEET; THENCE SOUTHERLY THREE HUNDRED THIRTY (330) FEET; THENCE WESTERLY SEVEN HUNDRED NINETY-TWO (792) FEET; THENCE NORTHERLY THREE HUNDRED
THIRTY (330) FEET TO THE POINT OF BEGINNING,

SAID TRACT CONTAINING 261,360 SQUARE FEET OR 6.00 ACRES MORE OR LESS

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Fri, 21 Aug 2015 FILE: P:\1814\31-VILLAGE AT TWIN CREEKS\TWIN CREEK PUD

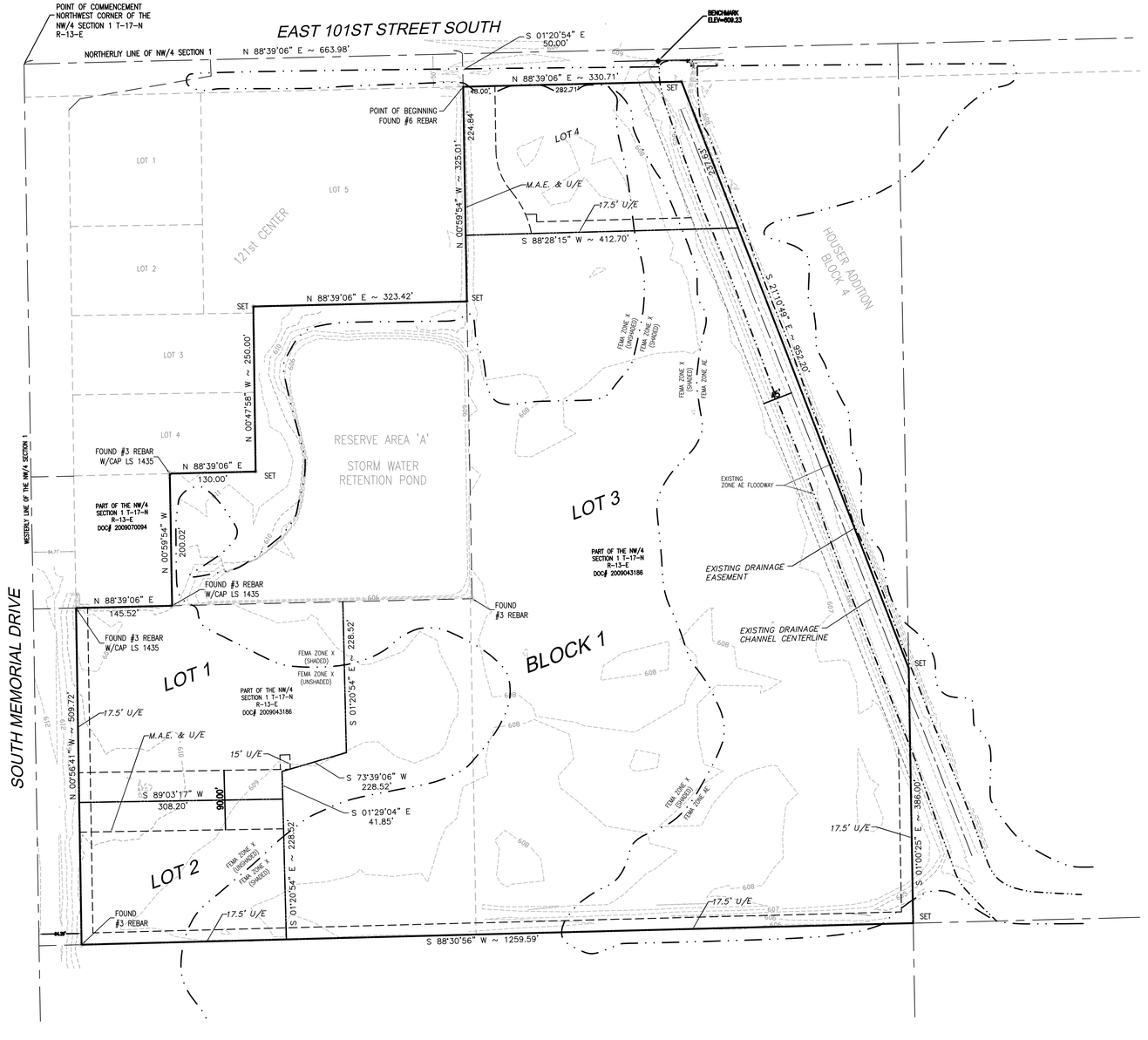
Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81) & BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)

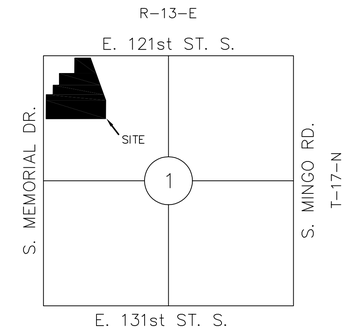


City of Bixby ~ Planning
Printed 08/27/2015

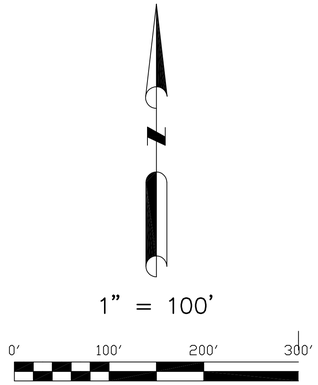
PRELIMINARY PLAT
(PUD 81)
CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF
SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M.,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA





VICINITY MAP
1" = 2000'



DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:*

A TRACT OF LAND BEING PART OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST, I.B.M., TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 OF SECTION 1;
THENCE NORTH 88°39'06" EAST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 663.98 FEET;

THENCE SOUTH 01°20'54" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 121ST STREET SOUTH, POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88°39'06" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF HOUSER ADDITION, BLOCK 4;

THENCE SOUTH 21°10'49" EAST ALONG THE WEST LINE OF HOUSER ADDITION A DISTANCE OF 952.20 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 4;

THENCE SOUTH 01°00'25" EAST ALONG SAID EAST LINE A DISTANCE OF 386.00 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4;

THENCE SOUTH 88°30'56" WEST ALONG THE SOUTH LINE OF GOVERNMENT LOT 4 A DISTANCE OF 1259.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE;

THENCE NORTH 00°56'41" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 509.72 FEET;

THENCE NORTH 88°39'06" EAST A DISTANCE OF 145.52 FEET TO THE SOUTHWEST CORNER OF RESERVE AREA "A" AS RECORDED IN THE PLAT OF 121ST CENTER;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID RESERVE AREA "A" THE FOLLOWING FOUR (4) COURSES;
THENCE NORTH 00°59'54" WEST A DISTANCE OF 200.02 FEET;
THENCE NORTH 88°39'06" EAST A DISTANCE OF 130.00 FEET;
THENCE NORTH 00°47'58" WEST A DISTANCE OF 250.00 FEET;
THENCE NORTH 88°39'06" EAST A DISTANCE OF 323.42 FEET TO THE SOUTHEAST CORNER OF LOT 5, 121ST CENTER;

THENCE NORTH 00°59'54" WEST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 325.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,175,584 SQUARE FEET OR 26.99 ACRES.

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER" HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED AND DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO FOUR (4) LOTS IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE ADDITION AS "* ***CHATEAU VILLAS"****, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "ADDITION" OR "* ***CHATEAU VILLAS"****).*

LEGEND

P.O.B.	– POINT OF BEGINNING
R.O.W.	– RIGHT OF WAY
I.P.	– IRON PIN
U/E	– UTILITY EASEMENT
D/E	– DRAINAGE EASEMENT
B/L	– BUILDING LINE SETBACK
~ ???? ~	– ADDRESS
L.O.A.	– LIMITS OF ACCESS
L.N.A.	– LIMITS OF NO ACCESS
M.A.E.	– MUTUAL ACCESS EASEMENT
O	– FOUND MONUMENTS
●	– SET MONUMENTS

DATE OF PREPARATION: AUGUST 21, 2015

BENCHMARK

CHISELED BOX ON TOP OF CONCRETE HEADWALL APPROXIMATELY 31 FEET NORTH AND 35 FEET WEST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

ELEV. = 609.23' (NAVD '88)

BASIS OF BEARING:

The bearing of North 88°39'06" East, along the north line of the Northwest Quarter of Section 1, Township 17 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma was used as the basis of bearing for this survey.

NOTES:

1. *THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.*

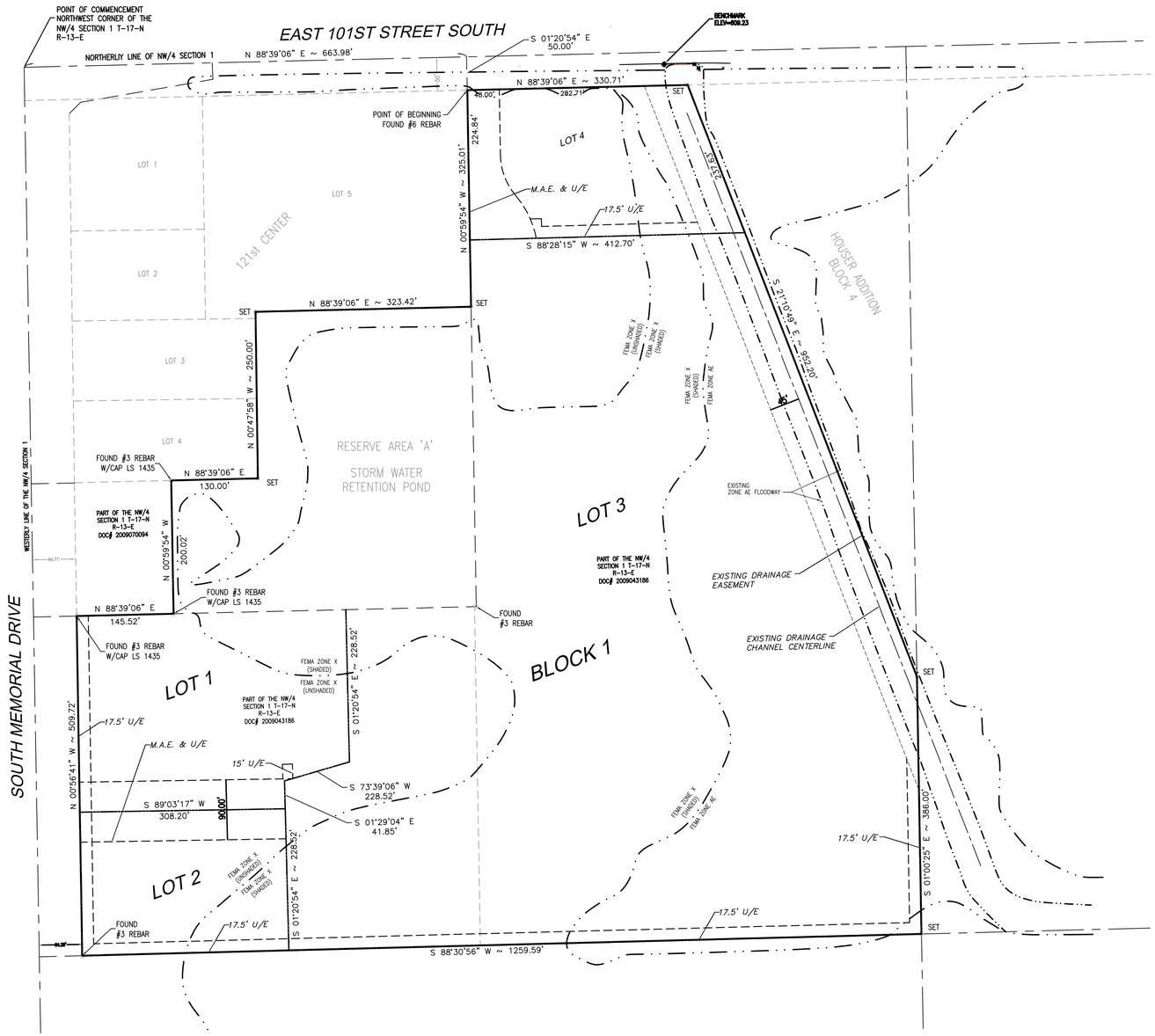
2. *SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C0432L, REVISED DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE. SHOWN HEREON FOR GRAPHICAL PURPOSED ONLY.*

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 702525 Tulsa, OK 74170-2525
918-619-2113
www.cedarcreekinc.com
CERTIFICATE OF AUTHORIZATION NO: 5864
EXPIRES: JUNE 30, 2016
ENGINEER: JASON C. MOHLER, P.E.

AAB ENGINEERING, LLC
17 EAST 2ND STREET
SAND SPRINGS, OK 74063
918-514-4283
www.aabeng.com
CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

FINAL PLAT
(PUD 81)
CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M., AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



1" = 100'

0' 100' 200' 300'

R-13-E

E. 121st ST. S.

S. MEMORIAL DR.

SITE

1

S. MINGO RD.

T-17-N

E. 131st ST. S.

VICINITY MAP
1" = 2000'

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:*

A TRACT OF LAND BEING PART OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST, I.B.M., TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 OF SECTION 1; THENCE NORTH 88°39'06" EAST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 663.98 FEET;

THENCE SOUTH 01°20'54" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 121ST STREET SOUTH, POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88°39'06" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF HOUSER ADDITION, BLOCK 4;

THENCE SOUTH 21°10'49" EAST ALONG THE WEST LINE OF HOUSER ADDITION A DISTANCE OF 952.20 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 4;

THENCE SOUTH 01°00'25" EAST ALONG SAID EAST LINE A DISTANCE OF 386.00 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4;

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THENCE NORTH 88°39'06" EAST A DISTANCE OF 130.00 FEET;
THENCE NORTH 00°47'58" WEST A DISTANCE OF 250.00 FEET;
THENCE NORTH 88°39'06" EAST A DISTANCE OF 323.42 FEET TO THE SOUTHEAST CORNER OF LOT 5, 121ST CENTER;

THENCE NORTH 00°59'54" WEST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 325.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,175,584 SQUARE FEET OR 26.99 ACRES.

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER" HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED AND DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO FOUR (4) LOTS IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE ADDITION AS "* ***CHATEAU VILLAS"****, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "ADDITION" OR "* ***CHATEAU VILLAS"****).*

LEGEND

P.O.B.	– POINT OF BEGINNING
R.O.W.	– RIGHT OF WAY
I.P.	– IRON PIN
U/E	– UTILITY EASEMENT
D/E	– DRAINAGE EASEMENT
B/L	– BUILDING LINE SETBACK
~ ???? ~	– ADDRESS
L.O.A.	– LIMITS OF ACCESS
L.N.A.	– LIMITS OF NO ACCESS
M.A.E.	– MUTAL ACCESS EASEMENT
○	– FOUND MONUMENTS
●	– SET MONUMENTS

DATE OF PREPARATION: AUGUST 21, 2015

BENCHMARK

CHISELED BOX ON TOP OF CONCRETE HEADWALL APPROXIMATELY 31 FEET NORTH AND 35 FEET WEST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

ELEV. = 609.23' (NAVD '88)

BASIS OF BEARING:

The bearing of North 88°39'06" East, along the north line of the Northwest Quarter of Section 1, Township 17 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma was used as the basis of bearing for this survey.

NOTES:

1. *THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.*
2. *SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C0432L, REVISED DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE. SHOWN HEREON FOR GRAPHICAL PURPOSED ONLY.*

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EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

RESTRICTIVE COVENANTS

SECTION I: EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE PLAT AS "UE" 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/DEVELOPER 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/DEVELOPER 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 AND SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND 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 OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER AND 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 OR SEWER MAIN, ALL GROUND LEVEL APERTURES, 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 AND 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 OR SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBECTION 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. STREET LIGHT POLES OR STANDARDS SHALL 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 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 ADDITION 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 AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, 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 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 ENFORCABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

A. GAS SERVICE:

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE ON INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

B. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO 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.

F. RIGHTS OF INGRESS AND EGRESS

1. THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO AND FROM THE ABOVE-DESCRIBED PROPERTY TO AND FROM SOUTH MEMORIAL DRIVE AND EAST 121st STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE PLAT, EXCEPT AS MAY HEREINAFTER BE RELEASED, ALTERED OR AMENDED BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, OR AS IS OTHERWISE PROVIDED BY THE STATUTES OR LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

G. MUTUAL ACCESS EASEMENT

1. THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PRIVATE, PERMANENT, NON-EXCLUSIVE EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT AS A "MUTUAL ACCESS EASEMENT" AS A MEANS OF INGRESS AND EGRESS TO, FROM AND BETWEEN THE LOTS WITHIN THE SUBDIVISION ADJOINING SUCH MUTUAL ACCESS EASEMENTS AND STREETS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION AND SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE RECORD OWNERS OF EACH AFFECTED LOT, THEIR GRANTEES, SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES AND SHALL BE APPURTENANT TO EACH AFFECTED LOT. ANY DRIVEWAY, AISLE, WALKWAY, CURB CUT AND OTHER IMPROVEMENTS LOCATED WITHIN SUCH EASEMENT SHALL BE MAINTAINED IN GOOD CONDITION AND SHALL BE REPAIRED AND REPLACED AS NECESSARY, AT THE SOLE COST AND EXPENSE OF THE OWNER OF A LOT UPON WHICH A PORTION OF THE MUTUAL ACCESS EASEMENT IS LOCATED. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN, UPON, OVER OR ACROSS THAT PORTION OF A LOT DEPICTED ON THE ACCOMPANYING PLAT AS MUTUAL ACCESS EASEMENT THAT WOULD INTERFERE WITH THE FREE FLOW OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON, OVER AND ACROSS SUCH MUTUAL ACCESS EASEMENT AREA. IN THE EVENT THE RECORD OWNER OF A LOT SHOULD FAIL TO PROPERLY MAINTAIN, REPAIR AND/OR REPLACE, AS NECESSARY, THE DRIVEWAY, AISLE, WALKWAY, CURB CUTS AND OTHER IMPROVEMENTS LOCATED WITHIN THE MUTUAL ACCESS EASEMENT SITUATED ON THEIR LOT IN GOOD CONDITION OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SAID MUTUAL ACCESS EASEMENT AREA THE OWNER MAY PERFORM SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS NECESSARY, OR REMOVE SUCH OBSTRUCTION AND THE COSTS OF THEREOF SHALL BE ASSESSED TO SUCH RECORD OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS OF COMPLETION OF SAID MAINTENANCE) SAID ,COST SHALL BE A CONTINUING LIEN ON SUCH RECORD OWNER'S LOT AND THE OBLIGATION OF THE RECORD OWNER OF SUCH LOT AT THE TIME OF SUCH ASSESSMENT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE RECORD OWNER OF ANY LOT WITHIN THE SUBDIVISION, AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOTS WITHIN THE SUBDIVISIONS AFFECTED BY A MUTUAL ACCESS EASEMENT, FOR ITSELF AND ITS GRANTEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY. A SEPARATE MUTUAL ACCESS EASEMENT MAY BE FILED OF RECORD WHICH SHALL GOVERN SUCH MUTUAL ACCESS EASEMENT.

SECTION II. PLANNED UNIT DEVELOPMENT

"BIXBY MEMORY CARE" *IS SUBJECT TO PLANNED UNIT DEVELOPMENT (PUD NO. 81) WHICH WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE ??, 2015, AND BY THE BIXBY CITY COUNCIL ON JUNE ??, 2015.*

THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF 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 PUD, AND ANY AMENDMENTS THERETO. THE OWNER/DEVELOPER 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/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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

Development Standards - Area A

Land Area

Gross Lot Area:	*209,987 sq. ft.*	*4.83 ac*
Net Lot Area:	*177,082 sq. ft.*	*4.03 ac*

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6) and Use Unit 19 shall be restricted to Hotel uses only. The following special exception uses shall also be allowed:

Use Unit 15: Other Trades and Services

Use Unit 17: Automotive and Allied Activities

Use Unit 18: Drive-in Restaurants

Maximum Building Square Footage *56,600 sq. ft.*

Minimum Building Setbacks

South Memorial Drive Right of Way	*50 FT*
All other Boundaries	*10 FT**

**Building line shown shall be the minimum allowed and may be increased due to the proximity of the existing offsite structures and drainage facilities or as required for utility installation within perimeter easements.*

Maximum Building Height: *30 FT*

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 30' in height as measured from the pavement to the light fixture. A lighting standard of 0 foot candles shall be enforced at the eastern boundary of Development Area D.

Signage

Signs shall be limited to the following:

- *One double sided project identification ground sign not exceeding 25' in height shall be permitted along Memorial Drive, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas A and B shall be allowed on this sign.*
- *One double sided ground sign not exceeding 20' in height shall be permitted for each lot along Memorial Drive, provided it does not exceed 100 square feet of display surface area per side.*
- *Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.*
- *No roof or projecting signs shall be permitted.*

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. The fencing between Development Area A and Development Area B will be provided by a security fence with a mix of wood screening fences and wrought iron fence with masonry columns. Limits of and configuration of screening will be determined at PUD detailed site plan submittal.

Landscaping

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

Development Standards - Area B

Land Area

Gross Lot Area:	*709,114 sq. ft.*	*16.28 ac*
Net Lot Area:	*709,114 sq. ft.*	*16.28 ac*

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the following Use Units: Use Unit 8: Multi-Family Dwelling and Similar Uses

Maximum Number of Dwelling Units Allowed *: 375 - Units (Total Maximum)*
75 - Single Bedroom (Minimum)
300 - Two Bedroom (Maximum)

Dwelling unit plans will be provided with the PUD Detailed Site Plan submittal.

Minimum Building Setbacks

West Development Boundary (Memorial) to 4 story portions:	*500 FT*
South Development Area Boundary:	*10 FT*
Eastern Line of Development Area D (Houser Addn):	*75 FT*
Eastern Line of Development Area D (Houser Addn) to 4 story portions:	*200 FT*
All other Boundaries	*10 FT**

**Building line shown shall be the minimum allowed and may be increased due to the proximity of the existing offsite structures and drainage facilities or as required for utility installation within perimeter easements.*

Maximum Building Height: *50 FT*

Maximum Number of Stories: *Four Stories*

Building Description:

Development Area B will have a range of 2-story, "Carriage Homes" and 3-story & 4-story apartment buildings. All buildings will have attached enclosed garages with central breezeway corridors and enclosed stairs. The 4-story apartment buildings will have elevator service. There will also be carports distributed throughout the development area

Building Façades

Not less than 40% of all buildings facades within Development Area B, on average, shall be constructed of masonry (including stone, "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry" and stucco) and not less than 60% of all buildings within Development Area B, on average, shall be constructed with masonry alternatives (including only fiber cement cladding), which percentages may exclude negligible amounts of trim, such as pre-finished metal accents from the ground at the building to the top floor top plate. Provided no building shall have less than 25% masonry, as used herein. Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review.\K

\k

Conceptual proposed architecture character elevations of a 4-story Apartment building are included as Exhibit J. Final building elevations for every building side, but only one (1) per each unique building type shall be submitted for council review at the time of detailed site plan.

Lighting

All pole mounted and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development. The mounting height of each fixture light shall not exceed 30' as measured from the pavement to the light fixture. A maximum light level of .00 foot candles shall be obtained at the Eastern boundary of Development Area D. A photometric study will be provided to verify the .00 foot candle measurement at the property line. All lights shall face down and away from the boundary of the development.

Signage

Signs shall be limited to the following:

- *Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed, or 50 square feet, whichever is less. Wall signs shall be limited to the clubhouse and / or office building. Apartment buildings shall be permitted two (2) address signs per building, limited to four (4) square feet per each such sign.*
- *No roof or projecting signs shall be permitted.*
- *Directional signage limited to 6 square feet of display surface area per side and customary parking and driveway signage will be permitted subject to Detailed Site Plan approval.*

Screening

All trash and service areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Screening and security separation between Development Area B and the surrounding properties/development areas will be provided by a mix of wood screening fences and wrought iron fence with masonry columns.
Fencing between the adjacent mini storage uses is proposed to be a 6' solid wood screening fence. A security fence, constructed of ornamental iron and masonry columns shall be allowed between Development Area B and adjacent Development Areas A & C. The limits and configuration of screening are shown on Exhibit "B", the details of which shall be determined at detailed site plan submittal.

Landscaping

Minimum internal landscaped space: *30%*

Landscaping space is noted on Exhibit "B" as lawn area. These areas will contain sod, plants and trees.

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

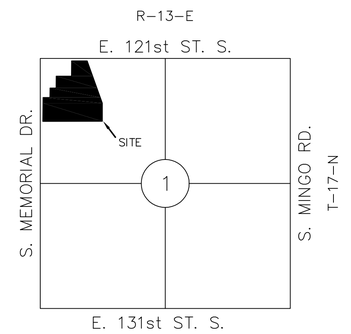
Landscape screening / buffering along the East and South boundaries shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council

FINAL PLAT

(PUD 81)

CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M., AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



VICINITY MAP
1" = 2000'

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CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

DATE OF PREPARATION: AUGUST 21, 2015

RESTRICTIVE COVENANTS CONTINUED

Development Standards - Area C

Land Area

Gross Lot Area:	86,466 sq. ft.	1.99 ac
Net Lot Area:	72,824 sq. ft.	1.67 ac

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6) and Use Unit 19.

Maximum Building Square Footage: 28,800 sq. ft.

Minimum Building Setbacks

East 121st Street South Right of Way:	50 FT
All other Boundaries:	10 FT

Maximum Building Height: 30 FT

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 30' in height as measured from the pavement to the light fixture. A lighting standard of 0 foot candles shall be enforced at the eastern boundary of Development Area D. All lights shall face down and away from the boundary of the development.

Signage

Signs shall be limited to the following:

- One double sided project identification ground sign not exceeding 25' in height shall be permitted along 121st Street, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas C and B shall be allowed on this sign.
- One double sided ground sign not exceeding 20' in height shall be permitted for each lot along 121st, provided it does not exceed 100 square feet of display surface area per side.
- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.
- No roof or projecting signs shall be permitted.

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Separation between Development Area C and Development Area B may be provided using either a wood screening fence and wrought iron fence with masonry columns. The limits and configuration of screening will be determined at detailed site plan submittal.

Landscaping

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council

Development Standards - Area D

Land Area

Gross Lot Area:	47,190 sq. ft.	1.03 ac
Net Lot Area:	44,747 sq. ft.	1.08 ac

Permitted Uses

Development Area D will be an open area used for storm sewer conveyance, floodplain, and landscaping. No buildings, parking, lighting, signage, or other above ground improvements shall be permitted. Such proscription shall not apply to fences or City of Bixby approved drainage improvements.

Screening

The east boundary of Development Area D will be screened from the adjoining residential district with a 8' wood offset screening fence, as shown herein, provided the city council may require modification at the time of Detailed Site Plan review screening fence shall conforming to Zoning Code Section 11-8-10. The fence shall be allowed to stop at the southwest corner of the Fire station property located immediately south of 121st Street.

Landscaping

The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council.

Development Information and Standards for All Areas

Topography & Soils

The elevation of the existing site varies from approximately 612' along the Memorial frontage to 607' at the top of the tributary channel bank (all elevations referenced to the North American Vertical Datum). The Tributary channel drains from north to south with elevations ranging from 603' at the north to 601' at the south. The developed site will maintain this drainage pattern with the inclusion of a storm sewer system that will route onsite drainage to the Fry Ditch Tributary channel.

The Tulsa County Soils survey defines the onsite soils as 50% Choska Fine Sandy Loam and 50% Osage Silty Clay. A geotechnical engineer has been contracted to perform a preliminary soils analysis but the results are not yet complete.

The attached Exhibit D depicts an aerial of the existing site as well as topography.

Drainage

The tributary of Fry Ditch No. 1 has been widened to allow for the majority of the site to be removed from the FEMA floodplain. The widening of the tributary also removes the requirement of onsite detention. A CLOMR-F for the widening work was previously approved by FEMA. The work has mostly been completed with the notable exception of a need for additional fill along the southern portion of the site. This project will complete those fills and provide the necessary construction documentation for City of Bixby and FEMA approval. The proposed project grading and drainage plans, as well as any deviations from the previously approved CLOMR, will be submitted to City of Bixby for approval prior to any construction. Any widening or channel modifications will be covered by easements as required by City of Bixby Engineering and it is understood that the floodplain issue must be resolved through the City and FEMA approval process before the subject property can be developed.

The majority of the site will be graded to allow for surface water to drain directly to the improved tributary or be collected in an internal storm sewer system that will route it to the improved tributary. The final drainage and grading design will allow for an overland flow capacity capable of routing discharges from the existing total retention facility within 121st Center across the site to the tributary. This will be designed in conformance with City of Bixby Engineering Design Criteria.

Vehicular and Pedestrian Access and Circulation

The attached Exhibit B depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Access to the parcels of development area A and B will be provided by a private boulevard-style street and /or drive. This street will be maintained by the property owners association created for the development. The Multi-Family portion of the development will restrict access to the general public using gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Bixby Fire Chief, Fire Marshal and Engineering. Access to the lots within Development Area C will be derived by privately maintained streets and / or drives and shall not be permitted more than one (1) direct connections to 121st Street South per lot. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the Multi-Family development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal.

Utilities

Water service is provided to the site by an existing 12" waterline along the north side of 121st Street South and an existing 12" waterline along the east side of Memorial Drive. A waterline loop will be constructed to provide fire protection and water service to Development Area B.

A 10" sanitary sewer line extends northwest to southeast on the east side of the tributary of Fry Ditch No. 1 along the eastern property line of the PUD. A line will be extended of this existing line to serve the site as required by the City of Bixby.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by wavier during the plating and site plan process. See attached Exhibit "F" for the conceptual improvements plan.

Parking

Parking shall be provided in accordance with the City of Bixby Zoning Code. Final parking requirements may be modified at the time of detailed site plan review.

Detailed Site Plan Review

No building permit shall be issued until a detailed site plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, and City Attorney shall be met as part of the PUD detailed site plan approval.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

Development of the apartment complex is expected to begin in Summer of 2015.

SECTION III: ENFORCEMENT, DURATION, AMENDMENT & SEVERABILITY

A. ENFORCEMENT:

1. THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEES, TRANSFEREES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED. IF ANY LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION TO MAINTAN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. DURATION

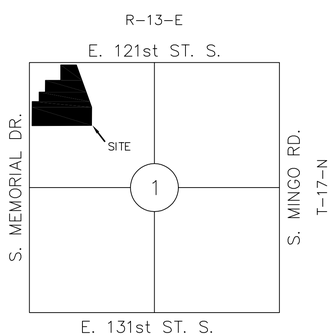
1. THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

1. 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 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

1. 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.



VICINITY MAP
1" = 2000'

IN WITNESS WHEREOF, THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXCEUTED THIS _____ DAY OF _____, 20_____.

CHATEAU VILLAS LP

BY: _____
KEVIN JORDAN, MANAGER

STATE OF _____)
SS)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY KEVIN JORDAN , AS MANAGER OF CHATEAU VILLAS LP .

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY:

I, ERIC ROLLSTON, 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 "**CHATEAU VILLAS**", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

BY: _____
ERIC ROLLSTON, PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1761

STATE OF _____)
SS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____DAY OF _____, 20_____ , PERSONALLY APPEARED TO ME ERIC ROLLSTON KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS PROFESSIONAL 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 THIS _____DAY OF _____, 20_____.

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 702525 Tulsa, OK 74170-2525
918-619-2113
www.cedarcreekinc.com
CERTIFICATE OF AUTHORIZATION NO: 5864
EXPIRES: JUNE 30, 2016
ENGINEER: JASON C. MOHLER, P.E.

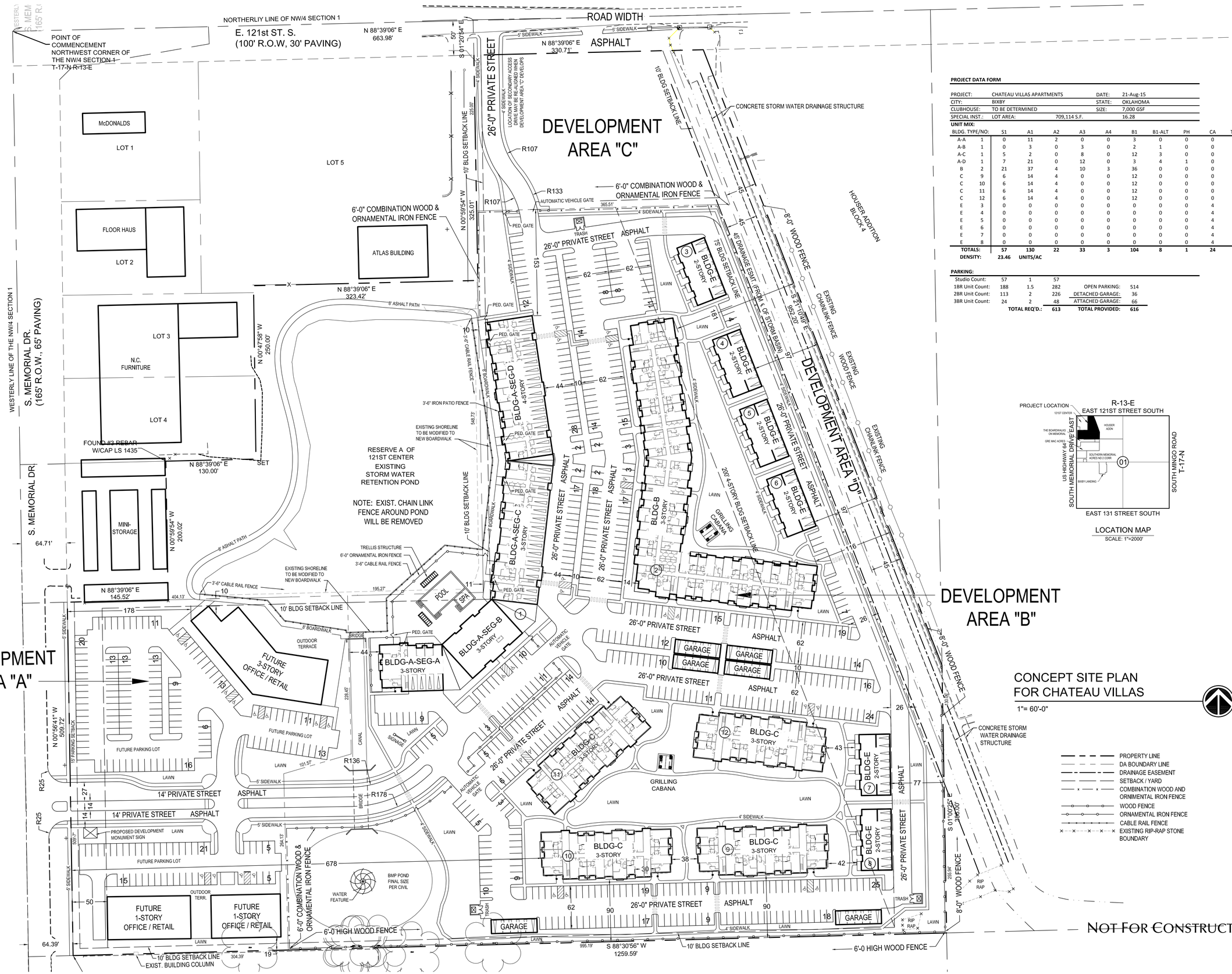
AAB ENGINEERING, LLC
17 EAST 2ND STREET
SAND SPRINGS, OK 74063
918-514-4283
www.aabeng.com
CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

FINAL PLAT
(PUD 81)

CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF
SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M.,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DATE OF PREPARATION: AUGUST 21, 2015



PROJECT DATA FORM

PROJECT:	CHATEAU VILLAS APARTMENTS					DATE:	21-Aug-15			
CITY:	BIXBY					STATE:	OKLAHOMA			
CLUBHOUSE:	TO BE DETERMINED					SIZE:	7,000 GSF			
SPECIAL INST.:	LOT AREA:		709,114 S.F.				16.28			
UNIT MIX:										
BLDG. TYPE/NO:	S1	A1	A2	A3	A4	B1	B1-ALT	PH	CA	TOTAL:
A-A 1	0	11	2	0	0	3	0	0	0	16
A-B 1	0	3	0	3	0	2	1	0	0	9
A-C 1	5	2	0	8	0	12	3	0	0	30
A-D 1	7	21	0	12	0	3	4	1	0	48
B 2	21	37	4	10	3	36	0	0	0	111
C 9	6	14	4	0	0	12	0	0	0	36
C 10	6	14	4	0	0	12	0	0	0	36
C 11	6	14	4	0	0	12	0	0	0	36
C 12	6	14	4	0	0	12	0	0	0	36
E 3	0	0	0	0	0	0	0	0	4	4
E 4	0	0	0	0	0	0	0	0	4	4
E 5	0	0	0	0	0	0	0	0	4	4
E 6	0	0	0	0	0	0	0	0	4	4
E 7	0	0	0	0	0	0	0	0	4	4
E 8	0	0	0	0	0	0	0	0	4	4
TOTALS:	**57**	**130**	**22**	**33**	**3**	**104**	**8**	**1**	**24**	**382**
DENSITY:	**23.46**	**UNITS/AC**								

PARKING:

Studio Count:	57	1	57		
1BR Unit Count:	188	1.5	282	OPEN PARKING:	514
2BR Unit Count:	113	2	226	DETACHED GARAGE:	36
3BR Unit Count:	24	2	48	ATTACHED GARAGE:	66
	TOTAL REQ'D.:		**613**	**TOTAL PROVIDED:**	**616**

LOCATION MAP
SCALE: 1"=2000'

CONCEPT SITE PLAN FOR CHATEAU VILLAS
1"= 60'-0"

- PROPERTY LINE
- DA BOUNDARY LINE
- DRAINAGE EASEMENT
- SETBACK / YARD
- COMBINATION WOOD AND ORNIMENTAL IRON FENCE
- WOOD FENCE
- ORNAMENTAL IRON FENCE
- CABLE RAIL FENCE
- EXISTING RIP-RAP STONE BOUNDARY

NOT FOR CONSTRUCTION

EXHIBIT - B

NSPJ ARCHITECTS PA
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

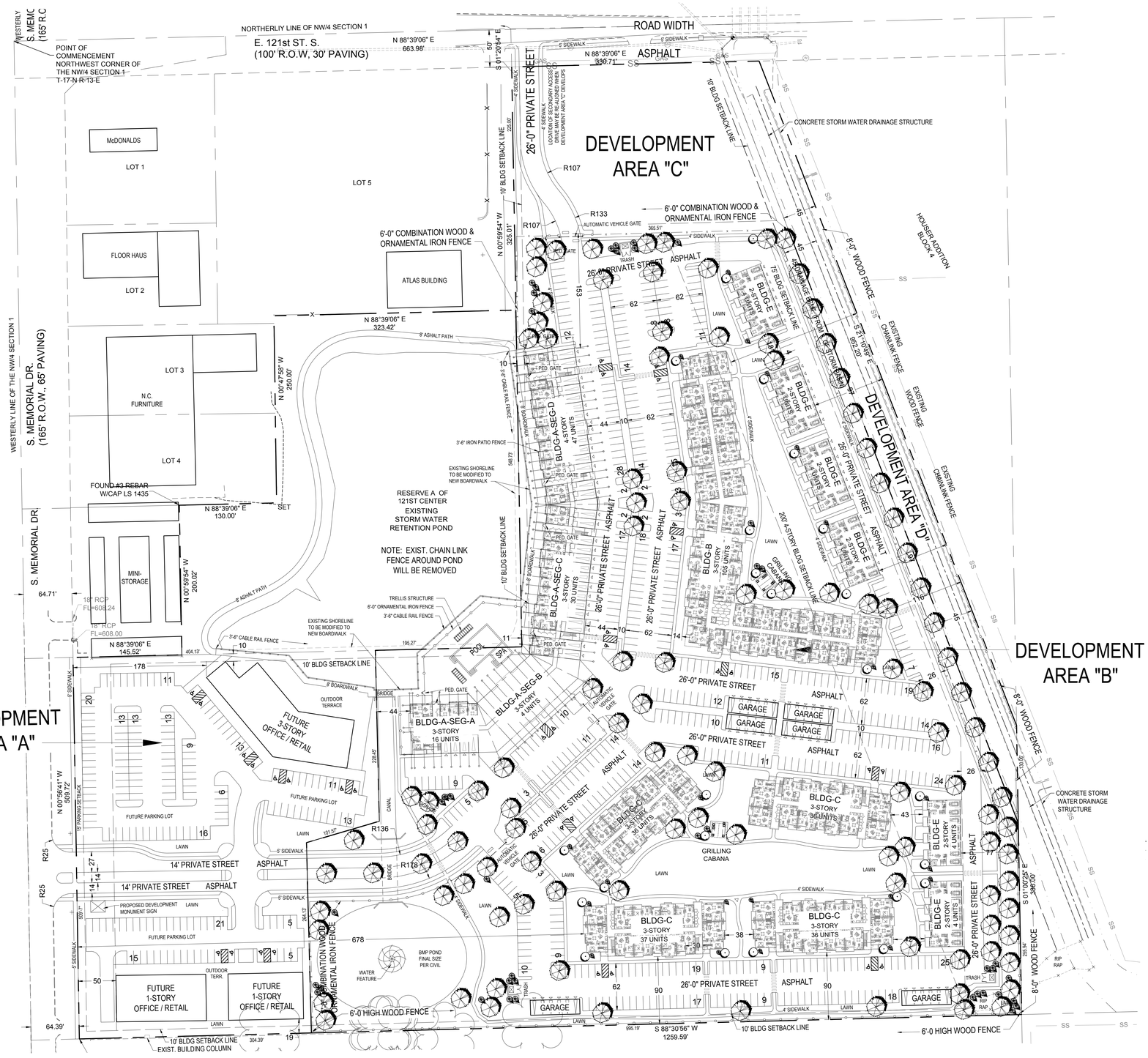
SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE

REVISIONS

DATE
08/14/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.



Overstory Trees			
	Common Name	**Botanical Name**	**Size**
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	4" Cal.
BKG	Blackgum	Nyssa sylvatica	4" Cal.
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	4" Cal.
RVB	Heritage River Birch	Betula nigra 'Heritage'	
SWO	Swamp White Oak	Quercus bicolor	4" Cal.
Columnar Trees			
CPP	Crimson Pointe Plumb	Prunus cerasifera 'Cipriozam'	2" Cal.
Evergreen Trees			
CBS	Colorado Blue Spruce 'Select'	Picea pungens	
CNJ	Canaerti Juniper	Juniperus chinensis x pfitzeriana	B&B
NWS	Norway Spruce	Picea abies	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	B&B
SBS	Serbian Spruce 'Riverside'	Picea omorika 'Riverside'	B&B
Ornamental Trees			
CPM	Crepe Myrtle	Lagerstroemia indica	2" cal
ERB	Eastern Redbud	Cercis Canadensis	2" cal
PFC	Profussion Crabapple	Malus 'Profusion'	2" cal
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	2" cal
SBM	Sweetbay Magnolia	Magnolia virginiana	2" cal
SNC	Snowdrift Crabapple	Malus x 'Snowdrift'	2" cal
WBD	Whitebud	Cersis Canadensis 'White Bud'	2" cal
WHP	Wheeping Willow	Salix alba 'Tristis'	2" cal

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SHEET L3.00 FOR IRRIGATION SYSTEM DESCRIPTION.

6. REFER TO SHEET L3.00 FOR PLANTING DETAILS □ SPECIFICATIONS.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

LANDSCAPE REQUIREMENTS (11-12-3):

STREET YARD TREES:

1 TREE PER 1,000 SF OF STREET YARD

SOUTH SETBACK:
10' X 949' = 9,490 SF 1 TREE PER 1,000 SF = 10 TREES

EAST SETBACK:
25' X 256' = 6,400 SF 1 TREE PER 1,000 SF = 7 TREES
30' X 853' = 25,590 SF 1 TREE PER 1,000 SF = 26 TREES

NORTH SETBACK::
10' X 366' = 3,660 SF 1 TREE PER 1,000 SF = 4 TREES

WEST SETBACK:
10' X 550' = 5,500 SF 1 TREE PER 1,000 SF = 6 TREES

TOTAL REQUIRED PERIMETER YARD TREES = 53 TREES

PARKING TREES:

1 TREE PER 10 PARKING SPACES
514 SPACES PROVIDED

52 PARKING TREES REQUIRED

OPEN SPACE:

MINIMUM REQUIRED OPEN SPACE:
710,977 SF X 15□ REQ. OPEN = 106,647 SF

PROVIDED OPEN SPACE:
710,977 SF - 378,620 SF IMPERVIOUS = 332,357 SF
(building and par□ing areas)

TREE TYPE LEGEND:

113 SHADE / UNDERSTORY TREE

61 EVERGREEN TREE

24 ORNAMENTAL TREE

198 TOTAL TREES SHOWN

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ARCHITECTURE
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SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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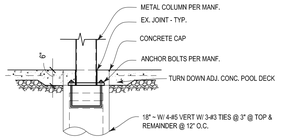
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

TREE PLANTING PLAN
FOR CHATEAU VILLAS
1"= 60'-0"

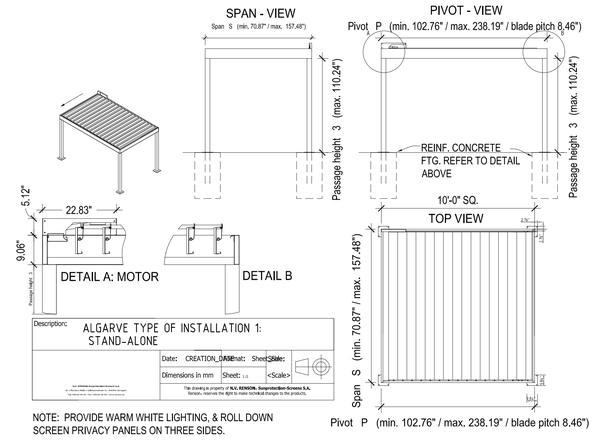
DATE 08/21/2015
JOB NO. 564315
DRAWN BY: TWH
SHEET NO. L1.00

NOT FOR CONSTRUCTION



FOOTING DETAIL

1/2" = 1'-0"

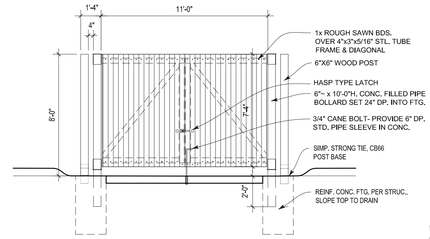


POOL CABANA

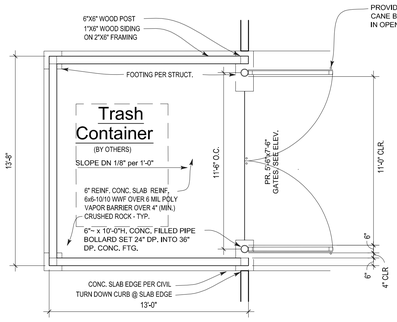
1/4" = 1'-0"

3

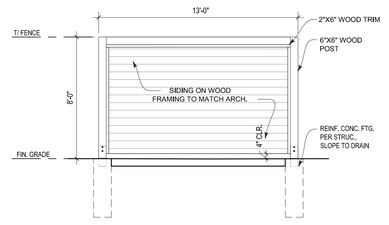
SP1.10



FRONT ELEVATION



PLAN



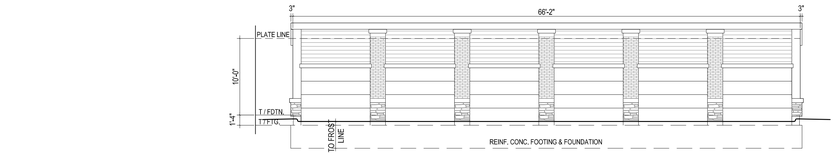
SIDE ELEVATION

TRASH ENCLOSURE

1/4" = 1'-0"

2

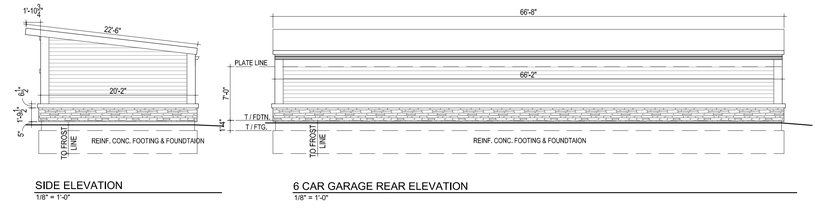
SP1.10



6 CAR GARAGE FRONT ELEVATION

1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH ARCH.



SIDE ELEVATION

1/8" = 1'-0"

6 CAR GARAGE REAR ELEVATION

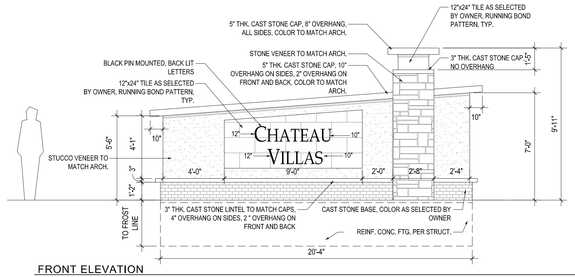
1/8" = 1'-0"

6 CAR GARAGE

1/8" = 1'-0"

4

SP1.10



FRONT ELEVATION

ENTRY MONUMENT

1/4" = 1'-0"

1

SP1.10

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REVISIONS

DATE
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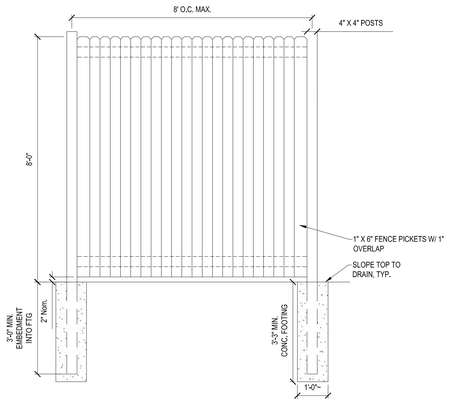
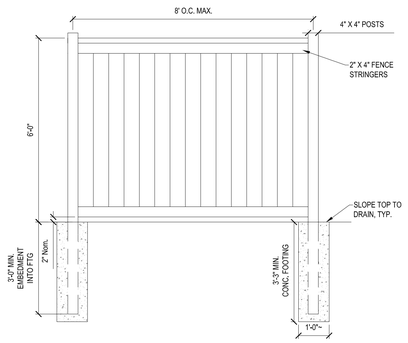
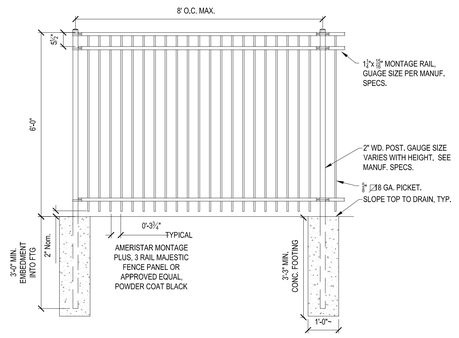
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
SP1.10



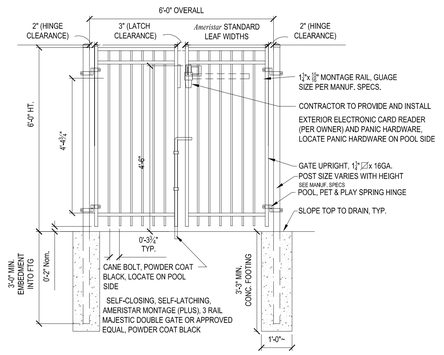
8'-0" WOOD FENCE



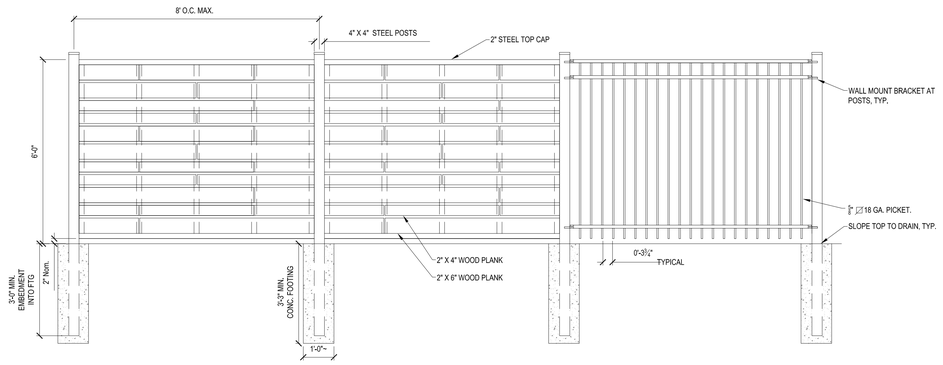
6'-0" WOOD FENCE



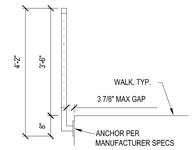
6'-0" ORNAMENTAL IRON FENCE



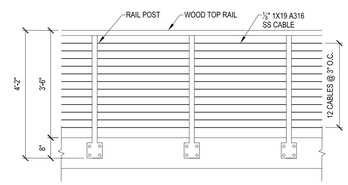
6'-0" ORNAMENTAL IRON FENCE GATE - DOUBLE



6'-0" COMBINATION WOOD & ORNAMENTAL IRON FENCE

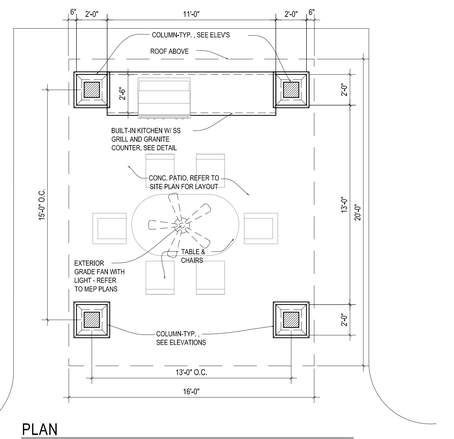


3'-6" CABLE RAIL SECTION



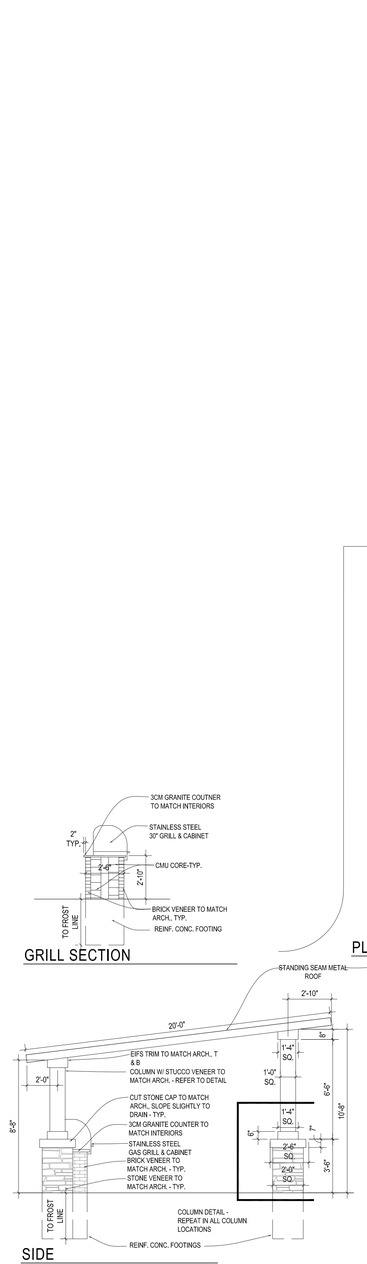
3'-6" CABLE RAIL FENCE

FENCE ELEVATIONS 2
1/2" = 1'-0" SP1.11



PLAN

GRILL SECTION



SIDE

FRONT

OPEN SPACE ROOF COVERED GRILL AREA 1
1/4" = 1'-0" SP1.11

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

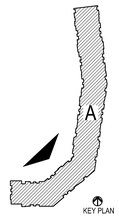
DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
SP1.11

NOT FOR CONSTRUCTION



BUILDING TYPE "A"

NW-CLUB ELEV.

1/8" = 1'-0"

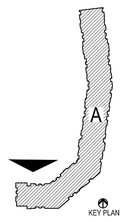
BRICK / STONE:	330 S.F.	16%
STUCCO:	356 S.F.	17%
BOARD & BATT / LAP SIDING:	1374 S.F.	67%
MASONRY:		***33%***
ALTERNATIVE (SIDING):		***67%***

BUILDING "A" TOTALS:

STONE: 7790 S.F.		24%
STUCCO: 5612 S.F.		17%
SIDING: 19524 S.F.		59%
MASONRY:	41%	
ALTERNATVE:	59%	

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

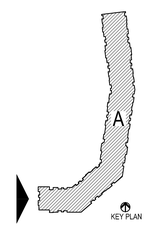


BUILDING TYPE "A"

NORTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	641 S.F.	29%
STUCCO:	382 S.F.	17%
BOARD & BATT / LAP SIDING:	1171 S.F.	54%
MASONRY:		***46%***
ALTERNATIVE (SIDING):		***54%***

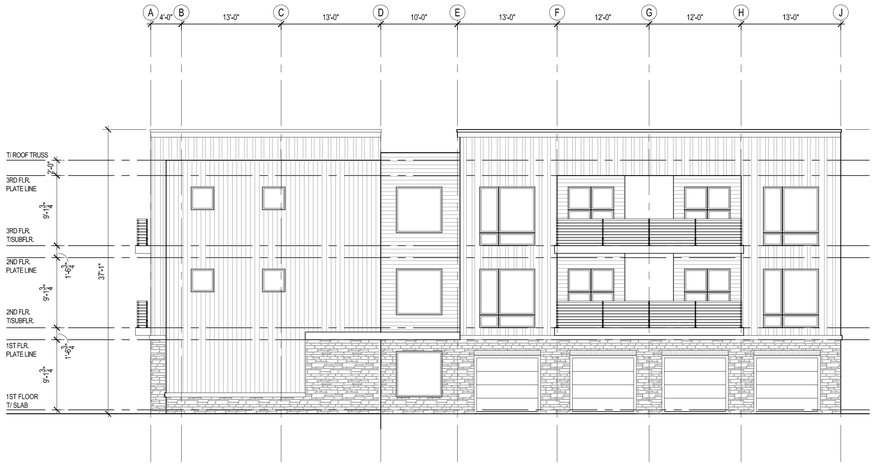


BUILDING TYPE "A"

EAST END ELEV.

1/8" = 1'-0"

BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1125 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***



BUILDING TYPE "A"

SOUTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	407 S.F.	18%
STUCCO:	119 S.F.	5%
BOARD & BATT / LAP SIDING:	1712 S.F.	77%
MASONRY:		***23%***
ALTERNATIVE (SIDING):		***77%***

BUILDING TYPE "A"

SE-CLUB ELEV.

1/8" = 1'-0"

BRICK / STONE:	330 S.F.	16%
STUCCO:	359 S.F.	17%
BOARD & BATT / LAP SIDING:	1400 S.F.	67%
MASONRY:		***33%***
ALTERNATIVE (SIDING):		***67%***

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
TWH / ACK
SHEET NO.
A1.16

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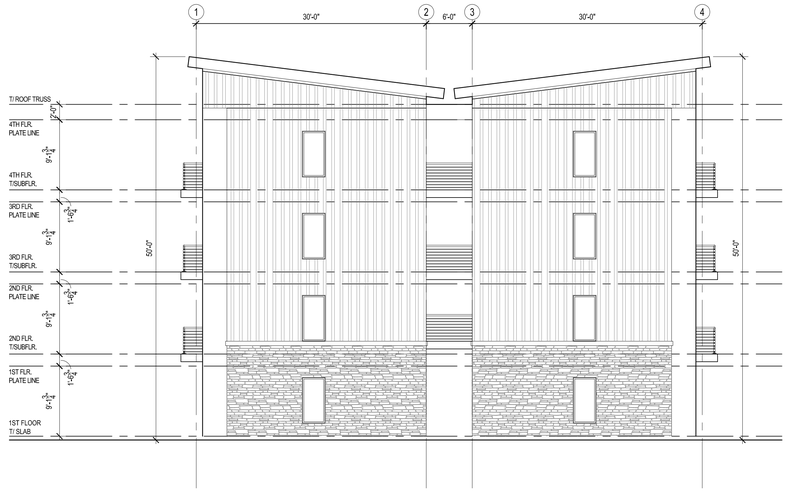
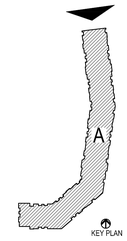
BUILDING "A" TOTALS:

STONE: 7790 S.F.	24%
STUCCO: 5612 S.F.	17%
SIDING: 19524 S.F.	59%
MASONRY:	41%
ALTERNATVE:	59%

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%





BUILDING TYPE "A"

NORTH END ELEV.

1/8" = 1'-0"

BRICK / STONE:	578 S.F.	23%
STUCCO:	271 S.F.	11%
BOARD & BATT / LAP SIDING:	1648 S.F.	66%
MASONRY:		***34%***
ALTERNATIVE (SIDING):		***66%***

BUILDING TYPE "A"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1397 S.F.	23%
STUCCO:	1143 S.F.	19%
BOARD & BATT / LAP SIDING:	3465 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING TYPE "A"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1400 S.F.	30%
STUCCO:	1008 S.F.	22%
BOARD & BATT / LAP SIDING:	2267 S.F.	48%
MASONRY:		***52%***
ALTERNATIVE (SIDING):		***48%***

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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

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REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
TWH / ACK
SHEET NO.
A1.17

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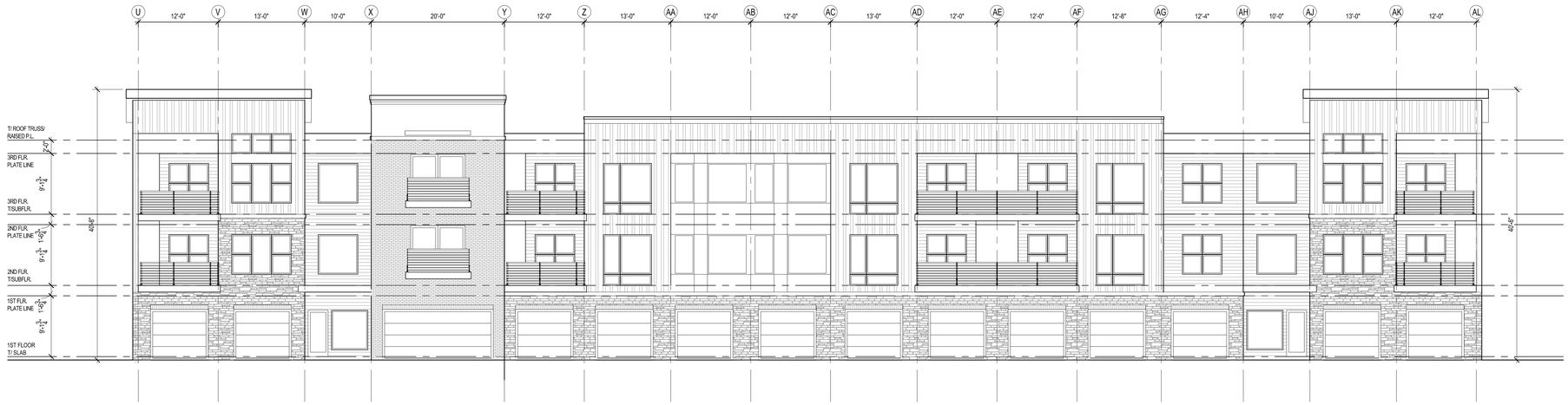
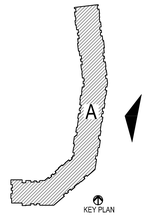
BUILDING "A" TOTALS:

STONE: 7790 S.F.	24%
STUCCO: 5612 S.F.	17%
SIDING: 19524 S.F.	59%
MASONRY:	41%
ALTERNATVE:	59%

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%



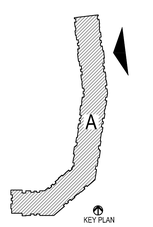


BUILDING TYPE "A"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1236 S.F.	30%
STUCCO:	893 S.F.	22%
BOARD & BATT / LAP SIDING:	1972 S.F.	48%
MASONRY:		***52%***
ALTERNATIVE (SIDING):		***48%***



BUILDING TYPE "A"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1358 S.F.	24%
STUCCO:	929 S.F.	17%
BOARD & BATT / LAP SIDING:	3258 S.F.	59%
MASONRY:		***41%***
ALTERNATIVE (SIDING):		***59%***

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CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
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- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
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SHEET NO.
A1.18

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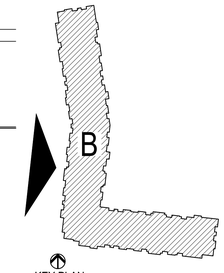
BUILDING TYPE "B"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1554 S.F.	33%
STUCCO:	510 S.F.	11%
BOARD & BATT / LAP SIDING:	2587 S.F.	56%
MASONRY:		***44%***
ALTERNATIVE (SIDING):		***56%***

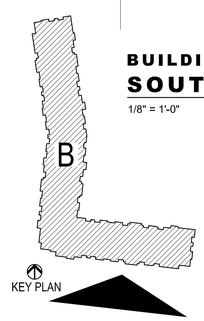


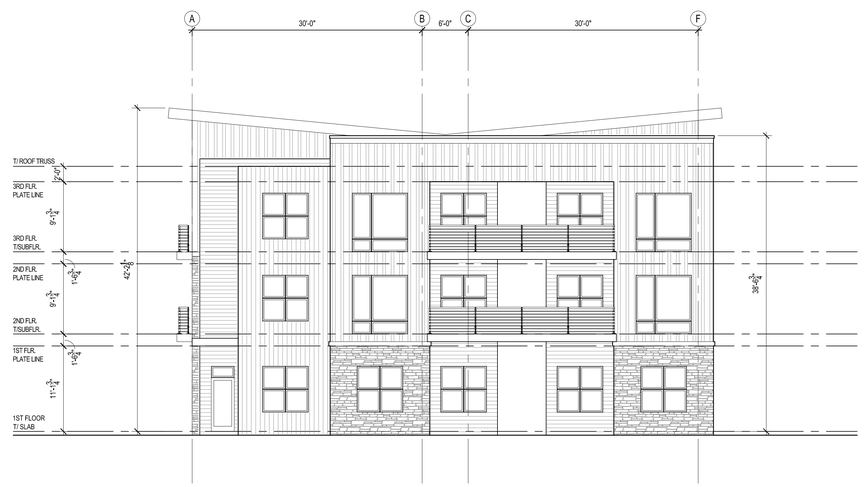
BUILDING TYPE "B"

SOUTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	2059 S.F.	32%
STUCCO:	886 S.F.	14%
BOARD & BATT / LAP SIDING:	3426 S.F.	54%
MASONRY:		***46%***
ALTERNATIVE (SIDING):		***54%***



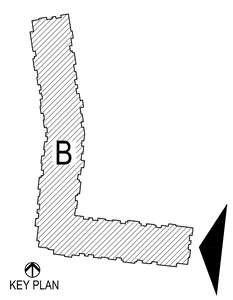


BUILDING TYPE "B"

SOUTH-EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1132 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***



BUILDING "B" TOTALS:

BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
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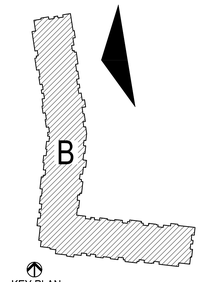
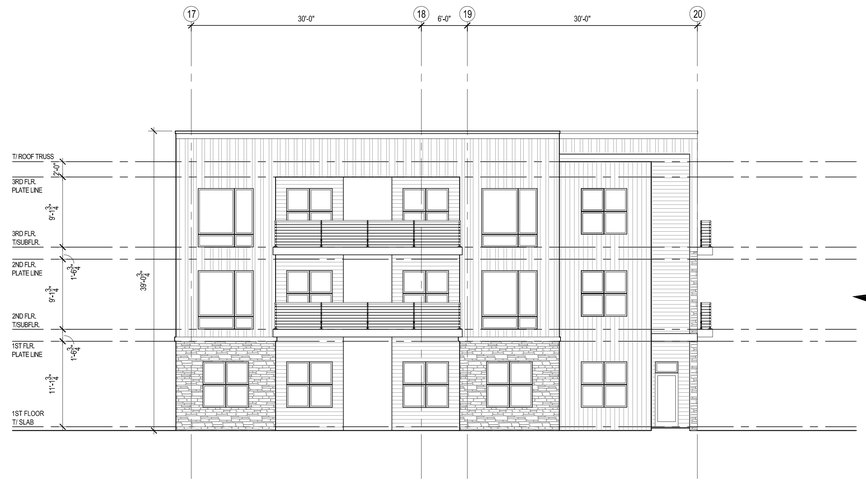


BUILDING TYPE "B"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1471 S.F.	30%
STUCCO:	510 S.F.	11%
BOARD & BATT / LAP SIDING:	2843 S.F.	59%
MASONRY:		***41%***
ALTERNATIVE (SIDING):		***59%***



BUILDING TYPE "B"

NORTH ELEVATION

1/8" = 1'-0"

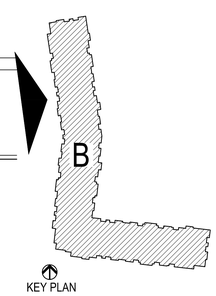
BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1126 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***

BUILDING "B" TOTALS:

BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%



BUILDING TYPE "B"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1121 S.F.	25%
STUCCO:	510 S.F.	10%
BOARD & BATT / LAP SIDING:	3221 S.F.	65%
MASONRY:		***35%***
ALTERNATIVE (SIDING):		***65%***

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st
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BIXBY, OKLAHOMA

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JOB NO.
564315
DRAWN BY:
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SHEET NO.
A1.27

NOT FOR CONSTRUCTION

BUILDING "B" TOTALS:

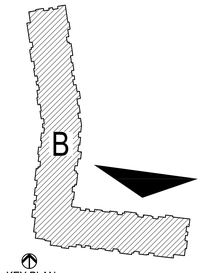
BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

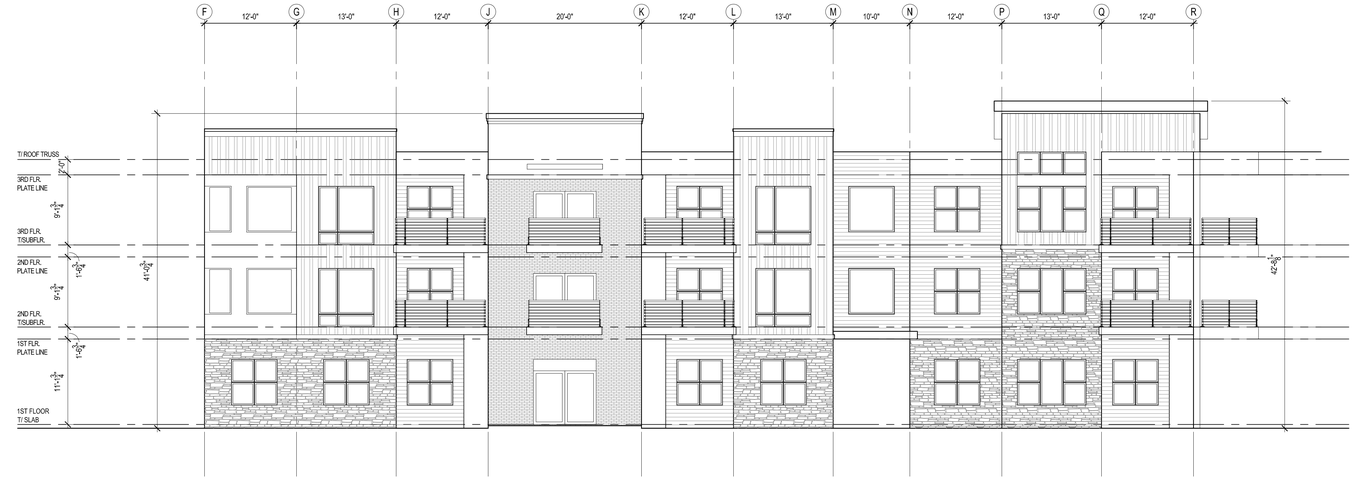
MASONRY: 56,047 S.F. 40%
ALTERNATVE: 83,850 S.F. 60%

BUILDING TYPE "B"
NORTH ELEVATION
1/8" = 1'-0"

BRICK / STONE:	1658 S.F.	34%
STUCCO:	753 S.F.	15%
BOARD & BATT / LAP SIDING:	2536 S.F.	51%
MASONRY:		***49%***
ALTERNATIVE (SIDING):		***51%***

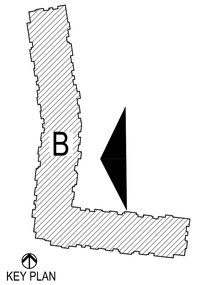


KEY PLAN



BUILDING TYPE "B"
EAST ELEVATION
1/8" = 1'-0"

BRICK / STONE:	1111 S.F.	36%
STUCCO:	600 S.F.	19%
BOARD & BATT / LAP SIDING:	1416 S.F.	45%
MASONRY:		***55%***
ALTERNATIVE (SIDING):		***45%***



KEY PLAN

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- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
TWH / ACK
SHEET NO.
A1.28

NOT FOR CONSTRUCTION

BUILDING TYPE "C"

RIGHT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	300 S.F.	20%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1070 S.F.	70%
MASONRY:		***30%***
ALTERNATIVE (SIDING):		***70%***

BUILDING TYPE "C"

LEFT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	300 S.F.	20%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1070 S.F.	70%
MASONRY:		***30%***
ALTERNATIVE (SIDING):		***70%***

BUILDING TYPE "C"

REAR ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1627 S.F.	31%
STUCCO:	398 S.F.	8%
BOARD & BATT / LAP SIDING:	3235 S.F.	61%
MASONRY:		***39%***
ALTERNATIVE (SIDING):		***61%***

BUILDING TYPE "C"

FRONT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1684 S.F.	34%
STUCCO:	398 S.F.	8%
BOARD & BATT / LAP SIDING:	2841 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING "C" TOTALS:

BRICK / STONE:	3911 S.F.	30%
STUCCO:	1100 S.F.	18%
BOARD & BATT / LAP SIDING:	8216 S.F.	62%
MASONRY:		***48%***
ALTERNATIVE (SIDING):		***62%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

NSPJ
ARCHITECTS, PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
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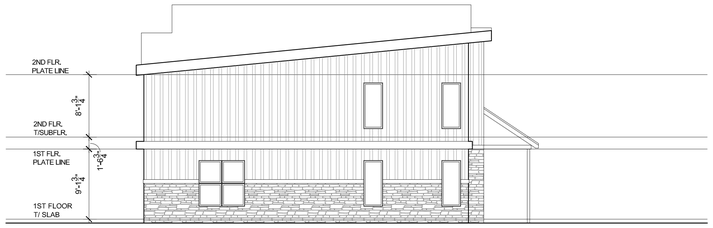
G:\564315-Chateau Villages MF-Bixby, OK\01-Current Drawings\01-Xref\X_BLDG-C EXT ELEVATIONS.dwg, 8/21/2015 10:39:30 AM, akright, © NSPJ Architects

CARRIAGE HOME TOTALS:

BRICK / STONE:	863 S.F.	23%
STUCCO:	585 S.F.	16%
BOARD & BATT / LAP SIDING:	2252 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

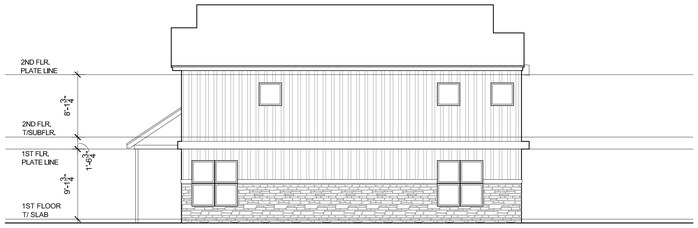
PROJECT TOTALS:

MASONRY: 56,047 S.F. 40%
ALTERNATVE: 83,850 S.F. 60%



CARRIAGE HOMES
LEFT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	186 S.F.	25%
STUCCO:	0 S.F.	0%
BOARD & BATT / LAP SIDING:	567 S.F.	75%
MASONRY:		***25%***
ALTERNATIVE (SIDING):		***75%***



CARRIAGE HOMES
RIGHT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	193 S.F.	27%
STUCCO:	0 S.F.	0%
BOARD & BATT / LAP SIDING:	529 S.F.	73%
MASONRY:		***27%***
ALTERNATIVE (SIDING):		***73%***

CARRIAGE HOMES
REAR ELEVATION
1/8" = 1'-0"

BRICK / STONE:	124 S.F.	12%
STUCCO:	248 S.F.	24%
BOARD & BATT / LAP SIDING:	677 S.F.	64%
MASONRY:		***36%***
ALTERNATIVE (SIDING):		***64%***

CARRIAGE HOMES
FRONT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	350 S.F.	30%
STUCCO:	337 S.F.	29%
BOARD & BATT / LAP SIDING:	479 S.F.	41%
MASONRY:		***59%***
ALTERNATIVE (SIDING):		***41%***

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A MIXED USE DEVELOPMENT FOR:
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SHEET NO.
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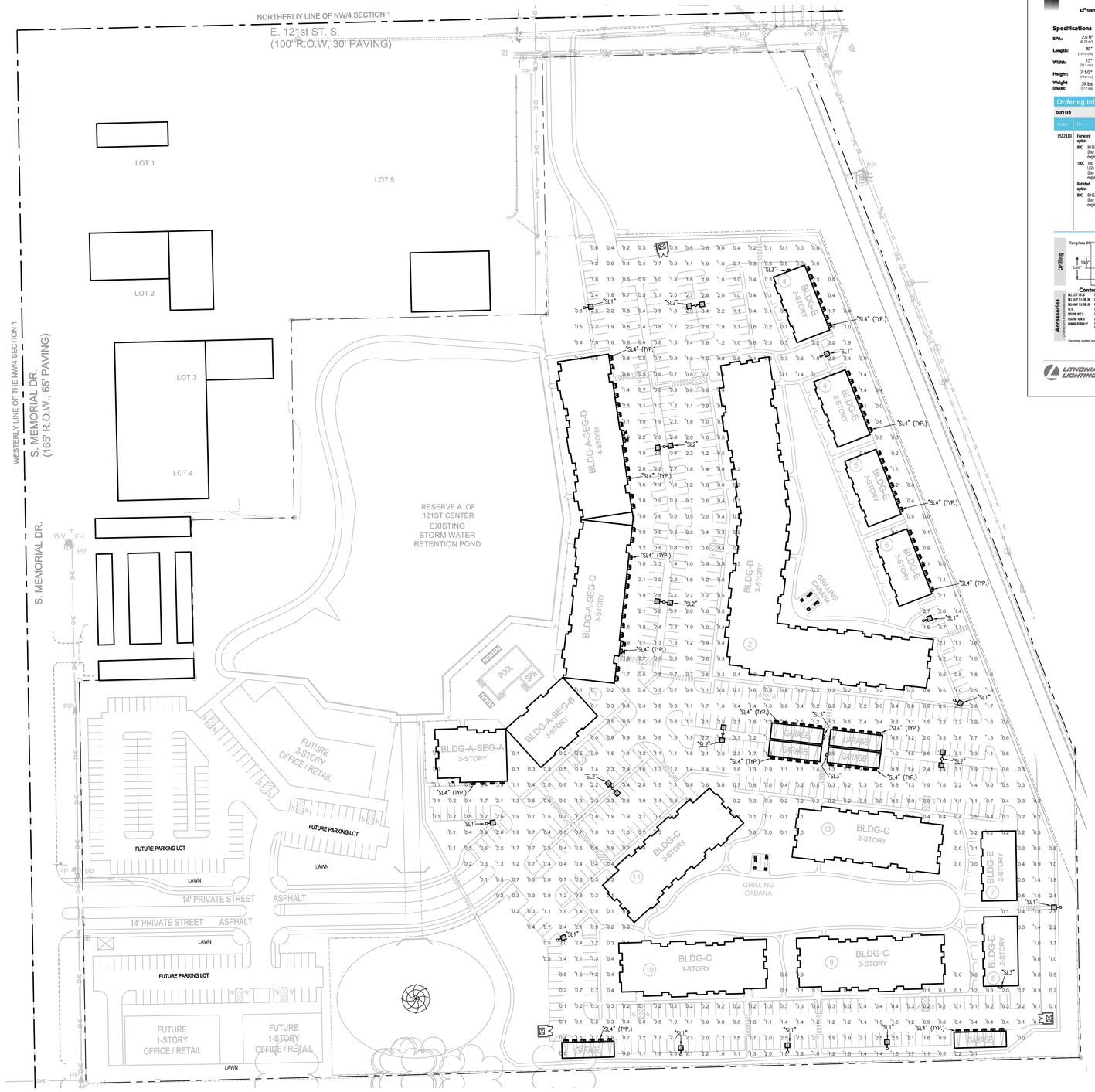

1 PHOTOMETRIC PLAN

1"=60'-0"

NORTH

D-Series Size 2
LED Area Luminaire

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL1" & "SL2"

d*series

Specifications

EPA: 2.0 ft² (0.19 m²)
Length: 45" (114.4 cm)
Width: 15" (38.1 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 39 lbs (17.7 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED											
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX2 LED	Forward optics 80C 80 LEDs (Four engines) 100C 100 LEDs (Four engines) Rotated optics 80C 80 LEDs (Four engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)*	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium BLC Backlight Control T4W Type IV Wide TFTM Forward Throw Medium TWFT Type V Wide Forward Throw TWFS Type V Wide Forward Throw Short TWFL Type V Wide Forward Throw Long TSS Type V Short TSM Type V Medium TSW Type V Wide	MVOLT* 120* 208* 240* 277* 347* 480*	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped separately* SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor	Shipped included PER NEMA twist-lock receptacle only (no controls)* DMG 0-10V dimming driver (no controls)* DCR Dimmable and photocell—Sensor/Dimmer (no controls)* DS Dual switching** PBR Motion sensor, 15-30' mounting height** BL30 Bi-level switched dimming, 30% ** BL50 Bi-level switched dimming, 50% ** Shipped installed HS House-side shield* WTB 120V terminal block* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* TLS Tool-less entry "triple" latch* L90 Left-rotated optics* R90 Right-rotated optics*	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured sandstone DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Drilling

BSQC slurry is unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

BMH16AS	Single-unit	BMH24AS	2 at 180° *
BMH16AS	2 at 180° *	BMH24AS	2 at 90° *
BMH16AS	4 at 90° *	BMH24AS	3 at 120° **

Example: SSA 35 C BMH16AS 5DDBXD

Visit Lithonia Lighting's BSQC SYSPHERE to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.05" (7.6) minimum.
**For round pole mounting (RPA) only.

Accessories

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) *
SCE	Shorting cap *
DSHIELD BSPC U	House-side shield for 80 LED pack
DSHIELD BSPC E	House-side shield for 160 LED pack
PUMBA DDBXD U*	Square pole round pole universal mounting bracket (specify finish)

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single	2 @ 90°	2 @ 180°	3 @ 120°	4 @ 90°
2-3/8"	AST20-190	AST20-290	N/A	N/A	N/A
2-7/8"	AST20-190	AST20-290	AST20-390	AST20-490	N/A
4"	AST20-190	AST20-290	AST20-390	AST20-490	AST20-590

NOTES
1 Available with BL30 or BL50 (DCR) option only.
2 Not available with SPUMBA, RPUMBA or shorter lead times. Consult factory for SSSHF, SSS and SSSHE DDXD lead times.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240, 277, 347 or 480 to operate the luminaire at the listed voltage (DS option) or below.
4 Not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
5 Available as a separate-ordered accessory: PUMBA DDBXD U.
6 Photocell ordered and shipped as a separate line item. Not available with PBR, DS, BL30, or BL50. Reference Motion Sensor Table to see functionality options for the various control systems.
7 Specifies a NEMA® twist-lock receptacle only (no control). Not available with PBR, DS, BL30, or BL50.
8 Specifies a 0-10V dimming driver (no controls) that will be wired to the luminaire's field leads. Ordered and shipped as separate line item from Acuity Brands Controls. For 1000mA, 0V to 10V is dimmed to 10% (1.0V). For 0V to 10V is dimmed to 0%, 0.5V is 5%, and 1.0V is 10%. Not available with DCR. Reference Motion Sensor Table to see functionality options for the various control systems.
9 Specifies two drivers that operate two independent sources (i.e. two rows of LEDs) for dual switching capability. Reference Motion Sensor Table to see functionality options for the various control systems.
10 Requires an additional switched line.
11 Specifies the Sensor Switch SCE-7 (ordered and shipped separately) for use with DS, BL30 or BL50. Not available with PBR, DCR, SF or DF.
12 Specifies a factory-installed SCE-7 sensor. Reference Motion Sensor Table for details. Not available with PBR, DS, BL30, SF or DF.
13 Also available as a separate accessory; see Accessories information.
14 Not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
15 Not available with MVOLT, 347V, 480V or 347-480V option. Double fuse (DF) requires 208, 240 or 480 voltage option.
16 With T2S option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PBR. N/A 347V or 480V.
17 Not available with SPUMBA or RPUMBA; with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls. For 1000mA, 0V to 10V is dimmed to 10% (1.0V). For 0V to 10V is dimmed to 0%, 0.5V is 5%, and 1.0V is 10%. Not available with DCR. Reference Motion Sensor Table to see functionality options for the various control systems.

Visit Lithonia Lighting's D-Series Size 2 homepage for more information regarding performance data, ordering and dimensions. Consult with your sales representative to configure the luminaire with the options you need.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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WSQ LED
Architectural Wall Sconce

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL3"

Specifications

Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-3/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

For 3/4" NPT side-entry conduit

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTXD

WSQ LED									
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options		Finish (required)
WSQ LED	1 One engine (5511LM) 2 Two engines (10110lm)	700 mA options: 10A700/40K 4000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT* 120* 208* 240* 277* 347 480	Shipped included (blank) Surface mount Shipped separately* BBW Surface-mounted back box UTS Uplift 3 degrees	Shipped installed PE Photoelectric cell, button type** SF Single fuse (120, 277, 347V) * DF Double fuse (208, 240, 480V) * DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup* WGU Wet location door for up orientation PIR Motion/ambient light sensor * Shipped separately VG Vertical guard WG Wire guard	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

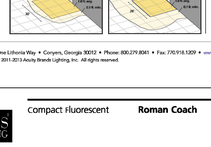
The emergency battery backup (ELCW option) is integral to the luminaire – no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features provide reliable performance for 1,500 full discharges.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum at the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Grid/lines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 480 to operate the luminaire at the listed voltage (DS option) or below. DS, DF not available.
2 May also be ordered separately as an accessory. Ex: WSQBBW DDBXD U. Must specify finish.
3 Must be ordered with fixture; cannot be field installed.
4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Not available with 40K option. Not available with motion/ambient light sensor (PIR).
6 Integral battery pack is rated for -20° to 60°C operating temperature. Includes 5-year limited battery warranty. Ex: 347V only.
7 Specifies the Sensor Switch SCE-7 QSCP (photocell included), see Motion Sensor Guide for more information on functionality. Not available with "PIR" option (button type photocell). Dimming driver standard. Not available with WLL, WL or WH.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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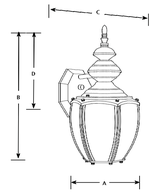
PROGRESS LIGHTING

Compact Fluorescent **Roman Coach** **Outdoor**

	Type	"SL4"	
		-09	-20	-31
P5770		☐	☐	☐

Finish

Catalog No.	Brushed Nickel	Antique Bronze	Textured Black	Lamping	Dimensions (Inches) A	B	C	D
P5770	-09	-20	-31	1-26w GU-24	7	15-3/8	7-1/4	6-7/8



Specifications:

General
- Etched seeded glass curved panels
- Acorn style
- Aluminum construction
- Plated Brushed Nickel (-09) finish
- Painted Antique Bronze (-20), Textured Black (-31) finishes
- Lamp replacement through bottom opening
- Companion Chain hung lantern, Close-to-ceiling, Post top lantern, Wall lantern, fixtures are available

Mounting
- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included

Electrical
- GU24 base
- Pre-wired

Labeling
- cCSAus Wet location listed

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

Rev. 08/13

LIGHT FIXTURE SCHEDULE													
MARK	MANUFACT.	MODEL NUMBER	MOUNTING			FINISH	LAMPS				CODE	QUAN.	REMARKS
			RECESS.	SURF.	WALL		INCAND.	FLUOR.	LED	HID			
SL1	LITHONIA	DSX2 LED 80C 1000 3000K T2M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	1	2, 3, 4, 5
SL2	LITHONIA	(2)DSX2 LED 80C 1000 3000K T3M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	2	1, 3, 4, 5
SL3	LITHONIA	WSQLED1 10A700/35K/SR2			X	DARK BRONZE			X		24W	1	5, 6
SL4	PROGRESS	P5770-31EB			X	BLACK		X			26W	1	5, 6

REMARKS:
1 - PROVIDE WITH (2) HEADS AT 180° FROM EACH OTHER.
2 - PROVIDE WITH (1) HEAD.
3 - MOUNT ON 25' RSS POLE, WITH HANDHOLE AND BASE COVER.
4 - PROVIDE SCREW-IN BASE FOR 80 MPH WIND RATING, 1.3 GUST FACTOR.
5 - 120 V.
6 - MOUNT AT 8 FT AFG.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site Light	1.0 fc	4.0 fc	0.0 fc	N/A	N/A	0.3:1

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21880
OKLAHOMA
8-20-15

DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

A MIXED USE DEVELOPMENT

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REVISIONS

NOT FOR CONSTRUCTION

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LSA PROJECT NO. 1504040

DATE 08/21/2015
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